



## **Agenda**

### **Greenville Planning and Zoning Commission**

**November 17, 2020**

**6:00 PM**

**This meeting will be virtual and conducted via Zoom. See the City's website  
([www.greenvillenc.gov](http://www.greenvillenc.gov)) for details.**

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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.

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**I Call Meeting To Order**

**II Invocation - Chris West**

**III Roll Call**

**IV Approval of Minutes**

1. Minutes

**V Old Business**

**Preliminary Plats**

- 2 Request by East Carolina University for a preliminary subdivision plat entitled, "Millennial Warehouse Property" located along the southern right-of-way of 10th Street and the intersection of the same and Pitt Street. Further identified as being tax parcel numbers 07373 and 01872. The proposed plat consists of 4 lots totaling 4.121 acres.

**VI New Business**

**Preliminary Plats**

- 3 Request by Gerald Barfield for a preliminary subdivision plat entitled, "L.T. Hardee East" located at the southeastern corner of the intersection of NC Highway 33 East and L. T. Hardee Road. Further identified as being tax parcel numbers 50113 and 85718. The proposed plat consists of four (4) lots totaling 8.2957 acres.

**Text Amendment**

- 4 Request by the Planning and Development Services Department to amend Title 9, Chapter 4 of the City Code to create a definition and standards for residential fences

**VIII Adjournment**



City of Greenville,  
North Carolina

Meeting Date: 11/17/2020

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**Title of Item:** Minutes

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ATTACHMENTS

- 📄 [October 20, 2020](#)
- 📄 [October 22, 2020](#)

DRAFT MINUTES FOR THE GREENVILLE PLANNING AND ZONING COMMISSION  
OCTOBER 20, 2020

The Greenville Planning and Zoning Commission met via electronic media on the above date at 6:00 pm. Due to COVID-19 safety measures, commission members connected electronically to the meeting from their own locations.

Chairman Robinson reminded the commission and public that recent actions by the North Carolina General Assembly has changed the way the commission will vote. Members will hear the item along with the public hearing, the public hearing will be closed, and the item will then be voted on to recess until a special meeting of the Planning and Zoning Commission on October 22, 2020 at 6PM. This will allow the public 24 hours after the hearing is closed to send in written comments via email which will then be presented to the commission. There will not be any public hearings or input during the October 22, 2020 meeting. The commission will discuss the item and then vote on the item in question.

Mr. Les Robinson - Chair \*

Mr. Kevin Faison - X	Mr. Allen Thomas - * (late, arrived for item 4)
Mr. Michael Overton - *	Mr. John Collins - *
Mr. Alan Brock - X	Mr. Hap Maxwell - *
Mr. Billy Parker - *	Mr. Brad Guth - *
Mr. Max Ray Joyner III - X	Mr. Chris West - X

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

**VOTING MEMBERS:** Overton, Parker, Maxwell, Collins, West, Guth, Thomas

**PLANNING STAFF:** Chantae Gooby, Chief Planner; Bradleigh Sceviour, Planner II; Tony Parker, Planner I; Margo Castro, GIS Technician II

**OTHERS PRESENT:** Emanuel McGirt, City Attorney; Kelvin Thomas, Communication Technician

**MINUTES:** Motion made by Mr. Collins, seconded by Mr. Maxwell, to accept the minutes from the September 15, 2020 and September 17, 2020 meetings. Motion passed unanimously.

### **NEW BUSINESS**

#### **Rezoning:**

REQUEST BY 3810 CHARLES, LLC TO REZONE 1.2354 ACRES LOCATED ALONG THE WESTERN SIDE OF CHARLES BOULEVARD/NC HWY 43 SOUTH OF THE INTERSECTION OF THE SAME AND FIRE TOWER ROAD FROM RA20 (RESIDENTIAL-AGRICULTURAL) TO CH (HEAVY COMMERCIAL).

Brad Sceviour delineated the property. The property is located in the southwest quadrant of the city. The land is currently vacant. The property is not in the flood plain, however it is in Fork Swamp Watershed. If storm water rules apply, then 25-year detention as well as nitrogen and phosphorus reduction would be required for any project. There is an anticipated net increase of 689 vehicle trips per day. Currently the property is zoned O (Office) which would allow for approximately 5,000 square feet of office building. The requested zoning could

yield about 1,500 square feet of restaurant or retail space. The Future Land Use and Character Map projects the property be commercial. In Staff's opinion, the request is in compliance with Horizons 2026: Greenville's Community Plan and the Future Land Use and Character Map. Therefore, staff recommends approval.

Mr. Robinson opened the public hearing.

Ken Malpass spoke in favor on behalf of the applicant.

No one spoke in opposition.

Mr. Robinson closed the public hearing.

3. REQUEST BY LANGSTON FARMS, LLC TO REZONE 1.881 ACRES LOCATED AT THE NORTHEASTERN CORNER OF THE INTERSECTION OF SOUTH MEMORIAL DRIVE AND REGENCY BOULEVARD FROM O (OFFICE) TO CG (GENERAL COMMERCIAL).

Brad Sceviour delineated the property. The property is located in the southwest quadrant of the city. The land is currently vacant. The property is not in the flood plain, however it is in Fork Swamp Watershed. If storm water rules apply, then 25-year detention as well as nitrogen and phosphorus reduction would be required for any project. There is an anticipated net increase of 689 vehicle trips per day. Currently the property is zoned O (Office) which would allow for approximately 5,000 square feet of office building. The requested zoning could yield about 1,500 square feet of restaurant or retail space. The Future Land Use and Character Map projects the property be commercial. In Staff's opinion, the request is in compliance with Horizons 2026: Greenville's Community Plan and the Future Land Use and Character Map. Therefore, staff recommends approval.

Mr. Robinson opened the public hearing.

Mike Baldwin spoke in favor on behalf of the applicant.

No one spoke in opposition.

Mr. Robinson closed the public hearing.

**Preliminary Plat:**

4. REQUEST BY EAST CAROLINA UNIVERSITY. THE PROPOSED PRELIMINARY SUBDIVISION PLAT, ENTITLED "MILLENNIAL WAREHOUSE PROPERTY", IS LOCATED ALONG THE SOUTHERN RIGHT-OF-WAY OF 10<sup>TH</sup> STREET AND THE INTERSECTION OF THE SAME AND PITT STREET AND IS FURTHER IDENTIFIED AS BEING TAX PARCEL NUMBERS 07373 AND 01872. THE PROPOSAL PLAT CONSISTS OF 4 LOTS TOTALING 4.121 ACRES.

Mr. Robinson said the commission received an email from East Carolina University to continue this request.

