



Agenda

Planning and Zoning Commission

December 20, 2016
6:30 PM
Council Chambers, City Hall, 200 W. Fifth Street

Assistive listening devices are available upon request for meetings held in the Council Chambers. If an interpreter is needed for deaf or hearing impaired citizens, please call 252-329-4422 (voice) or 252-329-4060 (TDD) no later than two business days prior to the meeting.

- I. CALL MEETING TO ORDER -
- II. INVOCATION - Betsy Leech
- III. ROLL CALL
- IV. APPROVAL OF MINUTES - November 15, 2016
- V. OLD BUSINESS

PRELIMINARY PLATS

- 1. Request by Happy Trail Farms, LLC for a preliminary plat entitled "Westhaven South, Section 5". The subject property is located south of Regency Boulevard and is further identified as Tax Parcel 74010 and 74011. The preliminary plat consists of 4 lots on 28.49 acres.

OTHER

- 2. Discussion Item - Subdivision Ordinance Text Amendment to extend the review time of preliminary plats.

- VI. NEW BUSINESS

REZONINGS

- 3. Ordinance requested by A. Scott Buck, Associate Vice Chancellor for Administration & Business Finance Services, ECU to rezone 0.25 acres (11,007 sq. ft.) located at the northeastern corner of the intersection of East 5th Street and South Summit Street from R6S (Residential-Single-family [Medium Density]) to OR (Office-Residential [High Density Multi-family]).

VII. OTHER ITEMS OF BUSINESS

4. Street Closure of Parkwood Drive

VIII. ADJOURN



City of Greenville, North Carolina

Meeting Date:
12/20/2016
Time: 6:30 PM

Title of Item: Request by Happy Trail Farms, LLC for a preliminary plat entitled "Westhaven South, Section 5". The subject property is located south of Regency Boulevard and is further identified as Tax Parcel 74010 and 74011. The preliminary plat consists of 4 lots on 28.49 acres.

Explanation: The proposed preliminary plat is a revision to a plat approved by the Planning and Zoning Commission on April 15, 2008.

The original plat contained 41.61 acres with 185 single family residential lots and an extensive neighborhood street network. Interconnectivity to the undeveloped property to the south was accomplished by the proposed Blazer Drive.

The proposed plat no longer contains 13 acres of the original property (eastern portion) which is now in different ownership.

The subject property is zoned R6A (Residential) and it is anticipated that multi-family residential development will occur on lot 3.

The proposed development pattern provides similar interconnectivity to the south as the previously approved plat did.

On November 28, 2016, the applicant submitted an e-mail requesting that this item be continued until the Planning and Zoning Commission's January 17, 2017 meeting. (Exhibit A)

The item has already been advertisted in The Daily Reflector as required.

Fiscal Note: There will be no costs to the City of Greenville associated with this subdivision other than routine costs to provide public services.

Recommendation: The City's Subdivision Review Committee has reviewed the preliminary plat and has determined that it meets all technical requirements.

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

Attachments / click to download

 [Exhibit A - Applicant's E-mail Requesting Continuation](#)



City of Greenville, North Carolina

Meeting Date:
12/20/2016
Time: 6:30 PM

Title of Item: Discussion Item - Subdivision Ordinance Text Amendment to extend the review time of preliminary plats.

Explanation: **Abstract:** The City of Greenville Planning and Zoning Commission initiated this discussion of a text amendment to extend the review time of preliminary plats.

Explanation: Greenville's Subdivision Ordinance requires that all preliminary plats shall be submitted to the Director of Community Development or designee, as agent for the city Planning and Zoning Commission, at least 20 working days prior to the scheduled meeting date of the Planning and Zoning Commission. In addition, plats revised pursuant to the initial review and as required shall be submitted to the Director of Community Development or designee, not less than six working days prior to the scheduled meeting date.

During the Planning and Zoning Commission meeting held on September 20, 2016, the Commission discussed the review time with staff and asked what percentage of preliminary plats were continued and why. In summary, staff explained the existing short review time of preliminary plats is not enough time for review by all agencies. (See Exhibit A, Excerpt of DRAFT Planning and Zoning Commission Meeting Minutes, Sept. 20, 2016).

During the September 20 meeting, Mike Dail, Lead Planner, stated preliminary plats were frequently continued to subsequent Planning and Zoning Commission meetings because the review cycle is only 20 working business days by the City ordinance. Preliminary plats are submitted 20 working days before the P&Z meeting. Mr. Dail stated the plats are routed to about 10 agencies for review of technical requirements. Preliminary plats with comments are then returned to the surveyor. The surveyor then needs to make corrections but then may find significant issues in review comments which causes postponements. Once corrections are made, the revised preliminary plats are brought back to the City and are routed out again to the agencies to obtain approval. The 20-day review process was established in 1989 and now there are more standards, regulations

and technical requirements to consider.

The continued preliminary plat on the September 20, agenda was due to NCDOT requiring turn lanes and the surveyor did not have time to get the information back to have it considered at that evening's meeting. Mr. Dail stated staff and agencies are spread thin and have other work besides reviewing preliminary plats. Staff stated twenty days is just not enough time for review by all agencies.

Commissioner Bellis asked what staff recommended for a time frame. Mr. Dail stated to add another 10-20 working days. The advertisements and the mailed notices are being done for items that may or may not be heard.

As initiated by the Planning and Zoning Commission on July 19, 2016, City Council adopted Ordinance 16-051 on August 18, 2016 that added a requirement for newspaper advertisements for preliminary plat application reviews two weeks prior to Planning and Zoning Commission meetings to help raise awareness to the public. This current discussion of a text amendment to extend the review time for preliminary plats was initiated by the Planning and Zoning Commission in recognition of their understanding of the already short review time among reviewing agencies coupled with the recently enacted advertisement requirements.

Staff recommends a text amendment to extend the review time from 20 days to 40 days and to make two other related scheduling changes as illustrated as follows. Title 9, Chapter 5, Article B, Section 9-5-44 of the City Code is proposed to be amended by rewriting the section so that it shall read as follows. Sticken text denotes text to the deleted while underlined text denotes text to be added.

Sec. 9-5-44 SAME; SUBMISSION.

