



Agenda

Planning and Zoning Commission

June 16, 2009
6:30 PM
Council Chambers

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I. INVOCATION - David Gordon

II. ROLL CALL

III. APPROVAL OF MINUTES - May 19, 2009

IV. OLD BUSINESS

REZONINGS

1. Ordinance requested by Brown Family Investments, LLC to rezone 1.59 acres located at the southeast corner of the intersection of Greenville Boulevard and Crestline Boulevard from R9S (Residential-Single-family [Medium Density]) and O (Office) to CH (Heavy Commercial), R9S (Residential-Single-family [Medium Density]) and O (Office).
2. 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]) to R6 (Residential [High Density Multi-family]) and R6A-RU (Residential [Medium Density Multi-family]) with a RU (restricted use) residential overlay (single-family and duplex only).

V. OTHER ITEMS OF BUSINESS

3. City Council Action - May 14, 2009

VI. ADJOURN



City of Greenville, North Carolina

Meeting Date: 6/16/2009
Time: 6:30 PM

Title of Item: May 19, 2009

Explanation: Minutes from May 19, 2009 Planning and Zoning Commission

Fiscal Note: N/A

Recommendation: Review and Approval

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[May 19 2009 Planning and Zoning Minutes 830405](#)

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

May 19, 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 - * Mr. Dave Gordon - *
Mr. Tony Parker - * Mr. Tim Randall - *
Mr. Don Baker - * Mr. James Wilson - *
Mr. Len Tozer - * Mr. Godfrey Bell, Sr. - *
Ms. Shelley Basnight - * Mr. Hap Maxwell - X
Mr. Allen Thomas - *

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

VOTING MEMBERS: Lehman, Ramey, Gordon, Randall, Baker, Wilson, Tozer, Bell, Basnight

PLANNING STAFF: Harry Hamilton, Chief Planner; Chantae Gooby, Planner; and Sarah Radcliff, Secretary.

OTHERS PRESENT: Dave Holec, City Attorney, Daryl Vreeland, Transportation Planner, Jonathan Edwards, Communication Technician

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

REZONINGS

REQUEST BY BROWN FAMILY INVESTMENTS, LLC

Ordinance requested by Brown Family Investments, LLC to rezone 1.59 acres located at the southeast corner of the intersection of Greenville Boulevard and Crestline Boulevard from R9S (Residential-Single-Family [Medium Density]) and O (Office) to CH (Heavy Commercial), R9S (Residential-Single-family [Medium Density]) and O (Office).

Chairman Lehman said they had received a letter from Mike Baldwin, Baldwin & Janowski, requesting a continuance of this project until the next meeting date of June 16, 2009.

Motion was made by Mr. Bell, seconded by Mr. Tozer, to continue the request until the next meeting. Motion carried unanimously.

REQUEST BY THE COMMUNITY DEVELOPMENT DEPARTMENT

Ordinance requested by the Community Development Department to rezone 2.577± acres located between 8th and 9th Streets and between Evans and Cotanche Streets from OR (Office-Residential [High Density Multi-family]) and CDF (Downtown Commercial Fringe) to CD (Downtown Commercial).

Ms. Chantae Gooby stated the rezoning was centrally located in the city, bound by Evans and Cotanche Streets, in between 8th and 9th Streets. Ms. Gooby stated this rezoning is considered to be part of the central business district where commercial and high intensive uses are desired and encouraged. Evans Street is a connector corridor designed to carry high volumes of traffic. This rezoning could generate a net increase of 790 trips divided equally between Evans and Cotanche Streets. She stated the subject tracts are part of the future location of the Intermodal Transportation Center. The Future Land Use Plan Map recommends commercial in the general area. This rezoning would result in all the property bounded by Evans, 8th, Cotanche, and 9th Streets being zoned CD (Downtown Commercial). In staff's opinion, the request is in compliance with Horizons: Greenville's Community Plan, the Future Land Use Plan Map and the Center City Redevelopment Plan.

No one spoke in favor or opposition to the request.

Motion was made by Mr. Ramey, seconded by Mr. Gordon 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.

There being no other business, the meeting adjourned at 6:36 p.m.

Respectfully submitted,

Merrill Flood
Secretary



City of Greenville, North Carolina

Meeting Date: 6/16/2009
Time: 6:30 PM

Title of Item: Ordinance requested by Brown Family Investments, LLC to rezone 1.59 acres located at the southeast corner of the intersection of Greenville Boulevard and Crestline Boulevard from R9S (Residential-Single-family [Medium Density]) and O (Office) to CH (Heavy Commercial), R9S (Residential-Single-family [Medium Density]) and O (Office).

Explanation:

Required Notice:

Planning and Zoning Commission meeting notice (adjoining property owner letters) mailed on June 2, 2009.

On-site sign(s) posted on June 2, 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 property is located in Vision Area E.

Greenville Boulevard is designated as a connector corridor from its intersection with Charles Boulevard to its intersection at Dickinson Avenue. Connector corridors are anticipated to contain a variety of higher intensity land uses.

Crestline Boulevard is a standard residential collector street that provides access to Greenville Boulevard.

The Future Land Use Plan Map recommends office/institutional/multi-family (OIMF) along the southern right-of-way of Greenville Boulevard from Hooker Road to the western entrance, along Greenville Boulevard, of Belvedere Subdivision transitioning to medium density residential (MDR) in the interior areas to the south.

The Comprehensive Plan states that, "office/institutional/multi-family

development should be used as a buffer between light industrial and commercial development and adjacent lower density residential land uses."

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

Based on possible uses permitted by the requested rezoning, the proposed rezoning classification could generate 480 trips to and from the site on Greenville Boulevard, which is a net increase of 426 additional trips per day.

During the review process, measures to mitigate the traffic will be determined. Access to the tract from Greenville Boulevard will be reviewed.

History/Background:

In 1969, the property was zoned R9 (residential). In 1985, Tracts 1 and 3 were rezoned from R9 to O (office). Tract 2 was rezoned from R9 to R9S as part of a P&Z sponsored rezoning for the Belvedere/Club Pines/Westhaven Subdivisions.

In 1995, there was a similar request to rezone property from O (Office) to CH (Heavy Commercial) at this same location. This request created the current Office buffer (100 feet wide) along Crestline Boulevard with additional commercial property along Greenville Boulevard. In addition, by private agreement with the neighborhood, certain improvements including a landscape berm and plantings were installed. This resulted in the current zoning pattern and situation as it exists today.

Present Land Use:

Brown and Wood Automotive Dealership

Water/Sewer:

Water and sanitary sewer are available on the site.

Historic Sites:

There is no known effect on designated sites.

Environmental Conditions/Constraints:

There are no known environmental constraints.