**Motion made by Mr. Maxwell, seconded by Collins, to continue this item to the November 17, 2020 meeting. Motion passed unanimously.**

**Text Amendment:**

5. ORDINANCE REQUESTED BY PLANNING AND DEVELOPMENT SERVICES DEPARTMENT TO AMEND THE CITY CODE BY ADDING "MICRODISTILLERY" AS A SPECIAL USE IN THE CD (DOWNTOWN COMMERCIAL) DISTRICT. THE AMENDMENT INCLUDES A DEFINITION AND ADDITIONAL STANDARDS

Chantae Gooby explained that staff developed this text amendment for microdistilleries. Several years ago, staff developed a text amendment for microbreweries and felt these two uses were very similar and should have the same standards. In keeping with the original intent to direct microbreweries toward the downtown area rather than throughout the city, microdistilleries are only allowed with a special use permit in the CD district. This approach was developed to encourage investment in vacant buildings and vacant lots in the downtown area. Existing restaurants within the CD zoning district may also add microdistillery operations. In staff's opinion, the proposed Zoning Ordinance Text Amendment is in compliance with the following adopted policies in Horizons 2026: Greenville's Community Plan:

Chapter 1, Building Great Places, Goal 1.4 A Vibrant Uptown

Policy 1.4.4 Support and Control Uptown Nightlife

Promote Uptown as Greenville's vibrant and walkable nightlife district that supports a variety of high quality and responsible drinking and restaurants establishments. A thriving nightlife can attract and retain the young professional workers that in turn attract high quality employers. This does not mean nightlife activities need to be allowed to run out of control. Appropriate standards for these businesses should be enforced so that Uptown can be enjoyed safely and responsibly.

Chapter 1, Building Great Places, Goal 1.4 A Valued History

Policy 1.5.1 Preserve Historic Buildings, Landmarks and Areas

Cultural and historic buildings should be restored and reused in order to foster a sense of place, promote green building practices, and emphasize Greenville's unique heritage. New buildings in historic areas should be compatible with the surrounding neighborhood...

Policy 1.5.3 Encourage Adaptive Reuse of Historic Structures

Encourage developers to preserve historic structures and adapt them to fit modern day needs while preserving their unique character. Use this strategy for residential, commercial, industrial, and warehouse buildings...

Chapter 3, Maintaining Fiscal Responsibility, Goal 3.1 Benefit from Past Investments

Policy 3.1.3 Promote Rehabilitation and Reuse of Commercial and Industrial Buildings

Promote the rehabilitation and reuse of commercial and industrial buildings as another means of achieving the benefits of infill development.

Therefore, staff recommends approval.

Mr. Robinson opened the public hearing.

Mr. Trey Herring spoke in favor. He is interested in starting a microdistillery in Greenville.

No one spoke in opposition.

Mr. Robinson closed the public hearing.

**Motion made by Mr. Overton, seconded by Mr. Parker, to recess consideration of the agenda items until October 22, 2020, at 6PM. Motion passed unanimously.**

Respectfully submitted,

Chantae Gooby  
Chief Planner

DRAFT MINUTES FOR THE GREENVILLE PLANNING AND ZONING COMMISSION

October 22, 2020

The Greenville Planning and Zoning Commission met via electronic media on the above date at 6:00 pm. as a continuation of the recessed meeting from October 20, 2020. Due to COVID 19 safety measures, commission members connected electronically to the meeting from their own locations.

Chairman Robinson said that recent actions by the North Carolina General Assembly has changed the way the commission will vote. The Planning and Zoning Commission met on October 20, 2020 at 6PM via ZOOM and in keeping with the laws related to electronic meeting the items from that meeting were recessed until today. The public hearings were already held. This meeting is to discuss and vote on the items in question.

Mr. Les Robinson - Chair \*

Mr. Kevin Faison - X	Mr. Allen Thomas - *
Mr. Michael Overton -*	Mr. John Collins - *
Mr. Alan Brock - X	Mr. Hap Maxwell - *
Mr. Billy Parker - *	Mr. Brad Guth - *
Mr. Max Ray Joyner III - X	Mr. Chris West – *

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

Mr. Robinson asked if Allen Thomas would only be voting on item number 5 due to his late arrival to the October 20, 2020 meeting.

Mr. McGirt confirmed.

The Clerk confirmed that the same members were present for both meetings.

Chairman Robinson asked the commission if they all received the public comments pertaining to agenda item 3 (see below).

**VOTING MEMBERS:** Overton, Parker, Maxwell, Collins, West, Guth, Thomas

**PLANNING STAFF:** Chantae Gooby, Chief Planner; Bradleigh Sceviour, Planner II; Margo Castro, GIS Technician II

**OTHERS PRESENT:** Emanuel McGirt, City Attorney; Kelvin Thomas, Communication Technician

**NEW BUSINESS**

**Rezoning:**

REQUEST BY 3810 CHARLES, LLC TO REZONE 1.2354 ACRES LOCATED ALONG THE WESTERN SIDE OF CHARLES BOULEVARD/NC HWY 43 SOUTH OF THE INTERSECTION OF THE SAME AND FIRE TOWER ROAD FROM RA20 (RESIDENTIAL-AGRICULTURAL) TO CH (HEAVY COMMERCIAL)



**Motion made by Mr. West, seconded by Mr. Parker, to recommend to approval for the proposed amendment to advise that it is consistent with the Comprehensive Plan and to adopt the staff report which addresses plan consistency and other matters. Motion passed unanimously.**

3. REQUEST BY LANGSTON FARMS, LLC TO REZONE 1.881 ACRES LOCATED AT THE NORTHEASTERN CORNER OF THE INTERSECTION OF SOUTH MEMORIAL DRIVE AND REGENCY BOULEVARD FROM O (OFFICE) TO CG (GENERAL COMMERCIAL).

**Motion made by Mr. Collins, seconded by Mr. Maxwell, to recommend to approval for the proposed amendment to advise that it is consistent with the Comprehensive Plan and to adopt the staff report which addresses plan consistency and other matters. Motion passed unanimously.**

**Text Amendment:**

5. ORDINANCE REQUESTED BY PLANNING AND DEVELOPMENT SERVICES DEPARTMENT TO AMEND THE CITY CODE BY ADDING "MICRODISTILLERY" AS A SPECIAL USE IN THE CD (DOWNTOWN COMMERCIAL) DISTRICT. THE AMENDMENT INCLUDES A DEFINITION AND ADDITIONAL STANDARDS.

Mr. Overton asked to be recused.

