



Agenda

Planning and Zoning Commission

February 15, 2011

6:30 PM

Council Chambers, City Hall, 200 West Fifth Street

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- I. CALL MEETING TO ORDER -
- II. INVOCATION - Bill Lehman
- III. ROLL CALL
- IV. APPROVAL OF MINUTES - December 14, 2010
- V. NEW BUSINESS

REZONINGS

1. Ordinance requested by V-SLEW, LLC to rezone 31.274 acres located along the northern right-of-way of East 10th Street and adjacent to Rolling Meadows Subdivision from RA20 (Residential-Agricultural) and RR (Rural Residential [County's Jurisdiction]) to R6S (Residential-Single-family [Medium Density]).

OTHER

2. Resolution Identifying Areas Under Consideration for Annexation and Areas Under Consideration for Annexation Map – 2011 Update

VI. OTHER ITEMS OF BUSINESS

3. City Council Action Agenda - January 13, 2011

VII. ADJOURN

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

December 14, 2010

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

Mr. Allen Thomas - X
Mr. Dave Gordon - X Ms. Linda Rich - *
Mr. Tony Parker - * Mr. Tim Randall - *
Mr. Bill Lehman - * Mr. Godfrey Bell, Sr. - X
Ms. Shelley Basnight - * Mr. Hap Maxwell – *
Mr. Charles Garner - * Ms. Cathy Maahs – Fladung - X
Mr. Brian Smith - *

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

VOTING MEMBERS: Parker, Basnight, Garner, Smith, Rich, Randall, Bell, Maxwell

PLANNING STAFF: Merrill Flood, Community Development Director; Harry Hamilton, Chief Planner; Chantae Gooby, Planner; Valerie Paul, Secretary

OTHERS PRESENT: Marion Blackburn, Council Member; Dave Holec, City Attorney; Tim Corley, Engineer; Jonathan Edwards, Communications Technician

OTHER: Mr. Bill Lehman greeted the audience and announced that the Chair and Vice-Chair were not present so he called for a motion to moderate the meeting.

Mr. Tony Parker made the motion to accept Mr. Lehman as the meeting's moderator; Mr. Hap Maxwell seconded the motion and it passed unanimously.

Mr. Parker gave the invocation and recognized the recently deceased Beatrice Maye and the work that she did for the betterment of the community.

MINUTES: Motion was made by Mr. Parker, seconded by Mr. Randall, to accept the November 16, 2010 minutes as presented. Motion carried unanimously.

Mr. Lehman welcomed Mr. Brian Smith to the Planning & Zoning Commission.

OLD BUSINESS

Rezoning

Ordinance requested by W. H. Smith Real Estate, Inc. to rezone 1.8292 acres located at the northwest corner of the intersection of Dickinson Avenue and W. H. Smith Boulevard from O (Office) to MO (Medical-Office).

Ms. Chantae Gooby, Planner, presented the staff report to the Commission. She presented the survey and pictures of the property. There are already some offices and institutional uses that are filling in as well as some subdivisions right beside the rezoning. The rezoning could generate a net increase of 527 trips. The current zoning is Office and the request is for Medical Office. The

main difference is that the Medical Office use would allow additional retail uses. In staff's opinion this request is in compliance with Horizons, with the Land Use Plan Map and with the Medical District's Land Use Plan that was updated in 2007.

The Commission did not have any questions for Ms. Gooby.

Mr. Ken Malpass spoke on behalf of WH Smith. The main reason that the request was made was because they wanted to be able to sell hospital beds, so it will not be a retail use as much as it will be a service to the medical community.

Mr. Dave Holec, City Attorney, reminded the Commission that they are not to rely on any specific representation as to what the use may be or consider the entire range of permissible uses.

Mr. Lehman called for additional speakers for or against the request. Since there were none, he closed the Public Hearing and opened the case up for Board discussion.

Mr. Parker commented that it seemed like a natural fit.

Mr. Randall attempted to make a motion to approve, but he did not have the text jargon.

Mr. Holec came forward and provided the wording on what to say when making a motion.

Mr. Randall accepted what Mr. Holec said as his wording; Ms. Basnight seconded and the motion passed unanimously.

Rezoning

Ordinance requested by WLA Enterprises, Inc. to rezone 0.913 acres located along the northern right-of-way of East 10th Street, 325+ feet east of Bayt Shalom Synagogue and 525+ feet west of Greenville Mobile Estates Mobile Home Park from RA20 (Residential-Agricultural) to CG (General Commercial).

Ms. Gooby presented the staff report for the rezoning request for WLA Enterprises. She gave the Commission a survey & photo of the property. There is a focus area between 10th Street and the railroad tracks where commercial is anticipated and encouraged. This rezoning could generate an increase 330 trips with 70% going to the west and 30% going to the east. The property is currently zoned Residential Agricultural. Under the proposed zoning the site could yield about 8,000 square feet which could be retail or restaurant space. The Land Use Plan does recommend Commercial along the Northern right of way of 10th Street. In staff's opinion the request is in compliance with the Horizons Plan and the Land Use Plan Map.

Mr. Parker asked if she had any idea where NCDOT plans to put the new entrance to the new East Side Park. He asked if the proposed entrance would be to the left or right of the synagogue.

Mr. Tim Corley, Engineer with the City of Greenville, answered that he did not believe that the actual entrance had been officially planned. They are currently working on the Master Plan for the park, but he is not sure if the plans will be so detailed that they will determine where the entrances will be. A lot of the development on the south of 10th Street will dictate where those entrances will be.

Mr. Lehman opened the Public Hearing and he called for those in favor of the request to come forward to speak.

Mr. Jon Day spoke in support of the request on behalf of Jim Price, the broker in charge with WRS Realty. Mr. Price was summoned for jury duty in his state of South Carolina. He has been working closely with Mr. Price in the negotiations for the contract and on the development across the street. WLA Enterprises Inc., the developer that has the contract to buy the property across the street and develop the Wal-Mart property, is the entity that has submitted the request. This request has been made to further prepare the property for future commercial development. The developer does not have an intended use at this time, but he would propose to develop it for commercial uses or any of the uses that would be permitted in the CG zone. The most likely user would be a single use retail facility with 6,000 - 7,000 sq. ft. of retail area. The request conforms to the Future Land Use Plan and it is located across from what will be a 2.009 sq. ft. retail shopping center, which will be anchored by Wal-Mart. That will create a significant change in the area. The property is currently being utilized for single-family residential purposes, which may not be desirable to have situated across from a major retail development with the traffic and activity that would occur. It is located 1.25 miles east of the entrance to Brook Valley. Mr. Day offered to answer any questions that the Commission may have.

Mr. Randall asked if that one lot was the only property that Mr. Darryl Elks owns there.

Mr. Day answered that it was the only lot on that side of E. 10th Street that Mr. Elks owns.

