



## Agenda

### Planning and Zoning Commission

December 17, 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 - November 21, 2013
- V. NEW BUSINESS

#### REZONINGS

1. Ordinance requested by Stow Management, Incorporated and Stephen M. Harrington to rezone 25.876 acres located between Martin Luther King, Jr. Highway and Staton House Road and 380+/- feet west of North Memorial Drive from IU (Unoffensive Industry) to CH (Heavy Commercial).

#### OTHER

2. Petition to Close a portion of an Alley

- VI. ADJOURN

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

November 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.

Ms Shelley Basnight –Chair-\*

Mr. Tony Parker - *	Ms. Chris Darden – *
Mr. Terry King – *	Ms. Ann Bellis – *
Ms. Linda Rich -*	Mr. Brian Smith - *
Mr. Doug Schrade - X	Mr. Jerry Weitz –*
Ms. Wanda Harrington-X	Mr. Torico Griffin -*

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

**VOTING MEMBERS:** Parker, King, Rich, Darden, Bellis, Smith, Weitz, Griffin

**PLANNING STAFF:** Merrill Flood, Community Development Director, Thomas Weitnauer, Chief Planner, Chantae Gooby, Planner II and Amy Nunez, Staff Support Specialist II.

**OTHERS PRESENT:** Dave Holec, City Attorney and Jonathan Edwards, Communications Technician.

**MINUTES:** Mr. Parker stated a correction to the minutes by removing Mr. Parker and Mr. King as voting members and replacing with Mr. Smith and Mr. Schrade. Motion was made by Mr. Smith, seconded by Ms. Darden, to correct and accept the October 15, 2013 minutes. Motion carried unanimously.

## **NEW BUSINESS**

ORDINANCE REQUESTED BY BEACON INVESTMENTS, LLC TO REZONE 2.966 ACRES LOCATED ALONG THE NORTHERN RIGHT-OF-WAY OF OLD FIRE TOWER ROAD AND 670+/- FEET EAST OF COUNTY HOME ROAD FROM RA20 (RESIDENTIAL-AGRICULTURAL) TO OR (OFFICE-RESIDENTIAL [HIGH DENSITY MULTI-FAMILY]).- APPROVED

Ms. Chantae Gooby, Planner II, delineated the property. The property is located in the southeastern section of the city between Fire Tower Road and Old Fire Tower Road. There are a variety of residential uses in this area. The property backs up to the commercial properties along Fire Tower Road. There is a Regional Focus Area at Fire Tower Road and Arlington Boulevard where commercial is expected. This particular rezoning does not have access to Fire Tower Road. The request could generate about 168 additional trips per day. Under current zoning, staff

would anticipate about 11 single-family lots. Under the proposed zoning, staff would anticipate about 41 multi-family units. The Land Use Plan recommends commercial at Arlington Boulevard and Fire Tower Road, then transitions to office/institutional/multi-family (OIMF). This rezoning request is for OR which is office and multi-family, which is considered part of the OIMF category. In staff's opinion, the request is in compliance with Horizon's Greenville Community Plan and the Future Land Use Plan Map.

Mr. Weitz asked the maximum density.

Ms. Gooby stated the anticipated is 41 which is about 14 units per acre and maximum would be 17 units per acre.

Mr. Weitz asked if the density would be higher if they sought a special use permit.

Ms. Gooby stated that on a piece of property that small, it would seem unlikely.

Mr. Weitz referenced the traffic report that stated a daily use of 15,000 plus trip per day on County Home Road and that it is designed for 12,000. He asked if County Home Road was over capacity.

Ms. Gooby stated that while the road is over capacity at this point the ultimate design is for 33,500.

Mr. Weitz asked if County Home Road is in a long-range plan to be widened.

Ms. Gooby stated it ultimately would be 5 lanes with curb/gutter, wide outside lanes and sidewalks.

Mr. Weitz asked if it was in an adopted plan.

Ms. Gooby stated that she did not know if it is in the TIP.

Mr. Weitz asked for clarification of what Public Works means when they say they will take measures to mitigate traffic.

Ms. Gooby stated the statement means that other measures such as, deceleration lane or designated turn lane, could be required at the time of development.

Chairwoman Basnight opened the public hearing.

Mike Baldwin, representative for Beacon Investments, spoke in favor of the request. He stated it is in compliance with the Comprehensive Plan and Land Use Plan Map. It also offers transitional zoning. He stated that there is little traffic on Old Fire Tower Road. He stated that water and sewer are available to the site. He stated that the owner would comply with City of Greenville storm water policy.

No one spoke against the request.

Chairwoman Basnight closed the public hearing and opened for board discussion.

Mr. Weitz stated the request is consistent with the Comprehensive Plan and Future Land Use Plan Map. He stated that he was prepared to support a motion to approve but had concerns regarding no sidewalks in the area. He stated that an amendment to follow the Bike/Pedestrian Plan that was adopted by the City of Greenville 2011 requires sidewalks be installed at time of development. He is concerned with the capacity of road and pedestrian infrastructure of this area.

