



Agenda

Greenville City Council

October 10, 2013
7:00 PM
City Council Chambers
200 West 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 - Council Member Smith

III. Pledge of Allegiance

IV. Roll Call

V. Approval of Agenda

VI. Special Recognitions

- Pitt County Girls Softball League All-Stars
- Awards from the City & County Communications & Marketing Association (3CMA)
- Tony Smart, Fire-Rescue Department Retiree
- Judy Dye, Police Department Retiree

VII. Appointments

1. Appointments to Boards and Commissions

VIII. New Business

Public Hearings

2. Ordinance to annex Langston West, Section 5, involving 4.6382 acres located at the current terminus of Birch Hollow Road and about 1,300± feet north of Thomas Langston Road
3. Ordinance requested by Collice C. Moore to extend the City of Greenville's Extraterritorial Jurisdiction (ETJ) in the North Creek Commercial Park area
4. Ordinance requested by Collice C. Moore and POHL Partnership to rezone 25.2285 acres located near the southeast corner of the intersection of Old Creek Road and North Creek Drive from RA20 (Residential-Agricultural), RR (Rural Residential - Pitt County's Jurisdiction), and I (Industry) to IU (Unoffensive Industry) and O (Office)
5. Ordinance requested by Kenneth M. Lloyd, Sr. to rezone 0.6522 acres located at the southwest corner of the intersection of Farmville Boulevard (Tenth Street Connector) and Manhattan Avenue from R6 (Residential [High Density Multi-family]) to CH (Heavy Commercial)
6. Ordinance requested by Michael Glenn to rezone 0.50 acres located at the northwest corner of the intersection of West 9th Street and Ficklen Street from IU (Unoffensive Industry) and CDF (Downtown Commercial Fringe) to CD (Downtown Commercial)
7. Resolution authorizing the sale of City-owned property at 605 Hudson Street
8. Ordinance amending the Stormwater Management and Control Requirements

Public Comment Period

- The Public Comment Period is a period reserved for comments by the public. Items that were or are scheduled to be the subject of public hearings conducted at the same meeting or another meeting during the same week shall not be discussed. A total of 30 minutes is allocated with each individual being allowed no more than 3 minutes. Individuals who registered with the City Clerk to speak will speak in the order registered until the allocated 30 minutes expires. If time remains after all persons who registered have spoken, individuals who did not register will have an opportunity to speak until the allocated 30 minutes expires.

Other Items of Business

9. Presentations by Boards and Commissions
 - a. Firefighters Relief Fund Committee
10. Convention Center Expansion Project
11. Tire dealerships and the storage and disposal of tires
12. Report on sweepstakes business enforcement
13. Report on program funding in the FY 14 budget

IX. Comments from Mayor and City Council

X. City Manager's Report

XI. Adjournment



City of Greenville, North Carolina

Meeting Date:
10/10/2013
Time: 7:00 PM

Title of Item: Appointments to Boards and Commissions

Explanation: **Abstract:** The City Council fills vacancies and makes reappointments to the City's Boards and Commissions. Appointments are scheduled to be made to ten of the Boards and Commissions.

Explanation: City Council appointments need to be made to the Greenville Bicycle and Pedestrian Commission, Historic Preservation Commission, Human Relations Council, Investment Advisory Committee, Pitt-Greenville Convention & Visitors Authority, Planning & Zoning Commission, Police Community Relations Committee, Recreation & Parks Commission, Sheppard Memorial Library Board, and the Youth Council.

Fiscal Note: No direct fiscal impact.

Recommendation: Make appointments to the Greenville Bicycle and Pedestrian Commission, Historic Preservation Commission, Human Relations Council, Investment Advisory Committee, Pitt-Greenville Convention & Visitors Authority, Planning & Zoning Commission, Police Community Relations Committee, Recreation & Parks Commission, Sheppard Memorial Library Board, and the Youth Council.

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Attachments / click to download

[Muni Report](#) [Appointments to Boards and Commissions 914698](#)

Appointments to Boards and Commissions

October 2013

Greenville Bicycle and Pedestrian Commission

Council Liaison: Council Member Calvin Mercer

Name	District #	Current Term	Reappointment Status	Expiration Date
Anthony R. Little	3	First term	Resigned	January 2015
Liz Brown-Pickren	3	First term	Resigned	January 2015

Historic Preservation Commission

Council Liaison: Council Member Marion Blackburn

Name	District #	Current Term	Reappointment Status	Expiration Date
Maury York	3	Unexpired term	Resigned	January 2013

Human Relations Council

Council Liaison: Mayor Pro-Tem Rose Glover

Name	District #	Current Term	Reappointment Status	Expiration Date
Angel Mondragon	3	First term	Resigned	September 2013
Corey Rhodes	5	First term	Resigned	September 2014
Bonnie Snyder	5	Filling unexpired term	Eligible	September 2013

Student Representative

Name	District #	Current Term	Reappointment Status	Expiration Date
Available (East Carolina University)		Unexpired Term	Eligible	October 2012
Shaterica Lee (Shaw University)	2	Unexpired term	Eligible	October 2013

Human Relations Council (continued)

Maurice Whitehurst 2 Unexpired term Eligible October 2013
(Pitt Community College)

Investment Advisory Committee

Council Liaison: Mayor Allen Thomas

Name	District #	Current Term	Reappointment Status	Expiration Date
David Damm	4	Second term	Ineligible	October 2013

Pitt Greenville Convention & Visitors Authority

Council Liaison: Mayor Pro-Tem Rose Glover

Name	District #	Current Term	Reappointment Status	Expiration Date
Terry Shank (City – 3)	4	Second term	Resigned	July 2014

- 1: Owners/operators of hotels/motels
- 2: Members of tourist or convention-related businesses
- 3: Residents not involved in tourist or convention-related business

Planning & Zoning Commission

Council Liaison: Council Member Max Joyner, Jr.

Name	District #	Current Term	Reappointment Status	Expiration Date
Kevin Burton <i>(Council Member Kandie Smith)</i>	1	First term	Resigned	May 31, 2015

Police Community Relations Committee

Council Liaison: Mayor Pro-Tem Rose Glover

Name	District #	Current Term	Reappointment Status	Expiration Date
Tom McCullough <i>(Council Member Max Joyner, Jr.)</i>	5	First term	Eligible	October 2013

Police Community Relations Committee (continued)

Carol Naipaul <i>(Mayor Pro-Tem Rose Glover)</i>	2	Unexpired term	Eligible	October 2013
Shawan Sutton <i>(Council Member Kandie Smith)</i>	1	First term	Eligible	October 2013
Wayne Whipple <i>(Council Member Calvin Mercer)</i>	4	First term	Eligible	October 2013

Recreation & Parks Commission

Council Liaison: Council Member Kandie Smith

Name	District #	Current Term	Reappointment Status	Expiration Date
Terry Boardman <i>(Council Member Max Joyner, Jr.)</i>	4	First term	Resigned	May 31, 2015

Sheppard Memorial Library Board

Council Liaison: Council Member At-Large Dennis Mitchell

Name	District #	Current Term	Reappointment Status	Expiration Date
Janice Lewis	5	First term	Eligible	October 2013
Ray Spears	1	First term	Eligible	October 2013

Youth Council

Council Liaison: Council Member Marion Blackburn

Name	District #	Current Term	Reappointment Status	Expiration Date
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12 Available Spots

Applicants for Greenville Bicycle and Pedestrian Commission

None.

Applicants for Historic Preservation Commission

Scott H. Duke
2223-C Locksley Drive
Greenville, NC 27858

Application Date: 2/20/2012

District #: 4

Home Phone:
Business Phone: (252) 328-2950
Email: scotthduke@gmail.com

Dustin Mills
504 Daventry Drive
Greenville, NC 27858

Application Date: 4/9/2012

District #: 5

Home Phone: (919) 480-0791
Business Phone: (252) 558-0207
Email: dmills@pirhl.com

Tyrone O. Walston
2706 Webb Street
Greenville, NC 27834

Application Date: 6/12/2012

District #: 2

Home Phone: (252) 412-7351
Business Phone: (252) 355-8736
Email: walston_tyrone@yahoo.com

Applicants for Human Relations Council

Wanda Carr
2304 British Court
Greenville, NC 27834

Application Date: 10/13/2010

District #: 1

Home Phone: (252) 321-1409
Business Phone:
Email: carrwdc@hotmail.com

Isaac Chemmanam
402 Lochview Drive
Greenville, NC 27858

Application Date: 1/18/2012

District #: 4

Home Phone: (252) 561-8759
Business Phone: (252) 412-2045
Email: isaac.chemmanam@gmail.com

Scott H. Duke
2223-C Locksley Drive
Greenville, NC 27858

Application Date: 2/20/2012

District #: 4

Home Phone:
Business Phone: (252) 328-2950
Email: scotthduke@gmail.com

Aaron Lucier
1516 Thayer Drive
Winterville, NC 28590

Application Date: 2/23/2011

District #: 5

Home Phone: (252) 321-3910
Business Phone: (252) 328-2758
Email: luciera@ecu.edu

Brittney Partridge
925 Spring Forest Road, Apt. 9
Greenville, NC 27834

Application Date: 7/15/2010

District #: 1

Home Phone: (252) 489-8390
Business Phone:
Email: partridgeb06@students.ecu.edu

Travis Williams
3408 Evans Street Apt. E
Greenville, NC 27834

Application Date:

District #: 5

Home Phone: (252) 412-4584
Business Phone:
Email: taft1986@yahoo.com

Applicants for Investment Advisory Committee

Brian Brown
2237 Penncross Drive
Greenville, NC 27834

District #: 5

Will Litchfield
310 Dupont Circle
Greenville, NC 27858

District #: 5

Tyrone O. Walston
2706 Webb Street
Greenville, NC 27834

District #: 2

Application Date: 2/23/2011

Home Phone: (252) 414-3943

Business Phone: (252) 353-7379

Email: bbrown@myrepexpress.com

Application Date: 4/9/2010

Home Phone: (252) 364-2243

Business Phone: (252) 439-1100

Email:

Application Date: 6/12/2012

Home Phone: (252) 412-7351

Business Phone: (252) 355-8736

Email: walston_tyrone@yahoo.com

Applicants for Pitt-Greenville Convention and Visitors Authority (City)

Brian Brown 2237 Penncross Drive Greenville, NC 27834	Application Date: 2/23/2011
District #: 5	Home Phone: (252) 414-3943 Business Phone: (252) 353-7379 Email: bbrown@myrepexpress.com
Wanda Carr 2304 British Court Greenville, NC 27834	Application Date: 10/13/2010
District #: 1	Home Phone: (252) 321-1409 Business Phone: Email: carrwdc@hotmail.com
Brian Cooper 1149 Mulberry Lane, #34-G Greenville, NC 27858	Application Date: 3/5/2011
District #: 5	Home Phone: (252) 439-0651 Business Phone: (252) 439-0651 Email: brianevans_99@yahoo.com
Ann Eleanor 102 Lindenwood Drive Greenville, NC 27834	Application Date: 4/15/2013
District #: 5	Home Phone: (252) 227-4240 Business Phone: Email: aeleonor@suddenlink.net
Bridget Moore 4128A Bridge Court Winterville, NC 28590	Application Date: 7/13/2011
District #: 5	Home Phone: (252) 355-7377 Business Phone: (252) 756-1002 Email: bmoore2004@netzero.com
Tyler D Richardson 125 Squire Drive Winterville, NC 28540	Application Date: 5/1/2013
District #: 5	Home Phone: (704) 641-1449 Business Phone: Email: tdr0827@gmail.com

Applicants for Planning and Zoning Commission

Cornell Allen
4030 Bells Chapel Road
Greenville, NC 27858

District #: 5

Brian Brown
2237 Penncross Drive
Greenville, NC 27834

District #: 5

Dustin Mills
504 Daventry Drive
Greenville, NC 27858

District #: 5

Bridget Moore
4128A Bridge Court
Winterville, NC 28590

District #: 5

Tyler James Russell
3856 Forsyth Park Ct.
Winterville, NC 28590

District #:

Renee Safford-White
340 Beasley Drive, A3
Greenville, NC 27834

District #: 1

Howard Stearn
2818 Jefferson
Greenville, NC 27858

District #: 3

Uriah Ward
106 Osceola Drive
Greenville, NC 27858

District #: 3

Application Date: 5/8/2011

Home Phone: (252) 215-0486

Business Phone: (252) 258-9718

Email: mrcallen2436@gmail.com

Application Date: 2/23/2011

Home Phone: (252) 414-3943

Business Phone: (252) 353-7379

Email: bbrown@myrepexpress.com

Application Date: 4/9/2012

Home Phone: (919) 480-0791

Business Phone: (252) 558-0207

Email: dmills@pirhl.com

Application Date: 7/13/2011

Home Phone: (252) 355-7377

Business Phone: (252) 756-1002

Email: bmoore2004@netzero.com

Application Date:

Home Phone: (910) 840-0337

Business Phone: (252) 215-4000

Email: tjr@wardandsmith.com

Application Date: 11/1/2011

Home Phone: (252) 752-1029

Business Phone: (252) 744-3070

Email: saffordwhiter@ecu.edu

Application Date: 11/9/2011

Home Phone: (252) 862-6683

Business Phone: (252) 321-1101

Email: howardmstearn@gmail.com

Application Date: 5/7/2013

Home Phone: (252) 565-2038

Business Phone:

Email: uriahward@yahoo.com

Applicants for Police Community Relations Committee

Jumail Blount
1901-A Norcott Circle
Greenville, NC 27834

District #: 2

Isaac Chemmanam
402 Lochview Drive
Greenville, NC 27858

District #: 4

Aaron Lucier
1516 Thayer Drive
Winterville, NC 28590

District #: 5

Howard Stearn
2818 Jefferson
Greenville, NC 27858

District #: 3

Application Date: 4/12/2010

Home Phone: (252) 327-7716

Business Phone: (252) 329-4549

Email: harknot22@yahoo.com

Application Date: 1/18/2012

Home Phone: (252) 561-8759

Business Phone: (252) 412-2045

Email: isaac.chemmanam@gmail.com

Application Date: 2/23/2011

Home Phone: (252) 321-3910

Business Phone: (252) 328-2758

Email: luciera@ecu.edu

Application Date: 11/9/2011

Home Phone: (252) 862-6683

Business Phone: (252) 321-1101

Email: howardmstearn@gmail.com

Applicants for Recreation & Parks Commission

Brian Cooper
1149 Mulberry Lane, #34-G
Greenville, NC 27858

District #: 5

Gordon M Darragh
1300 Oakview Drive
Greenville, NC 27858

District #: 4

Aaron Lucier
1516 Thayer Drive
Winterville, NC 28590

District #: 5

Jan Maclaga
3402 Foxwood Lane
Greenville, NC 27858

District #: 4

Bridget Moore
4128A Bridge Court
Winterville, NC 28590

District #: 5

Al Muller
212 Bristol Court
Greenville, NC 27834

District #: 5

Knox Oakley
3906 Bach Circle
Greenville, NC 27858

District #: 4

Charles H. Pennington

Application Date: 3/5/2011

Home Phone: (252) 439-0651
Business Phone: (252) 439-0651
Email: brianevans_99@yahoo.com

Application Date:

Home Phone: (252) 752-2633
Business Phone: (252) 917-0090
Email: gmdarragh@yahoo.com

Application Date: 2/23/2011

Home Phone: (252) 321-3910
Business Phone: (252) 328-2758
Email: luciera@ecu.edu

Application Date: 5/12/2011

Home Phone: (252) 756-4520
Business Phone:
Email: maclagaj@ecu.edu

Application Date: 7/13/2011

Home Phone: (252) 355-7377
Business Phone: (252) 756-1002
Email: bmoore2004@netzero.com

Application Date: 2/11/2011

Home Phone: (252) 916-5667
Business Phone: (252) 328-6737
Email: axm6737@gmail.com

Application Date: 1/31/2011

Home Phone: (252) 321-6970
Business Phone: (252) 531-2457
Email: k.oakley@tridim.com

Application Date: 6/1/2012

Recreation & Parks Commission continued

100 Hickory Street Apt. C205
Greenville, NC 27858

District #: 3

Home Phone: (252) 830-2092

Business Phone:

Email: chpennington@suddenlink.net

James Yahnker
413 Beasley Drive, Apt. M-7
Greenville, NC 27834

District #: 1

Application Date: 2/28/2011

Home Phone: (252) 758-3291

Business Phone: (252) 847-4400

Email: yahnker06@suddenlink.net

Applicants for Sheppard Memorial Library Board

Cornell Allen
4030 Bells Chapel Road
Greenville, NC 27858

District #: 5

Melinda Galtress
332 Cedarhurst Road
Greenville, NC 27834

District #: 5

Mary Grier
1704 South Elm Street
Greenville, NC 27858

District #: 4

Thomas Hines
211 Patrick Street
Greenville, NC 27834

District #: 1

Tyler James Russell
3856 Forsyth Park Ct.
Winterville, NC 28590

District #:

Tyrone O. Walston
2706 Webb Street
Greenville, NC 27834

District #: 2

Application Date: 5/8/2011

Home Phone: (252) 215-0486
Business Phone: (252) 258-9718
Email: mrcallen2436@gmail.com

Application Date: 4/25/2012

Home Phone: (252) 756-8915
Business Phone:
Email:

Application Date: 9/20/2011

Home Phone: (252) 756-1076
Business Phone:
Email: perfecttaste2002@yahoo.com

Application Date: 10/6/2011

Home Phone: (252) 864-4907
Business Phone: (252) 695-9066
Email: thinesg@aol.com

Application Date:

Home Phone: (910) 840-0337
Business Phone: (252) 215-4000
Email: tjr@wardandsmith.com

Application Date: 6/12/2012

Home Phone: (252) 412-7351
Business Phone: (252) 355-8736
Email: walston_tyrone@yahoo.com

Applicants for Youth Council

None.



City of Greenville, North Carolina

Meeting Date:
10/10/2013
Time: 7:00 PM

Title of Item: Ordinance to annex Langston West, Section 5, involving 4.6382 acres located at the current terminus of Birch Hollow Road and about 1,300± feet north of Thomas Langston Road

Explanation: **Abstract:** The City received a voluntary annexation petition to annex Langston West, Section 5, involving 4.6382 acres located at the current terminus of Birch Hollow Road and about 1,300± feet north of Thomas Langston Road. The subject area is currently undeveloped and is anticipated to yield eleven (11) single-family residences.

ANNEXATION PROFILE

A. SCHEDULE

1. Advertising date: September 30, 2013
2. City Council public hearing date: October 10, 2013
3. Effective date: June 30, 2014

B. CHARACTERISTICS

1. Relation to Primary City Limits: Contiguous
2. Relation to Recognized Industrial Area: Outside
3. Acreage: 4.6382
4. Voting District: 2
5. Township: Winterville

- 6. Vision Area: E
- 7. Zoning: R9S (Residential - Single-family)
- 8. Land Use: Existing: Vacant
Anticipated: Eleven (11) single-family residences
- 9. Population:

	Formula	Number of People
Total Current	-----	0
Estimated at full development	11 x 2.18*	24
Current Minority	-----	0
Estimated Minority at full development	24 x 43.4%	10
Current White	-----	0
Estimated White at full development	24-10	14

* - people per household in Greenville

- 10. Rural Fire Tax District: Rural Winterville
- 11. Greenville Fire District: Station #5 (Distance of 3.2 miles)
- 12. Present Tax Value: \$86,966
Estimated Future Tax Value: \$2,352,966

Fiscal Note: The total estimated tax value at full development is \$2,352,966.

Recommendation: Approve the attached ordinance to annex Langston West, Section 5.

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

Attachments / click to download

- [Survey](#)
- [Ordinance Langston West Sect 5 963967](#)

ORDINANCE NO. 13-
AN ORDINANCE TO EXTEND THE CORPORATE LIMITS OF
THE CITY OF GREENVILLE, NORTH CAROLINA

Attachment number 1
Page 1 of 2

WHEREAS, the City Council of the City of Greenville has been petitioned under G.S. 160A-31, as amended, to annex the area described herein; and

WHEREAS, the City Council has directed the City Clerk to investigate the sufficiency of said petition; and

WHEREAS, the City Clerk has certified the sufficiency of said petition and a public hearing on the question of this annexation was held at City Hall at 7:00 p.m. on the 10th day of October, 2013, after due notice by publication in The Daily Reflector on the 30th day of September, 2013; and

WHEREAS, the City Council does hereby find as a fact that said petition meets the requirements of G. S. 160A-31, as amended.

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

Section 1. That by virtue of the authority vested in the City Council of the City of Greenville, North Carolina, under G. S. 160A-31, as amended, the following described contiguous territory is annexed:

TO WIT: Being all of that certain property as shown on the annexation map entitled "Langston West, Section 5", involving 4.6382 acres as prepared by Stroud Engineering, P.A.

LOCATION: Lying and being situated in Winterville Township, Pitt County, North Carolina, located at the current terminus of Birch Hollow Road and about 1,300 +/- feet north of Thomas Langston Road.

GENERAL DESCRIPTION:

Lying and being in Winterville Township, Pitt County, North Carolina and being west of NC Highway 11, north of NCSR 1134 (Thomas Langston Road) and being bounded on the north and west by Bill Clark Homes of Greenville, LLC (Deed Book 1859, Page 119), on the south by Langston West, Section 4 as recorded in Map Book 76, Page 135, and on the east by Langston Farms, Phase 5 as recorded in Map Book 62, Page 186, and being more particularly described as follows:

Beginning at an existing iron stake, the northwest corner of lot 295, Langston West, Section 4 as recorded in Map Book 76, Page 135, the "Point of Beginning", thence from the point of beginning along the southeastern boundary of Bill Clark Homes of Greenville, LLC (Deed Book 1859, Page 119), N 04-25-31 W – 307.07', thence N 16-21-11 E – 55.00', thence N 25-14-05 E – 209.22', thence N 64-45-55 W – 40.00', thence N 25-14-05 E – 150.00', thence S 64-45-55 E - 349.97', to a point in the phase line of Langston Farms, Phase 5 as recorded in Map Book 62, Page 186, thence along the Langston Farms, Phase 5 boundary, S 25-13-22 W – 235.77', thence S 04-25-31 E – 235.30', to a point in the northern phase line of Langston West, Section 4, thence

along the Langston West, Section 4 boundary, S 73-09-41 W – 146.41’ to a point in the eastern right of way of Rounding Bend Road, thence S 73-37-04 W – 50.00’ to a point in the western right of way of Rounding Bend Road, thence S 73-01-04 W – 161.97’ to the point of beginning and containing 4.6382 Acres and being a portion of Parcel No. 69714 as filed with the Pitt County Tax Assessor’s Office.

Section 2. Territory annexed to the City of Greenville by this ordinance shall, pursuant to the terms of G. S. 160A-23, be annexed into Greenville municipal election district two. The City Clerk, City Engineer, representatives of the Board of Elections and any other person having responsibility or charge of official maps or documents shall amend those maps or documents to reflect the annexation of this territory into municipal election district two.

Section 3. The territory annexed and its citizens and property shall be subject to all debts, laws, ordinances and regulations in force in the City of Greenville and shall be entitled to the same privileges and benefits as other territory now within the City of Greenville. Said territory shall be subject to municipal taxes according to G.S. 160A-58.10.

Attachment number 1
Page 4 of 5

Section 4. The Mayor of the City of Greenville, North Carolina, shall cause a copy of the map of the territory annexed by this ordinance and a certified copy of this ordinance to be recorded in the office of the Register of Deeds of Pitt County and in the Office of the Secretary of State in Raleigh, North Carolina. Such a map shall also be delivered to the Pitt County Board of Elections as required by G.S. 163-288.1.

Section 5. This annexation shall take effect from and after the 30th day of June, 2014.

ADOPTED this 10th day of October, 2013.

Allen M. Thomas, Mayor

ATTEST:

Carol L. Barwick, City Clerk

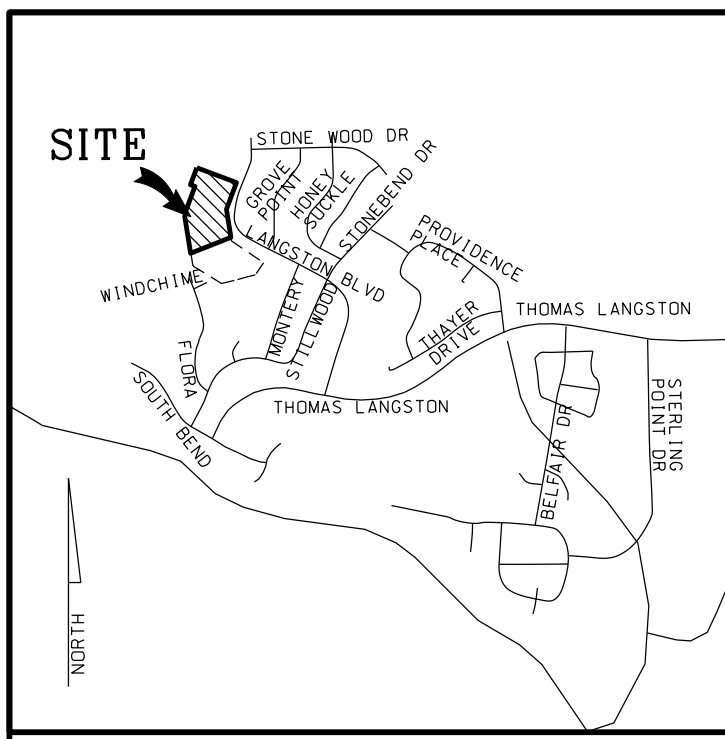
NORTH CAROLINA
PITT COUNTY

I, _____, Notary Public for said County and State, certify that Carol L. Barwick personally came before me this day and acknowledged that she is the City Clerk of the City of Greenville, a municipality, and that by authority duly given and as the act of the municipality, the foregoing instrument was signed in its name by its Mayor, sealed with the corporate seal, and attested by herself as its City Clerk.

WITNESS my hand and official seal this ____ day of _____, 2013.

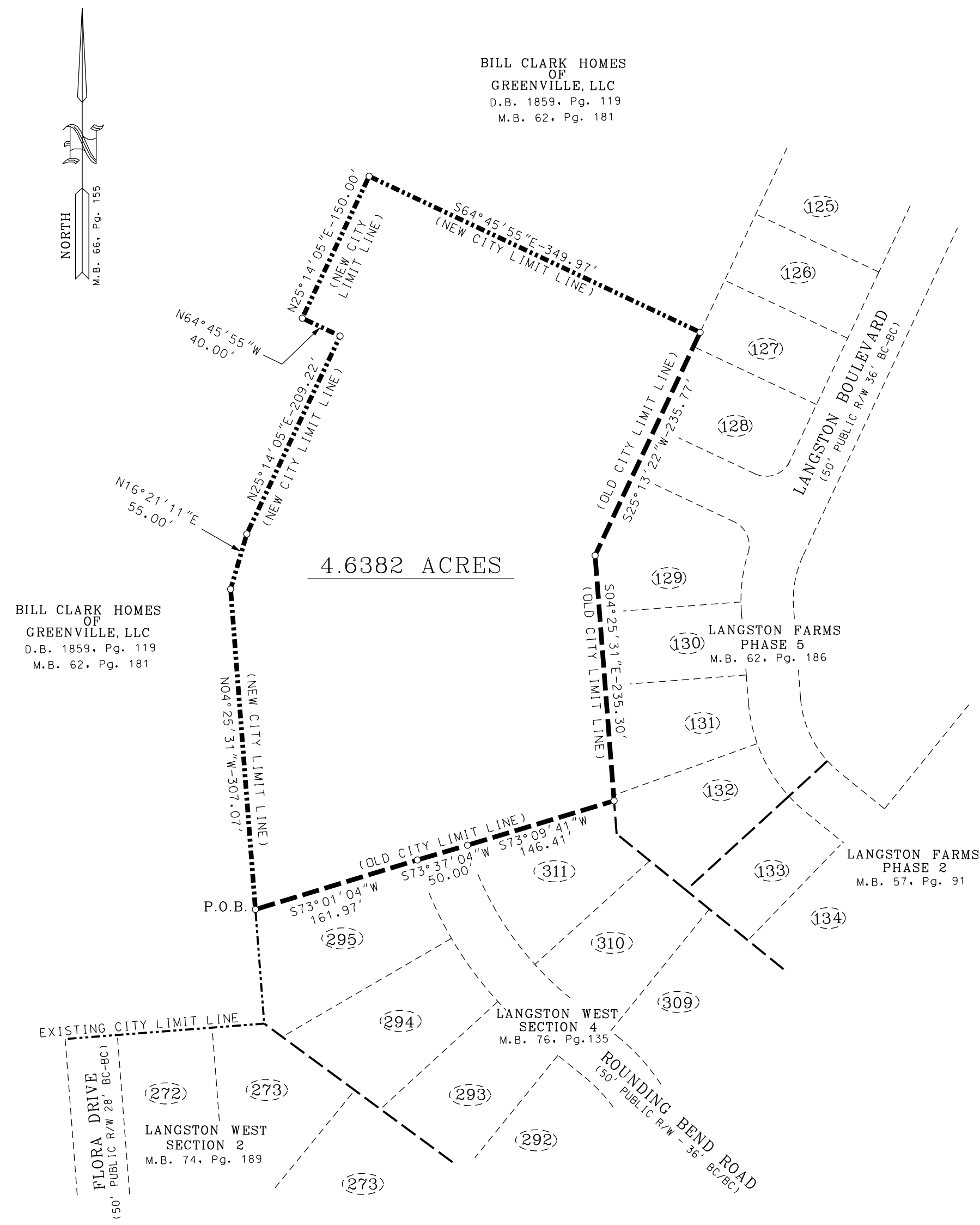
Notary Public

My Commission Expires: _____



VICINITY MAP

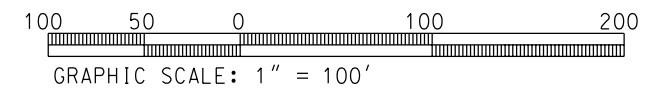
Attachment number 2
Page 1 of 1



BILL CLARK HOMES
OF
GREENVILLE, LLC
D.B. 1859, Pg. 119
M.B. 62, Pg. 181

BILL CLARK HOMES
OF
GREENVILLE, LLC
D.B. 1859, Pg. 119
M.B. 62, Pg. 181

LEGEND:
 - - - - - NEW CITY LIMIT LINE
 - - - - - OLD CITY LIMIT LINE
 - - - - - EXISTING CITY LIMIT LINE
 P.O.B. POINT OF BEGINNING



A PORTION OF PARCEL NO. 69714
 REFERENCE: DEED BOOK 1859, PAGE 119 AND
 MAP BOOK 62, PAGE 181

I, _____ CERTIFY THAT
 THIS MAP IS OF A SURVEY OF ANOTHER
 CATEGORY AND IS AN EXCEPTION TO
 THE DEFINITION OF A SUBDIVISION.

PROFESSIONAL LAND SURVEYOR

I, _____, CERTIFY THAT THIS
 MAP WAS DRAWN BY _____ UNDER
 MY SUPERVISION FROM AN ACTUAL SURVEY
 BY _____; THAT THE BOUNDARIES
 NOT SURVEYED ARE SHOWN AS BROKEN LINES
 PLOTTED FROM INFORMATION FOUND IN DEEDS
 AND MAPS REFERENCED HEREON.

WITNESS MY HAND AND SEAL THIS _____
 DAY OF _____, _____.

SIGNED _____
 PROFESSIONAL LAND SURVEYOR L-_____

NORTH CAROLINA, _____ COUNTY
 I, _____, NOTARY
 PUBLIC OF THE COUNTY AND STATE
 AFORESAID, CERTIFY THAT _____
 _____, A PROFESSIONAL LAND
 SURVEYOR, PERSONALLY APPEARED BEFORE
 ME THIS DAY AN ACKNOWLEDGED THE
 EXECUTION OF THE FOREGOING INSTRUMENT.
 WITNESS MY HAND AND OFFICIAL STAMP OR
 SEAL THIS THE _____ DAY OF _____, 20____.

NOTARY PUBLIC _____
 MY COMMISSION EXPIRES _____

LANGSTON WEST, SECTION 5 WINTERVILLE TWP., PITT COUNTY, NORTH CAROLINA BILL CLARK HOMES OF GREENVILLE, LLC 200 E. ARLINGTON BLVD. GREENVILLE, NC 27858 (252) 355-5805		MAP NO.
SURVEYED: N/A DRAWN: DM CHECKED: DTB	APPROVED: DTB DATE: 8-27-13 SCALE: 1" = 100' Item # 2	
STROUD ENGINEERING, P.A. LICENSE NO. C-0647 107-B COMMERCE ST. GREENVILLE, NC 27858 (252) 756-9352		
P-1051-7-005 DRAWING NO: 005 DRAWING NAME: P1051-7-005 ANNEX5.dgn		

MAPS RECORDED	BOOK	PAGE
LANGSTON WEST, SECTION 4	76	135
LANGSTON WEST, SECTION 3	76	33
LANGSTON WEST, SECTION 2	74	189
LANGSTON FARMS, PHASE TWO	57	91
LANGSTON FARMS, PHASE FIVE	62	186
LANGSTON FARMS, RECREATION AREA	57	144
	62	181

MAP SHOWING AREA ANNEXED BY

THE CITY OF GREENVILLE

DATE _____ ORDINANCE NO. _____ AREA 4.6382 AC



City of Greenville, North Carolina

Meeting Date:
10/10/2013
Time: 7:00 PM

Title of Item: Ordinance requested by Collice C. Moore to extend the City of Greenville's Extraterritorial Jurisdiction (ETJ) in the North Creek Commercial Park area

Explanation: **Abstract:** The City has received a request from Collice C. Moore for an extension of the City of Greenville's Extraterritorial Jurisdiction (ETJ) for property identified as North Creek Commercial Park, containing approximately 10.1125 acres.

