



Agenda

Planning and Zoning Commission

September 15, 2009

6:30 PM

Council Chambers

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I. INVOCATION - Bob Ramey

II. ROLL CALL

III. APPROVAL OF MINUTES - August 18, 2009

IV. NEW BUSINESS

REZONINGS

1. Ordinance requested by The Lampe Company, Incorporated to rezone 7.891 acres located at the northeast corner of the intersection of Arlington Boulevard and the Seaboard Coastline Railroad from OR (Office-Residential [High Density Multi-family]) to CG (General Commercial).

OTHER

2. Comprehensive Plan Review Update
3. Appointment of a Planning and Zoning Commission representative to serve on the Local Hazard Mitigation Plan
4. Amendment of Section V.(D) of the Planning and Zoning Commission Rules of Procedure concerning voting requirements.

V. OTHER ITEMS OF BUSINESS

5. City Council Action-August 13, 2009

VI. ADJOURN



City of Greenville, North Carolina

Meeting Date: 9/15/2009
Time: 6:30 PM

Title of Item: August 18, 2009

Explanation: Minutes from August 18, 2009 Planning and Zoning Commission

Fiscal Note: N/A

Recommendation: Review and Approval

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[August 2009 Planning and Zoning Minutes](#)

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

August 18, 2009

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

Mr. Bill Lehman - *	
Mr. Bob Ramey - X	Mr. Dave Gordon - *
Mr. Tony Parker - *	Mr. Tim Randall - *
Mr. Len Tozer - *	Mr. Godfrey Bell, Sr. - X
Ms. Shelley Basnight - X	Mr. Hap Maxwell - *
Mr. Allen Thomas - *	Ms. Linda Rich - *

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

VOTING MEMBERS: Lehman, Gordon, Parker, Randall, Tozer, Maxwell, Thomas, Rich

PLANNING STAFF: Andy Thomas, Planner; Michael Dail, Planner; Harry Hamilton, Chief Planner; Merrill Flood, Director of Community Development; and Sarah Radcliff, Secretary.

OTHERS PRESENT: Dave Holec, City Attorney

MINUTES: Motion was made by Mr. Tozer, seconded by Mr. Gordon, to accept the July 21, 2009 minutes as presented. Motion carried unanimously.

NEW BUSINESS - Text Amendments

REQUEST BY CAVINESS & CATES BUILDING AND DEVELOPMENT COMPANY

Request by Caviness & Cates Building and Development Company to amend the maximum porch size that may project into a required front or rear yard from 100 square feet to 200 square feet.

Mr. Dail stated the code currently contains provisions for certain attached structures to project into a required yard (setback). This includes seals and eaves on houses, chimneys, fire escapes, bay windows, porches, carports, decks and several others. Currently the ordinance says open unenclosed and covered or uncovered (excluding screened or glassed) are allowed to project seven (7) feet into a front or rear yard (setback) provided such porch does not exceed one hundred (100) square feet in surface area. Mr. Dail said the applicant proposed to change the maximum square footage of a porch to 200 square feet. In staff's opinion increasing the maximum porch size could increase defensible space by bringing more people out of their homes and putting more eyes on neighborhood streets, thus promoting safer neighborhoods and increasing porch size could potentially promote healthier and more viable neighborhoods by increasing neighborhood interaction and create a greater sense of community, which are both goals of the Comprehensive Plan. Mr. Dail stated the encroachment would not change; it would still be seven feet into the front or rear yard.

Eric Blaze spoke in favor of the request on behalf of the applicant.

No one spoke in opposition to the request.

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

REQUEST BY THE COMMUNITY DEVELOPMENT DEPARTMENT

Request by the Community Development Department to amend the zoning ordinance by (i) including a definition for the use entitled “Mental health, emotional or physical rehabilitation center” and to establish specific criteria for such use, and (ii) including a definition for the new use entitled “Mental health, emotional or physical rehabilitation day program facility” and to list such use in the table of uses.

Mr. Dail stated the code currently has a use entitled “Mental health, emotional or physical rehabilitation center”. He said the Community Development had received a tremendous amount of requests to open state licensed day treatment facilities in the past year and half. Mr. Dail said the day treatment facilities have been categorized either as “mental health, emotional or physical rehabilitation centers” or as “personal services, not otherwise listed”. He said due to the amount of requests received, staff saw a need to add a new use category to the table of uses. The new use being proposed is a “Mental health, emotional or physical rehabilitation day program facility”. Staff is also proposing definitions for both the existing use and the new use, specific criteria that the existing use would be subject to when it’s allowed as a special use and also the zoning districts that would allow the new use as a special and permitted use. The definition proposed for the existing use states: An establishment qualified for a license by the State of North Carolina which provides resident services to more than twenty-five (25) persons who reside at the establishment and who are physically disabled, mentally retarded, developmentally disabled, persons recuperating from alcohol or drug related problems and persons recuperating from mental or emotional illness, but not including mentally ill persons who are dangerous to others. State licensed family care homes and group care facilities are not included under this definition.

He stated that currently a “Mental health, emotional or physical rehabilitation center” is a permitted use in the MI and MS zoning districts and it is a special use in the OR zoning district and the specific criteria being proposed for the existing use is (1) Multi-family development standards shall apply when located in the OR zoning district and (2) Each 3 client occupants or major fraction thereof, in addition to any resident manager and blood relatives to the resident manager, shall constitute 1 dwelling unit for determining allowable density under this section.