**Motion made by Mr. Smith, seconded by Ms. Darden, 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 passed unanimously.**

ORDINANCE REQUESTED BY JEFFREY K. BAILEY TO REZONE 0.8214 ACRES LOCATED WEST OF CHARLES BOULEVARD AND 90+/- FEET NORTH OF OLD FIRE TOWER ROAD FROM RA20 (RESIDENTIAL-AGRICULTURAL) AND OR (OFFICE-RESIDENTIAL [HIGH DENSITY MULTI-FAMILY]) TO CH (HEAVY COMMERCIAL). - APPROVED

Ms. Chantae Gooby, Planner II, delineated the property. The property is located in the southeast section of the city. It is located at the Bells Fork Shopping area. This request is made of 2 separate tracts. In the middle of tract 1 & 2 is Greenville Auto World. All 3 tracts are under common ownership. There is a concentration of commercial zoning in the area and coming down Hwy 43. This area is part of the regional focus area. This is where commercial is anticipated and encouraged. This request could generate 3,700 trips generated. Charles Boulevard is a 4-lane highway and does have a turning lane that serves this property. This property it technically cut off from Bells Chapel Road and Old Fire Tower Road, it's accessible but not serviced. Under current zoning, Tract 1 would anticipate to yield no more than 2 single-family homes. Tract 2 is currently Office-Residential with about 4600 square feet of office space. Together the tracts are less than an acre and about 6000 square feet of space. In staff's

opinion, the request is in compliance with the Comprehensive Plan and the Future Land Use Plan Map.

Mr. Weitz asked if Long Drive was a real street.

Ms. Gooby said it is an unimproved private drive.

Chairwoman Basnight opened the public hearing.

Ken Malpass, representative for Jeffrey K. Bailey, spoke in favor of the request. The owner rents the space to Greenville Auto World who would like to expand their business. That is the intent for the request. Sewer is about 500 feet away and they are working with Greenville Utilities to extend it to the property.

Ms. Bellis asked if the 3 properties would be combined into one use.

Mr. Malpass said yes.

Ms. Bellis asked how many driveway cuts would be needed.

Mr. Malpass said he doesn't anticipate any nor does he think they could get them. The owner is satisfied with the current driveway.

Mr. Weitz stated that Long Drive property is a land locked parcel. He asked if there is a guaranteed access to the Long Drive property.

Mr. Malpass stated there is a 13-foot easement recorded on a plat to a deed.

Monica Long, representative of Mr. Long, spoke in opposition of the request. Mr. Long owns the parcel to the west of tract 1, several parcels behind these tracts and a 12 ft easement known as Long Drive. The business currently there routinely blocks this access and acts like the easement does not exist. The business has re-aligned and paved part of the drive changing the original straight path. Tract 1 does not have roadside use. Long Drive is a private gravel drive/easement and cannot support high volume traffic. Rezoning will cause the health and welfare of the tenants of the property Mr. Long owns to suffer.

Ms. Darden asked how many properties does Mr. Long own that are serviced by Long Drive.

Ms. Long stated that the easement services a total of 4.10 acres of property owned by Mr. Long.

Mr. King asked if Ms. Long's father had complaints from his tenants.

Ms. Long said yes.

Ms. Bellis asked Mr. Holec if there is a law that you cannot have a land locked piece of land denying somebody access.

Mr. Holec stated yes and that is why the easement exists. It is up to the owner to enforce their easement rights. The tracts could be combined but would be subject to the easement. It is the responsibility of the owner to enforce the easement rights. The owner would need to speak with the owner of the land impeding their access to the easement. If they are not getting voluntary compliance, then they can go to court.

Mr. Parker asked if they had addressed the business owner and the property owner of the situation.

Ms. Long stated that she believes her father has spoken to whoever was on site. She did not know if he had spoken with the actual property owner or business owner.

Mr. Malpass spoke in rebuttal of the opposition.

Mr. Malpass stated that the easement would not be deleted. The purpose of recombining the lots is to not have bufferyards and property lines from the same owner when doing a site plan.

Mr. Parker asked if the current easement is permanent.

Mr. Malpass said yes.

Ms. Basnight asked if the owner is aware of the easement.

Mr. Malpass said yes but that the Long family has been dealing with the tenant and not the land owner.

Ms. Bellis asked if the new building going to be across the easement.

Mr. Malpass stated it would be on the smaller tract.

Mr. Parker asked if the new building would be on the easement.

Mr. Malpass stated no.

Ms. Darden asked if the rezoning is approved would it cause more ingress/egress problems with the expansion of the dealership.

Mr. Malpass stated that it doesn't change the rights of the easement owner. The tenant must respect the easement and keep it open. This discussion is about the zoning. He had not heard anything about the easement being blocked until tonight.

Ms. Bellis stated that it should not be the tenant's responsibility that the easement is clear, but the owner of the land the tenant is using.

Mr. Malpass said the owner of the land the dealership is on is not there every day. He needs to let the tenant know.

Mr. King stated that his concern is regarding the lack of communication.

Mr. Malpass stated he is unaware but that the dealership has been there for several years. There is no sign that says no parking on the easement.

Ms. Darden asked if there is a way it could be marked off to maintain a clear open path.

Mr. Malpass stated that if the area was striped it might show as a designated area. But it is currently a gravel drive and not obvious.

Mr. Griffin asked Ms. Long if any agreement could be made between the 2 property owners or does Mr. Long completely oppose the rezoning due to the oversight of the easement.

Ms. Long stated that Mr. Long is completely opposed. He feels like their rights have been violated. She stated that the car dealership changed/re-aligned the driveway access differently than its original straight path and put asphalt down.

Mr. King asked why has it been so long and no enforcement has taken place.

Ms. Long stated that Mr. Long is a southern gentleman and had not taken any action yet.

Chairwoman Basnight closed the public hearing and opened for board discussion.

Mr. Weitz stated he has concerns with Heavy Commercial zoning and its permitted uses. The easement issue is a civil matter and independent of the rezoning issue.

