



Agenda

Planning and Zoning Commission

February 17, 2009
6:30 PM
City Council Chambers

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- I. INVOCATION - Len Tozer
- II. ROLL CALL
- III. APPROVAL OF MINUTES - December 9, 2008
- IV. NEW BUSINESS

REZONINGS

- 1. Ordinance requested by Outdoor Properties II, LLC and DTF, LLC to rezone 5.395 acres located near the northwest corner of the intersection of Allen Road and Dickinson Avenue Extension from RA20 (Residential-Agricultural) to CH (Heavy Commercial).

TEXT AMENDMENTS

- 2. Request by Place Properties to amend the sign regulations to allow multi-family development identification wall signs in the CD zoning district.

OTHER

- 3. Request by the City of Greenville Public Works Department-Engineering Division for a street name change- Bradbury Road to Dunhagan Road.
- 4. Request by Easternrad, LLC to close all of Allen Taylor Court

V. OTHER ITEMS OF BUSINESS

- 5. City Council Action - December 2008 and January 2009

VI. ADJOURN



City of Greenville, North Carolina

Meeting Date: 2/17/2009
Time: 6:30 PM

<u>Title of Item:</u>	December 9, 2008
<u>Explanation:</u>	Minutes from December 9, 2008 Planning and Zoning Meeting
<u>Fiscal Note:</u>	N/A
<u>Recommendation:</u>	Approval

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[December Planning and Zoning Minutes_802932](#)

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

December 9, 2008

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

Mr. Bill Lehman - X	
Mr. Bob Ramey - X	Mr. Dave Gordon - *
Mr. Tony Parker - *	Mr. Tim Randall - *
Mr. Don Baker - *	Mr. James Wilson - *
Mr. Len Tozer - *	Mr. Godfrey Bell, Sr. - *
Ms. Shelley Basnight-*	Mr. Hap Maxwell - *

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

VOTING MEMBERS: Gordon, Parker, Randall, Baker, Wilson, Tozer, Maxwell, Basnight and Bell

PLANNING STAFF: Harry Hamilton, Chief Planner; Merrill Flood, Director of Community Development; Seth Laughlin, Planner, and Sarah Radcliff, Secretary.

OTHERS PRESENT: Dave Holec, City Attorney, Daryl Vreeland, Transportation Planner, Tim Corley, Engineer

MINUTES: Motion was made by Mr. Tozer, seconded by Mr. Bell, to accept the November 18, 2008 minutes as presented. Motion carried unanimously.

REQUEST BY 43 LAND HOLDINGS, LLC

Ordinance requested by 43 Land Holdings, LLC to rezone 1.769 acres located at the southwest corner of the intersection of Bayswater Drive and East Fire Tower Road from OR (Office-Residential) to CG (General Commercial).

Mr. Seth Laughlin, planner, delineated the area on the map. Mr. Laughlin stated this was an identical application to one that came before the Planning and Zoning Commission in May of 2007. He stated P&Z approved the application 6-2. When City Council reviewed the request in June of 2007 it was denied. The property is located along Fire Tower Road adjacent to Fire Tower Crossings and Dudley's Grant Townhomes. The property is currently zoned OR with a proposed zoning of CG. Mr. Laughlin stated the existing Land Use Plan Map shows one single-family residence located on the property with the rest of the property being vacant. The proposed rezoning could generate a net increase of 449 trips per day, with approximately 270 coming from the east and 179 coming from the west. Mr. Laughlin stated the property is located on a residential corridor and is adjacent to the Fire Tower Crossing focus area. The Land Use Plan Map recommends Office-Residential Multi-family for the subject property. Mr. Laughlin stated that City Council approved a request to rezone 24 acres to Commercial Neighborhood, thus enlarging the focus area to the existing 34 acres. In staff's

opinion, based on denial from City Council for the previous request, the request is not in compliance with the Comprehensive Plan and the Future Land Use Plan Map.

Mr. Fred Mattox spoke in favor of the request on behalf of the applicant. Mr. Mattox stated the applicant wanted to add this small tract of land onto the shopping center. He stated there were surrounding areas that need easier access to the commercial areas and the rezoning would help to provide that.

Mr. Baker asked if the 2 acres would be used to expand the mall.

Mr. Mattox stated they would.

Mr. Randall asked Mr. Mattox if he felt a convenience store type application would be appropriate for that area.

Mr. Mattox said he was asking for General Commercial which was not as severe as other zonings, and said he wasn't sure if a gas station was even allowed in General Commercial. He said there were already service stations in the area and he thought the objection from staff was due to the previous objection from City Council.

Mr. Laughlin stated a convenience store would be allowed, however in order to have gasoline sales, the applicant would have to go before the Board of Adjustment and apply for a Special Use Permit.

Mr. Randall asked if the area would have to be rezoned to allow the expansion of the existing shopping center.

Mr. Laughlin said that the existing zoning allows very limited retail.

Mr. Baker asked if they could do the same type center under Commercial.

Mr. Laughlin said the proposed zoning would give them more flexibility as to the types of tenants they have.

No one spoke in opposition.

Mr. Bell asked if there would be connectivity to Dudley's Grant.

Mr. Laughlin stated that since Dudley's Grant is already constructed, that would not be required. He said Bayswater Drive would be a signalized intersection with the expansion of Fire Tower Road.

Mr. Parker asked if the access would be through Bayswater Drive or if there would be an additional cut-thru from Fire Tower Road.

Mr. Laughlin said someone from engineering could answer that for them.

Tim Corley, Engineer with the City of Greenville, said the NCDOT would determine if they would get a driveway along Fire Tower Road. He said if they did get a driveway, there main ingress-egress would be Bayswater Drive through the signalized intersection.

Mr. Maxwell asked why staff recommended denial.

Mr. Laughlin stated the Land Use Plan called for Office Institutional Multi-Family and the City Council had already denied the request stating the focus area had to end at some place and the transitional zoning had to begin, and they decided it would be at this site.

Mr. Randall asked Mr. Laughlin for his personal opinion, as a planner, on the request.

Mr. Laughlin stated he felt the resulting uses of the proposed zoning and existing zoning would not have a great deal of difference in their impact on the community.

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

Mr. Holec stated it was up to the board to decide if the amendment was consistent with the comprehensive plan, but reminded them that there was a motion to recommend approval without being consistent with the comprehensive plan.

Mr. Parker asked how to correct their motion.

Mr. Holec referred to the sheet with the motions on rezoning contrary to the comprehensive plan.

Mr. Baker withdrew the prior motion.

Motion was made by Mr. Baker, seconded by Mr. Randall to recommend approval of the proposed amendment, to advise that, although the proposed amendment is not consistent with the comprehensive plan, in this instance it is an appropriate zoning classification, and to adopt the staff report which addresses plan consistency. Motion carried unanimously.

There being no other business, the meeting adjourned at 7:00 p.m.

Respectfully submitted,

Merrill Flood
Secretary



City of Greenville, North Carolina

Meeting Date: 2/17/2009
Time: 6:30 PM

Title of Item: Ordinance requested by Outdoor Properties II, LLC and DTF, LLC to rezone 5.395 acres located near the northwest corner of the intersection of Allen Road and Dickinson Avenue Extension from RA20 (Residential-Agricultural) to CH (Heavy Commercial).

Explanation: **Required Notice:**
Planning and Zoning Commission meeting notice (adjoining property owner letter) mailed on February 3, 2009.
On-site sign(s) posted on February 3, 2009.
City Council public hearing notice (adjoining property owner letter) - n/a at this time.
City Council Legal Advertisement published - n/a at this time.

Comprehensive Plan:

The subject site is located in Vision Area E.

Allen Road is considered a residential corridor from its intersection with Dickinson Avenue to the Norfolk Southern Railroad. Along residential corridors, service and retail activities should be specifically restricted to the associated focus area.

Dickinson Avenue Extension is considered a gateway corridor from its intersection with Allen Road/Greenville Boulevard and continuing west. Gateway corridors serve as primary entranceways into the City and help define community character.

The subject property is part of a regional focus area location along Dickinson Avenue with an anticipated build-out of 400,000 plus square feet of conditioned floor space.

The Future Land Use Plan Map recommends commercial at the northwest corner

of the intersection of the Allen Road and Dickinson Avenue Extension transitioning to office/institutional/multi-family to to the north.

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

Based on possible uses permitted by the requested rezoning, the proposed rezoning classification could generate 2,800 trips to and from the site on Allen Road, which is a net increase of 2,655 trips per day.

During the review process, measures to mitigate the traffic will have to be determined. These measures may include the construction of additional turn lanes and modification of the traffic signal operations at the Allen Road/Dickinson Avenue intersection. Access to tracts will also be reviewed.

Detailed Report Attached

History/Background:

In 1993, the subject property was included into the City's extra-territorial jurisdiction (ETJ) and zoned RA20 (Residential-Agricultural).

Present Land Use:

One (1) single-family residence, cemetery, and farmland.

Water/Sewer:

Water service is available along Dickinson Avenue Extension (Highway 13).

Sanitary sewer service is available along at Laurel Ridge Drive.

Historic Sites:

There is no known effect on designated sites.

Environmental Conditions/Constraints:

There are no known environmental constraints.

Surrounding Land Uses and Zoning:

North: CH - Vacant

East: CH - Vacant

South: CG - Trade Mart; RA20 - One (1) single-family residence and farmland

West: CH - Vacant

Density Estimates:

Under the current zoning (RA20), staff would anticipate the site to yield no more

than 15 single-family lots.

At the proposed zoning (CH), staff would anticipate the site to yield approximately 51,750 square feet of retail/restaurant/office space. Staff would anticipate Tract 2 (see survey) to be incorporated with the adjacent tract to the south under common ownership and Tract 3 (see survey) to be incorporated with the adjacent tract to the north and west under common ownership.

The anticipated build-out time is 2-3 years.

Fiscal Note: No cost to the City.

