



# Agenda

## Planning and Zoning Commission

March 17, 2009  
6:30 PM  
City Council Chambers

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I. INVOCATION - Bill Lehman

II. ROLL CALL

III. APPROVAL OF MINUTES - February 17, 2009

IV. NEW BUSINESS

### REZONINGS

1. Ordinance requested by Cellco Partnership dba Verizon Wireless to rezone 4.92± acres located north of West Fifth Street and 800± feet west of Paladin Place Subdivision from MRS (Medical-Residential Single-family) to OR (Office-Residential [High Density Multi-family]).

### TEXT AMENDMENTS

2. Consideration of an ordinance to amend the zoning regulations to establish a dining and entertainment establishment use and associated standards.

### PLAN AMENDMENTS

3. Ordinance amending Horizons: Greenville's Community Plan to incorporate by reference the Tar River/University Area Neighborhood Report and Plan.

V. OTHER ITEMS OF BUSINESS

4. City Council Agendas from March 2, 2009 and March 5, 2009 meetings

VI. ADJOURN



# City of Greenville, North Carolina

Meeting Date: 3/17/2009  
Time: 6:30 PM

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**Title of Item:** February 17, 2009

**Explanation:** Minutes from February 17, 2009 Planning and Zoning Meeting

**Fiscal Note:** N/A

**Recommendation:** Approval

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[February 17, 2009 Planning and Zoning Minutes](#)

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

February 17, 2009

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 - \*  
Mr. Bob Ramey - X                      Mr. Dave Gordon - \*  
Mr. Tony Parker - \*                    Mr. Tim Randall - X  
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:** Lehman, Gordon, Parker, Baker, Wilson, Tozer, Bell, Basnight, Maxwell

**PLANNING STAFF:** Harry Hamilton, Chief Planner; Merrill Flood, Director of Community Development; Chantae Gooby, Planner; Andy Thomas, 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. Gordon, to accept the December 9, 2008 minutes as presented. Motion carried unanimously.

**REZONING**

**Request by Outdoor Properties, II, LLC and DTF, LLC**

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).

Ms. Chantae Gooby stated the rezoning was located in the southwest section of the city. She stated the rezoning was part of a larger subdivision that was approved last year that also included the single-family residence to the south. However, the single-family residence is not included in the rezoning. She stated that most of the property surrounding the rezoning is vacant with a few scattered single-family residences. Ms. Gooby identified a cemetery located on the property. She stated there was no multi-family or duplexes in the immediate area. The rezoning could generate a net increase of 2,655 trips per day with about 75% of those being on Allen Road and to the north. Ms. Gooby stated the property is part of a regional focus area location along Dickinson Avenue. Dickinson Avenue Extension is considered a gateway corridor and designed to carry large volumes of traffic. Allen Road is a residential corridor where commercial and office uses should be located in immediate

focus areas. The Land Use Plan recommends commercial on both sides of Dickinson Avenue with office and multi-family acting as a transition from the commercial. Most of the property to the north of Dickinson Avenue has already been rezoned to commercial. Staff would anticipate a total of 40,000+/- square feet of commercial/office space. Ms. Gooby stated in staff's opinion the request is in compliance with the Horizons Plan and the Land Use Plan Map.

Mike Baldwin, Baldwin and Janowski, spoke in favor of the request on behalf of the applicant.

No one spoke in opposition.

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

## **TEXT AMENDMENT**

### **Request by Place Properties**

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

Mr. Mike Dail, planner, gave the presentation. He gave the current regulations for subdivisions and multi-family identification signs. Two freestanding identification signs are permitted at each entrance of a subdivision or multi-family development. A single side of any such sign shall not exceed 50 square feet and freestanding identification signs shall not exceed 10 feet in height. Mr. Dail stated under the proposed regulations the provisions would be the same for subdivision identification entrances signs. Additionally, wall identification signs would be allowed for multi-family developments in the CD zoning district only. Multi-family developments in the CD zoning district could have either two wall signs, one wall sign and one freestanding sign or two freestanding signs per development. The size and height requirements would remain the same for the subdivision entrance signs. Mr. Dail stated the reasons for the request. Zero lot line development is encouraged and employed in the CD zoning district. Zero lot line multi-family development does not leave sufficient room for traditional freestanding entrance identification signs. Freestanding signs must meet property line setbacks and cannot be placed in the right-of-way. Wall signs would be a viable option for multi-family development in the CD zoning district only because of the commercial nature of the downtown area and the lack of qualified space to erect freestanding signs where zero lot line development is employed.

Mr. Gordon asked if the signs would be flat against the wall as opposed to perpendicular against the wall.

Mr. Dail stated the sign could extend a maximum of 12 inches away from the wall.

Ms. Basnight asked if it could be lit from inside.

Mr. Dail said it could.

Mr. Bell asked if this request was just for Place Properties or for all of the downtown area.

Mr. Dail stated if the ordinance was approved by City Council it would be in effect for all multi-family development in the downtown commercial zoning district only.

Mr. Eric Stoddard spoke in favor of the request on behalf of the applicant. He said there was limited space in front of the building and wanted to place the sign on the building as shown in Option 2 of the packet. He showed an example of the sign to the board. He said the sign would mount flush on the building and not protrude more than 12 inches. He said the sign would be backlit.

Ms. Basnight asked if it had to be backlit.

Mr. Stoddard said any other light may shine on the building into the adjacent windows.

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

## **OTHER**

### **Request by City of Greenville Public Works Department – Engineering Division for a street name change – Bradbury Road to Dunhagen Road**

Andy Thomas, planner, stated that Bradbury road is located in the southern part of the city and currently intersects with Evans Street near the Trellis Apartments and goes Eastward becoming Dunhagen Road. He stated the Engineering Division wanted the street name changed to maintain the same street name throughout the development. There are currently 6 development lots that front on Bradbury Road.

No one spoke in favor or opposition to the request.

Motion was made by Mr. Tozer, seconded by Mr. Wilson to approve the request. Motion was made by Mr. Gordon, seconded by Mr. Tozer, to approve based on the finding that there are conditions which tend to confuse the traveling public or the delivery of mail, orders, messages or emergency services. Motion carried unanimously.

### **Request by Easternrad, LLC to close all of Allen Taylor Court**

Tim Corley, engineer, stated the area contained approximately 450 feet of road right-of-way. He said there was an existing street on the right-of-way, however it was never accepted by the City of Greenville, therefore it will not affect the city's maintenance funds. All properties surrounding the road are owned by the requestor, Easternrad, LLC. Upon closing of the street the lots will become

non-compliant with the City Ordinances so a final plat will have to be recorded that recombines the parcel. Mr. Corley stated the city has no objections to the request.

Mr. Mike Baldwin spoke in favor of the request on behalf of the applicant.

No one spoke in opposition.

Motion was made by Mr. Bell, seconded by Mr. Tozer to approve the request as recommended. Motion carried unanimously.

There being no other business, the meeting adjourned at 6:55 p.m.

Respectfully submitted,



Merrill Flood  
Secretary



# City of Greenville, North Carolina

Meeting Date: 3/17/2009  
Time: 6:30 PM

**Title of Item:** Ordinance requested by Cellco Partnership dba Verizon Wireless to rezone 4.92± acres located north of West Fifth Street and 800± feet west of Paladin Place Subdivision from MRS (Medical-Residential Single-family) to OR (Office-Residential [High Density Multi-family]).

**Explanation:**

**Required Notice:**

Planning and Zoning Commission meeting notice (adjoining property owner letters) mailed on March 3, 2009.  
On-site sign(s) posted on March 3, 2009.  
City Council public hearing notice (adjoining property owner letters) mailed - N/A at this time.  
Public Hearing Legal Advertisement published - N/A at this time.

**Comprehensive Plan:**

The subject site is located in Vision Area F and within the Medical District Land Use Plan Update (2008) planning area.

West Fifth Street is considered a gateway corridor from its intersection with Memorial Drive and continuing west. Gateway corridors serve as primary entranceways into the City and help define community character.

The Future Land Use Plan Map recommends office/institutional/multi-family (OIMF) along the northern right-of-way of West Fifth Street between Schoolhouse Branch and Harris Mill Run and high density residential (HDR) in the interior areas. Further, conservation/openspace (COS) is recommended along Harris Mill Run and Schoolhouse Branch and transitioning toward the Tar River.

The Future Land Use Plan Maps identifies certain areas for conservation/openspace uses. The map is not meant to be dimensionally specific, and may not correspond precisely with conditions on the ground. When

considering rezoning requests or other development proposals, some areas classified as conservation/open space may be determined not to contain anticipated development limitations. In such cases, the future preferred land use should be based on adjacent Future Land Use Plan designations, contextual considerations and the general policies of the comprehensive plan.

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

The proposed rezoning will have minimal impact on West Fifth Street (a net increase of 37 vehicle trips/day); therefore, a traffic analysis was not performed.

**History/Background:**

The subject property was zoned for single-family at the time of adoption of the original Medical District Zoning in 1986.

**Present Land Use:**

Farmland

**Water/Sewer:**

Water is available along West Fifth Street. Sanitary sewer is available near the intersection of West Fifth Street and Mattox Road.

**Historic Sites:**

There are no known effect on designated sites.

**Environmental Conditions/Constraints:**

There are no known environmental constraints.

Harris Mill Run and Schoolhouse Branch are part of the City's (adopted) proposed greenway system.

**Surrounding Land Uses and Zoning:**

North: MRS - farmland (under common ownership)

South: MRS - B's BBQ Restaurant and several single-family residences

East: MRS - farmland and single-family residence (under common ownership)

West: MRS and RA20 - farmland (under common ownership)

**Density Estimates:**

Due to the configuration of the property, staff would not anticipate any residential development on the site. There is a 20-foot access and utility easement to the property from West Fifth Street. The property surrounding the subject property is under common ownership as the subject property.

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

**Recommendation:** In staff's opinion, the request is in compliance with Horizons: Greenville's Community Plan , the Medical District Land Use Plan Update (2008), and the Future Land Use Plan Map.

"Incompliance with the comprehensive plan" should be construed as meaning the requested rezoning is (i) either specifically recommended in the text of the Horizons Plan (or addendum to the plan) or is predominantly or completely surrounded by the same or compatible and desirable zoning and (ii) promotes the desired urban form. The requested district is considered desirable and in the public interest and staff recommends approval of the requested rezoning.

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

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**Attachments / click to download**

- [📎 Location Map](#)
  - [📎 Survey](#)
  - [📎 Bufferyard and Vegetation Chart and Residential Density Chart](#)
  - [📎 March\\_2009\\_Rezoning\\_Traffic\\_Report\\_816308](#)
  - [📎 List\\_of\\_Uses\\_MRS\\_to\\_OR\\_816553](#)
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**MEMORANDUM**

TO: H. Hamilton, Planning & CD

FROM: David T. Brown, PE, City Engineer

SUBJECT: Rezoning Thoroughfare/Traffic Volume Reports for March 17, 2009, Planning & Zoning Commission Meeting

DATE: March 3, 2009

We have reviewed the following rezoning amendment requests:

**Case No. 09-02 Cellco Partnership dba Verizon Wireless**

The proposed rezoning will have a minimal impact on NC 43 (a net increase of 37 vehicle trips/day); therefore, a traffic analysis was not performed.

If you have any questions, do not hesitate to contact me at Ext. 4525, or Daryl Vreeland at Ext. 4476.

Enclosures

Ajb

cc: Daryl Vreeland, Transportation Planner

## **EXISTING ZONING**

### **MRS (Medical-Residential-Single-Family)**

#### ***Permitted Uses***

*(1) General:*

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

*(2) Residential:*

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

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

\*None

*(4) Governmental:*

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

*(5) Agricultural/ Mining:*

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

*(6) Recreational/ Entertainment:*

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

**MRS (Medical-Residential-Single-Family)**  
***Special Uses***

*(1) General:*

\* None

*(2) Residential:*

\* None

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

b. Home occupations; excluding barber and beauty shops

d. Home occupations; excluding manicure, pedicure or facial salon

*(4) Governmental:*

a. Public utility building or use

c. County or state government building or use not otherwise listed; excluding outside storage and major or minor repair

*(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:*

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)

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]

*(9) Repair:*

\* None

*(10) Retail Trade:*

\* None

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

\* None

*(12) Construction:*

\* None

*(13) Transportation:*

\* None

*(14) Manufacturing/ Warehousing:*

\* None

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

\* None

## **PROPOSED ZONING**

### **OR (Office-Residential)**

#### ***Permitted Uses***

##### *(1) General:*

- a. Accessory use or building
- b. Internal service facilities
- c. On- premise signs per Article N
- f. Retail sales incidental

##### *(2) Residential:*

- b. Two-family attached dwelling (duplex)
- c. Multi-family development per Article 1
- k. Family care home (see also section 9-4-103)
- n. Retirement center or home
- o. Nursing, convalescent center or maternity home; major care facility
- p. Board or rooming house
- q. Room renting

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

\*None

##### *(4) Governmental:*

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

##### *(5) Agricultural/ Mining:*

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

##### *(6) Recreational/ Entertainment:*

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

##### *(7) Office/ Financial/ Medical:*

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

##### *(8) Services:*

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

- p. Library
- q. Museum
- r. Art Gallery
- u. Art studio including art and supply sales
- v. Photography studio including photo and supply sales
- w. Recording studio
- x. Dance studio
- bb. Civic organizations
- cc. Trade or business organizations

*(9) Repair:*

\* None

*(10) Retail Trade:*

- s. Book or card store, news stand
- w. Florist

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

\* None

*(12) Construction:*

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

*(13) Transportation:*

\* None

*(14) Manufacturing/ Warehousing:*

\* None

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

\* None

**OR (Office-Residential)**

***Special Uses***

*(1) General:*

\* None

*(2) Residential:*

- d. Land use intensity multifamily (LUI) development rating 50 per Article K
- e. Land use intensity dormitory (LUI) development rating 67 per Article K
- i. Residential quarters for resident manager, supervisor or caretaker; excluding mobile home
- o.(1). Nursing, convalescent center or maternity home; minor care facility
- r. Fraternity or sorority house

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

\* None

*(4) Governmental:*

- a. Public utility building or use

*(5) Agricultural/ Mining:*

\* None

*(6) Recreational/ Entertainment:*

- c.(1). Tennis club; indoor and outdoor facilities
- h. Commercial recreation; indoor only, not otherwise listed

*(7) Office/ Financial/ Medical:*

- f. Veterinary clinic or animal hospital (also see animal boarding; outside facility, kennel and stable)

*(8) Services:*

- a. Child day care facilities
- b. Adult day care facilities
- l. Convention center; private
- s. Hotel, motel, bed and breakfast inn; limited stay lodging (see also residential quarters for resident manager, supervisor  
or caretaker and section 9-4-103)
- ff. Mental health, emotional or physical rehabilitation center

*(9) Repair:*

- \* None

*(10) Retail Trade:*

- h. Restaurant; conventional
- j. Restaurant; regulated outdoor activities

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

- \* None

*(12) Construction:*

- \* None

*(13) Transportation:*

- h. Parking lot or structure; principle use

*(14) Manufacturing/ Warehousing:*

- \* None

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

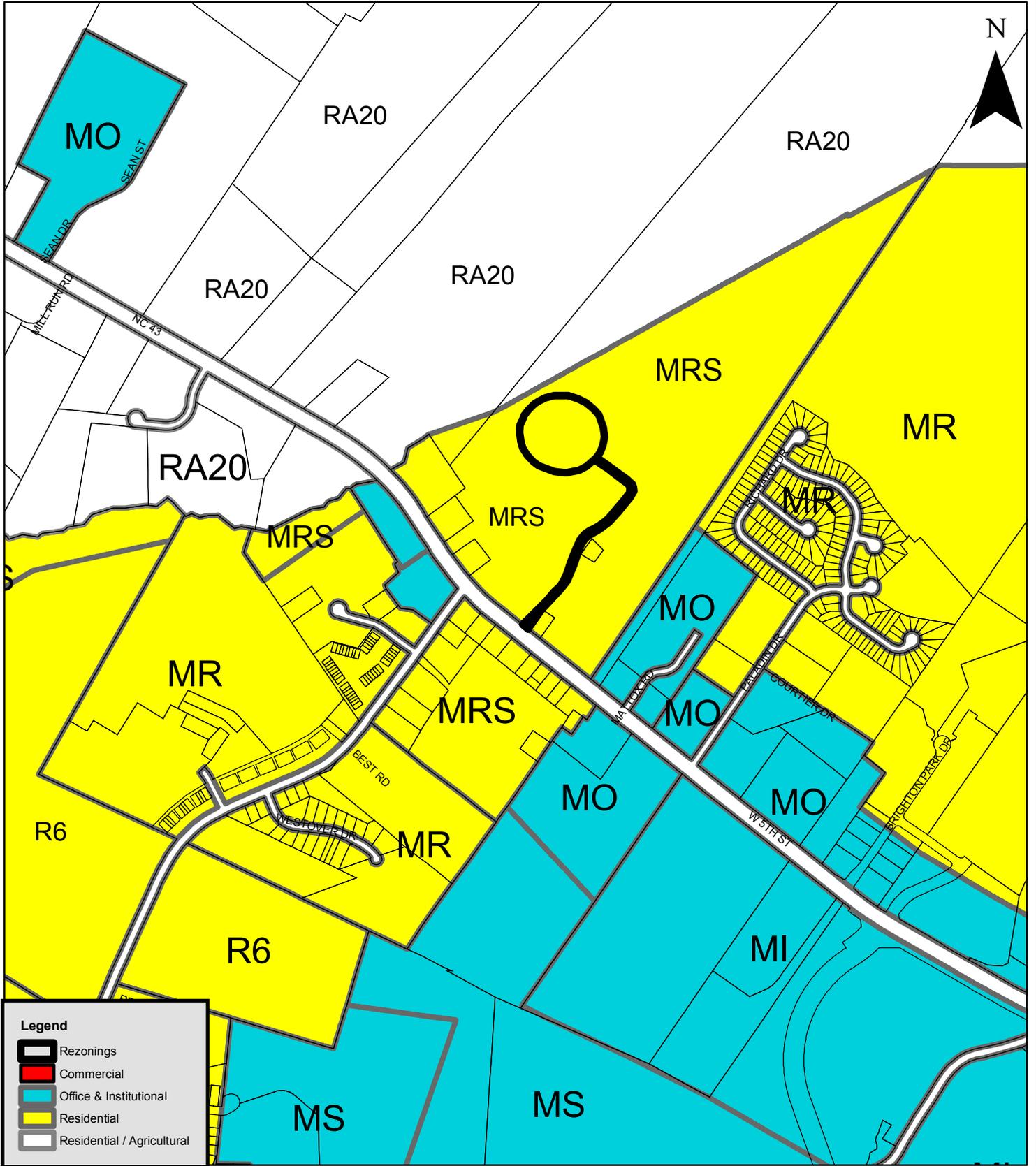
- a. Other activities; personal services not otherwise listed
- b. Other activities; professional services not otherwise listed

# Cellco Partnership dba Verizon Wireless

MRS to OR

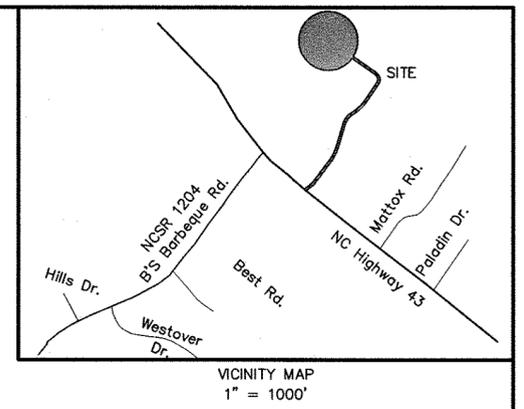
4.92+/- acres

March 3, 2009



**LEGEND**

CL = CENTERLINE  
 R/W = RIGHT-OF-WAY  
 O = NO POINT SET  
 NIP = NEW IRON PIPE  
 --- = NOT TO SCALE  
 (XX) = PROPOSED ZONING  
 (XX) = EXISTING ZONING



NOTE:  
 COMBINED SCALE FACTOR = 0.99989155

ALL DISTANCES ARE HORIZONTAL GROUND MEASUREMENTS IN FEET AND DECIMALS THEREOF UNLESS NOTED OTHERWISE.

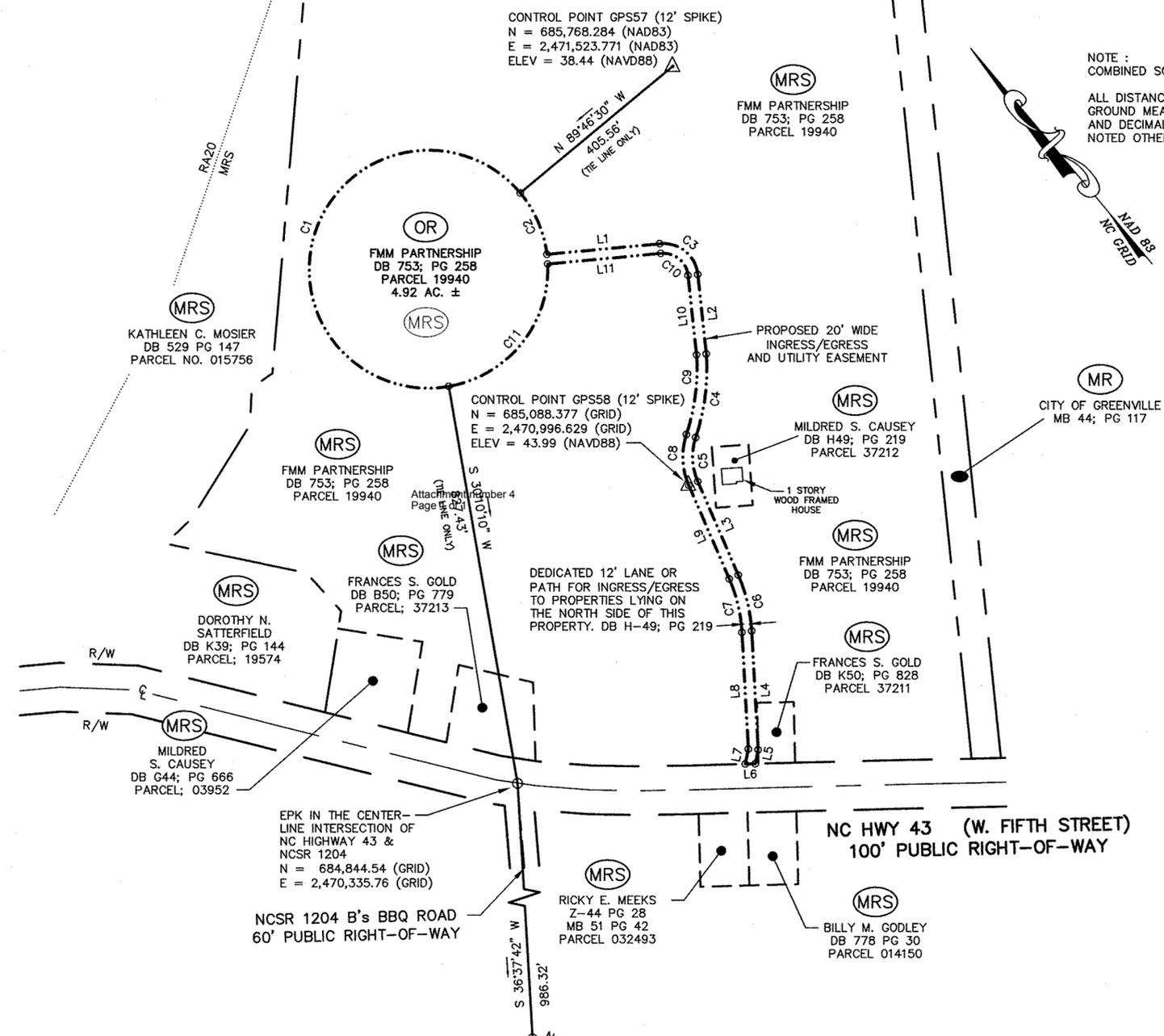
- NOTES:**
- 1) THE SURVEYOR MADE NO ATTEMPT TO LOCATE OR DELINEATE ANY WETLANDS LOCATED ON THIS PROPERTY.
  - 2) THIS PROPERTY IS SUBJECT TO THE TAR-PAMLICO BUFFER RESTRICTIONS.
  - 3) NORTH CAROLINA STATE PLAN COORDINATES (NAD 1983 - 2007 ADJUSTMENT) SHOWN WERE ESTABLISHED USING A TRIMBLE 5800 GPS UNIT, STATIC FIELD PROCEDURES AND PROCESSED BY THE NATIONAL GEODETIC SURVEY ON-LINE PROCESSING SERVICE.
  - 4) THIS PROPERTY IS LOCATED IN ZONE X AND IS NOT IN A SPECIAL FLOOD HAZARD AREA AS TAKEN FROM N.F.I.P. RATE MAPS DATED JANUARY 2, 2004 COMMUNITY PANEL NUMBERS 3720467800J.
  - 5) NO BUILDINGS, STRUCTURES, OR OTHER IMPROVEMENTS, MATERIALS OR 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 ENCROACH WITHIN ANY DEDICATED EASEMENT WITHOUT PRIOR WRITTEN APPROVAL OF THE CITY OF GREENVILLE.
  - 6) PARCEL AGREEMENT: LOCATION OF PARCEL NO. 37211 & PARCEL NO. 37212 WERE DETERMINED AND VERIFIED BY AL GOLD (FMM PARTNERSHIP) ON OCTOBER 10, 2007.

**LINE TABLE**

LINE	LENGTH	BEARING
L1	231.76	S55°21'57"E
L2	164.00	S33°49'36"W
L3	209.10	S16°36'28"W
L4	244.47	S36°51'22"W
L5	29.29	S51°24'03"W
L6	20.52	N51°30'17"W
L7	31.32	N51°24'03"E
L8	240.16	N36°51'22"E
L9	208.87	N16°36'30"E
L10	163.89	N33°49'36"E
L11	232.20	N55°21'57"W

**CURVE TABLE**

CURVE	LENGTH	RADIUS	CHORD BEARING	CHORD	TANGENT	DELTA
C1	1022.30	244.00	S60°11'50"W	422.50	422.15	240°03'20"
C2	138.86	244.00	N16°31'43"E	136.99	71.37	32°36'25"
C3	111.62	70.00	N10°59'37"W	100.17	71.69	91°21'51"
C4	174.21	440.27	N47°08'44"E	173.07	88.26	22°40'15"
C5	92.70	125.00	S37°14'12"W	90.59	48.60	42°29'19"
C6	118.39	340.00	N26°34'59"E	117.79	59.80	19°57'01"
C7	113.09	320.00	N26°43'56"E	112.50	57.14	20°14'53"
C8	107.53	145.00	S37°14'12"W	105.08	56.37	42°29'19"
C9	166.01	420.27	N47°09'52"E	164.94	84.10	22°37'59"
C10	79.94	50.00	N11°06'49"W	71.69	51.42	91°36'15"
C11	351.93	244.00	N78°50'59"E	322.21	214.51	82°38'23"



STATE OF NORTH CAROLINA      PITT COUNTY

I, ANTHONY J. HAMM, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION; (DEED DESCRIPTION RECORDED IN BOOK \_\_\_\_\_ PAGE \_\_\_\_\_) THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN BOOK \_\_\_\_\_ PAGE \_\_\_\_\_; THAT THE RATIO OF PRECISION AS CALCULATED IS 1:10,000+; THAT THE GLOBAL POSITIONING SYSTEM (GPS) OBSERVATIONS WERE PERFORMED TO THE GEOSPATIAL POSITIONING ACCURACY STANDARDS FOR THE CLASSIFICATION (95% CONFIDENCE) CLASSIFICATION (95% CONFIDENCE) NUMBER AND SEAL THIS THE 13th DAY OF JANUARY 2009; THAT THIS PLAT MEETS THE REQUIREMENTS OF SECTION 11-11-11-1; THAT I WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL THIS THE 13th DAY OF JANUARY 2009.

**SEAL**  
 L-3754  
 LAND SURVEYOR  
 ANTHONY J. HAMM

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

\_\_\_\_\_  
 REVIEW OFFICER

\_\_\_\_\_  
 DATE

EXISTING NAIL IN THE CENTER OF B'S BBQ ROAD (NCSR 1204)  
 N = 684,052.99 FT. (GRID)  
 E = 2,469,747.30 FT. (GRID)

EPK IN THE CENTER OF THE CUL-DE-SAC OF BEST ROAD  
 N = 683,618.39 (GRID)  
 E = 2,469,930.53 (GRID)

I, ANTHONY J. HAMM, PROFESSIONAL LAND SURVEYOR NO. L-3754, CERTIFY TO ONE OR MORE OF THE FOLLOWING AS INDICATED THUS,  A OR  B:

A. THAT THIS PLAT IS OF A SURVEY THAT CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND;

B. THAT THIS PLAT IS OF A SURVEY THAT IS LOCATED IN SUCH PORTION OF A COUNTY OR MUNICIPALITY THAT IS UNREGULATED AS TO AN ORDINANCE THAT REGULATES PARCELS OF LAND;

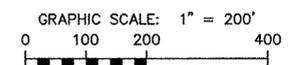
C. ANY OF THE FOLLOWING:  
 1. THAT THE SURVEY IS OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT CREATE A NEW STREET OR CHANGE AN EXISTING STREET;  
 2. THAT THE SURVEY IS OF AN EXISTING BUILDING OR OTHER STRUCTURE, OR NATURAL FEATURE, SUCH AS A WATERCOURSE; OR  
 3. THAT THE SURVEY IS A CONTROL SURVEY.

D. THAT THIS PLAT IS OF A SURVEY OF ANOTHER CATEGORY, SUCH AS THE RECOMBINATION OF EXISTING PARCELS, A COURT-ORDERED SURVEY OR OTHER EXCEPTION TO THE DEFINITION OF SUBDIVISION;

E. THAT THE INFORMATION AVAILABLE TO THIS SURVEYOR IS SUCH THAT I AM UNABLE TO MAKE A DETERMINATION TO THE BEST OF MY PROFESSIONAL ABILITY AS TO PROVISIONS CONTAINED IN (A) THROUGH (D) ABOVE.

\_\_\_\_\_  
 SURVEYOR      DATE 2/23/09

**REZONING PLAT**  
 FOR  
**CELLCO PARTNERSHIP dba VERIZON WIRELESS**  
 BEING A PORTION OF THE PROPERTY DESCRIBED IN DB 753 PG 258  
 FALKLAND TOWNSHIP      JANUARY 13, 2009  
 PITT COUNTY      NORTH CAROLINA



REVISION	DATE	INIT.
REVISED PER CITY OF GREENVILLE COMMENTS	02/23/09	WBH

**OWNER:** FMM PARTNERSHIP  
 c/o WARD SIMMONS  
**ADDRESS:** 335 WENDOVER HILL COURT  
 CHARLOTTE, NC 28211  
**PHONE:** (704) 364-4663

DRAWN BY: WBH      PROJECT NO.: 20070294  
 SURVEYED BY: JS      DATE: JANUARY 13, 2009  
 SCALE: 1" = 200'      DRAWING NAME: rezone-mfr.dwg

**THE EAST GROUP**  
 324 S. EVANS ST.  
 GREENVILLE, NC 27834  
 (252) 758-3746  
 . Engineering . Architecture . Surveying . Technology

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04/30/07

## BUFFERYARD SETBACK AND VEGETATION SCREENING CHART

For Illustrative Purposes Only

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

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

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

Street trees may count toward the minimum acreage.

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

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

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

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

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

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

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

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

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

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

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

Illustration: Maximum allowable density in Residential Zoning Districts



# City of Greenville, North Carolina

Meeting Date: 3/17/2009  
Time: 6:30 PM

**Title of Item:** Consideration of an ordinance to amend the zoning regulations to establish a dining and entertainment establishment use and associated standards.

**Explanation:** At their February 12, 2009 meeting City Council elected to (i) continue the Jeremy Spengeman request to amend the definition of conventional restaurant to reduce the percentage of food sales requirement for restaurants, and (ii) initiate an amendment establishing a dining and entertainment use option and associated standards.

Per City Council direction, Staff has been instructed to develop a dining and entertainment establishment ordinance that accomplishes three main (3) objectives:

- Establishment of compromise and common ground between the competing interests of the Unk's business and the residential neighborhood;
- Insures the viability of the Unk's business; and
- Protection of the neighborhood's residential interests through mitigation of incompatible attributes.

The draft ordinance dated February 4, 2009 has been forwarded to the Planning and Zoning Commission for review and recommendation in accordance with standard procedure for consideration of zoning ordinance amendments. The Planning and Zoning Commission may after review and consideration (i) recommend approval of the draft ordinance, (ii) recommend approval of the draft ordinance with recommended amendments, (iii) recommend denial of the draft ordinance, or (iv) continue the item for further study. The Commission must take action on the item within 65 days of initial consideration or the item will be deemed to be recommended for approval and will be subsequently forwarded to City Council for final action.

The Planning Staff mailed a copy of the draft ordinance (dated 2/4/09), as presented to City Council on February 12, 2009, to the neighborhood

associations currently on file with the Community Development Department and the Chamber of Commerce requesting their review and written comments. Written comments received from interested persons on or before March 6, 2009 are attached.

The draft ordinance, dated 2/4/09, includes changes to the original draft distributed to interested persons on October 31, 2008 and included in the agenda material for City Council's December 11, 2008 meeting. The draft ordinance (2/4/09) represents the Staff's recommendations after considering all comments received from interested persons prior to the February 12, 2009 City Council meeting.

The following is a general explanation of the draft ordinance contents and provisions:

- (1) A (new) definition for "dining and entertainment establishment" including a minimum food sales requirement of 30% of total sales.
- (2) Amended definitions for conventional and fast food restaurants to include a clause for determining the portion of sales that can be attributed to the sale of food. The 50% minimum food sales requirement for all "restaurants" is maintained.
- (3) Special use permit criteria for those cases where a dining and entertainment establishment is subject to special use permit approval of the board of adjustment including: (i) a revocation clause for noncompliance with standards and conditions, (ii) an annual staff review report requirement, (iii) permit rehearing procedures, (iv) trash and litter disposal requirements, (v) a business transfer notice requirement, (vi) cover charge allowance and date/time limitations, (vii) amplified audio entertainment allowance and date/time limitations, (viii) a minimum food sales (30% rule) requirement, (ix) a one year food sales records retention requirement, (x) an exterior lighting plan requirement, and (xi) a parking plan requirement – Note: the board of adjustment may impose additional site specific conditions on the use when such conditions are determined to be necessary in order for the board to find in favor of the application.
- (4) Ordinance imposed criteria for those cases where a dining and entertainment establishment is a permitted (by-right) use and is not subject to approval of the board of adjustment – includes all criteria listed under (3) above except (i), (ii) and (iii) concerning special use permit review and approval.
- (5) An amended definition of “outdoor activities” to include amplified outdoor audio sound. This amended definition will also continue to apply to all restaurants as well as dining and entertainment establishments. If an a restaurant or dining and entertainment establishment wishes to utilizes outdoor audio sound, and the establishment is located within 300 feet of a residential zoning district, special use permit approval of the board of adjustment will be required in advance for such accessory outdoor audio sound or other regulated outdoor activity.

(6) A new section requiring all restaurants to maintain food sales records for one year.

(7) An amended public/private club parking standard to delete the employee based parking requirement and to specify the applicable activity area for minimum parking determination purposes. This revised standard is anticipated to yield a like number of required spaces as required by the current regulation while basing parking on more measurable physical characteristics of the establishment.

(8) A dining and entertainment establishment parking requirement. This parking requirement is the same as amended for public/private clubs - see (7) above.

(9) Table of use listing for dining and entertainment establishment. The new use entitled "dining and entertainment establishment" is proposed to be included as a permitted or special use option in all districts that currently allow restaurants.

Permitted Use (by-right) in the following districts:

General Commercial (CG)  
Heavy Commercial (CH)  
Unoffensive Industry (IU)  
Industry (I)  
Planned Unoffensive Industry (PIU)  
Planned Industry (PI)

Special Use (board of adjustment approval required) in the following districts:

Medical – Support (MS)  
Medical – Office (MO)  
Medical – General Commercial (MCG)  
Medical – Heavy Commercial (MCH)  
Office – Residential (OR)  
Downtown Commercial (CD)  
Commercial Downtown Fringe (CDF)  
Neighborhood Commercial (CN)

(10) A dining and entertainment establishment is proposed as a class 4 use for bufferyard setback and screening purposes – same as required for a public/private club.

(11) Establishes a maximum mechanically condition floor area requirement of 7,000 square feet for dining and entertainment establishments located in a CN district. This limits the size of the establishment. For reference, Unk's has 6,887 square feet of total mechanically conditioned floor area as indicated by the Pitt County property tax information. Christy's Euro Pub has 1,134 square feet of mechanically conditioned floor area.

(12) Establishes a minimum separation requirement of 200 feet between dining and entertainment establishments located in a CN district as measured from the

nearest lot line. This will limit impactation of the subject use in any CN district. For reference, the Unk's property boundary and the Christy's Euro Pub property boundary are separated by 242 feet as measured using the Pitt County tax map and the City's computer mapping system.

(13) Allows an admission charge (cover) during any period of operation. This will allow the operator of a dining and entertainment establishment to charge a cover during all regular business days and makes allowance for special events (i.e. comedy night, etc.) during weekdays to compensate for an earlier cut-off time for amplified audio entertainment (i.e. 11:00 PM cut-off for Sunday through Thursday).

(14) Clarifies the meaning of amplified audio entertainment to specifically not include televisions operating with no amplification other than their internal speakers, or televisions connected to a master sound system operating at low amplification and indoor background music system operating at a low amplification and not intended as a principal form of entertainment.

(15) Establishes an 11:00 PM cut-off for amplified audio entertainment for the period Sunday through Thursday, except as further specified for the "special period of operation" (see 17 below). This will minimize adverse activity commonly associated with larger crowds exiting such establishments on week (work) days at late night hours.

(16) Establishes a 2:00 AM cut-off for amplified audio entertainment on Friday and Saturday. This will allow a dining and entertainment establishment to operate as a "place of entertainment" on a limited basis, provided however such extended hours of entertainment (i.e. from 11:00 PM to 2:00 AM) will require qualified outside security personnel proportionate to the maximum occupancy of the establishment.

(17) Extends the amplified audio entertainment cut-off to 2:00 AM for the "special period of operation" – December 31st (New Years Eve). This will allow entertainment past midnight as is common for restaurants and similar uses on this day.

(18) Establishes the earliest time permitted for amplified audio entertainment on any day at 11:00 AM. This will allow entertainment activities to begin at a reasonable time in the morning while allowing church services to beginning at typical worship hours at the Unk's establishment, an existing church use on Sunday morning.

(19) Establishes a security requirement, (i.e. a minimum number of outside security personnel) for all dining and entertainment establishments that are located within 500 feet of a residential zoning district when the establishment provides or utilizes amplified audio entertainment after 11:00 PM on any day. This is designed to minimize secondary impacts, such as noisy patrons in the parking lot, when the establishment is open late hours.