**Motion made by Mr. Thomas, seconded by Mr. West, to recuse Mr. Overton. Motion passed unanimously.**

**Motion made by Mr. West, seconded by Mr. Thomas, to recommend to approval for the proposed text amendment to advise that it is consistent with the Comprehensive Plan and to adopt the staff report which addresses plan consistency and other matters. Motion passed unanimously.**

Respectfully submitted,

Chantae Gooby

Chief Planner



# City of Greenville, North Carolina

Meeting Date: 11/17/2020

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- Title of Item:** Request by East Carolina University for a preliminary subdivision plat entitled, "Millennial Warehouse Property" located along the southern right-of-way of 10th Street and the intersection of the same and Pitt Street. Further identified as being tax parcel numbers 07373 and 01872. The proposed plat consists of 4 lots totaling 4.121 acres.
- Explanation:** At the request of the applicant, this item was continued from the October 20, 2020 Planning and Zoning Commission meeting until the next regular meeting in November.
- The subject property has three (3) existing warehouse buildings totaling 80,226 square feet.
- The purpose of this preliminary plat is to create four (4) lots, to separate out the National Register of Historic Places structures from university property, in order to convey them for sale.
- Fiscal Note:** There will be no costs to the City of Greenville.
- Recommendation:** The City's Subdivision Review Committee has reviewed the plat and it meets all technical requirements. Therefore, Staff recommends approval of the preliminary plat as presented.
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## ATTACHMENTS

 [PP 20-07 Millennial Warehouse Property Attachments.pdf](#)

# Millennial Warehouse Property

Proposed Lots: 4

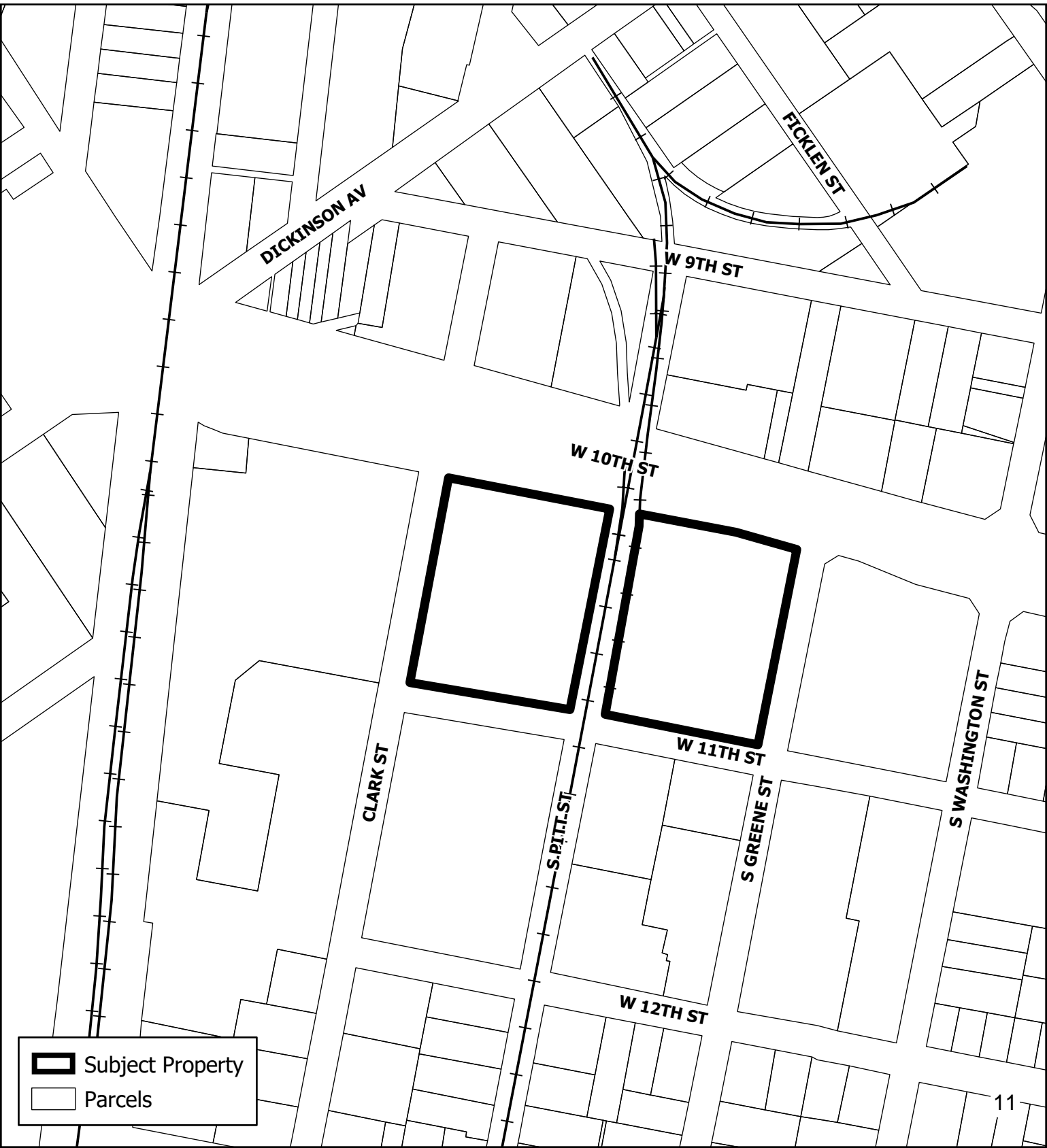
Total Acres: 4.121



October 6th, 2020

N



0 0.01 0.03 0.05 Miles



 Subject Property  
 Parcels





VICINITY MAP 1"=1000'

TENTH STREET PUBLIC RIGHT-OF-WAY VARIES

STATE OF NORTH CAROLINA PITT COUNTY  
I, WILLIAM B. HILLIARD, CERTIFY AS TO THE SURVEY ITEMS SHOWN ON THIS DRAWING, THAT THIS PLAT WAS DRAWN FROM MY SUPERVISION, THAT THE RATIO OF PRECISION AS CALCULATED IS 1:10000+; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH THE STANDARDS OF PRACTICE. WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS THE 12TH DAY OF OCTOBER, 2020



*William B. Hilliard* 10/12/2020  
L-4509

SITE DATA

LINEAR FEET IN NEW STREETS	0
# OF LOTS	4
TOTAL ACREAGE	4.121
ACREAGE IN PARKS & RECREATION	0
PITT COUNTY PARCELS INCLUDED IN THIS DEVELOPMENT	01872 (PARCELS 1 & 2) & 07373 (PARCELS 3 & 4)

