



## Agenda

August 17, 2010  
6:30 PM  
Council Chambers

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- I. INVOCATION - Allen Thomas
  
- II. ROLL CALL
  
- III. APPROVAL OF MINUTES - June 15th 2010
  
- IV. NEW BUSINESS
  
- OTHER
  
1. Petition to close a portion of Pennsylvania Avenue and Jones Street.
  
- V. ADJOURN

DRAFT OF MINUTES PROPOSED FOR ADOPTION BY THE GREENVILLE PLANNING  
AND ZONING COMMISSION

June 15, 2010

The Greenville Planning and Zoning Commission met on the above date at 6:30p.m. in the Council Chambers of City Hall.

Mr. Bill Lehman, Chairman\*

Mr. Dave Gordon*	Mr. Allen Thomas*
Mr. Tim Randall*	Mr. Tony Parker*
Ms. Shelley Basnight*	Mr. Godfrey Bell*
Ms. Linda Rich*	Mr. Hap Maxwell*
Ms. Cathy Maahs-Fladung*	Mr. Phil Garner*

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

**VOTING MEMBERS:** Lehman, Gordon, Thomas, Randall, Parker, Basnight, Bell, Rich, Maxwell

**PLANNING STAFF:** Harry Hamilton, Chief Planner; Chantae Gooby, Planner; Tom Wisemiller, Planner; Sarah Radcliff, Secretary

**OTHERS PRESENT:** Dave Holec, City Attorney; Daryl Vreeland, Transportation Planner; Tim Corley, Engineer; Marion Blackburn, City Councilmember; Jonathan Edwards, Communications Technician; Thom Moton, Assistant City Manager

**APPROVAL OF MINUTES:** Motion was made by Mr. Bell, seconded by Mr. Parker to approve the May 18, 2010 minutes as presented. Motion carried unanimously.

**OLD BUSINESS**

REZONINGS

Ordinance requested by Brown Family Investments, LLC to rezone 0.527 acres located at the southeast corner of the intersection of Greenville Boulevard and Crestline Boulevard from O (Office) to CH (Heavy Commercial).

Ms. Chantae Gooby stated this rezoning is located in the southern section of the city, adjacent to the Brown and Wood car dealership and north of Belvedere Subdivision. The property is currently vacant. Ms. Gooby stated Greenville Boulevard is a connector corridor where a variety of uses are anticipated. This rezoning could generate a net increase of over 2,400 trips with the trips being dispersed evenly onto Greenville Boulevard. There will not be a curb cut on Crestline Boulevard. The property is currently zoned office and is requested for heavy commercial. Ms. Gooby stated the primary concern is to protect the interests of the neighborhood. She said this rezoning has been the subject of other rezoning requests. The intent of the Land Use Plan Map is to recommend some transitional zoning between the commercial and the residential for the protection of the neighborhood. Ms. Gooby said while this request is

technically not in compliance with the Horizons Plan and the Future Land Use Plan Map, if the neighborhood agrees that this rezoning provides adequate transitional zoning and protects their interests, the intent of the plan has been accomplished.

Mr. Maxwell asked if there had been any discussions between the neighborhood and the applicant.

Ms. Gooby stated the applicant and his agent were present and could give the Commission information on the dialogue between the parties.

Mike Baldwin, spoke in favor of the request, on behalf of the applicant. He thanked Rick Stang, Mr. Riggs and several other people in the Club Pines and Belvedere neighborhoods. He said they had come to an agreement that protects them and allows the Brown Family to achieve their goals. He said there will not be any curb cut requests on Greenville Boulevard or Crestline Boulevard.

Mr. Randall asked about the agreement between the Brown Family and the neighborhood association. He asked if the Brown Family sold the property if the agreement would still convey.

Mr. Baldwin said it would.

Mr. Bell asked why they could not meet the City's requirement for an adequate buffer.

Ms. Gooby said the Land Use Plan shows office and multi-family along Greenville Boulevard. She said there was already some commercial zoning in that area. She said from a technical standpoint, based on the Land Use Plan Map, transitional zoning is recommended.

Ms. Ann Eleanor, spoke on behalf of the Carolina East Neighborhood Association, said they have no objections to the request.

Motion was made by Mr. Randall, seconded by Mr. Gordon, to approve the proposed amendment to advise that it is consistent with the comprehensive plan and other applicable plans and to adopt the staff report which addresses plan consistency and other matters. Motion carried unanimously.

