



## Agenda

### Planning and Zoning Commission

April 16, 2013

6:30 PM

Council Chambers, City Hall, 200 W. Fifth Street

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- I. CALL MEETING TO ORDER -
- II. INVOCATION - Tony Parker
- III. ROLL CALL
- IV. APPROVAL OF MINUTES - March 26, 2013
- V. NEW BUSINESS

#### REZONINGS

- 1. Ordinance requested by PIRHL Development, LLC to rezone 4.8+/- acres located between Turnbury Drive and Smythewyck Drive and being 230+/- feet east of East Arlington Boulevard from CG (General Commercial) to OR (Office-Residential [High Density Multi-family]).

#### TEXT AMENDMENTS

- 2. Ordinance initiated by Ken Malpass of Malpass and Associates to amend the Zoning Ordinance to reduce the public street setback in the "O-Office" zoning district from thirty-five (35) feet to ten (10) feet.

#### VI. OTHER ITEMS OF BUSINESS

- 3. Petition to close a portion of East Rock Spring Road and the associated alley

#### VII. ADJOURN

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

March 19, 2013

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

Mr. Godfrey Bell –Chair-\*

Mr. Tony Parker - *	Ms. Shelly Basnight – X
Mr. Hap Maxwell – *	Ms. Ann Bellis – *
Ms. Linda Rich - *	Mr. Brian Smith -X
Mr. Doug Schrade – X	Mr. Jerry Weitz – *
Ms. Wanda Harrington-*	Mr. Torico Griffin -*
Dr. Kevin Burton- *	

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

**VOTING MEMBERS:** Maxwell, Parker, Bellis, Rich, Weitz, Burton, Harrington, Griffin

**PLANNING STAFF:** Chantae Gooby, Planner II and Elizabeth Blount, Staff Support Specialist II.

**OTHERS PRESENT:** Dave Holec, City Attorney, Merrill Flood, Community Development Director, Tim Corley, Engineer and Jonathan Edwards, Communications Technician.

**MINUTES:** Motion was made by Ms Rich, seconded by Ms Bellis, to accept the February 19, 2013 minutes as presented. Motion carried unanimously.

**NEW BUSINESS**

**REZONINGS**

ORDINANCE REQUESTED BY BRADLEY HOUSING DEVELOPERS, LLC TO REZONE 9.0005 ACRES LOCATED 740+/- FEET NORTH OF THE INTERSECTION OF EAST 10TH STREET AND PORT TERMINAL ROAD AND 840+/- FEET WEST OF RIVER HILL SUBDIVISION FROM RESIDENTIAL-AGRICULTURAL (RA20) TO RESIDENTIAL [MEDIUM DENSITY MULTI-FAMILY] (R6A).- DENIED

Chairman Bell asked the board to excuse Wanda Harrington from voting on item #1

Attorney Holec provided background information concerning the excuse of Ms Harrington. She owes property that abuts the proposed property and state statutory provisions prohibits board members from making recommendations to City Council when the outcome of the vote will have a reasonable, substantial financial impact on the member. He recommended that the board make a motion to excuse her.

Mr. Parker made a motion to excuse Ms Harrington, seconded by Mr. Maxwell. Motion carried unanimously.

Ms Chantae Gooby, Planner II, delineated the property. The property is located in the eastern section of the city and specifically between Tenth Street and the river. The subject property is one parcel and will be subdivided out at the time of development. The property is currently vacant. The proposed rezoning can generate a net increase of 200 additional trips per day. The property north of the request was impacted by Hurricane Floyd. The subject property is boarded by the 100 and 500 year floodplain. The developer will determine whether the floodplain will affect the property. Under the current zoning (RA20) the property could yield 30-35 single family lots. Under the proposed zoning (R6A), the property could yield 72-81 multi-family units. The Future Land Use Plan Map recommends commercial at the intersection of 10<sup>th</sup> Street and Port Terminal Road transitioning to office/institutional/multi-family. Conservation/open spaces use is located at the top of the subject property along with medium density on the interior and more conservation/open space near the river. In staff's opinion, the request is in compliance with Horizons: Greenville's Community Plan and the Future Land Use Plan.

Mr. Weitz asked who is responsible for extending the sewer line to the property.

Ms Gooby stated she was not sure if it would be a cost share or responsibility of the developer.

Chairman Bell opened the public hearing.

Mr. Ken Malpass, representative for Bradley Housing Developers, spoke in favor of the request. He stated that the subject property is nine acres medium density residential. The sewer extension would be a cost share on a 50/50 basis. The adjacent property owners would be asked to share in the expense.

Mr. Weitz asked if the company conducted a market study on the number of rental units that were vacant in the area or in Greenville.

Mr. Malpass stated that the developer typically conducts those studies and that he was not aware of any typical numbers.

Ms Bellis asked who would be the occupants of the units.

Mr. Malpass deferred the question to the developer.

Ms Tracy Doosingberry, representative of Bradley Housing Development, spoke in favor of the request. The company is investing \$9.2 million into the project. They did have a market study done by a third party and the study indicated a demand for the proposed units.

Ms Bellis restated her question.

Ms Doosingberry stated that the units could be for individuals, families or senior citizens.

Ms Bellis asked if the units would be for students.

Ms Doosingberry stated no unless they are a married graduate student.

Mr. Parker asked if the units were considered affordable housing units.

Ms Doosingberry stated that 60% of the units will be affordable housing. Teachers, beginning police officers, bank tellers, parks and recreation employees and others with similar income range would qualify.

Mr. Parker asked was the applicant the project leader for Carolina Cove.

Ms Doosingberry stated yes but it is completely different than the proposed request.

Mr. Parker asked if the company has its own management group.

Ms Doosingberry stated it would be the same management group but a different site manager.