Mr. Randall asked why the request did not encompass more of the land that is within the area designated as potential commercial.

Mr. Day answered that currently the only property that WLA has under contract is Mr. Elk's property, but they may have more interest in the future once the Wal-Mart development has been completed.

Mr. Darryl Elks spoke in favor of the request. He purchased the property in 1999 for his family residence when it was mostly farmland. He is the only single-family resident that is directly across from the proposed Wal-Mart. He does not look forward to living across from Wal-Mart and he feels that his property is more compatible to the businesses that are now around him than it is as a single-family residence.

Mr. Billy Battles, resident of Lake Glenwood Subdivision, spoke in opposition of the request. He said listed reasons that they oppose the request, which he noted are the same reasons that they opposed the change to the Land Use Plan. There will be an increase in traffic on Portertown Road, Eastern Pines Road, and the 10 St. Extension/Hwy. 33 East; it will also have a negative effect on their quality of life in that area. They believe that this request is the first of many to rezone Commercial. It will have a dangerous impact on wildlife and it will have a negative impact on the public park that will be adjoining those areas. There will be an increase in noise and light and it will have a negative effect on the aesthetics on that street which is a corridor into Greenville. They believe that this request will not stop until more properties in that area are rezoned commercial. In their opinion this is not smart growth.

Mr. Bill Whisner, a resident of Cherry Oaks Subdivision, spoke in opposition to the request. He

said that they are not in opposition to commercial development generally, but they are in opposition to the timing. The two-lane portion of Fire Tower Road is seen as a major infrastructure connection to this development. There is a lot of traffic in that area and the two lane part of the road is significantly burdened with vehicular traffic. They think that the approval of this rezoning would create a short term situation that won't work. There is an established project to widen that portion of Firetower Road to Hwy 33/10th St., but it's not funded. They asked that the Commission not approve any additional zoning there until there are plans to improve Firetower Road.

Ms. Rebecca Powers, representing the Oakhurst Subdivision, spoke against the request. They had a sent a letter and copies had been given to the Commission. She said that they have also been in contact with the neighborhood association in Brook Valley and they stand with the rest of the neighborhoods that oppose the request. She noted that General Commercial was a very wide range and she asked if there is any way that it could possibly be restricted as far as what hours businesses could operate.

Mr. Maxwell asked Ms. Gooby if she had the information on how much of the area west of Greenville was already zoned Commercial and not in use.

Ms. Gooby answered that looking at section 3 on the map, there are about 13 acres that have not been zoned commercial but could be under the Land Use Plan.

Mr. Maxwell asked about areas 1 & 2. He said that would be about 60 acres. He asked how much of that is being used at the present time.

Ms. Gooby answered that Greenville Blvd. is already built out. In section 2, there are about 12 acres that could be put there. In section 3, there are about 13 and that is with the caveat of what has now been changed in the Land Use Plan in the last few months.

Mr. Maxwell said that he was trying to see how much commercial we have that has not already been used. He is concerned about chasing sprawl rather than limiting it.

Mr. Randall asked if there are 25 acres that is potential commercial in the same area, using the same map, how much is residential.

Ms. Gooby delineated the map.

Mr. Randall said that there is about 25 acres for development, give or take.

Ms. Gooby confirmed that there are about 25 acres.

Mr. Parker commented that this seems to be a neighborhood issue and that the neighborhoods have spoken.

Mr. Garner asked if the RA20 designation area is where the parklands are planned.

Ms. Gooby pulled up the aerial map and confirmed that it is RA20.

Mr. Garner asked what the zoning would it be once it is a park.

Ms. Gooby answered that it can be a park under any zoning.

Mr. Randall said that this is a neighborhood issue, but this Board made a recommendation to the City Council to change the Land Use Plan in this area and City Council approved. He is in favor of the Plan and where it is headed on this.

Mr. Maxwell said he feels that we are creating a situation where we are going to sprawl. Traffic in that area is already horrible and if you bring thousands of additional trips then that will be compounding a problem that already exists in that area. He said that they should consider putting off the request until they have a better handle on the impact on those neighborhoods.

Mr. Lehman asked Mr. Maxwell how they would find that out.

Mr. Maxwell said that he wasn't sure, but he was worried about adding fuel to the fire.

Mr. Parker asked if the NCDOT has any plans to widen Portertown Road.

Mr. Corley answered that he believes that there are plans, but they have not been funded. He believes that the development that is going on in the area may speed up the process or raise the NCDOT's priority on that project.

Mr. Garner asked how this would impact the park area.

Mr. Randall said to keep in mind that this request is for a half acre that is not adjacent to the park.

Mr. Parker commented that this half acre is just the beginning.

Mr. Lehman said that during their deliberations for the Horizons Plan they had discussed this issue thoroughly. The emphasis of putting the commercial out in that area is needed and has been approved.

Mr. Garner asked if there were any plans to put any sidewalks out there.

Mr. Corley said that they are in discussions with the developers of that site. NCDOT and the City's views are to get traffic off of the road as soon as possible so the turn lanes will be installed. Traffic Impact Study has been completed and the City is working with the NCDOT and the developer to finalize the improvements that need to be made along Portertown Road, Firetower Road, and 10th Street.

Mr. Garner asked if this would improve conditions on Greenville Boulevard.

Mr. Corley answered that the study did not include Greenville Boulevard. The 300 trips that this small site would generate is relatively small in comparison to larger commercial areas that are anticipated or already existing.

Mr. Randall made a motion to approve the zoning request and to adopt staff reports, Ms. Basnight seconded the motion. Mr. Smith, Mr. Randall, Ms. Basnight, and Ms. Rich voted in favor of approving the motion; Mr. Garner, Mr. Maxwell, and Mr. Parker voted against the motion. The motion carried.

NEW BUSINESS

Other

Petition to close a portion of Pitt Street.

Mr. Corley gave the staff report to the Commission. The Pitt Street crossing of Norfolk-Southern (Carolina Coastal Railway) was removed during the construction of the new wye track. The portion of Pitt Street being requested to be closed is north of the railroad crossing to the right of way of Fourteenth Street only serves the properties of Norfolk Southern Railway Company. When this section of the street is closed the abandoned right of way would become property of Norfolk Southern Railway Company. The City would maintain a drainage and utility easement upon the abandonment of right of way. The City would have the expense of removing existing pavement and installing new curb and gutter along Fourteenth Street. Budgeted Funds for the maintenance of this street section will no longer be required upon adoption of a Resolution to close by City Council. The city will no longer receive Powell Bill funds for this section of Pitt Street. Staff's recommendation is to forward the request along to City Council recommending the closing of that portion of Pitt Street.

Mr. Randall asked why we would close the street and give away the land.

