

## Agenda

## **Greenville City Council**

### March 9, 2023 6:00 PM City Hall Council Chambers, 200 West 5th 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 Will Bell
- III. Pledge of Allegiance
- IV. Roll Call
- V. Approval of Agenda
- VI. Public Comment Period

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

#### VII. Appointments

1. Appointments to Boards and Commissions

#### VIII. New Business

### **Public Hearings**

- 2. Ordinance to annex Greenville Station Road Apartments, LLC property involving 24.9252 acres located along the southern right-of-way of Stantonsburg Road (Hwy 264) roughly between Stantonsburg Road and Allen Road
- 3. Ordinance to annex Parkside Bluffs, Lot B involving 1.402 acres located along the northern right-of-way of East 10th Street and 200+/- feet west of Parkside Drive
- 4. Ordinance requested by Sridev Investments, LLC to rezone a total of 1.5390 acres located at the southeastern corner of the intersection of West Arlington Boulevard and Dickinson Avenue Extension from OR (Office-Residential) and RA20 (Residential-Agricultural) to CG (General Commercial)

#### **Other Items of Business**

- 5. Cancellation of Demolition Ordinance 04-49 for 109 Paris Avenue, Tax Parcel 03515
- 6. Resolution of the Historic Preservation Commission Requesting the City Council to Create a Sign for Brown Hill and Cooper Field Cemeteries
- 7. Resolution of the Historic Preservation Commission Requesting the City Council to Raise the Total Possible Dollar Amount per Grant in the Façade Improvement Grant (FIG) Program
- 8. Resolution of the Historic Preservation Commission Requesting the City Council to Extend the Footprint of Available Façade Improvement Grant (FIG) Funds

### IX. City Manager's Report

#### X. Comments from Mayor and City Council

XI. Adjournment



## City of Greenville, North Carolina

Meeting Date: 03/09/2023

Title of Item: Appointments to Boards and Commissions **Explanation:** City Council appointments need to be made to the Affordable Housing Loan Committee, Environmental Advisory Commission, Historic Preservation Commission, Human Relations Council, Multimodal Transportation Commission, Police Community Relations Committee, Recreation & Parks Commission, and the Youth Council. The City Council updated the Boards and Commission Policy on October 9, 2017 to include a provision for extended vacancies: Nominations for Extended Vacancies "In the event there is a vacancy on a City board or commissions which has been on the City Council agenda for appointment by City Council for more than three (3) calendar months in which a regular City Council meeting has been held, then any Council Member may make a nomination to fill the vacancy without regard to any other provision relating to who has the authority to make the nomination. If there is more than one nomination, the appointment shall be conducted in accordance with the procedure for nomination and elections in Robert's Rules of Order." Under this provision, the following seats are open to nominations from the City Council: • 8 seats on the Youth Council **Fiscal Note:** No direct fiscal impact **Recommendation:** Make appointments to the Affordable Housing Loan Committee, Environmental Advisory Commission, Historic Preservation Commission, Human Relations Council, Multimodal Transportation Commission, Police Community Relations Committee, Recreation & Parks Commission, and the Youth Council.

### ATTACHMENTS

COG-\_1177781-v1-Boards\_and\_Commissions\_Appointments\_March\_2023.docx

## Appointments to Boards and Commissions

March 2023

### Affordable Housing Loan Committee

Council Liaison: Council Member Marion Blackburn

Name	District	Current # Term	Reappointment Status	Expiration Date
Jack Brock	2	Second term	Ineligible	February 2023
Anne Fisher	1	Second term	Resigned	February 2023

### **Environmental Advisory Commission**

Council Liaison: Council Member Marion Blackburn

Name	District #	Current Term	Reappointment Status	Expiration Date
Diego Llerna	5	First term	Resigned	April 2021

### **Historic Preservation Commission**

Council Liaison: Council Member Monica Daniels

		Current	Reappointmen	nt Expiration
Name	District #	Term		
Louis Warren	3	First term	Resigned	January 2024
Scott Wells	3	Second term	Resigned	January 2025

### **Human Relations Council**

Council Liaison: Mayor Pro-Tem Rose Glover

Name	District #	Current Term	Reappointment Status	Expiration Date
Rod Debs	3	Second term	Ineligible	September 2022
Heena Shah	1	Filling unexpired term	Eligible	September 2022

### **Multimodal Transportation Commission**

Name	District #	Current Term	Reappointment Status	Expiration Date
Hunter Peyton	5	First term	Resigned	January 2023

Council Liaison: Council Member Les Robinson

## **Police Community Relations Committee**

Council Liaison: Council Member At-Large Will Bell

		Current	Reappointment	Expiration
Name	<b>District</b> #	Term	Status	Date
Gary Davis	3 Fill	ing unexpired t	erm Eligible	October 2022
(Council Mem	ber Marion B	lackburn)		

## **Recreation & Parks Commission**

Council Liaison: Council Member At-Large Will Bell

Name	District #	Current Term	Reappointment Status	Expiration Date
Byron Aynes (Council Memb		Second term Daniels)	Resigned	May 31, 2025

## **Youth Council**

Council Liaison: Mayor Pro-Tem Rose Glover

Name	Current Term	Reappointment Status	Expiration Date
Jamia Galloway	Second term	Ineligible	September 2022
Diego Lorenzo	Second term	Ineligible	September 2022
Olivia Thorn (8 open seats)	First term	Eligible	September 2022

Seats that are open to nominations from the City Council are highlighted.

## Applicants for

## Affordable Housing Loan Committee

Beth Bee 800 Forest Hill Circle Greenville, NC 27858 **Application** 9/18/2022

Home Phone: (970) 227-9044 Business Phone: Email: bethbee78@gmail.com

**District #:** 3

Sydney McLeod 22 Upton Ct Greenville, NC 27858 **Application** 10/15/2022

Home Phone: (910) 635-8702 Business Phone: Email: sydneyhmcleod@gmail.com

**District #:** 4

# Applicants for Environmental Advisory Commission

Chris Davis 1710 Sassafras Ct Greenville, NC 27858 **District #:** 4 
 Application
 10/20/2022

 Home Phone:
 (336) 420-2435

 Business Phone:
 (252) 355-7006

 Email:
 cndavis320@yahoo.com

Application1/16/2023Home Phone:Business Phone:Email: theferruzzi@gmail.com

Tim Ferruzzi 305 Wesley Rd Greenville, NC 27858 **District #:** 5

## Applicants for Historic Preservation Commission

Larry Hall 1105 Johnston Stt Greenville, NC 27858 **District #:** 3

Home Phone: Business Phone: Email: <u>hall2278@aol.com</u>

## Applicants for Human Relations Council

Reginald Watson 211 Pin Oak Court Greenville, NC 27834 Application

7/27/2020

**District #:** 5

**Home Phone:** (252) 355-3380 **Business Phone:** (252) 328-6684 Email: walston.tyrone@gmail.com

# Applicants for Police Community Relations Committee

None.

## Applicants for Recreation & Parks Commission

John Ashby 3903 A Elkin Ridge Drive Greenville, NC 27858

#### **District #:** 4

Montez N Bishop 4271 Dudley's Grant Dr. Apt. D Winterville, NC 28590

#### **District #:** 5

Chris Davis 1710 Sassafras Ct Greenville, NC 27858

#### **District #:** 4

Joshua R Gardner 1905 East 8th St Greenville, NC 27858

#### **District #:** 3

#### **Application** 2/5/2020

 Home Phone:
 (252) 714-7614

 Business Phone:
 (252) 296-1200

 Email:
 john1993ashby@gmail.com

#### **Application** 7/19/2021

Home Phone: (252) 367-0345 Business Phone: Email: montez-bishop@yahoo.com

**Application** 10/20/2022

 Home Phone:
 (336) 420-2435

 Business Phone:
 (252) 355-7006

 Email:
 cndavis320@yahoo.com

#### **Application** 6/9/2022

Home Phone: (704) 614-2049 Business Phone: Email: joshua.gardner49@gmail.com

# Applicants for Youth Council

None.



## City of Greenville, North Carolina

Title of Item:Ordinance to annex Greenville Station Road Apartments, LLC property<br/>involving 24.9252 acres located along the southern right-of-way of Stantonsburg<br/>Road (Hwy 264) roughly between Stantonsburg Road and Allen Road

#### **Explanation:** A. SCHEDULE

- 1. Advertising date: February 25, 2023
- 2. City Council public hearing date: March 9, 2023
- 3. Effective date: March 9, 2023

#### B. CHARACTERISTICS

- 1. Relation to primary city limits: Contiguous
- 2. Relation to recognized industrial area: Outside
- 3. Acres: 24.9252
- 4. Voting District: 1
- 5. Township: Greenville
- 6. Zoning: MR (Medical-Residential)
- 7. Existing land use: Vacant
- 8. Anticipated land use: 300 multi-family units
- 9. Population estimate

	Formula	Number of people
Total current:	0	0
Estimated at full development	300 X 2.18	654
Current minority	0	0
Estimated minority at full development	654 X 43.4%	284
Current white	0	0
Estimated white at full development	654 - 284	370

\* Source: Census.gov

- 10. Rural fire tax district: Red Oak
- 11. Greenville fire district: Station 2
- 12. Present tax value: \$6,166,680
- 13. Estimated tax value: \$66,000,000

Fiscal Note:	Estimated tax value at full development is \$66,000,000
<u>Recommendation:</u>	Approve the attached ordinance to annex Greenville Station Road Apartments, LLC property

### ATTACHMENTS

Ordinance Greenville Station Road Apartments Annexation.pdf
 Greenville Station Road Apartments, LLC Survey.pdf

#### ORDINANCE NO. 23-\_\_\_\_ 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 6:00 p.m. on the 9<sup>th</sup> day of March, 2023, after due notice by publication in <u>The Daily Reflector</u> on the 25<sup>th</sup> day of February, 2023; 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:

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

- TO WIT: Being all of that certain property as shown on the annexation map entitled "Greenville Station Road Apartments", involving 22.3094 acres prepared by Stroud Engineering.
- LOCATION: Situate in Greenville Township, Pitt County, North Carolina, located along the southern right-of-way of Stantonsburg Road (Hwy 264) roughly between Stantonsburg Road and Allen Road.

#### GENERAL DESCRIPTION:

Lying and being in Greenville Township, Pitt County, North Carolina, lying south of U.S. Highway 264 Bypass and west of NCSR 1203 Allen Road, and beginning at an existing concrete right-of-way monument found at the northwestern right-of-way intersection of NCSR 1203 Allen Road and US Highway 264, thence from the existing concrete right-of-way monument and crossing U.S. Highway 264 S 82 13-53 W - 497.60' to an existing concrete right-of-way monument found on the southern right-of-way of U.S. Highway 264, the True Point of Beginning.

