



Agenda

Greenville City Council

January 10, 2008
7:00 PM
City Council Chambers
200 West Fifth Street

Assistive listening devices are available upon request for meetings held in the Council Chambers. If an interpreter is needed for deaf or hearing impaired citizens, please call 252-329-4422 (voice) or 252-329-4060 (TDD) no later than two business days prior to the meeting.

I. Call Meeting To Order

II. Invocation - Council Member Glover

III. Pledge of Allegiance

IV. Roll Call

V. Approval of Agenda

VI. Special Recognitions

- Capt. Cecil J. Hardy, Police Department Retiree
- Charles Williams, Recreation and Parks Department Retiree
- Julius Carr, Public Works Department Retiree

VII. Appointments

1. Appointments to Boards and Commissions

VIII. Old Business

2. Ordinance requested by Alva W. Worthington to rezone 57.297 acres located along the eastern right-of-way of County Home Road and adjacent to The Bellamy Apartments and Kittrell Farms Subdivision from RA20 (Residential-Agricultural) to R6 (Residential [High Density Multi-family]) and R6A (Residential [Medium Density Multi-Family]).

IX. New Business

Public Hearings

3. Second reading of an ordinance for G-Vegas Limo Service to operate two limousines from 3211 South Memorial Drive
4. Ordinance amendment request by East Carolina University to amend the R6S district table of uses to include the use entitled "Guest house for a college or other institution of higher learning" as a special use
5. Ordinance requested by the Community Development Department, as recommended by the Task Force on Preservation of Neighborhoods and Housing, to rezone 440+ acres (excluding street rights-of-ways) located 300+ feet north of East 10th Street, adjacent to Homestead Memorial Park, and 1,500+ feet south of the Tar River (Tract 1); along the northern right-of-way of Pactolus Highway, west of Philippi Church of Christ, and 350+ feet south of Old Creek Road (Tract 2); between Corey and County Home Roads and south of Old Fire Tower Road (Tract 3); along the western right-of-way of Corey Road and adjacent to the former Evans Mobile Home Park (Tract 4); between East 10th and 14th Streets and west of College Hill Drive (Tract 5); north of Briley Road and west of the Seaboard Coastline Railroad (Tracts 6, 7 and 8) from RA20 (Residential-Agricultural), R6 (Residential [High Density Multi-family]), R9 (Residential [Medium Density]) to R6S (Residential – Single-Family [Medium Density]) and R9S (Residential – Single-Family [Medium Density])
6. Ordinance, requested by Ward Holdings, LLC, to amend the Future Land Use Plan Map for the area described as being located at the southeast corner of the intersection of Greenville Boulevard and 14th Street, 320+ feet along Greenville Boulevard and 200+ feet deep, containing approximately 1.5 acres, from an "Office/Institutional/Multi-family" category to a "Commercial" category
7. Ordinance requested by Kevin Haltigan et. al. to rezone 0.3581 acres located along the eastern right-of-way of Allen Road, south of Briarcliff Drive and north of Cobblestone Townhomes from RA20 (Residential-Agricultural) to OR (Office-Residential [High Density Multi-family])
8. Ordinance requested by Thomas F. Taft, Sr. to rezone 2.79 acres located between Evans and Cotanche Streets, south of Reade Circle, and north of East 8th Street from CDF (Downtown Commercial Fringe) and R6 (Residential [High Density Multi-family]) to CD (Downtown Commercial)
9. Ordinance requested by Allen Thomas to rezone 23.388 acres located along the northern right-of-way of NC Highway 33, west of Rolling Meadows Subdivision, and 1,800+ feet east of Portertown Road from RA20 (Residential-Agricultural) and RR (Rural Residential–County’s Jurisdiction) to OR (Office- Residential [High Density Multi-Family]) [Tract 1] and R6A (Residential [Medium Density Multi-Family]) [Tract 2]
10. Ordinance to annex Reuben P. Turner and Century Financial Services Group, LLC property containing 24.944 acres located north of NC Highway 33 and west of Rolling Meadows Subdivision
11. Ordinance to annex Westhaven South, Phase 1 containing 29.032 acres located south

of Westhaven Road and east of South Memorial Drive

12. Ordinance to annex Ward Holdings, LLC property containing 2.50 acres located north of Thomas Langston Road and east of Langston Townhomes
13. Ordinance to annex Springshire Retirement, LLC property containing 1.14 acres located north of NC Highway 43 North at its intersection with Rock Springs Road

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

14. Fiscal year 2009 federal agenda
15. Application for North Carolina Parks and Recreation Trust Fund grant for support of the Drew Steele Center

X. Comments from Mayor and City Council

XI. City Manager's Report

XII. Adjournment



City of Greenville, North Carolina

Meeting Date: 1/10/2008
Time: 7:00 PM

Title of Item: Appointments to Boards and Commissions

Explanation: City Council appointments or reappointments need to be made to the Community Appearance Commission, Firemen's Relief Fund Committee, Historic Preservation Commission, Human Relations Council, Public Transportation and Parking Commission, and Redevelopment Commission, and Council Member Joyner needs to announce his appointee to the Police Community Relations Committee.

Fiscal Note: No fiscal impact

Recommendation: To make appointments or reappointments to the Community Appearance Commission, Firemen's Relief Fund Committee, Historic Preservation Commission, Human Relations Council, Public Transportation and Parking Commission, and Redevelopment Commission, and Council Member Joyner to announce his appointee to the Police Community Relations Committee.

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[Appointments To Boards and Commissions](#) [City Council Meetings Agenda Deadline Material 138519](#)

Appointments To Boards and Commissions

January 10, 2008

Community Appearance Commission

Council Liaison: Council Member Larry Spell

Name	Current Term	Reappointment Status	Expiration Date
Ginger Eckermann	Second term	Resigned	July 2009
Kishen Rao	First term	Resigned	July 2010
Vacancy	Filling unexpired term	Vacancy	April 2008

Firemen's Relief Fund Committee

Council Liaison: Not Applicable

Name	Current Term	Reappointment Status	Expiration Date
Wanda Elks	Appointed by Council	Eligible	January 2008

Historic Preservation Commission

Council Liaison: Council Member Calvin Mercer

Name	Current Term	Reappointment Status	Expiration Date
Jeremy Jordan	First term	Eligible	January 2008
Candace Pearce	First term	Eligible	January 2008
Dale Sauter	Filling unexpired term	Eligible	January 2008
Richard Weir	Filling unexpired term	Eligible	January 2008

Human Relations Council

Liaison: Council Member Mildred A. Council

Name	Current Term	Reappointment Status	Expiration Date
A. T. Best	Second term	Resigned	September 2009

Police Community Relations Committee

Council Liaison: Council Member Rose Glover

<u>Name</u>	<u>Current Term</u>	<u>Reappointment Status</u>	<u>Expiration Date</u>
John Reed (District #5)	First term	Did not wish to be reappointed	October 2007

Public Transportation and Parking Commission

Council Liaison: Council Member Max Joyner, Jr.

<u>Name</u>	<u>Current Term</u>	<u>Reappointment Status</u>	<u>Expiration Date</u>
Daniel Spuller	Filling unexpired term	Eligible	January 2008
Shannon White	First term	Eligible	January 2008

Redevelopment Commission

Council Liaison: Council Member Max Joyner, Jr.

<u>Name</u>	<u>Current Term</u>	<u>Reappointment Status</u>	<u>Expiration Date</u>
Minnie Anderson (Council Member Glover)	Initial/Final term	Ineligible	November 2007

Applicants for Community Appearance Commission

Robert Waddell
109-B Sara Lane
Greenville, NC 27834

Application Date: 6/19/2007

373-2909

Applicants for Firemen's Relief Fund Committee

NONE

Applicants for Historic Preservation Commission

Kay Swope
107 Valley Place
Greenville, NC 27834

758-4692

Application Date: 10/17/2007

Blake Wiggs
1400-B Ashley Way
Greenville, NC 27858

902-7343

Application Date: 10/9/2007

Applicants for Human Relations Council

Marvin Arrington 1812 Bradford Drive, Apt. 68 Greenville, NC 27858	531-8761	Application Date: 11/19/2007
Tawanda Boone 3338 Tobacco Road Greenville, NC 27834	414-2454	Application Date: 12/20/2007
Ronnie Christian 2608 Mulberry Lane Greenville, NC 27858	561-5405	Application Date: 9/10/2007
Joseph P. Flood 1919 Sherwood Drive Greenville, NC 27858	353-9915	Application Date: 7/18/2007
Melissa Grimes 3006 Phillips Road Greenville, NC 27834	355-3078	Application Date: 11/9/2007
Judith Havermann 2009-A Cambria Drive Greenville, NC 27834	321-1655	Application Date: 11/19/2007
Evan Lewis 3402 Dunhaven Drive Greenville, NC 27834	353-6997	Application Date: 7/17/2007
Bari Muhammed 302 Sedgefield Drive Greenville, NC 27834	367-3690	Application Date: 9/24/2007

Applicants

Board/Commission: Police Community Relations Committee

Tawanda Boone 3338 Tobacco Road Greenville, NC 27834	Application Date: 12/20/2007
Home Phone: 414-2454	District: 2
Norwood Bradshaw 4099 Countrydown Drive Greenville, NC 27834	Application Date: 06/18/2007
Home Phone: 758-4872	District: 1
Terry King 1310 Thomas Langston Road, Unit 7 Winterville, NC 28590	Application Date: 09/10/2007
Home Phone: 321-6996	District: 5
Bari Muhammed 302 Sedgefield Drive Greenville, NC 27834	Application Date: 09/24/2007
Home Phone: 301 367-3690	District: 2
Chad Reynolds 104 Marion Drive Greenville, NC 27858	Application Date: 9/18/2007
Home Phone: 321-6311	District: 5
Mary Rogers 3529 Providence Place Winterville, NC 28590	Application Date: 12/20/2007
Home Phone: 756-9403	District: 5
Jane Rolfe 3514 Wallingford Road Greenville, NC 27834	Application Date: 12/19/2007
Home Phone: 353-6354	District: 5
Wayne Whipple 3102 Cleere Court Greenville, NC 27858	Application Date: 07/18/2007
Home Phone: 321-0611	District: 4

Applicants for Public Transportation and Parking Commission

Edna Atkinson 202 Haw Drive Greenville, NC 27834	752-1468	Application Date: 9/13/2007
Richard Malloy Barnes 208 South Elm Street Greenville, NC 27858	752-5278	Application Date: 6/27/2007
Zeke Jackson 3226 Meeting Place Greenville, NC 27834	750-1420	Application Date: 12/10/2007

Applicants for Redevelopment Commission

Marvin Arrington 1812 Bradford Drive, Apt. 68 Greenville, NC 27858	531-8761	Application Date: 11/19/2007
Ann Eleanor 102 Lindenwood Drive Greenville, NC 27834	848-4257	Application Date: 12/1/2007
Melissa Grimes 3006 Phillips Road Greenville, NC 27834	355-3078	Application Date: 11/9/2007
Zeke Jackson 3226 Meeting Place Greenville, NC 27834	750-1420	Application Date: 12/10/2007
Jeremy Jordan 707-A West 4th Street Greenville, NC 27834	551-9091	Application Date: 11/16/2006
Evan Lewis 3402 Dunhaven Drive Greenville, NC 27834	353-6997	Application Date: 7/17/2007
Wayne M. Whipple 3102 Cleere Court Greenville, NC 27858	321-0611	Application Date: 7/18/2007



City of Greenville, North Carolina

Meeting Date: 1/10/2008
Time: 7:00 PM

Title of Item: Ordinance requested by Alva W. Worthington to rezone 57.297 acres located along the eastern right-of-way of County Home Road and adjacent to The Bellamy Apartments and Kittrell Farms Subdivision from RA20 (Residential-Agricultural) to R6 (Residential [High Density Multi-family]) and R6A (Residential [Medium Density Multi-Family]).

Explanation: **Applicant :**

Rezoning ordinance requested by Alva W. Worthington for 57.297 acres located along the eastern right-of-way of County Home Road and adjacent to The Bellamy Apartments and Kittrell Farms Subdivision from RA20 (Residential-Agricultural) to R6 (Residential [High Density Multi-family]) and R6A (Residential [Medium Density Multi-Family]).

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.

Required Notice

Planning and Zoning Commission notice (adjoining property owners) mailed on November 5, 2007.

On-site Sign(s) - posted November 5 2007.

City Council notice (adjoining property owners) mailed November 27, 2007.

Legal Advertisement - published on December 3rd and 10th, 2007.

Requested Change:

Current Zoning:

Tracts 1 and 2: RA20 (Residential-Agricultural)

Proposed Zoning:

Tract 1: R6 (Residential [High Density Multi-Family] Acreage: 21.302

Tract 2: R6A (Residential [Medium Density Multi-Family] Acreage: 35.995

Comprehensive Plan:

The subject site is located in Vision Area D.

County Home Road is designated as a residential corridor from its intersection with Bell’s Chapel Road continuing south. Along residential corridors, office, service and retail activities should be specifically restricted to the associated focus area and linear expansion outside the focus area node should be prohibited.

In the general area east of County Home Road, the Future Land Use Plan Map recommends High Density Residential (HDR) for those properties closest to the Bell’s Chapel Road intersection, and Medium Density Residential (MDR) for those properties approaching the Wintergreen School and the Pitt County Council on Aging site/facility. The extension of the Signature Drive (minor thoroughfare) will intersect County Home Road approximately 700 feet north of the Pitt County property and may adequately serve as the appropriate density-transition point.

In staff’s opinion high density residential zoning should not be extended south of the Signature Drive intersection.

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

Based on possible uses permitted by the requested rezoning, the proposed rezoning classification could generate 2,618 trips to and from the site on County Home Road, which is a net increase of 1,933 trips per day. Also, the proposed rezoning classification could generate 1,410 trips to and from the site on Charles Boulevard (NC-43 South), which is a net increase of 1,041 trips per day.

During the review process, measures to mitigate traffic impacts will be determined. These measures may include the construction of turn lanes into the development.

Detailed Report Attached

History/Background:

In 1993, the subject site was incorporated into the City’s jurisdiction and was zoned RA20 (Residential-Agricultural).

Present Land Use:

Farmland and woodlands.

Water/Sewer:

GUCO water is available along County Home Road and sanitary sewer is

available at the southwest corner of the subject property.

Cultural Resources:

There are no known effects on designated sites.

Environmental Conditions/Constraints:

There are no known environmental conditions.

Surrounding Land Uses and Zoning:

North: R6A: The Bellamy Apartments and Kittrell Farms Subdivision (single-family)

South: RA20: Pitt County Senior Citizen Center (under construction) & Pitt County Intergenerational Center

East: RA20: Woodlands

West: RA20: Nine (9) single-family residences

Density Estimates:

Tract 1

Gross Acreage: 21.302 acres

Net Acreage: 19 acres (minus 10% rights-of-way)

At the current zoning (RA20), staff would anticipate the site to yield 40-45 single-family lots. At the proposed zoning (OR), staff would anticipate the site to yield 266 multi-family units (2 & 3 bedrooms) based on similar site comparison of Willoughby Park at 14 units per net acre. At maximum density, the site would yield 323 multi-family units (1, 2 & 3 bedrooms) based on 17 units per net acre.

Tract 2

Gross Acreage: 35.995 acres

Net Acreage: 32 acres (minus 10% rights-of-way)

At the current zoning (RA20), staff would anticipate the site to yield 60-65 single-family lots. At the proposed zoning (R6A), staff would anticipate the site to yield 256 multi-family units (2 & 3 bedrooms) based on similar site comparison of The Vineyards at 8 units per net acre. At maximum density, the site would yield 288 multi-family units (1, 2 & 3 bedrooms) at 9 units per net acre.

The anticipated build-out is 4 to 6 years.

Fiscal Note:

No cost to the City.

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

The Planning and Zoning Commission, at their November 18, 2007 meeting, voted to approve the request.

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

If City Council determines to deny the rezoning request, in order to comply with this statutory requirement, it is recommended that the motion be as follows: Motion to deny the request to rezone and to make a finding and determination that the denial of the rezoning request is consistent with the adopted comprehensive plan and that the denial of the rezoning 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.

For further information, contact Chantae M. Gooby at 329-4507 or Harry V. Hamilton, Jr. at 329-4511.

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- [📄 Locational Map](#)
- [📄 Survey](#)
- [📄 Bufferyard and Vegetation Chart](#)
- [📄 Ordinance_Alva_W_Worthington_728125](#)
- [📄 Rezoning_07_32_Alva_W_Worthington_727548](#)
- [📄 Alva_W_Worthington_P_and_Z_Minutes_730475](#)
- [📄 List_of_Uses_RA20_to_R6_R6A_671965](#)

ORDINANCE NO. 08-
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 December 13, 2007, 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 and at said meeting City Council continued the consideration of the rezoning and the public hearing to its January 10, 2008 meeting; and,

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

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

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

Section 1. That the following described territory is rezoned from RA20 (Residential–Agricultural) to R6 (Residential).

TO WIT: Alva Wayne and Lois D. Worthington Property, Tract 1.

LOCATION: Located along the eastern right-of-way of County Home Road and adjacent to The Bellamy Apartments and Kittrell Farms Subdivision.

DESCRIPTION: Situate and being in Winterville Township, Pitt County, North Carolina, and beginning at an existing iron pipe on the east side of County Home Road (NCSR 1725) in the PL Greenville II, L.P. line, and running thence with the line of the PL Greenville II, L.P. lands S 55°50'31" E, 1,310.05 feet to an existing iron pipe; thence with the line of S 02°58'23" E, 237.90 feet, S 19°06'20" W, 258.25 feet, S 43°38'38" W 268.71 feet, S 68°14'56" W 259.59 feet, N 89°57'21" W, 316.70 feet, thence with the east side of County Home Road (NCSR 1725) N 05°26'42" E, 11.69 feet, N

01°14'43" E, 138.24 feet, N 02°30'15" W, 134.97 feet, N 06°34'05" W 132.08 feet, N 10°50'45" W, 137.98 feet, N 12°37'21" W, 280.27 feet, N 13°12'36" W, 142.97 feet, N 12°46'02" W, 320.22 feet, N 11°13'39" W, 235.58 feet to the beginning, containing 21.302 acres, and being the same tract of land conveyed to Alva Wayne Worthington as referenced in Deed Book R33, Page 387 and Deed Book 1558, Page 508 of the Pitt County Registry.

Section 2. That the following described territory is rezoned from RA20 (Residential–Agricultural) to R6A (Residential).

TO WIT: Alva Wayne and Lois D. Worthington Property, Tract 2.

LOCATION: Located eastern of County Home Road and adjacent to The Bellamy Apartments and Kittrell Farms Subdivision.

DESCRIPTION: Situate and being in Winterville Township, Pitt County, North Carolina, and beginning at an existing iron pipe on the east side of County Home Road (NCSR 1725) in the Pitt County Council on Aging, Inc, line and running thence with the line of the Pitt County Council on Aging, Inc. lands N 85°32'16" W, 514.78 feet to an existing iron pipe, thence with the line of Pitt County N 85°32'16" W, 929.73 feet to an existing iron pipe; thence with the line of Rosalind T. Branch S 32°48'27" W, 527.81 feet to an axle; thence with the line of Vivian G. Branch and Mary L.B. Worthington S 32°21'30" W, 421.30 feet to an existing iron pipe; thence with the line of Clark Land Company, LLC S 54°58'49" E, 330.40 feet to an existing iron pipe; thence with the line of Carole G. Dowty and Merdith A. Dowty S 55°50'31" E, 246.94 feet; thence with the line of Rosewood Farms, LLC S 55°50'31" E, 631.46 feet to an existing iron pipe; thence with the line of S 02°58'23" E, 237.90 feet, S 19°06'20" W, 258.25 feet, S 43°38'38" W, 268.71 feet, S 68°14'56" W, 259.59 feet, N 89°57'21" W, 316.70 feet, thence with the east side of County Home Road (NCSR 1725) N 05°26'42" E, 122.77 feet, N 09°16'49" E, 129.86 feet, N 13°15'40" E, 142.77 feet, N 15°34'27" E, 216.61 feet to the beginning, containing 35.995 acres, and being the same tract of land conveyed to Alva Wayne Worthington as referenced in Deed Book R33, Page 387 and Deed Book 1558, Page 508 of the Pitt County Registry.

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 10th day of January, 2008.

Patricia C. Dunn, Mayor

ATTEST:

Wanda T. Elks, City Clerk

REZONING THOROUGHFARE/TRAFFIC VOLUME REPORT

Case No: 07-32

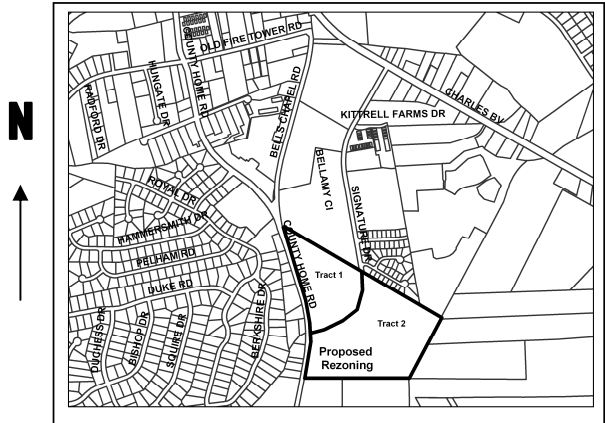
Applicant: Alva W. Worthington

Property Information

Current Zoning: Tract 1: RA20 (Residential Agricultural)
Tract 2: RA20 (Residential Agricultural)

Proposed Zoning: Tract 1: R6 (Residential [High Density MF])
Tract 2: R6A (Residential [Med Density MF])

Current Acreage: Tract 1 21.302 acres
Tract 2 35.995 acres
Total = 57.297 acres



Location: County Home Road south of Bell’s Chapel intersection.

Points of Access: County Home Road, Signature Drive

Location Map

Transportation Background Information

1.) County Home Road - State maintained

	<u>Existing Street Section</u>	<u>Ultimate Thoroughfare Street Section</u>
Description/cross section	2-lane w/ paved shoulders	5-lane curb & gutter
Right of way width (ft)	60	90
Speed Limit (mph)	45	45
Current ADT:	8,850(*)	Design ADT: 35,000 vehicles/day (**)
Controlled Access	No	
Thoroughfare Plan Status:	Major Thoroughfare	
Other Information:	There are no sidewalks along County Home Road that service this property.	

Notes: (*) 2004 NCDOT count adjusted with a 3% growth rate for 2007
(**)Traffic volume based an operating Level of Service D for existing geometric conditions
ADT – Average Daily Traffic volume

Transportation Improvement Program Status: From Priority List: Spot Safety Improvements for County Home Road (between Bell’s Chapel Road and Wintergreen Elementary), including the addition of a continuous turn lane.

2.) Charles Blvd. / NC 43 South - State maintained

	<u>Existing Street Section</u>	<u>Ultimate Thoroughfare Street Section</u>
Description/cross section	2-lane w/ paved shoulders	4-lane w/raised median, curb & gutter
Right of way width (ft)	60	100
Speed Limit (mph)	45	45
Current ADT:	14,000(*)	Design ADT: 35,000 vehicles/day (**)
Controlled Access	No	
Thoroughfare Plan Status:	Major Thoroughfare	
Other Information:	There are no sidewalks along Charles Blvd. that service this property.	

Notes: (*) 2007 City Count
(**)Traffic volume based an operating Level of Service D for existing geometric conditions
ADT – Average Daily Traffic volume

Transportation Improvement Program Status: From Priority List (currently unfunded): Widen existing 2 and 3 lane Blvd (Charles Boulevard / NC-43 South) to a multi-lane urban section.

Trips generated by proposed use/change:

Current Zoning: 1053 -vehicle trips/day (*) **Proposed Zoning:** 4027 -vehicle trips/day (*)

Estimated Net Change: increase of 2974 - vehicle trips/day (assumes full-build out)

(* - These volumes are estimated and based on an average of the possible uses permitted by the current and proposed zoning.)

Impact on Existing Roads

The overall estimated trips presented above are distributed based on current traffic patterns. The estimated ADTs on County Home Road and Charles Boulevard are as follows:

1.) County Home Road, North of Site (“No build” ADT of 8,850)

Estimated ADT with Proposed Zoning (full build) – 11,266
Estimated ADT with Current Zoning (full build) – 9,482
Net ADT change – 1,784 (16 % increase)

2.) County Home Road, South of Site (“No build” ADT of 8,850)

Estimated ADT with Proposed Zoning (full build) – 9,051
Estimated ADT with Current Zoning (full build) – 8,903
Net ADT change – 148 (2 % increase)

3.) Charles Blvd, North of Signature Drive (“No build” ADT of 14,000)

Estimated ADT with Proposed Zoning (full build) – 15,208
Estimated ADT with Current Zoning (full build) – 14,316
Net ADT change – 892 (6 % increase)

4.) Charles Blvd, South of Signature Drive (“No build” ADT of 14,000)

Estimated ADT with Proposed Zoning (full build) – 14,201
Estimated ADT with Current Zoning (full build) – 14,053
Net ADT change – 148 (1 % increase)

Staff Findings/Recommendations:

Based on possible uses permitted by the requested rezoning, the proposed rezoning classification could generate 2,618 trips to and from the site on County Home Road, which is a net increase of 1,933 trips per day. Also, the proposed rezoning classification could generate 1,410 trips to and from the site on Charles Blvd. (NC-43 South), which is a net increase of 1,041 trips per day

During the review process, measures to mitigate traffic impacts will be determined. These measures may include the construction of turn lanes into the development.

Excerpt from the approved Planning and Zoning Commission meeting minutes (11/20/07)

REQUEST BY ALVA W. WORTHINGTON – APPROVED

Chairman Tozer stated that the next item is a request by Alva W. Worthington to rezone 57.297 acres located along the eastern right-of-way of County Home Road and adjacent to The Bellamy Apartments and Kittrell Farms Subdivision from RA20 (Residential-Agricultural) to R6 (Residential [High Density Multi-family]) and R6A (Residential [Medium Density Multi-Family]).

Ms. Gooby stated this is a request to rezone 57 acres from Residential-Agricultural to High Density Multi-family and Medium Density Multi-family. The property is located in the southeast quadrant of the city and east of Windsor Subdivision. Ms. Gooby indicated the extension of Signature Drive on the map and the boundary between Tracts 1 and 2. Tract 1 is requested for High Density Multi-family and Tract 2 is requested for Medium Density Multi-family. Ms. Gooby indicated the multi-family developments in the area on the map. This rezoning could generate a net increase of 2,974 trips which will be divided between Charles Boulevard and County Home Road. There is a commercial focus area at the intersection of Fire Tower Road and Arlington Boulevard. The Land Use Plan Map recommends high density residential near the Bells Chapel Road intersection and then transitioning into medium density approaching Wintergreen School. Ms. Gooby stated that it is staff's opinion that to the north of the proposed Signature Drive should be the dividing line between high density and medium density multi-family. There is R6A and R6 zoning adjacent to the north. Ms. Gooby stated that under the current zoning, staff would anticipate 100 to 115 single-family lots and under the proposed zoning, staff would anticipate 500 units of multi-family. Ms. Gooby stated that in staff's opinion the request is in general compliance with the Comprehensive Plan and the Land Use Plan Map.

Mr. Bell stated that in staff's opinion it was stated that multi-family zoning should not be extended to the south of Signature Drive and asked if this would put Signature Drive at its maximum.

Ms. Gooby stated that Signature Drive is a connector street and the increase would not put Signature Drive over capacity.

Mr. Wayne Worthington, son of the applicant, spoke on behalf of the request. Mr. Worthington stated that he helped develop the application. Mr. Worthington stated that in developing the application three major areas were focused upon (1) conformance with the Comprehensive Plan (2) compatibility with surrounding zoning and (3) compatibility with surrounding and future land uses. Mr. Worthington stated that this request was submitted at this time to ensure the long-term development goals for the area to be realized in a predictable manner. Mr. Worthington stated that they believe the request is in compliance with the Comprehensive Plan and compatible with the surrounding zoning and future land uses.

Mr. Fred Mattox, representing the applicant, stated the request is compatible with the existing Land Use Plan. There is R6 zoning adjacent to the proposed R6 zoning and R6A adjacent to the proposed R6A zoning. Signature Drive is designed to be a minor thoroughfare. Mr. Mattox stated that the street would be installed by the applicant. Mr. Mattox stated that this is an appropriate transition point for different zoning. Mr. Mattox stated that in his opinion the Signature Drive is better transition point than to have one particular zone adjacent to a second zone which could be incompatible. Mr. Mattox explained that the traffic issues will be addressed when plans are submitted to the city for review. Mr. Mattox reiterated that staff has stated that

the request is in conformity with the Horizons Greenville's Community Plan and would ask for approval of the request.

Ms. Meredith (Dowty) Hall, resident of 4132 Hillard Lane, is the only resident in the adjacent subdivision to the subject property. Ms. Hall stated her property backs up to the Worthington property and has concerns in regards to environmental issues, stormwater run-off, lighting and paving for multi-family. Ms. Hall stated that in reference to Signature Drive it is possible that the increase in traffic would max out the capacity of the road because other development will have access to this road. Ms. Hall stated with the other developments in the area she feels the area is being over populated.

Chairman Tozer stated that the applicants would have to comply with stormwater regulations and bufferyard regulations initiated by the city.

Ms. Kelly Hurley, resident of the Berkshire Drive, Windsor Subdivision, stated that other residents of the area didn't receive letters. Ms. Hurley stated that there are residents that are concerned in regards to this request. Ms. Hurley stated that with the amount of current building in the area that County Home Road is congested already. Ms. Hurley stated that Signature Drive will not eliminate the congestion. Ms. Hurley asked if the Worthington's had considered a park in the area as an alternative.

Ms. Gooby advised the Commission that staff posted signs on November 5, 2007 along County Home Road and at the terminus of Signature Drive. Notices were mailed on the same day. Ms. Gooby advised that notices were mailed to homes that front County Home Road and the homes on the east side of Berkshire Drive in the Windsor Subdivision which was in excess of those required to receive mailed notice.

Ms. Hurley reiterated that residents that were not notified have concerns but were unable to attend the meeting and asked that the request not be heard in order for those residents to voice their concerns.

Mr. Randall noted that adjacent to this property there is construction on the Pitt County Council on Aging facility and a park is under construction behind that facility.

Mr. Thomas Atkinson, resident on County Home Road, stated that he has concerns in regards to drainage. Mr. Atkinson stated that he already has a problem with drainage.

Chairman Tozer advised Mr. Atkinson to contact Pitt County Planning in reference to his concerns regarding drainage and the ditch problem.

No one spoke in rebuttal.

Motion was made by Mr. Baker, seconded by Mr. Stokes, to recommend approval of the proposed amendment, to advise that it is consistent with the comprehensive plan and other applicable plans, and to adopt the staff report which addresses plan consistency and other matters. Those voting in favor: Baker, Stokes, Bell, Gordon, Moye, Lehman, Basnight. Those voting in opposition: Randall. Motion carried.

EXISTING ZONING

RA20 (Residential-Agricultural)

Permitted Uses

(1) General:

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

(2) Residential:

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

(3) Home Occupations (see all categories):

*None

(4) Governmental:

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

(5) Agricultural/ Mining:

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

(6) Recreational/ Entertainment:

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

(7) Office/ Financial/ Medical:

* None

(8) Services:

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

(9) Repair:

* None

(10) Retail Trade:

* None

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

* None

(12) Construction:

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

(13) Transportation:

* None

(14) Manufacturing/ Warehousing:

* None

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

* None

RA20 (Residential-Agricultural)
Special Uses

(1) General:

* None

(2) Residential:

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

(3) Home Occupations (see all categories):

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

(4) Governmental:

- a. Public utility building or use

(5) Agricultural/ Mining:

- b. Greenhouse or plant nursery; including accessory sales

(6) Recreational/ Entertainment:

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

(7) Office/ Financial/ Medical:

* None

(8) Services:

- a. Child day care facilities
- b. Adult day care facilities
- d. Cemetery
- g. School; junior and senior high (see also section 9-4-103)
- h. School; elementary (see also section 9-4-103)
- i. School; kindergarten or nursery (see also section 9-4-103)
- ee. Hospital

(9) Repair:

* None

(10) Retail Trade:

* None

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

* None

(12) Construction:

* None

(13) Transportation:

* None

(14) Manufacturing/ Warehousing:

* None

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

* None

PROPOSED ZONING

R6 (Residential)

Permitted Uses

(1) General:

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

(2) Residential:

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

(3) Home Occupations (see all categories):

*None

(4) Governmental:

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

(5) Agricultural/ Mining:

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

(6) Recreational/ Entertainment:

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

(7) Office/ Financial/ Medical:

* None

(8) Services:

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

(9) Repair:

* None

(10) Retail Trade:

* None

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

* None

(12) Construction:

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

(13) Transportation:

* None

(14) Manufacturing/ Warehousing:

* None

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

* None

R6 (Residential)

Special Uses

(1) General:

* None

(2) Residential:

- d. Land use intensity multifamily (LUI) development rating 50 per Article K
- e. Land use intensity dormitory (LUI) development rating 67 per Article K
- l. Group care facility
- n. Retirement center or home
- p. Board or rooming house
- r. Fraternity or sorority house
- o.(1). Nursing, convalescent center or maternity home; minor care facility

(3) Home Occupations (see all categories):

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

(4) Governmental:

- a. Public utility building or use

(5) Agricultural/ Mining:

* None

(6) Recreational/ Entertainment:

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

(7) Office/ Financial/ Medical:

* None

(8) Services:

- a. Child day care facilities
- b. Adult day care facilities
- d. Cemetery
- g. School; junior and senior high (see also section 9-4-103)
- h. School; elementary (see also section 9-4-103)
- i. School; kindergarten or nursery (see also section 9-4-103)
- m. Multi-purpose center
- t. Guest house, college and other institutions of higher learning

(9) Repair:

* None

(10) Retail Trade:

* None

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

* None

(12) Construction:

* None

(13) Transportation:

* None

(14) Manufacturing/ Warehousing:

* None

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

* None

R6A (Residential)

Permitted Uses

(1) General:

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

(2) Residential:

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

(3) Home Occupations (see all categories):

*None

(4) Governmental:

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

(5) Agricultural/ Mining:

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

(6) Recreational/ Entertainment:

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

(7) Office/ Financial/ Medical:

* None

(8) Services:

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

(9) Repair:

* None

(10) Retail Trade:

* None

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

* None

(12) Construction:

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

(13) Transportation:

* None

(14) Manufacturing/ Warehousing:

* None

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

* None

R6A (Residential)

Special Uses

(1) General:

* None

(2) Residential:

d. Land use intensity multifamily (LUI) development rating 50 per Article K

e. Land use intensity dormitory (LUI) development rating 67 per Article K

l. Group care facility

n. Retirement center or home

p. Board or rooming house

r. Fraternity or sorority house

o.(1). Nursing, convalescent center or maternity home; minor care facility

(3) Home Occupations (see all categories):

a. Home occupation; including barber and beauty shops

c. Home occupation; including manicure, pedicure or facial salon

(4) Governmental:

a. Public utility building or use

(5) Agricultural/ Mining:

* None

(6) Recreational/ Entertainment:

a. Golf course; regulation

c.(1). Tennis club; indoor and outdoor facilities

(7) Office/ Financial/ Medical:

* None

(8) Services:

a. Child day care facilities

b. Adult day care facilities

d. Cemetery

g. School; junior and senior high (see also section 9-4-103)

h. School; elementary (see also section 9-4-103)

i. School; kindergarten or nursery (see also section 9-4-103)

m. Multi-purpose center

t. Guest house, college and other institutions of higher learning

(9) Repair:

* None

(10) Retail Trade:

* None

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

* None

(12) Construction:

* None

(13) Transportation:

* None

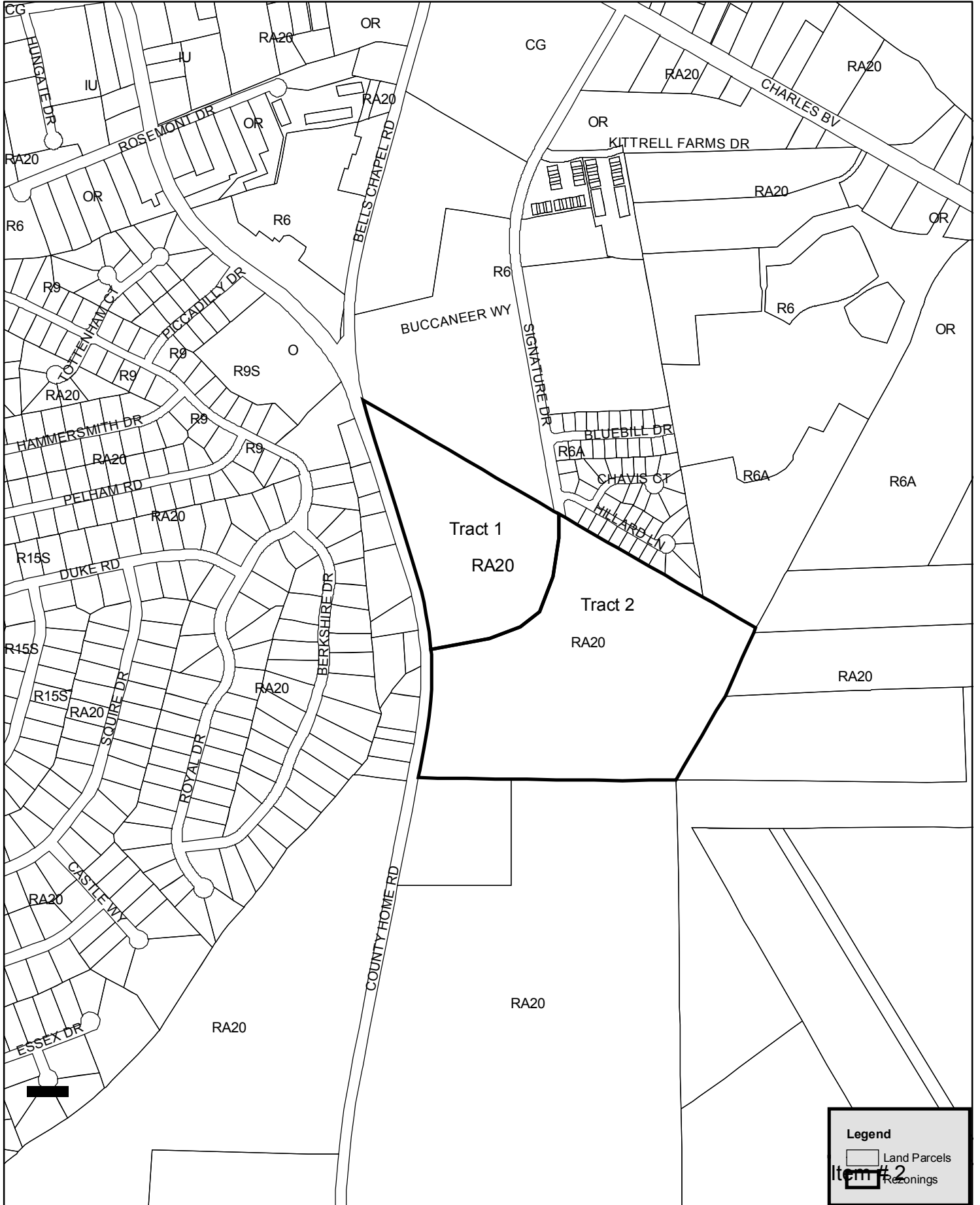
(14) Manufacturing/ Warehousing:

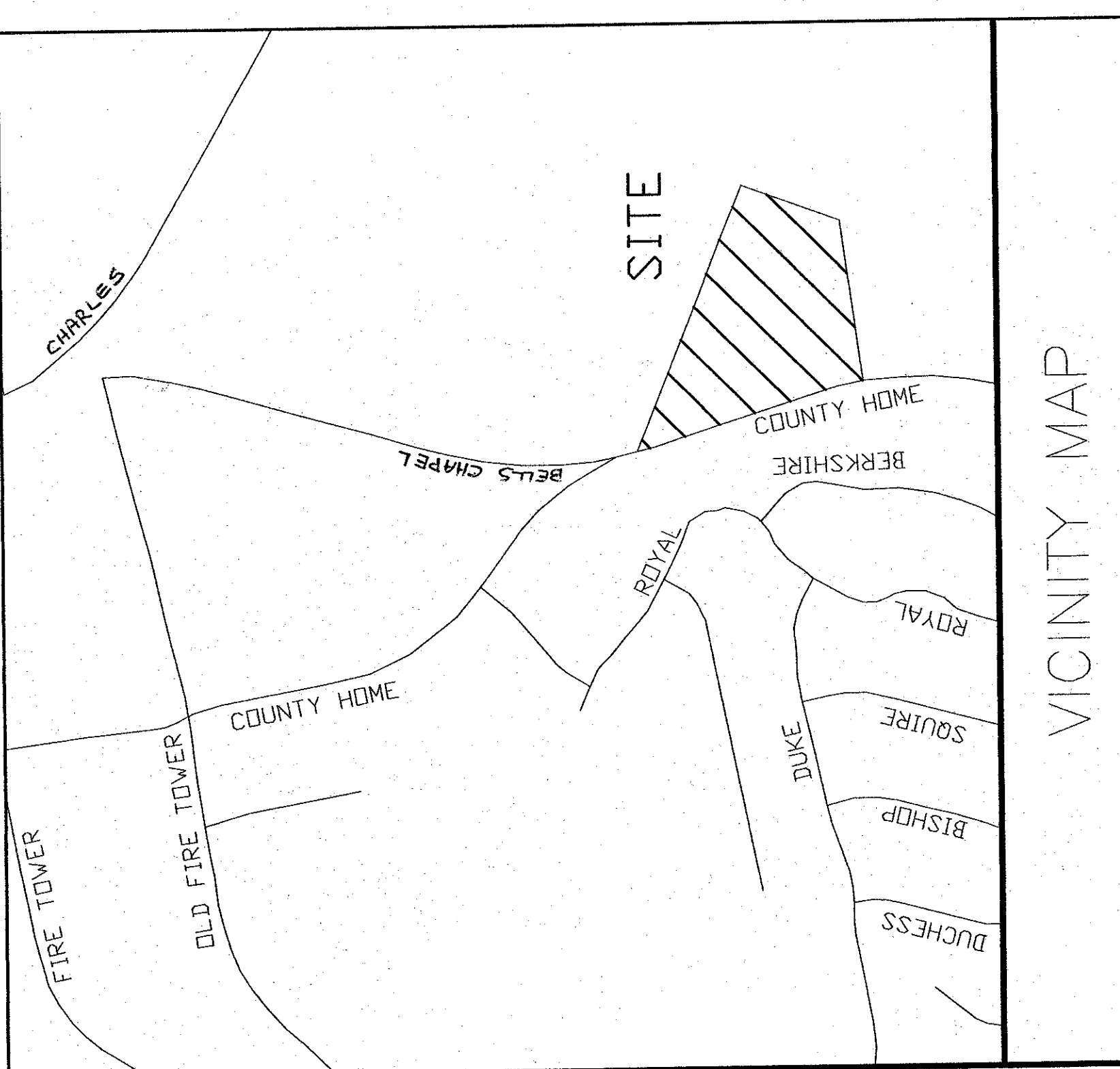
* None

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

* None

Alva W. Worthington
Tract 1: RA20 to R6 (21.302 acres)
Tract 2: RA20 to R6A (35.995 acres)
October 30, 2007





VICINITY MAP
SCALE: 1" = 1000'

TRACT 1 = 21.302 ACRES
TRACT 2 = 57.297 ACRES
TOTAL = 78.599 ACRES

NOTE: DIVIDING LINE BETWEEN TRACT 1 AND TRACT 2

LEGEND

- (R-5A) RESIDUAL
- (R-5B) RESIDUAL
- (R-5C) RESIDUAL
- (R-5D) RESIDUAL
- (R-5E) RESIDUAL
- (R-5F) RESIDUAL
- (R-5G) RESIDUAL
- (R-5H) RESIDUAL
- (R-5I) RESIDUAL
- (R-5J) RESIDUAL
- (R-5K) RESIDUAL
- (R-5L) RESIDUAL
- (R-5M) RESIDUAL
- (R-5N) RESIDUAL
- (R-5O) RESIDUAL
- (R-5P) RESIDUAL
- (R-5Q) RESIDUAL
- (R-5R) RESIDUAL
- (R-5S) RESIDUAL
- (R-5T) RESIDUAL
- (R-5U) RESIDUAL
- (R-5V) RESIDUAL
- (R-5W) RESIDUAL
- (R-5X) RESIDUAL
- (R-5Y) RESIDUAL
- (R-5Z) RESIDUAL
- (R-6A) RESIDUAL
- (R-6B) RESIDUAL
- (R-6C) RESIDUAL
- (R-6D) RESIDUAL
- (R-6E) RESIDUAL
- (R-6F) RESIDUAL
- (R-6G) RESIDUAL
- (R-6H) RESIDUAL
- (R-6I) RESIDUAL
- (R-6J) RESIDUAL
- (R-6K) RESIDUAL
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- (R-6M) RESIDUAL
- (R-6N) RESIDUAL
- (R-6O) RESIDUAL
- (R-6P) RESIDUAL
- (R-6Q) RESIDUAL
- (R-6R) RESIDUAL
- (R-6S) RESIDUAL
- (R-6T) RESIDUAL
- (R-6U) RESIDUAL
- (R-6V) RESIDUAL
- (R-6W) RESIDUAL
- (R-6X) RESIDUAL
- (R-6Y) RESIDUAL
- (R-6Z) RESIDUAL

ROSEWOOD FARMS, LLC
DB 1503, PG 639

I, ALVA W. WORTHINGTON, JR., CERTIFY THAT THIS MAP AND ALL INFORMATION THEREON ARE TRUE AND CORRECT AND THAT THE BOUNDARY SURVEY HAS BEEN PERFORMED.

SIGNED: *Alva W. Worthington, Jr.*
ALVA W. WORTHINGTON, JR., PE, NO. 13378
DATE: 10/12/07

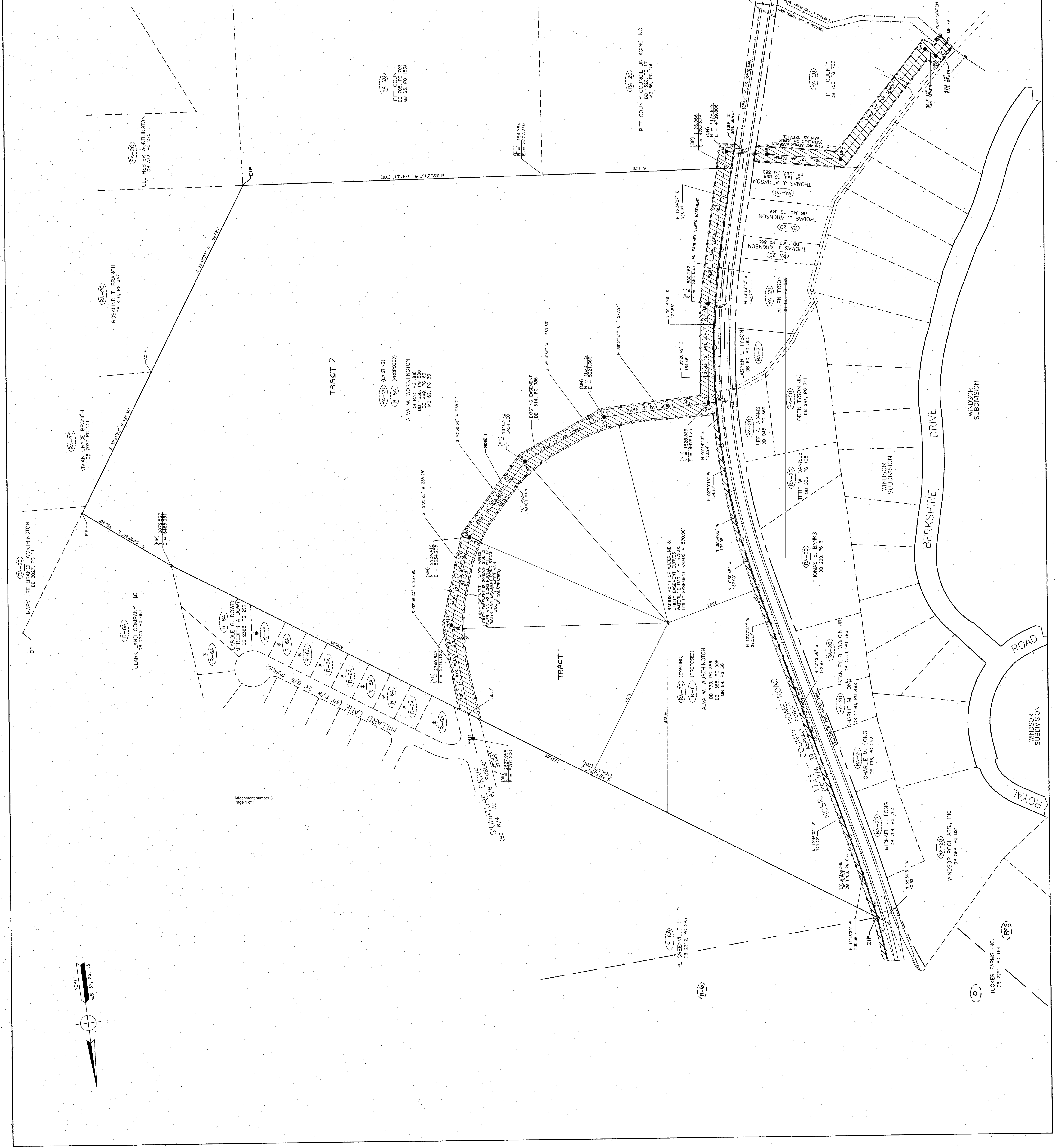
SCALE: 1" = 100'

REZONING MAP FOR ALVA W. WORTHINGTON

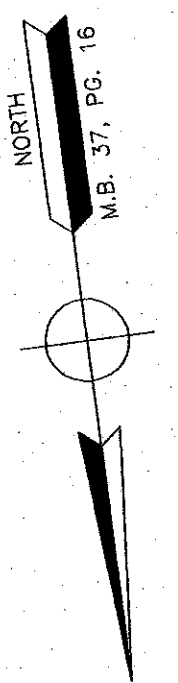
WINTERVILLE TOWNSHIP, PITT COUNTY, NORTH CAROLINA

OWNER: ALVA W. WORTHINGTON
ADDRESS: 785 WORTHINGTON ROAD
WINTERVILLE, NC 28580
PHONE: (252) 758-0026

RESUBMITTED: AWW
DRAWN: ADW
CHECKED: [Signature]
APPROVED: [Signature]
DATE: 10/12/2007
SCALE: 1" = 100'



Attachment number 6
Page 1 of 1



BUFFERYARD SETBACK AND VEGETATION SCREENING CHART

For Illustrative Purposes Only

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

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

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

Street trees may count toward the minimum acreage.

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

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

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

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

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

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

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

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

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

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

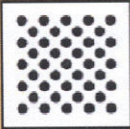
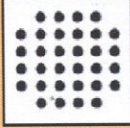
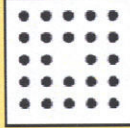
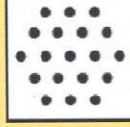

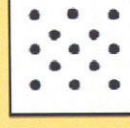
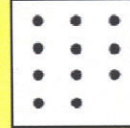

Residential Density		
Maximum density allowed by Zoning District based on average of 2.67 persons per dwelling unit		
High Density		
R6 R6-N R6-MH OR CDF	17 units per acre yields 45 persons per acre	
PUD	12 units per acre yields 32 persons per acre	
Medium Density		
R6-A	9 units per acre yields 24 persons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

Illustration: Maximum allowable density in Residential Zoning Districts



City of Greenville, North Carolina

Meeting Date: 1/10/2008
Time: 7:00 PM

Title of Item: Second reading of an ordinance for G-Vegas Limo Service to operate two limousines from 3211 South Memorial Drive

Explanation: On October 17, 2007, an application was received from G-Vegas Limo Service for a franchise to operate two limousines in the City of Greenville. Upon review by the Financial Services, Police, and Community Development Departments, it was determined that additional information was needed. The item was placed on the November 5 and 8, 2007 meetings, in hopes that the information could be provided by the applicant in time for the second reading of the ordinance and the public hearing on the November 8, 2007.

If the application was not to be considered at the November 5 and 8 meetings, it could not have been considered until January, since there was only one meeting in December in which business was to be conducted. (A franchise requires reading and approval of the ordinance at two meetings.) Also, Section 11-1-35 (a) of the Greenville City Code states, "Each application for a certificate of public convenience and necessity pursuant to this article shall be scheduled for a hearing not later than thirty (30) days after it is filed."

After the first reading of the ordinance on November 5, 2007, the applicant informed the City Clerk that the company that made application is in the process of making financial arrangements to allow it to operate the limousine service as a separate entity. This process will need to be completed in order for the applicant to submit all requested information for the limousine franchise. Not knowing how long this will take, the City Clerk felt it would be best to ask that Council rescind the action taken on November 5, 2007 and to table further consideration of the application without conducting the public hearing until the applicant has finalized its plans and provided the requested information. Upon receipt of the requested information, this will be scheduled for Council consideration at two meetings in accordance with normal procedure.

Fiscal Note: No cost to the City.

Recommendation: Rescind the action on the application for a limousine franchise by G-Vegas Limo Service taken on November 5, 2007 and table further consideration of the application without conducting the public hearing until the applicant has finalized its plans and provided the requested information.

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

Attachments / click to download



City of Greenville, North Carolina

Meeting Date: 1/10/2008
Time: 7:00 PM

Title of Item: Ordinance amendment request by East Carolina University to amend the R6S district table of uses to include the use entitled "Guest house for a college or other institution of higher learning" as a special use

Explanation: Currently, the subject use is allowed as a special use within the R6 district. The original "university guest house" ordinance was adopted in December 1991, and a special use permit was granted by the Board of Adjustment on March 26, 1992, establishing the first and only university guest house. The existing "university guest house" is located at 1201 East 5th Street and is referred to as the Ward House.

Below is the current definition and standards applicable to the subject use (other than a title change there is no proposed amendment to the definition or standards):

Definition - Guest house; college and other institutions of higher learning. A building and accessory structure(s) designed for residential occupancy and containing rooms, suites, separate or connecting units, where without compensation lodging is provided on a short-term basis to guests of the associated institution. For purposes of this definition the words "short-term basis" shall include only daily or weekly periods. No persons shall utilize, consider or reference any room, suite or unit within any "guest house" as a secondary or primary place of residence. This definition shall not include "hotel or motel" and/or "bed and breakfast inns."

Standards - Per Section 9-4-86(dd):

- (1) No "guest house; college and other institutions of higher learning" shall be located within one-quarter (1/4) mile of any other "guest house; college and other institutions of higher learning" as measured to the nearest lot line.
- (2) The minimum lot area, width and dimension shall be not less than the district minimums.

- (3) Not more than three (3) rooms devoted to overnight accommodations shall be permitted in addition to bathrooms or other common use areas.
- (4) One (1) bathroom shall be required for the private use of each allowed tenant occupancy.
- (5) All entry and primary exits to the individual tenant occupancy rooms shall be through commons areas. Other exits as shall be available or required shall only be utilized by the tenant occupants in the event of an emergency.
- (6) One (1) off-street parking space shall be required for each allowed tenant occupancy. Parking areas shall be located and improved in accordance with Article O.
- (7) The parking facility bufferyard and landscaping requirements for each separate facility shall be established in the individual case; however, no bufferyard shall be less than bufferyard B of the bufferyard regulations. (Article G)
- (8) The maximum number of days allowed per individual tenancy shall not exceed fourteen (14) continuous days.
- (9) Freestanding and wall signage for such use shall not exceed a combined total of three (3) square feet. Illuminated signs shall not be allowed.
- (10) The building(s) or additions thereto which contain such use shall maintain a single-family residential character of like scale and design to adjoining and area properties.
- (11) A common kitchen and dining area is permitted; however, no meals shall be served for compensation.
- (12) A common social/recreational sitting room accessible to the tenant occupants and other guests and/or representatives of the associated institution may be allowed.
- (13) The special use permit shall terminate upon a change of use and/or transfer of title.
- (14) The owner shall request that the building inspector conduct an inspection of the premises each year during the month of original approval for compliance with applicable codes and conditions of special use permit approval. The owner shall pay any fee associated with such inspection as may be established by city council.

The area north of East 5th Street (Tar River Neighborhood) was rezoned from R6 to R6S in 2005 pursuant to the Task Force on Preservation of Neighborhoods and Housing Report. That rezoning from R6 to R6S (i) caused the existing university guest house (Ward House) to become a nonconforming use, and (ii) effectively prohibited the location of any additional university guest house in the area

adjacent to the university. Although the Ward House is now nonconforming, continued use of that property as a “university guest house” is allowed, provided the use is not abandoned for a period of six months.

Per item (1) above, there is a ¼ mile spacing requirement separating all university guest house locations. That spacing requirement will effectively prohibit an undesirable accumulation of guest houses within residential areas.

As stated in the definition, the subject use (university guest house) does not include private “bed and breakfast” uses which are regulated separately under different standards and conditions. A public hearing before the Board of Adjustment will be required for each separate guest house location following first-class mail notification to adjoining property owners, in addition to general public notice via on-site posting of a meeting information sign and newspaper advertisement.

Fiscal Note: No cost to the City

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

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 request to amend the City Code and to make a finding and determination that the denial of the amendment is consistent with the adopted comprehensive plan and that the denial of the amendment 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.

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Attachments / click to download

[University Guest House R6S ordinance 683609](#)

[Planning and Zoning Commission Minutes Excerpt 12 18 735095](#)

ORDINANCE NO. 08-__
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 January 10, 2008 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, the City Council does hereby find and determine that the adoption of said ordinance amending the City Code is consistent with the adopted comprehensive plan and that the adoption of the ordinance 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(f)(8)t, of the City Code, is hereby amended to rename the use entitled “Guest house, college and other institutions of higher learning”, as follows:

“Guest house for a college or other institution of higher learning”

Section 2: That Title 9, Chapter 4, Article D, Section 9-4-78(f)(8)t, of the City Code, is hereby amended to include the use entitled “Guest house for a college or other institution of higher learning”, as a special use in the R6S district.

Section 3: That Title 9, Chapter 4, Article B, Section 9-4-22, of the City Code, is hereby amended to rename the definition entitled “Guest house; college and other institutions of higher learning”, as follows:

“Guest house for a college or other institution of higher learning”.

Section 4: That Title 9, Chapter 4, Article E, Section 9-4-85(dd), of the City Code, is hereby amended to rename the listed use entitled “Guest house; college and other institutions of higher learning”, as follows:

“Guest house for a college or other institution of higher learning”.

Section 5: That Title 9, Chapter 4, Article E, Section 9-4-86(dd), of the City Code, is hereby amended to rename the listed use entitled “Guest house; college and other institutions of higher learning”, as follows:

“Guest house for a college or other institution of higher learning”.

Section 6: That all ordinances and sections of ordinances in conflict with this ordinance are hereby repealed.

Section 7: That this ordinance shall become effective upon its adoption.

ADOPTED this 10th day of January, 2008.

Patricia C. Dunn, Mayor

ATTEST:

Wanda T. Elks, City Clerk

Doc # 683609

Draft of Planning and Zoning Commission Minutes for December 18, 2007 Meeting

REQUEST BY EAST CAROLINA UNIVERSITY – APPROVED

Chairman Tozer stated that the next item is a request by East Carolina University to amend the R6S district table of uses to include the use entitled “Guest house for a college or other institution of higher learning” as a special use.

Mr. Harry Hamilton stated that currently guest houses are allowed as a special use in the R6 district. There is a ¼ mile spacing requirement between guest houses. Mr. Hamilton presented a map indicating the university and its current zoning of OR and the abutting Tar River residential area now zoned R6S. Mr. Hamilton stated that there is one university guest house located on East Fifth Street, referred to as the Ward House. That guest house was approved in 1992. At that time the residential area was zoned R6. The residential area was rezoned from R6 to R6S in 2005 pursuant to the Housing Task Force recommendations.

Mr. Scott Buck, representing East Carolina University, spoke on behalf of the request. Mr. Buck advised that the university has acquired the house adjacent to the Chancellor’s residence and would like to utilize the dwelling as an additional guest house. Mr. Buck stated that they have met with members of the Tar River Neighborhood Association and have agreed upon conditions. Mr. Buck stated that the location of the guest house would be 601 E. Fifth Street.

Mr. Chris Mansfield, President, Tar River Neighborhood Association, stated that the Neighborhood Association has a good relationship with the university and that they are in support of the request.

Mr. George Hamilton, resident of Rock Springs Neighborhood, stated that he was concerned that his neighborhood would lend itself to this type of purpose.

Ms. Gooby indicated the Rock Springs neighborhood is outside the potential area of utilization for the university.

Mr. Hamilton emphasized that no guest house would be located in the Rock Springs neighborhood due to the fact that Rock Springs is currently zoned R9 (duplex residential) and is proposed for R9S (single-family residential) per the Housing Task Force rezoning request that was recommended tonight by the Commission. A guest house is not an option under either district.

Motion was made by Mr. Ramey, seconded by Mr. Stokes, 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: 1/10/2008
Time: 7:00 PM

Title of Item:

Ordinance requested by the Community Development Department, as recommended by the Task Force on Preservation of Neighborhoods and Housing, to rezone 440± acres (excluding street rights-of-ways) located 300± feet north of East 10th Street, adjacent to Homestead Memorial Park, and 1,500± feet south of the Tar River (Tract 1); along the northern right-of-way of Pactolus Highway, west of Philippi Church of Christ, and 350± feet south of Old Creek Road (Tract 2); between Corey and County Home Roads and south of Old Fire Tower Road (Tract 3); along the western right-of-way of Corey Road and adjacent to the former Evans Mobile Home Park (Tract 4); between East 10th and 14th Streets and west of College Hill Drive (Tract 5); north of Briley Road and west of the Seaboard Coastline Railroad (Tracts 6, 7 and 8) from RA20 (Residential-Agricultural), R6 (Residential [High Density Multi-family]), R9 (Residential [Medium Density]) to R6S (Residential – Single-Family [Medium Density]) and R9S (Residential – Single-Family [Medium Density])

Explanation:

Rezoning ordinance requested by the Community Development Department, as recommended by the Task Force on Preservation of Neighborhoods and Housing to rezone 440± acres (excluding street rights-of-ways) located 300± feet north of East 10th Street, adjacent to Homestead Memorial Park, and 1,500+ feet south of the Tar River (Tract 1); along the northern right-of-way of Pactolus Highway, west of Philippi Church of Christ, and 350± feet south of Old Creek Road (Tract 2); between Corey and County Home Roads and south of Old Fire Tower Road (Tract 3); along the western right-of-way of Corey Road and adjacent to the former Evans Mobile Home Park (Tract 4); between East 10th and 14th Streets and west of College Hill Drive (Tract 5); north of Briley Road and west of the Seaboard Coastline Railroad (Tracts 6, 7 and 8) from RA20 (Residential-Agricultural), R6 (Residential [High Density Multi-family]), R9 (Residential [Medium Density]) to R6S (Residential – Single-Family [Medium Density]) and R9S (Residential – Single-Family [Medium Density]).

Tract 1: River Hills (R6 to R6S)	64.53 acres
Tract 2: Country Squire Estates (R6 to R6S)	31.59 acres
Tract 3: Windsor (RA20, R9 to R9S)	243.75 acres

Tract 4: Windsor Downs (RA20 to R9S)	42.04 acres
Tract 5: Rock Spring Park (R9 to R9S)	22.06 acres
Tract 6: Brookhaven Acres (RA20 to R9S)	7.29 acres
Tract 7: Pinewood Estates (RA20 to R9S)	8.03 acres
Tract 8: Glenview Terrace (RA20 to R9S)	<u>19.98 acres</u>
TOTAL:	439.27 acres

Required Notice:

Rock Spring, Brookhaven, Pinewood Estates, and Glenview Terrace
Mailed Notice

Planning and Zoning Commission notice (adjoining property owner) mailed on December 4, 2007.

On-Site Sign(s) posted on December 4, 2007.

City Council notice (adjoining property owners) mailed on December 26, 2007.

Legal Advertisement published on December 31, 2007 and January 7, 2008.

River Hills, Country Squire, Windsor and Windsor Downs
Newspaper Notice (The Daily Reflector)

Legal Advertisement published on December 10, 17, 24, and 31, 2007.

On-Site Sign(s)– posted on December 10, 2007.

Mailed Notice to those residing outside of circulation area of The Daily Reflector

Planning and Zoning Commission notice (adjoining property owners) mailed on December 4, 2007.

City Council notice (adjoining property owners) mailed on December 26, 2007.

Background:

In February 2004, the City Council established the Task Force on Preservation of Neighborhoods and Housing to explore the link between rental housing and neighborhood livability. Initially, the Task Force identified issues relating to rental housing and neighborhood livability (rental vs. owner occupied, declining property values, etc...). Following the identification of issues, the Task Force developed neighborhood improvements strategies. One of the strategies was to identify neighborhoods that are predominantly single-family in character, but are zoned in a manner that would allow intrusion of duplex or multi-family uses and to rezone those neighborhoods to a single-family classification. This strategy will prevent the conversion of the existing single-family homes to duplexes or multi-family use. This strategy does not prohibit or prevent rental of any dwelling unit including single-family.

Issue:

Due to historical circumstances, a number of purpose-built, single-family neighborhoods are zoned to allow a variety of housing densities (including duplex and multi-family dwellings) that are likely to encourage rental uses.

Where such zoning exists, neighborhoods suffer from uncertainty and the potential for rental encroachment. The Task Force believes that this uncertainty discourages potential homebuyers from locating in otherwise healthy neighborhoods.

Zoning History:

The original Greenville Zoning Regulations were adopted in 1947. A new zoning code created three (3) districts – Residential, Business and Industrial, along with their associated standards and use tables. This new zoning code, comprehensive for the time, replaced reliance on the time-honored combination of land availability and market place economics in the determination of land use patterns, with a limited system of traditional as-of-right or self-executing zoning. Without this new tool, ad hoc development was becoming commonplace and unpredictable. As the city became more urban and congested, the close proximity of then perceived incompatible uses were recognized as a threat to the overall health, safety, character, livability and general welfare of the city’s residents. The new regulations included an ordinance text and zoning map applicable to the use of land and structures within the “city limits”. At that time, the city’s new system of land regulation was enforceable only within the city limits and did not apply in any extended extraterritorial jurisdiction (ETJ), as subsequently adopted by mapped description in 1972.

The new 1947 “residential district” included all residential options, including single-family, duplex and multi-family (“multiple”) dwellings, in addition to boarding/lodging houses, hotels, schools, churches, hospitals, museums, libraries, parks, clubs (e.g. Rotary Club) and farming. This category was reflective of the variety of uses existing within the residential neighborhoods surrounding the central business area at the time. The zoning patterns established in 1947 were primarily created to insure physical separation among the three (3) use categories, and little emphasis was placed on the spatial relationship of uses within the individual districts. Examples of the residential development pattern resulting from the 1947 ordinance are the Tar River and West Greenville Neighborhoods bordering the downtown. This three (3)-district system remained in place until the zoning ordinance update in 1969, at which time the City’s second-generation zoning regulations were adopted.

In 1969, in response to the need to further refine the distinction between newly perceived incompatible uses such as “modern high density” multi-family complexes and single-family homes, the city elected to expand the number of residential districts. At that time, the first multi-district zoning regulations were adopted and the original “residential” district was expanded to include five (5) separate zones including R6, R9, R15, R20 and RA20. These new zones narrowed the range of residential dwellings in each category by excluding dwelling types and specifying minimum lot sizes and dimensional standards particular to each use and district. As a result of the expanded district categories, earlier developed neighborhoods previously zoned “residential” were subsequently rezoned to one of the newly created (1969) districts.

In many cases, the application of the new zoning classifications were, in large

part, based on historical patterns of existing development in an attempt to minimize nonconforming situations. Older, predominantly single-family, neighborhoods were typically zoned R6 or R9 residential or CDF (downtown [mixed use] commercial fringe). While minimizing the creation of nonconforming uses, the new designations allowed for and even encouraged infill of new multi-family units. The new districts also facilitated, as a matter of right, the conversion of single-family dwellings to higher occupancy use through the inclusion of multiple housing options. An example of “new R6” zoning was the Tar River Neighborhood.

From 1969, other established as well as newer residential areas were zoned R9, which in comparison to the R6 district, represented a more restrictive residential category. These areas were the newer suburban subdivisions of the day, and R9 designation eliminated the possibility of multi-family intrusion. Single-family dwellings were often the intended dwelling choice of the original developers, and many subdivisions of this era have relied on privately enforceable restrictive covenants as the sole means to additionally exclude duplex development.

Since the adoption of the 1969 code, the city has greatly expanded the number of available residential districts to include single-family specific zones, wherein both duplex and multi-family occupancy are prohibited. These newer districts include R6S, R9S, R15S and MRS and are commonly referred to as “S districts”, signifying single-family only neighborhoods.

In the past 15 years, select neighborhoods have been rezoned from an R6 or R9 zone to an “S district” by City Council, at the request of a neighborhood. The “S district” conversion has been applied to both fully developed neighborhoods such as Westhaven, Belvedere and Club Pines, and to unbuilt portions of subdivisions such as Stratford. In either case, the re-designation of zoning from R9 and R6 respectively, to R9S and R6S, effectively eliminated both duplex conversion and new multi-family development in these historically planned single-family neighborhoods.

Current Land Use Statistics (as of December 4, 2007)

River Hills - located in extra-territorial jurisdiction (ETJ)

Land Use Category	Single-family	Vacant	Utilities	Cemetery	Total
Number of Parcels	152	4	1	1	158
Additional Information	144 (owner occupied) and 8 (rental)				
Acres	61.19	1.79	0.35	1.20	64.53

Country Squire - located in city limits

Land Use Category	Single-family	Vacant	Total
Number of Parcels	81	40	121
Additional Information	63 (owner occupied) and 18 (rental)		
Acres	20.72	10.87	31.59

Windsor - located in city limits (50%) and ETJ (50%)

Land Use Category	Single-family	Vacant	Utilities	Cemetery	Total
Number of Parcels	388	23	1	1	413
Additional Information	368 (owner occupied) 13 (rental) and 7 (under construction)		Windsor Neighborhood Pool		
Acres	228.75	12.06	2.46	0.48	243.75

Windsor Downs - located in city limits

Land Use Category	Single-family	Vacant	Recreation	Total
Number of Parcels	30	44	1	75
Additional Information	20 (owner occupied), 1 (rental) and 9 (under construction)			
Acres	12.89	22.76	6.39	42.04

Rock Spring - located in city limits

Land Use Category	Single-family	Vacant	Total
Number of Parcels	42	3	45
	33 (owner		

Additional Information	occupied) and 9 (rental)		
Acres	20.32	1.74	22.06

Brookhaven - located in city limits

Land Use Category	Single-family	Vacant	Total
Number of Parcels	13	1	14
Additional Information	12 (owner occupied) and 1 (rental)		
Acres	6.82	0.47	7.29

Pinewood Estates - located in city limits

Land Use Category	Single-family
Number of Parcels	17
Additional Information	13 (owner occupied) and 4 (rental)
Acres	8.03

Glenview Terrace - located in ETJ

Land Use Category	Single-family	Vacant	Total
Number of Parcels	34	4	38
Additional Information	30 (owner occupied) and 4 (rental)		
Acres	17.86	2.12	19.98

Additional Staff Comments:

- The goal of such "S district" rezonings are to provide an added measure of neighborhood stability, and to demonstrate the city's commitment to single-family neighborhood preservation, as part of a comprehensive housing revitalization strategy.
- The existing RA20, R6 and R9 districts allow a variety of residential uses including single-family and two-family attached (duplex) dwellings, and multi-family developments.
- The proposed R6S and R9S zoning districts are exclusive single-family

zones. All other residential uses including duplex and multi-family dwellings will be prohibited. No existing single-family dwelling may be converted to a duplex or multi-family use.

- Rental of single-family dwellings is allowed within the proposed R6S and R9S zoning districts. The proposed rezoning will not prevent the rental of any dwelling.
- Room renting within single-family dwellings is a permitted use in both the existing R6 and R9 and the proposed R6S and R9S zoning districts; however, no more than three (3) unrelated persons may live together as single a household unit.
- All other city ordinances relating to parking on unimproved surfaces, noise regulations, Minimum Housing Code, weeded lots, etc... will continue to apply under the proposed R6S and R9S zoning.

Anticipated Outcome:

The goals of such "S district" rezonings are to provide an added measure of neighborhood stability, and to demonstrate the city's commitment to single-family neighborhood preservation, as part of a comprehensive housing revitalization strategy.

Fiscal Note:

No cost to the City.

Recommendation:

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

This rezoning does not prohibit any future rezonings in accordance with the Horizons: Greenville's Community Plan and the Future Land Use Plan Map.

Prior to this action, there has been 2,019 acres (4,788 lots) rezoned to single-family only zoning districts as part of the recommendations from the Task Force on Preservation of Neighborhoods and Housing.

The Planning and Zoning Commission, at their December 18, 2007 meeting, voted to approve the request.

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

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

therefore, denial is reasonable and in the public interest.

For further information, contact Chantae M. Gooby at 329-4507 or Harry V. Hamilton, Jr. at 329-4511.

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

Attachments / click to download

- [River Hills Locational Map](#)
 - [Country Squire Locational Map](#)
 - [Windsor and Windsor Downs Locational Map](#)
 - [Rock Spring Locational Map](#)
 - [Brookhaven, Glenview Terrace, and Pinewood Estates Locational Map](#)
 - [Ordinance River Hills Country Squire Windsor Rock Spring Brookhaven Glenview and Pinewood Estates 724821](#)
 - [CDD P and Z Minutes 735074](#)
 - [CDD List of Uses 672100](#)
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ORDINANCE NO. 08-__
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 four successive weeks in The Daily Reflector setting forth that the City Council would, on January 10th, 2008 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 R6 (Residential) to R6S (Residential-Single-Family).

TO WIT: River Hills Subdivision Area, Tract 1.

LOCATION: Located 300± feet north of East Tenth Street, adjacent to Homestead Memorial Gardens, and 1,500± feet south of the Tar River.

DESCRIPTION:

Beginning at a known point, said point being the intersection of the southeast corner of Lot 1, Block C of the River Hills Subdivision, Section 4 as recorded in Map Book 33, Page 130 of the Pitt County Register of Deeds and the western right-of-way of River Hills Drive, thence from said point running along the southern property lines of Lots 1-4, Block C of the River Hill Subdivision, Section 3 as recorded in Map Book 30, Page 10 and Lots 21 and 22, Block C of the River Hills Subdivision, Section 4 as recorded in Map Book 33, Page 130 of the Pitt County Register of Deeds in a westerly direction for 875± feet; thence running along the western property lines of Lots 22-26, Block C, Lots 1-8, Block G of the River Hills Subdivision, Section 4 as recorded in Map Book 33, Page 130 and Lots 1-5, Block H of the River Hills Subdivision, Section 1 as recorded in Map Book

23, Page 8 and Lots 10-14, Block I of the River Hills Subdivision, Section 5, Phase 2-A as recorded in Map Book 56, Page 120 as recorded of the Pitt County Register of Deeds in a northern direction of 2,500± feet; thence running along the northern property lines of Lots 14-16, Block I of the River Hills Subdivision, Section 5, Phase 2-A and Lots 17-25, Block I of the River Hills Subdivision, Section 5, Phase 2-B Revised as recorded in Map Book 65, Page 182 of the Pitt County Register of Deeds in an easterly direction for 1,350± feet; thence running along the eastern property lines of Lots 25-31, Block I of the River Hills Subdivision, Section 5, Phase 2-B Revised as recorded in Map Book 65, Page 182 and Lots 32-36, Block I and Lots 5-2, Block B of the River Hills Subdivision Section 5 Phase 1 as recorded in Map Book 25, Page 162 and Lot 1, Block B and Lots 11-4, Block A of the River Hills Subdivision Section 1 as recorded in Map Book 23, Page 8, the property identified as parcel number 38877, and Lots 3-1, Block A of the River Hills Subdivision, Section 3 as recorded in Map Book 30, Page10 of the Pitt County Register of Deed in a southerly direction of 3,500± feet; thence running along the southern property line of Lot 1, Block A of the River Hills Subdivision, Section 3 as recorded in Map Book 30, Page10 of the Pitt County Register of Deed in a westerly direction for 250± feet returning to the point of beginning containing 64.53± acres.