Explanation: When the City of Greenville extended its Extraterritorial Jurisdiction (ETJ) in 1972, it established the boundary in this area as being 1000 feet east of the right-of-way of US 264. This boundary was drawn irrespective of property lines. Consequently, some properties were split by this boundary, and this property is one of those that was split.

The property owner desires to have the remainder of their property included within the City of Greenville's ETJ for consideration of future development. It is likely that future property uses would require GUC sewer, requiring voluntary annexation. The inclusion of this property would allow the property owner the opportunity to pursue a City zoning classification so the property can be marketed.

On April 11, 2013, the Greenville City Council adopted a resolution asking the Pitt County Commissioners for approval of the proposed ETJ extension.

On May 15, 2013, the Pitt County Planning Board recommended approval in extending the City's ETJ.

On July 8, 2013, the Pitt County Commissioners approved the request.

On September 17, 2013, the City of Greenville Planning and Zoning Commission recommended approval in extending the City's ETJ.

Fiscal Note: No costs to the City of Greenville associated with this request.

Recommendation: Conduct a public hearing and approve the attached ordinance extending the extraterritorial jurisdiction of the City of Greenville.

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

Attachments / click to download

- [ETJ Extension Request- North Creek Commercial Park](#)
 - [City Resolution](#)
 - [ETJ Extension Request Site Map- North Creek Commercial Park](#)
 - [Pitt County Commissioner's Resolution](#)
 - [North Creek Commercial Park ETJ Extension 960951](#)
-

ORDINANCE NO.
AN ORDINANCE EXTENDING THE EXTRATERRITORIAL
JURISDICTION OF THE CITY OF GREENVILLE, NORTH CAROLINA

WHEREAS, N.C.G.S. 160A-360 allows a municipality to exercise powers conferred by Article 19 of Chapter 160A of the North Carolina General Statutes within a defined extraterritorial jurisdiction;

WHEREAS, in accordance with the provisions of N.C.G.S. 160A-360(e), Pitt County has agreed upon an extension of the City of Greenville extraterritorial jurisdiction to include an area in which the owner of all of the property located in the area has requested that the City of Greenville exercise its extraterritorial jurisdiction;

WHEREAS, N.C.G.S. 160A-360 requires cities exercising extraterritorial jurisdiction to adopt an ordinance specifying the extraterritorial area by setting forth the boundaries of such extraterritorial area by drawing the same on a map or by written description or by a combination of a map and written description;

WHEREAS, the Greenville Planning and Zoning Commission, at its September 17, 2013, meeting, recommended the extension of the extraterritorial area as delineated on a map entitled "Boundaries of the Extraterritorial Jurisdiction of the City of Greenville, North Carolina" and recorded in Map Book 21, Page 129 and 129A -129H, dated April 26, 1972, and approved by the City Council on June 26, 1972, and as amended by ordinances subsequently adopted by the City Council of the City of Greenville; and

WHEREAS, notice of a public hearing to be held on the question of adopting an ordinance extending the extraterritorial jurisdiction of the City of Greenville was published in The Daily Reflector as by law provided and a public hearing was held;

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF GREENVILLE DOES ORDAIN:

Section 1. That the following described area shall become part of the extraterritorial jurisdiction of the City of Greenville:

To Wit: Extension of the Extraterritorial Jurisdiction of the City of Greenville in the area of North Creek Commercial Park.

Location: North of North Creek Drive and east of Old Creek Road.

Lying and being situated in Pactolus Township, Pitt County, North Carolina, and being more particularly described as follows:

Beginning at a point in the eastern right of way of NCSR 1529 (Old Creek Road) said point being located N 40-43-27 E – 1038.93' from the intersection of the eastern right of way of NCSR 1529 and the northern right of way of US Hwy 264 By-pass thence from said point of beginning with the eastern right of way of

NCSR 1529 N 32-02-30 E – 149.67’ to the southern line of the POHL Partnership property as recorded in deed book 1044 page 306 of the Pitt County Registry, thence leaving the eastern right of way of NCSR 1529 with the southern line of the POHL Partnership property S 48-40-00 E – 947.70’ to the western line of the Alan T. Boutilier property as recorded in deed book 2850 page 160, thence leaving with the southern line of the POHL Partnership property thence with the western line of the Alan T. Boutilier property and the western line of Northwoods Subdivision as recorded in map book 37 page 164 S 13-35-00 E – 1129.78’ thence leaving the western line of Northwoods Subdivision N 33-32-30 W – 1919.72’ to the point of beginning containing 10.1125 acres.

Section 2. That the extraterritorial jurisdiction of the City of Greenville shall be the area as shown on the map entitled "Boundaries of the Extraterritorial Jurisdiction of the City of Greenville, North Carolina" recorded in Map Book 21, Page 129 and 129A-129H dated April 26, 1972 and approved by the City Council of the City of Greenville at its June 26, 1972, meeting, those areas added or deleted from the extraterritorial jurisdiction by ordinances subsequently adopted by the City Council of the City of Greenville, and the area described in Section 1 of this Ordinance. Attachment number 1
Page 2 of 2

Section 3. That the City Clerk of the City of Greenville shall cause a certified copy of this Ordinance and map and any subsequent amendments to be recorded in the Office of the Register of Deeds of Pitt County.

Section 4. This Ordinance shall become effective upon adoption.

ADOPTED this 10th day of October, 2013.

Allen M. Thomas, Mayor

ATTEST:

Carol L. Barwick, City Clerk

Document #960951

February 13, 2013

City of Greenville
Planning Department
c/o Mr. Andy Thomas
PO Box 7207
Greenville, NC 27835-7207

**RE: Collice C. Moore/North Creek Commercial Park – Proposed ETJ Extension
Portion of Parcel Number 02262 and Parcel Number 46068**

To whom it may concern,

Collice C. Moore et al hereby requests that the City of Greenville's ETJ be extended to include the property described as a portion of Pitt County parcel number 02262 and Parcel Number 46068, containing approximately 10.5+/- acres located on the eastern side of Old Creek Road as shown on the attached maps. Currently the subject parcel is partially within the City of Greenville's ETJ. The property is currently vacant and is used for agriculture.

The subject property which in not within the City of Greenville's ETJ is currently zoned Pitt County Zoning RR. The portion of the subject property within the ETJ of the City of Greenville is zoned RA-20 and CH. Properties adjacent to the subject property which are within the Pitt County Zoning Jurisdiction, Pitt County Parcel Numbers – 80550, 53832, 53831, 53830, 53829 and 53828 are zoned RR.

Inclusion of the remainder of Parcel Number 02262 and Parcel Number 46068 into the City of Greenville's ETJ will allow the owners of the property to be able to develop the property with the use of sanitary sewer. The developers constructed and paid for a sanitary sewer pump station on an additional adjacent parcel they owned which is owned and operated by Greenville Utilities Commission. The pump station which was constructed as a regional pump station has the potential to provide sewer service to this property as well as large area located outside of the property presently owned by myself.

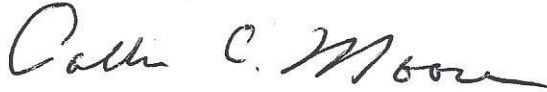
Considerations for Greenville ETJ Expansion

The Following items address considerations as noted by the Pitt County Board of Commissioners Draft Policy for Expansions of Municipal ETJ:

- 1) The City of Greenville currently has subdivision and zoning regulations in place that are administered by a planning board and staff.
- 2) The subject property is adjacent to property currently within the City of Greenville's city limits and ETJ.
- 3) Water and electric service is currently available from Greenville Utilities. Sewer service is available and is presently in place for some of the proposed ETJ extension.

- 4) The subject property is not located within two miles of any other planning jurisdiction's corporate limits. The property's location being adjacent to the existing Greenville City Limits and ETJ would imply there will be no impact to neighboring municipalities.

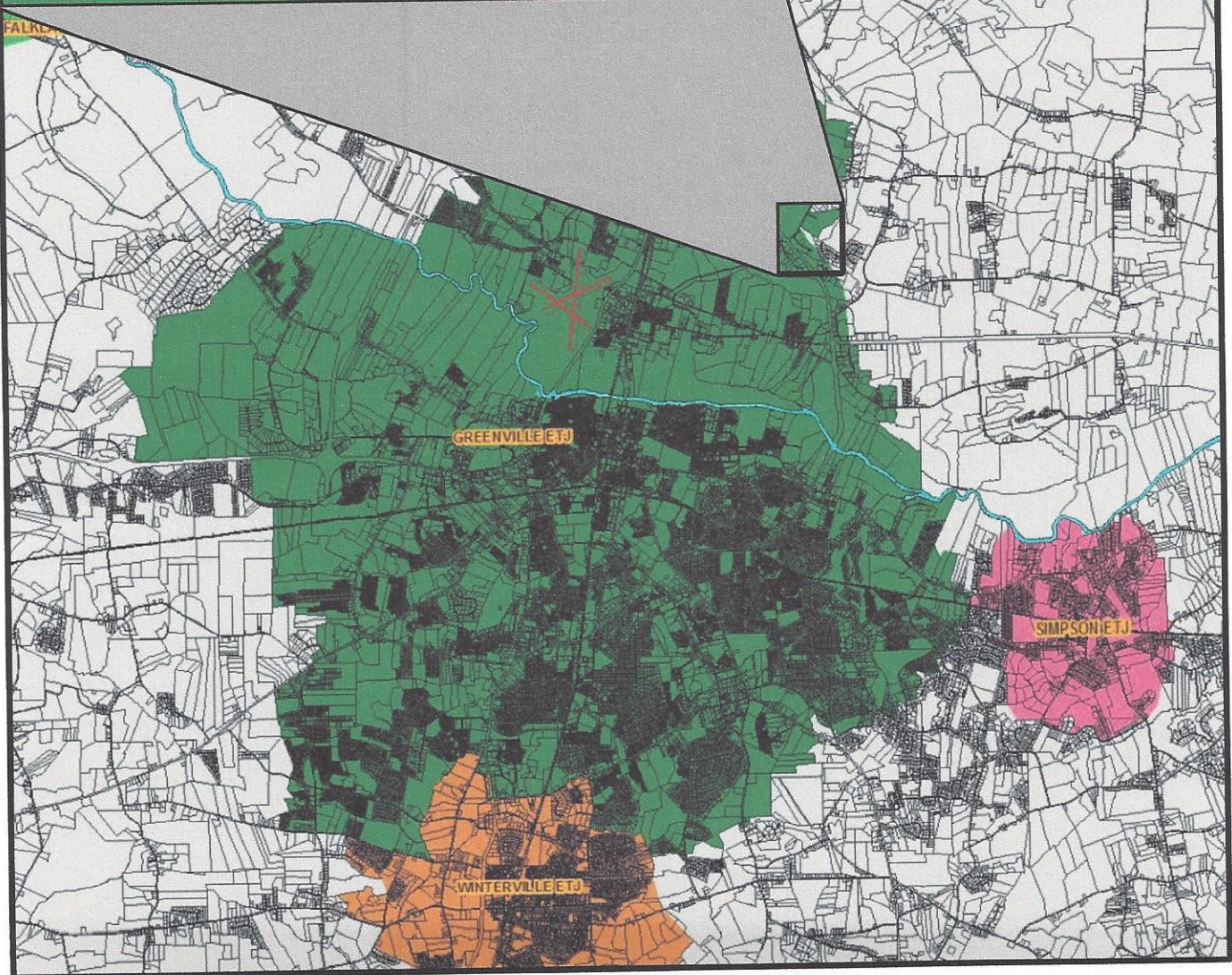
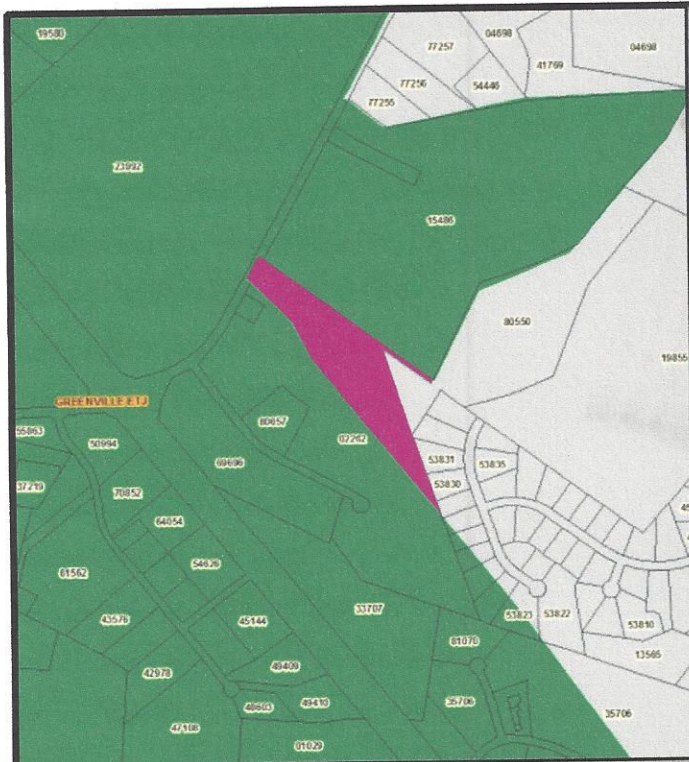
Respectfully

A handwritten signature in black ink that reads "Collice C. Moore". The signature is written in a cursive style with a large initial "C" and a long horizontal stroke at the end.

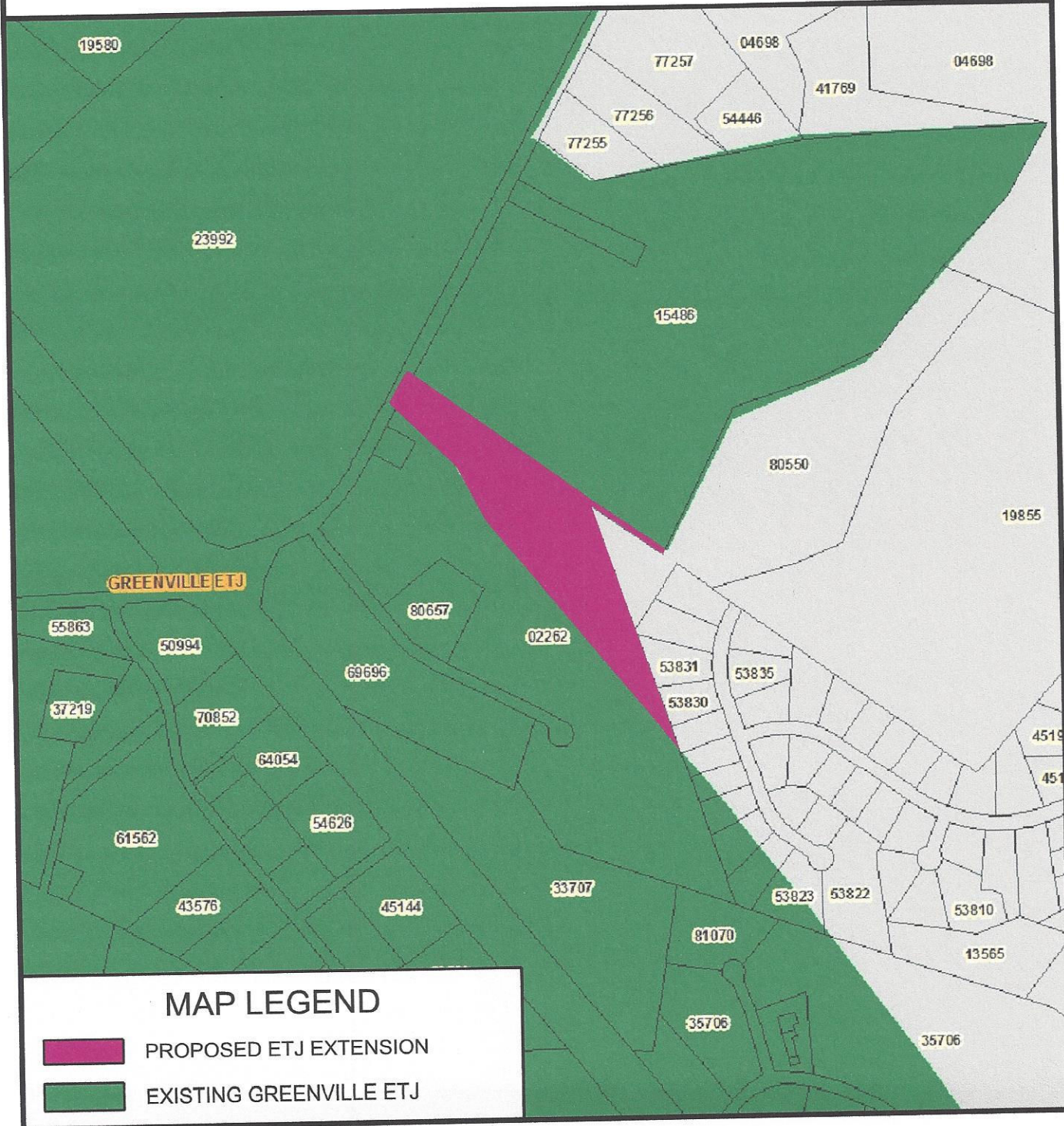
Collice Moore:

Attachments: Maps

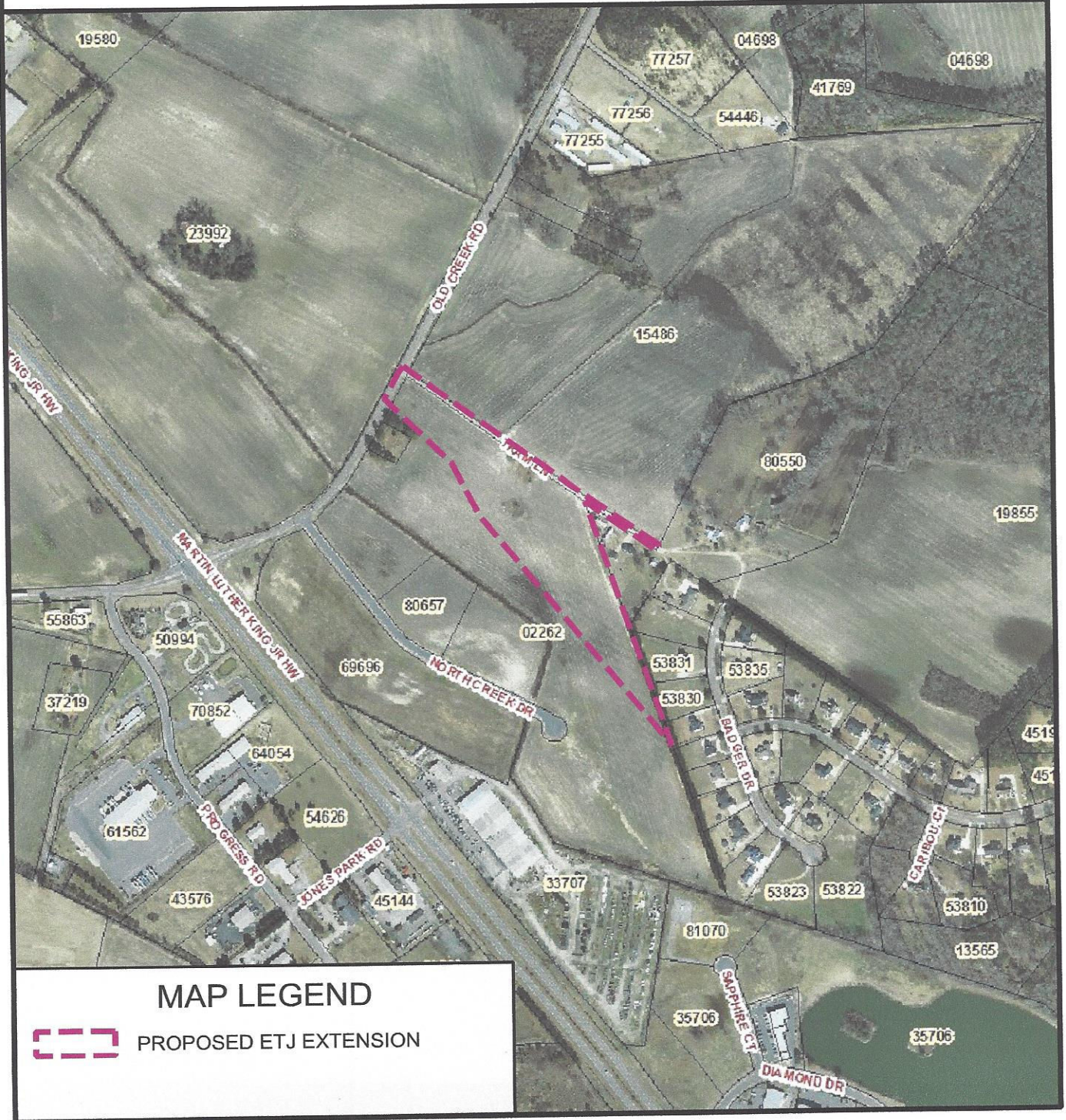
PITT COUNTY ETJ PROPOSAL



PROPOSED MUNICIPAL EXTRATERRITORIAL JURISDICTION EXTENSION



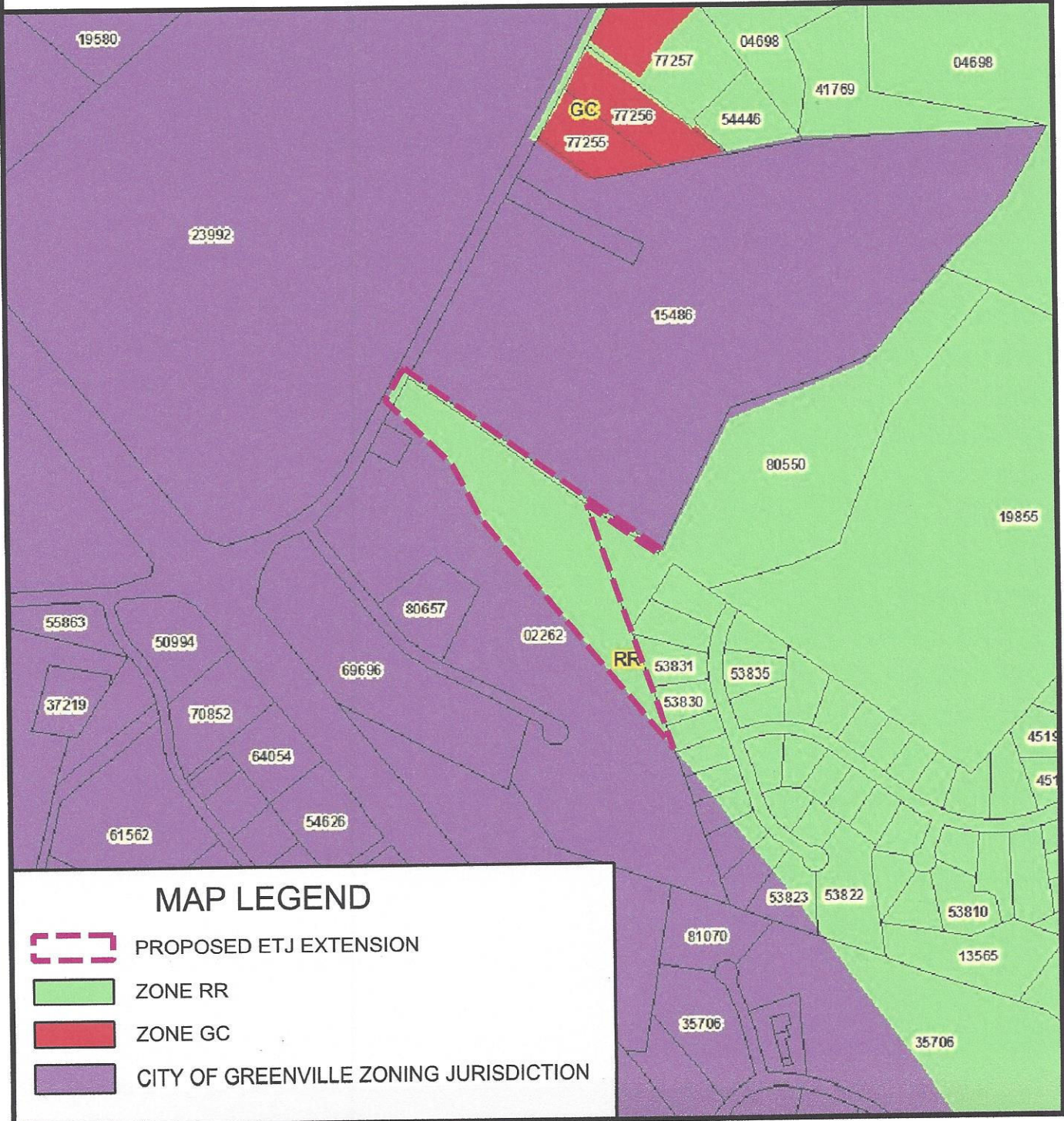
PROPOSED MUNICIPAL EXTRATERRITORIAL JURISDICTION EXTENSION AERIAL PHOTO (2010)