Thence from the True Point of Beginning, along the southern right-of-way of U.S. Highway  $264 \ S84-07-24E - 76.38$ 'to the northwest corner of Lewis Stephen Redd property (Deed Book 3516, Page 395), thence along the centerline of a ditch and following the Redd boundary S03-19-

05E - 19.92' to an existing iron stake, destroyed, thence continuing along the centerline of a ditch S03-19-05E - 548.84', thence continuing along the same ditch the following calls: S06-01-26W - 49.26', thence S24-07-19W - 189.83', thence S38-57-38W - 12.16', thence N68-55-26W - 20.21', thence N85-33-40W - 9.91', thence S68-16-05W - 9.77', thence S46-05-55W -38.41', thence S09-05-49W - 48.38', thence S21-25-24W - 11.13', thence S03-51-25W - 46.88' to a point in the centerline of Patrick Run Canal, thence leaving the common line of Lewis Stephen Redd and following the centerline of the canal, the common line to Bypass Properties III, LLC, N63-46-52W - 273.33', thence N77-17-04W - 51.85' to the eastern line of Beasley Broadcasting of Greenville, Inc., thence with the Beasley Broadcasting boundary N08-55-54E -100.00' to a new iron stake, thence N81-04-06W - 795.00' to a new iron stake, thence N08-55-54E - 460.06' to a point on the southern right-of-way of NCSR 1296 Radio Station Road, thence along the right-of-way of Radio Station Road N86-36-59E - 18.13', thence crossing Radio Station Road at the end of the abandoned right-of-way N03-23-01W - 60.15' to a point on the northern right-of-way of Radio Station Road, thence along the northern right-of-way the following calls: thence S86-36-59W, 179.20', thence S84-56-37W - 46.12', thence S83-28-48W - 18.85', thence S82-05-06W - 22.80', thence S80-06-27W - 58.27', thence S76-58-50W -51.03', thence S74-03-31W - 64.32', thence S72-11-53W - 3.71' to the southeast corner of RHD Property Management, LLC (Deed Book 2415, Page 633 and Deed Book 603, Page 219), thence along the eastern line of RHD Property Management, LLC N06-14-38E - 268.94' to an existing iron stake on the southern right-of-way of US Highway 264, thence along the southern right-ofway of US Highway 264 N85-13-36E - 103.02', thence S81-32-18E - 43.15', thence along an annexation line S65-38-24E - 98.40' and N21-51-24E - 27.71', thence continuing along the southern right-of-way of US Highway 264 S81-32-18E - 505.81' to an existing concrete right-ofway monument, thence S76-04-46E - 106.04' to an existing concrete right-of-way monument, thence S87-08-33E - 603.10' to an existing concrete right-of-way monument, the true point of beginning, containing 22.3094 Acres and being Parcel Numbers 18295, 35965 and 69949 as filed with the Pitt County Tax Accessor's Office.

<u>Section 2</u>. That by virtue of the authority vested in the City Council of the City of Greenville, North Carolina, under G. S. 160A-31, as amended, the following described contiguous territory is annexed:

- TO WIT: Being all of that certain property as shown on the annexation map entitled "Greenville Station Road Apartments", involving 2.6158 acres prepared by Stroud Engineering.
- LOCATION: Situate in Greenville Township, Pitt County, North Carolina, located along the southern right-of-way of Stantonsburg Road (Hwy 264) roughly between Stantonsburg Road and Allen Road.

GENERAL DESCRIPTION:

Lying and being in Greenville Township, Pitt County, North Carolina, lying south of U.S. Highway 264 Bypass and west of NCSR 1203 Allen Road, and beginning at an existing concrete right-of-way monument found at the northwestern right-of-way intersection of NCSR 1203 Allen Road and US Highway 264, thence from the existing concrete right-of-way monument and crossing U.S. Highway 264 S82 13-53W - 497.60' to an existing concrete rightof-way monument found on the southern right-of-way of U.S. Highway 264, thence along the southern right-of-way of U.S. Highway 264 N87-08-33W - 603.10' to an existing concrete rightof-way monument, thence leaving the southern right-of-way of U.S. Highway 264 S05-48-13E -67.57' to a point on the abandoned northern right-of-way of NCSR 1296, Radio Station Road, thence S05-48-13E – 29.92' to a Parker Kalon nail set in the asphalt at the end of the abandoned Radio Station Road area as shown on Map Book 60, Page 71 of the Pitt County Registry, thence S05-48-13E - 29.89' to an existing concrete right-of-way monument found on the southern abandoned right-of-way of NCSR 1296 Radio Station Road, thence along the abandoned rightof-way the following calls: S86-16-05W - 218.81', thence S86-36-59W - 248.66', thence S87-19-54W - 30.63' to a point on the western line of the Beasley Broadcasting of Greenville, Inc. property (Deed Book 657, Page 346 and Deed Book S-37, Page 665), also the northeast corner of the property recorded in Map Book 35, Page 91, the True Point of Beginning.

Thence from the True Point of Beginning so located and following the western boundary of the Beasley Broadcasting property S08-55-54W - 583.85' to a corner of Lot 1, Westpointe, Section

Three as recorded in Map Book 54, Page 77, thence leaving the Beasley line and following the boundary of Lot 1 N81-04-06W – 203.12' to a point, thence N08-55-54E – 535.71' to an existing iron pipe found on the southern right-of-way of NCSR 1296 Radio Station Road, thence along the right-of-way of Radio Station Road N83-28-48E – 38.32', thence N84-56-37E – 55.56', thence N86-36-59E – 114.87' to the point of beginning containing 2.6158 acres and being all of parcel number 45760 as filed with the Pitt County Tax Accessor's Office.

<u>Section 3.</u> 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.

<u>Section 4</u>. 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.

<u>Section 5</u>. 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 6. This annexation shall take effect from and after the 9<sup>th</sup> day of March, 2023.

ADOPTED this 9<sup>th</sup> day of March, 2023.

P. J. Connelly, Mayor

ATTEST:

Valerie Shiuwegar, City Clerk

NORTH CAROLINA PITT COUNTY

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

WITNESS my hand and official seal this <sup>th</sup> day of , 2023.

Notary Public





## City of Greenville, North Carolina

Title of Item:Ordinance to annex Parkside Bluffs, Lot B involving 1.402 acres located along<br/>the northern right-of-way of East 10th Street and 200+/- feet west of Parkside<br/>Drive

#### **Explanation:** A. SCHEDULE

- 1. Advertising date: February 25, 2023
- 2. City Council public hearing date: March 9, 2023
- 3. Effective date: March 9, 2023

#### **B.** CHARACTERISTICS

- 1. Relation to primary city limits: Contiguous
- 2. Relation to recognized industrial area: Outside
- 3. Acres: 1.402
- 4. Voting District: 3
- 5. Township: Grimesland
- 6. Zoning: Office (O) and General Commercial (CG)
- 7. Existing land use: Vacant
- 8. Anticipated land use: 12,000 square foot dental office
- 9. Population estimate

	Formula	Number of people
Total current:	0	0
Estimated at full development	0	0
Current minority	0	0
Estimated minority at full development	0	0
Current white	0	0
Estimated white at full development	0	0

- \* Source: Census.gov
- 10. Rural fire tax district: Eastern Pines
- 11. Greenville fire district: Station 6
- 12. Present tax value: \$91,658
- 13. Estimated tax value: \$800,000

#### **Fiscal Note:** Estimated tax value at full development is \$800,000

**Recommendation:** Approve the attached ordinance to annex Parkside Bluffs, Lot B

### ATTACHMENTS

- **Ordinance Parkside Bluff Lot B Annexation.pdf**
- Parkside Survey.pdf

#### ORDINANCE NO. 23-\_\_\_ 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 6:00 p.m. on the 9<sup>th</sup> day of March, 2023, after due notice by publication in <u>The Daily Reflector</u> on the 25<sup>th</sup> day of February, 2023; 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:

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

- TO WIT: Being all of that certain property as shown on the annexation map entitled "Parkside Bluffs, Lot B", involving 1.402+/- acres prepared by Green Engineering.
- LOCATION: Situate in Grimesland Township, Pitt County, North Carolina, located along the northern right-of-way of East 10th Street and 200+/- feet west of Parkside Drive.

#### GENERAL DESCRIPTION:

Beginning at the northwest corner of the intersection of the right of way lines of E. 10<sup>th</sup> Street and Parkside Drive being an existing iron rebar, proceed N68-30-36W 133.04 ft to an existing iron rebar, thence N68-30-00W 18.02 ft to an existing iron rebar and also being the true point of beginning, thence from the True Point of Beginning the following courses and distances:

N68-25-38W 242.85 ft along and with the north right of way of E.  $10^{\text{th}}$  Street to a new iron rebar, thence leaving the right of way N24-37-30E 260.14 ft to an existing iron rebar, thence S68-30-08E 227.05 ft to an existing iron rebar, thence S21-08-36W 260.08ft back to the True Point of Beginning, containing 61,066 sq ft +/- or (1.402 acres +/-).

<u>Section 2.</u> 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.

<u>Section 3</u>. 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.

<u>Section 4</u>. 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 9<sup>th</sup> day of March, 2023.

ADOPTED this 9<sup>th</sup> day of March, 2023.

P. J. Connelly, Mayor

ATTEST:

Valerie Shiuwegar, City Clerk

NORTH CAROLINA PITT COUNTY

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

WITNESS my hand and official seal this \_\_\_\_<sup>th</sup> day of \_\_\_\_\_, 2023.

Notary Public

My Commission Expires:

1173509





## City of Greenville, North Carolina

#### Title of Item:

Ordinance requested by Sridev Investments, LLC to rezone a total of 1.5390 acres located at the southeastern corner of the intersection of West Arlington Boulevard and Dickinson Avenue Extension from OR (Office-Residential) and RA20 (Residential-Agricultural) to CG (General Commercial)

#### **Explanation:**

**Required Notices:** 

Planning and Zoning meeting notice (property owner and adjoining property owner letter) mailed on February 7, 2023.

On-site sign(s) posted on February 7, 2023.

City Council public hearing notice (property owner and adjoining property owner letter) mailed on February 23, 2023.

Public hearing legal advertisement published on February 25, 2023 and March 4, 2023.

#### **Comprehensive Plan:**

The Future Land Use Plan recommends Commercial (C) at the southeastern corner of the intersection of West Arlington Boulevard and Dickinson Avenue Extension transitioning into Residential, High Density (HDR) towards the south.

#### **Commercial**

Primarily community- and regional-scale commercial development situated near and along major roadway corridors. Existing development is characterized by buildings set back from streets behind surface parking. That existing pattern should evolve to become more walkable with shorter blocks, buildings near streets, shared parking, and connections to surrounding development.

Intent:

- Provide connectivity to nearby uses (paths, streets)
- Locate new buildings near street on at least one side and accommodate parking to the side or rear of buildings
- Improve/provide public realm features such as signs, sidewalks, landscaping
- Reduce access-points into development for pedestrian and vehicular safety
- Reduce and consolidate surface parking

Primary uses:

Commercial (small and large format)

Office

Secondary uses:

Institutional/civic

Residential, High Density

Residential areas composed primarily of multi-family housing in various forms. Defined by existing development patterns where building size and style tend to be consistent within a development, with large blocks, and limited connectivity between different building types and uses. Future development should take a more traditional neighborhood pattern where different residential types are connected in a walkable pattern. High density residential is typically appropriate near activity centers and corridors.

Intent:

- Provide better vehicular and pedestrian connectivity between developments
- Improve architectural variety and site design for new developments
- Improve streetscape features such as consistent sidewalks, lighting and street trees

Primary uses:

Multi-family residential Two-family residential Attached residential (townhomes)

Secondary uses:

Office

Single-family residential detached (small lot)

Institutional/civic (churches and schools)

#### Thoroughfare/Traffic Report Summary (Engineering Department):

Based on possible uses permitted by the requested zoning, the proposed zoning classification could generate 1,061 trips to and from the site on Dickinson Avenue, which is a net increase of 1,020 additional trips per day.