(20) Establishes the following security personnel requirement for dining and

entertainment establishments that are subject to the security requirement - see 19 above:

- maximum occupancy limit less than 50 persons – no outside security officer
- maximum occupancy limit of 50 or more persons but less than 200 – (1) outside security officer
- maximum occupancy of 200 or more persons – two (2) outside security officers

The security requirement is designed to require qualified outside security personnel in proportion to the maximum number of persons permitted to occupy the building as determined by the building inspector. Qualified security personnel shall be either (i) uniformed off-duty law enforcement officers, or (ii) uniformed security guards provided by a security guard and control profession licensed in accordance with the provisions of Chapter 74C of the North Carolina General Statutes. The security personnel are to patrol the parking lot, and to disperse the crowd, and to direct traffic during the period 11:00 PM to the close of business and later to such time that all patrons and other persons, other than employees, have vacated the premises and associated parking area. The required security personnel shall remain on duty and visible outside the establishment, and shall be accessible to law enforcement officers at all time. This requirement shall apply regardless of the number of patrons actually within the establishment at the time of amplified audio entertainment.

**Fiscal Note:**

No cost to the city.

**Recommendation:**

Staff is of the opinion that the request is in compliance with the Comprehensive Plan.

The Planning and Zoning Commission may after review and consideration (i) recommend approval of the draft ordinance, (ii) recommend approval of the draft ordinance with recommended amendments, (iii) recommend denial of the draft ordinance, or (iv) continue the item for further study. The Commission must take action on the item within 65 days of initial consideration or the item will be deemed to be recommended for approval and will be subsequently forwarded to City Council for final action.

The Planning and Zoning Commission member making a motion to approve or deny a request shall state the appropriate motion set forth below and such motion, second and subsequent vote shall be included in the official minutes as the written recommendation of the Commission.

If the Commission member making a motion to approve the request desires to include one or more recommended amendments to the draft ordinance, the Commission member making such motion shall use motion (B) below

(A) TO APPROVE AS WRITTEN: 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.

(B) TO APPROVE WITH AMENDMENTS: Motion to recommend approval of the proposed amendment subject to the following changes and/or inclusions:

[list proposed amendments individually]

and, 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.

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

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

**Attachments / click to download**

- [TRUNA Letter 1-29-09](#)
  - [Elmhurst and Englewood Assoc. Letter 2-27-09](#)
  - [Phil Dixon Letter 2-18-09](#)
  - [Dining and Entertainment Ordinance Planning Commission 813907](#)
  - [Staff comments concerning TRUNA Letter 1 29 09 817748](#)
-

## Draft Dining and Entertainment Establishment Ordinance (2/4/09)

### **Sec. 9-4-22. Words and terms defined.**

#### **NEW DEFINITION**

*Dining and entertainment establishment. An eating and entertainment establishment open to the general public and which meets all of the following:*

- (1) May require a membership, cover, or minimum charge for admittance or service during special periods of operation in accordance with this Chapter;
- (2) Has sales of prepared and/or packaged foods, in a ready to consume state, in excess of thirty (30) percent of the total gross receipts for such establishment during any month. In determining the portion of sales that can be attributed to the sale of prepared and/or packaged food in a ready to consume state, the following sales shall be included: (i) food prepared in the establishment's kitchen and served as a meal to be consumed on the premises or as a take-out order, (ii) packaged food sold to accompany the meal, and (iii) non-alcoholic beverages sold to accompany the meal. The following shall not be included in the portion of sales that can be attributed to the sales of prepared and/or packaged food in a ready to consume state: (i) mixed alcoholic beverages, including the mixer, (ii) any other alcoholic beverage, (iii) grocery items not ordered and purchased with meals, and (iv) any other product, item, entertainment, service, or gratuity which is not specified in this subsection (2) as a sale to be included in the portion of sales that can be attributed to the sales of prepared and/or packaged food in a ready to consume state. A membership, cover, or minimum charge for admittance or service shall not be included in either the total gross receipts for such establishment or in the portion of sales that can be attributed to the sale of prepared and/or packaged food in a ready to consume state. For purposes of determining compliance under this subsection (2), the zoning enforcement officer may utilize and rely upon any routine or special audit report prepared by a department, division of a department, or agency of the State of North Carolina;
- (3) Does provide sit down dining area(s);
- (4) May provide food attendant (waiter/waitress) table ordering and busboy services;
- (5) May offer food in disposable containers;
- (6) May offer carry-out and/or off-site delivery services;
- (7) Does not offer drive-in attendant services;
- (8) May exhibit one (1) but not both of the following operational functions or characteristics:
  - (a) Drive thru service.
  - (b) Over the counter service. For purposes of this section the term "over the counter service" shall include both customer ordering and the receipt of food,

- excepting beverages, condiments, utensils, etc., from an order/delivery station or counter remote to the on-site place of consumption;
- (9) May have one or more of the following activities or services, which is open to the establishments patrons and general public and is limited to the hours of operation of complete food services including regular menu food ordering, food preparation and on-premise food consumption, except as otherwise provided in this subsection (9): full service bar, live or recorded amplified music, floor show and dancing area. Complete food services including regular menu food ordering, food preparation and on-premise food consumption services may be suspended at the option of the owner/operator not less than one (1) hour prior to the close of business each evening. For purposes of interpretation of this section, when a dining and entertainment establishment closes for business at 12:00 AM (midnight) complete restaurant services including regular menu food ordering, food preparation and on-premise food consumption shall be provided until not less than 11:00 PM of the same day;
  - (10) Shall be limited to a maximum mechanically conditioned floor area requirement and shall comply with a minimum separation and security requirement as specified under sections 9-4-86 and 9-4-103. Any dining and entertainment establishment that does not meet the aforesaid requirements shall be classified as a “public or private club” for purposes of zoning regulation; and
  - (11) Does not qualify under the definition of “restaurant, fast food” or “restaurant, conventional” as contained herein.

**AMENDED DEFINITION – to include a dining and entertainment establishment use qualifier**

Public or private club. An establishment of which the principal use is entertainment and which meets all of the following:

- (1) May be open to the general public;
- (2) May require a membership, cover, or minimum charge for admittance or service during regular or special periods of operation;
- (3) May provide live or recorded amplified music;
- (4) May provide a floor show;
- (5) May provide a dance area;
- (6) May offer a full service bar;
- (7) May offer food services;
- (8) May provide food attendant (waiter/waitress) table ordering and busboy services; and
- (9) Does not qualify under the definition of “restaurant, fast food”, “restaurant, conventional”, or “dining and entertainment establishment”, as contained herein.
- (10) Any proposed or established “dining and entertainment establishment” that does not comply with the definition, standards or requirements applicable to dining and entertainment establishments as contained herein shall be classified as a “public or private club” for purposes of zoning regulation.

**AMENDED DEFINITION – to include a food sales determination clause**

*Restaurant, conventional.* An eating establishment open to the general public of which the principal use is food services including food ordering, food preparation and on-premise food consumption, and which meets all of the following:

- (1) Does not require a membership, cover, or minimum charge for admittance or service during regular or special periods of operation;
- (2) Has sales of prepared and/or packaged foods, in a ready to consume state, in excess of fifty (50) percent of the total gross receipts for such establishment during any month. In determining the portion of sales that can be attributed to the sale of prepared and/or packaged food in a ready to consume state, the following sales shall be included: (i) food prepared in the establishment's kitchen and served as a meal to be consumed on the premises or as a take-out order, (ii) packaged food sold to accompany the meal, and (iii) non-alcoholic beverages sold to accompany the meal. The following shall not be included in the portion of sales that can be attributed to the sales of prepared and/or packaged food in a ready to consume state: (i) mixed alcoholic beverages, including the mixer, (ii) any other alcoholic beverage, (iii) grocery items not ordered and purchased with meals, and (iv) any other product, item, entertainment, service, or gratuity which is not specified in this subsection (2) as a sale to be included in the portion of sales that can be attributed to the sales of prepared and/or packaged food in a ready to consume state. For purposes of determining compliance under this subsection (2), the zoning enforcement officer may utilize and rely upon any routine or special audit report prepared by a department, division of a department, or agency of the State of North Carolina;
- (3) May offer food in disposable containers;
- (4) Does provide sit down dining area(s);
- (5) Does provide table cleaning and clearing (busboy) services;
- (6) Does provide attendant (waiter/waitress) food delivery services, unless over the counter service is provided in accordance with section 9 below;
- (7) May offer carry-out and/or off-site delivery services provided such food service is an accessory activity;
- (8) Does not offer drive-in attendant services;
- (9) May exhibit one (1) but not both of the following operational functions or characteristics:
  - (a) Drive thru service.
  - (b) Over the counter service. For purposes of this section the term "over the counter service" shall include both customer ordering and the receipt of food, excepting beverages, condiments, utensils, etc., from a order/delivery station or counter remote to the on-site place of consumption; and
- (10) May have as an ancillary or accessory use a full service bar, live or recorded amplified music, floor show and dancing area which is open to the restaurant patrons and general public and is limited to the hours of operation of the principal use restaurant.

**AMENDED DEFINITION – to include a food sales determination clause**

*Restaurant, fast food.* An eating establishment open to the general public of which the principal use is food services including food ordering, food preparation and on-premise food consumption, and which meets all of the following:

- (1) Does not require a membership, cover, or minimum charge for admittance or service during regular or special periods of operation;
- (2) Has sales of prepared and/or packaged foods, in a ready to consume state, in excess of fifty (50) percent of the total gross receipts for such establishment during any month. In determining the portion of sales that can be attributed to the sale of prepared and/or packaged food in a ready to consume state, the following sales shall be included: (i) food prepared in the establishment's kitchen and served as a meal to be consumed on the premises or as a take-out order, (ii) packaged food sold to accompany the meal, and (iii) non-alcoholic beverages sold to accompany the meal. The following shall not be included in the portion of sales that can be attributed to the sales of prepared and/or packaged food in a ready to consume state: (i) mixed alcoholic beverages, including the mixer, (ii) any other alcoholic beverage, (iii) grocery items not ordered and purchased with meals, and (iv) any other product, item, entertainment, service, or gratuity which is not specified in this subsection (2) as a sale to be included in the portion of sales that can be attributed to the sales of prepared and/or packaged food in a ready to consume state. For purposes of determining compliance under this subsection (2), the zoning enforcement officer may utilize and rely upon any routine or special audit report prepared by a department, division of a department, or agency of the State of North Carolina;
- (3) Does not qualify as a conventional restaurant by definition; and
- (4) May have as an ancillary or accessory use a full service bar, live or recorded amplified music, floor show, and dancing area which is open to the restaurant patrons and general public and is limited to the hours of operation of the principal use restaurant.
- (5) The following is not considered a "restaurant, fast food" under this definition.
  - (a) Ancillary or accessory food service for a permitted principal use where such food service is open to the general public such as an employee and/or patron cafeteria or eating area;
  - (b) Temporary food service as part of permitted temporary uses such as carnivals, fairs, street fairs, circuses, athletic events, community events, concerts, nonprofit fund raising events, emergency shelters, and the like; or
  - (c) Any establishment where the preparation of food is merely incidental to the sale of food such as a grocery store or food market and the like.

**AMENDED DEFINITION – to include outdoor amplified sound as an “outdoor activity”**

Restaurant and/or dining and entertainment establishment; outdoor activities. A principal and/or accessory use area associated with or utilized in conjunction with a conventional or fast food restaurant or a dining and entertainment establishment which is intended for the temporary or permanent conduct of activities relative to the sale, transfer or enjoyment of products and/or services to persons located on the business premises and which is open and unenclosed on one (1) or more sides or which is without a complete roof structure. For purposes of this section all areas not constituting “mechanically conditioned area” as determined by the building inspector shall be considered open and unenclosed. Additionally, fences and/or wire or plastic mesh screens absent a functional window shall be considered open and unenclosed for purposes of this section. Use of any amplified outdoor audio sound system including loud speakers, audio speakers or other electronic or mechanical sound transmission devices shall be considered as an “outdoor activity” for purposes of this definition.

**AMENDED DEFINITION – to reference dining and entertainment establishment**

Restaurant and/or dining and entertainment establishment; regulated outdoor activities. Any “restaurant and/or dining and entertainment establishment; outdoor activity”, as defined herein, which is located within three hundred (300) feet, as measured to the closest point, of any residential district, excepting CDF, which allows single-family dwellings as a permitted use.

**EXISTING SECTION – No change (included here for reference only)**

**Sec. 9-4-84. Specific criteria.**

The board of adjustment may grant permission for the establishment of the uses listed under section 9-4-85 subject to the specific criteria set forth under section 9-4-86 and any conditions which the board may deem necessary to satisfy the general criteria set forth in section 9-4-81.

**AMENDED SECTION – include new subsection (f)1**

**Sec. 9-4-85. Listed uses--Index.**

(f)1. Dining and entertainment establishments.

**AMENDED SECTION – include new subsection (f)1 applicable to dining and entertainment establishments that are subject to special use permit approval of the board of adjustment – applies only to the MS, MO, MCG, MCH, OR, CD, CDF, and CN zones**

**Sec. 9-4-86. Same--Specific criteria.**

(f)1. Dining and entertainment establishments.

- (1)(a) A special use permit for a dining and entertainment establishment is subject to revocation in accordance with the provisions of this subsection (f)1. Nothing herein shall prohibit or restrict the authority of the board of adjustment to rescind or revoke a special use permit for a dining and entertainment establishment in accordance with the provisions of section 9-4-83.
- (b) An annual review shall be conducted by the director of community development or his authorized representative of a dining and entertainment establishment which has received a special use permit for the purpose of determining and ensuring compliance with applicable laws, codes, and ordinances including, but not limited to, noise regulations, litter control regulations, fire codes, building codes, nuisance and public safety regulations, and special use permit conditions of approval. The findings of the director of community development or his authorized representative as a result of this annual review shall be compiled in a written staff report.
- (c) At a meeting of the board of adjustment, the director of community development or his authorized representative shall present to the board of adjustment the staff report of a dining and entertainment establishment for which the annual review includes a finding of one or more instances of non-compliance with applicable laws, codes, and ordinances including, but not limited to, noise regulations, litter control regulations, fire codes, building codes, nuisance and public safety regulations, and special use permit conditions of approval. The special use permit holder as specified under subsection (4) below shall be provided notice of the meeting and a copy of the staff report.
- (d) Based on the staff report, the board of adjustment, by a majority vote, may either determine that a rehearing is not required for the special use permit or order a rehearing on the special use permit. An order for a rehearing shall be based upon a determination by the board of adjustment that either (i) the use of the property is inconsistent with the approved application, (ii) the use is not in full compliance with all specific requirements set out in Title 9, Chapter 4 of the Greenville City Code, (iii) the use is not compliant with the specific criteria established for the issuance of a special use permit including conditions and specifications, health and safety, detriment to public welfare, existing uses detrimental, injury to properties

or improvements, and nuisance or hazard, or (iv) the use is not compliant with any additional conditions of approval established by the board and set out in the order granting the permit. The rehearing shall be in the nature of, and in accordance with the requirements for a hearing upon a special use permit application. After the rehearing and in accordance with the provisions of section 9-4-81, the board of adjustment may grant a special use permit with conditions imposed pursuant to this subsection (f)1 and section 9-4-82 or deny the special use permit. The grant or denial of the special use permit by the board of adjustment after the rehearing shall constitute a revocation of the previously granted special use permit for a dining and entertainment establishment.

- (e) The requirements and standards set forth in this subsection (f)(1) are in addition to other available remedies and nothing herein shall prohibit the enforcement of applicable codes, ordinances and regulations as provided by law.
- (2) The owner(s) and operator(s) of a dining and entertainment establishment shall collect and properly dispose of all litter and debris generated by their establishment or patrons immediately following the closure of business or not later than 7:00 AM each morning following any period of operation. All litter or debris shall be collected from within the boundaries of the establishment, associated parking areas, adjacent sidewalks and public right-of-ways or other adjacent public property open to the public. In addition, the owner(s) and operator(s) of a dining and entertainment establishment shall comply with the provisions of Title 11, Chapter 9, of the City Code entitled Litter Control in Parking Lots.
- (3) In addition to subsection (2) above, the board of adjustment may establish specific and reasonable litter and trash mitigation standards or requirements.
- (4) The special use permit shall be issued to the property owner as listed on the tax records of the county. When the ownership of any property, which has a special use permit for a dining and entertainment establishment, is transferred to a new owner by sale or other means, the new owner shall sign and file with the office of the director of community development an acknowledgement of the rights, conditions and responsibilities of the special use permit prior to operation of the use under the permit. The acknowledgement shall be made on forms provided by the planning office.
- (5) May require a membership, cover, or minimum charge for admittance or service during regular or special periods of operation;
- (6) Weekdays. Except as further provided under subsection (8) below, dining and entertainment establishments shall not have amplified audio entertainment after 11:00 PM each Monday, Tuesday, Wednesday, and Thursday night or before 11:00 AM of the next day. For purposes of this section “amplified audio entertainment” shall mean any type of music or

other entertainment delivered through and by an electronic system, provided however televisions operating with no amplification other than their internal speakers or televisions connected to a master sound system operating at low amplification and indoor background music system operating at a low amplification and not intended as a principal form of entertainment shall not be deemed amplified audio entertainment;

- (7) Weekends. Except as further provided under subsection (8) below, dining and entertainment establishments shall not have amplified audio entertainment after 2:00 AM each Friday and Saturday night or before 11:00 AM of the next day, and shall not have amplified audio entertainment after 11:00 PM each Sunday night or before 11:00 AM of the next day. For purposes of this section “amplified audio entertainment” shall mean any type of music or other entertainment delivered through and by an electronic system, provided however televisions operating with no amplification other than their internal speakers or televisions connected to a master sound system operating at low amplification and indoor background music system operating at a low amplification and not intended as a principal form of entertainment shall not be deemed amplified audio entertainment;
- (8) Special period of operation. The allowable period of amplified audio entertainment may be extended, at the option of the owner/operator, from the times specified under subsections (6) and (7) above to not later than 2:00 AM or before 11:00 AM of the next day on the following day: December 31<sup>st</sup> (New Years Eve).
- (9) Shall have sales of prepared and/or packaged foods, in a ready to consume state, in excess of thirty (30) percent of the total gross receipts for such establishment during any month. In determining the portion of sales that can be attributed to the sale of prepared and/or packaged food in a ready to consume state, the following sales shall be included: (i) food prepared in the establishment’s kitchen and served as a meal to be consumed on the premises or as a take-out order, (ii) packaged food sold to accompany the meal, and (iii) non-alcoholic beverages sold to accompany the meal. The following shall not be included in the portion of sales that can be attributed to the sales of prepared and/or packaged food in a ready to consume state: (i) mixed alcoholic beverages, including the mixer, (ii) any other alcoholic beverage, (iii) grocery items not ordered and purchased with meals, and (iv) any other product, item, entertainment, service, or gratuity which is not specified in this subsection as a sale to be included in the portion of sales that can be attributed to the sales of prepared and/or packaged food in a ready to consume state. A membership, cover, or minimum charge for admittance or service shall not be included in either the total gross receipts for such establishment or in the portion of sales that can be attributed to the sale of prepared and/or packaged food in a ready to consume state. For purposes of determining compliance under this subsection, the zoning enforcement officer may utilize and rely upon any routine or special audit

report prepared by a department, division of a department, or agency of the State of North Carolina;

- (10) Records related to the sale of prepared and/or packaged food in a ready to consume state and the sale of all other products and services shall be maintained on premises for not less than one (1) year and shall be open for inspection or audit at all reasonable hours during any period of establishment operation by the zoning enforcement officer. The zoning enforcement officer may view the records on the premises of the establishment or may request copies of such written records be delivered to the city. Records of sales of prepared and/or packaged food in a ready to consume state and the sale of all other products and services shall be filed separate and apart from all other records maintained on the premises. The requirements of this subsection shall be for the purpose of determining compliance with subsection (9) above. Failure to provide all records required by this subsection in a timely manner, to be determined by the city, upon written request of the zoning enforcement officer shall constitute a violation of the zoning regulations.
- (11) A lighting plan shall be submitted to the director of community development, or authorized agent for review and approval and lighting fixtures shall be installed and maintained pursuant to such approved plan which illuminates all exterior portions of the building, lot area and parking lot as determined appropriate by the director of community development, or authorized agent. Lighting shall be located and shielded to prevent the light cone of all exterior fixtures from encroaching beyond the property boundary line and into any adjacent public right-of-way, property or dwelling. Required or additional optional lighting shall comply with this subsection and section 9-4-104.
- (12) A parking plan which conforms to the provisions of Article O., Parking, shall be submitted to the director of community development, or authorized agent for site plan review and approval in accordance with the provisions of the Land Development Administrative Manual. The exemption provisions of section 9-4-243(2) shall not apply to a dining and entertainment establishment and each establishment shall provide all required parking spaces specified under section 9-4-252 on-site or in an approved remote parking facility in accordance with section 9-4-250.
- (13) No dining and entertainment establishment located in a CN (neighborhood commercial) district shall contain more than 7,000 total square feet of mechanically conditioned floor area, including but not limited to any activity area, kitchen, restroom, interior walk-in storage room, hallway, foyer, bar and serving station, seating area, dance floor, and sound stage.
- (14) No dining and entertainment establishment located in a CN (neighborhood commercial) district shall be located within a two-hundred (200) foot radius of an existing or approved dining and entertainment establishment located

within any CN (neighborhood commercial) district as measured from the nearest lot line.

- (15) When a dining and entertainment establishment (i) is located within five-hundred (500) foot radius, including street right-of-ways, of a residential zoning district as measured from the building or structure containing a dining and entertainment establishment to the nearest residential zoning district boundary, and (ii) such establishment provides or utilizes amplified audio entertainment as defined herein after 11:00 PM on any day, such establishment shall be subject to a security requirement during and after such period of amplified audio entertainment as follows:
- a. Establishments that have an approved occupancy above 50 but less than 200 total persons as determined by the building inspector shall employ not less than one (1) uniformed off-duty law enforcement officer, or not less than one (1) uniformed security guard provided by a security guard and control profession licensed in accordance with the provisions of Chapter 74C of the North Carolina General Statutes, to patrol the parking lot, and to disperse the crowd, and to direct traffic during the period 11:00 PM to the close of business and later to such time that all patrons and other persons, other than employees, have vacated the premises and associated parking area. The required security personnel shall remain on duty and visible outside the establishment, and shall be accessible to law enforcement officers at all time. This section shall apply regardless of the number of patrons actually within the establishment at the time of amplified audio entertainment.
  - b. Establishments that have an approved occupancy of 200 or more total persons as determined by the building inspector shall employ not less than two (2) uniformed off-duty law enforcement officers, or not less than two (2) uniformed security guards provided by a security guard and control profession licensed in accordance with the provisions of Chapter 74C of the North Carolina General Statutes, to patrol the parking lot, and to disperse the crowd, and to direct traffic during the period 11:00 PM to the close of business and later to such time that all patrons and other persons, other than employees, have vacated the premises and associated parking area. The required security personnel shall remain on duty and visible outside the establishment, and shall be accessible to law enforcement officers at all time. This section shall apply regardless of the number of patrons actually within the establishment at the time of amplified audio entertainment.
  - c. For purposes of this section the term “residential zoning district” shall include the following districts: RA20, R6MH, R6, R6A, R6A-RU, R6N, R6S, R9, R9S, R15S, PUD, MR, and MRS.

**AMENDED SECTION – include new subsection (t) applicable to dining and entertainment establishments that are not subject to special use permit approval of the board of adjustment – applies only to the CG, CH, IU, I, PIU AND PI zones (same criteria as applies to special uses)**

**Sec. 9-4-103. Special standards for certain specific uses.**

(t) Dining and entertainment establishment not subject to Article E. Standards and Criteria for Special Uses shall comply with all of the following:

(1) When a dining and entertainment establishment (i) is located within five-hundred (500) foot radius, including street right-of-ways, of a residential zoning district as measured from the building or structure containing a dining and entertainment establishment to the nearest residential zoning district boundary, and (ii) such establishment provides or utilizes amplified audio entertainment as defined herein after 11:00 PM on any day, such establishment shall be subject to a security requirement during and after such period of amplified audio entertainment as follows:

a. Establishments that have an approved occupancy above 50 but less than 200 total persons as determined by the building inspector shall employ not less than one (1) uniformed off-duty law enforcement officer, or not less than one (1) uniformed security guard provided by a security guard and control profession licensed in accordance with the provisions of Chapter 74C of the North Carolina General Statutes, to patrol the parking lot, and to disperse the crowd, and to direct traffic during the period 11:00 PM to the close of business and later to such time that all patrons and other persons, other than employees, have vacated the premises and associated parking area. The required security personnel shall remain on duty and visible outside the establishment, and shall be accessible to law enforcement officers at all time. This section shall apply regardless of the number of patrons actually within the establishment at the time of amplified audio entertainment.

b. Establishments that have an approved occupancy of 200 or more total persons as determined by the building inspector shall employ not less than two (2) uniformed off-duty law enforcement officers, or not less than two (2) uniformed security guards provided by a security guard and control profession licensed in accordance with the provisions of Chapter 74C of the North Carolina General Statutes, to patrol the parking lot, and to disperse the crowd, and to direct traffic during the period 11:00 PM to the close of business and later to such time that all patrons and other persons, other than employees, have vacated the premises and associated parking area. The required security personnel shall remain on duty and visible outside the establishment, and shall be accessible to law enforcement officers at all time. This section shall apply regardless of the number of patrons actually within the establishment at the time of amplified audio entertainment.

c. For purposes of this section the term “residential zoning district” shall include the following districts: RA20, R6MH, R6, R6A, R6A-RU, R6N, R6S, R9, R9S, R15S, PUD, MR, and MRS.

- (2) The owner(s) and operator(s) of a dining and entertainment establishment shall collect and properly dispose of all litter and debris generated by their establishment or patrons immediately following the closure of business or not later than 7:00 AM each morning following any period of operation. All litter or debris shall be collected from within the boundaries of the establishment, associated parking areas, adjacent sidewalks and public right-of-ways or other adjacent public property open to the public. In addition, the owner(s) and operator(s) of a dining and entertainment establishment shall comply with the provisions of Title 11, Chapter 9, of the City Code entitled Litter Control in Parking Lots;
- (3) May require a membership, cover, or minimum charge for admittance or service during regular or special periods of operation;
- (4) Weekdays. Except as further provided under subsection (6) below, dining and entertainment establishments shall not have amplified audio entertainment after 11:00 PM each Monday, Tuesday, Wednesday, and Thursday night or before 11:00 AM of the next day. For purposes of this section “amplified audio entertainment” shall mean any type of music or other entertainment delivered through and by an electronic system, provided however televisions operating with no amplification other than their internal speakers or televisions connected to a master sound system operating at low amplification and indoor background music system operating at a low amplification and not intended as a principal form of entertainment shall not be deemed amplified audio entertainment;
- (5) Weekends. Except as further provided under subsection (6) below, dining and entertainment establishments shall not have amplified audio entertainment after 2:00 AM each Friday and Saturday night or before 11:00 AM of the next day, and shall not have amplified audio entertainment after 11:00 PM each Sunday night or before 11:00 AM of the next day. For purposes of this section “amplified audio entertainment” shall mean any type of music or other entertainment delivered through and by an electronic system, provided however televisions operating with no amplification other than their internal speakers or televisions connected to a master sound system operating at low amplification and indoor background music system operating at a low amplification and not intended as a principal form of entertainment shall not be deemed amplified audio entertainment;
- (6) Special period of operation. The allowable period of amplified audio entertainment may be extended, at the option of the owner/operator, from the times specified under subsections (4) and (5) above to not later than 2:00 AM or before 11:00 AM of the next day on the following day: December 31<sup>st</sup> (New Years Eve).

- (7) Shall have sales of prepared and/or packaged foods, in a ready to consume state, in excess of thirty (30) percent of the total gross receipts for such establishment during any month. In determining the portion of sales that can be attributed to the sale of prepared and/or packaged food in a ready to consume state, the following sales shall be included: (i) food prepared in the establishment's kitchen and served as a meal to be consumed on the premises or as a take-out order, (ii) packaged food sold to accompany the meal, and (iii) non-alcoholic beverages sold to accompany the meal. The following shall not be included in the portion of sales that can be attributed to the sales of prepared and/or packaged food in a ready to consume state: (i) mixed alcoholic beverages, including the mixer, (ii) any other alcoholic beverage, (iii) grocery items not ordered and purchased with meals, and (iv) any other product, item, entertainment, service, or gratuity which is not specified in this subsection as a sale to be included in the portion of sales that can be attributed to the sales of prepared and/or packaged food in a ready to consume state. A membership, cover, or minimum charge for admittance or service shall not be included in either the total gross receipts for such establishment or in the portion of sales that can be attributed to the sale of prepared and/or packaged food in a ready to consume state. For purposes of determining compliance under this subsection, the zoning enforcement officer may utilize and rely upon any routine or special audit report prepared by a department, division of a department, or agency of the State of North Carolina;
- (8) Records related to the sale of prepared and/or packaged food in a ready to consume state and the sale of all other products and services shall be maintained on premises for not less than one (1) year and shall be open for inspection or audit at all reasonable hours during any period of establishment operation by the zoning enforcement officer. The zoning enforcement officer may view the records on the premises of the establishment or may request copies of such written records be delivered to the city. Records of sales of prepared and/or packaged food in a ready to consume state and the sale of all other products and services shall be filed separate and apart from all other records maintained on the premises. The requirements of this subsection shall be for the purpose of determining compliance with subsection (7) above. Failure to provide all records required by this subsection in a timely manner, to be determined by the city, upon written request of the zoning enforcement officer shall constitute a violation of the zoning regulations.
- (9) A lighting plan shall be submitted to the director of community development, or authorized agent for review and approval and lighting fixtures shall be installed and maintained pursuant to such approved plan which illuminates all exterior portions of the building, lot area and parking lot as determined appropriate by the director of community development, or authorized agent. Lighting shall be located and shielded to prevent the light cone of all exterior fixtures from encroaching beyond the property boundary

line and into any adjacent public right-of-way, property or dwelling. Required or additional optional lighting shall comply with this subsection and section 9-4-104.

- (10) A parking plan which conforms to the provisions of Article O., Parking, shall be submitted to the director of community development, or authorized agent for site plan review and approval in accordance with the provisions of the Land Development Administrative Manual. The exemption provisions of section 9-4-243(2) shall not apply to a dining and entertainment establishment and each establishment shall provide all required parking spaces specified under section 9-4-252 on-site or in an approved remote parking facility in accordance with section 9-4-250.

**AMENDED SECTION – include new subsection (o)1 concerning records retention (applicable to conventional and fast food restaurants in any zone)**

(o)1. Restaurant; conditional and/or restaurant; fast food records retention requirement.

- (1) Records related to the sale of prepared and/or packaged food in a ready to consume state and the sale of all other products and services shall be maintained on premises for not less than one (1) year and shall be open for inspection or audit at all reasonable hours during any period of establishment operation by the zoning enforcement officer. The zoning enforcement officer may view the records on the premises of the establishment or may request copies of such written records be delivered to the city. Records of sales of prepared and/or packaged food in a ready to consume state and the sale of all other products and services shall be filed separate and apart from all other records maintained on the premises. The requirements of this section shall be for the purpose of determining the portion of sales attributed to the sale of prepared and/or packaged food in a ready to consume state. Failure to provide all records required by this section in a timely manner, to be determined by the city, upon written request of the zoning enforcement officer shall constitute a violation of the zoning regulations.

**Sec. 9-4-252. Schedule of required parking spaces.**

**AMENDED SECTION – to delete reference to the number of employees and specify applicable activity area for purposes of determining the minimum number of parking spaces**

(50) Public or private club

1 space for every 50 square feet of activity area including any dining area, hallway, foyer, dance floor, bar and other area accessible by the patrons of the establishment.

**NEW SECTION – parking standard for new use (same as public/private club)**

(50)1. Dining and entertainment establishment

1 space for every 50 square feet of activity area including any dining area, hallway, foyer, dance floor, bar and other area accessible by the patrons of the establishment.

**Sec. 9-4-78. Table of Uses. (proposed: S = special use and P = permitted use)**

**NEW SECTION m(1) – DINING AND ENTERTAINMENT ESTABLISHMENT  
TABLE OF USE LISTING**

		(6) Recreational/Entertainment.																																			
USE		LU C#	R A 20	R 15	R 9	R S	R 6	R 6	R N	R 9	R 6	R 6	R H	M I	M S	M O	M C	M G	M R	M C	M H	M R	S	OR	O	CD	CD	DF	CG	CN	CH	IU	I	PI	U	PI	
m	Public or private club	4																									S	S	S		S						
m (1)	Dining and entertainment establishment (see also Section 9-4-103)	4													S	S	S		S					S		S	S	P	S	P	P	P	P	P	P	P	

**AMENDED SECTION j – RESTAURANT AND/OR DINING AND ENTERTAINMENT ESTABLISHMENT; REGULATED OUTDOOR ACTIVITIES TABLE OF USE LISTING**

		(10) Retail Trade.																																		
USE		LU C#	R A 20	R 15	R 9	R S	R 6	R 6	R N	R 9	R 6	R 6	R H	M I	M S	M O	M C	M G	M R	M C	M H	M R	S	OR	O	CD	CD	DF	CG	CN	CH	IU	I	PI	U	PI
h.	Restaurant; conventional (see also Section 9-4-103)	3													S	S	P		P				S			P	P	P	P	P	P	P	P	P	P	P
i.	Restaurant; fast food (see also Section 9-4-103)	4														S	P		P								P	P	P	S	P	P	P	P	P	P
j.	Restaurant and/or dining and entertainment establishment; regulated outdoor activities	4													S	S	S		S					S		S	S	S	S	S	S	S	S	S	S	S

## TRUNA Letter (1-29-09) questions and comments excerpt concerning the 2/4/09 draft dining and entertainment establishment ordinance

City staff comments are included below in blue type (2/26/09).

1. We request that the ordinance be amended to state that *"special use permits for operation of dining and entertainment establishments shall not transfer upon sale of the business."*

**Staff comments** - Termination of a business due to the sale of real estate, sale of the business or other transfer of business or property interest is not an option under the zoning law.

2. We request that the ordinance be amended to state that *"dining and entertainment establishments permitted by special use in zone CN shall not be located within 200 feet from another dining and entertainment establishment"*

**Staff comments** - The draft (2/4/09) ordinance includes a 200 foot spacing requirement for dining and entertainment establishments located in the CN district.

3. We support the draft ordinance criteria that amplified music be allowed until 12:00 a.m. on Fridays and Saturdays (as in the draft ordinance but to include holidays, in agreement with Mr. Spengeman's request). We request that the draft ordinance be amended to state that *"dining and entertainment establishments approved by special use in the CN zone shall not have amplified audio entertainment after 11:00 PM each Sunday, Monday, Tuesday, Wednesday and Thursday. "*

**Staff comments** - The draft (2/4/09) ordinance includes an 11:00 PM amplified entertainment cut-off time for the period Sunday through Thursday. [The applicant requests that the cut-off time be changed to 12:00 PM for the period Sunday through Thursday]

The draft (2/4/09) ordinance includes a 2:00 AM amplified entertainment cut-off time for the period Friday through Saturday. [The applicant requests that the cut-off time be 2:00 AM for that period]

Per City Council direction staff was given 3 goals to accomplish in the development of the draft ordinance. One of the goals was that the Unk's establishment should be allowed to continue as a viable business. A strict entertainment cut-off limit on Friday and Saturday was not included due to the fact that such restriction would have a reasonably expected detrimental impact on the viability of the establishment according to the owner/operator.

4. We request that the ordinance be amended to state that *"dining and entertainment establishments authorized by the fire marshal for occupancy up to 100 patrons may be allowed in CN zones by special use permit approval of the Board of adjustment"* Establishments of greater size may be appropriate in other zones. We recommend that *"dining and entertainment establishments of 100 to 200 patrons be allowed by special use permit approval of the board of adjustment in the M~ MD, MCG, MCH, OR, CD, and CDF zones. "*

**Staff comments** - Per City Council direction staff was given 3 goals to accomplish in the development of the draft ordinance. One of the goals was that the Unk's establishment should be allowed to continue as a viable business. A strict occupancy limit was not included due to the fact that such restriction would have a reasonably expected detrimental impact on the viability of the establishment according to the owner/operator.

5. We request that the ordinance be amended to state that *"issuance of special use permits shall be subject to review by the board of adjustments every six months after issuance. "*

**Staff comments** - The draft (2/4/09) ordinance includes a provision for annual administrative review and board of adjustment permit reconsideration procedures in cases of staff determination of noncompliance with special use permit conditions of approval and/or development, nuisance, trash, noise, and safety codes. This is the same requirement applicable to public/private clubs.

6. We request that the ordinance be amended to state that *"dining and entertainment establishments permitted by special use or by right in zones CN, OR, and CDF shall not employ outdoor amplified sound. "*

**Staff comments** - The draft (2/4/09) ordinance includes an amendment to the definition of "outdoor activities" to include and regulate "outdoor amplified sound". Heretofore, similar requirements are only applicable to restaurants. This is an additional requirement, and will apply to both restaurants and dining and entertainment establishments.

7. We request that the ordinance be amended to state that *"dining and entertainment establishments serving more than 50 but less than 100 patrons shall be required to provide at least one private security officer during hours of operation and one hour after closing. "Establishments serving larger numbers of patrons present greater problems. We recommend that larger "dining and entertaining establishments serving over 100 patrons shall be required to provide at least two private security officers during hours of operation and one hour after closing. "*

**Staff comments** - The draft (2/4/09) ordinance includes an outside security personnel requirement proportional to the maximum occupancy of the establishment during times when the establishment has amplified entertainment after 11:00 PM on any day as follows.

- maximum occupancy limit less than 50 persons – no outside security officer
- maximum occupancy limit of 50 or more persons but less than 200 –  
(1) outside security officer
- maximum occupancy of 200 or more persons – two (2) outside security officers

The security requirement is designed to require qualified outside security personnel in proportion to the maximum number of persons permitted to occupy the building as determined by the building inspector. Qualified security personnel shall be either (i) uniformed off-duty law enforcement officers, or (ii) uniformed security guards provided by a security guard and control profession licensed in accordance with the provisions of Chapter 74C of the North Carolina General Statutes. The security personnel are to patrol the parking lot, and to disperse the crowd, and to direct traffic during the period 11:00 PM to the close of business and later to such time that all patrons and other persons, other than employees, have vacated the premises and associated parking area. The required security personnel shall remain on duty and visible outside the establishment, and shall be accessible to law enforcement officers at all time. This requirement shall apply regardless of the number of patrons actually within the establishment at the time of amplified audio entertainment.



**Tar River University Neighborhood Association**  
408 South Harding Street  
Greenville, N. C. 27858

January 29, 2009

Harry V. Hamilton, Jr.  
Chief Planner  
City of Greenville,  
Greenville, NC 27835

Dear Mr. Hamilton,

Thank you for the opportunity to provide additional comments on the draft ordinance to create a new use called "dining and entertainment establishment."