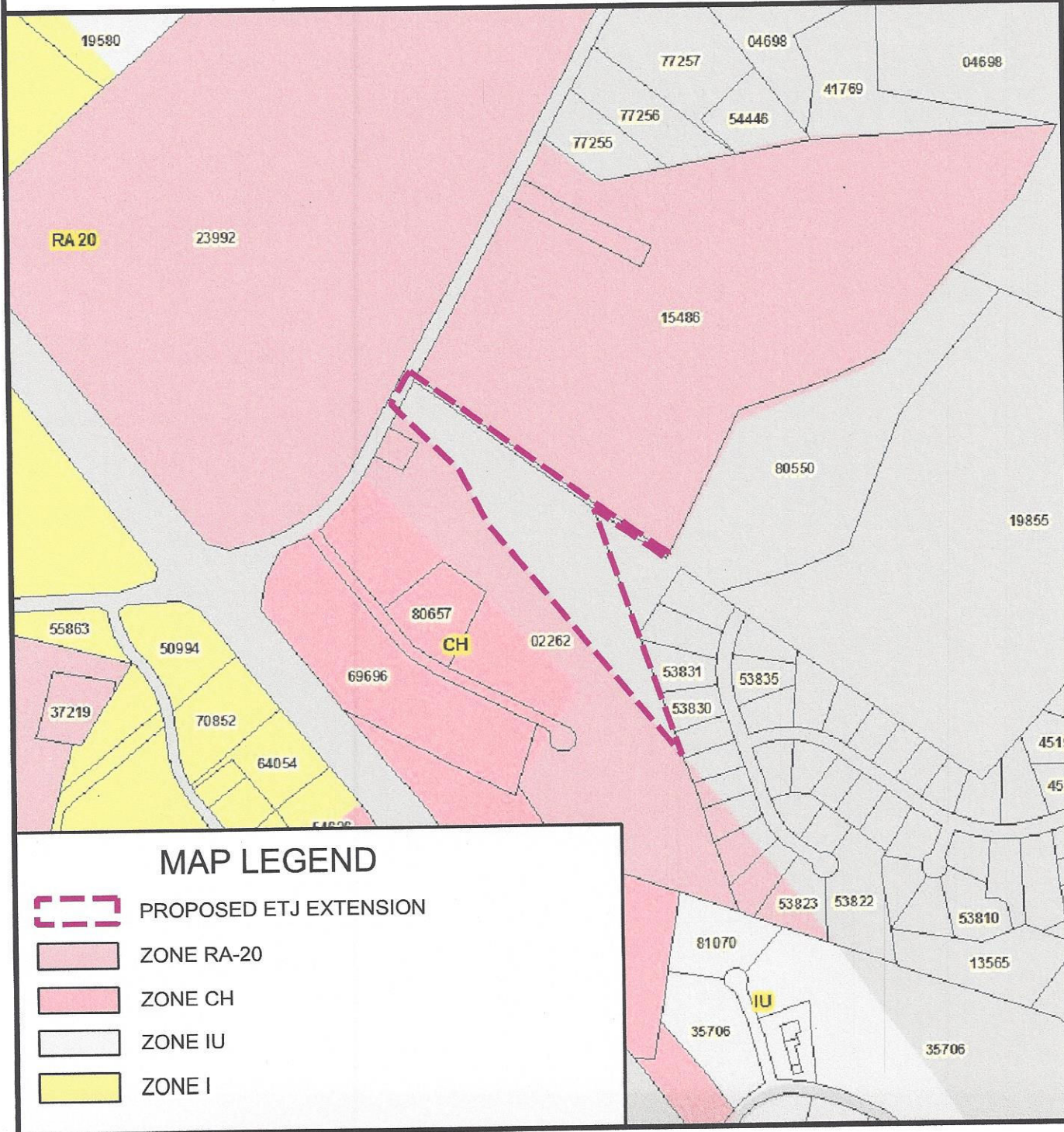
MAP LEGEND

 PROPOSED ETJ EXTENSION

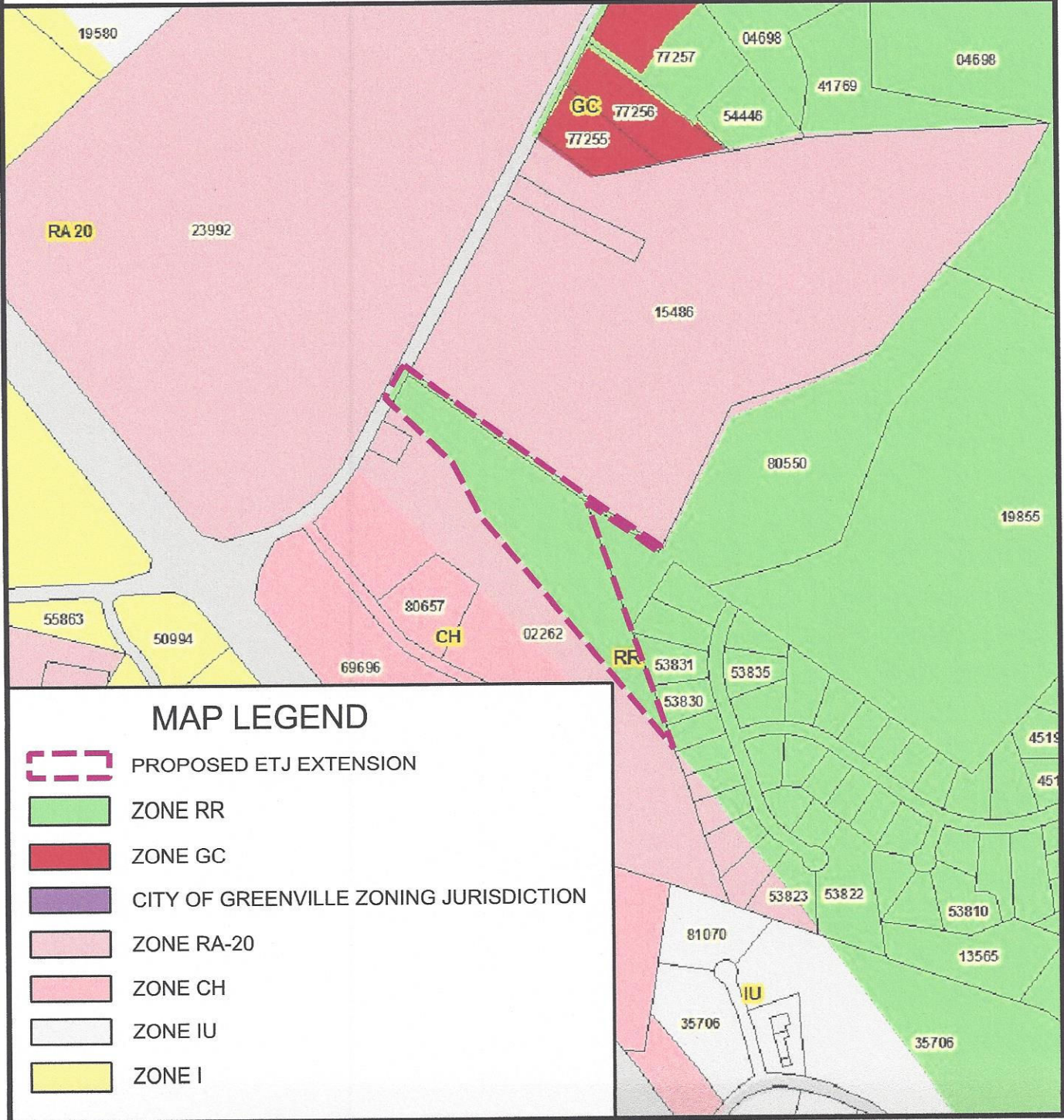
EXISTING PITT COUNTY ZONING



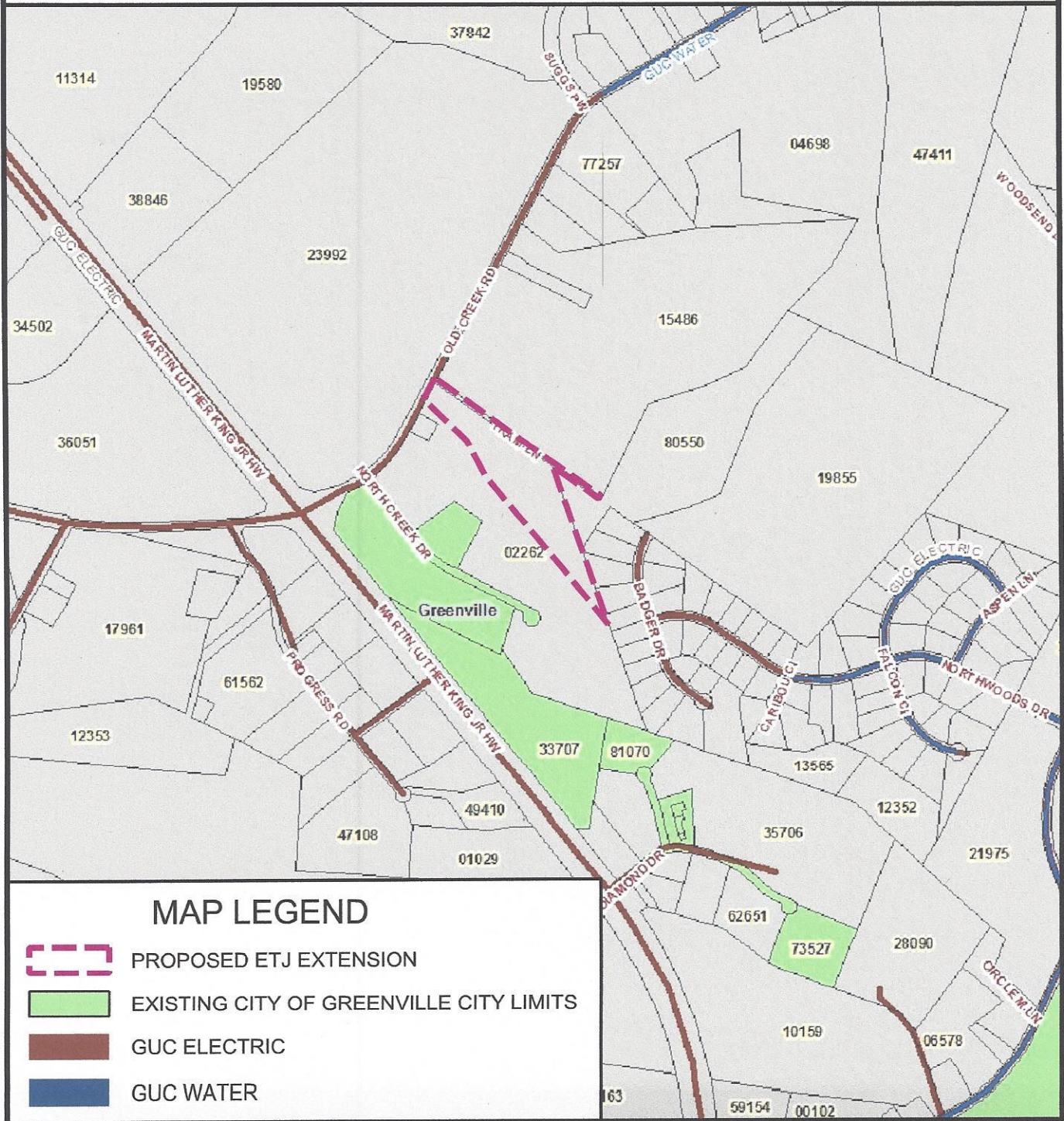
EXISTING CITY OF GREENVILLE ZONING



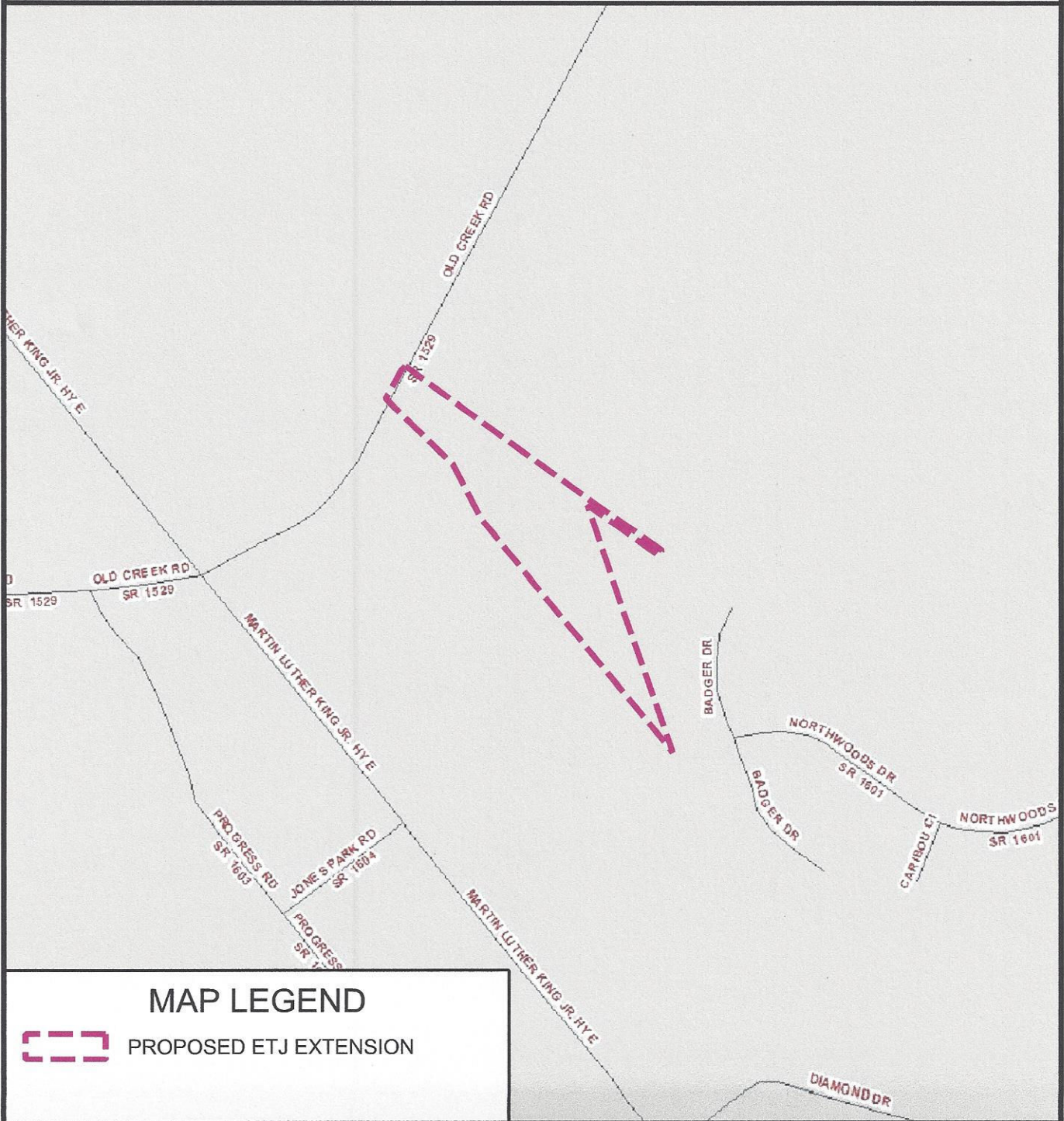
COMBINED PITT COUNTY AND CITY OF GREENVILLE ZONING



EXISTING UTILITY SERVICES



EXISTING THOROUGHFARES

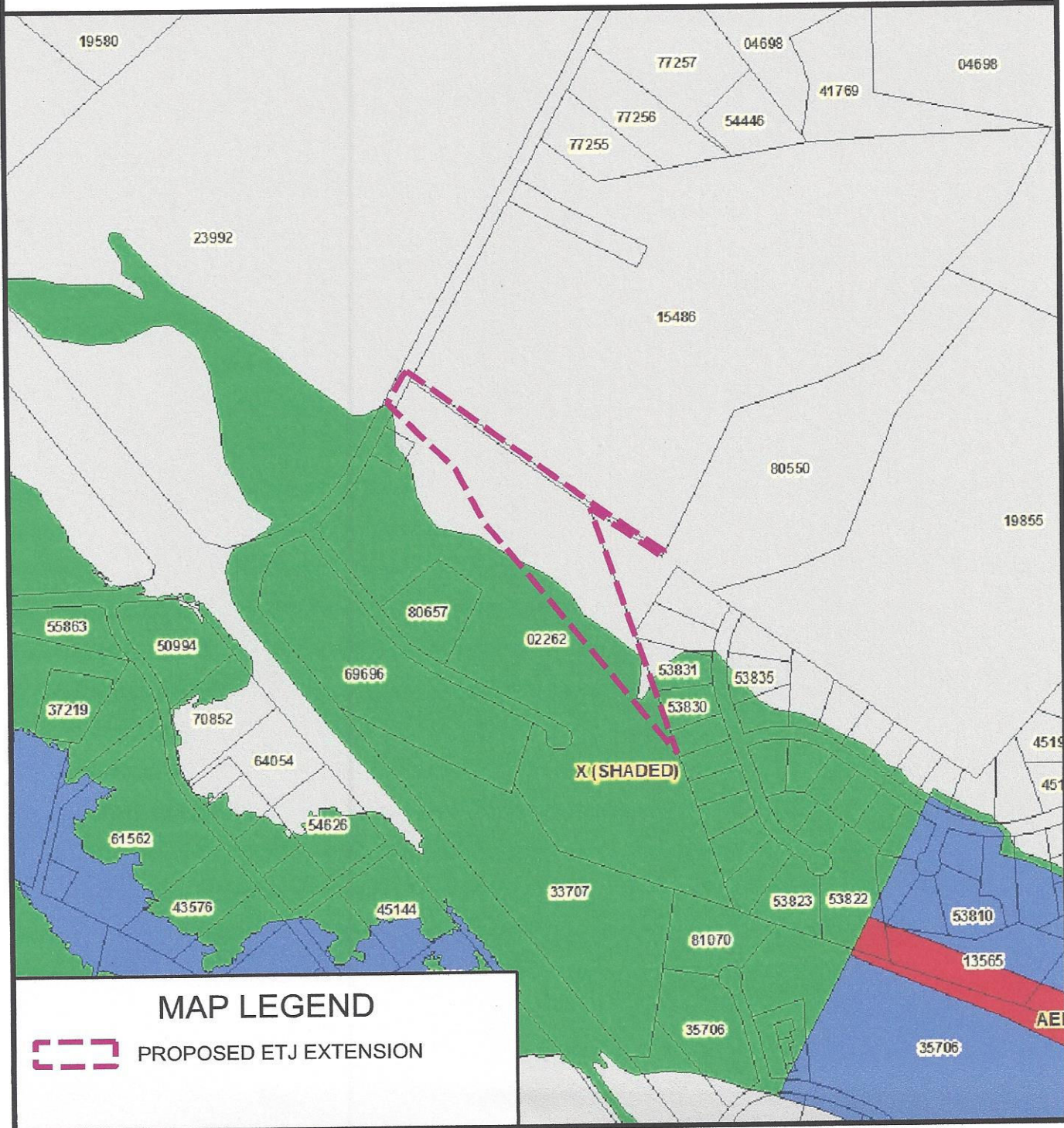


MAP LEGEND



PROPOSED ETJ EXTENSION

PROXIMITY TO EXISTING FLOODWAY



RESOLUTION NO. 020-13

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GREENVILLE REQUESTING
THE PITT COUNTY BOARD OF COMMISSIONERS TO AGREE TO AN EXTENSION OF
THE CITY OF GREENVILLE'S EXTRATERRITORIAL JURISDICTION

WHEREAS, N.C.G.S. 160A-360 allows a municipality to exercise powers conferred by Article 19 of Chapter 160A of the North Carolina General Statutes within a defined extraterritorial jurisdiction;

WHEREAS, N.C.G.S. 160A-360(e) requires a city and county to agree upon an extension of a city's extraterritorial jurisdiction where a county enforces a zoning ordinance and subdivision regulations and within which the county is enforcing the State Building Code regulations;

WHEREAS, Pitt County enforces a zoning ordinance and subdivision regulations and enforces the State Building Code regulations within areas in the county which are outside the corporate limits and extraterritorial jurisdiction of cities;

WHEREAS, a property owner has requested that the City of Greenville extend its extraterritorial jurisdiction to include his property which is adjacent to the City of Greenville's extraterritorial jurisdiction; and

WHEREAS, City Council desires to approve the request of the property owner by extending its extraterritorial jurisdiction and therefore seeks the agreement of the Pitt County Board of Commissioners for the extension;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Greenville that it does hereby request the Pitt County Board of Commissioners to agree, by a formally adopted resolution as required by N.C.G.S. 160A-360, to an extension of the City of Greenville's extraterritorial powers under Article 19 of Chapter 160A of the North Carolina General Statutes within the area identified in the report entitled "Collice C. Moore/North Creek Commercial Park – Proposed ETJ Expansion" prepared by Malpass and Associates.

This the 11th day of April, 2013.



Allen M. Thomas, Mayor

ATTEST:

Carol L. Barwick, City Clerk



ETJ Extension Request- North Creek Commerical Park



Legend

-  Land Parcels
-  Greenville City Limits
-  Greenville ETJ
-  ETJ Extension Request

0 600 1,200 2,400 Feet

**PITT COUNTY BOARD OF COUNTY COMMISSIONERS RESOLUTION
SUPPORTING THE CITY OF GREENVILLE'S REQUEST TO EXTEND
EXTRATERRITORIAL JURISDICTION**

WHEREAS, N.C.G.S. 160A-360 allows a municipality to exercise powers conferred by Article 19 of Chapter 160A of the North Carolina General Statutes within a defined extraterritorial jurisdiction;

WHEREAS, N.C.G.S. 160A-360(e) requires a city and county to agree upon an extension of a city's extraterritorial jurisdiction where a county enforces a zoning ordinance and subdivision regulations and within which the county is enforcing the State Building Code regulations;

WHEREAS, Pitt County enforces a zoning ordinance and subdivision regulations and enforces the State Building Code regulations within areas in the county which are outside the corporate limits and extraterritorial jurisdiction of municipalities;

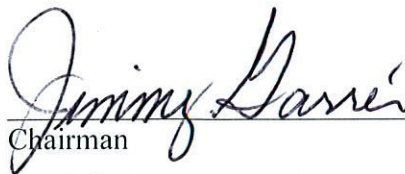
WHEREAS, the City Council of the City of Greenville has requested, by resolution on April 11, 2013, to extend its extraterritorial jurisdiction to include tax parcel 02262 owned by Collice C. and Ann N. Moore, and tax parcel 46068 owned by POHL, LLC located adjacent to the City of Greenville's extraterritorial jurisdiction;

WHEREAS, the Pitt County Board of Commissioners, following a public hearing on June 17, 2013, reviewed the merits of the request per the County's applicable policies and unanimously approved the City's request for the extraterritorial jurisdiction extension; and

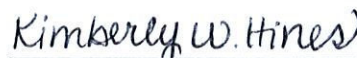
WHEREAS, this proposed extraterritorial jurisdiction extension will take effect at a later date as determined by the City of Greenville once all applicable statutory requirements are met.

NOW, THEREFORE, BE IT RESOLVED that the Pitt County Board of Commissioners affirms by resolution, as required by N.C.G.S. 160A-360, the approval of the requested extension of the City of Greenville's extraterritorial powers under Article 19 of Chapter 160A of the North Carolina General Statutes to include tax parcel 02262 owned by Collice C. and Ann N. Moore, and tax parcel 46068 owned by POHL, LLC.

This the 8th day of July, 2013.


Chairman

ATTEST:


Kimberly Hines, Clerk to the Board





City of Greenville, North Carolina

Meeting Date:
10/10/2013
Time: 7:00 PM

Title of Item: Ordinance requested by Collice C. Moore and POHL Partnership to rezone 25.2285 acres located near the southeast corner of the intersection of Old Creek Road and North Creek Drive from RA20 (Residential-Agricultural), RR (Rural Residential - Pitt County's Jurisdiction), and I (Industry) to IU (Unoffensive Industry) and O (Office)

Explanation: **Abstract:** The City has received a request from Collice C. Moore and POHL Partnership to rezone 25.2285 acres located near the southeast corner of the intersection of Old Creek Road and North Creek Drive from RA20 (Residential-Agricultural), RR (Rural Residential - Pitt County's Jurisdiction), and I (Industry) to IU (Unoffensive Industry) and O (Office).

** This rezoning request is in conjunction with a request to extend the extraterritorial jurisdiction (ETJ).

Required Notices:

Planning and Zoning meeting notice (property owner and adjoining property owner letter) mailed on September 3, 2013.
On-site sign(s) posted on September 3, 2013.
City Council public hearing notice (property owner and adjoining property owner letter) mailed on September 24, 2013.
Public hearing legal advertisement published on September 30 and October 7, 2013.

Comprehensive Plan:

The subject site is located in Vision Area E.

Martin Luther King, Jr. Highway/Greenville Boulevard, between East 14th Street and North Memorial Drive, is considered a connector corridor. Connector corridors are anticipated to contain a variety of higher intensity activities and uses. Old Creek Road is considered a residential corridor. Along residential

corridors, service and retail activities should be specifically restricted to the associated focus area, and linear expansion should be prohibited.

There is a designated intermediate focus area at the intersection of Martin Luther King, Jr. Highway and Old Creek Road. These nodes typically contain 50,000 to 150,000 square feet of conditioned floor space.

The Future Land Use Plan Map recommends commercial (C) at the southwest corner of Martin Luther King, Jr. Highway and Old Creek Road transitioning to industrial (I) to the northeast and south with conservation/open space (COS) as a buffer to the interior very low density residential (VLDR).

The Future Land Use Map identifies certain areas for conservation/open space uses. The map is not meant to be dimensionally specific, and may not correspond precisely with conditions on the ground. When considering rezoning requests or other development proposals, some areas classified as conservation/open space may be determined not to contain anticipated development limitations. In such cases, the future preferred land use should be based on adjacent Land Use Plan designations, contextual considerations, and the general policies of the Comprehensive Plan.

The Comprehensive Plan specifically states, "Growth and Development Goal Statement: Manage the physical development of Greenville to protect its resources and simultaneously promote responsible industrial and retail growth."

Industrial development should be located adjacent to and/or with direct access to major thoroughfares. Good neighbor industries will be permitted with proper buffering and environmental mitigation. Industries that produce excessive noise, pollution, vibrations, light, or other public nuisances should not be located near residential areas.

Office/institutional/multi-family development should be used as a buffer between light industrial and commercial development and adjacent lower density residential land uses.

Adequate conservation/open space buffers should be provided between areas designated for residential development, as indicated on the future land use map, and any adjacent non-residential land use where a zone transition buffer, such as O to OR, is not a practical option.

Allow new heavy industrial development consistent with the future land use plan map.

Rezone additional parcels for industrial and commercial uses consistent with the future land use plan map. This will accommodate the future demand for additional industrial and commercial development in suitable areas.

Prohibit the development of any industry within the 100-year floodplain that may pose a risk to public health and safety. Such industries may include but not be limited to chemical refining and processing, petroleum refining and processing,

and hazard material processing or storage facilities.

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

Based on the analysis comparing the existing zoning (1,043 daily trips) and requested rezoning, the proposed rezoning classification could generate 603 trips to and from the site on Old Creek Road, which is a net *decrease* of 440 trips per day. Since the traffic analysis for the requested rezoning indicates that the proposal would generate less traffic than the existing zoning, a traffic volume report was not generated.

History/Background:

The RA20-zoned portion of Tracts 1 and 2 were incorporated into the City's ETJ in 1972. The RR-zoned portion of Tracts 1 and 2 are currently located in Pitt County's Jurisdiction and are proposed to be incorporated in the City's ETJ in conjunction with this rezoning request. The RR zoning was established when Pitt County implemented zoning in 2003.

Tract 3 was rezoned to I (Industry) in April 2013.

Present Land Use:

Vacant

Water/Sewer:

Water and sanitary sewer are located in the right-of-way of North Creek Drive.

Historic Sites:

There are no known effects on designated sites.

Environmental Conditions/Constraints:

Based on a preliminary revised flood study, the property is not impacted by the floodway of Moye's Run.

Surrounding Land Uses and Zoning:

North: RA20 - Agricultural

South: IU - Vacant

East: RA20 and RR: Agricultural and North Woods Subdivision (single-family)

West: CH - Vacant, Gouras Dry Wall, and Hardee and Cox Welding

Density Estimates:

Tracts 1 and 2

Under the current zoning (RA20 and RR), staff would anticipate the site to yield

no more than 109 single-family lots.

Under the proposed zoning (IU and O), the site could yield 241,769+/- square feet of warehouse/mini-storage/industrial space.

Tract 3

Due to the size of the tract, it is undevelopable.

The anticipated build-out is 3-5 years.

Fiscal Note: No cost to the City.

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

"General compliance with the comprehensive plan" should be construed as meaning the requested rezoning is recognized as being located in a transition area and that the requested rezoning (i) is currently contiguous or is reasonably anticipated to be contiguous in the future to specifically recommended and desirable zoning of like type, character or compatibility, (ii) is complementary with objectives specifically recommended in the Horizons Plan, (iii) is not anticipated to create or have an unacceptable impact on adjacent area properties or travel ways, and (iv) preserves the desired urban form. It is recognized that in the absence of more detailed plans, subjective decisions must be made concerning the scale, dimension, configuration, and location of the requested zoning in the particular case. Staff is not recommending approval of the requested zoning; however, staff does not have any specific objection to the requested zoning.

The Planning and Zoning Commission voted to approve the request at its September 17, 2013, meeting.

If City Council determines to approve the request, a motion to adopt the attached ordinance will accomplish this. The ordinance includes the statutorily required statement describing whether the action taken is consistent with the comprehensive plan and explaining why Council considers the action taken to be reasonable and in the public interest.

If City Council determines to deny the rezoning request, in order to comply with this statutory requirement, it is recommended that the motion be as follows: Motion to deny the proposed amendment and to make a finding and determination that, although the rezoning request is consistent with the comprehensive plan, there is a more appropriate zoning classification and, therefore, denial is reasonable and in the public interest.

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 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

- [📄 Location Map](#)
 - [📄 Survey](#)
 - [📄 Traffic Memo](#)
 - [📄 Bufferyard and Vegetation Standards and Residential Density](#)
 - [📄 Ordinance_Collice_C_Moore_and_POHL_963491](#)
 - [📄 Excerpt_P_Z_Sept_2013_Collice_Moore_rezone_963760](#)
 - [📄 List_of_Uses_RA20_RR_I_to_IU_960804](#)
-

ORDINANCE NO. 13-
AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GREENVILLE
REZONING TERRITORY LOCATED WITHIN THE PLANNING AND ZONING
JURISDICTION OF THE CITY OF GREENVILLE, NORTH CAROLINA

WHEREAS, the City Council of the City of Greenville, North Carolina, in accordance with Article 19, Chapter 160A, of the General Statutes of North Carolina, caused a public notice to be given and published once a week for two successive weeks in The Daily Reflector setting forth that the City Council would, on October 10, 2013, at 7:00 p.m., in the City Council Chambers of City Hall in the City of Greenville, NC, conduct a public hearing on the adoption of an ordinance rezoning the following described territory;

WHEREAS, the City Council has been informed of and has considered all of the permitted and special uses of the districts under consideration; and,

WHEREAS, in accordance with the provisions of North Carolina General Statute 160A-383, the City Council does hereby find and determine that the adoption of the ordinance rezoning the following described property is consistent with the adopted comprehensive plan and that the adoption of the ordinance rezoning the following described property is reasonable and in the public interest due to its consistency with the comprehensive plan and, as a result, its furtherance of the goals and objectives of the comprehensive plan.

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

Section 1. That the following described territory is rezoned from RA20 (Residential-Agricultural) and RR (Rural Residential – Pitt County’s Jurisdiction) to IU (Unoffensive Industry).

TO WIT: POHL, LLC Property

LOCATION: Located near the southeast corner of the intersection of Old Creek Road and North Creek Drive.

DESCRIPTION: Lying and being situated in Pactolus Township, Pitt County, North Carolina, and being more particularly described as follows:

Beginning at a point in the eastern right of way of NCSR 1529 (Old Creek Road) said point being located N 44-04-44 E 635.31’ from the intersection of the eastern right of way of NCSR 1529 and the northern right of way of US Hwy 264 By-pass, thence from said point of beginning with the eastern right of way of NCSR 1529 N 45-16-36 E – 18.49’, thence N 37-48-24 E – 100.00’, thence N 34-02-30 E – 438.03’ to the southern line of the POHL Partnership property as recorded in deed book 1044 page 306 of the Pitt County Registry, thence leaving the eastern right of way of NCSR 1529 with the southern line of the POHL Partnership property S 48-40-00 E - 895.50’, thence leaving with the southern

line of the POHL Partnership property S 13-50-00 E – 1864.03’ to the northern line of the Collice and Ann Moore, LLC property as recorded in deed book 3077 page 222, thence with the northern line of the Collice and Ann Moore, LLC property N 65-20-00 W – 191.56’, thence leaving the northern line of the Collice and Ann Moore, LLC property N 30-31-15 W – 808.11’ to the northern right of way of North Creek Drive, thence with the northern right of way of North Creek Drive 86.89’ along the arc of a curve said curve being to the left having a radius of 55.00’ and a chord bearing N 12-10-59 W – 78.13’, thence N 57-26-30 W – 137.26’, thence leaving the northern right of way of North Creek Drive N 22-50-00 E – 242.21’, thence N 03-02-05 W – 48.72’, thence N 36-02-34 W – 79.22’, thence N 47-51-05 W – 1,022.36’ to the point of beginning, containing 23.5885 acres.

Section 2. That the following described territory is rezoned from RA20 (Residential-Agricultural) and RR (Rural Residential – Pitt County’s Jurisdiction) to O (Office).

TO WIT: POHL, LLC Property

LOCATION: Located near the southeast corner of the intersection of Old Creek Road and North Creek Drive.

DESCRIPTION: Lying and being situated in Pactolus Township, Pitt County, North Carolina, and being more particularly described as follows:

Beginning at a point in the southern line of the POHL Partnership property as recorded in deed book 1044 page 306 said point being located N 44-04-44 E - 635.31’, thence N 45-16-36 E – 18.49’, thence N 37-48-24 E – 100.00’, thence N 34-02-30 E – 438.03’, thence S 48-40-00 E - 895.50’ from the intersection of the eastern right of way of NCSR 1529 and the northern right of way of US Hwy 264 By-pass, thence from said point of beginning with the southern line of the POHL Partnership property S 48-40-00 E – 52.20’ to the western line of the Alan T. Boutilier property as recorded in deed book 2850 page 160, thence with the western line of the Alan T. Boutilier property and the western line of Northwoods Subdivision as recorded in map book 37 page 164 S 13-35-00 E – 1844.97’ to the northern line of the Collice and Ann Moore, LLC property as recorded in deed book 3077 page 222, thence with the northern line of the Collice and Ann Moore, LLC property N 65-20-00 W – 38.20’, thence leaving the northern line of the Collice and Ann Moore, LLC property N 13-35-00 W – 1864.03’ to the point of beginning, containing 1.2772 acres.

Section 3. That the following described territory is rezoned from I (Industry) to IU (Unoffensive Industry).

TO WIT: Collice C. Moore Property

LOCATION: Located at the terminus of North Creek Drive.

DESCRIPTION: Lying and being situated in Pactolus Township, Pitt County, North Carolina, and being more particularly described as follows:

Beginning at a point in the northern right of way of North Creek Drive said point being the northeast corner of Lot 3 North Creek Commercial Park as recorded in map book 76 page 166, thence from said point of beginning with the northern right of way of North Creek Drive 20.88' along the arc of a curve said curve being to the left having a radius of 55.00' and a chord bearing N 43-57-10 E – 20.76', thence leaving the northern right of way of North Creek Drive S 30-31-15 E – 808.11' to the northern line of the Collice and Ann Moore, LLC property as recorded in deed book 3077 page 222, thence with the northern line of the Collice and Ann Moore, LLC property N 65-20-00 W – 35.03' to the southeast corner of Lot 3 North Creek Commercial Park, thence with the eastern line of Lot 3 North Creek Commercial Park N 30-31-15 W – 773.79' to the point of beginning, containing 0.3628 acres.

Section 4. That the Director of Community Development is directed to amend the zoning map of the City of Greenville in accordance with this ordinance.

Section 5. That all ordinances and clauses of ordinances in conflict with this ordinance are hereby repealed.

Section 6. That this ordinance shall become effective upon its adoption.

ADOPTED this 10th day of October, 2013.

Allen M. Thomas, Mayor

ATTEST:

Carol L. Barwick, City Clerk

Doc. # 963491

Excerpt from the DRAFT Planning & Zoning Commission Meeting Minutes (9-17-13)

ORDINANCE REQUESTED BY COLLICE C. MOORE AND POHL PARTNERSHIP TO REZONE 25.2285 ACRES LOCATED NEAR THE SOUTHEAST CORNER OF THE INTERSECTION OF OLD CREEK ROAD AND NORTH CREEK DRIVE FROM RA20 (RESIDENTIAL-AGRICULTURAL), RR (RURAL RESIDENTIAL – PITT COUNTY’S JURISDICTION) AND I (INDUSTRY) TO IU (UNOFFENSIVE INDUSTRY) AND O (OFFICE) - APPROVED

Ms. Chantae Gooby, Planner II, delineated the property. The rezoning is in conjunction with a request to extend the extra-territorial jurisdiction. The property is located in the northeast section of the city. The property is split into three tracts– Tract 1 is requested for Unoffensive Industry (IU), Tract 2 is for Office and Tract 3 is for Unoffensive Industry. A designated intermediate focus area is at the intersection of Martin Luther King, Jr. Highway and Old Creek Road. The rezoning could generate a decrease of 440 trips per day. The property is split zoned – Pitt County’s zoning is RR (Rural Residential) and the City’s zoning is RA20 (Residential Agricultural). The RR and RA20 zonings are similar. The office zoning helps to buffer the commercial and residential uses. Vegetation and parking can be in the proposed office zoning but not industrial/commercial buildings. The property was part of a flood study that indicates that the property is severely impacted by the floodway and floodplains associated with the Tar River. The flood maps have been reviewed by the City but have not been officially adopted but will be used when the property is developed. Under the current zoning (RA20 and RR) for Tracts 1 and 2, staff would anticipate the site to yield no more than 109 single-family lots. Under the proposed zoning (IU and O), the site could yield 241,769+/- square feet of warehouse/mini-storage/industrial space. Tract 3 will be developed along with Tract 1. The Future Land Use Plan Map recommends commercial (C) at the southwest corner of Martin Luther King, Jr. Highway and Old Creek Road transitioning to industrial (I) to the east and south with conservation/open space (COS). The COS indicates potential environmental hazards and a buffer between the non-residential and the residential. In staff’s opinion, the request is in general compliance with Horizons: Greenville’s Community Plan and the Future Land Use Plan Map. The commercial and IU share many of the same uses. Industrial uses should have direct access and be adjacent to major thoroughfares. Office/institutional/multi-family development should be used as a buffer between light industrial and commercial development and adjacent residential land uses.

Mr. Weitz asked if the floodplain map was changed.

Mr. Ken Malpass, representative of POHL and Collice Moore, stated that the floodplain map was in error for the land in this area. The current floodplain elevation has dropped four feet. The floodplain is more like the floodway map. Very little of the requested property is in the floodplain or the floodway.

Ms. Gooby stated that even though the new map has not been officially adopted by the city, it is information that will be used when the property is developed.

Mr. Parker asked if the new map will be adopted by the city.

Ms. Gooby stated yes.

Mr. Tim Corley, Engineer, stated that the flood study is reviewed by the Floodplain Manager and to make sure it is correct prior to FEMA review and approval. The developer will have to meet all regulations of the floodplain ordinance.

Ms. Bellis asked what year of the floodplain.

Mr. Corley stated that the map is the floodway and there is no development allowed in the floodway. The floodplain map was the 500-year area.

Mr. Weitz asked why the 38-52' strip was originally requested for CO but has changed to office and what the net result would be involving buffers.

Ms. Gooby stated she made a mistake by suggested CO because the land has to be a minimum of 100' in order to be a conservation area overly (CO). After talking to the applicant, they changed the application to request O rezoning. The vegetation has to be in place regardless of the zoning because of the adjacent uses. The O rezoning can be used for parking, stormwater but no part of an industrial/commercial building can be placed in the O rezoning.

Mr. Weitz asked if industrial is between the O rezoning and single family residential, would the buffer have to be 30 feet.

