



# Agenda

## Greenville City Council

March 4, 2010  
7:00 PM  
City Council Chambers  
200 West Fifth Street

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**I. Call Meeting To Order**

**II. Invocation - Mayor Pro-Tem Kittrell**

**III. Pledge of Allegiance**

**IV. Roll Call**

**V. Approval of Agenda**

**VI. Appointments**

1. Appointments to boards and commissions

**VII. New Business**

**Public Hearings**

2. Ordinance requested by Edwards Community Group to amend the zoning ordinance to establish a new overlay district entitled "Urban Core (UC) Overlay" and standards applicable within the area bound by 10th Street, the CSXT Railroad, 14th Street, and Green Mill Run/ECU easement
3. Ordinance requested by Edwards Communities Development Company to rezone 16.14 acres located along the eastern right-of-way of Charles Boulevard, between 10th and 14th Streets, and west of Rock Spring Subdivision from OR (Office-Residential) to OR-UC (Office-Residential) with a UC (Urban Core) overlay
4. Ordinance requested by Donnie Eakes to rezone 0.6466 acres located at the southeast corner of the intersection of Airport Road and Old River Road from IU (Unoffensive Industry) to CH (Heavy Commercial)

5. Ordinance requested by Thomas F. Taft, Jr. to amend the zoning regulations to include the use entitled "Hotel, motel, bed and breakfast inn; extended stay lodging" as a special use in the CG (General Commercial) district table of uses
6. Ordinance directing the enforcement officer to remove or demolish the nonresidential building or structure located at 1901 Chestnut Street

### **Public Comment Period**

- The Public Comment Period is a period reserved for comments by the public. Items that were the subject of a public hearing at this meeting 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**

7. Resolution approving a lease agreement with Vietnam Veterans of America, George F. Semick Chapter #272, for property located at 2805 East Second Street known as the Old Police Hut

## **VIII. Comments from Mayor and City Council**

## **IX. City Manager's Report**

## **X. Adjournment**



# City of Greenville, North Carolina

Meeting Date: 3/4/2010  
Time: 7:00 PM

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- Title of Item:** Appointments to boards and commissions
- Explanation:** City Council appointments or reappointments need to be made to the Board of Adjustment, Environmental Advisory Commission (professional engineer slot), Human Relations Council, and Youth Council.
- Fiscal Note:** No fiscal impact.
- Recommendation:** To make appointments or reappointments to the Board of Adjustment, Environmental Advisory Commission (professional engineer slot), Human Relations Council, and Youth Council.
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[Appointments To Boards and Commissions City Council Meetings Agenda Deadline Material 138519](#)

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# Appointments to Boards and Commissions

March 4, 2010

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## Board of Adjustment

**Council Liaison:** Council Member Marion Blackburn

<u>Name</u>	<u>Current Term</u>	<u>Reappointment Status</u>	<u>Expiration Date</u>
Susan Bailey (Alternate Member)	Filling unexpired term	Resigned	June 2010

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## Environmental Advisory Commission

**Council Liaison:** Council Member Marion Blackburn

<u>Name</u>	<u>Current Term</u>	<u>Reappointment Status</u>	<u>Expiration Date</u>
J. Stephen Janowski (5)	First term	Moved out of city limits	April 2012

(5) A professional engineer

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## Human Relations Council

**Council Liaison:** Council Member Max Joyner, Jr.

### Regular Members

<u>Name</u>	<u>Current Term</u>	<u>Reappointment Status</u>	<u>Expiration Date</u>
James Cox	Second term	Resigned	September 2010
Franchine Pena	Second term	Ineligible	September 2009
Shane Martin	Filling unexpired term	Moved out-of-state	September 2011

### Student Representative from Higher Educational Institution (Pitt Community College)

<u>Name</u>	<u>Current Term</u>	<u>Reappointment Status</u>	<u>Expiration Date</u>
Keisha Staton	Third term	Resigned	October 2009

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## Youth Council

**Council Liaison:** Council Member Rose Glover

<u>Name</u>	<u>Current Term</u>	<u>Reappointment Status</u>	<u>Expiration Date</u>
Available Slots (9)			

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## Applicants for Board of Adjustment

Valerie Guess 3915 Sterling Pointe Drive Winterville, NC 28590	227-4991	<b>Application</b> <b>District: #5</b>	6/9/2009
Jeremy Jordan 707 West 4th Street Greenville, NC 27834	341-3066	<b>Application</b> <b>District: #1</b>	6/25/2009
Justin Mullarkey 1509 East 5th Street Greenville, NC 27858	364-1183	<b>Application</b> <b>District: #3</b>	6/10/2009
Deryck Steven Wilson 1203 Franklin Drive Greenville, NC 27858	714-5950	<b>Application</b> <b>District: #5</b>	11/7/2008

## Applicants for Environmental Advisory Commission

Ann Eleanor 102 Lindenwood Drive Greenville, NC 27834	848-4257	<b>Application Date:</b> 2/10/2009 <b>District:</b> 5 <b>Occupation:</b> Retired
Valerie Guess 3915 Sterling Pointe Drive Winterville, NC 278590	227-4991	<b>Application Date:</b> 6/9/2009 <b>District:</b> 5 <b>Occupation:</b> Retired US Army Veteran
James Holley 1906 Fairview Way Greenville, NC 27858	215-0065	<b>Application Date:</b> 10/18/2009 <b>District:</b> 4 <b>Occupation:</b> Hydrogeologist

## Applicants for Human Relations Council

### **Regular Member Candidates:**

Gloria Brewington-Person 1005 Cortland Road Greenville, NC 27834	321-3227	<b>Application Date:</b> 10/1/2009 <b>District:</b> #2
Brian Brown 2237 Penncross Drive Greenville, NC 27834	367-5831	<b>Application Date:</b> 9/11/2009 <b>District:</b> #5
Emily Carter 113 Avon Lane Greenville, NC 27858	919-356-6687	<b>Application Date:</b> 1/15/2010 <b>District:</b> #4
Ronnie Christian 2608 Mulberry Lane Greenville, NC 27858	561-5405	<b>Application Date:</b> 7/2/2008 <b>District:</b> #5
Ann Eleanor 102 Lindenwood Drive Greenville, NC 27834	848-4257	<b>Application Date:</b> 2/10/2009 <b>District:</b> #5
Corey Rhodes 3911 Sterling Pointe Drive, #006 Winterville, NC 28590	916-4523	<b>Application Date:</b> 2/11/2009 <b>District:</b> #5

**Student Member Candidates from Higher Educational Institutions:** NONE

# Applicants for Youth Council

NONE





# City of Greenville, North Carolina

Meeting Date: 3/4/2010  
Time: 7:00 PM

**Title of Item:** Ordinance requested by Edwards Community Group to amend the zoning ordinance to establish a new overlay district entitled "Urban Core (UC) Overlay" and standards applicable within the area bound by 10th Street, the CSXT Railroad, 14th Street, and Green Mill Run/ECU easement

**Explanation:** The purpose and intent of the urban core (UC) overlay district and requirements is to allow modification of specific site development standards of the underlying zoning district which are designed to facilitate development and redevelopment of in-fill sites in a designated area in proximity to the urban core.

An urban core (UC) overlay district is defined as an overlay zoning district adopted in conjunction with a CDF, and/or OR underlying general purpose district; wherein, the zoning rights, standards, restrictions and requirements as set forth for the common general purpose district shall extend to the urban core (UC) overlay district zoned area.

All urban core (UC) overlay district(s) shall be restricted to the land area located within the following boundary: south of Tenth Street, east of the CSXT Railroad, north of Fourteenth Street, west of Green Mill Run and ECU Easement (tax parcel 73545, DB 2215 – PG 597) as existing on the date of adoption of the ordinance. No urban core (UC) overlay district shall be located outside of the designated area described above. An urban core (UC) overlay district shall be established within the designated area upon City Council adoption of an individual zoning ordinance which defines the boundary of the specific urban core (UC) district located within the designated area boundary.

If the ordinance is approved, high-density residential development, including standard multi-family housing and Land Use Intensity (LUI) residential development located within a future UC district may be subject to reduced street setbacks, street bufferyards, and parking space to dwelling separation setbacks at the option of the property owner as follows:

- Principal and accessory structure public street right-of-way and private street easement setbacks may be reduced at the option of the owner to not less than 5 feet.
- Applicable 6 foot and/or 10 foot street bufferyard width may be reduced at the option of the owner to not less than 5 feet regardless of lot size.
- Bufferyard width modification shall not exempt or reduce any vegetation requirement applicable to any street bufferyard, as required prior to the application of this provision. Parking space to dwelling unit separation may be reduced at the option of the owner to not less than 5 feet.

Without holding the public hearing at its February 11, 2010, City Council meeting, the City Council continued this request at the applicant's request until the March 4, 2010, City Council meeting.

**Fiscal Note:** No direct cost to the City.

**Recommendation:** In staff's opinion, the request is in compliance with Horizons: Greenville's Community Plan.

The Planning and Zoning Commission recommended approval of the ordinance amendment at their January 19, 2010, meeting.

If City Council determines to approve the amendment 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 amendment request, in order to comply with this statutory requirement, it is recommended that the motion be as follows:

Motion to deny the requested text amendment and to make a finding and determination that the denial of the text amendment request is consistent with the adopted comprehensive plan and that the denial of the text amendment request is reasonable and in the public interest due to the denial being consistent with the comprehensive plan and, as a result, the denial furthers the goals and objectives of the comprehensive plan.

**Attachments / click to download**

 [Designated Area for Urban Core \(UC\) Overlay](#)

 [UC Urban Core Overlay District ordinance 848200](#)

 [Excerpt from January 19 2010 Planning and Zoning Minutes for Edwards Community Group 854324](#)

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ORDINANCE NO. 10 - \_\_\_\_  
AN ORDINANCE AMENDING THE ZONING ORDINANCE  
OF THE CITY OF GREENVILLE, NORTH CAROLINA

WHEREAS, the City Council of the City of Greenville, North Carolina, in accordance with Article 19, Chapter 160A, of the General Statutes of North Carolina, caused a public notice to be given and published once a week for two successive weeks in The Daily Reflector setting forth that the City Council would, on March 4, 2010, 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 amending the City Code; 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 involving the text amendment is consistent with the adopted comprehensive plan and that the adoption of the ordinance involving the text amendment 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.

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

Section 1: That Title 9, Chapter 4, Article D, of the City Code, is hereby amended to include a new section 9-4-76 entitled "UC urban core overlay", to read as follows:

**"9-4-76. UC URBAN CORE OVERLAY.**

The purpose of the UC urban core overlay district is to allow modification of residential development standards of the underlying zoning district(s) which are designed to facilitate development and redevelopment of in-fill sites."

Section 2: That Title 9, Chapter 4, Article L, of the City Code, is hereby amended to include a new section 9-4-200.1 entitled "Urban Core (UC) overlay district standards", to read as follows:

**"Sec. 9-4-200.1 URBAN CORE (UC) OVERLAY DISTRICT STANDARDS.**

(A) Purpose and intent; definition; designated area.

(1) Purpose and intent. The purpose and intent of the urban core (UC) overlay district and requirements set forth under this section is to allow modification of specific site development standards of the underlying zoning district(s) which are designed to facilitate development and redevelopment of in-fill sites in the designated area specified under subsection (3) below.

(2) Definition. An urban core (UC) overlay district is defined as an overlay zoning district adopted in conjunction with an OR, and/or CDF underlying general purpose

district as listed under Article D, Part 2, Sections 9-4-62 and 9-4-66 wherein the zoning rights, standards, restrictions and requirements as set forth for the common general purpose district shall extend to the urban core (UC) overlay district zoned area in accordance with subsection (B) below.

- (3) Designated area. All urban core (UC) overlay district(s) shall be restricted to the land area located within the following boundary: south of Tenth Street, east of the CSXT Railroad, north of Fourteenth Street, west of Green Mill Run and ECU Easement (tax parcel 73545, DB 2215 – PG 597) as existing on the date of adoption of this ordinance. No urban core (UC) overlay district shall be located outside of the designated area described by this subsection. An urban core (UC) overlay district shall be established within the designated area upon City Council adoption of an individual zoning ordinance which defines the boundary of the specific urban core (UC) district located within the designated area boundary.

(B) Standards.

- (1) Initiation of a petition for an urban core (UC) overlay district zoning map amendment shall be made in accordance with section 9-4-331.
- (2) If any portion of a lot, parcel or tract is zoned as urban core (UC) overlay the entire lot, parcel or tract shall be included in the urban core (UC) overlay.
- (3) All urban core (UC) overlay districts shall be delineated upon the official zoning map as both the underlying general purpose district and UC overlay district. The general purpose district title shall be followed by “-UC” in all areas zoned urban core (UC) overlay district
- (4) The zoning rights, standards, restrictions and requirements of the underlying general purpose district shall extend to the urban core (UC) overlay district, except as provided herein.
- (5) Within any urban core (UC) overlay district multi-family development, land use intensity multi-family (LUI) development rating 50, and land use intensity dormitory (LUI) development rating 67, as listed under Article D and Appendix A table of permitted and special uses, shall be subject to modified standards as listed under subsection (6) below. All other standards, requirements and conditions of the underlying general purpose district not included under and modified by subsection (6) shall continue to apply.
- (6) Modified standards. The following standards specified in this subsection are hereby adopted as substitute minimum requirements within the urban core (UC) overlay district for the uses listed under subsection (5) above.

- (a) Principal and accessory structure public street right-of-way setback per section 9-4-145(B)(1) : The minimum setback may be reduced at the option of the owner to not less than 5 feet.
- (b) Principal and accessory structure private street easement setback per section 9-4-145(B)(2): The minimum setback may be reduced at the option of the owner to not less than 5 feet.
- (c) Principal and accessory structure public street right-of-way and private street easement setback per section 9-4-181(A): The minimum setback may be reduced at the option of the owner to not less than 5 feet.
- (d) Bufferyard A per section 9-4-119(A): The applicable 6 foot and/or 10 foot bufferyard width may be reduced at the option of the owner to not less than 5 feet regardless of lot size. Bufferyard width modification shall not exempt or reduce any vegetation requirement applicable to any Bufferyard A, as required prior to the application of this subsection.
- (e) Parking space to dwelling structure separation per section 9-4-251(B)(9): The minimum separation requirement may be reduced at the option of the owner to not less than 5 feet.”

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

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

ADOPTED this 4<sup>th</sup> day of March, 2010.