All preliminary plats shall be submitted to the Director of Community Development or designee, as agent for the city Planning and Zoning Commission, at least ~~20~~ 40 working days prior to the scheduled meeting date of the Planning and Zoning Commission. Working days shall not be construed to include city observed holidays or weekends. It is the intent of the City of Greenville and Utilities Commission staff and other agencies to review all properly submitted plants in a timely manner, which will afford the subdivider a reasonable period of time within which to respond to all comments and/or requested revisions. All plats submitted in accordance with the minimum requirements contained herein shall be available for revision not less than ~~ten~~ thirty working days prior to the scheduled meeting date. Plats revised pursuant to the initial review and as required shall be submitted to the Director of Community Development or designee in accordance with section 9-5-45(A)(8) (b) and (c), below, not less than ~~eight~~ twenty seven working days prior to the scheduled meeting date.

Fiscal Note:

No cost to the City.

Recommendation: Staff recommends the Planning and Zoning Commission hold a public hearing at their next meeting to consider making a recommendation to amend the Subdivision Ordinance to extend the review time of preliminary plats. (Exhibit B: Subdivision Ordinance Text Amendment, DRAFT 11/8/2016)

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

Attachments / click to download


 [Exhibits A and B](#)

EXHIBIT A: Excerpt of Approved Planning and Zoning Commission Meeting Minutes, 9/20/16

Chairman King closed the public hearing and opened for board discussion.

No discussion was made.

Motion made by Mr. Collins, seconded by Mr. Schrade, to recommend approval of the petition to City Council to close College View Drive. Motion passed unanimously.

Ms. Bellis asked staff what is the percentage of plats being continued and why.

Mr. Dail stated he could not speak to the percentage but they are frequent. The reason why is because the review cycle is only 20 working business days by the City ordinance. Preliminary plats are submitted 20 working days before the P&Z meeting. They are routed to about 10 agencies for review of technical requirements. They are returned with comments and then given back to the surveyor. The surveyor then needs to make the corrections but then find significant issues and that causes the postponement. Once the corrections are made they are brought back to the City and they are routed out again to the agencies to obtain approval. The 20-day review process was established in 1989 and now there are more standards, regulations and technical requirements to consider. The continued preliminary plat on the agenda was due to NCDOT requiring turn lanes and the surveyor did not have time to get the information back to have it considered at tonight's meeting. Staff and agencies are spread thin and have other work besides reviewing preliminary plats. Twenty days is just not enough time for review by all agencies.

Ms. Bellis asked what he recommended for a time frame.

Mr. Dail stated to add another 10-20 working days. The advertisements and the mailed notices are being done for items that may or may not be heard.

Ms. Bellis asked Attorney Holec what would need to be done legally.

Attorney Holec stated an amendment could be done to the subdivision ordinance. He stated that the Commission has the ability to initiate an amendment. He suggested directing Staff to first consider it as a discussion item at the next meeting.

Motion made by Ms. Bellis, seconded by Ms. Leech, to direct Staff to initiate a discussion item on extending the time frame for preliminary plat review. Motion passed unanimously.

With no further business, Ms. Leech made a motion to adjourn, seconded by Mr. Collins. Motion passed unanimously. Meeting adjourned at 7:21 p.m.

Respectfully Submitted,

Ben Griffith, Secretary to the Commission
Director of Community Development Department

Exhibit B: Subdivision Ordinance Text Amendment, DRAFT 11/8/2016

ORDINANCE NO. 17-
AN ORDINANCE AMENDING THE ZONING ORDINANCE
OF THE CITY OF GREENVILLE, NORTH CAROLINA

WHEREAS, the City Council of the City of Greenville, North Carolina, in accordance with Article 19, Chapter 160A, of the General Statutes of North Carolina, caused a public notice to be given and published once a week for two successive weeks in The Daily Reflector setting forth that the City Council would, on _____, 2017, at 6:00 p.m., in the City Council Chambers of City Hall in the City of Greenville, NC, conduct a public hearing on the adoption of an ordinance amending the City Code; and

WHEREAS, in accordance with the provisions of North Carolina General Statute 160A-373, the City Council of the City of Greenville does hereby find and determine that the adoption of the ordinance is reasonable and in the public interest to enhance existing coordination with organizational partners in the technical review of preliminary subdivision plats;

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

Section 1: That Title 9, Chapter 5, Article B, Section 9-5-44 of the City Code is hereby amended by rewriting said section so that it shall read as follows:

Sec. 9-5-44 SAME; SUBMISSION.

All preliminary plats shall be submitted to the Director of Community Development or designee, as agent for the city Planning and Zoning Commission, at least forty working days prior to the scheduled meeting date of the Planning and Zoning Commission. Working days shall not be construed to include city observed holidays or weekends. It is the intent of the City of Greenville and Utilities Commission staff and other agencies to review all properly submitted plats in a timely manner, which will afford the subdivider a reasonable period of time within which to respond to all comments and/or requested revisions. All plats submitted in accordance with the minimum requirements contained herein shall be available for revision not less than thirty working days prior to the scheduled meeting date. Plats revised pursuant to the initial review and as required shall be submitted to the Director of Community Development or designee in accordance with section 9-5-45(A)(8)(b) and (c), below, not less than twenty seven working days prior to the scheduled meeting date.

Section 2. That any part or provision of this ordinance found by a court of competent jurisdiction to be in violation of the Constitution or laws of the United States or North Carolina is hereby deemed severable and shall not affect the validity of the remaining provisions of the ordinance.

Section 3. That this ordinance shall become effective immediately upon adoption.

Adopted this ____ day of ____, 2017.

Allen M. Thomas, Mayor

ATTEST:

Carol L. Barwick, City Clerk

#1039874



City of Greenville, North Carolina

Meeting Date:
12/20/2016
Time: 6:30 PM

Title of Item:

Ordinance requested by A. Scott Buck, Associate Vice Chancellor for Administration & Business Finance Services, ECU to rezone 0.25 acres (11,007 sq. ft.) located at the northeastern corner of the intersection of East 5th Street and South Summit Street from R6S (Residential-Single-family [Medium Density]) to OR (Office-Residential [High Density Multi-family]).

Explanation:

Abstract: The City has received a request from A. Scott Buck, Associate Vice Chancellor for Administration & Business Finance Services, ECU to rezone 0.25 acres (11,007 sq. ft.) located at the northeastern corner of the intersection of East 5th Street and South Summit Street from R6S (Residential-Single-family [Medium Density]) to OR (Office-Residential [High Density Multi-family]).

