



Agenda

Planning and Zoning Commission

January 19, 2016

6:30 PM

Council Chambers, City Hall, 200 W. Fifth Street

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- I. CALL MEETING TO ORDER -
- II. INVOCATION - Betsy Leech
- III. ROLL CALL
- IV. APPROVAL OF MINUTES - December 15, 2015
- V. NEW BUSINESS

REZONINGS

- 1. Ordinance requested by Beacon Investments, LLC to rezone 1.412 acres located along the northern right-of-way of Old Fire Tower Road and 550± feet east of County Home Road from RA20 (Residential-Agricultural) to OR (Office-Residential [High Density Multi-family])
- 2. Ordinance requested by the Greenville Utilities Commission (GUC) to rezone 1.041+/- acres located at the northwest corner of the intersection of West 5th Street and South Pitt Street from CDF (Downtown Commercial Fringe) to CD (Downtown Commercial)
- 3. Ordinance requested by Taft-Ward Investments, LLC ETAL to add an Urban Core (UC) Overlay District for 4.22+/- acres located south of East 10th Street, west of Charles Street, and east of Charles Boulevard. The current zoning is CDF (Downtown Commercial Fringe) and the requested zoning is CDF-UC (Downtown Commercial Fringe - Urban Core Overlay District).

TEXT AMENDMENTS

- 4. Ordinance to amend the Zoning Ordinance by adding a Dormitory Development as an allowed land use within the CDF (Downtown Commercial Fringe) zoning district - UC (Urban Core Overlay), subject to an approved special use permit, and establishing specific criteria.

VI. OTHER ITEMS OF BUSINESS

5. Discussion item requested by Planning and Zoning Commission Chairman Tony Parker about in-fill development.

VII. ADJOURN

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

December 15, 2015

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

Mr. Tony Parker –Chair-*

Mr. Terry King - *	Ms. Chris Darden – X
Mr. John Collins -*	Ms. Margaret Reid - X
Ms. Ann Bellis - *	Mr. Dustin Mills - *
Mr. Doug Schrade - *	Mr. Mark Gillespie–X
Ms. Betsy Leech-X	Mr. Anthony Herring -*

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

VOTING MEMBERS: King, Collins, Schrade, Bellis, Mills, Herring

PLANNING STAFF: Thomas Weitnauer, Chief Planner and Elizabeth Blount, Planner I.

OTHERS PRESENT: Dave Holec, City Attorney and Kelvin Thomas, Communications Technician.

MINUTES: Motion was made by Ms. Bellis, seconded by Mr. King, to accept the November 17, 2015 minutes as presented. Motion carried unanimously.

NEW BUSINESS

TEXT AMENDMENTS

ORDINANCE TO AMEND THE ZONING ORDINANCE BY ADDING A DOMESTIC VIOLENCE CENTER AS A PERMITTED LAND USE WITHIN THE MS (MEDICAL SUPPORT) ZONING DISTRICT, SUBJECT TO SPECIFIC CRITERIA.- APPROVED

Mr. Thomas Weitnauer, Chief Planner, delineated the property. Mr. Weitnauer stated that the applicant is Jeff Sarvey with WPJS Properties, LLC. Mr. Connally Branch was present to represent the application. Mr. Weitnauer read the existing definition of the Medical Support District. The MS Medical Support District is primarily designed to create areas in which hospitals, rehabilitation centers, medical offices and clinics may be compatibly mixed, in order that these related uses can be near each other for doctor and patient convenience. The district shall also allow a wider variety of medical support services. In addition, through its permitted uses, the district shall encourage a healthful environment in abutting residential areas, as well as within the health care delivery community. He stated the text amendment application proposes to amend Title 9, Chapter 4, Article B, Section 9-4-22, by adding the following definition for “Domestic Violence Center” as follows. A home for women and children seeking relief and

refuge from family violence and abuse. The text amendment proposes to amend Title 9, Chapter 4, Article F, Section 9-4-78 (Appendix A, Table of Uses), by adding the following new land use, Domestic Violence Center, by right, in the Medical Support (MS) zoning district and by assigning a LUC 3 to the land use. The Following land use will be added to the Table of uses along with a cross reference to read, (2)(m)1. “Domestic Violence Center (see also section 9-4-103(DD)). Mr. Weitnauer presented maps to show locations of the Medical Support Zoning District in relation to other surrounding zoning districts.

The text amendment proposes to amend Title 9, Chapter 4, Article D, Section 9-4-103 (DD), by adding the list of review criteria that is applicable to homeless and abuse shelters to be applicable for domestic violence centers:

- (DD). Domestic Violence Center (see also section 9-4-22).
- (1) The minimum lot size shall be 15,000 square feet.
 - (2) Maximum occupancy shall be in accordance with the North Carolina State Building Code or not more than one person per each 500 square feet of lot area, whichever is less.
 - (3) On-site supervision shall be maintained during all hours of operation.
 - (4) Single-building development shall be in accordance with single-family standards.
 - (5) Multiple-building development shall be in accordance with multi-family development standards.
 - (6) Parking shall be required at a ratio of one space per every two supervisors and one space per each 500 square feet of habitable floor area.

He stated the proposed Zoning Ordinance Text Amendment is in compliance with Horizons: Greenville’s Community Plan 2004 Plan Elements, Housing Objective H2 - To provide transitional housing.

Chairman Parker opened the public hearing.

Mr. Connally Branch, representing the applicant, spoke in favor of the request. He distributed maps of the proposed location for the center. The applicant plans to lease the property to the Family Support Network Community Home. Parking is not an issue. The sides and rear of the property will be fenced. The lot is ideal for the use and the hospital is nearby which 20% of the inhabitants come directly from the hospital.

Ms. Ann Bellis asked if there were any other occupants in the building.

Mr. Branch stated no and that the building was a vacant medical office.

Ms. Bellis asked if the text amendment addresses security.

Mr. Branch stated that security will be on the premises at times; however, the building will be equipped with security cameras and alarms. The location is well lit with lights. Staff will be on the premises 24/7.

Ms. Bellis asked if the existing location had any safety issues.

Mr. Branch stated no.

No one spoke in opposition of the request.

Chairman Parker closed the public hearing.

Ms. Bellis asked if the amendment's goal was to "attract new businesses" as stated in the ordinance.

Attorney Holec stated at the "attract new businesses" should be stricken from the ordinance.

Mr. Dustin Mills asked how the use was determined by right versus special use.

Mr. Weitnauer stated that the applicant asked specifically to be a permitted use. A special use permit would require notifications to property owners and they did not want to bring awareness to the location. The applicant wanted to intentionally be in the medical campus versus a residential neighborhood for security reasons.

Mr. Mills asked if most of the designated areas around the MS zoning are commercial in nature.

Mr. Weitnauer stated yes.

Mr. Mills asked if it would be fair to say that the city does not have a lot of MS zoning areas.

Mr. Weitnauer stated that that was correct.

Motion made by Mr. Schrade, seconded by Mr. Mills, 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.

With no further business, a motion was made by Mr. Mills, seconded by Mr. King to adjourn. Motion passed unanimously. Meeting adjourned at 6:49 p.m.

Respectfully Submitted,

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



City of Greenville, North Carolina

Meeting Date: 1/19/2016
Time: 6:30 PM

Title of Item: Ordinance requested by Beacon Investments, LLC to rezone 1.412 acres located along the northern right-of-way of Old Fire Tower Road and 550± feet east of County Home Road from RA20 (Residential-Agricultural) to OR (Office-Residential [High Density Multi-family])

Explanation: **Abstract:** The City has received a request from Beacon Investments, LLC to rezone 1.412 acres located along the northern right-of-way of Old Fire Tower Road and 550± feet east of County Home Road from RA20 (Residential-Agricultural) to OR (Office-Residential [High Density Multi-family]).

Required Notices:

Planning and Zoning meeting notice (property owner and adjoining property owner letter) mailed on January 4, 2016.

On-site sign(s) posted on January 4, 2016

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

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

Comprehensive Plan:

The subject area is located in Vision Area D.

The Future Land Use Plan Map recommends commercial (C) at the intersection of Arlington Boulevard and Fire Tower Road transitioning to office/institutional/multi-family (OIMF) as a buffer to the residential-only areas extending from this intersection.

There is a designated regional focus area at the intersection of Arlington Boulevard and Fire Tower Road. These areas are intended to contain 400,000+ square feet of conditioned floor space.

County Home Road is designated as a connector corridor at its intersection with

Fire Tower Road and transitions to a residential corridor at intersection with Bells Chapel Road. Connector corridors are anticipated to contain a variety of higher intensity activities and uses, whereas residential corridors are preferred to accommodate lower intensity residential uses.

The Comprehensive Plan states: "Office/Institutional/Multi-family land uses should be developed along transportation thoroughfares to provide transition between commercial nodes and to preserve vehicle carrying capacity. 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 Report Summary (PWD-Engineering Division):

Based on possible use permitted by the requested rezoning, the proposed rezoning classification could generate 133 trips to and from the site via County Home Road, which is a net increase of 76 additional trips per day.

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

History/Background:

In 1972, the subject property was incorporated into the City's extra-territorial jurisdiction (ETJ) and zoned RA20 (Residential-Agricultural).

Present Land Use:

One (1) mobile home residence and one (1) vacant lot.

Water/Sewer:

Water and sanitary sewer are available.

Historic Sites:

There are no known effects on designated sites.

Environmental Conditions/Constraints:

There are no known environmental constraints.

Surrounding Land Uses and Zoning:

North: CG - Fire Tower Junction
South: OR - One (1) single-family residence and one (1) vacant lot
East: OR - Vacant
West: RA20 - Vacant

Density Estimates:

Under the current zoning (RA20), staff would anticipate the site to yield no more than six (6) single-family lots.

Under proposed zoning (OR), staff would anticipate the site to yield 15-20 multi-family units (1, 2 and 3 bedroom units).

The anticipated build-out is 1-2 years.

Fiscal Note:

No cost to the City.

Recommendation:

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

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

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

"Motion to recommend approval of the proposed rezoning, 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."

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

"Motion to recommend denial of the proposed rezoning, to advise that it is inconsistent with the comprehensive plan or other applicable plans, and to adopt the staff report which addresses plan consistency and other matters."

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

 [Attachments](#)

 [Llst of Uses RA20 to OR 966797](#)

EXISTING ZONING

RA20 (Residential-Agricultural)

Permitted Uses

(1) General:

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

(2) Residential:

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

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

(4) Governmental:

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

(5) Agricultural/ Mining:

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

(6) Recreational/ Entertainment:

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

(7) Office/ Financial/ Medical: None*

(8) Services:

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

(9) Repair: None*

(10) Retail Trade: None*

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

(12) Construction:

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

(13) Transportation: None*

*(14) Manufacturing/ Warehousing: * None*

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

RA20 (Residential-Agricultural)

Special Uses

- (1) General:* None*

(2) Residential:

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

(3) Home Occupations (see all categories):

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

(4) Governmental:

- a. Public utility building or use

(5) Agricultural/ Mining:

- b. Greenhouse or plant nursery; including accessory sales

(6) Recreational/ Entertainment:

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

(7) Office/ Financial/ Medical: None*

(8) Services:

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

(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

OR (Office-Residential)

Permitted Uses

(1) General:

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

(2) Residential:

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

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

(4) Governmental:

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

(5) Agricultural/ Mining:

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

(6) Recreational/ Entertainment:

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

(7) Office/ Financial/ Medical:

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

(8) Services:

- c. Funeral home
- e. Barber or beauty shop
- f. Manicure, pedicure, or facial salon
- g. School; junior and senior high (see also section 9-4-103)
- h. School; elementary (see also section 9-4-103)
- i. School; kindergarten or nursery (see also section 9-4-103)
- j. College or other institutions of higher learning
- k. Business or trade school
- n. Auditorium
- o. Church or place of worship (see also section 9-4-103)
- p. Library
- q. Museum
- r. Art Gallery
- u. Art studio including art and supply sales
- v. Photography studio including photo and supply sales
- w. Recording studio
- x. Dance studio
- bb. Civic organizations
- cc. Trade or business organizations

(9) Repair: None*

(10) Retail Trade:

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

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

(12) Construction:

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

(13) Transportation. None*

*(14) Manufacturing/ Warehousing: * None*

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

**OR (Office-Residential)
Special Uses**

(1) General. None*

(2) Residential:

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

(3) Home Occupations (see all categories). None*

(4) Governmental:

- a. Public utility building or use

(5) Agricultural/ Mining. None*

(6) Recreational/ Entertainment:

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

(7) Office/ Financial/ Medical:

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

(8) Services:

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

(9) Repair. None*

(10) Retail Trade:

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

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

*(12) Construction:** None

(13) Transportation:

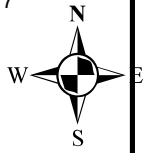
h. Parking lot or structure; principle use