Ms. Gooby referred the vegetation to chart to show the likely of commercial/industrial development beside of single-family would be a Bufferyard E which requires a 30' buffer than can be reduced to 15' with an opaque fence or berm.

Mr. Weitz asked why staff did not recommend approval of the request.

Ms. Gooby stated that the request was in general compliance and that the intent of the plan is to have non-residential. Staff is not recommending approval or denial. It is up to the commission to make its own interpretation.

Chairwoman Basnight opened the public hearing.

Mr. Ken Malpass, representative of POHL and Collice Moore, spoke in favor of the request. He stated that the request was in compliance and was willing to answer any additional questions.

No one spoke in opposition of the request.

Chairwoman Basnight closed the public hearing and opened for board discussion.

Mr. Weitz stated that he was concerned about industrial uses being so close to residential lots, the policies in the city's plans state floodplains should not be developed but saved for open space, the protection of the neighborhood, and the compatibility between the two uses.

Mr. Schrade stated that the floodplain was not a big issue because of the size of the lot located in the floodplain.

Ms. Darden asked if the residents were informed of the request.

Ms. Gooby stated that 2 signs were posted on the property and notices were mailed to property owners within 300 feet of the property.

Motion made by Mr. Smith, seconded by Mr. Schrade, to recommend approval of the ordinance requested by Collice Moore and POHL Partnership to rezone 25.2285 acres located near the southeast corner of the intersection of Old Creek Road and North Creek Drive from RA20 (Residential-Agricultural), RR (Rural Residential - Pitt County's Jurisdiction) and I (Industry) to IU (Unoffensive Industry) and O (Office) and to advise that it is consistent with the Comprehensive Plan and other applicable plans and to adopt the staff report which addresses plan consistency and other matters. Those voting in favor: Smith, Bellis, Parker, Griffin, Schrade, Darden and Harrington. Those voting in opposition: Weitz. Motion passed.

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*

**Rural Residential (RR) Pitt County Zoning
List of Permitted, Special and Conditional Uses**

Agricultural Production
Forestry
Bed and Breakfast Inn
Family Care Home
Manufactured Home on Individual Lot
Manufactured Home Park, 5 or more lots (special use)
Manufactured Home Park, 5 or less lots

Modular Home
Multi-family Dwelling, less than 5 units
Single-family Dwelling
Duplex Dwelling
Caretaker Dwelling
Communication Tower, under 60' in height
Emergency Shelter
Home Occupation
Rural Family Occupation
Athletic Field
Civic, Social and Fraternal Associations
Country Club with Golf Course
Golf Course
Private Campground/RV Park
Private Club or Recreational Facility, Other
Public Club or Recreational Facility, Other
Riding Academy
Swim and Tennis Club
Cemetery or Mausoleum on same property as Church
Cemetery or Mausoleum not on same property as Church
Church or other Place of Worship
College, University, Technical Institute (special use)
Day Care Center, Adult and Child
Elementary or Secondary School
Fire Station/Emergency Medical Service
Library
Nursing and Convalescent Home
Orphanage
Law Enforcement Substation
Retreat/Conference Center
Tutoring/Mentoring Center, less than 5 students
Veterinary Clinic
Radio, Television or Communication Tower, over 60' in height
Sewage Treatment Plant (conditional use)
Utility Lines
Utility Related Appurtenances
Water Treatment Plant (conditional use)
Arts and Crafts Shows
Automobile Parking on same lot as principal use
Christmas Tree Sales
Emergency Shelter
Horse Shows
Outdoor Fruit and Vegetable Markets
Outdoor Religious Events
Shopping Center
Special Temporary Event
Subdivision
Temporary Construction, Storage or Office; Real Estate Sales or Rental Office
Temporary Emergency, Construction, and Repair Residence

I (Industry)
Permitted Uses

(1) General:

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

*(2) Residential:** None

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

(4) Governmental:

- a. Public utility building or use
- b. City of Greenville municipal government building or use (see also section 9-4-103)
- c. County or state government building or use not otherwise listed; excluding outside storage and major or minor repair
- d. Federal government building or use
- e. County government operation center

(5) Agricultural/ Mining:

- a. Farming; agriculture, horticulture, forestry (see also section 9-4-103)
- b. Greenhouse or plant nursery; including accessory sales
- 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
- i. Livestock sales pavilion, auditorium, yard, distribution or transshipment facility
- j. Quarry, mining, excavation and works including material storage and distribution; sand, stone, gravel

(6) Recreational/ Entertainment:

- f. Public park or recreational facility
- g. Private noncommercial park or recreational facility
- p. Circus, carnival or fairs

(7) Office/ Financial/ Medical:

- b. Operation/processing center
- c. Office; customer service not otherwise listed, including accessory service delivery vehicle parking and indoor storage
- g. Catalogue processing center

(8) Services:

- n. Auditorium
- s. Hotel, motel, bed and breakfast inn; limited stay lodging (see also residential quarters for resident manager, supervisor or caretaker and section 9-4-103)
- y. Television, and/or radio broadcast facilities including receiving and transmission equipment and towers or cellular telephone and wireless communication towers [unlimited height, except as provided by regulations]
- z. Printing or publishing service including graphic art, map, newspapers, magazines and books
- aa. Catering service including food preparation (see also restaurant; conventional and fast food)
- gg. Vocational rehabilitation center
- nn. Industrial laundries

(9) Repair:

- a. Major repair; as an accessory or principal use
- b. Minor repair; as an accessory or principal use
- c. Upholster; automobile, truck, boat or other vehicle, trailer or van
- d. Upholsterer; furniture
- e. Furniture refinishing, stripping or repair facility
- f. Appliance; household and office equipment repair
- h. Appliance; commercial and industrial equipment repair not otherwise listed

(10) Retail Trade:

- b. Gasoline or automotive fuel sale; accessory or principal use, retail
- h. Restaurant; conventional
- i. Restaurant; fast food
- cc. Farm supply and commercial implement sales
- dd. Industrial implement, machinery or tool sales

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

- a. Wholesale; durable and nondurable goods, not otherwise listed
- d. Rental of automobile, noncommercial trucks or trailers, recreational vehicles, motorcycles and boats
- e. Rental of tractors and/or trailers, or other commercial or industrial vehicles or machinery

(12) Construction:

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

(13) Transportation:

- a. Railroad freight or distribution and/or passenger station
- d. Truck terminal or distribution center
- e. Parcel delivery service
- f. Ambulance service
- g. Airport and related activities; private
- h. Parking lot or structure; principal use

(14) Manufacturing/ Warehousing:

- a. Ice plant and freezer lockers
- b. Dairy; production, storage and shipment facilities
- c. Bakery; production, storage and shipment facilities
- d. Stone or monument cutting, engraving
- e. Mobile home repair or rework facility; no sales allowed
- g. Cabinet, woodwork or frame shop; excluding furniture manufacturing or upholster
- h. Engraving; metal, glass or wood
- j. Moving and storage; including outside storage
- k. Mini-storage warehouse, household; excluding outside storage
- l. Warehouse or mini-storage warehouse, commercial or industrial; including outside storage
- m. Warehouse; accessory to approved commercial or industrial uses within the district; excluding outside storage
- n. Petroleum (bulk) storage facility; excluding retail sales
- o. Feed and grain elevator, mixing, redrying, storage or sales facility
- p. Tobacco redrying or processing plant
- q. Fertilizer or lime manufacture or bulk storage
- r. Manufacturing of acid, toxic chemicals or other hazardous materials or explosive products not otherwise listed
- s. Manufacture of nonhazardous products; general, including nonhazardous and nontoxic chemicals and/or materials not otherwise listed

- t. Manufacture of nonhazardous medical supplies or medical products, including distribution
- u. Tire recapping or retreading plant
- v. Bottling or packing plant for nonhazardous materials or products
- w. Bottling or packing plant for hazardous, flammable or explosive materials or products
- y. Recycling collection station of facilities
- z. Metallurgy, steel fabrication, welding
- aa. Meat, poultry or fish processing or packing plant
- bb. Slaughterhouse
- cc. Manufacture of pharmaceutical, biological, botanical, medical, and cosmetic products, and related materials

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

I (Industry)

Special Uses

(1) *General:** None

(2) *Residential:*

- i. Residential quarters for resident manager, supervisor or caretaker; excluding mobile home
- j. Residential quarters for resident manager, supervisor or caretaker; including mobile home

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

(4) *Governmental:*

- f. Correctional facility

(5) *Agricultural/ Mining:** None

(6) *Recreational/ Entertainment:*

- e. Miniature golf or putt-putt course
- i. Commercial recreation; indoor and outdoor, not otherwise listed
- k. Firearm ranges; indoor or outdoor

(7) *Office/ Financial/ Medical:*

- a. Office; professional and business, not otherwise listed

(8) *Services:*

- a. Child day care facilities
- b. Adult day care facilities
- l. Convention center; private
- s.(1). Hotel, motel, bed and breakfast inn; extended stay lodging (see also residential quarters for resident manager, supervisor or caretaker and section 9-4-103)

(9) *Repair:** None

(10) *Retail Trade:*

- j. Restaurant; regulated outdoor activities

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

(12) *Construction:** None

(13) *Transportation:** None

(14) Manufacturing/ Warehousing:

- f. Junkyard automobile graveyard or materials reclamation facility
- x. Sanitary landfill or incinerator; public or private

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

- c. Other activities; commercial services not otherwise listed
- e. Other activities; industrial services not otherwise listed

PROPOSED ZONING

IU (Unoffensive Industry)

Permitted Uses

(1) General:

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

*(2) Residential:** None

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

(4) Governmental:

- a. Public utility building or use
- b. City of Greenville municipal government building or use (see also section 9-4-103)
- c. County or state government building or use not otherwise listed; excluding outside storage and major or minor repair
- d. Federal government building or use
- e. County government operation center

(5) Agricultural/ Mining:

- a. Farming; agriculture, horticulture, forestry (see also section 9-4-103)
- b. Greenhouse or plant nursery; including accessory sales
- d. Farmers market
- 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
- p. Circus, carnival or fairs

(7) Office/ Financial/ Medical:

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

(8) Services:

- n. Auditorium
- s. Hotel, motel, bed and breakfast inn; limited stay lodging (see also residential quarters for resident manager, supervisor or caretaker and section 9-4-103)
- z. Printing or publishing service including graphic art, map, newspapers, magazines and books
- aa. Catering service including food preparation (see also restaurant; conventional and fast food)
- bb. Civic organization
- gg. Vocational rehabilitation center
- mm. Commercial laundries; linen supply
- nn. Industrial laundries
- y. Television, and/or radio broadcast facilities including receiving and transmission equipment and towers or cellular telephone and wireless communication towers [unlimited height, except as provided by regulations]

(9) Repair:

- b. Minor repair; as an accessory or principal use
- c. Upholster; automobile, truck, boat or other vehicle, trailer or van
- d. Upholsterer; furniture
- f. Appliance; household and office equipment repair
- h. Appliance; commercial and industrial equipment repair not otherwise listed

(10) Retail Trade:

- b. Gasoline or automotive fuel sale; accessory or principal use, retail
- h. Restaurant; conventional
- i. Restaurant; fast food
- cc. Farm supply and commercial implement sales

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

- a. Wholesale; durable and nondurable goods, not otherwise listed
- d. Rental of automobile, noncommercial trucks or trailers, recreational vehicles, motorcycles and boats
- e. Rental of tractors and/or trailers, or other commercial or industrial vehicles or machinery

(12) Construction:

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

(13) Transportation:

- a. Railroad freight or distribution and/or passenger station
- d. Truck terminal or distribution center
- e. Parcel delivery service
- f. Ambulance service
- g. Airport and related activities; private
- h. Parking lot or structure; principal use

(14) Manufacturing/ Warehousing:

- a. Ice plant and freezer lockers
- b. Dairy; production, storage and shipment facilities
- c. Bakery; production, storage and shipment facilities
- d. Stone or monument cutting, engraving
- g. Cabinet, woodwork or frame shop; excluding furniture manufacturing or upholster
- h. Engraving; metal, glass or wood
- j. Moving and storage; including outside storage
- k. Mini-storage warehouse, household; excluding outside storage
- l. Warehouse or mini-storage warehouse, commercial or industrial; including outside storage
- m. Warehouse; accessory to approved commercial or industrial uses within a district; excluding outside

- storage
- o. Feed and grain elevator, mixing, redrying, storage or sales facility
- p. Tobacco redrying or processing plant
- s. Manufacture of nonhazardous products; general, including nonhazardous and nontoxic chemicals and/or materials not otherwise listed
- t. Manufacture of nonhazardous medical supplies or medical products, including distribution
- u. Tire recapping or retreading plant
- v. Bottling or packing plant for nonhazardous materials or products
- y. Recycling collection station of facilities
- cc. Manufacture of pharmaceutical, biological, botanical, medical, and cosmetic products, and related materials

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

IU (Unoffensive Industry)
Special Uses

(1) *General:** None

(2) *Residential:*

- i. Residential quarters for resident manager, supervisor or caretaker; excluding mobile home
- j. Residential quarters for resident manager, supervisor or caretaker; including mobile home
- o. Nursing, convalescent center or maternity home; major care facility

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

(4) *Governmental:** None

(5) *Agricultural/ Mining:** None

(6) *Recreational/ Entertainment:*

- e. Miniature golf or putt-putt course
- i. Commercial recreation; indoor and outdoor, not otherwise listed
- k. Firearm ranges; indoor or outdoor

(7) *Office/ Financial/ Medical:*

- a. Office; professional and business, not otherwise listed

(8) *Services:*

- a. Child day care facilities
- b. Adult day care facilities
- l. Convention center; private
- o. Church or place of worship (see also section 9-4-103)
- s.(1). Hotel, motel, bed and breakfast inn; extended stay lodging (see also residential quarters for resident manager, supervisor or caretaker and section 9-4-103)

(9) *Repair:*

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

(10) *Retail Trade:*

- j. Restaurant; regulated outdoor activities

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

- g. Mobile home sales including accessory mobile home office

(12) *Construction:** None

(13) Transportation:

- c. Taxi and limousine service

(14) Manufacturing/ Warehousing:

- z. Metallurgy, steel fabrication, welding

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

- c. Other activities; commercial services not otherwise listed
- e. Other activities; industrial services not otherwise listed

O (Office)

Permitted Uses

(1) General:

- a. Accessory use or building
- b. Internal service facilities
- c. On-premise signs per Article N
- f. Retail sales; incidental

*(2) Residential:** None

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

(4) Governmental:

- b. City of Greenville municipal government building or use (see also section 9-4-103)
- c. County or state government building or use not otherwise listed; excluding outside storage and major or minor repair
- d. Federal government building or use

(5) Agricultural/ Mining:

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

(6) Recreational/ Entertainment:

- f. Public park or recreational facility

(7) Office/ Financial/ Medical:

- a. Office; professional and business, not otherwise listed
- d. Bank, savings and loan or other savings or investment institutions
- e. Medical, dental, ophthalmology or similar clinic, not otherwise listed

(8) Services:

- c. Funeral home
- e. Barber or beauty shop
- 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)
- o. Church or place of worship (see also section 9-4-103)
- p. Library
- q. Museum
- r. Art Gallery
- u. Art studio including art and supply sales
- v. Photography studio including photo and supply sales
- w. Recording studio
- x. Dance studio

*(9) Repair:** None

(10) Retail Trade:

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

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

(12) Construction:

- 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*

O (Office)
Special Uses

(1) General: None*

(2) Residential:

- i. Residential quarters for resident manager, supervisor or caretaker; excluding mobile homes

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

(4) Governmental:

- a. Public utility building or use

(5) Agricultural/ Mining: None*

(6) Recreational/ Entertainment: None*

(7) Office/ Financial/ Medical: None*

(8) Services:

- a. Child day care facilities
- b. Adult day care facilities
- j. College and other institutions of higher learning
- l. Convention center; private
- bb. Civic organizations
- cc. Trade and business organizations

(9) Repair: None*

(10) Retail Trade: None*

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

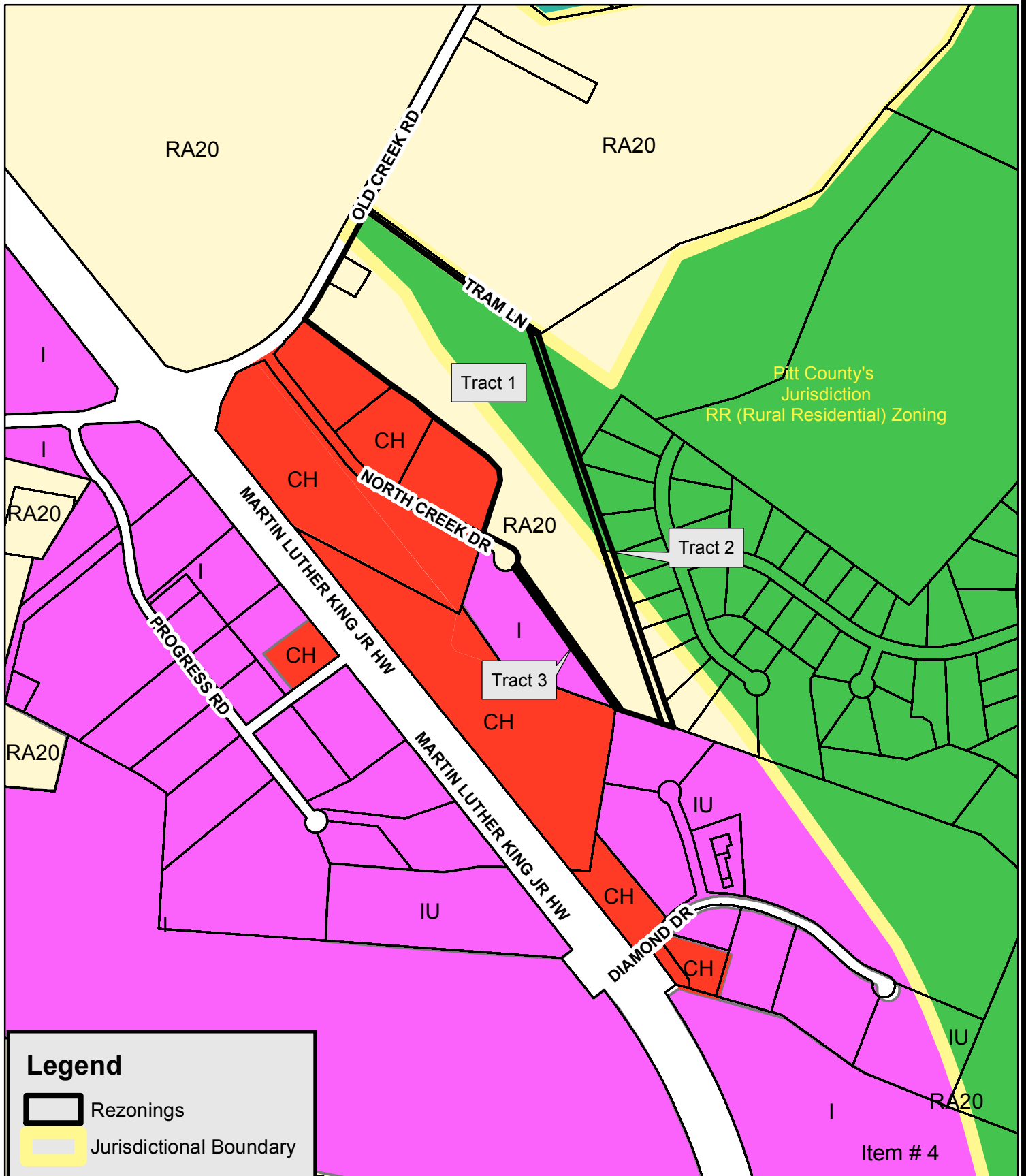
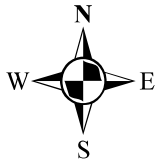
(12) Construction: None*

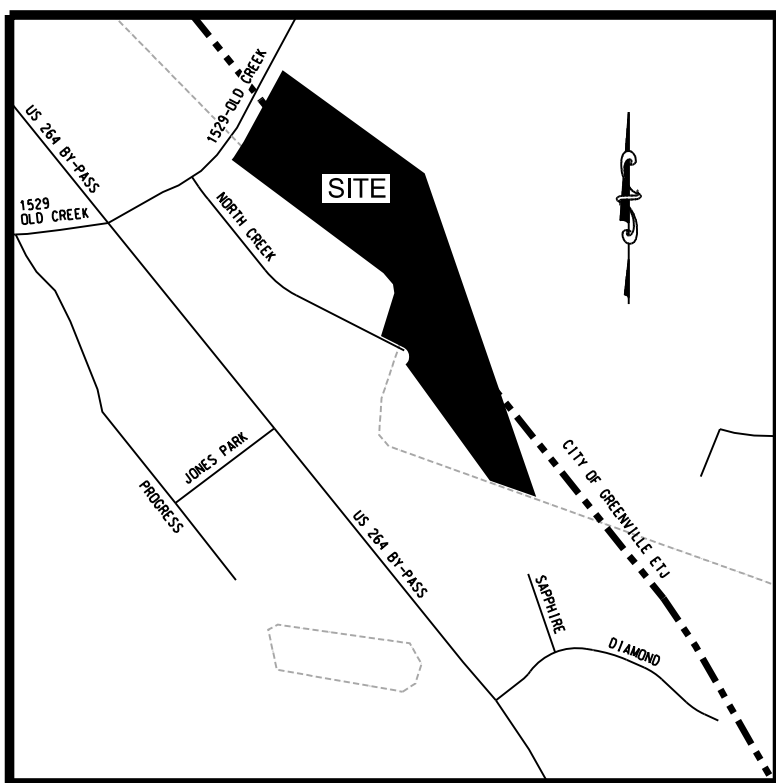
(13) Transportation: None*

*(14) Manufacturing/ Warehousing: * None*

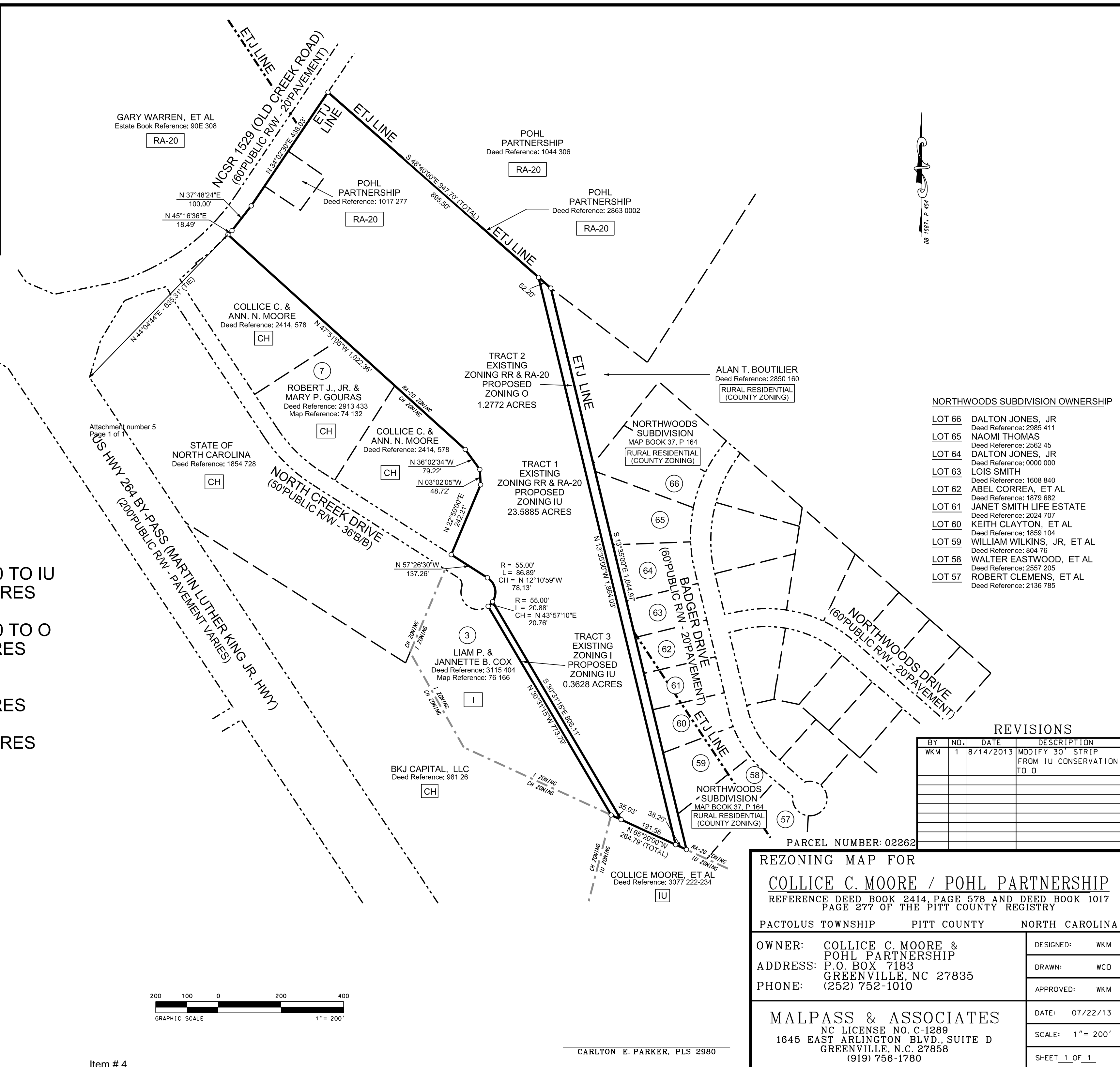
(15) Other Activities (not otherwise listed - all categories): None*

Collice C. Moore and POHL Partnership
Tract 1: RA20, RR to IU (23.5885 acres)
Tract 2: RA20, RR to O (1.2772 acres)
Tract 3: I to IU (0.3628 acres)
TOTAL: 25.2285 acres





VICINITY MAP
1" = 1000'



TRACT 1: RR & RA-20 TO IU
23.5885 ACRES

TRACT 2: RR & RA-20 TO O
1.2772 ACRES

TRACT 3: I TO IU
0.3628 ACRES

TOTAL: 25.2285 ACRES

- NORTHWOODS SUBDIVISION OWNERSHIP**
- LOT 66 DALTON JONES, JR
Deed Reference: 2985 411
 - LOT 65 NAOMI THOMAS
Deed Reference: 2562 45
 - LOT 64 DALTON JONES, JR
Deed Reference: 0000 000
 - LOT 63 LOIS SMITH
Deed Reference: 1608 840
 - LOT 62 ABEL CORREA, ET AL
Deed Reference: 1879 682
 - LOT 61 JANET SMITH LIFE ESTATE
Deed Reference: 2024 707
 - LOT 60 KEITH CLAYTON, ET AL
Deed Reference: 1859 104
 - LOT 59 WILLIAM WILKINS, JR, ET AL
Deed Reference: 804 76
 - LOT 58 WALTER EASTWOOD, ET AL
Deed Reference: 2557 205
 - LOT 57 ROBERT CLEMENS, ET AL
Deed Reference: 2136 785

REVISIONS

BY	NO.	DATE	DESCRIPTION
WKM	1	8/14/2013	MODIFY 30' STRIP FROM IU CONSERVATION TO O

PARCEL NUMBER: 02262

REZONING MAP FOR
COLLICE C. MOORE / POHL PARTNERSHIP
 REFERENCE DEED BOOK 2414, PAGE 578 AND DEED BOOK 1017
 PAGE 277 OF THE PITT COUNTY REGISTRY

PACTOLUS TOWNSHIP PITT COUNTY NORTH CAROLINA

OWNER: COLLICE C. MOORE & POHL PARTNERSHIP
 ADDRESS: P.O. BOX 7183
 GREENVILLE, NC 27835
 PHONE: (252) 752-1010

DESIGNED: WKM
 DRAWN: WCO
 APPROVED: WKM


MALPASS & ASSOCIATES
 NC LICENSE NO. C-1289
 1645 EAST ARLINGTON BLVD., SUITE D
 GREENVILLE, N.C. 27858
 (919) 756-1780

DATE: 07/22/13
 SCALE: 1" = 200'
 SHEET 1 OF 1



MEMORANDUM

TO: Chantae M. Gooby, Planning & CD

FROM: Rik DiCesare, P.E., PTOE, City Traffic Engineer 

SUBJECT: Rezoning Thoroughfare/Traffic Volume Report for August 20, 2013, Planning & Zoning Commission Meeting

DATE: August 7, 2013

We have reviewed the following rezoning request:

Case #13-06 Collice Moore & POHL Partnership

Based on the analysis comparing the existing zoning (1043 daily trips) and requested rezoning, the proposed rezoning classification could generate 603 trips to and from the site on Old Creek Road, which is a net *decrease* of 440 less trips per day. Since the traffic analysis for the requested rezoning indicates that the proposal would generate less traffic than the existing zoning, a traffic volume report was not generated.

If you have any questions, do not hesitate to contact me at Ext. 4066, or Stacey Pigford at Ext. 4678.

cc: Stacey Pigford, P.E., Assistant Traffic Engineer

04/30/07

BUFFERYARD SETBACK AND VEGETATION SCREENING CHART

For Illustrative Purposes Only

Bufferyard Requirements: Match proposed land use with adjacent permitted land use or adjacent vacant zone/nonconforming use to determine applicable bufferyard.

PROPOSED LAND USE CLASS (#)	ADJACENT PERMITTED LAND USE CLASS (#)					ADJACENT VACANT ZONE OR NONCONFORMING USE		PUBLIC/PRIVATE STREETS OR R.R.
	Single-Family Residential (1)	Multi-Family Residential (2)	Office/Institutional, light Commercial, Service (3)	Heavy Commercial, Light Industry (4)	Heavy Industrial (5)	Residential (1) - (2)	Non-Residential (3) - (5)	
Multi-Family Development (2)	C	B	B	B	B	C	B	A
Office/Institutional, Light Commercial, Service (3)	D	D	B	B	B	D	B	A
Heavy Commercial, Light Industry (4)	E	E	B	B	B	E	B	A
Heavy Industrial (5)	F	F	B	B	B	F	B	A

Bufferyard A (street yard)		
Lot Size	Width	For every 100 linear feet
Less than 25,000 sq.ft.	4'	2 large street trees
25,000 to 175,000 sq.ft.	6'	2 large street trees
Over 175,000 sq.ft.	10'	2 large street trees

Street trees may count toward the minimum acreage.

Bufferyard B (no screen required)	
Lot Size	Width
Less than 25,000 sq.ft.	4'
25,000 to 175,000 sq.ft.	6'
Over 175,000 sq.ft.	10'

Bufferyard C (screen required)	
Width	For every 100 linear feet
10'	3 large evergreen trees 4 small evergreens 16 evergreen shrubs

Where a fence or evergreen hedge (additional materials) is provided, the bufferyard width may be reduced to eight (8) feet.

Bufferyard D (screen required)	
Width	For every 100 linear feet
20'	4 large evergreen trees 6 small evergreens 16 evergreen shrubs

Bufferyard width may be reduced by fifty (50%) percent if a fence, evergreen hedge (additional material) or earth berm is provided.

Bufferyard E (screen required)	
Width	For every 100 linear feet
30'	6 large evergreen trees 8 small evergreens 26 evergreen shrubs

Bufferyard width may be reduced by fifty (50%) percent if a fence, evergreen hedge (additional material) or earth berm is provided.

Bufferyard F (screen required)	
Width	For every 100 linear feet
50'	8 large evergreen trees 10 small evergreens 36 evergreen shrubs

Bufferyard width may be reduced by fifty (50%) percent if a fence, evergreen hedge (additional material) or earth berm is provided.

Parking Area: Thirty (30) inch high screen required for all parking areas located within fifty (50) feet of a street right-of-way.

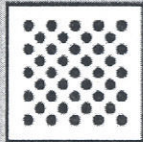
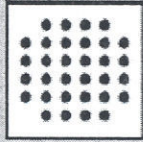
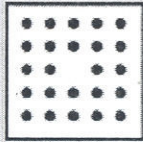
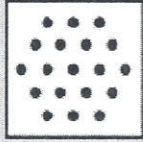

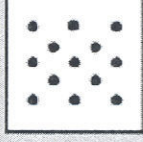
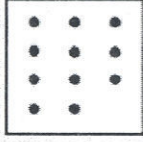
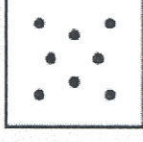
Residential Density		
Maximum density allowed by Zoning District based on average of 2.67 persons per dwelling unit		
High Density		
R6 R6-N R6-MH OR CDF	17 units per acre yields 45 persons per acre	
PUD	12 units per acre yields 32 persons per acre	
Medium Density		
R6-A	9 units per acre yields 24 persons per acre	
R6-S	7 units per acre yields 19 persons per acre	
R9	6 units per acre yields 16 persons per acre	
R9-S	5 units per acre yields 13 persons per acre	
Low Density		
RA-20 MRS	4 units per acre yields 11 persons per acre	
R15-S	3 units per acre yields 8 persons per acre	

Illustration: Maximum allowable density in Residential Zoning Districts



City of Greenville, North Carolina

Meeting Date:
10/10/2013
Time: 7:00 PM

Title of Item: Ordinance requested by Kenneth M. Lloyd, Sr. to rezone 0.6522 acres located at the southwest corner of the intersection of Farmville Boulevard (Tenth Street Connector) and Manhattan Avenue from R6 (Residential [High Density Multi-family]) to CH (Heavy Commercial)

Explanation: **Abstract:** The City has received a request from Kenneth M. Lloyd, Sr. to rezone 0.6522 acres located at the southwest corner of the intersection of Farmville Boulevard (Tenth Street Connector) and Manhattan Avenue from R6 (Residential [High Density Multi-family]) to CH (Heavy Commercial).