Required Notices:

Planning and Zoning meeting notice (property owner and adjoining property owner letter) mailed on December 6, 2016.

On-site sign(s) posted on December 6, 2016.

City Council public hearing notice (property owner and adjoining property owner letter) mailed - N/A at this time.

Public hearing legal advertisement published - N/A at this time

Comprehensive Plan:

The Future Land Use and Character Map recommends university institutional (UI) along the northern right-of-way of East 5th Street between Reade Street and Eastern Street transitioning to university neighborhood (UN) to the north.

University Institutional:

Mainly comprised of East Carolina University's (ECU) Main Campus and surrounding facilities. The core of the campus area tends to cluster buildings in a walkable pattern. At the edges of the campus are related facilities and parking areas.

Intent:

- Encourage better physical links between Uptown and ECU
- Support Campus development as described in A Campus Within Context, A Comprehensive Plan Master Plan for East Carolina University (2012) and in potential master plan updates by coordinating infrastructure improvements and leveraging investments to revitalize adjacent areas

Primary Uses:
Institutional/Civic

Secondary uses:
Office
Multifamily residential

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

Since the site on East 5th Street can accommodate the same size development under the current and proposed zoning, no net traffic impact is anticipated and a traffic report was not generated.

During the review process, measures to mitigate traffic impacts will be determined.

History/Background:

In 2005, the subject property was part of a large scale rezoning as part of the Task Force on Preservation of Neighborhoods and Housing Objective 6 to rezone neighborhoods that are predominantly single-family in character to single-family only zoning.

Present Land Use:

One (1) single-family residence (vacant)

Water/Sewer:

Water and sanitary sewer are available.

Historic Sites:

The property is part of the locally-designated College View Historic District.

Environmental Conditions/Constraints:

There are no known environmental conditions/constraints.

Surrounding Land Uses and Zoning:

North: R6S - One (1) single-family residence (under common ownership of applicant)

South: OR - ECU Main Campus

East: R6S - ECU Chancellor's Residence

West: R6S - Sigma Phi Epsilon Fraternity House

Fiscal Note: No cost to the City.

Recommendation: In staff's opinion, the request is in compliance with Horizons2026: Greenville's Community Plan and the Future Land Use and Character Map.

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

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

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

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


"Motion to recommend denial of the proposed rezoning, 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."

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

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

Attachments / click to download

 [Attachments](#)

 [List_of_Uses_OR_1019442](#)

EXISTING ZONING

R6S (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
- b(1). Master Plan Community per Article J
- 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)

(6) Recreational/ Entertainment:

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

(7) Office/ Financial/ Medical: None*

(8) Services:

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

(9) Repair: None*

(10) Retail Trade: None*

(11) Wholesale/ Rental/ Vehicle- Mobile Home Trade: None*

(12) Construction:

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

(13) Transportation: None*

*(14) Manufacturing/ Warehousing: * None*

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

R6S (Residential-Single-Family)

Special Uses

(1) General: None*

(2) Residential: None*

(3) Home Occupations (see all categories):

- a. Home occupation; not otherwise listed
- d. Home occupation; including bed and breakfast inn (historic district only)

(4) Governmental:

- a. Public utility building or use

(5) Agricultural/ Mining: None*

(6) Recreational/ Entertainment:

- a. Golf course; 18-hole regulation (see also section 9-4-103)
- a(1). Golf course; 9-hole regulation (see also section 9-4-103)
- c.(1). Tennis club; indoor and outdoor facilities

(7) Office/ Financial/ Medical: None*

(8) Services:

- d. Cemetery
- g. School; junior and senior high (see also section 9-4-103)
- h. School; elementary (see also section 9-4-103)
- i. School; kindergarten or nursery (see also section 9-4-103)
- t. Guest house for a college and other institution of higher learning

(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:

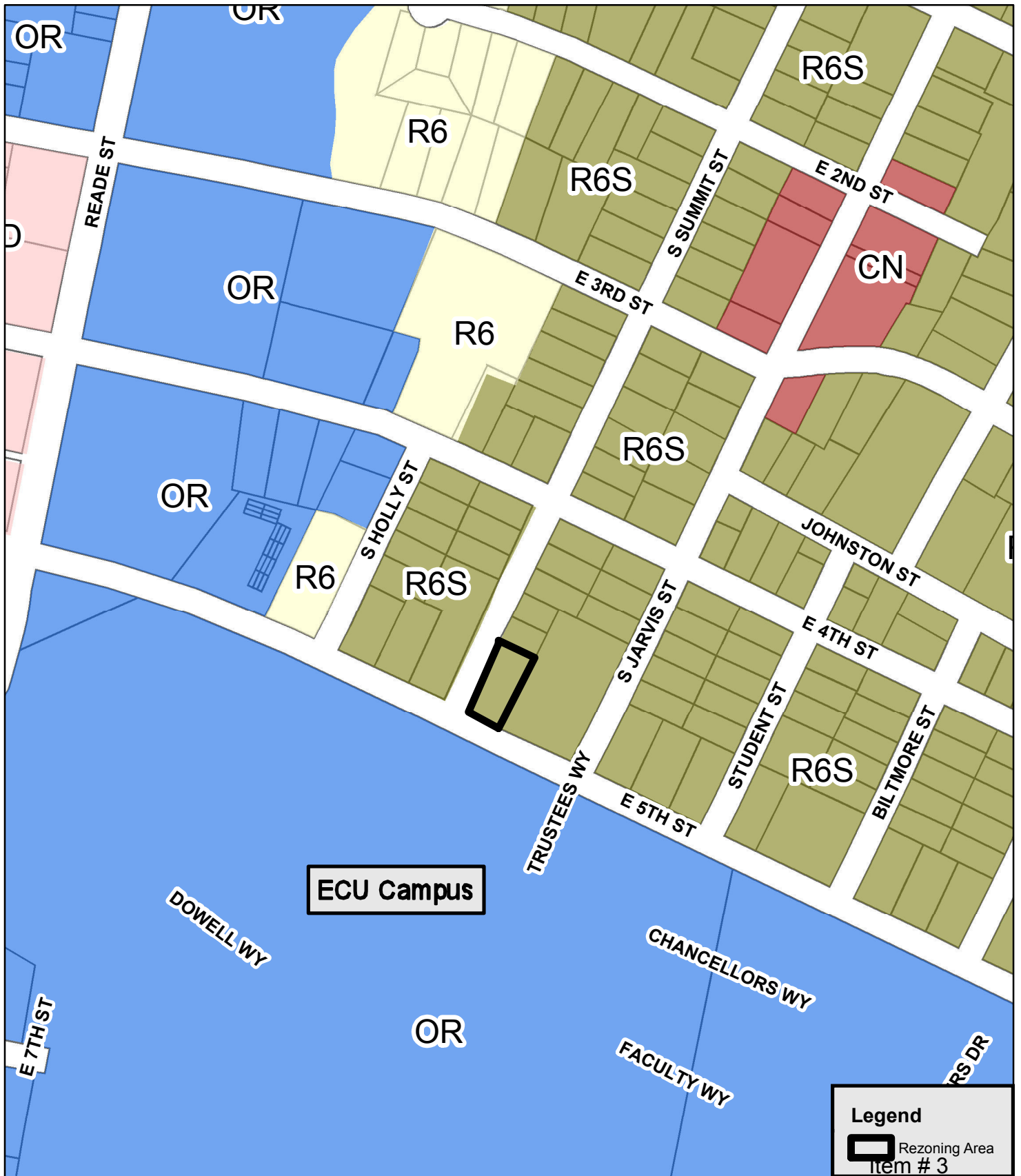
- h. Parking lot or structure; principle use