(14) Manufacturing/ Warehousing: * None

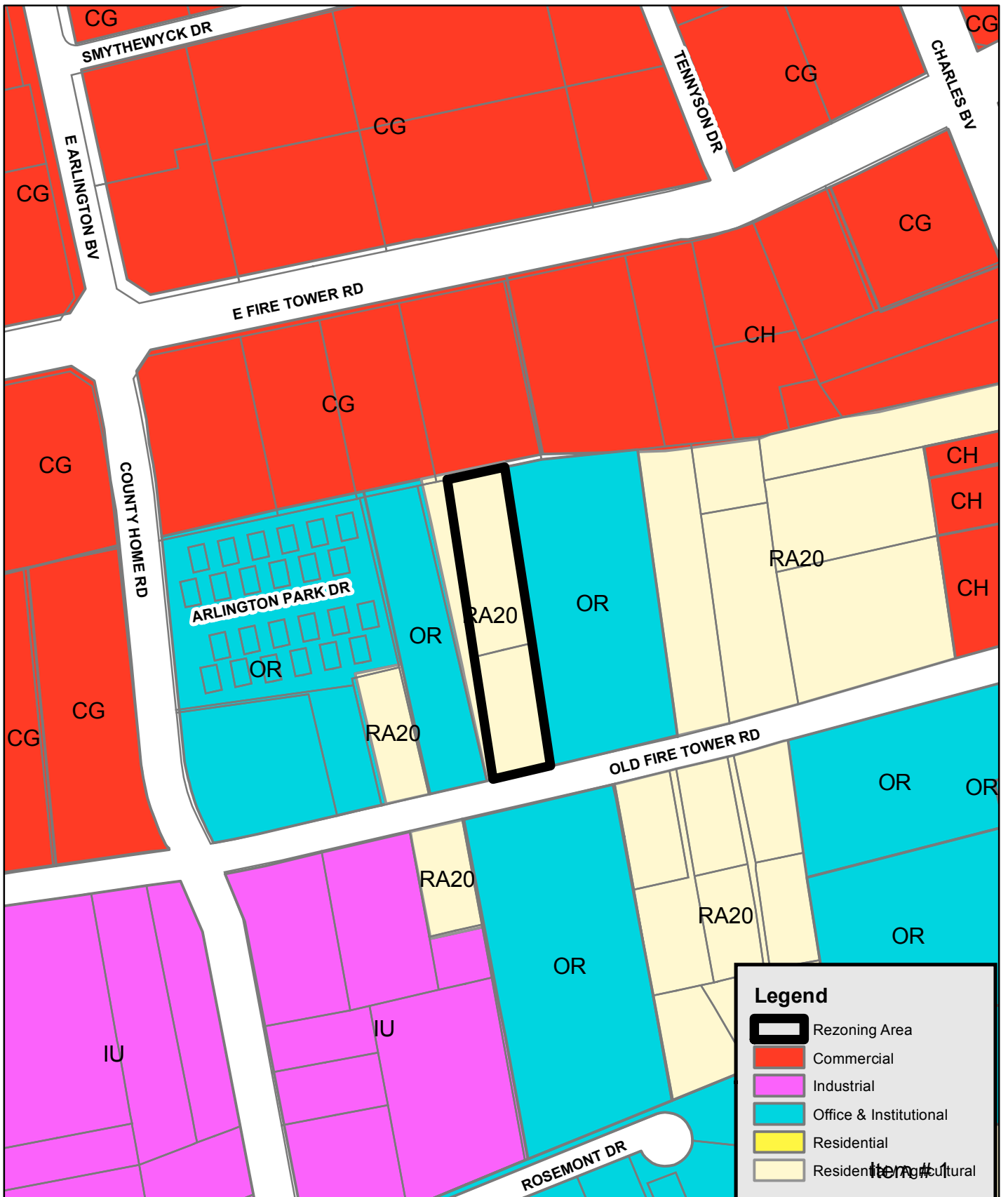
(15) Other Activities (not otherwise listed - all categories):

a. Other activities; personal services not otherwise listed

b. Other activities; professional services not otherwise listed

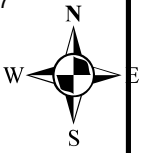


Beacon Investments, LLC
From: RA20 (Residential-Agricultural)
To: OR (Office-Residential)
1.412 acres
January 4, 2016

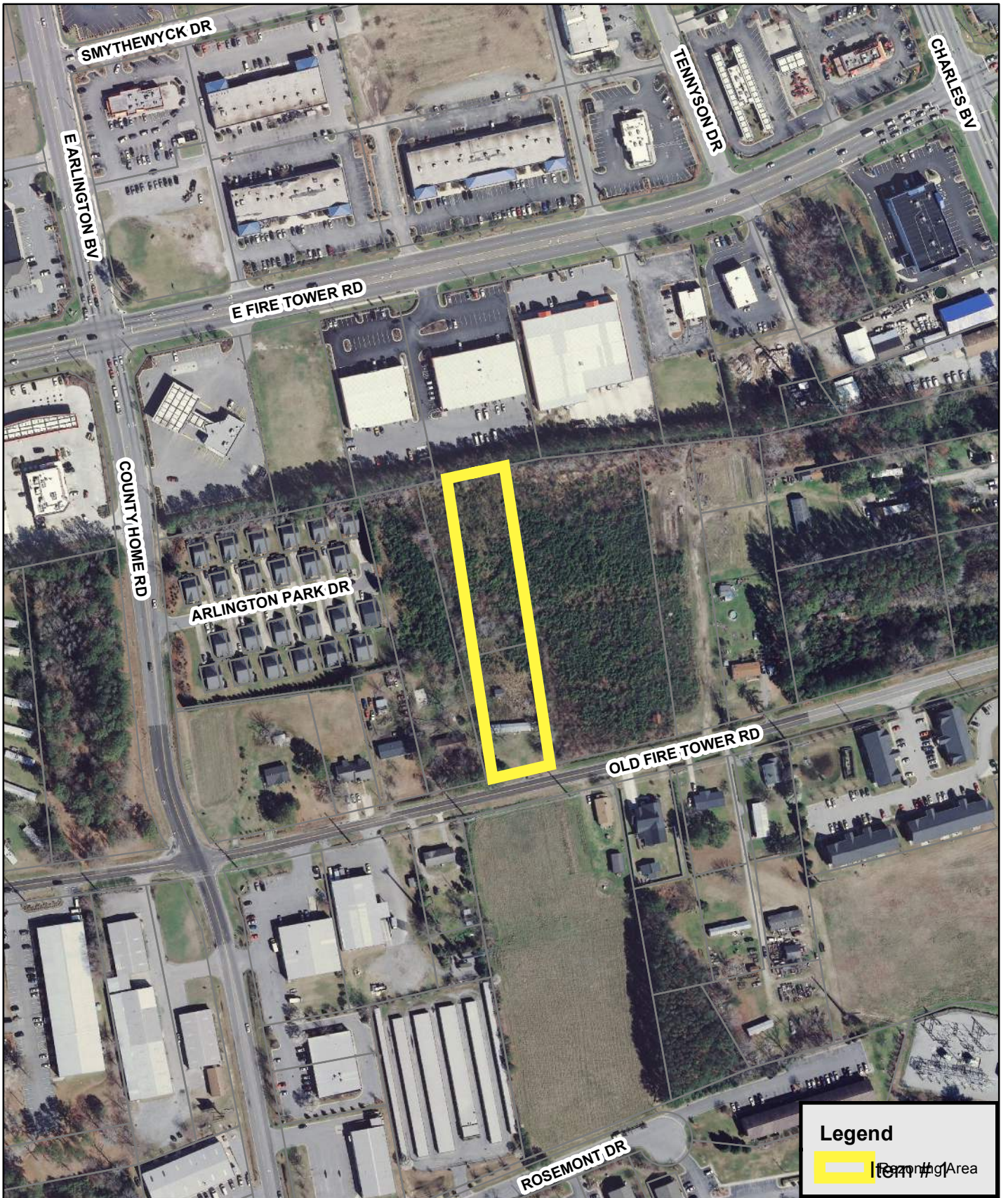


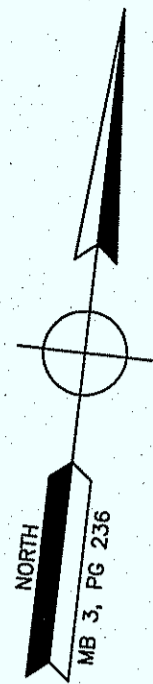
Legend

-  Rezoning Area
-  Commercial
-  Industrial
-  Office & Institutional
-  Residential
-  Residential-Agricultural



Beacon Investments, LLC
From: RA20 (Residential-Agricultural)
To: OR (Office-Residential)
1.412 acres
January 4, 2016





RETAIL SALES
CG
(7A)
**CHARLES D. SOUTHERLAND and
MICHAEL LEE ALDRIDGE and
JEFFREY SCOTT ALDRIDGE**
DB 3376, PG 666
MB 70, PG 153

RETAIL SALES
CG
(8)
FIRETOWER, LLC.
DB 3376, PG 798
MB 63, PG 132

RETAIL SALES
CH
(9)
**WILLIAM L. LUZADDER,
& wife JAN J. LUZADDER**
DB 2638, PG 452
MB 61, PG 85

WOODED
RA-20
(3)
**WREN LOCKE SR ESTATE
SADIE BUSH EXECUTRIX, ETAL**
DB 107, PG 660
ESTATE FILE 2006-20

RESIDENTIAL
OR
WLH DEVELOPMENT, LLC
DB 2596, PG 386

WOODED
OR
BEACON INVESTMENTS, LLC
DB 3164, PG 280
MB 3, PG 236

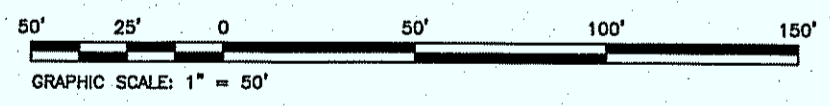
PROPOSED ZONING
OR
CURRENT ZONING
RA-20

TAX PARCEL 13926
TAX PARCEL 44206

ADJOINING PROPERTY OWNERS ADDRESSES

OLLIE MAYE, JR. AND WIFE MARY P. MAYE 1910 OLD FIRETOWER ROAD GREENVILLE, NC 27858	WREN LOCKE, SR. ESTATE SADIE BUSH, EXECUTRIX 1698 EAST ARLINGTON BOULEVARD GREENVILLE, NC 27858
OXFORD STREET, LLC 226 COMMERCE STREET GREENVILLE, NC 27858	WLH DEVELOPMENT, LLC 237 CHURCHILL DRIVE GREENVILLE, NC 27858
FIRETOWER, LLC. PO BOX 123 GREENVILLE, NC 27835	BEACON INVESTMENTS, LLC PO BOX 123 GREENVILLE, NC 27835
WILLIAM L. LUZADDER, AND WIFE JAN J. LUZADDER 509 US HIGHWAY 70 WEST HAVELOCK, NC 28532	CHARLES D. SOUTHERLAND MICHAEL LEE ALDRIDGE JEFFREY SCOTT ALDRIDGE PO BOX 123 GREENVILLE, NC 27835

AREA TO BE REZONED: 1.412 ACRES



SHEET 1 OF 1
REZONING MAP

PARCEL# 44206
TAX MAP# 4686-94-5142
PARCEL# 13926
TAX MAP# 4686-94-5309

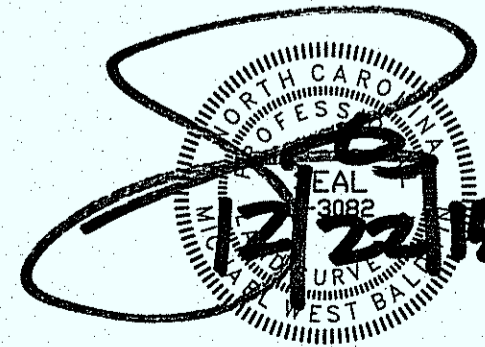
BEACON INVESTMENTS, LLC.

REFERENCE: DEED BOOK 3358, PAGE 255 & DEED BOOK 3358, PAGE 268 OF THE PITT COUNTY REGISTER OF DEEDS

WINTERVILLE TOWNSHIP, PITT COUNTY, N.C.

OWNER: **BEACON INVESTMENTS, LLC.**
ADDRESS: P.O. BOX 123
GREENVILLE, NC 27835
PHONE: (252) 756-3500

	SURVEYED: BW	APPROVED: MWB
	DRAWN: JGG	DATE: 12/15/2015
LICENSE# C-3498 1700-D EAST ARLINGTON BOULEVARD GREENVILLE, NC 27858 252.756.1390	CHECKED: MWB	SCALE: 1" = 50'



CLOSURE CHECK BOUNDARY	
CHECKED: JGG	DATE: 12/15/2015

- LEGEND**
- R/W = RIGHT-OF-WAY
 - EIP = EXISTING IRON PIPE
 - EIS = EXISTING IRON STAKE
 - SIP = SET IRON PIPE
 - C/L = CENTERLINE
 - DB = DEED BOOK
 - NPS = NO POINT SET
 - EPKN = EXISTING PARKER KALON NAIL
 - = NOT TO SCALE

Attachment number 2
Page 3 of 7

NCSR 1725-COUNTY HOME ROAD
(60' R/W) PAVT VARIES PUBLIC C/L

EXISTING PK NAIL LOCATED AT THE C/L INTERSECTION OF NCSR 1725 - COUNTY HOME ROAD AND NCSR 2235 - OLD FIRETOWER ROAD

RESIDENTIAL
RA-20
**OLLIE MAYE, JR.
and wife
MARY P. MAYE**
DB B-46, PG 525
Item # 1

RESIDENTIAL
OR
OXFORD STREET, LLC
DB 3212, PG 610

Case No: 16-03

Applicant: Beacon Investments, LLC

Property Information

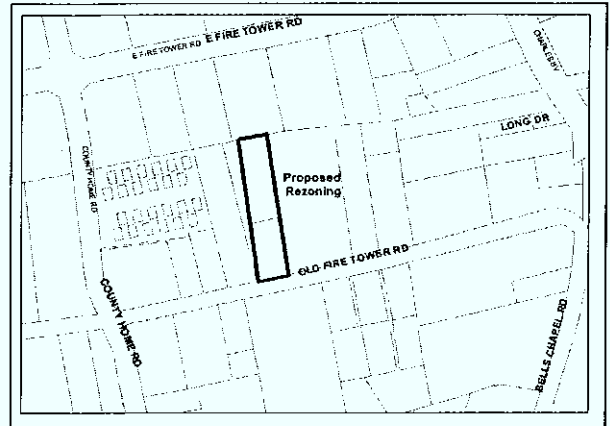
Current Zoning: RA20 (Residential-Agricultural)

Proposed Zoning: OR (Office-Residential)

Current Acreage: 1.412 acres

Location: Old Fire Tower Rd, west of County Home Road

Points of Access: County Home Rd via Old Fire Tower Rd



Location Map

Transportation Background Information

1.) County Home Road- State maintained

	<u>Existing Street Section</u>	<u>Ultimate Thoroughfare Street Section</u>
Description/cross section	2-lanes, paved shoulder	5-lane, curb & gutter, wide outside lanes, sidewalk
Right of way width (ft)	80	no change
Speed Limit (mph)	45	
Current ADT:	15,920 (*)	Ultimate Design ADT: 33,500 vehicles/day (**)
Design ADT:	12,000 vehicles/day (**)	
Controlled Access	No	
Thoroughfare Plan Status:	Major Thoroughfare	

Other Information: There are no sidewalks along County Home Road that service this property.