\_\_\_\_\_  
Patricia C. Dunn, Mayor

ATTEST:

\_\_\_\_\_  
Wanda T. Elks, City Clerk

## **Excerpt from January 19, 2010 Planning and Zoning Commission Minutes for Edwards Community Group**

### Text Amendments

Request by Edwards Community Group to amend the zoning ordinance to establish a new overlay district entitled “Urban Core (UC) Overlay” and standards applicable within the area bound by 10<sup>th</sup> Street, the CSXT Railroad, 14<sup>th</sup> Street, Green Mill Run and ECU easement.

Mr. Hamilton stated this is a text amendment to the zoning regulations. He said the next item on the agenda is a request to zone a specific property to this overlay zone. He said any site specific issues related to a particular piece of property should be addressed during the zoning hearing. Mr. Hamilton said the purpose and intent of the urban core (UC) overlay district and requirements is to allow modification of select site development standards of the underlying zoning district which are designed to facilitate development and redevelopment of in-fill sites in a designated area in proximity to the urban core. An urban core (UC) overlay district is defined as an overlay zoning district adopted in conjunction with a underlying general purpose district (CDF, and/or OR only) wherein the zoning rights, standards, restrictions and requirements as set forth for the common general purpose district shall extend to the urban core (UC) overlay district zoned area. All urban core (UC) overlay district(s) shall be restricted to the land area located within the following boundary: south of Tenth Street, east of the CSXT Railroad, north of Fourteenth Street and west of Green Mill Run / ECU Easement (former RR spur) as existing on the date of adoption of the ordinance. Mr. Hamilton said no urban core (UC) overlay district shall be located outside of the designated area described above. He said the majority of the area in the Urban Core is zoned Commercial. There is some OR including the East Carolina University Campus and along the river. Areas located to the east and west of Evans Street Extension from Tenth Street to Fourteenth Street are zoned CDF. Mr. Hamilton said the Comprehensive Land Use Plan Map recommends extending the CD zoning as far south as Tenth Street. He said areas to the south of Tenth Street should remain CDF or OR.

An urban core (UC) overlay district shall be established within the designated area upon City Council adoption of an individual zoning ordinance which defines the boundary of the specific urban core (UC) district. If UC overlay zoning is approved for a specific site, high-density residential development including standard multi-family housing and Land Use Intensity (LUI) residential development located on the site may be subject to the following:

- reduced street setback (25 ft. to 5 ft.)
- reduced street bufferyard (6 ft. / 10 ft. to 5 ft.)
- reduced parking space to dwelling separation setback (15 ft. to 5 ft.)

Mr. Hamilton said all reductions are at the option of the property owner. Mr. Hamilton said if this ordinance is approved and a property owner within the boundary requests the UC Overlay it would have to be reviewed by the Planning and Zoning Commission with the recommendation sent to City Council. If City Council zones a specific property to the UC designation the right-of-way setbacks, street bufferyards and the dwelling unit to parking separation setback could be reduced to not less than five feet.

Mr. Hamilton said, as an example, the First Place Properties development on the corner of First and Pitt Streets is located in the CD district, where no setbacks are required. He said any property included in the UC Overlay can take advantage of not less than a five foot right-of-way setback. All other zoning and site development requirements continue to apply.

Mr. Ramey asked if anything would be done in the Green Mill area so it wouldn't flood that area.

Mr. Hamilton said Green Mill Run includes a flood hazard area and these changes would not affect the Flood Damage Prevention ordinance requirements in any way.

Mr. Tozer asked if the developer decided to take advantage of the five foot setback how far it would be from the curb line.

Mr. Hamilton said it would depend on the street. He said in urban areas where the roads have been widened there were some locations where the right-of-way line is only a few feet behind the curve. In others, like Charles Boulevard, it may be as much as ten or fifteen feet.

Mr. Randall said there would be very few areas where they would actually be within five feet of the street or back of curb.

Mr. Tozer asked if the current urban core area was mapped out in the city.

Mr. Hamilton said Urban Core was just a reference to the general geographical location that they are speaking of.

Mr. Tozer asked what the height of the building could be within five foot of the setback.

Mr. Hamilton said the height could be thirty-five feet with a five foot setback. He said the ordinance provides that increasing the setback may allow a proportional increase in height.

Mr. Gordon asked what advantages staff saw to making this change.

Mr. Hamilton said a significant amount of multifamily development, including student housing, has been built on green sites in the periphery of the city. He said staff would encourage more pedestrian oriented residential development, specifically student housing, in close proximity to the campus. This ordinance will provide greater development flexibility often necessary to facilitate in-fill and redevelopment of previously built sites.

Mr. Randall asked if the Planning Department considered expanding the area to something other than this specific spot.

Mr. Hamilton said the areas that are anticipated to be CD in the future extend from downtown, west to the railroad track, south to Tenth Street and CD zoning already allows zero setbacks. The proposed designated area is the only remaining multi-family zoned area adjacent to the downtown.

Mr. Bell asked about the parking.

Mr. Hamilton said parking would be required on-site.

Steve Simonetti, Vice President of Land Acquisition and Development for Edwards Communities Development Company, spoke on behalf of the applicant. He said they do all of their own construction, labor and management. He said they do not build to sell, but to own and operate their developments.

Mr. Ramey asked if they were still managing all of their developments.

Mr. Simonetti said they had only sold one of their student housing projects. He said the project was not for sale but Mr. Edwards was made an offer he couldn't refuse.



Mr. Ramey said he wondered if they were going to build and then sell.

Mr. Simonetti said they planned to build, own and operate this long term, just as they have all their other locations.

Mr. Holec reminded the board that they could not rely upon any information regarding the development of the property. He said development can occur as long as it complies with the ordinance requirements.

Mr. Matthew Shulman spoke in opposition to the request. He said he wasn't sure yet if he was for or against the amendment, but he had some questions that he would like to have answered. He said it was his understanding that the sole issue of this amendment was whether or not to waive certain setback requirements. He asked the planning staff to address the pluses and minuses of the waiver of setbacks. He said appreciated all information given by the planning department. He said this was powered by select site development, not a result of the planning departments continuing review process as to what is best for the city.

Mr. Simonetti spoke in favor in rebuttal to Mr. Shulman's comments. He said the main benefit of what they were doing was recognizing that the lot sizes are smaller. In order to be able to take what is there and improve upon it, you need to be able to take advantage of the density that has been approved for that and locate the buildings and accommodate the parking so that you can meet all of the city's requirements.

Ms. Camilla Davis spoke in opposition to the request. She stated she wasn't really opposed to the whole project but wasn't sure why the city would change the rules for one developer and for one project.

Mr. Hamilton said the ordinance applies to potentially several different projects, not just the area the applicant has interests in. He said it was much easier for people to build in remote areas on green sites. He said in the urban core area there were a lot of constraints on properties and few large tracts available. Reducing the setbacks was not drastically different than the CD district. Staff encourages redevelopment in the center city and downtown area.

Mr. Gordon asked how this amendment came about.

Mr. Hamilton said the applicant approached the city about redevelopment in the area and identified the required street setbacks as an issue.

Mr. Shulman spoke in opposition in rebuttal. He said it seemed the setback regulations were somehow linked to height regulations. He said he understood heights could increase as you increase the setback and wanted to call that to the attention of the commission.

With no further comment, Mr. Lehman closed the public hearing and called for board discussion.

Mr. Bell said he saw a lot of advantages to allowing the UC Overlay.

Motion was made by Mr. Randall, seconded by Mr. Thomas 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. Mr. Tozer and Ms. Basnight voted in opposition, all others voted in favor. Motion passes.





# City of Greenville, North Carolina

Meeting Date: 3/4/2010  
Time: 7:00 PM

**Title of Item:** Ordinance requested by Edwards Communities Development Company to rezone 16.14 acres located along the eastern right-of-way of Charles Boulevard, between 10th and 14th Streets, and west of Rock Spring Subdivision from OR (Office-Residential) to OR-UC (Office-Residential) with a UC (Urban Core) overlay

**Explanation:** **Required Notices:**

Planning and Zoning meeting notice (adjoining property owner letters) mailed on January 4, 2010.

On-site sign(s) posted on January 4, 2010.

City Council public hearing notice (adjoining property owner letters) mailed on February 19, 2010.

Public hearing legal advertisement published on February 22 and March 1, 2010.

**Comprehensive Plan:**

The subject property is located in Vision Area I.

Charles Boulevard is a "gateway corridor" from its beginning at East 10th Street and continuing south. Gateway corridors serve as primary entrance ways into the City and help define community character. These corridors are also designed to carry large volumes of high-speed traffic. East 10th Street, between Memorial Drive and Greenville Boulevard, is considered a "connector corridor". Connector corridors are anticipated to contain a variety of higher intensity uses.

The Future Land Use Plan Map recommends commercial (C) at the northeast corner of the intersection of Charles Boulevard and East 14th Street with office/institutional/multi-family (OIMF) in the interior areas. Further, the Future Land Use Plan Map recommends conservation/open space (COS) along Green Mill Run, which is the eastern boundary of Tract 1.

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.

There is an intermediate focus area located at the intersection of Charles Boulevard and 14th Street. Intermediate focus areas generally contain between 50,000-150,000 square feet of conditioned floor space.

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

There is no increase in the allowable densities with the proposed zoning overlay; therefore, a traffic report was not generated.

During the review process, measures to mitigate the traffic will be determined. These measures may include constructing a turn lane into the development on Charles Boulevard and may require traffic signal modifications at the signalized intersections of East 14th Street/ Charles Boulevard and East 10th Street/Charles Boulevard. Prior to development approval, a Traffic Impact Study and analysis will be required to assess the impacts. Access to Charles Boulevard will be assessed. It is not likely access to East 14th Street will be permitted due to the location of the floodway for Green Mill Run.

**History/Background:**

The subject tracts were zoned O&I (office-multi-family) on the 1969 series zoning map.

**Present Land Use:**

Currently, the property contains Green Mill Run Apartments, King's Arms Apartments, the Masonic Lodge and four (4) single-family residences.

**Water/Sewer:**

Water is located along Charles Boulevard. Sanitary sewer is located on-site.

**Historic Sites:**

There is no known effect on historic sites

**Environmental Conditions/Constraints:**

The eastern boundary of Tract 1 is impacted by the flood hazard area of Green Mill Run. This environmentally sensitive area contains a floodway, 100- and 500- year floodplains. Furthermore, this area is part of the City's (adopted)

proposed greenway system. Tar-Pamlico water quality stream buffers also apply along the associated watercourse.

**Surrounding Land Uses and Zoning:**

North: OR - Three fraternity/sorority housing facilities, two apartment complexes (total of 14 units), one single-family residence, Real Crisis Center;  
CDF - East Coast Music  
South: CN - Convenience store, car wash, and an ECU facility and parking lot;  
OR - Two ECU facilities  
East: OR - State of NC property (wooded)  
West: CDF - Convenience store/bus station, one office building, one duplex building, two single-family residences and an ECU facility; CN - one duplex building and one single-family residence; OR - Dominos Pizza

**Density Estimates:**

Both the existing and proposed zoning allow the same maximum number of units (up to 17 multi-family units per acre). The UC (urban core) overlay does not affect the density.

\* Please see attached Urban Core Overlay District Explanation.

Staff would anticipate the subject tracts to be cleared of the current structures and re-developed. Staff would anticipate the subject tracts to yield 200-240 multi-family units (1, 2, and 3 bedrooms). At maximum density, the subject tracts could yield 265-275 multi-family units (1, 2, and 3 bedrooms).

Without holding a public hearing, the City Council on February 11, 2010 continued this request at the applicant's request until the March 4, 2010, City Council meeting.

**Fiscal Note:** No cost to the City.

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

"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 and desirable zoning and (ii) promotes the desired urban form. The requested district is considered desirable and in the public interest and staff recommends approval of the requested rezoning.

The Planning and Zoning Commission voted approve the request at its January 19, 2010, meeting.

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.

If the 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 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.

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[Location Map](#)

[Survey](#)

[Bufferyard and Residential Charts](#)

[Ordinance Edwards Communities Development 854321](#)

[Excerpt from January 19 2010 Planning and Zoning Minutes for Edwards Communities Development 854382](#)

[List of Uses OR to CG 687929](#)

[Urban Core ordinance explanation 853325](#)

ORDINANCE NO. 10-  
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 March 4, 2010, 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 OR (Office-Residential) to OR-UC (Office-Residential) with an Urban Core Overlay.

TO WIT:                   Cheyenne Court, Incorporated, Robert T. and Lucy G. Montaquila, Morris and Staci Moye, Jr., Eric Maertz, Green Mill Run, LLC and Raymond Wardell Edwards Properties, Tract 1.

LOCATION:                Located along the eastern right-of-way of Charles Boulevard, the northern right-of-way of East 14<sup>th</sup> street, south of East 10<sup>th</sup> Street and along Green Mill Run.