Representatives of the board met with Mr. Dixon and Mr. Spengeman on January 15 to discuss points of agreement and disagreement regarding the proposed ordinance and the TRUNA Board met last evening to discuss whether the comments and suggestions sent on November 21 should be modified.

As previously stated, TRUNA supports the operation of appropriate businesses in the parcels zoned neighborhood commercial on Jarvis Street. This area has historically been a vital part of our neighborhood. Overton's Market, City Market, a laundromat, an Eckerd's drug store, and Christy's Euro Pub have been well patronized by residents of the neighborhood. We strongly support existing commercial enterprise and commercial redevelopment of appropriate scale and nature at that location.

We are sensitive to the plight of Mr. Spengeman but do not feel a large night club is appropriate at the Jarvis Street location. As stated previously, TRUNA basically supports the draft ordinance prepared by staff that may allow an enterprise of limited scale and impact if it meets criteria for the granting of a Special Use Permit by the Board of Adjustment. After discussions with Mr. Spengeman and reading Mr. Dixon's letter of January 7, we understand his biggest concern is the addition of certain holidays to the list of nights he can have amplified music. We do not object to inclusion of a limited number of holiday nights, e.g. Halloween, New Years Eve, Cinco de Mayo, and St. Patrick's Day. While he asks that amplified music be allowed until 2:00 a.m. on Friday, Saturday, and holiday nights, we support the stipulation in the draft ordinance that the time be until 12:00 a.m. (midnight).

Although Mr. Spengeman and the TRUNA Board agree on most provisions of the draft ordinance, there are a few important items on which we do not. In the spirit of cooperation and moving this forward to resolution, the TRUNA Board has identified the items that are most important to preserving the character of the neighborhood. In order of importance, number one being most important, they are the following.

1. We request that the ordinance be amended to state that *"special use permits for operation of dining and entertainment establishments shall not transfer upon sale of the business."*
2. We request that the ordinance be amended to state that *"dining and entertainment establishments permitted by special use in zone CN shall not be located within 200 feet from another dining and entertainment establishment."*
3. We support the draft ordinance criteria that amplified music be allowed until 12:00 a.m. on Fridays and, Saturdays (as in the draft ordinance but to include holidays, in agreement with Mr. Spengeman's request). We request that the draft ordinance be amended to state that *"dining and entertainment establishments approved by special use in the CN zone shall not have amplified audio entertainment after 11:00 PM each Sunday, Monday, Tuesday, Wednesday and Thursday."*
4. We request that the ordinance be amended to state that *"dining and entertainment establishments authorized by the fire marshal for occupancy up to 100 patrons may be allowed in CN zones by special use permit approval of the board of adjustment."* Establishments of greater size may be appropriate in other zones. We recommend that *"dining and entertainment establishments of 100 to 200 patrons be allowed by special use permit approval of the board of adjustment in the MS, MO, MCG, MCH, OR, CD, and CDF zones."*
5. We request that the ordinance be amended to state that *"issuance of special use permits shall be subject to review by the board of adjustments every six months after issuance."*
6. We request that the ordinance be amended to state that *"dining and entertainment establishments permitted by special use or by right in zones CN, OR, and CDF shall not employ outdoor amplified sound."*
7. We request that the ordinance be amended to state that *"dining and entertainment establishments serving more than 50 but less than 100 patrons shall be required to provide at least one private security officer during hours of operation and one hour after closing."* Establishments serving larger numbers of patrons present greater problems. We recommend that larger *"dining and entertaining establishments serving over 100 patrons shall be required to provide*

*at least two private security officer during hours of operation and one hour after closing."*

If you, other staff, or members of city council have questions or see alternatives which would better accomplish the goal of bringing and sustaining neighborhood-appropriate businesses at this location, we remain open to discussion.

Thank you.

Sincerely,

Chris Mansfield, President  
Tar River University Neighborhood Association

Copy

Merrill Flood  
Dave Holec  
Pat Dunn  
Mildred Council  
Rose Glover  
Max Joyner  
Bryant Kittrell  
Calvin Mercer  
Larry Spell  
Philip Dixon

## Elmhurst/Englewood Neighborhood Association

**President - Richard Crisp**  
**Vice President - Thomas Rouse**  
**Treasurer - Eric Ratcliffe**  
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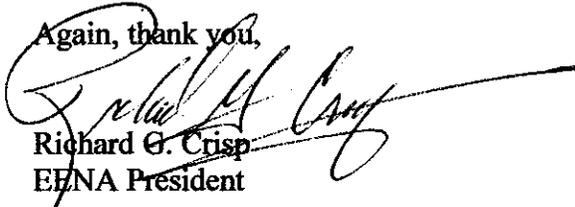
February 27, 2009

Harry Hamilton, Jr.  
Chief Planner  
City of Greenville  
PO Box 7207  
Greenville, NC 27835

Dear Mr. Hamilton,

Thank you for forwarding the current draft of the "dining and entertainment" ordinance amendment for my comments. Where this document does not incorporate all the requests and provisions requested by TRUNA, the clauses covering 1) security personnel, 2) restricted hours for amplified entertainment, 3) exterior lighting requirements, and 4) litter control are a positive step. Any relaxation of any of these restrictions could be viewed as insensitive to the needs and concerns of residential neighborhoods city wide.

Again, thank you,

  
Richard G. Crisp  
EENA President

cc. Chris Mansfield  
Merril Floyd  
Dave Holec  
Calvin Mercer  
Bryant Kittrell

LAW OFFICES  
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February 18, 2009

Harry V. Hamilton, Jr.  
Chief Planner, City of Greenville  
Community Development Department  
PO Box 7207  
Greenville, NC 27835-7207

Re: **Zoning Ordinance Amendment to Create a Dining and Entertainment  
Use Option (Revised Draft dated 2/4/09) - Unk's (07-D-855.9)**

Dear Mr. Hamilton:

As you know I represent Jeremy Spengeman and others trading and d/b/a Unk's Restaurant. As I indicated to you and David A. Holec, City Attorney for the City of Greenville, Mr. Spengeman and I concluded some time ago that the existing Rules and Regulations of the North Carolina State Alcoholic Beverage Control (ABC) Commission relating to the percentage of food sales required to be recognized as a restaurant is 30% and not 50%, as required by the current Ordinances of the City of Greenville. Attorneys for the ABC Commission, and representatives of the faculty of the School of Government at the University of North Carolina at Chapel Hill who advise municipalities, have indicated to me that this ABC rule of 30% of food sales preempts the City Ordinance of the City of Greenville. Moreover, a survey conducted by the Planning Staff of the City of Greenville shows that the vast majority of cities across the state similarly situated use the 30% rule, or have no percentage requirement whatsoever. We believe that were we to pursue this matter in Superior Court or on appeal to the North Carolina Court of Appeals, Unk's would be able to continue to operate as it currently operates without further restrictions.

In the interest of compromise, however, for some period of time now, Mr. Spengeman and I have worked with you and Mr. Holec, and the City of Greenville, and representatives of the Tar River University Neighborhood Association (TRUNA) to try and come up with a reasonable compromise that might protect the interest of the neighbors and the right of Mr. Spengeman and his business partners to continue to operate Unk's at its current location. We have made numerous concessions. We have made several suggestions that we think should be considered, and I am pleased that even the original proposed Ordinance incorporated many of the suggestions that we made in an effort to make the operation of Unk's at this location more palatable and acceptable to the neighborhood. As you know, we tried unsuccessfully several times to have meetings with representatives of the neighborhood.

Harry V. Hamilton, Jr.  
Chief Planner, City of Greenville  
Page 2

When we were finally able to meet in my office with three (3) representatives of the TRUNA Board, we stated on the record that the original draft of proposed Ordinance was 98% acceptable to us, and the representatives of TRUNA indicated that it was 95% acceptable to them. We felt this was a very good beginning. Our input was provided to you and to Mr. Holec, and several of the recommendations that we made were incorporated into a revised draft of the Ordinance dated February 4, 2009, which is 99% acceptable to Mr. Spengeman and his associates. To our surprise, however, when the representatives of the TRUNA Board met with the Board of Directors of TRUNA, apparently there was much more about the original draft Ordinance and the revised draft Ordinance that remains unacceptable to TRUNA than we understood. TRUNA has requested, in its most recent correspondence to you, very substantial changes in the revised Ordinance, which are not acceptable to us.

We are willing to accept the Ordinance in its revised state, so that the revised version of the Ordinance to establish a Dining and Entertainment category is palatable to us, but certainly not perfect. With very minor changes, it would have our full support. It would be important to Mr. Spengeman that the security requirement be clarified in such a way as to require only one (1) outside security officer when the actual occupancy of the premises was one hundred fifty (150) patrons or less, and two (2) outside security officers when the actual occupancy of the premises was from one hundred fifty one (151) patrons to three hundred patrons, and three (3) outside security officers when the actual occupancy of the premises was more than three hundred one (301) patrons. We do not believe it should be based strictly on the maximum occupancy of the premises. The fallacy of this requirement would be that even for a small group of people, even a handful, Mr. Spengeman would be required to have two (2) outside security officers when they are not warranted. A much better approach would be to have the number of security officers be based upon the occupancy of the club at a particular time. Requiring one (1) officer when there are less than one hundred fifty (150) patrons, and two (2) officers when there is from one hundred fifty one (151) patrons to three hundred patrons, and three (3) outside security officers when the actual occupancy of the premises was more than three hundred one (301) patrons would be acceptable to us.

The second minor change that we would like for the City and the Planning & Zoning Commission to consider is, instead of requiring that there be no amplified music after 11:00 p.m. Sunday through Thursday, we would like for there to be amplified music allowed until midnight Sunday through Thursday. This is still a major concession and cut back of the time that is currently allowed for the operation of Unk's, especially on Thursday night. Finally, you were kind enough to modify the initial draft of the Ordinance to allow for amplified music until 2:00 a.m. on New Year's Eve. We would like to extend this to also include Halloween.

With these changes, you would have our full support for the Ordinance. We do not want to have to start a re-negotiation of all the points on which we have worked so hard, over such a long period of time, to achieve.

Harry V. Hamilton, Jr.  
Chief Planner, City of Greenville  
Page 3

We appreciate your efforts to draft a fair and reasonable Ordinance, and appreciate the opportunity to present these suggestions for minor changes. Best wishes.

Sincerely,

DIXON LAW GROUP, PLLC



Phillip R. Dixon

PRD:SC

cc: David A. Holec, City Attorney  
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Mr. Jeremy Spengeman  
t/a Unk's Restaurant  
2406 E. Firetower Road, PO Box 2577  
Greenville, NC 27836

All Members of the City Council  
Patricia C. Dunn, Dunn  
Mildred A. Council, Mayor Pro-Tem  
Rose H. Glover  
Larry Spell  
Calvin Mercer  
Max Joyner, Jr.  
Bryant Kittrell

Item # 3



# City of Greenville, North Carolina

Meeting Date: 3/17/2009  
Time: 6:30 PM

- 
- Title of Item:** Ordinance amending Horizons: Greenville's Community Plan to incorporate by reference the Tar River/University Area Neighborhood Report and Plan.
- Explanation:** As part of the Task Force on Preservation of Neighborhoods and Housing's recommendations, City Council's 2006-2007 Goals, and Horizons: Greenville's Community Plan recommendations, the Community Development Division has prepared the Tar River/University Area Neighborhood Report and Plan. This plan is intended to guide policy and investment decisions for the Tar River/University Area.
- Fiscal Note:** Costs of specific recommendations to be determined prior to the implementation.
- Recommendation:** Staff recommends that the Planning and Zoning Commission recommend approval of the ordinance amending Horizons: Greenville's Community Plan to incorporate by reference the Tar River/University Area Neighborhood Report and Plan.

---

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

**Attachments / click to download**

- [TRUNA Letter of Support](#)
- [Report\\_and\\_Plan\\_750947](#)
- [Plan\\_816246](#)



# Tar River/University Area Neighborhood Report and Plan (08-01)



*Prepared by the Community Development Department  
March, 2009*

## ACKNOWLEDGEMENTS

### Greenville City Council and Administrative Staff

Ms. Pat Dunn, Mayor  
Ms. Mildred Council, Mayor Pro-Tem  
Ms. Rose Glover  
Mr. Larry Spell  
Mr. Calvin Mercer  
Mr. Max Joyner, Jr.  
Mr. Bryant Kittrell

Mr. Wayne Bowers, City Manager  
Mr. Thom Moton, Assistant City Manager  
Ms. Wanda Elks, City Clerk  
Mr. Dave Holec, City Attorney

### Greenville Planning and Zoning Commission

Mr. Bill Lehman, Chairman  
Mr. Dave Gordon, Vice Chairman  
Mr. Len Tozer  
Ms. Shelley Basnight  
Mr. Tim Randall  
Mr. Bob Ramey  
Mr. Don L. Baker  
Mr. James L. Wilson  
Mr. Godfrey B. Bell, Sr.  
Mr. Tony Parker  
Mr. Arthur "Hap" Maxwell

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James Coda, Intern

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# Tar River/University Area Neighborhood Report and Plan (08-01) March, 2009

## **Report**

### **1. Background/Introduction**

In February 2004, the Greenville City Council established an ad hoc citizen Task Force on Preservation of Neighborhoods and Housing. This Task Force was charged with examining the conditions that exist in older, established neighborhoods, determining the impacts of rental properties, and recommending actions that would strengthen and enhance neighborhood vitality. The Task Force recommended 10 neighborhood improvement strategies, including strategy #9: “Develop and adopt Neighborhood Plans to guide public policy and investment decisions in older, established neighborhoods”. These recommendations were submitted to and accepted by the Greenville City Council in December, 2004. The Task Force on Preservation of Neighborhoods and Housing Report to City Council, December 13, 2004 is available on-line at the city’s web page, [www.greenvillenc.gov/departments/communitydevelopment/plans](http://www.greenvillenc.gov/departments/communitydevelopment/plans). The Greenville City Council also has established as one of its 2006-2007 Goals, “Emphasize the importance of neighborhood stabilization and revitalization”. In an effort to achieve this goal, comprehensive neighborhood plans will be prepared and presented to the Planning and Zoning Commission for review and recommendation, and to the City Council for adoption. The adopted plans will be in the form of an amendment to HORIZONS: Greenville’s Community Plan.

### **2. Neighborhood Profile (see map 1)**

The Tar River/University Area, hereafter referred to collectively as “the neighborhood”, is located in the eastern section of the city, and more specifically, south of the Tar River, north of E. 10<sup>th</sup> Street, east of Uptown and west of Greenwood Cemetery. The neighborhood is located in Voting District # 3 and within the city limits. As designated in HORIZONS: Greenville’s Community Plan, the neighborhood is located in Vision Area I. The neighborhood began developing in the early 1900’s with the creation of East Carolina Teachers Training School (ECTTS) in 1907. The neighborhood is composed of numerous subdivisions that have taken place since 1900 and collectively contains a total of 1,642 lots (1,473 residential lots, 70 non-residential lots, and 99 vacant lots) on 586.62 net acres (707.54 total acres). The neighborhood has 19.83 miles (104,708 linear feet) of paved public streets. There is an unimproved section of River Drive between N. Harding and N. Eastern Streets that is publicly dedicated. The average year of construction of single-family dwellings is 1945.

The neighborhood contains the College View Historic District (National Register and Local) and 3 Locally Designated Landmarks.

Below is a break-out of all of the land uses within the neighborhood by number of lots:

Commercial	6
Duplex	353
Fraternity/Sorority Houses	8
Institutional	42
Multi-family lots	142
Parking	10
Recreation	11
Single-family dwellings	970
Utility	1
<u>Vacant lots</u>	<u>99</u>
<b>TOTAL</b>	<b>1,642</b>

As of 1969, portions of the neighborhood were zoned residential (RA20, R9, and R6), office and multi-family (OR) and commercial (CN).

### 3. Index of Report Attachments

Due to shape and size of neighborhood, the attached maps are for illustrative purposes only and can be reproduced in larger sizes.

- Map 1: Voting District and City Limits
- Map 2: Streams and Open Ditches
- Map 3: Topography
- Map 4: Flood Hazard
- Map 5: Aerial Photo
- Map 6: Greenways
- Map 7: Hydric Soils
- Map 8: Impervious Surface
- Map 9: Thoroughfare Plan
- Map 10: Existing Sidewalks
- Map 11: Traffic Calming
- Map 12: Water and Sanitary Sewer Systems (public)
- Map 13: Drainage System (public)
- Map 14: Existing Land Uses
- Map 15: Multi-Family and Duplexes
- Map 16: Owner Units and Rental Units
- Map 17: Building Tax Value
- Map 18: Fire Stations and Routes
- Map 19: Fire Hydrants
- Map 20: Street Light
- Map 21: Cultural Resources
- Map 22: Recreation and Parks and Government Facilities
- Map 23: Focus Areas (HORIZONS)
- Map 24: Code Enforcement Actions
- Map 24a (western section)
- Map 24b (central section)
- Map 24c (eastern section)
- Map 25: Occupancy Investigation

- Map 26: Future Land Use Plan Map (HORIZONS)
- Map 27: Current Zoning
- Map 28: Street Addresses (House Numbers)
- Map 29: Buy-out Properties
- Map 30: ECU STA
- Map 31: GREAT Bus Routes

Other Supplemental Attachments:

- Calls for Police Services and Code Enforcement Actions/Investigations
- Neighborhood Plan Development and Consideration Process Outline
- Issues for Consideration in the Development of Neighborhood Plans
- Citizens Survey Results

## 4. Current Conditions

### A. Natural Environment (see maps 2-6)

The neighborhood is generally bounded by the Tar River to the north, E. 10<sup>th</sup> Street to the south, Uptown to the west and Greenwood Cemetery and Green Mill Run to the east. Green Mill Run is a major tributary to the Tar River and is located within the neighborhood north of E. Tenth Street and east of Forest Hill Circle. Green Mill Run feeds into the Tar River just east of Greenwood Cemetery, provides wooded open space, and is designated as part of the City's adopted Greenway system.

The topography (NGVD) of the neighborhood ranges from a high of 62' to a low of 10' along Green Mill Run. The highest areas are located near the intersection of E. 3<sup>rd</sup> Street and Rotary Avenue and E. 2<sup>nd</sup> and Summit Streets which are both at 62'. The lowest areas are along the Tar River at 12' and Green Mill Run at 10'. The neighborhood ultimately drains to the Tar River.

The Tar River and Green Mill Run contain a regulated flood hazard area including a mapped floodway, 100 and 500-year floodplains. See also Title 9, Chapter 6, Flood Damage Prevention, of the City Code.

In 1999, the City of Greenville was impacted by Hurricane Floyd. Because of its proximity to the Tar River and the topography, the neighborhood was impacted by flood waters where a number of residential structures were severely impacted.

Within the neighborhood, the owners of 48 single-family residences and 8 duplex buildings applied for the Hazard Mitigation Grant Program (Buy-out) with an average of 74.45% damage. Of these, 33 single-family residences and all 8 duplex buildings were purchased by the City. The dwellings/buildings were demolished and the properties are to remain vacant under the Buy-out guidelines.

Through the Buy-out, the City also purchased a portion of the Langston Park Apartment complex that consisted of 2 buildings (16 units) and a portion of Tar River Estates that consisted of 28 buildings (182 units) plus a pool house, three (3) laundry buildings, and a gym. The entire River Oak Apartment complex was purchased that consisted of 2 buildings (24 units) and an apartment building located at 215 Stancill Drive that consisted of 8 units.

There were 45 other residential structures (single-family and duplexes) that were impacted and inspected for storm-related damage. The average damage was 59.36%. These properties were not included in the Buy-out. There may have been other hurricane-related damage reported to private insurance.

There are two (2) large areas with natural growth tree cover in the neighborhood. They are the Green Mill Run corridor and its lateral stream system and along the southern banks of the Tar River just north of Cypress Glen Retirement Center and River Walk Subdivision. These areas also provide limited wildlife habitat. The remaining areas of the neighborhood have little natural growth tree cover. Most tree cover within the area has been as a result of independent residential lot landscaping.

There are numerous opportunities in or within reasonable walking distance for residents in the neighborhood to access greenways. The Tar River and Green Mill Run are designated as a greenway corridor on the official Greenway Master Plan (2004).

There is a trailhead in Greensprings Park for the Green Mill Run Greenway.

The construction of the South Tar River Greenway is slated to begin by March, 2009 with completion within a year of the start of construction. The greenway runs from the Historic Greene Street Bridge, located in the Town Common, to the proposed Beech Street Greenway (which runs south to Green Mill Run). Funding has been secured. At the time of this report, approval of permits and approval by FEMA for an easement across one of the Buy-out properties were lacking. The proposed greenway is 2.9 miles long and will be a paved, multi-use trail that will be handicap-accessible.

There is a planned greenway trail (0.6 miles) along Beech Street to the Tar River consisting of a paved trail. Paved and unpaved portions of the greenway will be 10-12' wide. The greenway is listed a Priority A, which indicates the intended completion of the greenway within 1-2 years. This greenway will provide a connection from the South Tar River Greenway to Greensprings Park where there is a trailhead for the Green Mill Run Greenway. A sewer easement defines the path of the greenway. There are no improvements north of the current terminus of Beech Street at Wildwood Villas.

With the exception of the Green Mill Run corridor, there are no known regulated wetlands located within the neighborhood.

## **B. Land Suitability (see maps 7-8)**

With the exception of the city-owned Buy-out lots, on which development is prohibited, and the pond to the north of River Walk Subdivision, there is no known soil, water table, topological, or other environmental limitations that would prohibit continued residential use of the lots within the neighborhood.

Due to the severe flooding associated with Hurricane Floyd in 1999, especially along the Tar River, the City amended its Flood Damage Prevention Ordinance. The neighborhood is impacted by the floodway, 100 and 500-year floodplains associated with the Tar River. The following are the elevation standards under the current City Code.

## ELEVATION STANDARDS

Use	Elevation
Non-residential and single-family lots over 20,000 square feet	Base Flood Elevation (BFE) plus 1 foot
Duplexes, multi-family and single-family lots less than 20,000 square feet	BFE plus 1 foot or 500-year floodplain elevation, whichever is greater
Manufactured Homes	BFE plus 2 feet

The Tar River, which is adjacent to the neighborhood on the north, flows generally in a southeast direction to the Pamlico Sound. Tar-Pamlico Buffer Protection Rules apply along the Tar River.

Green Mill Run is classified as a regulated stream and is subject to the Tar-Pamlico Buffer Protection Rules and associated stream buffer setback requirements. Pursuant to the Tar-Pamlico buffer rules, no structures or other land-disturbing activity is permitted within 50-feet of the top of the stream bank. While Green Mill Run is generally located south of the Tar River and traverses the city in a west to east direction, it is located near the neighborhood south of E. 10<sup>th</sup> Street, east of Forest Hill Circle and travels in an easterly direction until it connects with the Tar River, just east of Greenwood Cemetery.

Hydric soils (Bb, Ro, Tu, Ly and OS) are mainly located near and along the Tar River and Green Mill Run corridors. Remaining soils within the neighborhood include ExB, NrB, OcB, WaB, CrB, WaC, LnC, AgB, Pa, MaB, AlB and Ch. Neighborhood property soils are suitable for sanitary sewer dependent residential development.

### **C. Transportation (see maps 9-11, 30 and 31)**

The neighborhood has an inter-connected grid street system that provides excellent multi-directional access.

Current ingress and egress to the neighborhood are mainly served by E. 10<sup>th</sup> Street, E. 5<sup>th</sup> Street, Elm Street and East 1<sup>st</sup> Street/Brownlea Drive.

First Street/Brownlea Drive, from Reade Street to its current terminus at E. 6<sup>th</sup> Street, is a city-maintained, existing minor thoroughfare with two (2) travel lanes. First Street becomes Brownlea Drive at the intersection of Warren Street. Future planned improvements include bike lanes, and sidewalks in both travel directions along with inclusion on the GREAT transit system between Woodlawn Avenue and E. 6<sup>th</sup> Street. The existing and future rights-of-way are between 50' - 80'. The Thoroughfare Plan shows a proposed connection extending to the south from the current terminus of Brownlea Drive at E. 6<sup>th</sup> Street to E. 10<sup>th</sup> Street. Due to the environmental constraints and costs associated with any Green Mill Run crossing, most likely this section of Brownlea Drive will not be completed.

Fifth Street, from Evans Street to E. 10<sup>th</sup> Street, is a city-maintained, existing minor thoroughfare with two (2) travel lanes that provides a direct east to west connection through the neighborhood. The segment from Reade Street to Ash Street contains sidewalks and bike lanes within a 50-foot right-of-way in both travel directions. The segment from Ash Street to Beech Street contains sidewalks and bike lanes within a 70-foot right-of-way. The segment from Beech Street to Greensprings Drive has bike lanes within a 70-foot right-of-way. Fifth Street provides direct access to the Uptown area, GREAT transit system stop (Reade Street) and the medical area.

Fifth Street intersects with Elm Street which provides a north to south connection outside of the neighborhood. At the time of this report, sidewalks are located on both sides of E. 5<sup>th</sup> Street from the Uptown area to Oak Street and then continue only on the north side to Beech Street. Bike lanes are located along both the east and west-bound travel lanes on E. 5<sup>th</sup> Street from the Uptown area to Greensprings Park.

Elm Street, from E. 1<sup>st</sup> Street to E. 10<sup>th</sup> Street, is a city-maintained, (Albemarle Street to E. 10<sup>th</sup> Street) existing minor thoroughfare that provides a north to south connection through the neighborhood with two (2) travel lanes within a 50-foot right-of-way recommended for sidewalks and bike lanes in both directions. At the time of this report, there is a sidewalk on the western side of Elm Street between E. 10<sup>th</sup> Street and E. 4<sup>th</sup> Street.

Tenth Street is a state-maintained, existing major thoroughfare, paved street that provides ingress and egress to the neighborhood. There are sidewalks on the north side of E. 10<sup>th</sup> Street from the edge of the ECU campus to Monroe Street and on the south side from Heath Street to Williams Avenue.

The Stantonsburg Road/Tenth Street Connector Project is intended to provide a direct link between PCMH, the medical district, and the Brody School of Medicine and the ECU main campus. At the time of this report, information is still being collected on existing conditions, options suggested by the public, and options based on engineering considerations. Construction is not anticipated prior to 2013 assuming no unexpected delays.

Elm Street, E. 5<sup>th</sup> Street and E. 1<sup>st</sup> Street/Brownlea Drive are collector roads for the neighborhood. There are signalized intersections along Elm Street at 1<sup>st</sup>, 4<sup>th</sup>, 5<sup>th</sup>, and 10<sup>th</sup> Streets and at the Hickory Street and 4<sup>th</sup> Street intersection.

In the neighborhood, the posted public street speed limits range from 25 to 35 miles per hour.

All streets within the neighborhood are publicly dedicated, city-maintained streets with curb and gutter construction and a piped storm drainage system. On-street parking is permitted on all streets however there are restrictions pursuant to the updated Controlled Residential Parking Program. There is only on-street parking on the southern side of E. 5<sup>th</sup> Street between Hilltop Street and the Wahl-Coates Elementary School campus. There is an unimproved section of River Drive between N. Harding and N. Eastern Streets, but will be improved as it is part of the proposed South Tar River Greenway. This section of River Drive will be closed to the vehicular traffic just beyond Woodlawn Avenue Apartments, located at 201 River Drive.

The Tar River/University Neighborhood Association (TRUNA) recently requested the Public Works Department staff to investigate the modification of the City's Controlled Residential Parking Program to provide more on-street parking opportunities for residents in the area near ECU. Residents in this area compete for on-street parking with ECU commuters and visitors.

The modification was adopted by City Council on August 11, 2008. The modification allows residents (owners living in their homes and renters) on certain streets to obtain a parking decal (currently \$5 per year) that allows them to park in an area adjacent to their residences. Residents must provide proof of residency in the designated area. Residents can park their vehicles on designated streets between 8am-5pm Monday-Friday without time constraints. The parking decal does not guarantee a parking space but provides more on-street parking opportunities on a first-come, first-serve basis. The mapped Controlled Residential Parking area is located to the north

and west of the ECU campus. A map of the area is available at the Public Works Department located at 1500 Beatty Street.

Some narrow streets will only have on-street parking on one side to allow for adequate room for the passage of emergency vehicles.

Due to the age of the neighborhood, sidewalks were not required at the time of development but have been added over time. The Public Works Department has not made an evaluation of sidewalks to determine if additional sidewalks are needed in the neighborhood.

There are multiple stop conditions throughout the neighborhood to help discourage cut-through traffic and excessive speed on collector streets. There are speed bumps within the neighborhood between E. 5<sup>th</sup> and E. 10<sup>th</sup> Streets, east of the ECU campus, and west of Forest Hill Circle, specifically on E. 6<sup>th</sup> Street (2), Maple Street (2), and Forest Hill Circle (1).

The main transfer point of the Greenville Area Transit (GREAT) system bus stop is located to the west of the neighborhood along Reade Street between 4<sup>th</sup> and 3<sup>rd</sup> Streets. The current GREAT bus stop includes two (2) shelters and two (2) benches. All GREAT transit system buses begin and end their routes at this stop.

In 2003, GREAT, Pitt Area Transit System (PATS), ECUSTA (Student Transit Authority), PCMH and NCDOT launched a Regional Transit Feasibility Study to examine the need and potential of regionalized transportation services in Pitt County. Through extensive study, it was determined that an intermodal bus transportation center was needed in order to better serve the residents of Pitt County and Greenville. The intermodal (bus) transfer facility or transportation center would make it easier for GREAT buses to connect with Trailways/Greyhounds, ECUSTA, PATS, and taxi cabs. The proposed GREAT Passenger Center is bounded by 8<sup>th</sup> and 9<sup>th</sup> Streets and Evans and Cotanche Streets. The proposed site is close to the ECU campus and Uptown area and provides access for the proposed Stantonsburg Road/10<sup>th</sup> Street connector. The proposed center would require that the current main transfer point of the GREAT bus system on Reade Street move from its current location to the new location. On October 6, 2008, City Council authorized staff to begin acquisition of the approved site of the GREAT Passenger Center.

Currently, a paving condition rating survey, including this area, is being conducted by the Public Works Department to determine if and when street resurfacing is needed.

#### **D. Public Utilities: Water, Sanitary Sewer, Gas and Electric (see map 12)**

Public utilities are provided and maintained by Greenville Utilities Commission (GUC).

All lots within the neighborhood currently have direct access to water, sanitary sewer, gas and electric services of the Greenville Utilities Commission. GUC has identified no significant infrastructure concerns, with regard to the aforementioned utilities, that will affect the current or future level of service.

Electric, telephone, and cable TV service are via overhead lines supported by utility poles located within the public rights-of-way.

### **E. Storm Drainage: Public and Private Storm Water Drainage (see map 13)**

The street drainage system and associated out of right-of-way drainage improvements, including subsurface systems and open channels, and the portions of Green Mill Run located within the city limits, are maintained by the City of Greenville Public Works Department.

Per the current Stormwater Management and Control ordinance, street catch basins are designed for a 2-year storm and the subsurface stormwater system is designed for a 10-year storm. The Tar River is monitored by the Pamlico-Tar Riverkeeper.

During heavy rain storms, some lots experience temporary down-slope flooding.

Due to the limited size of its drainage area at most locations, Green Mill Run storm flow has not impacted any additional structures. Currently, there are no bank destabilization projects being undertaken by the city.

The neighborhood does not contain any private or common storm water detention facility, due to the age of the development.

The Public Works Department has identified no significant infrastructure concerns with regard to the public stormwater drainage system that would affect the current and future level of service of the vehicle travel-ways. All subsurface drainage improvements and open channels are adequate for the ordinance specified design storm.

### **F. Structures and Building Activity (see maps 8, 14, 15)**

The neighborhood is comprised of a variety of uses, including residential, vacant, institutional and commercial. Greenwood Cemetery (city-owned) is located to the east of the neighborhood. The average year of construction of single-family dwellings is 1945.

In a 30-month period (07/1/05 - 12/31/07), there were 39 building permits issued within the neighborhood for alterations and additions. The total recorded permit value of the improvements was \$892,240. There was a permit issued for one new single-family residence. The total 30-month improvements, excluding new construction, were less than 1% of the total 2008 building tax value.

In 2008, the total building (excluding land) tax value in the neighborhood is \$215,189,923.00. The combined land and building (total) tax value in the neighborhood is \$263,128,392.00. At the current city tax rate (\$0.56 per \$100) the total property valuation results in \$1,473,519.00 annual revenue to the city. See Section L. Public Services for a general description of municipal services provided to the neighborhood.

Due to the period of construction, many neighborhood homes do not contain relatively modern conveniences and energy-efficient systems.

At the time of this report, there was one (1) boarded up/dilapidated or abandoned structure (105 North Meade Street) located within the neighborhood.

The 5<sup>th</sup> Street Inn, located at the corner of E. 5<sup>th</sup> and Library Streets, is a bed and breakfast that has operated since 2006. Allowing bed and breakfasts in the neighborhood promotes the adaptive

re-use of older homes. Bed and breakfast inns, where homeowners live on-site, are only allowed in the R6S-zoned section of the Local Historic District subject to a special use permit approved by the Board of Adjustment.

In April, 2008, there was a Special Use Permit approved for a Guest House, requested by ECU, located at 601 E. 5<sup>th</sup> Street. The guest house is for visitors of the university for residential purposes on a short-term basis. There is an additional ECU guest house, Ward Guest House located at 1201 E. 5<sup>th</sup> Street.

#### **G. Socioeconomic (see maps 16, 17)**

Based on a comparison of physical addresses and tax mailing addresses of single-family dwellings, the subject area is approximately 35% owner-occupied and 65% rental property at the time of this report.

According to the U.S. Census Bureau, the 2007 adjusted average (mean) household income in Greenville is \$47,433. The average (mean) family income is \$67,883 and average (mean) non-family household income is \$28,929.

The average (mean) 2008 tax value of homes (single-family only - including lots) in the neighborhood is \$102,479. The average (mean) 2008 tax value of residential homes in Greenville is \$144,896 (including condominiums and townhouses) and \$176,896 (excluding condominiums and townhouses).

The neighborhood contains a mix of housing options, both price and unit type, for transitional housing purposes.

#### **H. Health and Life Safety (see maps 4, 8, 18, 19, 20, 28)**

There are multiple access points into the neighborhood, and the existing interconnected street system affords alternate access routes to the thoroughfare streets. Interconnected public streets also allow public service vehicles (police, fire, sanitation, etc.) alternate routes for ingress and egress into and through the neighborhood.

As illustrated by the City's geographical information system (GIS) coverage for structures and the flood hazard area overlay, 4 single-family dwellings and 17 duplex buildings currently within the neighborhood are located within the floodway of the Tar River, wherein no fill or construction is permitted. Since some structures were purchased via the Buy-out, impact has been minimized as many of the impacted structures have been removed and the property is to remain vacant as required by Buy-out program guidelines. However, there are still residential (single-family, duplex, and multi-family) structures located in the regulatory flood hazard areas.

There are regulatory flood hazard areas (floodway and floodplain) associated with the Tar River and Green Mill Run. As illustrated by the City's geographical information system (GIS) coverage for structures and the flood hazard area overlay, 36 single-family dwellings, 45 duplex buildings and 2 multi-family complexes and 11 multi-family buildings are impacted by the 100-year floodplain. The minimum finished floor elevation requirement for new construction or expansion of a dwelling is base flood (100-year) elevation plus one (1) foot, or the 500-year flood elevation, whichever is greater. The minimum flood elevation varies depending on location along the watercourse.

There were 4,227 calls/actions for the Greenville Police Department and 518 calls/actions for the ECU Police Department in or around the neighborhood in the twelve (12) month period from January, 2007 to December, 2007. There were personal and property crimes recorded during this period including animal complaints (600), disturbing the peace (553), and various parking violations including parking on unimproved surfaces (997). There are additional parking violations (63) through the Code Enforcement Division for parking on unimproved surfaces.

Currently, TRUNA is in the beginning process of re-starting a Community Watch Program.

Fire suppression and rescue services for the neighborhood are primarily provided by City Fire/Rescue Station #1 (Uptown) and City Fire/Rescue Station #6 (E. 10<sup>th</sup> Street) and City Fire/Rescue Station #3 (Charles Boulevard and Red Banks Road), as needed. Stations #1 and #6 can be dispatched separately or simultaneously depending on the type of call. The Fire/Rescue Department provides Paramedic Service which is a higher level of service compared to basic Emergency Medical Technician (EMT) Service. While the neighborhood is accessible via an interconnected street system, fire suppression and rescue services mainly use 1<sup>st</sup>, 5<sup>th</sup>, Eastern and Elm Streets and Brownlea Drive to access the neighborhood. However, all streets are accessible by emergency vehicles. A modification to the City's Controlled Residential Parking Plan was adopted by City Council in 2008. One of the by-products of the modification was to restrict parking on one side of the certain streets which will allow for easier passage of emergency vehicles.

Fire hydrants are located throughout the neighborhood. Recommended hydrant to single-family dwelling separation is 500 or fewer feet. All dwellings are located within the recommended hydrant to dwelling radius. Water pressure and fire flow meets or exceeds the requirements of the city and fire apparatus access roads comply with NC and local Fire Code requirements. The emergency response travel time and distance from the service delivery stations to the furthestmost point in the subdivision are in accordance with recommended standards.

The NC State Fire Code requires annual inspections of fraternity and sorority houses for life safety systems such as, fire alarms, and sprinkler and smoke detection systems. If any of these systems are out of compliance at any time, it is generally required to be serviced the same day. Generally, non-life threatening violations are required to be corrected within 14 days. Annual inspections are performed as a joint effort of the Greenville Fire/Rescue Department and ECU Greek Life.

There are no known hazardous waste/materials (surface and/or underground) sites in the neighborhood. Some of the homes currently utilize, or may have on-site (unsecured) abandoned, underground fuel oil storage tanks that may pose a risk of groundwater contamination. There is an abandoned landfill adjacent to the northeast of Greenwood Cemetery.

The city conducts periodic pest control spraying in the neighborhood. There are no known conditions of rodent infestation associated with any flood hazard area, overgrown lot, standing water, or abandoned structure/vehicle.

Overhead street lights are maintained by GUC on standard (wood) transmission line poles. Currently, there are no plans to place utility lines underground. Changes or additions of street lights are performed by GUC at the City Engineer's request. Street light placement is done in accordance with applicable neighborhood GUC lighting manual standards. Based on the type,

power, and location of the current street lights there have been no substandard (under-lighted) areas identified in the neighborhood based on minimum design standard requirements.

However, there have been complaints from neighborhood residents of under-lighted areas throughout the neighborhood and specifically in and around the City Market Shopping Center. Based on an evaluation by the City Engineer, for this specific area, there is adequate street light coverage, however little to no lighting in and around parking lots and buildings.

At the time of this report a significant number of structures within the neighborhood did not display code compliant address numbers on the dwelling structure. Minimum size house numbers are: single-family and duplex dwellings - four (4) inches high and multi-family dwellings - six (6) inches high. Many dwellings are currently reliant on street-side mail box address numbers, curb painted address numbers, and yard sign address numbers in lieu of having address numbers affixed to the dwelling structure. All dwelling units are coded to the 911 emergency response system.