Section 2. That the following described territory is rezoned from R6 (Residential) to R6S (Residential-Single-Family).

TO WIT: Country Squire Estates Area, Tract 2.

LOCATION: Located along the northern right-of-way of Pactolus Highway, west of Philippi Church of Christ, and 350± feet south of Old Creek Road.

DESCRIPTION:

Beginning at a known point, said point being the intersection of the southeast corner of Lot 1, Block A of the Country Squire Estates Subdivision, Section 1 as recorded in Map Book Page of in the Pitt County Register of Deeds and the northern right-of-way of NC Highway 33, thence running along the northern right-of-way of NC Highway 33 in a westerly direction for 720± feet; thence running along the western property lines of Lots 2-13, Block C and Lots 1-16, Block F of the Country Squire Estates Subdivision, Section 2 as recorded in Map Book Page of the Pitt County Register of Deed in a northerly direction of 2,240+ feet; thence running along the northern property lines of Lots 16-23, Block F of the Country Squire Estates Subdivision, Section 2 as recorded in Map Book Page of the Pitt County Register of Deed in an easterly direction for 815+ feet; thence running along the eastern property lines of Lots 23-25, 28-32, Block F and Lots 17, 7-1 Block G of the Country Squire Estates Subdivision, Section 2 and Lots 13-3, and 1, Block A of the Country Squire Estates Subdivision, Section 1 as recorded in Map Book Page of in the Pitt County Register of Deeds and in a southerly direction for 3,600± feet returning to the point of beginning containing 31.59 ± acres.

Section 3. That the following described territory is rezoned from RA20 (Residential-Agricultural) and R9 (Residential) to R9S (Residential-Single-Family).

TO WIT: Windsor Neighborhood Area, Tract 3.

LOCATION: Located between Corey Road and County Home Road, and 1,200± feet south of Old Fire Tower Road.

DESCRIPTION:

Beginning at a known point, said point being the intersection of the eastern right-of-way of Corey Road and the southwest corner of Lot 364 of Windsor Section 8, Phase 3 as recorded in Map Book 44, Page 86 of the Pitt County Register of Deeds; thence running along the eastern right-of-way of Corey Road in a northerly direction 2,400+ feet; thence running along the southern property lines of Lots 132, 155, Block B and Lots 175-178, Block E of the Windsor Subdivision, Section 5, Phase 3 as recorded in Map Book 36, Page 35 and Lots 50, Block E and Lots 51-54, Block D of the Windsor Subdivision Section 2 as recorded in Map Book 34, Page 24 of the Pitt County Register of Deeds in an easterly direction for 1,700± feet; thence running along the eastern property lines of Lots 55-64, Block D and Lot 14, Block A of the Windsor Subdivision, Section 2 as recorded in Map Book 34, Page 24 in northerly direction for 1,400± feet; thence running along the northern property lines of Lots 14-9, Block A of the Windsor Subdivision, Section 2 as recorded in Map Book 34, Page 24 and Lots 8-2, Block A of the Windsor Subdivision, Section 1 as recorded in Map Book 33, Page 182 in a westerly direction for 1,700± feet to the intersection of the northwest corner of Lot 2 and the eastern right-of-way of Corey Road; thence running along the eastern right-of-way of Corey Road in a northerly direction for 1,000± feet to its intersection with the northwest corner of Lot 530 of the Windsor Subdivision, Section 10, Phase 5 as recorded in Map Book 57, Page 117 as recorded in the Pitt County Register of Deeds; thence running along the northern property lines of Lots 530-523 of the Windsor Subdivision Section 10, Phase 5 as recorded in Map Book 57, Page 117 and Lots 328-331 of the Windsor Subdivision, Section 10, Phase 5 as recorded in Map Book 62, Page 178 of the Pitt County Register of Deeds in an eastern direction for 1,400± feet; thence running along the western property lines of Lots 545, 438, 441 of the Windsor Subdivision Section 12 as recorded in Map Book 59, Page 13 of the Pitt County Register of Deeds in a northern direction for 430± feet; thence running along the northern property lines of Lots 441-445 Windsor Section 12 as recorded in Map Book 59, Page 13 and Lots 450-455 of the Windsor Subdivision Section 11, Phase 3 as recorded in Map Book 51, Page 141 of the Pitt County Register of Deeds in an eastern direction for 1,300± feet to the intersection of the eastern property line of Lot 456 and the western right-of-way of County Home Road; thence running along the western right-of-way of County Home Road in a southerly direction for 675± feet to its intersection with the southeast property corner of Lot 470 of the Windsor Subdivision Section 11, Phase 2 as recorded in Map Book 48, Page 151 of the Pitt County Register of Deeds; thence running along the southern property lines of Lots 470-474 of the Windsor Subdivision Section 11, Phase 2 as recorded in Map Book 48, Page 151 of the Pitt County Register of Deeds in a westerly direction for 500± feet; thence running along the eastern property lines of Lots 476 and 477 of the Windsor Subdivision Section 11, Phase 2 as recorded in Map Book 48, Page 151 and Lots 478-482 of the

Windsor Subdivision, Section 2, Phase 1 as recorded in Map Book 47, Page 131 in a southerly direction for 700± feet; thence running along the northern property line of Lot 430 of the Windsor Subdivision Section 10, Phase 1 as recorded in Map Book 45, Page 29 of the Pitt County Register of Deeds in an northeasterly direction for 370± feet; thence running along the eastern property line of Lot 430 of the Windsor Subdivision Section 10, Phase 1 as recorded in Map Book 45, Page 29 of the Pitt County Register of Deeds in an southerly direction for 200± feet; thence running along the southern property line of Lot 430 of the Windsor Subdivision Section 10, Phase 1 as recorded in Map Book 45, Page 29 of the Pitt County Register of Deeds in a westerly direction for 80± feet; thence running along the eastern property lines of Lots 430 of the Windsor Subdivision as recorded in Map Book 45, Page 29 and Lots 268, 269, 271-274 of the Windsor Subdivision Section 7, Phase 1 as recorded in Map Book 40, Page 195 and Lots 303-316, 318, 319 of the Windsor Subdivision Section 9 as recorded in Map Book 45, Page 185, and Lots 321 and 322 of the Windsor Subdivision as recorded in Map Book 38, Page 193, and Lots 327, 329, 330, 342-347 of the Windsor Subdivision, Section 8 as recorded in Map Book 40, Pages 6 and 6A of the Pitt County Register of Deeds in a southwesterly direction for 5,800± feet; thence running along the southern property lines of Lots 350 and 351 of the Windsor Subdivision, Section 8 as recorded in Map Book 40, Pages 6 and 6A and Lot 364 of the Windsor Subdivision Section 8, Phase 3 as recorded in Map Book 44, Page 86 of the Pitt County Register of Deeds in a westerly direction for 1,200± feet returning to the point of beginning containing 243.75± acres.

Section 4. That the following described territory is rezoned from RA20 (Residential-Agricultural) to R9S (Residential-Single-Family).

TO WIT: Windsor Downs Neighborhood Area, Tract 4.

LOCATION: Along the western right-of-way of Corey Road and adjacent to the former Evans Mobile Home Park.

DESCRIPTION:

Beginning at a known point, said point being the intersection of the western right-of-way Corey Road and the southeast corner of Lot 39 of the Windsor Downs Subdivision Phase 1 as recorded in Map Book 56, Page 125 of the Pitt County Register of Deeds; thence running along the western right-of-way of Corey Road in a northerly direction for 1,300± feet; thence running along the northern property lines of Lots 30-26 of the Windsor Subdivision, Phase 1 as recorded in Map Book 56, Page 125 and the property identified as Tax Parcel number 08366 of the Pitt County Register of Deeds in a westerly direction for 1,750+ feet; thence running along the western property lines of the property identified as Tax Parcel number 08366 and Lots 19-9, 7 and 6 of the Windsor Downs Subdivision as recorded in Map Book 66, Pages 112 and 113 of the Pitt County Register of Deeds in a southeasterly direction for 2,400+ feet; thence running along the southern property lines of Lots 6 and 5 of the Windsor Downs Subdivision as recorded in Map Book 66, Pages 112 and 113 of the Pitt County Register of Deeds in an easterly direction for 250± feet to

the western right-of-way of Corey Road; thence running along the western right-of-way of Corey Road in a northerly direction for 700± feet then returning to the point of beginning containing 42.04± acres.

Section 5. That the following described territory is rezoned from R9 (Residential) to R9S (Residential-Single-Family).

TO WIT: Rock Spring Park Neighborhood Area, Tract 5.

LOCATION: Located between East 10th and 14th Streets and west of College Hill Drive.

DESCRIPTION:

Beginning at a known point, said point being the intersection of the southeast corner of Lot 1, Block B of the Rock Spring Park Subdivision as recorded in Map Book 3, Page 131, the northern right-of-way of East 14th Street and a State of North Carolina easement as recorded in Map Book 66, Page 149 of the Pitt County Register of Deeds, thence running along said State of North Carolina easement in a northerly direction for 500± feet; thence running across said easement in a northeasterly direction for 60± feet; thence running along the western property lines of Lots 7 and 8, Block D as recorded in Map Book 3, Page 141 of the Pitt County Register of Deeds in a northerly direction for 320± feet; thence running across said easement in a northwesterly direction for 55± feet; thence running along said State of North Carolina easement in a northerly direction for 435± feet; thence running along the northern property lines of the properties identified as Tax Parcel numbers 01703 and 01711 in an easterly direction for 725± feet to the western right-of-way of Rock Spring Road; crossing Rock Spring Road in a northeasterly direction for 75± feet to the intersection of the eastern right-of-way Rock Spring Road and the southern right-of-way of East 10th Street; thence running along the southern right-of-way of East 10th Street in an easterly direction for 350± feet; thence running along the eastern property line of the property identified as Tax Parcel number 17662 in a southerly direction for 300± feet; thence running along the northern property line of the property identified as Tax parcel number 17706 in an easterly direction for 110± feet; thence running along the western property line of the property identified as Tax Parcel number 28951 in a southerly direction for 1,360± feet to the northern right-of-way of East 14th Street; thence running along the northern right-of-way of East 14th Street in a westerly direction for 700± feet returning to the point of beginning containing 22.06± acres.

Section 6. That the following described territory is rezoned from RA20 (Residential-Agricultural) to R9S (Residential-Single-Family).

TO WIT: Brookhaven Area, Tract 6.

LOCATION: Located between the western right-of-way of Memorial Drive and the northern right-of-way of Briley Road.

DESCRIPTION:

Beginning at a known point, said point being the southeast corner of the property identified as Tax Parcel number 27195 and the northern right-of-way of Briley Road, thence running along the northern right-of-way of Briley Road in a northwesterly direction for 550± feet; thence running along the western property lines of the properties identified as Tax Parcel numbers 29811, 26237, 26236, 18792, 27341, and 29810 of the of the Pitt County Register of Deeds in a northeasterly direction for 650± feet; thence running along the southern property line of the property identified as Tax Parcel number 07990 of the Pitt County Register of Deeds in an easterly direction for 100± feet; thence running along the eastern property line of the property identified as Tax Parcel number 07990 of the Pitt County Register of Deeds in a northeasterly direction for 30± feet; thence running along the southern property line of the property identified as Tax Parcel number 07991 of the Pitt County Register of Deeds in a southeasterly direction for 100± feet to the western right-of-way of North Memorial Drive; thence running along the western right-of-way of North Memorial Drive in a southeasterly direction for 375± feet; thence running along the eastern property lines of the properties identified as Tax Parcel numbers 28521, 28525, 28615, 26238, 27992, 28524 of the Pitt County Register of Deeds in a southwesterly direction for 540± feet returning to the point of beginning containing 7.29± acres.

Section 7. That the following described territory is rezoned from RA20 (Residential-Agricultural) to R9S (Residential-Single-Family).

TO WIT: Pinewood Estates Area, Tract 7.

LOCATION: Located along the eastern right-of-way of NC Highway 11, west of the Seaboard Coastline Railroad,

DESCRIPTION:

Beginning at a known point, said point being the intersection of the eastern right-of-way of North Memorial Drive and the southern corner of Lot A of the Pinewood Estates Subdivision as recorded in Map Book 53, Page 66 of the Pitt County Register of Deeds, thence running along the eastern right-of-way of North Memorial Drive in a northerly direction for 65± feet; thence running along the western property lines of Lot A and Lots 16-10 of the Pinewood Estates Subdivision as recorded in Map Book 53, Page 66 of the Pitt County Register of Deeds in a northeasterly direction for 750± feet; thence running along the northern property lines of Lots 10-8 of the Pinewood Estates Subdivision as recorded in Map Book 53, Page 66 of the Pitt County Register of Deeds in a southeasterly direction for 500± feet; thence running along the eastern property lines of Lots 8-2 of the Pinewood Estates Subdivision as recorded in Map Book 53, Page 66 of the Pitt County Register of Deeds in a southwesterly direction for 800± feet; thence running along the southern property lines of Lots 2 and 1 of the Pinewood Estates Subdivision as recorded in Map Book 53, Page 66 of the Pitt County Register of Deeds in a northwesterly direction for 300± feet to the intersection of said Lot 1 and the eastern right-of-way of North Memorial Drive; thence running along the eastern right-of-way of

Memorial Drive in a northerly direction for 200± feet returning to the point of beginning containing 8.03± acres.

Section 8. That the following described territory is rezoned from RA20 (Residential-Agricultural) to R9S (Residential-Single-Family).

TO WIT: Glenview Terrace Subdivision Area, Tract 8.

LOCATION: Located between the western right-of-way of Memorial Drive and the northern right-of-way of Briley Road and adjacent to Smith's Mobile Home Park.

DESCRIPTION:

Beginning at a known point, said point being the intersection of the southeast corner of Lot 7 of the Glenview Terrace Subdivision as recorded in Map Book 34, Page 126 of the Pitt County Register of Deeds and the northern right-of-way of Briley Road, thence from said point along the northern right-of-way of Briley Road in a northwesterly direction for 750± feet; thence along the western property line of Lot 1 of the Glenview Terrace Subdivision as recorded in Map Book 34, Page 126 and Lots 31-29, Block B and Lots 26-21, Block B of the Glenview Terrace Subdivision, Section 2 as recorded in Map Book 36, Page 58 of the Pitt County Register of Deeds in a northeasterly direction for 1,500± feet; thence running along the northern property lines of Lot 21, Block B of the Glenview Terrace Subdivision, Section 2 as recorded in Map Book 36, Page 58 and the property identified as Tax Parcel number 46664 of the Pitt County Register of Deeds in easterly direction for 200± feet; thence running along the western right-of-way of Memorial Drive in a southerly direction for 500± feet; thence running along the eastern property line of the property identified as parcel number 46663 and Lots 18-16, Block A of the of the Glenview Terrace Subdivision, Section 2 as recorded in Map Book 36, Page 58 of the Pitt County Register of Deeds in a southwesterly direction for 500± feet; thence running along the southern property line of Lot 16, Block A of the Glenview Terrace Subdivision, Section 2 as recorded in Map Book 36, Page 58 of the Pitt County Register of Deeds in a westerly direction for 50± feet; thence running along the eastern property lines of Lots 12-9, Block A of the Glenview Terrace Subdivision, Section 2 as recorded in Map Book 36, Page 58 of the Pitt County Register of Deeds in a southerly direction for 600± feet; thence along the southern property line of Lot 8, Block A of the Glenview Terrace Subdivision, Section 2 as recorded in Map Book 36, Page 58 of the Pitt County Register of Deeds in a westerly direction for 50± feet; thence running along the southern property line of Lot 8, Block A of the Glenview Terrace Subdivision, Section 2 as recorded in Map Book 36, Page 58 of the Pitt County Register of Deeds in a southerly direction for 50± feet; thence running along the northern property line of Lot 7 of the Glenview Terrace Subdivision as recorded in Map Book 34, Page 126 of the Pitt County Register of Deeds in an easterly direction for 15± feet; thence running along the eastern property line of Lot 7 of the Glenview Terrace Subdivision as recorded in Map Book 34, Page 126 of the Pitt County Register of Deeds in a southerly direction for 200± feet returning to the point of beginning containing 19.98± acres.

Section 9. That the Director of Community Development is directed to amend the zoning map of the City of Greenville in accordance with this ordinance.

Section 10. That all ordinances and clauses of ordinances in conflict with this ordinance are hereby repealed.

Section 11. That this ordinance shall become effective upon its adoption.

ADOPTED this 10th day of January, 2008.

Patricia C. Dunn, Mayor

ATTEST:

Wanda T. Elks, City Clerk

Excerpt from the draft Planning and Zoning Commission meeting minutes (12/18/07)

REQUEST BY THE COMMUNITY DEVELOPMENT DEPARTMENT – APPROVED

Chairman Tozer stated the next item is a request by the Community Development Department, as recommended by the Task Force on Preservation of Neighborhoods and Housing to rezone 440± acres (excluding street rights-of-way) located 300± feet north of East 10th Street, adjacent to Homestead Memorial Park, and 1,500± feet south of the Tar River (Tract 1), along the northern right-of-way of Pactolus Highway, west of Philippi Church of Christ, and 350± feet south of Old Creek Road (Tract 2), between Corey and County Home Roads and south of Old Fire Tower Road (Tract 3) along the western right-of-way of Corey Road and adjacent to the former Evans Mobile Home Park (Tract 4), between East 10th and 14th Streets and west of College Hill Drive (Tract 5), located north of Briley Road and west of the Seaboard Coastline Railroad (Tracts 6,7 and 8) from RA20 (Residential-Agricultural), R6 (Residential [High Density Multi-family]), R9 (Residential [Medium Density]) to R6S (Residential – Single-Family [Medium Density]) and R9S (Residential – Single-Family [Medium Density]).

Ms. Gooby advised this is the last neighborhood rezoning. Ms. Gooby presented a map indicating the neighborhoods proposed for rezoning. Ms. Gooby stated that the first neighborhood is River Hills which is located north of 10th Street and adjacent to Homestead Memorial Gardens. The property is currently zoned R6 which allows for single-family, duplexes and multi-family. The Land Use Plan Map recommends a buffer along 10th Street and residential to the north. There are 152 lots and is 95% owner-occupied. A portion of the neighborhood is impacted by the floodplain associated with the Tar River. The next neighborhood is Country Squire which is located along Highway 33, west of Philippi Church of Christ and south of Old Creek Road. The current zoning allows single family, duplexes and multi-family. The Land Use Plan Map recommends residential for this area. Currently, there are 81 single-family dwelling of which 78% are owner-occupied. There are sections to the north in the neighborhood that are impacted by the 100-year floodplain. The next neighborhoods are Windsor and Windsor Downs on Corey Road. The current zoning allows single-family and duplexes. The Land Use Plan Map recommends residential for this area. There are approximately 418 single-family lots and various other uses with 97% owner-occupancy in Windsor Subdivision. Windsor Downs Subdivision is 96 % owner-occupied. Rock Springs Neighborhood is located south of the ECU Main campus located between 10th and 14th Streets. The current zone of R9 allows single-family and duplexes. The Land Use Plan Map recommends residential for the general area. The neighborhood is mainly single-family homes. There are 42 single family homes of which 79% are owner-occupied. There is a slight impact of the floodplain and floodway associated with Green Mill Run. The next neighborhoods are located along Memorial Drive and Briley Road. Glenview Terrace, Brookhaven and Pinewood Estates neighborhoods are zoned RA20 which allows single-family and duplexes. The Land Use Plan Map recommends residential for the general area. The neighborhoods consist of single-family homes. Glenview Terrace is 80% owner-occupied; Pinewood Estates is 76% owner-occupied and Brookhaven is 92% owner-occupied. Ms. Gooby stated that the goal of these rezonings is to help stabilize the neighborhoods and demonstrate the commitment to single-family neighborhood

preservation. Ms. Gooby stated if this request is approved it would bring the final total up to 2,400 acres and 5,600 lots approved for single-family only zoning.

No one spoke in opposition.

Motion was made by Mr. Ramey, seconded by Ms. Basnight 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

RA20 (Residential-Agricultural)

Permitted Uses

(1) General:

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

(2) Residential:

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

(3) Home Occupations (see all categories):

*None

(4) Governmental:

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

(5) Agricultural/ Mining:

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

(6) Recreational/ Entertainment:

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

(7) Office/ Financial/ Medical:

* None

(8) Services:

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

(9) Repair:

* None

(10) Retail Trade:

* None

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

* None

(12) Construction:

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

(13) Transportation:

* None

(14) Manufacturing/ Warehousing:

* None

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

* None

RA20 (Residential-Agricultural)

Special Uses

(1) General:

* None

(2) Residential:

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

(3) Home Occupations (see all categories):

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

(4) Governmental:

- a. Public utility building or use

(5) Agricultural/ Mining:

- b. Greenhouse or plant nursery; including accessory sales

(6) Recreational/ Entertainment:

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

(7) Office/ Financial/ Medical:

* None

(8) Services:

- a. Child day care facilities
- b. Adult day care facilities
- d. Cemetery
- g. School; junior and senior high (see also section 9-4-103)
- h. School; elementary (see also section 9-4-103)
- i. School; kindergarten or nursery (see also section 9-4-103)
- ee. Hospital

(9) Repair:

* None

(10) Retail Trade:

* None

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

* None

(12) Construction:

* None

(13) Transportation:

* None

(14) Manufacturing/ Warehousing:

* None

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

* None

R9 (Residential)

Permitted Uses

(1) General:

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

(2) Residential:

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

(3) Home Occupations (see all categories):

*None

(4) Governmental:

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

(5) Agricultural/ Mining:

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

(6) Recreational/ Entertainment:

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

(7) Office/ Financial/ Medical:

* None

(8) Services:

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

(9) Repair:

* None

(10) Retail Trade:

* None

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

* None

(12) Construction:

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

(13) Transportation:

* None

(14) Manufacturing/ Warehousing:

* None

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

* None

R9 (Residential)

Special Uses

(1) General:

* None

(2) Residential:

o.(1). Nursing, convalescent center or maternity home; minor care facility

(3) Home Occupations (see all categories):

b. Home occupation; excluding barber and beauty shops

c. Home occupation; including manicure, pedicure or facial salon

(4) Governmental:

a. Public utility building or use

(5) Agricultural/ Mining:

* None

(6) Recreational/ Entertainment:

a. Golf course; regulation

c.(1). Tennis club; indoor and outdoor facilities

(7) Office/ Financial/ Medical:

* None

(8) Services:

a. Child day care facilities

b. Adult day care facilities

d. Cemetery

g. School; junior and senior high (see also section 9-4-103)

h. School; elementary (see also section 9-4-103)

i. School; kindergarten or nursery (see also section 9-4-103)

(9) Repair:

* None

(10) Retail Trade:

* None

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

* None

(12) Construction:

* None

(13) Transportation:

* None

(14) Manufacturing/ Warehousing:

* None

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

* None

R6 (Residential)

Permitted Uses

(1) General:

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

(2) Residential:

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

(3) Home Occupations (see all categories):

*None

(4) Governmental:

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

(5) Agricultural/ Mining:

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

(6) Recreational/ Entertainment:

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

(7) Office/ Financial/ Medical:

* None

(8) Services:

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

(9) Repair:

* None

(10) Retail Trade:

* None

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

* None

(12) Construction:

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

(13) Transportation:

* None

(14) Manufacturing/ Warehousing:

* None

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

* None

R6 (Residential)

Special Uses

(1) General:

* None

(2) Residential:

d. Land use intensity multifamily (LUI) development rating 50 per Article K

e. Land use intensity dormitory (LUI) development rating 67 per Article K

l. Group care facility

n. Retirement center or home

p. Board or rooming house

r. Fraternity or sorority house

o.(1). Nursing, convalescent center or maternity home; minor care facility

(3) Home Occupations (see all categories):

a. Home occupation; including barber and beauty shops

c. Home occupation; including manicure, pedicure or facial salon

(4) Governmental:

a. Public utility building or use

(5) Agricultural/ Mining:

* None

(6) Recreational/ Entertainment:

a. Golf course; regulation

c.(1). Tennis club; indoor and outdoor facilities

(7) Office/ Financial/ Medical:

* None

(8) Services:

a. Child day care facilities

b. Adult day care facilities

d. Cemetery

g. School; junior and senior high (see also section 9-4-103)

h. School; elementary (see also section 9-4-103)

i. School; kindergarten or nursery (see also section 9-4-103)

m. Multi-purpose center

t. Guest house, college and other institutions of higher learning

(9) Repair:

* None

(10) Retail Trade:

* None

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

* None

(12) *Construction:*

* None

(13) *Transportation:*

* None

(14) *Manufacturing/ Warehousing:*

* None

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

* None

PROPOSED ZONING

R6S (Residential-Single-Family)

Permitted Uses

(1) *General:*

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

(2) *Residential:*

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

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

*None

(4) *Governmental:*

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

(5) *Agricultural/ Mining:*

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

(6) *Recreational/ Entertainment:*

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

(7) *Office/ Financial/ Medical:*

* None

(8) *Services:*

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

(9) *Repair:*

* None

(10) *Retail Trade:*

* None

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

* None

(12) Construction:

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

(13) Transportation:

- * None

(14) Manufacturing/ Warehousing:

- * None

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

- * None

R6S (Residential-Single-Family)

Special Uses

(1) General:

- * None

(2) Residential:

- * None

(3) Home Occupations (see all categories):

- b. Home occupation; excluding barber and beauty shops
- c. Home occupation; excluding manicure, pedicure or facial salon
- d. Home occupation; including bed and breakfast inn (historic district only)

(4) Governmental:

- a. Public utility building or use

(5) Agricultural/ Mining:

- * None

(6) Recreational/ Entertainment:

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

(7) Office/ Financial/ Medical:

- * None

(8) Services:

- d. Cemetery
- g. School; junior and senior high (see also section 9-4-103)
- h. School; elementary (see also section 9-4-103)
- i. School; kindergarten or nursery (see also section 9-4-103)

(9) Repair:

- * None

(10) Retail Trade:

- * None

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

- * None

(12) Construction:

* None

(13) Transportation:

* None

(14) Manufacturing/ Warehousing:

* None

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

* None

R9S (Residential-Single-Family)

Permitted Uses

(1) General:

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

(2) Residential:

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

(3) Home Occupations (see all categories):

*None

(4) Governmental:

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

(5) Agricultural/ Mining:

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

(6) Recreational/ Entertainment:

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

(7) Office/ Financial/ Medical:

* None

(8) Services:

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

(9) Repair:

* None

(10) Retail Trade:

* None

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

* None

(12) Construction:

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

(13) Transportation:

* None

(14) Manufacturing/ Warehousing:

* None

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

* None

R9S (Residential-Single-Family)

Special Uses

(1) General:

* None

(2) Residential:

* None

(3) Home Occupations (see all categories):

b. Home occupation; excluding barber and beauty shops

c. Home occupation; excluding manicure, pedicure or facial salon

(4) Governmental:

a. Public utility building or use

(5) Agricultural/ Mining:

* None

(6) Recreational/ Entertainment:

a. Golf course; regulation

c.(1). Tennis club; indoor and outdoor facilities

(7) Office/ Financial/ Medical:

* None

(8) Services:

d. Cemetery

g. School; junior and senior high (see also section 9-4-103)

h. School; elementary (see also section 9-4-103)

i. School; kindergarten or nursery (see also section 9-4-103)

(9) Repair:

* None

(10) Retail Trade:

* None

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

* None

(12) Construction:

* None

(13) Transportation:

* None

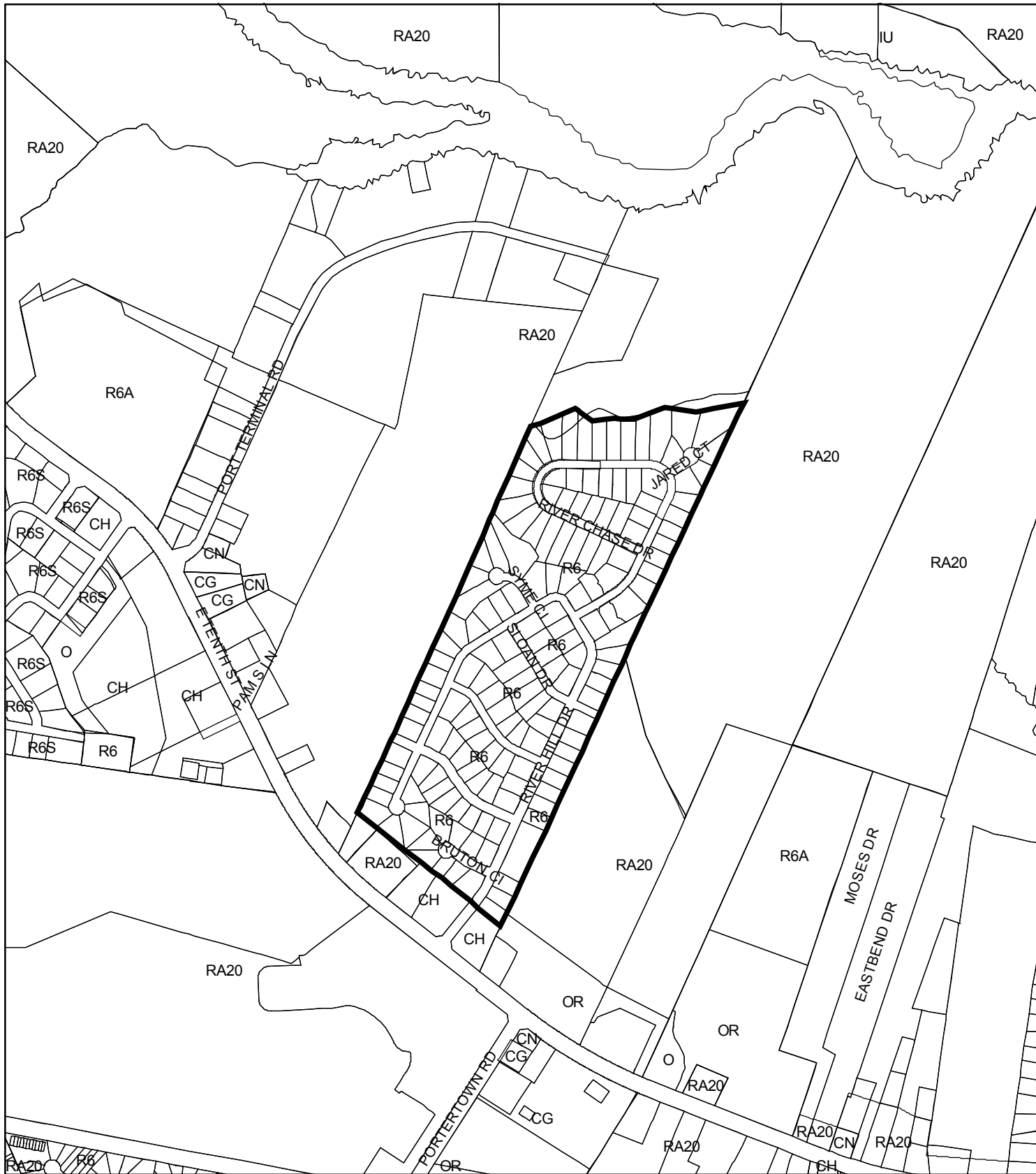
(14) Manufacturing/ Warehousing:

* None

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

* None

River Hills Subdivision Area



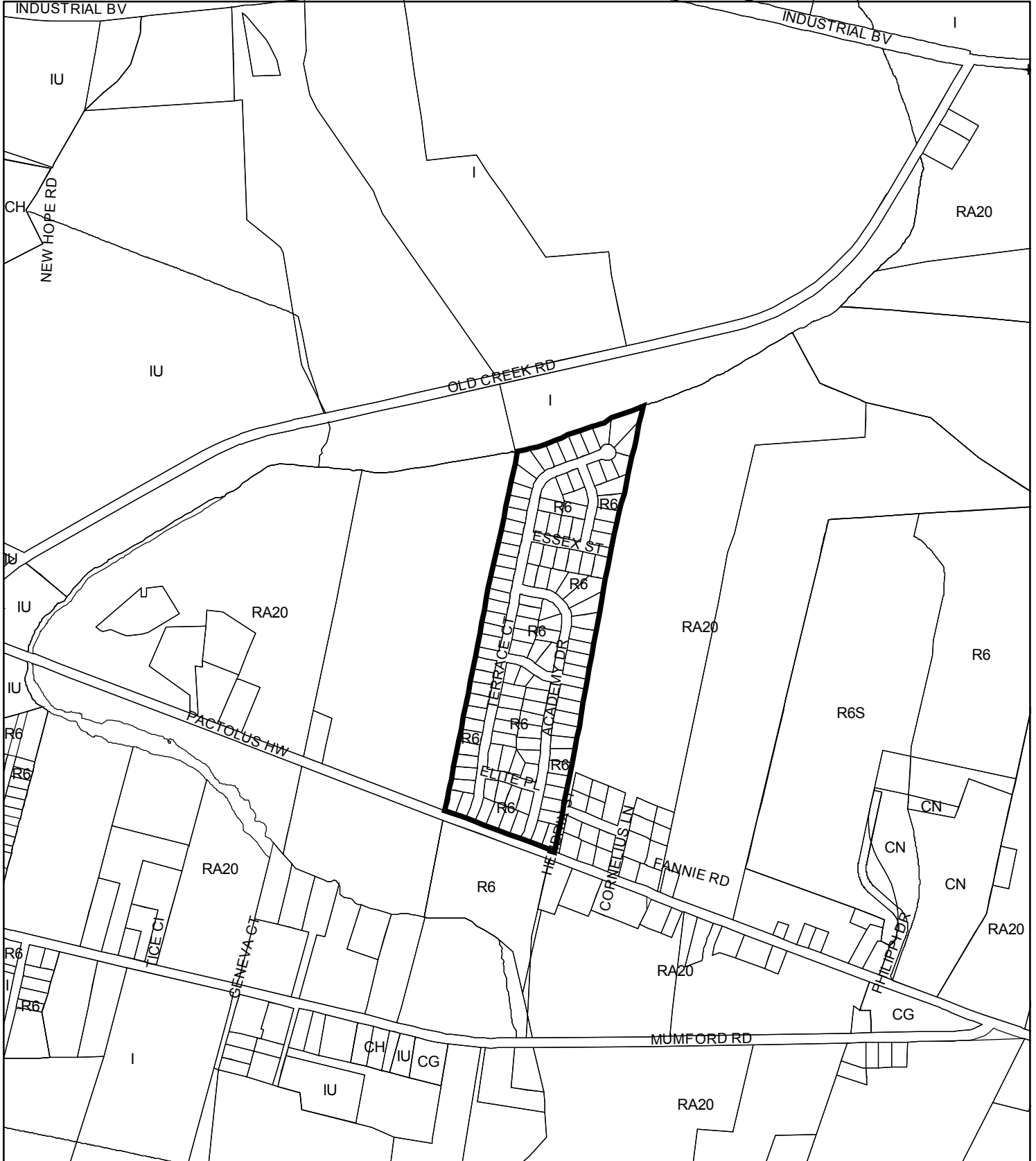
R6 to R6S (65+/- acres)

-  Land Parcels
-  Rezoning

2

Item # 5 created
12/3/07

Country Squire Subdivision



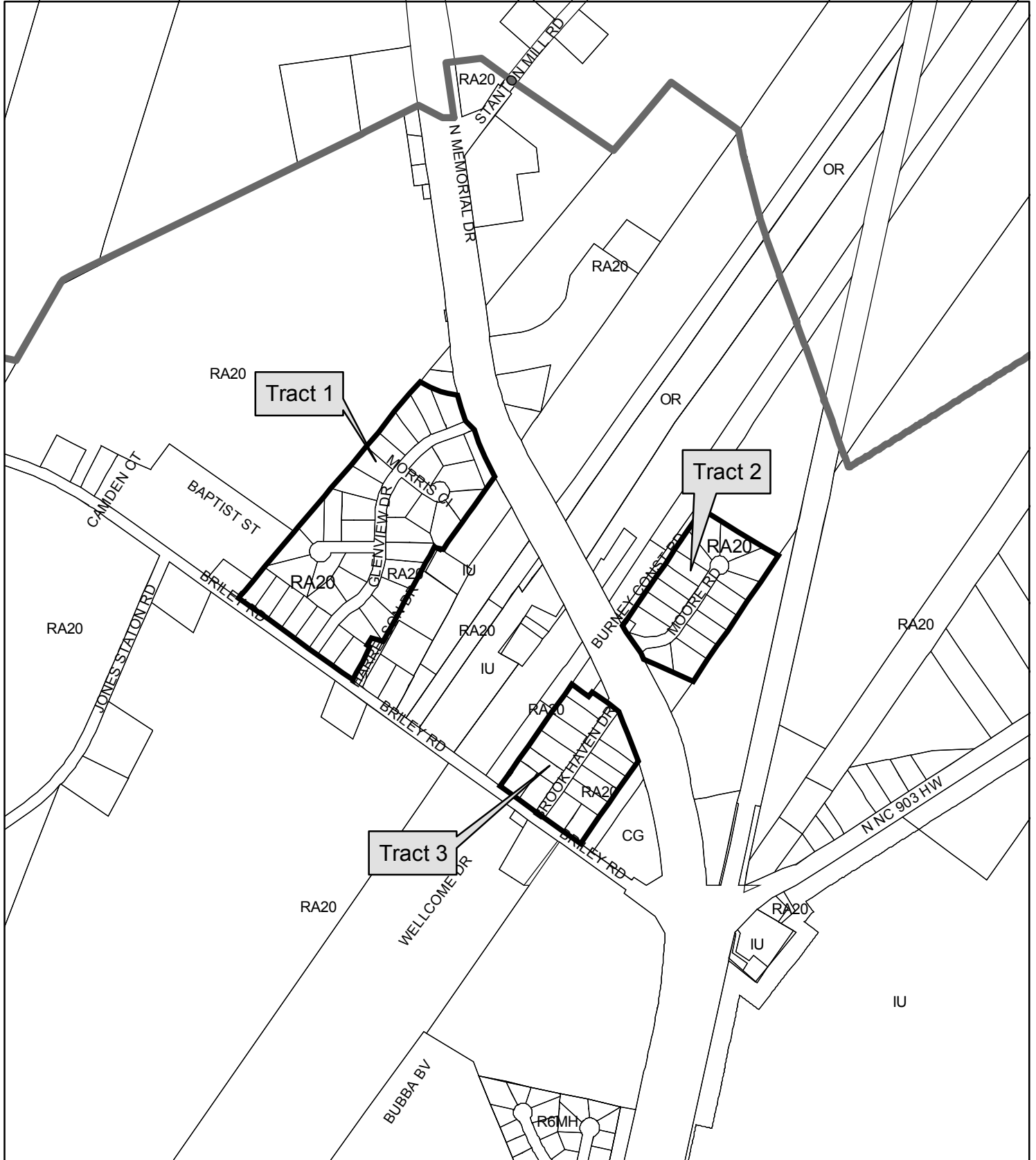
R6 to R6S (32+/- acres)



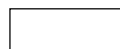

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Item # 5 created
12/3/07

Glenview Terrace, Pinewood Estates, and Brookhaven Acres Subdivisions Areas



Tract 1: RA20 to R9S (20+/- acres)
Tract 2: RA20 to R9S (8+/- acres)
Tract 3: RA20 to R9S (7+/- acres)

-  Land Parcels
-  Greenville ETJ
-  Rezoning

2

Item # 5 created
12/3/07



City of Greenville, North Carolina

Meeting Date: 1/10/2008
Time: 7:00 PM

Title of Item: Ordinance, requested by Ward Holdings, LLC, to amend the Future Land Use Plan Map for the area described as being located at the southeast corner of the intersection of Greenville Boulevard and 14th Street, 320± feet along Greenville Boulevard and 200± feet deep, containing approximately 1.5 acres, from an "Office/Institutional/Multi-family" category to a "Commercial" category

Explanation:

Applicant:

Ordinance, requested by Ward Holdings, LLC, to amend the Future Land Use Plan Map for the area described as being located at the southeast corner of the intersection of Greenville Boulevard and 14th Street, 320± feet along Greenville Boulevard and 200± feet deep, containing approximately 1.5 acres, from an "Office/Institutional/Multi-family" category to a "Commercial" category.