Mr. Parkers asked if the company will keep the management in place or build, sell and move onto the next project.

Ms Doosingberry stated that the company keeps management in place. The partners have been developing for 25 years. It is a small developing company based in the Carolinas and Virginia areas that stays involved in the community.

Mr. Bell asked if each person in the units would have to be recertified every year.

Ms Doosingberry stated yes.

Mr. Bell asked if they had to meet specific criteria.

Ms Doosingberry stated it is based on income and very strict criminal background checks. The occupant's income can increase while they are living in the area.

Mr. Parker asked if the area is a gated-control atmosphere with the background checks to have quality people occupying the area.

Ms Doosinberry stated yes and it is very important to the company to get the right people in at the beginning.

Mr. Griffin asked if the company was leaning more towards multi-family versus single family.

Ms Doosingberry stated yes.

Dr. Burton stated that the longevity of consistent management aspect will be critical.

Ms Doosingberry stated that one of the developing partners is a partner in the management company too so they will have strict controls. No students will be allowed to occupy the units.

Mr. Weitz asked if the market study included the vacancy rate of other complexes.

Ms Doosingberry stated it did but she did not have the numbers with her because she just received the full study. The preliminary study indicated there was a need for moderate income.

Mr. Michael Overton, real estate broker, spoke in favor of the request. He stated that the state is giving money to the developer and not the people living in the units. The state monitors the developer and the tenants every year. The units will be Class A apartment buildings with nice amenities. Mr. Overton also owns a property management company and stated the occupancy rate of apartments in the \$500-600 range is 100%. There is definitely a need for apartments in that price range.

No one spoke in opposition of the request.

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

Mr. Parker stated the project sounds on paper but the board must consider all the permitted uses.

Chairman Bell stated that the proposal is similar to Nathaniel Village who has very strict controls and still looks good.

Mr. Weitz stated that he looked at the vacancy rates and as of 2010, there were 4500 vacant housing units and over 3,000 were for rent. He stated that he was concerned if the city needed additional apartments while the city's home ownership occupancy rate is only 38%. He was also concerned about the road near the proposed location not being in good shape nor suited for high density development. He recommended R6S for single family dwellings for the medium density development in compliance with the Comprehensive Plan. He stated that the city does not need to make the error again of allowing large apartment complexes to be built in remote locations versus having them along major bus routes. He said it was leap frog development inconsistent with the Comprehensive Plan.

Chairman Bell disagreed about the location being remote and foresee development coming to the area within next two to five years.

Mr. Parker stated he believed the road can handle the traffic. He talked with the community and believes there is a need for good, decent, quiet multi-family units for families that are just starting out. The occupancy rate might seem low but the desirability of the families to move in the proposed project is not low. He thinks the proposed project is good for the community and the proposed location.

**Motion made 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 failed due to no second.**

**Motion made by Mr. Weitz, seconded by Ms Rich, to recommend denial of the proposed rezoning, to advise that although the proposed amendment is consistent with the comprehensive plan, there is a more appropriate zoning classification, and to adopt the staff report which addresses plan consistency. Those voting in favor: Weitz, Bellis, Rich, and Maxwell. Those voting in opposition:, Griffin and Parker. Motion passed.**

ORDINANCE REQUESTED BY COLLICE C.MOORE TO REZONE 4.6466 ACRES LOCATED AT THE TERMINUS OF NORTH CREEK DRIVE AND 350+/- FEET WEST OF NORTHWOODS SUBDIVISION FROM RESIDENTIAL-AGRICULTURAL (RA20) TO INDUSTRY (I). -APPROVED

Ms Chantae Gooby, Planner II, delineated the property. The property is located in the northeast section of the city specifically off North Creek Drive. The request could generate a net decrease of trips per day; therefore, a traffic volume report was not generated. Some flood maps were redrawn after Hurricane Floyd so the proposed property has a floodway that runs along its boundary. The floodway cannot be developed. Under the current zoning (RA20), the site yields no more than 20 single family lots. Under the proposed rezoning (I), the site could yield 44,000 square feet of warehouse/mini-storage/industrial. The size of the property is limited because of the floodway. The property will be subdivided out at the time of development. The Future Land Use Plan Map recommends commercial (C) at the intersection of Martin Luther King, Jr. Highway and Old Creek Road transitioning to industrial (I) to the northeast and to the south. A conservation/open space is recommended because of environmental constraints and a buffer needed between the residential and non-residential sides. Contextual considerations in accordance to the Comprehensive Plan state that industrial development should be located adjacent to or with direct access to a major thoroughfare and that industrial uses should have a buffer between residential properties. In staff's opinion, the request is in general compliance. The property is located in a transitioning area with several zoning classifications. There is heavy commercial and industrial in the area and an intervening track between the subject property and the Northwoods subdivision. There is direct access onto Martin Luther King Jr. Highway. North Creek Drive is a terminal street so it does not connect to anything else. The request preserves the desired urban form.

Ms Bellis asked if the developer was prohibited from paving because of the flood plain.

Ms Gooby stated yes.

Mr. Weitz asked if the entire property was in the floodplain.

Ms Gooby stated the current floodplain map showed the property came to a sudden stop. The original flood study had errors and the area had been restudied. The subject area was broadened. Floodway is present on the subject property and cannot be developed. The current drawings of the property are preliminary and will be used until a site plan is submitted.

Mr. Parker asked the definition of floodway versus floodplain.

Mr. Tim Corley, city engineer, stated that the floodway is the area that will be flooded first. The 100 year flood area is a chance that the area will get flooded in 100 years. It does not mean it will happen every 100 years but it is just an average. It is based on elevation and how the water flows in the area. The City does have a certified flood manager that reviews the City's site plans.

Ms Bellis asked if a buffer was mandatory between the industrial and residential sites.