### **I. Quality of Life (see maps 8, 21, 22, 23)**

The neighborhood has an organized and active property or homeowners' association, entitled TRUNA (Tar River University Neighborhood Area). It was established circa 1979 and had formal by-laws by 1981. The average membership represents 100 households and is composed of approximately 90% homeowners and 10% rental residents in the neighborhood. The association holds two (2) annual neighborhood parties.

The aesthetic quality of public views and the overall general streetscape in the College View Historic District is good due to mature tree cover, paved and adequate driveways, and uniformity of dwelling orientation and setbacks of most dwellings. There are street identification signs for the College View Historic District, however there are no other neighborhood identifiers, such as entrance markers or signage at the other neighborhood street access points, public art or public/common property landscape improvements within the neighborhood that further define community character, identity and sense of place.

Electric and other copper wire services are via overhead utility lines, and lack of pedestrian level street lighting negatively impacts the visual quality of the neighborhood. College View Historic District identification street signs were installed in early 2008.

Some of the lots purchased via the Buy-out are being used as a community garden and an off-leash dog park. The community garden is sponsored by TRUNA and is located at the terminus of Stancill Drive, south of the Tar River. The off-leash dog park is provided by the City and is located at the 1703 River Drive

The neighborhood contains a variety of land uses including Cypress Glen Retirement Center, Wilkerson's Funeral Home, Landmark Convenience Store, several churches, a private school and a public school.

In 2006, the Homebuyer's Assistance in the University Area program was established with the purpose to increase home ownership in the area surrounding ECU. The program was designed to assist potential homebuyers with down payment and closing costs assistance in the purchase of existing or newly constructed houses. Qualified households are eligible for a grant up to 5% of purchase price, not to exceed \$10,000. Funds can be used for gap financing and closing costs

secured with a 10-year soft second mortgage at 0% interest. No re-payment is required unless the house is sold, leased or rented within the 10 year period.

There are several roadsides in or around the neighborhood that are maintained under the Adopt-A-Street program by individuals, organizations and private entities. At the time of this report, sections of 1<sup>st</sup>, 3<sup>rd</sup>, 4<sup>th</sup>, 5<sup>th</sup>, Elm, Summit, Jarvis, Meade, Beech, Biltmore, Student, Maple and Oak Streets, Rotary Avenue, Shady Lane and Forest Hill Circle have been adopted. There are sections of 2<sup>nd</sup>, 3<sup>rd</sup>, 4<sup>th</sup>, 6<sup>th</sup>, Hickory, Willow and Ernul Streets and Stancill Drive that are available for adoption. Many of the adopting organizations are fraternities and sororities.

The neighborhood contains the College View Historic District (local and nationally designated) and three (3) Local Landmarks. These historic properties are protected by overlay zoning which requires any changes to the buildings and/or grounds of these properties to be reviewed by the Greenville Historic Preservation Commission via a Certificate of Appropriateness (COA) application. Generally, repairs and minor changes require a Minor Works Certificate of Appropriateness that can be obtained following staff review without review by the Historic Preservation Commission.

The College View Historic District (256 properties) is an example of well-preserved, primarily residential buildings constructed between 1909 and 1941. The district was established in 1994 by the Greenville City Council. The structures range from modest to more sophisticated house styles. The development of the district was mainly spurred by the creation of East Carolina Teachers Training School (ECTTS) that was created in 1907. Residential development started circa 1910 and quickly became an attractive area for people of all walks of life to live due to its proximity to ECTTS, the central business district and government offices. During many times in history, the district has experienced waves of development dictated by social and economic forces, as well as, expansion of the ECU (formerly ECTTS) campus. Several of the properties within the district are owned by ECU including the ECU Chancellor's Residence. The College View Historic District is also recognized as a National Register Historic District which is an honorary designation and does not regulate the appearance of structures and/or grounds of the properties within the district.

While many property owners enjoy the sense of pride, prestige, and connection to history associated with owning an historic property, there are many tangible benefits of owning an historic property. Owners of properties in National Register Historic Districts may be eligible to apply for federal tax credits for the qualifying rehabilitation of income-producing properties. The State of North Carolina authorizes a 20% credit for those taxpayers who receive the federal credit, which provides investors with a combined 40% credit against eligible project costs. In addition, the state provides a 30% credit for the rehabilitation of non-incoming producing historic properties, including private residences.

Below are descriptions of representative properties in the College View Historic District:

William H. Dail, Jr. House, 605 E. 5<sup>th</sup> Street, is the current ECU Chancellor's Residence. The dwelling was originally built for local prominent businessman, William H. Dail, Jr. and was later purchased by East Carolina Teachers College in 1949 for the use as the President's House. The first East Carolina Teachers Training School's President's house is located at 701 E. 5<sup>th</sup> Street and is now ECU Career Services. The home is a striking example of Renaissance Revival architecture.

Lustron House, 1300 E. 4<sup>th</sup> Street, is a prefabricated porcelain steel house named after the Lustron Corporation. Lustron houses were originally designed to be post World War II mass-produced, pre-fabricated single-family dwellings made of low-maintenance porcelain steel that were geared for “wage workers”. However, due to production issues and higher than expected sales prices only 2,680 units were produced before the company declared bankruptcy in 1950. Currently, there are around 1,500 units that still survive today. The Lustron House located at 1300 E. 4<sup>th</sup> Street is the only house of its type in Greenville.

The neighborhood also contains three (3) local landmarks which are designated by City Council. These properties have the same protection as local historic districts and are subject to the same regulation. These properties are eligible for a 50% deferral of property taxes. Local landmarks can be designated for their significance in history, architecture or cultural importance as well as other aspects.

Below are descriptions of the Local Landmarks in the neighborhood:

Dr. William I. Wooten House, 403 Maple Street, was built circa 1934 as a private residence for Dr. William I. Wooten and is representative of one of the finest 1930’s Colonial Revival residences.

Skinner House, 803 E. 5<sup>th</sup> Street, was built in 1927 as a private residence for Dr. L. C. Skinner and now houses the Sigma Sigma Sigma Sorority and is representative of one of the finest examples of Colonial Revival architecture in the City and in the College View Historic District.

Rotary Club, 809 Johnston Street, was built in 1920 and was the first Rotary-owned club in the world. The Club afforded Greenville’s business and civic leaders a place to meet and share common concerns and a place from which to sponsor and direct their service projects. The building is an architecturally significant example of an early 20<sup>th</sup> century large club buildings.

The neighborhood also contains three (3) mapped archaeological sites. Two (2) archaeological sites (31PT31 and 31PT32) are located east of Warren Street just south of the Tar River. Archaeological site 31PT36 is located along Green Mill Run near Greensprings Park and Wahl-Coates Elementary School.

There are numerous public or common leisure, educational or recreational opportunities within the bounds of the neighborhood or within reasonable walking distance. The closest public leisure, educational, or recreational opportunities are Greensprings Park, Green Mill Run Greenway, the off-leash dog park, the open space area near River Drive and Ash Street that is city-owned, and Woodlawn Park, which are located within the neighborhood. The Town Common, Elm Street Park and Gym, and the main campus of ECU are in reasonable walking distance for most residents.

The Rotary Club of Greenville Noon is a business and service-based organization that has its meeting facility in the neighborhood located at 809 Johnston Street.

Wahl-Coates Elementary School (public) and St. Peter’s Catholic School (private) are located within the neighborhood. St. Peter’s Catholic Church, St. Paul’s Episcopal Church, and St.

James' United Methodist Church are located within the neighborhood and offer various services such as, preschool, afterschool, art classes, and girl scouts.

While River Park North is directly across the Tar River from the neighborhood, it is currently only accessible by vehicle or boat.

The Comprehensive Recreation and Park's Master Plan was adopted by City Council on November 6, 2008. The Plan recommends an additional mini park in the general area between the Tar River and Greensprings Park just west of Greenwood Cemetery and an additional neighborhood park in the general area of the neighborhood.

There is a pond north of the River Walk Subdivision but there are no dedicated easements or rights-of-way that would allow for public access.

As previously mentioned, there is a planned South Tar River Greenway, a proposed Beech Street Greenway and the existing Green Mill Run Greenway.

The main campus of ECU offers several leisure, educational, and recreational opportunities that are within walking distance of most of the neighborhood. A few examples are:

Wright Auditorium is home of the S. Rudolph Alexander Performing Art Series which offers professional performing arts events and regularly hosts concerts by the School of Music and non-campus groups. The S. Rudolph Alexander Performing Art Series offers the Family Fare Series which provides professional theatre for family audiences.

Joyner Library is the largest library on the ECU campus.

Music Library, a branch of Joyner Library, contains the largest collection of music-related materials in eastern North Carolina.

Wellington B. Gray Gallery, is an art gallery located on the ECU campus that is part of the School of Art and Design.

The Uptown Area is located to the west of the neighborhood and is within reasonable walking distance of most of the neighborhood. This area offers a variety of services and entertainment opportunities including banks, restaurants, retail shops, salons/barber shops, and local/federal government offices. Some of the attractions are:

Emerge Art Gallery, 404 Evans Street, is a non-profit arts organization. It has several galleries, a full art center including a pottery facility, a metalsmithing studio, photography classroom, general classrooms, community and student exhibitions. Also, Emerge offers adult and children classes, workshops, and special events and a full children's summer program.

Greenville Museum of Art, 802 Evans Street, is a local attraction for the citizens of Greenville and Pitt County. The museum offers gallery talks and openings, tours, art classes and numerous outreach programs.

Sheppard Memorial Library, 503 Evans Street, is the main location of the library system serving Greenville and Pitt County. There is also a Children's Library on-site.

## **City-Owned Recreation and Parking Facilities located within or in reasonable walking distance in the neighborhood**

Elm Street Park – 2 playgrounds, 6 lighted tennis courts, 1 lighted youth baseball field, 4 picnic shelters with grills, lawn games areas, gymnasium, community center and portions of the Green Mill Run Greenway.

Greensprings Park – picnic shelter and provides a trailhead for the Green Mill Run Greenway.

Green Mill Run Greenway – beginning at Greensprings Park, runs along Green Mill Run Creek, through the Wahl-Coates Elementary School property, across 10<sup>th</sup> Street and through Elm Street Park. This 1.5 mile paved walkway provides a scenic and environmentally friendly walkway and bike path along Green Mill Run for the enjoyment of walkers, runners, bicyclists, and nature enthusiasts.

Greenville Off-Leash Dog Park, 1703 River Drive, opened in August, 2007 and is funded by the City of Greenville. This 2 acre park is located on City property that was purchased via the Buy-out program.

Woodlawn Park – ADA accessible playground, picnic shelter, volleyball court and outdoor basketball goal.

Town Common – Greenville Toyota Amphitheater, Historic Greene Street Bridge (Town Creek Bridge), 1,500' esplanade along the Tar River, South Tar River Greenway (under construction), boat access, walking trails, veteran's memorial, and millennium sundial.

Historic Greene Street Bridge – relocated and installed at the Town Common in 2005. This project was funded with NCDOT Enhancement Grant and city funds. This bridge originally provided a link from the south side of Greenville to the north across the Tar River and was originally dedicated to the veterans of WWI by the Ladies Auxiliary. It serves as the western trail head for the South Tar River Greenway.

South Tar River Greenway, Phase I – from the Historic Greene Street Bridge to the Beech Street Greenway. Construction is slated to begin by no sooner than March, 2009. The greenway is 2.9 miles of 10' wide-paved, multi-use trail that will be handicap-accessible.

Buy-out lots - maintained by the Public Works Department unless leased by outside individuals/entities. The City purchased 33 single-family and 8 duplex lots in the neighborhood. Of these, 44 lots are maintained by the City of Greenville and 8 lots are leased to individuals and TRUNA. At the time of this report, some of these lots are being used for the TRUNA-sponsored community garden and the off-leash dog park.

Buy-out Property Statistics (within neighborhood only)

### Multi-family

Langston Park Apartments (2 buildings [16 units])

Tar River Estates Apartments (28 buildings [182 units], pool house, 3 laundry buildings, and gym)

River Oak Apartments (2 buildings [24 units])  
Stancill Street Apartments (8 units – entire complex)

Single-family and duplex dwellings

Total: 93 (single-family and duplex that were inspected for storm-related damage)  
74.45%-average damage of properties that applied for the Buy-out  
48 applied for the Buy-out (single-family& duplex)  
41 purchased via the Buy-out  
7 withdrawn (owner elected not to participate in Buy-out Program)  
45 (single-family and duplex) inspected for damage that did not apply for the Buy-out  
59.36% average damage

There may have been other hurricane-related damage reported to private insurance.

ECU-owned properties within the neighborhood (all of these properties are located in the College View Historic District):

Chancellor's Residence, 605 E. 5<sup>th</sup> Street, is the current residence of the ECU Chancellor.  
Career Services, 701 E. 5<sup>th</sup> Street, primary purpose is to assist and guide students and alumni in their career quest.

Taylor-Slaughter Alumni Center, 901 E. 5<sup>th</sup> Street, location of the offices of Alumni Relations and Institutional Advancement.

Howard House, 1001 E. 5<sup>th</sup> Street, location of the ECU News Bureau and the Public Relations Office.

Facilities Administration, 1001 E. 4<sup>th</sup> Street, location of the main office of Campus Operations which is responsible for maintaining an aesthetically pleasing and safe campus environment.

Facilities Annex, 1004 E. 4<sup>th</sup> Street, is the former dentist office of Dr. O. R. Pearce.

Ward Guest House, 1201 E. 5<sup>th</sup> Street, offers a place for special campus visitors to stay for a short period of time.

University Guest House, 601 E. 5<sup>th</sup> Street, adjacent to the Chancellor's Residence and was recently approved (April, 2008) as a guest house for university visitors.

There are eight (8) sorority/fraternity houses located in the neighborhood.

The Newman Catholic Campus Ministry, 953 E. 10<sup>th</sup> Street, and The Wesley Foundation, 501 E. 5<sup>th</sup> Street, are both located within the neighborhood. Both offer a spiritual home away from home for ECU students, providing services and fellowship through weekly dinners, service projects, spiritual retreats and leadership opportunities. The Wesley Foundation offers apartments for up to 13 students.

While there are no specific external noise generator, there have been complaints about internal noise such as, amplified south and other noise emanating from neighborhood dwelling or adjacent properties. According to available Police Department records, the total number of residential noise violation complaints within the neighborhood received and/or enforcement actions taken within the 13 month period from January, 2007 to February, 2008 were 553 with 2-arrests, 64-unrelated citations, and 48-noises ordinance citations.

The closest commercial/service focus area for residents in the neighborhood is located at the intersection of Jarvis and E.3<sup>rd</sup> Streets. This focus area consists of a grocery store, two (2) restaurants, and a laundromat that provide necessary and convenience services.

The Central Business District (Uptown) is a regional focus area that is located to the west of the neighborhood.

There are two (2) legal non-conforming commercial uses within the neighborhood. The Landmark Store, a convenience store with gasoline sales, is located at E. 5<sup>th</sup> and Ash Street and University Auto Care, a service station, is located at E. 5<sup>th</sup> and Harding Streets are non-conforming uses under the current single-family only zoning.

**J. Code Compliance (Code Enforcement unless otherwise noted) (see maps 24, 24a, 24b, 24c, 24d, and 25)**

In the 13-month period, 1/1/07 - 2/1/08, there were 614 code enforcement-related staff investigations and/or actions in the neighborhood, and there were 140 citations issued during that period.

Code enforcement and selected police investigations/actions were as follows:

Animal complaints (stray, domestic animals and nuisance wildlife): 600 (21-warnings; 25-citations)\*

Parking on unimproved surfaces: 63 (31-citations; 18-warnings) (13%-owner; 87%-rental)

Weeded lots: 261 (22-citations) (15%-owner; 84%-rental; 1%-other)

Disturbing the peace: 553 (2-arrests; 48-citations (noise ordinance); 64-citations (other violations)\*

Public nuisances: 85 (4-citations) (12%-owner; 88%-rental)

Litter/rubbish: 115 (4-citations) (6%-owner; 91%-rental; 3%-other)

Abandoned/junked vehicles: 17 (5-towed) (24%-owner; 70%-rental; 4%-other)

Residential occupancy (3 unrelated rule): 43-complaints (79-citations) (100%-rental)

Minimum housing code: 31 (6%-owner; 94%-rental)

Parking violation (GPD): 997 (566-citations; 463-towed - some calls resulted in multiple citations/tows\*

Zoning and land use: 1 (illegal sports ramp – in compliance)

Abandoned structure: 1

Void/Unfounded: 26

\* Information provided for GPD is for the time period from January 2007 to December 2007. These investigations/calls are included in the 4,227 GPD service calls.

**Total citations** from the above categories issued over the report period: 835 (some investigations/calls resulted in multiple citations/tows)

**K. Current and/or Pending Planned Public Improvements**

There are no current and/or pending planned public improvement projects within the neighborhood at the time of this report.

The Greenville Urban Area Thoroughfare Plan proposes the extension of Brownlea Drive from its current terminus at E. 6<sup>th</sup> Street to connect to E. 10<sup>th</sup> Street. However, due to environmental constraints, this portion will most likely not be constructed.

## **L. Public Services**

The neighborhood is located within the Greenville city limits (see map 1).

The City and GUC currently provide the following services to the neighborhood:

- General government, vested in a city council of six (6) members (5 district and 1 at-large) and a mayor elected from the qualified voters. The neighborhood is located in voting district 3.
- Sanitation services including residential (curbside/rear yard) garbage, bulk refuse and yard debris disposal and recycling are provided on a weekly schedule. Vector (malaria/rodent) control and seasonal leaf collection also are provided.
- Street maintenance and traffic services including repair and reconstruction of street travel-ways and street drainage facilities located within the right-of-way of public streets.
- Public drainage system construction and maintenance.
- Fire suppression and life rescue, including paramedic service and transport on a 24-hour basis.
- Police services for the protection of life and property including traffic control and crime investigation on a 24-hour basis.
- Recreation and Parks services including passive open spaces, active recreation facilities and parks.
- Library services and branch facilities.
- Utilities including water, sanitary sewer, gas and electric service, streetlights and stormwater.

Building inspection, minimum housing code, nuisance abatement, zoning and subdivision regulations and related enforcement services are provided within the city limits.

Cable television and telephone service lines are constructed and maintained by Suddenlink and Embarq, respectively.

## **M. Information Technology**

Internet service is available via phone line and cable (copper wire) and satellite connection. Fiber optic and public access wireless internet service is not currently available in the neighborhood. Wireless internet service is provided in the adjacent Uptown area.

## **N. Future Land Use Plan Map Recommendations (HORIZONS) (see map 26)**

The Future Land Use Plan recommends several types of land uses within the neighborhood. The described recommendations are only for the area within the boundary of the neighborhood. Conservation/open space (COS) is recommended along the southern banks of the Tar River, along Green Mill Run (within the neighborhood) and at the locations of Greensprings Park and Woodlawn Park. Commercial (C) is recommended for the general area of the intersection of E. 3<sup>rd</sup> and S. Jarvis Streets – Neighborhood Commercial (CN) recommended. High Density Residential (HDR) is recommended for the area between E. 1<sup>st</sup> and 5<sup>th</sup> Streets, east of the

drainage canal that runs parallel to Reade Street and just west of South Summit Street and for the area south of Brownlea Drive, east of Elm Street and generally north of E. 3<sup>rd</sup> Street. Office/institutional/multi-family (OIMF) is recommended for the area south of E. 5<sup>th</sup> Street, east of Hilltop Street, west of Greensprings Park and north of Green Mill Run. Low density residential (LDR) is recommended south of the Tar River, north of E. 1<sup>st</sup> Street/Brownlea Drive. Medium density residential (MDR) is recommended for the remaining areas in the neighborhood, which is generally south of E. 1<sup>st</sup> Street, north of E. 5<sup>th</sup> Street (until just beyond the ECU main campus and 10<sup>th</sup> Street).

The Future Land Use Plan Map recommendations for adjoining and area properties support a sustainable environment for the neighborhood.

### **O. Zoning Classification(s) (see map 27)**

As the neighborhood has evolved, many of the single-family dwellings have been converted to duplex and multi-family buildings. In an attempt to minimize non-single-family intrusion into a select three hundred-ninety (390)-lot area at the core of the Tar River Neighborhood, the city created the R6N (neighborhood revitalization) district in the early 1980's. The new district limited the total number of duplex and multi-family lots (uses) to not more than fourteen (14%) percent of the total number of lots in the district. Although proven to be problematic over time, this new district served to stem the tide of multi-unit conversion. While the total number of non-single-family uses remained constant, at or near the maximum, the location of multi-occupancy dwellings were allowed to shift within the district. As historically built single-family dwellings, previously converted to duplex use, were rehabilitated and returned to single occupancy, the percentage rule allowed reverse conversion of other dwellings to occur.

In 2005, a significant portion of the neighborhood was rezoned from R6 and R6N (single-family/duplex/multi-family) to R6S (single-family only) and from R9 (single-family/duplex) to R9S (single-family only) as part of the Task Force on Preservation of Neighborhoods and Housing Strategy # 6: "Identify neighborhoods that are predominantly single-family in character, but are zoned in a manner that would permit intrusion of duplex and multi-family uses. Rezone such neighborhoods to prohibit further intrusion."

The current R6S and R9S zones are restricted to single-family dwellings only. However, there are existing duplexes, multi-family and 2 commercial uses that existed prior to the single-family rezoning and have been "grandfathered". "Grandfathered" uses may remain provided such uses are not abandoned for more than 6 months.

The remaining sections of the neighborhood are zoned: R9, R6, OR, CN, PUD.

The goal of the single-family zoning is to provide an added measure of neighborhood stability and to demonstrate the city's commitment to single-family neighborhood preservation as part of a comprehensive housing revitalization strategy. The prior R6 and R6N zoning allowed single-family and duplex dwellings, and multifamily development and the prior R9 zoning allowed single-family and duplex dwellings. The remaining portions of the neighborhood are zoned R6 (single-family/duplex/multi-family) that contains Tar River Estates, Wilson Acres, Cypress Glen Retirement Center, PUD that contains Wesley Commons, CN that contains the City Market Center and Unk's Restaurant, and OR that contains Wahl-Coates Elementary School, Greensprings Park, and Wilkerson's Funeral Home.

The current zoning map designations for the neighborhood and area properties support a sustainable environment for the neighborhood.

Zoning District Standards for R6S, R9S, and R9 zoning districts.

Select R6S Zoning Standards (minimums per Title 9, Chapter 4, Article F of the City Code)

Lot size: 6,000 square feet

Front setback: 25 feet

Side setback: 8 feet

Rear setback: 15 feet

Accessory structure setbacks: 15 feet or less in height - 5 foot rear yard setback;  
15 feet or more in height - 15 foot rear yard setback;  
10 foot separation between accessory structure and dwelling; or  
5 foot separation with 1-hour fire rated assembly

Carports (open and unenclosed): 5 foot side setback

Select R9S Zoning Standards (minimums per Title 9, Chapter 4, Article F of the City Code)

Lot size: 9,000 square feet

Front setback: 25 feet

Side setback: 10 feet

Rear setback: 15 feet

Accessory structure setbacks: 15 feet or less in height - 5 foot rear yard setback;  
15 feet or more in height - 15 foot rear yard setback;  
10 foot separation between accessory structure and dwelling; or  
5 foot separation with 1-hour fire rated assembly

Carports (open and unenclosed): 5 foot side setback

Select R9 Zoning Standards (minimums per Title 9, Chapter 4, Article F of the City Code)

Lot size: 13,500 square feet (duplex); 9,000 square feet (single-family)

Front setback: 25 feet (both)

Side setback: 14 feet; 10 feet (single-family)

Rear setback: 15 feet (both)

Accessory structure setbacks: 15 feet or less in height - 5 foot rear yard setback;  
15 feet or more in height - 15 foot rear yard setback;  
10 foot separation between accessory structure and dwelling; or  
5 foot separation with 1-hour fire rated assembly

Carports (open and unenclosed): 5 foot side setback

Because the R6, CN, OR, and PUD district standards are so varied, those standards are not specifically listed. See Title 9, Chapter 4. Zoning of the City Code.

## 5. Current Condition Assessment based in part on Citizens' Input compiled from the mailed/internet survey (6 below), comments received during the neighborhood information meeting (9 below), and Staff Analysis.

The purpose of the current condition assessment is to the identifying neighborhood strengths and weaknesses and for prioritization of remedial action plans and improvements.

- Scale:**
- 1 = Severe negative neighborhood-wide impact requiring immediate remedial action.
  - 2 = Substantial negative neighborhood-wide impact requiring the immediate development and implementation of a remedial action plan.
  - 3 = Moderate negative neighborhood-wide or localized impact requiring the development and implementation of a remedial action plan.
  - 4 = Positive neighborhood-wide attribute, condition or factor that promotes and/or facilitates sustainability, no remedial action necessary.
  - 5 = Optimal neighborhood-wide attribute, condition or factor that promotes and/or facilitates sustainability, no remedial action necessary.

- A. Natural Environment - 4
- B. Land Suitability - 4
- C. Transportation - 3
- D. Public Utilities - 4
- E. Storm Drainage - 3
- F. Structures and Building Activity - 3
- G. Socioeconomic - 3
- H. Health and Safety - 3
- I. Quality of Life - 2
- J. Code Compliance - 2
- K. Current and/or Planned Public Improvements - 3
- L. Public Services - 4
- M. Information Technology - 3
- N. Future Land Use Plan Map - 4
- O. Zoning - 4

### **Identified Areas for Consideration of Neighborhood Improvement:**

#### C. Transportation – 3

- First Street thoroughfare plan improvements
- Fifth Street thoroughfare plan improvements
- Tenth Street thoroughfare plan improvements
- Brownlea Drive thoroughfare plan improvements
- Elm Street thoroughfare plan improvements
- Sidewalks on one side of all neighborhood collector streets
- Pedestrian access to public transportation

#### E. Storm Drainage - 3

- Localized street intersection flooding

F. Structures and Building Activities - 3

- Aging housing stock, and lack of reinvestment and improvement resulting in competitive disadvantage for continued owner occupancy

G. Socioeconomic - 3

- Comprehensive reinvestment in and continued improvement of the housing stock

H. Health and Safety - 3

- Unsecured underground fuel oil tanks
- Street Lighting
- Posted street addresses
- Park safety (additional lighting)
- Under-lighted areas (specifically near the City Market Shopping Center)

I. Quality of Life - 2

- Neighborhood identifiers, entrance signs, etc.
- Overhead utility lines and services
- Street lighting
- Pedestrian/bike (sidewalk/bike lane) access to services and parks
- Lack of Community Watch Program
- Participation in Adopt-A-Street Program

J. Code Compliance - (CDD Code Enforcement Division unless otherwise noted) - 2

- Minimum housing code
- Abandoned/junked vehicles
- Parking on unimproved surfaces
- Weeded lots
- Public nuisances
- Residential noise violations
- Animal complaints (Police)
- Disturbing the peace (Police)
- Litter/rubbish

K. Current and/or Planned Public Improvements- 3

- Development of a Sidewalk Plan
- Completion of Thoroughfare Plan improvements

M. Information Technology- 3

- Fiber optic services
- Wireless internet

## 6. Survey Results Summary

Household surveys were mailed to property owners and residents, utilizing tax parcel information, requesting their opinion of current neighborhood conditions. Below is the average score of those responses. In total, 449 surveys (233-owners, 165-renters, 32-Cypress Glen Retirement Center and 19-miscellaneous) were returned.

### OWNERS

5 - very satisfied 4 - satisfied 3 - unsatisfied 2 - no interest 1 - N/A or unable to answer

- 3.9 - Convenience to retail shopping
- 3.0 - Convenience to personal services (daycare, etc.)
- 3.3 - Convenience to place of employment
- 3.8 - Accessibility to and from the neighborhood (turning movements and wait times)
- 3.5 - Neighborhood appearance (curb appeal, style and character of homes)
- 3.6 - Neighborhood identification (sense of place)
- 3.0 - Neighborhood organization (home owners' association effectiveness)
- 2.9 - Number of rental properties (percent of rental dwellings)
- 2.9 - Condition of rental properties
- 3.3 - Sidewalks and pedestrian friendly street crossings
- 3.4 - Security of investment (anticipated or realized appreciation in home value)
- 3.3 - Personal safety (personal and property crime)
- 3.5 - External noise (road noise, adjacent incompatible use)
- 3.4 - Internal noise (frequent amplified sound and other noise emanating from neighborhood dwellings or adjacent properties)
- 3.5 - Streetscape appearance (shoulder maintenance, litter and trash)
- 3.6 - Neighborhood lighting quality (street lights, property/building lighting)
- 3.5 - Outdoor environmental quality (natural settings, open spaces)
- 3.7 - Recreational opportunities within or in convenient walking distance of the neighborhood (accessibility to parks, play grounds)
- 3.3 - Convenient and accessible on-street parking
- 3.7 - Street drainage conditions (neighborhood streets and neighborhood entrances)
- 3.9 - Residential lot drainage conditions (your dwelling)
- 3.6 - Neighborhood public street condition and maintenance
- 2.3 - Private parking lot condition and maintenance (for apartments, etc.)
- 2.4 - Convenient access to public (GREAT) transit system stops
- 2.4 - Convenient access to ECU STUDENT transit system stops

Note – The primary area of concerns are convenience to personal services and employment, neighborhood organization, number and condition of rental properties, sidewalk and pedestrian–friendly street crossings, security of investment, personal safety, internal noise, and convenient, on-street parking.

### Does your neighborhood have an organized and active Neighborhood Association?

- 60% - Yes
- 30% - No
- 10% - No answer

**Do you regularly attend meetings of the neighborhood association?**

- 47% - Yes
- 45% - No
- 8% - No answer

**How many years have you lived in this neighborhood?**

- 27% - over 25 years
- 20% - 1 to 5 years
- 14% - 10 to 15 years
- 13% - 5 to 10 years
- 9% - 15 to 20 years
- 8% - 20 to 25 years
- 8% - no answer
- 1% - less than 1 year

17 years on average

Note - Overall, survey responses would indicate that a significant number of homes may, in the near future, be available for owner occupant or rental occupancy due to demographic shift.

**My previous address located outside this neighborhood was:**

- 34% - a Greenville in-city neighborhood
- 22% - a State other than North Carolina
- 21% - a County in North Carolina other than Pitt County
- 9% - no answer
- 7% - a Pitt County out-of-city area (rural subdivision or stand alone rural lot)
- 3% - a Winterville in-city neighborhood
- 3% - a Pitt County city other than Greenville or Winterville
- 1% - a Country other than the United States

**Do you plan on moving out of your current neighborhood in the next 1 to 3 years?**

- 67% - No
- 24% - Yes
- 9% - No answer

**If yes**, check all that apply (consideration or reasons for moving):

Represents the number of time issue was marked as a reason. Some surveys indicated multiple reasons.

- 31 - Security issues (personal or property crime)
- 19 - Quality of life issues (quiet enjoyment, recreational, open spaces, etc...)
- 14 - Employment opportunity in another area
- 11 - Need larger dwelling (bedrooms, bathrooms, yard area, etc.)
- 10 - School system issues
- 7 - Retirement
- 5 - Other

- 4 - Physical condition of current dwelling
- 4 - Prefer a smaller dwelling/yard (less space, less maintenance)
- 3 - Graduation

**Do you have any of these problems [structural, mechanical, electrical, plumbing, etc.] at your current dwelling?**

Of the homeowner surveys received, 45 surveys indicated some type of problem. The responses and windshield survey by staff would indicate that the housing stock is in good physical condition however, due to the period of construction, many houses are in need of upgrades and improvements.

- Frequent poor yard drainage: 16
- Plumbing system problems: 11
- Electrical system problems: 10
- Foundation or structural problems: 8
- Heating and cooling: 8
- Leaking Roof: 7
- Street drainage: 2
- Sewer: 2
- Insects: 1
- Structural: 1

**Do you view your current neighborhood as:**

- 40% - declining
- 33% - stable
- 14% - some improvement
- 6% - nothing
- 3.5% - excellent
- 3.5% - substantial improvement

**Please check the appropriate age range for the person(s) completing this survey.**

- 39% -60 and over
- 34% - 45 – 60 years old
- 19% - 25 – 45 years old
- 5% - 18 – 25 years old
- 3% - No answer

**Which of the following best describes your household?**

Family = 2 or more adults living together (married couple, roommates, etc...)

- 34% - Single occupant (an adult living alone)
- 33% - Family with no children in the household
- 14% - Family with a young child(ren) (infant – 13 years old)
- 10% - No answer
- 8% - Family with an older child(ren) (14 – 18 years old)
- 1% - Family with young and older children

## RENTERS

5 - very satisfied 4 - satisfied 3 - unsatisfied 2 - no interest 1 - N/A or unable to answer

- 3.9 - Convenience to retail shopping
- 2.7 - Convenience to personal services (daycare, etc.)
- 3.5 - Convenience to place of employment
- 4.1 - Accessibility to and from the neighborhood (turning movements and wait times)
- 3.7 - Neighborhood appearance (curb appeal, style and character of homes)
- 3.7 - Neighborhood identification (sense of place)
- 2.2 - Neighborhood organization (home owners' association effectiveness)
- 3.3 - Number of rental properties (percent of rental dwellings)
- 3.4 - Condition of rental properties
- 3.6 - Sidewalks and pedestrian friendly street crossings
- 2.1 - Security of investment (anticipated or realized appreciation in home value)
- 3.4 - Personal safety (personal and property crime)
- 3.7 - External noise (road noise, adjacent incompatible use)
- 3.6 - Internal noise (frequent amplified sound and other noise emanating from neighborhood dwellings or adjacent properties)
- 3.8 - Streetscape appearance (shoulder maintenance, litter and trash)
- 3.6 - Neighborhood lighting quality (street lights, property/building lighting)
- 3.9 - Outdoor environmental quality (natural settings, open spaces)
- 4.1 - Recreational opportunities within or in convenient walking distance of the neighborhood (accessibility to parks, play grounds)
- 3.8 - Convenient and accessible on-street parking
- 3.8 - Street drainage conditions (neighborhood streets and neighborhood entrances)
- 3.7 - Residential lot drainage conditions (your dwelling)
- 3.8 - Neighborhood public street condition and maintenance
- 3.3 - Private parking lot condition and maintenance (for apartments, etc.)
- 2.9 - Convenient access to public (GREAT) transit system stops
- 3.3 - Convenient access to ECU STUDENT transit system stops

Note – The primary area of neighborhood respondent concerns are convenience to personal services, number of condition of rental properties, personal safety, private parking lot condition and maintenance, convenient access to public and ECU Student Transit system stops.

### **Does your neighborhood have an organized and active Neighborhood Association?**

67% - No  
15% - Yes  
18% - No answer

### **Do you regularly attend meetings of the neighborhood association?**

86% - No  
4 % -Yes  
10% - No answer

**How many years have you lived in this neighborhood?**

- 73% - 1 to 5 years
- 9% - 5 to 10 years
- 5% - 10 to 15 years
- 4% - less than 1 year
- 1% - 20 to 25 years
- 1% - over 25 years
- >1% - 15 to 20 years
- 3.3 years on average**

7% - no answer

Note - Overall, survey responses would indicate that a significant number of homes may, in the near future, be available for owner occupant or rental occupancy due to demographic shift.

**My previous address located outside this neighborhood was:**

- 47% - a Greenville in-city neighborhood
- 27% - a County in North Carolina other than Pitt County
- 19% - a State other than North Carolina
- 2.5% - a Pitt County out-of-city area (rural subdivision or stand alone rural lot)
- 1% - a Winterville in-city neighborhood
- >1 % - a Pitt County city other than Greenville or Winterville
- 2.5% - no answer

**Do you plan on moving out of your current neighborhood in the next 1 to 3 years?**

- 64% - No
- 35% - Yes
- 1% - No answer

**If yes**, check all that apply (consideration or reasons for moving):

Represents the number of time issue was marked as a reason. Some surveys indicated multiple reasons.

- 54 - Employment opportunity in another area
- 33 - Security issues (personal or property crime)
- 27 - Quality of life issues (quiet enjoyment, recreational, open spaces, etc...)
- 26 - Need larger dwelling (bedrooms, bathrooms, yard area, etc.)
- 26 - Graduation
- 20 - Physical condition of current dwelling
- 8 - School system issues
- 3 - Prefer a smaller dwelling/yard (less space, less maintenance)

**Do you have any of these problems [structural, mechanical, electrical, plumbing, etc.] at your current dwelling?**

Of the renters surveys received, 73 surveys indicated some type of problem. The responses and windshield survey by staff would indicate that the housing stock is in good physical condition however, due to the period of construction, many houses are in need of upgrades and improvements.

Heating and cooling: 30  
Plumbing system problems: 25  
Frequent poor yard drainage: 17  
Foundation or structural problems: 15  
Leaking Roof: 15  
Electrical system problems: 14  
New renovations: 4  
Insects: 2  
Energy efficiency: 2

**Would you consider purchasing a dwelling in this neighborhood?**

55% - No  
37% - Yes  
8% - No answer

**Do you view your current neighborhood as:**

47% - stable  
30% - declining  
16% - some improvement  
3.5% - excellent  
2.5% - substantial improvement  
1% - no answer

**Please check the appropriate age range for the person(s) completing this survey.**

44% - 18 – 25 years old  
31% - 25 – 45 years old  
11% - 60 and over  
10% - 45 – 60 years old  
1% - Under 18 years old  
3% - No answer

### Which of the following best describes your household?

Family = 2 or more adults living together (married couple, roommates, etc...)

- 47% - Single occupant (an adult living alone)
- 43% - Family with no children in the household
- 5% - Family with a young child(ren) (infant – 13 years old)
- 2% - Family with an older child(ren) (14 – 18 years old)
- 3% - No answer

Most survey responses from Cypress Glen Retirement Center stated that their comments pertained to Cypress Glen. Therefore, these survey responses were not included.

Due to the limited numbers of surveys received from miscellaneous sources (sororities, churches, etc) no meaningful statistics could be derived.

### **7. HORIZONS: Greenville’s Community Plan (2004) Recommendations: (see also map 27)**

#### **Vision area**

The neighborhood is located in Vision Area I, East Central.

The following are Management Actions for Vision Area F, which are related to this specific neighborhood:

- I2. Preserve the historical, architectural, and single-family character of the College View and University neighborhood.
- I5. Develop and implement a tree planting plan – College View neighborhood, 10<sup>th</sup> Street, and Charles Boulevard.
- I8. Extend Green Mill Run greenway improvements to Tar River.
- I9. Preserve tree canopy appearance of Fifth Street.

**Other Contextual Recommendations** (objectives, policy statements and implementation strategies specific to this neighborhood)

#### **Objectives**

##### Housing

- H4. To encourage the restoration and preservation of historic residential properties.
- H5. To improve and revitalize existing neighborhoods.

##### Mobility

- M4. To preserve and protect existing and future residential neighborhoods.

### Recreation and Parks

RP7. To continue the construction of greenway projects in the City.

RP9. To expand recreational infrastructure (i.e. sidewalks and bike paths).