**Motion made by Mr. Parker, seconded by Mr. Smith, 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. Those in favor: Mr. Weitz, Ms. Bellis, Ms. Rich, Mr. Smith, Mr. Parker, Mr. King. Those in opposition: Ms. Darden and Mr. Griffin. Motion is passed.**

ORDINANCE REQUESTED BY TOBACCO WAREHOUSE DISTRICT, LLC TO REZONE 0.471 ACRES (20,509 SQUARE FEET) LOCATED ALONG THE SOUTHERN RIGHT-OF-WAY OF DICKINSON AVENUE AND 45+/- FEET WEST OF WEST 8<sup>TH</sup> STREET FROM CDF (DOWNTOWN COMMERCIAL FRINGE) TO CD (DOWNTOWN COMMERCIAL).- APPROVED

Ms. Chantae Gooby, Planner II, delineated the property. The property is located in the central section of the City between 8<sup>th</sup> Street and Ficklen Street. This area is a variety of uses. It is in the Business Use Focus Area. This rezoning could generate 643 additional trips per day, but interconnected streets in this area will help disburse. The current CDF zoning is about 6,000 square feet. Under the proposed CD zoning it could go up to 20,000 square feet since there are no setbacks and could be built up to the property line. The rezoning gives more flexibility and density. It is recommended for commercial in this area. In staff's opinion, the request is in compliance with Horizons Plan, Future Land Use Plan Map and the West Greenville 45 Block Revitalization Plan.

Ms. Bellis asked if the rezoning included the 2 story corner property, antique store.

Ms. Gooby said no.

Mr. Parker asked if there could be a blanket rezoning for this area to all commercial.

Ms. Gooby stated yes at the direction of council.

Mr. Weitz stated that the planning commission could initiate the blanket rezoning at its discretion.

Mr. Parker said we should.

Mr. Flood stated that the preferred method is for the applicant to start the rezoning process. This Dickinson corridor will soon go under a major study.

Chairwoman Basnight opened the public hearing.

Mr. Scott Anderson, representative of the applicant, spoke in favor of the request. It is in compliance with the Land Use Plan and compatible with the adjacent uses.

Mr. Weitz asked if the property on site is a contributing structure to the National Register Historic District.

Mr. Anderson stated he did not know. The applicant's intent is to rehab the existing structure. It will not be torn down.

No one spoke in favor or opposition of the request.

Chairwoman Basnight closed the public hearing and opened for board discussion.

Mr. Weitz stated that the zoning for this area needs to be cleaned up. Time is consumed with individual rezoning requests. He says he hopes that an approval will not give the owner incentive to tear down a worthy historic structure.

**Motion made by Mr. Parker, seconded by Ms. Rich, 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 passed unanimously.**

## **OTHER**

### **UPDATE FROM PLANNING STAFF ON CURENT APPROVED PLANS AND UPCOMING UPDATES.**

Ms. Chantae Gooby, Planner II spoke of the approved plans and upcoming updates. This is about the plans we use for P&Z. The Horizons Plan was adopted in 2004. It is currently on a 10 year re-write within the next year or so. There was an update in 2010. These documents complement each other and should not contradict each other. The Medical District Plan and Horizons Plan should be in harmony when reviewing rezoning requests in the Medical District. The 10<sup>th</sup> Street Connector is moving along. It is available online. The West Greenville 45 Block Revitalization Area has come up in the Dickinson area rezonings. We also have the Center City Rezoning.

Mr. Parker asked what could be done as the commission to further discuss having sidewalks added to an ordinance.

Mr. Flood stated that staff is working on a program to add additional sidewalks to take to council.

**With no further business, motion made by Mr. Smith, seconded by Ms. Darden, to adjourn. Motion passed unanimously. Meeting adjourned at 7:28 p.m.**

Respectfully Submitted,

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



# City of Greenville, North Carolina

**Meeting Date:**  
**12/17/2013**  
**Time: 6:30 PM**

**Title of Item:** Ordinance requested by Stow Management, Incorporated and Stephen M. Harrington to rezone 25.876 acres located between Martin Luther King, Jr. Highway and Staton House Road and 380+/- feet west of North Memorial Drive from IU (Unoffensive Industry) to CH (Heavy Commercial).

**Explanation:** **Abstract:**  
The City has received a request from Stow Management, Incorporated and Stephen M. Harrington to rezone 25.876 acres located between Martin Luther King, Jr. Highway and Staton House Road and 380+/- feet west of North Memorial Drive from IU (Unoffensive Industry) to CH (Heavy Commercial).

**Required Notices:**

Planning and Zoning meeting notice (property owner and adjoining property owner letter) mailed on December 3, 2013.  
On-site sign(s) posted on December 3, 2013.  
City Council public hearing notice (property owner and adjoining property owner letter) mailed on - N/A at this time.  
Public hearing legal advertisement published on - N/A at this time.

**Comprehensive Plan:**

The subject property is located in Vision Area A.

Memorial Drive is considered a "gateway" corridor from the Tar River and continuing north. Gateway corridors serve as primary entranceways into the City and help define community character. Gateway corridors may accommodate a variety of intensive, large scale uses, in appropriately located focus areas with lower intensity office and/or high density residential development in the adjacent transition areas.

There is a designated intermediate focus area located at the intersection of North Memorial Drive and Belvoir Highway. These nodes typically contain between 50,000 to 150,000 square feet of conditioned floor space.

The Future Land Use Plan Map recommends commercial (C) at the southwest corner of the intersection of Martin Luther King, Jr. Highway and North Memorial Drive.

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

Based on possible uses permitted by the requested rezoning, the proposed rezoning classification could generate 13,790 trips to and from the site via North Memorial Drive, which is a net increase of 8,665 additional trips per day.