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

History/Background:

The current Future Land Use Plan Map was adopted on February 12, 2004. In 1969, the subject property was zoned R9 (single-family and duplex). In 1990, the owners of eight (8) lots (6 acres) along Greenville Boulevard, between 14th Street and Adams Boulevard, requested their property to be rezoned from R9 (single-family and duplex) to O (Office). The Planning and Zoning Commission, at the request of these property owners, sponsored the rezoning request; however, the Commission recommended denial at the public meeting. A valid protest petition (91.7% of the adjoining property owners) was filed by the owners of property within 100 feet of the request. The City Council, at their February 1990 public hearing, unanimously voted to deny the request.

In 2006, the subject property was contained within the Eastwood Subdivision area that was rezoned to R9S (Residential-Single-family) as part of the Task Force on Preservation of Neighborhood and Housing recommendations.

In November 2007, the City Council denied an identical request by the petitioner.

Comprehensive Plan:

The subject area is located in Vision Area C .

The Future Land Use Plan Map recommends office/institutional/multi-family along the southern right-of-way of Greenville Boulevard, east of the Norfolk Southern Railroad and adjacent to the neighborhood focus area at the intersection of Greenville Boulevard and Eastbrook Drive.

There are designated neighborhood focus areas at the intersections of Greenville Boulevard and 14th Street and Greenville Boulevard and Eastbrook Drive. These areas generally contain less than 40,000 square feet of conditioned floor space.

Greenville Boulevard is designated as a connector corridor from its intersection at 14th Street and continuing north. 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 Comprehensive Plan states: "Office/Institutional/Multi-family land uses should be developed along transportation thoroughfares to provide transition between commercial nodes and to preserve vehicle carrying capacity. Office/Institutional/Multi-family development should be used as a buffer between light industrial and commercial development and adjacent lower density residential land uses."

The Comprehensive Plan states that "location and size of commercial nodes included in the plan are not intended to be static. As the area surrounding commercial nodes develop, larger node definitions ...may be warranted."

In addition, as the commercial nodes of outlying areas of the City's planning jurisdiction develop, they should be buffered from surrounding areas by office, institutional and multi-family and residential and open spaces. Again, the exact size of the required buffer has not been predetermined. The required buffer width should be determined when the ultimate extent of the commercial node is known.

Environmental Conditions/Constraints:

There are no known environmental constraints.

Surrounding Land Uses and Zoning:

North: CG–Trade/Wilco Convenience Store
South: R9S–Eastwood Subdivision (single-family)
East: R9S–Eastwood Subdivision (single-family)
West: CN–Professional office building

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

Development under the proposed land use plan amendment could generate 3,380 trips to and from the site on Greenville Blvd and 14th Street, which is a net increase of 3,350 additional trips per day compared to the existing land use.

During the review process, measures to mitigate traffic impacts will be determined and access to the properties will also be reviewed.

Detailed Report Included

Note: This is not a rezoning request. Any future rezoning request(s) for the property in this area shall be considered by the Planning and Zoning Commission and City Council in accordance with standard procedures.

Fiscal Note: No cost to the City.

Recommendation: Staff does not recommend expansion of commercial development in the area adjacent to the Eastwood Subdivision. The current office/institutional/multi-family designation will afford adaptive reuse of the property while minimizing negative impacts on the interior neighborhood.

The Planning and Zoning Commission, at their December 18, 2007 meeting, voted to approve the request.

For further information, contact: Chantae M. Gooby at 329-4507 or Harry V. Hamilton, Jr. at 329-4511.

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

Attachments / click to download

- [Current and Proposed Land Use Plan Maps](#)
- [Bufferyard and Vegetation Chart and Residential Density Chart](#)
- [Zoning Patterns and Existing Land Use Maps](#)
- [Future Land Use Plan Map Amendment for SE corner of Greenville Blvd and 14th Street 727602](#)
- [Land Use Plan Amendment 7 03 709592](#)

ORDINANCE NO. 08-
AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GREENVILLE
AMENDING HORIZONS: GREENVILLE'S COMMUNITY PLAN

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 January 10, 2008 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 Horizons: Greenville's Community Plan as follows;

WHEREAS, the Horizons: Greenville's Community Plan was adopted on January 9, 1992 by the Greenville City Council per ordinance 2412; and

WHEREAS, the Horizons: Greenville's Community Plan will from time to time be amended and portions of its text clarified by the City Council; and

WHEREAS, Future Land Use Plans are to be prepared to expand and clarify portions of the Horizons: Greenville's Community Plan; and

WHEREAS, the City Council of the City of Greenville has per ordinance no. 97-73 adopted the Greenville Future Land Use Plan Map and associated text dated June 4, 1997 as an amendment to the Horizons: Greenville's Community Plan; and

WHEREAS, the City Council of the City of Greenville has per ordinance no. 04-10 amended the Horizons: Greenville's Community Plan and Future Land Use Plan Map pursuant to the 2004 Update; and

WHEREAS, the Planning and Zoning Commission and the City Council have reviewed the Future Land Use Plan Map and a public hearing has been held to solicit public comment.

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

Section 1. The Future Land Use Plan Map is hereby amended by re-designating from an "Office/Institutional/Multi-family" category to a "Commercial" category the area described as being located at the southeast corner of the intersection of Greenville Boulevard and 14th Street, 320± feet along Greenville Boulevard and 200± feet deep containing approximately 1.5 acres.

Section 2. That the Director of Community Development is directed to amend the Future Land Use Plan Map of the City of Greenville in accordance with this ordinance.

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

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

ADOPTED this 10th day of January, 2008.

Patricia C. Dunn, Mayor

ATTEST:

Wanda T. Elks, City Clerk

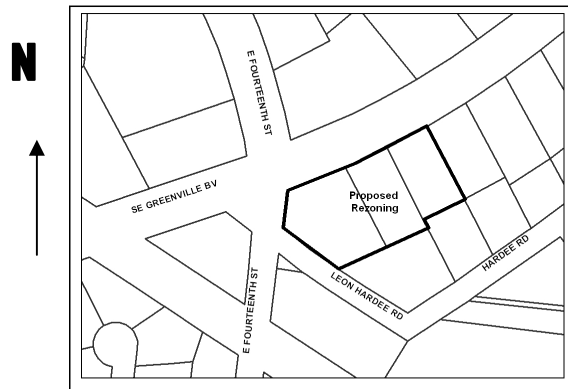
LAND USE PLAN MAP AMENDMENT/TRAFFIC VOLUME REPORT

Case No: 07-03

Applicants: Ward Holdings, LLC

Property Information

Current Land Use: Office/Institutional/Multi-Family
Proposed Use: Commercial
Current Acreage: 1.52 acres
Location: Corner of Greenville Blvd & 14th St
Points of Access: Greenville Blvd



Location Map

Transportation Background Information

1.) Greenville Blvd - State maintained

	<u>Existing Street Section</u>	<u>Ultimate Thoroughfare Street Section</u>
Description/cross section	5-lane with curb and gutter	5-lane with curb and gutter
Right of way width (ft)	100	100
Speed Limit (mph)	45	
Current ADT:	East of Site: 38,200(*) West of Site: 24,400(*)	Design ADT: 45,000 vehicles/day (**)
Controlled Access	No	
Thoroughfare Plan Status:	Major Thoroughfare	
Other Information:	There are no sidewalks along Greenville Boulevard that service this property.	
Notes:	(*) 2004 NCDOT count adjusted with a 2% growth rate for 2007 (**)Traffic volume based an operating Level of Service D for existing geometric conditions ADT – Average Daily Traffic volume	

Transportation Improvement Program Status: No Projects Planned.

2.) 14th St - State maintained

	<u>Existing Street Section</u>	<u>Ultimate Thoroughfare Street Section</u>
Description/cross section	4-lane with curb and gutter	5-lane with curb and gutter
Right of way width (ft)	60	90
Speed Limit (mph)	35	
Current ADT:	North of Site: 9,800(*) South of Site: 17,500(*)	Design ADT: 35,000 vehicles/day (**)
Controlled Access	No	
Thoroughfare Plan Status:	Major Thoroughfare	
Other Information:	There are no sidewalks along 14 th Street that service this property.	
Notes:	(*) 2004 NCDOT count adjusted with a 2% growth rate for 2007 (**)Traffic volume based an operating Level of Service D for existing geometric conditions ADT – Average Daily Traffic volume	

Transportation Improvement Program Status: No Projects Planned.

Case No: 07-03

Applicant: Ward Holdings, LLC

Trips generated by proposed use/change:

Current Use: 30 -vehicle trips/day (*) **Proposed Use:** 3380 -vehicle trips/day (*)

Estimated Net Change: increase of 3350 -vehicle trips/day (assumes full-build out)

(* - These volumes are estimated and based on an average of the possible uses permitted by the current and proposed use.)

Impact on Existing Roads

The overall estimated trips presented above are distributed based on current traffic patterns. The estimated ADTs on Greenville Blvd and 14th St are as follows:

1.) Greenville Blvd, East of Site (“No build” ADT of 38,200)

Estimated ADT with Proposed Use (full build) – 39,552
Estimated ADT with Current Use (full build) – 38,212
Net ADT change – 1340 (4% increase)

2.) Greenville Blvd, West of Site (“No build” ADT of 24,400)

Estimated ADT with Proposed Use (full build) – 25,414
Estimated ADT with Current Use (full build) – 24,409
Net ADT change – 1005 (4% increase)

3.) 14th St, North of Site (“No build” ADT of 9,800)

Estimated ADT with Proposed Use (full build) – 10,138
Estimated ADT with Current Use (full build) – 9,803
Net ADT change – 335 (4% increase)

3.) 14th St, South of Site (“No build” ADT of 17,500)

Estimated ADT with Proposed Use (full build) – 18,176
Estimated ADT with Current Use (full build) – 17,506
Net ADT change – 670 (4% increase)

Staff Findings/Recommendations:

Development under the proposed land use plan amendment could generate 3380 trips to and from the site on Greenville Blvd and 14th St, which is a net increase of 3350 additional trips per day compared to the existing land use.

During the review process, measures to mitigate traffic impacts will be determined. Access to the properties will also be reviewed.

Excerpt from the draft Planning and Zoning Commission meeting minutes (12/18/07)

REQUEST BY WARD HOLDINGS, LLC - APPROVED

Chairman Tozer stated that the first item of business is a request by Ward Holdings, LLC to amend the Future Land Use Plan Map for the area described as being located at the southeast corner of the intersection of Greenville Boulevard and 14th Street, 320± feet along Greenville Boulevard and 200± feet deep containing approximately 1.5 acres from an “Office/Institutional/Multi-family” category to a “Commercial” category.

Ms. Chantae Gooby stated this is a request to amend the Land Use Plan Map from Office/Institutional/Multi-family to Commercial. Ms. Gooby explained that this request is similar to a Land Use Plan Map amendment and a rezoning request that were brought to the Commission several months ago. At that time, the Commission recommended approval for the amendment and the rezoning request. However, when the two requests were submitted to City Council for consideration, City Council unanimously denied both request. Ms. Gooby stated that there was a valid protest petition filed against the rezoning request. Ms. Gooby explained the change in the policy that requires Land Use Plan Map amendments to be acted upon by the Planning and Zoning Commission and City Council prior to the submission of a rezoning request, if necessary. The site consists of approximately 1.5 acres and is located in the eastern section of the city at the intersection of Greenville Boulevard and 14th Street. This request consists of three separate parcels that each contain a single-family residence. There is a neighborhood focus area at the intersection of Greenville Boulevard and 14th Street. This request could general a net increase of 3,300 trips with the majority onto Greenville Boulevard via a left-hand turn. In 1990, there was a request to rezone eight lots along Greenville Boulevard to Office and that request was denied by the Commission. A valid protest petition of 91% of the adjoining property owners was filed and City Council unanimously denied the request. Ms. Gooby stated that the property is currently zoned R9S as recommended by the Task Force on Preservation of Neighborhoods and Housing. Ms. Gooby stated that the intent of the Land Use Plan Map is to provide an office buffer along Greenville Boulevard to protect the interior homes within the Eastwood Subdivision from the commercial and multi-family that is located across the street. The proposed request shows commercial zoning at the corner but does not provide a buffer to the adjoining property owners. It has been recognized that the homes along Greenville Boulevard do have diminished long-term livability due to the character of Greenville Boulevard and that is why the Land Use Plan shows the frontage along Greenville Boulevard as Office. Ms. Gooby explained that changing the Land Use Plan Map to commercial would not provide a buffer to the homes that adjoin the property and specifically the rear adjoining properties. Therefore, staff would recommend denial of the request.

Mr. Jim Ward, petitioner, reiterated that this is the same request as previously. Mr. Ward stated that he agrees with staff that the property is not suitable for single-family dwellings. Mr. Ward stated that his contingent is the best use for the property is commercial and staff’s position is for the property to be of office use. Mr. Ward

reiterated that the Land Use Plan Map is a guide and not absolute. It is the decision of the Commission to decide how the current changes affect the Land Use Plan Map. Mr. Ward explained that the bufferyard requirement and setbacks are more restrictive under a commercial use than an Office-Residential use. Mr. Ward made reference to letters in support of the request (see attached). The letters were passed out to the Commission members. Mr. Ward asked the Commission to reinforce their previous decision and approve the request.

There was discussion in regards to the depth and distance differences in the bufferyard requirements for commercial uses and office uses.

No one spoke in opposition.

Motion was made by Mr. Baker, seconded by Mr. Stokes to recommend approval of the proposed amendment, to advise that it is consistent with the comprehensive plan and other applicable plans, and to adopt the staff report which addresses plan consistency and other matters. Those voting in favor: Baker, Stokes, Ramey, Randall, Basnight and Gordon. Those voting in opposition: Moye and Wilson. Motion carried.

 Jesse M. Baker
112 Hardee Road
Greenville, NC 27858

*Petitioner
Moving in January*



11/7/07

- o
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- o

Greenville City Council
City Council Chambers
200 Martin Luther King, Jr. Drive
Greenville, NC 27834

Dear City Council Members:

I have rented a home in Eastwood sub-division for over a year on Hardee Road just one block from Greenville Boulevard and the corner of E. 14th Street. For your information, just recently I have noticed transient people wandering around that I don't think live in this area, in fact, early in the morning on November 1st I found a college students wallet in my backyard that apparently fell when he jumped our fence cutting through our yard after dark that previous night or early that morning. When I called this person to return his wallet, cash & credit cards and to ask why he was in our yard late at night, he replied that he had know idea how he or his wallet was in our yard, in his words: "I was so screwed up that night I don't remember what I was doing there, just cutting through I guess". As you probably agree, my concerns are of safety issues regarding this type of activity recently witnessed in this ~~quite~~ neighborhood.

Sincerely,

Jesse M. Baker

Jim

From: <randymanning1@suddenlink.net>
To: <Jward39@suddenlink.net>
Sent: Thursday, October 11, 2007 8:56 AM

Greenville City Council,

I am in favor of the rezoning of properties by Ward Holdings Inc. on Greenville Blvd. I believe that the rezoning would eliminate continued growth of rental properties in this area. The potential move from residential to commercial property would also open up doors for potential jobs in the area, as well as eliminate some dangers of a residential neighborhood in a very high traffic environment.

Randy Manning
1606 Greenville Blvd

October 9, 2007

City Council Members:

I am a homeowner at 1608 Greenville Blvd. I am writing in support of the rezoning request at the corner of Greenville Blvd and 14th street by Mr. Jim Ward.

Rezoning the area could provide for a fresh look and help to enhance the neighborhood. Being a single family resident, a change in the zoning could also help to eliminate the rental atmosphere that has presented itself through the years.

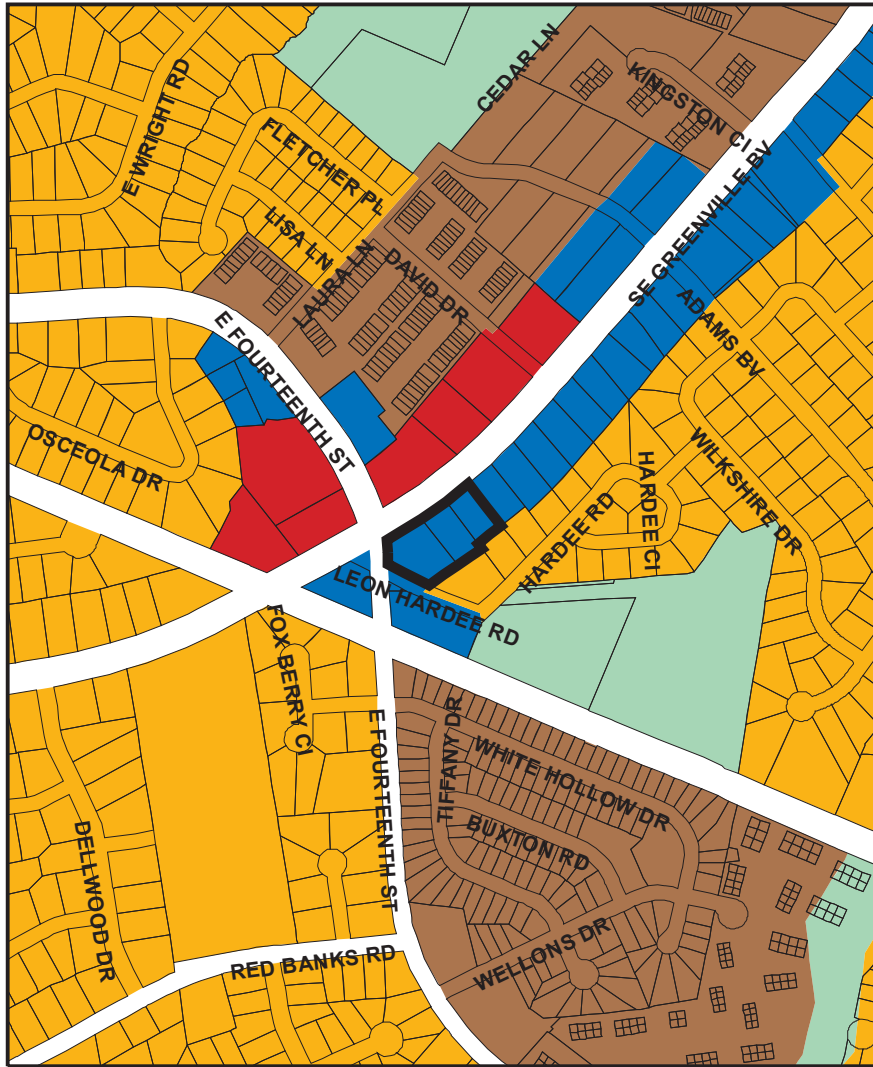
I regret that business travel has made me unable to attend this meeting. If there is a need to talk with me directly, please do not hesitate to call me at 252.412.5583.

Thank you for your time.

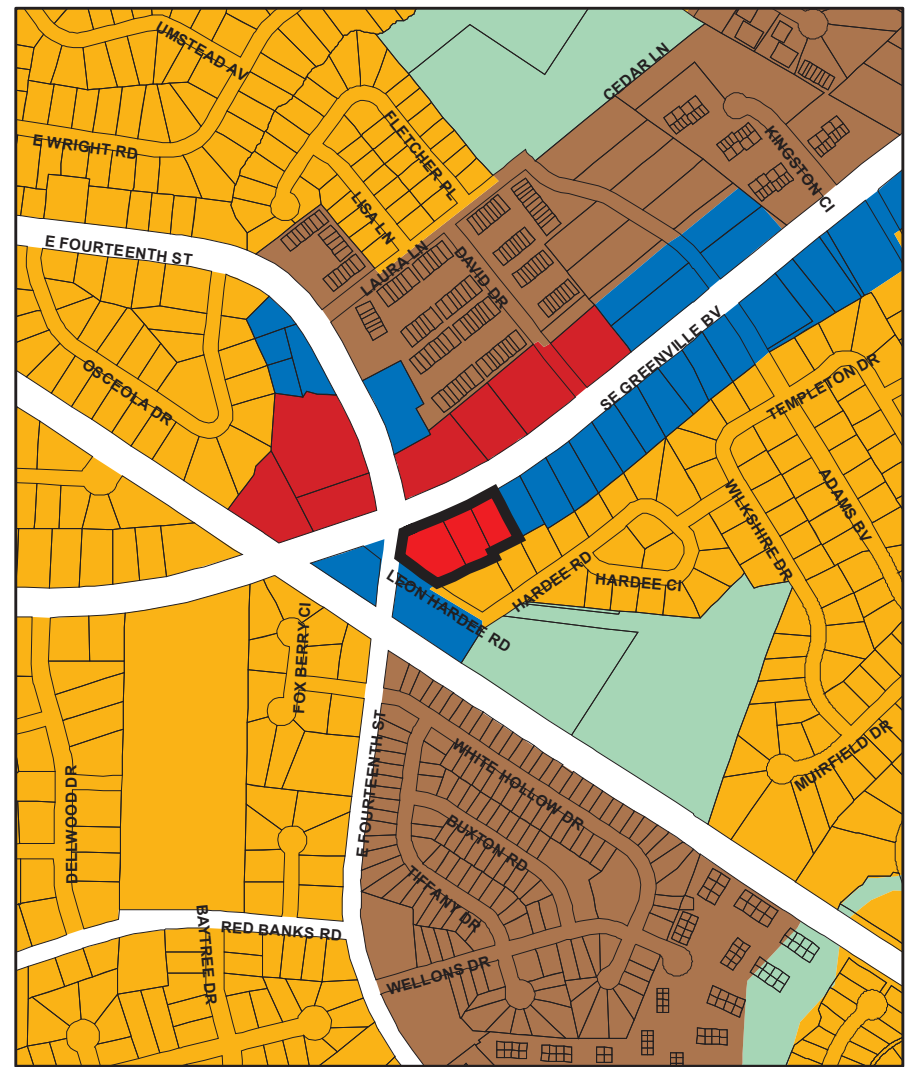
Rahul Thapar
1608 Greenville Blvd.

Ward Holdings, LLC Future Land Use Plan Admendment

Current (Future Land Use Plan Map)



Proposed (Future Land Use Plan Map)



- | | | | | |
|---------------|------------------------------------|---------------------------------------|------------------------------|---------------------------|
| Rezoning Site | Mixed Use / Office / Institutional | Office / Institutional / Medical | Medium Density Residential | Conservation / Open Space |
| Industrial | Medical Core | Office / Institutional / Multi-Family | Low Density Residential | |
| Commercial | Medical Transition | High Density Residential | Very Low Density Residential | |

Item #6

Created:
8/9/07

BUFFERYARD SETBACK AND VEGETATION SCREENING CHART

For Illustrative Purposes Only

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

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

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

Street trees may count toward the minimum acreage.

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

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

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

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

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

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

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

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

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

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

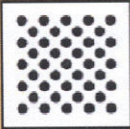
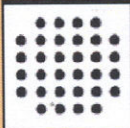
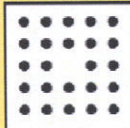
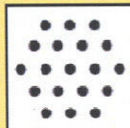
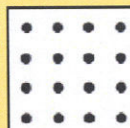
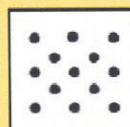
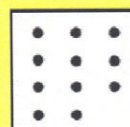
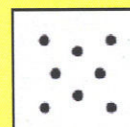
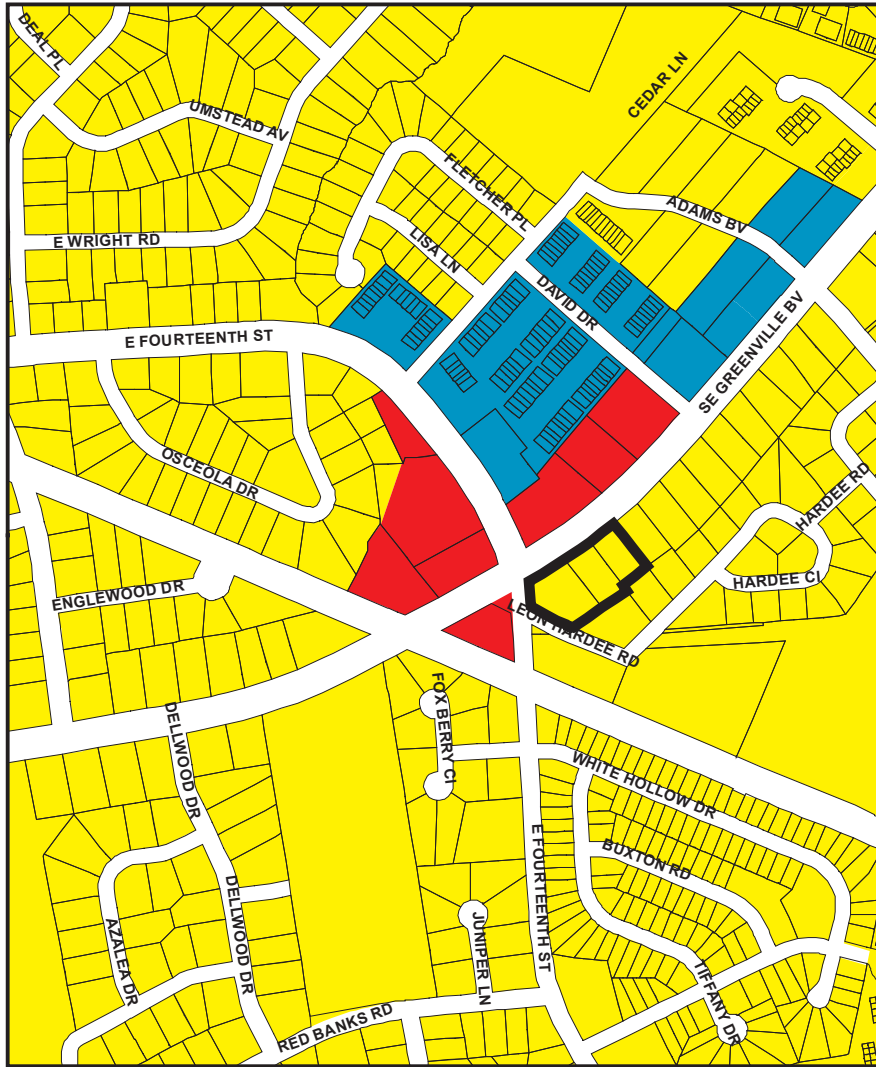
Residential Density		
Maximum density allowed by Zoning District based on average of 2.67 persons per dwelling unit		
High Density		
R6 R6-N R6-MH OR CDF	17 units per acre yields 45 persons per acre	
PUD	12 units per acre yields 32 persons per acre	
Medium Density		
R6-A	9 units per acre yields 24 persons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

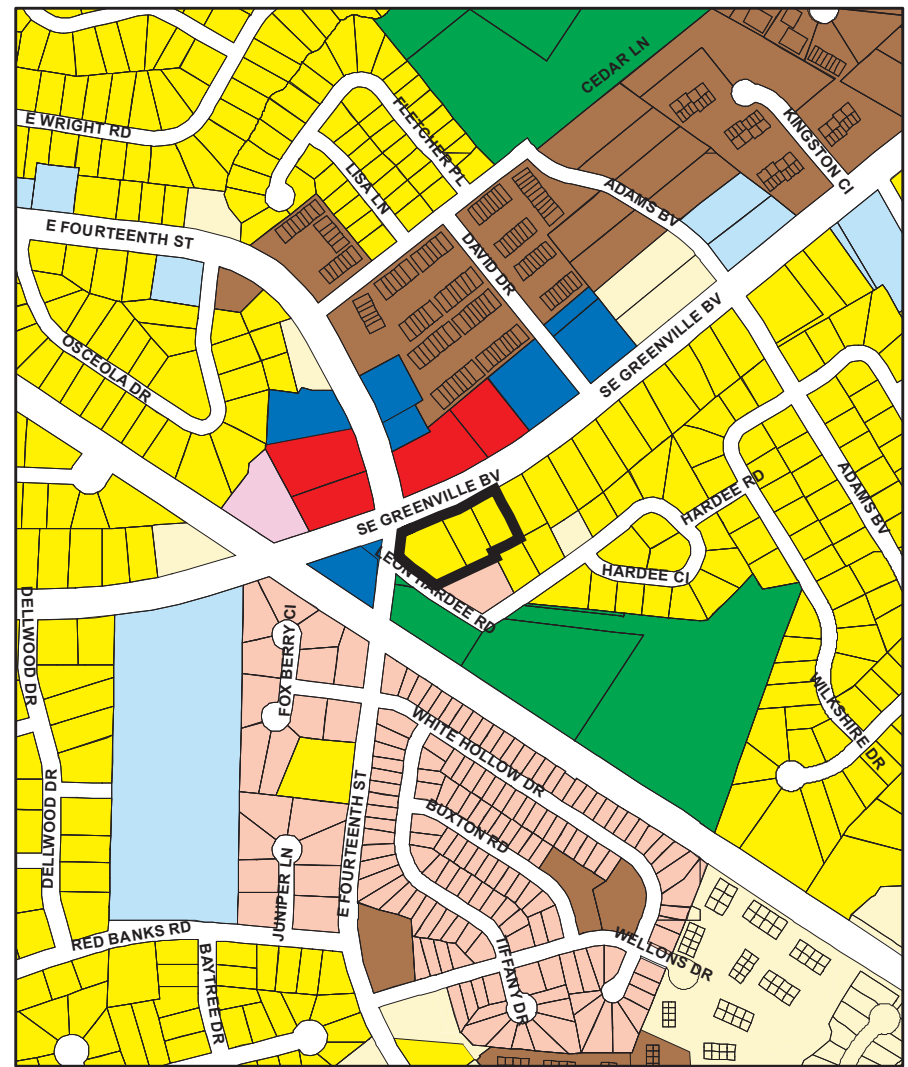
Illustration: Maximum allowable density in Residential Zoning Districts

Ward Holdings, LLC Future Land Use Plan Admendment

Zoning Patterns Map



Existing Land Use Map



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

- Rezoning Site
- Industrial
- Mobile Home Park
- Cemetery
- Institutional
- Multi-Family
- Recreation
- Commercial
- Landfill
- Office
- Single Family
- Duplex
- Mobile Home
- Public Parking
- Utility
- Vacant

Item # 6

Created:
12/2/07



City of Greenville, North Carolina

Meeting Date: 1/10/2008
Time: 7:00 PM

Title of Item: Ordinance requested by Kevin Haltigan et. al. to rezone 0.3581 acres located along the eastern right-of-way of Allen Road, south of Briarcliff Drive and north of Cobblestone Townhomes from RA20 (Residential-Agricultural) to OR (Office-Residential [High Density Multi-family])

Explanation:

Applicant:

Rezoning ordinance requested by Kevin Haltigan et. al. for 0.3581 acres located along the eastern right-of-way of Allen Road, south of Briarcliff Drive and north of Cobblestone Townhomes from RA20 (Residential-Agricultural) to OR (Office-Residential [High Density Multi-family]).

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.

Required Notice:

Planning and Zoning Commission meeting notice (adjoining property owner letters) mailed on December 4, 2007.
On-site Sign(s) – posted on December 4, 2007.
City Council public hearing notice (adjoining property owner letters) mailed on December 26, 2007.
Public Hearing Legal Advertisement published December 31, 2007 and January 7, 2008.

Comprehensive Plan:

The subject area is located in Vision Area F.

Allen road is designated as a residential corridor from its intersection with the Norfolk Southern Railroad to its intersection with Dickinson Avenue. Along

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

There is a designated neighborhood focus area located to the north of the subject property at the intersection of Allen Road and Landfill Road.

The current Future Land Use Plan Map recommends Office/Institutional/Multi-family (OIMF) along the eastern right-of-way of Allen Road between the neighborhood focus area at the intersection of Allen Road and Landfill Road and Green Mill Run, and transitioning to High Density Residential (HDR) in the interior areas to the east of Allen Road.

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

Based on possible uses permitted by the requested rezoning, the proposed rezoning classification could generate 39 trips to and from the site on Allen Road, which is a net increase of 29 additional trips per day. The proposed rezoning will have a minimal impact on Allen Road; therefore, a full traffic analysis has not been performed.

Detailed Report Attached

History/Background:

In 1972, the subject area was incorporated into the City's extra-territorial jurisdiction (ETJ) and zoned RA20 (Residential – Agricultural). The Future Land Use Plan Map was amended on November 8, 2007.

Present Land Use:

One (1) single-family residence.

Water/Sanitary Sewer:

GUC water is available along Allen Road. Sanitary sewer is available at the Westside Outfall located 800± feet to the southwest.

Historic Sites:

There is no known effect on designated sites.

Environmental Conditions/Constraints:

There are no known environmental constraints.

Surrounding Land Uses and Zoning:

North: RA20 - Farmland

South: RA20 - Farmland
East: RA20 – Farmland - abutted by R6 - proposed multi-family
West: RA20 - Several scattered single-family residences fronting Allen Rd.

Density Estimates:

Gross Acreage: 0.3581 acres

At the current zoning (RA20), staff would anticipate the site to accommodate one (1) single-family residence. At the proposed zoning (OR), staff would anticipate the site to accommodate an office building (3,500± square feet) and associated parking, or not more than 6 apartments.

Fiscal Note:

No cost to the City.

Recommendation:

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

The Planning and Zoning Commission, at their December 18, 2007 meeting, voted to approve the request.

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

If City Council determines to deny the rezoning request, in order to comply with this statutorily requirement, it is recommended that the motion be as follows: Motion to deny the request to rezone and to make a finding and determination that the denial of the rezoning request is consistent with the adopted comprehensive plan and that the denial of the rezoning 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.

For further information, contact Chantae M. Gooby at 329-4507 or Harry V. Hamilton, Jr. at 329-4511.

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

Attachments / [click to download](#)

- [📄 Survey](#)
 - [📄 Bufferyard and Vegetation Chart and Residential Density Chart](#)
 - [📄 Locational Map](#)
 - [📄 Ordinance Kevin Haltigan et al 734674](#)
 - [📄 Rezoning case 07 38 Kevin Haltigan et al 731058](#)
 - [📄 Kevin Haltigan et al P and Z Minutes 735073](#)
 - [📄 List of Uses RA20 to OR 733096](#)
-

ORDINANCE NO. 08-
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 January 10, 2008, at 7:00 p.m., in the City Council Chambers of City Hall in the City of Greenville, NC, conduct a public hearing on the adoption of an ordinance rezoning the following described territory;

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

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

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

Section 1. That the following described territory is rezoned from RA20 (Residential–Agricultural) to OR (Office-Residential).

TO WIT: Kevin B. and Patrick J. Haltigan Property.

LOCATION: Located along the eastern right-of-way of Allen Road, south of Briarcliff Drive and north of Cobblestone Townhomes.

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

Beginning at a point in the eastern right-of-way of Allen Road (NCSR 1203) said point being located N 34°47'58" E, 816.42 feet, thence S 51°30'00" E, 70.00 feet from the centerline intersection of Allen Road (NCSR 1203) and Hardee's Run, thence from said point of beginning with the eastern right-of-way of Allen Road (NCSR 1203) N 38°30'00" E, 120.00 feet, thence S 51°30'00" E, 130.00 feet, thence S 38°30'00" W, 120.00 feet, thence N 51°30'00" W, 130.00 feet to the point of beginning containing 0.3581 acres.

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

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

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

ADOPTED this 10th day of January, 2008.

Patricia C. Dunn, Mayor

ATTEST:

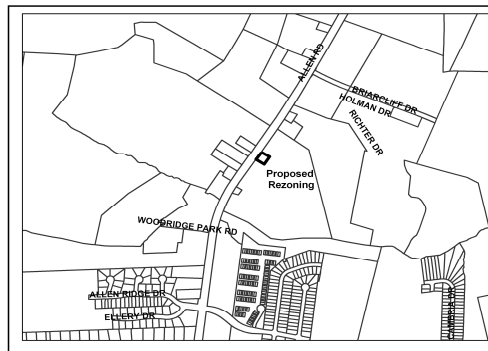
Wanda T. Elks, City Clerk

Case No: 07-38

Applicant: Kevin Haltigan et al

Property Information

Current Zoning: RA20 (Residential Agricultural)
Proposed Zoning: OR (Office-Residential [High Density MF])
Current Acreage: 0.36 acres
Location: Allen Road btw Dickinson Ave & Stantonsburg Rd
Points of Access: Allen Road



Location Map

Transportation Background Information

1.) Allen Road- State maintained

	<u>Existing Street Section</u>	<u>Ultimate Thoroughfare Street Section</u>
Description/cross section	2-lane w/ paved shoulders	5-lane curb & gutter with raised median
Right of way width (ft)	60	90
Speed Limit (mph)	55	55
Current ADT:	14,200 (*)	Design ADT: 35,000 vehicles/day (**)
Controlled Access	No	
Thoroughfare Plan Status:	Major Thoroughfare	
Other Information:	There are no sidewalks along Allen Road that service this property.	