Ms Gooby stated yes in accordance to zoning criteria but because the two sites do not actually touch the buffer does not have to be trees but it has to be some type of transition.

Ms Bellis asked will the buffer requirement put restrictions on the undevelopable area.

Ms Gooby stated it would not be any more restrictive.

Mr. Weitz asked would it be unacceptable if flooding occurred and how the staff's recommendation of general compliance matched the Horizons Plan.

Ms Gooby stated that development will be near the flood plain and the City has the Flood Damage Prevention Ordinance in place. However, eastern North Carolina has a lot of flooding.

Mr. Parker asked is it better to put non-residential than residential in the subject area.

Ms Gooby stated non-residential is preferred. The subject property is four acres and will be cut in half once the floodway and floodplain are taken out.

Chairman Bell asked if anything could be built fifty feet from the end of the floodplain.

Ms. Gooby stated nothing can be built within that fifty feet.

Mr. Weitz stated that he disagreed with putting industrial in a floodplain because industrial is higher value development, possible toxic chemical pollution in the water, and more pavement with industrial which increases the velocity of the flooding.

Mr. Corley stated that the property will still follow the storm water regulations and treatment for water quality. Regardless of what type of construction, the same elevation requirements will apply. A lot of the property north of the river will fall into the 500 year flood plain.

Ms Bellis asked if there were any restrictions on building in the 500 year flood plain.

Mr. Corley stated not in the 500 but in the 100 year flood plain. There are not true regulations on a 500 floodplain because the likelihood of that storm happening is slim.

Ms Bellis asked if the building restrictions in a floodplain based on a 10 year event.

Mr. Corley stated the 100 year storm would have certain height regulations on the buildings but he was not familiar with the specific requirements. The floodway cannot have any development.

Mr. Parker asked if the requirements were city or state requirements.

Mr. Corley stated they are federal management requirements.

Chairman Bell opened the public hearing.

Mr. Ken Malpass, representative of Collice Moore, spoke in favor of the request. He stated that a company located on ten street had to move because of the Tenth Street Connector Project and contracted with Collice Moore. Because of the nature of the business, the request was made to rezone the subject property.

No one spoke in opposition of the request.

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

Mr. Weitz stated that he was concerned with the amount of floodway and floodplain that was located on the property. He suggested that the board abide by the planning policy of not putting higher value development in a floodplain.

Mr. Parker stated that the request was a sensible balance and fit in the logistics of the property. The property was not big and a small business will occupy it and create balance.

**Motion made by Mr. Parker, seconded by Mr. Griffin, to recommend approval of the proposed amendment, to advise that although the proposed amendment is not consistent with the comprehensive plan, in this instance it is an appropriate zoning classification, and to adopt the staff report which addresses plan consistency. Those voting in favor: Bellis, Rich, Griffin and Parker. Those voting in opposition: Weitz, Maxwell and Burton. Motion passed.**

ORDINANCE AMENDING THE FLOOD DAMAGE PREVENTION ORDINANCE TEXT  
DEFINING THE BASIS FOR ESTABLISHING THE SPECIAL FLOOD HAZARD AREAS  
WITHIN THE CITY OF GREENVILLE JURISDICTION.

Mr. Tim Corley, City engineer, presented the Flood Damage Prevention Ordinance that identifies the special flood areas located throughout the city. Federal Emergency Management Agency

(FEMA) indicated the areas and provided maps of all the locations. The Ordinance removes a portion of the text with more simplified verbiage. FEMA currently has preliminary maps of Pitt County. Several creeks and tributaries in the county fall within the extraterrestrial jurisdiction of the city. This affects three maps and will be changed effective April 16, 2013. Mr. Corley presented the current text in title 9, Chapter 6, Sec. 9-6-3 of the City Code with the proposed text created by city staff and Mr. Milton Carpenter of the NC Department of Public Safety, NC Floodplain Mapping Program. The revised study will be published by the end of 2013 and will require adoption by that date.

Mr. Weitz asked was the actual amendment text provided in the meeting package.

Mr. Corley stated that he did not prepare the memo in the package.

Attorney Holec stated that the actual proposed text was in the memo.

Chairman Bell asked if the board had any recourse.

Mr. Corley stated that if any development occurs in the designated areas the developer will have to abide by the new maps.

Chairman Bell asked if the text had to be adopted by April 16.

Mr. Corley stated correct and will proceed to City Council.

Chairman Bell opened the public hearing.

No one spoke in favor or against the request.

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

No board discussion.

**Motion made by Mr. Weitz, seconded by Dr. Burton, to approve the text 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 passed unanimously.**

ORDINANCE INITIATED BY FLEMING SOLAR CENTER, LLC TO AMEND THE ZONING ORDINANCE TO CREATE STANDARDS FOR SOLAR ENERGY FACILITIES AS A SPECIAL USE IN THE RA-20 (RESIDENTIAL-AGRICULTURAL).

Mr. Andy Thomas, lead planner, presented the ordinance to amend the City's Zoning Ordinance to create standards for Solar Energy Facilities. North Carolina has been identified at the 4<sup>th</sup> most

desirable location for Solar Energy Facilities. Both Pitt County and the City have been contacted by Solar Energy Firms. Pitt County's ordinance was submitted ahead of the City of Greenville's text amendment so they have collaborated in establishing the same standards. The standards include: (1) facilities will be set back a minimum of 50 feet from property lines and 100 feet from any residence; (2) inverters shall be a minimum of 150 feet from any residence and include a noise prevention clause; (3) panels will a maximum of 25 feet in height; (4) ten foot bufferyard with a minimum of 9 evergreen trees or shrubs per 100 linear feet; (5) a security fence of six feet in height will be installed; (6) security lighting will be directed onto the premises. The use will only be allowed in the RA20 (Residential Agricultural) district of 30 acres or more with a Special Use Permit.