Surrounding Land Uses and Zoning:

North: CH - Former Lone Star Restaurant and a convenience store
South: R9S - Portion of a vacant lot under common ownership as applicant;
Belvedere Subdivision
East: CH - Brown and Wood Dealership (under common ownership as applicant); CG - Greenville Convention Center

West: R9S - University Church of Christ

Density Estimates:

Tract 1

Gross Acreage: 1.07 acres

Current Zoning: O (Office)

Proposed Zoning: CH (Heavy Commercial)

Currently, Tract 1 contains a parking area for the Brown and Wood Automotive Dealership.

Under the proposed zoning (CH), the site could yield 9,746 square feet of retail/conventional restaurant/fast food restaurant.

Tract 2

Gross Acreage: 0.572 acres

Current Zoning: R9S (Residential-Single-family)

Proposed Zoning: O (Office)

Under the current zoning (R9S), the site could accommodate one (1) single-family residence.

Under the proposed zoning (O), the site could yield 5,567 square feet of office space. Commercial cross district parking is permitted within the Office (O) zoning district which allows for additional employee parking associated with the auto dealership to be located on the subject site.

Tract 3

Gross Acreage: 0.001 acres

Current Zoning: O (Office)

Proposed Zoning: R9S (Residential-Single-family)

The purpose of the subject tract is to prohibit driveway access along Crestline Boulevard.

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

Additional Staff Comments:

Of primary concern is the protection of the Belvedere Subdivision entrance and the residential interests of the adjoining property owners. The intersection of Greenville Boulevard and Crestline Boulevard serves as a primary entrance into a substantial single-family neighborhood.

A similar zoning pattern has been established at the intersection of Greenville Boulevard and Belvedere Drive, which is another entrance into the neighborhood, with Office zoning on both corner lots.

The proposed rezoning will eliminate the office buffer along Crestline

Boulevard that was established by the previous rezoning in 1995.

Under the proposed rezoning, a 5-foot wide strip of R9S-zoned property will be adjacent to a portion of Crestline Boulevard which will prohibit driveway access along the existing and proposed Office zoning.

At minimum, staff would recommend that the applicant retain an Office buffer in lieu of commercial along Crestline Boulevard to protect the interest of the neighborhood.

The existing Office zoning contains a compatible mix of business and office uses and serves as a transition between the commercial activities on Greenville Boulevard and the residential dwellings in the interior. Office zoning is the most restrictive non-residential zoning district. There is no residential option under the Office zone.

This specific property has been the subject of a past rezoning request and continuing neighborhood concerns have resulted in the current zoning. Office zoning is the preferred zoning for this location due to the intersection's function as a primary entrance into the neighborhood.

Under Article O. Parking, the proposed Office zoning allows for cross district parking for uses in the proposed CH district.

Any specific improvements above minimum bufferyard and street tree requirements, including additional plantings and the like, which the applicant may voluntarily offer, would be by private agreement. The City cannot participate in the development of, or in the enforcement of, any private agreements associated with any rezoning.

Fiscal Note: No cost to the City.

Recommendation: In staff's opinion, the proposed O (Office) (Tract 2) and R9S (single-family only) Tract 3) zoning are in compliance with the Horizons: Greenville's Community Plan and the Future Land Use Plan Map.

In staff's opinion, the proposed CH (Heavy Commercial) zoning (Tract 1) would not be in compliance with Horizons: Greenville's Community Plan in the absence of an adequate buffer or other condition(s) determined sufficient to protect the interest of the neighborhood. The inclusion of transitional zoning or other private conditions of development that are agreeable to the affected neighborhood residents, may accomplish the intent of the Plan.

The Plan recommends that buffers to commercial development be provided to minimize negative impacts on low density residential developments in proximity. Accomplishment of that objective is the primary concern.

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

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

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Attachments / click to download

- [📄 Location Map](#)
 - [📄 Survey](#)
 - [📄 Bufferyard and Vegetation Chart and Residential Density Chart](#)
 - [📄 Rezoning Case 09 07 Brown Family Investments LLC 827419](#)
 - [📄 List of Uses R9S to O CH 691994](#)
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REZONING THOROUGHFARE/TRAFFIC VOLUME REPORT

Case No: 09-07

Applicant: Brown Family Investments, LLC

Property Information

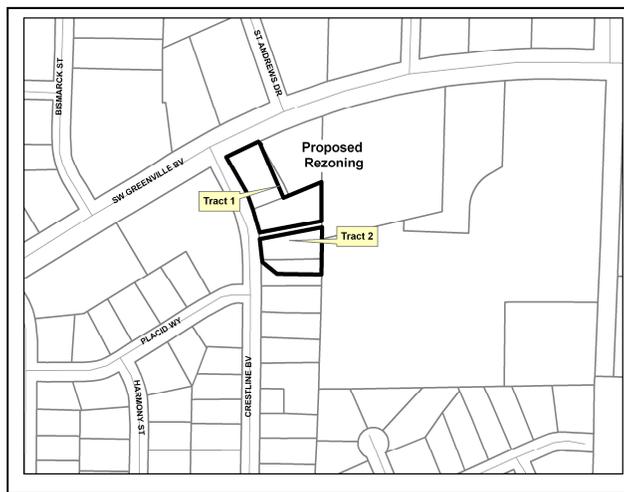
Current Zoning: Tract: 1 O (Office)
Tract: 2 R9S (Residential Single Fam. Med Den.)

Proposed Zoning: Tract: 1 CH (Heavy Commercial)
Tract: 2 O (Office)

Current Acreage: Tract: 1 1.017 acres
Tract: 2 0.581 acres

Location: Greenville Blvd

Points of Access: Greenville Blvd



Location Map

Transportation Background Information

1.) Greenville Blvd.- State maintained

	<u>Existing Street Section</u>	<u>Ultimate Thoroughfare Street Section</u>
Description/cross section	4 lanes	6 lanes
Right of way width (ft)	100	110
Speed Limit (mph)	45	45
Current ADT:	36,080 (*)	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 no sidewalks along Greenville 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: (from priority list; unfunded) Greenville Blvd- widen to 6 travel lanes and improve intersections from NC 11 to Tenth St.

Trips generated by proposed use/change

Current Zoning: 54 -vehicle trips/day (*) **Proposed Zoning: 480** -vehicle trips/day (*)

Estimated Net Change: increase of 426 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 Greenville Blvd. are as follows:

1.) Greenville Blvd. , East of Site: “No build” ADT of **36,080**

Estimated ADT with Proposed Zoning (full build) – 36,320
Estimated ADT with Current Zoning (full build) – 36,107
Net ADT change = 213 (<1% increase)

Case No: 09-07

Applicant: Brown Family Investments, LLC

2.) Greenville Blvd. , West of Site:**“No build” ADT of 36,080**

Estimated ADT with Proposed Zoning (full build) – 36,320

Estimated ADT with Current Zoning (full build) – 36,107**Net ADT change = 213 (<1% increase)****Staff Findings/Recommendations**

Based on possible uses permitted by the requested rezoning, the proposed rezoning classification could generate 480 trips to and from the site on Greenville Blvd., which is a net increase of 426 additional trips per day.