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

Transportation Improvement Program Status: No projects planned.

Trips generated by proposed use/change

Current Zoning: 57 -vehicle trips/day (*) **Proposed Zoning:** 133 -vehicle trips/day (*)

Estimated Net Change: increase of 76 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 County Home Road are as follows:

1.) County Home Road , North of Site (70%): “No build” ADT of 15,920

Estimated ADT with Proposed Zoning (full build) –	16,013
Estimated ADT with Current Zoning (full build) –	15,960
Net ADT change =	53 (<1% increase)

Case No: 16-03

Applicant: Beacon Investments, LLC

2.) County Home Road , South of Site (30%):

“No build” ADT of 15,920

Estimated ADT with Proposed Zoning (full build) – 15,960

Estimated ADT with Current Zoning (full build) – 15,937

Net ADT change = 23 (<1% increase)

Staff Findings/Recommendations

Based on possible uses permitted by the requested rezoning, the proposed rezoning classification could generate 133 trips to and from the site via County Home Road, which is a net increase of 76 additional trips per day.

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

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.


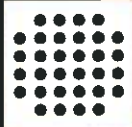
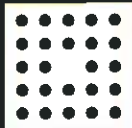
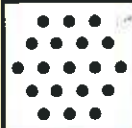
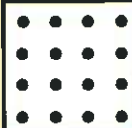

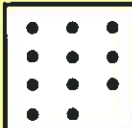
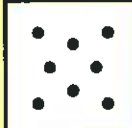
Residential Density		
Maximum density allowed by Zoning District based on average of 2.67 persons per dwelling unit		
High Density		
R6 R6-N R6-MH OR CDF	17 units per acre yields 45 persons per acre	
PUD	12 units per acre yields 32 persons per acre	
Medium Density		
R6-A	9 units per acre yields 24 persons 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: 1/19/2016
Time: 6:30 PM

Title of Item: Ordinance requested by the Greenville Utilities Commission (GUC) to rezone 1.041+/- acres located at the northwest corner of the intersection of West 5th Street and South Pitt Street from CDF (Downtown Commercial Fringe) to CD (Downtown Commercial)

Explanation: **Abstract:** The City has received a request from the Greenville Utilities Commission (GUC) to rezone 1.041+/- acres located at the northwest corner of the intersection of West 5th Street and Pitt Street from CDF (Downtown Commercial Fringe) to CD (Downtown Commercial).

Required Notices:

Planning and Zoning meeting notice (property owner and adjoining property owner letter) mailed on January 4, 2016.

On-site sign(s) posted on January 4, 2016.

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

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

Comprehensive Plan:

The subject properties are located in Vision Area G.

The Future Land Use Plan Map recommends commercial (C) for the area bounded by South Pitt Street, West 5th Street, the CSX Railroad, and West 4th Street.

The subject properties are located in the designated regional focus area described as the central business district (Uptown area). These nodes typically contain 400,000 plus square feet of conditioned floor space.

A majority of the area is already zoned CD (Downtown Commercial), which is the preferred zoning district. This has been accomplished via private rezoning

requests and a rezoning request initiated by the Planning and Zoning Commission. The CD zoning district is preferred because it allows for more intensive and complementary uses for the Uptown District with zero-lot line setbacks, mixed use development, no vegetation requirements and less restrictive parking standards.

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

Based on the possible uses permitted by the requested rezoning, the proposed rezoning classification could generate 477 trips to and from the site via West 5th Street, which is a net increase of 367 additional trips per day.

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

History/Background:

In 1969, the properties were zoned CDF (Commercial Downtown Fringe).

Existing Land Uses:

Progress Center office building and associated parking and two (2) vacant lots.

Water/Sewer:

Water and sanitary sewer are available.

Historic Sites:

There are no known effects are on the designated properties.

Environmental Conditions/Constraints:

There are no known effects are on the designated properties.

Surrounding Land Uses and Zoning:

North: CDF - Two (2) single-family residences

South: CDF - Sprint

East: CD - Approved special use permit for 120 multi-family units and one (1) retail space

West: CDF - One (1) single-family residence

Density Estimates:

Under the current zoning (CDF), staff would anticipate the site to yield 9,935+/- square feet of office/institutional uses.

Under proposed zoning (CD), staff would anticipate the site to yield 43,300+/- square feet of office/institutional uses.

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

Fiscal Note: No cost to the City.

Recommendation: In staff's opinion, the request is in compliance with Horizons: Greenville's Community Plan, the Future Land Use Plan Map and the West Greenville 45-Block Revitalization Plan.

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

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

"Motion to recommend approval of the proposed rezoning, 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."

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

"Motion to recommend denial of the proposed rezoning, to advise that it is inconsistent with the comprehensive plan or other applicable plans, and to adopt the staff report which addresses plan consistency and other matters."

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

 [Attachments](#)

EXISTING ZONING

CDF (Downtown Commercial Fringe) *Permitted Uses*

(1) General:

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

(2) Residential:

- a. Single-family dwelling
- b. Two-family attached dwelling (duplex)
- c. Multi-family development per Article 1
- 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)
- c. County or state government building or use not otherwise listed; excluding outside storage and major or minor repair
- d. Federal government building or use
- g. Liquor store, state ABC

(5) Agricultural/ Mining:

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

(6) Recreational/ Entertainment:

- f. Public park or recreational facility
- g. Private noncommercial park or recreation facility
- o. Theater; movie or drama, including outdoor facility

(7) Office/ Financial/ Medical:

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

(8) Services:

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

- q. Museum
- r. Art Gallery
- 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
- w. Recording studio
- 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)
- 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:

- 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
- 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
- h. Restaurant; conventional
- i. Restaurant; fast food
- 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 use, sales and accessory repair, excluding outside storage
- p. Furniture and home furnishing sales not otherwise listed
- q. Floor covering, carpet and wall covering sales
- r. Antique sales; excluding vehicles
- s. Book or card store, news stand
- 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)
- ee. Christmas tree sales lot; temporary only (see also section 9-4-103)

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

- c. Rental of cloths and accessories; formal wear, etc.
- f. Automobiles, truck, recreational vehicle, motorcycles and boat sales and service (see also major and minor repair)

(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)
- e. Building supply; lumber and materials sales, plumbing and/or electrical supply excluding outside storage
- f. Hardware store

(13) Transportation:

- b. Bus station; passenger and related freight
- c. Taxi or limousine service
- e. Parcel delivery service
- f. Ambulance service

(14) Manufacturing/ Warehousing:

- c. Bakery; production, storage and shipment facilities

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

CDF (Downtown Commercial Fringe)

Special Uses

(1) General: None*

(2) Residential:

- d. Land use intensity multifamily (LUI) development rating 50 per Article K
- e. Land use intensity multifamily (LUI) development rating 67 per Article K
- j. Residential quarters for resident manager, supervisor or caretaker; including mobile homes
- m. Shelter for homeless or abused
- n. Retirement center or home
- o. Nursing, convalescent center or maternity home; major care facility
- o.(1). Nursing, convalescent center or maternity home; minor care facility
- r. Fraternity or sorority house

(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:

- d. Game center
- i. Commercial recreation; indoor and outdoor not otherwise listed
- l. Billiard parlor or pool hall
- m. Public or private club

(7) Office/ Financial/ Medical: None*

(8) Services:

- a. Child day care facilities
- b. Adult day care facilities
- l. Convention center; private
- x. Dance studio
- bb. Civic organizations
- cc. Trade or business organizations
- hh. Exercise and weight loss studios; indoor only

(9) Repair:

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

(10) Retail Trade:

- b. Gasoline or automotive fuel sales; accessory or principal use, retail
- g. Fish market; excluding processing or packing
- j. Restaurant; regulated outdoor activities
- t. Hobby or craft shop
- u. Pet shop (see also animal boarding; outside facility)

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

(12) Construction:

- d. Building supply; lumber and materials sales, plumbing and/or electrical supply including outside storage

(13) Transportation:

- h. Parking lot or structure; principal use

(14) Manufacturing/ Warehousing:

- g. Cabinet, woodwork or frame shop; excluding furniture manufacturing or upholstery

(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

IU (Unoffensive Industry)

Permitted Uses

(1) General:

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

(2) Residential: None*

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

(4) Governmental:

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

(5) Agricultural/ Mining:

- a. Farming; agriculture, horticulture, forestry (see also section 9-4-103)
- b. Greenhouse or plant nursery; including accessory sales
- d. Farmers market
- e. Kennel (see also section 9-4-103)
- f. Stable; horse only (see also section 9-4-103)
- g. Stable; per definition (see also section 9-4-103)

h. Animal boarding not otherwise listed; outside facility, as an accessory or principal use

(6) Recreational/ Entertainment:

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

(7) Office/ Financial/ Medical:

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

(8) Services:

- n. Auditorium
- s. Hotel, motel, bed and breakfast inn; limited stay lodging (see also residential quarters for resident manager, supervisor or caretaker and section 9-4-103)
- z. Printing or publishing service including graphic art, map, newspapers, magazines and books
- aa. Catering service including food preparation (see also restaurant; conventional and fast food)
- bb. Civic organization
- gg. Vocational rehabilitation center
- mm. Commercial laundries; linen supply
- nn. Industrial laundries
- y. Television, and/or radio broadcast facilities including receiving and transmission equipment and towers or cellular telephone and wireless communication towers [unlimited height, except as provided by regulations]

(9) Repair:

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

(10) Retail Trade:

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

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

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

(12) Construction:

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

(13) Transportation:

- a. Railroad freight or distribution and/or passenger station
- d. Truck terminal or distribution center
- e. Parcel delivery service
- f. Ambulance service

- g. Airport and related activities; private
- h. Parking lot or structure; principal use

(14) Manufacturing/ Warehousing:

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

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

IU (Unoffensive Industry)

Special Uses

(1) General: None*

(2) Residential:

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

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

(4) Governmental: None*

(5) Agricultural/ Mining: None*

(6) Recreational/ Entertainment:

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

(7) Office/ Financial/ Medical:

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

(8) Services:

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

- o. Church or place of worship (see also section 9-4-103)
- s.(1). Hotel, motel, bed and breakfast inn; extended stay lodging (see also residential quarters for resident manager, supervisor or caretaker and section 9-4-103)

(9) Repair:

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

(10) Retail Trade:

- j. Restaurant; regulated outdoor activities

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

- g. Mobile home sales including accessory mobile home office

(12) Construction: None*

(13) Transportation:

- c. Taxi and limousine service

(14) Manufacturing/ Warehousing:

- z. Metallurgy, steel fabrication, welding

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

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

PROPOSED ZONING

CD (Downtown Commercial)

Permitted Uses

(1) General:

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

(2) Residential:

- c. Multi-family development per Article 1
- i. Residential quarters for resident manager, supervisor or caretaker; excluding mobile home
- n. Retirement center or home
- o. Nursing, convalescent center or maternity home; major care facility
- q. Room renting

*(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
- g. Liquor store, state ABC

(5) Agricultural/ Mining:

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

(6) Recreational/ Entertainment:

- f. Public park or recreational facility
- g. Private noncommercial park or recreation facility
- h. Commercial recreation; indoor only, not otherwise listed
- j. Bowling alleys
- o. Theater; movie or drama, including outdoor facility
- s. Athletic club; indoor only

(7) Office/ Financial/ Medical:

- a. Office; professional and business, not otherwise listed
- b. Operational/processing center
- c. Office; customer service not otherwise listed, including accessory service delivery vehicle parking and indoor storage
- d. Bank, savings and loan or other savings or investment institutions
- e. Medical, dental, ophthalmology or similar clinic, not otherwise listed
- 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
- j. College or other institutions of higher learning
- k. Business or trade school
- n. Auditorium
- o. Church or place of worship (see also section 9-4-103)
- p. Library
- q. Museum
- r. Art Gallery
- 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
- w. Recording studio
- x. Dance studio
- 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 organizations
- cc. Trade or business organizations
- hh. Exercise and weight loss studios; indoor only
- kk. Launderette; household users
- ll. Dry cleaners; household users
- oo. Clothes alteration or shoe repair shop

(9) Repair:

- 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
- 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
- h. Restaurant; conventional
- i. Restaurant; fast food
- l. Electric; stereo, radio, computer, television, etc. sales and accessory repair
- m. Appliance; household use, sales and accessory repair, excluding outside storage
- p. Furniture and home furnishing sales not otherwise listed
- q. Floor covering, carpet and wall covering sales
- r. Antique sales; excluding vehicles
- s. Book or card store, news stand
- t. Hobby or craft shop
- u. Pet shop (see also animal boarding; outside facilities)
- 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)
- ee. Christmas tree sales lot; temporary only (see also section 9-4-103)

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

- c. Rental of cloths and accessories; formal wear, etc.
- d. Rental of automobiles, noncommercial trucks or trailers, recreational vehicle, motorcycles and boats

(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)
- f. Hardware store

(13) Transportation:

- b. Bus station; passenger and related freight
- c. Taxi or limousine service
- e. Parcel delivery service
- h. Parking lot or structure; principal use

(14) Manufacturing/ Warehousing:

- g. Cabinet, woodwork or frame shop; excluding furniture manufacturing or upholstery
- h. Engraving; metal, glass or wood

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

* None

CD (Downtown Commercial)

Special Uses

*(1) General:** None

(2) Residential:

e.(1) Dormitory development

*(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
- t. Athletic club; indoor and outdoor facilities

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

(8) *Services*:

- a. Child day care facilities
- b. Adult day care facilities
- i. School; kindergarten or nursery (see also section 9-4-103)
- l. Convention center; private

(9) *Repair*:

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

(10) *Retail Trade*:

- b. Gasoline or automotive fuel sales; accessory or principal use, retail
- g. Fish market; excluding processing or packing
- j. Restaurant; regulated outdoor activities
- n. Appliance; commercial use, sales and accessory repair, excluding outside storage
- aa. Pawnbroker
- ii. Microbrewery

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

(12) *Construction*:* None

(13) *Transportation*:* None

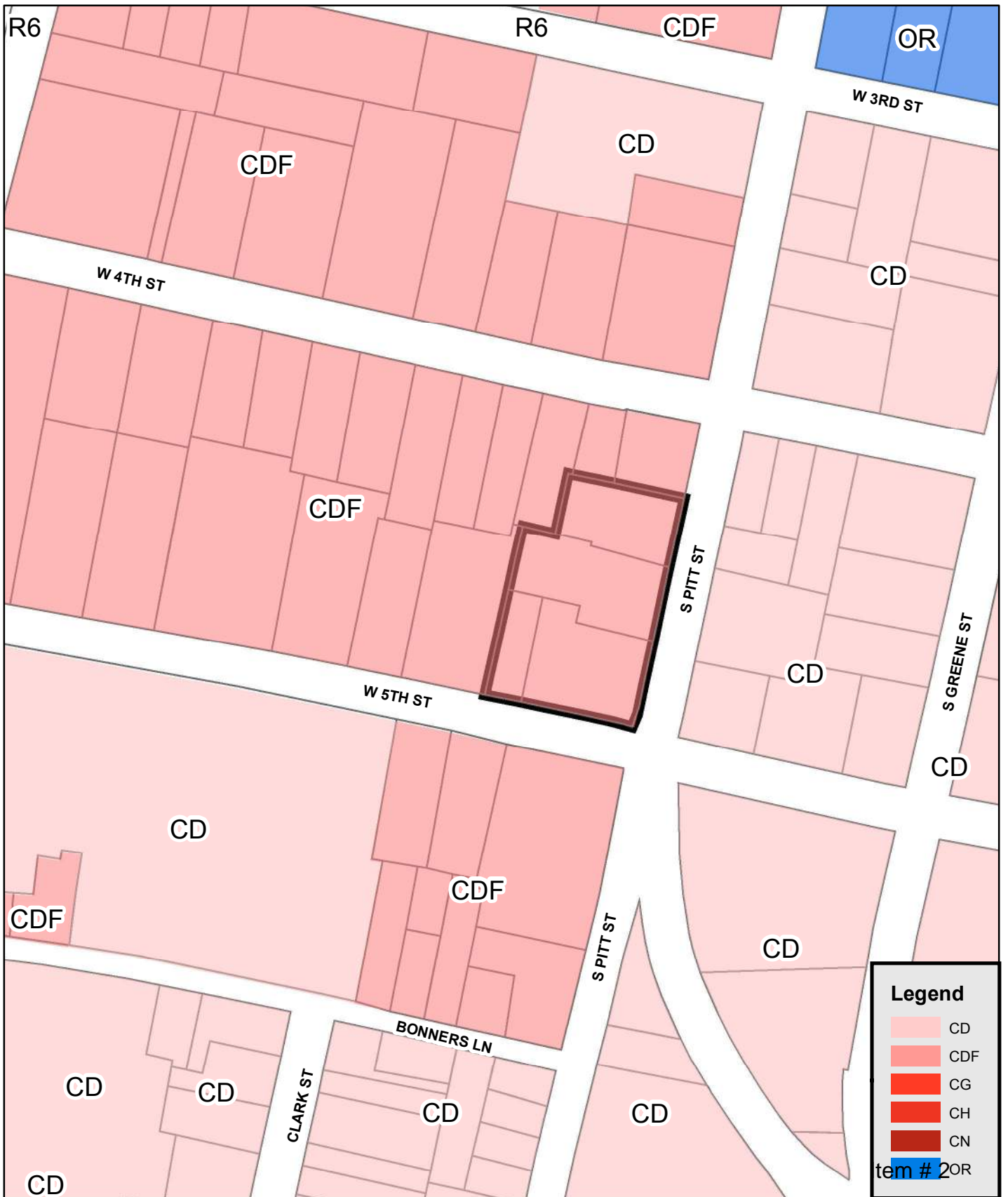
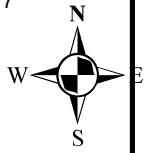
(14) *Manufacturing/ Warehousing*:

- y. Recycling collection station or facilities

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

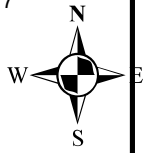
- a. Other activities; personal services not otherwise listed
- b. Other activities; professional activities not otherwise listed
- c. Other activities; commercial services not otherwise listed
- d. Other activities; retail sales not otherwise listed

Greenville Utilities Commission
 From: CDF (Downtown Commercial Fringe)
 To: CD (Downtown Commercial)
 1.041+/- acres
 January 4, 2016



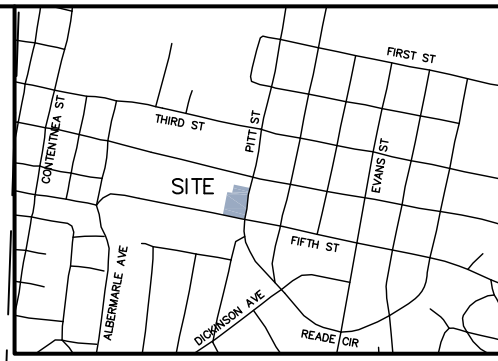
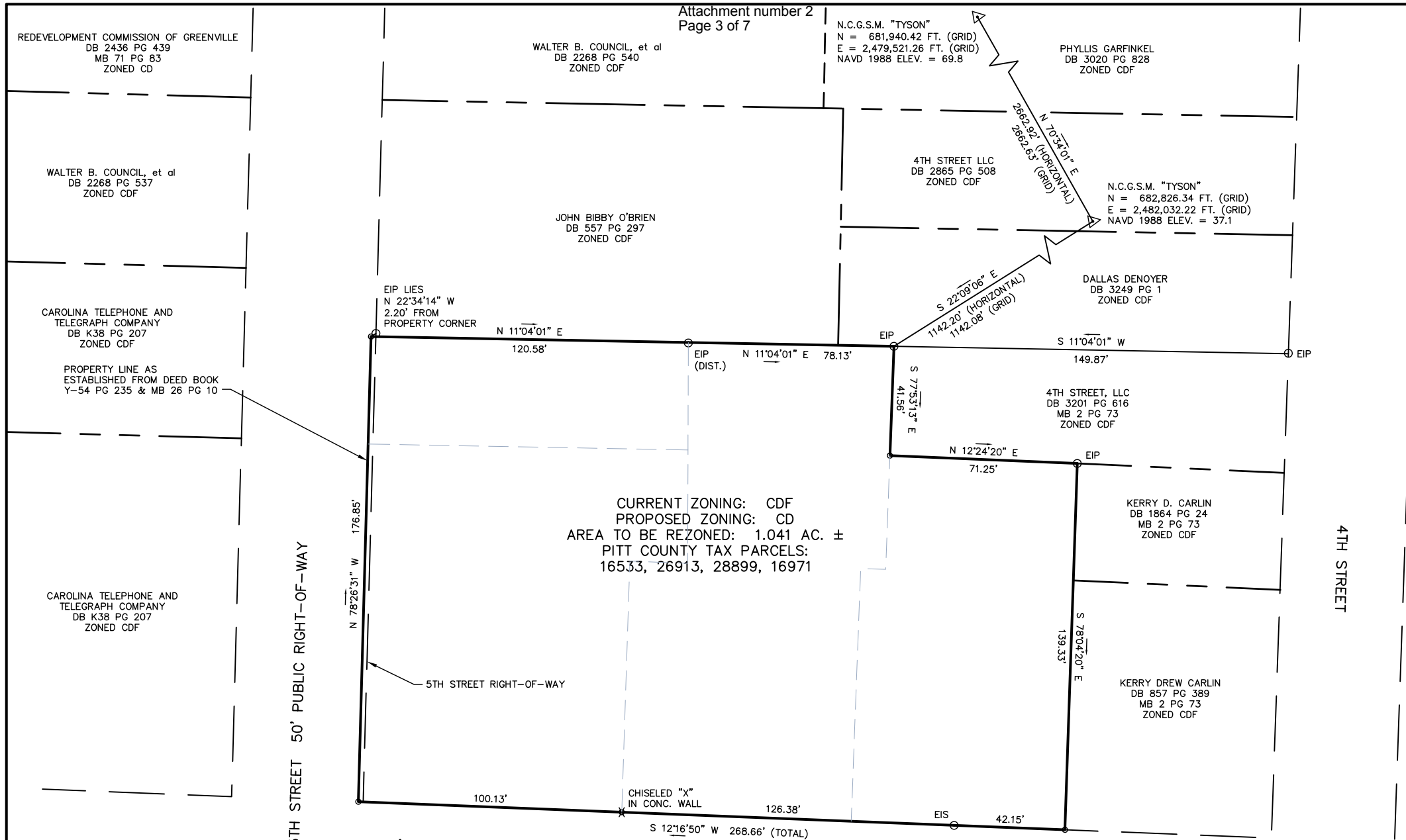
Legend	
	CD
	CDF
	CG
	CH
	CN
	OR

tem # 2



Greenville Utilities Commission
From: CDF (Downtown Commercial Fringe)
To: CD (Downtown Commercial)
1.041+/- acres
January 4, 2016





NC GRID
NAD 83-2011

PRELIMINARY
NOT FOR RECORDATION
CONVEYANCE OR SALES

- I, WILLIAM B. HILLIARD, PROFESSIONAL LAND SURVEYOR NO. L-4509, CERTIFY TO ONE OR MORE OF THE FOLLOWING AS INDICATED THUS, OR :
- A. THAT THIS PLAT IS OF A SURVEY THAT CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND;
 - B. THAT THIS PLAT IS OF A SURVEY THAT IS LOCATED IN SUCH PORTION OF A COUNTY OR MUNICIPALITY THAT IS UNREGULATED AS TO AN ORDINANCE THAT REGULATES PARCELS OF LAND;
 - C. ANY OF THE FOLLOWING:
 1. THAT THE SURVEY IS OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT CREATE A NEW STREET OR CHANGE AN EXISTING STREET;
 2. THAT THE SURVEY IS OF AN EXISTING BUILDING OR OTHER STRUCTURE, OR NATURAL FEATURE, SUCH AS A WATERCOURSE; OR
 3. THAT THE SURVEY IS A CONTROL SURVEY.
 - D. THAT THIS PLAT IS OF A SURVEY OF ANOTHER CATEGORY, SUCH AS THE RECOMBINATION OF EXISTING PARCELS, A COURT-ORDERED SURVEY OR OTHER EXCEPTION TO THE DEFINITION OF SUBDIVISION;
 - E. THAT THE INFORMATION AVAILABLE TO THIS SURVEYOR IS SUCH THAT I AM UNABLE TO MAKE A DETERMINATION TO THE BEST OF MY PROFESSIONAL ABILITY AS TO PROVISIONS CONTAINED IN (A) THROUGH (D) ABOVE.

SURVEYOR _____ DATE _____

PRELIMINARY
NOT FOR RECORDATION
CONVEYANCE OR SALES

PITT STREET PUBLIC RIGHT-OF-WAY VARIES
(SEE N.C.D.O.T. PROJECT 8.2220601 FOR REFERENCE)

STATE OF NORTH CAROLINA PITT COUNTY

I, WILLIAM B. HILLIARD, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION; (DEED DESCRIPTION RECORDED IN BOOK _____ PAGE _____) THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN BOOK _____ PAGE _____; THAT THE RATIO OF PRECISION AS CALCULATED IS 1:10,000+; THAT THE GLOBAL POSITIONING SYSTEM (GPS) OBSERVATIONS WERE PERFORMED TO GEOSPATIAL POSITIONING ACCURACY STANDARDS, PART 2: STANDARDS FOR GEODETIC NETWORKS AT THE CLASS A ACCURACY CLASSIFICATION (95% CONFIDENCE) AND THE FOLLOWING INFORMATION WAS USED TO PERFORM THE GPS SURVEY:

POSITION ACCURACY: _____ < 0.10'

TYPE OF FIELD PROCEDURE: _____ RTK

DATE(S) OF SURVEY: _____ 12/08/15

DATUM/EPOCH _____ NAD 83 (2011)

PUBLISHED/FIELD CONTROL MONUMENTS USED: _____ PLANT & TYSON

GEOID MODEL: _____ GEOID99

COMBINED GRID FACTOR: _____ 0.99989171

UNITS: _____ U.S. SURVEY FEET

THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL THIS DATE DAY OF MONTH, 2015.