Based on possible uses permitted by the requested zoning, the proposed zoning classification could generate 1,061 trips to and from the site on Arlington Boulevard, which is a net increase of 1,020 additional trips per day.

During the review process, measures to mitigate the traffic will be determined. A traffic impact analysis will be required.

#### **History/Background:**

In 1969, the property was zoned to its current zoning.

On December 8, 2011, the OR-zoned portion was rezoned to its current zoning.

On February 9, 2023, the Future Land Use and Character Map was amended to recommend C (Commercial) in this area.

#### **Existing Land Uses:**

Vacant

#### Water/Sewer:

Water and sanitary sewer are available to the property.

#### **Historic Sites:**

There are no known effects on historic sites.

#### **Environmental Conditions/Constraints:**

The property drains into the Greens Mill Run Watershed (Tar River Basin). If stormwater rules apply, it would require 25-year detention, nitrogen and phosphorus reduction.

The property is not located in the Special Flood Hazard Area. Jurisdictional wetlands, streams and riparian buffers do not exist on this property.

#### **Surrounding Land Uses and Zoning:**

North: R6 - One (1) single-family residence and Pecan Grove Apartments

South: RA20 - One (1) vacant lot; OR - Brookdale Dickinson Avenue Assisted Living Facility

East: OR - Thomas Professional Park

West: MCH - One (1) vacant lot and convenience store with gasoline sales and a restaurant (under construction)

## **Density Estimates:**

	Under the current categories, the site could accommodate 10-12 multi-family units (1, 2, and 3 bedroom units).
	Under the proposed category, the site could accommodate one convenience store with gasoline sales and restaurant.
	The anticipated build-out is within 1-2 years.
Fiscal Note:	No cost to the City
<u>Recommendation:</u>	In staff's opinion the request is in compliance with <u>Horizons 2026: Greenville's</u> <u>Community Plan</u> and the Future Land Use and Character Map.
	Therefore, staff recommends approval.
	"In compliance with the comprehensive plan" should be construed as meaning the requested zoning is (i) either specifically recommended in the text of the Horizons Plan (or addendum to the plan) or is predominantly or completely surrounded by the same or compatible and desirable zoning and (ii) promotes the desired urban form. The requested district is considered desirable and in the public interest, and staff recommends approval of the requested rezoning.
	The Planning and Zoning Commission voted unanimously to approve the request at its February 21, 2023 meeting.
	If City Council determines to approve the request, a motion to adopt the attached rezoning ordinance will accomplish this. The ordinance includes the statutorily required statement describing whether the action taken is consistent with the comprehensive plan and explaining why Council considers the action taken to be reasonable and in the public interest.
	If City Council determines to deny the rezoning request, in order to comply with this statutory requirement, it is recommended that the motion be as follows:
	"Motion to deny the proposed amendment and to make a finding and determination that, although the rezoning request is consistent with the comprehensive plan, there is a more appropriate zoning classification and,

therefore, denial is reasonable and in the public interest."

Note: In addition to the other criteria, the Planning and Zoning Commission and City Council shall consider the entire range of permitted and special uses for the existing and proposed districts as listed under Title 9, Chapter 4, Article D of the Greenville City Code.

#### ATTACHMENTS

- **Ordinance Sridev Investments Rezoning.pdf**
- Minutes Sridev Rezoning.pdf
- Sridev Investment APO Map.pdf
- Sridev\_Rezoning\_Survey.pdf
- Traffic Report.pdf
- List\_of\_uses\_RA20&ORtoCG.pdf
- **Bufferyard Chart.pdf**

#### ORDINANCE NO. 23-\_\_\_\_ 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 6, Chapter 160D, of the General Statutes of North Carolina, caused a public notice to be given and published once a week for two successive weeks in <u>The Daily Reflector</u> setting forth that the City Council would, on the 9<sup>th</sup> day of March, 2023, at 6:00 p.m., 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;

WHEREAS, in accordance with the applicable provisions of North Carolina General Statute 160D-605, the City Council does hereby find and determine that the adoption of the ordinance zoning the following described property is consistent with the adopted comprehensive plan and other officially adopted plans that are applicable and that the adoption of the ordinance zoning the following described property is reasonable and in the public interest due to its consistency with the comprehensive plan and other officially adopted plans that are applicable and, as a result, its furtherance of the goals and objectives of the comprehensive plan and other officially adopted plans that are applicable;

WHEREAS, as a further description as to why the action taken is consistent with the comprehensive plan and other officially adopted plans that are applicable in compliance with the provisions of North Carolina General Statute 160D-605, the City Council of the City of Greenville does hereby find and determine that the adoption of this ordinance is consistent with provisions of the comprehensive plan including, but not limited to, Policy 1.1.1 guide development with the Future Land Use and Character Map and Policy 1.1.6 guide development using the Tiered Growth Approach; and

WHEREAS, as a further explanation as to why the action taken is reasonable and in the public interest in compliance with the applicable provisions of North Carolina General Statute 160D-605, the City Council of the City of Greenville does hereby find and determine that the adoption of this ordinance will, in addition to the furtherance of other goals and objectives, promote the safety and general welfare of the community because the requested zoning is consistent with the recommended Future Land Use and Character Map and is located in a Primary Service Area;

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

<u>Section 1.</u> That the following described territory is rezoned from OR (Office-Residential) and RA20 (Residential-Agricultural) to CG (General Commercial).

TO WIT:

Sridev Investments, LLC

LOCATION: Located at the southeastern corner of the intersection of West Arlington Boulevard and Dickinson Avenue Extension

DESCRIPTION: Being those certain tracts or parcels of land lying and being situate in Greenville Township, Pitt County, North Carolina, being bounded on the northwest by Dickinson Avenue (NCSR 1620), on the northeast by Arlington Boulevard, on the southeast by the property of Thomas Professional Park Owners Association and the property of HCRI North Carolina Properties III, Limited Partnership and on the southwest by the property of Carolyn S. Whicker and George T. Savage, et al. and being more particularly described as follows:

BEGINNING at an existing concrete monument located on the southwest right of way line of West Arlington Boulevard at the east end of the sight distance right of way line from Dickinson Avenue; said beginning point being located S 42°19'33" W 100.31 feet from an existing concrete monument on the northeast right of way line of West Arlington Boulevard at the south end of the sight distance right of way line from Dickinson Avenue; thence from said beginning point so established along and with the southwest right of way line of West Arlington Boulevard S 44°29'43" E 123.20 feet to an existing iron pipe; thence continuing with said southwest right of way line of West Arlington Boulevard S 48°14'52" W 0.68 feet to an existing iron pipe at the northern most corner of the property of Thomas Professional Park Owners Association as described in Deed Book 3650, Page 774 of the Pitt County Registry; thence leaving West Arlington Boulevard and with the northwest line of the property of said Thomas Professional Park Owners Association and with the northwest line of the property of HCRI North Carolina Properties III, Limited Partnership as described in Deed Book 2689, Page 419 of the Pitt County Registry, S 48°44'05" W 401.86 feet to an iron pipe set at the eastern most corner of the property of Carolyn S. Whicker and George T. Savage, et al. as described in Deed Book G-48, Page 287 of the Pitt County Registry; thence with the northeast line of said Carolyn S. Whicker and George T. Savage, et al. property N 42°43'25" W 170.54 feet to an iron pipe set on the southeast right of way line of Dickinson Avenue (NCSR 1620); thence with the southeast line of Dickinson Avenue N 48°44'31" E 349.77 feet to an existing concrete monument at the west end of the sight distance right of way line to Arlington Boulevard; thence along said sight distance right of way line S 87°52'09" E 69.03 feet to the POINT OF BEGINNING containing 1.5390 acres and being Pitt County Tax Parcels 19607, 19626 and 35990 as described in Deed Book 4242, Page 391 and Deed Book 4352, Page 257 of the Pitt County Registry, being further known as portions of lots 1-3 of that subdivision entitled "Final Plat Savage Property" as recorded in Map Book 28, Page 47 of the Pitt County Registry.

<u>Section 2.</u> That the Director of Planning and Development Services is directed to amend the zoning map of the City of Greenville in accordance with this ordinance.

<u>Section 3</u>. 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 9<sup>th</sup> day of March, 2023.

P. J. Connelly, Mayor

ATTEST:

Valerie Shiuwegar, City Clerk

1177469

#### Excerpt from the draft Planning & Zoning Commission Minutes (February 21, 2023)

REQUEST BY SRIDEV INVESTMENTS, LLC TO REZONE A TOTAL OF 1.5390 ACRES LOCATED AT THE SOUTHEASTERN CORNER OF THE INTERSECTION OF WEST ARLINGTON BOULEVARD AND DICKINSON AVENUE EXTENSION FROM OR (OFFICE-RESIDENTIAL) AND RA20 (RESIDENTIAL-AGRICULTURAL) TO CG (GENERAL COMMERCIAL).

Chantae Gooby presented for staff. The property is located in the southwest quadrant of the city. The property is located at the corner of Dickinson Avenue and Arlington Boulevard. The property is located in the Greens Mill Run Watershed, it would require 25-year detention, nitrogen and phosphorus reduction. The property is not located in the Special Flood Hazard Area. There are no jurisdictional wetlands, streams and riparian buffers on this property. Under the proposed zoning there could be about a net increase of about 1,000 trips to and from the site on Dickinson Avenue and Arlington Boulevard. A traffic impact analysis be required as part of the approval process. The property is currently zoned as OR (Office-Residential) and RA20 (Residential-Agricultural). The property would yield approximately ten multi-family units. This request is for CG (General Commercial), which could accommodate a convenience store. In staff's opinion, the request is in compliance with the Horizons 2026: Greenville's Community Plan and the Future Land Use Plan. Therefore, staff recommends approval of the request.

Chair Faison opened the public hearing.

Steve Spruill, Surveyor, spoke in favor.

No one spoke in opposition.

Chair Faison closed the public hearing.

Motion made by Vice Chair West, seconded by Mr. Parker, to approve request, 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.

SRIDEV INVESTMENTS, LLC From: OR, RA20 To: CG Acres: 1.539 February 21st, 2023

0 0.02 0.04 0.08 Miles





### **REZONING THOROUGHFARE/TRAFFIC VOLUME REPORT**

Case	No:	23-01

#### Applicant: SRIDEV Investments, LLC

#### **Property Information**

Current Zoning: OR (Office-Reside	lential) and RA20 (Residential-Agricultural)
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Proposed Zoning:	CG (General Commerical)	N ♠
Current Acreage:	1.539 acres	
Location:	southeast corner of Dickinson Ave & Arlington Blv	d
Points of Access:	Dickinson Ave, Arlington Blvd	



**Location Map** 

#### **Transportation Background Information**

1.) Dickinson Ave- State maintained				
	Existing Street Section	Ultimate Thoroughfare Street Section		
Description/cross section	4-lanes - curb & gutter	4-lanes with raised median		
Right of way width (ft)	80	100		
Speed Limit (mph)	45			
Current ADT:	17,113 (*)			
Design ADT:	27,600 vehicles/day	39,700 vehicles/day (**)		
<b>Controlled Access</b>	No			
Thoroughfare Plan Status:	Major Thoroughfare			
Other Information: The	ere are no sidewalks along Dickinson Ave	that service this property.		
(**)	*) 2018 NCDOT count adjusted for a 2% annual growth rate **) Traffic volume based an operating Level of Service D for existing geometric conditions DT – Average Daily Traffic volume			
Transportation Improvement Program Status: No Planned Improvements.				