Required Notice:

Planning and Zoning Commission meeting notice (property owner and adjoining property owner(s) letters) mailed on September 3, 2013.
On-site sign(s) posted on September 3, 2013.
City Council public hearing notice (property owners and adjoining property owner(s) letters) mailed on September 24, 2013.
Public hearing legal advertisement published on September 30 and October 7, 2013.

Comprehensive Plan:

The subject property is located in Vision Area G.

Management Actions:

Link Farmville Boulevard with 10th Street.

Farmville Boulevard is designated as a connector corridor between Memorial Drive and West 14th Avenue. Connector corridors are anticipated to contain a variety of higher intensity land uses. This section of Farmville Boulevard will be impacted by the Tenth Street Connector.

The Future Land Use Plan Map recommends commercial (C) at the southeast corner of the intersection of Farmville Boulevard and Line Avenue transitioning to high density residential (HDR) to the south and office/institutional/multi-family (OIMF) to the east.

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

Based on possible uses permitted by the requested rezoning, the proposed rezoning classification could generate 2,764 trips to and from the site on Farmville Boulevard, which is a net increase of 2,697 additional trips per day.

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

This site is impacted by the Tenth Street Connector.

History/Background:

In 1969, the property was zoned CH (Heavy Commercial) and R6 (Residential).

Present Land Use:

Vacant

Water/Sewer:

Water and sanitary sewer are located in the rights-of-way of Farmville Boulevard and Line Avenue.

Historic Sites:

There is no known effect on designated sites.

Environmental Conditions/Constraints:

There are no known environmental conditions/constraints.

Surrounding Land Uses and Zoning:

North: R6S - four (4) single-family residences

South: R6 - two (2) single-family residences

East: R6 - one (1) single-family residence

West: CH - Hardee and Cox Welding

Density Estimates:

Under the current zoning (R6), the site could yield no more than 10 multi-family units (1, 2, and 3 bedrooms).

Under the proposed zoning (CH), the site could yield 6,250+/- square feet of conventional or fast food restaurant/convenience store space.

The anticipated build-out time is within 1-2 years.

Fiscal Note: No cost to the City.

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

"General compliance with the comprehensive plan" should be construed as meaning the requested rezoning is recognized as being located in a transition area and that the requested rezoning (i) is currently contiguous or is reasonably anticipated to be contiguous in the future, to specifically recommended and desirable zoning of like type, character or compatibility, (ii) is complementary with objectives specifically recommended in the Horizons Plan, (iii) is not anticipated to create or have an unacceptable impact on adjacent area properties or travel ways, and (iv) preserves the desired urban form. It is recognized that in the absence of more detailed plans, subjective decisions must be made concerning the scale, dimension, configuration, and location of the requested zoning in the particular case. Staff is not recommending approval of the requested zoning; however, staff does not have any specific objection to the requested zoning.

The Planning and Zoning Commission voted to recommend approval of the request at its September 17, 2013, meeting.

If City Council determines to approve the request, a motion to adopt the attached rezoning ordinance will accomplish this. The ordinance includes the statutorily required statement describing whether the action taken is consistent with the comprehensive plan and explaining why Council considers the action taken to be reasonable and in the public interest.

If City Council determines to deny the rezoning request, in order to comply with this statutory requirement, it is recommended that the motion be as follows: Motion to deny the proposed amendment and to make a finding and determination that, although the rezoning request is consistent with the comprehensive plan, there is a more appropriate zoning classification and, therefore, denial is reasonable and in the public interest.

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 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

- [📄 Location Map](#)
- [📄 Survey](#)
- [📄 Bufferyard and Vegetation Standards and Residential Density](#)
- [📄 Ordinance_Kenneth_Lloyd_963492](#)
- [📄 Rezoning_Case_13_07_Kenneth_M._Lloyd_962461](#)
- [📄 Minutes_for_Kenneth_Lloyd_963954](#)
- [📄 List_of_Uses_R6_to_CH_962551](#)

East=755178.969 meters (NAD 83/2007) and running thence S 21°00'55" E 1816.31 feet to a point on the southern right of way of Farmville Boulevard having North Carolina grid coordinates of North=207274.911 meters and East=755377.482 meters (NAD 83/2007); thence along said southern right of way of Farmville Boulevard N 83°30'22" E 91.77 feet to the POINT OF BEGINNING; thence from said beginning point continuing with the southern right of way of Farmville Boulevard N 83°30'22" E 83.75 feet to an iron pipe set; thence with the arc of a curve to the right having a radius of 2025.00 feet, a central angle of 3°06'58", an arc length of 110.13 feet and a chord of N 85°03'51" E 110.12 feet to a nail at the intersection of the southern right of way of Farmville Boulevard and the southwest right of way of Manhattan Avenue; thence along the southwest right of way of Manhattan Avenue S 35°33'41" E 39.98 feet to a point; thence leaving said western right of way of Manhattan Avenue along the northern property line of the aforementioned Lot 15, Block Q of the Property of E.B.-J.W. and J.S. Higgs as recorded in Map Book 2, Page 180 of the Pitt County Registry S 54°07'35" W 1.74 feet to an existing iron pipe; thence S 54°07'35" W 50.30 feet to an existing iron pipe; thence S 54°26'26" W 66.68 feet to an existing iron pipe; thence S 54°08'31" W 33.36 feet to an existing iron pipe at the northernmost common corner of Lots 6 and 15, Block Q of the aforementioned Property of E.B.-J.W. and J.S. Higgs; thence along the northern property line of Lot 6 S 54°16'09" W 77.03 feet; thence continuing S 54°16'09" W 72.33 feet to an "X" chiseled in the concrete on the eastern right of way of Watauga Avenue; thence along said eastern right of way of Watauga Avenue N 35°24'20" W 50.00 feet; thence N 35°24'20" W 50.00 feet to a point; thence leaving said eastern right of way of Watauga Avenue and running along the southern property line of Lot 9, Block Q of the aforementioned Property of E.B.-J.W. and J.S. Higgs N 54°16'09" E 132.96 feet to a point; thence N 35°11'04" W 37.27 feet to the POINT OF BEGINNING containing 0.6522 acre and being further known as Lots 7, 8, and portions of 11, 12, 13 and 14, Block Q of the Property of E.B.-J.W. and J.S. Higgs Subdivision as recorded in Map Book 2, Page 180 of the Pitt County Registry. The bearings in this description are based on NC Grid North (NAD 83/2007) and all distances are horizontal field distances. The combined NC grid factor used for grid coordinate calculations is 0.99989431.

Section 2. That the Director of Community Development is directed to amend the zoning map of the City of Greenville in accordance with this ordinance.

Section 3. That all ordinances and clauses of ordinances in conflict with this ordinance are hereby repealed.

Section 4. That this ordinance shall become effective upon its adoption.

ADOPTED this 10th day of October, 2013.

Allen M. Thomas, Mayor

ATTEST:

Carol L. Barwick, City Clerk
Doc. # 963492

REZONING THOROUGHFARE/TRAFFIC VOLUME REPORT

Case No: 13-07

Applicant: Kenneth M. Lloyd

Property Information

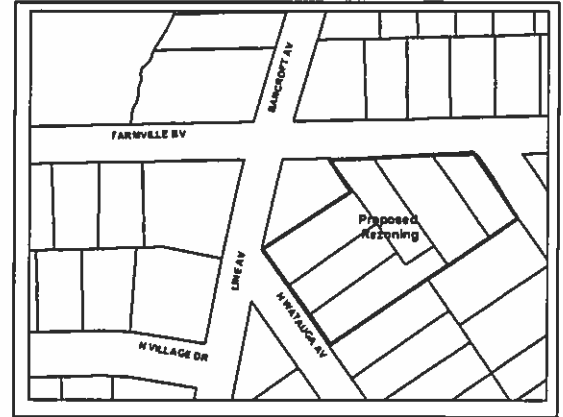
Current Zoning: R6 (Residential [High Density Multi-Family])

Proposed Zoning: CH (Heavy Commercial)

Current Acreage: 0.6522 acres

Location: Corner of Farmville Blvd & Line Avenue

Points of Access: Farmville Boulevard



Location Map

Transportation Background Information

1.) Farmville Blvd- City maintained

	<u>Existing Street Section</u>	<u>Ultimate Thoroughfare Street Section</u>
Description/cross section	4-lane with curb & gutter	4-lane divided with raised median - curb & gutter
Right of way width (ft)	55	90
Speed Limit (mph)	35	
Current ADT:	13,200 (*)	Ultimate Design ADT: 35,000 vehicles/day (**)
Design ADT:	35,000 vehicles/day (**)	
Controlled Access	No	
Thoroughfare Plan Status:	Major Thoroughfare	

Other Information: There are no sidewalks along Farmville Blvd that service this property.

- Notes:**
- (*) 2010 NCDOT count adjusted with a 2% growth rate
 - (**) Traffic volume based on operating Level of Service D for existing geometric conditions
- ADT – Average Daily Traffic volume

Transportation Improvement Program Status: 10th Street Connector Project will widen Farmville Blvd to 4 lanes with a raised median and sidewalks.

Trips generated by proposed use/change

Current Zoning: 67 -vehicle trips/day (*) **Proposed Zoning:** 2,764 -vehicle trips/day (*)

Estimated Net Change: increase of 2697 vehicle trips/day (assumes full-build out)
 (* - These volumes are estimated and based on an average of the possible uses permitted by the current and proposed zoning.)

Impact on Existing Roads

The overall estimated trips presented above are distributed based on current traffic patterns. The estimated ADTs on Farmville Blvd are as follows:

1.) Farmville Blvd , East of Site (50%): “No build” ADT of 13,200

Estimated ADT with Proposed Zoning (full build) – 14,582

Estimated ADT with Current Zoning (full build) – 13,234

Net ADT change = 1,348 (10% increase)

2.) Farmville Blvd , West of Site (50%):

"No build" ADT of 13,200

Estimated ADT with Proposed Zoning (full build) – 14,582

Estimated ADT with Current Zoning (full build) – 13,234

Net ADT change = 1,348 (10% increase)

Staff Findings/Recommendations

Based on possible uses permitted by the requested rezoning, the proposed rezoning classification could generate 2764 trips to and from the site on Farmville Blvd, which is a net increase of 2697 additional trips per day.

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

Excerpt from the DRAFT Planning & Zoning Minutes (9/17/2013)

ORDINANCE REQUESTED BY KENNETH M. LLOYD, SR. TO REZONE 0.6522 ACRES LOCATED AT THE SOUTHWEST CORNER OF THE INTERSECTION OF FARMVILLE BOULEVARD (TENTH STREET CONNECTOR) AND MANHATTAN AVENUE FROM R6 (RESIDENTIAL[HIGH DENSITY MULTI-FAMILY]) TO CH (HEAVY COMMERCIAL) - APPROVED

Ms. Chantae Gooby, Planner II, delineated the property. The property is centrally located in the city. The site is impacted by the Tenth Street Connector. The property is currently vacant and will be cobbled together with an adjacent piece of property under common ownership as the applicant as part of right-of-way acquisition for the Tenth Street Connector project. The rezoning could generate an increase of 2,764 trips per day, which is worse scenario with of convenient store and fast food restaurant since the rezoning is changing from residential to commercial. Under the current zoning (R6), the site could yield no more than 10 multi-family units (1, 2 and 3 bedrooms). Under the proposed zoning (CH), the site could yield 6,250+/- square feet of conventional or fast food restaurant/convenience store space. The Future Land Use Plan Map recommends commercial (C) at the southeast corner of the intersection of Farmville Boulevard and Line Avenue transitioning to high density residential (HDR) to the south and office/institutional/multi-family (OIMF) to the east. In staff's opinion, the request is in general compliance with Horizons: Greenville's Community Plan and the Future Land Use Plan Map.

Ms. Bellis asked if Farmville Boulevard will have limited access.

Mr. Ric DiCesare, City's traffic engineer, stated that access along the Tenth Street Connector will change significantly because a grassy median will be placed in the center of the corridor. Any driveways between intersections will be forced to make right-in, right-out movements to get into driveways. The proposed property will have access to Watauga Avenue and the applicant has contacted NCDOT to re-configure an access plan to Watauga Avenue. The real impact could be as little as 80 vehicles per day but the worse scenario was considered when planning the traffic pattern.

Ms. Bellis asked if the rezoning was changing because the road had changed.

Ms. Gooby stated that a residual piece of property that is zoned commercial is owned by the applicant and is undevelopable because of its size. The rezoning property will be cobbled together in order to have a developable piece of property.

Ms. Bellis asked if the residential rezoning for the entire area was going to change.

Ms. Gooby stated that the city does not know who will own the property as the Connector is developed. The area is an evolving situation.

Ms. Bellis stated that it appears that the city is losing a great opportunity to do planning for the area.

963954

Mr. Flood stated that the properties in the area will probably not function as residential properties because of their location on a major thoroughfare and the right-of-way changes.

Ms. Darden asked about details concerning the traffic flow at the corner of Watauga Avenue.

Mr. DiCesare stated that traffic was distributed to the thoroughfares in the area. There will not be direct access to Farmville Blvd from the requested property. The applicant is working with NCDOT to have a better flow of traffic. Watauga and Line Avenues will have a loop effect in order to provide access to the subject property.

Mr. Weitz asked if a median break will be at Line and Watauga Avenues.

Mr. DiCesare stated yes but there is not a break at Manhattan Avenue to go west toward the hospital. There is a left turn lane on Farmville Boulevard.

Ms. Harrington asked if a signal light will be at the intersection of Line and Watauga Avenues.

Mr. DiCesare stated that he did not recall.

Mr. Weitz asked if staff is not recommending approval because there is no transition from the commercial to residential properties.

Mr. Gooby stated the lack of transition may play a small part but since the area is only 0.6 of an acre the residual commercially-zoned property is undevelopable without the subject property being rezoned to commercial.

Chairwoman Basnight opened the public hearing.

Mr. Steve Spruill, representative of Kenneth Lloyd, spoke in favor of the request. The property cannot have a convenience store until 2014. The immediate intended use is to open a tire shop which will generate only 80 trips a day. The owner and NCDOT have talked about the driveway setup. The owner has agreed to give up all five driveway accesses to Farmville Boulevard, Line Avenue and a small portion of Watauga Avenue. He will get a commercial driveway permit on Watauga Avenue. The subject property was used as commercial for over 50 years. There has been a lot of discussion with NCDOT to overcome traffic problems. The owner would like to have both pieces of land to be commercial in order to develop it and to make it an asset to the neighborhood.

Ms. Darden asked if a buffer would be put in place between the commercial and residential lots.

Mr. Spruill stated yes and they will submit a site plan to include the buffer requirements.

No one spoke in opposition of the request.

963954

Chairwoman Basnight closed the public hearing and opened for board discussion.

Mr. Weitz stated the request is a reasonable request and it seems logical to extend the zoning since there is already CH adjacent. He is concerned about some of the uses that can go on the site.

Motion made by Mr. Parker, seconded by Mr. Smith, 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.

EXISTING ZONING

R6 (Residential)

Permitted Uses

(1) General:

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

(2) Residential:

- a. Single-family dwelling
- b. Two-family attached dwelling (duplex)
- c. Multi-family development per Article 1
- 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:

- a. 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*

R6 (Residential)
Special Uses

(1) *General*:* None

(2) *Residential*:

- d. Land use intensity multifamily (LUI) development rating 50 per Article K
- e. Land use intensity dormitory (LUI) development rating 67 per Article K
- l. Group care facility
- n. Retirement center or home
- p. Board or rooming house
- r. Fraternity or sorority house
- o.(1). Nursing, convalescent center or maternity home; minor 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*:* None

(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)
- m. Multi-purpose center
- t. Guest house for a college and other institutions of higher learning

(9) *Repair*:* None

(10) *Retail Trade*:* None

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

(12) *Construction*:* None

(13) *Transportation*:* None

(14) *Manufacturing/ Warehousing*: * None

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

PROPOSED ZONING

CH (Heavy Commercial)

Permitted Uses

(1) General:

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

*(2) Residential: * None*

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

(4) Governmental:

- a. Public utility building or use
- b. City of Greenville municipal government building or use (see also section 9-4-103)
- c. County or state government building or use not otherwise listed; excluding outside storage and major or minor repair
- d. Federal government building or use
- e. County government operation center
- g. Liquor store, state ABC

(5) Agricultural/ Mining:

- a. Farming; agriculture, horticulture, forestry (see also section 9-4-103)
- b. Greenhouse or plant nursery; including accessory sales
- d. Farmers market
- e. Kennel (see also section 9-4-103)
- h. Animal boarding not otherwise listed; outside facility, as an accessory or principal use

(6) Recreational/ Entertainment:

- b. Golf course; par three
- c. Golf driving range
- c.(1). Tennis club; indoor and outdoor facilities
- e. Miniature golf or putt-putt course
- f. Public park or recreational facility
- h. Commercial recreation; indoor only, not otherwise listed
- i. Commercial recreation; indoor and outdoor, not otherwise listed
- j. Bowling alleys
- n. Theater; movie or drama, indoor only
- o. Theater; movie or drama, including outdoor facility
- q. Circus, carnival or fair, temporary only (see also section 9-4-103)
- s. Athletic club; indoor only
- t. Athletic club; indoor and outdoor facility

(7) Office/ Financial/ Medical:

- a. Office; professional and business, not otherwise listed
- b. Operation/processing center
- c. Office; customer service not otherwise listed, including accessory service delivery vehicle parking and indoor storage
- d. Bank, savings and loan or other savings or investment institutions
- e. Medical, dental, ophthalmology or similar clinic, not otherwise listed
- f. Veterinary clinic or animal hospital (see also animal boarding; outside facility, kennel and stable)
- g. Catalogue processing center

(8) Services:

- c. Funeral home
- e. Barber or beauty shop
- f. Manicure, pedicure, or facial salon
- n. Auditorium
- o. Church or place of worship (see also section 9-4-103)
- q. Museum
- r. Art Gallery
- s. Hotel, motel, bed and breakfast inn; limited stay lodging (see also residential quarters for resident manager, supervisor or caretaker and section 9-4-103)
- u. Art studio including art and supply sales
- v. Photography studio including photo and supply sales
- y. Television, and/or radio broadcast facilities including receiving and transmission equipment and towers or cellular telephone and wireless communication towers [unlimited height, except as provided by regulations]
- z. Printing or publishing service including graphic art, map, newspapers, magazines and books
- aa. Catering service including food preparation (see also restaurant; conventional and fast food)
- bb. Civic organization
- cc. Trade or business organization
- hh. Exercise and weight loss studio; indoor only
- kk. Launderette; household users
- ll. Dry cleaners; household users
- mm. Commercial laundries; linen supply
- oo. Clothes alteration or shoe repair shop
- pp. Automobile wash

(9) Repair:

- b. Minor repair; as an accessory or principal use
- c. Upholster; automobile, truck, boat or other vehicle, trailer or van
- d. Upholsterer; furniture
- f. Appliance; household and office equipment repair
- g. Jewelry, watch, eyewear or other personal item repair

(10) Retail Trade:

- a. Miscellaneous retail sales; non-durable goods, not otherwise listed
- b. Gasoline or automotive fuel sale; accessory or principal use
- c. Grocery; food or beverage, off premise consumption (see also Wine Shop)
- c.1 Wine shop (see also section 9-4-103)
- d. Pharmacy

- e. Convenience store (see also gasoline sales)
- f. Office and school supply, equipment sales
- g. Fish market; excluding processing or packing
- h. Restaurant; conventional
- i. Restaurant; fast food
- k. Medical supply sales and rental of medically related products
- l. Electric; stereo, radio, computer, television, etc. sales and accessory repair
- m. Appliance; household use, sales and accessory repair, excluding outside storage
- n. Appliance; commercial or industrial use, sales and accessory repair, including outside storage
- p. Furniture and home furnishing sales not otherwise listed
- q. Floor covering, carpet and wall covering sales
- r. Antique sales; excluding vehicles
- s. Book or card store, news stand
- t. Hobby or craft shop
- u. Pet shop (see also animal boarding; outside facility)
- v. Video or music store; records, tape, compact disk, etc. sales
- w. Florist
- x. Sporting goods sales and rental shop
- y. Auto part sales (see also major and minor repair)
- aa. Pawnbroker
- bb. Lawn and garden supply and household implement sales and accessory sales
- cc. Farm supply and commercial implement sales
- ee. Christmas tree sales lot; temporary only (see also section 9-4-103)

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

- a. Wholesale; durable and nondurable goods, not otherwise listed
- b. Rental of home furniture, appliances or electronics and medically related products (see also (10) k.)
- c. Rental of cloths and accessories; formal wear, etc.
- d. Rental of automobile, noncommercial trucks or trailers, recreational vehicles, motorcycles and boats
- e. Rental of tractors and/or trailers, or other commercial or industrial vehicles or machinery
- f. Automobiles, truck, recreational vehicle, motorcycles and boat sales and service (see also major and minor repair)
- g. Mobile home sales including accessory mobile home office

(12) Construction:

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

(13) Transportation:

- c. Taxi or limousine service
- e. Parcel delivery service
- f. Ambulance service
- h. Parking lot or structure; principal use

(14) Manufacturing/ Warehousing:

- a. Ice plant and freezer lockers
- b. Dairy; production, storage and shipment facilities
- c. Bakery; production, storage and shipment facilities
- g. Cabinet, woodwork or frame shop; excluding furniture manufacturing or upholstery
- h. Engraving; metal, glass or wood
- i. Moving and storage of nonhazardous materials; excluding outside storage
- k. Mini-storage warehouse, household; excluding outside storage
- m. Warehouse; accessory to approved commercial or industrial uses within a district; excluding outside storage
- u. Tire recapping or retreading plant

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

CH (Heavy Commercial)
Special Uses

(1) General: None*

(2) Residential:

- i. Residential quarters for resident manager, supervisor or caretaker; excluding mobile home
- j. Residential quarters for resident manager, supervisor or caretaker; including mobile home

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

(4) Governmental: None*

(5) Agricultural/ Mining: None*

(6) Recreational/ Entertainment:

- d. Game center
- l. Billiard parlor or pool hall
- m. Public or private club
- r. Adult uses

(7) Office/ Financial/ Medical: None*

(8) Services:

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

(9) Repair:

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

(10) Retail Trade:

- j. Restaurant; regulated outdoor activities
- n. Appliance; commercial use, sales and accessory repair, excluding outside storage
- z. Flea market

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

(12) *Construction:** None

(13) *Transportation:** None

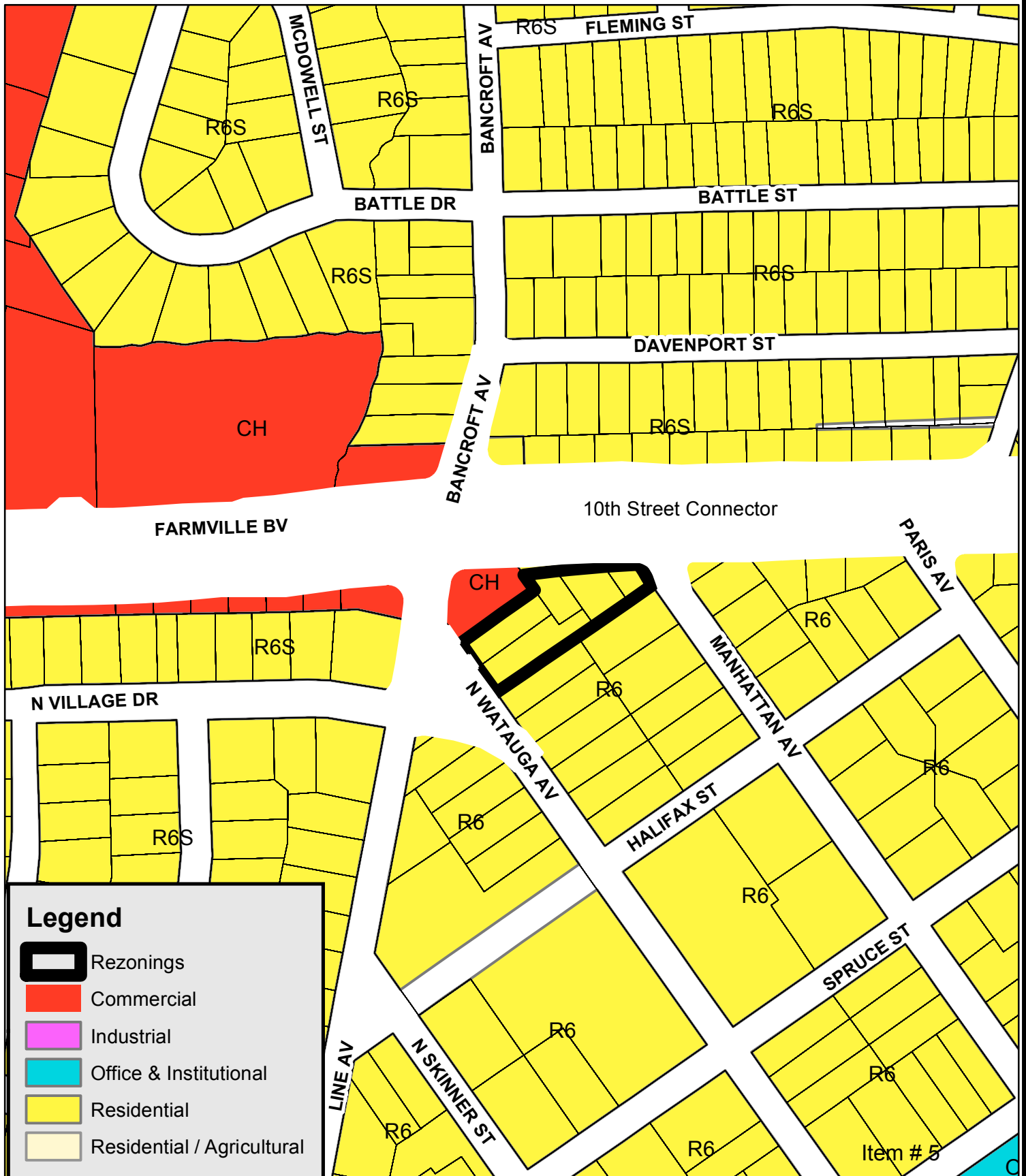
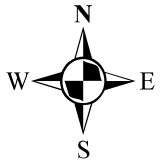
(14) *Manufacturing/ Warehousing:*

- d. Stone or monument cutting, engraving
- j. Moving and storage; including outside storage
- l. Warehouse or mini-storage warehouse, commercial or industrial; including outside storage
- y. Recycling collection station or facilities

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

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

Kenneth M. Lloyd, Sr
From: R6
To: CH
0.6522 acre



Item # 5

04/30/07

BUFFERYARD SETBACK AND VEGETATION SCREENING CHART

For Illustrative Purposes Only

Bufferyard Requirements: Match proposed land use with adjacent permitted land use or adjacent vacant zone/nonconforming use to determine applicable bufferyard.

PROPOSED LAND USE CLASS (#)	ADJACENT PERMITTED LAND USE CLASS (#)					ADJACENT VACANT ZONE OR NONCONFORMING USE		PUBLIC/PRIVATE STREETS OR R.R.
	Single-Family Residential (1)	Multi-Family Residential (2)	Office/Institutional, light Commercial, Service (3)	Heavy Commercial, Light Industry (4)	Heavy Industrial (5)	Residential (1) - (2)	Non-Residential (3) - (5)	
Multi-Family Development (2)	C	B	B	B	B	C	B	A
Office/Institutional, Light Commercial, Service (3)	D	D	B	B	B	D	B	A
Heavy Commercial, Light Industry (4)	E	E	B	B	B	E	B	A
Heavy Industrial (5)	F	F	B	B	B	F	B	A

Bufferyard A (street yard)		
Lot Size	Width	For every 100 linear feet
Less than 25,000 sq.ft.	4'	2 large street trees
25,000 to 175,000 sq.ft.	6'	2 large street trees
Over 175,000 sq.ft.	10'	2 large street trees

Street trees may count toward the minimum acreage.

Bufferyard B (no screen required)	
Lot Size	Width
Less than 25,000 sq.ft.	4'
25,000 to 175,000 sq.ft.	6'
Over 175,000 sq.ft.	10'

Bufferyard C (screen required)	
Width	For every 100 linear feet
10'	3 large evergreen trees 4 small evergreens 16 evergreen shrubs

Where a fence or evergreen hedge (additional materials) is provided, the bufferyard width may be reduced to eight (8) feet.

Bufferyard D (screen required)	
Width	For every 100 linear feet
20'	4 large evergreen trees 6 small evergreens 16 evergreen shrubs

Bufferyard width may be reduced by fifty (50%) percent if a fence, evergreen hedge (additional material) or earth berm is provided.

Bufferyard E (screen required)	
Width	For every 100 linear feet
30'	6 large evergreen trees 8 small evergreens 26 evergreen shrubs

Bufferyard width may be reduced by fifty (50%) percent if a fence, evergreen hedge (additional material) or earth berm is provided.

Bufferyard F (screen required)	
Width	For every 100 linear feet
50'	8 large evergreen trees 10 small evergreens 36 evergreen shrubs

Bufferyard width may be reduced by fifty (50%) percent if a fence, evergreen hedge (additional material) or earth berm is provided.

Parking Area: Thirty (30) inch high screen required for all parking areas located within fifty (50) feet of a street right-of-way.

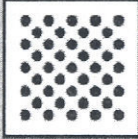
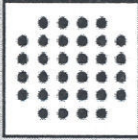
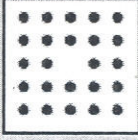
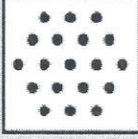

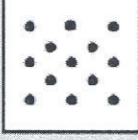
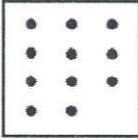
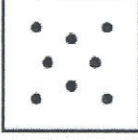
Residential Density		
Maximum density allowed by Zoning District based on average of 2.67 persons per dwelling unit		
High Density		
R6 R6-N R6-MH OR CDF	17 units per acre yields 45 persons per acre	
PUD	12 units per acre yields 32 persons per acre	
Medium Density		
R6-A	9 units per acre yields 24 persons per acre	
R6-S	7 units per acre yields 19 persons per acre	
R9	6 units per acre yields 16 persons per acre	
R9-S	5 units per acre yields 13 persons per acre	
Low Density		
RA-20 MRS	4 units per acre yields 11 persons per acre	
R15-S	3 units per acre yields 8 persons per acre	

Illustration: Maximum allowable density in Residential Zoning Districts



City of Greenville, North Carolina

Meeting Date:
10/10/2013
Time: 7:00 PM

Title of Item: Ordinance requested by Michael Glenn to rezone 0.50 acres located at the northwest corner of the intersection of West 9th Street and Ficklen Street from IU (Unoffensive Industry) and CDF (Downtown Commercial Fringe) to CD (Downtown Commercial)

Explanation: **Abstract:** The City has received a request from Michael Glenn to rezone 0.50 acres located at the northwest corner of the intersection of West 9th Street and Ficklen Street from IU (Unoffensive Industry) and CDF (Downtown Commercial Fringe) to CD (Downtown Commercial).

Required Notices:

Planning and Zoning meeting notice (property owner and adjoining property owner letter) mailed on September 3, 2013.
On-site sign(s) posted on September 3, 2013.
City Council public hearing notice (property owner and adjoining property owner letter) mailed on September 24, 2013.
Public hearing legal advertisement published on September 30 and October 7, 2013.

Comprehensive Plan:

The subject area is located in Vision Area G.

The Future Land Use Plan Map recommends commercial (C) for the area bounded by Dickinson Avenue, Reade Circle, Evans Street, and 10th Street.

The subject property is located in the designated regional focus area described as the central business district (Uptown area). These nodes typically contain 400,000 plus square feet of conditioned floor space.

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

Based on the analysis comparing the existing zoning (17 daily trips) and

requested rezoning, the proposed rezoning classification could generate 53 trips to and from the site on West 9th Street, which is a net increase of 36 trips per day. Since the additional traffic will be dispersed to three (3) adjacent thoroughfares, the impact on traffic along these thoroughfares is negligible. Therefore, a traffic volume report was not generated.

History/Background:

In 1969, the property was zoned IU (Unoffensive Industry) and CDF (Downtown Commercial Fringe).

Present Land Use:

Vacant building

Water/Sewer:

Water and sanitary sewer are located in the rights-of-way of West 9th Street and Ficklen Street.

Historic Sites:

The subject property is located in the National Register Tobacco Warehouse Historic District. This is an honorary designation that does not regulate the appearance of structures contained within the district.

There are no known effects on designated sites.