Mr. Corley said that this is typical in any right-of-way closure. Since Norfolk Southern owns both sides, then they receive it all. This closing was also part of the Thomas Langston Road Crossing, in order to obtain that crossing, the City had to close a certain number of existing crossings and this is one of those crossings.

Mr. Parker moved that the Commission forward this motion forward to City Council for their approval. Mr. Maxwell seconded the motion and it passed unanimously.

OTHER ITEMS OF BUSINESS

Mr. Merrill Flood, Community Development Director, asked the Commission to recognize Mr. Harry Hamilton, Chief Planner, on his retirement and his last evening attending a Planning Board meeting.

Mr. Parker said that it was an honor working with him.

Mr. Lehman thanked him for his service and wished him well.

ADJOURN

Ms. Rich made the motion to adjourn, Ms. Basnight seconded it, and it passed unanimously.

The meeting adjourned at 7:12 p.m.

Respectfully Submitted,

Merrill Flood
Secretary



City of Greenville, North Carolina

Meeting Date: 2/15/2011
Time: 6:30 PM

Title of Item: Ordinance requested by V-SLEW, LLC to rezone 31.274 acres located along the northern right-of-way of East 10th Street and adjacent to Rolling Meadows Subdivision from RA20 (Residential-Agricultural) and RR (Rural Residential [County's Jurisdiction]) to R6S (Residential-Single-family [Medium Density]).

Explanation:

Required Notices:

Planning and Zoning meeting notice (property owner and adjoining property owner letter) mailed on February 1, 2011.

On-site sign(s) posted on February 1, 2011.

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

Public hearing legal advertisement published on - N/A.

Comprehensive Plan:

The subject site is located in Vision Area C.

East 10th Street (NC 33) is considered a gateway corridor from its intersection with Greenville Boulevard and continuing east. Gateway corridors serve as primary entranceways into the City and help define community character.

There is a recognized intermediate focus area to the east of the intersection of East 10th Street and Portertown Road. Intermediate focus areas generally contain 50,000 to 150,000 square feet of conditioned floor space.

The Future Land Use Plan Map recommends commercial (C) along the northern right-of-way of East 10th Street between the Bayt Shalom Synagogue and Greenville Mobile Estates. To the west, office/institutional/multi-family is recommended transitioning to medium density residential (MDR), low density residential (LDR) and further decreasing to very low density residential (VLDR) toward the Tar River. Conservation/open space (COS) is recommended along the Tar River.

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

Based on possible uses permitted by the requested rezoning, the proposed rezoning classification could generate 2,153 trips to and from the site on NC 33, which is a net increase of 1,636 additional trips per day.

During the review process, measures to mitigate the traffic will be determined. These measures may include turn lane modifications on NC 33 and may require traffic signal modifications at the signalized intersection at NC 33 and Portertown Road. Access to the tract from NC 33 will be reviewed.

History/Background:

The portion of the subject property along the northern right-of-way of NC Highway 33 was incorporated into the City's Extra-Territorial Jurisdiction (ETJ) after 1989 and zoned RA20 (Residential-Agricultural). The remaining portion of the subject tract is located in Pitt County's Jurisdiction. A petition for voluntary annexation has been filed.

Present Land Use:

Farmland

Water/Sewer:

Sanitary sewer is located at the River Hills pump station. Water to be provided by Eastern Pines Water Corporation.

Historic Sites:

There are no known effects on designated sites.

Environmental Conditions/Constraints:

There are no known effects on the subject property.

Surrounding Land Uses and Zoning:

North: RR - one (1) mobile home residence

South: RA20 - two (2) single-family residences; IU - vacant

East: RR - Rolling Meadows Subdivision

West: RA20 and RR - vacant (under common ownership as applicant); R6A - Eastbend Mobile Home Estates; RR - one (1) mobile home residence and one (1) single-family residence; RA20 - one (1) mobile home residence

Density Estimates:

Under the current zoning (RA20 and RR), the site could yield no more than 54 single-family lots.

Under the proposed zoning (R6S), the site could yield no more than 225 single-family lots.

The anticipated build-out time is 2-5 years.

Additional Staff Comments:

Because a portion of the subject tract is located in Pitt County's Jurisdiction, annexation is required. A voluntary annexation petition has been filed by the property owner.

Fiscal Note: No cost to the City.

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

"General compliance with the comprehensive plan" should be construed as meaning the requested zoning is recognized as being located in a transition area and that the requested zoning (i) is currently contiguous, or is reasonably anticipated to be contiguous in the future, to specifically recommended and desirable zoning of like type, character, or compatibility, (ii) is complementary with objectives specifically recommended in the Horizons Plan, (iii) is not anticipated to create or have an unacceptable impact on adjacent area properties or travel ways, and (iv) preserves the desired urban form. It is recognized that in the absence of more detailed plans, subjective decisions must be made concerning scale, dimension, configuration, and location of the requested zoning in the particular case. Staff is not recommending approval of the requested zoning; however, staff does not have any specific objection to the requested zoning.

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 Residential Charts](#)

[Rezoning V SLEW Case 10 12 887980](#)

[List of Uses RA20 RR to R6S 743314](#)

REZONING THOROUGHFARE/TRAFFIC VOLUME REPORT

Case No: 10-12

Applicant: V-SLEW, LLC

Property Information

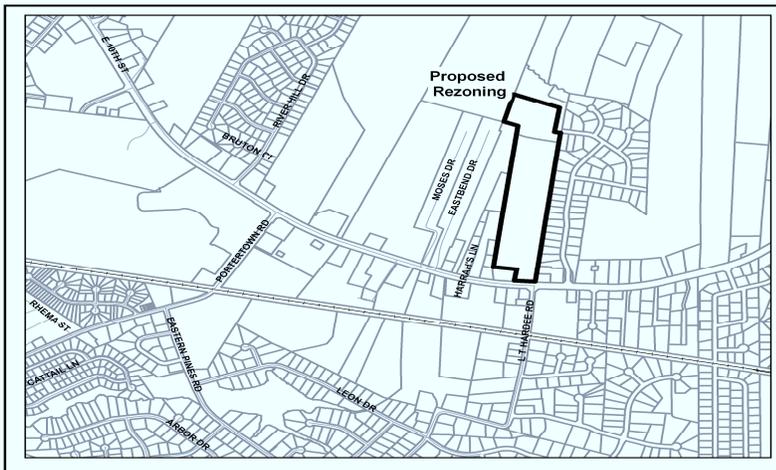
Current Zoning: RA-20 (Residential Agricultural) and RR (Rural-Residential)

Proposed Zoning: R6S (Residential Single Family) Medium Density

Current Acreage: 31.274 acres

Location: NC 33 West of L.T. Hardee Road

Points of Access: NC 33



Location Map

Transportation Background Information

1.) NC 33- State maintained

	<u>Existing Street Section</u>	<u>Ultimate Thoroughfare Street Section</u>
Description/cross section	5-lane Curb + Gutter	5-lane Curb + Gutter
Right of way width (ft)	100	100
Speed Limit (mph)	55	55
Current ADT:	21,000 (*)	Ultimate Design ADT: 33,500 vehicles/day (**)
Design ADT:	33,500 vehicles/day (**)	
Controlled Access	No	
Thoroughfare Plan Status:	Major Thoroughfare	

Other Information: There are no sidewalks along NC 33 that service this property.