During the review process, measures to mitigate the traffic will be determined. Access to the tract from Greenville Blvd. will be reviewed.

EXISTING ZONING

R9S (Residential-Single-Family)

Permitted Uses

(1) General:

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

(2) Residential:

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

(3) Home Occupations (see all categories):

*None

(4) Governmental:

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

(5) Agricultural/ Mining:

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

(6) Recreational/ Entertainment:

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

(7) Office/ Financial/ Medical:

* None

(8) Services:

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

(9) Repair:

* None

(10) Retail Trade:

* None

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

* None

(12) Construction:

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

(13) Transportation:

* None

(14) Manufacturing/ Warehousing:

* None

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

* None

R9S (Residential-Single-Family)
Special Uses

(1) General:

* None

(2) Residential:

* None

(3) Home Occupations (see all categories):

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

(4) Governmental:

- a. Public utility building or use

(5) Agricultural/ Mining:

* None

(6) Recreational/ Entertainment:

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

(7) Office/ Financial/ Medical:

* None

(8) Services:

- d. Cemetery
- g. School; junior and senior high (see also section 9-4-103)
- h. School; elementary (see also section 9-4-103)
- i. School; kindergarten or nursery (see also section 9-4-103)

(9) Repair:

* None

(10) Retail Trade:

* None

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

* None

(12) Construction:

* None

(13) Transportation:

* None

(14) Manufacturing/ Warehousing:

* None

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

* None

EXISTING AND PROPOSED ZONING

O (Office)

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:

* 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

(5) Agricultural/ Mining:

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

(6) Recreational/ Entertainment:

- f. Public park or recreational facility

(7) Office/ Financial/ Medical:

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

(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:

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

O (Office)
Special Uses

(1) General:

* None

(2) Residential:

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

(3) Home Occupations (see all categories):

* None

(4) Governmental:

a. Public utility building or use

(5) Agricultural/ Mining:

* None

(6) Recreational/ Entertainment:

* None

(7) Office/ Financial/ Medical:

* None

(8) Services:

a. Child day care facilities

b. Adult day care facilities

j. College and other institutions of higher learning

l. Convention center; private

bb. Civic organizations

cc. Trade and business organizations

(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):

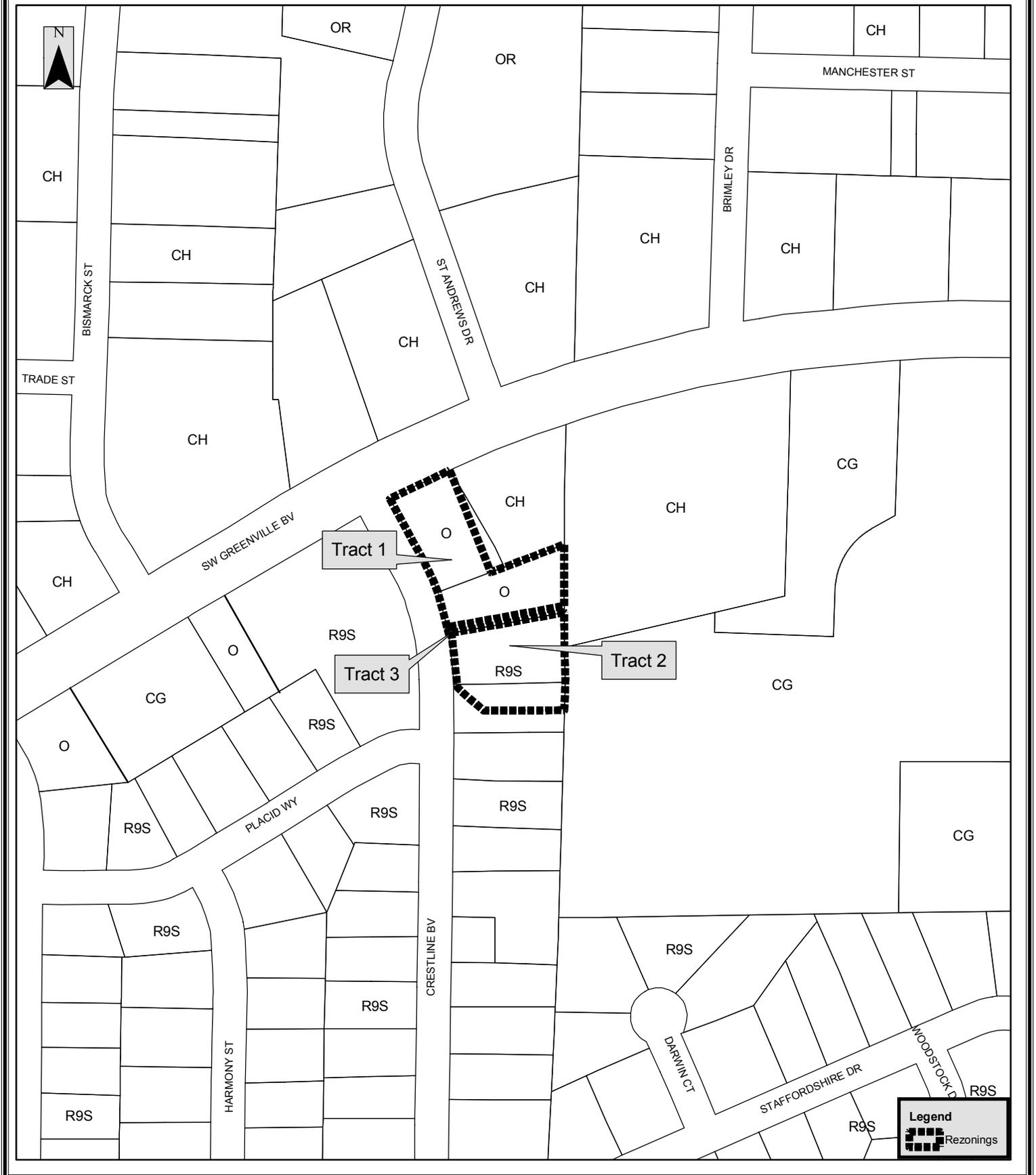
a. Other activities; personal services not otherwise listed