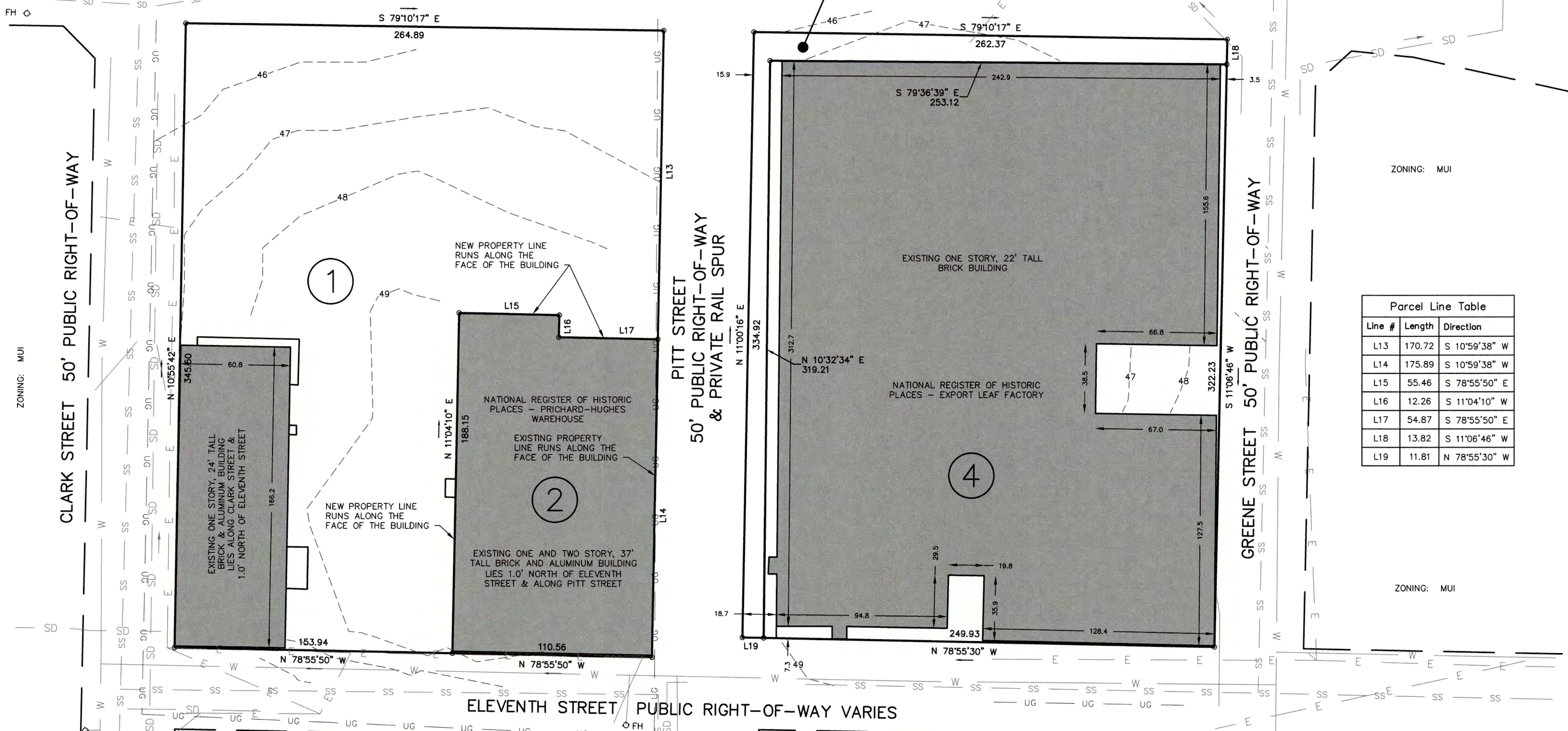
MINIMUM BUILDING SETBACK LIMITS

FRONT, SIDE & REAR:	0'
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LEGEND

- EIP = EXISTING IRON PIPE
- EIS = EXISTING IRON STAKE
- DIST = DISTURBED PROPERTY CORNER
- R/WD = RIGHT-OF-WAY DISK
- = NO POINT SET
- = NOT TO SCALE
- (TBA) = TO BE ABANDONED
- FH = FIRE HYDRANT
- = OVERHEAD ELECTRIC LINE
- UG = UNDERGROUND GAS LINE
- SS = SANITARY SEWER LINE
- SD = STORM DRAIN LINE
- UE = UNDERGROUND ELECTRIC LINE
- UT = UNDERGROUND COMMUNICATIONS LINE
- W = WATER LINE

- NOTES:
- ALL DISTANCES SHOWN ARE HORIZONTAL GROUND DISTANCES. COMBINED SCALE FACTOR = 0.99989652
  - THIS PROPERTY IS SUBJECT TO THE TAR/PAMLICO RIVER RIPARIAN BUFFER RULES.
  - THE SURVEYOR MADE NO ATTEMPT TO LOCATE OR DELINEATE ANY WETLANDS LOCATED ON THE SUBJECT PROPERTY.
  - THIS PROPERTY IS LOCATED IN ZONE X AND IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA AS TAKEN FROM N.F.I.P. RATE MAP DATED JANUARY 2, 2004 COMMUNITY PANEL 3720467700J.
  - FOR BUILDING SETBACK RESTRICTIONS REFER TO THE CITY OF GREENVILLE ZONING REQUIREMENTS.
  - CONSTRUCTION PLAN APPROVAL FROM GREENVILLE UTILITIES COMMISSION AND CITY OF GREENVILLE SHALL BE OBTAINED PRIOR TO CONSTRUCTION OF ANY STREET, WATER AND/OR SANITARY SEWER AND STORM DRAINAGE SYSTEMS.
  - ALL REQUIRED IMPROVEMENTS SHALL CONFORM TO THE CITY OF GREENVILLE MANUAL OF STANDARD DESIGNS AND DETAILS AND THE MANUAL FOR THE DESIGN AND CONSTRUCTION OF WATER AND WASTE WATER SYSTEM EXTENSIONS FOR GREENVILLE UTILITIES COMMISSION.
  - ALL LOTS SHALL QUAL OR EXCEED THE MINIMUM DEVELOPMENT STANDARDS OF THE CITY OF GREENVILLE ZONING ORDINANCE.