#### 2.) Arlington Blvd- City maintained

, c .	Existing Street Section	Ultimate Thoroughfare Street Section	
Description/cross section	5 lanes - curb & gutter	6-lanes, curb & gutter	
Right of way width (ft)	100	no change	
Speed Limit (mph)	45	no change	
Current ADT:	30,172 (*)		
Design ADT:	28,900 vehicles/day (**)	45,000 vehicles/day (**)	
<b>Controlled Access</b>	No		
Thoroughfare Plan Statu	: Major Thoroughfare		
Other Information: Tl	mation: There are no sidewalks along Arlington Blvd that service this property.		
Notes: (*	(*) 2021 NCDOT count adjusted for a 2% annual growth rate		
(*	(**) Traffic volume based an operating Level of Service D for existing geometric conditions		
Al	ADT – Average Daily Traffic volume		

Transportation Improvement Program Status: No Planned Improvements.

COG-#1176895-v1-Rezoning\_Case\_#23-01\_-\_Sridev\_Investments\_\_LLC\_(Dickinson-Arlington)
Trips generated by proposed use/change	
Current Zoning: 81 -vehicle trips/	day (*)Proposed Zoning: 2,121 -vehicle trips/day (*)
<b>Estimated Net Change: increase of 2040 vd</b> (* - These volumes are estimated and based o	chicle trips/day (assumes full-build out) n an average of the possible uses permitted by the current and proposed zoning.)
Impact on Existing Roads	
The overall estimated trips presented abo Dickinson Ave and Arlington Blvd are as	ove are distributed based on current traffic patterns. The estimated ADTs on follows:
1.) Dickinson Ave, West of Site (25%)	: "No build" ADT of 17,113
Estimated ADT with Propose	d Zoning (full build) – 17,643
Estimated ADT with Current	Zoning (full build) – <u>17,133</u>
	Net ADT change = 510 (3% increase)
2.) Dickinson Ave, East of Site (25%)	"No build" ADT of 17,113
Estimated ADT with Propose	d Zoning (full build) – 17,643
Estimated ADT with Current	
	Net ADT change = $510 (3\% \text{ increase})$
3.) Arlington Blvd, North of Site (25%	6): "No build" ADT of 30,172
Estimated ADT with Propose	d Zoning (full build) – 30,702
Estimated ADT with Current	
	Net ADT change = 510 (2% increase)
4.) Arlington Blvd,South of Site (25%	): "No build" ADT of 30,172
Estimated ADT with Propose	d Zoning (full build) – 30,702
Estimated ADT with Current	
	Net ADT change = 510 (2% increase)

Applicant: SRIDEV Investments, LLC

#### **Staff Findings/Recommendations**

Case No:

23-01

Based on possible uses permitted by the requested zoning, the proposed zoning classification could generate 1061 trips to and from the site on Dickinson Ave, which is a net increase of 1020 additional trips per day.

Based on possible uses permitted by the requested zoning, the proposed zoning classification could generate 1061 trips to and from the site on Arlington Blvd, which is a net increase of 1020 additional trips per day.

During the review process, measures to mitigate the traffic will be determined. A traffic impact analysis will be required.

	EXISTING ZONING
	RA20 (RESIDENTIAL-AGRICULTURAL) - PERMITTED USES
(1) General	
	Accessory use or building
	On-premise signs per Article N
(2) Residenti	al
a.	Single-family dwelling
b(1).	Master Plan Community per Article J
f.	Residential cluster development per Article M
k.	Family care homes (see also 9-4-103)
q.	Room renting
(3) Home Oc	cupations - None
(4) Governm	ental
b.	City of Greenville municipal government building or use (see also section 9-4-103)
(5) Agricultu	ral/Mining
a.	Farming; agricultural, horticulture, forestry (see also section 9-4-103)
	Wayside market for farm products produced on-site
	Kennel (see also section 9-4-103)
	Stable; horse only (see also section 9-4-103)
-	Stable; per definition (see also section 9-4-103)
	Animal boarding not otherwise listed; outside facility, as an accessory or principal use
	Beekeeping; minor use (see also section 9-4-103)
	nal/Entertainment
	Public park or recreational facility
	Private noncommercial park or recreational facility
	ancial/Medical - None
(8) Services	
0.	Church or place of worship (see also section 9-4-103)
(9) Repair - N	
(10) Retail Tr	
	ale/Rental/Vehicle-Mobile Home Trade - None
(12) Constru	
C.	
	rtation - None
· · ·	cturing/Warehousing - None
(15) Other A	ctivities (not otherwise listed - all categories) - None
	RA20 (RESIDENTIAL-AGRICULTURAL) - SPECIAL USES
(1) General -	
(2) Residenti	
	Two-family attached dwelling (duplex)
	Mobile home (see also section 9-4-103)
	Retirement center or home
	Nursing, convalescent or matenity home; major care facility
	Nursing, convalescent or matenity home; minor care facility
(3) Home Oc	
	Home occupation; not otherwise listed
D.	Home occupation; barber and beauty shop

C	Home occupation; manicure, pedicure or facial salon
(4) Governm	
	Public utility building or use
(5) Agricultur	
	Greenhouse or plant nursery; including acessory sales
	Beekeeping; major use
	Solar energy facility
	nal/Entertainment
	Golf course; 18-hole regulation length (see also section 9-4-103)
	Golf course; 9-hole regulation length (see also section 9-4-103)
	Tennis club; indoor and outdoor facilities
	nancial/Medical - None
(8) Services	
	Child day care facilities
	Adult day care facilities
	Cemetery
	School; junior and senior high (see also section 9-4-103)
	School; elementary (see also section 9-4-103)
	School; nursery and kindergarten (see also section 9-4-103)
(9) Repair - N	
(10) Retail Tr	
	ale/Rental/Vehicle-Mobile Home Trade - None
(12) Construe	
	rtation - None
	cturing/Warehousing - None
(15) Other Ad	ctivities (not otherwise listed - all categories) - None
	OR (OFFICE-RESIDENTIAL) - PERMITTED USES
(1) General	
	Accessory use or building
b.	Internal service facilities
	On-premise signs per Article N
	Retail sales; incidental
(2) Residenti	
	Two-family attached dwelling (duplex)
	Multi-family development per Article I
k.	Family care homes (see also 9-4-103)
n.	Retirement center or home
0.	Nursing, convalescent or maternity home; major care facility
	Boarding or rooming house
q.	Room renting
(3) Home Oc	cupations - None
(4) Governm	ental
b.	City of Greenville municipal government building or use (see also section 9-4-103)
С.	County or state government building or use not otherwise listed; excluding outside storage and
	major or minor repair

Ь	Federal government building or use
(5) Agricultur	
	Farming; agricultural, horticulture, forestry (see also section 9-4-103)
	nal/Entertainment
	Public park or recreational facility
	Private noncommercial recreation; indoor only, not otherwise listed
	ancial/Medical
. , .	Office; professional and business, not otherwise listed
	Operation/processing center
	Office; customer service, not otherwise listed, including accessory service delivery vehicle parking
	and indoor storage
Ь	Bank, savings and loans or other savings or investment institutions
	Medical, dental, ophthalmology or similar clinic, not otherwise listed
(8) Services	Medical, dental, opintinalmology of similar clinic, not otherwise instea
	Funeral home
	Barber or beauty salon
	Manicure, pedicure or facial salon
	School; junior and senior high (see also section 9-4-103)
	School; elementary (see also section 9-4-103)
-	School; nursery and kindergarten (see also section 9-4-103)
	College and other institutions of higher learning
	Business or trade school
	Auditorium
	Church or place of worship (see also section 9-4-103)
	Library
	Museum
· · · · · ·	Art gallery
	Art studio including art and supply sales
	Photography studio including photo and supply sales
	Digital broadcast studio (see also section 9-4-103)
	Dance studio
	TV and/or radio broadcast facilities, including receiving and transmission equipment and towers
y(2)	not exceeding 120 feet in height or cellular telephone and wireless communication towers not
	exceeding 120 feet in height (see also section 9-4-103)
	exceeding 120 reet in height (see also section 9-4-105)
	Listributed Antenna System (See also 9-4-102 (O))
	Distributed Antenna System (See also 9-4-103 (Q)) Civic organizations
	Trade or business organizations
	Health services not otherwise listed including not limited to speech, physical and occupational
1).	
	therapy Tattooing
	Microblading
(9) Repair - N	
(10) Retail Tr	
	Book or card store, news stand Florist
	Christmas tree sales lot; temporary only (see also section 9-4-103)
	Christinas tree sales lot, temporary only (see also section 3-4-105)