Chairman Bell asked if the company made contact with any landowners.

Mr. Thomas stated he believed they had.

Ms Bellis asked if the facilities could be located in the floodplain.

Mr. Thomas stated he believed they could go in a floodplain.

Mr. Corley stated that the floodway would stay untouched but the panels could go in the 100 year floodplain.

Ms Bellis stated that most of the potential locations are located north of the river.

Mr. Corley stated that the same regulations that a building would have to abide would apply to the farms because it is based on structure and displacement of water. The standards may not be as strict since the structure is inhabitable.

Mr. Weitz asked if the ordinance was based on one type of large scale facility based on the applicant.

Mr. Thomas stated that staff was responding to the text amendment that the applicant submitted.

Mr. Weitz asked if homeowners could install solar panels on their property.

Mr. Thomas stated yes and it is included in the ordinance.

Mr. Weitz asked if the evergreens requirement would hinder sunlight.

Mr. Thomas stated the intent of the evergreen requirement was to have something six feet in height and below. The standard is not designed to create an opaque screen around the facility.

Mr. Weitz asked if the evergreen requirement and setback would affect the solar radiation coming into the site.

Mr. Thomas stated no.

Mr. Parker asked if the developer could pick what type of vegetation to plant.

Mr. Thomas stated yes and the requirement would be a tree that remains in the five/six foot range.

Dr. Burton asked if the text amendment would prevent a small business from converting to solar energy.

Mr. Thomas stated that small business owners could have solar devices also.

Chairman Bell stated that the ordinance will benefit the company leasing the land and the individuals receiving the solar energy.

Mr. Thomas explained that the solar panels have meters and the utility company has to pay for the energy they generate. North Carolina has a law that energy companies have to receive 20% of their energy from a renewable energy source. The solar farms will help the energy companies meet the threshold.

Chairman Bell opened the public hearing.

Mr. Kyle West, representative of Heliosage Energy, spoke in favor of the request. The company has fifteen farms. They currently have lease options with local landowners and the developer will choose the type of vegetation. The utility company will pay the solar farm the same price it would cost them to generate the energy. Mr. West provided a company overview and a definition of a solar farm. He displayed pictures of solar farms located in North Carolina, the height of the panels, the inverters and the mounting systems. The soil in North Carolina does not require concrete unless rocks are prevalent. One panel is 6.25" tall and 3.25" wide. The inverter converts the energy from DC to AC and is mounted on a concrete slab. Growth of solar energy is growing in NC due to the 35% state tax credit and 40% federal tax credit. Solar energy also provides environmental benefits.

Mr. Weitz asked if the state and federal tax credits went away, would the solar farms become unprofitable.

Mr. West stated yes because the state credit offsets the tax liability by 50% which is a significant part of the financing.

Ms Bellis asked if the units were flood proof.

Mr. West stated developers would not develop in the 500 year floodplain because of the investors. It was difficult to find a site not in the floodplain in Greenville but one was identified.

Mr. Parker asked about the noise level of the project.

Mr. West stated that the inverter will make a sound comparable to a refrigerator. It is only converting energy.

Dr. Burton asked what the smallest footprint of a farm was.

Mr. West stated that the company is trying to max out the 5 MW cap so it will be between 30-50 acres.

Chairman Bell asked if the panels would be in different sets on the property.

Mr. West stated that a developer would want a continuous project in order to cut cost. Different sets require separate Certificates of Public Convenience and Necessities from the Utilities Commission.

Mr. Parker asked if an industrial building with an array on top would be on the farm.

Mr. West stated that the process normally starts off on a commercial scale, then industrial and lastly a utility scale. The building would be on the farm but only if the farm is at least 1 MW. The roof would need to be 100,000 square feet.

No one spoke against the request.

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

No board discussion.

**Motion made by Mr. Weitz, seconded by Ms Bellis, to approve the proposed text 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 passed unanimously.**

Chairman Bell thanked the alternates for filling in for regular board members that were absent.

Mr. Weitz stated that he will be attending a planning conference next month and will not be at the April Planning and Zoning meeting.

**With no further business, motion made by Mr. Parker, seconded by Ms Rich, to adjourn. Motion passed unanimously. Meeting adjourned at 7:51 p.m.**

Respectfully Submitted,

Merrill Flood, Secretary to the Commission  
Director of Community Development Department



# City of Greenville, North Carolina

Meeting Date: 4/16/2013  
Time: 6:30 PM

**Title of Item:** Ordinance requested by PIRHL Development, LLC to rezone 4.8+/- acres located between Turnbury Drive and Smythewyck Drive and being 230+/- feet east of East Arlington Boulevard from CG (General Commercial) to OR (Office-Residential [High Density Multi-family]).

**Explanation:** **Abstract:** The City has received a request from PIRHL Development, LLC to rezone 4.8+/- acres located between Turnbury Drive and Smythewyck Drive and being 230+/- feet east of East Arlington Boulevard from CG (General Commercial) to OR (Office-Residential [High Density Multi-family]).

\*\*\* Please note that this staff report is subject to change with respect to the Comprehensive Plan. There is a Future Land Use Plan Map Amendment request in conjunction with this rezoning that is scheduled to go before City Council on April 11, 2013. This staff report is based on the current Future Land Use Plan Map recommendations.

### **Required Notices:**

Planning and Zoning meeting notice (property owner and adjoining property owner letter) mailed on April 2, 2013.

On-site sign(s) posted on April 2, 2013.

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 subject area is located in Vision Area D.

The FLUPM recommends commercial (C) at the intersection of Arlington Boulevard and Fire Tower Road transitioning to office/institutional/multi-family (OIMF) as a buffer to the residential-only areas extending from this intersection.