### **Implementation Strategies**

#### Environmental Quality

EQ11. To reserve areas of floodplain for open space corridors and wildlife corridors.

#### Community Character

CC1. To preserve and protect canopy trees.

CC7. To encourage preservation of historic buildings and areas.

CC9. To increase neighborhood vitality and property values by preserving and enhancing historic areas.

CC10. To encourage participation in historic preservation efforts.

#### Urban Form

UF6. To preserve neighborhood livability.

UF12. To preserve historical and cultural properties, landmarks, and districts.

#### Land Use

4 (d). Encourage revitalization of older neighborhoods in Greenville in a manner that preserves neighborhood character and identity.

4 (e). Implement programs to increase home ownership.

#### Growth and Development

1(c) Support the ECU Master Plan consistent with the policies of this plan and review development proposals to ensure compatibility with the plan.

2(b). Implement the Greenway Master Plan.

2(c) Develop a Historic Preservation Plan which sets out a comprehensive strategy for protecting the City's historic resources.

2 (e). Continue to nominate historic properties and districts to the National Register of Historic Places and continue to designate local historic properties and districts.

2 (x). Maintain neighborhood character and identity.

2 (y) Create walkable communities/neighborhoods.

2 (z) Encourage citizen involvement within neighborhoods.

## Transportation

- 1(i). Discuss Tenth Street corridor concept plan.
- 1(j). Implement the following projects using local sources if state assistance is not available.
- Link Farmville Boulevard to Tenth Street.
  - Acquire property and participate in the design and construction of the Tenth Street/Farmville Boulevard connector between Uptown, ECU Core Campus, and medical area.
- 1(m). Develop a sidewalk map of the City; consider adopting a sidewalk plan which assesses the need for sidewalks and describes specific sidewalk projects to be completed.

## Economic Development

- 2(c). Market and promote historic areas as a part of Greenville's economic strategy.

## Natural Environment

- 5(a). Through implementation of the Greenville Zoning Ordinance, limit land uses in the vicinity of historic sites and natural heritage areas to compatible land uses.

### **Implementation Strategies (completed to date)**

- General planning principles supported
- South Tar River Greenway project funded and construction schedule established
- Rezoning of neighborhood to single-family only
- Home-buyer down payment assistance program funded
- Greenway Master Plan adopted
- Recreation and Parks, Master Plan adopted
- Thoroughfare Plan adopted
- Amended City Code relating to placement of garbage and trash containers following pick-up service

### **Implementation Strategies (pending)**

- Tenth Street/Farmville Boulevard Connector project

## **8. City Council Goals (2006-2007)**

### **Completed to Date**

6. Goal: Emphasize the Importance of Neighborhood Stabilization and Revitalization
- A. Objective: Preserve/prevent deterioration of single-family neighborhoods for more sustainable communities
- Action Item # 6: Rezone remaining predominantly single-family use neighborhoods to an "S district" classification (see TFPNH recommendation # 6)

**Pending**

6. Goal: Emphasize the Importance of Neighborhood Stabilization and Revitalization
  - A. Objective: Preserve/prevent deterioration of single-family neighborhoods for more sustainable communities
    - Action Item # 7: Develop and adopt neighborhood plans to guide policy and investment decisions in older, established single-family neighborhoods (see TFPNH recommendation # 9)
  
6. Goal: Emphasize the Importance of Neighborhood Stabilization and Revitalization
  - A. Objective: Setup pilot program in T.R.U.N.A. and all areas of the City to increase homeownership
    - Action Item# 1: Create economic incentives to encourage reinvestment in established single-family neighborhoods
    - Action Item # 2: Develop and empower neighborhood associations, including financial assistance to train leaders and build organizational capacity (see TFPNH recommendation # 8)
  - E. Objective: Expand loan program for conversion of rental property
    - Action Item # 1: Convert rental properties to owner-occupied housing; develop a citywide down payment assistance program to assist 20 homebuyers over the next two years
  
8. Goal: Provide a Safe Community
  - A. Objective: Create and implement community policing policies that increase public contact and improve the perception of the Police Department
    - Action Item # 1: Allocate resources to best provide community policing based on calls for service analysis completed in 2005

**8a. City Council Goals (2008-2009)**

**Pending**

3. Goal: Promote Sustainability and Livability of Both Old and New Neighborhoods
  - A. Objective: Create walkable/bikeable communities
    - Action Item# 2: Develop a sidewalk master plan to create interconnectivity with neighborhoods, parks, and mixed-use developments

B. Objective: Expand the greenway system

Action Item #3: Complete construction of South Tar River Greenway

4. Goal: Develop Transportation Initiatives

B. Objective: Improve pedestrian mobility

Action Item#2: Construct sidewalks in areas presently not served based on availability of right-of-way with priority to areas with larger amounts of traffic.

## **9. Public comments received during the public information meeting held at Sheppard Memorial Library on March 5, 2008**

- Amount of Section 8 housing in neighborhood
- Personnel needs in Code Enforcement – need more staff?
- Compare code enforcement actions versus rental dwellings
- Types of code enforcement violations
- Amount of rental signs posting in multiple locations
- Rental registration program needed
- Pilot rental registration program in the neighborhood
- Number of code enforcement versus other neighborhoods in Greenville
- Identify ways to modify behavior of individual (renters) problems
- Garbage pick-up - leaving garbage cans at street instead of rolling back away from curb
- Call center/action line for calls to be directed to appropriate staff
- Need for a code enforcement amendment to require garbage cans to be rolled back away from curb (further back than current city code)
- More than 3-Unrelated persons investigations in neighborhood
- Need ordinance for removal of trees on private property
- Sidewalk gaps – trying to fill-in sidewalk gaps
- Street lights – increase in number and more pedestrian style lighting
- Age diversity in neighborhood – need for families with young children to live in neighborhood
- Ways to improve safety in parks
- ECU crime stats
- Future plans from ECU that involve the neighborhood

## **9a. Tar River/University Area Neighborhood Association Goals and Objectives (provided by TRUNA to the City on June 14, 2008)**

### **Vision:**

Our neighborhood is:

- safe, clean, family oriented, and visually appealing;
- friendly, walkable, economically stable;
- historically and architecturally unique;
- a balance of owner and rental occupancy; and,
- green, sustainable and environmentally sound, promoting a healthy, high quality lifestyle with a small carbon foot print.

### **Goals and Objectives:**

(not prioritized or defined as short- or long-term)

- Increase percentage of family-owned and occupied dwellings
- Proactive code enforcement
- Creation of rental property registry
- Sidewalk expansion and repair, sidewalk connections to parks and Greenway
- Lobby for immediate construction of the planned and funded Greenway
- Create “River Park South” adjacent to Greenway
- Create “pocket parks”
- Expand bikeways
- Promote the return to neighborhood schools
- Traffic calming and one-way streets
- Enhanced street lighting
- Wireless internet access
- Street resurfacing
- Buried utilities
- Community gardens
- Renovation of historic properties with tax credit programs
- Promote creation of performing arts center

### **Strategies:**

- Advocate for implementation of parking plan (before fall 2008 semester begins)
- Develop and sustain partnerships with UpTown Greenville
- Support elections of and sustain relationships with City Council representatives who advocate for TRUNA interests
- Work closely with city staff, particularly Neighborhood Liaison Officer/ Ombudsman
- Conduct regular walking tours with Code Enforcement staff
- Maintain Community Watch Program and close relationships with Greenville Police Department
- Partnerships with ECU
- Partnerships with other neighborhood associations
- Partnerships with selected realtors who promote sales of homes for home ownership
- Partnerships with rental property owners who support our goals and objectives
- Seek historic preservation grants
- Seek Community Appearance Grants from City

- Promote City's Home Owner Assistance Program
- Incorporate as a not-for-profit corporation
- Maintain an active website – [www.trunaliving.com](http://www.trunaliving.com)
- Advertising campaign promoting neighborhood's assets, especially those valuable to employees of ECU and city government to lure these people back and reclaim properties that have been rental
- Support UpTown restaurants with a regular social/dining night "Eat Uptown Nigh

## Issues for Consideration in the Development of Neighborhood Plans

### Community Development Department

#### Land Suitability

- Topography
- Soils
- Watershed protection
- Buffers

#### Comprehensive Land Use Plan

- Vision Area designation
- Current HORIZONS Plan contextual recommendations
- Current Future Land Use Plan Map recommendations

#### Structures and Building Activity

- Dwelling types and condition
- Improvement permit records

#### Socioeconomic

- Demographics
- Dwelling Occupancy
- Median home value
- Home improvements
- Retail trade service areas
- Employment areas

#### Quality of Life

- Community character and identity
- Unifying and complementary elements
- Aesthetics
- History and heritage
- Open spaces
- Noise pollution
- Minimum housing code compliance and enforcement
- Nuisance abatement code compliance and enforcement
- Walkability
- Private development identification signage
- Neighborhood property owners association
- Access to commercial, services and employment nodes

#### Code Compliance

- Building
- Residential Occupancy
- Minimum housing
- Abandoned/junk vehicles
- Public nuisance
- Weeded lots
- Zoning and land use
- Garbage and trash, etc. collection standards

Information Technology

Cable TV  
Telephone  
Fiber optic

Cultural Resources

Library services, etc.  
Civic and private art resources  
Cultural /historical resources and landmarks

**Public Works Department**

Natural Environment

Flood hazard areas  
Stream channels and bodies water  
Street trees  
Wildlife habitat  
Environmental hazards and limitations  
Mosquito control

Transportation

Traffic circulation  
Connectivity of streets  
GREAT bus stops/routes existing  
ECU bus stops/routes existing  
Sidewalks and bike lanes  
Thoroughfare and street construction/improvement plans  
On-street parking  
Street identification, and regulatory signage  
Speed limits within neighborhood  
Traffic control and traffic calming

Storm Drainage

Stormwater management systems  
Road flooding conditions  
Lot flooding conditions  
Stream bank stabilization  
Riparian buffers  
Storm water detention  
Storm water utility program improvements

Service Delivery

Garbage collection  
Mosquito control  
Trash collection  
Yard debris collection  
Recycling

Other

Adopt-A-Street program

## **Greenville Utilities Commission**

### **Public Utilities**

- Water system
- Sanitary sewer system
- Gas system
- Electric distribution system
- Street lights

### **Police Department**

#### **Health & Safety**

- Crime control and calls for service with number of citations issued
- Animal control and calls for service with number of citations issued
- Police presence and programs
- Neighborhood watch program

#### **Quality of Life**

- Residential noise violations with number of citations issued

### **Fire/Rescue Department**

#### **Health & Safety**

- Fire/Rescue service delivery station(s) and response time
- Fire/Rescue apparatus access roads
- Hydrant location and dwelling separation
- Chemical hazards

### **Recreation and Parks Department**

#### **Quality of Life**

- Public recreational and open space improvements and facilities
- Public recreation programs
- Accessibility of public green spaces
- Condition of public green spaces
- Usability of public green spaces
- Private recreation and open space

### **Adopted Plans Affecting Neighborhoods – All Departments**

- HORIZONS, Greenville's Community Plan (2004)
- West Greenville Revitalization Plan (2005)
- Center City-West Greenville Streetscape Master Plan (2006)
- Recreation and Parks Comprehensive Master Plan (2000) [update adopted by CC November 6, 2008]
- Greenville Urban Area Thoroughfare Plan (2004)
- Transportation Improvement Program (2006)
- Greenway Master Plan (2004)
- Hazard Mitigation Plan (2004)

## Neighborhood Plan for the Tar River/University Area

March, 2009

### **Goals:**

To create, maintain and enhance a sustainable neighborhood.

### **Objectives:**

To identify by analysis and citizen input, the strengths and weaknesses of neighborhood issues affecting sustainability and to create broad support for recommended improvement strategies.

### **Policy Implementation and Improvement Strategies:**

The City Council and City Staff will take such actions as necessary for the support and implementation of the neighborhood plan as follows:

- City Council will amend HORIZONS: Greenville's Community Plan to incorporate the Tar River/University Area Report and Plan by reference.
- City Staff will conduct a periodic review of the neighborhood report and plan, and the adopted implementation and improvement strategies to evaluate plan progress toward the goal of continued neighborhood sustainability.
- Completion of current City Council Goals (2006 - 2007) and future goals, as may be adopted, in accordance with established schedules.
- Completion of current City Council Goals (2008 - 2009) and future goals, as may be adopted, in accordance with established schedules.
- City Council will consider creating a Rental Registration Program as recommended by the Task Force on Preservation of Neighborhoods and Housing and per City Council 2006-2007 Goals and Objectives.
- City Staff will investigate options for neighborhood identification signage to be located at neighborhood entrances including easement acquisition and/or in right-of-way location.
- City Staff will increase neighborhood-wide code enforcement efforts through the allocation of additional resources and staff directed patrols.
- City Staff will develop a Sidewalk Master Plan for City Council consideration.
- City Staff will prepare cost estimates and project schedules for the Capital Improvement and Implementation Strategies included in this plan.
- City Council will utilize this plan to guide public policy and investment decisions within the Tar River University Area.

### **Capital Improvement and Implementation Strategies:**

The City Council and City Staff will take such actions as necessary for the support and implementation of the neighborhood plan as follows:

- The City will investigate the creation of a home improvement matching grant fund for older site-built single-family owner-occupied dwellings (example - not less than 30-years old) to be awarded on an annual basis, to encourage qualified home improvement/upgrades that will increase the tax value and marketability of older dwellings. Such grant to be secured by an owner occupancy condition (Deed of Trust) for a determined period.
- The City will provide grants, in accordance with current program/policy, to the neighborhood homeowners associations for design and construction of neighborhood (subdivision) entrance signs.
- The City will install appropriate GREAT system bus stop improvements at locations as determined necessary and appropriate by the Public Works Department as recommended by the Thoroughfare Plan.
- The City will install sidewalks per an adopted Sidewalk Master Plan.
- The City will assess street drainage facilities, including travel-way locations reported to be affected by occasional flooding and will install improvements as determined to be necessary by the City Engineer.
- The City will evaluate junked/disabled vehicle policies, specifically in reference to allowance of covered vehicles in the rear yard, and amend the current policy as determined appropriate.
- The City will encourage additional neighborhood volunteer participation in the Adopt-A-Street program.
- The City will consider the feasibility of the completion of the Brownlea Drive extension to provide a connection from E. 6<sup>th</sup> Street to E. 10<sup>th</sup> Street.
- The City will assess street lighting levels throughout the neighborhood and cause the installation of additional lamps as determined necessary by the City Engineer. Use of period street lighting fixtures will be considered in and adjacent to the historic district.
- The City will monitor Green Mill Run and institute bank stabilization as necessary to minimize sedimentation/erosion and land (building site) loss as determined to be necessary by the City Engineer.
- The City will assist neighborhood and area residents in the establishment of a Neighborhood Watch Program.
- The City will evaluate passenger vehicle speeds on neighborhood streets and shall install additional traffic calming devices as determined to be necessary by the City Engineer.

- The City will notify property owners of address number display requirements.
- The City will update the GIS-GPS coverage for storm water improvements throughout and adjacent to the neighborhood.
- The City will request and encourage GUC to update the GIS-GPS coverage for all public utilities, including water, sanitary sewer, gas and electric lines, and street lights throughout and adjacent to the neighborhood.
- The City will consider the development of “residential rental sign” regulations concerning the size, number and location of on-site rental signs in single-family areas.
- The City will explore methods to better inform residents on the use of the online Intouch (complaint/question) action line system.
- The City will prohibit expansion of the neighborhood commercial focus area at Jarvis and E. 3<sup>rd</sup> Streets.
- The City will encourage the installation of additional lighting in and around parking lots and buildings at the neighborhood commercial focus area at Jarvis and E. 3<sup>rd</sup> Streets.
- The City will consider partnering with Re-Leaf to plant canopy trees in the neighborhood.
- The City will investigate enhancing existing crosswalks and suitability of additional crosswalks in the neighborhood.
- The City will investigate a partnership with ECU to prepare a Gateway and Streetscape Plan in the neighborhood to create a sense of place and enhance the connection between the neighborhood, Uptown and ECU.
- The City will investigate the feasibility of an amendment to the Greenway Master Plan to include a portion of Town Creek and potential pedestrian crossing.
- The City will consider the adoption of a city-wide policy on lighting standards to limit light pollution.
- The City will investigate ways to publicize the positive attributes and changing conditions in the neighborhood as a result of the neighborhood planning initiatives.
- The City will consider the funding for filling in gaps in existing sidewalks to facilitate a more continuous sidewalk network.
- The City will consider the dissemination of code enforcement activities in the neighborhood on a bi-annual basis.
- The City will consider the adoption of a policy that reflects the City’s commitment to replant right-of-way street trees when they are removed either by damage, disease, public right-of-way improvements or other natural causes.

- The City will investigate the possibility of providing wireless internet access to the neighborhood.
- The City will investigate the creation of a home improvement grant program for the rehabilitation of dwellings in the local historic district.

## Supplemental Information

Greenville Police Department and ECU Police Department calls for service are for the period of January 1, 2007 – December 31, 2007 for the neighborhood and the immediate area.

Type	GPD		ECUPD	
	Number of Calls	Disposition	Number of Calls	Disposition
Abandoned Vehicle	14	1-citation	0	0
ABC Violation	79	75-citations (2-citations disturbing the peace)	0	0
Aid/abet alcohol possession	0	0	1	1-citation
Aid/abet DUI	0	0	1	1-citation
Alarm - Vehicle	9	0	0	0
Animal Complaint	600	21-warnings; 25-citations	0	0
Armed Robbery	10	3-arrests	0	0
Arson	1	0	0	0
Assault - Aggravated	4	0	0	0
Assault by pointing Gun	2	0	0	0
Assault- Deadly Weapon	5	4-arrests	0	0
Assault- Female	13	3-arrests	0	0
Assault Inflict Serious Injury	1	0	1	1-arrest
Assault - Juvenile	1	0	0	0

Assault - simple	34	1-arrest	2	0
Auto Collision	0	0	7	1-citation
Auto Larceny, Stolen Vehicle	33	0	0	0
Breaking & Entering	0	0	3	3-arrests
Breaking & Entering & Larceny - Residential	19	0	0	0
Breaking and Entering - Commercial	1	0	0	0
Breaking and Entering - Residential	101	8-arrests	0	0
Breaking & Entering / Larceny of MV	150	2-arrests; 3-citations	5	0
Burglary - 1st degree	18	1-arrest; 2-citations	0	0
Burglary - 2nd degree	5	0	0	0
Careless/reckless driving	0	0	3	1-arrest
Check on Welfare	23	0	0	0
Communicating Threats	25	0	0	0
Consuming alcohol in public	0	0	2	
Consumption of alcohol in motor vehicle	0	0	1	1-citation
Crowd Control	2	0	0	0
Damage to property	0	0	14	2-arrests; 2-citations
Damage-City Property	5	0	0	0
Damage - motor vehicle	0	0	2	2-citations

Damage - Personal Property	103	2-arrests; 2-citations	0	0
Damage - Real Property	21	0	10	0
Defraud an Innkeeper	4	1-arrest	0	0
Dispute	97	2-citations; 1-citation (noise ordinance)	0	0
Dispute with Weapons	1	0	0	0
Disturbance	15	1-citation (noise ordinance)	0	0
Disturbing the Peace	553	2-arrests; 64-citations; 40-citation (noise ord.)	0	0
Domestic Violence	63	8-arrests; 1-citation	0	0
DUI	13	2-arrests	41	40-arrests; 1-citation
Driving with license revoked	0	0	14	9-arrests; 3-citations
Expired registration	0	0	1	0
Failure to burn headlights	0	0	1	0
Failure to carry driver's license	0	0	1	0
Failure to give information	0	0	1	0
Failure to move for police	0	0	1	0
Failure to stop at stop sign	0	0	1	0
Fake identification	0	0	9	6-citations

False police report/false info to police officer	0	0	4	1-citation
Fight	46	4-arrests; 4-citations	0	0
Fight with Weapons	2	0	0	0
Firearm on educational property	0	0	3	3-arrests
Fireworks	51	1-citation (noise ordinance)	0	0
Fleeing to allude arrest	0	0	1	0
Following too closely	0	0	1	0
Graffiti	0	0	1	0
Gun Shots	45	0	0	0
Hit and run	0	0	3	0
House Checks	77	0	0	0
Improper lane change	0	0	1	0
Indecent Exposure	7	0	2	2-arrests
Intoxicated and disruptive	26	1-arrest; 1-citation	11	4-arrests; 2-citations
Juvenile Complaint	19	0	0	0
Keep Check	74	0	0	0
Larceny	112	3-arrests	2	1-arrest
Larceny of state property	0	0	1	0
Littering	1	0	3	2-citations

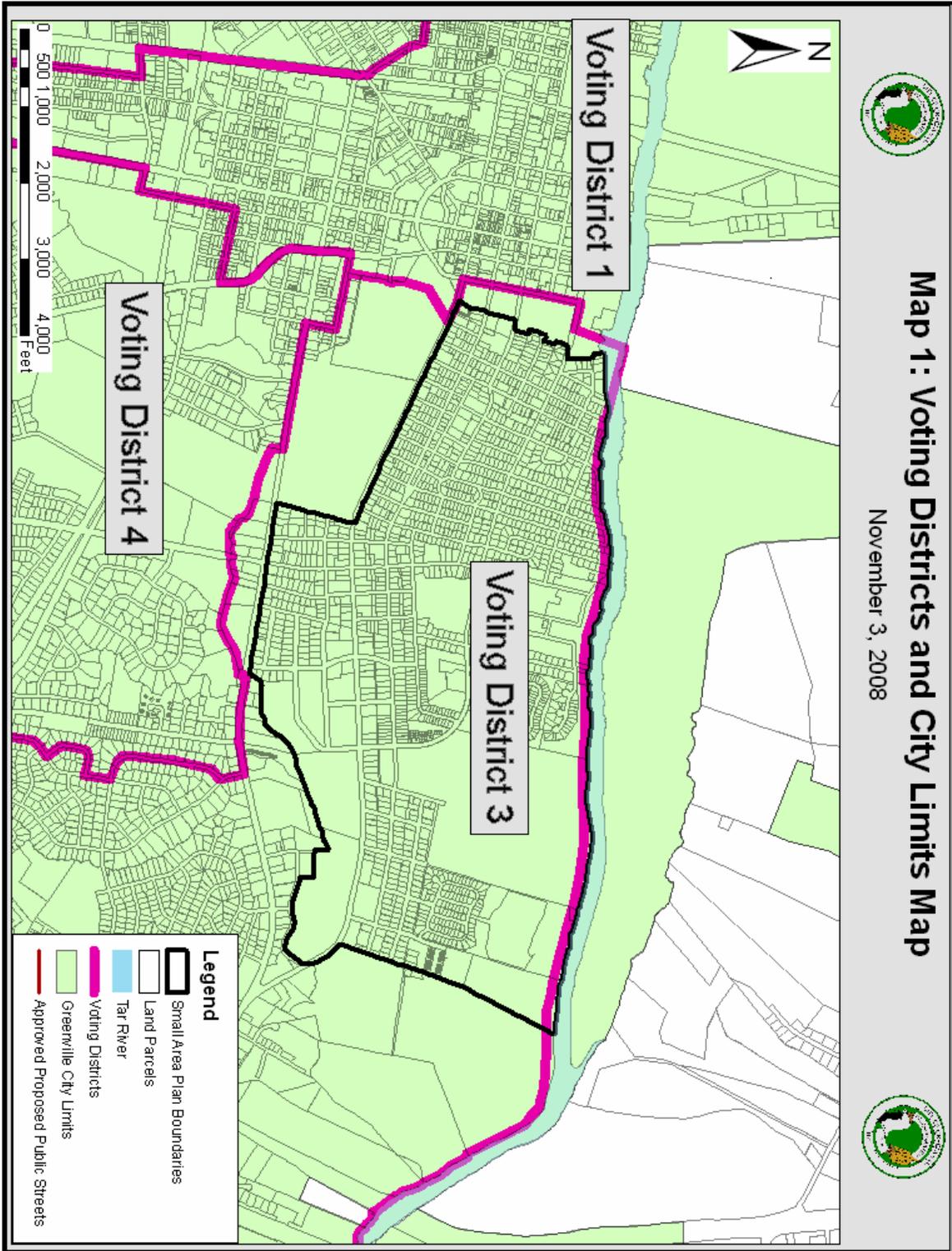
Maintain vehicle for controlled substances	0	0	1	0
Man Down	10	0	0	0
Man with Weapon	7	0	0	0
Missing Person	23	0	0	0
No operator's license	0	0	6	2-arrests; 1-citation
One-way street violation	0	0	3	0
Open door, window, etc	28	0	0	0
Panic Alarm - Residential	6	0	0	0
Parking Violation	997	566-citations / tickets; 463-towed	0	0
Possession of open container	0	0	15	14-citations
Possession marijuana	0	0	12	5-arrests
Possession of drug paraphernalia	0	0	9	0
Possession of marijuana with intent to sell	0	0	1	0
Possession of open container in vehicle	0	0	16	12-citations
Provisional DUI	0	0	7	1-arrest; 4-citations
Prowler	4	0	0	0
Public consumption	0	0	14	14-citations
Public urination	0	0	40	35-citations

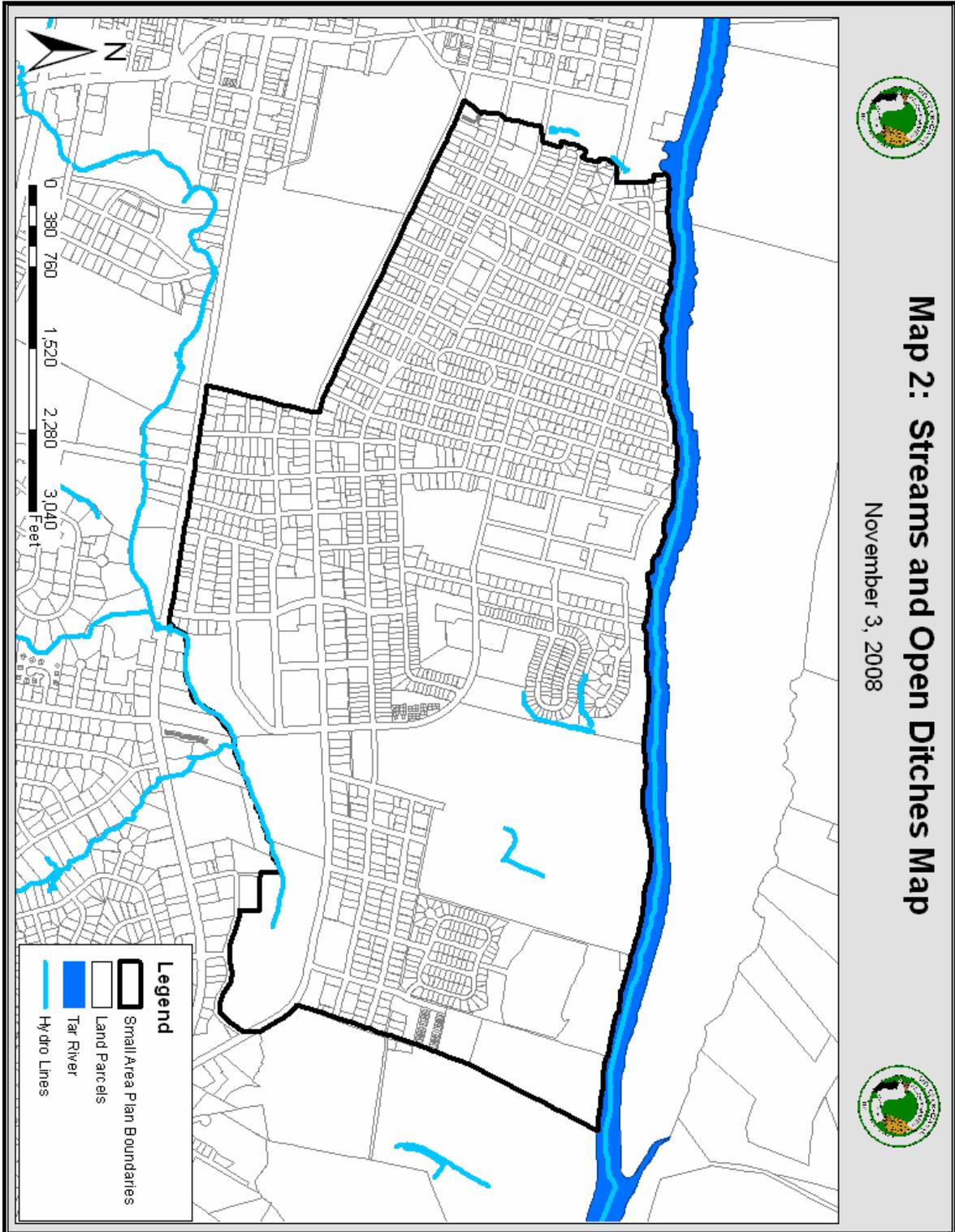
Rape	1	0	0	0
Recovered Property / Vehicle	29	2-arrests	0	0
Request Officer	134	1-parking ticket; 1-citation; 1-citation (noise ord.)	0	0
Resist, delay, obstruct officer	0	0	28	16-arrests; 2-citations
Sexual Assault	3	0	0	0
Simple affray	0	0	6	6-arrests
Speeding	0	0	6	
Speeding in school zone	0	0	1	0
Speeding to allude arrest	0	0	2	0
Strong Armed Robbery	7	0	0	0
Suspicious Activity	112	1-citation	1	0
Suspicious Person	199	10-arrests; 9-citations; 1-citation (noise ord.)	0	0
Suspicious Vehicle	94	6-citations; 3-arrests; 1-citation (noise ord.); 2-parking tickets; 2-towed	0	0
Trespassing	47	1-arrest	2	1-arrest
Underage consumption of alcohol	0	0	56	42-citations; 5-arrests
Underage possession of alcohol	0	0	132	3-arrests; 105-citations;

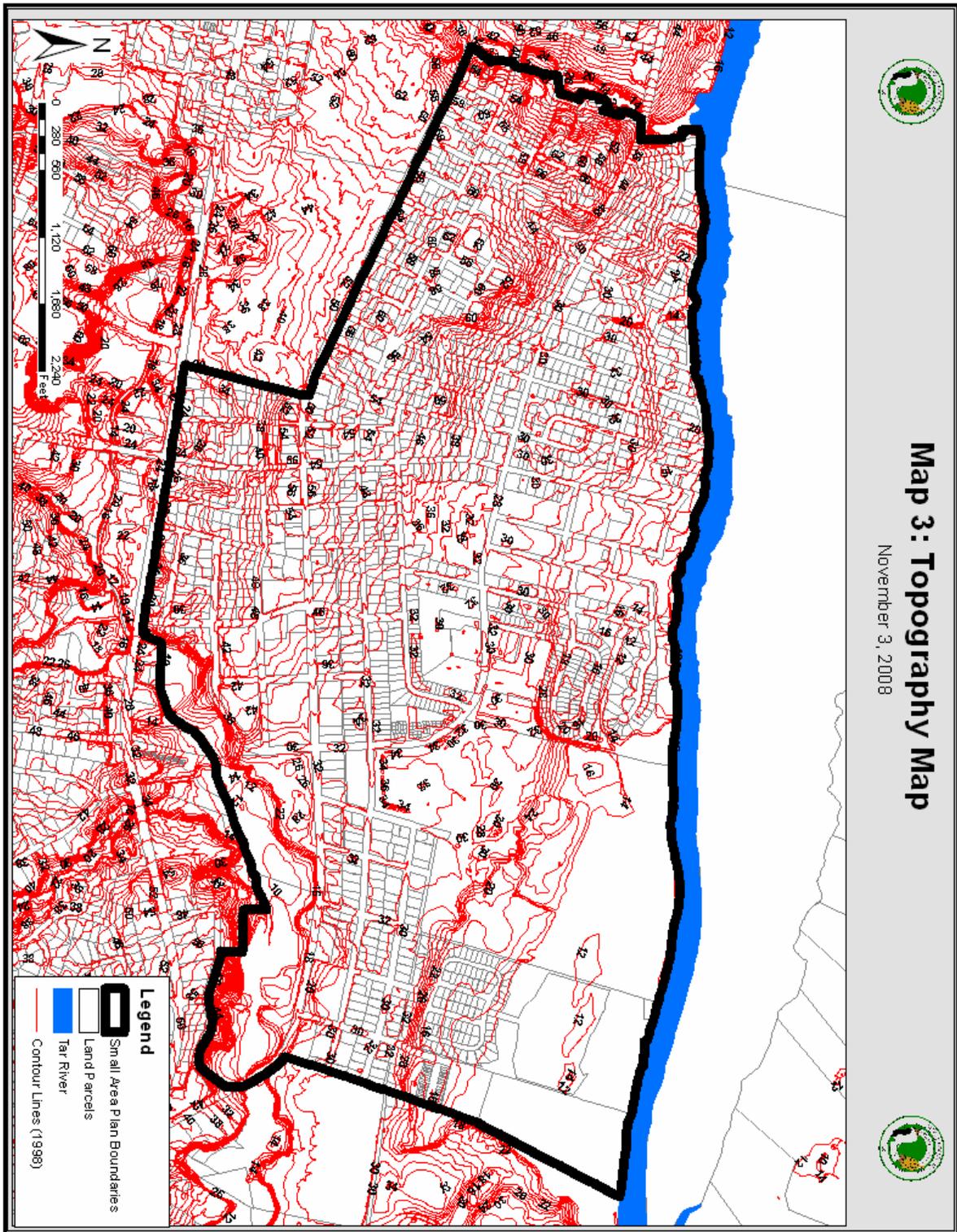
Violation of Controlled Substance	41	12-arrests; 9-citations	1	1-arrest
Warrant	0	0	4	3-arrests
<b>TOTAL</b>	<b>4227</b>		<b>518</b>	

## Neighborhood Plan Development and Consideration Process Outline

1. Identification of neighborhood boundaries.
2. City departments meeting to compile current condition assessment and assemble facts, statistics and past and pending actions.
3. Mail surveys to each property owner (tax listing) and household (street address) if different, and advise the owner/occupants of a scheduled neighborhood meeting (time - place TBA), and schedule of the Planning and Zoning Commission meeting.
4. Activate the on-line (city web page) survey option for the particular neighborhood.
5. Compile survey responses received prior to neighborhood meeting and create a data spread sheet for distribution to city departments.
6. Conduct neighborhood information meeting to present current condition assessment and receive input from neighborhood resident/owners, and advise persons of the scheduled Planning and Zoning Commission meeting.
7. Staff to compile public comments collected from the neighborhood input meeting.
8. Staff to prepare a draft comprehensive neighborhood plan report for presentation to the Planning and Zoning Commission including goals, objectives, and implementation strategies.
9. Advertise Planning and Zoning Commission meeting (newspaper).
10. Planning and Zoning Commission to hold a public meeting to consider the draft neighborhood plan report and plan recommendations at which time the report and plan may be recommended for adoption, or continued for further study prior to recommendation; forward recommendation to City Council.
11. Advertise City Council meeting item as a proposed amendment to the comprehensive plan – HORIZONS: Greenville's Community Plan (newspaper).
12. City Council to hold a public hearing to consider adoption of the neighborhood plan report and amendment to the comprehensive plan
13. City Council to consider plan project/improvement funding at the time of annual budget or capital improvement plan adoption.
14. Neighborhood Plan projects to be completed in accordance with program schedule and funding availability.