DESCRIPTION:

All that certain tract or parcel of land lying and being situated in the City of Greenville, Greenville Township, Pitt County, North Carolina and being described by metes and bounds as follows:

Beginning at a point where Lawrence Street right-of-way terminates in the line of Cheyenne Court, Inc., recorded in Deed Book 2656, Page 113, said point being the southwestern property corner of Green Mill Run, LLC recorded in Deed Book 1650, Page 820, Page 824, and Page 828; thence from the **POINT OF BEGINNING** with westerly line of Green Mill Run, LLC which is

common to the easterly right-of-way of Lawrence Street N 10°24'14" E, 359.53 feet to a point, the southwestern property corner of William S. Corbitt, Jr. Etal property, recorded in Deed Book 900, Page 809, thence cornering and leaving the easterly right-of-way of Lawrence Street with the southern line of Corbitt S 78°40'51" E, 75.32 feet to a point, the southeastern property corner of Corbitt, thence cornering with the eastern line of Corbitt N 10°55'28" E, 145.18 feet to a point, in the southerly right-of-way of Eleventh Street, the northeastern property corner of Corbitt, a common corner of Green Mill Run, LLC., recorded in Deed Book 1650, Page 820, Page 824, and Page 828, thence cornering with the northern and western line of Green Mill Run, LLC., two (2) calls, (1) S 78°38'27" E, 351.38 feet to a point marking the intersection of the southerly right-of-way of Eleventh Street and easterly right-of-way of Anderson Street, (2) N 10°12'23 " E, 71.10 feet to a point, the Southwestern property corner of Raymond W. Edwards property, recorded in Deed Book H46, Page 397, thence continuing with the western line of Edwards which is common to the easterly right-of-way of Anderson Street N 11°02'26" E, 150.70 feet to a point, the southwestern property corner of Theta PI of Kappa Sigma Alumni Association property recorded in Deed Book A 37, Page 21; thence cornering and leaving the easterly right-of-way of Anderson Street with the southern line of Theta PI of Kappa Sigma Alumni Association property S 78°57'34" E, 150.00 feet to a point in the western line of Brody Properties, LLC recorded in Deed Book 1097, Page 77; thence cornering with the western line Brody Properties, LLC S 11°02'26" W, 141.78 feet more or less to a point in the center of Green Mill Run, marking with westerly property line of the State of North Carolina Property recorded in Deed Book 2215, Page 600; thence continuing with the westerly line of the State of North Carolina or the center line of Green Mill Run more or less the next forty (40) calls, (1) S 22°29'09" W, 33.62 feet to a point, (2) S 02°53'45" W, 23.52 feet to a point, (3) S 34°54'04" E, 20.22 feet to a point, (4) S 27°04'19" E, 25.11 feet to a point, (5) S 24°45'17" W, 15.17 feet to a point, (6) S 74°36'50" W, 18.93 feet to a point, (7) S 71°19'35" W, 23.21 feet to a point, (8) S 62°29'22" W, 58.78 feet to a point, (9) S 64°24'11" W, 53.06 feet to a point, (10) S 59°20'55" W, 31.57 feet to a point, (11) S 20°06'28" W, 16.77 feet to a point, (12) S 42°51'45" W, 47.47 feet to a point, (13) S 49°26'15" W, 31.41 feet to a point, (14) S 30°31'52" W, 23.93 feet to a point, (15) S 06°52'44" E, 20.28 feet to a point, (16) S 02°03'05" E, 23.77 feet to a point, (17) S 32°41'12" W, 12.97 feet to a point, (18) S 43°44'55" W, 61.74 feet to a point, (19) S 62°46'47" W, 30.10 feet to a point, (20) S 41°35'47" W, 31.67 feet to a point, (21) S 09°52'56" W, 25.95 feet to a point, (22) S 19°45'49" E, 38.60 feet to a point, (23) S 33°00'18" E, 39.33 feet to a point, (24) S 32°24'56" E, 45.88 feet to a point, (25) S 14°34'21" E, 57.53 feet to a point, (26) S 28°47'03" E, 50.95 feet to a point, (27) S 15°28'34" E, 23.78 feet to a point, (28) S 09°22'33" E, 34.99 feet to a point, (29) S 08°06'27" W, 26.94 feet to a point, (30) S 56°57'19" W, 15.44 feet to a point, (31) S 10°15'54" W, 43.38 feet to a point, (32) S 13°15'50" E, 33.15 feet to point, (33) S 17°18'59" E, 47.20 feet to a point, (34) S 38°30'17" E, 32.12 feet to a point, (35) S 24°31'53" E, 32.71 feet to a point, (36) S 00°58'55" E, 65.47 feet to a point, (37) S 19°37'40" E, 63.65 feet to a point, (38) S 11°25'04" E, 67.29 feet to a point, (39) S 18°46'26" W, 22.62 feet to a point, (40) S 41°25'43" W, 68.16 feet to a point, the southwesterly corner of the State of North Carolina property located in the northerly right-of-way of Fourteenth Street; thence cornering and running with the with the northerly right-of-way of Fourteenth Street N 79°25'25" W, 334.03 feet to a point, the eastern line of the Albert Earl Edmundson property, recorded in Deed Book 897, Page 379, thence cornering with and leaving the northerly right-of-way of Fourteenth Street (N.C.S.R. 1703) with the eastern line of Edmundson N 10°35'47" E, 195.00 feet to a point, thence cornering with the northern line of Edmundson N 79°24'13" W, 200.00 feet to a point, a common comer of State of North Carolina



property, recorded in Deed Book 951, Page 340, thence Continuing along the northern line of State of North Carolina N 85°06'51" W, 150.75 feet to a point, a common corner of Jernigan Properties, Inc., recorded in Deed Book 2202, Page 723, thence continuing along the northern line of Jernigan N 81°59'13" W, 138.08 feet to a point in the eastern right-of-way of Charles Boulevard (N.C.S.R. 1707); thence cornering with the eastern line of Charles Boulevard (N.C.S.R. 1707) two (2) calls, (1) N 03°02'43" W, 415.55 feet to a point, (2) N 02°19'43" W, 41.81 feet to a point; thence cornering and leaving with easterly right-of-way of Charles Boulevard S 79°17'12" E, 111.10 feet to a point, the southeasterly corner of Robert D. Parrott, Trustee property recorded in Deed Book 1359, Page 266; thence coming and running with the easterly line of Parrott N 10°35'32" E, 75.94 feet to a point in the southerly right-of-way of Twelfth Street; thence cornering and running with the southerly right-of-way of Twelfth Street S 79°32'16" E, 184.80 feet to a point, a point of intersection of the southerly right-of-way of Twelfth Street and the westerly right-of-way of Lawrence Street; thence cornering with the westerly right-of-way of Lawrence Street S 10°27'44" W, 75.00 feet to a point located in the northerly line of Cheyenne Court, Inc., recorded in Deed Book 2656, Page 113; thence cornering with the southerly terminus of Lawrence Street and the northern property line of Cheyenne Court, Inc. S 81°01'09" E, 50.02 feet to a point to the **POINT OF BEGINNING**, containing 14.51 acres more or less and being that property owned by Green Mill Run, LLC recorded in Deed Book 1650, Page 820, Page 824 and Page 828, further identified as Pitt County Parcel Number 32776, that property owned by Cheyenne Court, Inc. recorded in Deed Book 2656, Page 113 further identified as Pitt County Parcel Number 01661, that property owned by Eric Maertz recorded in Deed Book 2592, Page 683 further identified as Pitt County Parcel Number 01428, that property owned by Morris Moye, Jr. and wife, Staci Moye recorded in Deed Book 2182, Page 863 further identified as Pitt County Parcel Number 19730, that property owned by Robert Thomas Montaquila and wife, Lucy G. Montaquila recorded in Deed Book 596, Page 203 further identified as Pitt County Parcel Number 24471, and that property owned by Raymond W. Edwards recorded in Deed Book H 46, Page 397 further identified as Pitt County Parcel Numbers 06790 & 06791, all being shown on a Rezoning Map prepared for Cheyenne Court, Inc., Etal. by Rivers and Associates, Inc, drawing Z-2521, dated December 14<sup>th</sup> 2009, which by reference is made a part hereof.

Section 2. That the following described territory is rezoned from OR (Office-Residential) to OR-UC (Office-Residential) with an Urban Core Overlay.

TO WIT:                   Masonic Lodge Property, Tract 2.

LOCATION:                Located at the northwest corner of the intersection of East 12<sup>th</sup> Street and Lawrence Street.

DESCRIPTION:

All that certain tract or parcel of land lying and being situated in the City of Greenville, Greenville Township, Pitt County, North Carolina and being described by metes and bounds as follows:

Beginning at a point where the westerly right-of-way of Lawrence Street intersects with the northerly right-of-way of Twelfth Street; thence from the **POINT OF BEGINNING** with the northerly right-of-way of Twelfth Street N 79°32'16" W, 293.00 feet to a point; thence running with a sight distance triangle N 34°09'43" W, 21.34 feet to a point in the easterly right-of-way Charles Street; thence cornering and running with the easterly right-of-way of Charles Street N 10°29'49" E, 210.00 feet to a point, the southwesterly corner of the Gamma Rho Housing Corp. recorded in Deed Book 270, Page 578; thence cornering and running with the southerly line of Gamma Rho Housing Corp. and Alpha Xi Delta Building Corp. recorded in Deed Book C 35, Page 701 S 79°32'16" E, 308.00 feet to the southeasterly corner of the Alpha Xi Delta Building Corp, said point being located in the westerly right-of-way of Lawrence Street; thence cornering with the westerly right-of-way of Lawrence S 10°27'44" W, 225.00 feet to a point to the **POINT OF BEGINNING**, containing 1.63 acres more or less and being that property owned by the Masonic Lodge and identified as Pitt County Parcel Number 29048 all being shown on a Rezoning Map prepared for Cheyenne Court, Inc., Etal. by Rivers and Associates, Inc, drawing Z-2521, dated December 14<sup>th</sup> 2009, which by reference is made a part hereof.

Section 3. That the Director of Community Development is directed to amend the zoning map of the City of Greenville in accordance with this ordinance.

Section 4. That all ordinances and clauses of ordinances in conflict with this ordinance are hereby repealed.

Section 5. That this ordinance shall become effective upon its adoption.

ADOPTED this 4<sup>th</sup> day of March, 2010.

\_\_\_\_\_  
Patricia C. Dunn, Mayor

ATTEST:

\_\_\_\_\_  
Wanda T. Elks, City Clerk

**Excerpt from the Planning and Zoning Commission meeting minutes (1/19/10)**

Ordinance requested by Edwards Communities Development Company to rezone 16.14 acres located along the eastern right-of-way of Charles Boulevard, between 10<sup>th</sup> and 14<sup>th</sup> Streets, and west of Rock Spring Subdivision from OR (Office-Residential) to OR-UC (Office Residential) with an Urban Core overlay.

Ms. Chantae Gooby said this rezoning request was to add an Urban Core Overlay to the existing zoning. She stated the overlay reduced setbacks, but does not affect the density. The property is centrally located in the city along Charles Boulevard, between 10<sup>th</sup> and 14<sup>th</sup> Streets, west of Rock Springs Subdivision. Currently, the subject property contains King's Arms Apartments, Green Mill Run Apartments, the Masonic Lodge and four single-family homes. Ms. Gooby said the area contains a variety of uses. There is a commercial node at the intersection of Charles Boulevard and 14<sup>th</sup> Street. No traffic report was generated because the overlay does not affect the density. Ms. Gooby said staff anticipates the site would be cleared of the current buildings and redeveloped. The Future Land Use Plan Map recommends commercial at the northeast corner of the intersection of Charles Boulevard and East 14<sup>th</sup> Street with office/institutional/multi-family (OIMF) in the interior areas. The Future Land Use Plan Map also recommends conservation/open space (COS) along Green Mill Run. In staff's opinion, this request is in compliance with Horizon's: Greenville's Community Plan and the Future Land Use Plan Map.

Mr. Randall asked if any development could occur within the floodway.

Mr. Gooby said it could not.

Mr. Gordon asked where the current apartments were located in regards to the floodplain area.

Ms. Gooby said King's Arms apartments are located out of the floodplain; however, a portion Green Mill Run Apartments is located in the 100-year floodplain.

Durk Tyson, Rivers & Associates, spoke on behalf of the applicant. He said if there were portions in the floodplain that are to be redeveloped; they would be redeveloped under the new standards.

Mr. Ramey asked why the Masonic Lodge was included.

Mr. Tyson explained that not all of the properties in the request were under contract with Edwards Communities. He said they had all been contacted by the applicant to see if they were interested in selling. The Masonic Lodge allowed their property to be included in the rezoning, but may not sell the property to the applicant. However, the Masonic Lodge saw the advantage in having the overlay applied to their property.

Mr. George Hamilton spoke in opposition to the request. He said there were a lot of good features to the plan but had specific concern with properties being placed in the floodway and floodplain. He said that would have a very adverse effect on Green Mill Run. He asked to what height they could go to the floodway.

Mr. Tim Corley, City of Greenville Engineer, said the floodway could not be touched. He said there were certain permits to develop in the floodplain but added they were very difficult to get. He said he did not foresee them getting anything that would allow them to develop within that area. Any development in the 100-year floodplain would be required to meet the city's Flood Damage Prevention Ordinance.

Mr. George Hamilton asked how far the 100-year floodplain extended back from the floodway.

Mr. Corley said he could not tell him that by looking at the map. He said it reached to almost the entire width of the property at its center.

Mr. George Hamilton said his biggest concern was continually filling the floodplain; therefore compromising its ability to absorb water.

Mr. Corley said they would still have to provide information to the Engineering Department showing that the floodplain is not being affected.

Mr. Thomas said they would actually be reducing the impacts.

Mr. Corley said that was correct.

Mr. George Hamilton asked about the height of the building.

Mr. Harry Hamilton said the maximum height was 35 feet, but it could be increased if you increased the setback.

Mr. James Robbins spoke in opposition to the request. He asked if the floodplain could be clear cut. He said there were wild animals there and felt the area was an asset to the city. He said he was concerned that the area would be destroyed as part of the development.

Mr. Corley said there was a riparian buffer on the property which is a state regulated area 50' on either side of the stream. He said the first 30' could not be touched at all and only certain things were allowed in the remaining 20', such as a greenway.

Mr. Robbins said he would like to be a good neighbor and hoped the representative from Edwards would meet with the neighborhood and get some input.

With no further comments, Mr. Lehman closed the public hearing and called for board discussion.

Mr. Ramey said he was concerned about the Masonic Lodge.

Mr. Parker said he believed the Lodge was contacted and agreed to be included.

Mr. Ramey said he still had concerns with them selling it.

Motion was made by Mr. Bell, seconded by Mr. Randall 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. Mr. Tozer, Ms. Basnight and Mr. Ramey voted in opposition to the request. Mr. Thomas, Ms. Rich, Mr. Bell, Mr. Gordon and Mr. Randall voted in favor. Motion passed.

## **PERMITTED AND SPECIAL USES FOR THE OR DISTRICT**

### **OR (Office-Residential)**

#### ***Permitted Uses***

##### *(1) General:*

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

##### *(2) Residential:*

- b. Two-family attached dwelling (duplex)
- c. Multi-family development per Article 1
- k. Family care home (see also section 9-4-103)
- n. Retirement center or home
- o. Nursing, convalescent center or maternity home; major care facility
- p. Board or rooming house
- q. Room renting

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

\*None

##### *(4) Governmental:*

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

##### *(5) Agricultural/ Mining:*

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

##### *(6) Recreational/ Entertainment:*

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

##### *(7) Office/ Financial/ Medical:*

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

##### *(8) Services:*

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

- p. Library
- q. Museum
- r. Art Gallery
- u. Art studio including art and supply sales
- v. Photography studio including photo and supply sales
- w. Recording studio
- x. Dance studio
- bb. Civic organizations
- cc. Trade or business organizations

*(9) Repair:*

\* None

*(10) Retail Trade:*

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

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

\* None

*(12) Construction:*

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

*(13) Transportation:*

\* None

*(14) Manufacturing/ Warehousing:*

\* None

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

\* None

**OR (Office-Residential)**

***Special Uses***

*(1) General:*

\* None

*(2) Residential:*

- d. Land use intensity multifamily (LUI) development rating 50 per Article K
- e. Land use intensity dormitory (LUI) development rating 67 per Article K
- i. Residential quarters for resident manager, supervisor or caretaker; excluding mobile home
- o.(1). Nursing, convalescent center or maternity home; minor care facility
- r. Fraternity or sorority house

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

\* None

*(4) Governmental:*

- a. Public utility building or use

*(5) Agricultural/ Mining:*

\* None

*(6) Recreational/ Entertainment:*

- c.(1). Tennis club; indoor and outdoor facilities
- h. Commercial recreation; indoor only, not otherwise listed

*(7) Office/ Financial/ Medical:*

- f. Veterinary clinic or animal hospital (also see animal boarding; outside facility, kennel and stable)

*(8) Services:*

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

*(9) Repair:*

\* None

*(10) Retail Trade:*

- h. Restaurant; conventional
- j. Restaurant; regulated outdoor activities

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

\* None

*(12) Construction:*

\* None

*(13) Transportation:*

- h. Parking lot or structure; principle use

*(14) Manufacturing/ Warehousing:*

\* None

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

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



### Urban Core Overlay District Explanation provided by Community Development Staff

The purpose and intent of the urban core (UC) overlay district and requirements is to allow modification of specific site development standards of the underlying zoning district which are designed to facilitate development and redevelopment of in-fill sites in a designated area in proximity to the urban core.