Notes: (*) 2007 City count
 (**) Traffic volume based on operating Level of Service D for existing geometric conditions
 ADT – Average Daily Traffic volume

Transportation Improvement Program Status: Currently unfunded project on Priority List: Widen existing two and three lane roadway to multi-lane urban section facility with sidewalk, bicycle, and landscaping improvements.

Trips generated by proposed use/change

Current Zoning: 10 -vehicle trips/day (*) **Proposed Zoning: 39** -vehicle trips/day (*)

Estimated Net Change: increase of 29 vehicle trips/day (assumes full-build out)

(* - These volumes are estimated and based on an average of the possible uses permitted by the current and proposed zoning.)

Staff Findings/Recommendations

Based on possible uses permitted by the requested rezoning, the proposed rezoning classification could generate 39 trips to and from the site on Allen Road, which is a net increase of 29 additional trips per day.

The proposed rezoning will have a minimal impact on Allen Road; therefore, a full traffic analysis has not been performed.

Excerpt from the draft Planning and Zoning Commission meeting minutes (12/18/07)

REQUEST BY KEVIN HALTIGAN ET AL – APPROVED

Chairman Tozer stated that the next item is a request by Kevin Haltigan et al to rezone 0.36 acres located along the eastern right-of-way of Allen Road, south of Briarcliff Drive and north of Cobblestone Townhomes from RA20 (Residential-Agricultural) to OR (Office-Residential [High Density Multi-family]).

Ms. Gooby stated this request is to rezone property to Office-Multi-family. Ms. Gooby explained that this request was part of a Land Use Plan Map amendment previously approved by the Commission and City Council. The property is located on Allen Road, south of the railroad tracks. The proposed request could generate a net increase of 29 trips. The property is located on a residential corridor. The intent of the Land Use Plan Map is to provide an office or multi-family buffer to the interior residential property. Ms. Gooby stated that the request is in compliance with the Comprehensive Plan and the Land Use Plan Map.

Mr. Ken Malpass, representing the applicant, spoke on behalf of the request. Mr. Malpass stated that sewer is available approximately 750 feet south and it is anticipated that Allen Road will be expanded. Mr. Malpass stated he would answer any questions.

No one spoke in opposition.

Motion was made by Mr. Ramey, seconded by Mr. Gordon 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

RA20 (Residential-Agricultural)

Permitted Uses

(1) General:

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

(2) Residential:

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

(3) Home Occupations (see all categories):

*None

(4) Governmental:

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

(5) Agricultural/ Mining:

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

(6) Recreational/ Entertainment:

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

(7) Office/ Financial/ Medical:

* None

(8) Services:

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

(9) Repair:

* None

(10) Retail Trade:

* None

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

* None

(12) Construction:

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

(13) Transportation:

* None

(14) Manufacturing/ Warehousing:

* None

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

* None

RA20 (Residential-Agricultural)

Special Uses

(1) General:

* None

(2) Residential:

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

(3) Home Occupations (see all categories):

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

(4) Governmental:

- a. Public utility building or use

(5) Agricultural/ Mining:

- b. Greenhouse or plant nursery; including accessory sales

(6) Recreational/ Entertainment:

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

(7) Office/ Financial/ Medical:

* None

(8) Services:

- a. Child day care facilities
- b. Adult day care facilities
- d. Cemetery
- g. School; junior and senior high (see also section 9-4-103)
- h. School; elementary (see also section 9-4-103)
- i. School; kindergarten or nursery (see also section 9-4-103)
- ee. Hospital

(9) Repair:

* None

(10) Retail Trade:

* None

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

* None

(12) Construction:

* None

(13) Transportation:

* None

(14) Manufacturing/ Warehousing:

* None

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

* None

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

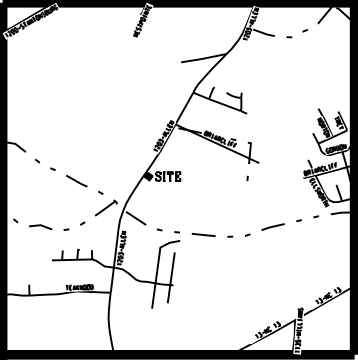
(14) Manufacturing/ Warehousing:

* None

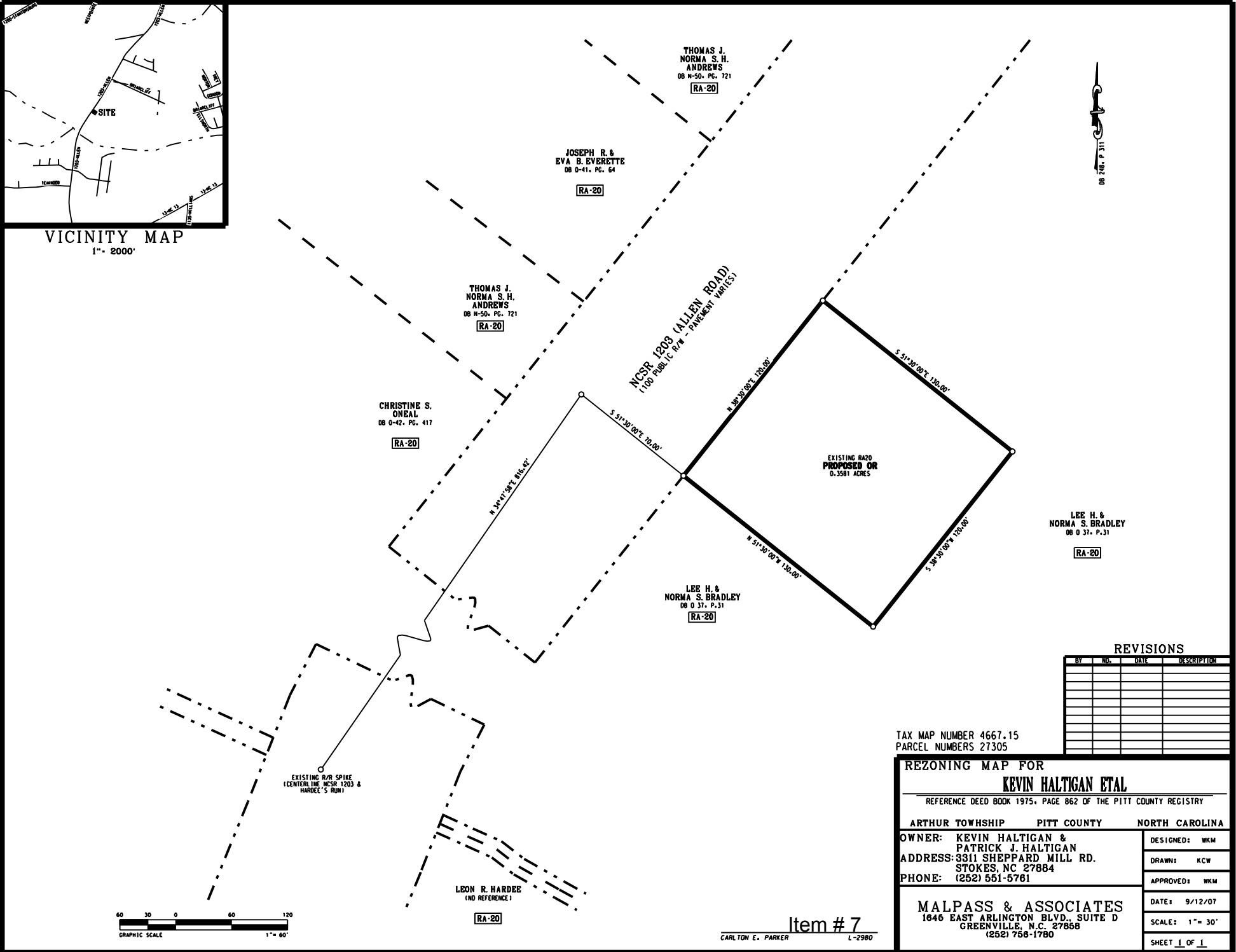
(15) Other Activities (not otherwise listed - all categories):

a. Other activities; personal services not otherwise listed

b. Other activities; professional services not otherwise listed



VICINITY MAP
1" = 2000'



REVISIONS

BY	NO.	DATE	DESCRIPTION

TAX MAP NUMBER 4667.15
PARCEL NUMBERS 27305

REZONING MAP FOR
KEVIN HALTIGAN ETAL
REFERENCE DEED BOOK 1975, PAGE 862 OF THE PITT COUNTY REGISTRY

ARTHUR TOWNSHIP PITT COUNTY NORTH CAROLINA

OWNER: KEVIN HALTIGAN & PATRICK J. HALTIGAN
ADDRESS: 3311 SHEPPARD MILL RD. STOKES, NC 27884
PHONE: (252) 551-5781

DESIGNED: WKM
DRAWN: KCW
APPROVED: WKM
DATE: 9/12/07
SCALE: 1" = 30'
SHEET 1 OF 1

MALPASS & ASSOCIATES
1846 EAST ARLINGTON BLVD., SUITE D
GREENVILLE, N.C. 27858
(252) 756-1780



Item # 7

CARLTON E. PARKER L-2980

BUFFERYARD SETBACK AND VEGETATION SCREENING CHART

For Illustrative Purposes Only

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

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

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

Street trees may count toward the minimum acreage.

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

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

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

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

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

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

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

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

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

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

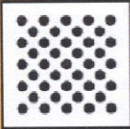
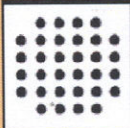
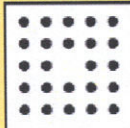
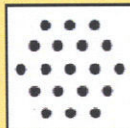
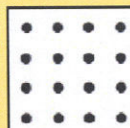
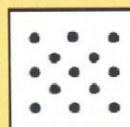
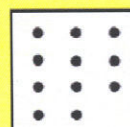
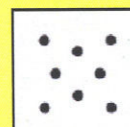
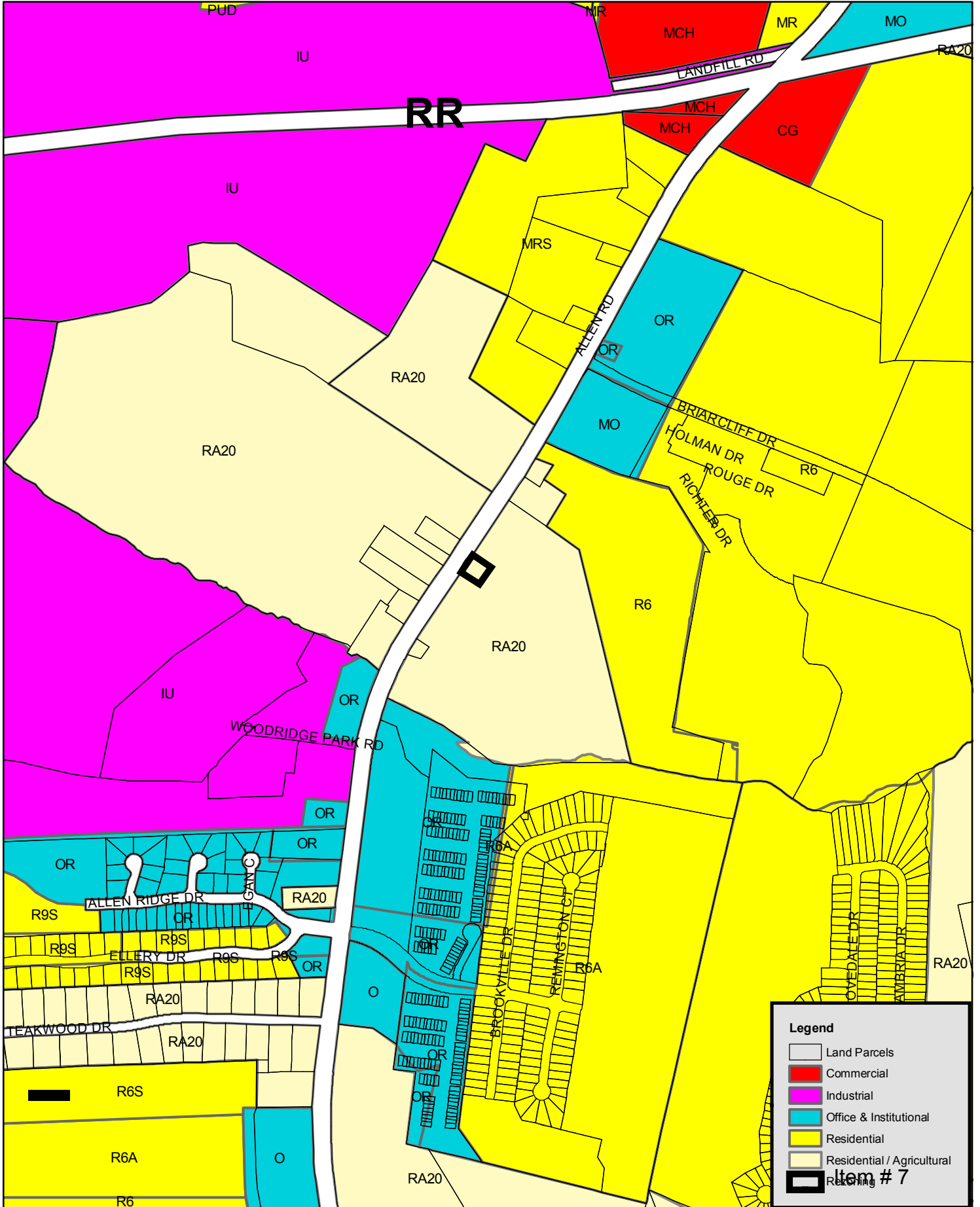
Residential Density		
Maximum density allowed by Zoning District based on average of 2.67 persons per dwelling unit		
High Density		
R6 R6-N R6-MH OR CDF	17 units per acre yields 45 persons per acre	
PUD	12 units per acre yields 32 persons per acre	
Medium Density		
R6-A	9 units per acre yields 24 persons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

Illustration: Maximum allowable density in Residential Zoning Districts





City of Greenville, North Carolina

Meeting Date: 1/10/2008
Time: 7:00 PM

Title of Item: Ordinance requested by Thomas F. Taft, Sr. to rezone 2.79 acres located between Evans and Cotanche Streets, south of Reade Circle, and north of East 8th Street from CDF (Downtown Commercial Fringe) and R6 (Residential [High Density Multi-family]) to CD (Downtown Commercial)

Explanation:

Applicant:

Rezoning requested by Thomas F. Taft, Sr. for 2.79 acres located between Evans and Cotanche Streets, south of Reade Circle, and north of East 8th Street from CDF (Downtown Commercial Fringe) and R6 (Residential [High Density Multi-family]) to CD (Downtown Commercial).

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.

Required Notice:

Planning and Zoning Commission meeting notice (adjoining property owner letters) mailed on December 4, 2007.
On-site Sign(s) – posted on December 4, 2007.
City Council public hearing notice (adjoining property owner letters) mailed on December 26, 2007.
Public Hearing Legal Advertisement published on December 31, 2007 and January 7, 2008.

Comprehensive Plan:

The subject site is located in Vision Area G.

Evans Street is considered a “connector” corridor from Reade Circle to the entrance of the Bedford Subdivision (Caversham Road). Connector corridors are

designed to carry high volumes of traffic through and across the City, and are anticipated to accommodate a variety of intensive land uses on abutting properties.

The subject property is located in the designated regional focus area described as the central business district (Uptown area).

The Future Land Use Plan Map recommends commercial development in the general area.

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

Based on possible uses permitted by the requested rezoning, the proposed rezoning classification could generate 298 trips to and from the site on Reade Circle, which is a net increase of 192 additional trips per day.

Based on possible uses permitted by the requested rezoning, the proposed rezoning classification could generate 597 trips to and from the site on Cotanche Street, which is a net increase of 384 additional trips per day.

Based on possible uses permitted by the requested rezoning, the proposed rezoning classification could generate 597 trips to and from the site on Evans Street, which is a net increase of 384 additional trips per day.

During the review process, measures to mitigate the traffic will have to be determined. These measures could include the construction of additional turn lanes and traffic signal modifications at the nearest signalized intersection(s). Access to the tracts will also be reviewed.

Detailed Report Attached

History/Background:

In 1969, the property was zoned CDF (Downtown Commercial Fringe) and O&I (Office-Institutional). In 1981, the O&I-zoned portion was rezoned to R6 (Residential).

Present Land Use:

Currently, the site contains Georgetowne Apartments (25 units), Taff Office Equipment Company, East Coast Labor, and an 8-unit apartment building referenced as 700 Cotanche Street.

Water/Sewer:

Public water and sanitary sewer are available to the subject tract.

Historic Sites:

There is no known effect on designated sites.

Environmental Conditions/Constraints:

There are no known environmental constraints.

Surrounding Land Uses:

North: CD – BB&T and parking lot

South: CDF – Ham’s Restaurant; OR–Parking lot and Campus Christian Fellowship

East: OR – East Carolina University main campus and recreation center, and Ringgold Towers Apartments

West: CDF – Vacant restaurant building

Density Estimates:

Gross Acreage: 2.79 acres

Currently, the site contains Georgetowne Apartments (25 units), Taff Office Equipment Company, East Coast Labor, and 700 Cotanche Street apartments (8 units).

At the proposed zoning (CD), staff would anticipate a multi-story multi-family project with approximately 175-225 units (1, 2, and 3 bedrooms).

The anticipated build-out is 2-3 years.

Additional Information:

By-Right (multi-family) Residential – no special use permit required

“Sec. 9-4-153. Development standards CD zoning district [multi-family only]

(a) Minimum habitable (mechanically conditioned) floor area per unit:

(1) One bedroom unit: Four hundred (400) square feet.

(2) Two (2) or more bedroom unit: Five hundred (500) square feet.

(b) Minimum lot area: None.

(c) Minimum lot width: None.

(d) Minimum street, side and rear yard setbacks: None.

(e) Minimum parking: One-half (0.5) spaces per bedroom.

(f) Parking location requirements: Each required parking space shall be located within eight hundred (800) feet of the use it is intended to serve. Remote parking facilities shall be in accordance with the applicable provisions of Article O, Parking.

(g) All off-street parking areas designed for three (3) or more spaces shall be in accordance with Article O.

(h) Preservation design: In order to protect the architectural integrity of existing buildings within the CD zoning district, and in so doing to preserve the continuity of scale and design within those areas, the following requirements shall be met:

(1) All slip covers previously applied to the facade of existing buildings shall be removed.

(2) All canopies, except for those made of canvas, shall be removed from the facade.

(3) Where evidence exists of original windows and door openings subsequently enclosed, such windows and doors shall be reopened in an operable manner and in a style in keeping with the building. Where other unique architectural features remain, including cornices, mid-cornices and window surrounds, they shall be repaired and/or replaced with elements of like design.

(4) Nothing in this subsection shall supersede applicable North Carolina State Building Code requirements.

(i) Signage: All signs shall be erected in accordance with Article N of this chapter, but in no event shall be mounted over existing windows, doors or other architectural features described in (h)(3) above.”

Special Use (dormitory) Residential – Special use permit approval of the Board of Adjustment required

“Section 9-4-86(mm) Dormitory Development within the CD district.

(1) Minimum habitable (mechanically conditioned) floor area per each bedroom: Two hundred (200) square feet. For purposes of this requirement the term “floor area” shall include private living spaces and any connected common living spaces associated with the subject bedroom, provided however the common living space allocation devoted to a bedroom shall not qualify for or count toward the minimum floor area requirement of any other bedroom.

(2) Minimum lot area: None.

(3) Minimum lot width: None.

(4) Minimum street, side and rear yard setbacks: None.

(5) Minimum parking requirement: One-half (0.5) space per bedroom.

(6) Parking location requirements: Each required parking space shall be located within eight hundred (800) feet of the use it is intended to serve, as measured with and along an improved pedestrian path from the most distant parking space to the building entrance. Remote parking facilities shall be in accordance with the applicable provisions of Article O, Parking.

(7) All off-street parking areas designed for three (3) or more spaces shall be in accordance with Article O.

(8) Preservation design: In order to protect the architectural integrity of existing buildings within the CD zoning district, and in so doing to preserve the continuity of scale and design within those areas, the following requirements shall be met:

(a) All slip covers previously applied to the facade of existing buildings shall be removed.

(b) All canopies, except for those made of canvas, shall be removed from the facade.

(c) Where evidence exists of original windows and door openings

subsequently enclosed, such windows and doors shall be reopened in an operable manner and in a style in keeping with the building. Where other unique architectural features remain, including cornices, mid-cornices and window surrounds, they shall be repaired and/or replaced with elements of like design.

(d) Nothing in this subsection shall supersede applicable North Carolina State Building Code requirements.

(9) Maximum residential occupancy limits:

(a) Residential occupancy within dormitory units shall be limited to one (1) bed per each bedroom and one (1) person per each bedroom.

(b) Residential occupancy within dwelling units shall be limited to one (1) family per each dwelling unit.

(10) Signage: All signs shall be erected in accordance with Article N of this chapter, but in no event shall a sign be mounted over existing windows, doors or other architectural features described in (8)(c) above.

(11) Residential and nonresidential uses allowed.

(a) Subject to district standards, and requirements, development allowed under this section may include both residential and nonresidential use.”

Additional Staff Comments:

The CD district allows zero (0) lot line building construction, and nonresidential uses are exempt from the parking requirements. Residential parking requirement: one-half (1/2) space per bedroom.

Fiscal Note:

No cost to the City.

Recommendation:

In staff’s opinion, the request is in compliance with Horizons: Greenville’s Community Plan, the Future Land Use Plan Map, and the Center City Revitalization Plan.

The Planning and Zoning Commission, at their December 18, 2007 meeting, voted to approve the request.

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

If City Council determines to deny the rezoning request, in order to comply with this statutory requirement, it is recommended that the motion be as follows: Motion to deny the request to rezone and to make a finding and determination that the denial of the rezoning request is consistent with the adopted comprehensive plan and that the denial of the rezoning 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.

For further information, contact Chantae M. Gooby at 329-4507 or Harry V. Hamilton, Jr. at 329-4511.

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

Attachments / click to download

- [📄 Locational Map](#)
 - [📄 Survey](#)
 - [📄 Bufferyard and Vegetation Chart and Residential Density Chart](#)
 - [📄 Ordinance Thomas F. Taft Sr 734361](#)
 - [📄 Rezoning Case 07 40 Thomas F. Taft Sr. et al 731065](#)
 - [📄 Thomas F. Taft Sr P and Z Minutes 735075](#)
 - [📄 List of Uses CDF to CD 719111](#)
-

ORDINANCE NO. 08-
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 January 10, 2008, 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 CDF (Downtown Commercial Fringe) and R6 (Residential) to CD (Downtown Commercial).

TO WIT: Thomas F. Taft, Edmund Hoover Taft, III, Income Investments, LLC, and Ward Holdings, LLC Properties.

LOCATION: Located between Evans and Cotanche Streets, south of Reade Circle and north of 8th Street.

DESCRIPTION: Being all that property identified as Pitt County Tax Parcel 31724, owned by Thomas F. Taft and Edmund Hoover Taft, III, recorded in Deed Book K44, Page 112, Pitt County Tax Parcels 28624, 23585, and 13451, owned by Income Investments, LLC recorded in Deed Book 2410, Page 500, and Pitt County Tax Parcels 25898, owned by Ward Holdings, LLC recorded in Deed Book 1051, Page 826, located in City of Greenville, Greenville Township, Pitt County, North Carolina, bounded on the south by 8th Street and 7th Street, on the east by Cotanche Street, on the north by Reade Circle, on the west by Hambone Dog Properties, LLC and Evans Street, and being more particularly described as follows:

BEGINNING AT A POINT in the northerly right-of-way of 8th Street, said point being the southeasterly property corner of Ward Holding, LLC, recorded in Deed Book 1051, Page 826; thence from the Point of Beginning with the northerly right-of-way of 8th Street N 78°44'02" W, 232.50 feet to a point, the southeasterly corner of Hambone Dog Properties, LLC, recorded in Deed Book 2224, Page 208; thence cornering and running with Hambone Dog Properties N 11°08'37" E, 184.91 feet to a point in the northerly right-of-way of 7th Street, the southeasterly property corner of Income Investments, LLC, recorded in Deed Book 2410, Page 500; thence cornering and running with the northerly right-of-way of 7th Street N 79°06'00" W, 274.80 feet to the point of intersection with the easterly right-of-way of Evans Street; thence cornering with the easterly right-of-way of Evans Street N 10°58'40" E, 133.73 feet to a point, said point being the northwesterly property corner of the Income Investments, LLC; thence N 50°35'20" E, 6.45 feet to a point in the southerly right-of-way of Reade Circle; thence continuing with the southerly right-of-way of Reade Circle with a curve to the left, having a radius of 591.36 feet, arc length of 327.00 feet and chord bearing and distance of N 75°02'57" E, 322.85 feet to a point; thence with a curve to the right, having a radius of 34.98 feet, arc length of 69.55 feet and chord bearing and distance of S 63°50'08" E, 58.64 feet to a point in the westerly right-of-way of Cotanche Street; thence continuing with the westerly right-of-way of Cotanche Street S 06°52'44" E, 273.89 feet to a point, S 60°42'36" E, 18.68 feet to a point, S 01°11'00" E, 8.11 feet to a point, S 05°35'04" E, 9.32 feet to a point, S 05°35'04" E, 174.03 feet to the POINT OF BEGINNING, containing 2.79 acres more or less and being all of Pitt County Parcel 31724, 28624, 23585, 13451, and 25898 shown on a Rezoning Map, prepared by Rivers and Associates, Inc., drawing number Z-2445, last revised November 28, 2007, and herein Incorporated by reference.

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

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

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

ADOPTED this 10th day of January, 2008.

Patricia C. Dunn, Mayor

ATTEST:

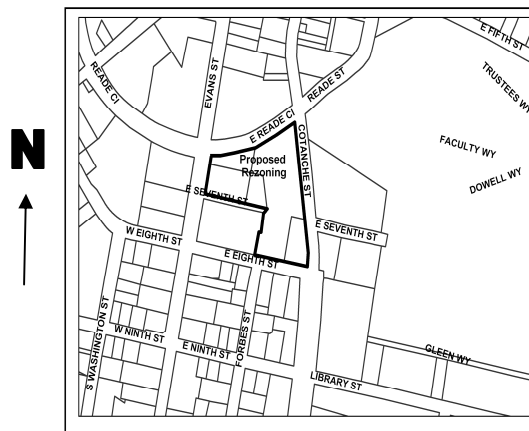
Wanda T. Elks, City Clerk

Case No: 07-40

Applicant: Thomas F. Taft, Sr. et al

Property Information

Current Zoning: RA20 (Residential Agricultural)
Proposed Zoning: CFD (Downtown Commercial Fringe) & R6 (Residential [High Density MF])
Current Acreage: 2.79 acres
Location: Btw Evans St & Cotanche St and Reade Circle & E Eighth St
Points of Access: Reade Circle, Evans St, Cotanche St



Location Map

Transportation Background Information

1.) Reade Circle- City maintained

	<u>Existing Street Section</u>	<u>Ultimate Thoroughfare Street Section</u>
Description/cross section	4-lane divided with curb & gutter	5-lane curb & gutter
Right of way width (ft)	87	87
Speed Limit (mph)	35	35
Current ADT:	7,798 (*)	Design ADT: 35,000 vehicles/day (**)
Controlled Access	No	
Thoroughfare Plan Status:	Major Thoroughfare	
Other Information:	There are sidewalks along Reade Circle that service this property.	

Notes: (*) 2007 City count
 (**) Traffic volume based an operating Level of Service D for existing geometric conditions
 ADT – Average Daily Traffic volume

Transportation Improvement Program Status: No Planned Improvements.

2.) Cotanche Street- City maintained

	<u>Existing Street Section</u>	<u>Ultimate Thoroughfare Street Section</u>
Description/cross section	2-lane curb & gutter	5-lane curb & gutter
Right of way width (ft)	65 (Reade to 7th) / 55 (7th-10th St)	70
Speed Limit (mph)	35	35
Current ADT:	16,540 (*)	Design ADT: 12,000 vehicles/day (**)
Controlled Access	No	
Thoroughfare Plan Status:	Major Thoroughfare	
Other Information:	There are sidewalks along Cotanche Street hat service this property.	

Notes: (*) 2005 City count adjusted for a 2% yearly growth rate
 (**) Traffic volume based an operating Level of Service D for existing geometric conditions
 ADT – Average Daily Traffic volume

Transportation Improvement Program Status: From Priority List (currently unfunded): Widen existing 2 and 3 lane Blvd (Charles Boulevard / NC-43 South) to a multi-lane urban section.

3.) Evans Street- State maintained

	<u>Existing Street Section</u>	<u>Ultimate Thoroughfare Street Section</u>
Description/cross section	4-lane curb & gutter	4-lane curb & gutter/ wide outside lanes
Right of way width (ft)	70	70
Speed Limit (mph)	35	35
Current ADT:	13,730 (*)	Design ADT: 30,000 vehicles/day (**)
Controlled Access	No	
Thoroughfare Plan Status:	Major Thoroughfare	
Other Information:	There are sidewalks along Evans Street that service this property.	

Notes: (*) 2005 City count adjusted for a 2% yearly growth rate
(**) Traffic volume based an operating Level of Service D for existing geometric conditions
ADT – Average Daily Traffic volume

Transportation Improvement Program Status: No Planned improvements for this section of Evans Street.

Trips generated by proposed use/change

Current Zoning: 533 -vehicle trips/day (*) **Proposed Zoning: 1,492** -vehicle trips/day (*)

Estimated Net Change: increase of 959 vehicle trips/day (assumes full-build out)

(* - These volumes are estimated and based on an average of the possible uses permitted by the current and proposed zoning.)

Impact on Existing Roads

The overall estimated trips presented above are distributed based on current traffic patterns. The estimated ADTs on Reade Circle, Cotanche Street, and Evans Street are as follows:

1.) Reade Circle, East of Site: “No build” ADT of 7,798

Estimated ADT with Proposed Zoning (full build) – 7,873
 Estimated ADT with Current Zoning (full build) – 7,825
Net ADT change = 48 (<1% increase)

2.) Reade Circle, West of Site: “No build” ADT of 7,798

Estimated ADT with Proposed Zoning (full build) – 8,022
 Estimated ADT with Current Zoning (full build) – 7,878
Net ADT change = 144 (2% increase)

3.) Cotanche Street, North of Site: “No build” ADT of 16,540

Estimated ADT with Proposed Zoning (full build) – 16,540
 Estimated ADT with Current Zoning (full build) – 16,540
Net ADT change = 0 (<1% increase)

4.) Cotanche Street, South of Site: “No build” ADT of 16,540

Estimated ADT with Proposed Zoning (full build) – 17,137
 Estimated ADT with Current Zoning (full build) – 16,753
Net ADT change = 384 (2% increase)

Excerpt from the draft Planning and Zoning Commission meeting minutes (12/18/07)

REQUEST BY THOMAS F. TAFT, SR. – APPROVED

Chairman Tozer stated that the next item is request by Thomas F. Taft, Sr. to rezone 2.79 acres located between Evans and Cotanche Streets south of Reade Circle, and north of East 8th Street from CDF (Downtown Commercial Fringe) and R6 (Residential [High Density Multi-family]) to CD (Downtown Commercial).

Ms. Gooby stated this request is to rezone property to Downtown Commercial. The property is centrally located in the city and south of Reade Circle. Ms. Gooby presented a map of the site and the location of multi-family units in the area. This request could generate a net increase of 960 trips with disbursement onto three major thoroughfares, Evans Street, Reade Circle and Cotanche Street. Ms. Gooby stated that this rezoning is considered within the regional focus area located in the Uptown area. The intent of the Land Use Plan Map is to encourage commercial or higher intensive uses in this area. Under the proposed zoning, staff would anticipate 175 to 225 multi-family units. Ms. Gooby stated that the request is in compliance with the Comprehensive Plan, Land Use Plan Map and the Center City Revitalization Plan.

Mr. Moyer asked with the number of anticipated units to be built if anyone has given thought to the parking for the units.

Ms. Gooby explained that in the Downtown Commercial district you can have remote parking which may be an option.

Mr. Patrick Hartman, Rivers and Associates, spoke on behalf of the request. Mr. Hartman stated that they do not anticipate any change in the use of the property if rezoned.

No one spoke in opposition.