There is a designated regional focus area at the intersection of Arlington Boulevard and Fire Tower Road. These areas are intended to contain more than 400,000 square feet of conditioned floor space.

Arlington Boulevard is designated as a connector corridor. Connector corridors are anticipated to contain a variety of higher intensity activities and uses.

The Comprehensive Plan states: "Office/Institutional/Multi-family land uses should be developed along transportation thoroughfares to provide transition between commercial nodes and to preserve vehicle carrying capacity. Office/Institutional/Multi-family development should be used as a buffer between light industrial and commercial development and adjacent lower density residential land uses."

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

Based on the analysis comparing the existing land use (1,052 daily trips) and requested land use, the proposed rezoning classification could generate 412 trips to and from the site on Turnbury Drive, which is a net *decrease* of 640 less trips per day. Since the traffic analysis indicates that the proposal would generate less traffic than the existing land use, a traffic volume report was not generated.

**History/Background:**

In 1989, the subject property was part of a series of large-scale rezonings in anticipation of the extension of Arlington Boulevard and relocation of Fire Tower Road. At that time, the zoning pattern established commercial at the northeast corner of the proposed intersection of Charles Boulevard and Fire Tower Road.

The current Future Land Use Plan Map (FLUPM) was adopted on February 12, 2004.

**Present Land Use:**

Vacant

**Water/Sewer:**

Water and sanitary sewer are available.

**Historic Sites:**

There are no known effects on designated sites.

**Environmental Conditions/Constraints:**

There are no known environmental constraints.

**Surrounding Land Uses and Zoning:**

North: OR - Sidus Financial, McCall and Warren Orthodontics, and Greenville Pitt County Home Builder's Association  
South: CG - Tie Breaker's Restaurant Strip Center  
East: CG - Turnbury Shopping Center  
West: CG - Wendy's Restaurant and vacant property (under common ownership of applicant)

**Density Estimates:**

Under the current zoning (CG), the site could yield 45,980+/- square feet of commercial/ retail/restaurant space.

Under proposed zoning (OR), staff would anticipate the site to yield 62 multi-family units (1, 2 and 3 bedroom units).

The anticipated build-out is 1-2 years.

**Fiscal Note:**

No cost to the City.

**Recommendation:**

In staff's opinion, the request is not in compliance with Horizons: Greenville's Community Plan and the Future Land Use Plan Map.

"Not in compliance with the comprehensive plan" should be construed as meaning the requested zoning (i) is specifically non-compliant with plan objectives and recommendations including the range of allowable uses in the proposed zone, etc and/or is of a scale, dimension, configuration or location that is not objectively in keeping with plan intent and (ii) does not promote or preserve the desired urban form. The requested zoning is considered undesirable and not in the public interest and staff recommends denial of the requested rezoning.

If City Council determines to deny the rezoning request, in order to comply with this statutory requirement, it is recommended that the motion be as follows: Motion to deny the request to rezone and to make a finding and determination that the denial of the rezoning request is consistent with the adopted comprehensive plan and the denial of the rezoning request is reasonable and in the public interest due to the denial being consistent with the comprehensive plan and, as a result, the denial furthers the goals and objectives of the comprehensive plan.

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**

- [📄 Location Map](#)
  - [📄 Survey](#)
  - [📄 Bufferyard and Vegetation Standards and Residential Density](#)
  - [📄 List\\_of\\_Uses\\_CG\\_to\\_OR\\_951651](#)
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## **CURRENT ZONING**

### **CG (General Commercial)** ***Permitted Uses***

*(1) General:*

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

*(2) Residential: \* None*

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

\*None

*(4) Governmental:*

- 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
- g. Liquor store, state ABC

*(5) Agricultural/ Mining:*

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

*(6) Recreational/ Entertainment:*

- f. Public park or recreational facility
- h. Commercial recreation; indoor only, not otherwise listed
- j. Bowling alleys
- n. Theater; movie or drama, indoor only
- q. Circus, carnival or fair, temporary only (see also section 9-4-103)
- s. Athletic Club; indoor only

*(7) Office/ Financial/ Medical:*

- a. Office; professional and business, not otherwise listed
- b. Operation/processing center
- d. Bank, savings and loan or other savings or investment institutions
- e. Medical, dental, ophthalmology or similar clinic, not otherwise listed
- g. Catalogue processing center

*(8) Services:*

- c. Funeral home
- e. Barber or beauty shop
- f. Manicure, pedicure, or facial salon
- k. Business or trade school
- o. Church or place of worship (see also section 9-4-103)
- q. Museum
- r. Art Gallery
- s. Hotel, motel, bed and breakfast inn; limited stay lodging (see also residential quarters for resident manager, supervisor or caretaker and section 9-4-103)
- u. Art studio including art and supply sales
- v. Photography studio including photo and supply sales

- y.(1) Television and/or radio broadcast facilities including receiving and transmission equipment and towers not exceeding 200 feet in height or cellular telephone and wireless communication towers not exceeding 200 feet in height (see also section 9-4-103)
- z. Printing or publishing service including graphic art, map, newspapers, magazines and books
- aa. Catering service including food preparation (see also restaurant; conventional and fast food)
- hh. Exercise and weight loss studio; indoor only
- kk. Launderette; household users
- ll. Dry cleaners; household users
- oo. Clothes alteration or shoe repair shop
- pp. Automobile wash