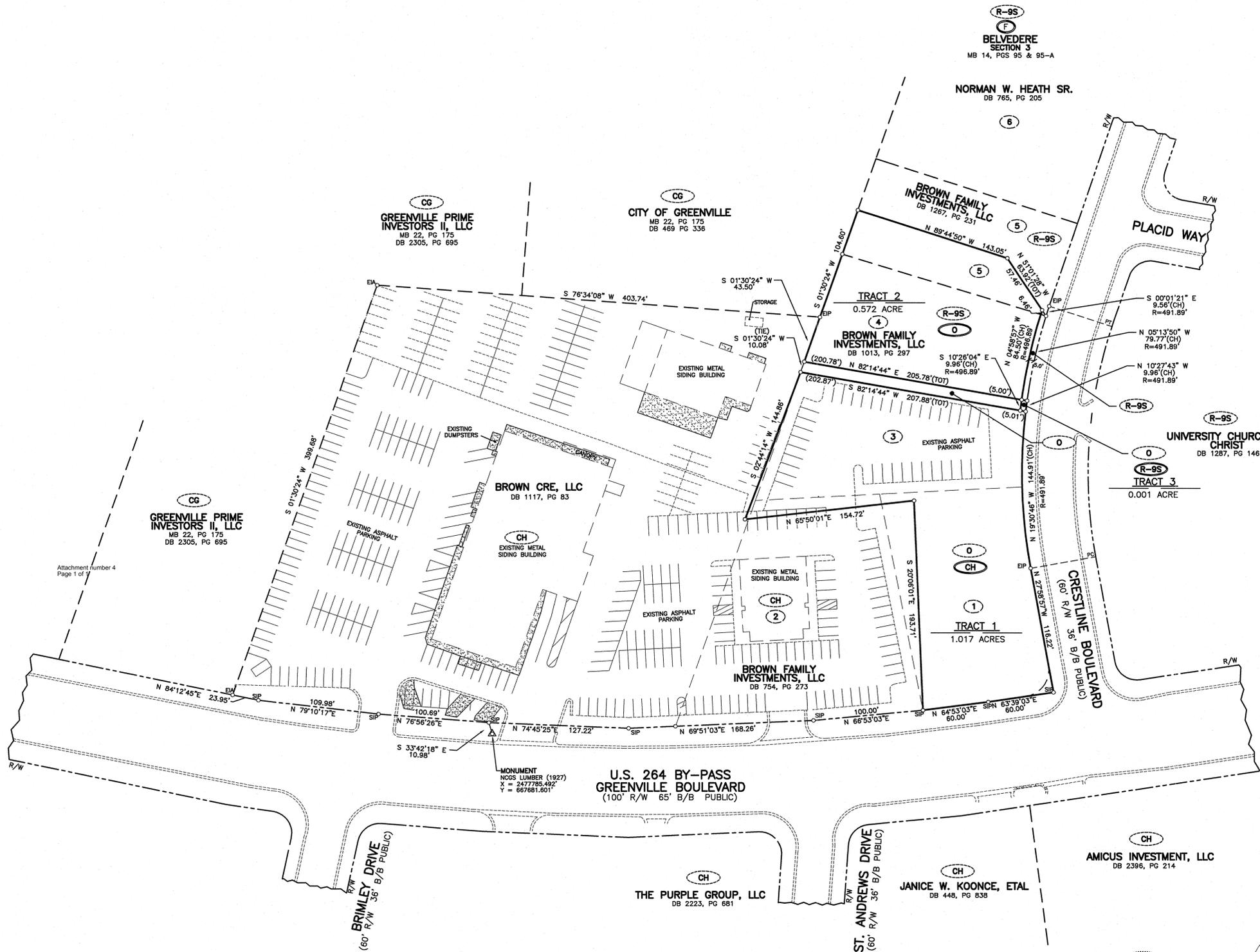
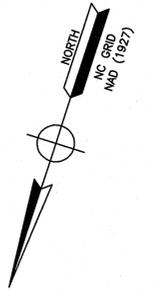
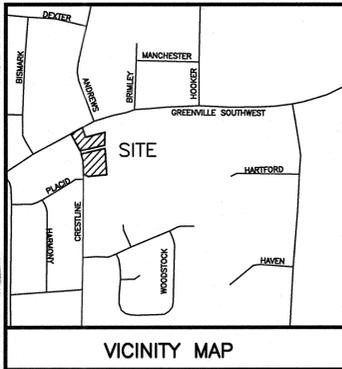
b. Other activities; professional activities not otherwise listed

c. Other activities; commercial services not otherwise listed

d. Other activities; retail sales not otherwise listed

Brown Family Investments, LLC
Tract 1: From O to CH (1.07 acres)
Tract 2: From R9S to O (0.572 acres)
Tract 3: From O to R9S (0.001 acres)
May 1, 2009



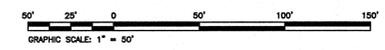


Attachment number 4
Page 1 of 1

- NOTES**
1. THIS SURVEY IS OF ANOTHER CATEGORY.
 2. ALL AREAS CALCULATED BY COORDINATE GEOMETRY.
 3. REFERENCE: DEED BOOK 1013, PAGE 297 AND BEING A PORTION OF THE PROPERTY DESCRIBED IN DEED BOOK 754, PAGE 273, DEED BOOK 1117, PAGE 83 AND DEED BOOK 1267, PAGE 231 OF THE PITT COUNTY REGISTRY.

- LEGEND**
- R/W = RIGHT-OF-WAY
 - (O) = EXISTING ZONING
 - (O) = PROPOSED ZONING
 - EIP = EXISTING IRON PIPE
 - SIP = SET IRON PIPE
 - EIA = EXISTING IRON AXLE

PARCEL# 14042
NC PIN #4676775262
PARCEL# 14043
NC PIN #4676775363
PARCEL# 14045
NC PIN #4676774414
A PORTION OF
PARCEL# 14041
NC PIN #4676775162



SHEET 1 OF 1



TOTAL AREA TO BE REZONED = 1.590 ACRES

REZONING MAP FOR	
BROWN FAMILY INVESTMENTS, LLC	
LOTS 2 & 4 BLOCK F AND A PORTION OF LOTS 1, 2 & 5 BLOCK F BELVEDERE SUBDIVISION, SECTION III	
REFERENCE: BEING A PORTION OF THE PROPERTY DESCRIBED IN MAP BOOK 14, PAGES 95-95A OF THE PITT COUNTY REGISTRY.	
GREENVILLE, WINTERTOWN TOWNSHIP, PITT COUNTY, NORTH CAROLINA	
OWNER: BROWN FAMILY INVESTMENTS, LLC ADDRESS: 329 GREENVILLE BLVD. GREENVILLE, NC 27858 PHONE: (252) 355-6080	OWNER: BROWN CRE, LLC ADDRESS: 329 GREENVILLE BLVD. GREENVILLE, NC 27858 PHONE: (252) 355-6080
SURVEYED: JP	APPROVED: SCB
DRAWN: SCB	DATE: 03/30/2009
CHECKED: SCB	SCALE: 1" = 50'

REVISED 04/30/2009 (ADDED TRACT 3 & REDUCED TRACT 2)

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: 6/16/2009
Time: 6:30 PM

Title of Item: 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]) to R6 (Residential [High Density Multi-family]) and R6A-RU (Residential [Medium Density Multi-family]) with a RU (restricted use) residential overlay (single-family and duplex only).