The definition being proposed for the new use, “Mental health, emotional or physical rehabilitation day program facility” states: an establishment qualified for a license by the State of North Carolina which provides a day treatment, day activity or other extended counseling service to persons who do not reside at the establishment and who are physically disabled, mentally retarded, developmentally disabled, persons recuperating from alcohol or drug related problems, persons adjusting to society as an alternative to imprisonment, children or adolescents who are emotionally disturbed and need special educational services, and persons recuperating from mental or emotional illness, but not

including mentally ill persons who are dangerous to others. Persons receiving service at the establishment may be at the facility for no longer than eighteen (18) hours within any twenty-four-hour period. The zoning districts proposed for the new use to be a permitted use in are the MI and MS zoning districts. Staff is proposing the new use to be a special use in the MO, MCG, MCH, OR, CD, CDF, and CH zoning districts. Mr. Dail said there had been approximately five requests to the Board of Adjustment in the past year and a half for these types of services and there are two on the agenda for August. Mr. Dail said this amendment would open up a lot of places for these facilities to locate.

Mr. Gordon asked how many were already in existence.

Mr. Dail said there were probably about 10 in the city.

Mr. Gordon asked where they were located.

Mr. Dail said they were spread out throughout the city.

Mr. Maxwell said there was no indication as to the number of persons they can serve a day. He asked if that was addressed in the amendment.

Mr. Dail said they are required to be licensed by the state and had to go by their guidelines. He said the population they serve is usually based on the square footage of the building.

Mr. Randall asked if the amendment was just generally cleaning up the description of this type of facility to make the process simpler.

Mr. Dail said that was correct.

No one else spoke in favor or opposition to the request.

Motion was made by Mr. Thomas, 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 carried unanimously.

OTHER

Request by Don Baker (D and J Baker Holdings, LLC) to change the street name change of Tobacco Road (from Greenville Boulevard northward to its terminus) to Kristin Drive

Andy Thomas, Planner, stated he had received a request by Don Baker (D and J Baker Holdings LLC) to change the street name change of Tobacco Road (from Greenville Boulevard northward to its terminus) to Kristin Drive. Mr. Baker collected the signatures of 60% of the adjoining residents. Mr. Thomas stated a street name change may be considered in accordance with the following Sec.6-2-13(c): (1) When there is duplication of names or other conditions which tend to confuse the

traveling public or delivery of mail, orders, messages or emergency services; (2) When it is found that a change may simplify making or giving directions to persons seeking to locate addresses or (3) Upon other good or just reason. Mr. Thomas stated the Planning and Zoning Commission and/or City Council shall consider the following criteria when evaluating any resolution for a street name change under their respective authority: (1) The delivery of personal, public and emergency services; (2) The similarity to existing street names; (3) Any condition which may confuse the traveling public; (4) Ease of giving directions; (5) Place, name association or history; (6) Pronunciation and spelling; (7) The expense to abutting property owners; and (8) The expense to effected governmental agencies, including but not limited to the City of Greenville, The County of Pitt, N.C. Department of Transportation, Greenville Utilities Commission and U.S. Postal Service. He said the Planning and Zoning Commission will have final approval authority on this request. The proposed name change will not be forwarded to City Council. Mr. Thomas said the street name change does not exceed 14 characters and it is not an honorarium. Mr. Thomas stated he had received a letter from a homeowner in favor of changing the street name. He said he had also received a letter from Horton Rentals, another adjoining property owner, suggesting the street be changed to Frontgate Drive rather than Kristin Drive. Mr. Horton stated it would help get a traffic control light at the intersection and help 911 responders locate addresses on both sides of SW Greenville Boulevard. Mr. Horton requested the Commission delay taking action on the case until they could get a formal request completed. Mr. Thomas stated the police and fire department had already reviewed and approved the street name change request. He said a traffic light would be placed at that intersection when traffic conditions warrant the need for one, no matter what the name was. Mr. Thomas said Mr. Baker had collected signatures and paid the fee for the street name change and tonight it was up to the Commission to vote on the request as presented.

Mr. Randall asked if changing the name to Frontgate Drive would create more of a dilemma for 911 responders than Kristin Drive.

Mr. Thomas said it was not unusual for streets to change names at major intersections.

Mr. Lehman asked if Frontgate Drive was once named Tobacco Road.

Mr. Thomas said it was.

Mr. Allen Thomas asked about the costs associated with the request.

Mr. Thomas stated costs would be very minimal to change the signage.

Mr. Don Baker spoke in favor of the request. Mr. Baker said they had spent over \$100,000 in the last three months improving the area.

Mr. Randall said the Commission had to have a reason to change the name of the street. He said the one that would apply would be "Upon other good or just reason, specifically 'blank'".

Mr. Baker said history was the reason.

Mr. Randall said change the name to clean up the image.

Mr. Baker said that was correct.

Motion was made by Mr. Gordon, seconded by Mr. Randall to approve the request. Motion carried unanimously.

Amendment of Section V.(D) of the Planning and Zoning Commission Rules of Procedure concerning voting requirements

Mr. Harry Hamilton stated this was a request to amend the Rules of Procedure to be discussed tonight and voted on at the September meeting. Mr. Hamilton stated due to an amendment of the NC General Statutes, the voting requirement concerning special use permits considered by the Planning and Zoning Commission has been changed from a 4/5 voting requirement of the total membership to a simple majority vote of a quorum of those members present and eligible to vote. Mr. Hamilton said staff recommends adoption of the amended Rules of Procedure at the September 15, 2009 meeting.

Motion was made by Mr. Thomas, seconded by Mr. Parker to table the matter until the September meeting. Motion carried unanimously.

There being no other business, the meeting adjourned at 6:57 p.m.

Respectfully submitted,



Merrill Flood
Secretary



City of Greenville, North Carolina

Meeting Date: 9/15/2009
Time: 6:30 PM

Title of Item: Ordinance requested by The Lampe Company, Incorporated to rezone 7.891 acres located at the northeast corner of the intersection of Arlington Boulevard and the Seaboard Coastline Railroad from OR (Office-Residential [High Density Multi-family]) to CG (General Commercial).

Explanation:

Required Notices:

Planning and Zoning meeting notice (adjoining property owner letters) mailed on August 31, 2009.

On-site sign(s) posted on August 31, 2009.