*(9) Repair:*

- g. Jewelry, watch, eyewear or other personal item repair

*(10) Retail Trade:*

- a. Miscellaneous retail sales; non-durable goods, not otherwise listed
- c. Grocery; food or beverage, off premise consumption (see also Wine Shop)
- c.1 Wine shop (see also section 9-4-103)
- d. Pharmacy
- e. Convenience store (see also gasoline sales)
- f. Office and school supply, equipment sales
- g. Fish market; excluding processing or packing
- h. Restaurant; conventional
- i. Restaurant; fast food
- k. Medical supply sales and rental of medically related products
- l. Electric; stereo, radio, computer, television, etc. sales and accessory repair
- m. Appliance; household use, sales and accessory repair, excluding outside storage
- p. Furniture and home furnishing sales not otherwise listed
- q. Floor covering, carpet and wall covering sales
- r. Antique sales; excluding vehicles
- s. Book or card store, news stand
- t. Hobby or craft shop
- u. Pet shop (see also animal boarding; outside facility)
- v. Video or music store; records, tape, compact disk, etc. sales
- w. Florist
- x. Sporting goods sales and rental shop
- y. Auto part sales (see also major and minor repair)
- aa. Pawnbroker
- bb. Lawn and garden supply and household implement sales and accessory sales
- ee. Christmas tree sales lot; temporary only (see also section 9-4-103)

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

- b. Rental of home furniture, appliances or electronics and medically related products (see also (10)k.)
- c. Rental of cloths and accessories; formal wear, etc.

*(12) Construction:*

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

*(13) Transportation:*

- c. Taxi or limousine service
- h. Parking lot or structure; principal use

*(14) Manufacturing/ Warehousing: \* None*

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

**CG (General Commercial)**  
***Special Uses***

(1) *General:*

\* None

(2) *Residential:*

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

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

\* None

(4) *Governmental:*

a. Public utility building or use

(5) *Agricultural/ Mining:*

\* None

(6) *Recreational/ Entertainment:*

d. Game center

l. Billiard parlor or pool hall

m. Public or private club

t. Athletic club; indoor and outdoor facilities

(7) *Office/ Financial/ Medical:*

c. Office; customer services, not otherwise listed, including accessory service delivery vehicle parking and indoor storage

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

(8) *Services:*

a. Child day care facilities

b. Adult day care facilities

l. Convention center; private

(9) *Repair:*

a. Major repair; as an accessory or principal use

b. Minor repair; as an accessory or principal use

(10) *Retail Trade:*

b. Gasoline or automotive fuel sales; accessory or principal use, retail

j. Restaurant; regulated outdoor activities

n. Appliances; commercial use, sales and accessory repair, excluding outside storage

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

d. Rental of automobiles, noncommercial trucks or trailers, recreational vehicles, motorcycles and boats

f. Automobile, truck, recreational vehicle, motorcycle and boat sales and service (see also major and minor repair)