*(14) Manufacturing/ Warehousing: * None*

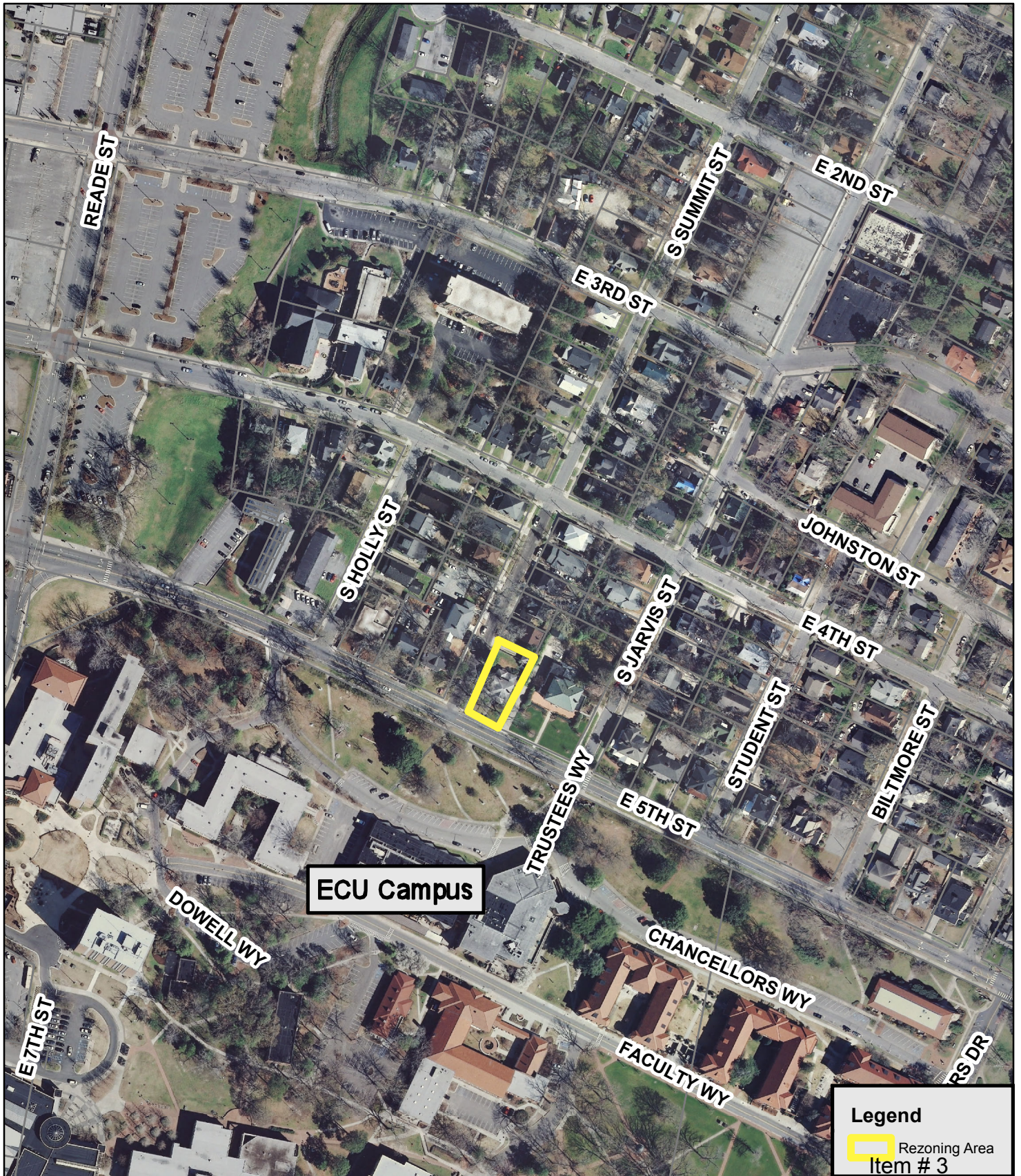
(15) Other Activities (not otherwise listed - all categories):

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

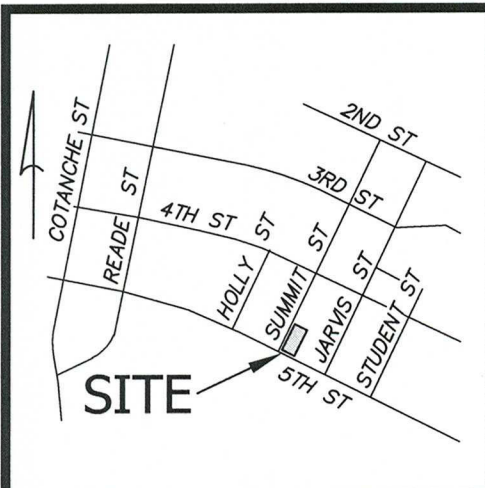
A. Scott Buck, Associate Vice Chancellor
for Administration & Business Finance Services, ECU
From: R6S to OR
0.25 acres
December 5, 2016