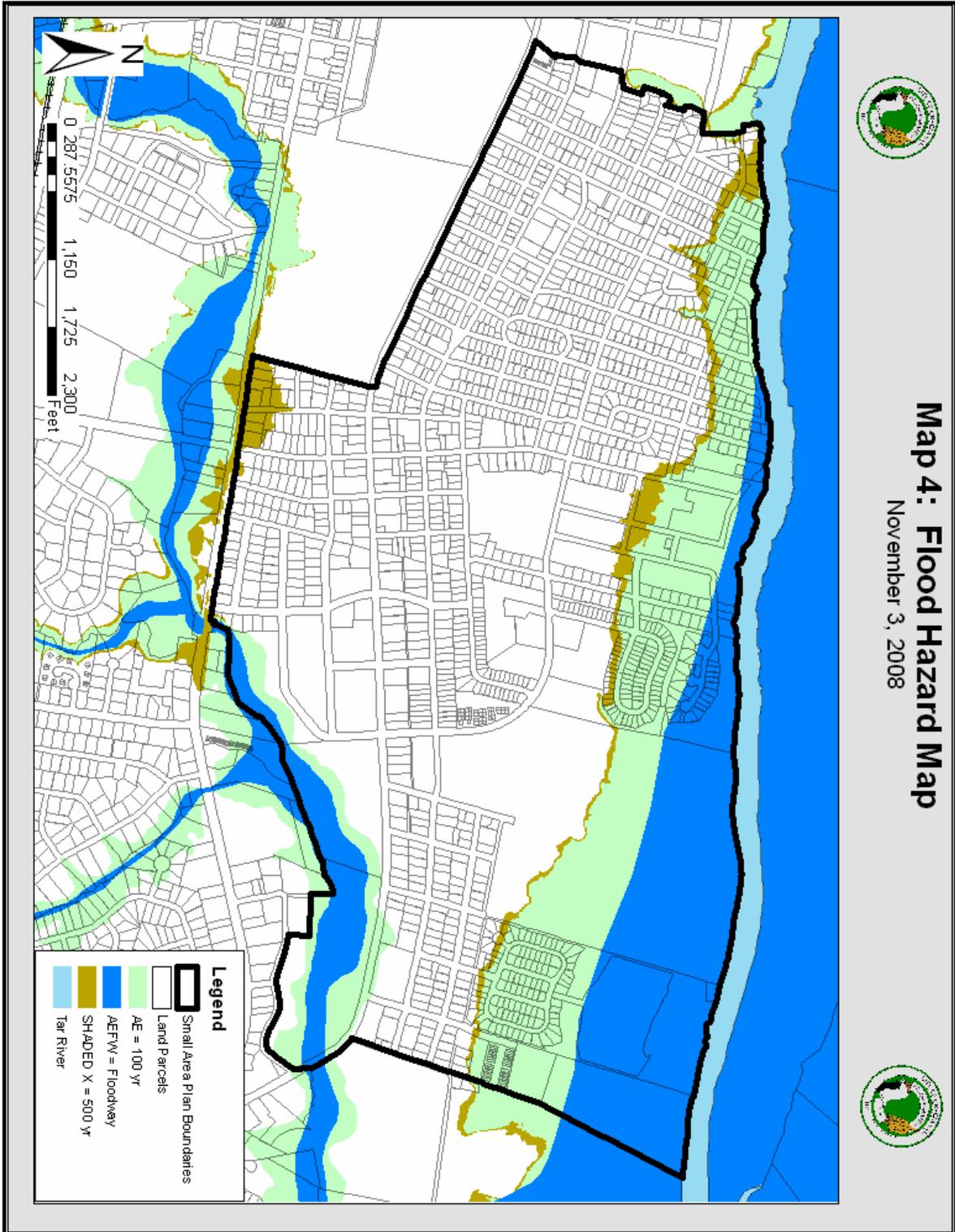


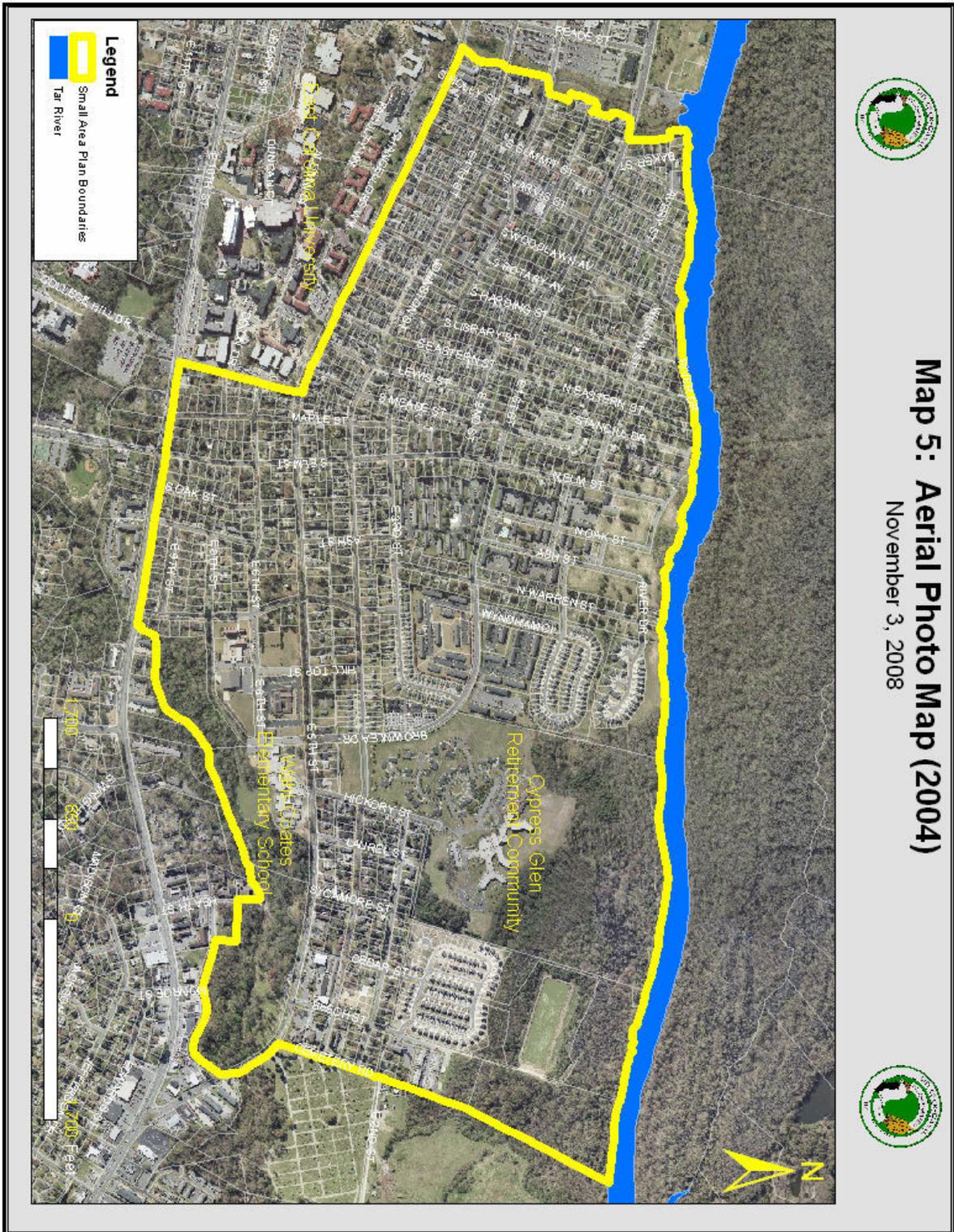


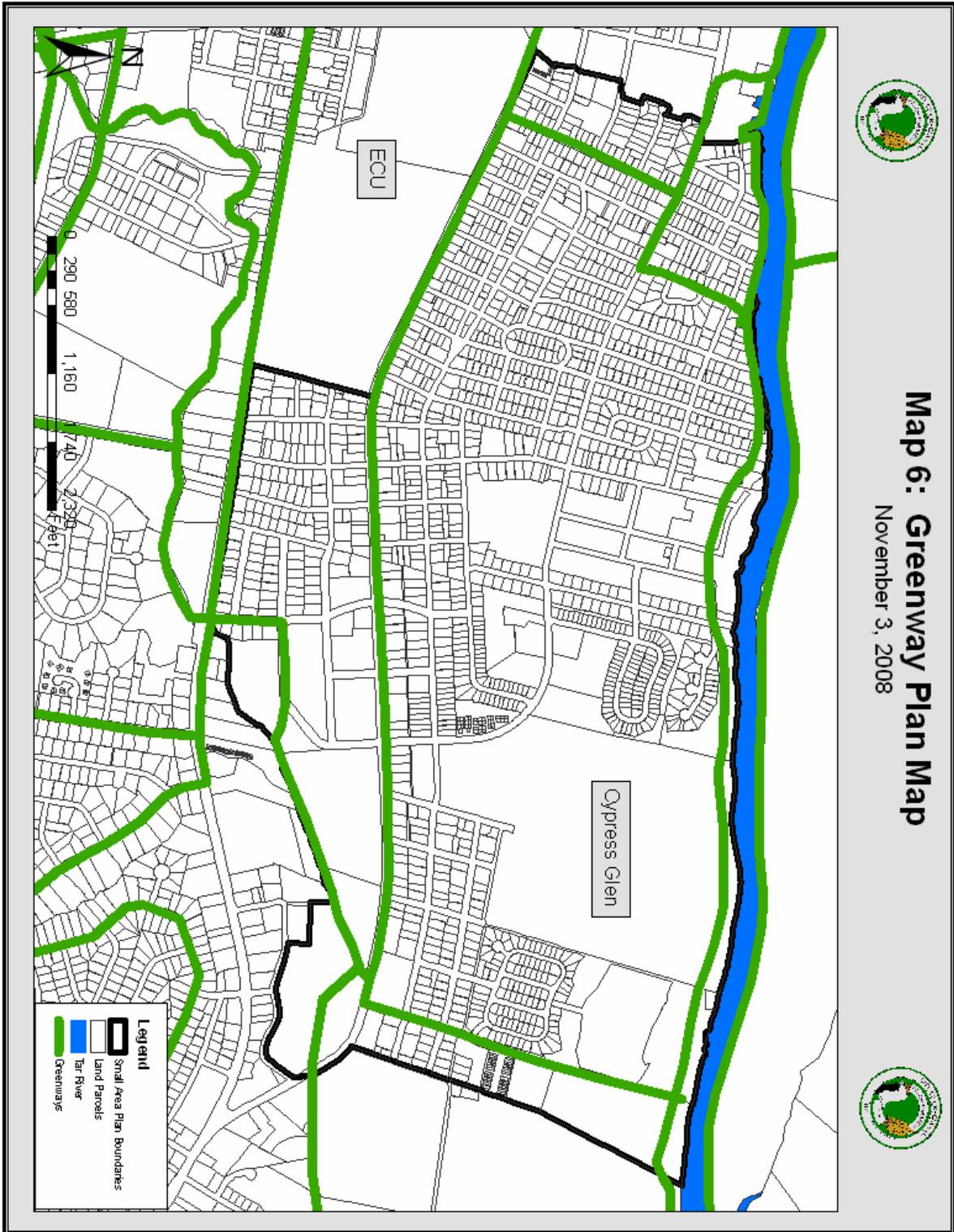
### Map 3: Topography Map

November 3, 2008









### Map 6: Greenway Plan Map

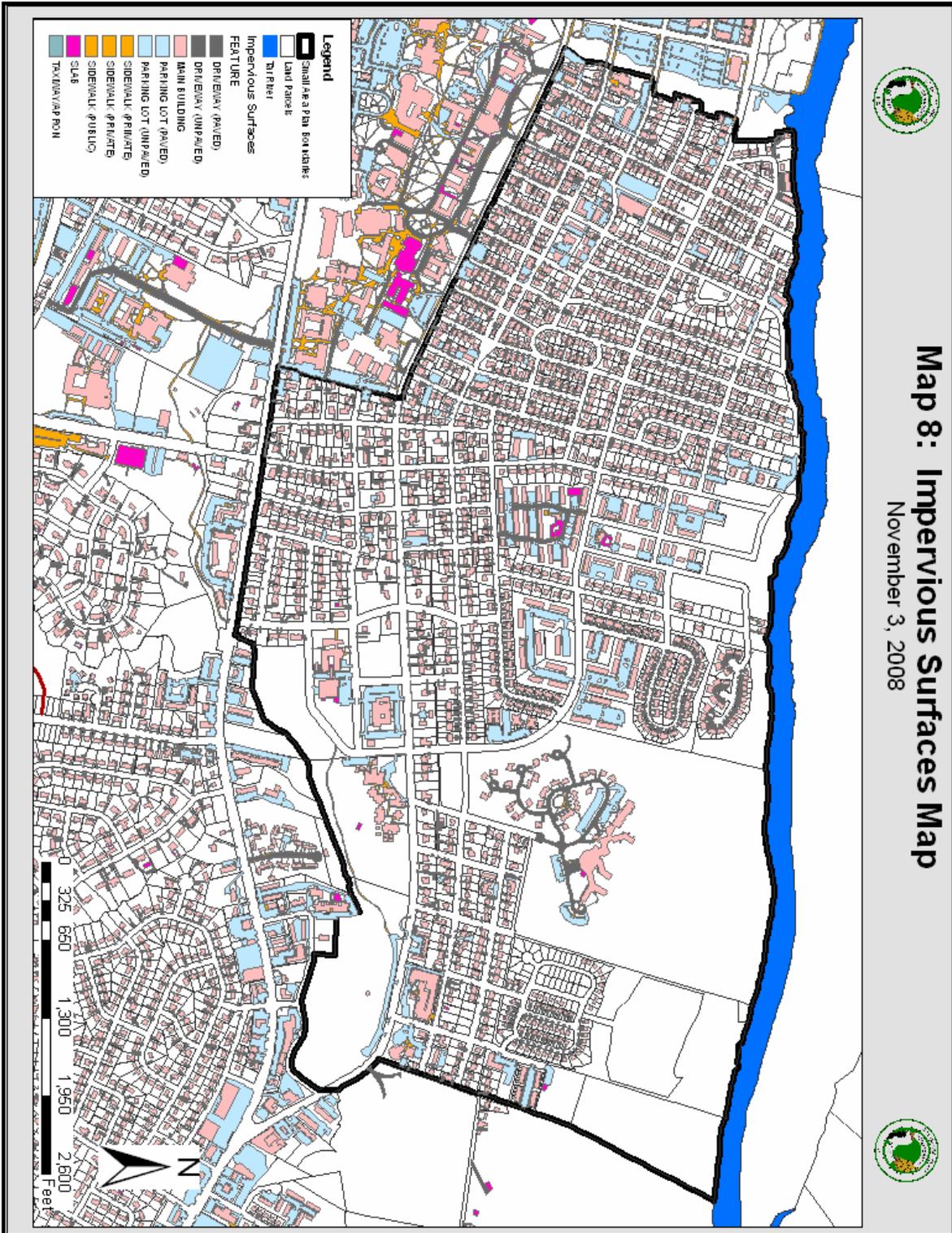
November 3, 2008

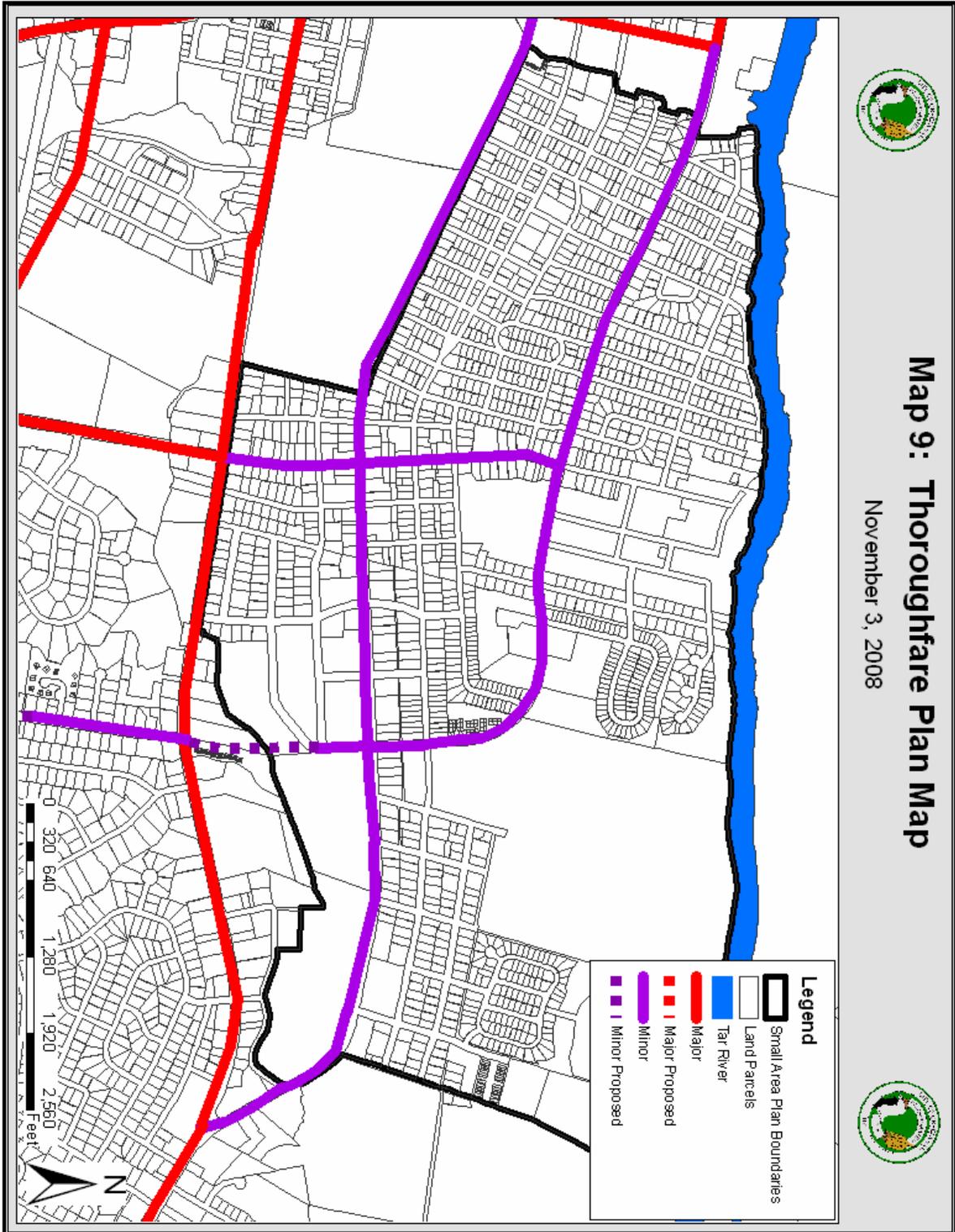


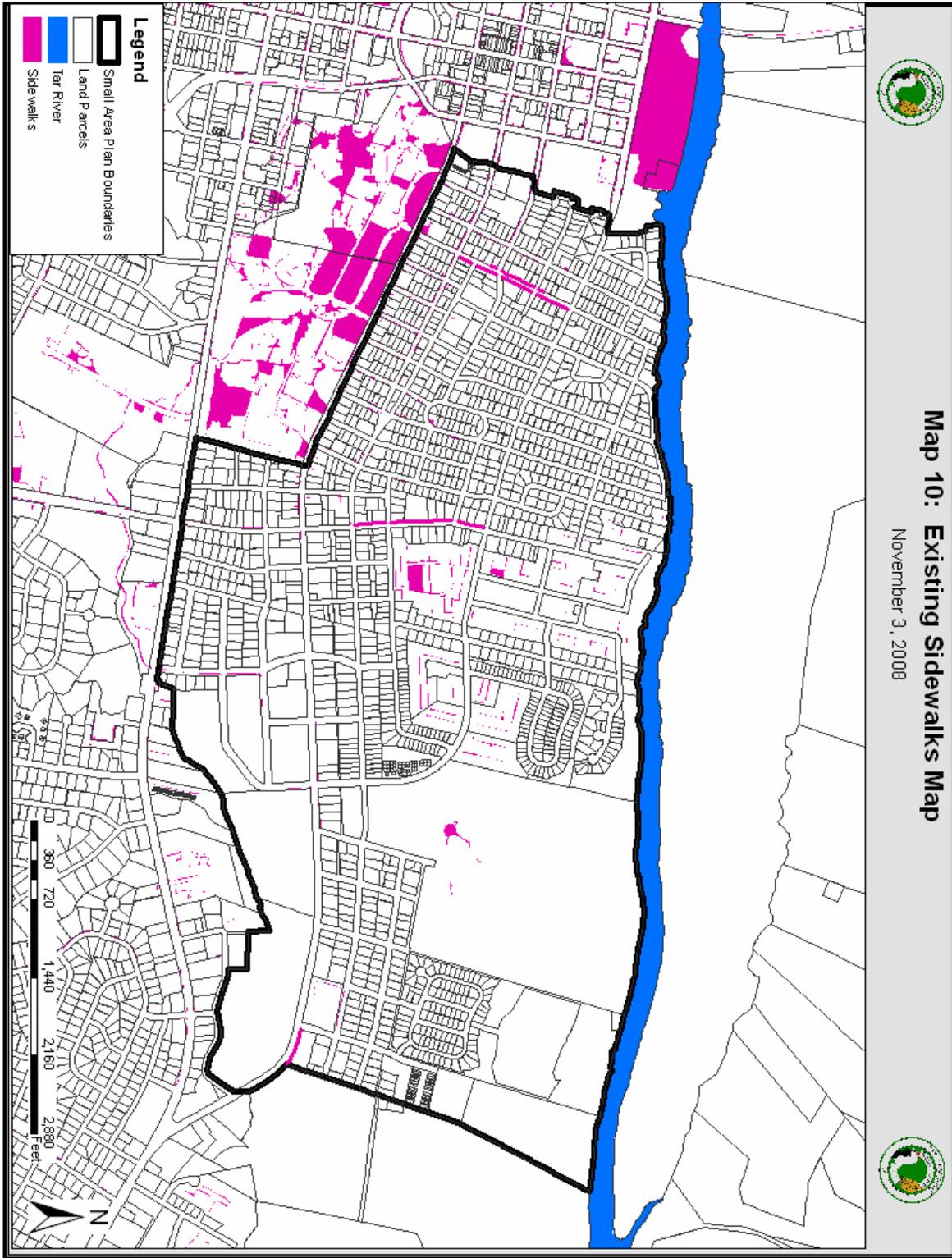


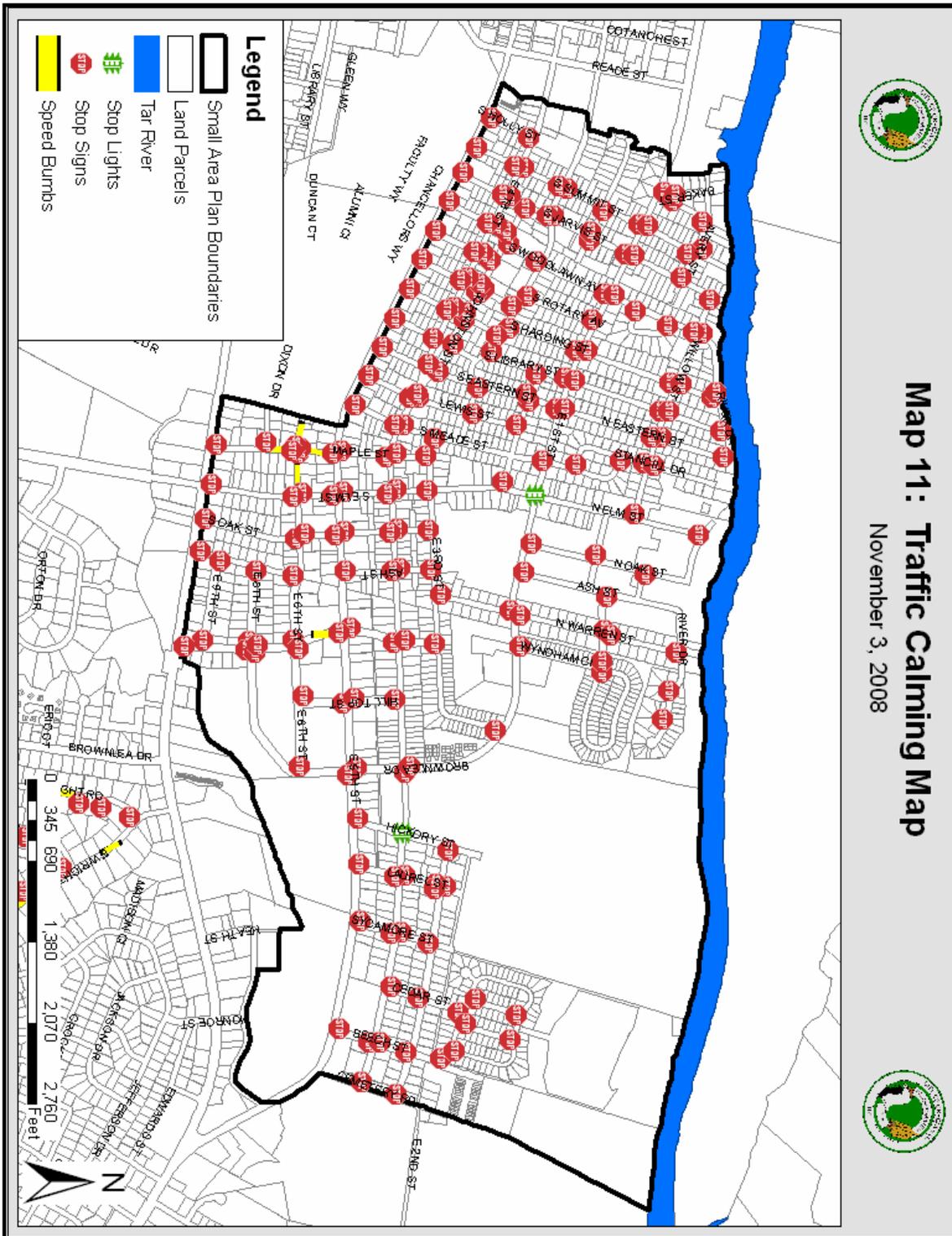
# Map 8: Impervious Surfaces Map

November 3, 2008



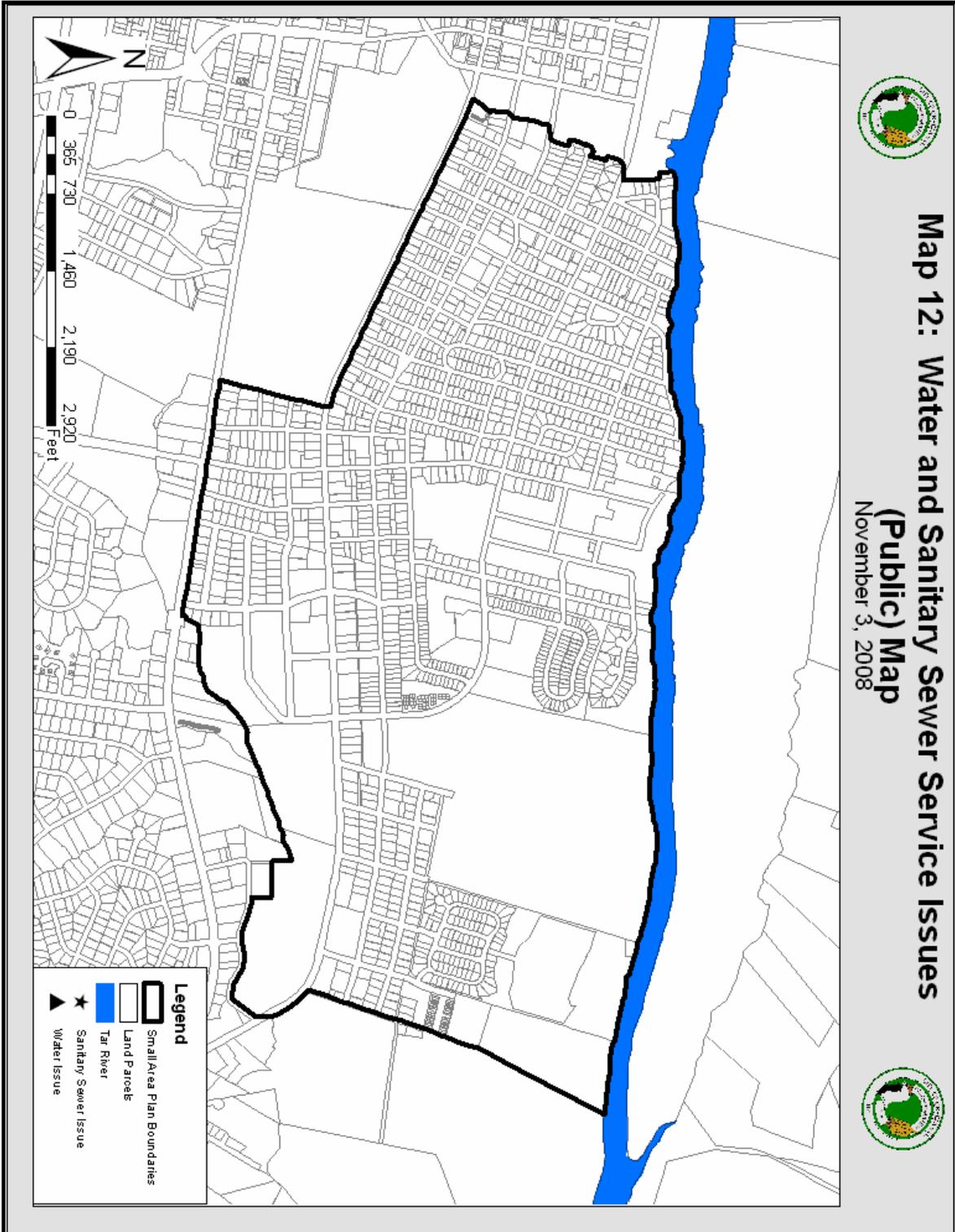








# Map 12: Water and Sanitary Sewer Service Issues (Public) Map November 3, 2008



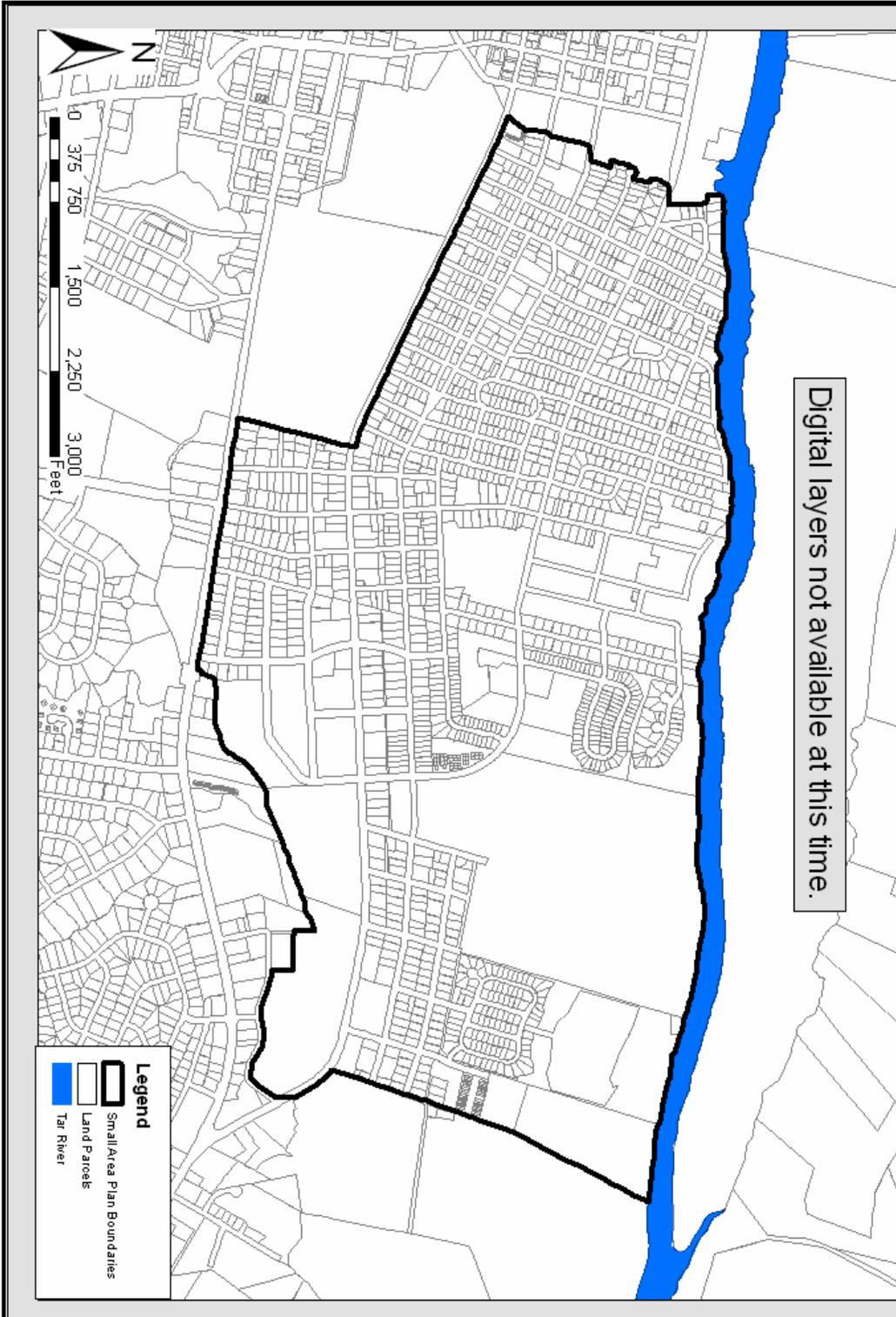


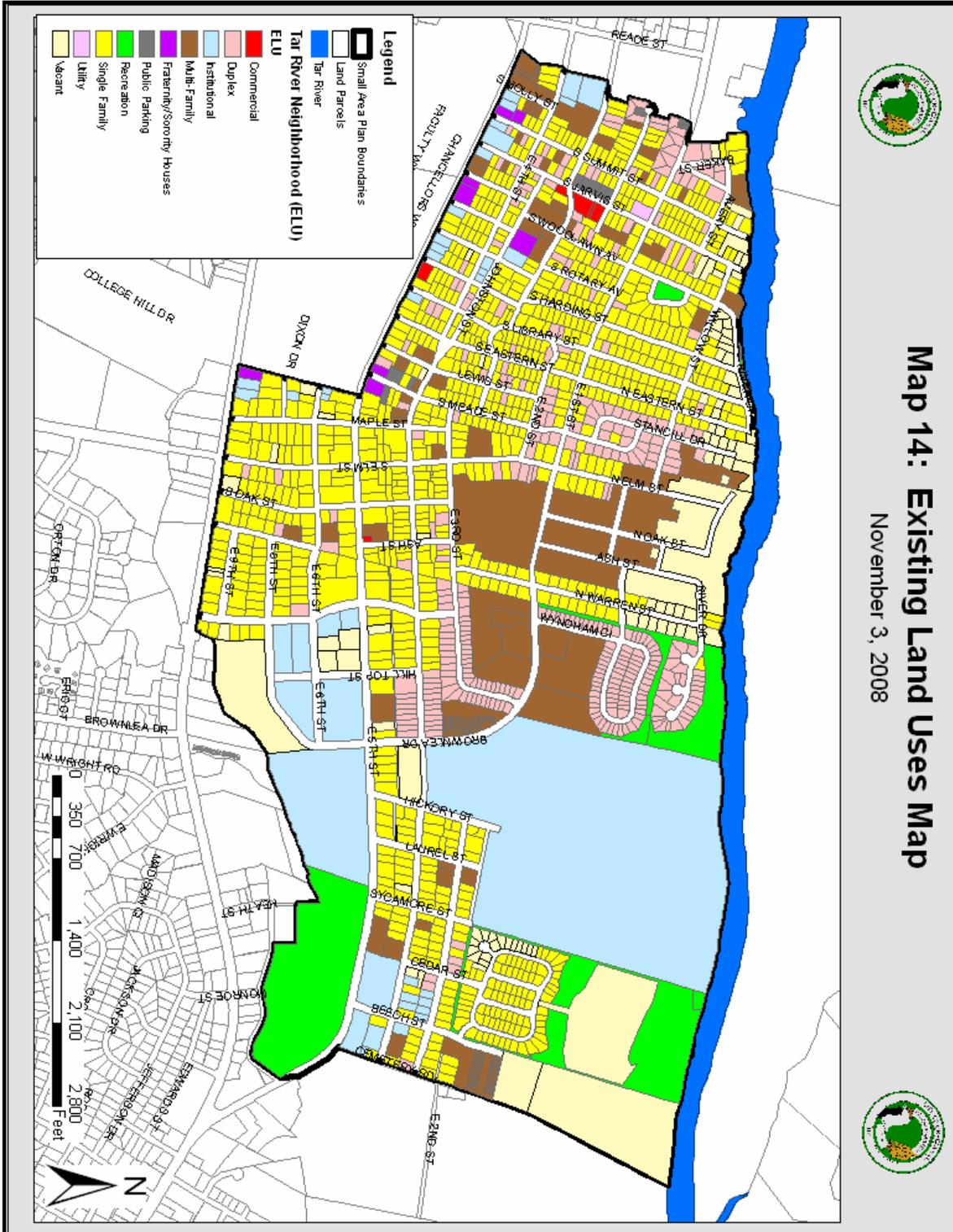
# Map 13: Drainage System Map (Public)

November 3, 2008



Digital layers not available at this time.