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

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

Comprehensive Plan:

The subject site is located in Vision Area F.

Arlington Boulevard is designated as a connector corridor from West 5th Street continuing south. Connector corridors are anticipated to contain a variety of higher intensive uses.

The Future Land Use Plan Map recommends commercial at the northeast corner of the intersection of Arlington Boulevard and the Seaboard Coastline Railroad.

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

Based on possible permitted uses by the requested rezoning category, the proposed category could generate 934 trips to and from the site on Arlington Boulevard, which is a net increase of 668 trips per day.

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

Prior to development approval, a Traffic Impact Study and analysis of Arlington Boulevard at its intersection with Hooker Road and Evans Street will be required to assess the impacts. Mitigation measures may include turn lane modifications on Arlington Boulevard and traffic signal modifications at the signalized intersections. Access to the tract from Arlington Boulevard will also be assessed.

Detailed Report Attached

History/Background:

This property was zoned RA20 on the 1969 series zoning map. In 1978, the property was rezoned from RA20 to OR.

In August 2009, the Land Use Plan Map, in this area, was amended from an "Office/Institutional/Multi-family" category to a "Commercial" category.

Present Land Use:

Ample (mini) Storage, Arlington Business Park and two (2) vacant lots.

Water/Sewer:

Water and sanitary sewer are located on the subject property.

Historic Sites:

There are no known effect on designated sites.

Environmental Constraints/Conditions:

There are no known environmental constraints.

Surrounding Land Uses and Zoning:

North: R6 - 5 duplex buildings, Mrs. C's Kitchen (restaurant) and 4 vacant lots
South: OR - University Suites (171 student housing units); CG - vacant (4.5 acre commercial lot)
East: CG - vacant
West: OR - railroad R/W and current switching yard and J. H. Rose High School

Density Estimates:

Gross Acreage: 7.891 acres (5.621acres-developed; 2.27 acres- undeveloped)

Currently, Ample (mini) Storage and Arlington Business Park are located on the site and occupy 5.621 acres.

The following density estimates are for the undeveloped portion (2.27 acres) in

the rezoning area.

Under the current zoning (OR), the site could accomodate 30-40 multi-family units (1, 2, and 3 bedrooms).

Under the requested zoning (CG), staff would anticipate the site to yield 21,750 square feet of retail/restaurant/office (commercial) space.

The anticipated build-out time is 1-2 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 zoning is (i) either specifically recommended in the text of the Horizons Plan (or addendum to the plan) or is predominantly or completely surrounded by the same or compatible and desirable zoning and (ii) promotes the desired urban form. The requested district is considered desirable and in the public interest and staff recommends approval of the requested rezoning.

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

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- [📄 Location Map](#)
- [📄 Survey](#)
- [📄 Bufferyard and Residential Charts](#)
- [📄 Rezoning Case 09_03 Lampe Company 841060](#)
- [📄 List of Uses OR R6 to CG 687929](#)

Case No: 09-03

Applicant: The Lampe Company, Inc

Property Information

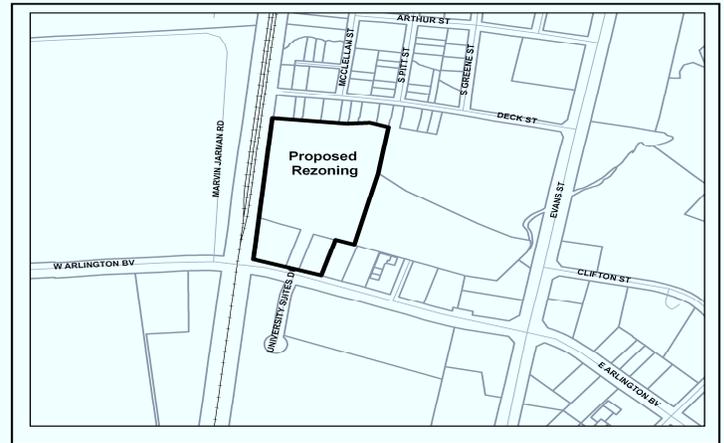
Current Zoning: OR Office Residential (HDMF)

Proposed Zoning: CG General Commercial

Current Acreage: 7.891 acres (2.27 acres undeveloped)

Location: Arlington Blvd

Points of Access: Arlington Blvd



Location Map

Transportation Background Information

1.) Arlington Blvd.- City maintained

	<u>Existing Street Section</u>	<u>Ultimate Thoroughfare Street Section</u>
Description/cross section	4 lanes	6 lanes
Right of way width (ft)	80	100
Speed Limit (mph)	35	35
Current ADT:	32,900 (*)	Ultimate Design ADT: 45,000 vehicles/day (**)
Design ADT:	33,500 vehicles/day (**)	
Controlled Access	No	
Thoroughfare Plan Status:	Major Thoroughfare	

Other Information: There are sidewalks along Arlington Blvd. that service this property.

Notes: (*) 2006 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: 483 -vehicle trips/day (*) **Proposed Zoning:** 3,305 -vehicle trips/day (*)

Estimated Net Change: increase of 2822 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 Arlington Blvd. are as follows:

1.) Arlington Blvd. , East of Site: **“No build” ADT of 32,900**

Estimated ADT with Proposed Zoning (full build) – 34,553
 Estimated ADT with Current Zoning (full build) – 33,142
Net ADT change = 1,411 (4% increase)

Case No: 09-03

Applicant: The Lampe Company, Inc

2.) Arlington Blvd. , West of Site:**“No build” ADT of 32,900**

Estimated ADT with Proposed Zoning (full build) – 34,553

Estimated ADT with Current Zoning (full build) – 33,142**Net ADT change = 1,411 (4% increase)****Staff Findings/Recommendations**

Based on possible uses permitted by the requested rezoning category, the proposed category could generate 3305 trips to and from the site on Arlington Blvd., which is a net increase of 2822 additional trips per day.