12) Construction         a.       Liteensed 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         14) Manufacturing/Warehousing - None       08 (OFFICE-RESIDENTIAL) - SPECIAL USES         15) Other Activities (not otherwise listed - all categories) - None       08 (OFFICE-RESIDENTIAL) - SPECIAL USES         1) General - None       2) Residential         d.       Lland use intensity multi-family (LUI) development rating 50 per Article K         e.       Land use intensity multi-family (LUI) development rating 50 per Article K         i.       Residential quarters for resident manager, supervisor or caretaker; excluding mobile home         m.       Shelter for homeless or abused (see also section 9-4-103)         o(1).       Nursing, convalescent or maternity home; minor care facility         r.       Fraternity or sorority house         3) Home Occupations - None       4)         4) Governmental       a.         a.       Public utility building or use         5) Agricultural/Mining - None       100         6) Recreational/Entertainment       (see) also section 9-4-103)         7) Office/Financial/Medical       1         (1)	(11) Wholesa	ale/Rental/Vehicle-Mobile Home Trade - None						
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 <b>OR (OFFICE-RESIDENTIAL) - SPECIAL USES</b> 1) General - None     2) Residential     d. Land use intensity multi-family (LUI) development rating 50 per Article K     e. Land use intensity multi-family (LUI) development rating 57 per Article K     e. Land use intensity multi-family (LUI) development rating 67 per Article K     e. Land use intensity multi-family (LUI) development rating 67 per Article K     e. Land use intensity multi-family (LUI) development rating 67 per Article K     e. Land use intensity multi-family (LUI) development rating 67 per Article K     e. Land use intensity multi-family (LUI) development rating 67 per Article K     e. Land use intensity multi-family (LUI) development rating 67 per Article K     e. Land use intensity multi-family (LUI) development rating 67 per Article K     e. Land use intensity multi-family (LUI) development rating 67 per Article K     e. Land use intensity multi-family (LUI) development rating 67 per Article K     e. Land use intensity multi-family (LUI) development rating 67 per Article K     e. Land use intensity multi-family (LUI) development rating 67 per Article K     e. Land use intensity multi-family (LUI) development rating 67 per Article K     e. Land use intensity multi-family (LUI) development rating 67 per Article K     e. Land use intensity multi-family (LUI) development rating 67 per Article K     e. Land use intensity multi-family (LUI) development rating 67 per Article K     e. Land use and rearrating resident family (LUI) development rating 67 per Article K     f. Arternity or sorority house     f. Arternity or sorority house     f. Areternity or sorority house     f. Commercial recreation; indoor only, not otherwise listed     f. (Contercial recreation; indoor only, not otherwise listed     f. Veterinary c								
<ul> <li>13) Transportation - None</li> <li>14) Manufacturing/Warehousing - None</li> <li>15) Other Activities (not otherwise listed - all categories) - None</li> <li>OR (OFFICE-RESIDENTIAL) - SPECIAL USES</li> <li>1) General - None</li> <li>2) Residential</li> <li>d. Land use intensity multi-family (LUI) development rating 50 per Article K</li> <li>e. Land use intensity multi-family (LUI) development rating 67 per Article K</li> <li>e. Land use intensity multi-family (LUI) development rating 67 per Article K</li> <li>e. Land use intensity multi-family (LUI) development rating 67 per Article K</li> <li>e. Land use intensity multi-family (LUI) development rating 67 per Article K</li> <li>e. Land use intensity multi-family (Development rating 67 per Article K</li> <li>e. Land use intensity multi-family (Development rating 67 per Article K</li> <li>e. Land use intensity multi-family (LUI) development rating 67 per Article K</li> <li>e. Land use intensity multi-family (Development rating 67 per Article K</li> <li>e. Land use intensity multi-family (Development rating 67 per Article K</li> <li>e. Land use intensity multi-family (Development rating 67 per Article K</li> <li>e. Residential quarters for resident manager, supervisor or caretaker; excluding mobile home</li> <li>m. Shelter for homeless or abused (see also section 9-4-103)</li> <li>o(1). Nursing, convalescent or maternity home; minor care facility</li> <li>r. Fraternity or sorority house</li> <li>5) Agricultural/Mining - None</li> <li>6) Recreational/Entertainment</li> <li>(1). Dining and entertainment establishment (see also section 9-4-103)</li> <li>7) Office/Financial/Medical</li> <li>f. Veterinary clinic or animal hospital (see also animal boarding; outside facility, kennel and stable)</li> <li>a. Child day care facilities</li> <li>b. Adult day care facilities</li> <li>b. Adult day care facilities</li> <li>c. Convention center; private</li> <li>s. Hotel, montional or physical rehabilitation day program facility</li> <li>ff. Mental health, emotional or</li></ul>	a.	Licensed contractor; general electrical, plumbing, mechanical, etc excluding outside storage						
<ul> <li>14) Manufacturing/Warehousing - None</li> <li>15) Other Activities (not otherwise listed - all categories) - None</li> <li>OR (OFFICE-RESIDENTIAL) - SPECIAL USES</li> <li>1) General - None</li> <li>2) Residential</li> <li>d. Land use intensity multi-family (LUI) development rating 50 per Article K</li> <li>e. Land use intensity multi-family (LUI) development rating 67 per Article K</li> <li>e. Residential quarters for resident manager, supervisor or caretaker; excluding mobile home</li> <li>m. Shelter for homeless or abused (see also section 9-4-103)</li> <li>o(1). Nursing, convalescent or maternity home; minor care facility</li> <li>r. Fraternity or soroity house</li> <li>3) Home Occupations - None</li> <li>4) Governmental</li> <li>a. [Public utility building or use</li> <li>5) Agricultural/Mining - None</li> <li>6) Recreational/Entertainment</li> <li>c(1). Tennis club; indoor and outdoor facilities</li> <li>h. Commercial recreation; indoor only, not otherwise listed</li> <li>m(1). Dining and entertainment establishment (see also section 9-4-103)</li> <li>7) Office/Financial/Medical</li> <li>f. Veteriary clinic or animal hospital (see also animal boarding; outside facility, kennel and stable)</li> <li>8) Services</li> <li>a. Child day care facilities</li> <li>b. Adult day care facilities</li> <li>c. Convention center; private</li> <li>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)</li> <li>ff. Mental health, emotional or physical rehabilitation day program facility</li> <li>ff. Mental health, emotional or physical rehabilitation day program facility</li> <li>ff. Mental health, emotional or physical rehabilitation day program facility</li> <li>ff. Mental health, emotional or physical rehabilitation day program facility</li> <li>ff. Mental health, emotional or physical rehabilitation day program facility</li> <li>ff. Mental health, emotional or physical rehabilitation day program facility</li></ul>	C.	. Construction office; temporary, including modular office (see also section 9-4-103)						
<ul> <li>14) Manufacturing/Warehousing - None</li> <li>15) Other Activities (not otherwise listed - all categories) - None</li> <li>OR (OFFICE-RESIDENTIAL) - SPECIAL USES</li> <li>1) General - None</li> <li>2) Residential</li> <li>d. Land use intensity multi-family (LUI) development rating 50 per Article K</li> <li>e. Land use intensity multi-family (LUI) development rating 67 per Article K</li> <li>e. Residential quarters for resident manager, supervisor or caretaker; excluding mobile home</li> <li>m. Shelter for homeless or abused (see also section 9-4-103)</li> <li>o(1). Nursing, convalescent or maternity home; minor care facility</li> <li>r. Fraternity or soroity house</li> <li>3) Home Occupations - None</li> <li>4) Governmental</li> <li>a. [Public utility building or use</li> <li>5) Agricultural/Mining - None</li> <li>6) Recreational/Entertainment</li> <li>c(1). Tennis club; indoor and outdoor facilities</li> <li>h. Commercial recreation; indoor only, not otherwise listed</li> <li>m(1). Dining and entertainment establishment (see also section 9-4-103)</li> <li>7) Office/Financial/Medical</li> <li>f. Veteriary clinic or animal hospital (see also animal boarding; outside facility, kennel and stable)</li> <li>8) Services</li> <li>a. Child day care facilities</li> <li>b. Adult day care facilities</li> <li>c. Convention center; private</li> <li>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)</li> <li>ff. Mental health, emotional or physical rehabilitation day program facility</li> <li>ff. Mental health, emotional or physical rehabilitation day program facility</li> <li>ff. Mental health, emotional or physical rehabilitation day program facility</li> <li>ff. Mental health, emotional or physical rehabilitation day program facility</li> <li>ff. Mental health, emotional or physical rehabilitation day program facility</li> <li>ff. Mental health, emotional or physical rehabilitation day program facility</li></ul>	(13) Transpo	rtation - None						
OR (OFFICE-RESIDENTIAL) - SPECIAL USES           1) General - None           2) Residential           d. Land use intensity multi-family (LUI) development rating 50 per Article K           e. Land use intensity multi-family (LUI) development rating 67 per Article K           e. Land use intensity multi-family (LUI) development rating 67 per Article K           e. Land use intensity multi-family (LUI) development rating 67 per Article K           e. Land use intensity multi-family (LUI) development rating 67 per Article K           e. Land use intensity multi-family (LUI) development rating 50 per Article K           e. Land use intensity multi-family (LUI) development rating 50 per Article K           m. Shelter for homeless or abused (see also section 9-4-103)           o(1). Nursing, convalescent or maternity home; minor care facility           r. [Fraternity or sorority house           3) Home Occupations - None           4) Governmental           a. [Public utility building or use           5) Agricultural/Mining - None           6) Recreational/Entertainment           (C1). Tennis club; indoor and outdoor facilities           h. Commercial recreation; indoor only, not otherwise listed           m(1). [Dining and entertainment establishment (see also section 9-4-103)           7) Office/Financial/Medical           f. Veterinary clinic or animal hospital (see also animal boarding; outside facility, kennel and stable)	(14) Manufa	cturing/Warehousing - None						
<ul> <li>1) General - None</li> <li>2) Residential</li> <li>d. Land use intensity multi-family (LUI) development rating 50 per Article K</li> <li>e. Land use intensity multi-family (LUI) development rating 67 per Article K</li> <li>i. Residential quarters for resident manager, supervisor or caretaker; excluding mobile home</li> <li>m. Shelter for homeless or abused (see also section 9-4-103)</li> <li>o(1). Nursing, convalescent or maternity home; minor care facility</li> <li>r. Fraternity or soroity house</li> <li>3) Home Occupations - None</li> <li>4) Governmental</li> <li>a. Public utility building or use</li> <li>5) Agricultural/Mining - None</li> <li>6) Recreational/Entertainment</li> <li>c(1). Tennis club; indoor and outdoor facilities</li> <li>h. Commercial recreation; indoor only, not otherwise listed</li> <li>m(1). Dining and entertainment establishment (see also section 9-4-103)</li> <li>7) Office/Financial/Medical</li> <li>f. Veterinary clinic or animal hospital (see also animal boarding; outside facility, kennel and stable)</li> <li>8) Services</li> <li>a. Child day care facilities</li> <li>b. Adult day care facilities</li> <li>b. Adult day care facilities</li> <li>c) Convertion center; private</li> <li>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)</li> <li>ff. Mental health, emotional or physical rehabilitation day program facility</li> <li>ff. Mental health, emotional or physical rehabilitation day program facility</li> <li>ff. Mental health, emotional or physical rehabilitation day program facility</li> <li>9) Repair- None</li> <li>10) Retail Trade - None</li> <li>11) Wholesale/Rental/Vehicle-Mobile Home Trade - None</li> <li>12) Construction - None</li> </ul>	(15) Other Ad	ctivities (not otherwise listed - all categories) - None						
<ul> <li>2) Residential <ul> <li>d. Land use intensity multi-family (LUI) development rating 50 per Article K</li> <li>e. Land use intensity multi-family (LUI) development rating 57 per Article K</li> <li>e. Residential quarters for resident manager, supervisor or caretaker; excluding mobile home</li> <li>m. Shelter for homeless or abused (see also section 9-4-103)</li> <li>o(1). Nursing, convalescent or maternity home; minor care facility</li> <li>r. Fraternity or sorority house</li> </ul> </li> <li>3) Home Occupations - None</li> <li>4) Governmental <ul> <li>a. Public utility building or use</li> <li>5) Agricultural/Mining - None</li> <li>6) Recreational/Entertainment</li> <li>c(1). Tennis club; indoor and outdoor facilities</li> <li>h. Commercial recreation; indoor only, not otherwise listed</li> <li>m(1). Dining and entertainment (see also section 9-4-103)</li> </ul> </li> <li>7) Office/Financial/Medical <ul> <li>f. Veterinary clinic or animal hospital (see also animal boarding; outside facility, kennel and stable)</li> </ul> </li> <li>8) Services <ul> <li>a. Child day care facilities</li> <li>b. Adult day care facilities</li> <li>c. Convention center; private</li> <li>s. Hotel, motel breakfast inn; limited stay lodging (see also residential quarters for resident manager, supervisor or caretaker and section 9-4-103)</li> <li>ff. Mental health, emotional or physical rehabilitation day program facility</li> <li>ff(1). [Mental health, emotional or physical rehabilitation day program facility</li> <li>ff(1). [Mental health, emotional or physical rehabilitation day program facility</li> <li>9) Repair- None</li> <li>10) Retail Trade - None</li> <li>h. Restaurant; conventional <ul> <li>j. Restaurant and/or dining and entertainment establishment; regulated outdoor activities</li> </ul> </li> </ul></li></ul>		OR (OFFICE-RESIDENTIAL) - SPECIAL USES						
d. Land use intensity multi-family (LUI) development rating 50 per Article K         e. Land use intensity multi-family (LUI) development rating 67 per Article K         i. Residential quarters for resident manager, supervisor or caretaker; excluding mobile home         m. Shelter for homeless or abused (see also section 9-4-103)         o(1). Nursing, convalescent or maternity home; minor care facility         r. Fraternity or sorority house         3) Home Occupations - 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         m(1). Dining and entertainment establishment (see also section 9-4-103)         7) Office/Financial/Medical         f. Veterinary clinic or animal hospital (see also animal boarding; outside facility, kennel and stable)         8) Services         a. Child day care facilities         b. Adult day care facilities         c. 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 day program facility         ffl.) Mental health, emotional or physical rehabilitation day program facil	(1) General -	None						
<ul> <li>e. Land use intensity multi-family (LUI) development rating 67 per Article K</li> <li>i. Residential quarters for resident manager, supervisor or caretaker; excluding mobile home</li> <li>m. Shelter for homeless or abused (see also section 9-4-103)</li> <li>o(1). Nursing, convalescent or maternity home; minor care facility <ul> <li>r. Fraternity or sorority house</li> </ul> </li> <li>3) Home Occupations - None</li> <li>4) Governmental <ul> <li>a. Public utility building or use</li> </ul> </li> <li>5) Agricultural/Mining - None</li> <li>6) Recreational/Entertainment</li> <li>c(1). Tennis club; indoor and outdoor facilities <ul> <li>h. Commercial recreation; indoor only, not otherwise listed</li> <li>m(1). Dining and entertainment establishment (see also section 9-4-103)</li> </ul> </li> <li>7) Office/Financial/Medical <ul> <li>f. Veterinary clinic or animal hospital (see also animal boarding; outside facility, kennel and stable)</li> </ul> </li> <li>8) Services <ul> <li>a. Child day care facilities</li> <li>b. Adult day care facilities</li> <li>convention center; private</li> <li>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)</li> <li>ff. Mental health, emotional or physical rehabilitation day program facility</li> <li>ff(1). Mental health, emotional or physical rehabilitation day program facility</li> <li>ff(1). Mental health, emotional or physical rehabilitation day program facility</li> <li>ff(1). Mental health, emotional or physical rehabilitation day program facility</li> <li>ff(1). Mental health, emotional or physical rehabilitation day program facility</li> <li>ff(1). Mental health, emotional or physical rehabilitation day program facility</li> <li>ff(1). Mental health, emotional or physical rehabilitation day program facility</li> <li>ff(1). Restaurant; conventional</li> <li>j. Restaurant and/or dining and entertainment establishment; regulated outdoor activities</li> <li>l. Wholesale/R</li></ul></li></ul>	(2) Residenti	al						
i.       Residential quarters for resident manager, supervisor or caretaker; excluding mobile home         m.       Shelter for homeless or abused (see also section 9-4-103)         o(1).       Nursing, convalescent or maternity home; minor care facility         r.       Fraternity or sorority house         3)       Home Occupations - 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         m(1).       Dining and entertainment establishment (see also section 9-4-103)         7)       Office/Financial/Medical         f.       Veterinary clinic or animal hospital (see also animal boarding; outside facility, kennel and stable)         8)       Services         a.       Child day care facilities         b.       Adult day care facilities         c.       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 day program facility         <	d.	Land use intensity multi-family (LUI) development rating 50 per Article K						
M. Shelter for homeless or abused (see also section 9-4-103)     O(1). Nursing, convalescent or maternity home; minor care facility     r. Fraternity or sorority house     Home Occupations - None     Home Occupations - None     A Governmental         a. [Public utility building or use     S) Agricultural/Mining - None     Of Recreational/Entertainment         c(1). Tennis club; indoor and outdoor facilities         h. Commercial recreation; indoor only, not otherwise listed         m(1). Dining and entertainment establishment (see also section 9-4-103)     Office/Financial/Medical     f. Veterinary clinic or animal hospital (see also animal boarding; outside facility, kennel and stable)     Services     a. Child day care facilities     b. Adult day care facilities     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 day program facility     ff(1). Mental health, emotional or physical rehabilitation day program facility     ff. Restaurant; conventional         i. Restaurant and/or dining and entertainment establishment; regulated outdoor activities     i. Restaurant and/or dining and entertainment establishment; regulated outdoor activities	e.	Land use intensity multi-family (LUI) development rating 67 per Article K						
o(1).       Nursing, convalescent or maternity home; minor care facility         r.       Fraternity or sorority house         3) Home Occupations - 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         m(1).       Dining and entertainment establishment (see also section 9-4-103)         7) Office/Financial/Medical       f.         f.       Veterinary clinic or animal hospital (see also animal boarding; outside facility, kennel and stable)         8) Services       .         a.       Child day care facilities         b.       Adult day care facilities         c.       .         didu care facilities       .         d.       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 day program facility         ff(1).       Mental health, emotional or physical rehabilitation day program facility         g) Repair- Nome       .	i.	Residential quarters for resident manager, supervisor or caretaker; excluding mobile home						
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<ul> <li>4) Governmental <ul> <li>a. Public utility building or use</li> </ul> </li> <li>5) Agricultural/Mining - None</li> <li>6) Recreational/Entertainment <ul> <li>c(1). Tennis club; indoor and outdoor facilities</li> <li>h. Commercial recreation; indoor only, not otherwise listed</li> <li>m(1). Dining and entertainment establishment (see also section 9-4-103)</li> </ul> </li> <li>7) Office/Financial/Medical <ul> <li>f. Veterinary clinic or animal hospital (see also animal boarding; outside facility, kennel and stable)</li> </ul> </li> <li>8) Services <ul> <li>a. Child day care facilities</li> <li>b. Adult day care facilities</li> <li>convention center; private</li> <li>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)</li> <li>ff. Mental health, emotional or physical rehabilitation day program facility</li> <li>ff(1). Mental health, emotional or physical rehabilitation day program facility</li> <li>ff(1). Mental health, emotional or physical rehabilitation day program facility</li> <li>9) Repair- None</li> <li>10) Retail Trade - None</li> <li>h. Restaurant; conventional     <ul> <li>j. Restaurant and/or dining and entertainment establishment; regulated outdoor activities</li> </ul> </li> <li>11) Wholesale/Rental/Vehicle-Mobile Home Trade - None</li> <li>12) Construction - None</li> </ul></li></ul>								
<ul> <li>a. Public utility building or use</li> <li>5) Agricultural/Mining - None</li> <li>6) Recreational/Entertainment</li> <li>c(1). Tennis club; indoor and outdoor facilities</li> <li>h. Commercial recreation; indoor only, not otherwise listed</li> <li>m(1). Dining and entertainment establishment (see also section 9-4-103)</li> <li>7) Office/Financial/Medical</li> <li>f. Veterinary clinic or animal hospital (see also animal boarding; outside facility, kennel and stable)</li> <li>8) Services</li> <li>a. Child day care facilities</li> <li>b. Adult day care facilities</li> <li>convention center; private</li> <li>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)</li> <li>ff. Mental health, emotional or physical rehabilitation day program facility</li> <li>ff(1). Mental health, emotional or physical rehabilitation day program facility</li> <li>9) Repair- None</li> <li>10) Retail Trade - None</li> <li>h. Restaurant; conventional</li> <li>j. Restaurant and/or dining and entertainment establishment; regulated outdoor activities</li> <li>11) Wholesale/Rental/Vehicle-Mobile Home Trade - None</li> <li>12) Construction - None</li> </ul>	(3) Home Oc	cupations - None						
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<ul> <li>h. Commercial recreation; indoor only, not otherwise listed <ul> <li>m(1). Dining and entertainment establishment (see also section 9-4-103)</li> </ul> </li> <li>7) Office/Financial/Medical <ul> <li>f. Veterinary clinic or animal hospital (see also animal boarding; outside facility, kennel and stable)</li> </ul> </li> <li>8) Services <ul> <li>a. Child day care facilities</li> <li>b. Adult day care facilities</li> <li>i. Convention center; private</li> <li>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)</li> <li>ff. Mental health, emotional or physical rehabilitation day program facility</li> <li>ff(1). Mental health, emotional or physical rehabilitation day program facility</li> <li>9) Repair- None</li> <li>10) Retail Trade - None</li> <li>h. Restaurant; conventional <ul> <li>j. Restaurant and/or dining and entertainment establishment; regulated outdoor activities</li> </ul> </li> <li>11) Wholesale/Rental/Vehicle-Mobile Home Trade - None</li> <li>12) Construction - None</li> </ul></li></ul>								
m(1).       Dining and entertainment establishment (see also section 9-4-103)         7) Office/Financial/Medical       f.         f.       Veterinary clinic or animal hospital (see also animal boarding; outside facility, kennel and stable)         8) Services       a.         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 day program facility         f(1).       Mental health, emotional or physical rehabilitation day program facility         g) Repair- None       10) Retail Trade - None         h.       Restaurant; conventional         j.       Restaurant; conventional         j.       Restaurant and/or dining and entertainment establishment; regulated outdoor activities         11) Wholesale/Rental/Vehicle-Mobile Home Trade - None       12) Construction - None								
<ul> <li>7) Office/Financial/Medical <ul> <li>f. Veterinary clinic or animal hospital (see also animal boarding; outside facility, kennel and stable)</li> </ul> </li> <li>8) Services <ul> <li>a. Child day care facilities</li> <li>b. Adult day care facilities</li> <li>i. Convention center; private</li> <li>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)</li> <li>ff. Mental health, emotional or physical rehabilitation day program facility</li> <li>ff(1). Mental health, emotional or physical rehabilitation day program facility</li> <li>9) Repair- None</li> <li>10) Retail Trade - None</li> <li>h. Restaurant; conventional</li> <li>j. Restaurant and/or dining and entertainment establishment; regulated outdoor activities</li> </ul> </li> <li>11) Wholesale/Rental/Vehicle-Mobile Home Trade - None</li> <li>12) Construction - None</li> </ul>								
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<ul> <li>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)</li> <li>ff. Mental health, emotional or physical rehabilitation day program facility</li> <li>ff(1). Mental health, emotional or physical rehabilitation day program facility</li> <li>9) Repair- None</li> <li>10) Retail Trade - None</li> <li>h. Restaurant; conventional</li> <li>j. Restaurant and/or dining and entertainment establishment; regulated outdoor activities</li> <li>11) Wholesale/Rental/Vehicle-Mobile Home Trade - None</li> <li>12) Construction - None</li> </ul>	b.	Adult day care facilities						
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11) Wholesale/Rental/Vehicle-Mobile Home Trade - None 12) Construction - None	h.	Restaurant; conventional						
12) Construction - None	j.	Restaurant and/or dining and entertainment establishment; regulated outdoor activities						
•								
13) Transportation	. ,							
	(13) Transpo	rtation						