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

"In compliance with the comprehensive plan" should be construed as meaning the requested zoning is (i) either recommended in the text of the Horizons Plan (or addendum to the plan) or is predominantly or completely surrounded by the same or compatible 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.

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

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- [📎 Location Map](#)
 - [📎 Survey](#)
 - [📎 Bufferyard and Vegetation Chart](#)
 - [📎 Rezoning Case 09 01 Outdoor Properties 809678](#)
 - [📎 List of Uses RA20 to CH O R6S 706766](#)
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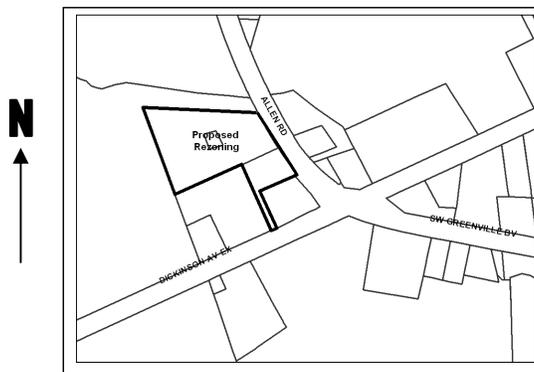
REZONING THOROUGHFARE/TRAFFIC VOLUME REPORT

Case No: 09-01

Applicant: Outdoor Properties, II, LLC & DTF, LLC

Property Information

Current Zoning: RA20
Proposed Zoning: CH
Current Acreage: 5.395 acres
Location: Corner of Dickinson Avenue & Allen Road
Points of Access: Allen Road



Location Map

Transportation Background Information

1.) Dickinson Avenue (US Hwy 13) - State maintained

	<u>Existing Street Section</u>	<u>Ultimate Thoroughfare Street Section</u>
Description/cross section	West of Site: 5-lane with curb & gutter East of Site: 2-lane with paved shoulder	5-lane with curb & gutter 5-lane with curb & gutter
Right of way width (ft)	100	100
Speed Limit (mph)	West of Site: 50 East of Site: 55	
Current ADT:	West of Site: 19,100(*) East of Site: 7,110(*)	Design ADT: 33,500 vehicles/day (**)
Controlled Access	No	
Thoroughfare Plan Status:	Major Thoroughfare	
Other Information:	There are no sidewalks along Dickinson Avenue that service this property.	

Notes: (*) 2006 NCDOT count adjusted with a 2% growth rate for 2009
(**) Traffic volume based on an operating Level of Service D for existing geometric conditions
ADT – Average Daily Traffic volume

Transportation Improvement Program Status: No Projects Planned.

2.) Allen Road - State maintained

	<u>Existing Street Section</u>	<u>Ultimate Thoroughfare Street Section</u>
Description/cross section	3-lane with ditches	4-lane divided with raised median
Right of way width (ft)	60	90
Speed Limit (mph)	55	
Current ADT:	15,900(*)	Design ADT: 35,000 vehicles/day (**)
Controlled Access	No	
Thoroughfare Plan Status:	Major Thoroughfare	
Other Information:	There are no sidewalks along Allen Road that service this property.	

Notes: (*) 2006 NCDOT count adjusted with a 2% growth rate for 2009
(**) Traffic volume based on an operating Level of Service D for existing geometric conditions
ADT – Average Daily Traffic volume

Transportation Improvement Program Status: No Projects Planned.

Case No: 09-01

Applicant: Outdoor Properties, II, LLC & DTF, LLC

3.) Greenville Boulevard - State maintained

	<u>Existing Street Section</u>	<u>Ultimate Thoroughfare Street Section</u>
Description/cross section	5-lane with curb & gutter	5-lane with curb & gutter
Right of way width (ft)	100	100
Speed Limit (mph)	50	
Current ADT:	17,000(*)	Design ADT: 33,500 vehicles/day (**)
Controlled Access	No	
Thoroughfare Plan Status:	Major Thoroughfare	
Other Information:	There are no sidewalks along Greenville Boulevard that service this property.	

Notes: (*) 2006 NCDOT count adjusted with a 2% growth rate for 2009
(**)Traffic volume based an operating Level of Service D for existing geometric conditions
ADT – Average Daily Traffic volume

Transportation Improvement Program Status: No Projects Planned.

Trips generated by proposed use/change:

Current Zoning: 145 -vehicle trips/day (*) **Proposed Zoning:** 2800 -vehicle trips/day (*)

Estimated Net Change: increase of 2655 -vehicle trips/day (assumes full-build out)

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

Impact on Existing Roads

The overall estimated trips presented above are distributed based on current traffic patterns. The estimated ADTs on Dickinson Avenue, Allen Road & Greenville Boulevard are as follows:

1.) Dickinson Avenue, West of Site (“No build” ADT of 19,100)

Estimated ADT with Proposed Zoning (full build) – 19,324
Estimated ADT with Current Zoning (full build) – 19,112
Net ADT change – 212 (1% increase)

2.) Dickinson Avenue, East of Site (“No build” ADT of 7,110)

Estimated ADT with Proposed Zoning (full build) – 7,558
Estimated ADT with Current Zoning (full build) – 7,133
Net ADT change – 425 (6% increase)

3.) Allen Road, North of Site (“No build” ADT of 15,900)

Estimated ADT with Proposed Zoning (full build) – 17,580
Estimated ADT with Current Zoning (full build) – 15,987
Net ADT change – 1,593 (6% increase)

4.) Greenville Boulevard, South of Site (“No build” ADT of 17,000)

Estimated ADT with Proposed Zoning (full build) – 17,448
Estimated ADT with Current Zoning (full build) – 17,023
Net ADT change – 425 (2% increase)

Case No: 09-01

Applicant: Outdoor Properties, II, LLC & DTF, LLC

Staff Findings/Recommendations:

Based on possible uses permitted by the requested rezoning, the proposed rezoning classification could generate 2800 trips to and from the site on Allen Road, which is a net increase of 2655 trips per day.

During the review process, measures to mitigate the traffic will have to be determined. These measures could include the construction of additional turn lanes and modification of the traffic signal operations at the Allen Road/Dickinson Avenue intersection. Access to the tracts will also be reviewed.

EXISTING ZONING

RA20 (Residential-Agricultural)

Permitted Uses

(1) General:

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

(2) Residential:

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

(3) Home Occupations (see all categories):

*None

(4) Governmental:

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

(5) Agricultural/ Mining:

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

(6) Recreational/ Entertainment:

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

(7) Office/ Financial/ Medical:

* None

(8) Services:

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

(9) Repair:

* None

(10) Retail Trade:

* None

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

* None

(12) Construction:

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

(13) Transportation:

* None

(14) Manufacturing/ Warehousing:

* None

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

* None

RA20 (Residential-Agricultural)

Special Uses

(1) General:

* None

(2) Residential:

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

(3) Home Occupations (see all categories):

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

(4) Governmental:

- a. Public utility building or use

(5) Agricultural/ Mining:

- b. Greenhouse or plant nursery; including accessory sales

(6) Recreational/ Entertainment:

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

(7) Office/ Financial/ Medical:

* None

(8) Services:

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

(9) Repair:

* None

(10) Retail Trade:

* None

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

* None

(12) Construction:

* None

(13) Transportation:

* None

(14) Manufacturing/ Warehousing:

* None

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

* None

PROPOSED ZONING

CH (Heavy Commercial)

Permitted Uses

(1) General:

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

(2) Residential:

* None

(3) Home Occupations (see all categories):

*None

(4) Governmental:

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

(5) Agricultural/ Mining:

- a. Farming; agriculture, horticulture, forestry (see also section 9-4-103)
- b. Greenhouse or plant nursery; including accessory sales
- d. Farmers market
- e. Kennel (see also section 9-4-103)
- h. Animal boarding not otherwise listed; outside facility, as an accessory or principal use

(6) Recreational/ Entertainment:

- b. Golf course; par three
- c. Golf driving range
- c.(1). Tennis club; indoor and outdoor facilities
- e. Miniature golf or putt-putt course
- f. Public park or recreational facility
- h. Commercial recreation; indoor only, not otherwise listed
- i. Commercial recreation; indoor and outdoor, not otherwise listed
- j. Bowling alleys
- n. Theater; movie or drama, indoor only
- o. Theater; movie or drama, including outdoor facility
- q. Circus, carnival or fair, temporary only (see also section 9-4-103)
- s. Athletic club; indoor only

t. Athletic club; indoor and outdoor facility

(7) Office/ Financial/ Medical:

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

(8) Services:

- c. Funeral home
- e. Barber or beauty shop
- f. Manicure, pedicure, or facial salon
- n. Auditorium
- o. Church or place of worship (see also section 9-4-103)
- q. Museum
- r. Art Gallery
- s. Hotel, motel, bed and breakfast inn; limited stay lodging (see also residential quarters for resident manager, supervisor or caretaker and section 9-4-103)
- u. Art studio including art and supply sales
- v. Photography studio including photo and supply sales
- y. Television, and/or radio broadcast facilities including receiving and transmission equipment and towers or cellular telephone and wireless communication towers [unlimited height, except as provided by regulations]
- z. Printing or publishing service including graphic art, map, newspapers, magazines and books
- aa. Catering service including food preparation (see also restaurant; conventional and fast food)
- bb. Civic organization
- cc. Trade or business organization
- hh. Exercise and weight loss studio; indoor only
- kk. Launderette; household users
- ll. Dry cleaners; household users
- mm. Commercial laundries; linen supply
- oo. Clothes alteration or shoe repair shop
- pp. Automobile wash

(9) Repair:

- b. Minor repair; as an accessory or principal use
- c. Upholster; automobile, truck, boat or other vehicle, trailer or van
- d. Upholsterer; furniture
- f. Appliance; household and office equipment repair
- g. Jewelry, watch, eyewear or other personal item repair

(10) Retail Trade:

- a. Miscellaneous retail sales; non-durable goods, not otherwise listed
- b. Gasoline or automotive fuel sale; accessory or principal use
- c. Grocery; food or beverage, off premise consumption (see also Wine Shop)
- c.1 Wine shop (see also section 9-4-103)
- d. Pharmacy
- e. Convenience store (see also gasoline sales)
- f. Office and school supply, equipment sales
- g. Fish market; excluding processing or packing
- h. Restaurant; conventional

- i. Restaurant; fast food
- k. Medical supply sales and rental of medically related products
- l. Electric; stereo, radio, computer, television, etc. sales and accessory repair
- m. Appliance; household use, sales and accessory repair, excluding outside storage
- n. Appliance; commercial or industrial use, sales and accessory repair, including outside storage
- p. Furniture and home furnishing sales not otherwise listed
- q. Floor covering, carpet and wall covering sales
- r. Antique sales; excluding vehicles
- s. Book or card store, news stand
- t. Hobby or craft shop
- u. Pet shop (see also animal boarding; outside facility)
- v. Video or music store; records, tape, compact disk, etc. sales
- w. Florist
- x. Sporting goods sales and rental shop
- y. Auto part sales (see also major and minor repair)
- aa. Pawnbroker
- bb. Lawn and garden supply and household implement sales and accessory sales
- cc. Farm supply and commercial implement sales
- ee. Christmas tree sales lot; temporary only (see also section 9-4-103)

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

- a. Wholesale; durable and nondurable goods, not otherwise listed
- b. Rental of home furniture, appliances or electronics and medically related products (see also (10) k.)
- c. Rental of cloths and accessories; formal wear, etc.
- d. Rental of automobile, noncommercial trucks or trailers, recreational vehicles, motorcycles and boats
- e. Rental of tractors and/or trailers, or other commercial or industrial vehicles or machinery
- f. Automobiles, truck, recreational vehicle, motorcycles and boat sales and service (see also major and minor repair)
- g. Mobile home sales including accessory mobile home office

(12) Construction:

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

(13) Transportation:

- c. Taxi or limousine service
- e. Parcel delivery service
- f. Ambulance service
- h. Parking lot or structure; principal use

(14) Manufacturing/ Warehousing:

- a. Ice plant and freezer lockers
- b. Dairy; production, storage and shipment facilities
- c. Bakery; production, storage and shipment facilities
- g. Cabinet, woodwork or frame shop; excluding furniture manufacturing or upholster
- h. Engraving; metal, glass or wood
- i. Moving and storage of nonhazardous materials; excluding outside storage
- k. Mini-storage warehouse, household; excluding outside storage
- m. Warehouse; accessory to approved commercial or industrial uses within a district; excluding outside storage
- u. Tire recapping or retreading plant

(15) Other Activities (not otherwise listed - all categories): None*

CH (Heavy Commercial)
Special Uses

(1) General:

* None

(2) Residential:

- i. Residential quarters for resident manager, supervisor or caretaker; excluding mobile home
- j. Residential quarters for resident manager, supervisor or caretaker; including mobile home

(3) Home Occupations (see all categories):

* None

(4) Governmental:

* None

(5) Agricultural/ Mining:

* None

(6) Recreational/ Entertainment:

- d. Game center
- l. Billiard parlor or pool hall
- m. Public or private club
- r. Adult uses

(7) Office/ Financial/ Medical:

* None

(8) Services:

- a. Child day care facilities
- b. Adult day care facilities
- l. Convention center; private
- dd. Massage establishment

(9) Repair:

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

(10) Retail Trade:

- j. Restaurant; regulated outdoor activities
- n. Appliance; commercial use, sales and accessory repair, excluding outside storage
- z. Flea market

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

* None

(12) Construction:

* None

(13) Transportation:

* None

(14) Manufacturing/ Warehousing:

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

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

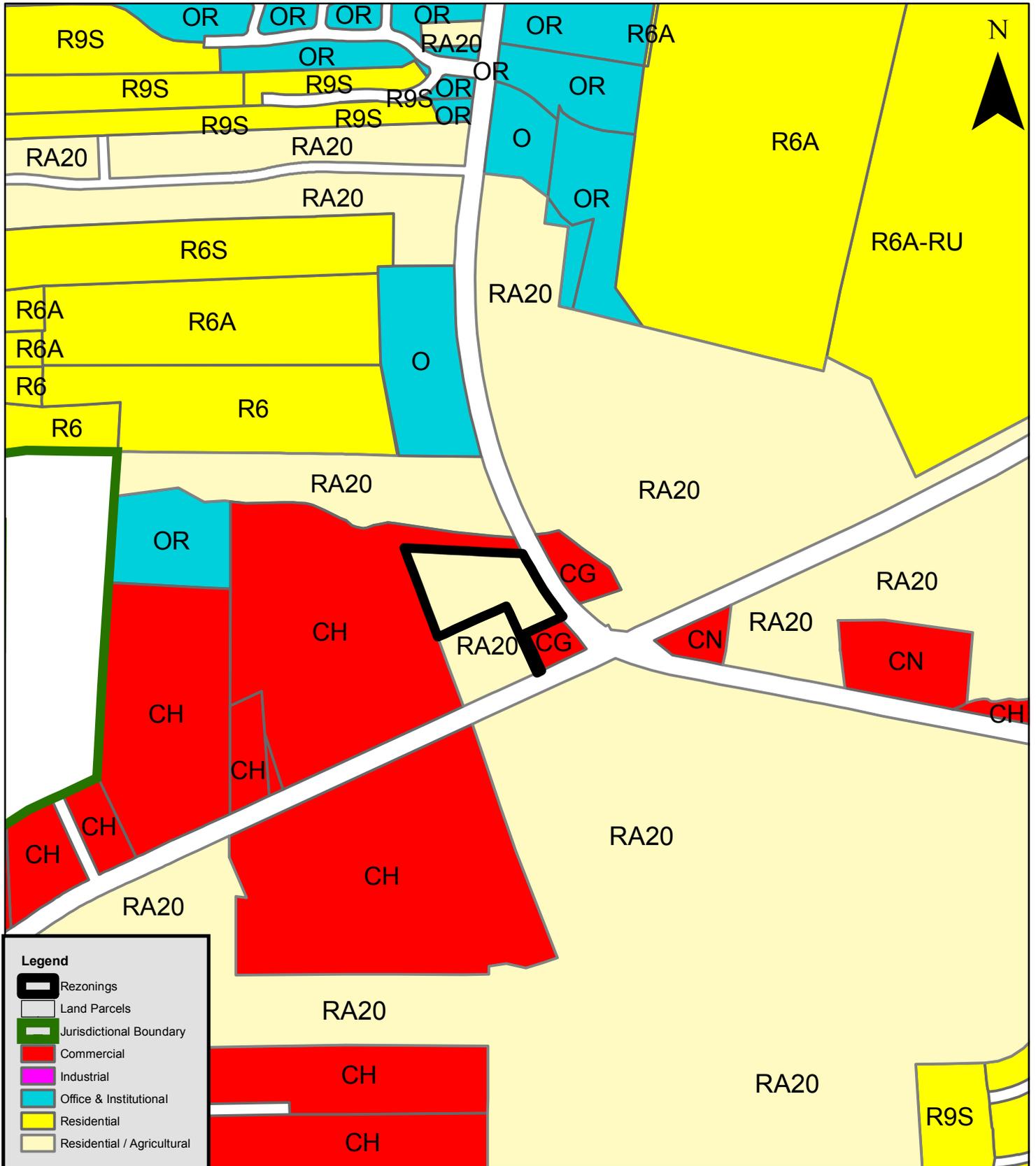
- a. Other activities; personal services not otherwise listed
- b. Other activities; professional activities not otherwise listed
- c. Other activities; commercial services not otherwise listed
- d. Other activities; retail sales not otherwise listed