Notes: (*) 2007 NCDOT count adjusted for a 2% annual growth rate
(**) Traffic volume based an operating Level of Service D for existing geometric conditions
ADT – Average Daily Traffic volume

Transportation Improvement Program Status: No planned improvements.

Trips generated by proposed use/change

Current Zoning: 517 -vehicle trips/day (*) **Proposed Zoning:** 2,153 -vehicle trips/day (*)

Estimated Net Change: increase of 1636 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 NC 33 are as follows:

1.) NC 33 , East of Site: **“No build” ADT of 21,000**

Estimated ADT with Proposed Zoning (full build) – 22,722

Estimated ADT with Current Zoning (full build) – 21,414

Net ADT change = 1,308 (6% increase)

Case No: 10-12

Applicant: V-SLEW, LLC

2.) NC 33 , West of Site:**“No build” ADT of 21,000**

Estimated ADT with Proposed Zoning (full build) – 21,431

Estimated ADT with Current Zoning (full build) – 21,103**Net ADT change = 328 (2% increase)****Staff Findings/Recommendations**

Based on possible uses permitted by the requested rezoning, the proposed rezoning classification could generate 2153 trips to and from the site on NC 33, which is a net increase of 1636 additional trips per day.

During the review process, measures to mitigate the traffic will be determined. These measures may include turn lane modifications on NC 33 and may require traffic signal modifications at the signalized intersection of NC 33 and Portertown Rd. Access to the tract from NC 33 will be reviewed.

EXISTING ZONING

RR DISTRICT (County's Jurisdiction)

(Per zoning permit and by-right - subject to standards)

SELECT USES

Bed and breakfast inn

Mobile home on individual lot

Mobile home park (5 or less units per park)

Multi-family dwelling (less than 5 units per lot) – (62,500 sq ft for 4 attached units)

Single-family dwelling – (25,000 sq ft lot per each detached unit)

Duplex dwelling (37,500 sq ft lot for 2 attached units)

Communication towers (60 feet in height or less)

Emergency shelter

Athletic fields

Civic, social, and fraternal associations

Private campground and RV Park

Private club or recreational center

Swim and tennis club

Church

Day care center

Nursing home

Retreat or conference center

Farming

RA20 (Residential-Agricultural)

Permitted Uses

(1) General:

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

(2) Residential:

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

(3) Home Occupations (see all categories):

*None

(4) Governmental:

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

(5) Agricultural/ Mining:

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

(6) Recreational/ Entertainment:

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

(7) Office/ Financial/ Medical:

* None

(8) Services:

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

(9) Repair:

* None

(10) Retail Trade:

* None

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

* None

(12) Construction:

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

(13) Transportation:

* None

(14) Manufacturing/ Warehousing:

* None

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

* None

RA20 (Residential-Agricultural)

Special Uses

(1) General:

* None

(2) Residential:

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

(3) Home Occupations (see all categories):

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

(4) Governmental:

- a. Public utility building or use

(5) Agricultural/ Mining:

- b. Greenhouse or plant nursery; including accessory sales

(6) Recreational/ Entertainment:

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

(7) Office/ Financial/ Medical:

* None

(8) Services:

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

(9) Repair:

* None

(10) Retail Trade:

* None

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

* None

(12) Construction:

* None

(13) Transportation:

* None

(14) Manufacturing/ Warehousing:

* None

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

* None

PROPOSED ZONING

R6S (Residential-Single-Family)

Permitted Uses

(1) General:

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

(2) Residential:

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

(3) Home Occupations (see all categories):

*None

(4) Governmental:

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

(5) Agricultural/ Mining:

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

(6) Recreational/ Entertainment:

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

(7) Office/ Financial/ Medical:

- * None

(8) Services:

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

(9) Repair:

- * None

(10) Retail Trade:

- * None

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

- * None

(12) Construction:

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

(13) Transportation:

- * None

(14) Manufacturing/ Warehousing:

- * None

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

- * None

R6S (Residential-Single-Family)

Special Uses

(1) General:

- * None

(2) Residential:

- * None

(3) Home Occupations (see all categories):

- b. Home occupation; excluding barber and beauty shops
- c. Home occupation; excluding manicure, pedicure or facial salon
- d. Home occupation; including bed and breakfast inn (historic district only)

(4) Governmental:

a. Public utility building or use

(5) Agricultural/ Mining:

* None

(6) Recreational/ Entertainment:

a. Golf course; regulation

c.(1). Tennis club; indoor and outdoor facilities

(7) Office/ Financial/ Medical:

* None

(8) Services:

d. Cemetery

g. School; junior and senior high (see also section 9-4-103)

h. School; elementary (see also section 9-4-103)

i. School; kindergarten or nursery (see also section 9-4-103)

(9) Repair:

* None

(10) Retail Trade:

* None

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

* None

(12) Construction:

* None

(13) Transportation:

* None

(14) Manufacturing/ Warehousing:

* None

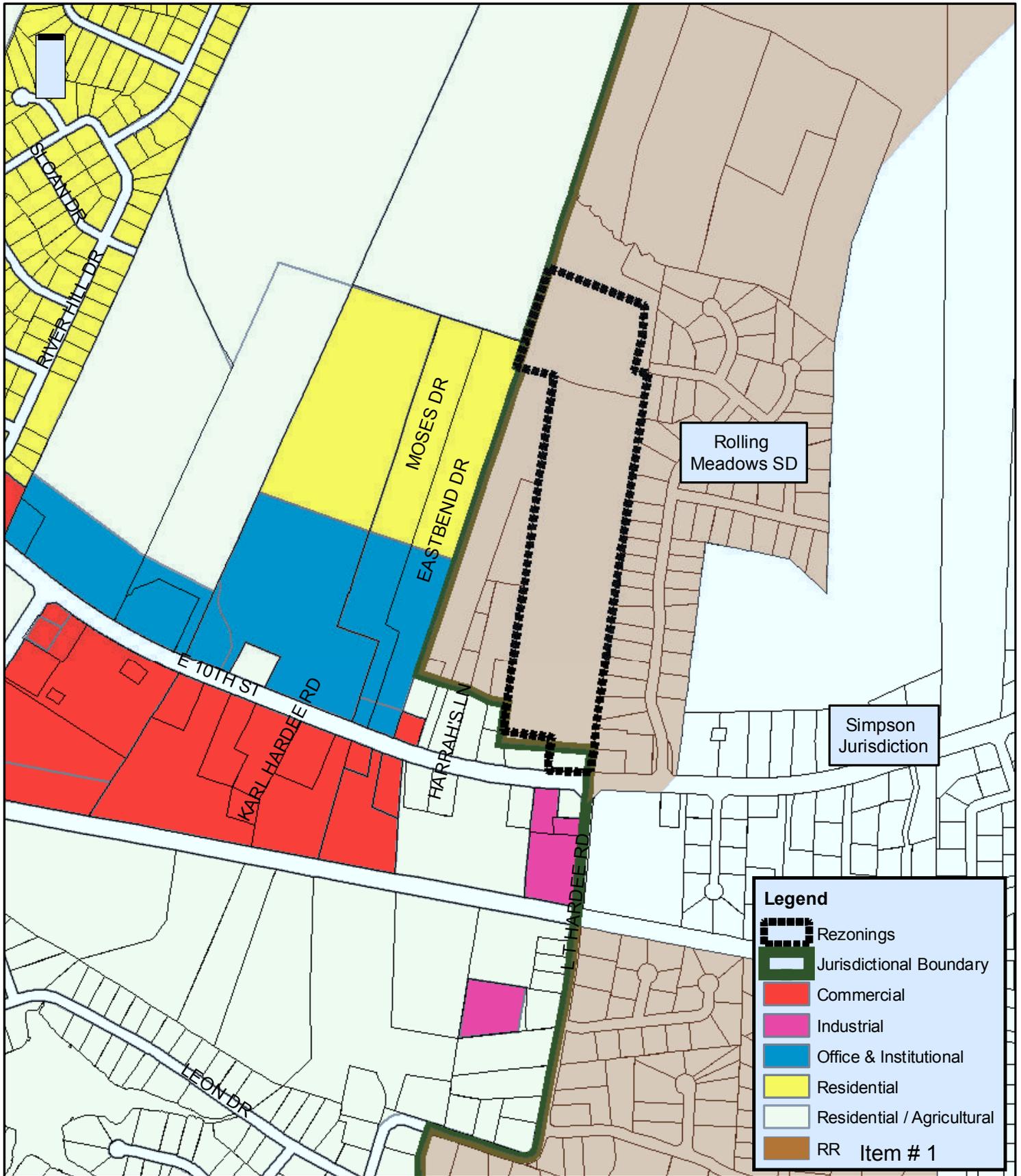
(15) Other Activities (not otherwise listed - all categories):

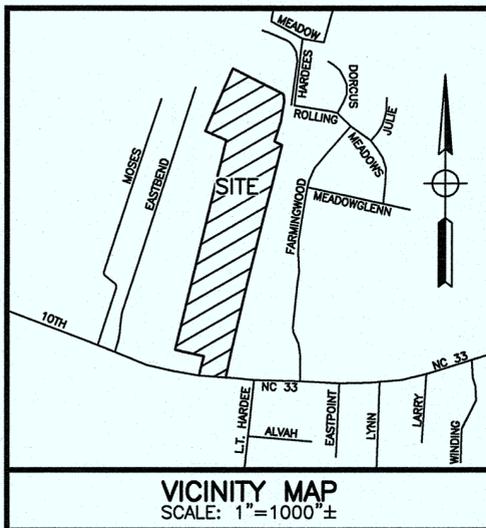
* None

V-SLEW, LLC (10-12)

From RA20 and RR (County's Jurisdiction) to R6S

February 1, 2011





ADJOINING PROPERTY OWNERS

ROLLING MEADOWS, SECTION 1
MAP BOOK 33, PAGE 101 & 101A

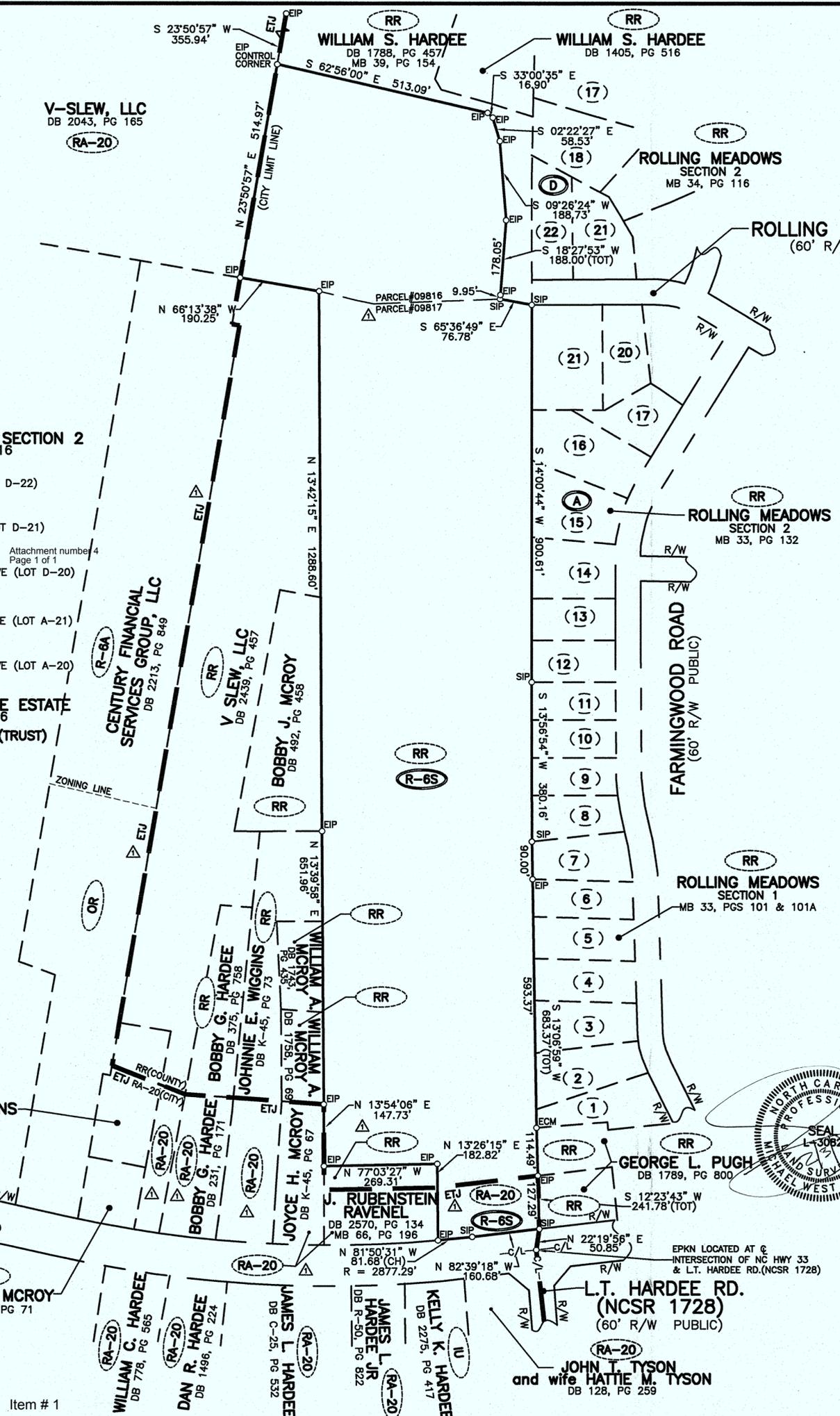
- JESSICA BARROW**
374 FARMINGWOOD ROAD (LOT A-11)
GREENVILLE, NC 27858
- SUE E. MARSH**
380 FARMINGWOOD ROAD (LOT A-10)
GREENVILLE, NC 27858
- CHARLES S. HALSALL JR.**
388 FARMINGWOOD ROAD (LOT A-9)
GREENVILLE, NC 27858
- JULIE D. ASKEW**
394 FARMINGWOOD ROAD (LOT A-8)
GREENVILLE, NC 27858
- REBECCA R. BURDOIN**
402 FARMINGWOOD ROAD (LOT A-7)
GREENVILLE, NC 27858
- TIMOTHY S. DIXON**
410 FARMINGWOOD ROAD (LOT A-6)
GREENVILLE, NC 27858
- TARA S. KING**
418 FARMINGWOOD ROAD (LOT A-5)
GREENVILLE, NC 27858
- JOSEPH C. BURRIS**
426 FARMINGWOOD ROAD (LOT A-4)
GREENVILLE, NC 27858
- MATTHEW L. WILLIS**
432 FARMINGWOOD ROAD (LOT A-3)
GREENVILLE, NC 27858
- THADDIUS R. ROBERTS III**
438 FARMINGWOOD ROAD (LOT A-2)
GREENVILLE, NC 27858
- GORDON SPENCER**
446 FARMINGWOOD ROAD (LOT A-1)
GREENVILLE, NC 27858
- MAP BOOK 33, PAGE 132
CHARLOTTE A. GREENWOOD
332 FARMINGWOOD ROAD (LOT A-16)
GREENVILLE, NC 27858
- JEREMY W. RUSSELL**
340 FARMINGWOOD ROAD (LOT A-15)
GREENVILLE, NC 27858
- MARION G. WATERS**
350 FARMINGWOOD ROAD (LOT A-14)
GREENVILLE, NC 27858
- PHYLLIS D. MANNING**
360 FARMINGWOOD ROAD (LOT A-13)
GREENVILLE, NC 27858
- KESHA CARR**
368 FARMINGWOOD ROAD (LOT A-12)
GREENVILLE, NC 27858