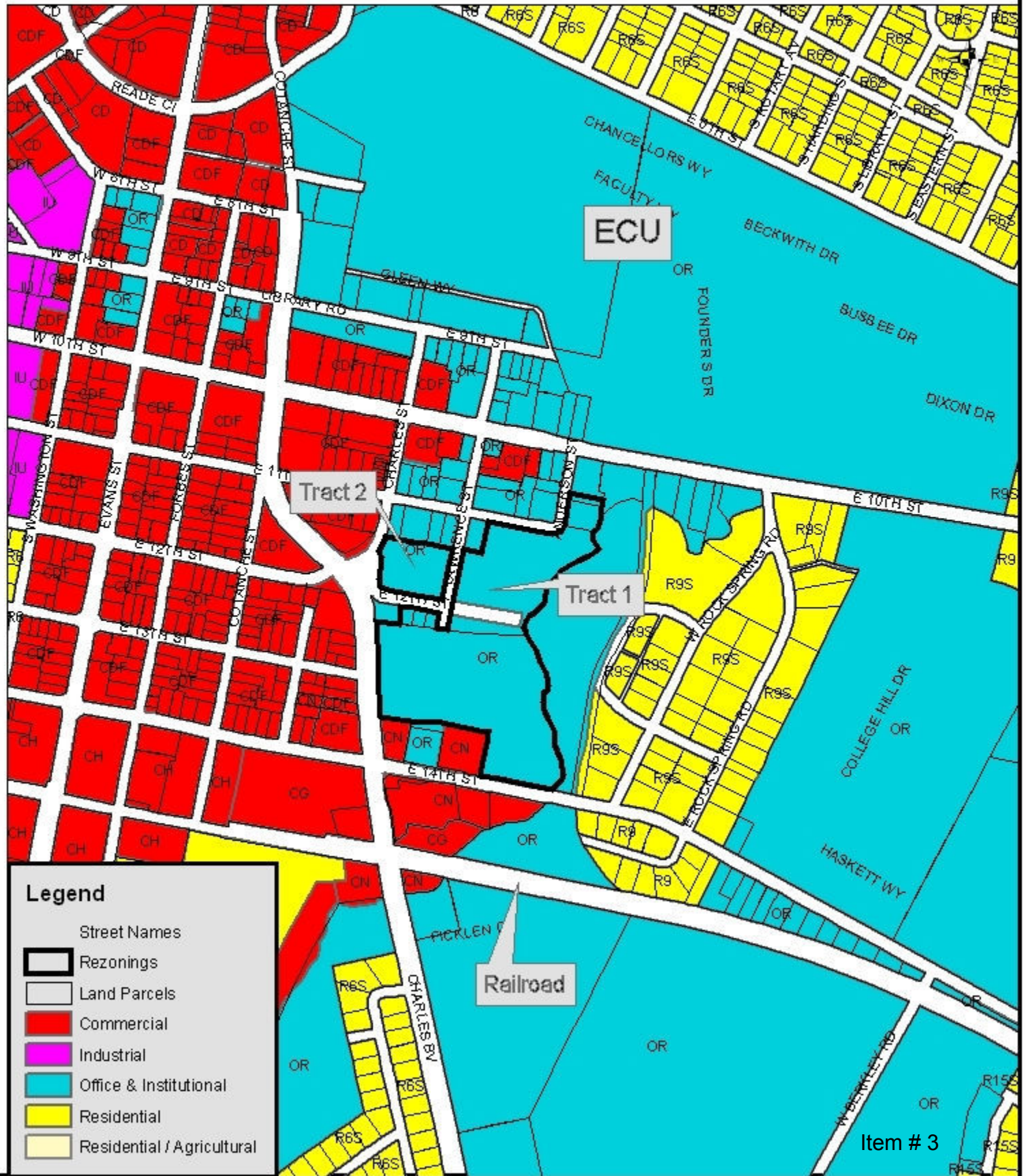
An urban core (UC) overlay district is defined as an overlay zoning district adopted in conjunction with a CDF, and/or OR underlying general purpose district wherein the zoning rights, standards, restrictions and requirements as set forth for the common general purpose district shall extend to the urban core (UC) overlay district zoned area.

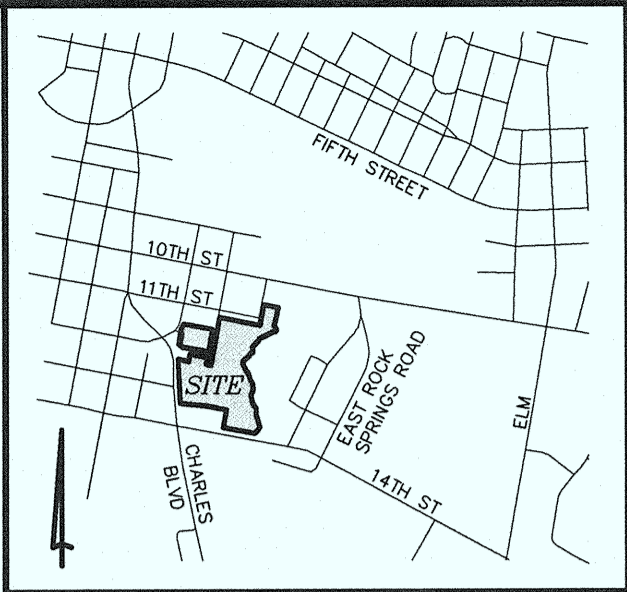
All urban core (UC) overlay district(s) shall be restricted to the land area located within the following boundary: south of Tenth Street, east of the CSXT Railroad, north of Fourteenth Street and west of Green Mill Run as existing on the date of adoption of the ordinance. No urban core (UC) overlay district shall be located outside of the designated area described above. An urban core (UC) overlay district shall be established within the designated area upon City Council adoption of an individual zoning ordinance which defines the boundary of the specific urban core (UC) district located within the designated area boundary.

If the ordinance is approved, high-density residential development including standard multi-family housing and Land Use Intensity (LUI) residential development located within a future UC district may be subject to reduced street setbacks, street bufferyards and parking space to dwelling separation setbacks at the option of the property owner as follows:

- Principal and accessory structure public street right-of-way and private street easement setbacks may be reduced at the option of the owner to not less than 5 feet.
- Applicable 6 foot and/or 10 foot street bufferyard width may be reduced at the option of the owner to not less than 5 feet regardless of lot size. Bufferyard width modification shall not exempt or reduce any vegetation requirements applicable to any street bufferyard, as required prior to the application of this provision.
- Parking space to dwelling unit separation may be reduced at the option of the owner to not less than 5 feet.

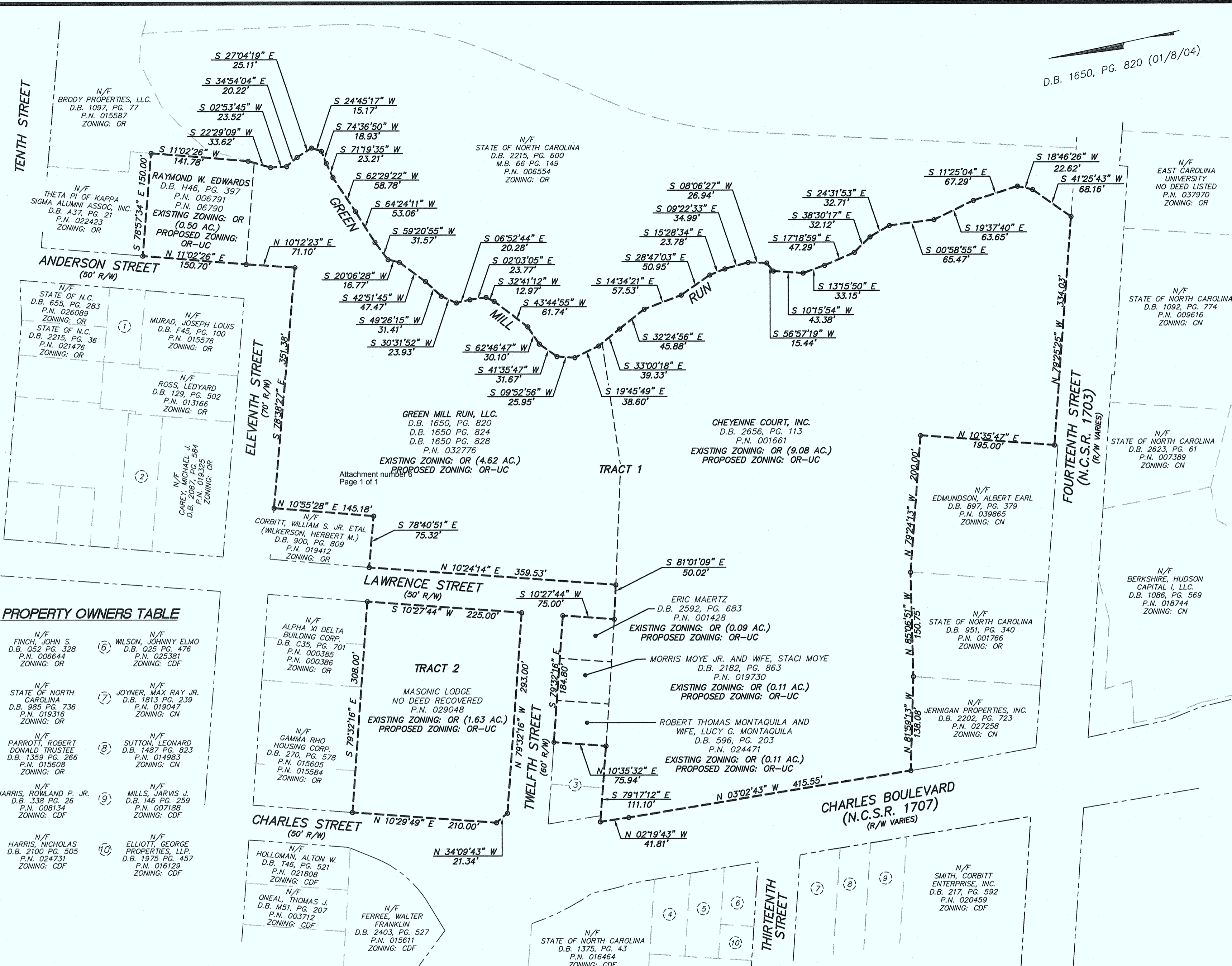
**Edwards Communities Development Company**  
**From: OR to OR-UC**  
**16.14 acres**  
**January 4, 2010**





**Vicinity Map**  
SCALE: 1" = 2000'

D.B. 1650, PG. 820 (01/8/04)



**PROPERTY OWNERS TABLE**

① N/F FINCH, JOHN S. D.B. 052 PG. 328 P.N. 006644 ZONING: OR	⑥ N/F WILSON, JOHNNY ELMO D.B. 025 PG. 476 P.N. 025381 ZONING: CDF
② N/F STATE OF NORTH CAROLINA D.B. 985 PG. 736 P.N. 019316 ZONING: OR	⑦ N/F JOYNER, MAX RAY JR. D.B. 1813 PG. 239 P.N. 019047 ZONING: CN
③ N/F PARROTT, ROBERT DONALD TRUSTEE D.B. 1359 PG. 266 P.N. 015608 ZONING: OR	⑧ N/F SUTTON, LEONARD D.B. 1487 PG. 823 P.N. 014983 ZONING: CN
④ N/F HARRIS, ROWLAND P. JR. D.B. 338 PG. 26 P.N. 008134 ZONING: CDF	⑨ N/F MILLS, JARVIS J. D.B. 146 PG. 259 P.N. 007188 ZONING: CDF
⑤ N/F HARRIS, NICHOLAS D.B. 2100 PG. 505 P.N. 024731 ZONING: CDF	⑩ N/F ELLIOTT, GEORGE PROPERTIES, LLP D.B. 1975 PG. 457 P.N. 016129 ZONING: CDF

**TRACT 2**  
MASONIC LODGE  
NO DEED RECOVERED  
P.N. 029048  
EXISTING ZONING: OR (1.63 AC.)  
PROPOSED ZONING: OR-UC

**TRACT 1**

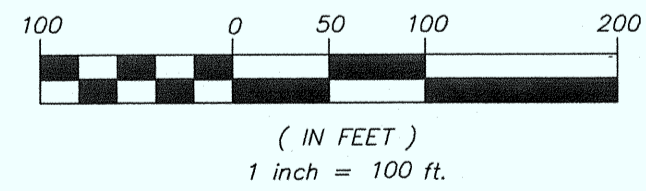
CHEYENNE COURT, INC.  
D.B. 2656, PG. 113  
P.N. 001661  
EXISTING ZONING: OR (9.08 AC.)  
PROPOSED ZONING: OR-UC

**LEGEND**

P.N.	PARCEL NUMBER
N/F	NOW OR FORMERLY
M.B.	MAP BOOK
PG.	PAGE
D.B.	DEED BOOK

**REZONING AREA SUMMARY**

EXISTING OR ZONING	16.14 ACRES
PROPOSED OR-UC ZONING	16.14 ACRES



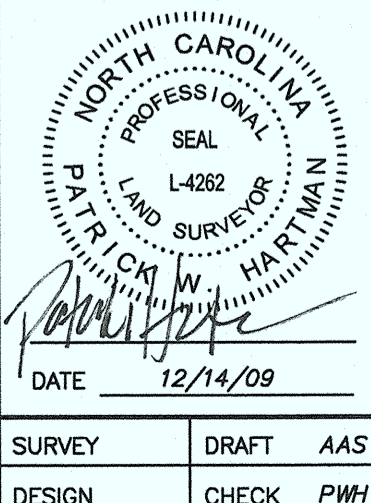
- NOTES**
- AREA DETERMINED BY COORDINATES.
  - ALL DISTANCES ARE HORIZONTAL GROUND MEASUREMENTS.
  - NO POINT SET AT ANY CORNER UNLESS OTHERWISE NOTED.
  - THIS MAP WAS PREPARED FOR REZONING PURPOSES ONLY AND IS NOT A BOUNDARY SURVEY OF THE PROPERTIES SHOWN HEREON.
  - EXISTING ZONING WAS TAKEN FROM THE CITY OF GREENVILLE SPATIAL DATA EXPLORER WEB SITE.
  - BOUNDARY INFORMATION TAKEN FROM DEEDS AND MAPS REFERENCED HEREON; NO FIELD WORK WAS PERFORMED FOR THIS MAP.
  - ADJOINING OWNERSHIP INFORMATION TAKEN FROM THE PITT COUNTY GIS SITE. TITLE DEED INFORMATION HAS NOT BEEN VERIFIED.