During the review process, measures to mitigate traffic impacts will be determined. Mitigation measures may include limiting access onto Memorial Drive, constructing turn lanes into the development, and intersection improvements at the Staton House Road and Memorial Drive intersection, such as the construction of additional turn/or through lanes.

**History/Background:**

In 1969, the subject property was zoned IU (Unoffensive Industry).

The subject property is comprised of Lots 1-8 and 15-19 on the approved preliminary plat for North Green Commercial Park.

This property was included in a Future Land Use Plan Map amendment approved by City Council on November 7, 2013.

**Present Land Use:**

Vacant

**Water/Sewer:**

Water and sanitary sewer are available at the property.

**Historic Sites:**

There are no known effects on designated sites.

**Environmental Conditions/Constraints:**

There are no known effects on the designated area.

**Surrounding Land Uses and Zoning:**

North: Martin Luther King, Jr. Highway

South: IU - Colony Tire, The Fuel Dock Truckstop and one (1) vacant lot  
East: CH - Sheetz Convenience Store and two (2) vacant lots  
West: RA20 - One (1) single-family residence and Forbes Mobile Home Park

**Density Estimates:**

Under the current zoning (IU), the site could accommodate a building of 247,974+/- square feet of mini-storage/warehouse/conventional and fast food restaurant space.

Under the current zoning (CH), the site could accommodate a building of 247,974+/- square feet of retail/mini-storage/conventional and fast food restaurant space.

The anticipated build-out time is 3-5 years.

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

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

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

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

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

**Attachments / click to download**

- [📄 Location Map](#)
- [📄 Survey](#)
- [📄 Bufferyard and Vegetation Standards and Residential Density](#)

[Traffic Report](#)

[List\\_of\\_uses\\_IU\\_to\\_CH\\_962698](#)

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## **EXISTING ZONING**

### **IU (Unoffensive Industry)**

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

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

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

##### *(2) Residential: \* None*

##### *(3) Home Occupations (see all categories): \*None*

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

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

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

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

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

- f. Public park or recreational facility
- g. Private noncommercial park or recreational facility
- p. Circus, carnival or fairs

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

- b. Operation/processing center
- c. Office; customer service 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)
- g. Catalogue processing center

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

- n. Auditorium

- 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)
- z. Printing or publishing service including graphic art, map, newspapers, magazines and books
- aa. Catering service including food preparation (see also restaurant; conventional and fast food)
- bb. Civic organization
- gg. Vocational rehabilitation center
- mm. Commercial laundries; linen supply
- nn. Industrial laundries
- y. Television, and/or radio broadcast facilities including receiving and transmission equipment and towers or cellular telephone and wireless communication towers [unlimited height, except as provided by regulations]

*(9) Repair:*

- b. Minor repair; as an accessory or principal use
- c. Upholster; automobile, truck, boat or other vehicle, trailer or van
- d. Upholsterer; furniture
- f. Appliance; household and office equipment repair
- h. Appliance; commercial and industrial equipment repair not otherwise listed

*(10) Retail Trade:*

- b. Gasoline or automotive fuel sale; accessory or principal use, retail
- h. Restaurant; conventional
- i. Restaurant; fast food
- cc. Farm supply and commercial implement sales

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

- a. Wholesale; durable and nondurable goods, not otherwise listed
- d. Rental of automobile, noncommercial trucks or trailers, recreational vehicles, motorcycles and boats
- e. Rental of tractors and/or trailers, or other commercial or industrial vehicles or machinery

*(12) Construction:*

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

*(13) Transportation:*

- a. Railroad freight or distribution and/or passenger station
- d. Truck terminal or distribution center
- e. Parcel delivery service
- f. Ambulance service
- g. Airport and related activities; private
- h. Parking lot or structure; principal use

*(14) Manufacturing/ Warehousing:*

- a. Ice plant and freezer lockers
- b. Dairy; production, storage and shipment facilities

- c. Bakery; production, storage and shipment facilities
- d. Stone or monument cutting, engraving
- g. Cabinet, woodwork or frame shop; excluding furniture manufacturing or upholster
- h. Engraving; metal, glass or wood
- j. Moving and storage; including outside storage
- k. Mini-storage warehouse, household; excluding outside storage
- l. Warehouse or mini-storage warehouse, commercial or industrial; including outside storage
- m. Warehouse; accessory to approved commercial or industrial uses within a district; excluding outside storage
- o. Feed and grain elevator, mixing, redrying, storage or sales facility
- p. Tobacco redrying or processing plant
- s. Manufacture of nonhazardous products; general, including nonhazardous and nontoxic chemicals and/or materials not otherwise listed
- t. Manufacture of nonhazardous medical supplies or medical products, including distribution
- u. Tire recapping or retreading plant
- v. Bottling or packing plant for nonhazardous materials or products
- y. Recycling collection station of facilities
- cc. Manufacture of pharmaceutical, biological, botanical, medical, and cosmetic products, and related materials

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

\* None

## **IU (Unoffensive Industry)**

### ***Special Uses***

*(1) General:*\* None

*(2) Residential:*

- i. Residential quarters for resident manager, supervisor or caretaker; excluding mobile home
- j. Residential quarters for resident manager, supervisor or caretaker; including mobile home
- o. Nursing, convalescent center or maternity home; major care facility

*(3) Home Occupations (see all categories):*\* None

*(4) Governmental:*\* None

*(5) Agricultural/ Mining:*\* None

*(6) Recreational/ Entertainment:*

- e. Miniature golf or putt-putt course
- i. Commercial recreation; indoor and outdoor, not otherwise listed
- k. Firearm ranges; indoor or outdoor