(12) *Construction:*\* None

(13) *Transportation:*\* None

(14) *Manufacturing/ Warehousing:*

k. Mini-storage warehouse, household; excluding outside storage

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

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

## **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

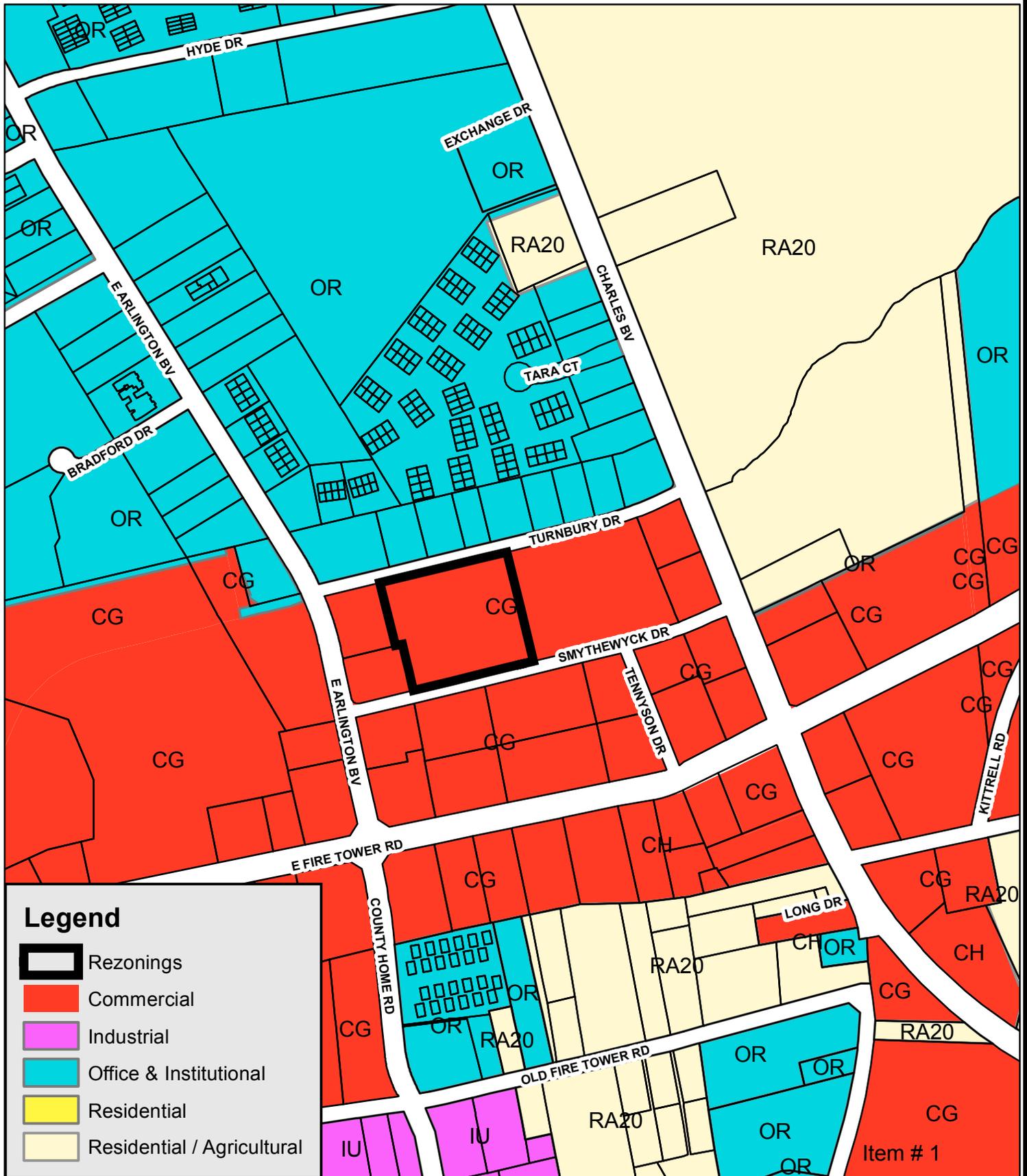
*(14) Manufacturing/ Warehousing:*

- \* None

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

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

PIRHL Development, LLC  
4.8 acres  
From: CG To: OR  
April 2, 2013





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: 4/16/2013  
Time: 6:30 PM

**Title of Item:** Ordinance initiated by Ken Malpass of Malpass and Associates to amend the Zoning Ordinance to reduce the public street setback in the "O-Office" zoning district from thirty-five (35) feet to ten (10) feet.

**Explanation:** **Abstract:** The purpose of this text amendment initiated by Ken Malpass of Malpass and Associates, is to amend the Zoning Ordinance to reduce the public street setback in the "O-Office" zoning district from thirty-five (35) feet to ten (10) feet.

**Explanation:** The "O-Office" zoning district is the most restrictive non-residential zoning district. The current public street setback is thirty-five (35) feet. The applicant has requested that the standard be changed to ten (10) feet. This would bring the setbacks in line with the setbacks for the OR-Office-Residential district.

The reduction of the "O-Office" public street setback could have some desirable effects. Buildings could be pushed closer to the street with parking in the rear. The current thirty-five (35) foot front setback typically results in parking lots being located in front of the building due to the land expense.

**Fiscal Note:** No fiscal impact anticipated

**Recommendation:** In staff's opinion, the proposed Zoning Ordinance Text Amendment is in compliance with

**Horizons: Greenville's Community Plan.**

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 text 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."

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 text 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

 [Ordinance O setback reduction amendment 951803](#)

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ORDINANCE NO. 13-\_\_  
AN ORDINANCE AMENDING THE ZONING ORDINANCE  
OF THE CITY OF GREENVILLE, NORTH CAROLINA

Attachment number 1  
Page 1 of 1

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 May 9, 2013, at 7:00 p.m., in the City Council Chambers of City Hall in the City of Greenville, NC, conduct a public hearing on the adoption of an ordinance amending the City Code; and

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

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

Section 1: That Title 9, Chapter 4, Article B, Section 9-4-94 (S) (3) of the City Code is hereby amended by the following:

Title 9, Chapter 4, Article B, Section 9-4-94 (S) O District  
(3) Public Street Setback (MBL): All Uses: 10 feet and per Article G.

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

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

ADOPTED this 9<sup>th</sup> day of May, 2013.

\_\_\_\_\_  
Allen M. Thomas, Mayor

ATTEST:

\_\_\_\_\_  
Carol L. Barwick, City Clerk

Doc# 951803

Item # 2



# City of Greenville, North Carolina

Meeting Date: 4/16/2013  
Time: 6:30 PM

**Title of Item:** Petition to close a portion of East Rock Spring Road and the associated alley

**Explanation:** **Abstract:** This item is to consider a petition to close a portion of East Rock Spring Road and the associated alley.

**Explanation:**

**Background:**The City received a petition from State of North Carolina on behalf of East Carolina University, requesting the closure of a portion of East Rock Spring Road lying and being on the south side of Fourteenth Street, along with a section of a twenty (20) foot alley which extends from the terminus of East Rock Spring Road to the abandoned railroad spur track.

The petitioners are the owners of all of the property adjoining the street sections requested to be closed. There are no structures on the properties. A portion of the property is currently be used for parking, the remaining is maintained lawn. The university does not have immediate plans for the redevelopment of the property.

**Staff Comments:** The petition has been reviewed by City staff and Greenville Utilities Commission with the following comments:

- 1) City staff recommends as a condition of the street closing a recombination map be submitted in accordance with the Subdivision Regulations.
- 2) Greenville Utilities has requested the placement of an easement over and upon the utilities that will remain in the closed street right of way. The petitioner and GUC are in the process of determining which utilities are to be abandoned and which are to remain.

**Fiscal Note:** Budgeted funds for the maintenance of this street section will no longer be required upon the effective date of the Resolution to Close by City Council. The

city will no longer receive Powell Bill funds for the closed street sections.

**Recommendation:** Recommend to City Council conditional closure of a portion of East Rock Spring Road and the associated alley.

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Attachments / click to download

 [East Rock Spring Road Street Closing Map](#)

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NOTES

- THIS IS A STREET CLOSING SURVEY FOR THE 1200 BLOCK OF EAST ROCK SPRING ROAD & ALLEY
- ALL DISTANCES SHOWN ARE HORIZONTAL FIELD DISTANCES; NO GRID FACTOR APPLIED
- THE COMBINED NC GRID FACTOR USED FOR COORDINATE CALCULATIONS IS 0.99989392
- AS PER FEMA FLOOD INSURANCE RATE MAP 3720468700J, DATED JANUARY 2, 2004, THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA; LOCATED IN UNSHADED ZONE X
- THE LOCATION OF UNDERGROUND UTILITIES SHOWN HEREON ARE PLOTTED FROM ABOVE GROUND APPURTENANCES AND RECORD DRAWINGS; NO GUARANTEE IS MADE AS TO THEIR EXACT LOCATION
- CURVED LINES FROM A TO B AND FROM E TO F WERE CALCULATED FROM THE ORIGINAL SUBDIVISION MAP RECORDED AT MAP BOOK 3, PAGE 28
- THE LINES FROM B-C-D-A AND FROM E-G-F WERE CALCULATED FROM THE REVISED SUBDIVISION MAP RECORDED AT MAP BOOK 4, PAGE 23
- THIS PLAT HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT TO ANY AND ALL EASEMENTS, RIGHTS OF WAY, RESTRICTIVE COVENANTS OR OTHER TITLE MATTERS WHICH MAY BE OF RECORD AND NOT EXPRESSLY SHOWN HEREON