Parcel Line Table

Line #	Length	Direction
L13	170.72	S 10°59'38" W
L14	175.89	S 10°59'38" W
L15	55.46	S 78°55'50" E
L16	12.26	S 11°04'10" W
L17	54.87	S 78°55'50" E
L18	13.82	S 11°06'46" W
L19	11.81	N 78°55'30" W

PROPERTY TABLE

LOT NUMBER	AREA	SOURCE OF TITLE
1	1.641 AC. ±	DB 1550 PG 446
2	0.462 AC. ±	DB 1550 PG 446
3	0.166 AC. ±	DB 1550 PG 477
4	1.852 AC. ±	DB 1550 PG 477

ENGINEER: THE EAST GROUP, 324 EVANS STREET, GREENVILLE, NC 27834, 252-758-3746, CONTACT: MICHELLE CLEMENTS

OWNER: STATE OF NORTH CAROLINA, 116 W. JONES STREET, RALEIGH, NC 27611

SURVEYOR: THE EAST GROUP, 324 EVANS STREET, GREENVILLE, NC 27834, 252-758-3746, CONTACT: WILLIAM HILLIARD

DEVELOPER: EAST CAROLINA UNIVERSITY, 1001 E. FOURTH STREET, GREENVILLE, NC 27858, 252-328-6858

REVISION	COMMENT	BY	DATE
1	REVISED PER COG COMMENTS	WBH	10/7/2020



APPROVAL

THIS PRELIMINARY PLAT, # \_\_\_\_\_, AND THE STREET NAME(S) HEREON WERE APPROVED BY THE GREENVILLE PLANNING AND ZONING COMMISSION AT A MEETING HELD THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

SIGNED: \_\_\_\_\_ CHAIRMAN

SIGNED: \_\_\_\_\_ CITY PLANNER

PRELIMINARY PLAT  
MILLENNIAL WAREHOUSE PROPERTY  
CITY OF GREENVILLE, PITT COUNTY, N.C.

OWNER(S): STATE OF NORTH CAROLINA  
ADDRESS: 116 W. JONES STREET RALEIGH, NC 27611  
PHONE: (252) 328-6858

SURVEYED:	GDF	APPROVED:	
DRAWN:	WBH	DATE:	
CHECKED:	MSC	SCALE:	1" = 40'







# City of Greenville, North Carolina

**Meeting Date: 11/17/2020**

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**Title of Item:** Request by Gerald Barfield for a preliminary subdivision plat entitled, "L.T. Hardee East" located at the southeastern corner of the intersection of NC Highway 33 East and L. T. Hardee Road. Further identified as being tax parcel numbers 50113 and 85718. The proposed plat consists of four (4) lots totaling 8.2957 acres.

**Explanation:** The subject property has one (1) existing single family residence and a mobile home park (seven (7) mobile homes.

The purpose of this preliminary plat is to create four (4) lots. The preliminary plat also establishes the utility extensions, drainage and stormwater features that will serve the future development.

**Fiscal Note:** There will be no costs to the City of Greenville.

**Recommendation:** The City's Subdivision Review Committee has reviewed the plat and it meets all technical requirements. Therefore, Staff recommends approval of the preliminary plat as presented.

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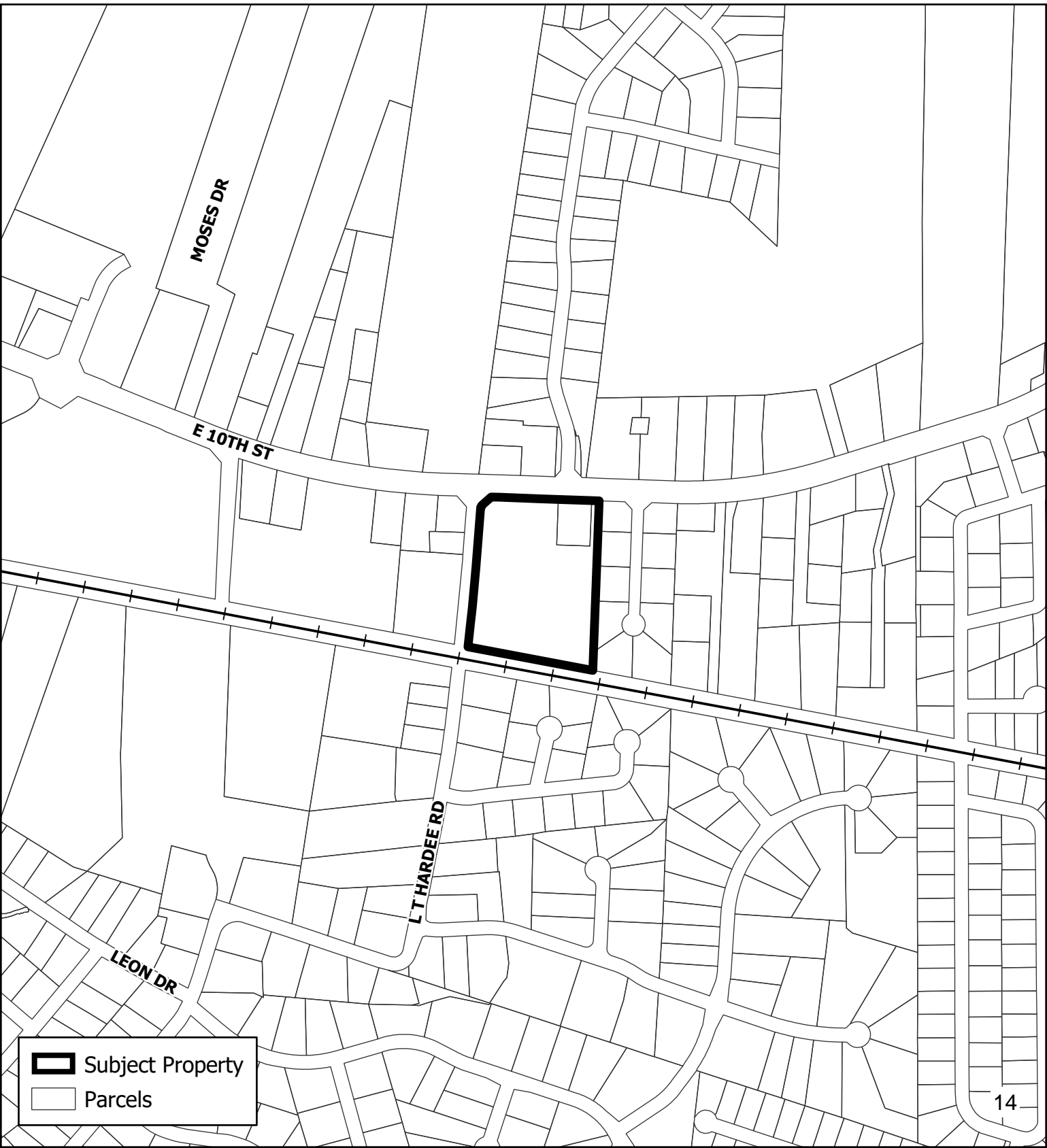
## ATTACHMENTS

 [PP 20-08 LT Hardee East Attachments.pdf](#)