h.	Parking lot or structure; principal use
	cturing/Warehousing - None
	ctivities (not otherwise listed - all categories)
	Other activities; personal services not otherwise listed
	Other activities; professional services not otherwise listed
	PROPOSED ZONING
	CG (GENERAL COMMERCIAL) - PERMITTED USES
(1) General	
	Accessory use or building
	Internal service facilities
	On-premise signs per Article N
	Temporary uses; of listed district uses
	Retail sales; incidental
	Incidental assembly of products sold at retail or wholesale as an accessory to principal uses
(2) Residentia	al - None
	cupations - None
(4) Governm	
	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
	Liquor store, state ABC
(5) Agricultur	
a.	Farming; agricultural, horticulture, forestry (see also section 9-4-103)
	Beekeeping; minor use (see also section 9-4-103)
(6) Recreatio	nal/Entertainment
f.	Public park or recreational facility
h.	Commercial recreation; indoor only, not otherwise listed
	Bowling alley
	Dining and entertainment establishment (see also section 9-4-103)
n.	Theater; movie or drama, indoor only
q.	Circus, carnival, or fair, temporary only (see also section 9-4-103)
	Athletic club; indoor only
	ancial/Medical
	Office; professional and business, not otherwise listed
	Operation/processing center
	Bank, savings and loans or other savings or investment institutions
	Medical, dental, ophthalmology or similar clinic, not otherwise listed
	Catalogue processing center
(8) Services	
	Funeral home
e.	Barber or beauty salon
	, Manicure, pedicure or facial salon
	Business or trade school
	Church or place of worship (see also section 9-4-103)
0.	