Environmental Conditions/Constraints:

There are no known environmental conditions/constraints.

Surrounding Land Uses and Zoning:

North: IU - Greenville Automotive Center; CDF - vacant lot
South: IU - Building Hope Community Life Center, Trade/Wilco, vacant building
East: IU - UNX Chemical
West: CDF - Tony's Automotive Center

Density Estimates:

Under the current zoning (IU), staff would anticipate the site to yield 4,792+/- square feet of manufacturing/warehouse uses.

Under the proposed zoning (CD), staff would anticipate the site to yield 4,792+/- square feet of office/retail space.

The CDF-zoned portion is undevelopable due to size.

The anticipated build-out time is 1-2 years.

Fiscal Note: No cost to the City.

Recommendation: In staff's opinion, the request is in compliance with Horizons: Greenville's Community Plan, the Future Land Use Plan Map, and the West Greenville 45-Block Revitalization Plan.

"In compliance with the comprehensive plan" should be construed as meaning the requested rezoning 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 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.

The Planning and Zoning Commission voted to approve the request at its September 17, 2013, meeting.

If City Council determines to approve the request, a motion to adopt the attached rezoning ordinance will accomplish this. The ordinance includes the statutorily required statement describing whether the action taken is consistent with the comprehensive plan and explaining why Council considers the action taken to be reasonable and in the public interest.

If City Council determines to deny the rezoning request, in order to comply with this statutory requirement, it is recommended that the motion be as follows: Motion to deny the proposed amendment and to make a finding and determination that, although the rezoning request is consistent with the comprehensive plan, there is a more appropriate zoning classification and, therefore, denial is reasonable and in the public interest.

Note: In addition to 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 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

 [Location Map](#)

 [Traffic Memo](#)

[Bufferyard and Vegetation Standards and Residential Density](#)

[Tobacco Warehouse Historic District Map](#)

[Ordinance Michael Glenn 963487](#)

[Minutes for Michael Glenn 963959](#)

[List of Uses CDF to CD 719111](#)

ORDINANCE NO. 13-
AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GREENVILLE
REZONING TERRITORY LOCATED WITHIN THE PLANNING AND ZONING
JURISDICTION OF THE CITY OF GREENVILLE, NORTH CAROLINA

WHEREAS, the City Council of the City of Greenville, North Carolina, in accordance with Article 19, Chapter 160A, of the General Statutes of North Carolina, caused a public notice to be given and published once a week for two successive weeks in The Daily Reflector setting forth that the City Council would, on October 10, 2013, at 7:00 p.m., in the City Council Chambers of City Hall in the City of Greenville, NC, conduct a public hearing on the adoption of an ordinance rezoning the following described territory;

WHEREAS, the City Council has been informed of and has considered all of the permitted and special uses of the districts under consideration; and,

WHEREAS, in accordance with the provisions of North Carolina General Statute 160A-383, the City Council does hereby find and determine that the adoption of the ordinance rezoning the following described property is consistent with the adopted comprehensive plan and that the adoption of the ordinance rezoning the following described property is reasonable and in the public interest due to its consistency with the comprehensive plan and, as a result, its furtherance of the goals and objectives of the comprehensive plan.

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

Section 1. That the following described territory is rezoned from IU (Unoffensive Industry) and CDF (Downtown Commercial Fringe) to CD (Downtown Commercial).

TO WIT: Rover Investments, LLC Properties

LOCATION: Located at the northwest corner of the intersection of West 9th Street and Ficklen Street.

DESCRIPTION: Beginning at a known point, said point beginning at the northwest corner of West 9th Street and Ficklen Street thence running along the northern right-of-way of West 9th Street in a westerly direction for 360+/- feet; thence running along the western property line of the property identified as Pitt County parcel number 04592 in a northerly direction for 110+/- feet; thence running along the northern property line of the property identified as Pitt County parcel number 04592 in an easterly direction for 320+/- feet; thence running along the western right-of-way of Ficklen Street in a southerly direction for 120+/- feet and returning to the point of beginning and containing 0.50 +/- acres.

Section 2. That the Director of Community Development is directed to amend the zoning map of the City of Greenville in accordance with this ordinance.

Section 3. That all ordinances and clauses of ordinances in conflict with this ordinance are hereby repealed.

Section 4. That this ordinance shall become effective upon its adoption.

ADOPTED this 10th day of October, 2013.

Allen M. Thomas, Mayor

ATTEST:

Carol L. Barwick, City Clerk

Doc. # 963487

Excerpt from the DRAFT Planning & Zoning Minutes (9/17/2013)

ORDINANCE REQUESTED BY MICHAEL GLENN TO REZONE 0.50 ACRES LOCATED AT THE NORTHWEST CORNER OF THE INTERSECTION OF WEST 9TH STREET AND FICKLEN STREET FROM IU (UNOFFENSIVE INDUSTRY) AND CDF (DOWNTOWN COMMERCIAL FRINGE) TO CD (DOWNTOWN COMMERCIAL) - APPROVED

Ms Chantae Gooby, Planner II, delineated the property. The property is centrally located in the city and is split zoned – Downtown Commercial Fringe (CDF) and Unoffensive Industry (IU). A vacant commercial building is located on the property. The rezoning could generate an increase of 36 trips per day but the additional traffic will be dispersed to other street so the impact will be negligible. The property is located within the Tobacco Warehouse Historic District. This is an honorary designation that does not regulate appearance or use. Under the current and the proposed zoning, staff anticipates the same square footage. Current zoning would be manufacturing/ warehouse uses and the proposed would be office/retail uses. The Future Land Use Plan recommends commercial for the area. In staff's opinion, the request is in compliance with Horizons: Greenville's Community Plan, the Future Land Use Plan and the West Greenville 45-Block Revitalization Plan.

Mr. Michael Glenn, applicant, spoke in favor of the request. He has been the owner of the property for 5 ½ years. He would like to keep the building standing. He would also like for the property to be available for extended uses.

Chairwoman Basnight opened the public hearing.

No one spoke against the request.

Chairwoman Basnight closed the public hearing and opened for board discussion.

Mr. Weitz suggested that staff perform a study to broaden the rezonings in the downtown area to eliminate Unoffensive Industry. He stated that he hoped the rezoning did not encourage the developer to demolish the building because it is historic.

Mr. Flood stated that a contract will be awarded next month for a study of the corridor.

Mr. Parker stated that it would be nice to see the building re-purposed, redeveloped and adapted for future use.

Motion made by Mr. Smith, seconded by Ms Harrington, to recommend approval of the requested 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.

EXISTING ZONING

IU (Unoffensive Industry)

Permitted Uses

(1) General:

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

*(2) Residential: * None*

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

(4) Governmental:

- a. Public utility building or use
- b. City of Greenville municipal government building or use (see also section 9-4-103)
- c. County or state government building or use not otherwise listed; excluding outside storage and major or minor repair
- d. Federal government building or use
- e. County government operation center

(5) Agricultural/ Mining:

- a. Farming; agriculture, horticulture, forestry (see also section 9-4-103)
- b. Greenhouse or plant nursery; including accessory sales
- d. Farmers market
- 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
- p. Circus, carnival or fairs

(7) Office/ Financial/ Medical:

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

(8) Services:

- n. Auditorium
- s. Hotel, motel, bed and breakfast inn; limited stay lodging (see also residential quarters for resident manager, supervisor or caretaker and section 9-4-103)
- z. Printing or publishing service including graphic art, map, newspapers, magazines and books
 - aa. Catering service including food preparation (see also restaurant; conventional and fast food)
 - bb. Civic organization
 - gg. Vocational rehabilitation center

- mm. Commercial laundries; linen supply
- nn. Industrial laundries
- yy. Television, and/or radio broadcast facilities including receiving and transmission equipment and towers or cellular telephone and wireless communication towers [unlimited height, except as provided by regulations]

(9) Repair:

- b. Minor repair; as an accessory or principal use
- c. Upholster; automobile, truck, boat or other vehicle, trailer or van
- d. Upholsterer; furniture
- f. Appliance; household and office equipment repair
- h. Appliance; commercial and industrial equipment repair not otherwise listed

(10) Retail Trade:

- b. Gasoline or automotive fuel sale; accessory or principal use, retail
- h. Restaurant; conventional
- i. Restaurant; fast food
- cc. Farm supply and commercial implement sales

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

- a. Wholesale; durable and nondurable goods, not otherwise listed
- d. Rental of automobile, noncommercial trucks or trailers, recreational vehicles, motorcycles and boats
- e. Rental of tractors and/or trailers, or other commercial or industrial vehicles or machinery

(12) Construction:

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

(13) Transportation:

- a. Railroad freight or distribution and/or passenger station
- d. Truck terminal or distribution center
- e. Parcel delivery service
- f. Ambulance service
- g. Airport and related activities; private
- h. Parking lot or structure; principal use

(14) Manufacturing/ Warehousing:

- a. Ice plant and freezer lockers
- b. Dairy; production, storage and shipment facilities
- c. Bakery; production, storage and shipment facilities
- d. Stone or monument cutting, engraving
- g. Cabinet, woodwork or frame shop; excluding furniture manufacturing or upholster
- h. Engraving; metal, glass or wood
- j. Moving and storage; including outside storage
- k. Mini-storage warehouse, household; excluding outside storage
- l. Warehouse or mini-storage warehouse, commercial or industrial; including outside storage
- m. Warehouse; accessory to approved commercial or industrial uses within a district; excluding outside storage
- o. Feed and grain elevator, mixing, redrying, storage or sales facility
- p. Tobacco redrying or processing plant
- s. Manufacture of nonhazardous products; general, including nonhazardous and nontoxic chemicals and/or materials not otherwise listed
- t. Manufacture of nonhazardous medical supplies or medical products, including distribution
- u. Tire recapping or retreading plant
- v. Bottling or packing plant for nonhazardous materials or products

- y. Recycling collection station of facilities
- cc. Manufacture of pharmaceutical, biological, botanical, medical, and cosmetic products, and related materials

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

IU (Unoffensive Industry)

Special Uses

(1) *General:** None

(2) *Residential:*

- i. Residential quarters for resident manager, supervisor or caretaker; excluding mobile home
- j. Residential quarters for resident manager, supervisor or caretaker; including mobile home
- o. Nursing, convalescent center or maternity home; major care facility

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

(4) *Governmental:** None

(5) *Agricultural/ Mining:** None

(6) *Recreational/ Entertainment:*

- e. Miniature golf or putt-putt course
- i. Commercial recreation; indoor and outdoor, not otherwise listed
- k. Firearm ranges; indoor or outdoor

(7) *Office/ Financial/ Medical:*

- a. Office; professional and business, not otherwise listed

(8) *Services:*

- a. Child day care facilities
- b. Adult day care facilities
- l. Convention center; private
- o. Church or place of worship (see also section 9-4-103)
- s.(1). Hotel, motel, bed and breakfast inn; extended stay lodging (see also residential quarters for resident manager, supervisor or caretaker and section 9-4-103)

(9) *Repair:*

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

(10) *Retail Trade:*

- j. Restaurant; regulated outdoor activities

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

- g. Mobile home sales including accessory mobile home office

(12) *Construction:** None

(13) *Transportation:*

- c. Taxi and limousine service

(14) *Manufacturing/ Warehousing:*

- z. Metallurgy, steel fabrication, welding

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

- c. Other activities; commercial services not otherwise listed
- e. Other activities; industrial services not otherwise listed

CDF (Downtown Commercial Fringe)

Permitted Uses

(1) General:

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

(2) Residential:

- a. Single-family dwelling
- b. Two-family attached dwelling (duplex)
- c. Multi-family development per Article 1
- k. Family care home (see also section 9-4-103)
- q. Room renting

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

(4) Governmental:

- b. City of Greenville municipal government building or use (see also section 9-4-103)
- c. County or state government building or use not otherwise listed; excluding outside storage and major or minor repair
- d. Federal government building or use
- g. Liquor store, state ABC

(5) Agricultural/ Mining:

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

(6) Recreational/ Entertainment:

- f. Public park or recreational facility
- g. Private noncommercial park or recreation facility
- o. Theater; movie or drama, including outdoor facility

(7) Office/ Financial/ Medical:

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

(8) Services:

- c. Funeral home
- e. Barber or beauty shop
- f. Manicure, pedicure, or facial salon
- g. School; junior and senior high (see also section 9-4-103)
- h. School; elementary (see also section 9-4-103)
- i. School; kindergarten or nursery (see also section 9-4-103)
- k. Business or trade school
- n. Auditorium
- o. Church or place of worship (see also section 9-4-103)

- p. Library
- q. Museum
- r. Art Gallery
- s. Hotel, motel, bed and breakfast inn; limited stay lodging (see also residential quarters for resident manager, supervisor or caretaker and section 9-4-103)
- u. Art studio including art and supply sales
- v. Photography studio including photo and supply sales
- w. Recording studio
- z. Printing or publishing service including graphic art, map, newspapers, magazines and books
- aa. Catering service including food preparation (see also restaurant; conventional and fast food)
- kk. Launderette; household users
- ll. Dry cleaners; household users
- mm. Commercial laundries; linen supply
- oo. Clothes alteration or shoe repair shop
- pp. Automobile wash

(9) Repair:

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

(10) Retail Trade:

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

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

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

(12) Construction:

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

(13) Transportation:

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

(14) Manufacturing/ Warehousing:

- c. Bakery; production, storage and shipment facilities

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

CDF (Downtown Commercial Fringe)

Special Uses

(1) General: None*

(2) Residential:

- d. Land use intensity multifamily (LUI) development rating 50 per Article K
- e. Land use intensity multifamily (LUI) development rating 67 per Article K
- j. Residential quarters for resident manager, supervisor or caretaker; including mobile homes
- m. Shelter for homeless or abused
- n. Retirement center or home
- o. Nursing, convalescent center or maternity home; major care facility
- o.(1). Nursing, convalescent center or maternity home; minor care facility
- r. Fraternity or sorority house

(3) Home Occupations (see all categories):

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

(4) Governmental:

- a. Public utility building or use

(5) Agricultural/ Mining: None*

(6) Recreational/ Entertainment:

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

(7) Office/ Financial/ Medical: None*

(8) Services:

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

(9) Repair:

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

(10) Retail Trade:

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

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

(12) Construction:

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

(13) Transportation:

- h. Parking lot or structure; principal use

(14) Manufacturing/ Warehousing:

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

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

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

PROPOSED ZONING

CD (Downtown Commercial)

Permitted Uses

(1) General:

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

(2) Residential:

- c. Multi-family development per Article 1
- i. Residential quarters for resident manager, supervisor or caretaker; excluding mobile home
- n. Retirement center or home
- o. Nursing, convalescent center or maternity home; major care facility
- q. Room renting

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

(4) Governmental:

- a. Public utility building or use
- b. City of Greenville municipal government building or use (see also section 9-4-103)
- c. County or state government building or use not otherwise listed; excluding outside storage and major or minor repair
- d. Federal government building or use
- g. Liquor store, state ABC

(5) Agricultural/ Mining:

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

(6) Recreational/ Entertainment:

- f. Public park or recreational facility
- g. Private noncommercial park or recreation facility
- h. Commercial recreation; indoor only, not otherwise listed
- j. Bowling alleys
- o. Theater; movie or drama, including outdoor facility
- s. Athletic club; indoor only

(7) Office/ Financial/ Medical:

- a. Office; professional and business, not otherwise listed
- b. Operational/processing center
- c. Office; customer service not otherwise listed, including accessory service delivery vehicle parking and indoor storage
- d. Bank, savings and loan or other savings or investment institutions
- e. Medical, dental, ophthalmology or similar clinic, not otherwise listed
- f. Veterinary clinic or animal hospital (see also animal boarding; outside facility, kennel and stable)
- g. Catalogue processing center

(8) Services:

- c. Funeral home
- e. Barber or beauty shop
- f. Manicure, pedicure, or facial salon
- j. College or other institutions of higher learning
- k. Business or trade school
- n. Auditorium
- o. Church or place of worship (see also section 9-4-103)
- p. Library
- q. Museum
- r. Art Gallery
- s. Hotel, motel, bed and breakfast inn; limited stay lodging (see also residential quarters for resident manager, supervisor or caretaker and section 9-4-103)
- u. Art studio including art and supply sales
- v. Photography studio including photo and supply sales
- w. Recording studio
- x. Dance studio
- y. Television, and/or radio broadcast facilities including receiving and transmission equipment and towers or cellular telephone and wireless communication towers [unlimited height, except as provided by regulations]
- z. Printing or publishing service including graphic art, map, newspapers, magazines and books
- aa. Catering service including food preparation (see also restaurant; conventional and fast food)
- bb. Civic organizations
- cc. Trade or business organizations
- hh. Exercise and weight loss studios; indoor only
- kk. Launderette; household users
- ll. Dry cleaners; household users
- oo. Clothes alteration or shoe repair shop

(9) Repair:

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

(10) Retail Trade:

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

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

- c. Rental of cloths and accessories; formal wear, etc.
- d. Rental of automobiles, noncommercial trucks or trailers, recreational vehicle, motorcycles and boats

(12) Construction:

- a. Licensed contractor; general, electrical, plumbing, mechanical, etc. excluding outside storage
- c. Construction office; temporary, including modular office (see also section 9-4-103)
- f. Hardware store

(13) Transportation:

- b. Bus station; passenger and related freight
- c. Taxi or limousine service
- e. Parcel delivery service
- h. Parking lot or structure; principal use

(14) Manufacturing/ Warehousing:

- g. Cabinet, woodwork or frame shop; excluding furniture manufacturing or upholstery
- h. Engraving; metal, glass or wood

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

* None

CD (Downtown Commercial)

Special Uses

*(1) General:** None

(2) Residential:

e.(1) Dormitory development

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

*(4) Governmental:** None

(5) *Agricultural/ Mining:** None

(6) *Recreational/ Entertainment:*

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

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

(8) *Services:*

- a. Child day care facilities
- b. Adult day care facilities
- i. School; kindergarten or nursery (see also section 9-4-103)
- l. Convention center; private

(9) *Repair:*

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

(10) *Retail Trade:*

- b. Gasoline or automotive fuel sales; accessory or principal use, retail
- g. Fish market; excluding processing or packing
- j. Restaurant; regulated outdoor activities
- n. Appliance; commercial use, sales and accessory repair, excluding outside storage
- aa. Pawnbroker

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

(12) *Construction:** None

(13) *Transportation:** None

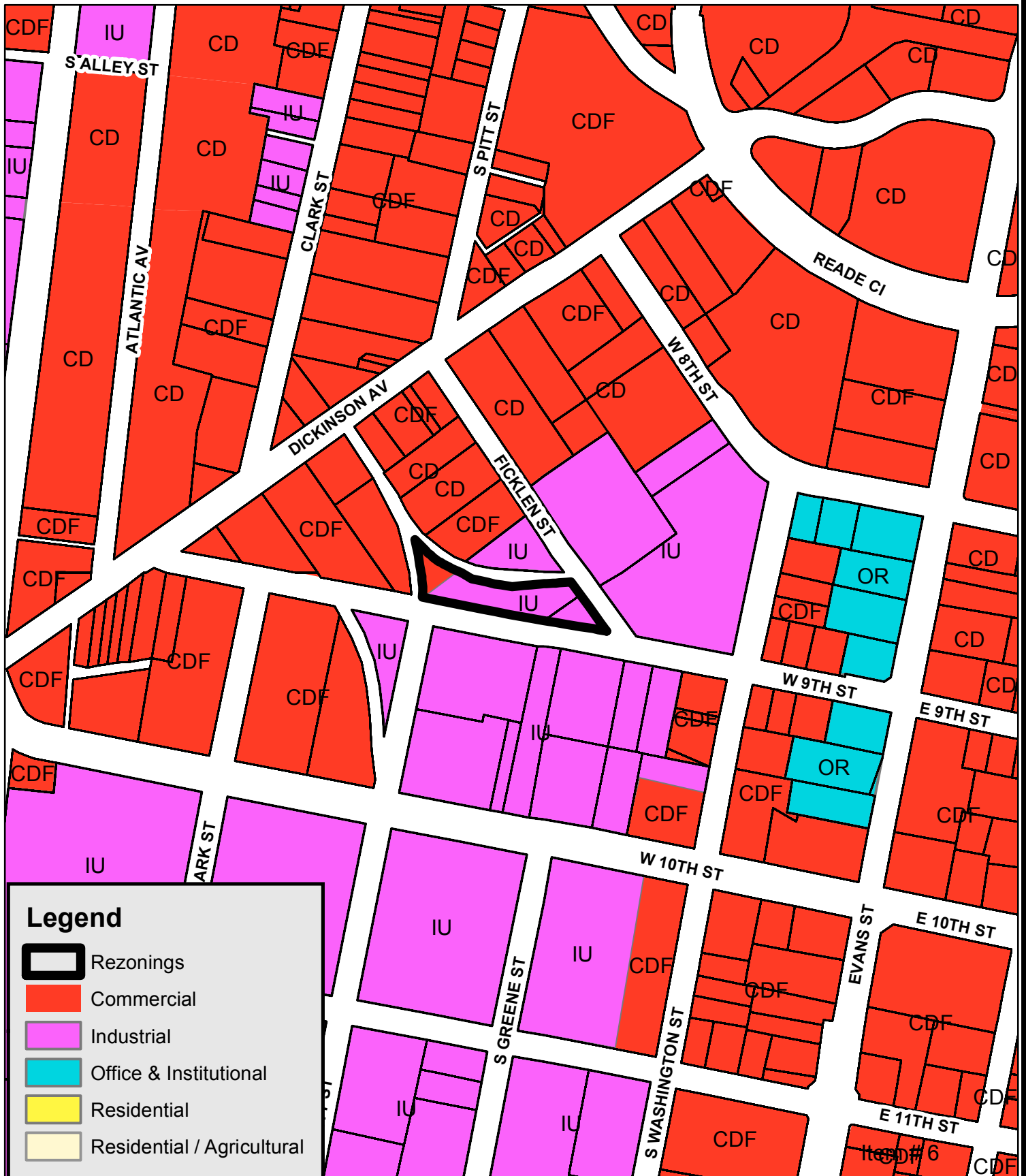
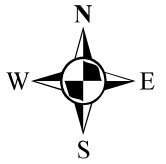
(14) *Manufacturing/ Warehousing:*

- y. Recycling collection station or facilities

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

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

Michael Glenn
From: IU and CDF
To: CD
0.50 acres



Legend

- Rezoning
- Commercial
- Industrial
- Office & Institutional
- Residential
- Residential / Agricultural

MEMORANDUM

TO: Chantae M. Gooby, Planning & CD

FROM: Rik DiCesare, P.E., PTOE, City Traffic Engineer RDC

SUBJECT: Rezoning Thoroughfare/Traffic Volume Report for September 17, 2013, Planning & Zoning Commission Meeting

DATE: September 9, 2013

We have reviewed the following rezoning request:

Case #13-07 Kenneth M. Lloyd

Based on possible uses permitted by the requested rezoning, the proposed rezoning classification could generate 2764 trips to and from the site on Farmville Blvd, which is a net increase of 2697 additional trips per day.

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

Case #13-08 Michael Glenn

Based on the analysis comparing the existing zoning (17 daily trips) and requested rezoning, the proposed rezoning classification could generate 53 trips to and from the site on W. 9th Street, which is a net increase of 36 trips per day. Since the additional traffic will be dispersed to 3 adjacent thoroughfares the impact on traffic along these thoroughfares is negligible. Therefore, a traffic volume report was not generated.

Case #13-09 Stow Management, Inc.

Based on possible uses permitted by the requested rezoning, the proposed rezoning classification could generate 5074 trips to and from the site via Memorial Drive, which is a net increase of 547 additional trips per day.

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

If you have any questions, do not hesitate to contact me at Ext. 4066, or Stacey Pigford at Ext. 4678.

cc: Stacey Pigford, P.E., Assistant Traffic Engineer

04/30/07

BUFFERYARD SETBACK AND VEGETATION SCREENING CHART

For Illustrative Purposes Only

Bufferyard Requirements: Match proposed land use with adjacent permitted land use or adjacent vacant zone/nonconforming use to determine applicable bufferyard.

PROPOSED LAND USE CLASS (#)	ADJACENT PERMITTED LAND USE CLASS (#)					ADJACENT VACANT ZONE OR NONCONFORMING USE		PUBLIC/PRIVATE STREETS OR R.R.
	Single-Family Residential (1)	Multi-Family Residential (2)	Office/Institutional, light Commercial, Service (3)	Heavy Commercial, Light Industry (4)	Heavy Industrial (5)	Residential (1) - (2)	Non-Residential (3) - (5)	
Multi-Family Development (2)	C	B	B	B	B	C	B	A
Office/Institutional, Light Commercial, Service (3)	D	D	B	B	B	D	B	A
Heavy Commercial, Light Industry (4)	E	E	B	B	B	E	B	A
Heavy Industrial (5)	F	F	B	B	B	F	B	A

Bufferyard A (street yard)		
Lot Size	Width	For every 100 linear feet
Less than 25,000 sq.ft.	4'	2 large street trees
25,000 to 175,000 sq.ft.	6'	2 large street trees
Over 175,000 sq.ft.	10'	2 large street trees

Street trees may count toward the minimum acreage.

Bufferyard B (no screen required)	
Lot Size	Width
Less than 25,000 sq.ft.	4'
25,000 to 175,000 sq.ft.	6'
Over 175,000 sq.ft.	10'

Bufferyard C (screen required)	
Width	For every 100 linear feet
10'	3 large evergreen trees 4 small evergreens 16 evergreen shrubs

Where a fence or evergreen hedge (additional materials) is provided, the bufferyard width may be reduced to eight (8) feet.

Bufferyard D (screen required)	
Width	For every 100 linear feet
20'	4 large evergreen trees 6 small evergreens 16 evergreen shrubs

Bufferyard width may be reduced by fifty (50%) percent if a fence, evergreen hedge (additional material) or earth berm is provided.

Bufferyard E (screen required)	
Width	For every 100 linear feet
30'	6 large evergreen trees 8 small evergreens 26 evergreen shrubs

Bufferyard width may be reduced by fifty (50%) percent if a fence, evergreen hedge (additional material) or earth berm is provided.

Bufferyard F (screen required)	
Width	For every 100 linear feet
50'	8 large evergreen trees 10 small evergreens 36 evergreen shrubs

Bufferyard width may be reduced by fifty (50%) percent if a fence, evergreen hedge (additional material) or earth berm is provided.

Parking Area: Thirty (30) inch high screen required for all parking areas located within fifty (50) feet of a street right-of-way.

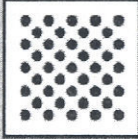
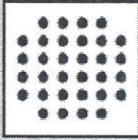
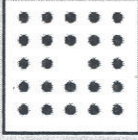
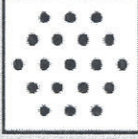

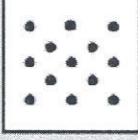
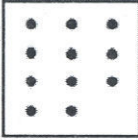
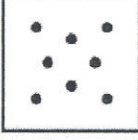
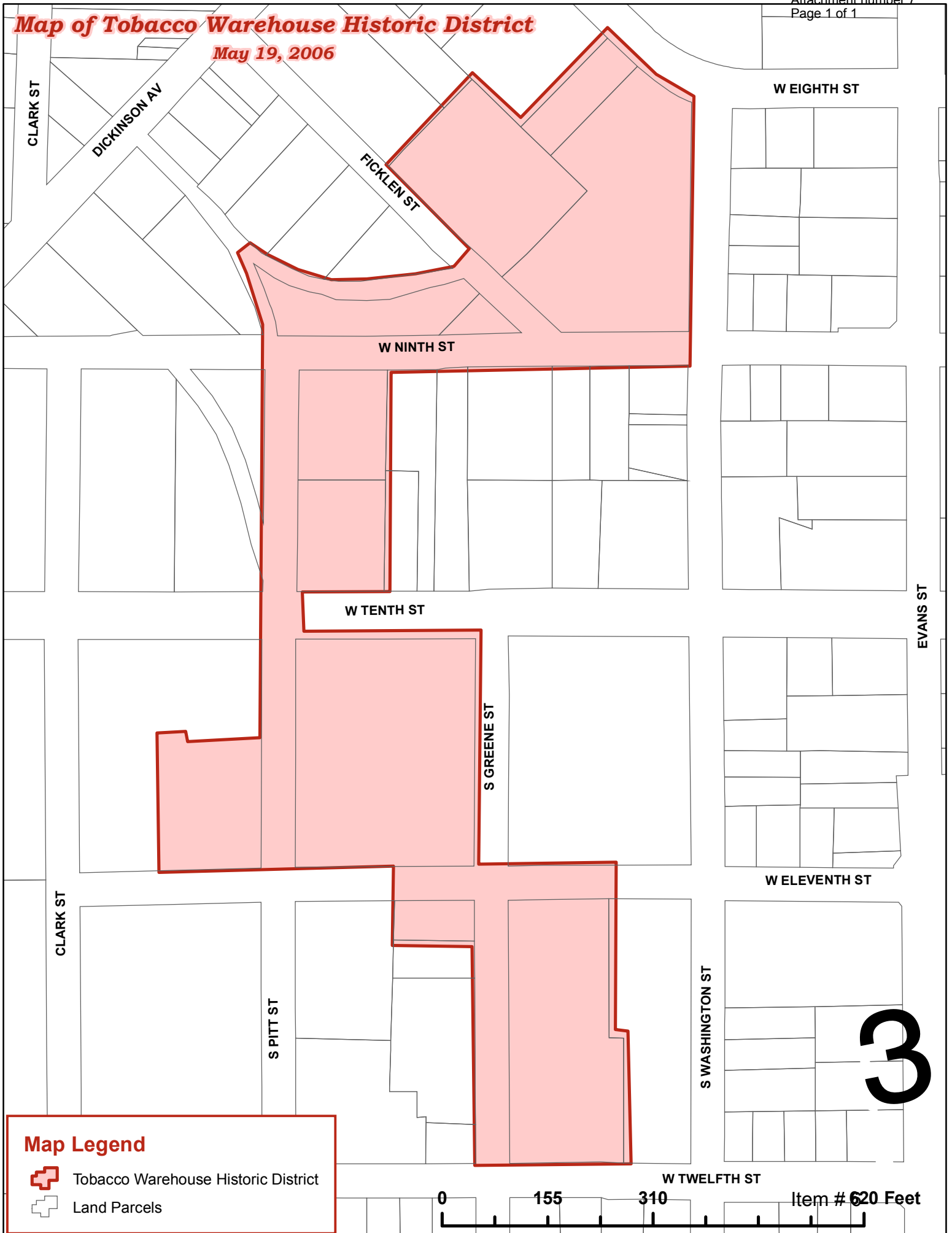
Residential Density		
Maximum density allowed by Zoning District based on average of 2.67 persons per dwelling unit		
High Density		
R6 R6-N R6-MH OR CDF	17 units per acre yields 45 persons per acre	
PUD	12 units per acre yields 32 persons per acre	
Medium Density		
R6-A	9 units per acre yields 24 persons per acre	
R6-S	7 units per acre yields 19 persons per acre	
R9	6 units per acre yields 16 persons per acre	
R9-S	5 units per acre yields 13 persons per acre	
Low Density		
RA-20 MRS	4 units per acre yields 11 persons per acre	
R15-S	3 units per acre yields 8 persons per acre	



Illustration: Maximum allowable density in Residential Zoning Districts

Map of Tobacco Warehouse Historic District

May 19, 2006



Map Legend

-  Tobacco Warehouse Historic District
-  Land Parcels

0 155 310 Item # 620 Feet

3



City of Greenville, North Carolina

Meeting Date:
10/10/2013
Time: 7:00 PM

Title of Item: Resolution authorizing the sale of City-owned property at 605 Hudson Street

Explanation: **Abstract:** City staff requests authorization to sell the City-owned property located at 605 Hudson Street, being all of Pitt County tax parcel number 07136, to Ms. Mary Jean Tyson.

Explanation: City staff requests authorization to sell the City-owned property located at 605 Hudson Street, being all of Pitt County tax parcel number 07136, to Ms. Mary Jean Tyson. The new single-family home has three (3) bedrooms, two (2) bathrooms, and a fair market value of \$87,000, which was previously set by the City Council on March 8, 2013. Ms. Tyson proposes a closing date on or before November 22, 2013, and she will occupy the home as her principal residence.

Ms. Tyson provided an earnest money deposit, and she has received pre-approval from her mortgage lender.

City Council must hold a public hearing prior to the approval of a resolution authorizing the conveyance of the home to Ms. Tyson.

Fiscal Note: The home's sales price is \$87,000. Proceeds will be used to reimburse the 1992 Affordable Housing Bond fund for expenses involved in the home's development and construction costs.

Recommendation: Following a public hearing, approve the attached resolution authorizing the sale of City-owned property at 605 Hudson Street to Ms. Mary Jean Tyson.