### **NEW BUSINESS**

Ordinance requested by Milton R. and Patsy J. Spain to rezone 0.638 acres located along the eastern right-of-way of B's Barbecue Road and 260± feet south of the intersection of B's Barbecue Road and MacGregor Downs Road from MR (Medical-Residential [High Density Residential]) to CG (General Commercial).

Ms. Gooby stated the rezoning is located in the western section of the city along B's Barbecue Road and is part of the medical district planning area. She said there is already an approved site plan for offices for property to the north. B's Barbecue Road is a connector corridor and there is a community focus area in the vicinity of this rezoning. Ms. Gooby stated this rezoning could

generate a net increase of over 3,000 trips with the trips evenly dispersed onto B's Barbecue Road. The site is currently zoned for residential and under the requested general commercial zoning the site could yield 6,000± of retail/restaurant space. She said the intent of the Future Land Use Plan Map is to have commercial at the intersection of Stantonsburg Road and B's Barbecue Road and transitioning into office and multi-family in the interior areas. Ms. Gooby said in staff's opinion, the request is in compliance with the Horizons Plan, the Future Land Use Plan Map and the Medical District Land Use Plan Update.

Mike Baldwin spoke in favor of the request on behalf of the applicants.

Motion was made by Mr. Thomas, seconded by Mr. Bell, to approve the proposed amendment to advise that it is consistent with the comprehensive plan and other applicable plans and to adopt the staff report which addresses plan consistency and other matters. Motion carried unanimously.

### **Text Amendments**

*Request by the Community Development Department, at the direction of City Council, to amend the zoning ordinance parking material surface and area requirements to prohibit the parking of vehicles, including motorcycles, on porches, stoops, steps and other similar areas.*

Mr. Harry Hamilton said the purpose of this ordinance is to specify the part of a lot and/or exterior portion of a structure that does not qualify as an acceptable parking surface and specifically, in addition to grass or bare earth areas. Locations that will no longer qualify are: porches, stoops, stairs, decks, balconies, roofs, access ramps, walkways, sidewalks and other listed areas and improvements that are included in the ordinance. He said bicycles, lawnmowers, toys, wagons, etc. are not included. All parking has to be on an improved surface, i.e. a driveway. Mr. Hamilton said this ordinance was initiated by City Council following complaints received by one or more City Council members concerning the parking of motorcycles on front porches. He said because this is a request to amend the zoning ordinance, P&Z recommendation/review is required. He said City staff did a survey online and did not find any municipality in NC such as this addressing no parking on porches. Mr. Hamilton said this ordinance is not in conflict with the current Comprehensive Plan.

Mr. Gordon said if you haven't found it anywhere in NC, that isn't necessarily a bad thing. He said it doesn't seem to be a big problem.

Mr. Hamilton said it has just come to our attention in the last couple of months.

Mr. Bell said people who don't have garages or storage buildings probably felt their motorcycles were more protected on the porch.

Mr. Hamilton said there were two ways to look at this ordinance, aesthetically and from a safety standpoint. He said vehicles could potentially obstruct entrances into buildings and affect the aesthetics, either of which would be sufficient enough to adopt an ordinance.

Mr. Parker said if you had a neighbor that was parking their motorcycle on the front porch constantly it could lower your property value.

Mr. Gordon asked if the cases brought to City Council were individual homeowners or apartments.

Mr. Hamilton said he understood it was individual homes.

Chairman Lehman asked if any thought had been given to where they would park their vehicles if they currently park it on the porch.

Mr. Hamilton said they would park it on another improved surface. He said City Council discussed this at their April and May meeting and instructed staff to develop an ordinance to address this.

Mr. Gordon asked what would happen if they don't feel this is a good idea and they vote it down.

Mr. Hamilton said their recommendation would go to the City Council.

Ms. Basnight asked who would enforce the ordinance.

Mr. Hamilton said Code Enforcement and the Police Department.

Mr. Thomas asked if motorized wheelchairs were included.

Mr. Hamilton said he did not think that would be included. He said they could specify that in their motion.

Chairman Lehman opened the public hearing.

No one spoke in favor of the request.

Mike Baldwin spoke in opposition to the request. He questioned the ordinance since there was not another ordinance in place in NC. He wondered how many complaints had been made and if this was really necessary.

Chairman Lehman asked if staff knew the number of calls or where they came from.

Mr. Hamilton said that was not discussed at City Council in April or May.

Mr. Holec said Councilmember Glover brought it up and it was related to a single family dwelling. She did not specify the number of complaints she received. He said she felt it was sufficient enough of a problem that she felt it was appropriate to write an ordinance.