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
۷.	Photography studio including photo and supply sales
х.	dance studio
y(1)	TV and/or radio broadcast facilities, including receiving and transmission equipment and towers not exceeding 200 feet in height or cellular telephone and wireless communication towers not exceeding 200 feet in height (see also section 9-4-103)
y(4)	Distributed Antenna System (See also 9-4-103 (Q))
-	Printing or publishing service including graphic art, maps, newspapers, magazines and books
aa.	Catering service including food preparation (see also restaurant; conventional and fast food)
	Exercise and weight loss studio; indoor only
	Launderette; household users
	Dry cleaners; household users
	Clothes alteration or shoe repair shop
	Automobile wash
	Pet grooming facility (see also section 9-4-103)
	Tattooing
	Microblading
9) Repair	
	Jewelry, watch, eyewear or other personal item repair
10) Retail Ti	
	Miscellaneous retail sales; non-durable goods, not otherwise listed
	Pharmacy
	Convenience store (see also gasoline sales)
	Office and school supply, equipment sales
	Fish market; excluding processing or packing
	Restaurant; conventional
	Restaurant; fast food (see also section 9-4-103)
	Medical supply sales and rental of medically-related products including uniforms and related accessories
	Electronic; stereo, radio, computer, TV and the like, sales and accessory repair
 m.	Appliance; household use, sales and accessory repair, excluding outside storage
	Furniture and home furnishing sales not otherwise listed
<u>q.</u> r	Antique sales, excluding vehicles
	Book or card store, news stand
	Hobby or craft shop
	Pet shop (see also animal boarding; outside facility)
	Video or music store; records, tape, CD and the like sales
w.	Florist

-	Sporting goods sales and rental shop
	Auto part sales (see also major and minor repair)
aa.	Pawnbroker
	Lawn and garden supply and household implement sales and accessory service
bb.	
ee.	Christmas tree sales lot; temporary only (see also section 9-4-103)
mm.	Grocery store
	ale/Rental/Vehicle-Mobile Home Trade
b.	Rental of home furniture, appliances or electronics and medically-related products (see also
	division (10k.)
С.	Rental of clothes and accessories; formal wear, and the like
(12) Constru	ction
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 outdoor
	sales
f.	Hardware store
(13) Transpo	rtation
C.	Taxi or limousine service
e.	Parcel delivery service
h.	Parking lot or structure; principal use
	cturing/Warehousing
	Bakery; production, storage, and shipment facilities
	ctivities (not otherwise listed - all categories) - None
	CG (GENERAL COMMERCIAL) - SPECIAL USES
(1) General -	None
(2) Residenta	al
i.	Residential quarters for resident manager, supervisor or caretaker; excluding mobile home
(3) Home Oc	cupations - None
(4) Governm	
. ,	Public utility building or use
	ral/Mining - None
	nal/Entertainment
	Game center
	Billiard parlor or pool hall
	Public or private club
	Athletic club; indoor and outdoor facilities
	Internet sweepstakes business (see also section 9-4-103)
	ancial/Medical
	Office; customer service, not otherwise listed, including accessory service delivery vehicle parking
U.	
1	and indoor storage Veterinary clinic or animal hospital (see also animal boarding; outside facility, kennel and stable)
T.	veterinary clinic of animal hospital (see also animal boarding; outside facility, kernel and stable)
(8) Services	
	Child day care facilities
D.	Adult day care facilities

l.	Convention center; private
(9) Repair	
a.	Major repair; as an accessory or principal use
b.	Minor repair; as an accessory or principal use
(10) Retail Tr	ade
b.	Gasoline or automotive fuel sales; accessory or principal use, retail
C.	Wine shop; including on-premise consumption (see also section 9-4-103)
j.	Restaurant and/or dining and entertainment establishment; regulated outdoor activities
n.	Appliance; commercial use, sales and accessory repair; excluding outside storage
ff.	Tobacco shop (Class 1) (see also section 9-4-103)
gg.	Tobacco shop (Class 2) (see also section 9-4-103)
	Hookah café (see also section 9-4-103)
(11) Wholesa	ile/Rental/Vehicle-Mobile Home Trade
d.	Rental of automobiles, noncommercial trucks or trailers, recreational vehicles, motorcycles and
	boats
f.	Automobile, truck, recreational vehicle, motorcycle and boat sales and service (see also major and
	minor repair)
(12) Construe	ction - None
(13) Transpo	rtation - None
(14) Manufa	cturing/Warehousing
	Mini-storage warehouse; household excluding outside storage
. ,	ctivities (not otherwise listed - all categories)
	Other activities; personal services not otherwise listed
	Other activities; professional services not otherwise listed
	Other activities; commercial services not otherwise listed
d.	Other activities; retail sales not otherwise listed

### **BUFFERYARD SETBACK AND VEGETATION SCREENING CHART**

For Illustrative Purposes Only

Bufferyard Requ	uirments: Match	n proposed land us	e with adjacent per	mitted land use or	adjacent vacant	zone/nonconform	ing use to determine ap	plicable bufferyard.
PROPOSED LAND USE CLASS (#)	ADJACENT PERMITTED LAND US			E 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)	С	В	В	В	В	С	В	А
Office/Institutional, Light Commercial, Service (3)	D	D	В	В	В	D	В	A
Heavy Commercial, Light Industry (4)	E	E	В	В	В	Е	В	A
Heavy Industrial (5)	F	F	В	В	В	F	В	А
		Bufferyard A	(street yard)			l	Bufferyard B (no	screen required)
Lot S	ize	Width		very 100 linear fe	eet		Lot Size	Width
Less than 25	5,000 sq.ft.	4'	2 large street trees			Less than 25,000 sq.ft.	4'	
25,000 to 175,000 sq.ft.		6'	2 large street trees			25,000 to 175,000 sq.ft.	6'	
Over 175,0	000 sq.ft.	10'	2 large street trees			Over 175,000 sq.ft.	10'	
	Street tree	es may count tow	ard the minimum	acreage.				
	Bufferyard C (	screen required	)			Bufferyard	D (screen required)	)
Width	Fo	or every 100 linea	ar feet		Width		For every 100 linear t	feet
10'	3 large evergreen trees 4 small evergreens 16 evergreen shrubs				20'	4 large evergreen trees 6 small evergreens 16 evergreen shrubs		
		lge (additional m ay be reduced to					duced by fifty (50%) p al material) or earth b	
	Buffervard F (	screen required	)	1		Buffervard	F (screen require	d)
Width         For every 100 linear feet			Width		For every 100 linear	/		
30'	6 large evergreen trees 8 small evergreens 26 evergreen shrubs				50'	٤	3 large evergreen ti 10 small evergree 36 evergreen shru	ns

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

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.



<u>Title of Item:</u>	Cancellation of Demolition Ordinance 04-49 for 109 Paris Avenue, Tax Parcel 03515
Explanation:	On May 13, 2004, City Council adopted an ordinance directing the Neighborhood Services Coordinator to remove and demolish the property located at 109 Paris Avenue, Tax Parcel Number 03515, as unfit for human habitation and directing that a notice be placed thereon that the same may not be occupied.
	On January 9, 2023, staff was contacted by a local realtor advising there was a potential buyer for the property. In the process of preparing for the sale, the aforementioned demolition ordinance was found at the Pitt County Register of Deeds. The parties made a request to void the demolition ordinance to allow the sale to proceed. Code Enforcement inspected the property to determine its current condition and found it to be in a deteriorated state and not dilapidated.
Fiscal Note:	No fiscal impact.
Recommendation:	Approve the cancellation of Demolition Ordinance Number 04-49 for the property located at 109 Paris Avenue, Tax Parcel 03515

#### ATTACHMENTS

Demolition Ordinance 04-49 - 109 Paris Aveneue - Tax Parcel - 03515.pdf

FILED JUDY J. TART REGISTER OF DEEDS

tr bast

file: Cito & Stervule

ORDINANCE NO. <u>04-49</u> ORDINANCE DIRECTING THE NEIGHBORHOOD SERVICES COORDINATOR TO REMOVE AND DEMOLISH PROPERTY AS UNFIT FOR HUMAN HABITATION AND DIRECTING THAT A NOTICE BE PLACED THEREON THAT THE SAME MAY NOT BE OCCUPIED: 109 PARIS AVENUE – TAX PARCEL NUMBER 03515

WHEREAS, the City Council of the City of Greenville finds that the dwelling described herein is unfit for human habitation under the provisions of the Housing Code, and that all of the procedures of the Code of the City of Greenville, North Carolina, have been complied with;

WHEREAS, this dwelling should be removed or demolished, as directed by the Neighborhood Services Coordinator, and should be placarded by placing thereon a notice prohibiting the use for human habitation;

WHEREAS, the owner of this dwelling has been given a reasonable opportunity to bring the dwelling up to the standards of the Housing Code pursuant to an Order issued by the Neighborhood Services Coordinator and the owner has failed to comply with the lawful Order of the Neighborhood Services Coordinator to repair or demolish the property within the time therein described; and

WHEREAS, G.S. 160A-443(5) and Section 9-1-77 of the Code of the City of Greenville, North Carolina, empowers the City of Greenville to have its Neighborhood Services Coordinator to remove or demolish a dwelling when an Order of the Neighborhood Services Coordinator has not been complied with;

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

Section 1. The Neighborhood Services Coordinator is hereby authorized and directed to place a placard containing the legend:

"This building is unfit for human habitation; the use or occupation of this building for human habitation is prohibited and unlawful."

on the building located at 109 Paris Avenue in the City of Greenville, North Carolina.

Section 2. The Neighborhood Services Coordinator is hereby authorized and directed to proceed to vacate the dwelling of all occupants and to remove or demolish the dwelling, said dwelling being located at <u>109 Paris</u> <u>Avenue</u>, in the City of Greenville, North Carolina, and owned by <u>Gvrafalcon Properties</u>, Inc. in accordance

### BUDK 1732 PAEE812

with the Order of the Neighborhood Services Coordinator issued pursuant to the Abandoned Structure Ordinance contained in Article E of Chapter 1 of Title 9 of the Code of the City of Greenville, North Carolina.