*(7) Office/ Financial/ Medical:*

- a. Office; professional and business, not otherwise listed

*(8) Services:*

- a. Child day care facilities
- b. Adult day care facilities
- l. Convention center; private
- o. Church or place of worship (see also section 9-4-103)
- s.(1). Hotel, motel, bed and breakfast inn; extended stay lodging (see also residential quarters for resident manager, supervisor or caretaker and section 9-4-103)

*(9) Repair:*

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

*(10) Retail Trade:*

- j. Restaurant; regulated outdoor activities

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

- g. Mobile home sales including accessory mobile home office

*(12) Construction:\* None*

*(13) Transportation:*

- c. Taxi and limousine service

*(14) Manufacturing/ Warehousing:*

- z. Metallurgy, steel fabrication, welding

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

- c. Other activities; commercial services not otherwise listed
- e. Other activities; industrial services not otherwise listed

**PROPOSED ZONING**

**CH (Heavy Commercial)**

***Permitted Uses***

*(1) General:*

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

*(2) Residential:\* None*

*(3) Home Occupations (see all categories):\*None*

*(4) Governmental:*

- a. Public utility building or use

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

*(5) Agricultural/ Mining:*

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

*(6) Recreational/ Entertainment:*

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

*(7) Office/ Financial/ Medical:*

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

*(8) Services:*

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

- v. Photography studio including photo and supply sales
- y. Television, and/or radio broadcast facilities including receiving and transmission equipment and towers or cellular telephone and wireless communication towers [unlimited height, except as provided by regulations]
- z. Printing or publishing service including graphic art, map, newspapers, magazines and books
- aa. Catering service including food preparation (see also restaurant; conventional and fast food)
- bb. Civic organization
- cc. Trade or business organization
- hh. Exercise and weight loss studio; indoor only
- kk. Laundrette; household users
- ll. Dry cleaners; household users
- mm. Commercial laundries; linen supply
- oo. Clothes alteration or shoe repair shop
- pp. Automobile wash

*(9) Repair:*

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

*(10) Retail Trade:*

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

- cc. Farm supply and commercial implement sales
- ee. Christmas tree sales lot; temporary only (see also section 9-4-103)

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

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

*(12) Construction:*

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

*(13) Transportation:*

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

*(14) Manufacturing/ Warehousing:*

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

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

**CH (Heavy Commercial)**  
***Special Uses***

*(1) General:\* None*

*(2) Residential:*

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

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

(3) *Home Occupations (see all categories):*\* None

(4) *Governmental:*\* None

(5) *Agricultural/ Mining:*\* None

(6) *Recreational/ Entertainment:*

d. Game center

l. Billiard parlor or pool hall

m. Public or private club

r. Adult uses

(7) *Office/ Financial/ Medical:*\* None

(8) *Services:*

a. Child day care facilities

b. Adult day care facilities

l. Convention center; private

dd. Massage establishment

(9) *Repair:*

a. Major repair; as an accessory or principal use

(10) *Retail Trade:*

j. Restaurant; regulated outdoor activities

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

z. Flea market

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

(12) *Construction:*\* None

(13) *Transportation:*\* None

(14) *Manufacturing/ Warehousing:*

d. Stone or monument cutting, engraving

j. Moving and storage; including outside storage

l. Warehouse or mini-storage warehouse, commercial or industrial; including outside storage

y. Recycling collection station or facilities

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

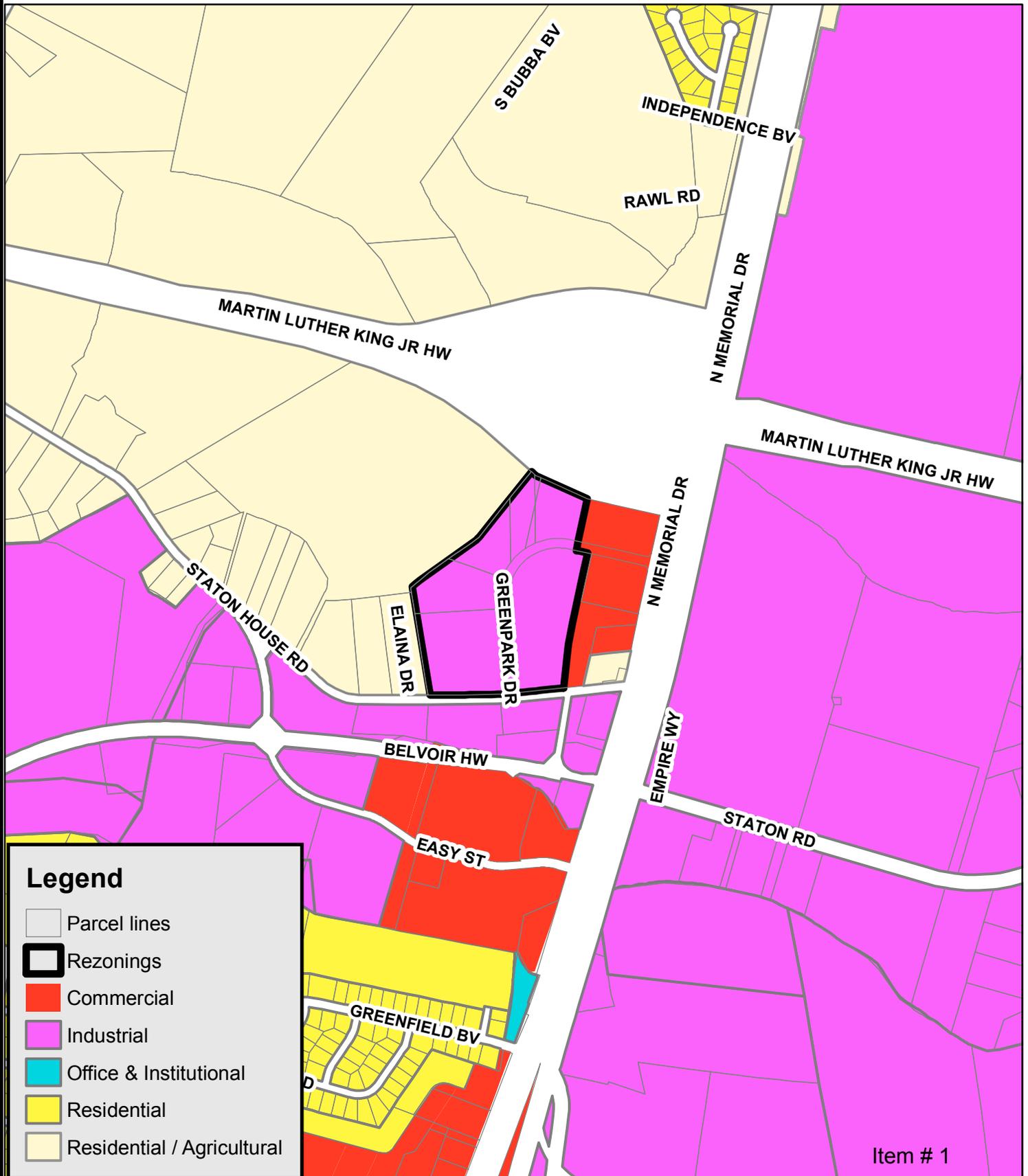
a. Other activities; personal services not otherwise listed