No one else spoke in opposition to the request.

Mr. Parker said he felt this was needed and was in favor of it.

Chairman Lehman closed the public hearing.

Motion made by Mr. Bell, seconded by Mr. Randall, to recommend denial of the proposed amendment, to advise that although the proposed amendment is consistent with the comprehensive plan, there is a more appropriate zoning classification, and to adopt the staff report which addresses plan consistency. All but Mr. Parker and Mr. Maxwell voted in favor. Motion passes.

*Request by the Community Development Department, at the direction of City Council, to amend the zoning ordinance to require a separation requirement between public and/or private clubs and residential uses and residential zoning districts.*

Mr. Hamilton said this ordinance was also initiated by the City Council at their May meeting. He said the purpose of the ordinance is to separate potentially incompatible land uses – night clubs and single-family residences. He said the ordinance will apply both to new clubs and additions or enlargement of existing clubs. Mr. Hamilton said there are four zoning districts that allow public/private clubs and all clubs are subject to special use permit approval by the Board of Adjustment. He said single family uses take up the vast majority of land area within the city. The 500 foot separation requirement does not exclude all areas in town; there is still a considerable area where clubs can be located. Mr. Hamilton said clubs are currently scattered across the city with the majority of clubs being concentrated in the downtown area. He said this ordinance will not impact those clubs, only those located in suburban areas. The ordinance states no new club or expansion can be located within 500 feet of an existing club, which will require the clubs to be more centrally located in commercial areas, not in narrow strip areas that abut neighborhoods. Mr. Hamilton said this ordinance was initiated by City Council and they have considered the information presented. He said staff has included a survey of night clubs in fifteen different cities and three have a spacing requirement. He said the majority do not have a spacing requirement.

Mr. Lehman asked if the ones that do have a spacing requirement have 500 feet.

Mr. Hamilton said it varies. He said Wilson and Garner have a 500 foot spacing requirement and Cary has a 100 foot spacing requirement. He said staff felt a 100 foot setback would be useless. He said Rocky Mount was looking at the same ordinance as this at the time of the survey in March. Mr. Hamilton said it was clear that there is considerable public opposition and issues with clubs and activities associated outside the clubs that are in close proximity to single family areas. He said this ordinance will help considerably with those issues and it is not inconsistent with the Comprehensive Plan. The Comprehensive Plan encourages adopting rules that are compatible with neighborhoods.

Christy McLawhorn of Jefferson Drive in the Colonial Heights subdivision spoke in favor of the request. She said their neighborhood had been through a two year battle with a club located on Tenth Street outside of their neighborhood. She said there were seventeen houses in their neighborhood within 500 feet of a previous nightclub. Ms. McLawhorn said they went before the Board of Adjustment but had issues proving the nuisance. She said people moved away because

of problems from the club. She said it affects the marketability of the property, if not the value, and asked for serious consideration from the Commission.

Mr. Gordon asked if the club was closed.

She responded yes.

He asked if they passed the ordinance if that meant they wouldn't be able to open another club at that location.

Mr. Hamilton said that was correct.

Mr. Randall asked what made the club close.

Mr. Holec said they failed to comply with the conditions of their special use permit so the permit was revoked by the Board of Adjustment.

Mr. Randall asked if they had to renew their permit annually.

Mr. Holec said all clubs are reviewed annually, but only those with problems are called in for individual reviews.

No one spoke in opposition to the request.

Motion was made by Mr. Gordon, seconded by Mr. Parker, to approve the proposed amendment to advise that it is consistent with the comprehensive plan and other applicable plans and to adopt the staff report which addresses plan consistency and other matters. All but Mr. Randall voted in favor. Motion passes.

## **OTHER**

### **2009-2010 Comprehensive Plan Review Report**

Mr. Wisemiller said this was the Commission's final consideration of the Comprehensive Plan. He gave an overview of what has taken place over the past several months. He said the Horizon's Plan is a long-range, comprehensive plan that consists of housing, transportation and economic development. The Plan provides guiding principles for promoting good urban design and preserving neighborhoods. He said the Horizons Plan, the Future Land Use Plan and other planning documents make up the Comprehensive Plan. Mr. Wisemiller said the Plan calls for review at the five year mark to look at what has happened in the 5 years since the Plan was updated and how the community can respond to the next 5 years of challenges. He said this is an opportunity to recommit to long-range planning vision and make changes as necessary. He said it is too soon to undergo a full update. The purpose of the review is to review plan text, maps, and associated planning activities, projects and policies, analyze changing planning & development

conditions and responses to those conditions, make targeted recommendations, gather additional facts and information, and provide an opportunity for everyone engaged in the planning process to track progress and coordinate activities going forward. Mr. Wisemiller gave the different areas of the report:

- Introduction/How to Use Guide/Background
- Small Area and Specialized Plans
- Implementation Review
- Analysis of planning trends & decisions since 2004: growth & development; requests to change FLUPM; rezoning requests
- Recommended changes to FLUPM
- Recommended text amendments & new planning initiatives

He said the Implementation Review gives an up-to-date status report on all Implementation Strategies, Management Actions, and Vision Area Policy from *Horizons* text (more than 300 items). He said he had received feedback from more than 20 City departments, divisions, committees/commissions responsible for implementing the plan. Mr. Wisemiller said the plan is only as good as the results that it achieves. He said the long-range vision requires effective, feasible implementation tools and strategies. He said the Future Land Use Plan Map is a valuable tool for protecting physical character and the environment and promoting good urban form while accommodating growth. It is an integrated guide for decision makers when reviewing development proposals. He said land use decisions that are consistent with the Comprehensive Plan are more likely to be equitable, efficient and predictable and less likely to be controversial or cause unexpected financial hardships. He gave a review of the process for amending the Future Land Use Plan Map and the criteria. Mr. Wisemiller reviewed the recommended (new) changes to the Future Land Use Plan Map. He said there were eight total areas of interest considered and P&Z had voted to recommend changes to the FLUPM for six of those areas: 1, 2, 4, 5, 6, and 7. Those areas that were not recommended were not included in the report. Within area 1 is Dickinson Avenue Extension and the Southwest Bypass. P&Z recommended more commercial zoning for this area. P&Z recommended more commercial for area 2 located on the north side of East Tenth Street. For area 4, Southeast Greenville Boulevard and Fourteenth Street, P&Z recommended seven parcels on the south side of Southeast Greenville Boulevard be changed to commercial. P&Z recommended commercial for property in area 5, Old Pactolus Road. For area 6, Southwest Greenville Boulevard, P&Z recommended some commercial for property fronting Southwest Greenville Boulevard with an OIMF buffer. P&Z recommended commercial for Area 7, US Highway 264 and Stantonsburg Road. Mr. Wisemiller said there were three *Horizons* Plan Text Amendments:

- Criteria for rezoning requests
- Criteria for Requests to Amend the FLUPM
- Sidewalk Improvement Plan and Policies

He said the Master Plan Community Ordinance was part of the *Horizons* Plan Text Amendments; however it is now completed so is included in the Implementation section. He said there were also some new planning initiatives:

- ETJ Extension Discussions with Pitt County
- Annexation Study/Policy
- Implement U.S. Mayors' Climate Protection Agreement
- Encourage Development of Land Use Compatible Alternative Energy Sources
- Students & Seniors population study

Mr. Wisemiller said P&Z's recommendation would be taken to City Council for their consideration.

Mr. Randall asked if the new planning initiatives were brought to the commission and discussed.

Mr. Wisemiller said it was mentioned in the very beginning and open for discussion at each hearing.

Mr. Randall asked what the Mayors' Climate Protection Agreement was.

Mr. Parker said he thought the idea was to look at public buildings in Greenville and require them to be more energy efficient. He said it doesn't impact private businesses or builders.

Mr. Bell asked if they would get a hard copy once this was approved.

Mr. Wisemiller said they could request that if they wanted it.

Mr. Thomas asked to be recused from voting. Motion was made by Mr. Bell, seconded by Mr. Parker to recuse Mr. Thomas. Motion carried unanimously.

Mr. Holec said Ms. Maahs-Fladung would vote in his place.

Chairman Lehman opened the public hearing and reviewed the recommended areas.

Mike Baldwin stated he supported the plan as presented.

Attorney Jim Hopf stated he supported the plan as presented and requested approval.

Mr. Jim Ward stated he supported the plan as well and asked for approval. He thanked everyone for their hard work in this process.

Suzanne Lee of the Lakewood Pines subdivision said she appreciates her area not being included in the plan.

Chairman Lehman closed the public hearing.

Motion was made by Mr. Parker, seconded by Mr. Randall to recommend approval of the plan to City Council. Motion carried unanimously.

## OTHER ITEMS OF BUSINESS

### *Election of Chair and Vice Chair*

Shelley Basnight nominated Allen Thomas for Chair. Mr. Thomas accepted.