Section 3. The cost of removal or demolition shall constitute a lien against the real property upon which the cost was incurred. The lien shall be filed, have the same priority, and be collected in the same manner as the lien for special assessments in Article 10 of G.S. Chapter 160A. The materials of the dwelling and any personal property, fixtures, or appurtenances found in or attached to the dwelling shall be sold and the proceeds shall be credited against the cost of removal or demolition and any balance remaining shall be deposited in superior court where it shall be secured and disbursed in the manner provided by G.S. 160A-443(6).

Section 4. It shall be unlawful for any person to remove or cause to be removed the placard from any building to which it is affixed. It shall likewise be unlawful for any person to occupy or to permit the occupancy of any building therein declared to be unfit for human habitation.

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

Adopted this the 13th day of May 2004.

Robert D. Parrott, Mayor

Wanda T. Elks, City Clerk

NORTH CAROLINA PITT COUNTY

I Suppose that Wanda T. Elks, City Clerk, personally appeared before me this day and acknowledged that she is the City Clerk of the City of Greenville, a municipality, and that by authority duly given and as the act of the municipality, the foregoing instrument was signed in its name by its Mayor, sealed with the corporate seal, and attested by herself as its City Clerk.

WITNESS my hand and notarial seal this 13th day of May, 2004

Notary Public

My Commission Hypligs 9.5. Doc. #177306

40



<u>Title of Item:</u>	Resolution of the Historic Preservation Commission Requesting the City Council to Create a Sign for Brown Hill and Cooper Field Cemeteries
<u>Explanation:</u>	The Historic Preservation Commission (HPC) passed a resolution at its January 24, 2023 meeting requesting the City Council to create a sign for Brown Hill and Cooper Field Cemeteries. A copy of the resolution is attached.
	In accordance with the City's Boards and Commissions policy, HPC's resolution was forwarded to the City Manager and City Clerk, who shared the resolution with the City Council.
	Council Member Monica Daniels requested that this item be placed on the March City Council agenda for discussion.
Fiscal Note:	Costs of requested signage to be determined
Recommendation:	Discuss the resolution as requested by Council Member Daniels

### ATTACHMENTS

**CEMETERY RESOLUTION.pdf** 

#### **RESOLUTION OF THE HISTORIC PRESERVATION COMMISSION OF THE CITY OF GREENVILLE REQUESTING THE CITY COUNCIL TO CREATE A SIGN FOR BROWN HILL AND COOPER FIELD CEMETERIES**

WHEREAS, the Historic Preservation Commission (HPC) of the City of Greenville ("the Commission") is committed to safeguarding the heritage of the city of Greenville ("City") by preserving character and integrity in historic districts and local landmarks that embody important elements of its culture, history, architectural history, or prehistory while also promoting the use and conservation of such historic district or historic landmarks for the education, pleasure, and enrichment of the residents of the City and the State of North Carolina as a whole.

WHEREAS, The Brown Hill and Cooper Field Cemeteries are owned and maintained by the City of Greenville since their purchase in 1937 as Cooper Field was then a burial ground for slaves and later African Americans.

WHEREAS, the Sycamore Hill Baptist Church Yard was moved to this Cemetery in 1969 during Urban Renewal after arson destroyed the Church.

WHEREAS, the City of Greenville is in process of making the Cemeteries a Local Landmark which will become a stop on the Greenville African American Cultural Trail and the Civil Rights Trail of the North Carolina Division of Cultural Resource.

WHEREAS there is a Gate Plan approved and funded to create a warm and welcoming entrance to these cemeteries including fencing and landscaping. This new gate will required a sign.

WHEREAS these cemeteries have been referred to by several different names over their long history.

WHEREAS the Facebook page Friends of Brown Hill and Cooper Field Cemeteries has 156 regular members who have been sharing information about their relatives buried in the cemeteries and have been following all previous grant applications, gate plans and public forum, and Council activities for more than a year. Some people have actually found that they are related on this public media platform. A majority of those members have approved the name to be placed on the sign as:

BROWN HILL and COOPER FIELD CEMETERIES in the location presented to the Council.

**NOW, THEREFORE, BE IT RESOLVED** that the Historic Preservation Commission of the City of Greenville respectfully requests the City Council of the City of Greenville to authorize the Public Works Department to create a sign naming the BROWN HILL and COOPER FIELD CEMETERIES.

This the 24th day of January \_\_\_\_\_, 2023

Judie T. Marken 1/25/2023

Andrew Morehead, Chair Historic Preservation Commission

ATTEST: Dy /cV 1/25/2023 Secretary



<u>Title of Item:</u>	Resolution of the Historic Preservation Commission Requesting the City Council to Raise the Total Possible Dollar Amount per Grant in the Façade Improvement Grant (FIG) Program
Explanation:	The Historic Preservation Commission (HPC) passed a resolution at its January 24, 2023 meeting requesting the City Council to raise the total possible dollar amount per grant to raise the total possible dollar amount per grant in the façade improvement grant (FIG) program. A copy of the resolution is attached.
	In accordance with the City's Boards and Commissions policy, HPC's resolution was forwarded to the City Manager and City Clerk, who shared the resolution with the City Council.
	Council Member Monica Daniels requested that this item be placed on the March City Council agenda for discussion.
Fiscal Note:	Costs of requested change to be determined
Recommendation:	Discuss the resolution as requested by Council Member Daniels

### ATTACHMENTS

### **INCREASE IN FIG DOLLARS RESOLUTION.pdf**

### RESOLUTION OF THE HISTORIC PRESERVATION COMMISSION OF THE CITY OF GREENVILLE REQUESTING THE CITY COUNCIL TO RAISE THE TOTAL POSSIBLE DOLLAR AMOUNT PER GRANT IN THE FACADE IMPROVEMENT GRANT PROGRAM

WHEREAS, the Historic Preservation Commission of Greenville, North Carolina, was established by the City Council of the City of Greenville on December 8, 1988; and

WHEREAS, the Historic Preservation Commission of the City of Greenville ("the Commission") is committed to safeguarding the heritage of the City of Greenville ("City") by preserving the character and integrity in historic district and Local Landmarks that embody important elements of its culture, history, or prehistory while also promoting the use and conservation of such historic landmarks for the education, pleasure and enrichment of the residents of the City and the State of North Carolina as a whole.

WHEREAS, the City of Greenville received a development grant in 1995 in the amount of \$50,000 from the State of North Carolina of which \$5,000 was appropriated to begin a Facade Improvement Grant (FIG) program.

WHEREAS, in 1997 the Greenville City Council assigned the administration of increased funding to the Historic Preservation Commission with the goal of creating a National Register Historic District which would allow state and federal tax credits. That amount was enhanced by monies contributed from Uptown Greenville in an effort to remove "slipcovers" covering the original facades of buildings in the commercial district. Later the amount of total available grant funding through the City Council was increased and stabilized at the amount of \$20,000 per year with a \$5,000 cap per qualifying facade. FIG guidelines, workshops, applications, and processes were established. The resulting return on investment since that time has been approximately \$900 to \$1 allocated.

WHEREAS, the cost of construction and repair has risen significantly since that time while the buildings have aged almost 30 years.

WHEREAS, for the last three years the HPC has had a revolving FIG application process which has resulted in no facade grants being issued, the HPC has worked with the planning staff to determine the amount being offered is not sufficient enough to attain the purpose of the FIG program.

WHEREAS, Council desires a strong, vibrant, commercial community as stated in its planning documents.

NOW, THEREFORE, BE IT RESOLVED that the Historic Preservation Commission of the City of Greenville respectfully requests the City Council of Greenville to authorize the Planning Department to increase the per building facade grant cap to \$20,000, which retaining the requirement of a \$1 for \$1 match for qualification.

This the 24th day of January , 2023.

andrew T. Machell

1/25/2023 (DATE)

Andrew Morehead, Chair Historic Preservation Commission

ATTEST: ARA CU Secretary ATTEST: 1/25/223\_(DATE)



Title of Item:	Resolution of the Historic Preservation Commission Requesting the City Council to Extend the Footprint of Available Façade Improvement Grant (FIG) Funds
Explanation:	The Historic Preservation Commission (HPC) passed a resolution at its January 24, 2023 meeting requesting the City Council extend the footprint of available Façade Improvement Grant (FIG) funds. A copy of the resolution is attached.
	In accordance with the City's Boards and Commissions policy, HPC's resolution was forwarded to the City Manager and City Clerk, who shared the resolution with the City Council.
	Council Member Monica Daniels requested that this item be placed on the March City Council agenda for discussion.
Fiscal Note:	Costs of requested change to be determined
Recommendation:	Discuss the resolution as requested by Council Member Daniels

### ATTACHMENTS

**INCREASE IN FIG FOOTPRINT.pdf** 

### RESOLUTION OF THE HISTORIC PRESERVATION COMMISSION OF THE CITY OF GREENVILLE REQUESTING THE CITY COUNCIL TO EXTEND THE FOOTPRINT OF AVAILABLE FACADE IMPROVEMENT GRANTS (FIG) FUNDS

WHEREAS, the Historic Preservation Commission (HPC) of Greenville, North Carolina, was established by the City Council of the City of Greenville on December 8, 1988; and

WHEREAS, the Historic Preservation Commission of the City of Greenville ("the Commission") is committed to safeguarding the heritage of the city of Greenville ("City") by preserving the character and integrity in historic district and Local Landmarks that embody important elements of its culture, history, or prehistory while also promoting the use and conservation of such historic landmarks for the education, pleasure and enrichment of the residents of the City and the State of North Carolina as a whole.

WHEREAS, the City of Greenville received a development grant in 1995 in the amount of \$50,000 from the State of North Carolina of which \$5,000 was appropriated to begin a Facade Improvement Grant program.

WHEREAS, in 1997 the Greenville City Council assigned the administration of increased funding to the Historic Preservation Commission with the goal of creating a National Register Historic District which would allow state and federal tax credits. That amount was enhanced by monies contributed from Uptown Greenville in an effort to remove "slipcovers" covering the original facades of buildings in the commercial district. Later the amount of grant funding through the City Council was increased and stabilized in the amount of \$20,000 per year with a \$5,000 cap per qualifying facade. FIG guidelines, workshops, applications, and processes were established. The resulting return on investment since that time has been approximately \$900 to \$1.

WHEREAS, the cost of construction and repair has risen significantly since that time while the buildings have aged almost 30 years.

WHEREAS, the original area allowed to apply for grants has been extended to include Dickinson Avenue and Albemarle Avenue as request for FIG have become apparent.

WHEREAS, there have been significant commercial successes in the West Fifth Street area and requests have been made to HPC to extend the footprint of the FIG program to reflect the emerging community there.

**NOW, THEREFORE, BE IT RESOLVED** that the Historic Preservation Commission of the City of Greenville respectfully requests the City of Greenville to authorize the Planning Department to increase the footprint of the FIG program to include West Fifth Street from the intersection of Albemarle and Fifth to Memorial Drive.

This the 24th day of January , 2023.

du T. Maker

1/25/2023 (DATE)

Andrew Morehead, Chair Historic

**Preservation Commission** 

ATTEST

1/25/2023 (DATE)

Secretary