PRELIMINARY
NOT FOR RECORDATION
CONVEYANCE OR SALES

I, _____ REVIEW OFFICER OF _____ PITT COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

REVIEW OFFICER _____

DATE _____

REZONING PLAT
FOR
GREENVILLE UTILITIES COMMISSION (GUC)
CITY OF GREENVILLE DATE
PITT COUNTY NORTH CAROLINA

OWNER : VEGESENA PRUDHVI RAJU & VEGESENA KRISHNA VENI RAJU
ADDRESS : 507 FINNBAR DRIVE CARY, NC 27519
PHONE : 252-355-0088 (STAN ARMSTRONG - OWNER'S AGENT)

THE EAST GROUP
324 S. EVANS ST. 4325 LAKE BOONE TRAIL
GREENVILLE, NC 27834 SUITE 311
(252) 758-3746 RALEIGH, NC 27607
CORPORATE LICENSE NO. C0206 (919) 784-9330
Engineering • Architecture • Surveying • Technology

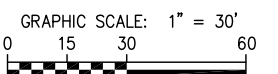
SURVEYED : GDF	PROJECT # : 20140152
DRAWN BY : WBH	DATE : DATE
CHECKED : WBH	SCALE : 1" = 30'

SOURCE OF TITLE
THIS IS TO CERTIFY THAT THE LAST INSTRUMENT (S) IN THE CHAIN OF TITLE (S) OF THIS PROPERTY AS RECORDED IN THE PITT COUNTY REGISTRY AT GREENVILLE, NORTH CAROLINA IS:

DEED BOOK _____ SEE PAGE AT RIGHT _____
DEED BOOK _____ PAGE _____
DEED BOOK _____ PAGE _____
MAP BOOK _____ PAGE _____
MAP BOOK _____ PAGE _____

SOURCE OF TITLE:
DB T-34 PG 237
DB T-51 PG 663
DB Y-54 PG 235
DB 690 PG 149
MB 2 PG 73
MB 26 PG 10

N.C. REG. NO. L - 4509



- LEGEND
- ECM = EXISTING CONCRETE MONUMENT
 - EIP = EXISTING IRON PIPE
 - EIS = EXISTING IRON STAKE
 - CLF = CHAIN LINK FENCE
 - CSW = CONCRETE SIDEWALK
 - WDF = WOODEN FENCE
 - o = NO POINT SET
 - o = NOT TO SCALE

Case No: 16-01

Applicant: Greenville Utilities Commission

Property Information

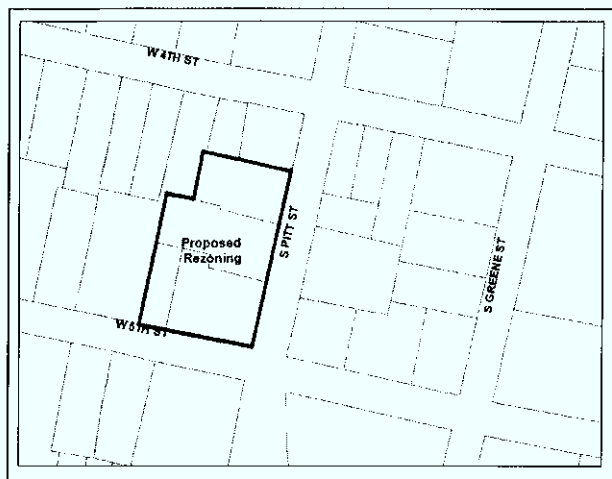
Current Zoning: CDF (Downtown Commercial Fringe)

Proposed Zoning: CD (Downtown Commercial)

Current Acreage: 1.041 acres

Location: Corner of Fifth Street & Pitt Street

Points of Access: Fifth Street



Location Map

Transportation Background Information

1.) W. Fifth Street- City maintained

	<u>Existing Street Section</u>	<u>Ultimate Thoroughfare Street Section</u>
Description/cross section	2-lanes, curb & gutter	no change
Right of way width (ft)	50	no change
Speed Limit (mph)	25	
Current ADT:	6,900 (*)	
Design ADT:	10,000 vehicles/day (**)	
Controlled Access	No	
Thoroughfare Plan Status:	Minor Thoroughfare	

Other Information: There are sidewalks along W. Fifth Street that service this property.

Notes: (*) 2012 NCDOT count adjusted with a 2% growth rate
(**) Traffic volume based on operating Level of Service D for existing geometric conditions
ADT - Average Daily Traffic volume

Transportation Improvement Program Status: No projects planned.

Trips generated by proposed use/change

Current Zoning: 110 -vehicle trips/day (*) **Proposed Zoning: 477** -vehicle trips/day (*)

Estimated Net Change: increase of 367 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 W. Fifth Street are as follows:

1.) W. Fifth Street , West of Site (30%): "No build" ADT of 6,900

Estimated ADT with Proposed Zoning (full build) -	7,043
Estimated ADT with Current Zoning (full build) -	6,933
Net ADT change =	110 (2% increase)

Case No: 16-01

Applicant: Greenville Utilities Commission

2.) W. Fifth Street , East of Site (70%):

"No build" ADT of 6,900

Estimated ADT with Proposed Zoning (full build) – 7,234

Estimated ADT with Current Zoning (full build) – 6,977

Net ADT change = 257 (4% increase)

Staff Findings/Recommendations

Based on possible uses permitted by the requested rezoning, the proposed rezoning classification could generate 477 trips to and from the site via W. Fifth Street, which is a net increase of 367 additional trips per day.

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

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.


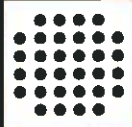
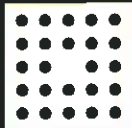
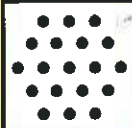
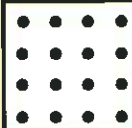

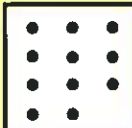
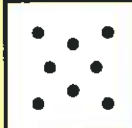
Residential Density		
Maximum density allowed by Zoning District based on average of 2.67 persons per dwelling unit		
High Density		
R6 R6-N R6-MH OR CDF	17 units per acre yields 45 persons per acre	
PUD	12 units per acre yields 32 persons per acre	
Medium Density		
R6-A	9 units per acre yields 24 persons 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: 1/19/2016
Time: 6:30 PM

Title of Item: Ordinance requested by Taft-Ward Investments, LLC ETAL to add an Urban Core (UC) Overlay District for 4.22+/- acres located south of East 10th Street, west of Charles Street, and east of Charles Boulevard. The current zoning is CDF (Downtown Commercial Fringe) and the requested zoning is CDF-UC (Downtown Commercial Fringe - Urban Core Overlay District).

Explanation: **Abstract:** The City has received a request from Taft-Ward Investments, LLC ETAL to add an Urban Core (UC) Overlay District for 4.22+/- acres located south of East 10th Street, west of Charles Street, and east of Charles Boulevard. The current zoning is CDF (Downtown Commercial Fringe) and the requested zoning is CDF-UC (Downtown Commercial Fringe - Urban Core Overlay District).

Please note this rezoning request is in conjunction with the Dormitory Development within the CDF-UC Overlay text amendment.

Required Notices:

Planning and Zoning meeting notice (adjoining property owner letters) mailed on January 4, 2016.

On-site sign(s) posted on January 4, 2016.

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 I.

The Future Land Use Plan Map recommends mixed-use/office/institutional (MOI) at the southeast corner of the intersection of East 10th Street and Charles Boulevard transitioning to office/institutional/multi-family (OIMF) to the south and east.

Charles Boulevard is a "gateway corridor" from its beginning at East 10th Street and continuing south. Gateway corridors serve as primary entranceways into the City and help define community character. These corridors are also designed to carry large volumes of high-speed traffic. East 10th Street, between Memorial Drive and Greenville Boulevard, is considered a "connector corridor". Connector corridors are anticipated to contain a variety of higher intensive uses.

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

Based on the analysis comparing the existing zoning (5,971 daily trips) and requested rezoning, the proposed rezoning classification could generate approximately 2,000 trips to and from the site on East 10th Street, which is a net decrease of 3,971 less trips per day. Since the traffic analysis for the requested rezoning indicates that the proposal would generate less traffic than the existing zoning, a traffic volume report was not generated.

History/Background:

The subject tracts were zoned O&I (office-multi-family) on the 1969 series zoning map. In 1985, they were rezoned to CDF.

Present Land Use:

Currently, the property contains a commercial center, Charles Street Townes Apartments, Holloman Apartments, seven (7) vacant lots, one (1) single-family residence and Theta Chi Chapter House.

Water/Sewer:

Water and sanitary sewer are available.

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: OR - ECU Parking and Traffic Services and three (3) vacant lots (owned by the State of NC); CDF - Fed Ex/Kinkos
South: CDF - State Farm Insurance Office
East: CDF - Arby's Restaurant; OR - one (1) single-family residence and Gamma Rho Chapter House
West: CDF - Krispy Kreme Doughnuts, Charles Boulevard Shoppes, G-Vegas Magazine Office, and Charles Pointe Apartments

Density Estimates:

Under the current zoning (CDF), the property could accommodate 40,000 +/- of retail, fast food restaurant(s), and personal service uses.

Under the proposed zoning (CDF-UC), the property could accommodate 550-650 multi-family beds and 20,000+/- feet of retail/personal service uses.

Additional Staff Comments:

The general purpose and intent of the Urban Core (UC) Overlay District is to allow modifications of specific site development standards of the OR and CDF underlying zoning districts which are designed to facilitate development and re-development of in-fill sites in the general area bounded by 10th Street, the CSX Railroad, 14th Street and Green Mill Run.

Fiscal Note:

No cost to the City.

Recommendation:

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

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

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

"Motion to recommend approval of the proposed rezoning, 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."

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

"Motion to recommend denial of the proposed rezoning, to advise that it is inconsistent with the comprehensive plan or other applicable plans, and to adopt the staff report which addresses plan consistency and other matters."

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

 [Attachments](#)

 [List of Uses OR 1019442](#)

EXISTING ZONING

OR (Office-Residential)

Permitted Uses

(1) General:

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

(2) Residential:

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

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

(4) Governmental:

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

(5) Agricultural/ Mining:

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

(6) Recreational/ Entertainment:

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

(7) Office/ Financial/ Medical:

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

(8) Services:

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

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

(9) *Repair*: * None

(10) *Retail Trade*:

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

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

(12) *Construction*:

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

(13) *Transportation*: * None

(14) *Manufacturing/ Warehousing*: * None

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

OR (Office-Residential)
Special Uses

(1) *General*: * None

(2) *Residential*:

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

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

(4) *Governmental*:

- a. Public utility building or use

(5) *Agricultural/ Mining*: * None

(6) *Recreational/ Entertainment*:

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

(7) *Office/ Financial/ Medical*:

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

(8) *Services*:

- a. Child day care facilities
- b. Adult day care facilities

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

(9) Repair: * None

(10) Retail Trade:

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

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

(12) Construction: * None

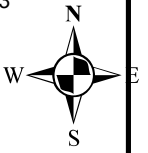
(13) Transportation:

- h. Parking lot or structure; principle use

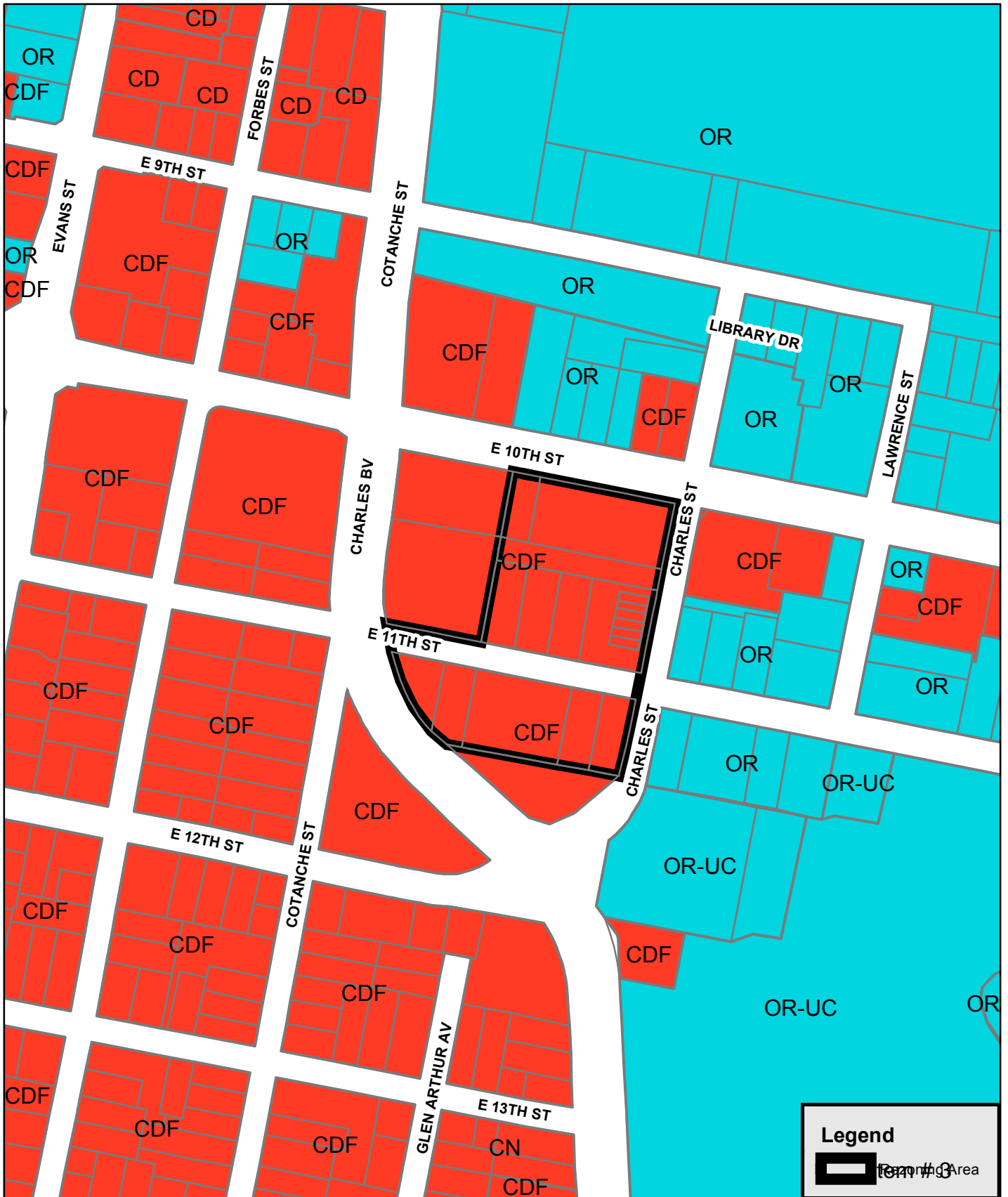
(14) Manufacturing/ Warehousing: * None

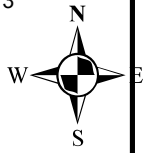
(15) Other Activities (not otherwise listed - all categories):

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



Taft-Ward Investments, LLC ETAL
From: CDF (Downtown Commercial Fringe)
To: CDF-UC (Downtown Commercial Fringe-Urban Core Overlay)
4.22+/- acres
January 4, 2016





Taft-Ward Investments, LLC ETAL
From: CDF (Downtown Commercial Fringe)
To: CDF-UC (Downtown Commercial Fringe-Urban Core Overlay)
4.22+/- acres
January 4, 2016



NC GRID (NAD83/2011)

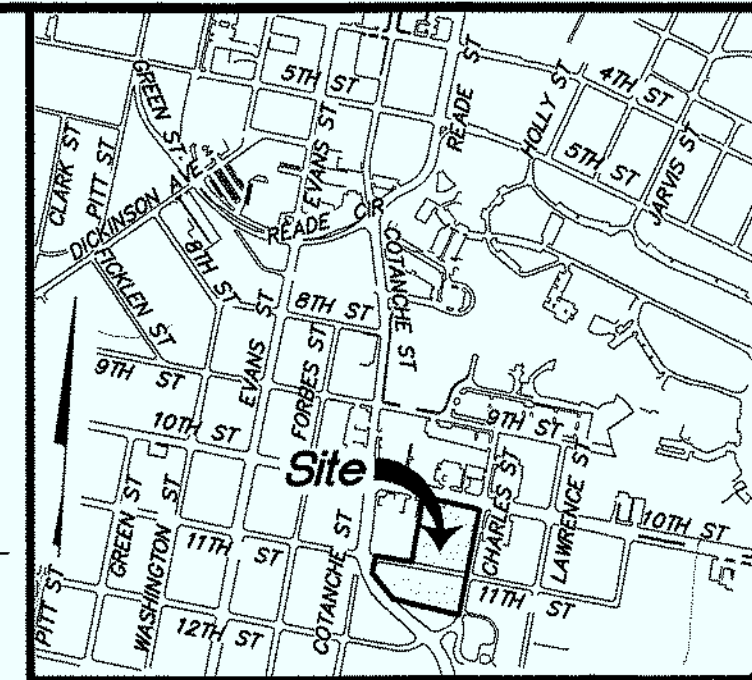
N/F
STATE OF NORTH CAROLINA
D.B. 3213 PG. 703
P.N. 19275
ZONING: OR

N/F
U10 PROPERTIES, LLC
D.B. 2154 PG. 424
M.B. 66 PG. 24
P.N. 15596
ZONING: CDF & OR

N/F
JEFFREY A. TANT
D.B. 1879 PG. 450
M.B. 27 PG. 124
P.N. 11200
ZONING: OR

N/F
GAMMA RHO HOUSING CORP.
D.B. 270 PG. 578
P.N. 15584
ZONING: OR

N/F
GREENVILLE MASONIC LODGE #284
AKA GREENVILLE MASONIC TEMPLE
D.B. V 32 PG. 516
D.B. 615 PG. 294
D.B. D 33 PG. 662
D.B. Y 33 PG. 258
D.B. Y 33 PG. 245
M.B. 73 PG. 107
P.N. 80026
ZONING: OR-UC



Vicinity Map
SCALE: 1" = 1,000'

LEGEND:

UC ZONING = URBAN CORE
CD ZONING = COMMERCIAL DEVELOPMENT
N/F = NOW OR FORMERLY
R/W = RIGHT OF WAY
B/B = BACK TO BACK
P.N. = PARCEL NUMBER
D.B. = DEED BOOK
M.B. = MAP BOOK
PG. = PAGE

REZONING LINE - - - - -
ADJACENT OWNER LINE - - - - -
RIGHT OF WAY LINE - - - - -
PLATTED LOT NUMBER (5)

REZONED AREA:

TOTAL = 184,024 S.F. ±
4.22 ACRES ±

REFERENCES:

D.B. 2801, PG. 10
D.B. 3308, PG. 133
D.B. 3361, PG. 142
D.B. 3383, PG. 613
D.B. 3376 PG. 792
P.N. 03801, 15575, 07170, 38390, 38391, 38392,
38393, 38394, 15585, 15600, 12125, 02025, 03712,
40248, 15601, 21808

OWNER:

TAFT-WARD INVESTMENTS, LLC, ETAL
P.O. BOX 586
GREENVILLE, N.C. 27835
PHONE: (252) 752-7101

CERTIFICATION

NORTH CAROLINA PITT COUNTY
I, PATRICK W. HARTMAN, PROFESSIONAL LAND SURVEYOR CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM DEEDS AND OR MAPS AS REFERENCED HEREON, AND DOES NOT REPRESENT A FIELD BOUNDARY SURVEY BY MYSELF OR RIVERS AND ASSOCIATES, INC.; I FURTHER CERTIFY PURSUANT TO G.S. 47-30 (F)(11)D., THAT THIS SURVEY IS OF ANOTHER CATEGORY, REZONING MAP. WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS 9th DAY OF DECEMBER, 2015.

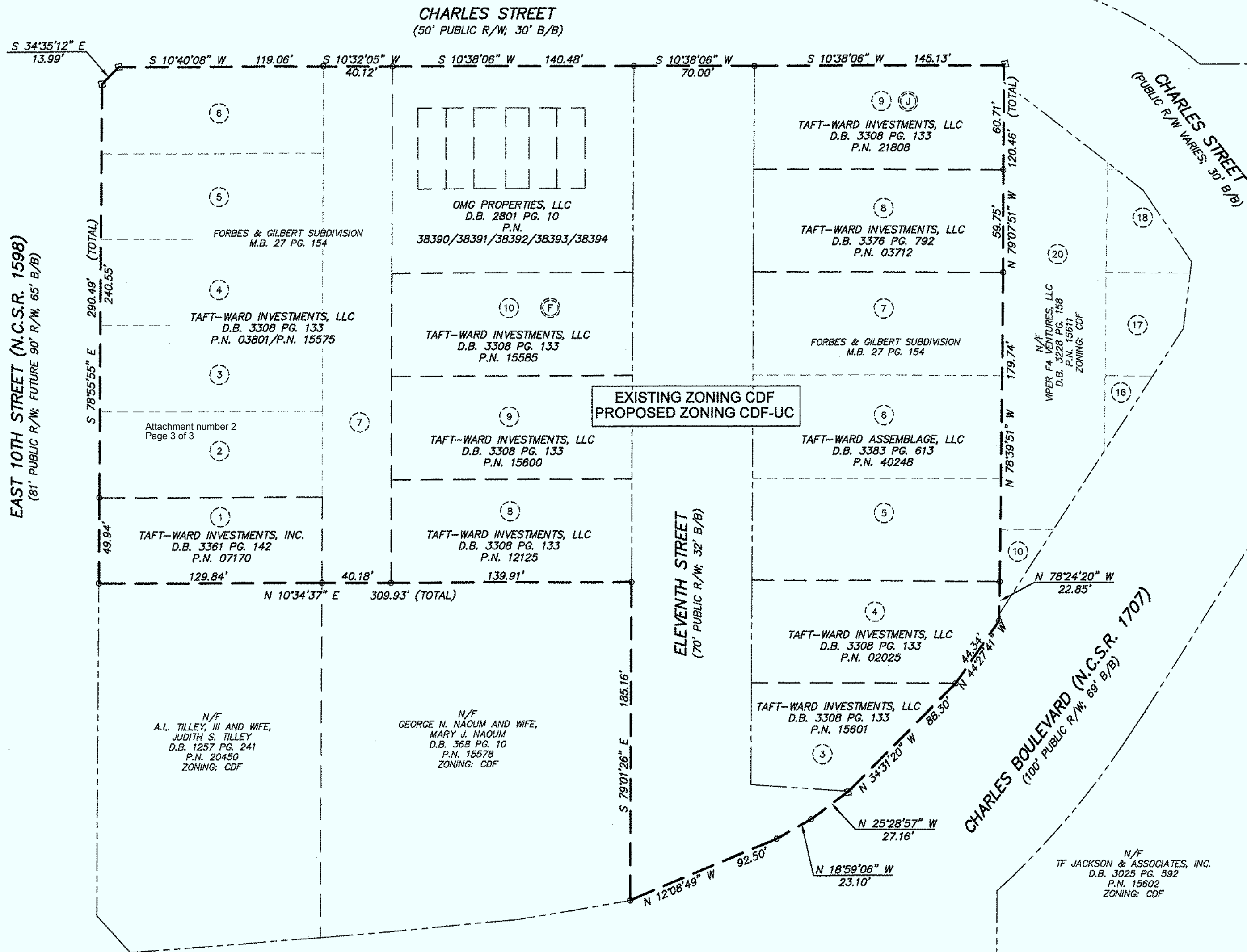
SIGNED: *Patrick W. Hartman*
PROFESSIONAL LAND SURVEYOR

REGISTRATION NUMBER L - 4262

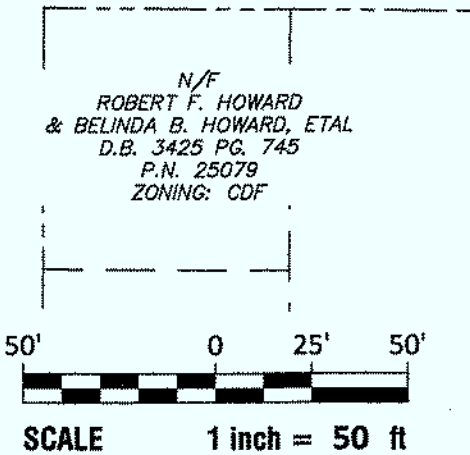
REVISED DEC 28th, 2015 PER CITY COMMENTS

NOTES:

- 1) AREA DETERMINED BY COORDINATES.
- 2) ALL DISTANCES ARE HORIZONTAL MEASUREMENTS.
- 3) NO POINT SET AT ANY CORNER UNLESS OTHERWISE NOTED.
- 4) THIS MAP WAS PREPARED FOR REZONING PURPOSES ONLY AND IS NOT A BOUNDARY SURVEY OF THE PROPERTIES SHOWN HEREON.
- 5) EXISTING ZONING WAS TAKEN FROM THE OFFICIAL ZONING MAP, THE CITY OF GREENVILLE, DATED APRIL 22, 2005 AND THE CITY OF GREENVILLE SPATIAL DATA EXPLORER WEB SITE.
- 6) BOUNDARY INFORMATION SHOWN HEREON WAS DRAWN, IN PART, FROM A FIELD SURVEY PERFORMED BY RIVERS AND ASSOCIATES, INC. BASED ON FROM DEEDS AND MAPS REFERENCED HEREON.
- 7) STREET SECTION WIDTHS WERE TAKEN FROM THE GREENVILLE URBAN AREA THOROUGHFARE STREET INVENTORY.
- 8) ADJOINING PROPERTY DATA WAS TAKEN FROM THE PITT COUNTY ONLINE PARCEL INFORMATION WEB SITE AND HAS NOT BEEN VERIFIED FOR ACCURACY OR CORRECTNESS.