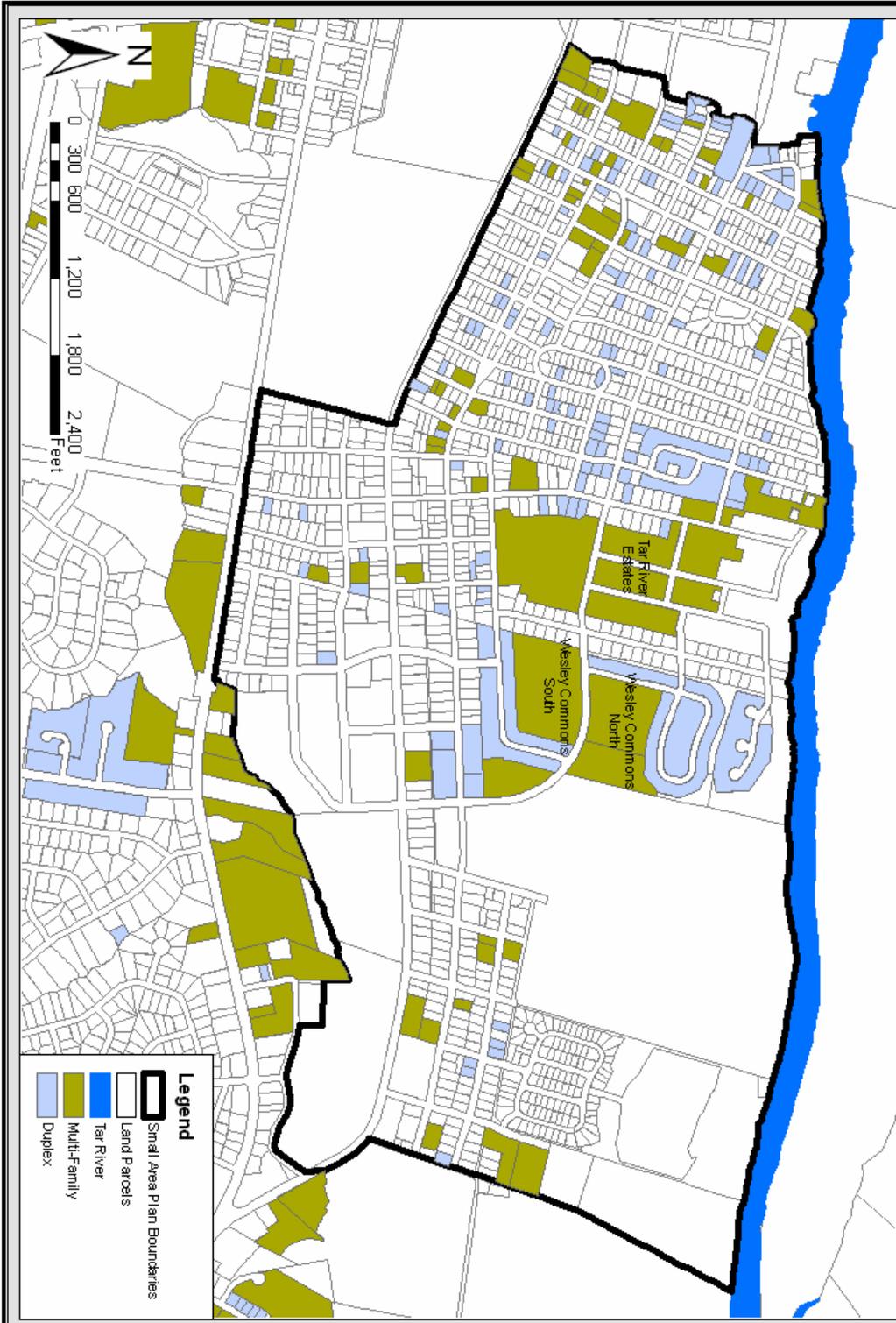






# Map 15: Multi-Family & Duplex Developments Map

November 3, 2008



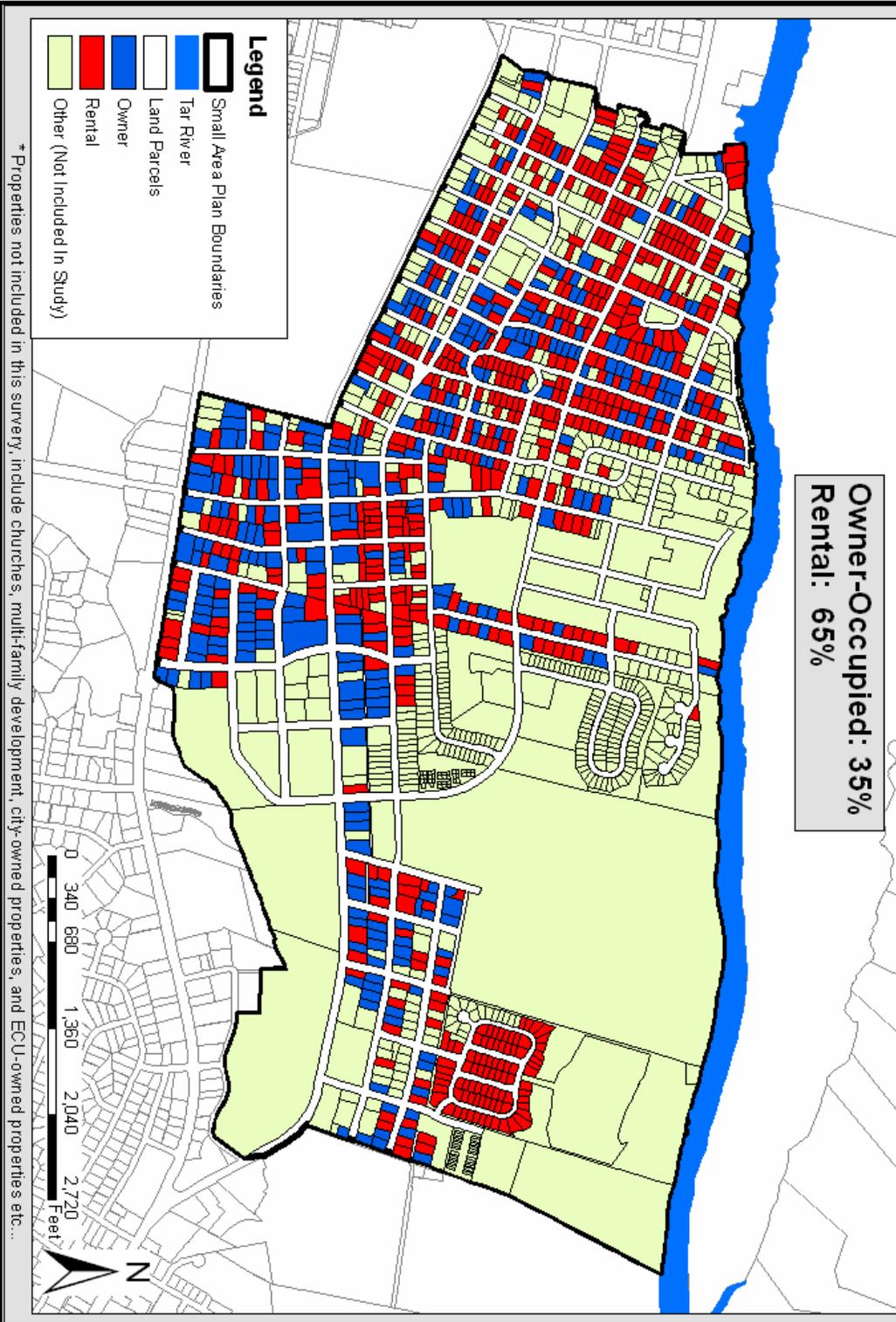


# Map 16: Owner Units Versus Rental Units Map (Single-Family Detached Dwelling)

November 3 2008



**Owner-Occupied: 35%**  
**Rental: 65%**

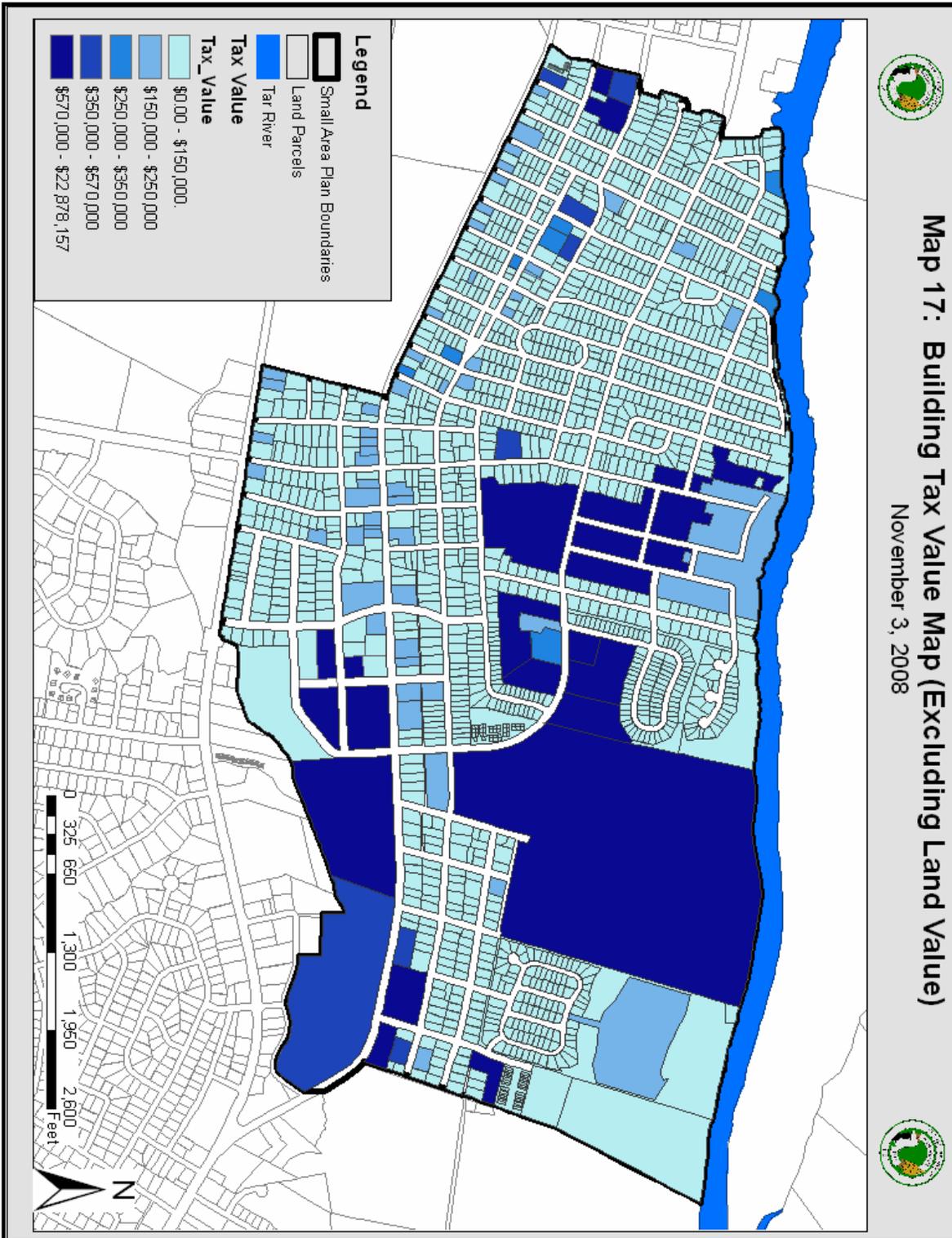


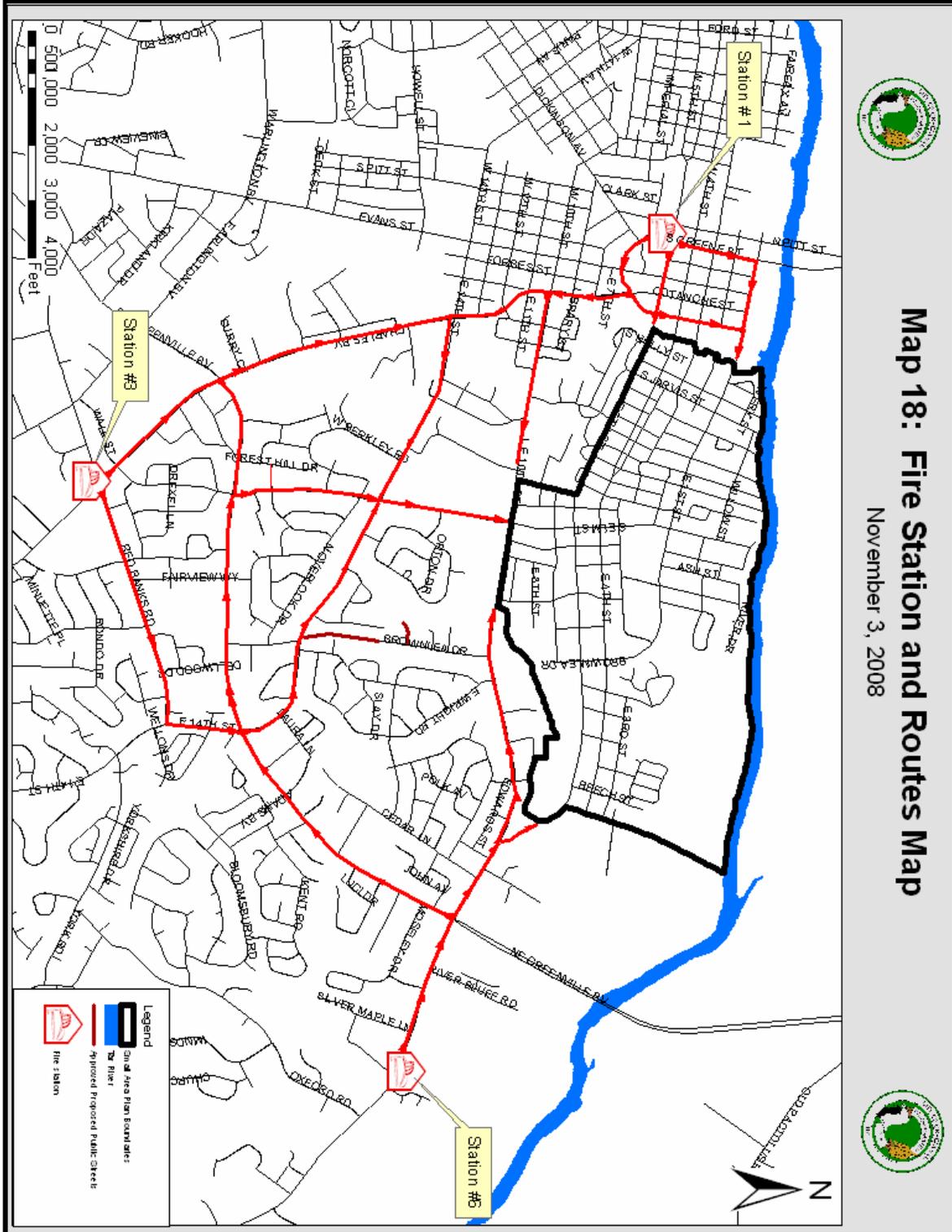
\* Properties not included in this survey, include churches, multi-family development, city-owned properties, and ECU-owned properties etc...