Tony Parker nominated Godfrey Bell for Chair. Mr. Bell accepted.

Motion was made by Ms. Basnight, seconded by Mr. Randall to close the nominations. Motion carried unanimously.

Mr. Gordon, Ms. Basnight, Ms. Rich and Mr. Thomas voted in favor to declare Mr. Thomas as Chair. Mr. Bell, Mr. Maxwell, Mr. Parker, and Mr. Randall voted in opposition. Chairman Lehman broke the tie and voted for Mr. Thomas, declaring him as the new Chair.

Mr. Thomas nominated Mr. Bell as Vice-Chair. Mr. Bell accepted.

Motion was made by Mr. Randall, seconded by Ms. Basnight to close the nominations. Motion carried unanimously.

All voted in favor of Mr. Bell, declaring him as the new Vice-Chair.

Mr. Lehman said it was a pleasure serving as chairman.

With no further business, the meeting adjourned at 7:50 p.m.

Respectfully submitted,

Merrill Flood  
Secretary

## **Excerpt from the June 15, 2010 Planning and Zoning Commission meeting minutes**

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Mr. Gordon said if you haven't found it anywhere in NC, that isn't necessarily a bad thing. He said it doesn't seem to be a big problem.

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Mr. Bell said people who don't have garages or storage buildings probably felt their motorcycles were more protected on the porch.

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Chairman Lehman asked if any thought had been given to where they would park their vehicles if they currently park it on the porch.

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Mr. Hamilton said their recommendation would go to the City Council.

Ms. Basnight asked who would enforce the ordinance.

Mr. Hamilton said Code Enforcement and the Police Department.

Mr. Thomas asked if motorized wheelchairs were included.

Mr. Hamilton said wheelchairs would not be included. He said they could specify that in their motion.

Chairman Lehman opened the public hearing.

No one spoke in favor of the request.

Mike Baldwin spoke in opposition to the request. He questioned the ordinance since there was not another ordinance in place in NC. He wondered how many complaints had been made and if this was really necessary.

Chairman Lehman asked if staff knew the number of calls or where they came from.

Mr. Hamilton said that was not discussed at City Council in April or May.

Mr. Holec said Councilmember Glover brought it up and it was related to a single family dwelling. She did not specify the number of complaints she received. He said she felt it was sufficient enough of a problem that she felt it was appropriate to write an ordinance.

No one else spoke in opposition to the request.

Mr. Parker said he felt this was needed and was in favor of it.

Chairman Lehman closed the public hearing.

Motion made by Mr. Bell, seconded by Mr. Randall, to recommend denial of the proposed amendment, to advise that although the proposed amendment is consistent with the comprehensive plan, there is a more appropriate zoning classification, and to adopt the staff report which addresses plan consistency. All but Mr. Parker and Mr. Maxwell voted in favor. Motion passes.

## **Excerpt from the June 15, 2010 Planning and Zoning Commission meeting minutes**

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Mr. Lehman asked if the ones that do have a spacing requirement have 500 feet.

Mr. Hamilton said it varies. He said Wilson and Garner have a 500 foot spacing requirement and Cary has a 100 foot spacing requirement. He said staff felt a 100 foot setback would not have the desired effect. He said Rocky Mount was looking at the same ordinance as this at the time of the survey in March. Mr. Hamilton said it was clear that there is considerable public opposition and issues with clubs and activities associated outside the clubs that are in close proximity to single family areas. He said this ordinance will help considerably with those issues and it is not inconsistent with the Comprehensive Plan. The Comprehensive Plan encourages adopting rules that are compatible with neighborhood livability.

Christy McLawhorn of Jefferson Drive in the Colonial Heights subdivision spoke in favor of the request. She said their neighborhood had been through a two year battle with a club located on Tenth Street outside of their neighborhood. She said there were seventeen houses in their neighborhood within 500 feet of a previous nightclub. Ms. McLawhorn said they went before the Board of Adjustment but had issues proving the nuisance. She said people moved away because of problems from the club. She said it affects the marketability of the property, if not the value, and asked for serious consideration from the Commission.

Mr. Gordon asked if the club was closed.

She responded yes.

He asked if they passed the ordinance if that meant they wouldn't be able to open another club at that location.

Mr. Hamilton said that was correct.

Mr. Randall asked what made the club close.

Mr. Holec said they failed to comply with the conditions of their special use permit so the permit was revoked by the Board of Adjustment.

Mr. Randall asked if they had to renew their permit annually.