ROLLING MEADOWS, SECTION 2
MAP BOOK 34, PAGE 116

- EDGAR B. WALL JR.**
140 RIVERCREST DRIVE (LOT D-22)
GREENVILLE, NC 27858
- SIDNEY W. ASHBY**
2215 RIVERCREST DRIVE (LOT D-21)
GREENVILLE, NC 27858
- JOHN E. PACKARD III**
2225 ROLLING MEADOWS DRIVE (LOT D-20)
GREENVILLE, NC 27858
- DONNA M. MILES**
2202 ROLLING MEADOWS DRIVE (LOT A-21)
GREENVILLE, NC 27858
- WATERL J. ZOLLER**
2208 ROLLING MEADOWS DRIVE (LOT A-20)
GREENVILLE, NC 27858
- ELIZABETH R. HARDEE ESTATE**
MAP BOOK 66, PAGE 196
- J. RUBENSEN RAVENEL (TRUST)**
4661 EAST TENTH STREET
GREENVILLE, NC 27835
- JOYCE H. MCROY**
4651 EAST TENTH STREET
GREENVILLE, NC 27858

- JOHNNIE E. WIGGINS**
DB 1653, PG 465
- JOYCE H. MCROY**
DB K-45, PG 71
- WILLIAM C. HARDEE**
DB 778, PG 565
- DAN R. HARDEE**
DB 1496, PG 224
- JAMES L. HARDEE**
DB C-25, PG 532
- JAMES L. HARDEE JR.**
DB R-50, PG 822
- KELLY K. HARDEE**
DB 2275, PG 417
- JOHN T. TYSON and wife HATTIE M. TYSON**
DB 128, PG 259

Item # 1



ADJOINING PROPERTY OWNERS

- | | |
|--|---|
| GEORGE L. PUGH
PO BOX 8045
GREENVILLE, NC 27835 | V-SLEW, LLC
2625 CHARLES BOULEVARD
GREENVILLE, NC 27858 |
| WILLIAM A. MCROY
4651 EAST TENTH STREET
GREENVILLE, NC 27858 | KELLY K. HARDEE
4738 NC 33 EAST
GREENVILLE, NC 27858 |
| BOBBY G. HARDEE
1580 ALLEN ROAD
GREENVILLE, NC 27834 | JAMES L. HARDEE JR.
4660 EAST 10TH STREET
GREENVILLE, NC 27858 |
| MILLIE H. WIGGINS
4631 EAST 10TH STREET
GREENVILLE, NC 27858 | JAMES L. HARDEE
4640 EAST 10TH STREET
GREENVILLE, NC 27858 |
| BOBBY J. MCROY
PO BOX 3253
GREENVILLE, NC 278366 | DAN ROGER HARDEE
PO BOX 178
SIMPSON, NC 27879 |
| CENTURY FINANCIAL SERVICES GROUP, LLC
740 SOUTHEAST GREENVILLE BOULEVARD
GREENVILLE, NC 27835 | JOHN T. TYSON
4680 EAST 10TH STREET EXT.
GREENVILLE, NC 27858 |
| WILLIAM CLAUDE HARDEE
123 LAKESHIRE COVE
CANTON, MS 39046 | |

NOTES

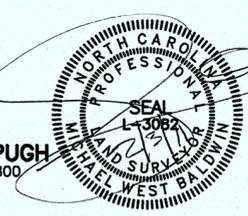
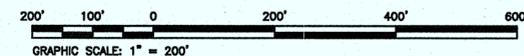
1. THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARDOUS AREA AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. REFERENCE: FIRM 3720560700J DATED: JANUARY 2, 2004.
2. ALL AREAS CALCULATED BY COORDINATE GEOMETRY.
3. THIS MAP IS OF AN EXISTING PARCEL(S) OF LAND.
4. REFERENCE: MAP BOOK 04, PAGE 32 OF THE PITT COUNTY REGISTRY.
5. THIS MAP IS OF A SURVEY OF ANOTHER CATEGORY.