b. Other activities; professional activities not otherwise listed

c. Other activities; commercial services not otherwise listed

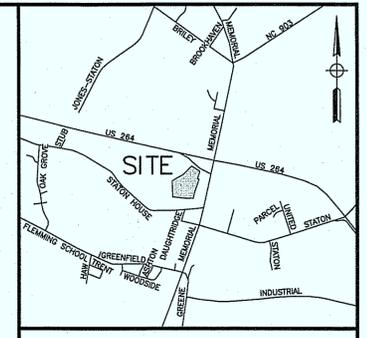
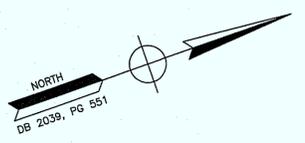
d. Other activities; retail sales not otherwise listed

Stow Management, Inc. and Stephen M. Harrington  
From: IU To: CH  
25.876 acres  
December 2, 2013



**Legend**

-  Parcel lines
-  Rezoning
-  Commercial
-  Industrial
-  Office & Institutional
-  Residential
-  Residential / Agricultural



VICINITY MAP  
SCALE: 1"=1000'

**IU**  
SINGLE FAMILY RESIDENCE  
LUCILLE BUCK FORBES  
DC 95, PG 1879

**RA-20**  
MOBILE HOME PARK  
NEUHOFF, INC.  
DB 2036, PG 650

**RA-20**  
POND  
JOHN HENRY BAZZLE  
DB 2903, PG 819

**NCSR 1417 - STATION HOUSE ROAD**  
(60' R/W 21' ASPHALT PUBLIC)

**CH**  
**IU**  
VACANT  
STOW MANAGEMENT, INC.  
DB 2039, PG 551

**CH**  
**IU**  
STORMWATER POND  
NORTHGREEN COMMERCIAL PARK  
PROPERTY OWNERS ASSOCIATION, INC.  
DB 2570, PG 741

**IU**  
VACANT  
DAUGHTRIDGE OIL CO. OF GREENVILLE  
DB 267, PG 467

**ADJOINING PROPERTY OWNERS ADDRESSES**

- |  |   |
|--|---|
| <b>LUCILLE BUCK FORBES</b><br>271 STATION HOUSE ROAD<br>GREENVILLE, NC 27834                     | <b>STOW MANAGEMENT, INC.</b><br>1528 SOUTH EVANS STREET<br>GREENVILLE, NC 27834               |
| <b>DAUGHTRIDGE OIL CO. OF GREENVILLE</b><br>PO BOX 567<br>GREENVILLE, NC 27835                   | <b>VINTAGE ASSOCIATES, LLC.</b><br>1528 SOUTH EVANS STREET<br>ANNEX 2<br>GREENVILLE, NC 27834 |
| <b>DOUGLES W. HODGES, AND WIFE SUSAN O. HODGES</b><br>1781 NC HWY 45 NORTH<br>PLYMOUTH, NC 27962 | <b>PTM LP</b><br>5700 SIXTH AVENUE<br>ALTOONA, PA 16602                                       |
| <b>DAUGHTRIDGE OIL CO. OF GREENVILLE</b><br>PO BOX 593<br>GREENVILLE, NC 27835                   | <b>JOHN HENRY BAZZLE</b><br>386 STATION HOUSE ROAD<br>GREENVILLE, NC 27834                    |
| <b>STATION HOUSE FIRE DEPARTMENT, INC.</b><br>2501 NORTH MEMORIAL DRIVE<br>GREENVILLE, NC 27834  | <b>NEUHOFF, INC</b><br>PO BOX 2817<br>GREENVILLE, NC 27836                                    |