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

Attachments / click to download

 [Resolution to sale city owned property 964100](#)

RESOLUTION NO. 13-____
RESOLUTION AUTHORIZING THE SALE OF CERTAIN REAL PROPERTY TO
MARY JEAN TYSON FOR HOMEOWNERSHIP

WHEREAS, the City of Greenville has established the West Greenville Certified Redevelopment Area and a program to increase homeownership within this area;

WHEREAS, the City of Greenville recognizes the importance of homeownership for low and moderate income persons and intends to dispose of certain properties owned by the City of Greenville for this purpose;

WHEREAS, the City of Greenville is authorized pursuant to North Carolina General Statute 160A-456 to undertake community development programs and activities and to exercise powers granted by law to municipal housing authorities and is authorized pursuant to North Carolina General Statute 160A-457 to acquire and dispose of property for redevelopment as a part of a community development program;

WHEREAS, pursuant to the aforelisted authority, the City of Greenville has acquired and developed certain properties for the purpose of resale for development of housing for ownership by low and moderate income persons, including the property located at 605 Hudson Street; and

WHEREAS, the City Council, at its October 10, 2013 meeting, held a public hearing on the proposed sale of property located at 605 Hudson Street to Mary Jean Tyson for the purposes described herein, and notice of said public hearing was published and the public hearing was held in accordance with the provisions G.S. 160A-457;

NOW THEREFORE BE IT RESOLVED by the City Council of the City of Greenville that it does hereby approve the sale of the property located at 605 Hudson Street to Mary Jean Tyson for \$87,000, said amount being not less than the appraised value of said property.

BE IT FURTHER RESOLVED by the City Council of the City of Greenville that the City Manager or his designee be and is hereby authorized to execute the deed and any other necessary documents to accomplish the conveyance of said property to said person.

This the 10th day of October, 2013.

Allen M. Thomas, Mayor

ATTEST:

Carol L Barwick, City Clerk



City of Greenville, North Carolina

Meeting Date:
10/10/2013
Time: 7:00 PM

Title of Item: Ordinance amending the Stormwater Management and Control Requirements

Explanation: **Abstract:** The attached ordinance would revise the stormwater management and control requirements within Chapter 9 of Title 9 of the City Code to provide additional stormwater detention for new development and redevelopment projects.

Explanation: During the “State of the Stormwater Utility Fund” workshop held on May 9, 2013, the Public Works Department summarized the results of the City’s first Watershed Master Plan for the Meetinghouse Branch. The results of this Plan indicated the City will need to expend a considerable amount of resources on flood control capital projects to bring our drainage system back up to acceptable design standards. Due to this potential demand on resources, the Public Works Department requested the project consultant, WK Dickson, analyze impacts to the Meetinghouse Branch watershed if 10-year detention requirements had been in place for both commercial and residential developments within the watershed. Although these benefits cannot be realized in a built-out watershed such as Meetinghouse Branch, a considerable savings in flood control capital projects could be realized in undeveloped areas of the city as well as the ETJ via adoption of the 10-year detention requirements.

Based on this information, the Public Works Department recommended modifying the City’s current development regulations for both commercial and residential development projects to provide stormwater detention up to the 10-year storm event. As a result, City Council requested staff initiate a stakeholder group to assist in developing the specific details of the modified design requirements. The Public Works Department established a stormwater stakeholders group comprised of local representatives of the residential building, commercial building, and engineering and landscape architecture communities, as well as representatives of a homeowners association who have dealt with flooding in their neighborhood. The stormwater stakeholders group met with City staff once in August and once in September and did come to a unanimous consensus that the proposed revisions to the City Code would provide a benefit

to the community, and the detention requirements were therefore determined to be acceptable.

The proposed ordinance amendment was next presented to the Planning and Zoning Commission at their regularly scheduled meeting on September 17, 2013. Upon conclusion of the staff presentation, the Planning and Zoning Commission, by a unanimous vote, recommended approval of the stormwater detention ordinance amendment.

The attached ordinance would require new development and redevelopment projects that must meet the stormwater management requirements for nutrient reduction and peak flow attenuation to provide attenuation of the 5-year and 10-year, 24-hour storm. The ordinance also provides the ability for the City to require additional attenuation up to the 25-year, 24-hour storm for areas of the city at special risk with well documented water quantity problems. Such areas would be identified through the watershed master plans developed for the remaining portions of the city. Attenuation of the 5-yr and 10-yr, 24-hour storm events from such projects would reduce impacts on downstream City storm drainage infrastructure and control localized flooding in some areas of the city.

In an effort to allow those developments that are currently in design or nearing completion with design to proceed, the proposed effective date for this ordinance is six months from the approval of this ordinance change, on April 10, 2014.

Fiscal Note: There is no fiscal impact on the City's budget associated with this agenda item.

Recommendation: Approve the attached ordinance amending the stormwater management and control requirements. As mandated by the Regulatory Reform Act of 2013, (Session Law 2013-413), the required vote to adopt the ordinance is a unanimous vote of the Council members present and voting.

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[Ordinance Amending Chapter 9 of Title 9 of the City Code Relating to Stormwater Management and Control 962522](#)

ORDINANCE NO. 13 -
ORDINANCE AMENDING CHAPTER 9 OF TITLE 9 OF THE CITY CODE
RELATING TO THE ATTENUATION REQUIREMENTS SET FORTH IN THE
STORMWATER MANAGEMENT AND CONTROL ORDINANCE

The City Council of the City of Greenville, North Carolina, does hereby ordain:

Section 1. That Section 9-9-5 of the Code of Ordinances, City of Greenville, is hereby amended by rewriting said section to read as follows:

SEC. 9-9-5 OBJECTIVES.

The objectives of this chapter are to:

- (A) Regulate the discharge of substances, which may contaminate or cause pollution of stormwater, stormwater conveyances or waters of the state;
- (B) Reduce impacts on the City's MS4 and receiving waters from increased runoff from new development and redevelopment;
- (C) Regulate connections to the stormwater conveyance system;
- (D) Provide for the proper handling of spills; and
- (E) Provide for the enforcement of same.

Section 2. That Section 9-9-10 of the Code of Ordinances, City of Greenville, is hereby amended by rewriting said section to read as follows:

SEC. 9-9-10 ATTENUATION REQUIREMENTS.

(A) At a minimum, new development and redevelopment as described in section 9-9-3 shall not result in a net increase in peak flow leaving the site from pre-development conditions for the one-year, five-year and ten-year, 24-hour storm events.

(B) New development and redevelopment, as described in section 9-9-3, in areas at special risk with well documented water quantity problems as determined by the City Engineer, shall not result in a net increase in peak flow leaving the site from pre-development conditions for the 25-year, 24-hour storm event.

(C) Peak flow leaving the site from pre-development conditions for the one-year, five-year, ten-year and 25-year, 24-hour storm events shall be calculated, and the plan shall be prepared and approved using the standards of the City Engineer, as set forth in the city's *Manual of Standard Designs and Details* and stormwater management program.

(D) The drainage plan as required by this section shall include but not be limited to a site plan showing existing proposed buildings, storm drainage facilities, ground cover, site construction plans with grading plan, and drainage system; drainage facility design data including area map, engineering calculations, area of impervious cover and total land area.

(E) In the event that literal interpretation of this section creates an undue hardship, the applicant may appeal to the Board of Adjustment for a variance in whole or in part from this section.

(F) No part of this section shall be applied to structures existing prior to the effective date of this section nor shall existing impervious ground cover be used in the calculation of runoff.

Section 3. That Section 9-9-11 of the Code of Ordinances, City of Greenville, is hereby amended by rewriting said section to read as follows:

SEC. 9-9-11 EXCEPTIONS TO ATTENUATION REQUIREMENT.

Attenuation control is not required for developments that meet one or more of the following requirements:

(A) The increase in peak flow between pre- and post-development conditions does not exceed 10% (note that this exemption makes it easier to conduct redevelopment activities); or

(B) The development occurs in a part of a drainage basin where stormwater attenuation can aggravate local flooding problems as determined by the city.

Section 4. All ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of such conflict.

Section 5. Any part or provision of this ordinance found by a court of competent jurisdiction to be in violation of the Constitution or laws of the United States or North Carolina is hereby deemed severable and shall not affect the validity of the remaining provisions of the ordinance.

Section 6. This ordinance shall become effective on April 10, 2014.

This the 10th day of October, 2013.

Allen M. Thomas, Mayor

ATTEST:

Carol L. Barwick, City Clerk



City of Greenville, North Carolina

Meeting Date:
10/10/2013
Time: 7:00 PM

Title of Item: Presentations by Boards and Commissions

a. Firefighters Relief Fund Committee

Explanation: The Firefighters Relief Fund Committee will make their annual presentation to City Council at the October 10, 2013, City Council meeting.

Fiscal Note: N/A

Recommendation: Hear the presentation from the Firefighters Relief Fund Committee

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City of Greenville, North Carolina

Meeting Date:
10/10/2013
Time: 7:00 PM

Title of Item: Convention Center Expansion Project

Explanation: Exhibit Hall Managers (EHM), the City's operator/manager for the Greenville Convention Center, has completed an extensive review of the current facility and campus, analyzed the Greenville regional and the statewide convention center market, and obtained input from current and potential customers. The outcome of this analysis reveals that groups are demanding improved aesthetics and facility upgrades such as flexible lighting, electronic reader boards and signage, additional breakout rooms with the breakouts in the same building as the vendors, separate meal and specific function rooms, and ballroom space. The Greenville Convention Center is no longer as competitive, as other facilities are newer and have the latest state-of-the-art finishes. Further, Greenville is starting to lose convention business to other communities offering these newer facilities and/or amenities.

EHM hired the architectural firm of LS3P, which was the architect for the new Wilmington Convention Center, to review the Greenville complex and recommend areas for improvement to meet current and future needs. The result is a recommendation to significantly upgrade the Greenville Convention Center as follows:

- Construct 10,780 square feet of new breakout and seminar rooms (10 rooms), including additional bathrooms
- Construct new landscaped patio, as well as improve general landscaping and exterior lighting
- Improve audio visual capability and acoustics
- Provide new furniture and fixtures
- Add entry canopy and upgrade signage
- Upgrade the building lobby and pre-function space
- Incorporate artistic and historic elements into the design

The Exhibit Hall at the Convention Center currently has 28,800 square feet of flexible single-level meeting space. With the 10,780 square feet expansion, the

Convention Center will have over 51,580 square feet of exhibit, breakout, and pre-function space, making it solidly competitive with other medium-sized facilities such as the recently constructed Wilmington Convention Center. For comparison, the convention centers in both Greensboro and Raleigh total over 200,000 square feet, and the New Bern Convention Center totals 16,160 square feet.

To accomplish the project, the new breakout meeting rooms are planned to be constructed on the east side of the building, between the Hilton and the existing Convention Center. This will require Greenville Prime Investors (Hilton) to either sell or donate the necessary land to the City so that construction could occur. The details of this arrangement are currently being negotiated between EHM, Hilton, and the City of Greenville.

EHM has had a long-term arrangement with the City of Greenville to operate and manage the Convention Center. This arrangement requires EHM to absorb all operational losses related to the facility. The current ten-year agreement is scheduled to end in 2021. To facilitate the expansion project, an extension of the contract with EHM is required. EHM has proposed a 17-year agreement to run concurrently with its newly extended franchise agreement with the Hilton through 2030. However, state statutes will only allow a ten-year agreement. As such, the City Attorney and EHM will be negotiating the agreement terms. The new Hilton franchise agreement provides for a \$1.7 million refurbishment of the existing Hilton Hotel including total refurbishing of 141 guest rooms, corridors, courtyard, and lobby areas. This project is anticipated to occur concurrently with the Convention Center expansion project. Recent investment in the hotel includes the \$1 million renovation to the restaurant and meeting space conducted in 2012-2013.

After expansion and refurbishment of the Convention Center and the Hilton, and including the Hampton Inn, the financial investment in the 32-acre Greenville Convention Center campus will total \$42 million. The economic impact to Pitt County of the Convention Center expansion is estimated to increase from \$24 million in 2013 to approximately \$34 million by 2020, a net gain of \$10 million, a significant economic driver.

Schedule:

The anticipated timeline for the project is as follows:

October 2013 City Council approval of proposed concept and financing

October 2013 - May 2014 Contract negotiation with EHM on land sale or donation.

Selection of architect, project design, and bidding of the expansion and improvements.

Completion of project financing arrangements and bonding.

May 2014 Approvals of construction contract by City Council, Pitt County, and CVA

May 2014 Groundbreaking

June 2014 - June 2015 Ongoing construction

August 2015 Grand Opening Target: NC Association of County Commissioners Annual Conference (August 19-22)

This project is expected to meet the expansion needs of the Greenville Convention Center for the next 10 to 15 years.

Fiscal Note:

The total cost of the upgrades and expansion is estimated to be \$4,140,000. Current debt of approximately \$4 million would end in 2021. It is proposed that the total debt be combined and bonded debt of \$8.1 million be issued for a 13-year period, which would run from 2014 to 2027. Based on this financial plan, the current three (3) cents of the Hotel/Motel Occupancy Tax that is designated for capital would be sufficient to pay for the cost of the expansion and upgrades. No ad valorem tax (property tax) monies will be used to support this project. If the 13-year financial arrangement has to be extended, then approvals would be needed by the Pitt County Board of Commissioners and the Convention and Visitors Authority.

Recommendation:

It is recommended that the City Council approve the Convention Center expansion project concept as outlined, with specific approvals relating to negotiations with EHM on land conveyance, project financing, design and construction awards, to be brought back to Council at the appropriate time.

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 [Convention Center Expansion Project](#)



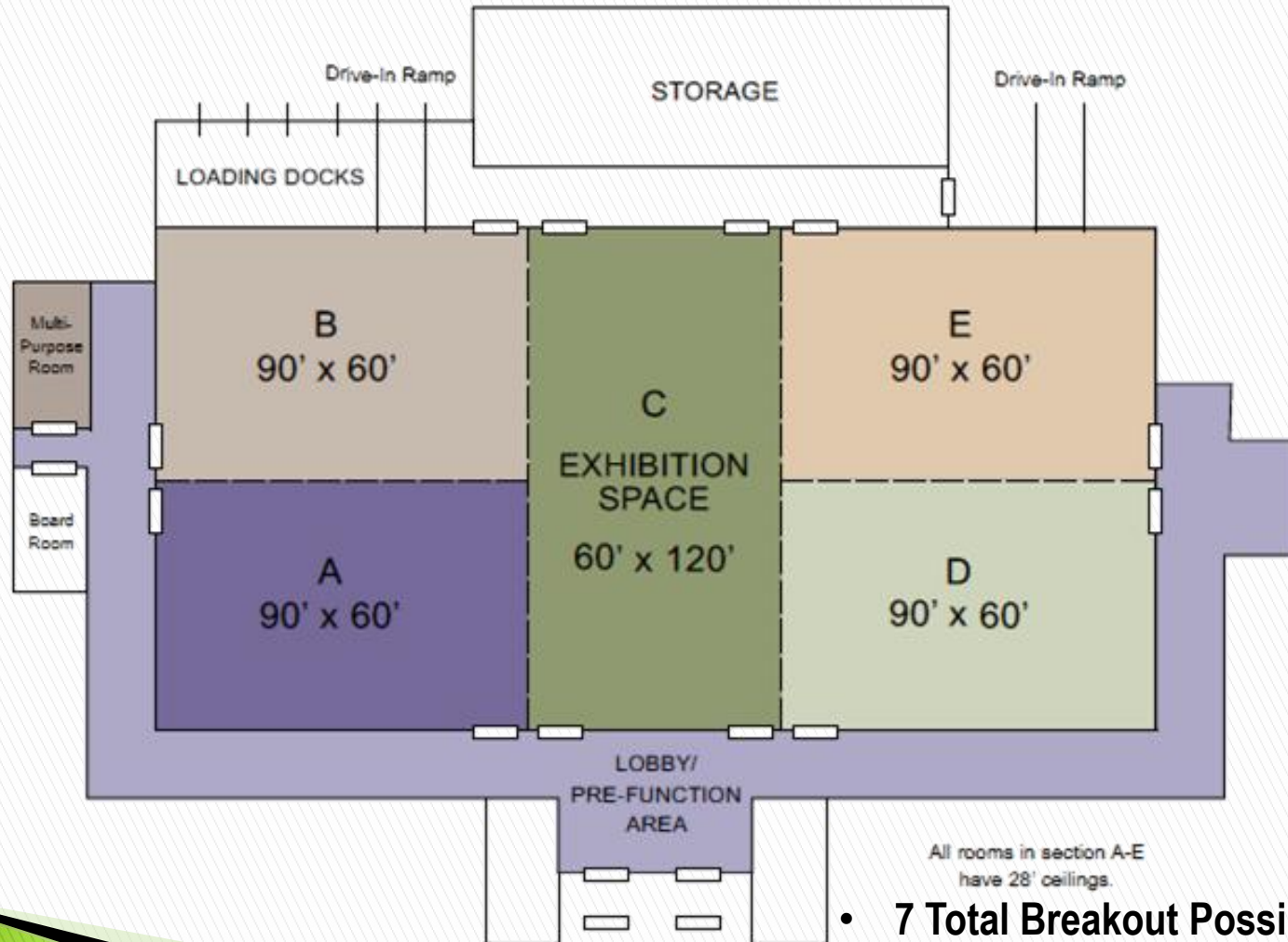
Greenville Convention Center

How can we drive economic impact and reinforce the vitality of Greenville?

- Upgrade existing facility
 - Expand facility with additional breakout space
- 

Greenville Convention Center

Current Capabilities



- 7 Total Breakout Possibilities
- 2 Breakouts Under 1,000 sq. ft.
- 5 Breakouts Larger than 5,000 sq. ft.

What Groups Are Demanding

from customer feedback & marketing studies

- Improved Aesthetics/Condition Upgrades (less industrial feel)
- Flexible Lighting
- Additional Breakouts
- All Functions In One Building / Perception of Meeting In One Building
- Breakouts/Sessions In Same Building As Vendors
- Separate Meal and Function Rooms
- Electronic Reader Boards / Signage
- Square Ballroom

Specific Needs & Requests

***Opportunities to bring new, larger groups to the area and have groups that have outgrown us return.**

NC League of Municipalities: 160 vendors, 20 breakouts, 1300 attendees, meal space, general session space
(Potential \$400,000.00 Economic Impact)

American Wine Society Annual Conference: 20 vendors, 7 breakouts, 500 attendees – wants everything under one roof. Trying to move to NC for NC Vineyards.
(Potential \$251,200 Economic Impact)

Alpha Kappa Alpha: 50 Vendors, general session for 2000, 25 concurrent breakouts for 50 (also using G/S space) to flip at 3:00 pm for dinner at 7:00
(Potential \$960,000.00 Economic Impact)

NC Library Association: 90 vendors, 13+ Breakouts, 4 lunches, G/S for 600 attendees
(Potential \$216,000.00 Economic Impact)

NC Association of Educators: 1,100 general session plus breakouts, meal space, and 100 10'x10' exhibit booths
(Potential \$528,000.00 Economic Impact)

NC Association of Educational Office Professionals: G/S 900, 40 Vendors, 4 concurrent Breakouts for 200 each, banquet for 800 flipped after 3:00 for 7:00 dinner
(Potential \$324,000 Economic Impact)

North Carolina Christian Schools Association: 14 concurrent breakouts, 1200+ Attendees
(Potential \$400,000 Economic Impact)

NC Retired School Personnel: 20+ concurrent breakouts, meal rooms, 1000+ General Session
(Potential \$475,000 Economic Impact)

NC Association of Festivals & Events: Space Requirements 40,000 -50,000 sq. ft., 140 Vendors, breakouts, has been in larger cities but want to come East
(Potential \$600,000 Economic Impact)

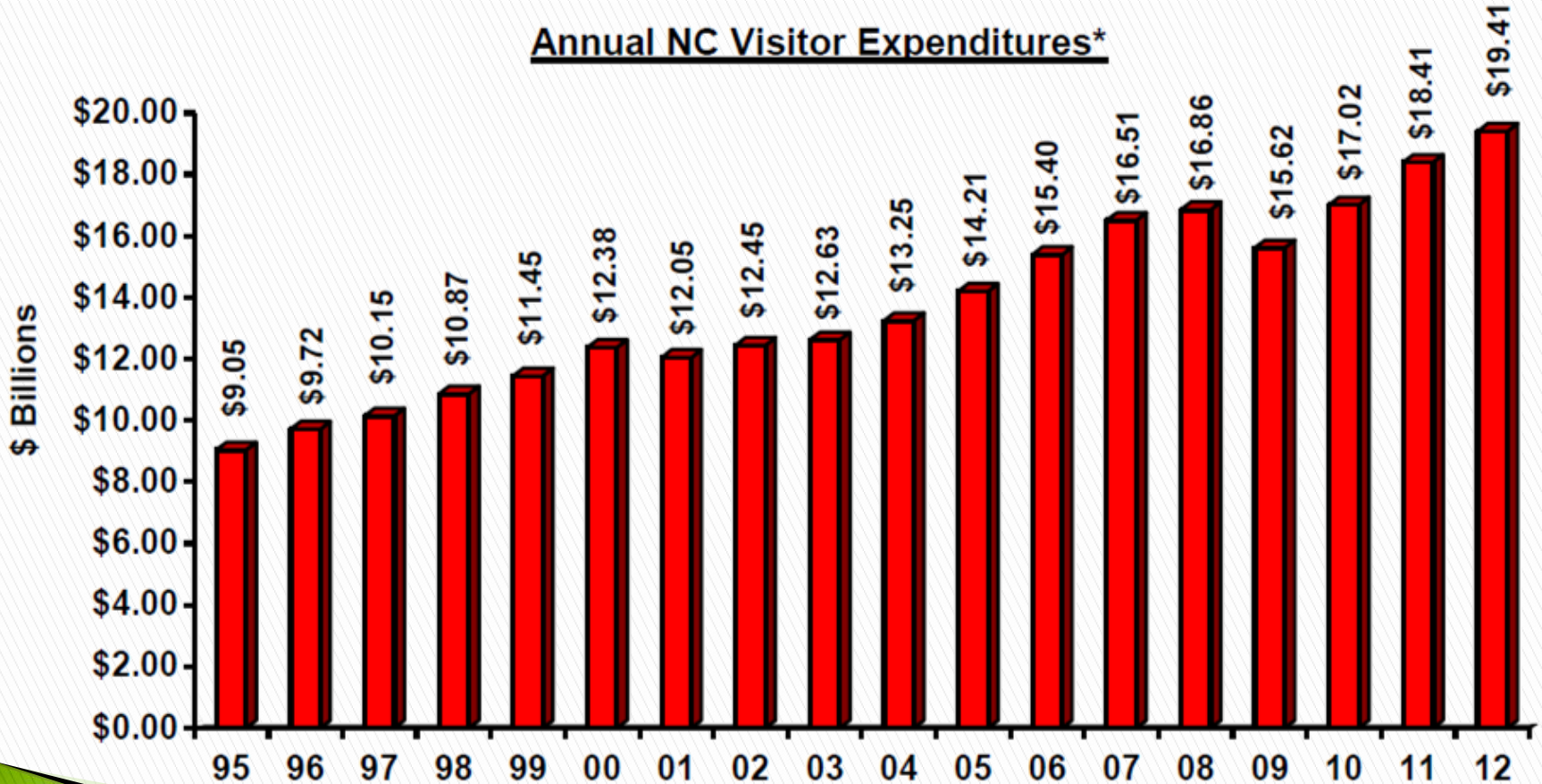
US Food Services: 130+ Vendors, Meals, We have hosted this event in the past; however they have outgrown us but is willing to return if the expansion is approved.
(Potential \$550,000 Economic Impact)

Delta Sigma Theta: 15+ breakouts, 650 attendees, meals, could work out space, however the conference is growing each year and our contact is not comfortable with the current space availability
(Potential \$800,000 Economic Impact)

Minorities in Agriculture & Natural Resources Annual Conference: 100 vendors, 15 Breakouts/General Session, 800 Attendees – Strong interest in North Carolina agriculture.
(Potential \$546,240 Economic Impact)

Tourism is one of North Carolina's largest industries. In 2012, domestic travelers spent **\$19.4 billion** across the state, a **5% increase** from last year, and a record high visitor spending figure.*

North Carolina ranks sixth in total person-trip volume by state behind California, Florida, Texas, New York, and Pennsylvania.



Sources: TNS TravelsAmerica, 2013

The 2012 Economic Impact of Travel on North Carolina Counties, US Travel Association, 2013*

Pitt County Statistics for year 2012

Year	Revenues \$(millions)	Change from previous year
2012	\$199.67	2.57 %
2011	\$194.66	7.11 %
2010	\$181.74	7.57 %
2009	\$168.94	-7.53 %
2008	\$182.70	3.42 %
2007	\$176.66	4.68 %
2006	\$168.76	7.22 %
2005	\$157.40	5.86 %
2004	\$148.68	3.52 %
2003	\$143.62	-0.71 %
2002	\$144.64	3.83 %
2001	\$139.30	-3.06 %
2000	\$143.70	12.45 %
1999	\$127.79	7.32 %
1998	\$119.07	6.67 %
1997	\$111.62	3.99 %
1996	\$107.34	2.26 %
1995	\$104.97	10.09 %
1994	\$95.35	9.59 %
1993	\$87.01	7.83 %
1992	\$80.69	5.09 %
1991	\$76.78	3.73 %

- **Domestic tourism in Pitt County generated an economic impact of \$199.67 million in 2012. This was a 2.57 % change from 2011.**
- **In 2012, Pitt County ranked 22 in travel impact among North Carolina's 100 Counties.**
- **More than 1,950 jobs in Pitt County were directly attributable to travel and tourism.**
- **Travel generated a \$37.75 million payroll in 2012.**
- **State and local tax revenues from travel to Pitt County amounted to \$14.44 million. This represents a \$83.65 tax saving to each county resident.**
- **Area attractions include East Carolina University, the Greenville Museum of Art, antique shopping, boutiques and outlet malls.**

Source: NC Department of Tourism

<http://www.nccommerce.com/tourism/research/economic-impact/teim>

Who Are Our Main Competitors

Koury Center in Greensboro (Over 250,000 Sq. Ft.)*

Twin City Quarter in Winston-Salem (145,800 Sq. Ft.)*

Sheraton Imperial in RTP (26,835 Sq. Ft.)

Wilmington Convention Center (47,731 Sq. Ft.)

Raleigh Convention Center (208,566 Sq. Ft.)*

New Bern Convention Center (16,160 Sq. Ft.)

***These properties host on average more than 15-20 major conferences than us per year because they can provide the conference/breakout space needed.**



Greenville
NORTH CAROLINA
Convention Center



New Bern Convention Center



Wilmington Convention Center

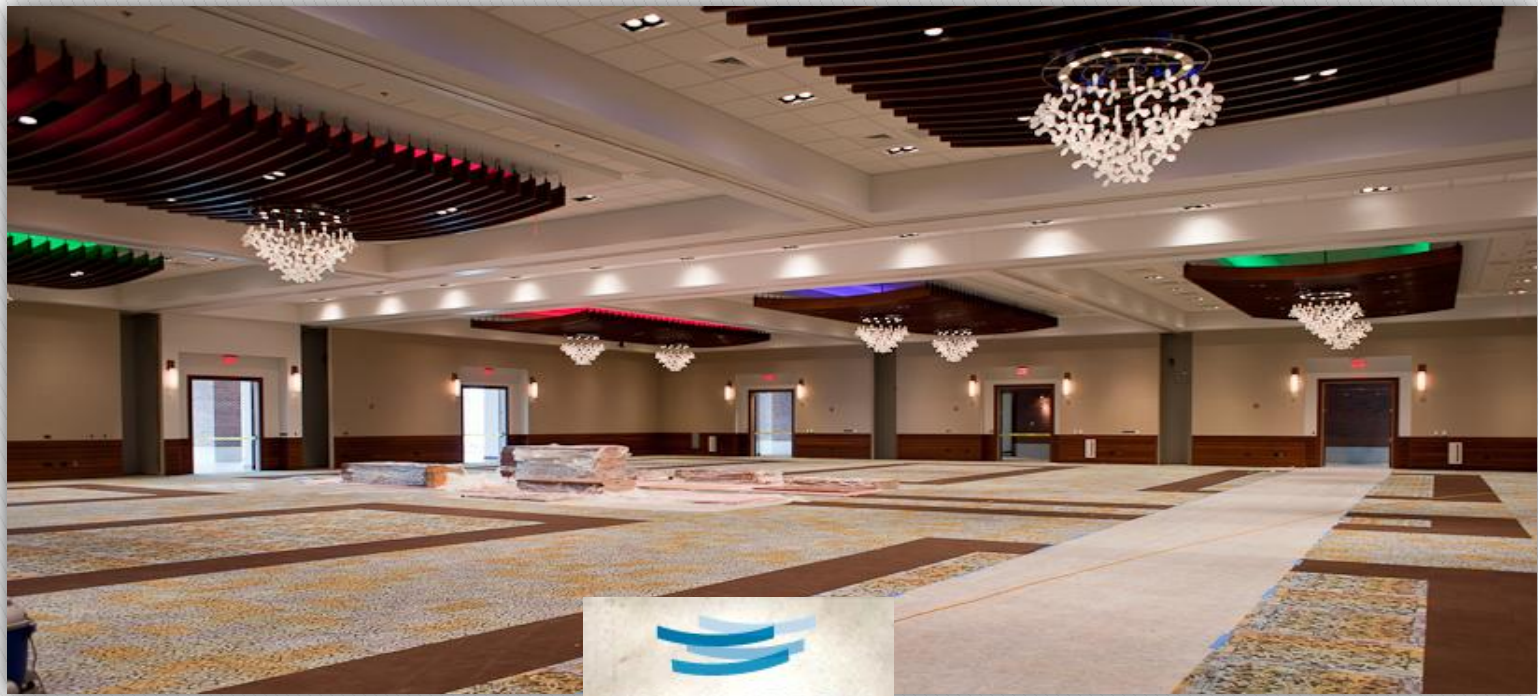
Raleigh Convention Center












WILMINGTON
NORTH CAROLINA
CONVENTION CENTER
business made casual







CHARLOTTE
CONVENTION
CENTER





Greenville
Convention Center



Facility Upgrades

Why we need it NOW

- Customer's are selecting other facilities because we look bland and outdated.
- The three closest convention centers that we are being compared to are considered newer and have state of the art finishes to include lighting, audio visual, and décor.
- The state of North Carolina has had two convention centers open in the last few years, increasing competition. (Raleigh & Wilmington)
- The New Bern Riverfront Convention Center has recently completed a major renovation. The Greenville Convention Center is an older facility in comparison before upgrades.
- The Koury Center in Greensboro (largest facility in the state) is currently undergoing a \$30 million renovation.

Important Info to Consider

- With our suggested plan, our needs for today and the next 10+ years will be met.
- We would be competitive with the number of breakouts required, but still in line with our infrastructure support.
- Significant economic impact opportunities of \$6,050,000+

Recommendation Benefits

- Additional Breakouts
- Breakouts In the GCC/Hilton Corridor Allow for a Seamless Flow Between Buildings
- Ample Flexible Space For Vendors, Meals, General Sessions, Breakouts
- Enhanced Lighting Options
- Improved Directional Signage
- Increased Guest Convenience
- Improved Aesthetics

Greenville Convention Center Proposal for Upgrades and Expansion

AUGUST 26, 2013



LS3P

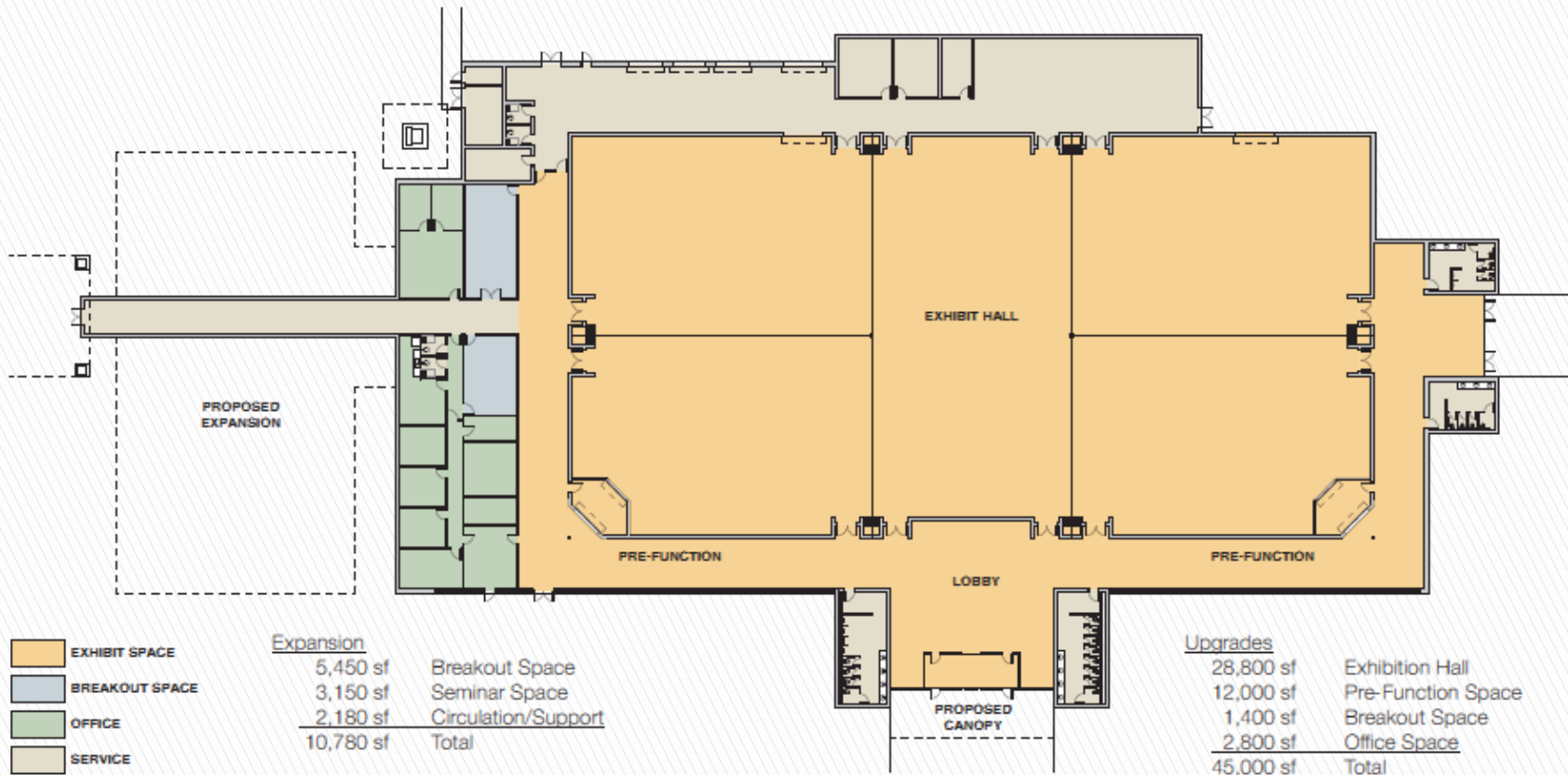


Project Objectives

- Create a facility that reinforces the vitality of Greenville to drive economic impact.
- Upgrade space to create more upscale look to better compete for event business.
- Maximize area and flexibility for seminars and breakout sessions.
- Establish identifying brand through entry canopy with signage and sculptural element.
- Develop interior finishes to celebrate the influence of Greenville's history in modern, innovative setting.
- Upgrade ceiling and lighting design in exhibit hall.
- Upgrade HVAC system to mitigate noise in exhibit hall.
- Improve flexibility while maximizing custom experience.
- Upgrade existing space to respond to market and customer needs.