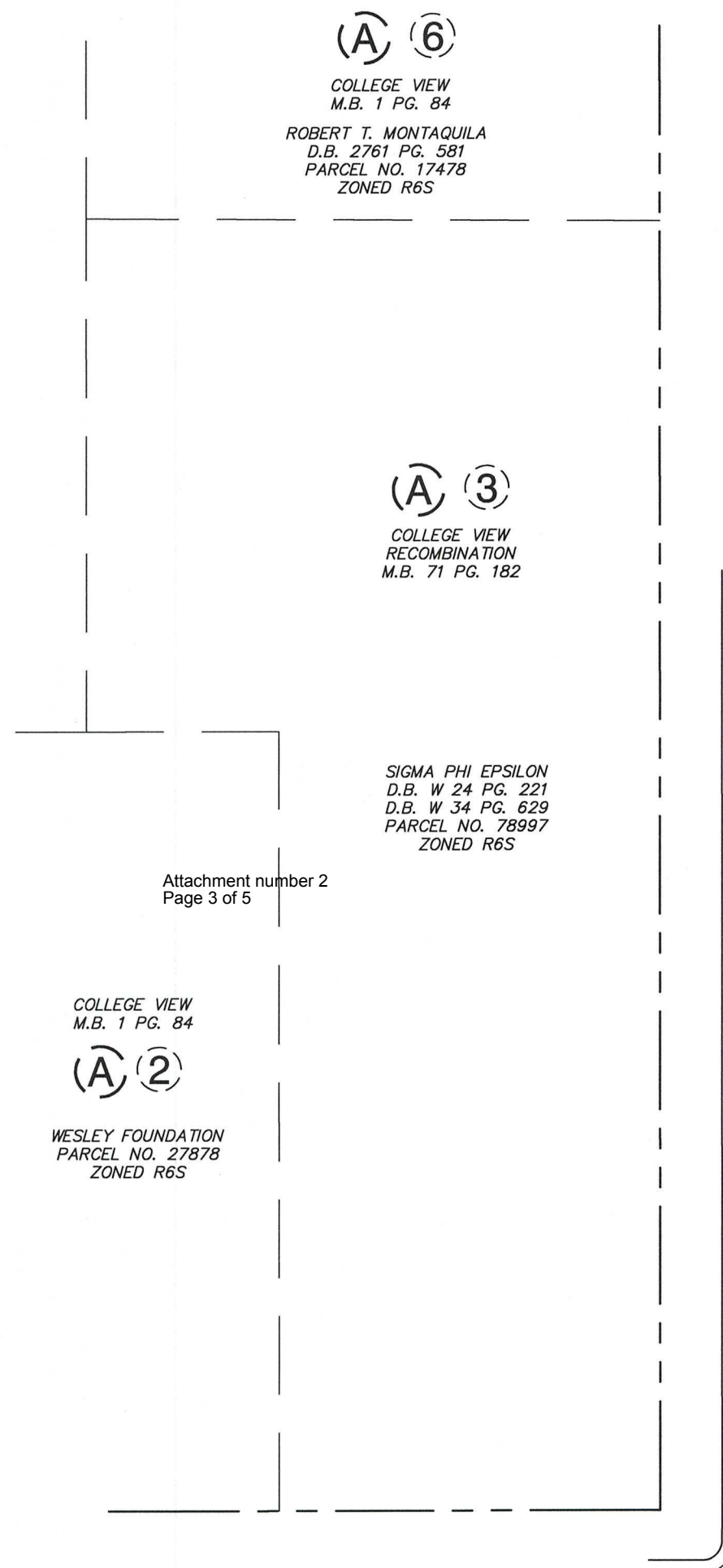
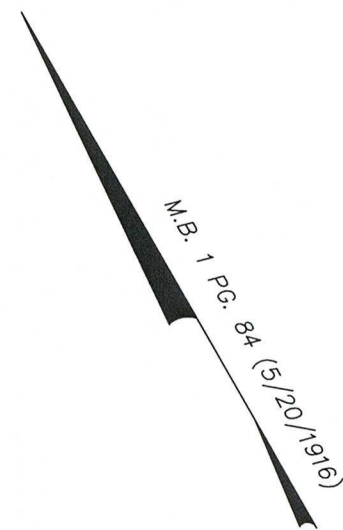
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0.25 acres
December 5, 2016



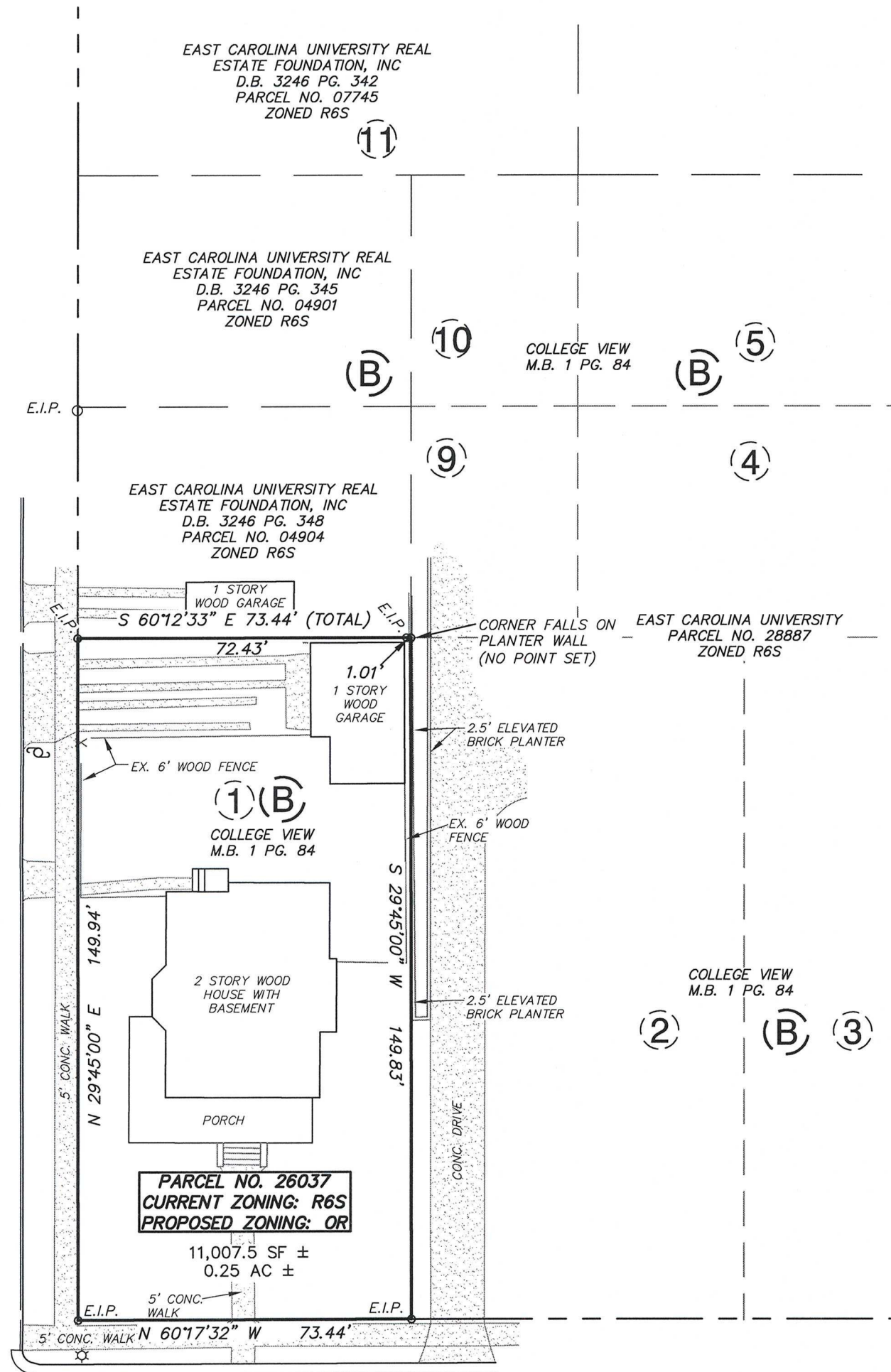
P:\LandDev\ECU - 601 E 5th Street Rezoning - 2016133\SURVEY\DWG\Z-1618 Rezoning (601 E Fifth Street).dwg, REZONING MAP, Hartmp, Mon Nov 28, 2016 at 1:39pm



