



Agenda

Planning and Zoning Commission

August 21, 2012

6:30 PM

Council Chambers, City Hall, 200 W. Fifth Street

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I. INVOCATION - Tony Parker

II. ROLL CALL

III. APPROVAL OF MINUTES - July 17, 2012

IV. NEW BUSINESS

REZONINGS

1. Ordinance requested by Javier Ruiz to rezone 0.16 acres (6,970 square feet) located at the southeastern corner of the intersection of Farmville Boulevard and Line Avenue from R6 (Residential [High Density Multi-family]) to CH (Heavy Commercial).

TEXT AMENDMENTS

2. Text Amendment Request by St. Peter's Catholic School for modification of City Code Section 9-4-22 Words and Terms Defined- the addition of the definition of "Campus"

V. OTHER ITEMS OF BUSINESS

3. Update on Tree Preservation Ordinance Recommendations from the Tree Preservation Discussion Group.

VI. ADJOURN

DRAFT OF MINUTES PROPOSED FOR ADOPTION BY THE GREENVILLE PLANNING
AND ZONING COMMISSION
July 17, 2012

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

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

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

VOTING MEMBERS: Bell, Parker, Basnight, Rich, Bellis, Harrington, Schrade, Weitz, Maxwell

PLANNING STAFF: Merrill Flood, Community Development Director, Chantae Gooby, Planner II and Elizabeth Blount, Staff Support Specialist II.

OTHERS PRESENT: Dave Holec, City Attorney, Richard DiCesare, City Traffic Engineer and Jonathan Edwards, Communications Technician.

MINUTES: Motion was made by Ms Basnight, seconded by Mr. Weitz, to accept the June 19, 2012 minutes as presented. Motion carried unanimously.

NEW BUSINESS
REZONINGS

REQUEST BY GREENVILLE COMMUNITY LIFE CENTER, INC.– APPROVED

Ordinance requested by Greenville Community Life Center, Inc. to rezone 2.27 acres located at the northwest corner of the intersection of Manhattan Avenue and Chestnut Street from OR (Office-Residential [High Density Multi-family]) to CDF (Downtown Commercial Fringe).

Ms Chantae Gooby, Planner, delineated the property. The property is centrally located in the city within the neighborhood formally known as the Higgs Neighborhood. The property is located next to the future site of the Dream Park. Based on possible uses permitted by the requested rezoning, the proposed rezoning classification could generate 1069 trips to and from the site on 14th Avenue or Dickinson Avenue, which is a net increase of 962 additional trips per

day. In 1969, the subject property was zoned R6 (multi-family) and was rezoned to OR (office-residential) in 1987. Under the current zoning, the homeless shelter is a non-conforming use. Under the current zoning (OR), the site could yield 32 multi-family units. The proposed zoning could yield 21,753 square feet of office/residential/retail space. A shelter is allowed under the CDF (Downtown Commercial Fringe) district which is the only district in the city that does allow that. The Future Land Use Plan Map recommends mixed use/office/institutional (MOI) at the intersection of West 14th Avenue and Dickinson Avenue and transitioning to office/institutional/multi-family (OIMF) to the north. In staff's opinion, the request is in general compliance with Horizons: Greenville's Community Plan, and the Future Land Use Plan Map.

Ms Bellis asked was the property the old Agnes Fuller school.

Ms Gooby stated yes.

Ms Bellis asked if the school was part of the Greenville Community Shelter.

Ms Gooby stated that both of the buildings belong to the shelter.

Mr. Weitz asked if the shelter was a special use under the CDF zoning.

Ms Gooby stated it was but the CDF is the only zoning that allows homeless shelters.

Mr. Weitz asked if the applicant will file a special use permit.

Ms Gooby stated that if the applicant plans to do something with the shelter then they may have to file for a special use permit.

Mr. Weitz asked if CDF is consistent and compatible with the office designation on the Future Land Use Map.

Ms Gooby stated that it is in general compliance, not complete compliance. Land use plan is not dimensional or site specific.

Mr. Derk Tyson, River & Associates representative, spoke in favor of the request. He reiterated the history of the current zoning predicament of the shelter. He stated that the shelter is not permitted to build under the current zoning and therefore has applied for a rezoning. The shelter will take the necessary steps to be in compliance.