LT Hardee East  
Proposed Lots: 4  
Total Acres: 8.2957  
November 3rd, 2020

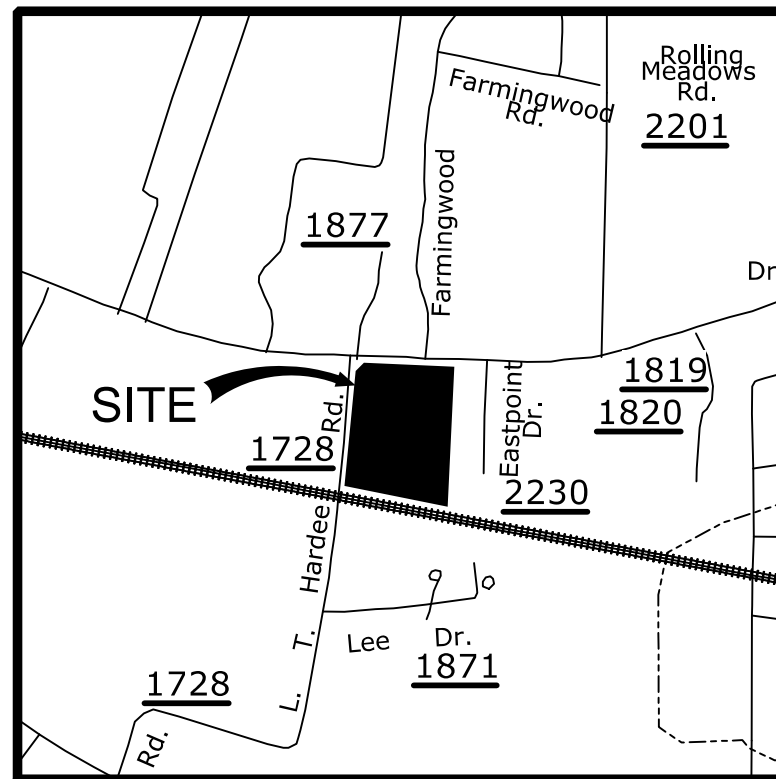


0 0.04 0.07 0.14 Miles



**Subject Property**  
Parcels





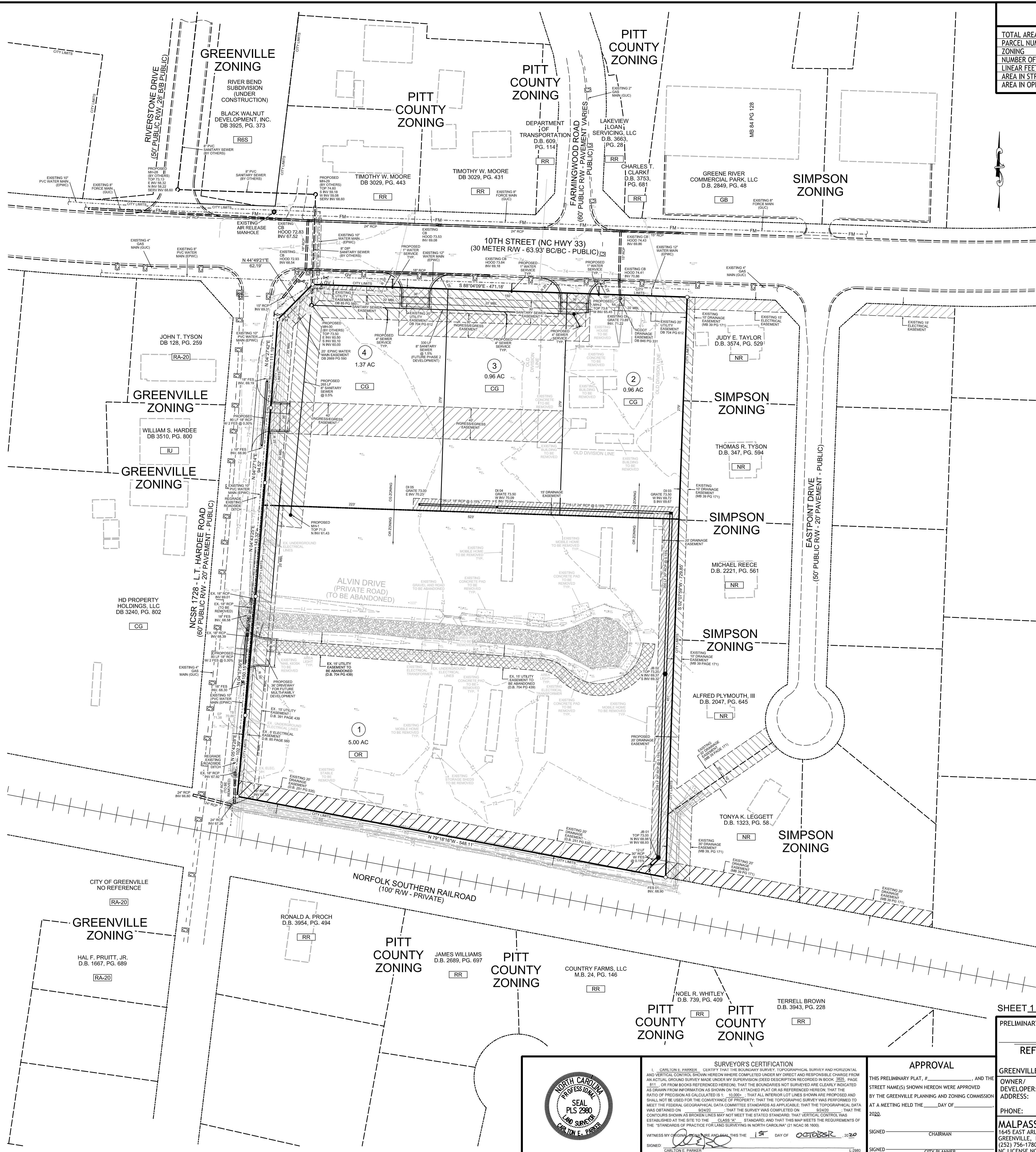
**VICINITY MAP**  
1" = 1000'