**GREENPARK DRIVE**  
(60' R/W 36' B/B PUBLIC)

**CH**  
**IU**  
VACANT  
STEPHEN M. HARRINGTON  
DB 2493, PG 428  
MB 70, PG 68

**US HWY 264**  
(MARTIN LUTHER KING, JR. HWY)  
(R/W VARIES ASPHALT PUBLIC)

- LEGEND**
- R/W = RIGHT-OF-WAY
  - R = RADIUS
  - CH = CHORD
  - DC = BOOK OF DEGREES AND ORDERS
  - ( ) = EXISTING LOT NUMBER
  - ( ) = EXISTING ZONING
  - ( ) = PROPOSED ZONING

AREA TO BE REZONED: 25.876 ACRES

Attachment number 3  
Page 1 of 1  
**IU**  
RETAIL TIRE STORE  
DOUGLAS W. HODGES  
DB 682, PG 85

**DAUGHTRIDGE DRIVE**  
(50' R/W 36' B/B PUBLIC)

**CH**  
**IU**  
VACANT  
STOW MANAGEMENT, INC.  
DB 2039, PG 551

**CH**  
**IU**  
VACANT  
STOW MANAGEMENT, INC.  
DB 2039, PG 551

**IU**  
CONVENIENT STORE/GAS STATION  
DAUGHTRIDGE OIL CO. OF GREENVILLE  
DB 267, PG 467

**CH**  
**IU**  
VACANT  
STOW MANAGEMENT, INC.  
DB 2039, PG 551

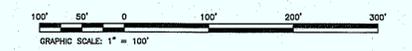
**CH**  
**IU**  
VACANT  
STOW MANAGEMENT, INC.  
DB 2039, PG 551

**IU**  
CONVENIENT STORE/GAS STATION  
DAUGHTRIDGE OIL CO. OF GREENVILLE  
DB 507, PG 416

**RA-20**  
FIRE STATION  
STATION HOUSE FIRE DEPARTMENT, INC.  
DB H-46, PG 812

**CH**  
CONVENIENT STORE/GAS STATION  
PTM LP  
DB 2806, PG 834

**US HWY 13 & NC HWY 11**  
(VARIABLE PUBLIC R/W)



SHEET 1 OF 1  
REZONING MAP  
PARCEL# 77441  
TAX MAP# 4689-48-9260  
PARCEL# 03110  
TAX MAP# 4689-57-0661

**STOW MANAGEMENT, INC., AND  
STEPHEN M. HARRINGTON PROPERTY**

REFERENCE: DEED BOOK 2039, PAGE 551, DEED BOOK 2570, PAGE 741,  
AND DEED BOOK 2493, PG 428 OF THE PITT COUNTY REGISTRY  
BELVOIR TOWNSHIP, PITT COUNTY, N.C.

<b>OWNER: STOW MANAGEMENT, INC.</b> ADDRESS: 1528 SOUTH EVANS STREET GREENVILLE, NC 27834 PHONE: (252) 355-6622	<b>OWNER: STEPHEN M. HARRINGTON</b> ADDRESS: 1000 PORT TERMINAL RD. GREENVILLE, NC 27858 PHONE: (252) 756-0455
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<b>Baldwin Design Consultants, PA</b> 3740-B EVANS STREET GREENVILLE, NC 27834 252.756.1390	LICENSE# C-3496 SURVEYED: MM DRAWN: JJB/JGG/PAP CHECKED: MWB	APPROVED: MWB DATE: 11/12/13 SCALE: 1" = 100'
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04/30/07

## BUFFERYARD SETBACK AND VEGETATION SCREENING CHART

For Illustrative Purposes Only

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

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

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

Street trees may count toward the minimum acreage.

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

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

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

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

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

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

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

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

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

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

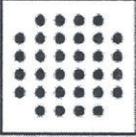
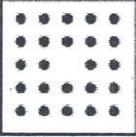
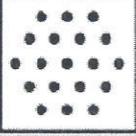
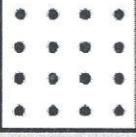
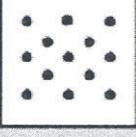
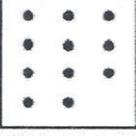
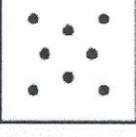
Residential Density		
Maximum density allowed by Zoning District based on average of 2.67 persons per dwelling unit		
<b>High Density</b>		
R6 R6-N R6-MH OR CDF	17 units per acre yields 45 persons per acre	
PUD	12 units per acre yields 32 persons per acre	
<b>Medium Density</b>		
R6-A	9 units per acre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

Illustration: Maximum allowable density in Residential Zoning Districts

# REZONING THOROUGHFARE/TRAFFIC VOLUME REPORT

Case No: 13-13

Applicant: Stow Management, Inc. & Stephen Michael Harrington

**Property Information**

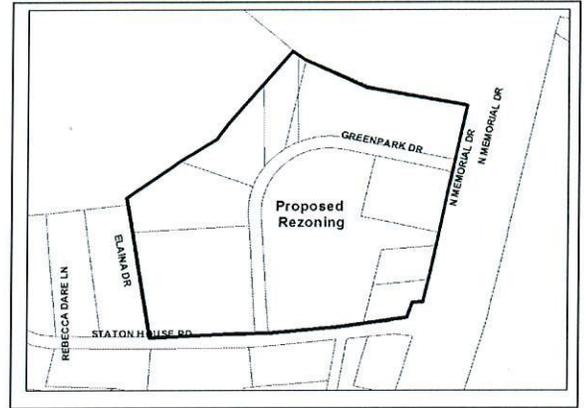
**Current Zoning:** IU (Unoffensive Industry)