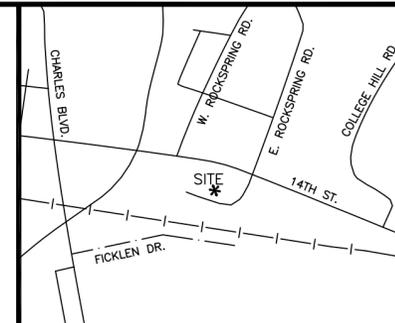
CURVE DATA

CURVE "E" TO "G" R=511.19' Δ=1'21'23" L=12.10' N 67°15'23"W 12.10'(CHORD)

CURVE "G" TO "F" R=30.00' Δ=17'37'05" L=9.22' S 50°16'13"W 9.19'(CHORD)

LEGEND

- EXISTING IRON PIPE
- IRON PIPE SET
- ⊕ EXISTING IRON SHAFT
- ⊙ P.K. NAIL SET
- △ EXISTING CONCRETE MONUMENT
- ⊗ EXISTING RAILROAD SPIKE IN ROOT
- S- SANITARY SEWER LINE
- WV WATER VALVE
- W- WATER LINE
- PP POWER POLE
- U- OVERHEAD UTILITY LINE
- G- GAS LINE
- MH MANHOLE
- R/W RIGHT OF WAY



VICINITY MAP SCALE: 1"=1000'

REFERENCES

- D.B. J-23, P. 627
- M.B. 4, P. 23
- M.B. 3, P. 128
- ORDERS & DECREES BOOK 11, P. 445-455
- SPECIAL PROCEEDING No. 2477
- PITT COUNTY REGISTRY

STATE OF NORTH CAROLINA D.B. 1458, P. 42 M.B. 3, P. 128

STATE OF NORTH CAROLINA D.B. 1108, P. 625 M.B. 4, P. 23

STATE OF NORTH CAROLINA D.B. 1108, P. 625 M.B. 4, P. 23

T.W. RIVERS SUBDIVISION M.B. 4, P. 23

STATE OF NORTH CAROLINA D.B. 1149, P. 15 M.B. 4, P. 23

EAST CAROLINA UNIVERSITY D.B. L-31, P. 211

STATE OF NORTH CAROLINA D.B. 1735, P. 504 M.B. 3, P. 128

EAST ROCK SPRING ROAD 0.4083 AC. (TO LINE A-D-C-B & E-G-F)

T.W. RIVERS SUBDIVISION M.B. 3, P. 128

STATE OF NORTH CAROLINA D.B. 1236, P. 666 M.B. 3, P. 128

STATE OF NORTH CAROLINA D.B. 1107, P. 851 M.B. 3, P. 128

STATE OF NORTH CAROLINA D.B. 1108, P. 110 M.B. 3, P. 128

STATE OF NORTH CAROLINA D.B. 1456, P. 711 M.B. 3, P. 128

STATE OF NORTH CAROLINA D.B. 2986, P. 239 M.B. 3, P. 128

STATE OF NORTH CAROLINA D.B. 1107, P. 848 M.B. 3, P. 128

N=206428.089 meters E=757642.189 meters NAD 83(2001)

MAYOR'S CERTIFICATE THIS IS TO CERTIFY THAT THE CITY COUNCIL OF THE CITY OF GREENVILLE HAS PASSED A RESOLUTION TO CLOSE A PORTION OF EAST ROCKSPRING ROAD.

RESOLUTION: \_\_\_\_\_

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

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

PRELIMINARY PLAT; NOT FOR RECORDATION, CONVEYANCES, OR SALES

FOURTEENTH STREET (60' R/W ~ 35' B/B)

ACREAGE SUMMARY

AREA WITHIN LINES A-D-C-B & E-G-F:	0.4093 AC.
AREA WITHIN FIGURE A-B-C-D-A:	0.0056 AC.
AREA WITHIN FIGURE E-F-G-E:	0.0005 AC.
TOTAL AREA	0.4154 AC.

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

STEPHEN N. SPRULL L-2723

APPROVED: \_\_\_\_\_

Item # GREENVILLE SUBDIVISION ADMINISTRATOR

STATE OF NORTH CAROLINA, PITT COUNTY

I, STEPHEN N. SPRULL, CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION, THAT THE RATIO OF PRECISION AS CALCULATED IS 1:\_\_\_\_\_; THAT ANY BOUNDARIES NOT SURVEYED ARE SHOWN AS BROKEN LINES PLOTTED FROM INFORMATION REFERENCED HEREON; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY HAND AND SEAL THIS DAY OF \_\_\_\_\_ 2013

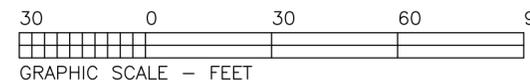
PROFESSIONAL LAND SURVEYOR

L-2723

STREET CLOSING MAP FOR A PORTION OF

EAST ROCK SPRING ROAD and ALLEY

CITY OF GREENVILLE GREENVILLE TOWNSHIP ~ PITT COUNTY ~ NORTH CAROLINA DATE: DECEMBER 20, 2012 SCALE: 1"=30'



Spruill & Associates Inc.

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

Firm No. C-978