### Map 17: Building Tax Value Map (Excluding Land Value)

November 3, 2008

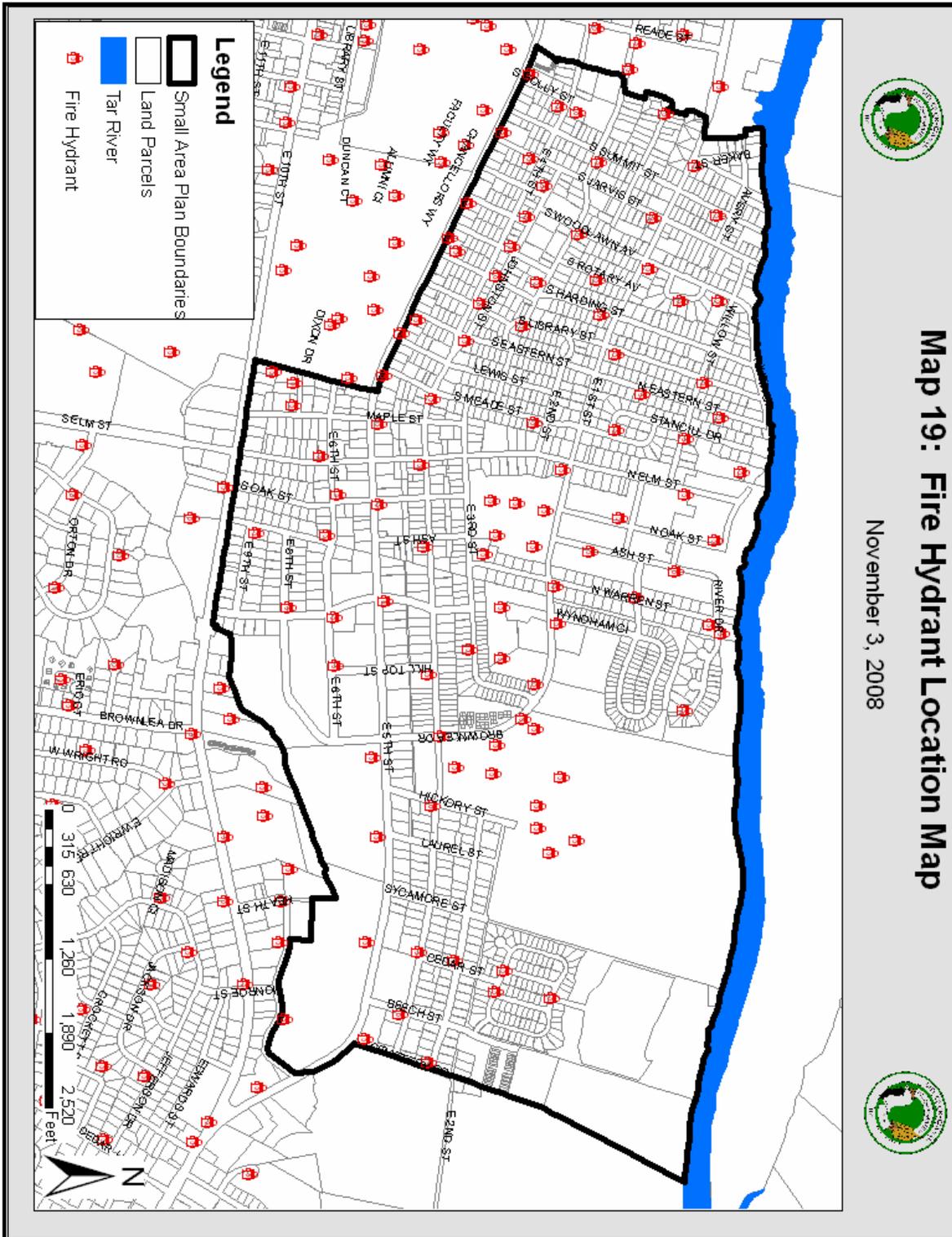


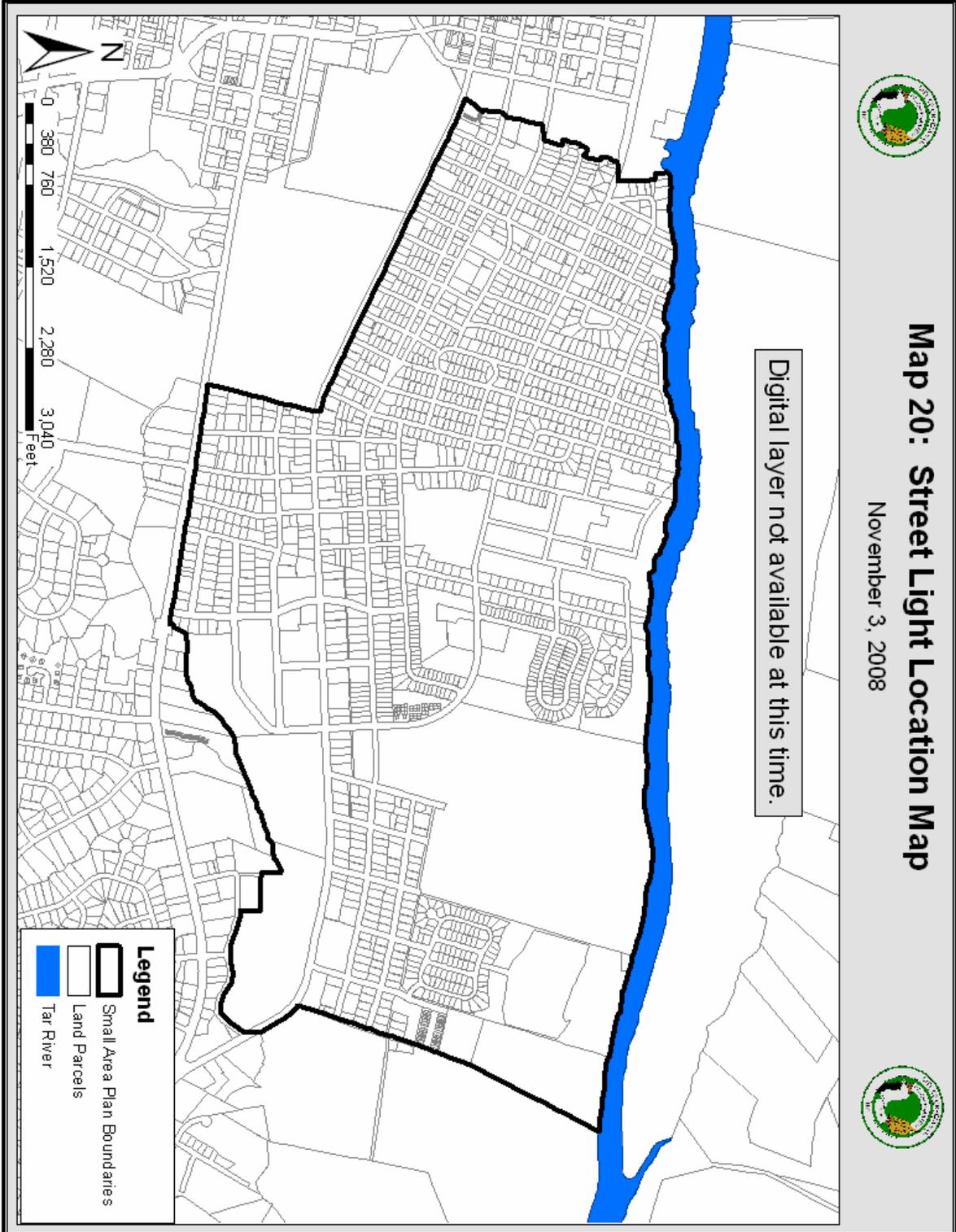


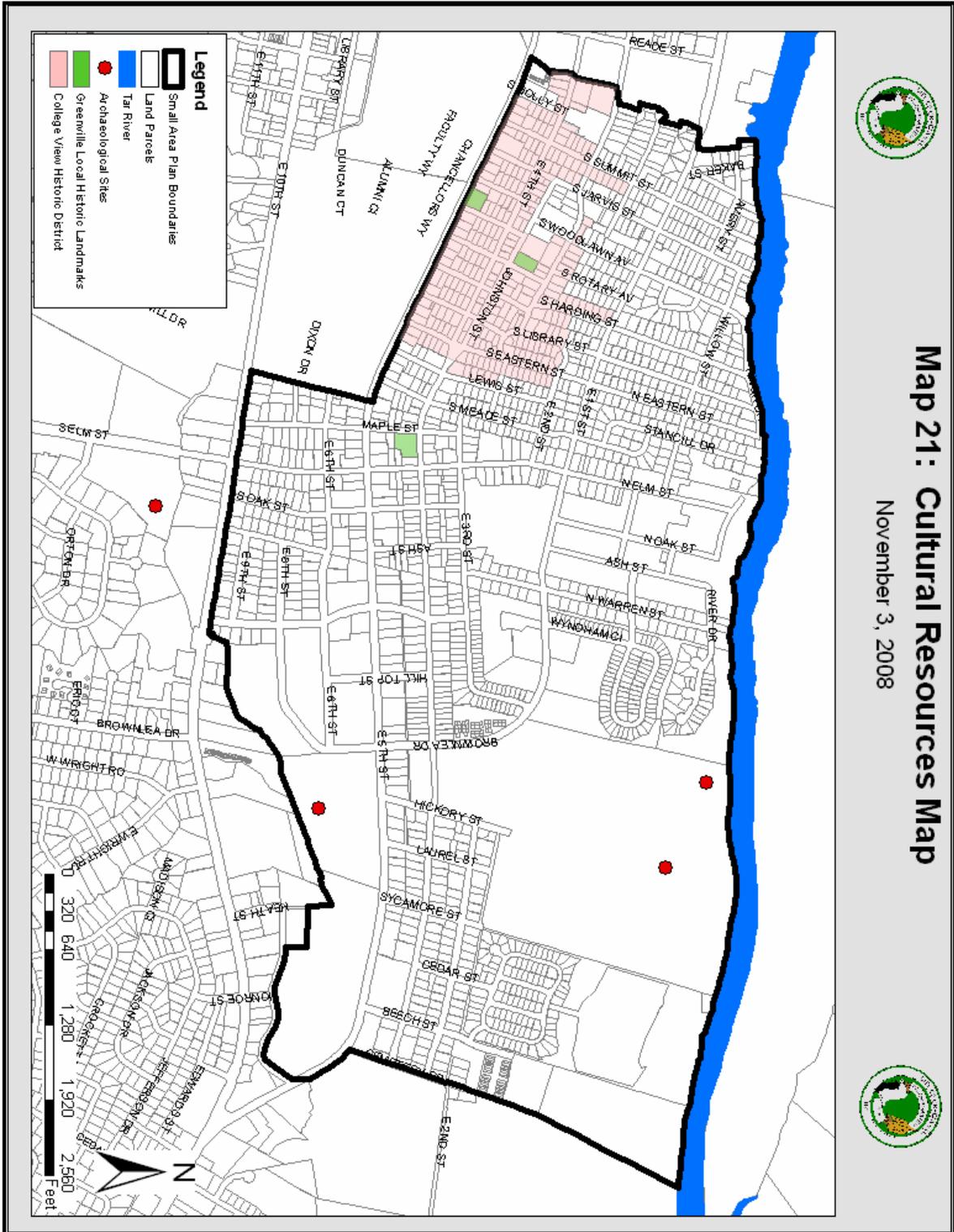


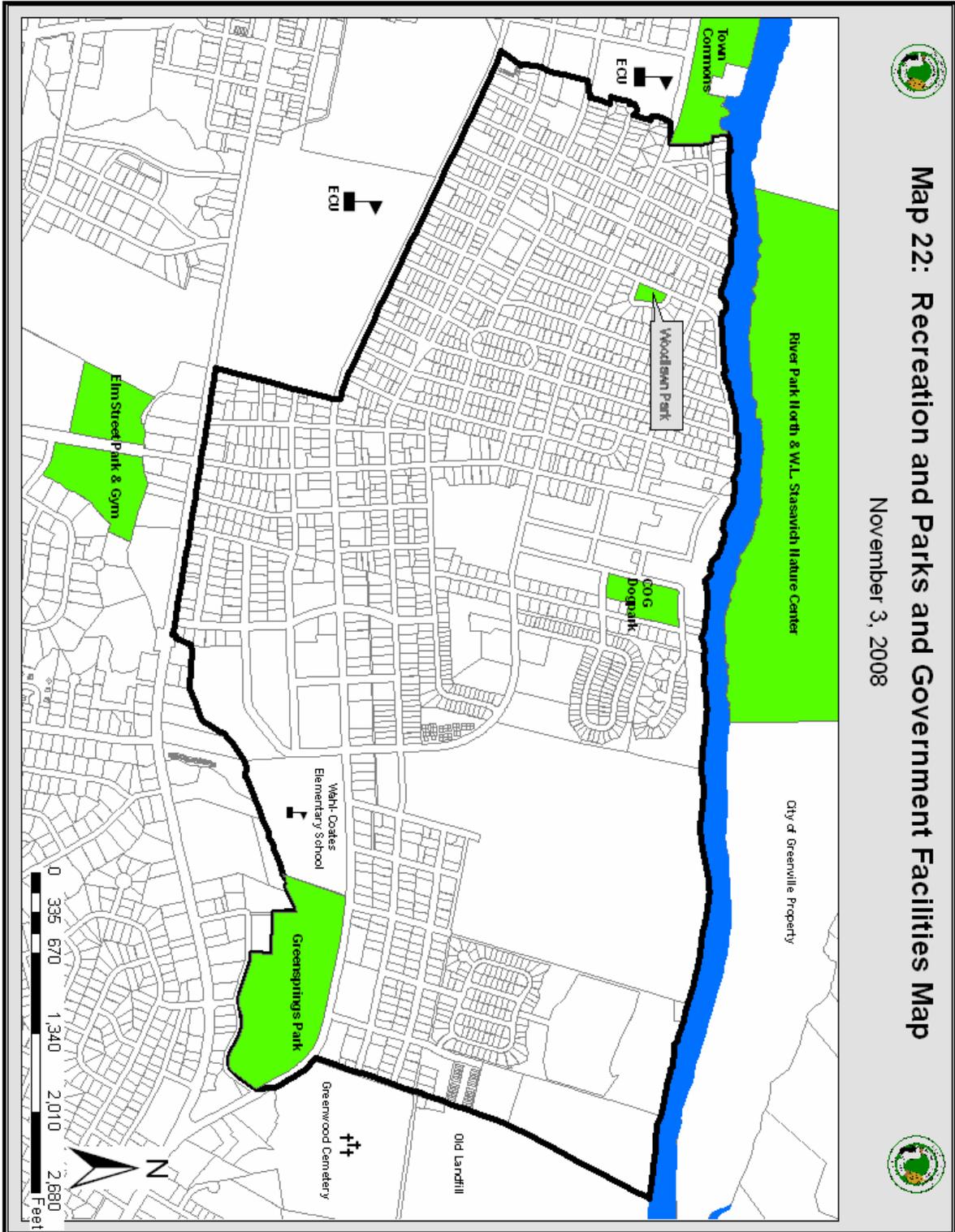
# Map 19: Fire Hydrant Location Map

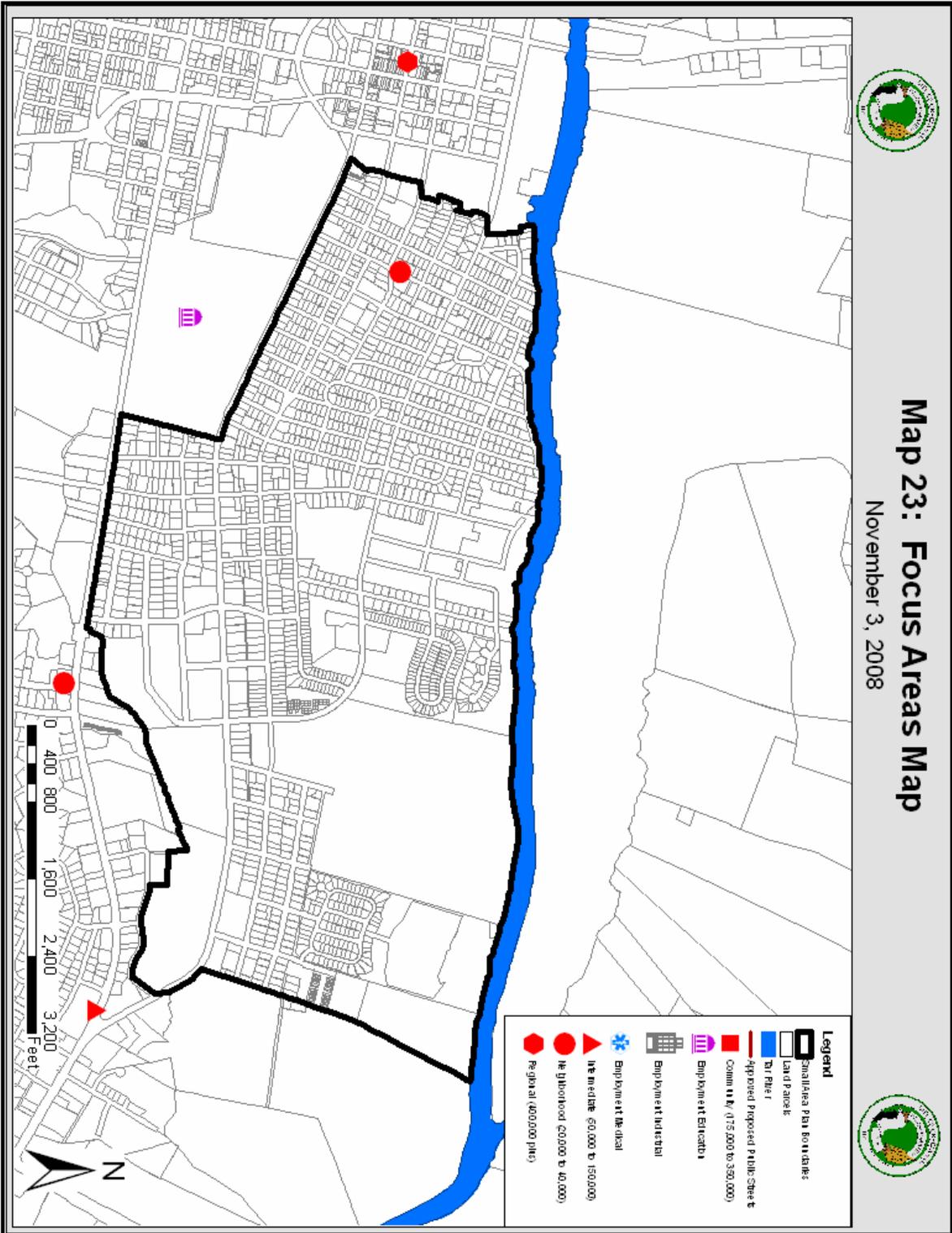
November 3, 2008







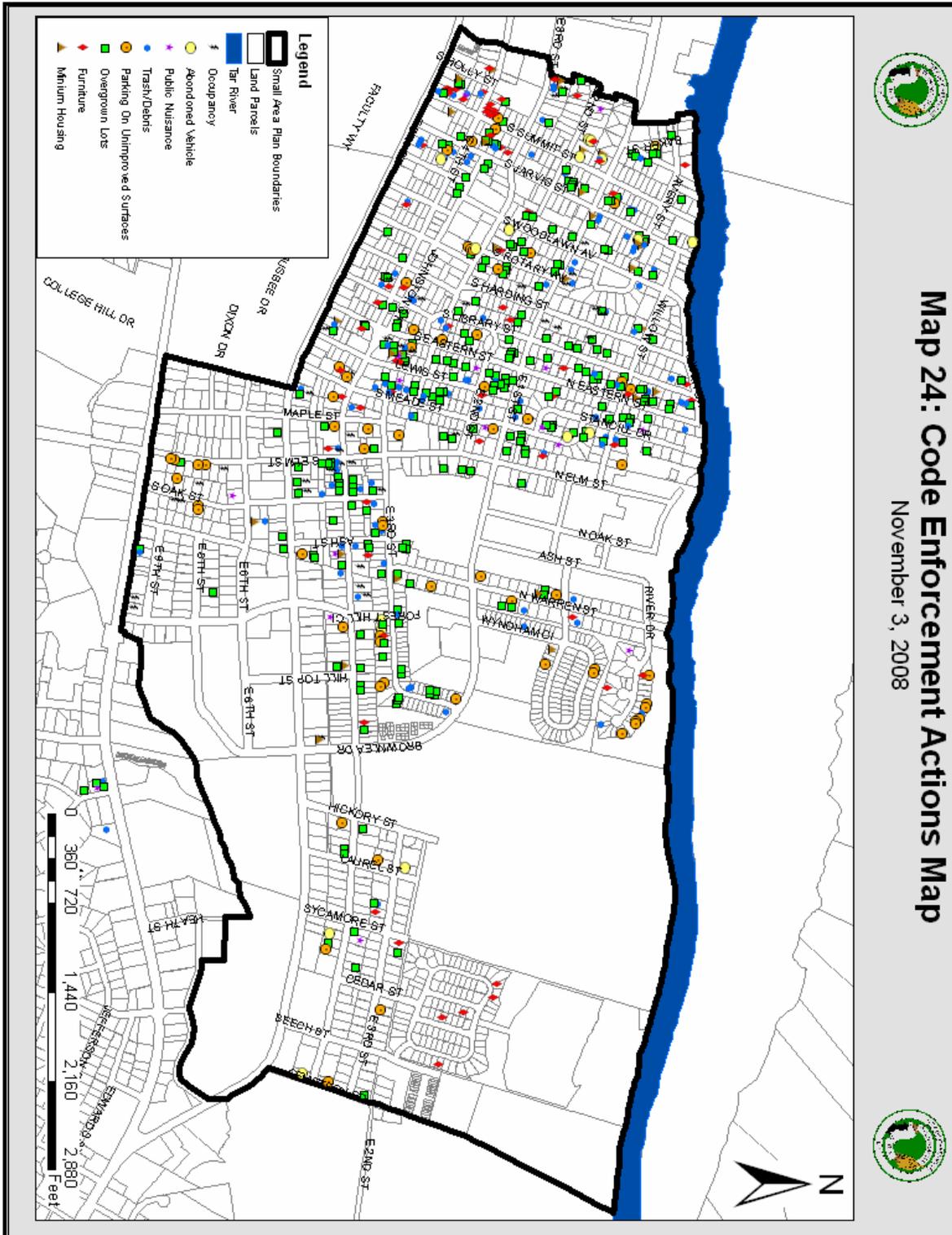






# Map 24: Code Enforcement Actions Map

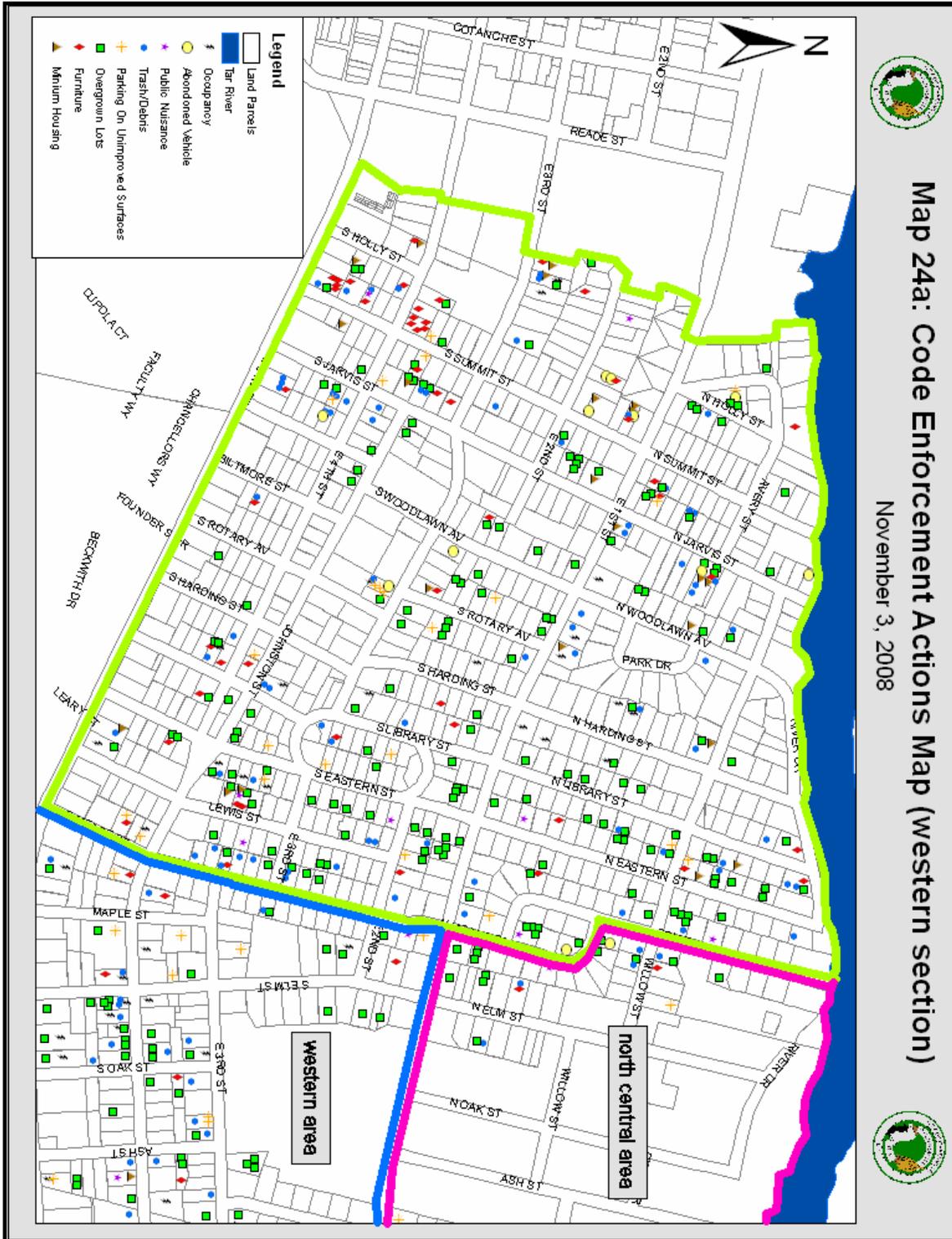
November 3, 2008





# Map 24a: Code Enforcement Actions Map (western section)

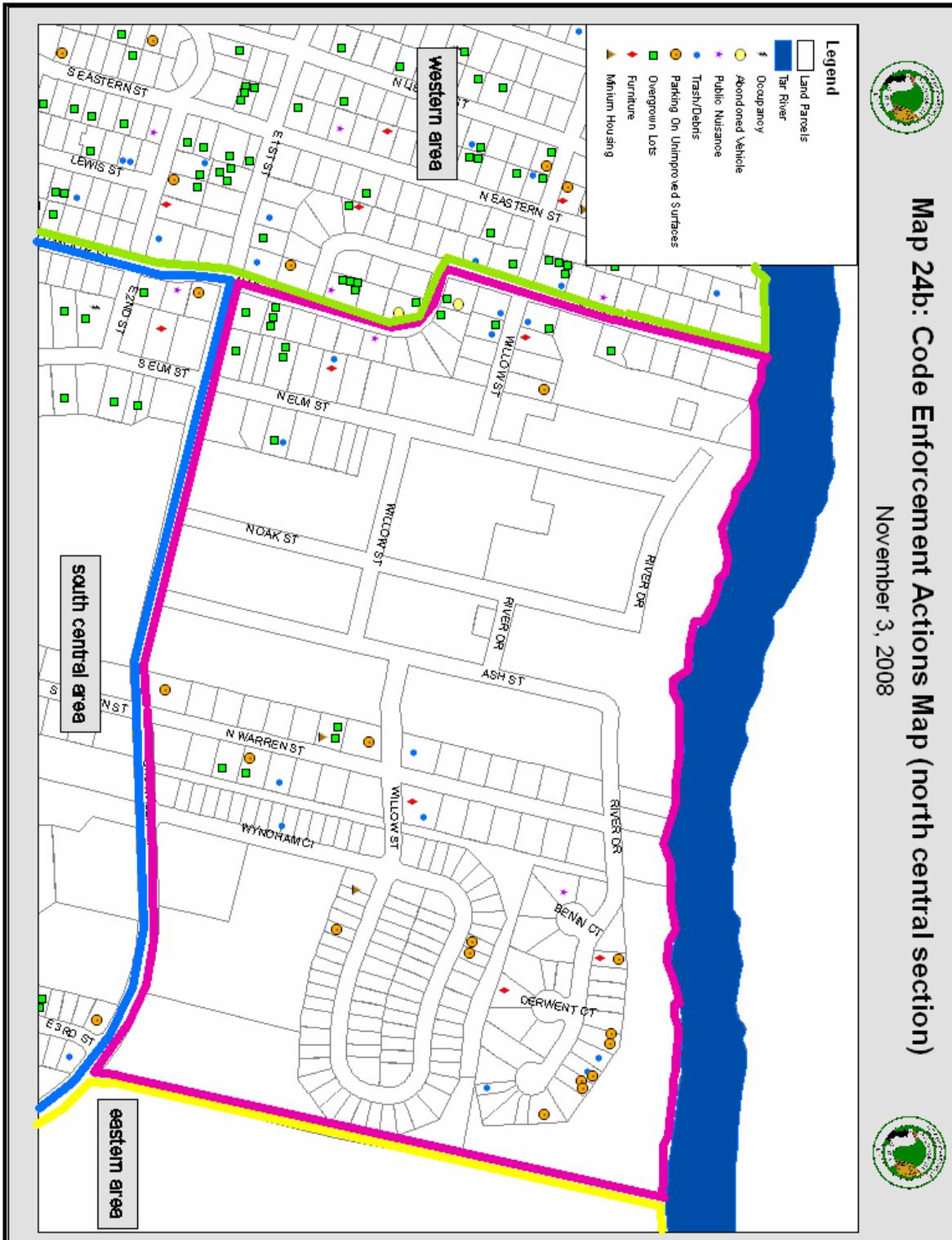
November 3, 2008

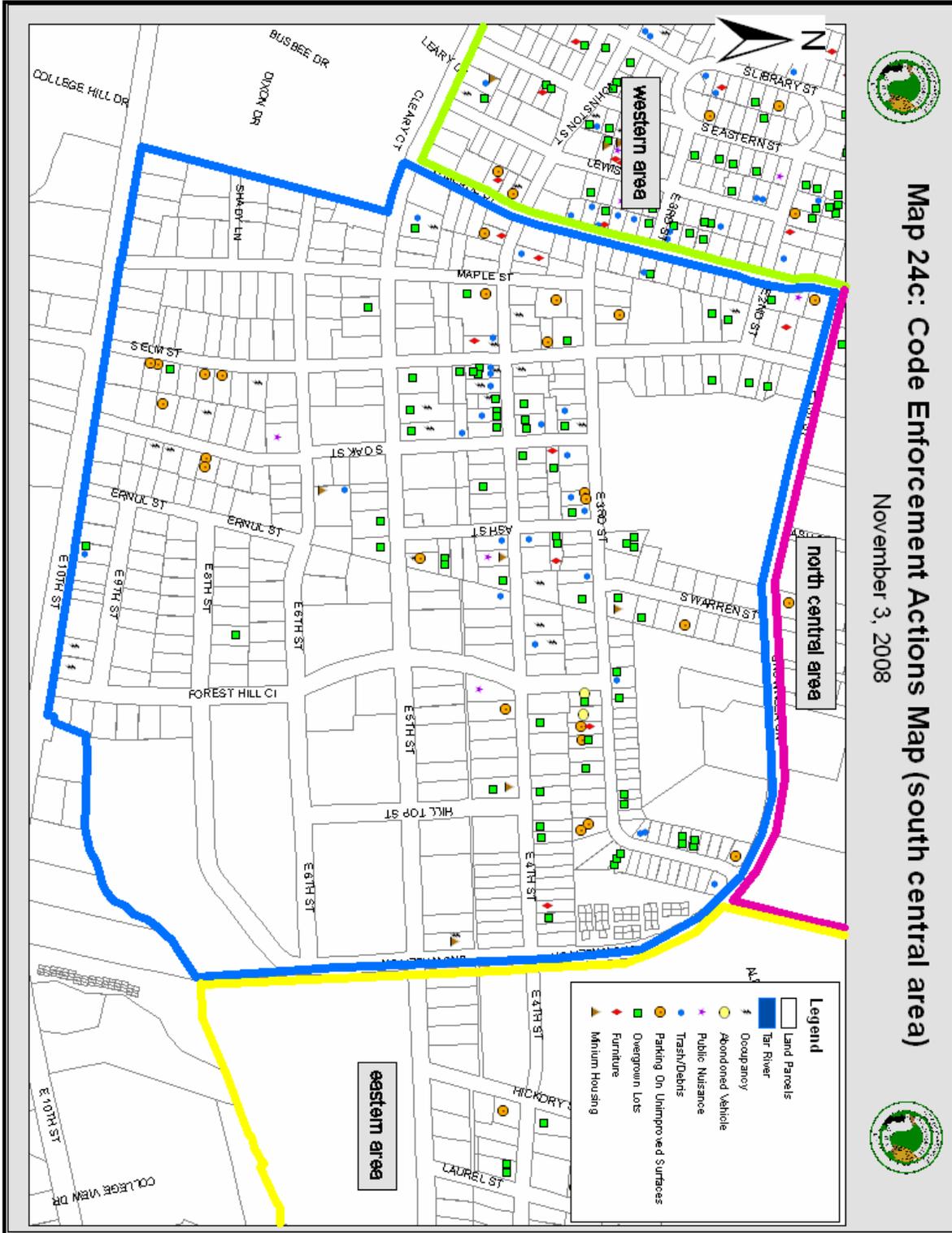




# Map 24b: Code Enforcement Actions Map (north central section)

November 3, 2008

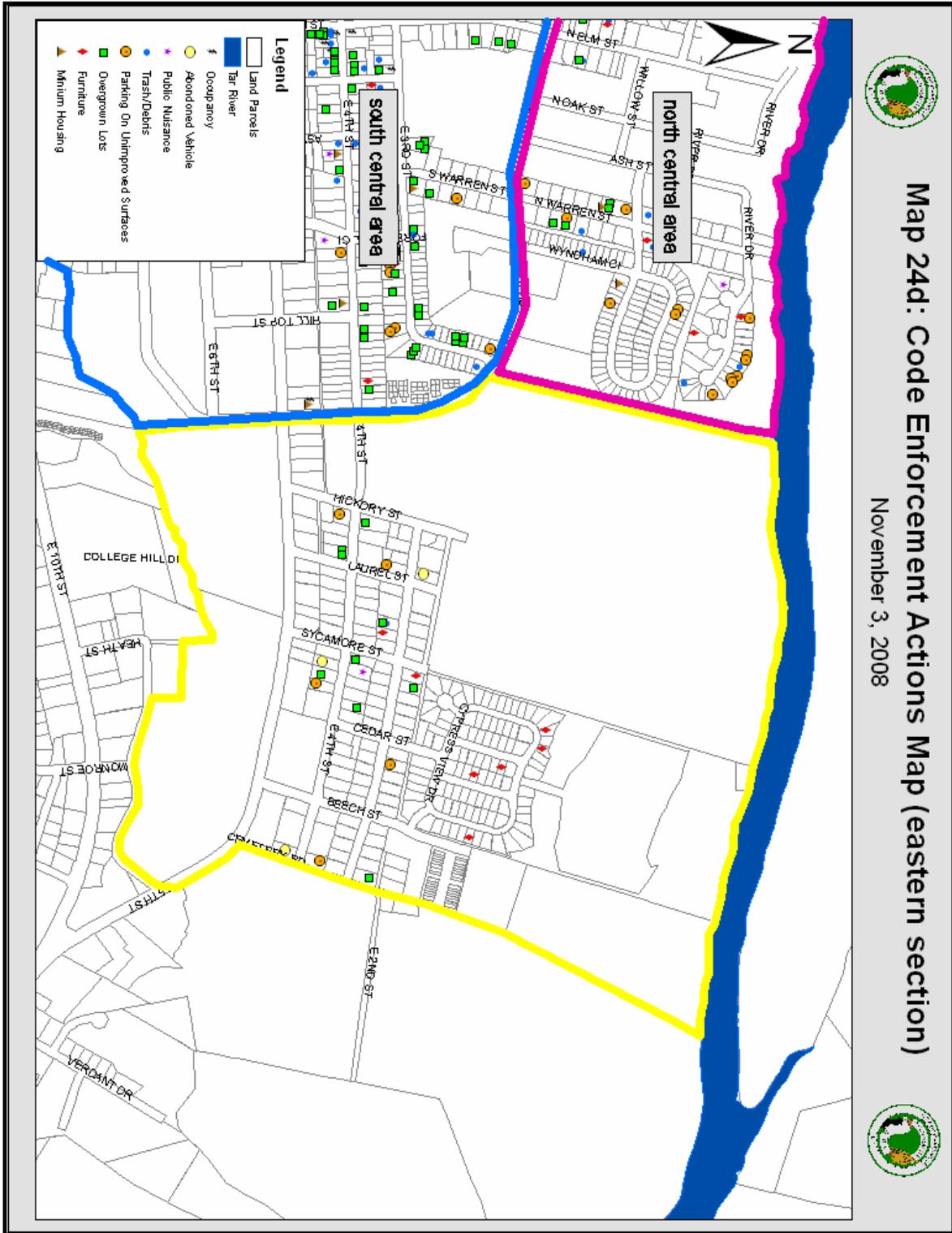






# Map 24d: Code Enforcement Actions Map (eastern section)

November 3, 2008

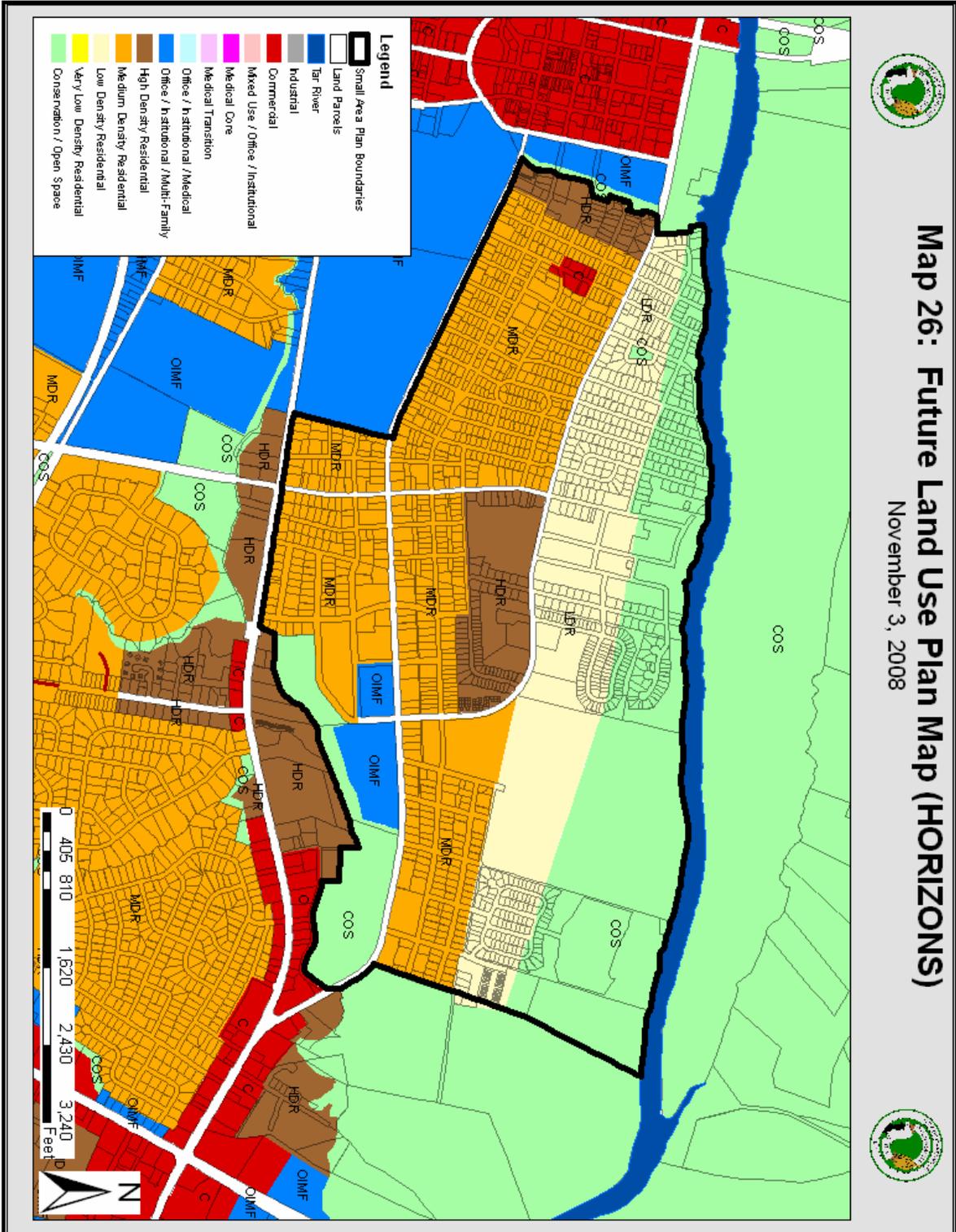






# Map 26: Future Land Use Plan Map (HORIZONS)

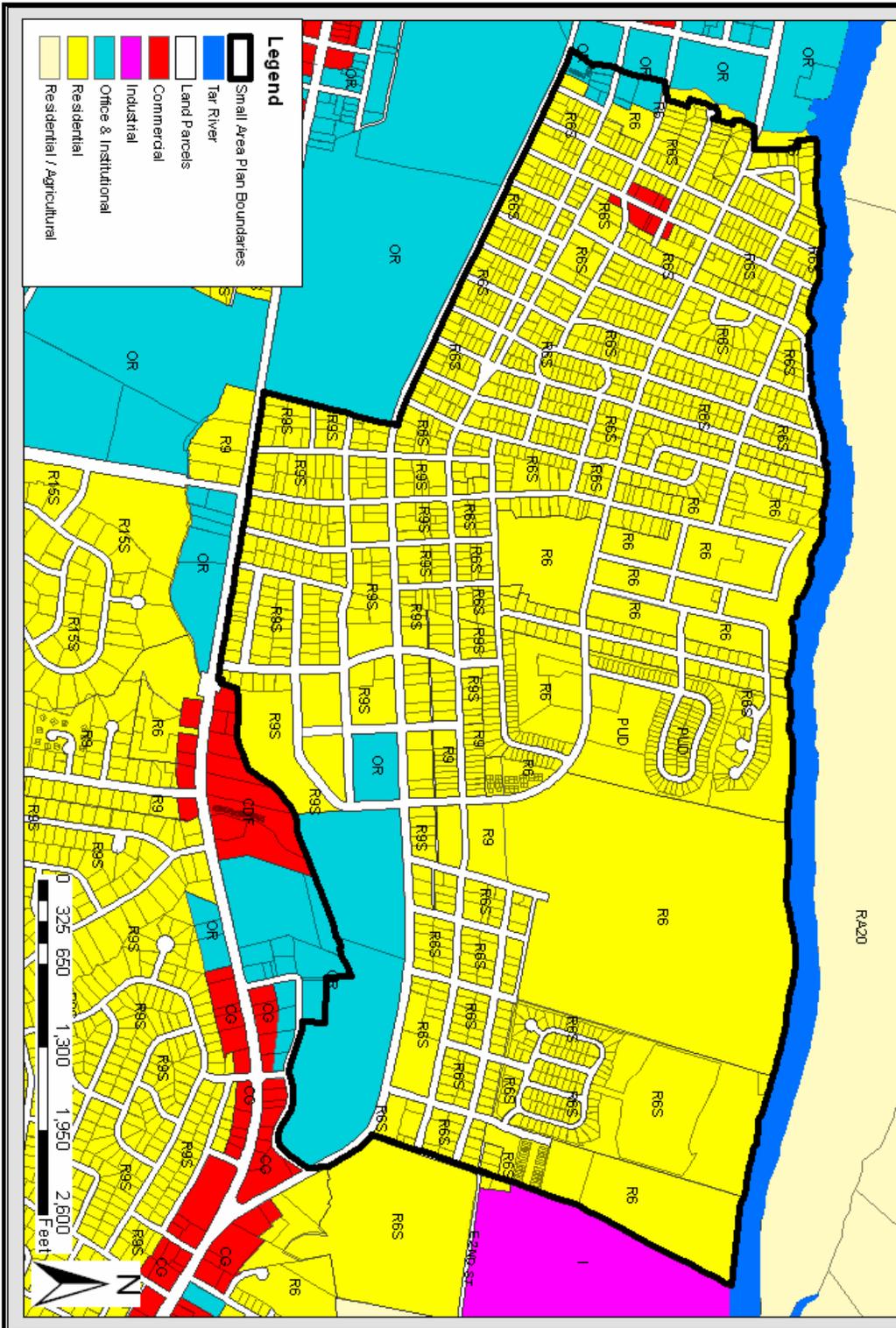
November 3, 2008





# Map 27: Current Zoning Districts Map

November 3, 2008

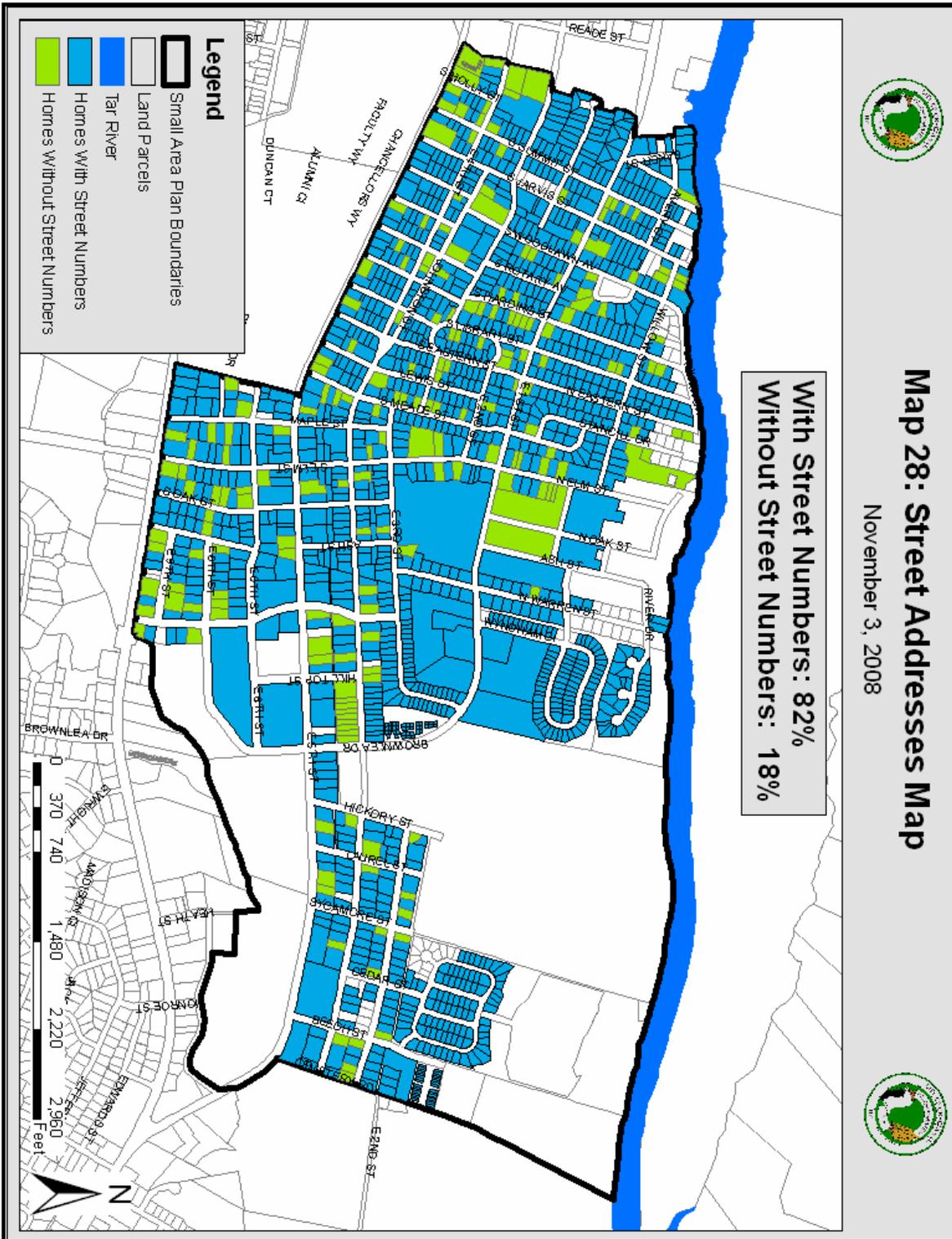


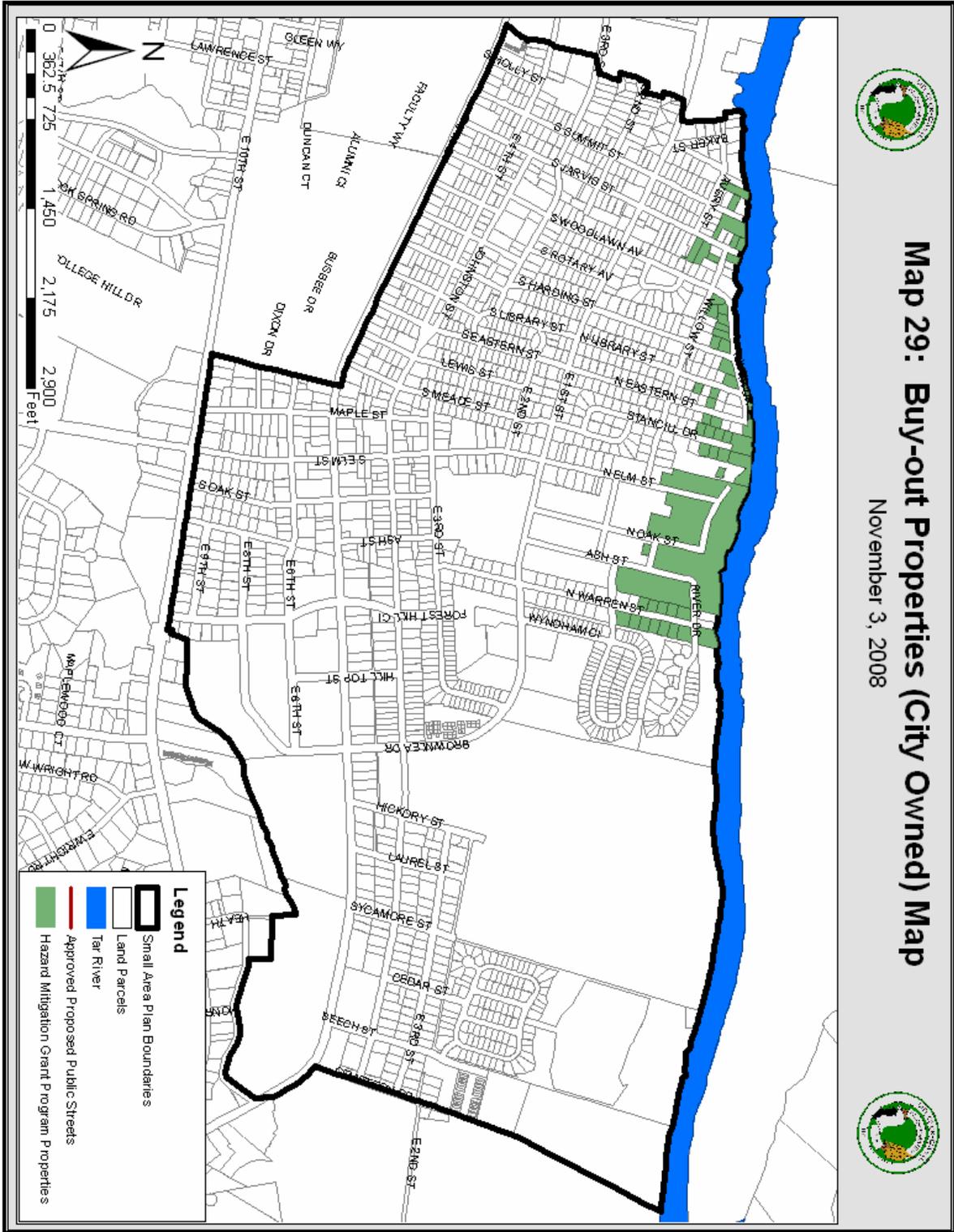


# Map 28: Street Addresses Map

November 3, 2008

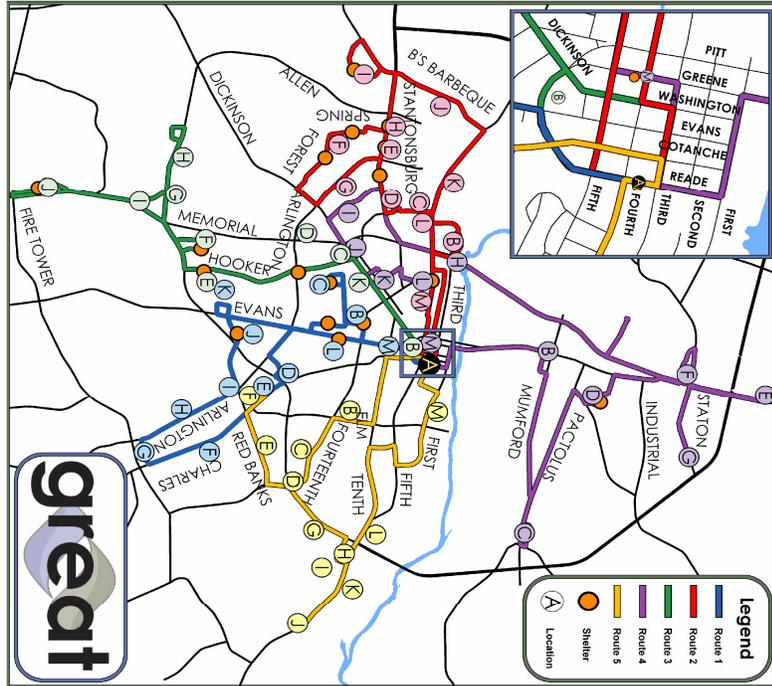
With Street Numbers: 82%  
Without Street Numbers: 18%







# Map 30: GREAT (Greenville Area Transit) Routes Map November 3, 2008



Route	Color	Start	End	Time
1	Purple	Stations	Industrial	6:30 - 7:30
2	Red	Stations	Industrial	6:30 - 7:30
3	Green	Stations	Industrial	6:30 - 7:30
4	Yellow	Stations	Industrial	6:30 - 7:30
5	Blue	Stations	Industrial	6:30 - 7:30

## **Neighborhood Plan for the Tar River/University Area**

March, 2008

(Excerpt - pages 43 through 46)

### **Goals:**

To create, maintain and enhance a sustainable neighborhood.

### **Objectives:**

To identify by analysis and citizen input, the strengths and weaknesses of neighborhood issues affecting sustainability and to create broad support for recommended improvement strategies.

### **Policy Implementation and Improvement Strategies:**

The City Council and City Staff will take such actions as necessary for the support and implementation of the neighborhood plan as follows:

- City Council will amend HORIZONS: Greenville's Community Plan to incorporate the Tar River/University Area Report and Plan by reference.
- City Staff will conduct a periodic review of the neighborhood report and plan, and the adopted implementation and improvement strategies to evaluate plan progress toward the goal of continued neighborhood sustainability.
- Completion of current City Council Goals (2006 - 2007) and future goals, as may be adopted, in accordance with established schedules.
- Completion of current City Council Goals (2008 - 2009) and future goals, as may be adopted, in accordance with established schedules.
- City Council will consider creating a Rental Registration Program as recommended by the Task Force on Preservation of Neighborhoods and Housing and per City Council 2006-2007 Goals and Objectives.
- City Staff will investigate options for neighborhood identification signage to be located at neighborhood entrances including easement acquisition and/or in right-of-way location.
- City Staff will increase neighborhood-wide code enforcement efforts through the allocation of additional resources and staff directed patrols.
- City Staff will develop a Sidewalk Master Plan for City Council consideration.

- City Staff will prepare cost estimates and project schedules for the Capital Improvement and Implementation Strategies included in this plan.
- City Council will utilize this plan to guide public policy and investment decisions within the Tar River University Area.

**Capital Improvement and Implementation Strategies:**

The City Council and City Staff will take such actions as necessary for the support and implementation of the neighborhood plan as follows:

- The City will investigate the creation of a home improvement matching grant fund for older site-built single-family owner-occupied dwellings (example - not less than 30-years old) to be awarded on an annual basis, to encourage qualified home improvement/upgrades that will increase the tax value and marketability of older dwellings. Such grant to be secured by an owner occupancy condition (Deed of Trust) for a determined period.
- The City will provide grants, in accordance with current program/policy, to the neighborhood homeowners associations for design and construction of neighborhood (subdivision) entrance signs.
- The City will install appropriate GREAT system bus stop improvements at locations as determined necessary and appropriate by the Public Works Department as recommended by the Thoroughfare Plan.
- The City will install sidewalks per an adopted Sidewalk Master Plan.
- The City will assess street drainage facilities, including travel-way locations reported to be affected by occasional flooding and will install improvements as determined to be necessary by the City Engineer.
- The City will evaluate junked/disabled vehicle policies, specifically in reference to allowance of covered vehicles in the rear yard, and amend the current policy as determined appropriate.
- The City will encourage additional neighborhood volunteer participation in the Adopt-A-Street program.
- The City will consider the feasibility of the completion of the Brownlea Drive extension to provide a connection from E. 6<sup>th</sup> Street to E. 10<sup>th</sup> Street.
- The City will assess street lighting levels throughout the neighborhood and cause the installation of additional lamps as determined necessary by the City Engineer. Use of period street lighting fixtures will be considered in and adjacent to the historic district.

- The City will monitor Green Mill Run and institute bank stabilization as necessary to minimize sedimentation/erosion and land (building site) loss as determined to be necessary by the City Engineer.
- The City will assist neighborhood and area residents in the establishment of a Neighborhood Watch Program.
- The City will evaluate passenger vehicle speeds on neighborhood streets and shall install additional traffic calming devices as determined to be necessary by the City Engineer.
- The City will notify property owners of address number display requirements.
- The City will update the GIS-GPS coverage for storm water improvements throughout and adjacent to the neighborhood.
- The City will request and encourage GUC to update the GIS-GPS coverage for all public utilities, including water, sanitary sewer, gas and electric lines, and street lights throughout and adjacent to the neighborhood.
- The City will consider the development of “residential rental sign” regulations concerning the size, number and location of on-site rental signs in single-family areas.
- The City will explore methods to better inform residents on the use of the online Intouch (complaint/question) action line system.
- The City will prohibit expansion of the neighborhood commercial focus area at Jarvis and E. 3<sup>rd</sup> Streets.
- The City will encourage the installation of additional lighting in and around parking lots and buildings at the neighborhood commercial focus area at Jarvis and E. 3<sup>rd</sup> Streets.
- The City will consider partnering with Re-Leaf to plant canopy trees in the neighborhood.
- The City will investigate enhancing existing crosswalks and suitability of additional crosswalks in the neighborhood.
- The City will investigate a partnership with ECU to prepare a Gateway and Streetscape Plan in the neighborhood to create a sense of place and enhance the connection between the neighborhood, Uptown and ECU.

- The City will investigate the feasibility of an amendment to the Greenway Master Plan to include a portion of Town Creek and potential pedestrian crossing.
- The City will consider the adoption of a city-wide policy on lighting standards to limit light pollution.
- The City will investigate ways to publicize the positive attributes and changing conditions in the neighborhood as a result of the neighborhood planning initiatives.
- The City will consider the funding for filling in gaps in existing sidewalks to facilitate a more continuous sidewalk network.
- The City will consider the dissemination of code enforcement activities in the neighborhood on a bi-annual basis.
- The City will consider the adoption of a policy that reflects the City's commitment to replant right-of-way street trees when they are removed either by damage, disease, public right-of-way improvements or other natural causes.
- The City will investigate the possibility of providing wireless internet access to the neighborhood.
- The City will investigate the creation of a home improvement grant program for the rehabilitation of dwellings in the local historic district.



**Tar River / University Neighborhood Association**  
408 South Harding Street  
Greenville, N. C. 27858

[www.trunaliving.com](http://www.trunaliving.com)

March 6, 2009

Chantae M. Gooby  
Planning Division  
Community Development Department  
City of Greenville  
P.O. Box 7207  
Greenville, NC 27835

Re: *Tar River/University Area Neighborhood Report and Plan (08-01)*

Dear Ms. Gooby:

I wish to thank you, your colleagues, and all of the city staff who have crafted the *Neighborhood Report and Plan for the Tar/River University Area*. Speaking for the neighborhood association, we are very pleased with the content and form of the plan. It represents a lot of very good work, with many well thought-out recommendations to guide the city, our neighborhood association, individual property owners, and other stakeholders. It identifies many strategies and potential actions to implement Greenville's Horizons Plan, as well as the current goals of City Council, most notably "Promote sustainability and livability in both old and new neighborhoods." The timing is fortuitous. The plan should be of interest also to East Carolina University, our most prominent neighbor, as the University revisits its Comprehensive Campus Master Plan which will "... guide future development, ... and establish a *"sense of place."*

As with every plan, the process is an important part itself – perhaps the most important part. We thank you for the opportunity to be a partner with you from the beginning, over a year ago. The well-done condition assessment by city staff, the community survey, and the public information meeting last March provided an excellent foundation for the neighborhood association's part of the process. We very much appreciated being afforded time to develop our *Vision, Goals, Objectives, and Strategies* for inclusion (pp. 38-39). The plan was the focus of every TRUNA Board meeting from April to July. Your support of our deliberations with additional maps and analyses was very helpful. Our vision, basic goals and strategies are very much in synch with the final report and plan. Our vision for our neighborhood is that it be:

- safe, clean, family oriented, and visually appealing;
- friendly, walkable, economically stable;
- historically and architecturally unique;
- a balance of owner and rental occupancy; and,
- green, sustainable and environmentally sound, promoting a healthy, high quality lifestyle with a small carbon foot print.

Though we recognize that *policy implementation* and funding of *improvement strategies* (pp. 43-45) depends on availability of resources, this plan provides a coherent list of recommended actions to guide the City and our association. We look forward to working with City Council and City Staff to establish priorities and find resources and ways to implement recommendations of the plan.

With our continued partnership and commitment by City Council and City Staff, we can realize our common vision and collective goals; making Greenville a more economically strong, vibrant, safe, and enjoyable place to live.

As the plan goes for review by the Planning and Zoning Commission, we would like to add this strong letter of support from the Neighborhood Association.

Thank you.

Sincerely,

A handwritten signature in black ink that reads "Chris Mansfield". The signature is written in a cursive, flowing style.

Chris Mansfield, President  
Tar River/University Neighborhood Association

Copy

Councilman Larry Spell

Wayne Bowers, City Manager

Merrill Flood, Director of Community Development

Harry V. Hamilton, Jr., Chief Planner

Steve Ballard, Chancellor, East Carolina University



# City of Greenville, North Carolina

Meeting Date: 3/17/2009  
Time: 6:30 PM

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**Title of Item:** City Council Agendas from March 2, 2009 and March 5, 2009 meetings

**Explanation:** Action taken from March 2, 2009 and March 5, 2009 City Council meetings.

**Fiscal Note:** N/A

**Recommendation:** Review

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**Attachments / click to download**

[📄 March 2, 2009 City Council Agenda](#)

[📄 March 5, 2009 City Council Agenda](#)

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## Greenville City Council Agenda

Monday, March 2, 2009  
6:00 PM  
City Council Chambers

- I. Call Meeting to Order
- II. Invocation - Council Member Spell
- III. Pledge of Allegiance
- IV. Roll Call
- V. Approval of Agenda
- VI. Consent Agenda
  1. Minutes from the January 5, January 8, January 24, January 26, February 9, and February 12, 2009 City Council meetings - Approved
  2. Enhancement Agreement with the North Carolina Department of Transportation for the installation of sidewalks along US 264A (Greenville Boulevard) between Landmark and Bismark Streets - Approved
  3. Review and Inspection Agreement with the North Carolina Department of Transportation for the upgrade and replacement of traffic signal equipment at the US 264A (Greenville Boulevard) and Hooker Road/Convention Center Drive intersection - Approved
  4. Memorandum of Agreement between the North Carolina Department of Crime Control and Public Safety, Division of Emergency Management and the City of Greenville NC Urban Search and Rescue Task Force 10 - Approved
  5. Voluntary annexation agreement for property located at the southwest corner of the intersection of Highway 43 South and Worthington Road - Approved
  6. Resolutions authorizing applications for economic stimulus funding for Greenville Utilities Commission projects under the American Recovery and Reinvestment Act of 2009 - Adopted

Resolution No. 09-11

Item # 5

Resolution No. 09-12

7. Water Capital Projects Budget Ordinance for Greenville Utilities Commission's Northwest Acres Water Main Extension - Adopted

Ordinance No. 09-14

8. Budget ordinance amendment #9 to the 2008-2009 City of Greenville budget - Adopted

Ordinance No. 09-15

9. Report on contracts awarded

VII. New Business

10. Presentations by Boards and Commissions

- a. Affordable Housing Loan Committee

11. Resolution of Intent to Close Allen Taylor Court located west of Arlington Boulevard - Adopted

Resolution No. 09-13

12. Resolution authorizing the conveyance of City-owned properties by private sale to Greenville Housing Development Corporation - Adopted

Resolution No. 09-14

13. Acceptance of Staffing for Adequate Fire and Emergency Response (SAFER) Act grant award from the Department of Homeland Security - Accepted

14. Contract with Martin Starnes & Associates, CPAs, P.A. for auditing services - Approved

VIII. Review of March 5, 2009 City Council Agenda

IX. Comments from Mayor and City Council

X. City Manager's Report

XI. Adjournment

## Greenville City Council Agenda

Thursday, March 5, 2009  
7:00 PM  
City Council Chambers

- I. Call Meeting to Order
- II. Invocation - Council Member Mercer
- III. Pledge of Allegiance
- IV. Roll Call
- V. Approval of Agenda
- VI. Special Recognitions
- VII. Appointments
  1. Appointments to Boards and Commissions
- VIII. New Business

### Public Hearings

2. 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) - Adopted  
  
(Ordinance No. 09-16)
3. Request by Place Properties to amend the sign regulations to allow multi-family development identification wall signs in the CD zoning district - Adopted  
  
(Ordinance No. 09-17)
4. Ordinance to annex Herbert W. and Joyce W. Wright property containing 1.77 acres located approximately 200 feet south of Fleming School Road at its intersection with Oak Grove Avenue - Adopted  
  
(Ordinance No. 09-18)

5. Ordinance requiring the repair or the demolition and removal of the dwelling located at 1508 A and B Fleming Street - Adopted  
  
(Ordinance No. 09-19)
6. Ordinance requiring the repair or the demolition and removal of the dwelling located at 1808 South Greene Street - Adopted  
  
(Ordinance No. 09-20)
7. Ordinance requiring the repair or the demolition and removal of the dwelling located at 400 Tyson Street - Adopted  
  
(Ordinance No. 09-21)
8. Greenville Urban Area Draft Comprehensive Transportation Plan Highway Map - Approved

Public Comment Period

Other Items of Business

9. Draft Greenville Urban Area Metropolitan Planning Organization (MPO) 2009-2010 Transportation Improvement Priorities - Approved  
  
Document No. 813892  
  
Document No. 813693  
  
(Draft Greenville Urban Area Metropolitan Planning Organization 2009-2010 Transportation Improvement Priorities)
  10. Resolution Identifying Areas Under Consideration for Annexation and Areas Under Consideration for Annexation Map - 2009 Update - Adopted  
  
(Resolution No. 09-15)
  11. City of Greenville 2009 Goals
- IX. Comments from Mayor and City Council
  - X. City Manager's Report
  - XI. Adjournment