**NOTES:**

- CONSTRUCTION PLANS SHALL BE APPROVED BY GREENVILLE UTILITIES COMMISSION (GUC) AND THE CITY OF GREENVILLE PRIOR TO THE CONSTRUCTION OF ANY SANITARY SEWER OR STORM DRAINAGE.
- ALL REQUIRED IMPROVEMENTS SHALL CONFORM TO THE CITY OF GREENVILLE MANUAL OF STANDARD DESIGNS AND DETAILS AND THE MANUAL FOR THE DESIGN AND CONSTRUCTION OF WATER AND WASTEWATER SYSTEM EXTENSIONS FOR GUC.
- ALL LOTS SHALL EQUAL OR EXCEED THE MINIMUM DEVELOPMENT STANDARDS OF THE CITY OF GREENVILLE ZONING ORDINANCE.
- SANITARY SEWER AND ELECTRICAL SERVICE PROVIDED BY GREENVILLE UTILITIES COMMISSION.
- WATER SERVICE PROVIDED BY EASTERN PINES WATER CORPORATION.
- EROSION CONTROL PLAN APPROVAL REQUIRED PRIOR TO CONSTRUCTION.
- ALL UTILITIES SHALL BE UNDERGROUND.
- BOUNDARY AND TOPOGRAPHIC SURVEY BY PARKER AND ASSOCIATES LAND SURVEYING.
- STORM DRAINAGE PIPE SIZES ARE APPROXIMATE. SIZES WILL BE FINALIZED ON THE CONSTRUCTION PLANS.
- HYDRAULIC ANALYSIS OF THE WATER MAIN IS REQUIRED TO EVALUATE FIRE FLOW.
- PROJECT IS NOT LOCATED WITHIN THE 100 YEAR FLOOD PLAIN (FIRM PANEL NUMBER 3720560700K DATED 6/19/2020).
- NO SEWER SERVICE SHALL BE PROVIDED FOR LOTS WITHIN THIS PROJECT UNTIL ALL THE NECESSARY SEWER FACILITIES TO SERVE THIS PROPERTY HAVE BEEN INSTALLED, PLACED IN SERVICE AND ACCEPTED FOR MAINTENANCE BY GREENVILLE UTILITIES COMMISSION.
- ALL DITCHES WHICH REQUIRE LESS THAN OR EQUAL TO 48" RCP SHALL BE PIPED.
- GUC GAS/UTILITY EASEMENT IS 10' IN WIDTH AND CENTERED OVER GAS LINES AS INSTALLED.
- APPROVAL OF PLAT DOES NOT CONSTITUTE APPROVAL OF PROPOSED DRIVEWAY LOCATIONS. APPROVED DRIVEWAY LOCATIONS OTHER THAN PROPOSED STREET CUTS ARE CONTINGENT ON SITE PLAN APPROVAL.
- SUBDIVISION SIGNAGE SHALL NOT BE LOCATED WITHIN THE SANITARY SEWER OR DRAINAGE EASEMENT.
- A PROPERTY OWNERS ASSOCIATION WILL BE FORMED TO MAINTAIN THE PROPOSED STORM DRAINAGE PIPE ALONG THE EASTERN PROPERTY LINE OF LOT 1. THE PROPOSED STORM DRAINAGE LINE THAT IS JUST NORTH OF THE SOUTHERN PROPERTY LINE OF LOTS 2-4 WILL BE MAINTAINED BY A PROPERTY OWNERS ASSOCIATION FOR LOTS 2-4.
- STORMWATER DETENTION WILL BE REQUIRED FOR ANY LOTS WHICH EXCEED 1/2 ACRE OF DISTURBED AREA UPON DEVELOPMENT.
- PROPOSED LOCATION OF ANY ADDITIONAL REQUIRED FIRE HYDRANTS WILL BE DETERMINED UPON SITE PLAN SUBMITTAL FOR THE INDIVIDUAL LOTS.
- ALL ELEVATIONS ARE BASED UP THE NAVD 88 VERTICAL DATUM.
- EXISTING HOUSE LOCATED ON LOT 3 IS PRESENTLY BEING RENTED AS A RENTAL HOME AND WILL REMAIN IN PLACE AS A RENTAL HOME UNTIL LOTS 1-3 ARE DEVELOPED.
- PROPOSED DRIVEWAY LOCATIONS, ACCESS EASEMENTS ETC. AS SHOWN ON THIS PRELIMINARY PLAT ARE CONCEPTUAL LOCATIONS ONLY. DRIVEWAY PERMIT LOCATIONS AND APPROVALS ARE SUBJECT TO THE NCDOT AND CITY OF GREENVILLE APPROVAL AND WILL BE BASED UPON ACTUAL USE OF THE PROPERTY AND SITE PLAN SUBMITTAL REVIEW UPON PROPOSED DEVELOPMENT OF THE PROPERTY.

**LEGEND**

- EPWC EASTERN PINES WATER CORPORATION
- MBL MINIMUM BUILDING LINE
- GV GATE VALVE
- EP EDGE OF PAVEMENT
- BC BACK OF CURB
- FL FLOW LINE
- TS TOP OF SLOPE
- BS BOTTOM OF SLOPE
- NG NATURAL GROUND
- CL CENTERLINE
- TB TOP OF BANK
- GLD CENTERLINE OF DITCH
- INV INVERT
- EC EDGE OF CONCRETE
- EG EDGE OF GRAVEL
- PC PROPOSED CONTOUR
- DI DROP INLET
- CB CATCH BASIN
- FF FINISHED FLOOR
- INV INVERT
- RCP REINFORCED CONCRETE PIPE
- LF LINEAL FEET
- MH MANHOLE
- SILT FENCE
- EXISTING WOODS LINE
- PROPOSED CLEAN OUT
- EXISTING MANHOLE
- EXISTING SANITARY SEWER MAIN
- EXISTING BALL VALVE
- PROPOSED WATER METER
- EXISTING GATE VALVE
- PROPOSED GATE VALVE
- EXISTING WATER MAIN
- PROPOSED WATER MAIN
- EXISTING FIRE HYDRANT
- PROPOSED FIRE HYDRANT
- PROPOSED CATCH BASIN OR DROP INLET
- EXISTING CATCH BASIN OR DROP INLET
- EXISTING STORM DRAINAGE
- EXISTING REDUCER
- EXISTING UNDERGROUND ELECTRIC
- PROPOSED UNDERGROUND ELECTRIC



SITE DATA	
TOTAL AREA	8.2957 AC
PARCEL NUMBERS	50113 & 85718
ZONING	CG & OR
NUMBER OF LOTS	4
LINEAR FEET IN STREETS	0000 FT
AREA IN STREETS	0.00 AC
AREA IN OPEN SPACES, RECREATION, ETC	0.00 AC



REVISIONS			
NO.	DATE	DESCRIPTION	BY
1	10/30/20	RELOCATED FEES TO SOUTHERN PROPERTY LINE, CITY PLANNING PLAT COMMENT	WMA
2	11/10/20	RELOCATED FEES TO SOUTHERN PROPERTY LINE, RELOCATED FEES TO PUBLIC WORKS COMMENTS	WMA