Mr. Parker asked if a rezoning request had to be submitted order for the shelter to legally begin building.

Mr. Tyson answered yes.

Ms Lynn James, Executive Director of Greenville Community Shelter, spoke in favor of the request. She stated that no changes to the existing building can be made without the amendment to the zoning district.

Mr. Bell noted that the increase in traffic reported in staff's report would mainly be foot traffic.

Ms James agreed.

Mr. Weitz asked if the front building would ever need to be removed.

Ms James stated that an assessment was done on the front building and it was in good condition. The shelter does not plan to do any work to the building and is currently using it for meetings, classes and a medical clinic for the homeless.

Mr. Weitz stated that if the shelter is rezoned CDF, then the zoning would allow for revitalization of the neighborhood.

Ms James stated that the shelter hopes that the facility improvements will begin the revitalization process.

Attorney Holec cautioned the board that they cannot rely on the potential development of a property in making their decision on the rezoning. It can be used for any of the uses which is allowed by the zoning classifications.

Ms Ann Huggins, a resident in the neighborhood, spoke in opposition of the request. Her concern was if the area was rezoned that any type of business could come in the area. She would prefer to keep the area residential rather than commercial. She asked was there an alternative to rezoning.

Ms Gooby restated staff's opinion and the current status of the shelter's nonconforming use. She stated the rezoning is only for one block and there are not a lot of other options.

Mr Bell asked if the city was focusing on Dickinson Avenue as being a business hub for the area.

Ms Gooby answered yes and stated the changes made.

Mr Bell stated that he believed the rezoning for the shelter will not have an impact on the neighborhood.

Ms Huggins stated that she was concerned about the ripple effect the rezoning would cause.

Mr. Flood answered the question about another option. The applicant could ask for a text amendment for the shelter to be used as a special or permitted use any place in the current zoning area.

Ms Bellis asked what is the legality for special use in the OR zoning district.

Mr. Flood reiterated the revamping of the zoning classifications in the 90's that left off shelters being able to be special use in the OR district.

Mr. Weitz added another option could be conditional zoning but the city does not embrace the concept.

Mr. Flood stated the city has viewed studies conducted by several Planning Boards and City Councils. The city's policy direction has been to use the by right or by use zoning category. The city's current neither Comprehensive Plan nor Zoning Ordinance recommends using conditional use zoning.

Ms Jean Lyons, a resident in the proposed neighborhood, spoke in opposition to the request. She asked whether the neighborhood would be rezoned or just the block of the proposed location.

Mr. Bell stated that the request is just for the block of the proposed location.

Ms James spoke in rebuttal of the opposition. She said the shelter's preference was not to request a rezoning. The original thought was to ask for a special use permit but they were advised to proceed with rezoning. The applicant intent is not to cause deterioration to the neighborhood.

Ms Bellis asked how complicated would it be to change the rezoning request to a special use and the time frame necessary for a change.

Attorney Holec stated that the applicant would have to amend their request and it would come before the board at the next meeting. The applicant would have to submit a request to amend the zoning ordinance so the shelter would be a use in the current zoning classification. The current request is narrower because it applies to the proposed location.

No one else spoke in rebuttal to the opposition.

Mr. Parker stated that the shelter will be there for a while and there is a need. He had no reservation in changing the zone to Downtown Commercial Fringe.

Mr. Weitz stated that the rezone could be revitalization to the area.

Motion made by Mr. Parker, seconded by Ms Rich, to recommend approval of the proposed amendment to advise that it is consistent with the Comprehensive Plan and other applicable plans and to adopt the staff report which addresses plan consistency and other matters. Motion passed unanimously.

REQUEST BY EAST CAROLINA BOARD – DENIED

Ordinance requested by The East Carolina Bank to rezone 41.616 acres located along the southern right-of-way of Regency Boulevard between South Pointe Duplexes and the CSX Railroad from R6S (Residential-Single-family [Medium Density]) to R6A (Residential [Medium Density Multi-family]).

Ms Chantae Gooby, Planner, delineated the property. The property is located along the southern section of the city. The property is between Evans St. and Memorial Drive. The request is to change from single family to both single and multi-family zoning. Part of the property has been approved for a preliminary plat which includes 165 single family lots. The property is vacant. The proposed rezoning classification could generate 416 trips per day. The property is currently zoned for 165 single family lots. Under the proposed zoning, the property could yield 300 multi-family lots. The Future Land Use Plan Map recommends medium density residential (MDR) throughout the entire area. In staff's opinion, the request is in compliance with Horizons: Greenville's Community Plan, and the Future Land Use Plan Map.