Outdoor Properties II, LLC & DTF, LLC

RA20 to CH

5.395 acres

February 2, 2009



ADDRESS OF ADJOINERS WITHIN
100 FEET OF SITE

NANCY A. BEARDSWORTH
4070 DICKINSON AVENUE
GREENVILLE, NC 27834

WILMA A. JAMES
2598 GROVER HARDEE ROAD
GREENVILLE, NC 27858

OUTDOOR PROPERTIES II, LLC
PO BOX 3435
GREENVILLE, NC 27834

DTF, LLC
PO BOX 3435
GREENVILLE, NC 27834

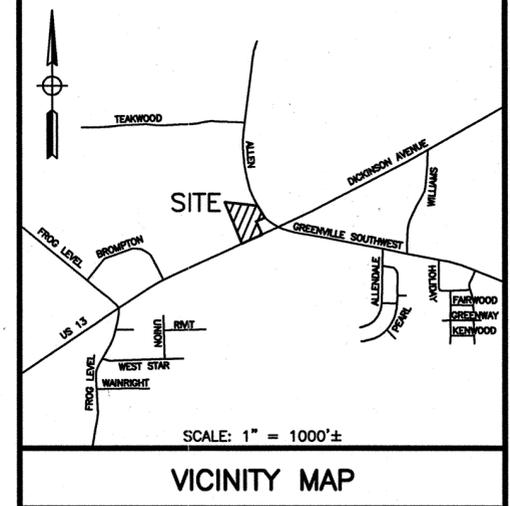
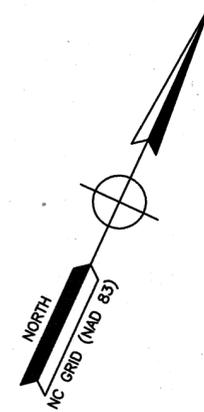
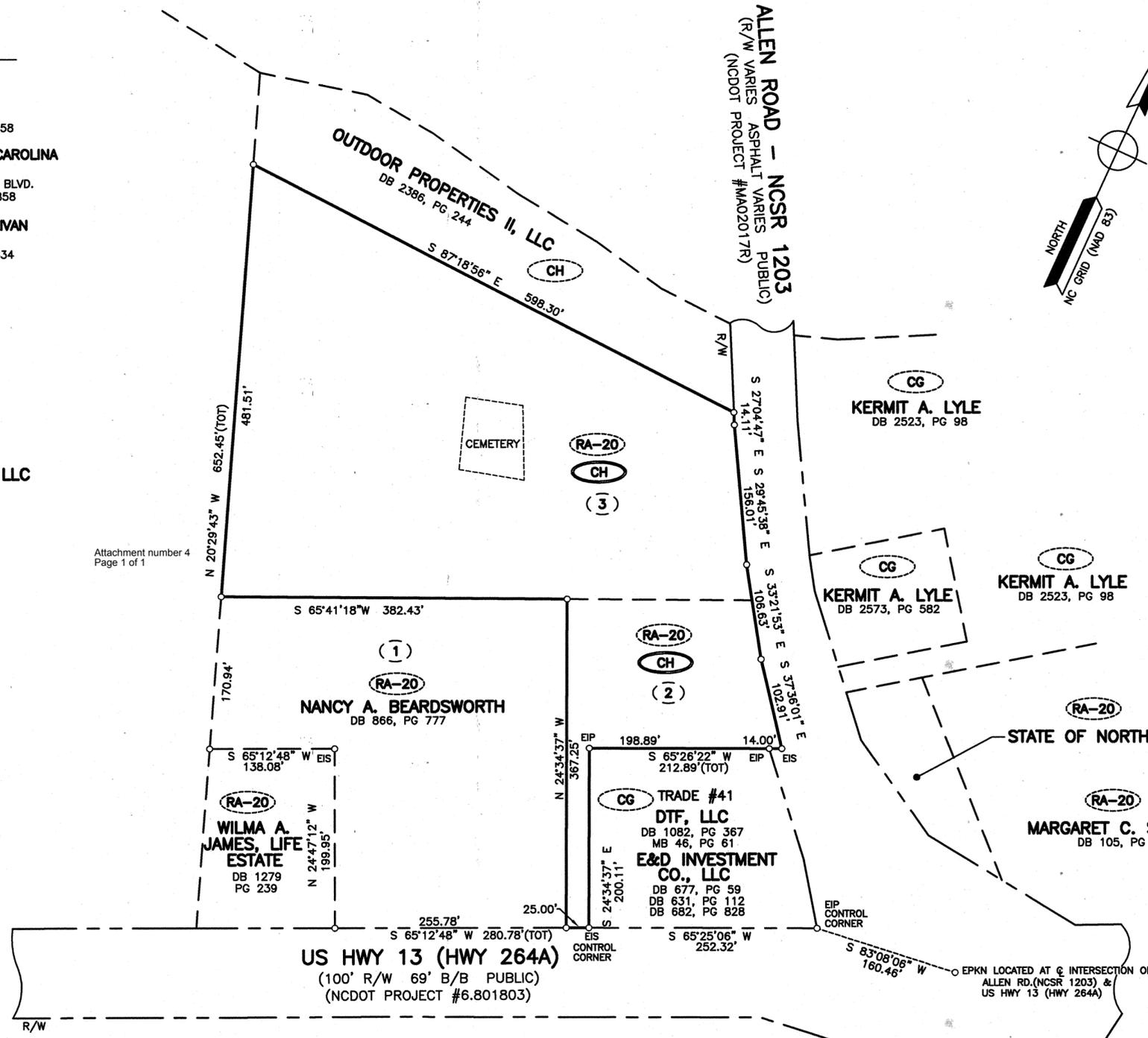
KERMIT A. LYLE
215 CHOWAN ROAD
GREENVILLE, NC 27858

**STATE OF NORTH CAROLINA
R/W DEPARTMENT**
1430 EAST ARLINGTON BLVD.
GREENVILLE, NC 27858

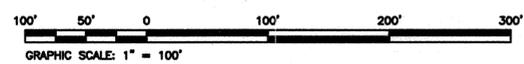
MARGARET C. SULLIVAN
207 BELEDERE DRIVE
GREENVILLE, NC 27834

CH
OUTDOOR PROPERTIES II, LLC
DB 2386, PG 244

Attachment number 4
Page 1 of 1



TOTAL AREA TO BE REZONED = 5.395 ACRES



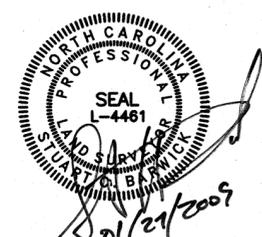
LEGEND

- R/W = RIGHT-OF-WAY
- = EXISTING ZONING
- = PROPOSED ZONING

NOTES

1. THIS SURVEY IS OF ANOTHER CATEGORY.
2. ALL AREAS CALCULATED BY COORDINATE GEOMETRY.
3. REFERENCE: DEED BOOK 2573, PAGE 530 AND DEED BOOK 2573, PAGE 527 OF THE PITT COUNTY REGISTRY.

RA-20
NANCY A. BEARDSWORTH
DB 1-34, PG 604



LOT 2
PARCEL #78576
NC PIN #4666680739

LOT 3
PARCEL #78577
NC PIN #4666588977

REZONING MAP FOR
**OUTDOOR PROPERTIES II, LLC
& DTF, LLC**

LOTS 2 & 3 OF THE NANCY A. BEARDSWORTH SUBDIVISION
REFERENCE: MAP BOOK 71, PAGE 115 OF THE PITT COUNTY REGISTRY.
ARTHUR TOWNSHIP, PITT COUNTY, N.C.

OWNER: DTF, LLC LOT 2 ADDRESS: PO BOX 3435 GREENVILLE, NC 27834 PHONE: (252) 355-4610	OUTDOOR PROPERTIES II, LLC LOT 3 PO BOX 3435 GREENVILLE, NC 27834 (252) 355-4610
---	--

	SURVEYED: AB	APPROVED: SCB
	DRAWN: SCB	DATE: 01/20/2009
CHECKED: SCB	SCALE: 1" = 100'	

BUFFERYARD SETBACK AND VEGETATION SCREENING CHART

For Illustrative Purposes Only

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

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

Bufferyard A (street yard)

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

Street trees may count toward the minimum acreage.

Bufferyard B (no screen required)

Lot Size	Width
Less than 25,000 sq.ft.	4'
25,000 to 175,000 sq.ft.	6'
Over 175,000 sq.ft.	10'

Bufferyard C (screen required)

Width	For every 100 linear feet
10'	3 large evergreen trees 4 small evergreens 16 evergreen shrubs

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

Bufferyard D (screen required)

Width	For every 100 linear feet
20'	4 large evergreen trees 6 small evergreens 16 evergreen shrubs

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

Bufferyard E (screen required)

Width	For every 100 linear feet
30'	6 large evergreen trees 8 small evergreens 26 evergreen shrubs

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

Bufferyard F (screen required)

Width	For every 100 linear feet
50'	8 large evergreen trees 10 small evergreens 36 evergreen shrubs

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

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



City of Greenville, North Carolina

Meeting Date: 2/17/2009
Time: 6:30 PM

Title of Item: Request by Place Properties to amend the sign regulations to allow multi-family development identification wall signs in the CD zoning district.

Explanation: Currently, multi-family development identification signs are subject to section 9-4-233 which reads as follows:

Sec. 9-4-233. Special provisions for certain signs.

"(a) Subdivision entrance and multifamily development entrance signs. At any entrance to a subdivision or multifamily development, there may be not more than two (2) signs identifying such subdivision or development. A single side of any such sign may not exceed fifty (50) square feet. No such signs shall exceed a height of ten (10) feet above the property grade. In cases where such signs are mounted on decorative functional or nonfunctional walls, the wall area shall not be utilized to calculate total sign surface area."

Zero lot line development is allowed in the CD zoning district. Where zero lot line development is employed there may not be sufficient room for freestanding identification signage. Therefore the applicant has proposed that the regulations be amended to allow wall identification signage. The proposed ordinance read as follows:

Sec. 9-4-233. Special provisions for certain signs.

"(a) Subdivision entrance and multifamily development signs.

(1) Freestanding signs. Except as further provided under subsection (2) below for the CD district, at any entrance to a subdivision or multifamily development there may be not more than two (2) freestanding signs identifying such subdivision or development and a single side of any such sign shall not exceed fifty (50) square feet in total sign surface area. Freestanding identification signs shall be subject to section 9-4-234, provided however, no such sign shall exceed

a height of ten (10) feet above the property grade. In cases where such signs are mounted on a decorative functional or nonfunctional wall, the wall area shall not be utilized to calculate total sign surface area. Such signage shall not be included in the calculation of or count towards the total sign surface area for the lot on which it is located.

(2) CD district wall and freestanding signs. Each multi-family development located within a CD (downtown commercial) district may have either (i) not more than two (2) wall signs identifying such development, or (ii) not more than two (2) freestanding signs identifying such development, or (iii) not more than one (1) freestanding sign and one (1) wall sign identifying such development. No single side of a wall or freestanding sign allowed under this section shall exceed fifty (50) square feet in total sign surface area. Freestanding and wall identification signs shall be subject section 9-4-234, provided however, no freestanding sign shall exceed a height of ten (10) feet above the property grade. In cases where such signs are mounted on a decorative functional or nonfunctional wall; the wall area shall not be utilized to calculate total sign surface area. Such signage shall not be included in the calculation of or count towards the total sign surface area for the lot on which it is located.”

Fiscal Note: No anticipated cost to the City.

Recommendation: In staff’s opinion the request is in compliance with Horizons: Greenville’s Community Plan and staff has no objection to the amendment.

Motion to approve: Motion to recommend approval of the proposed amendment, to advise that it is consistent with the comprehensive plan and other applicable plans, and to adopt the staff report which addresses plan consistency and other matters.