Explanation:

Required Notices:

Planning and Zoning meeting notice (adjoining property owner letters) mailed on June 2, 2009.

On-site sign(s) posted on June 2, 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 property is located in Vision Area F.

Allen Road is considered a "residential" corridor from its intersection with Dickinson Avenue to the Norfolk Southern Railroad. Residential corridors are preferred to accommodate lower intensity residential uses. Along residential corridors, office, service, and retail activities should be specifically restricted to the associated focus area and linear expansion outside of the focus area should be prohibited.

The Future Land Use Plan Map recommends office/institutional/multi-family (OIMF) west of Allen Road between the Teakwood Suidivision and Woodridge Commercial/Industrial Park) with Industrial (I) to the north and west and medium density residential (MDR) to the south.

The Comprehensive Plan specifically states that, "... all of the industrial areas

indicated on the Land Use Plan Map have been buffered with either office, institutional and multi-family or conservation/open space land uses. Buffering has been provided to help prevent land use conflicts between industrial developments and neighboring land uses."

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

Based on possible uses permitted by the requested rezoning, the proposed rezoning classification could generate 3,163 trips to and from the site on Allen Road, which is a net increase of 2,254 additional trips per day.

During the review process, measures to mitigate the traffic will be determined. These measures will include the construction of a dedicated right-turn lane at Allen Ridge Drive and Allen Road. Access to the tract from Allen Road will be reviewed.

History Background:

In 2001, the subject property was zoned OR (Office-Residential [High Density Multi-family]) as part of a 275-acre extra-territorial jurisdiction (ETJ) extension. In 2006, the subject property was rezoned to R9S (single-family only).

Present Land Use:

The subject property is included on the approved Allen Ridge preliminary plat.

Water/Sewer:

Water and sanitary sewer service are available to the property.

Historic Sites:

There are no known effects on historic sites.

Environmental Conditions/Constraints:

There are no known environmental constraints.

Surrounding Land Uses and Zoning:

North: OR - Allen Ridge Subdivision (duplexes and common storm water detention facility), Woodridge Corporate Park

South: R9S - Allen Ridge, Tiburon and Teakwood Subdivisions (single-family)

East: OR - Allen Ridge Subdivision (duplexes)

West: RR (County's Jurisdiction) - Woodlands

Density Estimates:

Tract 1:

Gross Acreage: 26.957 acres
Current Zoning: R9S (Residential-Single-family [Medium Density])
Requested Zoning: R6 (Residential [High Density Multi-family])

Under the current zoning (R9S), the site could accommodate 65-75 single-family lots.

Under the requested zoning (R6), staff would anticipate the site to yield 323 multi-family units (1, 2 and 3 bedrooms) based on similar site comparison of Cobblestone Townhomes of 12 units per gross acre. At maximum density, the site could yield 457 multi-family units (1,2, and 3 bedrooms).

Tract 2

Gross Acreage: 7.185 acres
Current Zoning: R9S (Residential-Single-family [Medium Density])
Requested Zoning: R6A-RU (Residential [Medium Density Multi-family])

Under the current zoning (R9S), the site could accommodate 15-20 single-family lots.

Under the proposed zoning (R6A-RU), staff would anticipate the site to yield 15-20 duplex lots.

The anticipated build-out time is 2-3 years.

It should be noted that the preliminary plat lots may, if the property is rezoned to R6, be combined to form larger multi-family building sites. Under the proposed zoning (R6), future combined lots may yield up to 17 dwelling units (maximum) per net acre. Typical suburban multi-family development would be 12 to 14 dwellings per acre.

Additional Staff Comments:

At the time of the ETJ Extension in 2001, the Woodridge Corporate Park was zoned IU (Unoffensive Industry) and a narrow strip (1-lot depth) immediately north of the Teakwood Subdivision was zoned R9S (single-family only). The R9S strip (1-lot depth) immediately north of Teakwood was requested by the neighborhood residents to provide a buffer between the existing Teakwood single-family homes and the future and anticipated duplex and multi-family units anticipated in the OR-zoned portion adjacent to Woodridge Corporate Park. The intervening OR area was established as a transition buffer between the IU zoning and the existing and anticipated single-family residential areas.

Since 2004, a portion of the intervening OR-zoned area (subject request area) was rezoned to R9S (single-family only) at the request of the property owner.

Single-family dwellings, duplex and/or multi-family development are permitted uses within the proposed R6 district.

Fiscal Note: No cost to the City.

Recommendation: While in staff's opinion the requested zoning (R6) may, based on previous history, be construed to be in general compliance with Horizons: Greenville's Community Plan policies and the Future Land Use Plan Map's urban form description , it is important to note that homeowners in the commonly associated subdivision and other contiguous areas may have made their decision to invest in their properties due to their anticipation of future single-family development on the subject property, which is currently zoned single-family only.

In staff's opinion, the current zoning pattern is, without reservation, in general compliance with Horizons: Greenville's Community Plan and the Future Land Use Plan Map. The current zoning (R9S) of the subject property is also compatible to both the zoning and land use of adjacent properties. The subject property was rezoned from office/multi-family to a single-family only classification at the request of the property owner in advance of development of the commonly associated properties.

“General compliance with the comprehensive plan” should be construed as meaning the requested zoning is recognized as being located in a transition area and that the requested zoning (i) is currently contiguous, or is reasonably anticipated to be contiguous in the future, to specifically recommended and desirable zoning of like type, character or compatibility, (ii) is complementary with objectives specifically recommended in the Horizons Plan, (iii) is not anticipated to create or have an unacceptable impact on adjacent area properties or travel ways, and (iv) preserves the desired urban form. It is recognized that in the absence of more detailed plans, subjective decisions must be made concerning 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 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.

Attachments / click to download

- [📄 Survey](#)
 - [📄 Bufferyard and Vegetation Chart and Residential Density Chart](#)
 - [📄 Location Map](#)
 - [📄 Rezoning_case_09_04_H.M. Wilson_Development_LLC_822857](#)
 - [📄 List_of_Uses_R9S_to_R6A_RU_and_R6_830490](#)
-

2.) Allen Road , North of Site:

“No build” ADT of 13,800

Estimated ADT with Proposed Zoning (full build) – 14,637

Estimated ADT with Current Zoning (full build) – 14,053

Net ADT change = 584 (4% increase)

Staff Findings/Recommendations

Based on possible uses permitted by the requested rezoning, the proposed rezoning classification could generate 1395 trips to and from the site on Allen Road, which is a net increase of 974 additional trips per day.