During the review process, measures to mitigate the traffic will be determined. Prior to development approval, a Traffic Impact Study and analysis of Arlington Boulevard at its intersections with Hooker Road and Evans Street will be required to assess the impacts. Mitigation measures may include turn lane modifications on Arlington Boulevard and traffic signal modifications at the signalized intersections. Access to the tract from Arlington Boulevard will also be assessed.

EXISTING ZONING

OR (Office-Residential)

Permitted Uses

(1) General:

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

(2) Residential:

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

(3) Home Occupations (see all categories):

*None

(4) Governmental:

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

(5) Agricultural/ Mining:

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

(6) Recreational/ Entertainment:

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

(7) Office/ Financial/ Medical:

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

(8) Services:

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

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

(9) Repair:

* None

(10) Retail Trade:

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

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

* None

(12) Construction:

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

(13) Transportation:

* None

(14) Manufacturing/ Warehousing:

* None

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

* None

OR (Office-Residential)

Special Uses

(1) General:

* None

(2) Residential:

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

(3) Home Occupations (see all categories):

* None

(4) Governmental:

- a. Public utility building or use

(5) Agricultural/ Mining:

* None

(6) Recreational/ Entertainment:

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

(7) Office/ Financial/ Medical:

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

(8) Services:

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

(9) Repair:

- * None

(10) Retail Trade:

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

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

- * None

(12) Construction:

- * None

(13) Transportation:

- h. Parking lot or structure; principle use

(14) Manufacturing/ Warehousing:

- * None

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

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

PROPOSED ZONING

CG (General Commercial)

Permitted Uses

(1) General:

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

*(2) Residential: * None*

(3) Home Occupations (see all categories):

- *None

(4) Governmental:

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

(5) Agricultural/ Mining:

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

(6) Recreational/ Entertainment:

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

(7) Office/ Financial/ Medical:

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

(8) Services:

- c. Funeral home
- e. Barber or beauty shop
- f. Manicure, pedicure, or facial salon
- o. Church or place of worship (see also section 9-4-103)
- q. Museum
- r. Art Gallery
- s. Hotel, motel, bed and breakfast inn; limited stay lodging (see also residential quarters for resident manager, supervisor or caretaker and section 9-4-103)
- u. Art studio including art and supply sales
- v. Photography studio including photo and supply sales
- y.(1) Television and/or radio broadcast facilities including receiving and transmission equipment and towers not exceeding 200 feet in height or cellular telephone and wireless communication towers not exceeding 200 feet in height (see also section 9-4-103)
- z. Printing or publishing service including graphic art, map, newspapers, magazines and books
- aa. Catering service including food preparation (see also restaurant; conventional and fast food)
- hh. Exercise and weight loss studio; indoor only
- kk. Launderette; household users
- ll. Dry cleaners; household users
- oo. Clothes alteration or shoe repair shop
- pp. Automobile wash

(9) Repair:

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

(10) Retail Trade:

- a. Miscellaneous retail sales; non-durable goods, not otherwise listed

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

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

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

(12) Construction:

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

(13) Transportation:

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

(14) Manufacturing/ Warehousing:

* None

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

* None

CG (General Commercial)

Special Uses

(1) General:

* None

(2) Residential:

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

(3) Home Occupations (see all categories):

* None

(4) Governmental:

- a. Public utility building or use

(5) Agricultural/ Mining:

* None

(6) Recreational/ Entertainment:

- d. Game center
- l. Billiard parlor or pool hall
- m. Public or private club
- t. Athletic club; indoor and outdoor facilities

(7) Office/ Financial/ Medical:

- c. Office; customer services, not otherwise listed, including accessory service delivery vehicle parking and indoor storage
- f. Veterinary clinic or animal hospital (see also animal boarding; outside facility, kennel and stable)

(8) Services:

- a. Child day care facilities
- b. Adult day care facilities
- l. Convention center; private

(9) Repair:

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

(10) Retail Trade:

- b. Gasoline or automotive fuel sales; accessory or principal use, retail
- j. Restaurant; regulated outdoor activities
- n. Appliances; commercial use, sales and accessory repair, excluding outside storage

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

- d. Rental of automobiles, noncommercial trucks or trailers, recreational vehicles, motorcycles and boats
- f. Automobile, truck, recreational vehicle, motorcycle and boat sales and service (see also major and minor repair)

(12) Construction:

* None

(13) Transportation:

* None

(14) Manufacturing/ Warehousing:

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

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

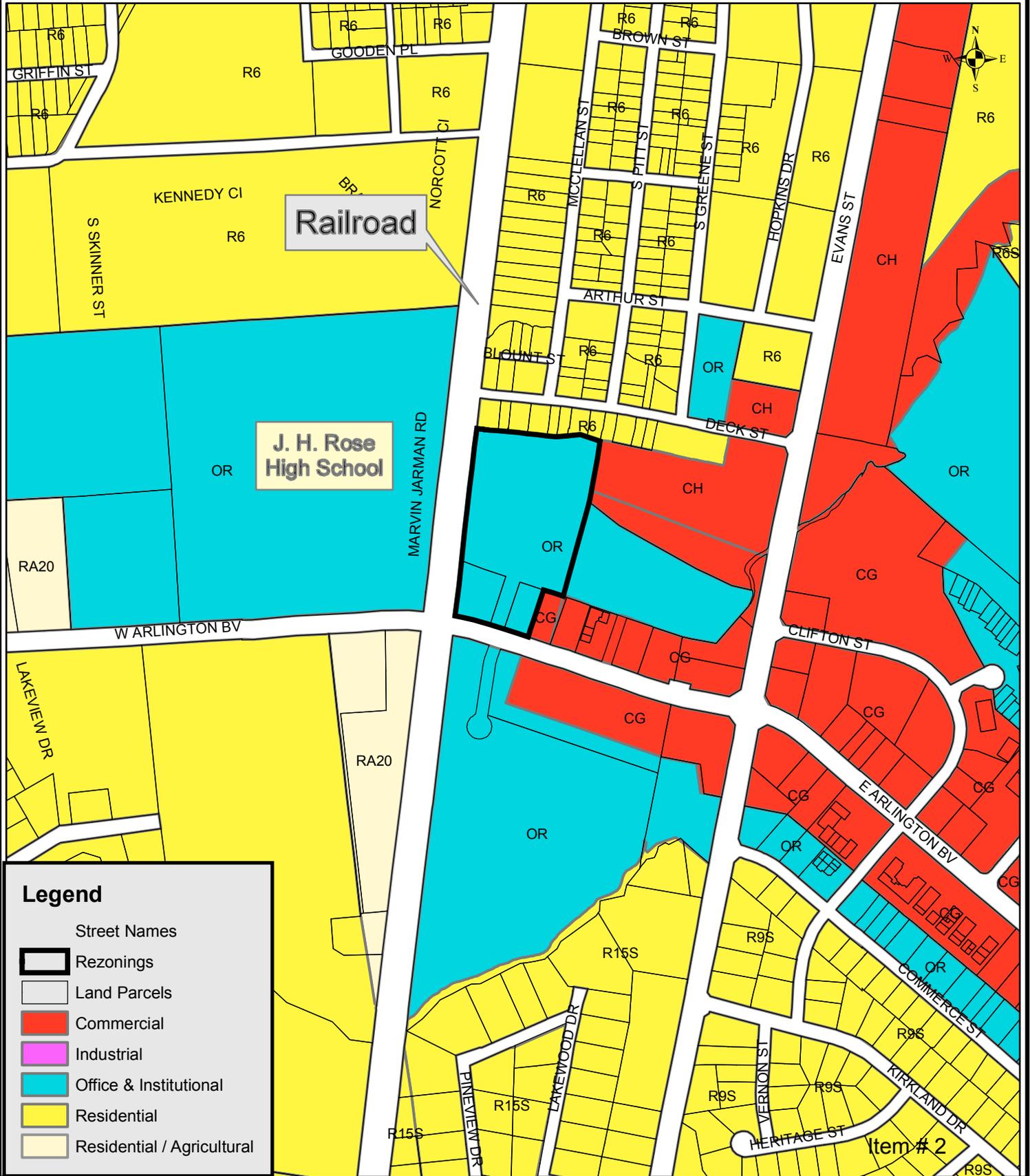
- a. Other activities; personal services not otherwise listed
- b. Other activities; professional activities not otherwise listed
- c. Other activities; commercial services not otherwise listed
- d. Other activities; retail sales not otherwise listed

Lampe Company, Incorporated (09-03)

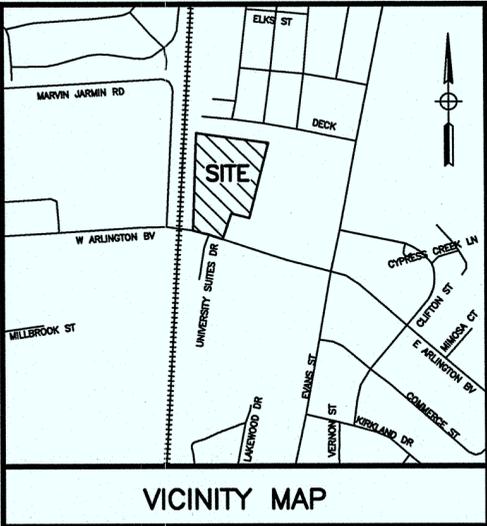
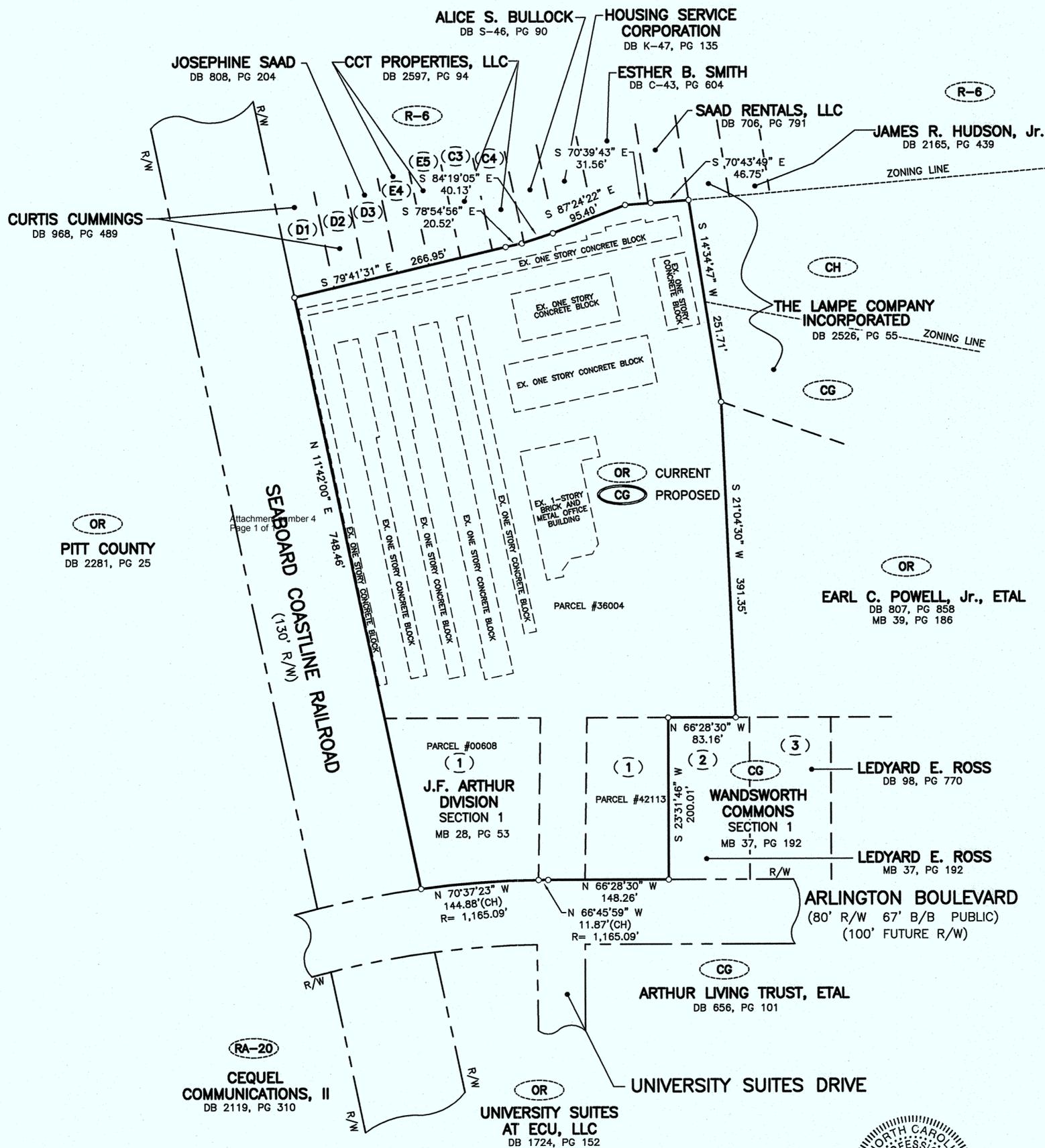
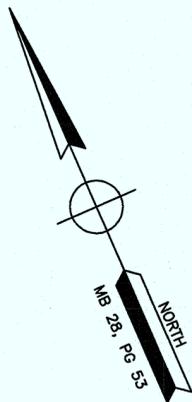
From: OR to CG