EXISTING ZONING CDF
PROPOSED ZONING CDF-UC



DATE: 12-09-2015

SURVEY: RB DRAFT: KB SCALE: 1" = 50'
DESIGN: CHECK: PH JOB NO. 2015184

Rivers & Associates, Inc.
107 East Second Street
Greenville, NC 27899
(252) 752-4135
NC License: F-0334
Engineers
Planners
Surveyors
Landscape Architects

REZONING MAP FOR
TAFT-WARD INCOME INVESTMENTS, LLC, ETAL
CITY OF GREENVILLE, GREENVILLE TOWNSHIP, PITT COUNTY, NORTH CAROLINA
DRAWING NO. Z - 2607
SHEET 1 OF 1

Scanned 12/15/15

P:\LandUse\Taft-Ward Investments - 1081 Street Surveys - 2015184\GIS\REVISED 2015 Taft-Ward Income Invest Rezoning 2015.dwg - Layout1 - HARTMAN-2015-12-09-15.dwg 3:25:45 PM



City of Greenville, North Carolina

Meeting Date: 1/19/2016
Time: 6:30 PM

Title of Item: Ordinance to amend the Zoning Ordinance by adding a Dormitory Development as an allowed land use within the CDF (Downtown Commercial Fringe) zoning district - UC (Urban Core Overlay), subject to an approved special use permit, and establishing specific criteria.

Explanation: **Abstract:** The City of Greenville received an application from Mr. James Walker, Rivers and Associates, Inc., for a text amendment that proposes the addition of regulations to allow Dormitory Development as an allowed land use within the CDF (Downtown Commercial Fringe) zoning district - UC (Urban Core Overlay), subject to an approved special use permit, and establishing specific criteria.

Explanation: Greenville's Zoning Ordinance does not allow Dormitory Development within the CDF (Downtown Commercial Fringe) zoning district.

The attached staff report provides additional details regarding this text amendment. The applicant's full application submittal is attached to the staff report in Exhibit B. The application includes Mr. Walker's initial application and revised application based on revisions made to address staff comments. Staff reviewed the initial application and provided review comments that were addressed during the supplemental revisions included in Exhibit B, with one possible exception, proposed side and rear setbacks. Staff reserves the right to take a closer look at the proposed side and rear yard setbacks proposed in the text amendment as it was discovered late in the preparation of this staff report that the proposed five foot setback for side and rear setback of five feet, when adjacent to any land uses other than single-family, is less than the current setback requirements.

Fiscal Note: No cost to the City.

Recommendation: In staff's opinion, the proposed Zoning Ordinance Text Amendment is in compliance with Horizons: Greenville's Community Plan.

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

"Motion to recommend approval of 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."

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

"Motion to recommend denial of the proposed text amendment, to advise that it is inconsistent with the comprehensive plan or other applicable plans, and to adopt the staff report which addresses plan consistency and other matters."

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

Attachments / click to download

 [Staff Report, Application and Ordinance](#)

Staff Report to the Planning and Zoning Commission Dormitory Development within CDF-UC – Text Amendment

Applicant: James (Jim) Walker, Rivers and Associates, Inc

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City of Greenville
Community Development Department - Planning Division
January 12, 2016

Background

Greenville's Zoning Ordinance does not allow Dormitory Development in the Downtown Commercial Fringe zoning district. The City of Greenville received an application for a text amendment from Mr. James Walker that proposes the addition of regulations to allow Dormitory Development in the Downtown Commercial Fringe zoning district - Urban Core Overlay District (CDF-UC) as a special use with proposed development criteria. (Exhibit B: Application Submittal Documents).

History and Nomenclature to Reference Regarding this Proposed Text Amendment

Currently, the City of Greenville only allows dormitory development, without the Land Use Intensity (LUI) method in the CD (Downtown Commercial) zoning district with an approved special use permit. The framework of how the City currently allows dormitory development in the CD (Downtown Commercial) zoning district is already fairly complex even before trying to understand how this text amendment application proposes to allow dormitory development in a second zone, the CDF (Downtown Commercial Fringe).

To help offer insight into the history of existing regulations and nomenclature used regarding this proposed text amendment, this section of the staff report provides:

- Definition of the CDF Zoning District;
- List of land uses allowed in the CDF Zoning District, by right;
- List of land uses allowed in the CDF Zoning District, with a special use permit;
- Purpose and definition of Urban Core (UC) Overlay District; and
- Definition of Dormitory.

Definition of CDF (Downtown Commercial Fringe). The CDF (Downtown Commercial Fringe) zoning district is defined in the Zoning Ordinance, Sec. 9-4-66 as follows:

The purpose of the CDF District is to provide commercial and service designed to enhance the downtown commercial area, stimulate redevelopment and encourage a compatible mix of commercial and high density residential development.

Land Uses Allowed in the CDF Zoning District, by Right. Land uses currently allowed, by right, in the CDF district are set forth in the Greenville City Code, Title 9, Chapter 4, Article F, Section 9-4-78 (Appendix A) Table of Uses and listed below for quick reference:

- (1) *General:*
- a. Accessory use or building
 - b. Internal service facilities
 - c. On-premise signs per Article N
 - e. Temporary uses; of listed district uses
 - f. Retail sales; incidental

- g. Incidental assembly of products sold at retail or wholesale as an accessory to principle use

(2) *Residential:*

- a. Single-family dwelling
- b. Two-family attached dwelling (duplex)
- c. Multi-family development per Article 1
- 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)
- c. County or state government building or use not otherwise listed; excluding outside storage and major or minor repair
- d. Federal government building or use
- g. Liquor store, state ABC

(5) *Agricultural/ Mining:*

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

(6) *Recreational/ Entertainment:*

- f. Public park or recreational facility
- g. Private noncommercial park or recreation facility
- o. Theater; movie or drama, including outdoor facility

(7) *Office/ Financial/ Medical:*

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

(8) *Services:*

- c. Funeral home
- e. Barber or beauty shop
- f. Manicure, pedicure, or facial salon
- g. School; junior and senior high (see also section 9-4-103)
- h. School; elementary (see also section 9-4-103)
- i. School; kindergarten or nursery (see also section 9-4-103)
- k. Business or trade school
- n. Auditorium
- o. Church or place of worship (see also section 9-4-103)
- p. Library
- q. Museum
- r. Art Gallery
- 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
- w. Recording studio
- 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)
- 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:

- 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
- 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
- h. Restaurant; conventional
- i. Restaurant; fast food
- 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 use, sales and accessory repair, excluding outside storage
- p. Furniture and home furnishing sales not otherwise listed
- q. Floor covering, carpet and wall covering sales
- r. Antique sales; excluding vehicles
- s. Book or card store, news stand
- 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)
- ee. Christmas tree sales lot; temporary only (see also section 9-4-103)

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

- c. Rental of cloths and accessories; formal wear, etc.
- f. Automobiles, truck, recreational vehicle, motorcycles and boat sales and service (see also major and minor repair)

(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)
- e. Building supply; lumber and materials sales, plumbing and/or electrical supply excluding outside storage

- f. Hardware store

(13)Transportation:

- b. Bus station; passenger and related freight
- c. Taxi or limousine service
- e. Parcel delivery service
- f. Ambulance service

(14)Manufacturing/ Warehousing:

- c. Bakery; production, storage and shipment facilities

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

Land Uses Allowed in the CDF Zoning District, with a Special Use Permit. Land uses currently allowed in the CDF district, with approval of a special use permit, are set forth in the Greenville City Code, Title 9, Chapter 4, Article F, Section 9-4-78 (Appendix A) Table of Uses and listed below for quick reference:

(1) General: None*

(2) Residential:

- d. Land use intensity multifamily (LUI) development rating 50 per Article K
- e. Land use intensity multifamily (LUI) development rating 67 per Article K
- j. Residential quarters for resident manager, supervisor or caretaker; including mobile homes
- m. Shelter for homeless or abused
- n. Retirement center or home
- o. Nursing, convalescent center or maternity home; major care facility
- o.(1). Nursing, convalescent center or maternity home; minor care facility
- r. Fraternity or sorority house

(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:

- d. Game center
- i. Commercial recreation; indoor and outdoor not otherwise listed
- l. Billiard parlor or pool hall
- m. Public or private club

(7) Office/ Financial/ Medical: None*

(8) Services:

- a. Child day care facilities

- b. Adult day care facilities
- l. Convention center; private
- x. Dance studio
- bb. Civic organizations
- cc. Trade or business organizations
- hh. Exercise and weight loss studios; indoor only

(9) Repair:

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

(10) Retail Trade:

- b. Gasoline or automotive fuel sales; accessory or principal use, retail
- g. Fish market; excluding processing or packing
- j. Restaurant; regulated outdoor activities
- t. Hobby or craft shop
- u. Pet shop (see also animal boarding; outside facility)

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

(12) Construction:

- d. Building supply; lumber and materials sales, plumbing and/or electrical supply including outside storage

(13) Transportation:

- h. Parking lot or structure; principal use

(14) Manufacturing/ Warehousing:

- g. Cabinet, woodwork or frame shop; excluding furniture manufacturing or upholstery

(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

Purpose and Definition of Urban Core (UC) Overlay District. The City of Greenville uses overlay districts which are special zoning districts that apply development standards in addition to the requirements of the conventional or underlying zoning districts. The City currently has six overlay district which are composed of Water Supply Watershed Overlay District, Historic District Overlay District, Conservation Area Overlay District, R-6A Residential Use Overlay District, Urban Core Overlay District and University Neighborhood Revitalization Initiative Overlay District.

The City's Zoning Ordinance provides direction of how overlay districts shall be regulated in relation to the underlying zoning district and how to manage regulatory conflicts between overlay standards and underlying zoning district standards. Sec. 9-4-79 provides the following:

Where any lands are located within any overlay district(s) the applicable standards, uses, conditions and restrictions specified under Article L shall be in addition to the standards, uses, conditions and restrictions of the [underlying] zoning standards, uses, conditions and restrictions, the more restrictive shall apply.

On March 4, 2010, 2010, City Council adopted Ordinance #10-19 that established the Urban Core (UC) Overlay District. Map 1 illustrates the boundary of the UC Overlay District. The ordinance was adopted in response to a zoning ordinance text request by the Edwards Community Group. The purpose and intent, definition, designated area and standards of the Urban Core (UC) Overlay District Standards are provided in the Zoning Ordinance, Sec. 9-4-76 and Sec. 9-4-200.1 as follows:

SEC. 9-4-76 URBAN CORE OVERLAY DISTRICT.

The purpose of the UC Urban Core Overlay District is to allow modification of residential development standards of the underlying zoning district(s) which are designed to facilitate development and redevelopment of in-fill sites.

SEC. 9-4-200.1 URBAN CORE (UC) OVERLAY DISTRICT STANDARDS.

(A) Purpose and intent; definition; designated area.

- (1) Purpose and intent. The purpose and intent of the Urban Core (UC) Overlay District and requirements set forth under this section is to allow modification of specific site development standards of the underlying zoning district(s) which are designed to facilitate development and redevelopment of in-fill sites in the designated area specified under subsection (3) below.*
- (2) Definition. An Urban Core (UC) Overlay District is defined as an overlay zoning district adopted in conjunction with an OR, and/or CDF underlying general purpose district as listed under Article D, Part 2, sections 9-4-62 and 9-4-66 wherein the zoning rights, standards, restrictions and requirements as set forth for the common general purpose district shall extend to the Urban Core (UC) Overlay District zoned area in accordance with subsection (B) below.*
- (3) Designated area. All Urban Core (UC) Overlay District(s) shall be restricted to the land area located within the following boundary: south of Tenth Street, east of the CSXT Railroad, north of Fourteenth Street, west of Green Mill Run and ECU Easement (tax parcel 73545, DB 2215 - PG 597 (as existing on March 4, 2010. No Urban Core (UC) Overlay District shall be located outside of the designated area described by this subsection. An Urban Core (UC) Overlay District shall be established within the designated area upon City Council adoption of an individual zoning ordinance which defines the*

boundary of the specific Urban Core (UC) Overlay District located within the designated area boundary.

(B) Standards.

- (1) Initiation of a petition for an Urban Core (UC) Overlay District zoning map amendment shall be made in accordance with section 9-4-331.*
- (2) If any portion of a lot, parcel or tract is zoned as Urban Core (UC) Overlay the entire lot, parcel or tract shall be included in the Urban Core (UC) Overlay.*
- (3) All Urban Core (UC) Overlay Districts shall be delineated upon the official zoning map as both the underlying general purpose district and UC Overlay District. The general purpose district title shall be followed by “-UC” in all areas zoned Urban Core (UC) Overlay District.*
- (4) The zoning rights, standards, restrictions and requirements of the underlying general purpose district shall extend to the Urban Core (UC) Overlay District, except as provided herein.*
- (5) Within any Urban Core (UC) Overlay District multi-family development, land use intensity multi-family (LUI) development rating 50, and land use intensity dormitory (LUI) development rating 67, as listed under Article D and Appendix A table of permitted and special uses, shall be subject to modified standards as listed under subsection (6) below. All other standards, requirements and conditions of the underlying general purpose district not included under and modified by subsection (6) shall continue to apply.*
- (6) Modified standards. The following standards specified in this subsection are hereby adopted as substitute minimum requirements within the Urban Core (UC) Overlay District for the uses listed under subsection (5) above.*
 - (a) Principal and accessory structure public street right-of-way setback per section 9-4-145(B)(1): The minimum setback may be reduced at the option of the owner to not less than five feet.*
 - (b) Principal and accessory structure private street easement setback per section 9-4-145(B)(2): The minimum setback may be reduced at the option of the owner to not less than five feet.*
 - (c) Principal and accessory structure public street right-of-way and private street easement setback per section 9-4-181(A): The minimum setback may be reduced at the option of the owner to not less than five feet.*
 - (d) Bufferyard A per section 9-4-119(A): The applicable six-foot and/or ten-foot bufferyard width may be reduced at the option of the owner to not less than five feet regardless of lot*

size. Bufferyard with modification shall not exempt or reduce any vegetation requirement applicable to any Bufferyard A, as required prior to the application of this subsection.