LEGEND

- C/L = CENTERLINE
- R/W = RIGHT-OF-WAY
- EIP = EXISTING IRON PIPE
- ECM = EXISTING CONCRETE MONUMENT
- SIP = SET IRON PIPE
- EPKN = EXISTING PARKER KALON NAIL
- (O) = EXISTING ZONING
- (O) = PROPOSED ZONING

▲ REVISED: 2/3/2011 (CITY COMMENTS)(JJB)
ADD ETJ & PARCEL LINES
CORRECT ZONING

AREA TO BE REZONED = 31.274 ACRES
▲ RA-20 AND RR TO R-6S



PARCEL #09817 AND A PORTION OF PARCEL #09816

REZONING MAP FOR
V-SLEW, LLC

REFERENCE: DEED BOOK 2411, PAGE 49 AND A PORTION OF THE PROPERTY DESCRIBED IN DEED BOOK 2439, PAGE 457 OF THE PITT COUNTY REGISTRY.

GRIMESLAND TOWNSHIP, PITT COUNTY, NORTH CAROLINA

OWNER: V-SLEW, LLC
ADDRESS: 2625 CHARLES BLVD. GREENVILLE, NC 27858
PHONE: (252) 321-9904

Baldwin Design Consultants, PA DESIGN - LAND PLANNING - SURVEYING 708-D CROMWELL DRIVE GREENVILLE, NC 27858 252.756.1390	LICENSE# C-3498	SURVEYED: TS	APPROVED: MWB
		DRAWN: JAM	DATE: 12/21/2010
	CHECKED: MWB	SCALE: 1" = 200'	

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.

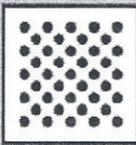
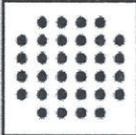
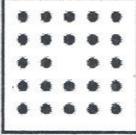
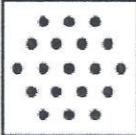
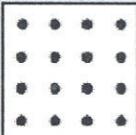
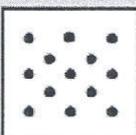
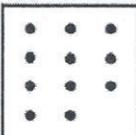
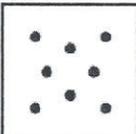
Residential Density		
Maximum density allowed by Zoning District based on average of 2.67 persons per dwelling unit		
High Density		
R6 R6-N R6-MH OR CDF	17 units per acre yields 45 persons per acre	
PUD	12 units per acre yields 32 persons per acre	
Medium Density		
R6-A	9 units per acre yields 24 persons 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	
Low Density		
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: 2/15/2011
Time: 6:30 PM

Title of Item: Resolution Identifying Areas Under Consideration for Annexation and Areas Under Consideration for Annexation Map – 2011 Update

Explanation: N.C. General Statutes requires a municipality to pass a Resolution of Consideration and map of Areas Under Consideration for Annexation to identify those areas in and around the city that might be considered for annexation into the corporate limits at a future date. The resolution and map do not annex areas identified or put them on a schedule for annexation. Instead, it strictly identifies areas that could be considered for annexation. Once adopted, the resolution remains effective for two (2) years. It must be renewed every two years to prevent expiration. A City must adopt a resolution of consideration at least one year prior to adopting a resolution of intent to annex a specific area. This requirement was first met in 2001 and has been updated every two (2) years since. To keep that original resolution valid – and to avoid potential delays to a possible future annexation effort – the City Council must renew the most recent resolution and map, which were last enacted on March 5, 2009.

Fiscal Note: Placing areas under consideration for annexation does not entail any costs to the City of Greenville. The annexation process would only involve costs if or when the City initiated efforts to annex a certain area in the future.

Recommendation: Staff recommends that the Planning and Zoning Commission recommend that City Council adopt the Resolution Identifying Areas Under Consideration for Annexation.

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

Attachments / click to download

[Map of Areas Under Consideration for Annexation](#)

[Annexation Resolution Areas under Consideration 2011 888056](#)

RESOLUTION NO. 11- _____
A RESOLUTION IDENTIFYING AREAS UNDER CONSIDERATION FOR ANNEXATION

WHEREAS, N.C.G.S. 160A-49 requires that no Resolution of Intent to Annex may be adopted by a city unless the city has, by resolution adopted at least one year prior to adoption of the Resolution of Intent, identified the areas proposed for annexation as being under consideration for annexation;

WHEREAS, the North Carolina General Statutes allow a city to include in the area under consideration an area larger than that which may eventually be annexed;

WHEREAS, the North Carolina General Statutes provide for a new resolution adopted before the expiration of the two-year period of effectiveness applicable to a previously adopted resolution covering the same area to relate back to the date of the previous resolution and it is the intent of City Council for this resolution to relate back for those areas identified within this resolution of consideration which are also identified within the resolution of consideration adopted on March 5, 2009; and

WHEREAS, City Council desires to comply with the requirements of N.C.G.S. 160A-49 and desires to notify citizens in developed areas, in the fringe areas just beyond the present city limits, that those areas are under consideration for annexation at some time in the future;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Greenville:

Section 1. Pursuant to N.C.G.S. 160A-49(i) the areas identified on a map dated March 3, 2011, and titled "Areas Under Consideration for Annexation," are under consideration for future annexation by the City of Greenville, under the provisions of Part 3, Article 4A of Chapter 160A of the General Statutes of North Carolina. The map dated March 3, 2011, and titled "Areas Under Consideration for Annexation" is hereby incorporated into this resolution by reference.

Section 2. Owners of agricultural land, horticultural land and forest land within the areas under consideration for annexation as described in Section 1 above are hereby notified that they may have rights to a delayed effective date of annexation. G.S. 160A-49(f1) and (f2) provide that land being taxed at present-use value qualifies for delayed annexation, and land that is eligible for present-use value taxation but which has not been in actual production for the time period required by G.S. 105-277.3 may qualify for delayed annexation by making application to the Pitt County Tax Assessor for certification. For qualified tracts, the annexation will not become effective for most purposes until the last day of the month in which the tract or part thereof becomes ineligible for present-use value classification under G.S. 105-227.4 or no longer meets the requirements of G.S. 160A-49(f1)(2). Until annexation of a tract becomes effective, the tract will not be taxed by the City of Greenville and will not be entitled to services from the City of Greenville.

Section 3. A copy of this resolution shall be filed with the City Clerk.

Section 4. This resolution shall remain effective as provided by G.S. 160A-49(i).

ADOPTED this the 3rd day of March, 2011.