7.891 acres

August 19, 2009



Item # 2



SCALE: 1" = 1000'±

OR
PITT COUNTY
DB 2281, PG 25

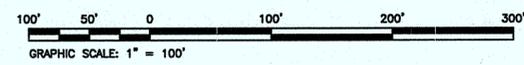
Attachment Number 4
Page 1 of 1

SEABOARD COASTLINE RAILROAD
(130' R/W)

RA-20
CEQUEL COMMUNICATIONS, II
DB 2119, PG 310

- LEGEND**
- EIP = EXISTING IRON PIPE
 - R/W = RIGHT-OF-WAY
 - R = RADIUS
 - CH = CHORD
 - () = EXISTING ZONING
 - () = PROPOSED ZONING

- NOTES**
1. THIS MAP IS A SURVEY OF ANOTHER CATEGORY.
 2. ALL AREAS CALCULATED BY COORDINATE GEOMETRY.
 3. REFERENCE: INFORMATION USED TO PRODUCE THIS MAP WAS TAKEN FROM MAP BY RIVERS & ASSOCIATES, INC. "BOUNDARY SURVEY FOR" LAMPE MANAGEMENT COMPANY, PROPERTY OF ARLINGTON SELF STORAGE. DRAWING #W-3169. DATED: 6/27/08.



REVISED 09/01/09(ZONING) PARCELS #00608, #42113 & #36004

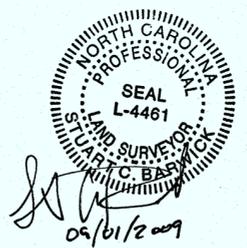
REZONING MAP FOR
THE LAMPE COMPANY INCORPORATED
ARLINGTON SELF STORAGE

REFERENCE: BEING A PORTION OF THE PROPERTY DESCRIBED IN DEED BOOK 2526, PAGE 55 OF THE PITT COUNTY REGISTRY.

GREENVILLE, GREENVILLE TOWNSHIP, PITT COUNTY, NORTH CAROLINA

OWNER/DEVELOPER: **THE LAMPE COMPANY INCORPORATED**
ADDRESS: PO BOX 608 SMITHFIELD, NC 27577
PHONE: (919) 670-2664

SURVEYED: N/A	APPROVED: SCB
DRAWN: SCB	DATE: 08/14/2009
CHECKED: SCB	SCALE: 1" = 100'



AREA TO BE REZONED: 7.891 ACRES

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.

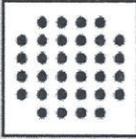
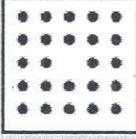
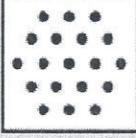
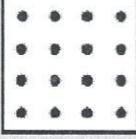
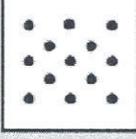
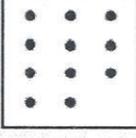
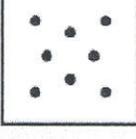
Residential Density		
Maximum density allowed by Zoning District based on average of 2.67 persons per dwelling unit		
High Density		
R6 R6-N R6-MH OR CDF	17 units per acre yields 45 persons per acre	
PUD	12 units per acre yields 32 persons per acre	
Medium Density		
R6-A	9 units per acre yields 24 persons 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: 9/15/2009
Time: 6:30 PM

Title of Item: Comprehensive Plan Review Update

Explanation: This five-year assessment of the *Horizons* plan will provide a progress report on the Implementation Strategies, Management Actions, and Vision Area Policies; analyze how recent growth and development trends have influenced urban growth patterns and how these trends may impact plan implementation in the next five years; review and evaluate land use plan amendments and rezonings; and make recommendations for additional plan amendments. The review is not intended to be a full update (or rewrite) of the plan, which was developed in response to a two-year public participatory process. Rather, it's an opportunity to ensure that all aspects of the plan are working together to preserve and promote the community's long-range planning vision and for the public and policy makers to recommit to the plan.