Mr. Holec said all clubs are reviewed annually, but only those with problems are called in for individual reviews.

No one spoke in opposition to the request.

Motion was made by Mr. Gordon, seconded by Mr. Parker, to approve the proposed amendment to advise that it is consistent with the comprehensive plan and other applicable plans and to adopt the staff report which addresses plan consistency and other matters. All but Mr. Randall voted in favor. Motion passes.



# City of Greenville, North Carolina

Meeting Date: 8/17/2010  
Time: 6:30 PM

**Title of Item:** Petition to close a portion of Pennsylvania Avenue and Jones Street.

**Explanation:** Attached for the Planning and Zoning Commission's consideration is a petition to close a portion of Pennsylvania Avenue located north of Spruce Street and to close and relocate a portion of Jones Street to connect to Spruce Street. The City received the attached petition from Mr. Aaron Beaulieu, Associate Superintendent, on behalf of the Pitt County Board of Education requesting the closure and abandonment of the segments of streets. Also attached is a proposed preliminary plat prepared by Spruill & Associates presenting the identified street segments requested to be closed.

The Pitt County Board of Education is in the design process to convert and renovate the Sadie Saulter School for administrative offices and special needs classrooms. The southeast entrance to the property is accessed from a portion of Pennsylvania Avenue located north of Spruce Street. Jones Street connects to this portion of Pennsylvania Avenue. To facilitate planned renovations, the Board of Education is proposing to relocate a portion of Jones Street for direct access to Spruce Street. All existing utilities to remain will have dedicated easements. Closure of the portions of these streets would be conditional upon the Board of Education completing required improvements and the submittal of a final plat dedicating the new relocated right of way for Jones Street and recombining the affected parcels.

Based on the proposed plans of the Sadie Saulter School site, staff does not have an objection to the request to close a portion of Pennsylvania Avenue located north of Spruce Street and to close and relocate a portion of Jones Street to connect to Spruce Street.

**Fiscal Note:** Upon recordation of a final plat, the City will not be responsible for the maintenance of the identified street segment of Pennsylvania Avenue and will not receive Powell Bill funds for this street segment.

**Recommendation:** Staff's recommendation is to forward the Pitt County Board of Education request

to City Council for consideration and recommending support of the petition to close a portion of Pennsylvania Avenue located north of Spruce Street and to close and relocate a portion of Jones Street to connect to Spruce Street.

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

**Attachments / click to download**

 [Pennsylvania Ave and Jones Street Street Map](#)