Motion was made by Mr. Moyer, seconded by Mr. Gordon 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

CDF (Downtown Commercial Fringe)

Permitted Uses

(1) General:

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

(2) Residential:

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

(3) Home Occupations (see all categories):

*None

(4) Governmental:

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

(5) Agricultural/ Mining:

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

(6) Recreational/ Entertainment:

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

(7) Office/ Financial/ Medical:

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

(8) Services:

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

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

(9) Repair:

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

(10) Retail Trade:

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

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

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

(12) Construction:

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

(13) Transportation:

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

(14) Manufacturing/ Warehousing:

- c. Bakery; production, storage and shipment facilities

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

* None

CDF (Downtown Commercial Fringe)

Special Uses

(1) General:

* None

(2) Residential:

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

(3) Home Occupations (see all categories):

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

(4) Governmental:

- a. Public utility building or use

(5) Agricultural/ Mining:

* None

(6) Recreational/ Entertainment:

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

(7) Office/ Financial/ Medical:

* None

(8) Services:

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

(9) Repair:

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

(10) Retail Trade:

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

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

* None

(12) Construction:

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

(13) Transportation:

- h. Parking lot or structure; principal use

(14) Manufacturing/ Warehousing:

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

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

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

R6 (Residential)

Permitted Uses

(1) General:

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

(2) Residential:

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

(3) Home Occupations (see all categories):

*None

(4) Governmental:

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

(5) Agricultural/ Mining:

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

(6) Recreational/ Entertainment:

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

(7) Office/ Financial/ Medical:

* None

(8) Services:

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

(9) Repair:

* None

(10) Retail Trade:

* None

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

* None

(12) Construction:

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

(13) Transportation:

* None

(14) Manufacturing/ Warehousing:

* None

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

* None

R6 (Residential)

Special Uses

(1) General:

* None

(2) Residential:

d. Land use intensity multifamily (LUI) development rating 50 per Article K

e. Land use intensity dormitory (LUI) development rating 67 per Article K

l. Group care facility

n. Retirement center or home

p. Board or rooming house

r. Fraternity or sorority house

o.(1). Nursing, convalescent center or maternity home; minor care facility

(3) Home Occupations (see all categories):

a. Home occupation; including barber and beauty shops

c. Home occupation; including manicure, pedicure or facial salon

(4) Governmental:

a. Public utility building or use

(5) Agricultural/ Mining:

* None

(6) Recreational/ Entertainment:

a. Golf course; regulation

c.(1). Tennis club; indoor and outdoor facilities

(7) Office/ Financial/ Medical:

* None

(8) Services:

- a. Child day care facilities
- b. Adult day care facilities
- d. Cemetery
- g. School; junior and senior high (see also section 9-4-103)
- h. School; elementary (see also section 9-4-103)
- i. School; kindergarten or nursery (see also section 9-4-103)
- m. Multi-purpose center
- t. Guest house, college and other institutions of higher learning

(9) Repair:

* None

(10) Retail Trade:

* None

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

* None

(12) Construction:

* None

(13) Transportation:

* None

(14) Manufacturing/ Warehousing:

* None

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

* None

PROPOSED ZONING

CD (Downtown Commercial)

Permitted Uses

(1) General:

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

(2) Residential:

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

(3) Home Occupations (see all categories):

*None

(4) Governmental:

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

(5) Agricultural/ Mining:

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

(6) Recreational/ Entertainment:

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

(7) Office/ Financial/ Medical:

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

(8) Services:

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

- cc. Trade or business organizations
- hh. Exercise and weight loss studios; indoor only
- kk. Laundrette; household users
- ll. Dry cleaners; household users
- oo. Clothes alteration or shoe repair shop

(9) Repair:

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

(10) Retail Trade:

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

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

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

(12) Construction:

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

(13) Transportation:

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

(14) Manufacturing/ Warehousing:

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

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

* None

CD (Downtown Commercial)

Special Uses

(1) General:

* None

(2) Residential:

e.(1) Dormitory development

(3) Home Occupations (see all categories):

* None

(4) Governmental:

* None

(5) Agricultural/ Mining:

* None

(6) Recreational/ Entertainment:

d. Game center

l. Billiard parlor or pool hall

m. Public or private club

t. Athletic club; indoor and outdoor facilities

(7) Office/ Financial/ Medical:

* None

(8) Services:

a. Child day care facilities

b. Adult day care facilities

i. School; kindergarten or nursery (see also section 9-4-103)

l. Convention center; private

(9) Repair:

b. Minor repair; as an accessory or principal use

(10) Retail Trade:

b. Gasoline or automotive fuel sales; accessory or principal use, retail

g. Fish market; excluding processing or packing

j. Restaurant; regulated outdoor activities

n. Appliance; commercial use, sales and accessory repair, excluding outside storage

aa. Pawnbroker

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

* None

(12) Construction:

* None

(13) Transportation:

* None

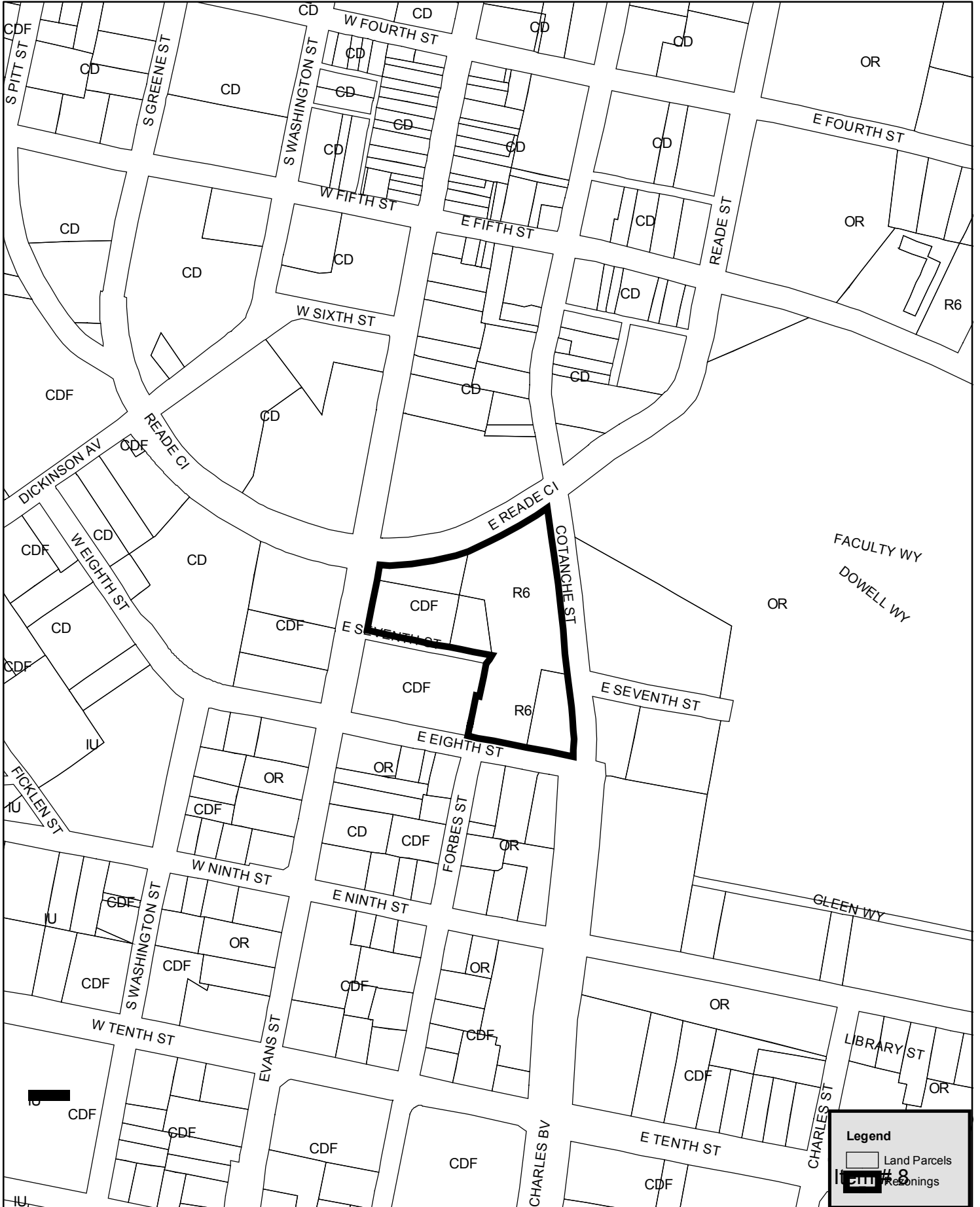
(14) Manufacturing/ Warehousing:

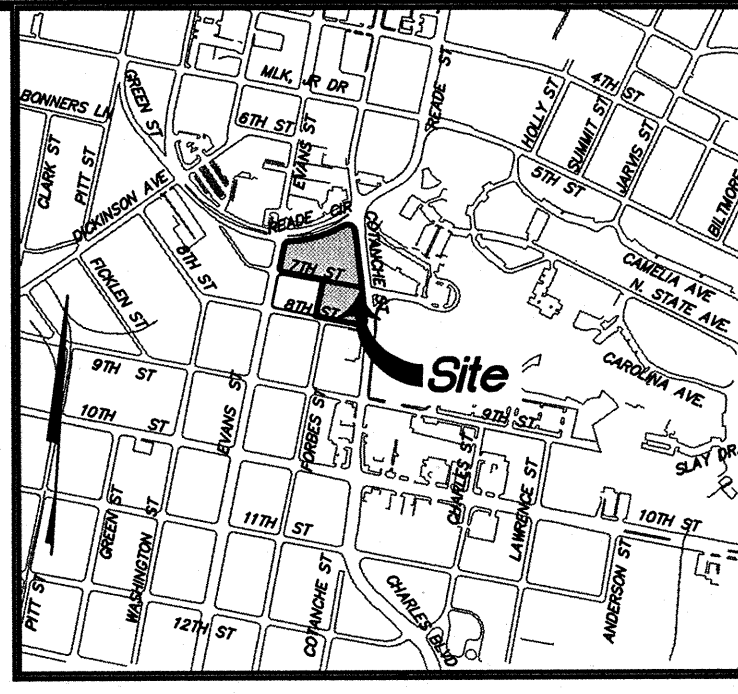
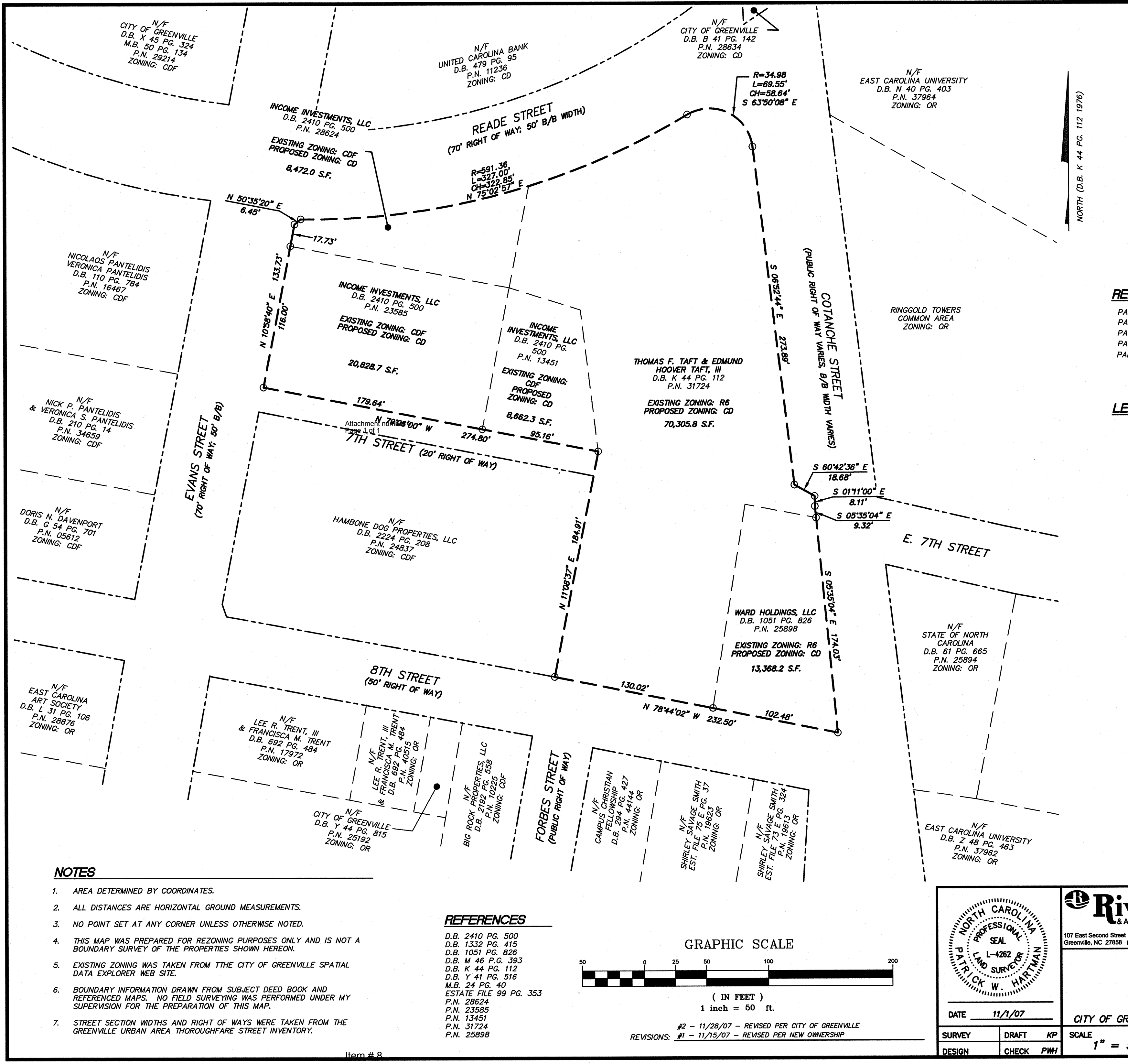
y. Recycling collection station or facilities

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

a. Other activities; personal services not otherwise listed

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





VICINITY MAP
SCALE: 1" = 1000'

REZONED AREA SUMMARY

PARCEL NO. 13451	8,662.3 S.F. (0.20 AC.)
PARCEL NO. 23585	20,828.7 S.F. (0.48 AC.)
PARCEL NO. 25898	13,368.2 S.F. (0.31 AC.)
PARCEL NO. 28624	8,472.0 S.F. (0.19 AC.)
PARCEL NO. 31724	70,305.8 S.F. (1.61 AC.)
TOTAL	121,637.0 S.F. (2.79 AC.)

LEGEND

P.N.	PARCEL NUMBER
N/F	NOW OR FORMERLY
S.F.	SQUARE FEET
B/B	BACK TO BACK
NO.	NUMBER

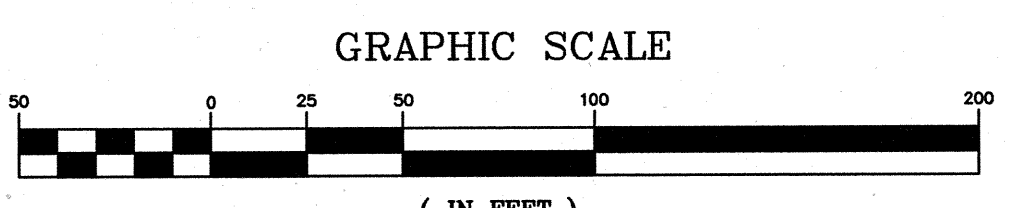
CERTIFICATION
NORTH CAROLINA PITT COUNTY

I, PATRICK W. HARTMAN, CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM (DEED DESCRIPTION RECORDED IN BOOK , PAGE); THAT THE RATIO OF PRECISION IS 1:10,000; THAT BOUNDARIES NOT SURVEYED ARE SHOWN AS BROKEN LINES PLOTTED FROM INFORMATION FOUND IN BOOKS REFERENCED HEREON; THAT THIS MAP WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. I FURTHER CERTIFY PURSUANT TO G.S. 47-30 (1)(11)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 1ST DAY OF NOVEMBER, 2007.

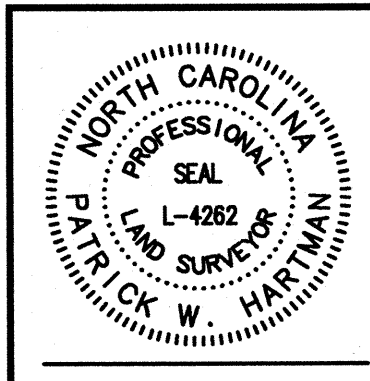
SIGNED: *Patrick W. Hartman*
PROFESSIONAL LAND SURVEYOR
REGISTRATION NUMBER L-4262

- 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 DRAWN FROM SUBJECT DEED BOOK AND REFERENCED MAPS. NO FIELD SURVEYING WAS PERFORMED UNDER MY SUPERVISION FOR THE PREPARATION OF THIS MAP.
 - STREET SECTION WIDTHS AND RIGHT OF WAYS WERE TAKEN FROM THE GREENVILLE URBAN AREA THOROUGHFARE STREET INVENTORY.

- REFERENCES**
- D.B. 2410 PG. 500
 - D.B. 1332 PG. 415
 - D.B. 1051 PG. 826
 - D.B. M 46 P.G. 393
 - D.B. K 44 PG. 112
 - D.B. Y 41 PG. 516
 - M.B. 24 PG. 40
 - ESTATE FILE 99 PG. 353
 - P.N. 28624
 - P.N. 23585
 - P.N. 13451
 - P.N. 31724
 - P.N. 25898



#2 - 11/28/07 - REVISED PER CITY OF GREENVILLE
REVISIONS: #1 - 11/15/07 - REVISED PER NEW OWNERSHIP



DATE: 11/1/07

SURVEY	DRAFT	KP
DESIGN	CHECK	PWH

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Raleigh, NC 27609 (919) 848-3347

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REZONING MAP FOR
Thomas F. Taft, Sr.

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

SCALE 1" = 50'	DRAWING NO. Z -2445	SHEET 1 OF 1
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BUFFERYARD SETBACK AND VEGETATION SCREENING CHART

For Illustrative Purposes Only

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

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

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

Street trees may count toward the minimum acreage.

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

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

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

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

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

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

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

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

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

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

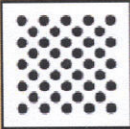
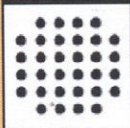
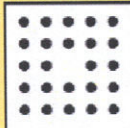
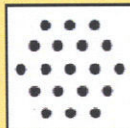
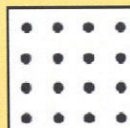
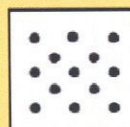
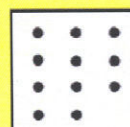
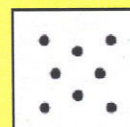
Residential Density		
Maximum density allowed by Zoning District based on average of 2.67 persons per dwelling unit		
High Density		
R6 R6-N R6-MH OR CDF	17 units per acre yields 45 persons per acre	
PUD	12 units per acre yields 32 persons per acre	
Medium Density		
R6-A	9 units per acre yields 24 persons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

Illustration: Maximum allowable density in Residential Zoning Districts



City of Greenville, North Carolina

Meeting Date: 1/10/2008
Time: 7:00 PM

Title of Item: Ordinance requested by Allen Thomas to rezone 23.388 acres located along the northern right-of-way of NC Highway 33, west of Rolling Meadows Subdivision, and 1,800± feet east of Portertown Road from RA20 (Residential-Agricultural) and RR (Rural Residential–County’s Jurisdiction) to OR (Office-Residential [High Density Multi-Family]) [Tract 1] and R6A (Residential [Medium Density Multi-Family]) [Tract 2]

Explanation: Rezoning request by Allen Thomas for 23.388 acres located along the northern right-of-way of NC Highway 33, west of Rolling Meadows Subdivision and 1,800± feet east of Portertown Road from RA20 (Residential-Agricultural) and RR (Rural Residential–County’s Jurisdiction) to OR (Office- Residential [High Density Multi-Family]) [Tract 1] and R6A (Residential [Medium Density Multi-Family]) [Tract 2].

* In conjunction with a voluntary annexation 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.

Required Notice:

Planning and Zoning Commission meeting notice (adjoining property owner letters) mailed on October 2, 2007.
On-site Sign(s) – posted on October 2, 2007.
City Council public hearing notice (adjoining property owner letters) mailed on December 26, 2007.
Public Hearing Legal Advertisement published on December 31, 2007 and January 7, 2008.

Requested Change:

Current Zoning:

Tracts 1 & 2: RA20 (Residential-Agricultural) and (Rural Residential – County’s

Jurisdiction)

Proposed Zoning:

Tract 1: OR (Office-Residential [High Density Multi-Family]) Acreage: 8.807

Tract 2: R6A (Residential [Medium Density Multi-Family]) Acreage: 14.581

TOTAL: 23.388

Comprehensive Plan:

The subject property is located in Vision Area C.

NC Highway 33 East (East Tenth Street) is considered a “gateway corridor”. Gateway corridors serve as primary entranceways into the City and help define community character. These corridors are also designed to carry large volumes of high-speed traffic.

There is an intermediate focus area to the south of the subject property. Intermediate focus areas generally contain between 50,000-150,000 square feet of conditioned floor space.

The Future Land Use Plan Map recommends office/institutional/multi-family (OIMF) along the northern right-of-way of NC Highway 33 East transitioning to medium density residential, low density residential and very low density residential progressing toward the Tar River.

The Future Land Use Plan Map further recommends a conservation area along the southern bank of the Tar River generally coinciding with the floodway area on the lower elevations. 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.

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

Based on possible uses permitted by the requested rezoning, potential development within the proposed rezoning classification could generate 1,670 trips to and from the site on NC Highway 33 East, which is a net increase of 755 additional trips per day compared to existing zoning.

During the review process, measures to mitigate traffic impacts will be determined. These measures may include limiting access onto NC Highway 33, constructing turn lanes into the development, and intersection improvements at the Portertown Road and NC Highway 33 intersection.

Detail Report Attached

History/Background:

A portion of Tract 1 (approximately 0.8 acres), along the northern right-of-way of NC Highway 33, was incorporated into the extra-territorial jurisdiction (ETJ) after 1989 and zoned RA20 (Residential-Agricultural). The remaining portions of the subject tracts are located in Pitt County’s Jurisdiction and are proposed for voluntary annexation to the City.

Present Land Use:

Currently, the subject property is the site of Greenville Mobile Home Estates and Eastbend Mobile Home Park.

Water/Sewer:

Public water is provided by Eastern Pines Water Corporation. Public sanitary sewer is located along Portertown Road approximately 300’ from its intersection with NC Highway 33.

Cultural Resources:

There are no known effects on designated sites.

Environmental Conditions/Constraints:

There are no known environmental constraints.

Surrounding Zoning and Land Uses:

North: RA20: Vacant
South: RA20: One (1) single-family residence; OR: Vacant; CH: Gupton Commercial Center
East: CN: Conner’s Corner Gifts & Boutique and Veterinary Out-patient Clinic; RA20 & RR (County’s Jurisdiction): Vacant
West: OR and R6A: Vacant

Density Estimates

Gross Acreage: 8.807 acres
Net Acreage: 8 acres (minus 10% for rights-of-way)
Current Zoning: RA20 (Residential-Agricultural) and RR (Rural-Residential) – County’s Jurisdiction
Requested Zoning: OR (Office-Residential [High Density Multi-family])

Currently, the subject property is the site of Greenville Mobile Home Estates and Eastbend Mobile Home Park.

At the proposed zoning (OR), staff would anticipate the site to yield 112 multi-family units (2 & 3 bedrooms) based on similar site comparison of Willoughby

Park at 14 units per net acre. At maximum density, the site would yield 136 multi-family units (1, 2 & 3 bedrooms) based on 17 units per net acre.

Tract 2

Gross Acreage: 14.581 acres

Net Acreage: 13 acres (minus 10% for rights-of-way)

Current Zoning: RR (Rural-Residential) – County’s Jurisdiction

Requested Zoning: R6A (Residential [Medium Density Residential])

Currently, the subject property is the site of Greenville Mobile Home Estates and Eastbend Mobile Home Park.

At the proposed zoning (R6A), staff would anticipate the site to yield 104 multi-family units (2 & 3 bedrooms) based on similar site comparison of The Vineyards at 8 units per net acre. At maximum density, the site would yield 117 multi-family units (1, 2 & 3 bedrooms) at 9 units per net acre.

The anticipated build-out is 2-3 years.

Additional Staff Comments

The proposed rezoning will maintain the same zoning and depth of the adjacent property to the west that was rezoned as such in June, 2007.

Fiscal Note:

No cost to the City.

Recommendation:

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

The Planning and Zoning Commission, at their October 16, 2007 meeting, voted to approve the request.

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

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

For further information, contact Chantae M. Gooby at 329-4507 or Harry V. Hamilton, Jr. at 329-4511.

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

Attachments / click to download

- [📎 Survey](#)
- [📎 Bufferyard and Vegetation Chart and Residential Density Chart](#)
- [📎 Locational Map](#)
- [📎 Ordinance_Allen_Thomas_719545](#)
- [📎 Rezoning_Case_07_26_Allen_Thomas_720965](#)
- [📎 P_and_Z_minutes_Allen_Thomas_723990](#)
- [📎 List_of_Uses_RR_to_OR_R6A_672013](#)

ORDINANCE NO. 08-
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 January 10, 2008 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 RR (Rural Residential – County’s Jurisdiction) and RA20 (Residential-Agricultural) to OR (Office-Residential).

TO WIT: Century Financial Services Group, LLC and Reuben P. and Clara Ann Turner Properties, Tract 1.

LOCATION: Located along the northern right-of-way of NC Highway 33, west of Rolling Meadows Subdivision and 1,800± feet east of Portertown Road.

DESCRIPTION: Beginning at an existing iron pipe on the northern right-of-way of East 10th Street (NC Highway 33), said iron pipe being the southeastern corner of the V-SLEW, LLC Property as described in Deed Book 2043, Page 165 of the Pitt County Register of Deeds Office. From the above described beginning, so located, running thence as follows:

Leaving the northern right-of-way of East 10th Street (NC Highway 33), N 18°22'31" E, 471.51 feet to an existing iron pipe, thence N 71°44'50" W, 241.66 feet to an existing iron pipe, thence N

18°26'37" E, 542.83 feet, thence S 68°37'02" E, 503.99 feet, thence S 18°33'44" W, 650.06 feet to an existing iron pipe, thence N 69°36'18" W, 19.97 feet, thence S 18°20'38" W, 350.66 feet to an existing iron pipe on the northern right-of-way of East 10th Street, thence with the northern right-of-way of East 10th Street, N 68°40'49" W, 150.67 feet and N 68°30'42" W, 90.06 feet to the point of beginning containing 8.807 acres and being a portion of the property described in Deed Book 2211, Page 749 and Deed Book 2213, Page 849 both of the Pitt County Register of Deeds Office.

Section 2. That the following described territory is rezoned from RR (Rural Residential – County’s Jurisdiction) to R6A (Residential).

TO WIT: Century Financial Services Group, LLC and Reuben P. and Clara Ann Turner Properties, Tract 2.

LOCATION: Located 1,000± feet north of East 10th Street (NC Highway 33), west of Rolling Meadows Subdivision and east of River Hills Subdivision.

DESCRIPTION: Beginning at a point on the eastern line of the V-SLEW, LLC Property as described in Deed Book 2043, Page 165 of the Pitt County Register of Deeds Office, said point being located N 18°22'31" E, 471.51 feet, N 71°44'50" W, 241.66 feet and N 18°26'37" E, 542.83 feet from an existing iron pipe on the northern right-of-way of East 10th Street (NC Highway 33), said iron pipe being the southeastern corner of said V-SLEW, LLC Property. From the above described beginning, so located, running thence as follows:

N 18°26'37" E, 1,252.52 feet to an existing iron pipe, thence S 71°24'57" E, 237.91 feet to an existing iron pipe, thence S 71°38'11" E, 243.39 feet to an existing iron pipe, thence S 18°08'47" W, 135.66 feet to an existing iron pipe, thence S 71°08'12" E, 23.69 feet to an existing iron pipe, thence S 18°33'44" W, 1,142.29 feet, thence N 68°37'02" W, 503.99 feet to the point of beginning containing 14.581 acres and being a portion of the property described in Deed Book 2211, Page 749 and Deed Book 2213, Page 849 both of the Pitt County Register of Deeds Office.

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 for the property located within the City of Greenville and within the extraterritorial area of the City of Greenville as defined by the Zoning Ordinance for Greenville, North Carolina and shall become effective upon annexation for property located outside of the City of Greenville and outside of the extraterritorial area of the City of Greenville as defined by the Zoning Ordinance for Greenville, North Carolina.

ADOPTED this 10th day of January, 2008.

Patricia C. Dunn, Mayor

ATTEST:

Wanda T. Elks, City Clerk

REZONING THOROUGHFARE/TRAFFIC VOLUME REPORT

Case No: 07-26

Applicant: Allen Thomas

Property Information

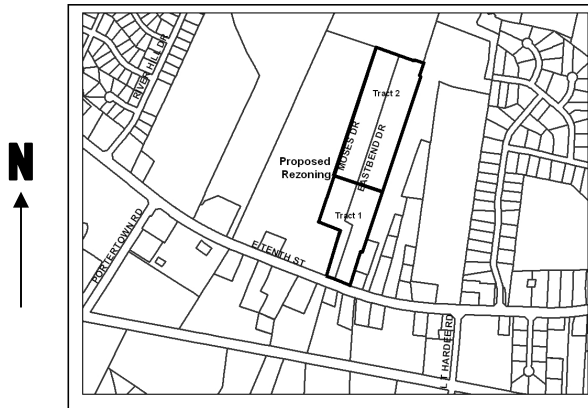
Current Zoning: Tract 1: RA20 and RR
Tract 2: RA20 and RR

Proposed Zoning: Tract 1: OR
Tract 2: R6A

Proposed Acreage: Tract 1: 8.807 acres
Tract 2: 14.581 acres
Total: 23.388 acres

Location: North Side of NC-33 East, between Portertown Road and LT Hardee Road

Points of Access: NC-33 East



Location Map

Transportation Background Information

1. NC-33 East (State maintained)

	<u>Existing Street Section</u>	<u>Ultimate Thoroughfare Street Section</u>
Description/cross section	5-lane with curb and gutter	Same as existing
Right of way width (ft)	100 ft.	Same as existing
Speed Limit (mph)	55	55
Current ADT:	16,500 (*)	Current Design ADT: 33,500 vehicles/day (**)
Controlled Access	No	
Thoroughfare Plan Status:	Major Thoroughfare	
Other Information:	There are no sidewalks along NC-33 East that service this property. There is a traffic signal at the intersection of Portertown Road and NC-33 East.	

Notes: (*) 2005 City count adjusted to 2007 volume with an annual growth rate of 2% per year
(**) Traffic volume based an operating Level of Service D for existing geometric conditions
ADT – Average Daily Traffic volume

Transportation Improvement Program Status: No projects planned.

Trips generated by proposed use/change:

Current Zoning: 915 -vehicle trips/day (*) **Proposed Zoning:** 1,670 -vehicle trips/day (*)

Estimated Net Change: increase of 755 -vehicle trips/day (assumes full-build out)

(* - These volumes are estimated and based on an average of the possible uses permitted by the current and proposed zoning.)

Case No: 07-26

Applicant: Allen Thomas

Impact on Existing Roads

The overall estimated trips presented above are distributed based on current traffic patterns. The estimated ADTs on NC-33 East are as follows:

1.) NC-33 East east of site (“No build” ADT of 16,500)

Estimated ADT with Proposed Zoning – 16,667
Estimated ADT with Current Zoning – 16,591
Net ADT change – 76 (< 1% increase)

2.) NC-33 East west of site (“No build” ADT of 16,500)

Estimated ADT with Proposed Zoning – 18,003
Estimated ADT with Current Zoning – 17,324
Net ADT change – 679 (4% increase)

Staff Findings/Recommendations:

Based on possible uses permitted by the requested rezoning, potential development within the proposed rezoning classification could generate 1,670 trips to and from the site on NC-33 East, which is a net increase of 755 additional trips per day compared to existing zoning.

During the review process, measures to mitigate traffic impacts will be determined. These measures may include limiting access onto NC 33, constructing turn lanes into the development, and intersection improvements at the Portertown Road and NC 33 intersection.

Excerpt from the approved Planning and Zoning Commission meeting minutes (10/16/07)

REQUEST BY ALLEN THOMAS – APPROVED

Chairman Tozer stated that the next item is a request by Allen Thomas to rezone 23.388 acres located along the northern right-of-way of East 10th Street (NC Highway 33), 1,000± feet west of Rolling Meadows Subdivision and 1,800± feet east of Portertown Road from RA20 (Residential-Agricultural) and RR (Rural Residential – County’s Jurisdiction) to OR (Office-Residential [High Density Multi-Family]) and R6A (Residential [Medium Density Multi-Family]).

Ms. Gooby stated this request is in conjunction with an annexation request. The property is currently in Pitt County’s jurisdiction. The request is for High Density Multi-family and Medium Density Multi-family. The property is located in the eastern section of the city along East Tenth Street and contains the East Bend Mobile Home Park and Greenville Estates Mobile Home Park. The property is surrounded by vacant property and single-family residences. The property is not impacted by the floodplain or floodway. There are no multi-family developments within the general vicinity. The proposed request could generate a net increase of 755 trips with 90% of the trips being back toward town. There is an intermediate focus area near the subject area where higher intensive uses are encouraged. The Land Use Plan Map recommends Office-Multi-family along East Tenth Street and Medium Density Residential transitioning toward to the river. The requested R6 along Tenth Street is considered High Density and the R6A is considered Medium Density. The zoning will mirror the property to the west. Ms. Gooby stated that staff has no objection to the request and it is in compliance with the Comprehensive Plan and the Land Use Plan Map.

Mr. Mike Baldwin, Baldwin & Associates, representing the applicant stated that they have aligned the northern portion of the tract with the adjoining OR tract. They have extended the northern line of the R6A tract eastward. The request is in compliance with the Land Use Plan and the Comprehensive Plan. The request is compatible with surrounding zoning patterns and existing and future land uses of the area.

No one spoke in opposition.

Motion was made by Mr. Ramey, seconded by Mr. Stokes, 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

RR DISTRICT (COUNTY ZONING)

(PER ZONING PERMIT, AND BY-RIGHT SUBJECT TO STANDARDS)

SELECT USES (COUNTY)

Bed and breakfast inn

Mobile home on individual lot

Mobile home park (5 or less units per park)

Multi-family dwelling (less than 5 units per lot) – (62,500 sq ft for 4 attached units)

Single-family dwelling – (25,000 sq ft lot per each detached unit)

Duplex dwelling (37,500 sq ft lot for 2 attached units)

Communication towers (60 feet in height or less)

Emergency shelter

Athletic fields

Civic, social, and fraternal associations

Private campground and RV Park

Private club or recreational center

Swim and tennis club

Church

Day care center

Nursing home

Retreat or conference center

Farming

RA20 (Residential-Agricultural)

Permitted Uses

(1) General:

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

(2) Residential:

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

(3) Home Occupations (see all categories):

*None

(4) Governmental:

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

(5) Agricultural/ Mining:

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

(6) Recreational/ Entertainment:

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

(7) Office/ Financial/ Medical:

* None

(8) Services:

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

(9) Repair:

* None

(10) Retail Trade:

* None

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

* None

(12) Construction:

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

(13) Transportation:

* None

(14) Manufacturing/ Warehousing:

* None

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

* None

RA20 (Residential-Agricultural)

Special Uses

(1) General:

* None

(2) Residential:

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

(3) Home Occupations (see all categories):

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

(4) Governmental:

- a. Public utility building or use

(5) Agricultural/ Mining:

- b. Greenhouse or plant nursery; including accessory sales

(6) Recreational/ Entertainment:

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

(7) Office/ Financial/ Medical:

* None

(8) Services:

- a. Child day care facilities
- b. Adult day care facilities
- d. Cemetery
- g. School; junior and senior high (see also section 9-4-103)
- h. School; elementary (see also section 9-4-103)
- i. School; kindergarten or nursery (see also section 9-4-103)
- ee. Hospital

(9) Repair:

* None

(10) Retail Trade:

* None

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

* None

(12) Construction:

* None

(13) Transportation:

* None

(14) Manufacturing/ Warehousing:

* None

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

* None

PROPOSED ZONING

OR (Office-Residential)

Permitted Uses

(1) General:

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

(2) Residential:

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

- k. Family care home (see also section 9-4-103)
- n. Retirement center or home
- o. Nursing, convalescent center or maternity home; major care facility
- p. Board or rooming house
- q. Room renting

(3) Home Occupations (see all categories):

*None

(4) Governmental:

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

(5) Agricultural/ Mining:

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

(6) Recreational/ Entertainment:

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

(7) Office/ Financial/ Medical:

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

(8) Services:

- c. Funeral home
- e. Barber or beauty shop
- f. Manicure, pedicure, or facial salon
- g. School; junior and senior high (see also section 9-4-103)
- h. School; elementary (see also section 9-4-103)
- i. School; kindergarten or nursery (see also section 9-4-103)
- j. College or other institutions of higher learning
- k. Business or trade school
- n. Auditorium
- o. Church or place of worship (see also section 9-4-103)
- p. Library
- q. Museum
- r. Art Gallery
- u. Art studio including art and supply sales
- v. Photography studio including photo and supply sales
- w. Recording studio
- x. Dance studio
- bb. Civic organizations
- cc. Trade or business organizations

(9) Repair:

* None

(10) Retail Trade:

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

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

* None

(12) Construction:

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

(13) Transportation:

* None

(14) Manufacturing/ Warehousing:

* None

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

* None

OR (Office-Residential)

Special Uses

(1) General:

* None

(2) Residential:

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

(3) Home Occupations (see all categories):

* None

(4) Governmental:

- a. Public utility building or use

(5) Agricultural/ Mining:

* None

(6) Recreational/ Entertainment:

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

(7) Office/ Financial/ Medical:

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

(8) Services:

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

(9) Repair:

* None

(10) Retail Trade:

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

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

* None

(12) Construction:

* None

(13) Transportation:

- h. Parking lot or structure; principle use

(14) Manufacturing/ Warehousing:

* None

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

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

R6A (Residential)

Permitted Uses

(1) General:

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

(2) Residential:

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

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

*None

(4) *Governmental:*

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

(5) *Agricultural/ Mining:*

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

(6) *Recreational/ Entertainment:*

f. Public park or recreational facility

g. Private noncommercial park or recreational facility

(7) *Office/ Financial/ Medical:*

* None

(8) *Services:*

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

(9) *Repair:*

* None

(10) *Retail Trade:*

* None

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

* None

(12) *Construction:*

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

R6A (Residential)

Special Uses

(1) *General:*

* None

(2) *Residential:*

d. Land use intensity multifamily (LUI) development rating 50 per Article K

e. Land use intensity dormitory (LUI) development rating 67 per Article K

l. Group care facility

n. Retirement center or home

p. Board or rooming house

- r. Fraternity or sorority house
- o.(1). Nursing, convalescent center or maternity home; minor care facility

(3) Home Occupations (see all categories):

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

(4) Governmental:

- a. Public utility building or use

(5) Agricultural/ Mining:

* None

(6) Recreational/ Entertainment:

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

(7) Office/ Financial/ Medical:

* None

(8) Services:

- a. Child day care facilities
- b. Adult day care facilities
- d. Cemetery
- g. School; junior and senior high (see also section 9-4-103)
- h. School; elementary (see also section 9-4-103)
- i. School; kindergarten or nursery (see also section 9-4-103)
- m. Multi-purpose center
- t. Guest house, college and other institutions of higher learning

(9) Repair:

* None

(10) Retail Trade:

* None

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

* None

(12) Construction:

* None

(13) Transportation:

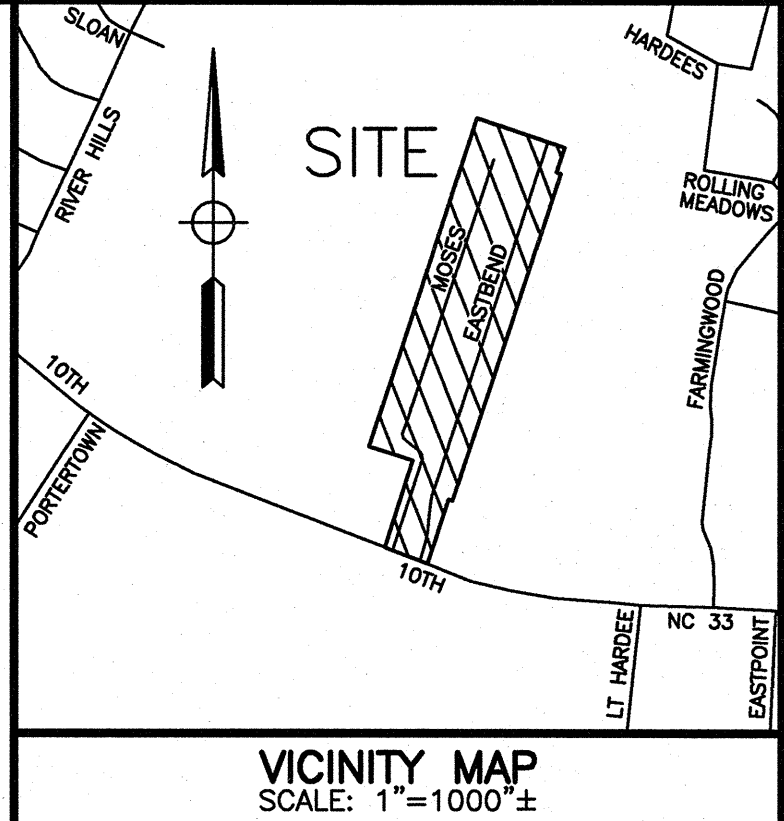
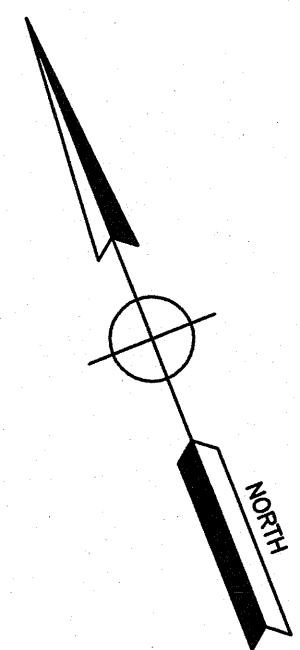
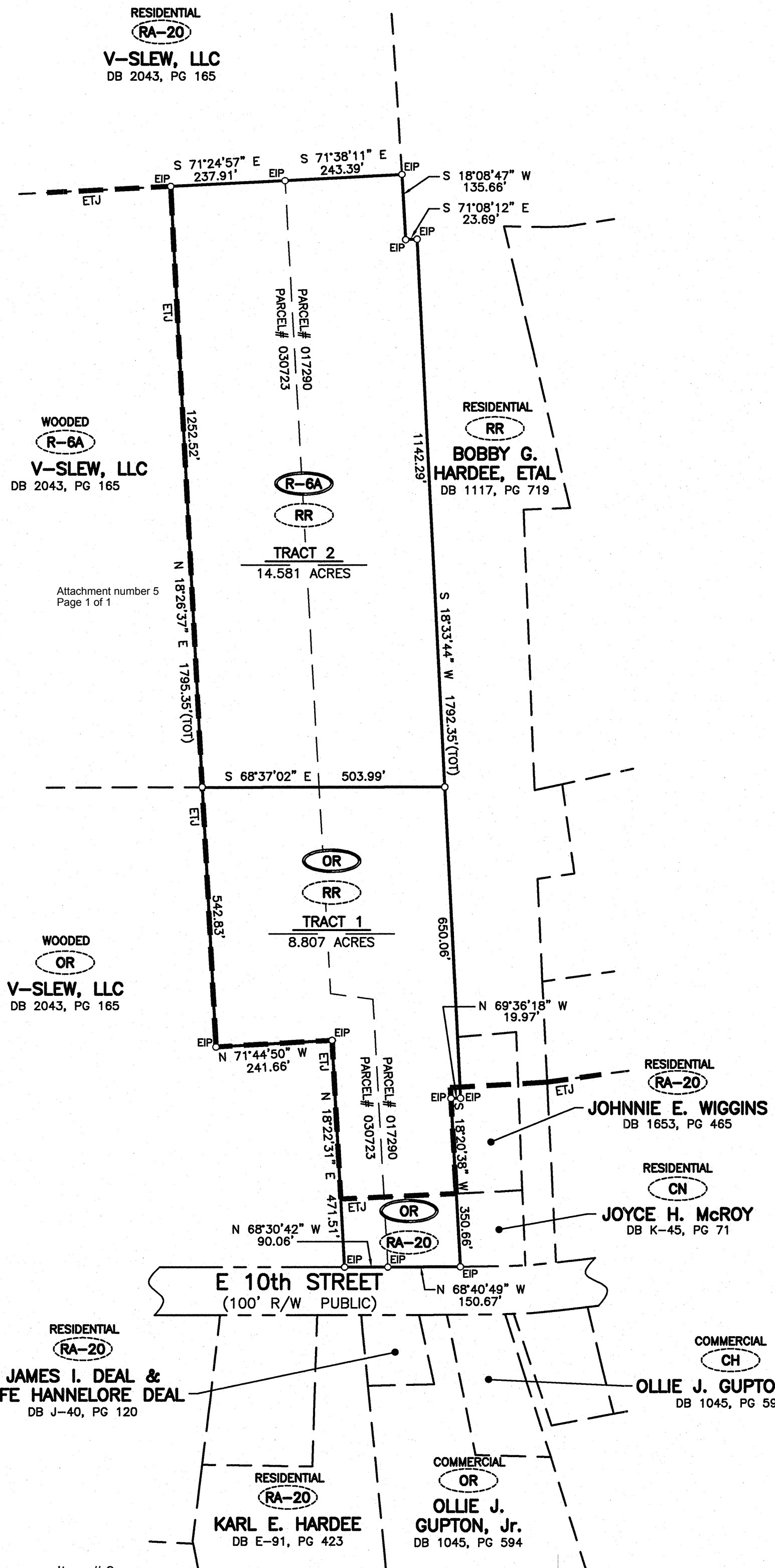
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(14) Manufacturing/ Warehousing:

* None

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

* None



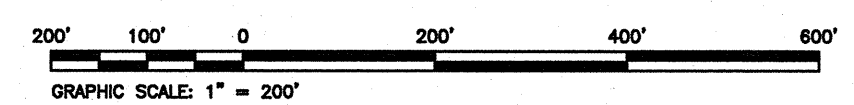
LEGEND

R/W = RIGHT-OF-WAY
EIP = EXISTING IRON PIPE

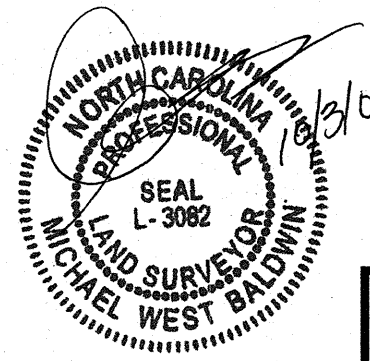
○ = EXISTING ZONING
◌ = PROPOSED ZONING

- NOTES**
1. ALL AREAS CALCULATED BY COORDINATE GEOMETRY.
 2. THIS MAP IS OF A SURVEY OF ANOTHER CATEGORY.
 3. NO SURVEY WAS PERFORMED IN THE PRODUCTION OF THIS MAP BY BALDWIN & ASSOCIATES, INFORMATION USED TO PRODUCE THIS MAP WAS TAKEN FROM PITT COUNTY TAX RECORDS.