- REFERENCES**
- D.B. 2656 PG. 113
  - D.B. 1650 PG. 820
  - D.B. 1650 PG. 824
  - D.B. 1650 PG. 828
  - D.B. H46 PG. 397
  - D.B. 2592 PG. 683
  - D.B. 2182 PG. 863
  - D.B. 596 PG. 203
  - M.B. 31 PG. 90
  - M.B. 27 PG. 124A

NORTH CAROLINA  
PITT COUNTY

I, PATRICK W. HARTMAN, CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM DEEDS AND MAPS AS REFERENCED HEREON; THAT THE RATIO OF PRECISION IS 1:10,000; THAT BOUNDARIES NOT SURVEYED ARE SHOWN AS BROKEN LINES PLOTTED FROM INFORMATION FOUND IN BOOKS REFERENCED HEREON; I FURTHER CERTIFY PURSUANT TO G.S. 47-30 (f)(1)(d) AS TO THE FOLLOWING; THAT THIS SURVEY IS OF ANOTHER CATEGORY, SUCH AS THE RECOMBINATION OF EXISTING PARCELS, A COURT-ORDERED SURVEY, OR OTHER EXCEPTION TO THE DEFINITION OF SUBDIVISION. WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER, AND SEAL THIS 14TH DAY OF DECEMBER, 2009.

*Patrick W. Hartman*  
PROFESSIONAL LAND SURVEYOR REGISTRATION NO. L-4262



REVISION: #1 - 12/21/09 - REVISED PER CITY COMMENTS

**Rivers**  
& Associates, Inc.  
Since 1918  
107 East Second Street  
Greenville, NC 27858 (252) 752-4135

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Raleigh, NC 27609 (919) 848-3347

**REZONING MAP FOR**  
**EDWARDS COMMUNITIES**  
**DEVELOPMENT COMPANY**  
CITY OF GREENVILLE, GREENVILLE TOWNSHIP, PITT CO., N.C.

SURVEY	DRAFT	AAS	SCALE	DRAWING NO.	SHEET
DESIGN	CHECK	PWH	1" = 100'	Z-2521	1 OF 1

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.


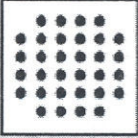
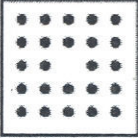
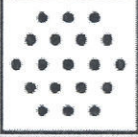

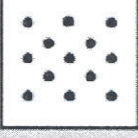
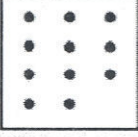
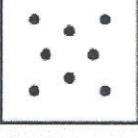
Residential Density		
Maximum density allowed by Zoning District based on average of 2.67 persons per dwelling unit		
<b>High Density</b>		
R6 R6-N R6-MH OR CDF	17 units per acre yields 45 persons per acre	
PUD	12 units per acre yields 32 persons per acre	
<b>Medium Density</b>		
R6-A	9 units per acre 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	
<b>Low Density</b>		
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: 3/4/2010  
Time: 7:00 PM

**Title of Item:** Ordinance requested by Donnie Eakes to rezone 0.6466 acres located at the southeast corner of the intersection of Airport Road and Old River Road from IU (Unoffensive Industry) to CH (Heavy Commercial)

**Explanation:**

**Required Notices:**

Planning and Zoning meeting notice (property owner and adjoining property owner letters) mailed on February 2, 2010.  
On-site(s) posted on February 2, 2010.  
City Council public hearing notice (property owner and adjoining property owner letters) mailed on February 19, 2010.  
Public hearing legal advertisement published on February 22 and March 1, 2010.

**Comprehensive Plan:**

The subject property is located in Vision Area A.

Airport Road is considered a "connector" corridor. Connector corridors are anticipated to contain a variety of higher intensity activities and uses, whereas residential corridors are preferred to accommodate lower intensity residential uses.

The Future Land Use Plan Map recommends commercial (C) along the southern right-of-way of Airport Road between Memorial Drive and Greene Street.

There is an intermediate focus area located south of Airport Road between Memorial Drive and Greene Street. These nodes typically contain 50,000 to 150,000 square feet of conditioned floor space.

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

The proposed rezoning will have minimal impact on Airport Road and Memorial

Drive; therefore, a traffic analysis was not performed.

**History/Background:**

The subject property was zoned IU (Unoffensive Industry) on the 1969 series zoning map.

**Present Land Use:**

Currently, the subject property contains two (2) lots. There is a building and associated parking on one lot, and the other lot contains a storage trailer.

**Water/Sewer:**

Water and sanitary sewer are located in the right-of-way of Airport Road.

**Historic Sites:**

There is no known effect on historic sites.

**Environmental Conditions/Constraints:**

The property is located in the 100-year floodplain associated with the Tar River.

**Elevation Standards**

Use	Non-residential, single-family lots over 20,000 square feet	Duplexes, multi-family, single-family lots less than 20,000 square feet	Manufactured Homes
Elevation	Base Flood Elevation (BFE) plus 1 foot	BFE plus 1 foot or 500-year floodplain elevation, is greater	BFE plus 2 feet

**Surrounding Land Uses and Zoning:**

- North: CH - Vacant
- South: IU - City-owned (Buy-out Program)
- East: IU - Atwell Construction Company
- West: IU - City-owned (Buy-out Program)

**Density Estimates:**

The subject property is located between two rights-of-way and is triangular in shape. The property can accommodate a building, but due to the shape and the

setbacks under both the current and proposed zoning districts, the building footprint is greatly reduced.

Under the current zoning (IU), the setback along a public street is 25 feet. The property could accommodate a building of 11,000+/- square feet.

Under the proposed zoning (CH), the setback along a public street is 50 feet. The property could accommodate a building of 5,000+/- square feet.

Currently, there is a building and a parking lot on the west lot, and the eastern lot contains a storage trailer. The calculations were based on the properties being re-combined which is the most likely development scenario.

**Fiscal Note:** No cost to the City.

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

"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 and desirable zoning and (ii) promotes the desired urban form. The requested district is considered desirable and in the public interest and staff recommends approval of the requested rezoning.

The Planning and Zoning Commission, at their February 16, 2010 meeting, voted to approve the request.

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 zoning districts as listed under Title 9, Chapter 4, Article D of the Greenville City Code.

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 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 adopted comprehensive plan, there is a more appropriate zoning classification and therefore denial is reasonable and in the public interest.



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

**Attachments / click to download**

- [📄 Location Map](#)
  - [📄 Survey](#)
  - [📄 Bufferyard and Residential Charts](#)
  - [📄 Ordinance Donnie Eakes 857063](#)
  - [📄 Excerpt form February 16 2010 Planning and Zoning minutes for Donnie Eakes 857072](#)
  - [📄 List of Uses IU to CH 855693](#)
-

ORDINANCE NO. 10-  
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 March 4, 2010, 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 provision 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) to CH (Heavy Commercial).

TO WIT: Jesus and Juana Gonzales Properties.

LOCATION: Located at the southeast corner of the intersection of Airport Road and Old River Road.

DESCRIPTION: Being those certain tracts or parcels of land lying and being situate in City of Greenville, Greenville Township, Pitt County, North Carolina, being bounded on the south and west by Old River Road, on the north by NCSR 1530 (Airport Road), on the east by the property of James R. Atwell and being the properties of Jesus Gonzalez and wife Juana Gonzalez and being more particularly described as follows:

Commencing at North Carolina Geodetic Monument "Runway", said monument having North Carolina grid coordinates N=209656.006 meters and E=756326.563 meters (NAD 83/2001); thence S 15°33'36" W, 1,930.18 feet to North Carolina Geodetic

Monument "Guard", said monument having North Carolina grid coordinates N=210222.707 meters and E=756484.362 meters (NAD 83/2001); thence S 25°30'53" E, 765.10 feet to an existing iron pipe at the northeast corner of the intersection of the rights-of-way of Old River Road and NCSR 1530 (Airport Road); thence along the southern right-of-way of NCSR 1530 S 74°44'56" E, 18.58 feet to an existing concrete right-of-way monument, said monument having North Carolina grid coordinates N=210201.616 meters and E=756494.902 meters (NAD 83/2001) and being the POINT OF BEGINNING; thence from said beginning point and continuing along the southern right-of-way of NCSR 1530 S 74°44'56" E, 133.55 feet to an existing iron pipe; thence continuing with said right-of-way S 74°44'56" E, 82.76 feet to a point at the northwest corner of the property of James R. Atwell as recorded in Deed Book 991, Page 567 of the Pitt County Registry; thence leaving said right-of-way and along a ditch and the western line of the Atwell property S 06°26'12" W, 177.73 feet to an existing iron bar on the northern right-of-way of Old River Road; thence leaving said Atwell line and with the northern right-of-way of Old River Road N 51°07'12" W, 123.81 feet to an existing iron pipe; thence continuing with said northern right-of-way N 51°07'12" W, 164.22 feet to a railroad spike set; thence N 16°55'04" E, 20.63 feet to an iron pipe set; thence N 79°39'13" E, 10.00 feet to an existing concrete right-of-way monument; thence N 32°09'43" E, 36.84 feet to the POINT OF BEGINNING containing 0.6466 acre and being the properties of Jesus Gonzalez and wife Juana Gonzalez as recorded in Deed Book 2564, Page 10 of the Pitt County Registry and being further known as Pitt County Tax Parcels 11436 and 07822.

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 4<sup>th</sup> day of March, 2010.

\_\_\_\_\_  
Patricia C. Dunn, Mayor

ATTEST:

\_\_\_\_\_  
Wanda T. Elks, City Clerk

**Excerpt from the draft Planning and Zoning Commission Draft Minutes (2/16/10)**

Request by Donnie Eakes - Approved

Ordinance requested by Donnie Eakes to rezone 0.6466 acres located at the southeast corner of the intersection of Airport Road and Old River Road from IU (Unoffensive Industry) to CH (Heavy Commercial)

Ms. Chantae Gooby stated the rezoning is centrally located in the city to the east of Pitt-Greenville Airport and just south of Airport Road. The property is currently zoned IU (Unoffensive Industry) and the requested rezoning is for CH (Heavy Commercial). Ms. Gooby said the property contains two lots consisting of a building with associated parking on one lot and the other being vacant. The area contains a variety of uses. The property is located within the 100-year floodplain associated with the Tar River. There is an intermediate focus area located south of Airport Road between Memorial Drive and Greene Street. Due to the size of the property, no traffic report was generated. Ms. Gooby said there is similar zoning in this area. In staff's opinion, this request is in compliance with Horizon's: Greenville's Community Plan and the Future Land Use Plan Map.

Steve Spruill, Spruill and Associates, spoke in favor of the request on behalf of the applicant.

No one spoke in opposition to the request.

Motion was made by Mr. Ramey, seconded by Mr. Parker 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 carried 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
- 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

## **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 upholster
- 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

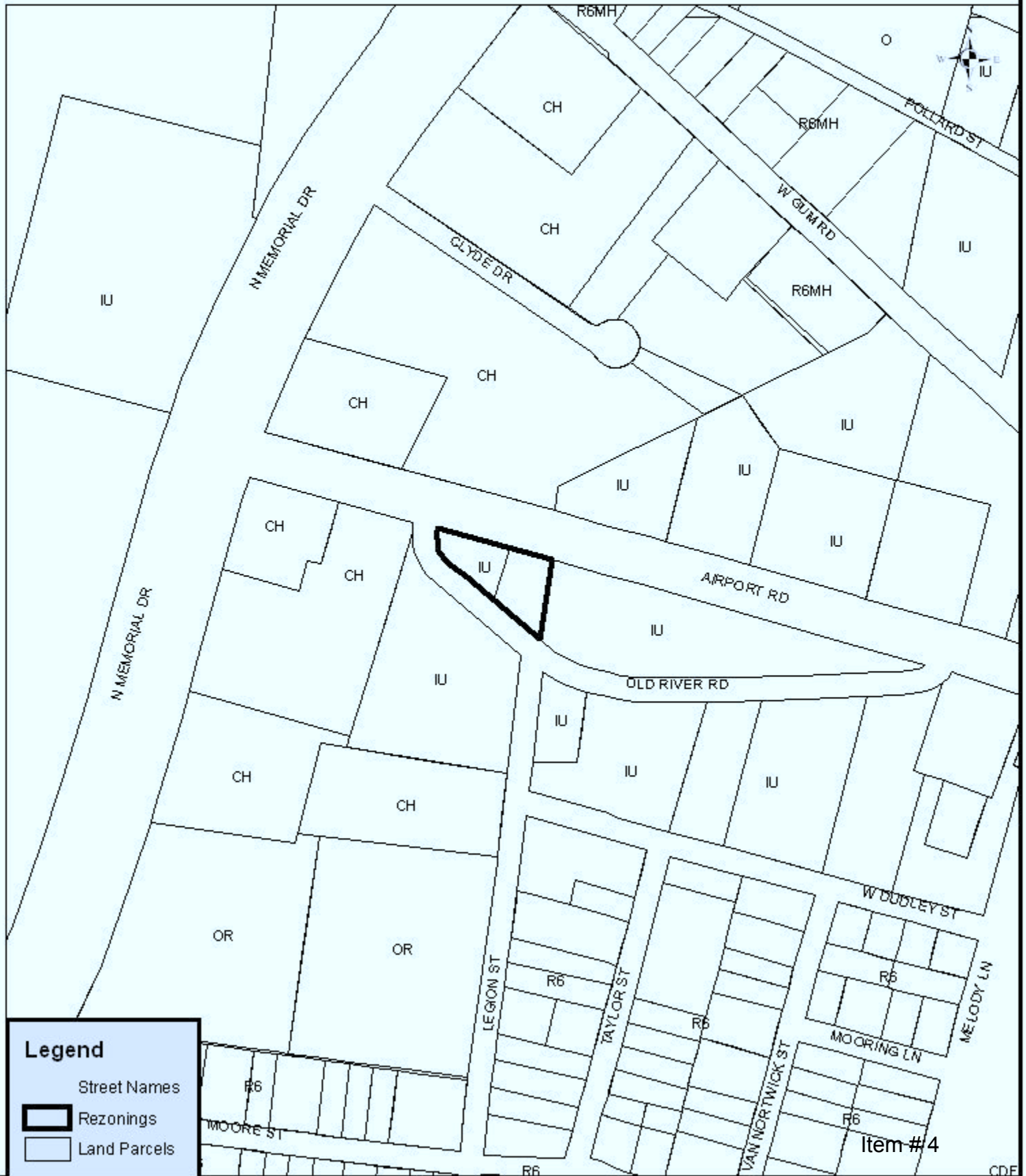
*(14) Manufacturing/ Warehousing:*

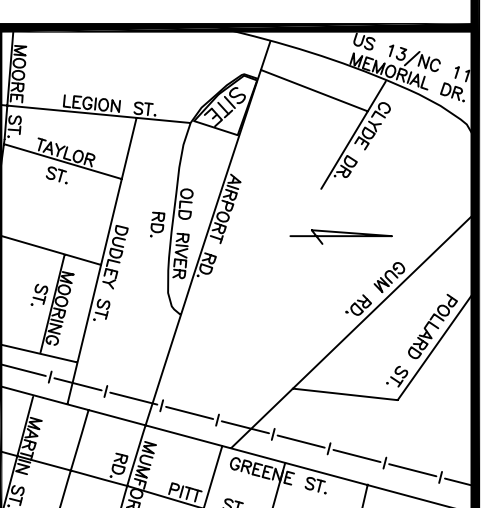
- d. Stone or monument cutting, engraving
- j. Moving and storage; including outside storage
- l. Warehouse or mini-storage warehouse, commercial or industrial; including outside storage
- y. Recycling collection station or facilities