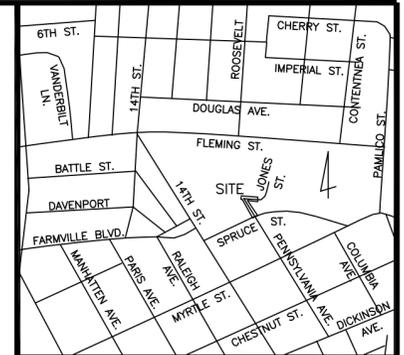
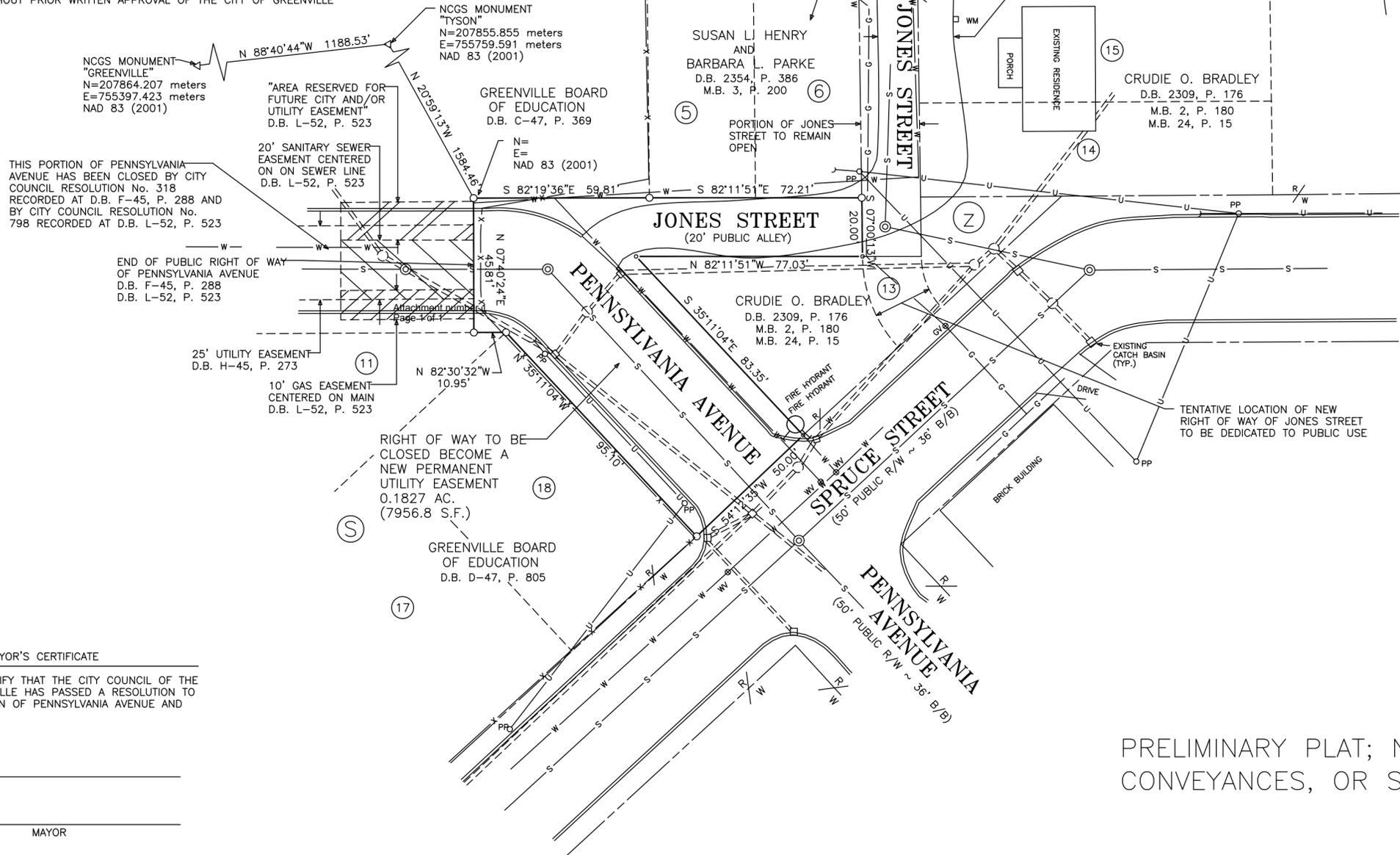
 [Petition for Pennsylvania and Jones St](#)

 [Sadie Salter Map](#)

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NOTES

- ALL DISTANCES SHOWN ARE HORIZONTAL FIELD DISTANCES; NO GRID FACTOR APPLIED
- THE COMBINED NC GRID FACTOR USED FOR COORDINATE CALCULATIONS IS 0.99989470
- AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP 3720468800J, DATED JANUARY 2, 2004, THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA
- THE DESIGNATION NOTED OVER WATER, SANITARY SEWER, AS OR ELECTRIC LINES ARE FOR THE PURPOSE OF ESTABLISHING WIDTH OF SAID EASEMENTS. THE EASEMENTS SHOWN ARE NOT EXCLUSIVE AND WILL PERMIT THE FUTURE INSTALLATION OF WATER, SANITARY SEWER, GAS AND ELECTRIC LINES WITHIN THOSE DESIGNATED WIDTHS
- NO BUILDINGS, STRUCTURES OR OTHER IMPROVEMENTS, MATERIALS AND SURFACES, INCLUDING BUT NOT LIMITED TO PRINCIPAL AND ACCESSORY STRUCTURES AND ADDITIONS OR APPURTENANCES THERETO, SIGNAGE, FENCES, WALLS, MECHANICAL EQUIPMENT, CANOPIES, ANTENNAS, MASTS, AERIALS, MONUMENTS, LANDSCAPE PLANTINGS, FILL MATERIALS, DEBRIS, SOLID WASTE COLLECTION CONTAINERS, MAIL RECEPTACLES AND IMPERVIOUS SURFACES, SHALL ENCR OACH WITHIN ANY DEDICATED EASEMENT WITHOUT PRIOR WRITTEN APPROVAL OF THE CITY OF GREENVILLE



VICINITY MAP  
SCALE: 1"=1000'

- LEGEND
- EXISTING IRON PIPE
  - IRON PIPE SET
  - △ EXISTING CONCRETE MONUMENT
  - OVERHEAD UTILITY LINE
  - UNDERGROUND SANITARY SEWER
  - UNDERGROUND WATER LINE
  - UNDERGROUND GAS LINE
  - ⊙ SANITARY SEWER MANHOLE
  - ⊙ STORM DRAIN MANHOLE
  - PP POWER POLE
  - R/W RIGHT OF WAY