During the review process, measures to mitigate the traffic will be determined. These measures may include turn lane modifications on Allen Road. Access to the tract from Allen Road will be reviewed.

EXISTING ZONING

R9S (Residential-Single-Family)

Permitted Uses

(1) General:

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

(2) Residential:

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

(3) Home Occupations (see all categories):

*None

(4) Governmental:

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

(5) Agricultural/ Mining:

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

(6) Recreational/ Entertainment:

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

(7) Office/ Financial/ Medical:

* None

(8) Services:

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

(9) Repair:

* None

(10) Retail Trade:

* None

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

* None

(12) Construction:

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

(13) Transportation:

* None

(14) Manufacturing/ Warehousing:

* None

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

* None

R9S (Residential-Single-Family)
Special Uses

(1) General:

* None

(2) Residential:

* None

(3) Home Occupations (see all categories):

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

(4) Governmental:

- a. Public utility building or use

(5) Agricultural/ Mining:

* None

(6) Recreational/ Entertainment:

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

(7) Office/ Financial/ Medical:

* None

(8) Services:

- d. Cemetery
- g. School; junior and senior high (see also section 9-4-103)
- h. School; elementary (see also section 9-4-103)
- i. School; kindergarten or nursery (see also section 9-4-103)

(9) Repair:

* None

(10) Retail Trade:

* None

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

* None

(12) Construction:

* None

(13) Transportation:

* None

(14) Manufacturing/ Warehousing:

* None

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

* None

PROPOSED 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

R6A (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 I
- f. Residential cluster development per Article M
- k. Family care home (see also section 9-4-103)
- q. Room renting

(3) Home Occupations (see all categories):

*None

(4) Governmental:

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

(5) Agricultural/ Mining:

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

(6) Recreational/ Entertainment:

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

(7) Office/ Financial/ Medical:

* None

(8) Services:

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

(9) Repair:

* None

(10) Retail Trade:

* None

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

* None

(12) Construction:

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

(13) Transportation:

* None

(14) Manufacturing/ Warehousing:

* None

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

* None

R6A (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

LEGEND

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

CALL TABLE

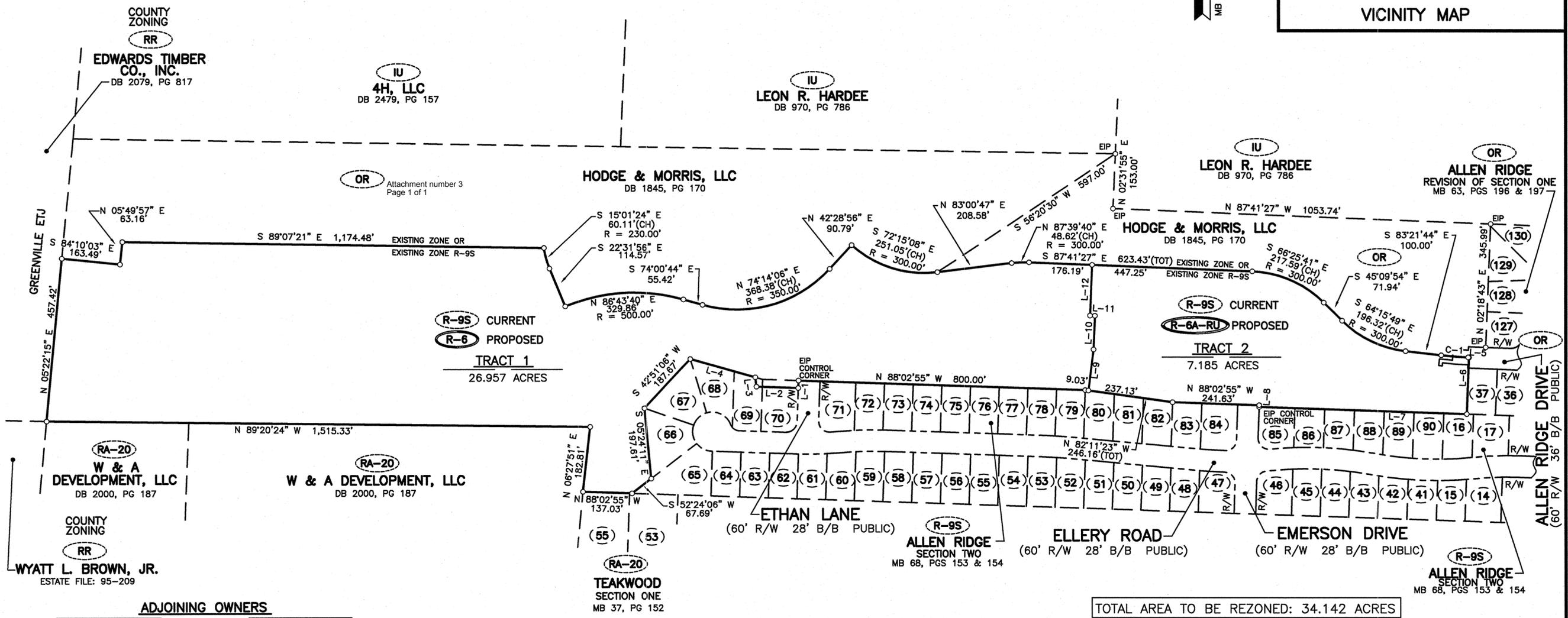
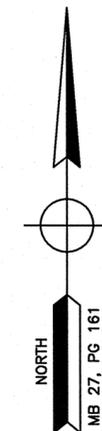
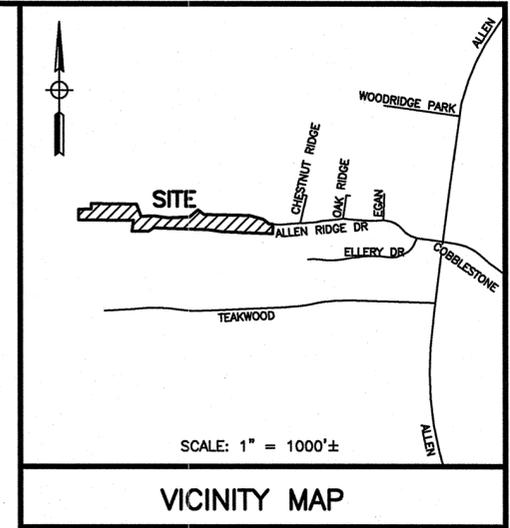
L-1	S 01°57'05" W	20.72'
L-2	S 88°02'55" W	116.67'
L-3	N 06°59'12" W	26.22'
L-4	N 74°00'44" W	188.62'
L-5	S 87°41'17" E	2.31'
L-6	S 02°18'43" W	158.60'
L-7	N 88°02'55" W	579.08'
L-8	N 01°57'05" E	4.87'
L-9	N 06°53'45" E	119.31'
L-10	N 02°18'34" E	91.20'
L-11	N 87°41'30" W	13.41'
L-12	N 02°18'33" E	141.97'