Patricia C. Dunn, Mayor

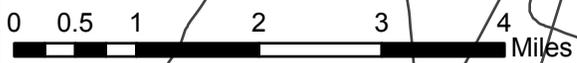
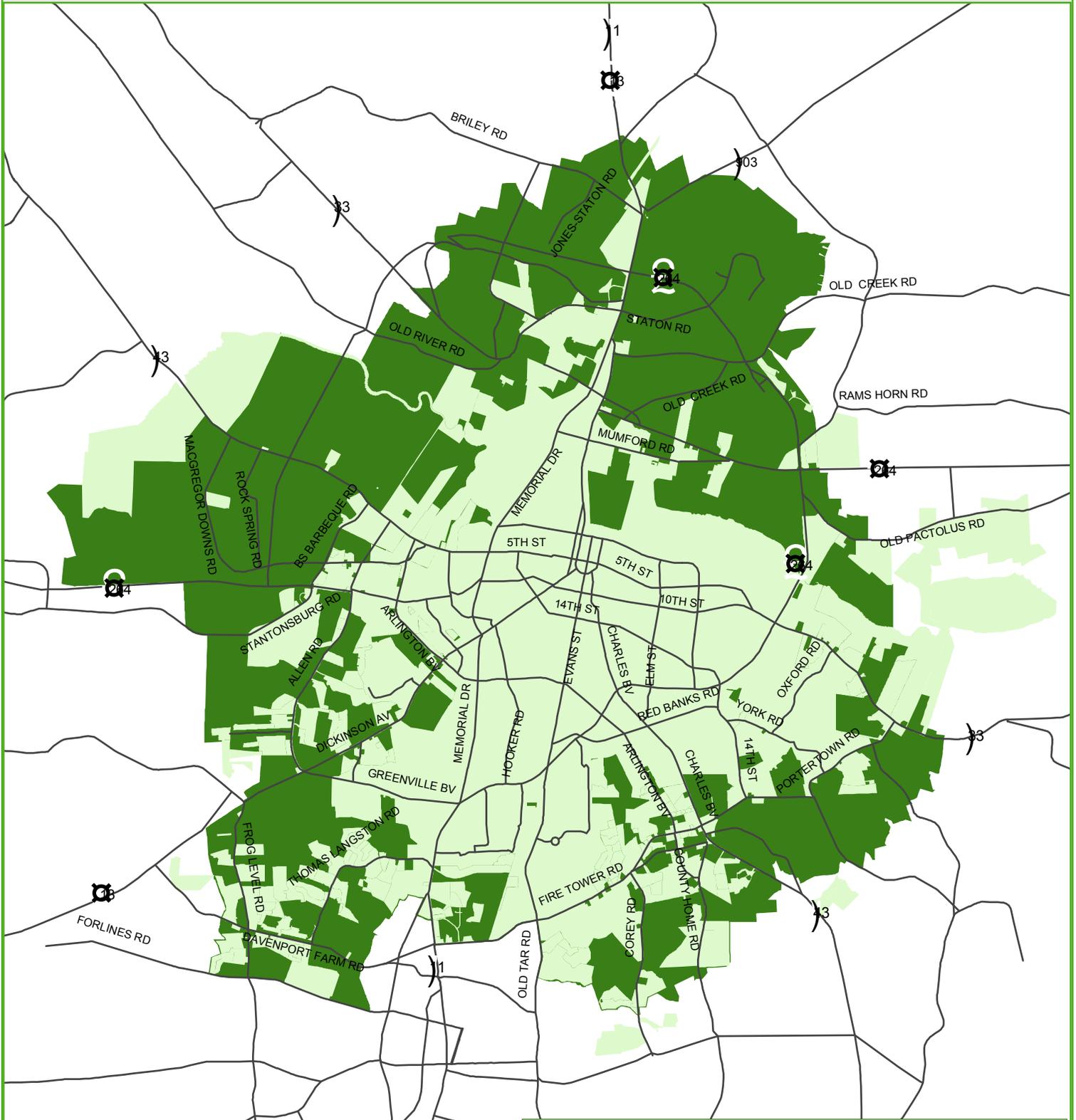
ATTEST:

Carol Barwick, City Clerk



Areas Under Consideration for Annexation Greenville, NC

March 3, 2011



Map Legend

- Areas Under Consideration for Annexation (Extent of ETJ as of March 3, 2011)
- Extent of City Limits as of March 3, 2011
- Major Roads

Item # 2



City of Greenville, North Carolina

Meeting Date: 2/15/2011
Time: 6:30 PM

Title of Item: City Council Action Agenda - January 13, 2011

Explanation: Report on City Council Action from their January 13, 2011, meeting

Fiscal Note: N/A

Recommendation: Review

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

Attachments / click to download

[PZ_City_Council_Agenda_Feb_2011_889055](#)



Agenda Greenville City Council Agenda

Thursday, January 13, 2011
7:00 PM
City Council Chambers

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

- I. Call Meeting to Order
 - II. Invocation - Council Member Blackburn
 - III. Pledge of Allegiance
 - IV. Roll Call
 - V. Approval of Agenda - Approved
 - VI. Special Recognitions * Inclusive community poster contest winners * Walter Salisbury, Fire-Rescue Department Retiree
 - VII. Appointments
 1. Appointments to Boards and Commissions - Approved
 2. Appointments to the Mid-East Commission - Approved
 3. Recommendation to the Pitt County Commissioners of a member to serve on the Pitt County Development Commission Board - Approved
 - VIII. New Business
- Public Hearings

Item # 3

4. Ordinance requested by W. H. Smith Real Estate, Inc. to rezone 1.8292 acres located at the northwest corner of the intersection of Dickinson Avenue and W. H. Smith Boulevard from O (Office) to MO (Medical-Office) - Adopted

 Ordinance No. 11-004

5. Ordinance requested by WLA Enterprises, Inc. to rezone 0.913 acres located along the northern right-of-way of East 10th Street, 325+ feet east of Bayt Shalom Synagogue and 525+ feet west of Greenville Mobile Estates Mobile Home Park from RA20 (Residential-Agricultural) to CG (General Commercial) - Adopted

 Ordinance No. 11-005

6. Ordinance Amending the Stormwater Management and Control Ordinance

 Ordinance No. 11-006

7. HOME Investment Partnerships budget amendment

Public Comment Period

Public Comment Period is a period reserved for comments by the public. Items that were the subject of a public hearing at this meeting shall not be discussed. A total of 30 minutes is allocated with each individual being allowed no more than 3 minutes. Individuals who registered with the City Clerk to speak will speak in the order registered until the allocated 30 minutes expires. If time remains after all persons who registered have spoken, individuals who did not register will have an opportunity to speak until the allocated 30 minutes expires.

Other Items of Business

8. HOME funds commitment for a multifamily rental housing development
9. (ADDED) Stormwater bank stabilization project for Kent Road and Nichols Drive area

10. (ADDED) Revenue enhancement agreement with Robert S. Segal, CPA, PA
 11. (ADDED) Police Internal Affairs Complaints and Use of Force/Taser Report
- IX. Comments from Mayor and City Council
 - X. City Manager's Report
 - XI. Adjournment