- REFERENCES
- D.B. H-45, P. 273
  - D.B. F-45, P. 288
  - D.B. L-52, P. 523
  - M.B. 2, P. 180
  - M.B. 24, P. 15
  - PITT COUNTY REGISTRY

MAYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT THE CITY COUNCIL OF THE CITY OF GREENVILLE HAS PASSED A RESOLUTION TO CLOSE A PORTION OF PENNSYLVANIA AVENUE AND JONES STREET.

RESOLUTION No.: \_\_\_\_\_

SIGNED: \_\_\_\_\_  
MAYOR

SIGNED: \_\_\_\_\_  
CITY CLERK

STATE OF NORTH CAROLINA  
COUNTY OF PITT  
I, \_\_\_\_\_, REVIEW OFFICER OF PITT COUNTY CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

REVIEW OFFICER: \_\_\_\_\_  
DATE: \_\_\_\_\_

I CERTIFY THAT THIS SURVEY IS A STREET CLOSURE SURVEY AND IS AN EXCEPTION TO THE DEFINITION OF A SUBDIVISION IN THE CITY OF GREENVILLE.

STEPHEN N. SPRUILL L-2723  
APPROVED;  
GREENVILLE SUBDIVISION ADMINISTRATOR

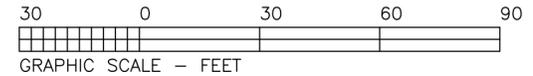
STATE OF NORTH CAROLINA, PITT COUNTY  
I, STEPHEN N. SPRUILL, CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION, THAT THE RATIO OF PRECISION AS CALCULATED IS 1:10,000+; THAT ANY BOUNDARIES NOT SURVEYED ARE SHOWN AS BROKEN LINES PLOTTED FROM INFORMATION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

PROFESSIONAL LAND SURVEYOR L-2723

PRELIMINARY PLAT; NOT FOR RECORDATION, CONVEYANCES, OR SALES

STREET CLOSING MAP FOR  
A PORTION OF  
PENNSYLVANIA AVENUE  
AND  
JONES STREET

GREENVILLE TOWNSHIP ~ PITT COUNTY ~ NORTH CAROLINA  
DATE: MAY 11, 2010 SCALE: 1"=30'



Spruill & Associates Inc.

2747 East Tenth Street  
Greenville, North Carolina 27858  
(252) 757-1200

Firm No.  
C-978

**PETITION FOR PROPERTY OWNERS TO CLOSE  
A STREET**

We the undersigned owner(s) of real property adjoining a portion of the 300 block of  
Pennsylvania Avenue and a portion of the 1100 block of Jones Street, do hereby petition the City  
Council of the City of Greenville, North Carolina to permanently close the streets as described  
on Exhibit "A" attached.

Signatures of the person(s) requesting the street closing shall be as follows: Property owned by  
more than one individual shall be signed by all owners. Property owned by husband and wife  
(tenants in common) both shall sign the petition. Property owned by corporation shall be signed  
by president or vice president and secretary. Signatures of all remaining property owners should  
be listed on the attached sheet.

<u>Signature</u>	<u>Name</u>	<u>Address</u>	<u>PIN</u>
<u><i>Aaron Beaulieu</i></u>	<u>Pitt County Board of Education Aaron Beaulieu (Associate Superintendant)</u>	<u>1717 W. Fifth Street Greenville, NC 27834</u>	<u>28942</u>
_____	_____	_____	_____
_____	_____	_____	_____

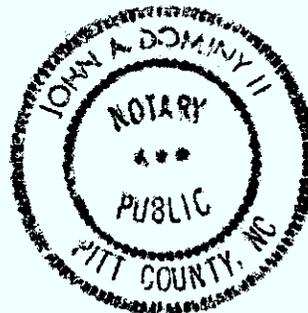
North Carolina  
Pitt County

I, John A. Dominy, II, a Notary Public in and for the aforesaid County and State, do hereby  
certify that Aaron Beaulieu, appeared before me this day and acknowledged the due execution  
of the foregoing instrument.

Witness my hand and Notarial Seal, this the 12 day of May, 2010.

MY COMMISSION EXPIRES  
October 12, 2014

*John A. Dominy II*  
NOTARY PUBLIC





# VICINITY MAP