*(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

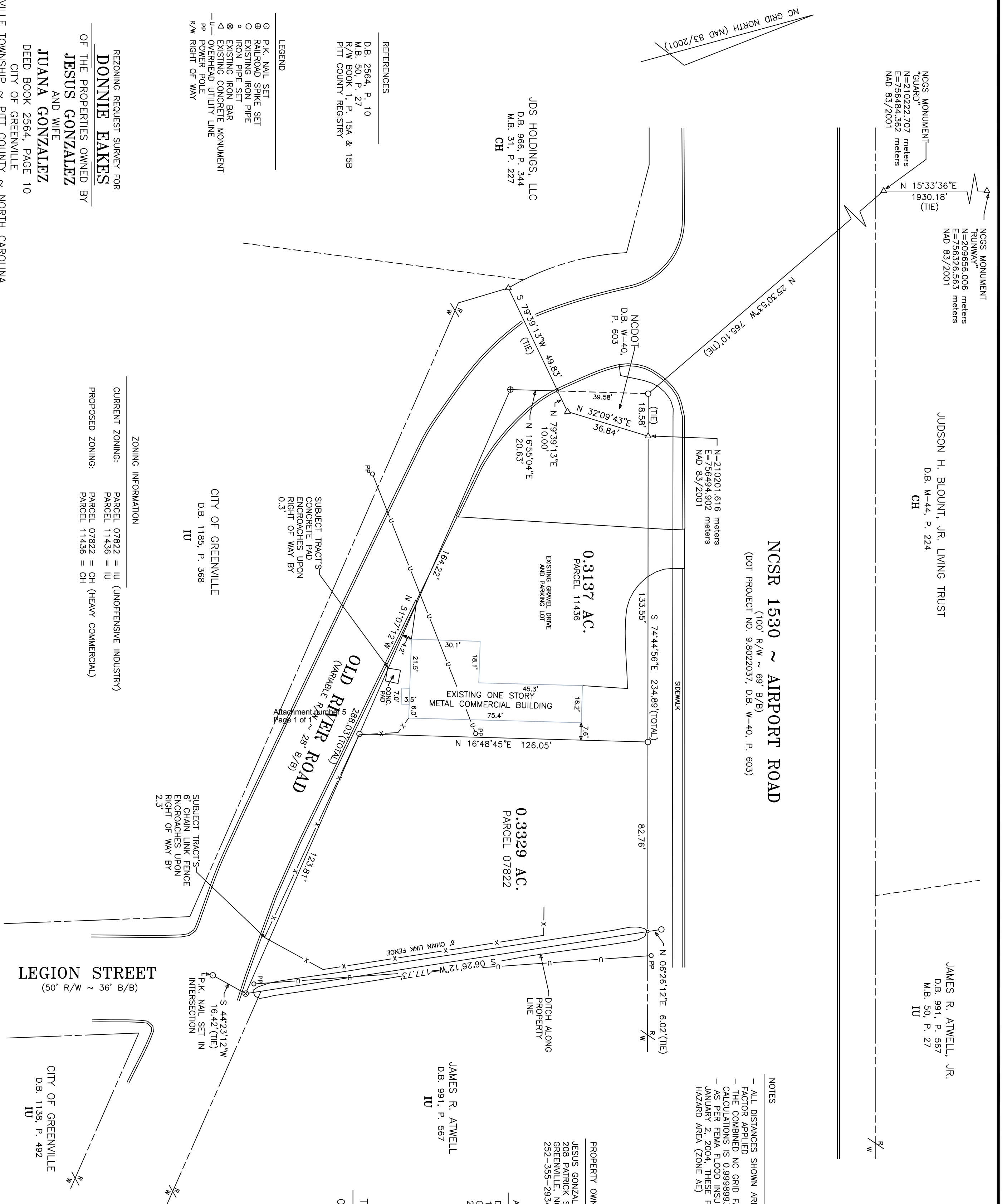
**Donnie Eakes**  
**From: IU to CH**  
**0.6466 acres**  
**February 2, 2010**





NOTES  
 - ALL DISTANCES SHOWN ARE HORIZONTAL FIELD DISTANCES; NO GRID FACTOR APPLIED  
 - THE COMBINED NC GRID FACTOR USED FOR GRID COORDINATE CALCULATIONS IS 0.99989935  
 - AS PER FEMA FLOOD INSURANCE RATE MAP 3720468800J, DATED JANUARY 2, 2004, THESE PROPERTIES ARE LOCATED IN A SPECIAL FLOOD HAZARD AREA (ZONE AE)

**NCSR 1530 ~ AIRPORT ROAD**  
 (100' R/W ~ 69' B/B)  
 (DOT PROJECT NO. 9.8022037, D.B. W-40, P. 603)

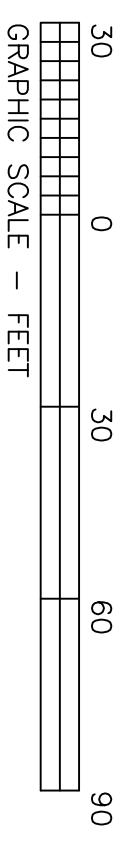


REFERENCES  
 D.B. 2564, P. 10  
 M.B. 50, P. 27  
 R/W BOOK 1, P. 15A & 15B  
 PITT COUNTY REGISTRY

- LEGEND
- P.K. NAIL SET
  - ⊙ RAILROAD SPIKE SET
  - EXISTING IRON PIPE
  - IRON PIPE SET
  - ⊗ EXISTING IRON BAR
  - ⊕ EXISTING CONCRETE MONUMENT
  - U- OVERHEAD UTILITY LINE
  - PP- POWER POLE
  - R/W RIGHT OF WAY

REZONING REQUEST SURVEY FOR  
**DONNIE EAKES**  
 OF THE PROPERTIES OWNED BY  
**JESUS GONZALEZ**  
 AND WIFE  
**JUANA GONZALEZ**  
 DEED BOOK 2564, PAGE 10  
 CITY OF GREENVILLE

GREENVILLE TOWNSHIP ~ PITT COUNTY ~ NORTH CAROLINA  
 DATE: JANUARY 14, 2010 SCALE: 1"=30'



ZONING INFORMATION

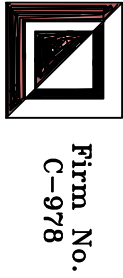
CURRENT ZONING:	PARCEL 07822 = U (UNOFFENSIVE INDUSTRY)
PROPOSED ZONING:	PARCEL 11436 = U
	PARCEL 07822 = CH (HEAVY COMMERCIAL)
	PARCEL 11436 = CH

STATE OF NORTH CAROLINA, PITT COUNTY  
 I, STEPHEN N. SPRULL, CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE AND CALCULATED AS 1:10,000. THAT ANY BOUNDARIES NOT SURVEYED ARE SHOWN AS BROKEN LINES PLOTTED FROM INFORMATION REFERENCED HEREON. THAT THIS PLAN WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY HAND AND SEAL THIS DAY OF \_\_\_\_\_ 2010

THIS DOCUMENT ORIGINALLY ISSUED AND SEALED BY STEPHEN N. SPRULL, PLS NC L-2723 ON 2-2-10 THIS MEDIA SHALL NOT BE CONSIDERED A CERTIFIED DOCUMENT.

I CERTIFY THAT THIS SURVEY IS OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT CREATE A NEW STREET OR CHANGE AN EXISTING STREET

**Sprull & Associates Inc.**  
 2747 East Tenth Street  
 Greenville, North Carolina 27858  
 (252) 757-1200



PROFESSIONAL LAND SURVEYOR L-2723

STEPHEN N. SPRULL L-2723

TOTAL AREA  
 0.6466 AC.

PROPERTY OWNER  
 JESUS GONZALEZ and wife JUANA GONZALEZ  
 208 PATRICK STREET  
 GREENVILLE, NC 27834  
 252-555-2934

APPLICANT  
 DONNIE EAKES  
 1642 DARCOLE LANE  
 GREENVILLE, NC 27834  
 252-714-2446

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.



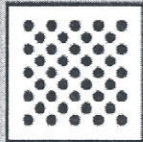
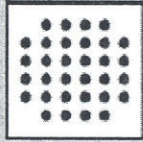
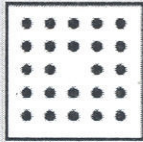
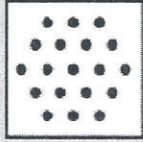

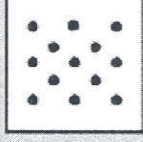
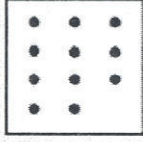
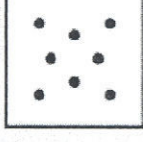
Residential Density		
Maximum density allowed by Zoning District based on average of 2.67 persons per dwelling unit		
<b>High Density</b>		
R6 R6-N R6-MH OR CDF	17 units per acre yields 45 persons per acre	
PUD	12 units per acre yields 32 persons per acre	
<b>Medium Density</b>		
R6-A	9 units per acre 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	
<b>Low Density</b>		
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: 3/4/2010  
Time: 7:00 PM

**Title of Item:** Ordinance requested by Thomas F. Taft, Jr. to amend the zoning regulations to include the use entitled "Hotel, motel, bed and breakfast inn; extended stay lodging" as a special use in the CG (General Commercial) district table of uses

**Explanation:** Currently, the subject use (Hotel, motel, bed and breakfast inn; extended stay lodging) is a special use in the MS, MO and MCH medical districts and all industrial districts. The use entitled "Hotel, motel, bed and breakfast inn; limited stay lodging" is (i) a permitted use (allowed by-right) in the MCH (medical), CD, CDF, CG and CH (commercial), and all industrial districts, and (ii) a special use in the MS and MO (medical) and OR (office/residential) districts.

Special use permit approval of the Board of Adjustment is required following a public hearing on each special use permit dependent location as noted above.

**Current Definitions:** (no change as a result of this amendment)

Hotel, motel, bed and breakfast inn; extended stay lodging. A building or group of buildings containing guest rooms, suites, separate or connecting units where for compensation lodging is provided on an extended stay basis. For purposes of this definition, the words "extended stay basis" shall include daily, weekly or monthly periods not to exceed ninety (90) continuous days. See also definition of "hotel, motel, bed and breakfast inn; limited stay lodging".

Hotel, motel, bed and breakfast inn; limited stay lodging. A building or group of buildings containing guest rooms, suites, separate or connecting units where for compensation lodging is provided on a limited stay basis. For purposes of this definition, the words "limited stay basis" shall include only daily or weekly periods not to exceed thirty (30) continuous days. See also definition of "hotel, motel, bed and breakfast inn; extended stay lodging".

**Current additional requirements:** (no change as a result of this amendment)

1. In addition to the specific requirements listed below under subsections (2)

and (3), all hotel, motel, bed and breakfast inns including both limited and extended stay lodging facilities shall be subject to the following requirements:

- a. No lodging unit shall be occupied by more than one (1) family. See also definition of “family”.
- b. The lodging facility shall contain a registration office or area which is staffed twenty-four (24) hours per day during all periods of operation. A resident manager, supervisor or caretaker shall qualify for purposes of this section.
- c. Housekeeping services shall be provided. Housekeeping services shall include but not be limited to: changing linen, cleaning bathroom and kitchen areas, removal of trash, dusting and vacuuming.
- d. Shall be designed and marketed in a fashion that reflects the intended use for transient lodgers. No person other than an approved resident manager, supervisor or caretaker shall utilize, consider or reference any lodging unit as a secondary or primary place of residence.
- e. The lodging facility may contain restaurants, meeting rooms, indoor recreation facilities, lounges, outdoor swimming pool, entertainment facilities, retail sales of personal accessories for occupants, maid and bell boy service, laundry services, telephone and secretarial services, as accessory uses.
- f. Lodging units which contain cooking facilities must provide a sink which shall be located in the cooking area and shall be in addition to any sink provided for bathroom or bathing purposes.
- g. No lodging unit shall share kitchen or cooking facilities with any other lodging unit.

**2. Limited stay lodging facilities shall be subject to the following additional requirements:**

- a. Lodging shall be limited to daily or weekly periods not to exceed thirty (30) continuous days.
- b. Housekeeping services shall be provided on a daily basis.
- c. Not more than twenty-five (25) percent of the units may have kitchen and/or cooking facilities.

**3. Extended stay lodging facilities shall be subject to the following additional requirements:**

- a. Lodging shall be limited to daily, weekly or monthly periods, not to exceed ninety (90) continuous days.
- b. Housekeeping services shall be provided on a weekly basis or other more frequent period at the option of the owner/operator.
- c. Each extended stay unit may contain kitchen and/or cooking facilities.

**Fiscal Note:** No cost to the City.

**Recommendation:** In staff’s opinion, the request is in compliance with Horizons: Greenville’s Community Plan.  
The Planning and Zoning Commission recommended approval of the ordinance

amendment at their February 16, 2010 meeting.