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

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

Attachments / click to download

 [Letter of Request from the Applicant](#)

[Examples from the applicant to support request](#)

[Subdivision and Multi family Identification Signs CD district Text Amendment Ordinance 810888](#)

ORDINANCE NO. 09-__
AN ORDINANCE AMENDING THE ZONING ORDINANCE
OF THE CITY OF GREENVILLE, NORTH CAROLINA

WHEREAS, the City Council of the City of Greenville, North Carolina, in accordance with Article 19, Chapter 160A, of the General Statutes of North Carolina, caused a public notice to be given and published once a week for two successive weeks in The Daily Reflector setting forth that the City Council would, on March 5, 2009 at 7:00 p.m., in the City Council Chambers of City Hall in the City of Greenville, NC, conduct a public hearing on the adoption of an ordinance amending the City Code; and

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

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

Section 1: That Title 9, Chapter 4, Article D, Section 9-4-233(a), of the City Code, is hereby amended by deleting said section in its entirety and substituting the following.

“(a) *Subdivision entrance and multifamily development signs.*

(1) Freestanding signs. Except as further provided under subsection (2) below for the CD district, at any entrance to a subdivision or multifamily development there may be not more than two (2) freestanding signs identifying such subdivision or development and a single side of any such sign shall not exceed fifty (50) square feet in total sign surface area. Freestanding identification signs shall be subject to section 9-4-234, provided however, no such sign shall exceed a height of ten (10) feet above the property grade. In cases where such signs are mounted on a decorative functional or nonfunctional wall, the wall area shall not be utilized to calculate total sign surface area. Such signage shall not be included in the calculation of or count towards the total sign surface area for the lot on which it is located.

(2) CD district wall and freestanding signs. Each multi-family development located within a CD (downtown commercial) district may have either (i) not more than two (2) wall signs identifying such development, or (ii) not more than two (2) freestanding signs identifying such development, or (iii) not more than one (1) freestanding sign and one (1) wall sign identifying such development. No single side of a wall or freestanding sign allowed under this section shall exceed fifty (50) square feet in total sign surface area. Freestanding and wall identification signs shall be subject section 9-4-234, provided however, no freestanding sign shall exceed a height of ten (10) feet above the property grade. In cases where such signs are mounted on a decorative functional or

nonfunctional wall; the wall area shall not be utilized to calculate total sign surface area. Such signage shall not be included in the calculation of or count towards the total sign surface area for the lot on which it is located.”

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

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

ADOPTED this 5th day of March, 2009.

Patricia C. Dunn, Mayor

ATTEST:

Wanda T. Elks, City Clerk

Doc# 810888



January 30, 2009

Mr. Michael Dail
Community Development Department
P.O. Box 7207
Greenville NC 27835

Re: Sign Text Amendment

Dear Mr. Dail:

We want to request a zoning text amendment to allow the use of wall signs on buildings with a multi-family use within the CD zoning district. Our justification for this request is that a wall sign(s) is the most feasible and appropriate signage for our project, First Street Place, and is in keeping with the urban design elements endorsed by Greenville's Urban Development Division. Please see the attached renderings for examples of two alternatives that we are considering.

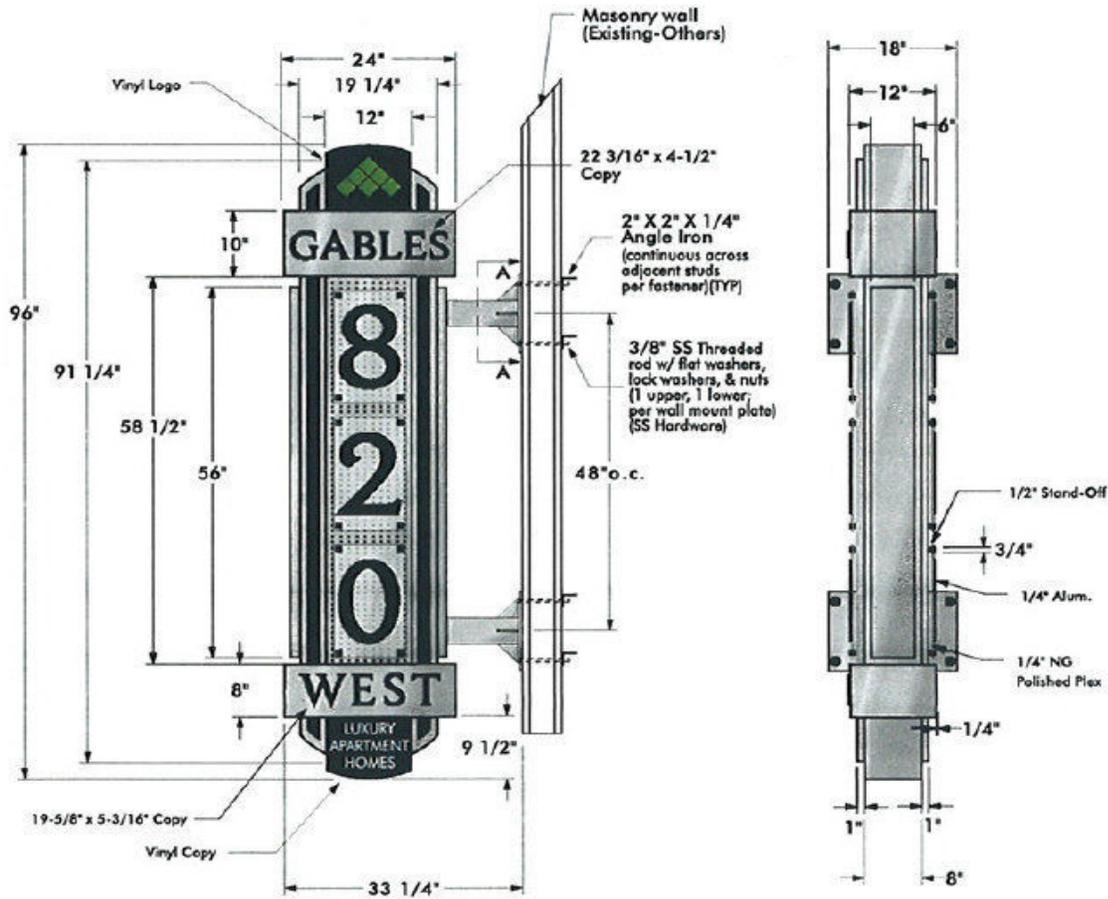
We wish this text amendment request to be placed on the next available Board of Adjustment agenda. Thank you for your assistance and please contact me if you have any questions.

Sincerely,

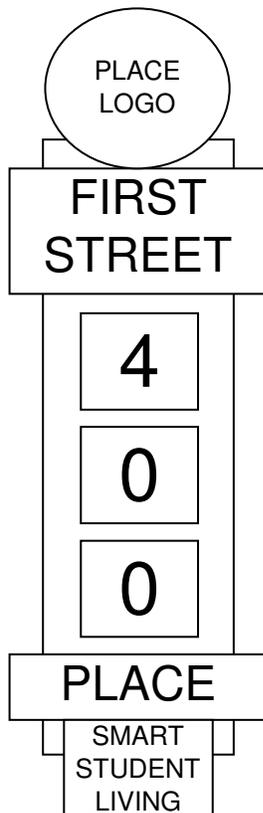


Jeff Githens

Place Properties
3445 Peachtree Street NE
Suite 1400
Atlanta, GA 30326
404-495-7616



Monument Sign Sample Type



Monument Sign Example

Preliminary Sign Notes:

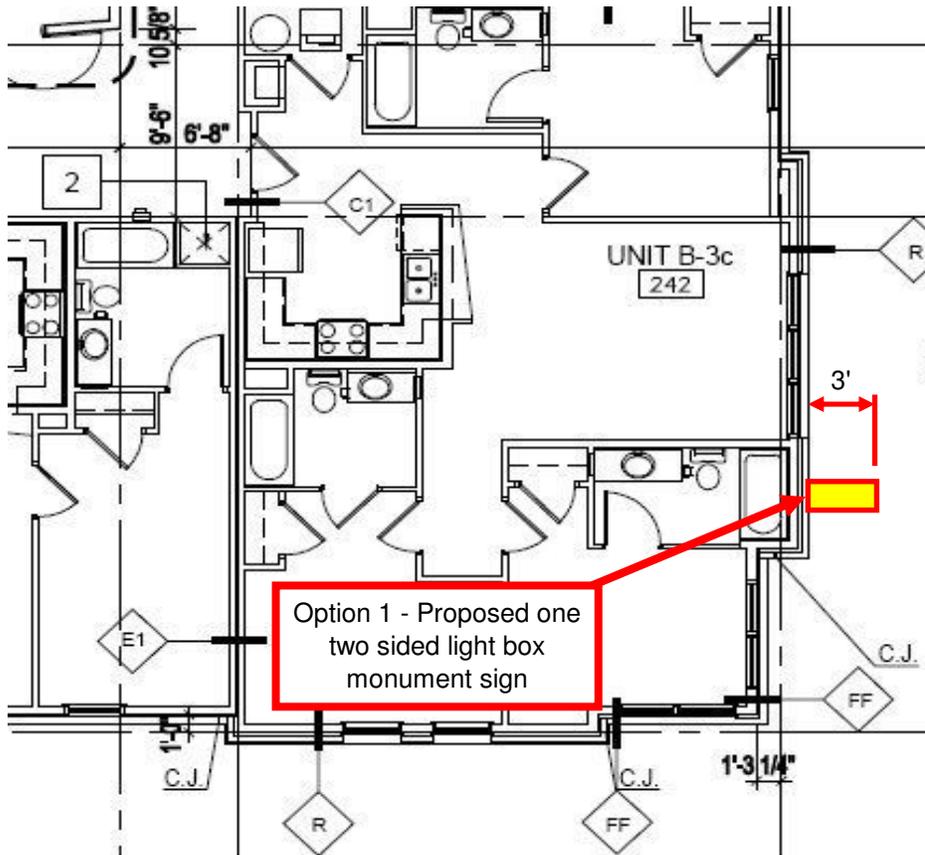
1. Option 1 - One Two sided would be preferred. As shown within the Monument Sign Sample Type above.
2. Option 2 - Two One sided would mounted flat on the Wall not exceeding 12" from the face of the Wall.
3. Each sign will not exceed 40sqft (13' tallx3' wide).
4. Each sign will be interior light box.
5. The verbage will read; First Street Place, Smart Student Living and the Building Address as shown to the left within the Monument Sign Example.
6. All details shall be finalized prior to final approval.