**SHEET 1 OF 1**

**PRELIMINARY PLAT**

**L.T. HARDEE EAST**  
REFERENCE DEED BOOK 3825, PAGE 811 OF THE PITT COUNTY REGISTRY

GREENVILLE, GRIMESLAND TOWNSHIP, PITT COUNTY, NORTH CAROLINA

OWNER / DEVELOPER: THREE TWENTY ENTERPRISES LLC  
C/O MR. GERALD BARFIELD  
PO BOX 188  
SIMPSON, NC 27879  
PHONE: (252) 560-1515

DESIGNED: WMA  
DRAWN: WCO  
CHECKED: WMA  
APPROVED: WMA  
DATE: 09/24/2020  
SCALE: 1" = 50'

**SURVEYOR'S CERTIFICATION**

I, CARLTON E. PARKER, CERTIFY THAT THE BOUNDARY SURVEY, TOPOGRAPHICAL SURVEY AND HORIZONTAL AND VERTICAL CONTROL SHOWN HEREON WERE COMPLETED UNDER MY DIRECT AND RESPONSIBLE CHARGE FROM AN ACTUAL GROUND SURVEY MADE UNDER MY SUPERVISION DEED DESCRIPTION RECORDED IN BOOK 3825, PAGE 811, OF FROM BOOKS REFERENCED HEREON. THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION AS SHOWN ON THE ATTACHED PLAT OR AS REFERENCED HEREON. THAT THE RATIO OF PROVISION AS CALCULATED IS 1:50,000. THAT ALL INTERIOR LOT LINES SHOWN ARE PROPOSED AND SHALL NOT BE USED FOR THE CONVEYANCE OF PROPERTY. THAT THE TOPOGRAPHICAL SURVEY WAS PERFORMED TO MEET THE FEDERAL GEOGRAPHICAL DATA COMMITTEE STANDARDS AS APPLICABLE. THAT THE TOPOGRAPHICAL DATA WAS OBTAINED ON 09/20/2020. THAT THE SURVEY WAS COMPLETED ON 09/20/2020. THAT THE CONTOURS SHOWN AS BROWN LINES MAY NOT MEET THE STATED STANDARD. THAT VERTICAL CONTROL WAS ESTABLISHED AT THE SITE TO THE CLASS "C" STANDARD. AND THAT THIS MAP MEETS THE REQUIREMENTS OF THE "STANDARDS OF PRACTICE FOR LAND SURVEYS IN NORTH CAROLINA" (21 NCAC 16.1600).

WITNESS MY ORIGINAL SIGNATURE AND SEAL THIS 20th DAY OF OCTOBER 2020

SIGNED: CARLTON E. PARKER

**APPROVAL**

THIS PRELIMINARY PLAT, # \_\_\_\_\_, AND THE STREET NAME(S) SHOWN HEREON WERE APPROVED BY THE GREENVILLE PLANNING AND ZONING COMMISSION AT A MEETING HELD ON \_\_\_\_\_ DAY OF \_\_\_\_\_ 2020.

SIGNED: CHAROXAN  
SIGNED: CITY PLANNER





# City of Greenville, North Carolina

Meeting Date: 11/17/2020

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**Title of Item:** Request by the Planning and Development Services Department to amend Title 9, Chapter 4 of the City Code to create a definition and standards for residential fences

**Explanation:** **History:** At this time the city has no regulations related to fences beyond a requirement for a building permit if a fence is more than 6 foot tall, and some limited code enforcement capacity. This has led to challenges with fences of odd types and bad construction causing nuisances and hazards in some parts of the city.

This proposal will create a set of standards that will enable the city to effectively protect property values as well as health and safety. It will give staff the capacity to deal with issues such as fences created from rusty bits of metal or wood pallets, while at the same time being careful to avoid placing too great of a burden on the average home owner.

If adopted the following standards would apply:

## **SEC. 9-4-22 DEFINITIONS.**

*Fence* An artificially constructed barrier of wood, masonry, stone, wire, metal, or other manufactured material or combination of materials erected to enclose, screen, or separate areas.

## **SEC. 9-4-268 STANDARDS.**

(M) *Fences*

1. All fences must be constructed in a workman-like manner of customary or normal fencing material.
2. Fences shall be no greater than 6 feet in height before the front building line and no greater than eight feet in height in the side or rear yard.
3. In residential zoning districts all fences and walls must be of brick, stone, stucco, wrought iron, wood, or other materials similar in appearance and durability, except that chain link or woven wire may be used in the side and rear yard behind the front building line. Barbed wire may be permitted within bona-fide agricultural operations.



4. Silt fences and other similar construction type barriers may be allowed in conjunction with an active building permit, but shall be removed after site stabilization is completed.
5. No fence shall be erected upon any lot or attached to any building or structure, nor shall any existing fence be enlarged, removed, relocated or materially repaired unless a zoning compliance letter, and if applicable building permit, for the same has been issued by the city. The letter shall be on forms supplied by the city and shall contain such information as necessary to ensure that the requirements and conditions of this article can be met.

**SEC. 12-3-3 NUISANCES PROHIBITED; ENUMERATION.**

The following enumerated and described conditions are hereby found, deemed and declared to constitute a detriment, danger and hazard to the public health and the public safety of the inhabitants of the city and are found, deemed and declared to be public nuisances wherever the same may exist, and the creation, maintenance or failure to abate any nuisances is hereby declared unlawful:

...

(M) Any fence or wall, as determined by the Director of Planning and Development Services, which through neglect, lack of repair, type or manner of construction, method of placement or otherwise, becomes undesirable or constitutes a hazard or endangers any person, animal or property.

...

**Comprehensive Plan**

Chapter 5 Creating Complete Neighborhoods, Goal 5.1 Strong Existing Neighborhoods

*Greenville will have strong established neighborhoods, with support for neighborhood organizations, high quality housing, unique character, and robust integration with the rest of the community.*

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

**Recommendation:** In staff's opinion, the proposed Zoning Ordinance Text Amendment is in compliance with the Horizons 2026: Greenville's Community Plan Chapter 5 Creating Complete Neighborhoods, Goal 5.1 Strong Existing Neighborhoods

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*integration with the rest of the community.*

Therefore, staff recommends approval.

If the Planning and Zoning Commission determines to recommend approval of the request, in order to comply with statutory requirements, it is recommended that the motion be as follows:

"Motion to recommend approval of the proposed text 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."

If the Planning and Zoning Commission determines to recommend denial of the request, in order to comply with statutory requirements, it is recommended that the motion be as follows:

"Motion to recommend denial of the proposed text amendment, to advise that it is inconsistent with the comprehensive plan or other applicable plans, and to adopt the staff report which addresses plan consistency and other matters."

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## ATTACHMENTS

 [Fence Standards.pdf](#)

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