VICINITY MAP
SCALE: 1" = 1000'



SUMMIT STREET
(50' PUBLIC R/W, 27' B/B)



EAST FIFTH STREET
(50' PUBLIC R/W, 31' B/B)

EAST CAROLINA UNIVERSITY
PARCEL NO. 37964
ZONED OR

NOTES:

1. AREA DETERMINED BY COORDINATES.
2. ALL DISTANCES ARE HORIZONTAL MEASUREMENTS.
3. NO POINT SET AT ANY CORNER UNLESS OTHERWISE NOTED.
4. THIS MAP WAS PREPARED FOR REZONING PURPOSES ONLY AND IS NOT A BOUNDARY SURVEY OF THE PROPERTIES SHOWN HEREON. THIS MAP NOT TO BE USED FOR SALES OR CONVEYANCE.
5. EXISTING ZONING WAS TAKEN FROM THE PITT COUNTY ONLINE PARCEL INFORMATION SYSTEM (OPIS) WEB SITE ON NOVEMBER 7, 2016.
6. PROPERTY SUBJECT TO ANY AND ALL EASEMENTS, RIGHTS OF WAY, RESTRICTIVE COVENANTS WHICH MAY BE OF RECORD.
7. ADDRESS IS 601 EAST FIFTH STREET.
8. ADJOINING PROPERTY DATA WAS TAKEN FROM THE PITT COUNTY ONLINE PARCEL INFORMATION SYSTEM (OPIS) AND HAS NOT BEEN VERIFIED FOR ACCURACY OR CORRECTNESS.

LEGEND:

ACRES	AC.
SQUARE FEET	S.F.
NUMBER	NO.
PAGE	PG.
MAP BOOK	M.B.
NOW OR FORMERLY	N/F
DEED BOOK	D.B.
RIGHT OF WAY	R/W
BACK TO BACK	B/B
REZONING LINE	---
ADJOINER LINE	---
PLAT LOT LINE	---
PLATTED LOT INFORMATION	(B) (3)
UTILITY POLE	⊙
LIGHT POLE	☆
EXISTING IRON PIPE	E.I.P.
CONCRETE	CONC.

REZONED AREA

0.25 AC ±(11,007.5 SF ±)

REFERENCE:

D.B. 2294 PG. 859
RIVERS DRAWING E-483-X
M.B. 1 PG. 84
P.N. 26037

OWNER:

STATE OF NORTH CAROLINA
1321 MAIL SERVICE CENTER
RALEIGH, NC 27690




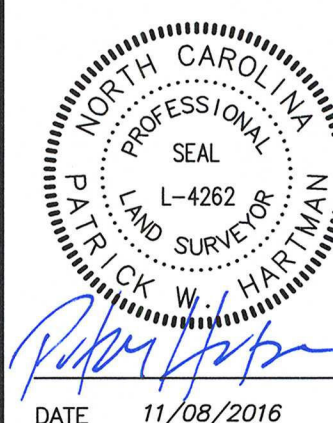
Item # 3

REVISIONS: #1 - 11/28/2016 - PER CITY COMMENTS AND REVIEW.

CERTIFICATION

I, PATRICK W. HARTMAN, PROFESSIONAL LAND SURVEYOR CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM A PRIOR SURVEY BY ME ON JANUARY 18TH, 2008 AND OR MAPS AS REFERENCED HEREON, I FURTHER CERTIFY PURSUANT TO G.S. 47-30 (F)(11)d, THAT THIS SURVEY IS OF ANOTHER CATEGORY, REZONING MAP. WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL THIS 8TH DAY OF NOVEMBER, 2016.

SIGNED 
PROFESSIONAL LAND SURVEYOR
LICENSE NUMBER L-4262



DATE 11/08/2016

SURVEY DG/RB	DRAFT	PWH
DESIGN	CHECK	PH



Engineers
Planners
Surveyors
Landscape Architects
107 East Second Street
Greenville, NC 27858
(252) 752-4135

REZONING MAP FOR:
A. SCOTT BUCK, ASSOCIATE VICE CHANCELLOR FOR
ADMINISTRATION & FINANCE BUSINESS SERVICES,
EAST CAROLINA UNIVERSITY
CITY OF GREENVILLE, GREENVILLE TWS., PITT CO., N.C.