CURVE TABLE

CURVE	RADIUS	CHORD	BEARING
C-1	1,000.00'	75.48'	S 85°31'31" E

NOTES

1. THIS MAP IS A SURVEY OF ANOTHER CATEGORY.
2. ALL AREAS CALCULATED BY COORDINATE GEOMETRY.
3. REFERENCE: BEING A PORTION OF THE PROPERTY DEED BOOK 1845, PAGE 170 AND DEED BOOK 2384 PAGE 845 OF THE PITT COUNTY REGISTRY.

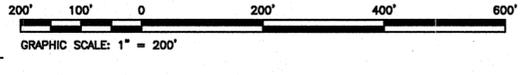


TOTAL AREA TO BE REZONED: 34.142 ACRES

ADJOINING OWNERS
W & A DEVELOPMENT, LLC
 4769 HWY 33 WEST
 GREENVILLE, NC 27858
WYATT L. BROWN, Jr.
 115 QUEEN CIRCLE
 PANAMA CITY, FLA 32405
EDWARDS TIMBER CO., INC.
 PO BOX 219
 MARSHVILLE, NC 28103

ADJOINING OWNERS
ALLEN RIDGE REV. OF SECTION ONE
ADJOINING OWNERS

ADJOINING OWNERS
TEAKWOOD SECTION ONE
ADJOINING OWNERS



ADJOINING OWNERS

HM WILSON DEVELOPMENT, LLC
 1708 TRAWICK ROAD, SUITE 205
 RALEIGH, NC 27604
 LOTS 68, 69, 70, 71, 72, 73, 78, 79, & 83
 DEED BOOK 2384, PG 845
ASHLEY TURNER ENTERPRISES, INC
 181 CLEVELAND CROSSING
 GARNER, NC 27529
 LOTS 74, 75, 76 & 77 DEED BOOK 2496, PAGE 530
 LOTS 80, 81 & 82 DEED BOOK 2496, PAGE 528
 LOTS 85, 86 & 87 DEED BOOK 2385, PAGE 85
 LOT 17 DEED BOOK 2384, PAGE 847
NITA N. NIMMUNS
 964 ELLERY DRIVE
 GREENVILLE, NC 27834
 LOT 88 DEED BOOK 2517, PAGE 807

LATASHA V. COUNCIL
 960 ELLERY DRIVE
 GREENVILLE, NC 27834
 LOT 89 DEED BOOK 2509, PAGE 90
BANK OF THE OZARKS
 1051 E. MOREHEAD STREET
 CHARLOTTE, NC 28204
 LOT 90 DEED BOOK 2583, PAGE 560
ALAN R. BURKE
 131 CHARLES STREET
 JERSEY CITY, NJ 07307
 LOT 16 DEED BOOK 2482, PAGE 751

DARE VENTURES, LTD
 3115 CLEERE COURT
 GREENVILLE, NC 27858
 LOT 36B NO DEED LISTED
ACP HOLDINGS, LLC
 2825 MADISON GROVE ROAD
 GREENVILLE, NC 27858
 LOT 127 DEED BOOK 2488, PAGE 472
HODGE & MORRIS, LLC
 1708 TRAWICK ROAD, SUITE 205
 RALEIGH, NC 27604
 LOT 37 DEED BOOK 1820, PAGE 550

CARL A. NIXON
 1166 TEAKWOOD DRIVE
 GREENVILLE, NC 27834
 LOT 53 DEED BOOK 1981, PAGE 843

TAHIR RAUF
 1176 TEAKWOOD DRIVE
 GREENVILLE, NC 27834
 LOT 55 DEED BOOK 709, PAGE 573



REVISED 05/21/2009 (ADDED ADJOINERS)
 REVISED 05/07/2009 (INCREASED R-6A-RU ZONING TO ABOVE 5 ACRES)
 REVISED 05/01/2009 (ADDED R-6A-RU ZONING)
 REVISED 04/08/2009 (CHANGED ZONING, ADDED ETJ & ADJOINERS)

A PORTION OF PARCELS #20522, #75383 & #75384

REZONING MAP FOR
HM WILSON DEVELOPMENT, LLC

A PORTION OF SECTION 3, ALLEN RIDGE AND A PORTION OF LOTS 69 & 70 OF ALLEN RIDGE SECTION 2
 REFERENCE: BEING A PORTION OF THE PROPERTY DESCRIBED IN MAP BOOK 54, PAGE 156 AND MAP BOOK 68, PAGES 153-154 OF THE PITT COUNTY REGISTRY
 GREENVILLE, ARTHUR TOWNSHIP, PITT COUNTY, N.C.

OWNER/DEVELOPER: HODGE & MORRIS, LLC	HM WILSON DEVELOPMENT, LLC
ADDRESS: 1708 TRAWICK ROAD RALEIGH, NC 27604	1708 TRAWICK ROAD RALEIGH, NC 27604
PHONE: (919) 250-6000	(919) 250-6000

OWNER/DEVELOPER: HODGE & MORRIS, LLC	HM WILSON DEVELOPMENT, LLC
ADDRESS: 1708 TRAWICK ROAD RALEIGH, NC 27604	1708 TRAWICK ROAD RALEIGH, NC 27604
PHONE: (919) 250-6000	(919) 250-6000

Baldwin & Janowski, P.A. ENGINEERING - SURVEYING - PLANNING 1015 CONFERENCE DRIVE GREENVILLE, NC 27858 252.756.1390	LICENSE # C-1138
SURVEYED: TS	APPROVED: SCB
DRAWN: SCB	DATE: 03/10/2009
CHECKED: SCB	SCALE: 1" = 200'

04/30/07

BUFFERYARD SETBACK AND VEGETATION SCREENING CHART

For Illustrative Purposes Only

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

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

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

Street trees may count toward the minimum acreage.