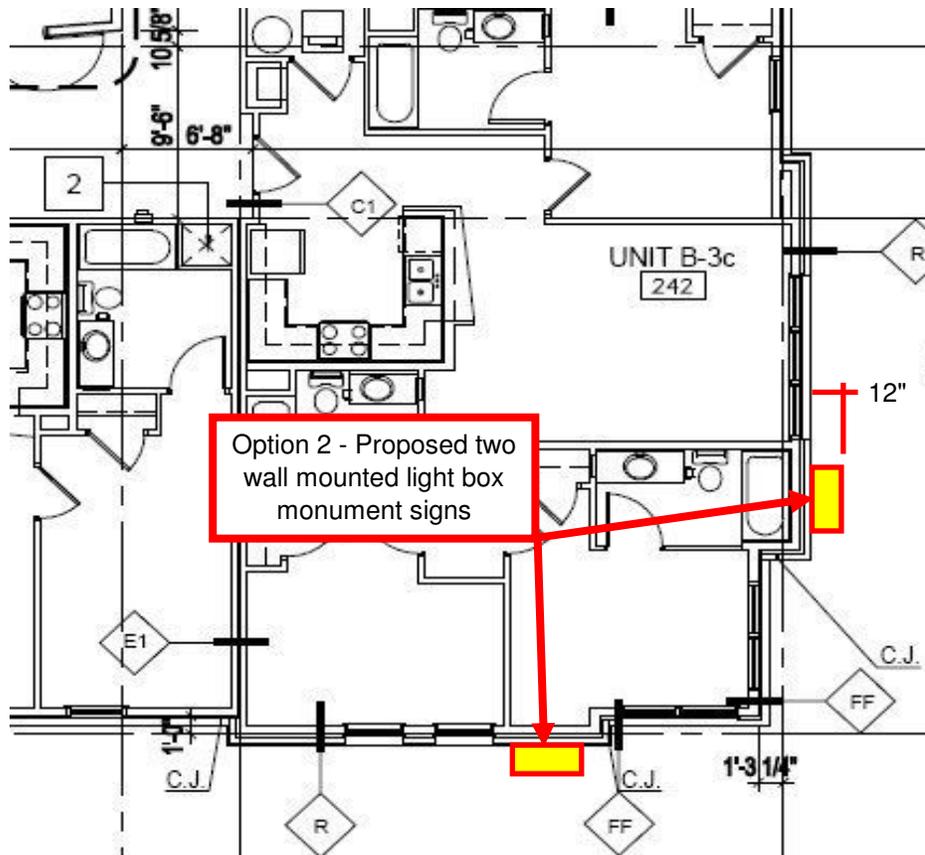
North Pitt Street
(east elevation)



West First Street
(south elevation)



Option 1 Plan View
(corner of First St and Pitt St)



Option 2 Plan View
(corner of First St and Pitt St)



City of Greenville, North Carolina

Meeting Date: 2/17/2009
Time: 6:30 PM

Title of Item: Request by the City of Greenville Public Works Department-Engineering Division for a street name change- Bradbury Road to Dunhagan Road.

Explanation: The Planning Staff has received a street name change request from the Engineering Division of the Public Works Department to change the name of Bradbury Road to Dunhagan Road. Bradbury Road currently intersects Evans Street near the Trellis Apartments and goes eastward becoming Dunhagan Road. The Engineering Division would like the street name changed to maintain the same street name throughout the development. At this time there are 6 development lots that front on Bradbury Road.

The Greenville City Council has delegated the approval of this type of street name change to the Planning and Zoning Commission. Please review section 6-2-13 of the Greenville City Code (attached), specifically subsection (e), street name change evaluation criteria.

Fiscal Note: There will be incidental costs associated with this request. The Engineering Department estimates around \$50 to replace the sign blank.

Recommendation: The Community Development Department and Public Works Department recommend adoption of the resolution renaming the street from Bradbury Road to Dunhagan Road.

Attachments / click to download

 [Street Name Change Map](#)

 [Bradbury Road To Dunhagan Road resolution 806116](#)

 [Street Name Change Excerpt From Ordinance 810833](#)

RESOLUTION NO. 09-01

A RESOLUTION RENAMING BRADBURY ROAD TO DUNHAGAN ROAD

WHEREAS, the Planning and Zoning Commission of the City of Greenville, North Carolina in accordance with the provisions of Section 6-2-13 of the Greenville City Code, caused a notice of public hearing to be published once a week for two successive weeks in The Daily Reflector setting forth that the Planning and Zoning Commission would on February 17th at 6:30 p.m. in the Council Chambers of City Hall in the City of Greenville, North Carolina conduct a public hearing on the consideration of a resolution to change the name of a street;

WHEREAS, the owners of property along Bradbury Road were notified by certified mail of the proposed street name change and the public hearing date; and

WHEREAS, a public hearing was held this date to consider changing the name of Bradbury Road;

WHEREAS, those persons wishing to speak for and against the requested name change were given an opportunity to express their opinion at such hearing; and

WHEREAS, The Planning and Zoning Commission is authorized by Section 6-2-13 of the Greenville City Code, to change the name of this street located within the City of Greenville;

NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF GREENVILLE:

Section 1. The Planning and Zoning Commission finds, by the placement of an X in the blank prior to the finding, that:

_____ There is a duplication of name on two streets which tends to confuse the traveling public or the delivery of mail, orders, messages or emergency services.

_____ There are conditions which tend to confuse the traveling public or the delivery of mail, orders, messages or emergency services.

_____ A change in the name of Bradbury Road may simplify making or giving directions to persons seeking to locate addresses.

_____ Upon other good or just reason, specifically:

Section 2. The name of Bradbury Road is hereby renamed Dunhagan Road:

Section 3. From and after the passage of this resolution, the public street name changed herein shall be and shall be known only by the name as provided in this resolution.

Section 4. The Director of Community Development shall cause a copy of this resolution to be recorded in the office of the Pitt County Register of Deeds.

Section 5. The City Engineer shall amend the Official Maps of the City of Greenville in accordance with this resolution. Attachment number 1
Page 2 of 2

Section 6. The Public Works Department is authorized to change street signs in accordance with this resolution.

ADOPTED this the 17th day of February, 2009.

CHAIRMAN

ATTEST:

SECRETARY

NORTH CAROLINA
PITT COUNTY

I, _____, a Notary Public in and for said County and State, do hereby certify that Merrill P. Flood, Director of Community Development of the City of Greenville, North Carolina, and, by virtue of his office, Secretary of the Planning and Zoning Commission, personally appeared before me this day who, being by me duly sworn, says that the foregoing Resolution was adopted by the Planning and Zoning Commission of the City of Greenville, North Carolina on the 17th day of February, 2009 and that said Resolution was thereafter duly signed by _____ Chairman of the Planning and Zoning Commission, and was attested by himself as Secretary of the Planning and Zoning Commission.

Witness my hand and official seal this _____ day of _____,
_____.

NOTARY PUBLIC

MY COMMISSION EXPIRES:

Excerpt from the City of Greenville Code of Ordinances

Sec. 6-2-13. Changing street names.

(a) *Authority.* The planning and zoning commission shall, by proper resolution, approve and authorize the renaming or changing of the name of any existing street or road located within the city limits except as provided under subsection (d) below.

(b) *Application.* A petition for a street name change may be initiated by:

- (1) The planning and zoning commission;
- (2) Any department of the city;
- (3) The city council; or
- (4) The owner(s) of sixty (60) percent or more of the lots which directly abut the subject street or portion thereof proposed for change. The term “owner(s)” shall constitute the person(s), firm or corporation as listed in the Pitt County tax records and referenced by deed description on the applicable parcel card. Where doubt exists as to the ownership of individual lots the “owner(s)” of such lands shall provide evidence of ownership to the director of community development. Where a lot is held in joint, common or other form of multiple ownership all the owners having title or interest in such lot must sign the petition.

(c) *Planning and zoning commission approval.* A change in name of any street or road within the city limits may be approved by the planning and zoning commission after reasonable notice and opportunity for public hearing as provided herein:

- (1) When there is duplication of names or other conditions which tend to confuse the traveling public or delivery of mail, orders, messages or emergency services;
- (2) When it is found that a change may simplify making or giving directions to persons seeking to locate addresses; or
- (3) Upon other good and just reason.

(d) *City council approval.* A change in name of any street or road within the city limits for the expressed or implied purpose of honoring individuals, events or locations of local, state, national or international importance may be approved only by resolution of city council. When the planning and zoning commission finds that an application qualifies under this subsection (d) the application shall be forwarded to city council for public hearing. The planning and zoning commission shall make a recommendation on the street name change concerning compliance or conflict with the criteria listed above under subsection (c)(1) and (2). The city council shall utilize such recommendation and other information in their evaluation of the request.

(e) *Evaluation criteria.* In accordance with subsection (a) above, the planning and zoning commission or city council shall consider the following criteria when evaluating any resolution for a street name change under their respective authority:

- (1) The delivery of personal, public and emergency services;
- (2) The similarity to existing street names;
- (3) Any condition which may confuse the traveling public;
- (4) Ease of giving directions;
- (5) Place, name association or history;
- (6) Pronunciation and spelling;
- (7) The expense to abutting property owners; and
- (8) The expense to effected governmental agencies, including but not limited to the City of Greenville, County of Pitt, N.C. Department of Transportation, Greenville Utilities Commission and U.S. Postal Service.