SCALE 1" = 30'	DRAWING NO. Z-2618	PROJECT NO. 2016133	SHEET 1 OF 1
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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 CHART			
Density Level	Future Land Use and Character Type	Applicable Zoning District(s)	Units per Acre***
High	Uptown Edge (UE)	CDF	17 units per acre
	Mixed Use, High Intensity (MUHI)	OR	17 units per acre
		R6	17 units per acre
	Residential, High Density (HDR)	R6	17 units per acre
		R6MH	17 units per acre
	Medical-Transition (MT)	MR	17 units per acre
High to Medium	Mixed Use (MU)	OR	17 units per acre
		R6	17 units per acre
		R6A	9 units per acre
	Uptown Neighborhood (UN)	R6S	7 units per acre
	Traditional Neighborhood, Medium-High Density (TNMH)	R6	17 units per acre
		R6A	9 units per acre
		R6S	7 units per acre
Medium to Low	Traditional Neighborhood, Low-Medium Density (TNLM)	R9	6 units per acre
		R9S	5 units per acre
		R15S	3 units per acre
	Residential, Low-Medium Density (LMHR)	R9S	5 units per acre
		R15S	3 units per acre
		RA20	4 units per acre
		MRS	4 units per acre

*** Maximim allowable density in the respective zoning district.



City of Greenville, North Carolina

Meeting Date:
12/20/2016
Time: 6:30 PM

Title of Item: Street Closure of Parkwood Drive

Explanation: **Abstract:** This item is to consider the closure of Parkwood Drive

Explanation: Background: The City received a petition from Koinonia Christian Church requesting a closure of Parkwood Drive.

Parkwood Drive is a dedicated but an unimproved/unopened street section beginning at Pearl Drive and running east for 170 feet to the terminus at the property of Koinonia Christian Church as shown on the attached map. Parkwood Drive was proposed to be extended through the property of Koinonia Church. The Church made a request to delete the extension of Parkwood Drive through its property because of future expansion plans. As a requirement of deleting the extension of Parkwood Drive, the unimproved section is required to be closed.


Staff Comments: The petition has been reviewed by City staff and the Greenville Utilities Commission, and a utility and drainage easement are required over and upon the street section to be closed.

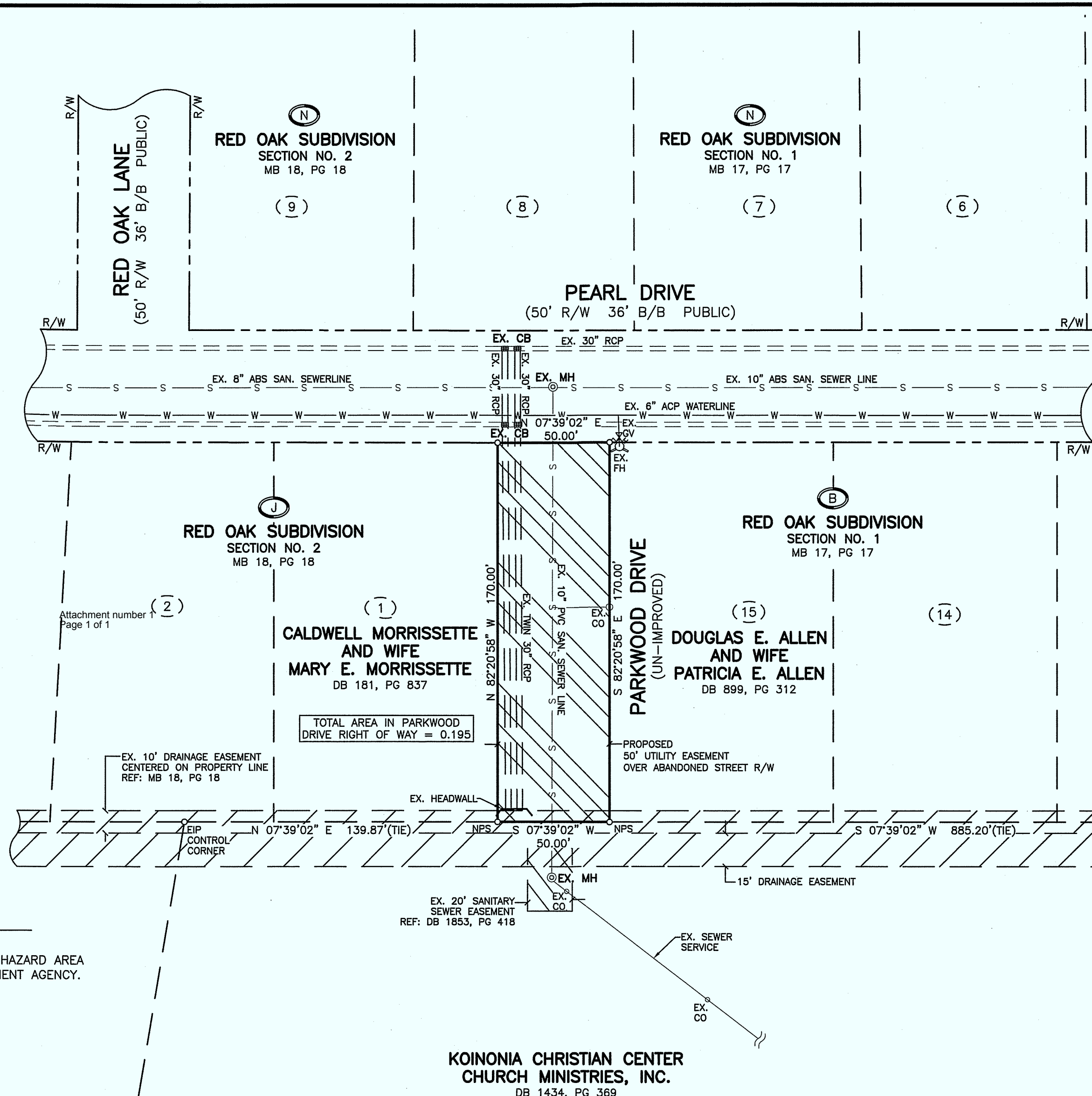
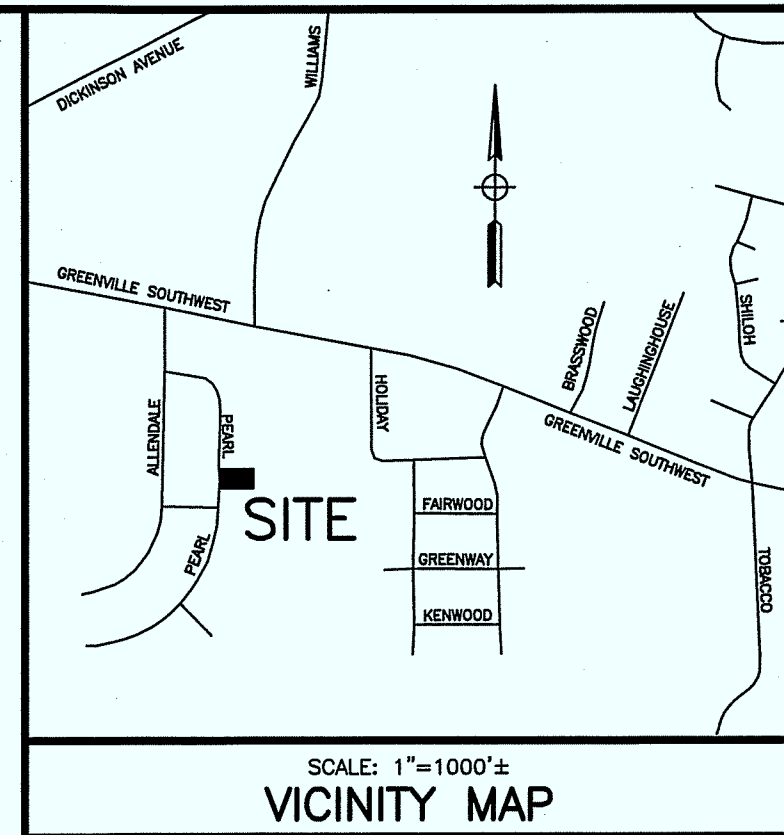
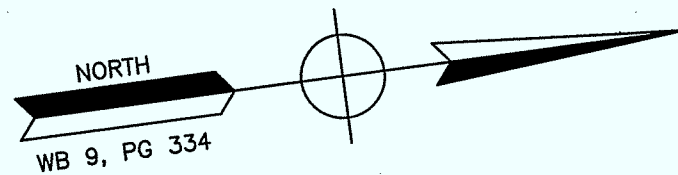
Fiscal Note: There will be no impact to the Fiscal Budget.