Ms Bellis asked what type of housing was allowed with multi-family dwellings

Ms Gooby stated duplexes, townhomes or apartment buildings.

Mr. Weitz asked staff if the Comprehensive Plan had any policies or objectives to support the request.

Mr Flood stated that the housing and mobility section of the plan describes having a mix of housing within a variety of neighborhoods throughout the city. He suggested that staff provide the board with the text excerpts from the plan at a later date.

Mr. Weitz asked was Regency Boulevard on the transit bus route.

Ms Gooby said currently there are no bus stops on Regency Boulevard and did not know if the Great Bus traveled the road.

Mr. Parker asked if the city kept an occupancy rate of apartment buildings.

Ms Gooby stated that the city does not have a record of occupancy due to the turnover rate.

Mr. Bell asked about the number of trips per day according to the traffic report.

Ms Gooby stated that the total number of ins and outs is 416.

Ms Bellis asked about the number of trips per day under the current zoning.

Ms Gooby stated the current zoning is 1,579 and the proposed zoning would generate 1,995 trips per day.

Ms Bellis asked if Regency Boulevard was a city maintained street or Department of Transportation road.

Ms Gooby stated a city maintained street. She also mentioned that the request is for a medium density district will has a cap of 9 units per acre.

Mr. Maxwell said that he is concerned about the backup of the current traffic near the requested area.

Mr. Bob Milam, Special Asset Coordinator of East Carolina Bank, spoke in favor of the request. He stated that the property was obtained by the bank via foreclosure. The bank is looking for a more advantageous way of marketing the property.

Mr. Weitz asked the applicant if a market study was done to prove that additional duplexes would serve a demand.

Mr. Milam stated that the bank talked to several real estate developers to see what they could do to make the property as attractive as they could to find a buyer for it. The applicant has no intention of building homes on the property.

Mr. Scott Anderson, representative of River & Associates, spoke in favor of the request. He stated that Regency Boulevard was designed for 35,000 trips per day and currently has 8,000. If used fully under the current zoning, it will have 8,790 trips per day. If the property was developed fully with multi-family, it will have 8,989 or 2% increase. He reiterated that the proposed request is on the low end of the number of multi-family units per acre.

Mr. John Selby, president of the Shamrock homeowners association, spoke in opposition of the request. He stated that the neighborhood is concerned about the impact of the proposed request. Due to Regency Boulevard, the neighborhood is dealing with the train and additional foot traffic. He asked will the developer fence off the area.

Ms Gooby stated that if the proposed property is rezoned then the developer could build any type of housing within the zoning classification without having to come back to the Planning and Zoning Commission.

Chairman Bell closed the public hearing and opened board discussion.

Mr. Weitz stated that the request introduces multi-family zoning to an area that is entirely single family residents.

Ms Gooby stated that R6A and office zoning are currently located beside the proposed property.

Mr. Schrade stated that he felt the request did coincide with the Comprehensive Plan because of the single family dwellings as the buffer for West Haven.

Ms Bellis asked if any buffering could be along the railroad track.

Ms Gooby said vegetation requirements near a railroad track are minimum.

Motion made by Mr. Schrade, seconded by Ms Harrington, to recommend approval of the proposed amendment to advise that it is consistent with the Comprehensive Plan and other applicable plans and to adopt the staff report which addresses plan consistency and other matters. Those voting in favor: Harrington and Schrade. Those voting in opposition: Weitz, Bellis, Maxwell, Parker, Basnight, and Rich. Motion failed.

Motion made by Mr. Weitz, seconded by Mr. Maxwell, to recommend denial of the proposed amendment to advise that it is inconsistent with the Comprehensive Plan and other applicable plans and to adopt the staff report which is consistent with this motion which addresses plan consistency and other matters. Those voting in favor: Weitz, Bellis, Maxwell, Parker, Basnight, and Rich. Those voting in opposition: Harrington and Schrade. Motion passed.