Project Summary



- EXHIBIT SPACE
- BREAKOUT SPACE
- OFFICE
- SERVICE

<u>Expansion</u>	
5,450 sf	Breakout Space
3,150 sf	Seminar Space
2,180 sf	Circulation/Support
10,780 sf	Total
4,600 sf	Outdoor Terrace

<u>Upgrades</u>	
28,800 sf	Exhibition Hall
12,000 sf	Pre-Function Space
1,400 sf	Breakout Space
2,800 sf	Office Space
45,000 sf	Total

Project Summary



Building Entry - add entry canopy and incorporate signage into design



Entry Plaza - improve site lighting + landscape



Building Lobby - add sculptural ceiling element and wall accent



Pre-Function Space - refresh carpet, wall covering, lighting and seating



Exhibit Hall - improve acoustics with wall + ceiling finishes, improve lighting, integrate doors into design

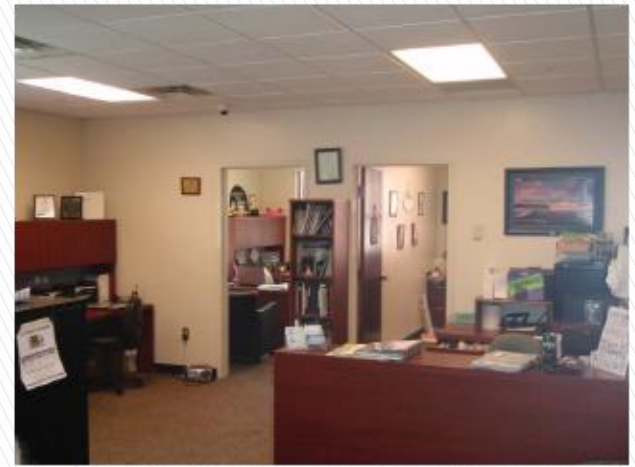
Existing Space



Concessions - update finishes and approach



Restrooms - upgrade finishes, partitions, counters and mirrors to match new design



Administrative Offices - consolidate offices to create more breakout space



Breakout Spaces - update finishes and expand space to include 9-10 breakout rooms



Outdoor Terrace - new exterior space to be used for informal gatherings and formal events

Existing Space



Examples of entry canopy with integrated signage



Existing Building Entry



Examples of landscaping and exterior lighting

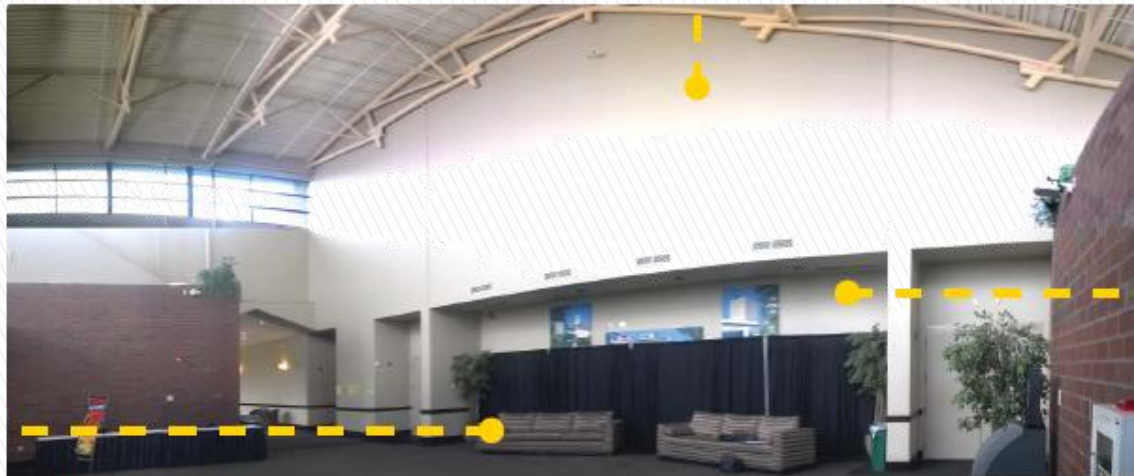
Building Entrance



Examples of sculptural lighting



Examples of accent wall materials



Existing building lobby



Examples of seating groups



Examples of overall space aesthetic

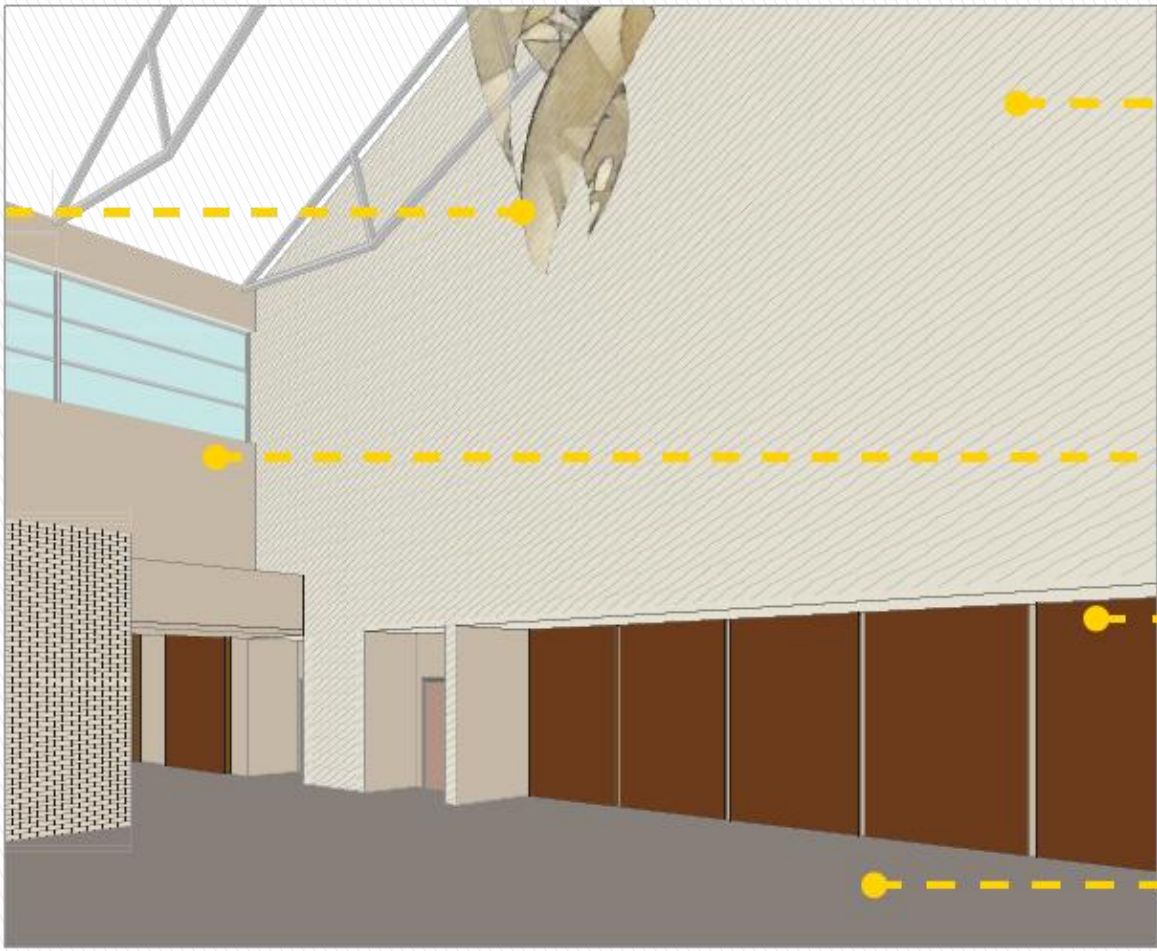
Lobby



Examples of ceiling sculptures



Paint palette



Upgraded building lobby



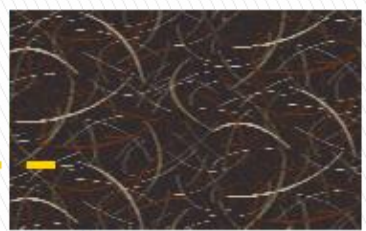
Accent wall Tile



Wallcovering



Wood wall panel



Carpet

Lobby



Examples of large format art



Existing pre-function space



Proposed wall sconces

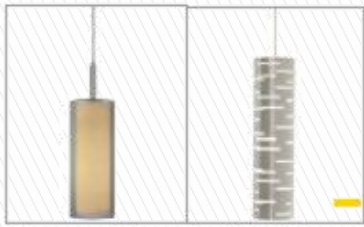


Examples of overall space aesthetic



Examples of seating groups

Pre-Function Space



Proposed pendant lighting



Existing concessions



Example of glass pass-through



Examples of seating groups



Examples of serving counter materials and design

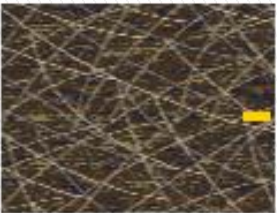
Concessions



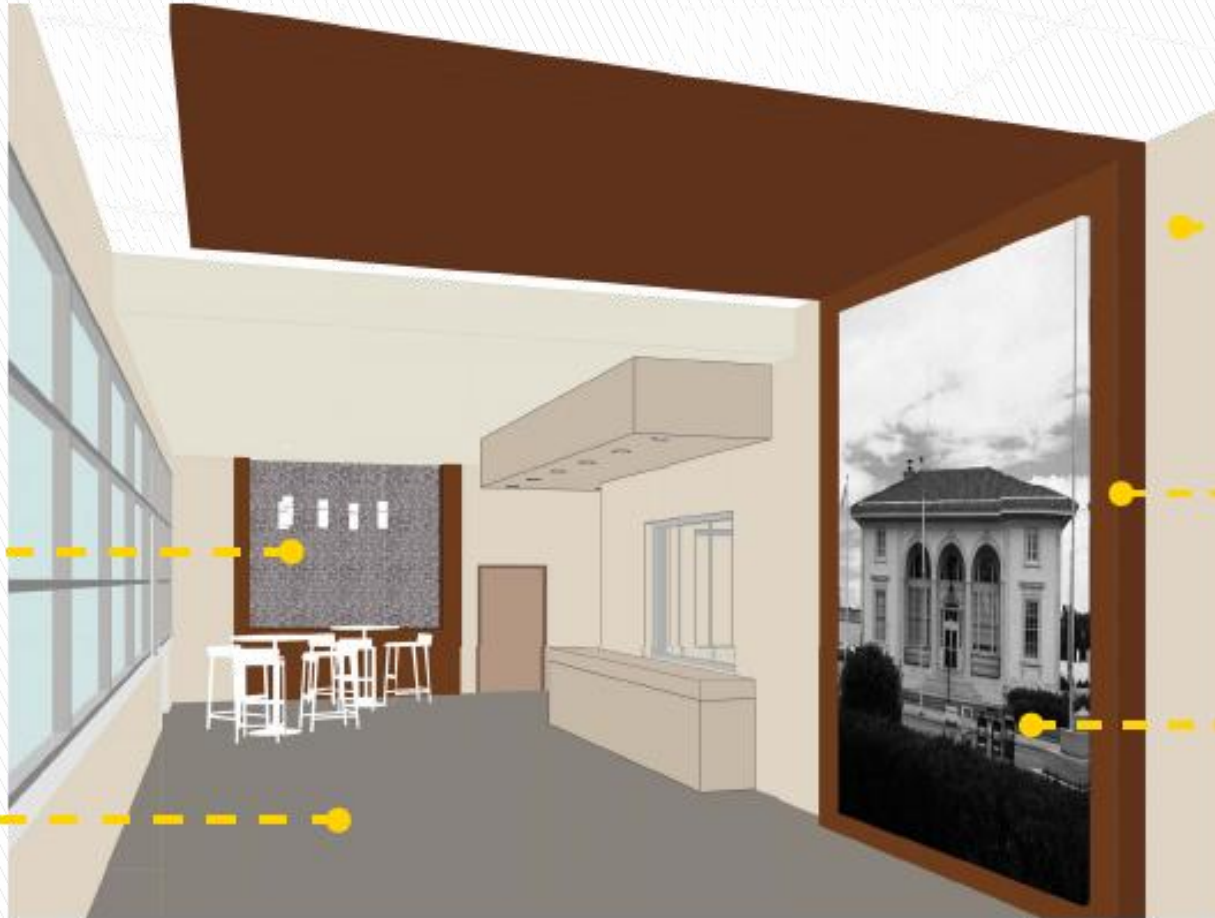
Window treatment



Accent tile panel



Carpet



Wallcovering



Wood panel

Historic photo on canvas



Paint palette

Concessions



Proposed wood partitions



Existing restrooms



Floor tile

Wall tile

Accent tile

Wallcovering

Wood partition

Counters



Examples of wet wall tile



Examples of overall space aesthetic

Restrooms



Examples of textured wall panels in neutral color



Examples of ceiling panels with multi-function lights



Existing Exhibit Hall

Exhibit Hall



Proposed acoustic wall panels with wood accents - back wall



Proposed acoustic wall panels with wood accents - entry wall

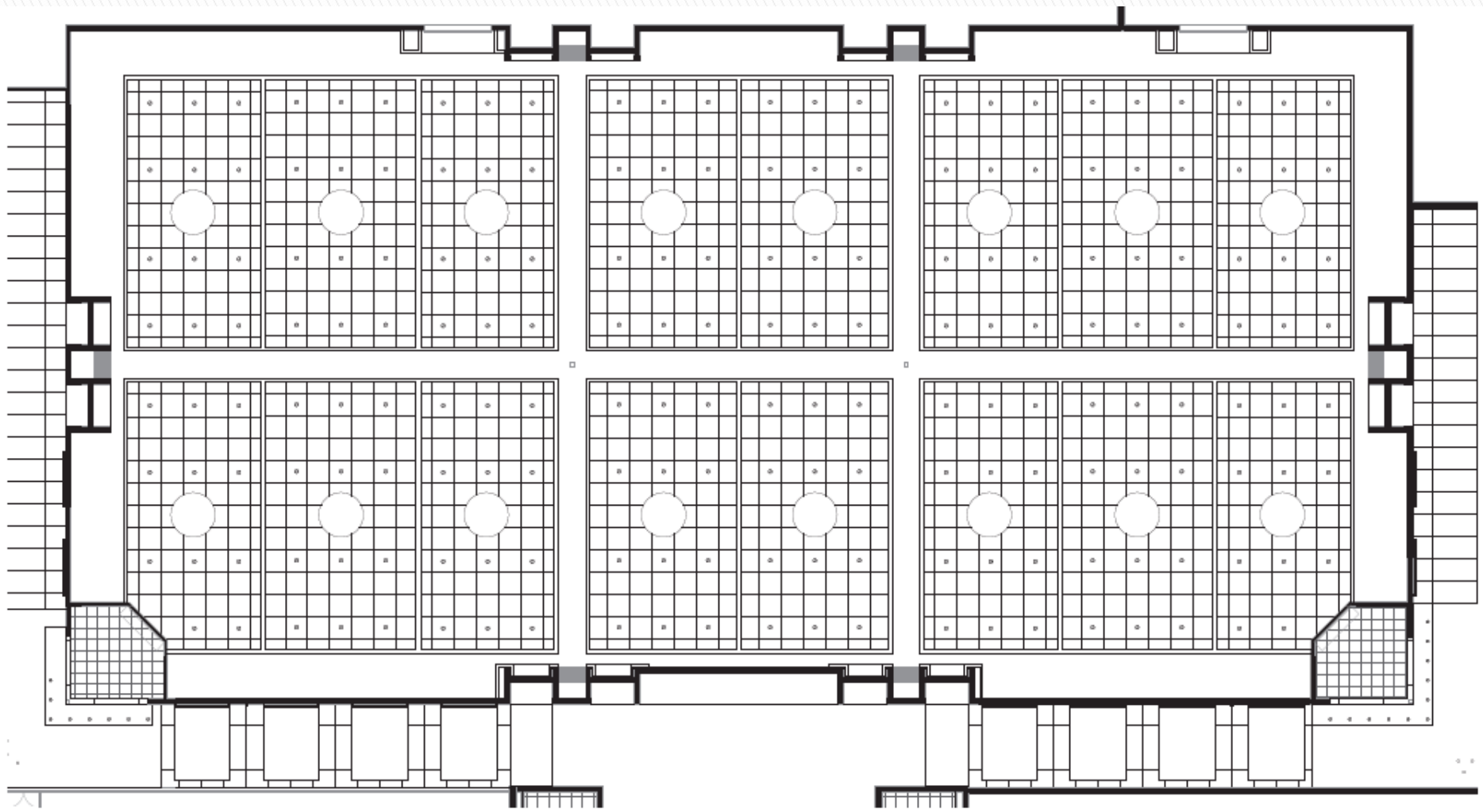


Example of textured wall panels



Examples of wood accent walls at entries

Exhibit Hall



Proposed exhibit hall ceiling

Exhibit Hall

HVAC System

Existing Conditions

The existing exhibit hall is divided into 6 zones served by separate rooftop HVAC units (RTUs) with DX cooling and gas heating. Manufactured by Trane, the RTUs are the original units, installed during construction of the Convention Center in 2001-02. Preventive maintenance is regularly performed 4 times per year.

The supply and return duct directly enter the space and terminate a few feet below the roof structure. Conditioned air is supplied through drum louvers and returns through ceiling grilles (see figure 1).

In the current configuration, when operating, the units discharge at a noise level that is undesirable. The relatively short sections of supply and return ductwork are not sufficient to dampen RTU noise in the spaces served.

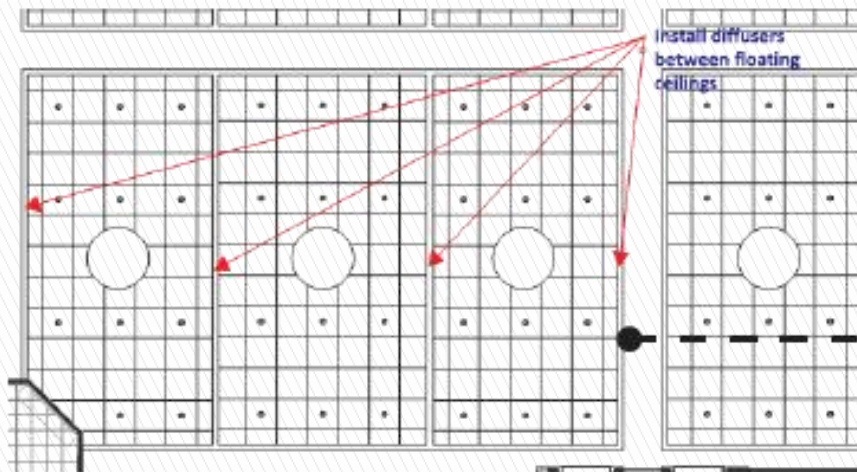


Figure 3 - Installation location of new diffusers (similar for all spaces)



Figure 2 - Proposed diffuser (color to be black)

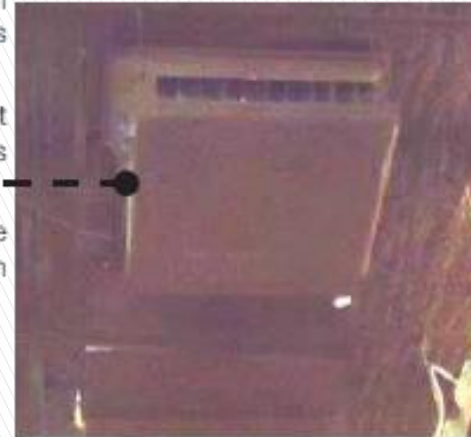


Figure 1 - Existing supply & return duct

Revisions to Achieve Project Goals

- Existing ductwork to be demolished and reconfigured to coordinate with proposed floating ceilings.
- Black supply slot diffusers (figure 2) to be installed in open perimeter spaces between floating ceilings (figure 3).

Exhibit Hall – Building System Upgrades



Examples of floating wood ceiling

Mitigation of RTU Sound

- Reduction of RTU noise to the spaces to a level consistent with that desired for such activities as seminars and banquets can be accomplished by using several means.
- Consideration should be given to replacing the existing RTU roof curbs with sound attenuating curbs. These curbs are constructed to help prevent "break out" noise from the RTU through the roof deck.
- Use of supply and return duct sound attenuators should be studied. Sometimes these attenuators will create more noise than they will reduce. This can be determined during the study for the existing equipment, and if they would be found in advance to create more noise for this installation, they would not be used.
- The new lay-in ceilings with wood panels will inherently reduce noise by helping to block its direct entry to the space from the RTUs.
- Insulation sound batts can be laid on the ceiling in the areas directly below the RTUs.
- New rigid metal ductwork with 6 foot flexible round run-outs to diffusers will be installed. The metal duct should be internally lined with flexible elastomeric insulation. This insulation will help prevent noise being transmitted to the spaces from the RTU supply duct opening. The lined metal duct would also be installed for the return duct. The plenum box for the supply diffusers should also be lined with insulation.
- An acoustic engineer should be consulted to determine the efficacy of the noted items and to suggest possible additional measures to reduce noise transmitted to the spaces.

Exhibit Hall – Building System Upgrades

Fire Protection

Existing Conditions

Within the existing exhibit hall, the existing fire sprinkler piping is installed tight to the exposed structure.

Revisions to Achieve Project Goals

- Existing fire sprinkler layout to be changed to accommodate proposed floating ceilings.
- Dependent on the layout, sprinkler heads may need to turn down on new floating ceilings to maintain proper coverage.
- A full study of the space will be required to determine the exact location of the new and existing sprinkler heads, and confirm that the existing flow, piping, and devices are adequate.

Electrical Lighting

Existing Conditions

The existing exhibit hall is served by a combination of metal halide and cylindrical pendant down light fixtures, mounted tight to the exposed structure. Additional display and exhibit lighting is mounted on the truss system.

Revisions to Achieve Project Goals

- Existing metal halide and cylindrical pendant down light fixtures to be removed in order to install the proposed floating ceilings.
- Located in the proposed floating ceiling, new light fixtures will likely be a combination of high output recessed down lights and decorative pendants.
- A dimming system is recommended to control the lighting levels for different events.
- A full study of the space will be required to determine the exact location of the new light fixtures. The new lighting layout shall meet the requirements of the National Electrical Code and the 2012 Energy Code.

Exhibit Hall – Building System Upgrades

Proposed Expansion





Proposed lighting



Proposed expansion plan



Proposed moveable walls



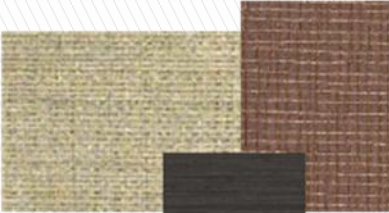
Example of conference room



Example of lecture setup



Examples of seminar/breakout rooms



Wallcovering



Carpet



Wood Panel

Expansion



Examples of seating groups



Proposed terrace plan



Existing Outdoor Space



Examples of event seating

Outdoor Terrace

PROPOSED BUDGET – GREENVILLE CONVENTION CENTER UPGRADES AND EXPANSION

PROPOSED UPGRADES

Construction Budget	
Lobby and Pre-function Space (New Carpet, Lobby feature wall, ceiling treatments, window and wall treatment, upgrade concessions, light fixtures, artwork)	\$ 225,000
Hanging illuminated sculpture/light in lobby	\$ 30,000
Ballroom/Exhibit Space (Ceiling treatment, wall panels, new doors, hvac modifications, new lighting)	\$ 950,000
Restroom upgrades (tile, countertops, partitions)	\$ 45,000
New Breakout room in existing administrative space	\$ 25,000
Reader Board/Directional Signage System	\$ 35,000
Landscape/hardscape/exterior lighting improvements	\$ 50,000
Canopy and signage at front entrance	\$ 100,000
Construction Budget	\$ 1,460,000
Construction Contingency (10%)	\$ 146,000
Professional Services and Design Fees (architecture, engineering, interior design)	\$ 175,410
Furniture in pre-function space	\$ 35,000
TOTAL BUDGET FOR UPGRADES	\$ 1,816,410

PROPOSED EXPANSION

Construction Budget	
New Breakout and Seminar Rooms, set of group restrooms 10,780 s.f. x \$140/s.f.	\$ 1,509,200
Landscaped patio	\$ 100,000
Audiovisual	\$ 120,000
Construction Budget	\$ 1,729,200
Construction Contingency (10%)	\$ 172,920
Professional Services and Design Fees (architecture, engineering, interior design)	\$ 216,470
Furniture in breakout/seminar rooms	\$ 65,000
TOTAL BUDGET FOR EXPANSION	\$ 2,183,590

SUMMARY

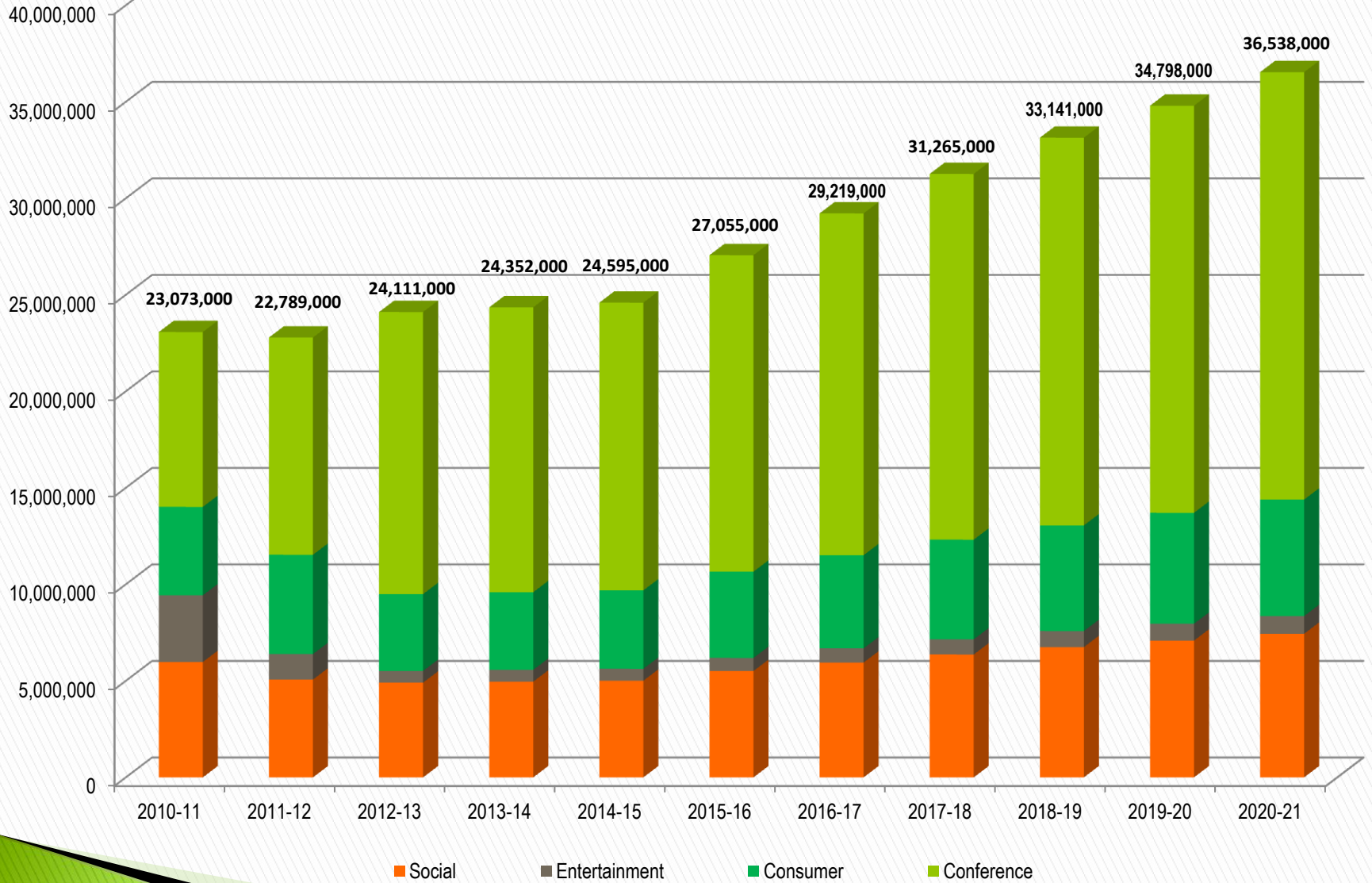
TOTAL BUDGET UPGRADES	\$ 1,816,410
TOTAL BUDGET FOR EXPANSION	\$ 2,183,590
GRAND TOTAL	\$ 4,000,000

Summary

Convention Center Upgrades and Expansion Construction Budget

	<u>Square Feet</u>	<u>Price/SF</u>	<u>Budget</u>
Hard Costs			
Land			500,000
Gift			(500,000)
General Contractor Expansion	10,780	\$ 150.36	1,620,920
General Contractor Expansion - Patio	4,600	\$ 21.74	100,000
General Contractor - Upgrade to Existing Facility	45,000	\$ 31.78	1,430,000
Furniture & Sculpture - Existing Prefunction/New Addition			130,000
Contingency			300,000
Total Hard Costs			3,580,920
Soft Costs			
Architectural Fees			100,000
Site Engineering			30,000
Testing			10,000
Building Permits / Impact Fees			10,000
Interior Design Services/ Purchasing			50,000
Legal Fees			10,000
Loan Fees			120,000
Contingency			100,000
Total Soft Costs			430,000
Total Costs			4,010,920

Greenville Convention Center Economic Impact on Pitt County





City of Greenville, North Carolina

Meeting Date:
10/10/2013
Time: 7:00 PM

Title of Item: Tire dealerships and the storage and disposal of tires

Explanation: Council Member Max Joyner, Jr., requested that "The current rules on tire dealerships and how they store and dispose of new and used tires" be added to the October City Council agenda.

Fiscal Note: N/A

Recommendation: Discuss at Council Member Joyner's request

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City of Greenville, North Carolina

Meeting Date:
10/10/2013
Time: 7:00 PM

Title of Item: Report on sweepstakes business enforcement

Explanation: Council Member Marion Blackburn requested that "Consideration of a request to the City Manager to provide a report as to the enforcement of the North Carolina law that sweepstakes machines are illegal, and of the manner in which other cities have been enforcing this law" be added to the October City Council agenda.

Fiscal Note: N/A

Recommendation: Discuss at Council Member Blackburn's request

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City of Greenville, North Carolina

Meeting Date:
10/10/2013
Time: 7:00 PM

Title of Item: Report on program funding in the FY 14 budget

Explanation: Council Member Marion Blackburn requested that "Report of items that have not been funded under the current budget, including the University Area Down Payment Assistance Program and the Facade Improvement Grant program, and any other items that have resulted in the reduction in scope or loss of a program" be added to the October City Council agenda.

Fiscal Note: N/A

Recommendation: Discuss at Council Member Blackburn's request

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