(f) *Procedure.*

- (1) A petition initiated under subsection (b)(1), (2) or (3) above shall be scheduled for public hearing at the next available regular planning and zoning commission or city council meeting following proper notice as required by local procedure and applicable law.
- (2) A petition initiated under subsection (b)(4) shall be submitted on forms provided by the city to the direct of community development not less than forty (40) working days, excluding Saturday and Sunday, prior to the regular planning and zoning commission meeting date.

The petition shall be investigated by the director of community development for compliance with the minimum submission standards. Where the petition is found not to meet the minimum submission standards, the petition shall be returned by certified mail to the person indicated thereon as submission agent. Resubmission shall be made in the nature of an original petition. If the petition is found to meet the minimum submission requirements, the director of community development shall notify the submission agent of petition compliance by certified mail not less than fifteen (15) working days prior to the scheduled public hearing.

(g) *Notice.*

- (1) Prior to the planning and zoning commission public hearing, the city shall publish notice of the proposed street name change in a newspaper having general circulation in the city. Such notice shall be published twice, the first time not less than ten (10) days prior to the public hearing date.
- (2) Prior to the city council public hearing, the city shall publish notice of the proposed street name change in a newspaper having general circulation in the city. Such notice shall be published twice, the first time not less than ten (10) days prior to the public hearing date.

- (3) The city shall notify by certified mail all the owner(s) of lands which abut the subject street or portion thereof proposed for change. Such notice shall be sent not less than fifteen (15) days prior to the scheduled public hearing date. Failure to notify all owners shall not affect the validity of the action provided due diligence has been exercised in the attempts to provide notice.

For purposes of this subsection, the term “owners” shall constitute the person(s), firm or corporation listed in the Pitt County tax record for tax mailing purposes.

For purposes of this subsection, only those abutting owners not party to the petition shall be so notified. The petition submission agent shall be notified in accordance with subsection (f)(2) above as representative of the petitioners.

- (4) The city shall post notice of the proposed street name change at two (2) locations within the right-of-way of the subject street. Such notice shall be posted not less than ten (10) days prior to the public hearing date.

(h) *Public hearing.*

- (1) The planning and zoning commission shall conduct a public hearing prior to the adoption of any resolution for a street name change.
- (2) Where the planning and zoning commission finds that a petition for street name change shall require approval of city council in accordance with subsection (d) or (k), the city council shall conduct a public hearing prior to the adoption of any resolution for street name change.

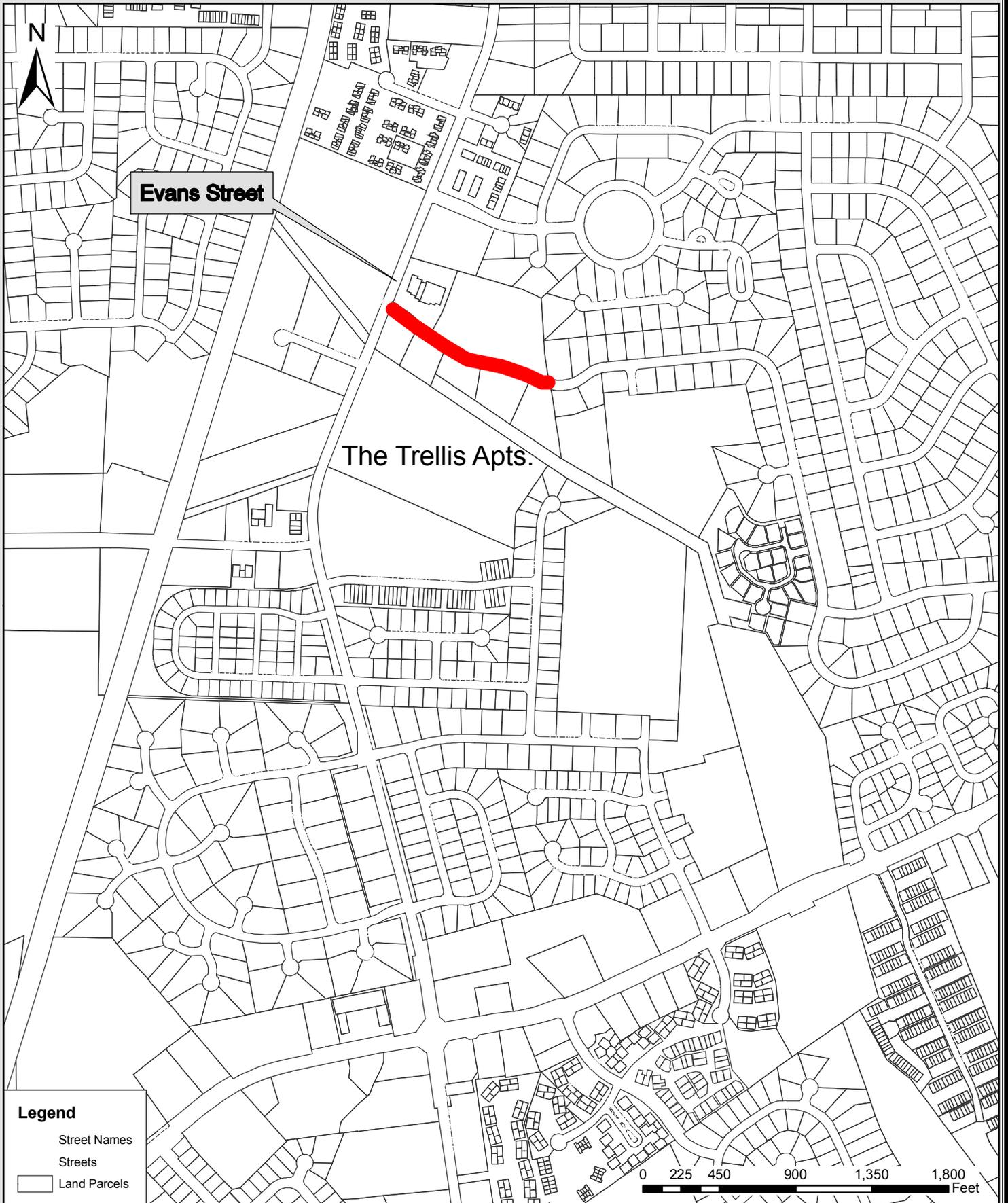
(i) *Recordation.* Upon adoption of any resolution of street name change, the city clerk shall record the resolution in the Pitt County register of deeds. The name so changed shall thereafter be the legal name of the street or road.

(j) *Extension.* Upon annexation by the city, city street names shall be extended to the new city limit. Block numbering and address assignments shall be made in accordance with Title 6, Chapter 2, Article D of the Greenville City Code.

(k) *Length of name.* Street names shall be no longer than fourteen (14) characters, including letters and spaces, and not including the suffix (i.e. road, street, avenue) and block number. Street names longer than fourteen (14) characters may be approved by resolution of the city council. Street names longer than fourteen (14) characters should generally be used only to honor individuals, events or locations and the name necessary for that purpose is longer than fourteen (14) characters. (Ord. No. 1194, § 2, 6-10-82; Ord. No. 2290, § 1, 1-10-91; Ord. No. 06-75, 8-10-06, §1)



Proposed Street Name Change From Bradbury Road to Dunhagan Road





City of Greenville, North Carolina

Meeting Date: 2/17/2009
Time: 6:30 PM

Title of Item: Request by Easternrad, LLC to close all of Allen Taylor Court

Explanation: The City has received a petition from Easternrad, LLC to close all of Allen Taylor Court and the associated public right-of-way beginning at the street's intersection with Arlington Boulevard to its terminus located approximately 450 feet west of Arlington Boulevard.

Easternrad, LLC owns all of the property adjacent to Allen Taylor Court. The adjoining property is currently divided into several lots. Upon the closing of the street, the lots will become non-compliant with the City Ordinances. Therefore, a recombination plat will be required to address this issue. Utility easements will be maintained if the street is closed. The attached map identifies the requested street right-of-way to be closed.

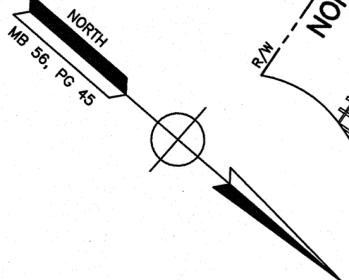
Fiscal Note: Though identified as a public right-of-way, Allen Taylor Court is not maintained by the City. Budgeted street maintenance funds will not be affected if the City Council adopts a Resolution to Close Allen Taylor Court.

Recommendation: Forward the request to City Council for consideration recommending the petition to close a portion of Allen Taylor Court with conditions requiring the recombination of the adjacent parcels and the retention of utility easements.