With no further business, motion made by Mr. Parker, seconded by Ms Basnight, to adjourn. Motion passed unanimously. Meeting adjourned at 7:40 p.m.

Respectfully Submitted,

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



City of Greenville, North Carolina

Meeting Date: 8/21/2012
Time: 6:30 PM

Title of Item: Ordinance requested by Javier Ruiz to rezone 0.16 acres (6,970 square feet) located at the southeastern corner of the intersection of Farmville Boulevard and Line Avenue from R6 (Residential [High Density Multi-family]) to CH (Heavy Commercial).

Explanation:

Required Notice:

Planning and Zoning Commission meeting notice (property owner and adjoining property owner(s) letters) mailed on August 7, 2012.
On-site sign(s) posted on August 7, 2012.
City Council public hearing notice (property owners and adjoining property owner(s) letters) mailed - N/A at this time.
Public hearing legal advertisement published - N/A at this time.

Comprehensive Plan:

The subject property is located in Vision Area G.

Farmville Boulevard is designated as a connector corridor between Memorial Drive and West 14th Avenue. Connector corridors are anticipated to contain a variety of higher intensity land uses. This section of Farmville Boulevard will be impacted by the Tenth Street Connector.

The Future Land Use Plan Map recommends commercial (C) at the southeast corner of the intersection of Farmville Boulevard and Line Avenue transitioning to high density residential (HDR) to the south and office/institutional/multi-family (OIMF) to the east.

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

Based on possible uses permitted by the requested rezoning, the proposed rezoning classification could generate 364 trips to and from the site on Farmville

Boulevard, which is a net increase of 351 additional trips per day.

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

History/Background:

In 1969, the property was zoned R6 (Residential).

Present Land Use:

Vacant commercial building.

Water/Sewer:

Water and sanitary sewer are located in the right-of-way of North Watauga Avenue.

Historic Sites:

There is no known effect on designated sites.

Environmental Conditions/Constraints:

There are no known environmental conditions/constraints.

Surrounding Land Uses and Zoning:

North: R6S - one (1) single-family residence

South: R6 - one (1) single-family residence

East: R6 - one (1) single-family residence

West: CH - Hardee and Cox Welding

Density Estimates:

Under the current zoning (R6), the site could yield no more than one (1) duplex building.

Under the proposed zoning (CH), the site could yield 1,533+/- square feet of office/restaurant/retail space.

The anticipated build-out time is within one (1) year.

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 rezoning is recognized as being located in a transition area and that the requested rezoning (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 the 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](#)
 - [📄 Bufferyard and Vegetation Standards and Residential Density](#)
 - [📄 Rezoning Case 12 08 Javier Ruiz 933117](#)
 - [📄 List of Uses R6 to CH 929147](#)
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REZONING THOROUGHFARE/TRAFFIC VOLUME REPORT

Case No: 12-08

Applicant: Javier Ruiz

Property Information

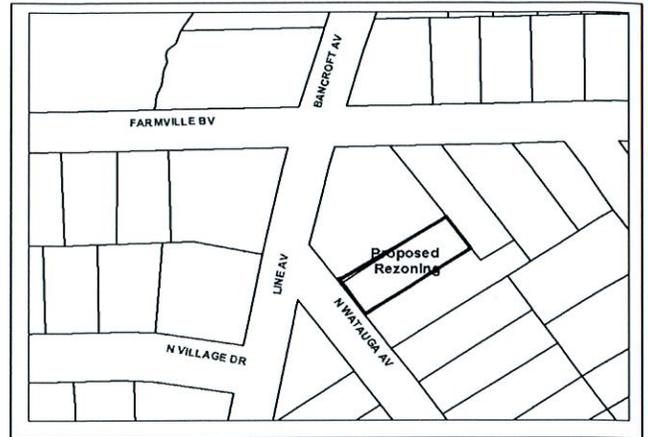
Current Zoning: R6 (Residential [High Density Multi-Family])

Proposed Zoning: CH (Heavy Commercial)

Current Acreage: 0.16 acres

Location: northeast corner of Watauga Avenue at Line Avenue, south of Farmville Boulevard

Points of Access: Farmville Blvd, via Line Avenue



Location Map

Transportation Background Information

1.) Farmville Boulevard- City maintained

	<u>Existing Street Section</u>	<u>Ultimate Thoroughfare Street Section</u>
Description/cross section	4-lane with curb & gutter	4-lane divided with raised median - curb & gutter
Right of way width (ft)	55	90
Speed Limit (mph)	35	
Current ADT:	13,000 (*)	Ultimate Design ADT: 35,000 vehicles/day (**)
Design ADT:	35,000 vehicles/day (**)	
Controlled Access	No	
Thoroughfare Plan Status:	Major Thoroughfare	

Other Information: There are no sidewalks along Farmville Boulevard that service this property.