If City Council determines to approve the amendment 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 amendment request, in order to comply with this statutory requirement, it is recommended that the motion be as follows: Motion to deny the requested text amendment and to make a finding and determination that the denial of the text amendment request is consistent with the adopted comprehensive plan and that the denial of the text amendment request is reasonable and in the public interest due to the denial being consistent with the comprehensive plan and, as a result, the denial furthers the goals and objectives of the comprehensive plan.

---

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

**Attachments / click to download**

- [Hotel motel bed and breakfast inn extended stay ordinance 855661](#)
- [Excerpt from 2 16 10 Planning and Zoning Minutes for Thomas Taft 857096](#)

ORDINANCE NO. 10 - \_\_\_\_  
AN ORDINANCE AMENDING THE ZONING ORDINANCE  
OF THE CITY OF GREENVILLE, NORTH CAROLINA

WHEREAS, the City Council of the City of Greenville, North Carolina, in accordance with Article 19, Chapter 160A, of the General Statutes of North Carolina, caused a public notice to be given and published once a week for two successive weeks in The Daily Reflector setting forth that the City Council would, on March 4, 2010 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 amending the City Code; 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 involving the text amendment is consistent with the adopted comprehensive plan and that the adoption of the ordinance involving the text amendment 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.

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

Section 1: That Title 9, Chapter 4, Article D, Section 9-4-78, Appendix A(C)(8)s(1), of the City Code is hereby amended to include the use entitled “Hotel, motel, bed and breakfast inn; extended stay lodging” as a special use in the CG (general commercial) district:

Section 2: That all ordinances and sections of ordinances in conflict with this ordinance are hereby repealed.

Section 3: That this ordinance shall become effective upon its adoption.

This 4<sup>th</sup> day of March, 2010.

\_\_\_\_\_  
Patricia C. Dunn, Mayor

ATTEST:

\_\_\_\_\_  
Wanda T. Elks, City Clerk

**Excerpt from the Draft Planning and Zoning Commission Minutes (2/16/10)**

Text Amendments

*Request by Thomas F. Taft, Jr. to amend the zoning regulations to include the use entitled "Hotel, motel, bed and breakfast inn; extended stay lodging" as a special use in the CG (general commercial) district table of uses*

Mr. Harry Hamilton stated that limited stay lodging is for daily or weekly periods not to exceed 30 continuous days. Housekeeping services must be provided on a daily basis and not more than 25% of the units may have kitchen or cooking facilities. Mr. Hamilton stated that limited stay lodging is allowed as a special use in the MS, MO and OR districts and is a permitted use in the MCH, CD, CDF, CG, CH and all INDUSTRIAL districts. He provided a map that illustrated where limited stay lodging facilities may be located throughout the city. Mr. Hamilton said extended stay lodging is for weekly or monthly periods not to exceed 90 continuous days. Housekeeping services must be provided on a daily or weekly basis and all units may have kitchen or cooking facilities. He said extended stay lodging is allowed as a special use in the MS, MO, MCH and all INDUSTRIAL districts and as a permitted use in no district. Mr. Hamilton said most of the extended stay lodging facilities in the city are now located in the medical district. He said if this amendment is approved, extended stay lodging would be a board of adjustment special use option within the additional general commercial districts. In staff's opinion the request is in compliance with Horizon's: Greenville's Community Plan.

Mr. Brian Fagundus of Rivers and Associates spoke in favor of the request on behalf of the applicant.

No one spoke in opposition to the request.

Motion was made by Mr. Ramey, seconded by Mr. Bell 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 carried unanimously.



# City of Greenville, North Carolina

Meeting Date: 3/4/2010  
Time: 7:00 PM

**Title of Item:** Ordinance directing the enforcement officer to remove or demolish the nonresidential building or structure located at 1901 Chestnut Street

**Explanation:** The nonresidential building at 1901 Chestnut Street was found to be out of compliance with the Nonresidential Building or Structure Code for the City of Greenville. The initial Notice of Violation and hearing was sent by certified mail on April 14, 2009 to the property owner(s) informing the owner(s) of the nonresidential structure violations cited by the Enforcement Officer. A hearing was held, and Mr. Jesus Gonzales was notified of the violations and of the remedies necessary to bring the structure into compliance. Since then, the owner had an architectural/engineering firm evaluate the structure and provide engineered data for the existing structural components. A building permit to install a new roof, repair block walls, and install windows has been issued; however, no inspections have been requested since the permit was obtained. The owner has not performed all measures needed to repair or demolish the structure located at 1901 Chestnut Street within the time established by the enforcement officer pursuant to the enforcement action of the Nonresidential Building or Structure Code for the City of Greenville.

The current tax value on the property is \$31,514 (the building value is \$19,484; the land value is \$10,850; and other notables are \$1,180). The City estimated that the cost to repair the property is in excess of \$30,000. Since the estimated cost of repairs is over 50% of the value of the building, the appropriate action by the City is to demolish the property.

**Fiscal Note:** The estimated cost to test and abate asbestos (if present) and demolish the building is \$15,000 due to the materials and size of the structure. The cost of demolition and removal shall constitute a lien against the real property upon which the cost was incurred. The lien shall be filed, have the same priority, and be collected in the same manner as a lien for special assessment established by Article 10 of Chapter 160A of the North Carolina General Statutes.


**Recommendation:** Approve the attached ordinance directing the enforcement officer to abate the

nonresidential structure at 1901 Chestnut Street by means of demolition.

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

**Attachments / click to download**

 [Pictures of 1901 Chestnut Street](#)

 [Ordinance for 1901 Chestnut Street 853361](#)

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ORDINANCE NO. 10-\_\_\_\_\_  
ORDINANCE DIRECTING THE ENFORCEMENT OFFICER TO  
REMOVE OR DEMOLISH THE NONRESIDENTIAL BUILDING OR STRUCTURE  
LOCATED AT 1901 CHESTNUT STREET

WHEREAS, pursuant to the enforcement of the Nonresidential Building or Structure Code contained in Article G of Chapter 1 of Title 9 of the Code of the City of Greenville, North Carolina, as authorized by the provisions of North Carolina General Statute 160A-439, the owner of the nonresidential building or structure described below has failed to comply with an Order to either (i) repair, alter or improve the nonresidential building or structure to bring it into compliance with the minimum standards established by the Nonresidential Building or Structure Code or (ii) remove or demolish the nonresidential building or structure;

WHEREAS, the City Council of the City of Greenville does hereby find and determine that the owner of the nonresidential building or structure described below has been given a reasonable opportunity to bring the nonresidential building or structure in conformity with the minimum standards established by the Nonresidential Building or Structure Code contained in Section 9-1-125 of the Code of the City of Greenville, North Carolina; and

WHEREAS, North Carolina General Statute 160A-439(f) and Section 9-1-129(d), of the Code of the City of Greenville, North Carolina empower the City Council of the City of Greenville to enact this ordinance to authorize and direct the Enforcement Officer to remove or demolish a nonresidential building or structure when the owner has failed to comply with an Order of the Enforcement Officer issued pursuant to the provisions of the Nonresidential Building or Structure Code;

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Greenville that:

Section 1. The Enforcement Officer is hereby authorized and directed to proceed to demolish and remove the nonresidential building or structure located at 1901 Chestnut Street in the City of Greenville, North Carolina, and owned by Jesus Gonzales and Juana Gonzales. The real property upon which such nonresidential building or structure is located being described as follows:

Being the property described in the Deed dated April 23, 2004, and recorded in Book 1707, at Page 397 in the Office of the Register of Deeds of Pitt County, said description being herein incorporated by reference.

Section 2. The cost of demolition and removal shall constitute a lien against the real property described above. The lien shall be filed, have the same priority, and be enforced and the costs collected in the

same manner as the lien for special assessment established by Article 10 of Chapter 160A of the North Carolina General Statutes. The amount of the costs shall also be a lien on any other real property of the owner located within the corporate limits of the City of Greenville except for the owner's primary residence, said additional lien to be inferior to all prior liens and shall be collected as a money judgment.

Section 3. Any recoverable materials of the building or structure demolished or removed and any personal property, fixtures, or appurtenances found in or attached to the building or structure shall be offered for sale by the Enforcement Officer and the proceeds shall be credited against the cost of removal or demolition and any balance remaining shall be deposited in superior court where it shall be secured and disbursed in the manner provided by North Carolina General Statute 160A-439 (i)(3).

Section 4. This ordinance shall be recorded in the Office of the Register of Deeds of Pitt County and shall be indexed in the name of the property owner in the grantor index.

Section 5. This ordinance shall become effective upon its adoption.

Adopted this the 4<sup>th</sup> day of March, 2010.

---

Patricia C. Dunn, Mayor

ATTEST:

---

Wanda T. Elks, City Clerk







# City of Greenville, North Carolina

Meeting Date: 3/4/2010  
Time: 7:00 PM

**Title of Item:** Resolution approving a lease agreement with Vietnam Veterans of America, George F. Semick Chapter #272, for property located at 2805 East Second Street known as the Old Police Hut

**Explanation:** Vietnam Veterans of America, George F. Semick Chapter #272, has been leasing the Old Police Hut at 2805 East Second Street since 1991. The Chapter uses the building for its meetings and activities and also allows other groups to use it for meetings and functions. The annual lease payment is \$1, but the Chapter is responsible for all repairs and maintenance and utilities expense.

The attached letter from the Chapter requests that the lease be extended.

The proposed lease is for a five-year period under basically the same terms as the previous lease with an option for the Chapter to continue the lease for another five years. This has been considered as a good use of the building, which provides a site for community meetings and functions. The required notice of the intent to authorize the lease has been published. A copy of the lease is attached.

The attached resolution approves the lease agreement with the Vietnam Veterans of America, George F. Semick Chapter #272, for the property currently known as the Old Police Hut located at 2805 East Second Street for a term of five (5) years commencing on April 1, 2010, and terminating on March 31, 2015, with an option for an additional five (5) years, for the annual rental sum of one dollar, and does further authorize the City Manager to execute said lease agreement.

**Fiscal Note:** \$1 to be received as an annual lease payment each year.

**Recommendation:** Approval of the resolution which approves the lease agreement with the Vietnam Veterans of America, George F. Semick Chapter #272.

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

**Attachments / click to download**

 [Lease](#)

 [VVA Letter](#)

 [Resolution approving Lease Agreement with Vietnam Veterans of America George F. Semick Chapter 272 857079](#)

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RESOLUTION 10-\_\_\_\_\_  
RESOLUTION APPROVING LEASE AGREEMENT WITH  
VIETNAM VETERANS OF AMERICA, GEORGE F. SEMICK CHAPTER #272

WHEREAS, North Carolina General Statute 160A-272 authorizes the City Council of the City of Greenville to approve a lease of property for a term of ten (10) years or less for any property owned by the City for such terms and upon such conditions as City Council may determine; and

WHEREAS, City Council does hereby determine that the property herein described will not be needed by the City for the term of the lease.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Greenville that it does hereby approve the Lease Agreement with the Vietnam Veterans of America, George F. Semick Chapter #272, for the property currently known as the Old Police Hut located at 2805 East Second Street for a term of five (5) years commencing on April 1, 2010, and terminating on March 31, 2015, with an option for an additional five (5) years for the annual rental sum of one dollar, and does further authorize the City Manager to execute said Lease Agreement.

This the 4th day of March, 2010.

\_\_\_\_\_  
Patricia C. Dunn, Mayor

ATTEST:

\_\_\_\_\_  
Wanda T. Elks, City Clerk

**NORTH CAROLINA  
COUNTY OF PITT**

**LEASE  
AGREEMENT**

THIS LEASE AGREEMENT, made and entered into this the \_\_\_\_ day of March, 2010, by and between the City of Greenville, a North Carolina municipal corporation, Party of the First Part and hereinafter referred to as LESSOR, and Vietnam Veterans of America, George F. Semick Chapter #272, Party of the Second Part and hereinafter referred to as LESSEE;

Subject to the terms and conditions of this Lease Agreement, LESSOR does hereby let and lease unto the LESSEE, and LESSEE does hereby lease from the LESSOR, the following described premises located in Greenville, North Carolina:

The property and improvements known as the Old Police Hut located at 2805 East Second Street, Greenville, North Carolina, and as shown on Attachment A.

The terms and conditions of this Lease Agreement are as follows:

1. Term.

The term of this Lease Agreement is for five (5) years, commencing on the 1st day of April, 2010, and expiring on the 31st day of March, 2015. Provided that all conditions of this Lease Agreement have been properly complied with by the LESSEE, the LESSEE may at its option extend the term of this Lease Agreement for an additional term of five (5) years by giving to the LESSOR written notice of its intention so to do not later than the 2<sup>nd</sup> day of January, 2015, and in the event of such extension, all of the terms and conditions of this Lease Agreement shall continue in full force and effect.

2. Rent.

The annual rent shall be ONE DOLLAR, and shall be paid by the first day of April of each year. Rent payments shall be delivered to the Director of Financial Services of the City of Greenville, P.O. Box 7207, Greenville, NC 27835.

3. Use of Leased Premises.

During the term of this Lease Agreement, LESSEE shall use the leased premises for meetings and sponsored functions of the LESSEE and for other meetings and functions specifically approved by the LESSEE. LESSEE shall make no other use of the leased premises without the prior written consent of the LESSOR.

4. Additional Limits and Conditions.

In addition to the restrictions on the use of the leased premises set forth in paragraph 3, the LESSEE agrees to the following limits and conditions governing the use of the leased premises:



- a. The possession of and use of alcoholic beverages is prohibited on the leased premises, except for scheduled social functions of the LESSEE held exclusively for the members and guests of the LESSEE.
- b. All use of the leased premises must cease by 9:00 PM, except for scheduled social functions of the LESSEE held exclusively for members and guests of the LESSEE and scheduled meetings of the LESSEE held exclusively for members and guests of the LESSEE.
- c. There shall be no music or sound at the leased premises which violates the provisions of the Noise Control Ordinance contained in Chapter 5 of Title 12 of the Greenville City Code.
- d. Persons not participating in scheduled meetings or functions or activities at the leased premises will not be allowed to loiter on the premises and will be considered as trespassers.

5. Trespass Agreement.

LESSEE shall complete and file with the Greenville Police Department a Trespass Agreement which authorizes Greenville Police Department officers to remove and/or arrest trespassers upon the leased premises. LESSEE shall ensure that the Trespass Agreement is kept current and effective during the term of this Lease Agreement.

6. Use by Other Community Groups.

LESSEE shall make the leased premises available to other community groups for their use. This responsibility shall include, but not be limited to, advertising the availability of the leased premises for other community groups and making all other arrangement necessary to make the leased premises freely available for community activities and other community groups.

7. Activities Report.

Within thirty (30) days of a request by the LESSOR, the LESSEE shall provide a written report to the LESSOR on the meetings, functions, and activities occurring on the leased premises during the term of this Lease Agreement.