**Proposed Zoning:** CH (Heavy Commercial)

**Current Acreage:** 25.876 acres

**Location:** Memorial Dr, just north of Staton House Rd

**Points of Access:** Staton House Rd, Memorial Drive



**Location Map**

**Transportation Background Information**

**1.) Memorial Drive- State maintained**

	<u>Existing Street Section</u>	<u>Ultimate Thoroughfare Street Section</u>
Description/cross section	4-lane divided, grass median	4-lane divided, grass median
Right of way width (ft)	190	190
Speed Limit (mph)	45	
<b>Current ADT:</b>	20,200 (*)	Ultimate Design ADT: 35,000 vehicles/day (**)
<b>Design ADT:</b>	35,000 vehicles/day (**)	
<b>Controlled Access</b>	No	
<b>Thoroughfare Plan Status:</b>	Major Thoroughfare	

**Other Information:** There are no sidewalks along Memorial Drive that service this property.

- Notes:**
- (\*) 2010 NCDOT count adjusted with a 2% growth rate
  - (\*\*) Traffic volume based on operating Level of Service D for existing geometric conditions
- ADT – Average Daily Traffic volume

**Transportation Improvement Program Status:** No projects planned.

**Trips generated by proposed use/change**

**Current Zoning: 5,125** -vehicle trips/day (\*)                      **Proposed Zoning: 13,790** -vehicle trips/day (\*)

**Estimated Net Change: increase of 8665 vehicle trips/day (assumes full-build out)**

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

**Impact on Existing Roads**

The overall estimated trips presented above are distributed based on current traffic patterns. The estimated ADTs on Memorial Drive are as follows:

**1.) Memorial Drive , North of Site (40%):**    **“No build” ADT of 20,200**

Estimated ADT with Proposed Zoning (full build) –	25,716
Estimated ADT with Current Zoning (full build) –	22,250
<b>Net ADT change =</b>	<b>3,466 (16% increase)</b>

**2.) Memorial Drive , South of Site (60%):****“No build” ADT of 20,200**

Estimated ADT with Proposed Zoning (full build) – 28,474

Estimated ADT with Current Zoning (full build) – 23,275**Net ADT change = 5,199 (22% increase)****Staff Findings/Recommendations**

Based on possible uses permitted by the requested rezoning, the proposed rezoning classification could generate 13790 trips to and from the site via Memorial Drive, which is a net increase of 8665 additional trips per day.

During the review process, measures to mitigate traffic impacts will be determined. Mitigation measures may include limiting access onto Memorial Drive, constructing turn lanes into the development, and intersection improvements at the Staton House Road and Memorial Drive intersection such as the construction of additional turn and/or through lanes.



# City of Greenville, North Carolina

Meeting Date:  
12/17/2013  
Time: 6:30 PM

**Title of Item:** Petition to Close a portion of an Alley

**Explanation:** **Abstract:** Petition to close a portion of an alley being north of 205 & 207 E. Fifth Street as shown on the attached map.

**Explanation:** The City received (11-21-13) a petition from Joyner Commercial Rentals, LLC, owner of the property at 205 E. Fifth Street, and Smith and Wiggins, LLC, owner of the property at 207 E. Fifth Street requesting the closure of a portion of the alley lying and being north of their properties.

The petitioners are in the design phase to redevelop their properties. The buildings are multi-story brick structures built in 1915 and 1925, respectively. Redevelopment of the property requires the construction of an elevator in order to comply with ADA regulations. The elevator/stairway is proposed to be constructed on the north side of the buildings to retain as much of the existing structure and character of the buildings as possible. At this location a portion of the elevator/stairway would encroach upon the alley. The owners approached the city inquiring about the feasibility of an encroachment agreement for the elevator/stairway into the alley. After lengthy discussions with City staff, it was determined the most appropriate option was to close that portion of the alley being in the footprint of the proposed elevator/stairway. The area of the alley being requested to be closed is shown on the attached map.

The petition was placed on City Council Agenda for the December 12<sup>th</sup>, meeting to adopt the "Resolution of Intent to Close a Portion of an Alley on the North Side of 205 & 207 E. Fifth Street" setting a public hearing on January 12, 2014, to consider the advisability of closing portions of the aforesaid street. At such public hearing, all objections and suggestions will be duly considered. Planning and Zoning Board comments will be presented to City Council at the Public Hearing.

The petition is being reviewed by city staff and Greenville Utilities Commission for comments and concerns.

Comments received as of 12-05-13

- Fire/ Rescue, Police, Community Development, PWD-Street Dept, and GUC-Water Resources all approved the closure as submitted.
- GUC- Electrical: Overhead Lines to be relocated underground.
- GUC-Gas: Gas Main to be relocated.
- PWD- Director, PWD-City Engineer, and Centurylink (telephone) have not commented. From the survey map there is an underground telephone line that will have to be relocated.

The costs for all relocations are the responsibility of the petitioner. A cash bond in the amount to relocate the utilities is required to be posted before the public hearing. The surveyor of record is working with the petitioners to secure the estimates for the bond.

As a conditional of the closure a combination Plat is required.

**Fiscal Note:**

Budgeted funds for the maintenance of this alley section will no longer be required upon adoption of a Resolution to Close by City Council.

**Recommendation:**

Forward to City Council a conditional recommendation to the petition to close a portion of an alley being north of 205 & 207 E. Fifth Street as shown on the attached map with the condition requiring a combination Plat.

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

Attachments / click to download

 [5th Street alley closing](#)

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