TOTAL AREA TO BE REZONED = 23.388 AC.



REVISED: 09/27/07 (CITY COMMENTS)(BAW)
PARCELS #17290 & 30723



REZONING MAP FOR ALLEN THOMAS

REFERENCE: DEED BOOK 2211, PAGE 749 AND DEED BOOK 2213, PAGE 849 THE PITT COUNTY REGISTRY
GRIMESLAND TOWNSHIP, PITT COUNTY, NORTH CAROLINA

OWNER: REUBEN P. TURNER ADDRESS: P.O. BOX 12463 NEW BERN, NC 28561 PHONE: (252) 633-0053 PARCEL#: 030723	OWNER: CENTURY FINANCIAL SERVICES GROUP, LLC ADDRESS: 740 SE GREENVILLE BLVD SUITE 400 #314 GREENVILLE, NC 27858 PHONE: (252) 327-5555 PARCEL#: 017290
--	---

Baldwin and ASSOCIATES ENGINEERING, LAND SURVEYING AND PLANNING 1015 CONFERENCE DRIVE GREENVILLE, NC, 27858 (252) 756-1390	SURVEYED: N/A DRAWN: BAW CHECKED: MWB	APPROVED: MWB DATE: 09/14/2007 SCALE: 1" = 200'
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BUFFERYARD SETBACK AND VEGETATION SCREENING CHART

For Illustrative Purposes Only

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

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

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

Street trees may count toward the minimum acreage.

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

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

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

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

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

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

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

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

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

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

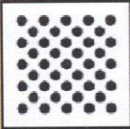
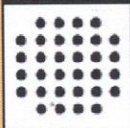
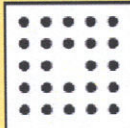
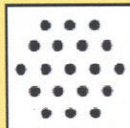
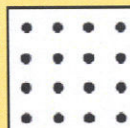
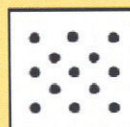
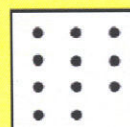
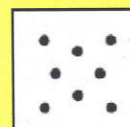
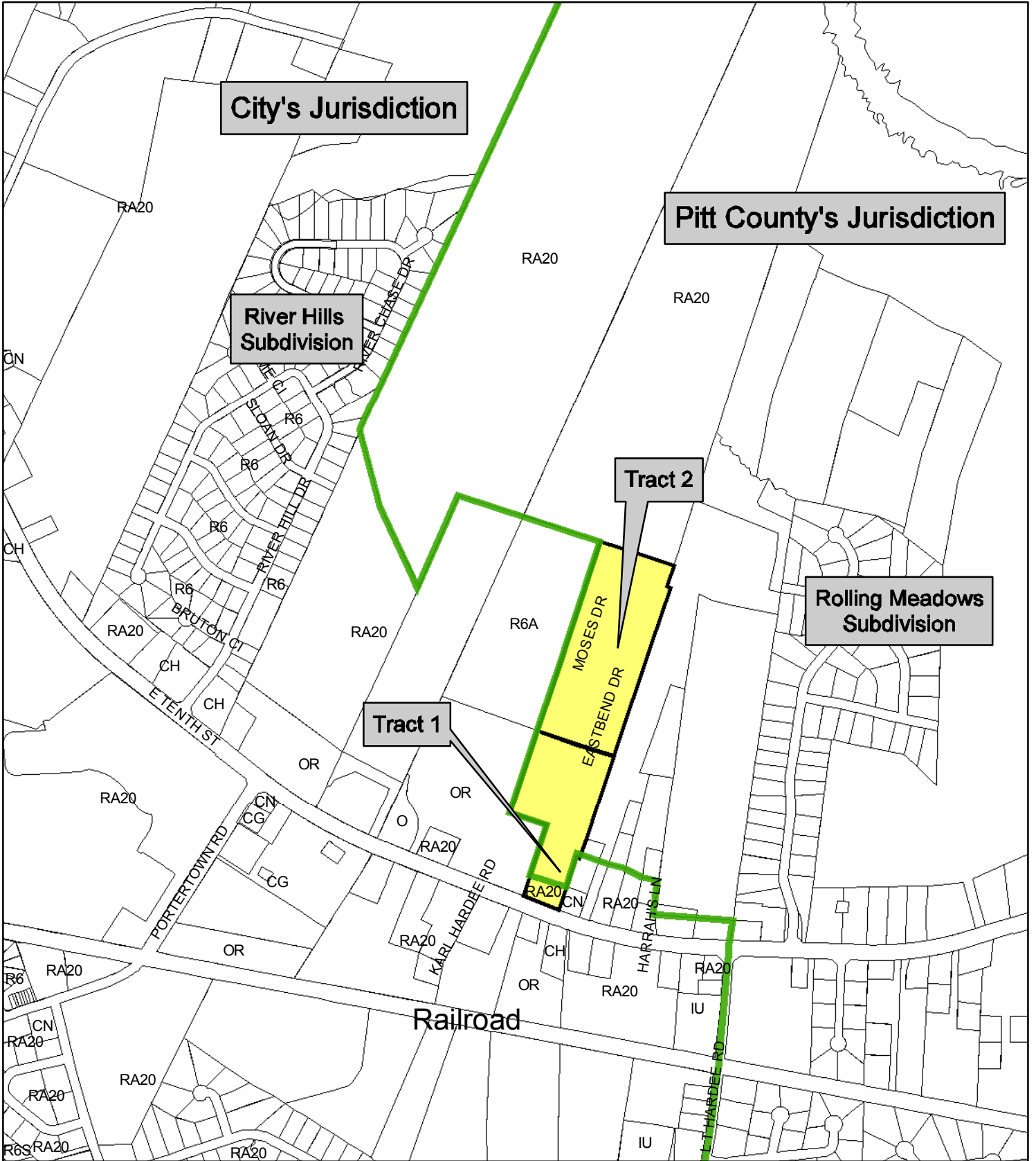



Residential Density		
Maximum density allowed by Zoning District based on average of 2.67 persons per dwelling unit		
High Density		
R6 R6-N R6-MH OR CDF	17 units per acre yields 45 persons per acre	
PUD	12 units per acre yields 32 persons per acre	
Medium Density		
R6-A	9 units per acre yields 24 persons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

Illustration: Maximum allowable density in Residential Zoning Districts

Allen Thomas (07-26)



Tract 1: RA20, RR to OR (8.807 acres)
Tract 2: RR to R6A (14.581 acres)

-  Greenville ETJ
-  Area Requested to be Rezoned
-  Land Parcels



City of Greenville, North Carolina

Meeting Date: 1/10/2008
Time: 7:00 PM

Title of Item: Ordinance to annex Reuben P. Turner and Century Financial Services Group, LLC property containing 24.944 acres located north of NC Highway 33 and west of Rolling Meadows Subdivision

Explanation: ANNEXATION PROFILE

A. SCHEDULE

1. Advertising date: December 31, 2007
2. City Council public hearing date: January 10, 2008
3. Effective date: January 10, 2008

B. CHARACTERISTICS

1. Relation to Primary City Limits: Contiguous
2. Relation to Recognized Industrial Area: Outside
3. Acreage: 24.944 acres
4. Voting District: 3
5. Township: Grimesland
6. Vision Area: C
7. Zoning District: Current County Zoning: RR (Rural-Residential)
Current City Zoning: RA-20 (Residential-Agricultural)
Requested City Zoning: OR (Office-Residential) & R6A (Residential)
8. Land Use: Existing: Holly Brook, East Bend mobile home parks (86

units)

Anticipated: 216 multi-family units

9. Population:

	Formula	Number of People
Total Current	86 x 2.66*	229
Estimated at full development	216 x 2.66*	574
Current Minority	229 x 27.2%**	62
Estimated Minority at full development	574 x 27.2%**	156
Current White	229 - 62	167
Estimated White at full development	574 - 156	418

* 2.66 Average household size in Grimesland Township, based on 2000 census data
**67.5% minority population, based on 2000 census data from tract 10, Block 4011

10. Rural Fire Tax District: Eastern Pines

11. Greenville Fire District: Station #6 (1.6 miles)

12. Present Tax Value: \$1,209,828
Estimated Future Tax Value: \$26,217,828

Fiscal Note:

Total estimated tax value at full development is \$26,217,828

Recommendation:

Approval of the ordinance to annex Reuben P. Turner and Century Financial Services Group, LLC property.

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

Attachments / click to download

[Reuben P. Turner and Century Financial Services Group, LLC](#)

[Ruben P. Turner and Century Fin. Ser. Group annexation 730898](#)

ORDINANCE NO. 08-____
AN ORDINANCE TO EXTEND THE CORPORATE LIMITS OF
THE CITY OF GREENVILLE, NORTH CAROLINA

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

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

WHEREAS, the City Clerk has certified the sufficiency of said petition and a public hearing on the question of this annexation was held at City Hall at 7:00 p.m. on the 10th day of January, 2008 after due notice by publication in The Daily Reflector on the 31st day of December, 2007; and

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

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

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

TO WIT: Being all that certain property as shown on the annexation map entitled "Ruben P. Turner and Century Financial Services Group, LLC" as prepared by Baldwin and Associates.

LOCATION: Lying and being situated in Grimesland Township, Pitt County, North Carolina, north of NC Highway 33 and west of Rolling Meadows Subdivision. This annexation involves 24.944 acres.

GENERAL DESCRIPTION: Beginning at an existing iron pipe on the northern right-of-way of E. 10th Street, said iron pipe being the southeastern corner of the V-Slew Property as described in Deed Book 2043, Page 165 of the Pitt County Register of Deeds Office. From the above described beginning, so located, running thence as follows.

Leaving the northern right-of-way of E. 10th Street, N 23°48'48" E, 467.80 feet to an existing iron pipe, thence N 66°13'38" W, 240.02 feet to an existing iron pipe, thence N 23°48'48" E, 1797.76 feet to an existing iron pipe, thence S 66°13'38" E, 479.90 feet to an existing iron pipe, thence S 23°50'57" W, 112.85 feet to an existing iron pipe, thence S 66°09'03" E, 18.00 feet to an existing iron pipe, thence S 23°44'46" W, 1,814.90 feet to an existing iron pipe, thence N 65°12'50" W, 18.13 feet to an existing iron pipe, thence S 23°44'46" W, 449.47 feet to a point on the southern right-of-way of E. 10th Street, thence with the southern right-of-way of E. 10th Street, N 63°33'20" W, 44.37 feet and N 63°07'42" W, 718.68 feet, thence crossing the right-of-way of E. 10th Street, N 26°52'18" E, 98.43 feet to a point on the northern right-of-way of E. 10th Street, thence with the northern right-of-way of E. 10th Street, S 63°07'42" E, 515.04 feet to the point of beginning containing 24.944 acres.

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

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

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

Section 5. This annexation shall take effect from and after the 10th day of January, 2008.

ADOPTED this 10th day of January, 2008.

Patricia C. Dunn, Mayor

ATTEST:

Wanda T. Elks, City Clerk

NORTH CAROLINA
PITT COUNTY

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

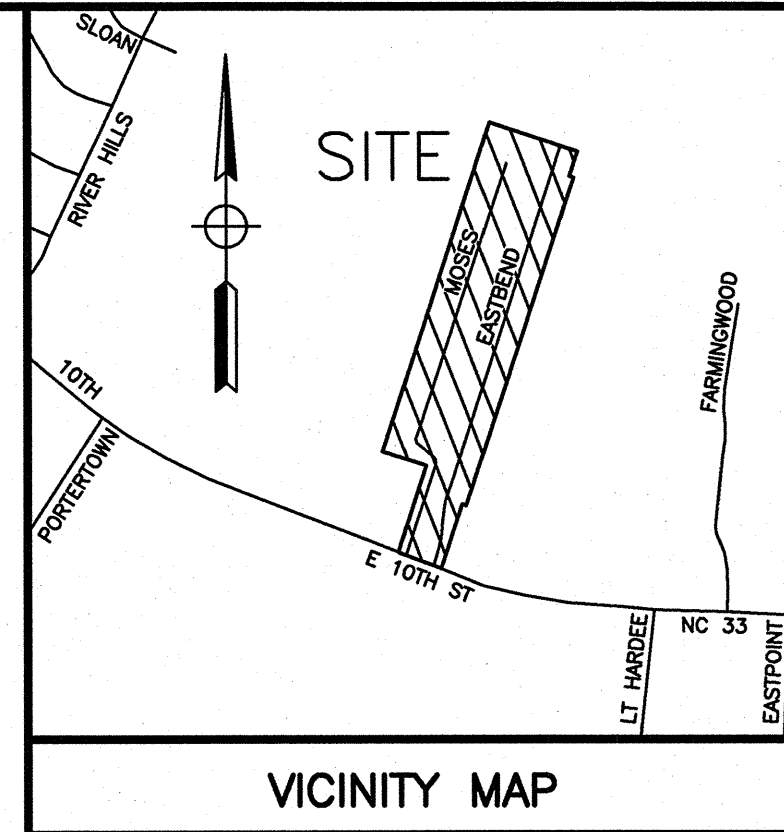
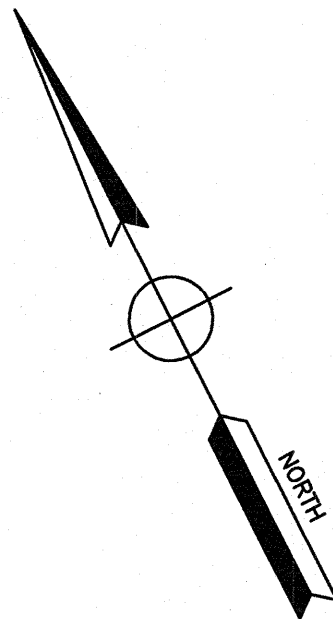
WITNESS my hand and official seal, this the 10th day of January, 2008.

Patricia A. Sugg, Notary Public

My Commission Expires: September 4, 2011

Doc. # 730898

Item # 10



LEGEND

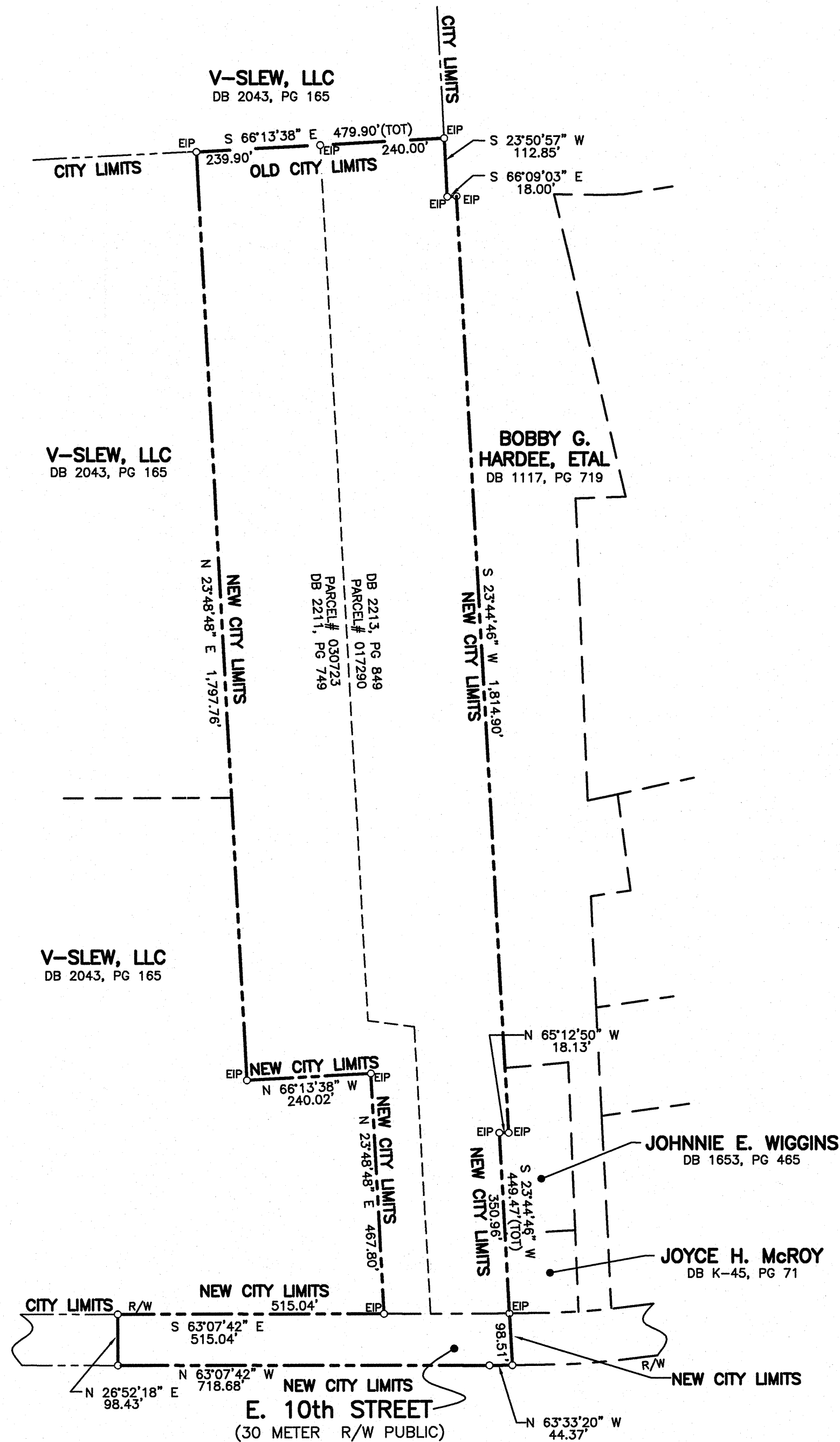
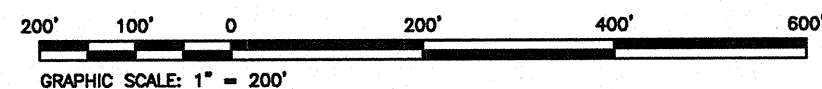
R/W = RIGHT-OF-WAY
EIP = EXISTING IRON PIPE

NOTES

1. ALL AREAS CALCULATED BY COORDINATE GEOMETRY.
2. THIS MAP IS OF A SURVEY OF ANOTHER CATEGORY.
3. REFERENCE: DEED BOOK 2211, PAGE 749 AND DEED BOOK 2213, PAGE 849 OF THE PITT COUNTY REGISTER OF DEEDS.

LEGEND

NEW CITY LIMIT LINE = - - - - -
 OLD CITY LIMIT LINE = - - - - -
 CITY LIMITS = - - - - -



Attachment number 2
Page 1 of 1

CERTIFICATION

I, MICHAEL WEST BALDWIN CERTIFY THAT UNDER MY DIRECTION AND SUPERVISION, THIS MAP WAS DRAWN FROM AN ACTUAL FIELD SURVEY MADE BY TONY SIMMS THAT THE RATIO OF PRECISION AS CALCULATED BY LATITUDES AND DEPARTURES IS 1:10,000 THAT THE BOUNDARIES NOT SURVEYED ARE SHOWN AS BROKEN LINES PLOTTED FROM DEED INFORMATION THAT THIS MAP WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY HAND AND SEAL THIS 24th DAY OF OCT., 2007.

SIGNED _____ REGISTRATION NO. L-3082

NORTH CAROLINA, PITT COUNTY THE FOREGOING CERTIFICATE OF _____ IS CERTIFIED TO BE CORRECT. FILED FOR REGISTRATION THIS DAY OF _____ AT _____ O'CLOCK _____ M. REGISTER OF DEEDS. BY _____ DEPUTY REGISTER OF DEEDS

PARCEL #30723
TAX MAP #5607.18-31-8758

PARCEL #17290
TAX MAP #5607.18-41-1715 REVISED: (CITY COMMENTS) JSJ 11/26/07

OWNER: REUBEN P. TURNER
PO BOX 12463
NEW BERN, NC 28561
(252) 633-0053

CENTURY FINANCIAL SERVICES GROUP, LLC.
740 SE GREENVILLE BLVD.
STE. 400 #314
GREENVILLE, NC 27858
(252)327-5555

MAP NO.	PLATS RECORDED	MAP BOOK	PAGE
	N/A		

MAP SHOWING AREA ANNEXED BY
THE CITY OF GREENVILLE, N.C
 (EFFECTIVE DATE _____ ORDINANCE # _____ AREA 24.944 AC.)
 GRIMESLAND TOWNSHIP, PITT COUNTY, N.C.

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

SURVEYED: TS APPROVED: MWB
 DRAWN: JSJ DATE: 10/24/2007
 CHECKED: MWB SCALE: 1 = 200'

Item # 10



City of Greenville, North Carolina

Meeting Date: 1/10/2008
Time: 7:00 PM

Title of Item: Ordinance to annex Westhaven South, Phase 1 containing 29.032 acres located south of Westhaven Road and east of South Memorial Drive

Explanation: ANNEXATION PROFILE

A. SCHEDULE

1. Advertising date: December 31, 2007
2. City Council public hearing date: January 10, 2008
3. Effective date: June 30, 2008

B. CHARACTERISTICS

1. Relation to Primary City Limits: Contiguous
2. Relation to Recognized Industrial Area: Outside
3. Acreage: 29.032 acres
4. Voting District: 5
5. Township: Winterville
6. Vision Area: E
7. Zoning District: R9S (Residential-Single-Family), O (Office)
8. Land Use: Existing: Vacant
Anticipated: 61 single family homes

9. Population:

	Formula	Number of People
Total Current	-----	0
Estimated at full development	61 x 2.35*	143
Current Minority	-----	0
Estimated Minority at full development	143 x 17.3%**	24
Current White	-----	0
Estimated White at full development	143 - 24	119

* 2.35 Average household size in Winterville Township, based on 2000 census data

** 17.3% minority population, based on 2000 census data taken from tract 6

10. Rural Fire Tax District: Winterville

11. Greenville Fire District: Station #5 (1.2 miles)

12. Present Tax Value: \$334,141
Estimated Future Tax Value: \$29,834,141

Fiscal Note: Total estimated tax value at full development is \$29,834,141

Recommendation: Approval of the ordinance to annex Westhaven South, Phase 1

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

Attachments / click to download

[Westhaven South, Phase 1](#)

[Westhaven annex 735401](#)

ORDINANCE NO. 08-____
AN ORDINANCE TO EXTEND THE CORPORATE LIMITS OF
THE CITY OF GREENVILLE, NORTH CAROLINA

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

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

WHEREAS, the City Clerk has certified the sufficiency of said petition and a public hearing on the question of this annexation was held at City Hall at 7:00 p.m. on the 10th day of January, 2008 after due notice by publication in The Daily Reflector on the 31st day of December, 2007; and

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

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

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

TO WIT: Being all that certain property as shown on the annexation map entitled "Westhaven South, Phase 1" as prepared by Baldwin and Associates.

LOCATION: Lying and being situated in Winterville Township, Pitt County, North Carolina, located east of Memorial Drive and south of Westhaven Road. This annexation involves 29.032 acres.

GENERAL DESCRIPTION: Beginning at an existing iron pipe on the eastern right-of-way of NC Highway 11 (Memorial Drive) said iron pipe being located S 15°05'47" W, 45.24' from the southwestern corner of the Leon D. McLawhorn Property as described in Deed Book 179, Page 213 of the Pitt County Register of Deeds Office. From the above described beginning, so located, running thence as follows.

Leaving the eastern right-of-way of NC Highway 11 (Memorial Drive), S 18°18'04" E, 51.42 feet, thence S 51°41'56" E, 172.56 feet, thence S 39°17'29" E, 51.20 feet, thence S 51°41'56" E, 224.26 feet, thence N 05°18'04" E, 344.28 feet, thence S 84°41'56" E, 903.69 feet, thence S 84°41'55" E, 117.38 feet, thence S 15°47'12" E, 297.74 feet, thence N 76°50'18" E, 459.27 feet, thence S 13°07'59" E, 139.87 feet, thence S 08°30'10" E, 50.16 feet, thence S 13°07'59" E, 170.00 feet, thence N 76°52'01" E, 242.63 feet to the point of curvature, thence with a curve to the right having a radius of 1,300.00 feet and a chord bearing N 85°54'13" E, 408.37 feet to the point of tangency, thence S 85°03'35" E, 1,552.17 feet to the point of curvature, thence with a curve to the right having a radius of 3,080.00 feet and a chord bearing S 84°02'05" E, 110.22 feet to the point of tangency, thence S 83°00'34" E, 202.93 feet to a point on the western right-of-way of CSXT Railroad, thence with the western right-of-way of CSXT Railroad, S 22°09'02" W 93.24 feet, thence leaving the western right-of-way of CSXT Railroad, N 83°00'34" W, 178.54 feet to the point of curvature, thence with a curve to the right having a radius of 2,990.00 feet and a chord bearing N 84°02'05" W, 106.99 feet to the point of tangency, thence N 85°03'35" W, 1,552.17 feet to the point of curvature, thence with a curve to the left having a radius of 1,210.00 feet and a chord bearing S 85°54'13" W, 380.10 feet to the point of tangency, thence S 76°52'01" W, 642.15 feet to the point of curvature, thence with a curve to the right having a radius of 1,390.00 feet and a chord bearing N 77°24'57" W, 1,206.32 feet, thence N 51°41'56" W, 569.20 feet, thence S 78°12'17" W, 60.02 feet, thence S 15°05'47" W, 237.89 feet, thence N 74°54'13" W, 15.00 feet to a point on the eastern right-of-way of NC Highway 11 (Memorial Drive), thence with the eastern right-of-way of NC Highway 11 (Memorial Drive), N 15°05'47" E, 435.10 feet to the point of beginning containing 29.032 acres and being a portion of the property described in Deed Book 2278, Page 752 and Deed Book 2143, Page 30 and Deed Book 2182, Page 688 all of the Pitt County Register of Deeds Office.

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

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

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

Section 5. This annexation shall take effect from and after the 30th day of June, 2008.

ADOPTED this 10th day of January, 2008.

Patricia C. Dunn, Mayor

ATTEST:

Wanda T. Elks, City Clerk

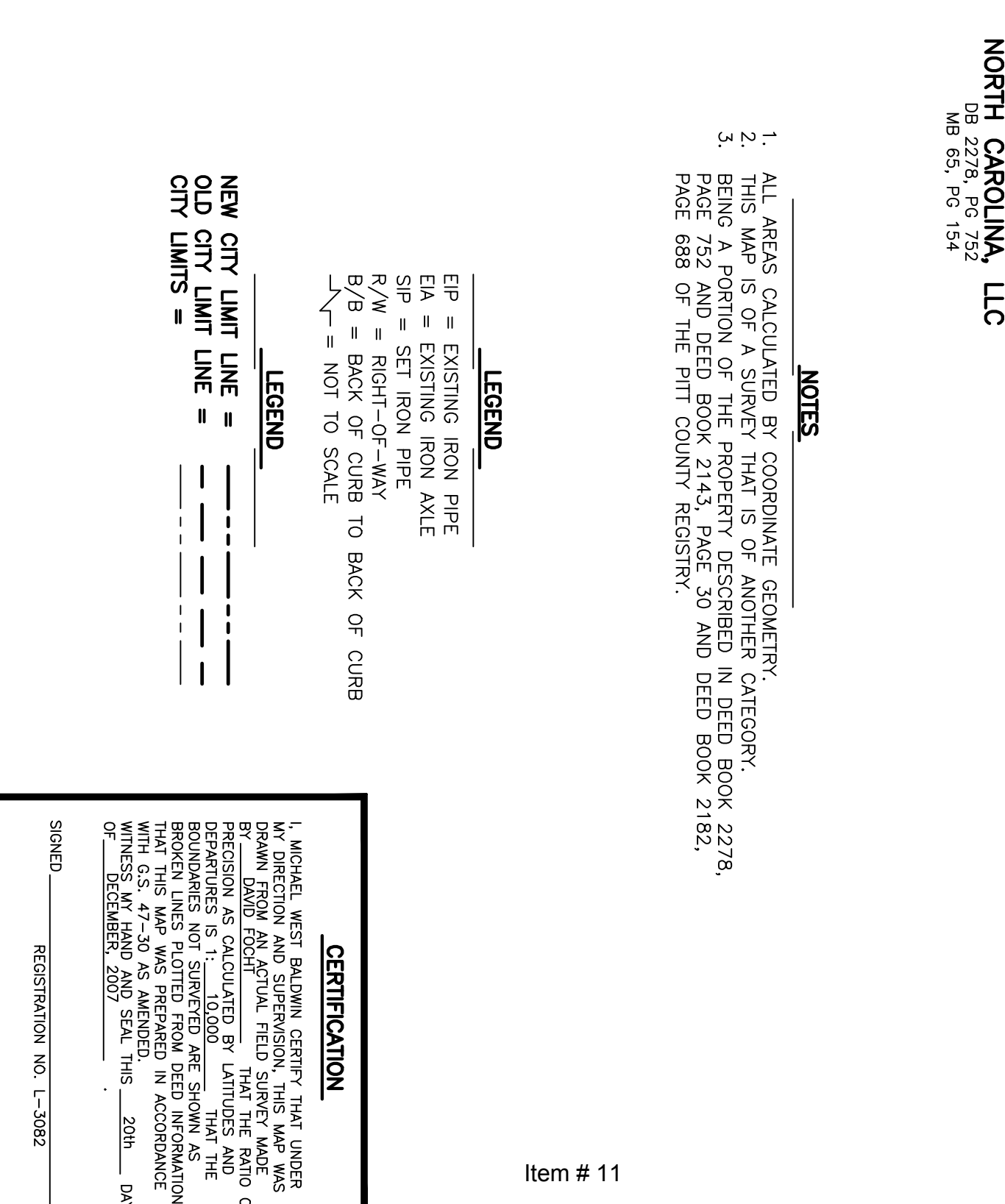
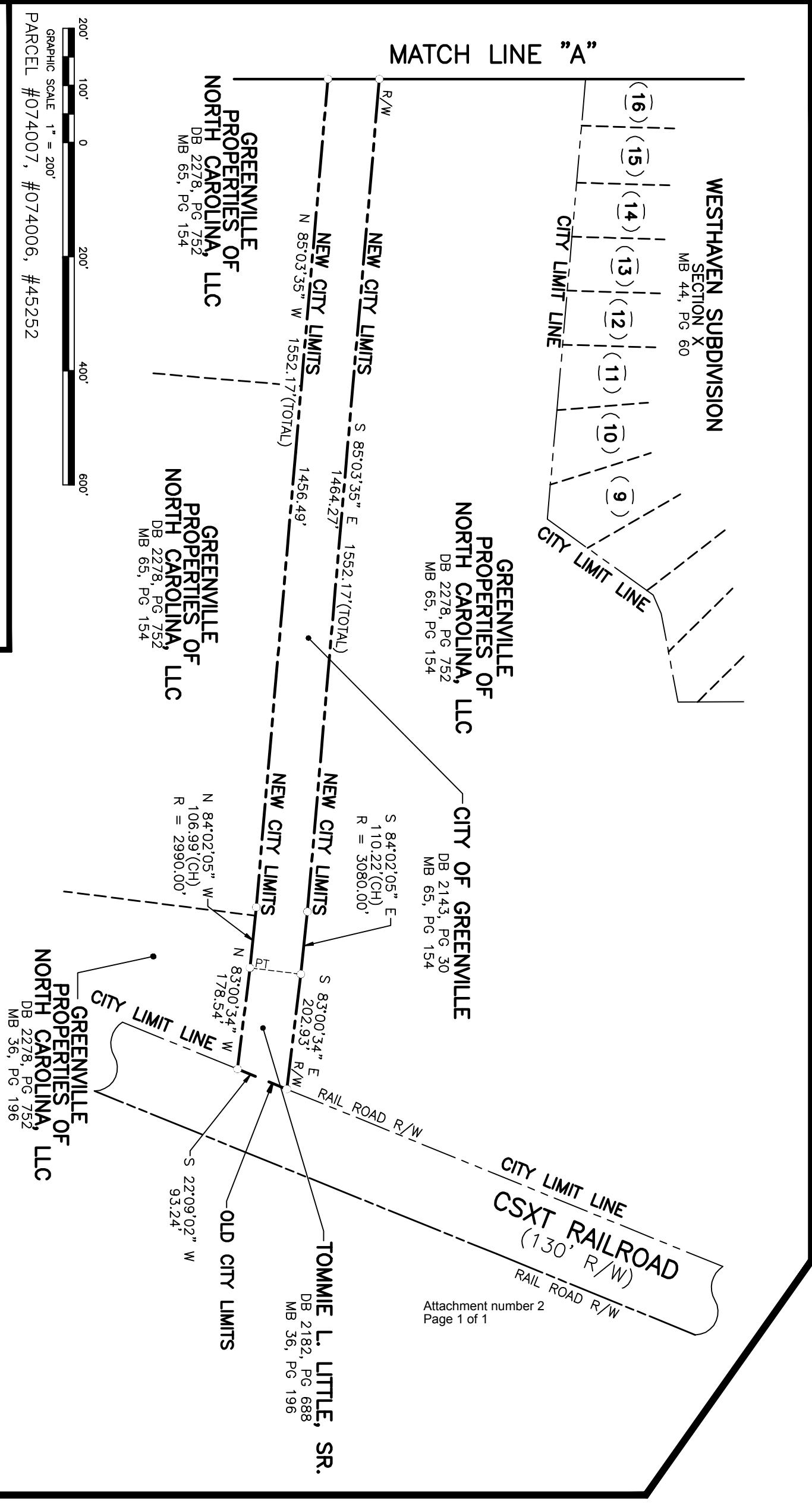
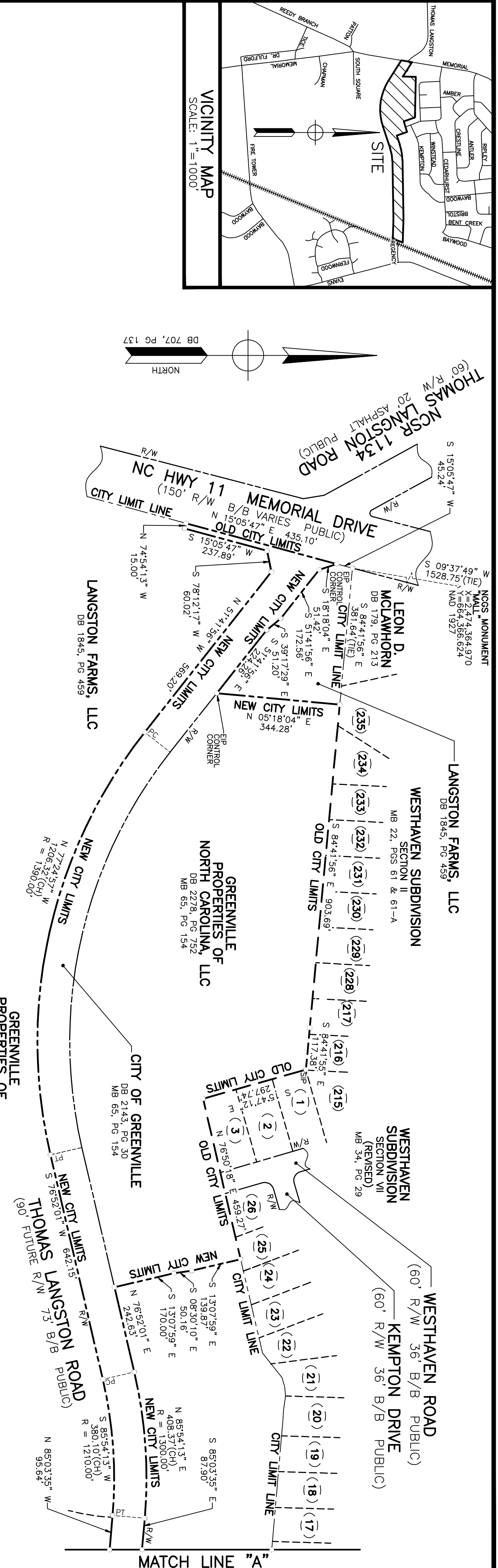
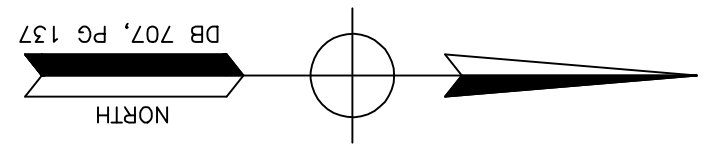
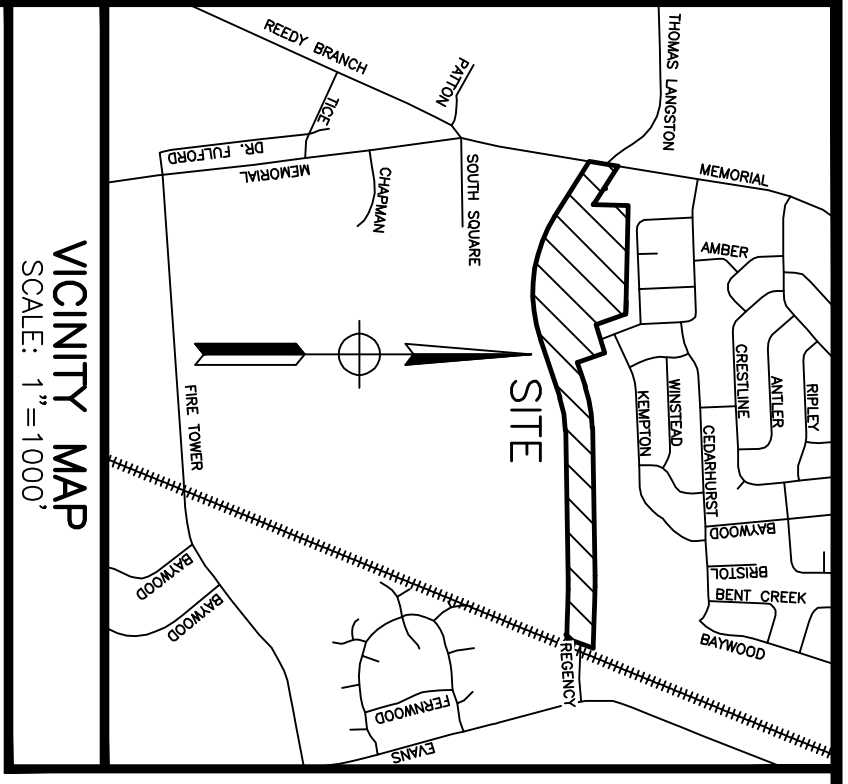
NORTH CAROLINA
PITT COUNTY

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

WITNESS my hand and official seal, this the 10th day of January, 2008.