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

Transportation Improvement Program Status: 10th Street Connector Project will widen Farmville Blvd to 4 lanes with a raised median and sidewalks.

Trips generated by proposed use/change

Current Zoning: 13 -vehicle trips/day (*) **Proposed Zoning:** 364 -vehicle trips/day (*)

Estimated Net Change: increase of 351 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 Farmville Boulevard are as follows:

1.) Farmville Boulevard , East of Site (50%): “No build” ADT of 13,000

Estimated ADT with Proposed Zoning (full build) –	13,182
Estimated ADT with Current Zoning (full build) –	<u>13,007</u>
Net ADT change =	175 (1% increase)

2.) Farmville Boulevard , West of Site (20%):**“No build” ADT of 13,000**

Estimated ADT with Proposed Zoning (full build) – 13,073

Estimated ADT with Current Zoning (full build) – 13,003**Net ADT change = 70 (<1% increase)****3.) Line Ave (30%)****Staff Findings/Recommendations**

Based on possible uses permitted by the requested rezoning, the proposed rezoning classification could generate 364 trips to and from the site on Farmville Boulevard, which is a net increase of 351 additional trips per day.

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

EXISTING ZONING

R6 (Residential)

Permitted Uses

(1) General:

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

(2) Residential:

- a. Single-family dwelling
- b. Two-family attached dwelling (duplex)
- c. Multi-family development per Article 1
- 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:

- a. 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

R6 (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
- l. Group care facility
- n. Retirement center or home
- p. Board or rooming house
- r. Fraternity or sorority house
- o.(1). Nursing, convalescent center or maternity home; minor 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:

* None

(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)
- m. Multi-purpose center
- t. Guest house for a college and other institutions of higher learning

(9) Repair:

* None

(10) Retail Trade:

* None

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

* None

(12) Construction:

* None

(13) Transportation:

* None

(14) Manufacturing/ Warehousing:

* None

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

* None

PROPOSED ZONING

CH (Heavy Commercial)

Permitted Uses

(1) General:

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

(2) Residential:

* None

(3) Home Occupations (see all categories):

*None

(4) Governmental:

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

(5) Agricultural/ Mining:

- a. Farming; agriculture, horticulture, forestry (see also section 9-4-103)
- b. Greenhouse or plant nursery; including accessory sales
- d. Farmers market

- e. Kennel (see also section 9-4-103)
- h. Animal boarding not otherwise listed; outside facility, as an accessory or principal use

(6) Recreational/ Entertainment:

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

(7) Office/Financial/Medical:

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

(8) Services:

- c. Funeral home
- e. Barber or beauty shop
- f. Manicure, pedicure, or facial salon
- n. Auditorium
- o. Church or place of worship (see also section 9-4-103)
- q. Museum
- r. Art Gallery
- s. Hotel, motel, bed and breakfast inn; limited stay lodging (see also residential quarters for resident manager, supervisor or caretaker and section 9-4-103)
- u. Art studio including art and supply sales
- v. Photography studio including photo and supply sales
- y. Television, and/or radio broadcast facilities including receiving and transmission equipment and towers or cellular telephone and wireless communication towers [unlimited height, except as provided by regulations]
- z. Printing or publishing service including graphic art, map, newspapers, magazines and books
- aa. Catering service including food preparation (see also restaurant; conventional and fast food)
- bb. Civic organization
- cc. Trade or business organization
- hh. Exercise and weight loss studio; indoor only
- kk. Launderette; household users

- ll. Dry cleaners; household users
- mm. Commercial laundries; linen supply
- oo. Clothes alteration or shoe repair shop
- pp. Automobile wash

(9) Repair:

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

(10) Retail Trade:

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

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

- a. Wholesale; durable and nondurable goods, not otherwise listed
- b. Rental of home furniture, appliances or electronics and medically related products (see also (10) k.)
- c. Rental of cloths and accessories; formal wear, etc.
- d. Rental of automobile, noncommercial trucks or trailers, recreational vehicles, motorcycles and boats
- e. Rental of tractors and/or trailers, or other commercial or industrial vehicles or machinery

- f. Automobiles, truck, recreational vehicle, motorcycles and boat sales and service (see also major and minor repair)
- g. Mobile home sales including accessory mobile home office

(12) Construction:

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

(13) Transportation:

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

(14) Manufacturing/ Warehousing:

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

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

* None

CH (Heavy Commercial)

Special Uses

(1) General:

* None

(2) Residential:

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

(3) Home Occupations (see all categories):

* None

(4) Governmental:

* None

(5) Agricultural/ Mining:

* None

(6) Recreational/ Entertainment:

- d. Game center
- l. Billiard parlor or pool hall
- m. Public or private club
- r. Adult uses

(7) Office/Financial/Medical:

* None

(8) Services:

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

(9) Repair:

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

(10) Retail Trade:

- j. Restaurant; regulated outdoor activities
- n. Appliance; commercial use, sales and accessory repair, excluding outside storage
- z. Flea market

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

* None

(12) Construction:

* None

(13) Transportation:

* None

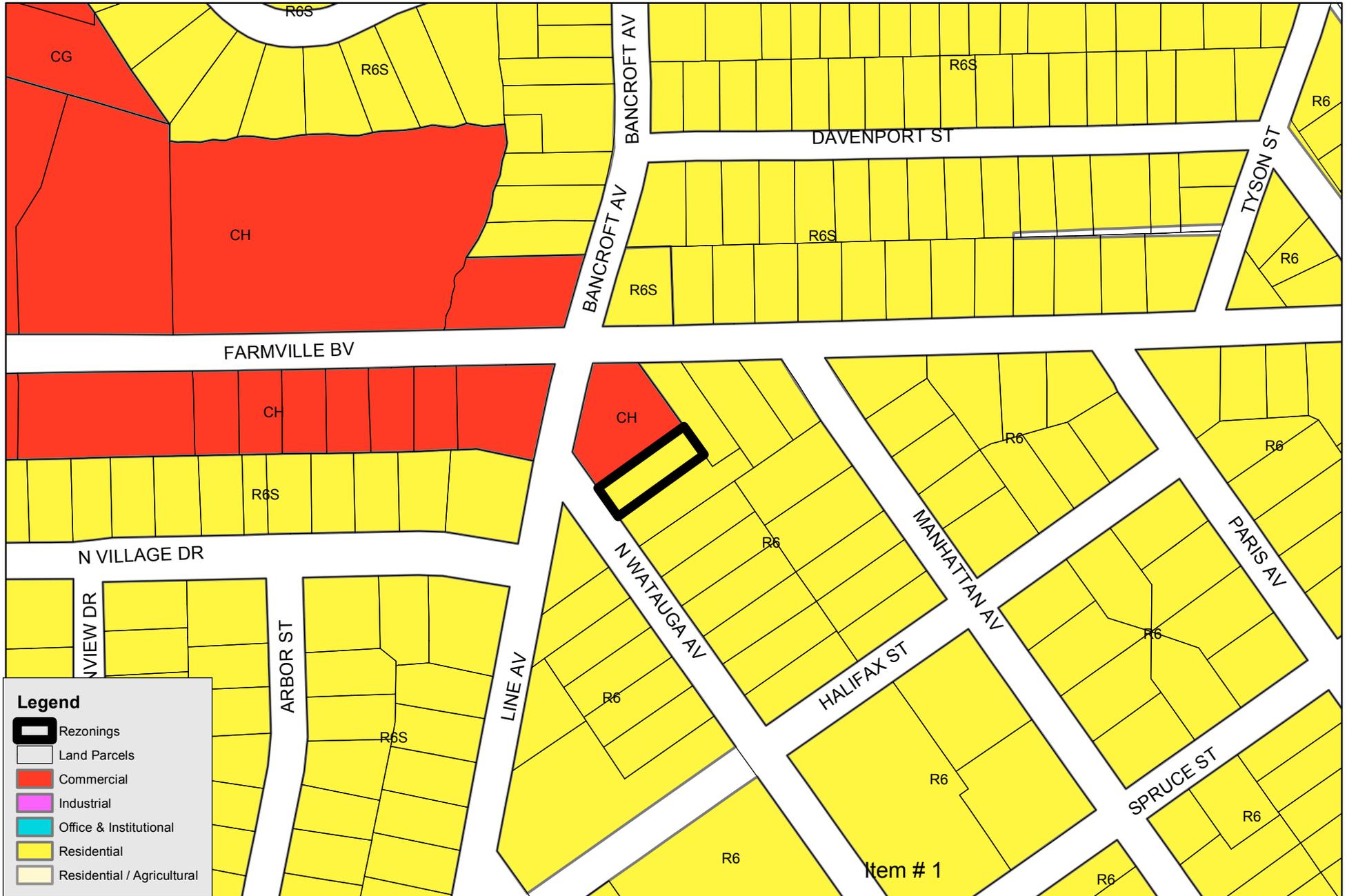
(14) Manufacturing/ Warehousing:

- d. Stone or monument cutting, engraving
- j. Moving and storage; including outside storage
- l. Warehouse or mini-storage warehouse, commercial or industrial; including outside storage
- y. Recycling collection station or facilities

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

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

Javier Ruiz (12-08)
From: R6 To: CH
Total Acreage: 0.16
July 20, 2012



Legend

- Rezoning
- Land Parcels
- Commercial
- Industrial
- Office & Institutional
- Residential
- Residential / Agricultural

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.

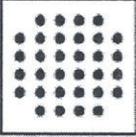
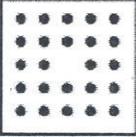
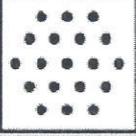
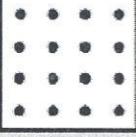
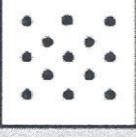
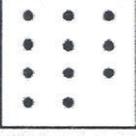
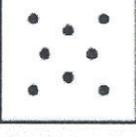
Residential Density		
Maximum density allowed by Zoning District based on average of 2.67 persons per dwelling unit		
High Density		
R6 R6-N R6-MH OR CDF	17 units per acre yields 45 persons per acre	
PUD	12 units per acre yields 32 persons per acre	
Medium Density		
R6-A	9 units per acre yields 24 persons 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: 8/21/2012
Time: 6:30 PM

Title of Item: Text Amendment Request by St. Peter's Catholic School for modification of City Code Section 9-4-22 Words and Terms Defined- the addition of the definition of "Campus"

Explanation: Currently, the city code does not contain a definition for "campus". It would be a more equitable application of the ordinance if a group of properties under common ownership of an entity collectively could be considered as a whole.

Staff have collaborated with the applicant's representative to develop the following proposed definition:

"Campus - The grounds of a school, college, university, hospital, church, or other institution that consists of several buildings developed and operated under a unified concept on a single tract of land or on multiple tracts of land which are in close proximity."

Fiscal Note: No fiscal impact is anticipated.

Recommendation: In staff's opinion, the inclusion of a definition for "campus" would be an enhancement to the ordinance and would add direction and clarity in its administration.

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

"Motion to approve the proposed text amendment, to advise that it is consistent with the comprehensive plan and other applicable plans, and to adopt the staff report which addresses plan consistency and other matters."

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Attachments / click to download



City of Greenville, North Carolina

Meeting Date: 8/21/2012
Time: 6:30 PM

Title of Item: Update on Tree Preservation Ordinance Recommendations from the Tree Preservation Discussion Group.

Explanation: In November 2010, City Council directed City staff to evaluate the City's current tree preservation policies. A Tree Preservation Discussion Group was established that was comprised of representatives from commercial and residential construction, Pitt County Home Builder's Association, the engineering community, the Community Appearance Commission (CAC), the Environmental Advisory Commission (EAC), ReLeaf Incorporated, and the Sierra Club. Preliminary recommendations were agreed to by a majority of the Tree Preservation Discussion Group in October 2011. These recommendations were presented at a public forum on January 10, 2012. The forum was an opportunity for the public to provide comments and suggestions for inclusion in the final comprehensive package to be presented to City Council in September, 2012.

Fiscal Note: No cost to the City.

Recommendation: This is an informational item.

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