Fiscal Note:

Recommendation: No action recommended at this time, as this item is for informational purposes. A preliminary draft report of the 2009 - 2010 Comprehensive Plan Review will be presented to the Planning & Zoning Commission for its formal review later this fall.

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Attachments / click to download



City of Greenville, North Carolina

Meeting Date: 9/15/2009
Time: 6:30 PM

Title of Item: Appointment of a Planning and Zoning Commission representative to serve on the Local Hazard Mitigation Plan

Explanation: The City of Greenville is in the process of updating its Local Hazard Mitigation Plan in accordance with State of North Carolina and Federal Emergency Management Agency (FEMA) standards. The review process will be led by an Advisory Committee of professionals and volunteers who work in the areas of land use planning, housing, civil engineering, and emergency response/management.

Fiscal Note:

Recommendation: It is recommended that a member of the Planning & Zoning Commission be nominated to participate in the Hazard Mitigation Plan Update Advisory Committee.

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

Attachments / [click to download](#)



City of Greenville, North Carolina

Meeting Date: 9/15/2009
Time: 6:30 PM

Title of Item: Amendment of Section V.(D) of the Planning and Zoning Commission Rules of Procedure concerning voting requirements.

Explanation: Due to amendment of the NC General Statutes, the voting requirement concerning special use permits considered by the Planning and Zoning Commission has been changed from a 4/5 voting requirement of the total membership to a simple majority vote of a quorum of those members present and eligible to vote.

The attached draft Rules of Procedure have been amended to reflect the current voting requirement.

Per the Rules of Procedure this amendment may be considered for adoption at a subsequent meeting following the meeting at which the amendment is initially considered for discussion.

The Planning and Zoning Commission discussed the proposed amendment at the August 18, 2009 meeting, therefore the Commission may take action on the rules change request at the September 15, 2009 regular meeting of the Commission.

Fiscal Note: No cost to the City

Recommendation: Staff recommends adoption of the amended Rules of Procedure at the September 15, 2009 Planning and Zoning Commission meeting..

Attachments / click to download

 [P_Z Rules of Procedure amendment voting requirement 839788](#)

Revised 1/28/92
Revised 9/20/94
Revised 8/19/97
Revised 1/17/06
Revised 6/20/06
Draft 9/15/09

RULES OF PROCEDURES
PLANNING AND ZONING COMMISSION
GREENVILLE, NORTH CAROLINA

I. General Rules

The Greenville Planning and Zoning Commission shall be governed by the terms of Chapter 160A, Article 19 of the General Statutes of North Carolina and applicable ordinances of the City of Greenville.

II. Officers and Duties

A. Chairman. The chairman, who is a member of the Greenville Planning and Zoning Commission, shall be elected by the Greenville Planning and Zoning Commission. The chairman shall decide all points of order and procedure subject to these rules. The chairman's term of office shall be for one (1) year and shall run from the first day of July of one year to the last day of June of the succeeding year. The chairman shall be eligible for re-election to one (1) additional term.

B. Vice-Chairman. A vice-chairman shall be elected by the Commission in the same manner and for the same term as the chairman. The vice-chairman shall serve as acting chairman in the absence of the chairman and at such times shall have the same powers and duties of the chairman.

C. Secretary. The Director of Community Development of the City of Greenville or his designee shall serve as secretary to the Commission. The secretary shall keep all records and shall generally perform the clerical work of the Commission.

III. Members and Terms

A. Membership and terms of the Planning and Zoning Commission shall be governed by Title 9, Chapter 2 of the Greenville City Code, as amended.

B. Any alternate member may serve for any regular member without regard to which jurisdiction the alternate or the regular member was originally appointed by.

IV. Orientation of Newly Appointed Members

Prior to participation and/or vote concerning any item before the Commission, each member shall first be required to attend an orientation meeting with the Director of Community Development or his authorized representative.

Notwithstanding the foregoing, in the event a member's attendance is required to achieve a quorum for a meeting, the member may participate and/or vote concerning any item before the Commission until such time as his attendance is not necessary for the maintenance of a quorum.

Each member shall be provided a copy of the following materials: Zoning Regulations, Subdivision Regulations, Comprehensive Plan, Rules of Procedures and Commissioner's Reference Handbook.

At the first commission meeting following a member's orientation, the Director of Community Development or representative shall report for the minutes the qualification of new members under this section.

V. Meetings

A. Regular Meetings. Regular meetings of the Commission shall be held on the third Tuesday of each month at 6:30 p.m. in the Council Chambers of City Hall.

B. Special Meetings. Special meetings of the Commission may be **called at any time by the Chairman. Notice of the time and place of a special meeting shall be given in accordance with the Open meetings Law of North Carolina.**

C. Quorum. Five (5) members of the Greenville Planning and Zoning Commission shall constitute a quorum for a meeting.

D. Voting. All regular members of the Commission shall vote on all matters before the Commission, with the exception of the Chairman who may vote only to break a tie. ~~an on special use permit applications.~~ The alternate members shall fill in for vacancies occurring because of regular members being absent in accordance with the provisions on alternate membership. On all matters, ~~except special use permits,~~ a majority vote of those members present and eligible to vote shall be necessary to pass on any motion. ~~On matters concerning special use permits, a concurring vote of four-fifths of the members of the Commission shall be necessary to approve a special use permit.~~

E. Conflict of Interest. No member shall be excused from voting except upon matters involving the consideration of the member's own financial interest or official conduct or on matters on which a member is prohibited from voting under G.S. 160A-381(d) in that the outcome of the matter being considered is reasonably likely to have a direct, substantial, and readily identifiable financial impact on the member. In all other cases, a failure to vote by a member who is physically present, or who was withdrawn without being excused by a majority vote of the remaining members present shall be recorded as an affirmative vote.

F. Except as provided otherwise in these rules, the City Code or State Law, Roberts Rules of Order current edition shall govern the parliamentary procedure of the Commission.