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

Attachments / click to download

[Allen Taylor Court](#)



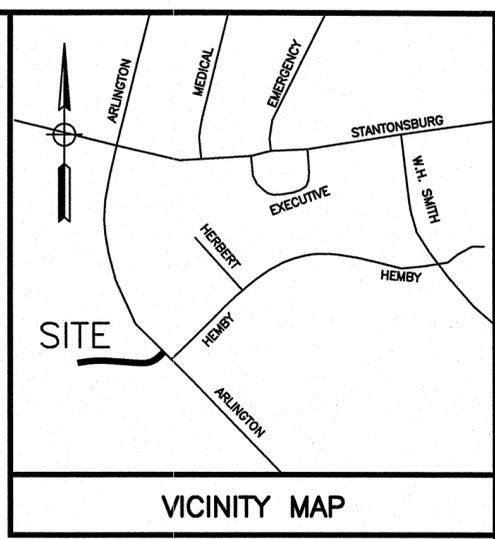
DONALD E. EVANS, ETAL
 DB Q-47, PG 585
 MB 27, PG 116
 (1B)

PARK PLACE DRAINAGE OWNERS ASSOCIATION, INC.
 DB 1513, PG 156
 MB 56, PG 45
 (9)

PARK PLACE WEST SUBDIVISION
 MB 58, PG 185
 (2)

EASTERNRAD, LLC
 DB 1322, PG 837
 MB 58, PG 185

EASTERNRAD, LLC
 DB 1201, PG 352
 MB 56, PG 45
 (10)



VICINITY MAP
 SCALE: 1"=1000"±

NOTES

1. THIS MAP IS A SURVEY OF ANOTHER CATEGORY.
2. ALL AREAS CALCULATED BY COORDINATE GEOMETRY.
3. THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARDOUS AREA AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. REF: FIRM 3720-4677-00 J. DATED: JANUARY 2, 2004
4. PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS, RIGHTS OF WAY, RESTRICTIVE COVENANTS WHICH MAY BE OF RECORD.
5. UNDERGROUND UTILITIES PLOTTED IN PART FROM ACTUAL FIELD LOCATION OF EXISTING ABOVE GROUND FEATURES AND IN PART FROM MAPS ON RECORD AT GUC OR PROVIDED BY CLIENT. ACTUAL LOCATIONS MAY VARY. OTHER UTILITIES MAY EXIST. CONTRACTOR SHOULD CONTACT NORTH CAROLINA ONE-CALL CENTER (NC ONE-CALL) AT 1-800-632-4949 TO HAVE UNDERGROUND UTILITIES LOCATED PRIOR TO EXCAVATING OR TRENCHING.
6. REFERENCE: DEED BOOK 1493, PAGE 501 OF THE PITT COUNTY REGISTRY.

SPRING ARBOR-GREENVILLE
 DB 640, PG 141
 MB 45, PG 166
 (1)

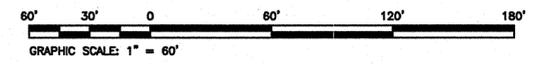
(11) EASTERNRAD, LLC
 DB 1201, PG 352
 MB 56, PG 45

PARK PLACE WEST SUBDIVISION SECTION 2
 MB 56, PG 45

(12) EASTERNRAD, LLC
 DB 1201, PG 352
 MB 56, PG 45

LEGEND

- CB = CATCH BASIN
- CO = CLEAN OUT
- DI = DROP INLET
- EIP = EXISTING IRON PIPE
- FH = FIRE HYDRANT
- MH = MANHOLE
- NPS = NO POINT SET
- R/W = RIGHT-OF-WAY
- WM = WATER METER
- WV = WATER VALVE
- EIS = EXISTING IRON STAKE



SHEET 1 OF 1
STREET CLOSURE MAP

ALLEN TAYLOR COURT

REFERENCE: MAP BOOK 55, PAGE 160 AND MAP BOOK 56, PAGE 45 OF THE PITT COUNTY REGISTRY.

GREENVILLE, GREENVILLE TOWNSHIP, PITT COUNTY, N.C.

	SURVEYED: JP	APPROVED: SCB
	DRAWN: SCB	DATE: 10/20/2008
	CHECKED: SCB	SCALE: 1" = 60'

AREA OF R/W TO BE CLOSED = 0.584 ACRES

CERTIFICATION

THIS IS TO CERTIFY THAT THIS MAP WAS DRAWN UNDER MY DIRECTION AND SUPERVISION FROM AN ACTUAL FIELD LAND SURVEY PERFORMED UNDER MY DIRECTION AND SUPERVISION THAT THE ERROR OF CLOSURE AS CALCULATED BY LATITUDES AND DEPARTURES IS 1:10,000. THAT THE BOUNDARIES NOT SURVEYED ARE SHOWN AS DASHED LINE; THAT THIS MAP WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED.

WITNESS MY HAND AND SEAL THIS 20th DAY OF OCTOBER, 2008.

STUART C. BARWICK, PLS L-4461

SOURCE OF TITLE

THIS IS TO CERTIFY THAT THE LAST INSTRUMENT(S) IN THE CHAIN OF TITLE(S) OF THIS PROPERTY AS RECORDED IN THE PITT COUNTY REGISTRY AT GREENVILLE, NORTH CAROLINA IS:

MAP BOOK	55	PAGE	160
MAP BOOK	56	PAGE	45
DEED BOOK		PAGE	

NC REGISTRATION NO. 4461

MAYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT THE CITY COUNCIL OF THE CITY OF GREENVILLE HAS PASSED A RESOLUTION TO CLOSE

RESOLUTION No. _____
 SIGNED _____ MAYOR
 SIGNED _____ CITY CLERK



CLOSURE CHECK BOUNDARY	
CHECKED: SCB	DATE: 10/21/2008



City of Greenville, North Carolina

Meeting Date: 2/17/2009
Time: 6:30 PM

Title of Item: City Council Action - December 2008 and January 2009

Explanation: City Council action taken from December 2008 and January 2009 meeting.

Fiscal Note: N/A

Recommendation: Review

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

Attachments / click to download

[December 11, 2008](#)

[January 8, 2009](#)

Greenville City Council Agenda

Thursday, December 11, 2008
6:30 PM
City Council Chambers

- I. Call Meeting to Order
- II. Invocation - Council Member Glover
- III. Pledge of Allegiance
- IV. Roll Call
- V. Approval of Agenda
- VI. Special Recognitions • GFOA Distinguished Budget Award
- VII. Appointments
 1. Appointments to Boards and Commissions
 2. Nomination to the Pitt County Commissioners of three members to be considered to serve as Chairperson of the Pitt-Greenville Convention and Visitors Authority
- VIII. Old Business
 3. Ordinance requested by Jeremy Spengeman to amend the definition of "conventional restaurant", for purposes of qualifying as a principal use restaurant under the zoning regulations, to reduce the minimum sales requirement of prepared and/or packaged foods, in a ready-to-consume state, during any month, from more than fifty (50) percent of total gross receipts in all cases to either (i) more than fifty (50) percent of total gross receipts or (ii) has monthly sales of prepared and/or packaged food in a ready-to-consume state in excess of thirty (30) percent of the total gross receipts for such establishment and such sales are not less than seventy-five thousand dollars (\$75,000.00) for such establishment for each quarter-year period of each year, and to include specific criteria for determining which sales can be attributed in the portion of sales of prepared and/or packaged food in a ready-to-consume state in the definitions for conventional restaurant and fast food restaurant - Continued to February 12, 2009
- IX. New Business

Item # 6

Public Hearings

4. Second reading of an ordinance issuing a taxicab franchise for one taxicab to Christopher Lee Kellum d/b/a Independent Cab Company - Adopted

Ordinance No. 08-123
5. Ordinance amending the Nuisances Regulations of the City Code - Continued
6. Ordinance designating the Blount-Harvey Building as a historic landmark - Adopted

Ordinance No. 08-124
7. Resolution approving an order to close an unimproved portion of Tripp Lane located west of Grace Avenue - Adopted

Resolution No. 08-70
8. Ordinance to annex TFW Commercial Properties, LLC property located at the southwest corner of the intersection of Dickinson Avenue and West Arlington Boulevard - Adopted

Ordinance No. 08-125
9. Ordinance to annex Bent Creek Subdivision containing 19.95 acres located approximately 1000 feet west of the intersection of Spring Forest Road and Lake Road - Adopted

Ordinance No. 08-126
10. Amendment to Consolidated Plan HOME Program - Approved
11. Revisions to Housing Program Policy and Procedure Guidelines - Approved

Public Comment Period

Other Items of Business

12. Fiscal year 2010 federal agenda - Approved
13. Application for North Carolina Parks and Recreation Trust Fund Grant for support of the Drew Steele Center - Approved

14. Acceptance of gift of property from Synergy Properties, LLC - Approved
15. Resolution authorizing the disposition of 15 surplus weaving looms to the Town of Ayden - Adopted

Resolution No. 08-71

16. Resolution approving a licensing agreement with USCOC of Greater North Carolina, LLC (US Cellular) - Adopted

Resolution No. 08-72

Contract No. 1735A

17. Starting time for Thursday City Council meetings - No action taken
- X. Comments from Mayor and City Council
 - XI. City Manager's Report
 - XII. Closed Session - To consider the qualifications, competence, performance, character, fitness, conditions of appointment, or conditions of initial employment of an individual public officer or employee or prospective public officer or employee; or to hear or investigate a complaint, charge, or grievance by or against an individual public officer or employee
 - XIII. Adjournment

Greenville City Council Agenda

Thursday, January 8, 2009
7:00 PM
City Council Chambers

- I. Call Meeting to Order
 - II. Invocation - Council Member Kittrell
 - III. Pledge of Allegiance
 - IV. Roll Call
 - V. Approval of Agenda
 - VI. Special Recognitions
 - Jane Willoughby, Financial Services Department Retiree
 - Betty Hudson, Public Works Department Retiree
 - Millard Garris, Public Works Department Retiree
 - Jackson Williams, Recreation and Parks Department Retiree
 - VII. Appointments
 1. Appointments to Boards and Commissions
 - VIII. Old Business
 2. Ordinance amending the Nuisances Regulations of the City Code - Adopted
Ordinance No. 09-03
 - IX. New Business
- Public Hearings
3. Ordinance requested by 43 Land Holdings, LLC to rezone 1.769 acres located at the southwest corner of the intersection of Bayswater Drive and East Fire Tower Road from OR (Office-Residential) to CG (General Commercial) - Adopted
Ordinance No. 09-04
 4. Ordinance to annex Tiburon Subdivision, Phase One, containing 16.439

acres located at the terminus of Teakwood Drive off of Allen Road -
Adopted

Ordinance No. 09-05

5. Ordinance to annex Eastern Carolina Vocational Center, Inc. containing 14.514 acres located at the northeast corner of the intersection of North Greene Street and Industrial Boulevard - Adopted

Ordinance No. 09-06

6. Ordinance establishing Article G of Chapter 1 of Title 9 of the Greenville City Code relating to a nonresidential building or structure code - Adopted

Ordinance No. 09-07

Public Comment Period

Other Items of Business

- X. Comments from Mayor and City Council
- XI. City Manager's Report
- XII. Adjournment