8. Signage.

No signs shall be erected on the leased premises without the prior written approval of the LESSOR. Notwithstanding the foregoing, it is understood and agreed that LESSEE shall be permitted to install a sign, subject to the approval of the LESSOR, to identify the building as being occupied by the LESSEE.

9. Acceptance of Leased Premises.

The LESSEE agrees to accept the leased premises in its present physical condition.

10. Repairs and Maintenance.

The LESSEE shall, at its expense, be responsible for all maintenance and repairs, both major and minor, of the leased premises. The responsibility of the LESSEE includes, but is not limited to, the following maintenance of the leased premises:

- (a) Routine, periodic maintenance for heating and air conditioning systems including, but not limited to, the replacement of filter pads.
- (b) Maintenance of lawns.
- (c) Fire extinguisher servicing, pest control, and outside trash disposal.

The LESSEE shall, at its expense, be responsible for the maintenance and repairs to the leased premises so that the leased premises are kept in a habitable and usable condition. The LESSEE shall, at its sole expense, keep the leased premises, in good condition, reasonable wear and tear excepted. The LESSEE shall give the LESSOR notice of any repairs made.

The LESSEE shall, at its expense, be responsible for keeping the leased premises in a good, clean, neat, attractive, pleasant and sanitary condition at all times. The LESSEE shall be responsible for providing and paying for all charges for housekeeping, cleaning, and janitorial services at the leased premises.

11. ANNUAL INSPECTION:

During the term of this Lease Agreement, the LESSEE and LESSOR shall make an annual inspection of the leased premises to determine the state of maintenance and repair and to discuss any mutual concerns regarding the upkeep and maintenance of the leased premises. The Chief Building Inspector, the Building and Grounds Superintendent of the Public Works Department, and Risk Manager or their designees shall represent the LESSOR in the annual inspection. The President of the LESSEE or his designee shall represent the LESSEE in the annual inspection. Other employees of the LESSOR or members of the LESSEE may participate in the inspection.

12. Alterations and Improvements.

No alterations, additions, improvements, or renovations shall be made to the leased premises without the prior written consent of the LESSOR.

13. Utilities.

The LESSEE shall be responsible for providing and paying for all charges for electricity, lighting, heating, water, air conditioning, and sewer used by LESSEE in connection with the occupancy of the leased premises. The LESSEE shall be responsible, at its expense, for the telephone charges, network connection charges, and all charges for utilities used by LESSEE in connection with the occupancy of the leased premises.

14. Taxes and Assessments.

LESSEE shall pay any taxes or assessments imposed on the leased premises during the term of this LEASE. In addition, LESSEE shall be responsible for any taxes imposed on the property of LESSEE used on the leased premises.

15. Insurance.

The LESSEE will at all times during the term of this Lease Agreement, at its expense, insure and keep in effect insurance on the leased premises against claims for personal injury or property damage under a policy of general liability insurance with a combined single limit of not less than \$1,000,000 with the LESSOR named as an additional named insured, written by an insurance company or companies authorized to do business in the State of North Carolina. The LESSEE shall provide the LESSOR with a certificate of insurance evidencing said coverage.

16. Damage or Destruction by Fire or Other Casualty.

In the event that the building located on the leased premises is destroyed by fire or other casualty or act of God, then this Lease Agreement shall terminate as of the time of such destruction without action on the part of either the LESSOR or the LESSEE. In the event that the building located on the leased premises is so damaged by fire, other casualty, or act of God that more than fifty percent (50%) of the floor space of the building cannot reasonably be used by LESSEE in the conduct of its activities, or the building is so damaged by fire or other casualty or act of God that it cannot, in the LESSOR's opinion, be economically repaired, then either party shall have the option to terminate this Lease Agreement by the provision of written notice to the other party.

17. Assignment and Subletting.

LESSEE may not assign or transfer this Lease Agreement or sublet the leased premises or any part of the leased premises without the prior written consent of the LESSOR.

18. Indemnity.

The LESSEE agrees to indemnify and save harmless the LESSOR and its officers and employees from and against any and all claims and demands whether from injury to person, loss of life, or damage to property, associated with the programs, functions, and activities conducted or approved by the LESSEE on or within the demised premises.

19. Surrender on Termination.

Upon the termination of this Lease Agreement for any reason, the LESSEE shall yield and deliver peaceably to the LESSOR possession of the leased premises and any alterations, additions, and improvements made by LESSEE thereto, promptly and in good condition, order, and repair, except for reasonable wear and tear and acts of God.

20. Default.

If LESSEE shall neglect to pay any annual installment of rent when due, or shall neglect to do and perform any other matter agreed to be done, and shall remain in default for a period of thirty (30) days after receiving written notice from LESSOR calling attention to the non-payment or default, LESSOR may declare this Lease Agreement terminated and take possession of the leased premises without prejudice to any other legal remedy it may have on account of such default. If LESSOR neglects to do or perform any matter agreed to be done in this Lease Agreement and shall remain in default for a period of thirty (30) days after written notice from the LESSEE calling attention to such default, the LESSEE may declare this Lease Agreement terminated without prejudice to any other legal remedy it may have on account of such default.

21. Liens.

The LESSEE agrees that it will not permit the claim of any contractor, sub-contractor, mechanic, laborer or materialmen to become and remain a lien on the leased premises or upon the right, title or interest of the LESSEE created by this Lease Agreement after the indebtedness secured by such lien shall become due unless the same is in the process of actually being contested in good faith on the part of the LESSEE and in any event the LESSEE will protect, indemnify and save harmless the LESSOR from and in respect of any and all such claims.

22. Access.

LESSEE will be able to secure and restrict access to the leased premises when not in use for its activities. Notwithstanding the foregoing, LESSOR and LESSOR's officers and employees shall have full access to enter the leased premises anytime to examine the condition thereof or make repairs, additions or alterations as may be necessary for the safety, preservation or improvement of the property which the LESSOR, in its sole discretion, determines to make or for any other purpose which the LESSOR deems appropriate as it relates to the physical facility and equipment.

23. Quiet Enjoyment.

LESSOR agrees that LESSEE, upon payment of rent and performing the agreements in this Lease Agreement may peacefully and quietly have, hold and enjoy the said leased premises in accordance with all the terms of this Lease Agreement.

24. Notices.

Any notice provided for herein shall be deemed to have been served sufficiently when presented personally or sent by first class mail addressed as follows:

If to LESSOR:  
City Manager  
City of Greenville  
P.O. Box 7207  
Greenville, NC 27835

If to LESSEE:  
President  
Vietnam Veterans of America,  
George F. Semick Chapter #272  
P.O. Box 171  
Greenville, NC 27835

Addresses for the purpose of this section can be changed by written notice to the other party by certified mail with returned receipt requested.

25. Legal and Regulatory Duties.

The LESSEE shall observe all applicable local, state, and federal laws and regulations as they pertain to LESSEE's use and occupation of the leased premises. LESSEE shall indemnify and hold harmless the LESSOR from and against any liability arising from such laws or regulations caused by LESSEE's use or occupation of the leased premises.

26. Amendment.

This Lease Agreement shall not be altered, amended or modified except by an agreement in writing executed by the duly authorized officials of the LESSOR and LESSEE.

27. Entire Agreement.

This Lease Agreement is the only agreement between the parties hereto with respect to the subject matter hereof and contains all of the terms agreed upon, and there are no other agreements, oral or written, between the parties hereto with respect to the subject matter thereof.

IN WITNESS WHEREOF, the parties hereto have caused this Lease Agreement to be executed in duplicate originals as of the day and year first above written.

**CITY OF GREENVILLE**

BY: \_\_\_\_\_  
Wayne Bowers, City Manager

VIETNAM VETERANS OF AMERICA,  
GEORGE F. SEMICK CHAPTER #272

BY: \_\_\_\_\_

Printed Name: Donald Simmons

Title: President

**NORTH CAROLINA  
PITT COUNTY**

I, \_\_\_\_\_, Notary Public in and for the aforesaid County and State, do hereby certify that Wayne Bowers, City Manager for the City of Greenville, personally appeared before me on this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed.

WITNESS my hand and official seal, this the \_\_\_\_ day of March, 2010.

\_\_\_\_\_  
Notary Public

My Commission Expires: \_\_\_\_\_

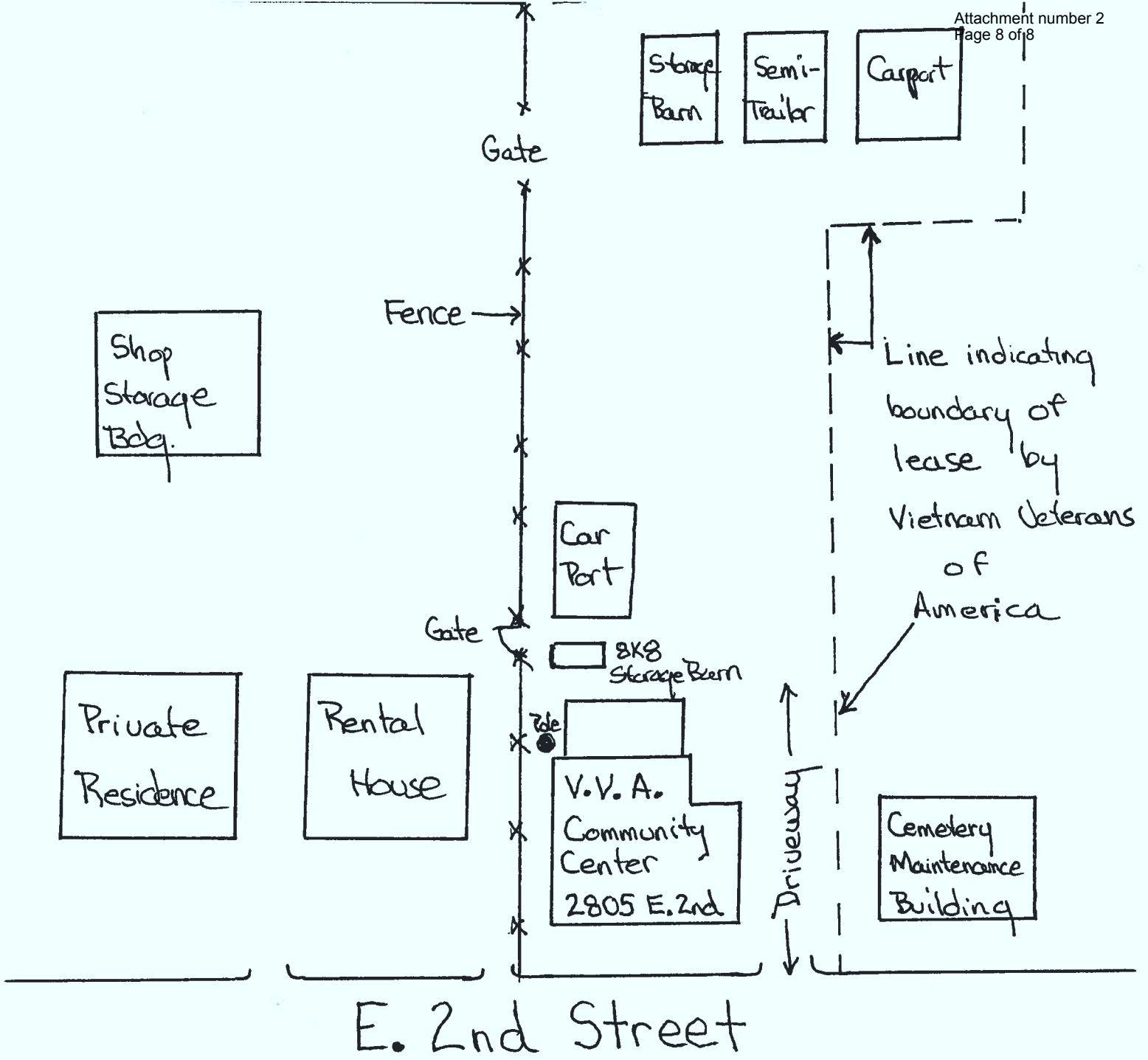
**NORTH CAROLINA  
PITT COUNTY**

I, \_\_\_\_\_, Notary Public in and for the aforesaid County and State, do hereby certify that Donald Simmons, President of Vietnam Veterans of America, George F. Semick Chapter #272, personally appeared before me on this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed.

WITNESS my hand and official seal, this the \_\_\_\_ day of March, 2010.

\_\_\_\_\_  
Notary Public

My Commission Expires: \_\_\_\_\_



Not to Scale

Attachment "A"

Greenwood  
Cemetery



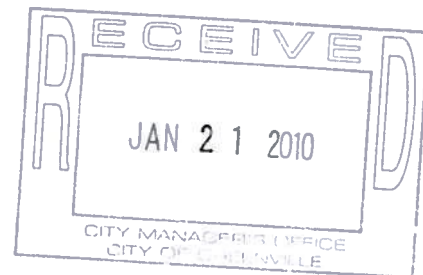


Vietnam Veterans of America  
George F. Semick Chapter #272

P.O. Box 171  
Greenville, N.C. 27835



Greenville City Manager  
P.O. Box 7207  
Greenville, NC 27835



January 11, 2010

Vietnam Veterans of America Chapter 272  
P.O. Box 171  
Greenville, NC 27836

Re: Contract Number: 650B

Dear Sir:

It is once again time for Vietnam Veterans of America, Chapter 272 to request a (5) year lease (contract 605B) and a (5) year option plan.

VVA-272 has opened the "HUT" (as is known in Veterans groups), to many different organizations and groups. Below is a partial list:

Greenville Police Department (drug dog training)

Vietnam Veterans of America (Chapter 272)

Disabled American Veterans (Chapter 37)

Veterans of Modern Warfare (Chapter 8)

Down East Bassmasters

Pitt County Bass Masters

Other services provided to Veterans and their families at no cost,



Veterans Support Group (with PTSD "Post Traumatic Stress Disorder")

Support Group for Veterans Wives

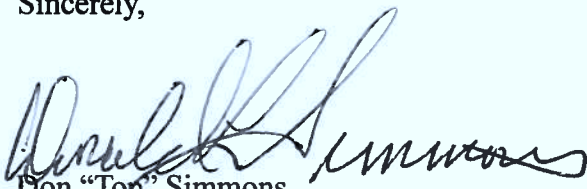
Service Officers to Work with Veterans to receive their Disability Claims from Veterans Administrations

Free Lunch Program for Veterans on Every Wednesday

As you can see VVA-272 is very active with the Veterans in and around Pitt County and Greenville. This can only be done with the use of the building located at 2805 Cemetery Road, Greenville, North Carolina.

If you require more information or have any questions. Please feel free to contact me at (252)757-0817.

Sincerely,



Don "Top" Simmons  
President VVA-272