G. Decisions. The decisions of the Greenville Planning and Zoning Commission as filed in its minutes shall be a public record available for inspection in the office of the Director of Community Development.

H. Attendance. Regular attendance shall be required for

continued membership on the Greenville Planning and Zoning Commission. Whenever a member of the Greenville Planning and Zoning Commission has missed three (3) consecutive regular meetings or fails to attend seventy-five (75) percent of all regularly scheduled meetings, the Chairman will then immediately notify the City Council that a vacancy exists on the Commission. Upon such notification, the City Council will thereupon appoint a new member to fill said vacancy which appointment will be for the duration of the unexpired term of the member whose position has been vacated or notify the Board of County Commissioners that a vacancy exists in a county appointed position.

VI. Annual Report

The Community Development Department shall prepare and submit at the end of each calendar year to the Commission an annual report of the Commission's activities for the year. The report shall contain a statement of the number of cases reviewed along with other data deemed appropriate for inclusion in the report.

VII. Special Use Permit

The Greenville Planning and Zoning Commission is authorized to approve a special use permit to develop a specific planned unit development (PUD) and a specific land use intensity development (LUI).

VIII. Subdivision Review Board

A. The Subdivision Review Board as established by Title Chapter 5, of the Greenville City Code is authorized to consider approval off final **subdivision plats, minor subdivision plats and soil erosion and sedimentation control plans in accordance with said Title.**

B. Membership. The Subdivision Review Board shall consist of the following: the General Manager of the Greenville Utilities Commission, the Director of Community Development, and the Director of Public Works, or their

respective designated appointee. The Director of Community Development of this designated appointee shall serve as Chairman and Secretary of the Subdivision Review Board. The Secretary shall keep all records and shall generally perform the clerical work of the Board.

C. Meetings. The Subdivision Review Board meeting shall be held on the second and fourth Wednesday of each month at 4:30 p.m. in the City of Greenville, Community Development Department.

E. Quorum. Three (3) members of the Subdivision Review Board shall constitute a quorum for a meeting.

E. Voting. All members of the Subdivision Review Board shall be eligible to vote on any matter. A majority vote of those members present shall be required to pass on any motion.

IX. Amendments

These rules may, within the limits allowed by law, be amended by majority vote provided that such amendment shall have first been presented to the membership in writing at a regular or special meeting preceding the meeting at which the vote is taken.

Adopted this 15th day of September, 2009.

/s/ Bill Lehman Bill Lehman, Chairman

ATTEST: /s/ Merrill Flood Merrill Flood, Secretary



City of Greenville, North Carolina

Meeting Date: 9/15/2009
Time: 6:30 PM

Title of Item: City Council Action-August 13, 2009

Explanation: Action taken at the August 2009 City Council Meeting

Fiscal Note: N/A

Recommendation: Review

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Attachments / click to download

[City Council Agenda from August 2009](#)

Greenville City Council Agenda

Thursday, August 13, 2009
7:00 PM
City Council Chambers

- I. Call Meeting to Order
- II. Invocation - Council Member Glover
- III. Pledge of Allegiance
- IV. Roll Call
- V. Approval of Agenda - Approved
- VI. Special Recognitions • Update on Student Government Activities by ECU SGA
President Brad Congleton
- VII. Appointments
 1. Appointments to Boards and Commissions
- VIII. New Business
 - Public Hearings
 2. Ordinance requested by the Lampe Company to amend the Future Land Use Plan Map for the area described as being located at the northeast corner of the intersection of Arlington Boulevard and the Seaboard Coastline Railroad, containing 1.5+ acres, from an "Office/Institutional/Multi-family" category to a "Commercial" category - Adopted

Ordinance No. 09-58
 3. Ordinance requested by H. M. Wilson Development, LLC to rezone 34.142 acres located 1,300+ feet west of Allen Road between Teakwood Subdivision and Woodridge Commercial/Industrial Park from R9S (Residential-Single Family [Medium Density]) and R6 (Residential [High Density Multi-family]) and R6A-RU (Residential [Medium Density Multi-family]) with an RU (restricted use) residential overlay (single-family and duplex only) - Continued to September 10, 2009
 4. Ordinance requested by the City of Greenville Redevelopment Commission

Item # 6

to amend the Downtown Commercial (CD) district residential parking requirements - Adopted

Ordinance No. 09-59

5. Ordinance to annex Lynndale East, Section 4, involving 25.33 acres located south of Lynndale East, Section Three, and east of Lynndale, Sections Five and Nine - Adopted

Ordinance No. 09-60

6. Ordinance requiring the repair or the demolition and removal of the dwelling located at 1610 Beatty Street - Adopted

Ordinance No. 09-61

7. Ordinance requiring the repair or the demolition and removal of the dwelling located at 808 Bancroft Avenue - Adopted

Ordinance No. 09-62

8. Ordinance requiring the repair or the demolition and removal of the dwelling located at 1231 Battle Street - Adopted

Ordinance No. 09-63

9. Ordinance requiring the repair or the demolition and removal of the dwelling located at 1103 Myrtle Avenue - Adopted

Ordinance No. 09-64

10. Ordinance requiring the repair or the demolition and removal of the three dwellings located at 107, 109, and 111 Wade Street - Adopted

Ordinance No. 09-65

11. Ordinance directing the enforcement officer to remove or demolish the nonresidential building or structure located at 1408 North Greene Street - Adopted

Ordinance No. 09-66

Public Comment Period

Other Items of Business

Item # 6

11A. Request for additional early voting site - Approved

12. City goals and objectives for energy conservation

13. Resolution amending the Board and Commission Policy for the City of Greenville by amending the provisions relating to the Housing Authority - Adopted

Resolution No. 09-45

14. Acquisition of property located at 101 Hooker Road - Approved

IX. Comments from Mayor and City Council

X. City Manager's Report

XI. Adjournment