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

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

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

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

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

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

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

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

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

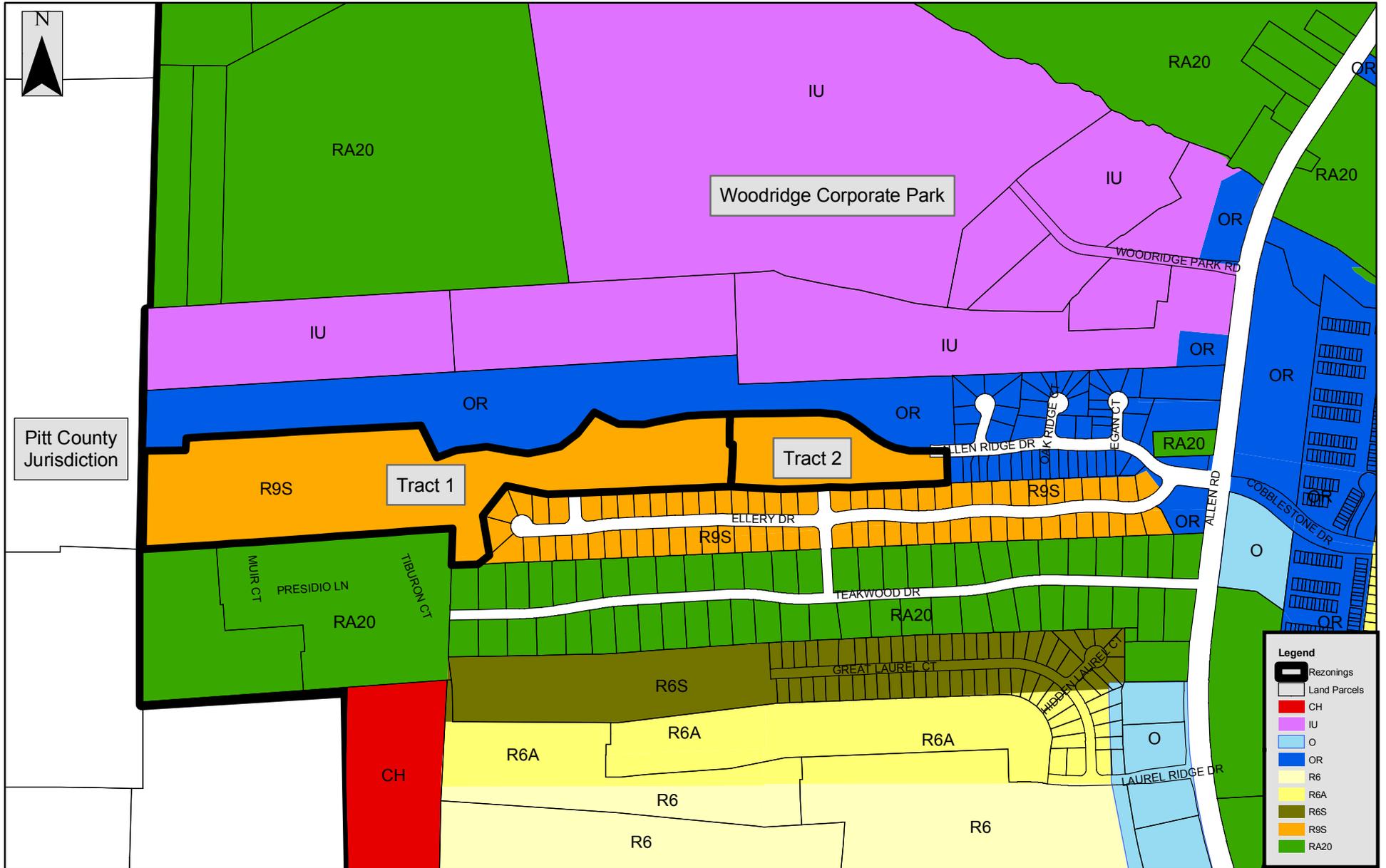
Parking Area: Thirty (30) inch high screen required for all parking areas located within fifty (50) feet of a street right-of-way.

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

Illustration: Maximum allowable density in Residential Zoning Districts

REVISED

H. M. Wilson Development, LLC
Tract 1: From R9S to R6 (26.957 acres)
Tract 2: From R9S to R6A-RU (7.185 acres)
May 20, 2009





City of Greenville, North Carolina

Meeting Date: 6/16/2009
Time: 6:30 PM

Title of Item: City Council Action - May 14, 2009

Explanation: Action taken by City Council on items presented at the May 14, 2009 meeting.

Fiscal Note: N/A

Recommendation: Review

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

Attachments / click to download

[May 14, 2009 City Council Agenda](#)

Greenville City Council Agenda

Thursday, May 14, 2009
7:00 PM
City Council Chambers

- I. Call Meeting to Order
- II. Invocation - Council Member Spell
- III. Pledge of Allegiance
- IV. Roll Call
- V. Approval of Agenda
- VI. Special Recognitions • Excellence in Communications Awards from North Carolina City & County Communicators (NC3C)
- VII. Appointments
 1. Appointments to Human Relations Council
 2. Appointments to Boards and Commissions
- VIII. New Business

Public Hearings

3. Ordinance requested by the Lampe Company, Incorporated 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 from an "Office/Institutional/Multi-family" category to a "Commercial" category - Continued
4. Ordinance requested by University Medical Park North, LLC to rezone 17.6 acres located 600+ feet north of West Fifth Street between Treybrooke and Moyewood Apartments from MR (Medical-Residential [High-Density Multi-family]) to MO (Medical-Office) - Adopted

Ordinance No. 09-36
5. Ordinance to annex Medford Pointe, Section Two, Phase One containing 23.157 acres located on the northern right-of-way of Briarcliff Drive at its

Item # 4

intersection with Falling Creek Drive, west of Lake Ellsworth, Sections 2 and 3, and north of Medford Pointe, Section One, Phase One - Adopted

Ordinance No. 09-37

6. Resolution to change the street name of Hooker Road Extension to Convention Center Drive - Adopted

Resolution No. 09-30

7. Second reading of an ordinance granting a taxicab franchise to Sani Bello and Mamadou Sanogo d/b/a Unity Cab Company - Adopted

Ordinance No. 09-38

8. 2009-2010 Annual Action Plan for Community Development Block Grant (CDBG) and HOME Investment Partnership Funds - Adopted

Resolution No. 09-31

9. Grant application for American Recovery and Reinvestment Act of 2009 funding for Greenville Area Transit (GREAT) - Adopted

Resolution No. 09-32

10. Intermodal Transportation Center - Environmental Assessment
11. Refunding of the Series 1998 Certificates of Participation and the financing of new street improvements - Approved

Public Comment Period

Other Items of Business

12. African-American Cultural Museum
13. Recommendation for alternative ways to increase recycling
14. Ordinance amending the Greenville City Code by rewriting certain sections which relate to solid waste collection - Adopted

Ordinance No. 09-39

15. Refuse fee billing process - Continued

IX. Comments from Mayor and City Council

X. City Manager's Report

XI. Adjournment

Item # 4