Recommendation: Recommend to City Council the closure of the unimproved section of Parkwood Drive.

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

Attachments / click to download

 [Parkwood Drive Map](#)



- LEGEND**
- R/W = RIGHT-OF-WAY
 - ERRS = EXISTING RAILROAD SPIKE
 - EIP = EXISTING IRON PIPE
 - EIS = EXISTING IRON STAKE
 - SIP = SET IRON PIPE
 - PT = POINT OF TANGENCY
 - PC = POINT OF CURVATURE
 - CH = CHORD
 - R = RADIUS
 - EPKN = EXISTING PARKER KALON NAIL
 - MH = MAN HOLE
 - C/L = CENTERLINE
 - = NOT TO SCALE

GENERAL NOTES

1. ALL AREAS CALCULATED BY COORDINATE GEOMETRY.
2. THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. REF: FIRM 3720466600J. DATED JULY 7, 2014.

STATE OF NORTH CAROLINA
COUNTY OF PITT

I, _____ REVIEW
OFFICER OF PITT COUNTY, CERTIFY THAT THE
MAP OR PLAT TO WHICH THIS CERTIFICATION
IS AFFIXED MEETS ALL STATUTORY REQUIRE-
MENTS FOR RECORDING.

DATE _____

REVIEW OFFICER _____



STREET CLOSING MAP

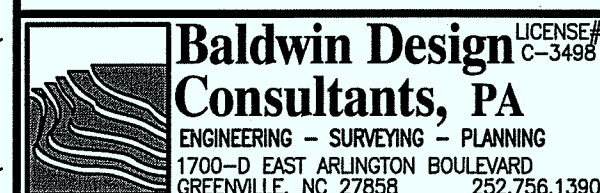
SHEET 1 OF 1

PARKWOOD DRIVE

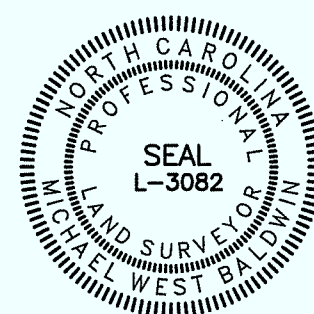
REFERENCE: MAP BOOK 18, PAGE 18 AND MAP BOOK 17, PAGE 17
OF THE PITT COUNTY REGISTER OF DEEDS

GREENVILLE, GREENVILLE TOWNSHIP, PITT COUNTY, NORTH CAROLINA

OWNER: **CITY OF GREENVILLE**
ADDRESS: 201 WEST FIFTH STREET
GREENVILLE, NC 27834
PHONE: (252) 329-4504



SURVEYED: JP	APPROVED: MWB
DRAWN: NRW	DATE: 10/27/16
CHECKED: MWB	SCALE: 1" = 40'



CLOSURE CHECK BOUNDARY

CHECKED: NRW DATE: 10/28/16

SOURCE OF TITLE

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

MAP BOOK 18 PAGE 18
MAP BOOK 17 PAGE 17
DEED BOOK 17 PAGE 17

NC REGISTRATION NO. L-3082

MAYOR'S CERTIFICATE

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

RESOLUTION _____

SIGNED _____ MAYOR

SIGNED _____ TOWN CLERK

CERTIFICATION

I, MICHAEL W. BALDWIN CERTIFY THAT UNDER
MY DIRECT SUPERVISION FROM AN ACTUAL
FIELD SURVEY MADE UNDER MY SUPERVISION
(DEED DESCRIPTION RECORDED IN BOOK _____
PAGE _____, ETC.) (OTHER); THAT THE BOUNDARIES
NOT SURVEYED ARE CLEARLY INDICATED AS
DRAWN FROM INFORMATION FOUND IN BOOK _____
PAGE _____; THAT THE RATIO OF PRECISION AS
CALCULATED BY LATITUDES AND DEPARTURES IS
1:10,000; THAT THIS MAP WAS PREPARED IN
ACCORDANCE WITH GS 47-30 AS AMENDED.
WITNESS MY HAND AND SEAL THIS 8th DAY OF
NOVEMBER, 2016.

SIGNED _____ REGISTRATION NO. L-3082