Patricia A. Sugg, Notary Public

My Commission Expires: September 4, 2011



- NOTES**
1. ALL AREAS CALCULATED BY COORDINATE GEOMETRY.
 2. THIS MAP IS OF A SURVEY THAT IS OF ANOTHER CATEGORY.
 3. BEING A PORTION OF THE PROPERTY DESCRIBED IN DEED BOOK 2278, PAGE 752 AND DEED BOOK 2143, PAGE 30 AND DEED BOOK 2182, PAGE 688 OF THE PITT COUNTY REGISTRY.

- LEGEND**
- EIP = EXISTING IRON PIPE
 - E/A = EXISTING IRON AXLE
 - SIP = SET IRON PIPE
 - R/W = RIGHT-OF-WAY
 - B/B = BACK OF CURB TO BACK OF CURB
 - = NOT TO SCALE

- LEGEND**
- NEW CITY LIMIT LINE = [Solid line]
 - OLD CITY LIMIT LINE = [Dashed line]
 - CITY LIMITS = [Dotted line]

CLOSURE CHECK BOUNDARY

CHECKED: _____ DATE: _____

MAP SHOWING AREA ANNEXED BY

THE CITY OF GREENVILLE, N.C.

(EFFECTIVE DATE _____ ORDINANCE # _____ AREA 29.032 AC.)

WINTERVILLE _____ TOWNSHIP, PITT COUNTY, N.C.

OWNER: CITY OF GREENVILLE
 P.O. BOX 7207
 GREENVILLE, N.C. 27835
 (252) 329-4525

OWNER: TOMMIE L. LITTLE, SR.
 P.O. BOX 979
 GREENVILLE, N.C. 27835
 (252) 355-0664

OWNER: WESTHAVEN SOUTH, PHASE 1
OWNER: GREENVILLE PROPERTIES OF NORTH CAROLINA, LLC
 P.O. BOX 979
 GREENVILLE, N.C. 27835
 (252) 355-0664

MAP NO.	PLATS RECORDED	MAP BOOK	PAGE
	N/A		

Baldwin and Associates
 ENGINEERING, LAND SURVEYING
 AND PLANNING
 1015 COLLEGE DRIVE
 GREENVILLE, N.C. 27658
 (252) 756-1390

CERTIFICATION

I, MICHAEL WEST BALDWIN CERTIFY THAT UNDER MY DIRECTION AND SUPERVISION, THIS MAP WAS DRAWN FROM A FIELD SURVEY MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE PITT COUNTY REGISTER OF DEEDS. THE FOREGOING CERTIFICATE IS VALID AND CORRECT. I AM A REGISTERED LAND SURVEYOR, PERSONALLY APPEARED BEFORE ME THIS DAY AND ACKNOWLEDGED THE EXECUTION OF THE FOREGOING INSTRUMENT.

WITNESS MY HAND AND SEAL THIS 20th DAY OF _____ 2007.

NOTARY PUBLIC _____ EXPRESS: 03/28/2009
 NORTH CAROLINA, PITT COUNTY

BY _____ REGISTER OF DEEDS



City of Greenville, North Carolina

Meeting Date: 1/10/2008
Time: 7:00 PM

Title of Item: Ordinance to annex Ward Holdings, LLC property containing 2.50 acres located north of Thomas Langston Road and east of Langston Townhomes

Explanation: ANNEXATION PROFILE

A. SCHEDULE

1. Advertising date: December 31, 2007
2. City Council public hearing date: January 10, 2008
3. Effective date: June 30, 2008

B. CHARACTERISTICS

1. Relation to Primary City Limits: Contiguous
2. Relation to Recognized Industrial Area: Outside
3. Acreage: 2.50 acres
4. Voting District: 5
5. Township: Winterville
6. Vision Area: E
7. Zoning District: CG (General Commercial)
8. Land Use: Existing: Vacant
Anticipated: Commercial Development

9. Population:

	Formula	Number of People
Total Current	-----	0
Estimated at full development	-----	0
Current Minority	-----	0
Estimated Minority at full development	-----	0
Current White	-----	0
Estimated White at full development	-----	0

10. Rural Fire Tax District: Winterville

11. Greenville Fire District: Station #5 (1.5 miles)

12. Present Tax Value: \$93,370
Estimated Future Tax Value: \$518,370

Fiscal Note: Total estimated tax value at full development is \$518,370.

Recommendation: Approval of the ordinance to annex the Ward Holdings, LLC property

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

Attachments / click to download

 [Annexation Map](#)

 [Ward Holdings LLC Annexation 730896](#)

ORDINANCE NO. 08-____
AN ORDINANCE TO EXTEND THE CORPORATE LIMITS OF
THE CITY OF GREENVILLE, NORTH CAROLINA

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

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

WHEREAS, the City Clerk has certified the sufficiency of said petition and a public hearing on the question of this annexation was held at City Hall at 7:00 p.m. on the 10th day of January, 2008 after due notice by publication in The Daily Reflector on the 31st day of December, 2007; and

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

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

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

TO WIT: Being all that certain property as shown on the annexation map entitled "Ward Holdings, LLC" as prepared by Rivers and Associates.

LOCATION: Lying and being situated in Winterville Township, Pitt County, North Carolina, located north of Thomas Langston Road and east of Langston Townhomes. This annexation involves 2.50 acres.

GENERAL DESCRIPTION: Being all that property located in Winterville Township, bounded on the west by Teddy Hines, on the north by Arborvitae, LLC, on the east by Ward Holdings, LLC and on the south by Thomas Langston Road (N.C.S.R. 1134), and more particularly described as follows:

Beginning at the southeasterly property corner of Arborvitae, LLC, recorded in Deed Book 2265, Page 476 and Map Book 62, Page 173;
Item # 12

thence from the point of beginning with the new city limits line S 01°49'59" W, 461.96 feet to a point in the northern right-of-way of Thomas Langston Road (N.C.S.R. 1134); thence cornering and running with the northerly right-of-way of Thomas Langston Road (N.C.S.R. 1134) N 80°10'12" W, 336.29 feet to a point in the westerly property line of Teddy Hines recorded in Deed Book 1570, Page 726 and Deed Book 1816, Page 551; thence cornering and leaving Thomas Langston Road (N.C.S.R. 1134) with the property of Teddy Hines, recorded in Deed Book 1570, Page 726 and Deed Book 1816, Page 551 N 18°03'49" E, 314.58 feet to a point in the southerly line of Arborvitae, LLC, recorded in Deed Book 2265, Page 476, thence cornering and running with the southerly line of Arborvitae, LLC N 67°03'21" E, 269.94 feet to the point of beginning, containing 2.50 acres more or less and being a portion of the Ward Holdings, LLC Property recorded in Deed Book 1051, Page 826 and Deed Book 824, Page 453 and Map Book 27, Page 162 and shown on an Annexation Map prepared by Rivers and Associates, Inc., drawing number Z-2436, dated September 24, 2007, last revised October 10, 2007, and incorporated herein by reference.

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

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

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

Section 5. This annexation shall take effect from and after the 30th day of June, 2008.

ADOPTED this 10th day of January, 2008.

Patricia C. Dunn, Mayor

ATTEST:

Wanda T. Elks, City Clerk

NORTH CAROLINA
PITT COUNTY

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

WITNESS my hand and official seal, this the 10th day of January, 2008.

Patricia A. Sugg, Notary Public

My Commission Expires: September 4, 2011

Doc. # 730896

Item # 12

N/F
MARGA J. ROSS AND DOUGLAS
H. ROSS, LIFE ESTATE
D.B. 1853 P.G. 703
D.B. V-38 P.G. 685
P.N. 19292

N/F
BLUE LANDS, LLC
D.B. 1887 P.G. 350
M.B. 41 P.G. 172
P.N. 51931

N/F
TRIPLE B#6, LLC
D.B. 2166 P.G. 76
P.N. 21185

N/F
TRIPLE B#6, LLC
D.B. 2186 P.G. 236
M.B. 26 P.G. 145-146
P.N. 74354

WARD HOLDINGS, LLC
D.B. 1051 PG. 826
D.B. 824 P.G. 453
P.N. 13377

WARD HOLDINGS, LLC
D.B. 1051 PG. 826
D.B. 824 P.G. 453
M.B. 48 PG. 183
M.B. 27 P.G. 162
P.N. 16475
P.N. 58132

N/F
TRIPLE B#6, LLC
D.B. 2186 P.G. 236
M.B. 26 P.G. 145-146
P.N. 74301

Attachment number 2
Page 1 of 1

N/F
ARBORVITAE, LLC
D.B. 2265 P.G. 476
M.B. 62 P.G. 173
P.N. 13364

N/F
TEDDY HINES
D.B. 1570 P.G. 726
D.B. 1816, P.G. 551
M.B. 15 P.G. 2
P.N. 13877

WARD HOLDINGS, LLC
D.B. 1051 PG. 826
D.B. 824 P.G. 453
M.B. 48 PG. 183
M.B. 27 P.G. 162
P.N. 16475
108,962.25 SF ±
2.50 AC ±

N/F
LOWES HOME CENTERS, INC.
D.B. 761 P.G. 688
D.B. 761, PG. 716
M.B. 48 P.G. 198
P.N. 58138

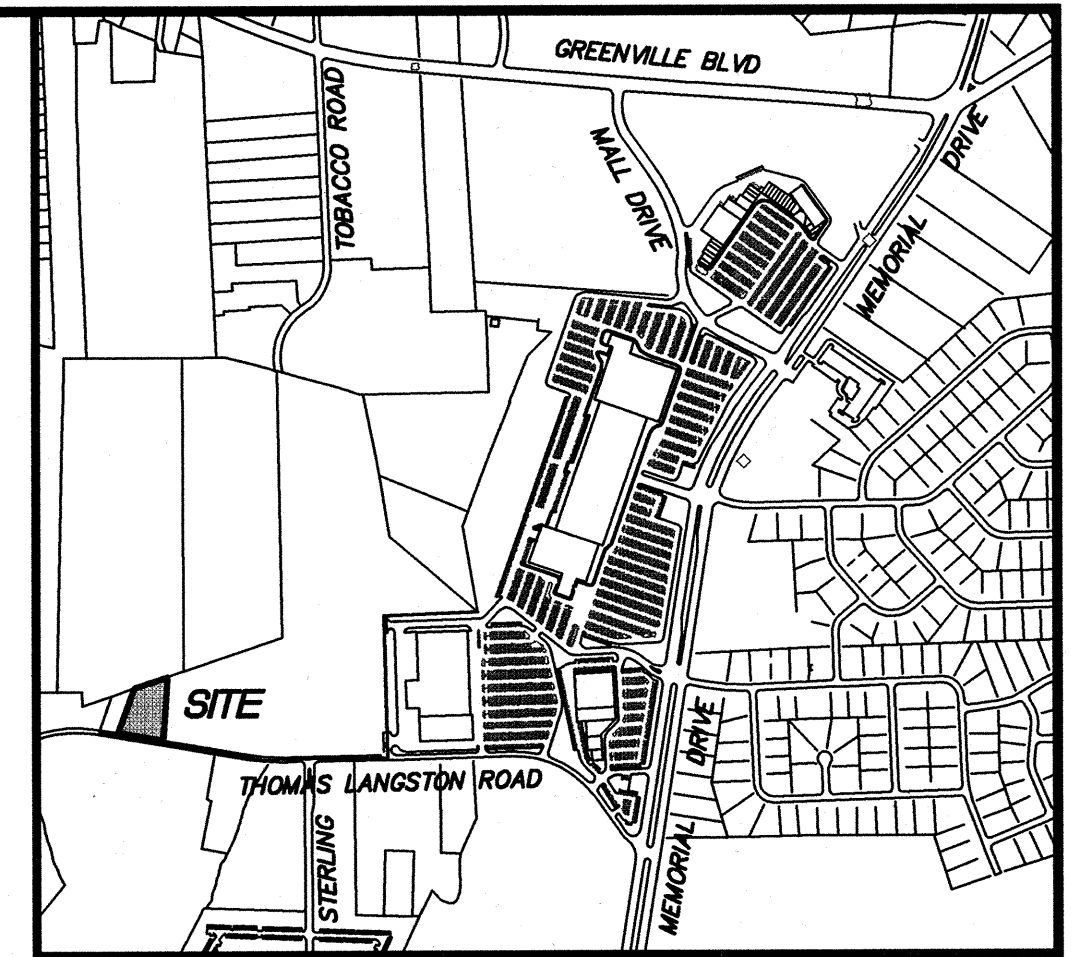
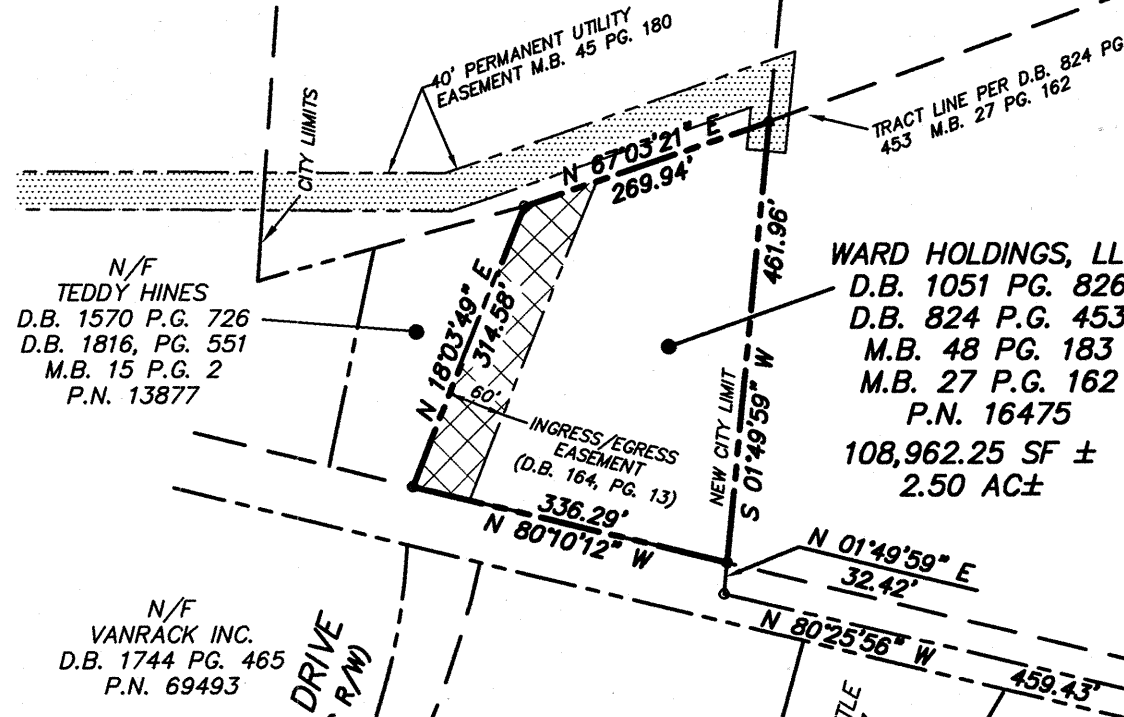
N/F
VANRACK INC.
D.B. 1744 PG. 465
P.N. 69493

VANCROFT TOWNHOMES
M.B. 66 PG. 186

ROBERT STANLEY LITTLE
D.B. K 50 P.G. 677
P.N. 31204

N/F
MITCHELL FAMILY, LLC
D.B. 2324 PG. 583
P.N. 60926

N/F
JOSEPH D. SPEIGHT
AND WIFE
MAXINE A. SPEIGHT
D.B. 1069 PG. 668
P.N. 13376



VICINITY MAP
SCALE: 1" = 1000'

REFERENCES

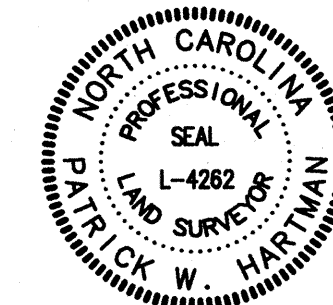
D.B. 824 P.G. 453
PORTION OF P.N. 16475
M.B. 27 PG. 162
M.B. 48 PG. 183

Legend

- NEW CITY LIMIT
- OLD CITY LIMIT
- CITY LIMIT
- PARCEL NUMBER P.N.
- NOW OR FORMERLY N/F

Notes :

1. AREA DETERMINED BY COORDINATES.
2. ALL DISTANCES ARE HORIZONTAL GROUND MEASUREMENTS.
3. NO POINT SET AT ANY CORNER UNLESS OTHERWISE NOTED.
4. THIS MAP WAS PREPARED FOR ANNEXATION PURPOSES ONLY AND IS NOT A BOUNDARY SURVEY OF THE PROPERTIES SHOWN HEREON OR TO BE USED FOR SALES OR CONVEYANCE.
5. BOUNDARY INFORMATION WAS TAKEN FROM REFERENCE INFORMATION SHOWN HEREON. NO FIELD SURVEYING WAS PERFORMED FOR THE PREPARATION OF THIS MAP.
6. CITY LIMITS WAS TAKEN FROM PITT COUNTY GEOGRAPHIC INFORMATION SYSTEM.
7. PARCEL NUMBER 16475

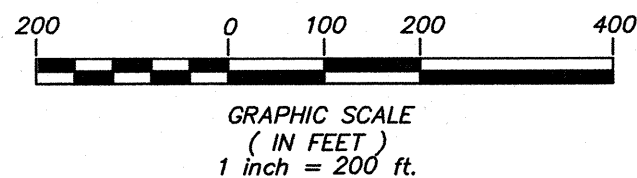


CERTIFICATION

NORTH CAROLINA PITT COUNTY
I, PATRICK W. HARTMAN, CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM (DEED DESCRIPTION RECORDED IN BOOK _____ PAGE _____); THAT THE RATIO OF PRECISION IS 1:10,000; THAT BOUNDARIES NOT SURVEYED ARE SHOWN AS BROKEN LINES PLOTTED FROM INFORMATION FOUND IN BOOKS REFERENCED HEREON; THAT THIS MAP WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. I FURTHER CERTIFY PURSUANT TO G.S. 47-30 (f)(11)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 24TH DAY OF SEPTEMBER, 2007.

SIGNED:
PROFESSIONAL LAND SURVEYOR
REGISTRATION NUMBER L-4262

LINE	BEARING	LENGTH
L1	S 88°49'14" W	19.31



ANNEXATION MAP
WARD HOLDINGS, LLC
WINTERVILLE TOWNSHIP, PITT COUNTY, NORTH CAROLINA

OWNER **WARD HOLDINGS, LLC** C/O JAMES H. WARD, III
ADDRESS 503 CHESAPEAKE PLACE
GREENVILLE, N.C. 27858
PHONE (252) 355-7993

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

SURVEYED	APPROVED
DRAWN	DATE
CHECKED	SCALE
PH	1"=200'

Item # 12

REVISED 10/10/07: PER CITY OF GREENVILLE COMMENTS

MAP NO.	PLATS RECORDED	BOOK	PAGE

RECORDED IN MAP BOOK _____ PAGE _____

MAP SHOWING AREA ANNEXED BY
THE CITY OF GREENVILLE, N.C.

EFFECTIVE DATE _____ ORDINANCE NO. _____
WINTERVILLE TOWNSHIP, PITT COUNTY, N.C.

2.50 ACRES
AREA



City of Greenville, North Carolina

Meeting Date: 1/10/2008
Time: 7:00 PM

Title of Item: Ordinance to annex Springshire Retirement, LLC property containing 1.14 acres located north of NC Highway 43 North at its intersection with Rock Springs Road

Explanation: ANNEXATION PROFILE

A. SCHEDULE

1. Advertising date: December 31, 2007
2. City Council public hearing date: January 10, 2008
3. Effective date: June 30, 2008

B. CHARACTERISTICS

1. Relation to Primary City Limits: Non-contiguous
2. Relation to Recognized Industrial Area: Outside
3. Acreage: 1.14 acres
4. Voting District: 1
5. Township: Falkland
6. Vision Area: F
7. Zoning District: OR (Office-Residential)
8. Land Use: Existing: Vacant
Anticipated: Temporary office to serve retirement center
9. Population:

	Formula	Number of People
Total Current	-----	0
Estimated at full development	-----	0
Current Minority	-----	0
Estimated Minority at full development	-----	0
Current White	-----	0
Estimated White at full development	-----	0

10. Rural Fire Tax District: Red Oak
11. Greenville Fire District: Station #2 (3.1 miles)
12. Present Tax Value: \$8,656
Estimated Future Tax Value: \$143,056

Fiscal Note: Total estimated tax value at full development is \$143,056

Recommendation: Approval of the ordinance to annex Springshire Retirement, LLC property.

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

Attachments / click to download

 [Annexation Map](#)

 [Springshire_Retirement_annexation_735272](#)

ORDINANCE NO. 08-_____
AN ORDINANCE TO EXTEND THE CORPORATE LIMITS OF
THE CITY OF GREENVILLE, NORTH CAROLINA

WHEREAS, the City Council has been petitioned under G.S. 160A-58.1, as amended, to annex the area described herein; and

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

WHEREAS, the City Clerk has certified the sufficiency of said petition and a public hearing on the question of this annexation was held at City Hall at 7:00 p.m. on the 10th day of January, 2008, after due notice by publication in The Daily Reflector on the 31st day of December, 2007; and

WHEREAS, the City Council further finds that the area described therein meets the standards of G.S. 160A-58.1(b), to wit:

- a. The nearest point on the proposed satellite corporate limits is not more than three miles from the corporate limits of the City of Greenville.
- b. No point on the proposed satellite corporate limits is closer to another city than to the City of Greenville.
- c. The area described is so situated that the City of Greenville will be able to provide the same services within the proposed satellite corporate limits that it provides within the primary corporate limits.
- d. No subdivision, as defined in G.S. 160A-376, will be fragmented by this proposed annexation.

WHEREAS, the City Council does hereby find as a fact that said petition has been signed by all the owners of real property in the area who are required by law to sign and meets all other requirements of G.S. 160A-58.1, as amended; and

WHEREAS, the City Council further finds that the petition is otherwise valid, and that the public health, safety and welfare of the City of Greenville and of the area proposed for annexation will be best served by annexing the area described herein;

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

Section 1. By virtue of the authority granted by G.S. 160A-58.2, as amended, the following described noncontiguous territory is hereby annexed and made part of the City of Greenville:

TO WIT: Being all that certain property as shown on the annexation map entitled "Springshire Retirement, LLC" as prepared by Rivers and Associates, Inc.

LOCATION: Lying and being situated in Falkland Township, Pitt County, North Carolina, located north of NC Highway 43 North at its intersection with Rock Springs Road. This annexation involves 1.14 acres.

GENERAL DESCRIPTION: Being all that property located in Falkland Township, Pitt County, North Carolina, bounded on the north and west by David W. Ammons, on the east by Springshire Retirement LLC, on the south by N.C. Highway 43, and more particularly described as follows:

Beginning at an existing iron pipe located in the northerly right-of-way of N.C. Highway 43, said pipe being the southwesterly property corner of McAlister Family Properties, LP., Etal, recorded in Deed Book 1094, Page 577 and the southeasterly corner of Springshire Retirement, LLC, recorded in Deed Book 2289, Page 645; thence with the northerly right-of-way of N.C. Highway 43 N 68°44'10" W, 82.77 feet to a point, the true point of beginning thence from the true point of beginning and with the northerly right-of-way of N.C. Highway 43 N 68°44'10" W, 335.81 feet to a point in the eastern line of the David W. Ammons property recorded in Deed Book 2289, Page 648; thence leaving the northerly right-of-way line of N.C. Highway 43 and with the eastern line of the David W. Ammons property N 33°00'0" E, 148.93 feet to a point; thence S 68°44'10" E, 344.19 feet to a point; thence cornering and with a new line across the Springshire Retirement, LLC property recorded in Deed Book 2289, Page 645 S 36°06'57" W, 150.86 feet to the true point of beginning, containing 1.14 acres more or less and being a portion of the Springshire Retirement, LLC Property, recorded in Deed Book 2289, Page 645 and shown on an Annexation Map prepared by Rivers and Associates, Inc. for Springshire Retirement, LLC, dated December 3, 2007, drawing number Z-2452 and incorporated herein by reference.

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

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

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

Section 5. This annexation shall take effect from and after the 30th day of June, 2008.

ADOPTED this 10th day of January, 2008.

Patricia C. Dunn, Mayor

ATTEST:

Wanda T. Elks, City Clerk

NORTH CAROLINA
PITT COUNTY

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

WITNESS my hand and official seal, this the 10th day of January, 2008.

Patricia A. Sugg, Notary Public

My Commission Expires: September 4, 2011

Notes :

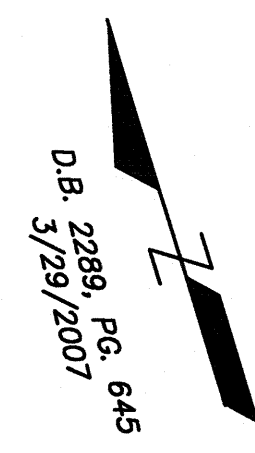
1. ALL DISTANCES ARE HORIZONTAL.
2. NO POINT SET AT CORNERS UNLESS OTHERWISE NOTED.
3. AREA BY COORDINATES.
4. PORTION OF PITT COUNTY PARCEL 74363

Legend

- NEW CITY LIMIT
- OLD CITY LIMIT
- CITY LIMIT
- PARCEL NUMBER
- RIGHT OF WAY



Vicinity Map
1" = 5000'



CHARLES P. GASKINS, JR &
HARRISON K. GASKINS
DB 001E, PG. 157
MB 31, PG. 151
MB 2, PG. 219
PARCEL NO. 8485

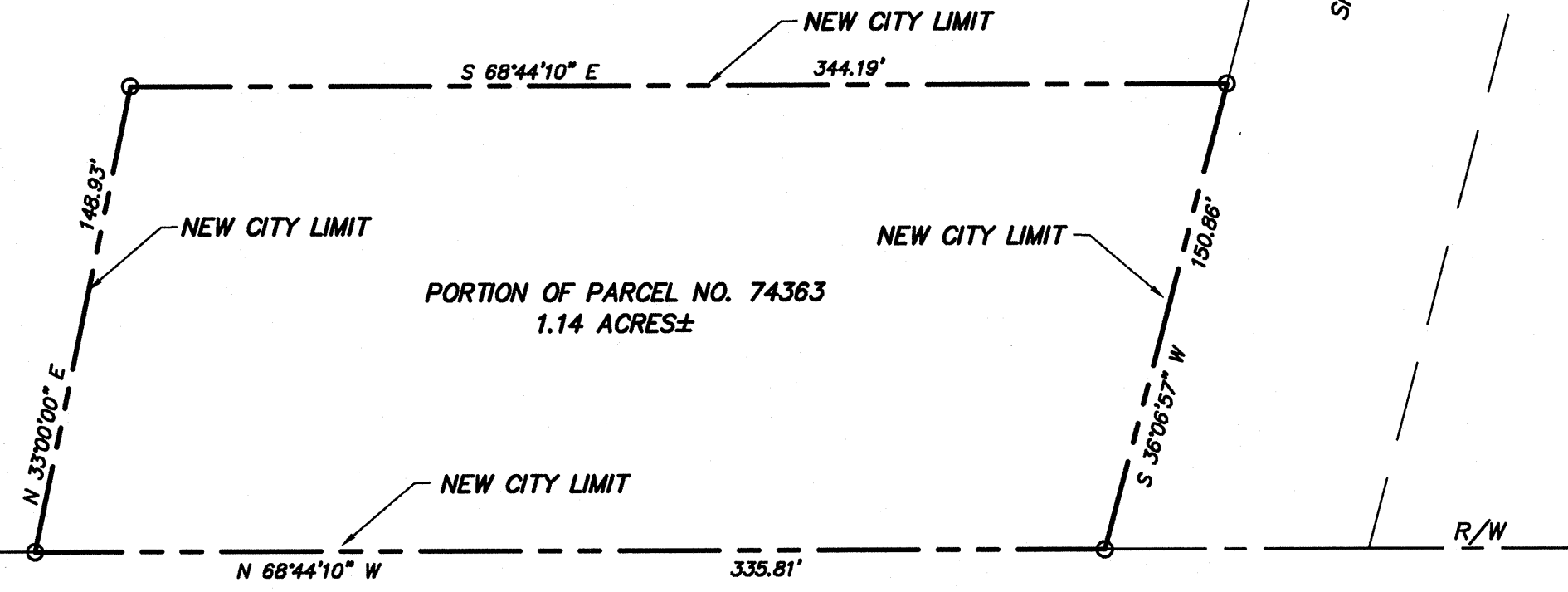
D.B. 2289, PG. 645
3/29/2007

DAVID W. AMMONS, ETAL.
D.B. 2403, PG. 43
D.B. 2289, PG. 648
M.B. 38, PG. 68
PARCEL NO. 7280

SPRINGSHIRE RETIREMENT, LLC
D.B. 2289, PG. 645
M.B. 38, PG. 68
PARCEL NO. 74363

MCALISTER FAMILY PROPERTIES, LP., ETALS
DB 109A, PG. 577
MB 32, PG. 275
PARCEL NO. 44393

Attachment number 2
Page 1 of 1



NC HWY 43 NORTH
(100' PUBLIC R/W, 28' PAVEMENT)

References:

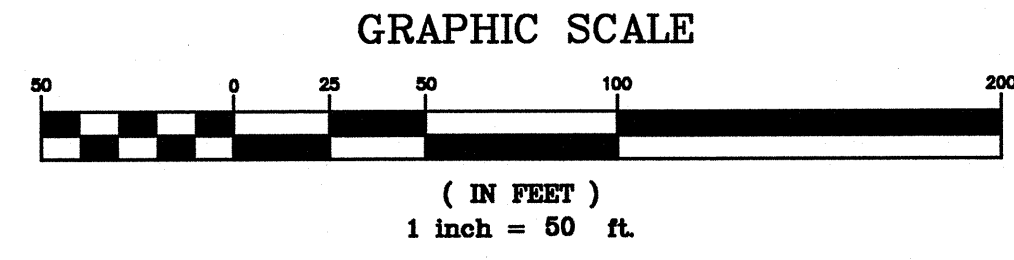
- DEED BOOK 2289, PAGE 645
- DEED BOOK 576, PAGE 199
- MAP BOOK 32, PAGE 275
- MAP BOOK 31, PAGE 151
- MAP BOOK 38, PAGE 68



CERTIFICATION

NORTH CAROLINA PITT COUNTY
I, PATRICK W. HARTMAN, CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION. (DEED DESCRIPTIONS RECORDED IN BOOK _____ PAGE _____) THAT THE RATIO OF PRECISION IS 1:10,000; THAT BOUNDARIES NOT SURVEYED ARE SHOWN AS BROKEN LINES PLOTTED FROM INFORMATION FOUND IN BOOKS REFERENCED HEREON; THAT THIS MAP WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 (F)(1)(d) AS TO THE FOLLOWING THAT THIS SURVEY IS OF ANOTHER CATEGORY, SUCH AS THE RECOMBINATION OF EXISTING PARCELS, A COURT SURVEY, OR OTHER EXCEPTION TO THE DEFINITION OF SUBDIVISION. (ANNEXATION MAP) WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER, AND SEAL THIS 22ND DAY OF OCTOBER 2007.

SIGNED
PROFESSIONAL LAND SURVEYOR
LICENSE NUMBER L-4262



ANNEXATION MAP
SPRINGSHIRE RETIREMENT, LLC
FALKLAND TOWNSHIP, PITT COUNTY, NORTH CAROLINA

OWNER **SPRINGSHIRE RETIREMENT, LLC**
ADDRESS 2304 WESVILL COURT SUITE 310
PHONE RALEIGH, N.C. 27607 (919) 783-0044

Rivers & Associates, Inc. Since 1916
Engineers Planners Surveyors
107 East Second Street Greenville, NC 27858 (252) 752-4135

MAP NO.	PLATS RECORDED	BOOK	PAGE

MAP SHOWING AREA ANNEXED BY
THE CITY OF GREENVILLE, N.C.
EFFECTIVE DATE _____ ORDINANCE NO. _____
FALKLAND TOWNSHIP, PITT COUNTY, N.C.

1.14 ACRES
AREA



City of Greenville, North Carolina

Meeting Date: 1/10/2008
Time: 7:00 PM

Title of Item: Fiscal year 2009 federal agenda

Explanation: Representatives of The Ferguson Group worked with the Mayor, City Council Members, and City staff during December to develop priority projects for the City's fiscal year 2009 federal agenda. The proposed list of projects is currently in the final stage of development. The Ferguson Group is determining the projects that will have the highest probability of being included as federal earmarks. The proposed list of projects will be distributed at the January 7, 2008 City Council meeting. Melissa Hyman of The Ferguson Group will review the proposed federal agenda and discuss federal funding opportunities during the January 10, 2008 City Council meeting.

Fiscal Note: The total amount of federal appropriation requests for fiscal year 2009 will be listed in the proposed federal agenda. If approved, some appropriations may require local matching funds.

Recommendation: Hear a presentation from Melissa Hyman of The Ferguson Group and adopt the fiscal year 2009 federal agenda.

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Attachments / [click to download](#)



City of Greenville, North Carolina

Meeting Date: 1/10/2008
Time: 7:00 PM

Title of Item: Application for North Carolina Parks and Recreation Trust Fund grant for support of the Drew Steele Center

Explanation: The Recreation and Parks Department requests City Council's approval to apply for a North Carolina Parks and Recreation Trust Fund grant. This is a 50/50 matching grant for development of parks and recreation facilities. The maximum grant request is \$500,000. Permission is requested to apply for the maximum amount for Phase I of the renovation of the Elm Street Gym into the Drew Steele Center.

The Recreation and Parks Commission has indicated support for this project in the past and will officially consider the grant application at their meeting on January 9, 2008.

Fiscal Note: Funds are being raised by the Drew Steele Foundation to provide the \$500,000 match for this grant application. Approximately \$325,000 has already been raised, and another fundraiser will be held in the summer of 2008.

Recommendation: City Council approve and support application for a North Carolina Parks and Recreation Trust Fund grant for Phase I of the Drew Steele Center.

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Attachments / [click to download](#)