- (e) Parking space to dwelling structure separation per section 9-4-251(B)(9): The minimum separation requirement may be reduced at the option of the owner to not less than five feet.*

Definition of Dormitory. The Zoning Ordinance, Sec. 9-4-22, Words and Terms Defined, provides the following definition for dormitory:

Dormitory. A building or group of buildings where group sleeping accommodations are provided with or without meals for persons not members of the same family group, in one room or in a series of closely associated rooms under joint occupancy and single management, such as a college dormitory or privately owned dormitory intended for use by college students.

Proposed Text Amendment

The text amendment proposes Dormitory Developments in the Downtown Commercial Fringe Zoning District-Urban Core Overlay District (CDF-UC) with approval of a special use permit, and proposes development criteria for such development, including that such development must be rezoned to add an Urban Core (UC) Overlay District. Maps 1 illustrates locations of the CDF zoning district and the boundary of where the Urban Core Overlay District is eligible to be added under a rezoning process to show where Dormitory Developments would be allowed under the proposed text amendment. This text application was submitted concurrent with a rezoning application to add the Urban Core Overlay District to the property.

In order to amend the Zoning Ordinance to add a dormitory development land use and allow them to operate in the CDF-UC zoning district, text amendments must be adopted. This text amendment application requires a public hearing before City Council. The Planning and Zoning Commission is required to review and if supportive, recommend an ordinance relating to Dormitory Development regulations in the CDF-UC district since they would be added in the Zoning Ordinance.

If this ordinance is adopted, applicants seeking to construct dormitory developments in the CDF (Downtown Commercial Fringe) Zoning District will be required to rezone their property to add the Urban Core (UC) Overlay District, apply to the Board of Adjustment to seek approval of a special use permit and submit a proposed site plan for review.

The application submittal documents are attached (Exhibit B). The application includes Mr. Walker's proposed language and justification for his proposed text amendment. Staff reviewed the initial application and provided review comments that were addressed during the supplemental revisions included in Exhibit B with one possible exception, proposed side and rear setbacks. Staff reserves the right to take a closer look at the proposed side and rear yard setbacks proposed in the text amendment as it was

discovered late in the preparation of this staff report that the proposed five foot setback for side and rear setback of five feet, when adjacent to any land uses other than single family, is less than the current setback requirements. Proposed text amendments to add Dormitory Development are illustrated below using underlined text to denote regulations to be added in four areas of the Zoning Ordinance. An ordinance for this proposed text amendment is included in the staff report in Exhibit C.

1. In Title 9, Chapter 4, Article D, Section 9-4-78 (Appendix A)(C)(2), the Table of Uses would be amended by rewriting the column labeled "Use" on the row numbered e(1) to read as follows:

Dormitory development (see also Sec. 9-4-86(MM), *Only allowed in CDF district with an Urban Core Overlay District (see also Sec. 9-4-86(MM)-1)

Exhibit A, Excerpt of the Table of Uses Showing Proposed Amendments, presents how the proposed Table of Uses would be changed to incorporate this amendment.

2. In Title 9, Chapter 4, Article D, Section 9-4-78 (Appendix A)(C)(2), the Table of Uses would be amended by adding, "S*" under the column labeled "CDF" on the row numbered e(1) in order to add the use entitled "Dormitory development" as a special use in the CDF (Downtown Commercial Fringe).

Exhibit A, Excerpt of the Table of Uses Showing Proposed Amendments, presents how the proposed Table of Uses would be changed to incorporate this amendment.

3. This text amendment application proposes to amend Title 9, Chapter 4, Article E, Section 9-4-86 listed Uses; Specific Criteria, by adding the following new subsection (MM)-1.

"(MM)-1 Dormitory development within the CDF-UC District.

(1) Maximum single and double occupancy limits shall comply with the following minimum habitable (mechanically conditioned) floor are per each bedroom. For purposes of these requirements, the term "floor area" shall include private living spaces and any connected common living spaces associated with subject bedroom, provided however the common living space allocation devoted to a bedroom shall not qualify for or count toward the minimum floor area requirement of any other bedrooms:

(a) Single residential occupancy within dormitory units shall be limited to one bed per each bedroom and one person per each bedroom having a minimum floor area of 200 square feet.

- (b) Double residential occupancy within dormitory units shall be limited to two beds per each bedroom and two persons per each bedroom having a minimum floor area of 400 square feet.
- (2) Dormitory development within the CDF-UC District shall provide retail sales and/or other non-residential uses with a minimum floor area of 10,000 square feet. For purposes of this requirement, the term "floor area" shall mean non-storage floor area which is used as retail sales, or other non-residential uses. Where architectural layouts are not available for consideration, the "floor area" will be calculated by multiplying 80 percent times the gross area designated as non-residential use until such time architectural layouts are available for consideration or occupancy has commenced, whichever is earlier.
- (3) Minimum lot area: 2.0 Acres
- (4) Minimum lot width: 100 feet
- (5) Minimum street setback: five feet
- (6) Minimum side and rear setbacks:

 - (a) When adjacent to single-family use: ten feet
 - (b) When adjacent to any use other than single-family: five feet
- (7) Maximum height (above grade): none
- (8) Maximum lot coverage (excluding drives and parking): none
- (9) Minimum parking requirements:

 - (a) Single residential occupancy: Seventy-five hundredths (0.75) space per bed.
 - (b) Double residential occupancy: One and one-half space per bedroom.
 - (c) Non-residential uses: The required number of parking spaces for non-residential uses shall be provided in accordance with Article O, except as modified herein. The parking requirements set forth in Article O for non-residential uses may be reduced by twenty five percent (25%) where combined parking is available for the non-residential user. For purposes of this section, the term "combined parking" shall be that parking which is part of the required residential parking that is available and accessible to the non-residential user.
- (10) Parking location requirements: Each required parking space shall be located on the lot containing the associated use.

- (11) Parking spaces adjacent to principal or other structures including accessory structures per Section 9-4-251(B)(9): The minimum separation requirement may be reduced at the option of the Owner to not less than five (5) feet.
- (12) Off-street parking: All off-street parking areas designed for three or more spaces shall be in accordance with Article 0-Parking except as modified in Sec. 9-4-200.1(B)(6).
- (13) Site vegetation location requirements per Section 9-4-268(J)(1) may be modified for dormitory developments whereby, with the exception of street yard trees, site vegetation shall not be located within two feet of a principal and/or accessory structure in order to meet vegetation requirements.
- (13) Signage: All signs shall be erected in accordance with Article N of this chapter.
- (14) Residential and nonresidential uses allowed Subject to district standards, and requirements, development allowed under this section may include both residential and nonresidential use.
- (15) Nothing in this subsection shall supersede applicable North Carolina State Building Code Requirements.”

4. This text amendment application proposes to amend Title 9, Chapter 4, Article L, Section 9-4-200.1 by rewriting subsection (B)(5) to add “dormitory development” among the list of development types that may be constructed in the Urban Core (UC) Overlay District, subject to modified standards to read as follows:

- (5) Within any Urban Core (UC) Overlay District multi-family development, land use intensity multi-family (LUI) development rating 50, ~~and~~ land use intensity dormitory (LUI) development rating 67, and dormitory development, as listed under Article D and Appendix A table of permitted uses, shall be subject to modified standards as listed under subsection (6) below, unless otherwise provided. All other standards, requirements and conditions of the underlying general purpose district not included under and modified by subsection (6) shall continue to apply.*

Compliance with the Comprehensive Plan

Consideration of any modification to the city zoning ordinance should include a review of the community's comprehensive plan and other officially adopted plans that are applicable.

Greenville's comprehensive plan, Horizons: Greenville's Community Plan, 2004, and the 2009/2010 update contains adopted goals, policy statements and objectives that should be reviewed and considered to ensure that the proposed text amendments are in compliance with the Plan, and effectively with the community's values.

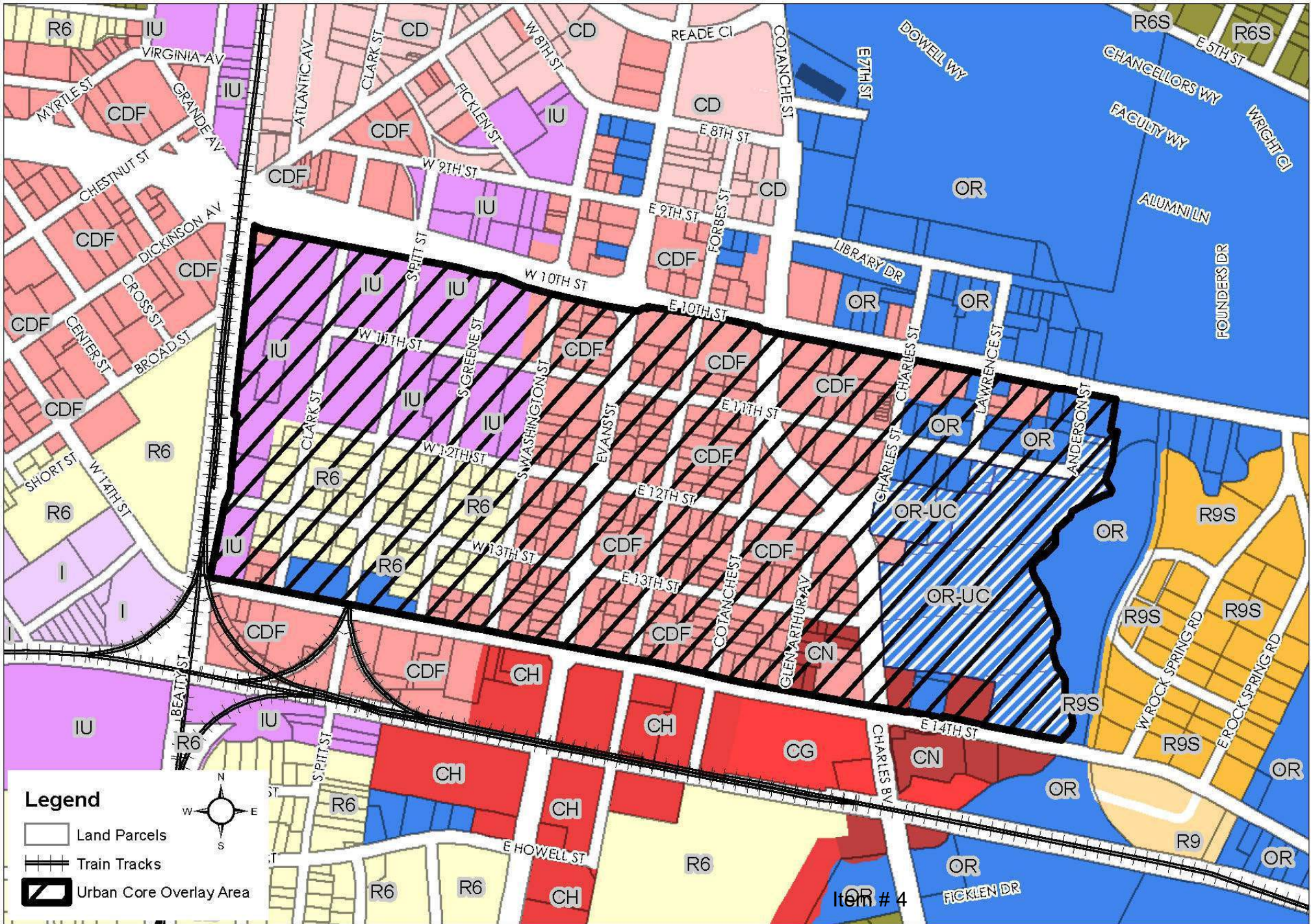
Staff reviewed the Plan and provides the following findings regarding consistency between the proposed text amendment and the Plan. In staff's opinion, the proposed Zoning Ordinance Text Amendment is in compliance with Horizons: Greenville's Community Plan.

Following is a relevant excerpt from Horizons: Greenville's Community Plan, 2004

Section 4 - Implementation, Section 1 - Land Use

Implementation Strategy 2(b). Provide for the Mixed Use District. A Mixed Use District is intended to provide for the coordinated development of office, commercial, and residential uses and their necessary support functions in the vicinity of key highway intersections in Greenville. They should be designed to facilitate stated public policies to encourage design which emphasizes people-oriented environments and compatible, visually interesting development. This district provides areas where moderate scale, mixed use centers can locate, with an emphasis on development of a balance of residential, office, and commercial uses.

Map 1 - Urban Core Overlay Area



0 0.075 0.15 0.3 Miles

EXHIBIT A: Excerpt of the Table of Uses Showing Proposed Amendments

The proposed text amendment to this Table of Uses is to add dormitory development as an allowed use with a special use permit in the CDF (Downtown Commercial Fringe) zoning district and requiring an Urban Core (UC) Overlay as shown below in red text.

(2) Residential.

USE	LUC #	RA 20	R 15 S	R 9 S	R 6 S	R 6 N	R 9	R 6	R 6 A	R 6 M H	M I	M S	M O	M C G	M R	M C H	M R S	O R	O	C D	C D F	C G	C N	C H	I U	I	P I U	P I
a. Single-family dwelling	1	P	P	P	P	P	P	P	P	P					P		P				P							
b. Two-family attached dwelling (duplex)	1	S				P	P	P	P	P					P			P			P							
b(1). Master Plan Community per Article J		P			P		P	P	P																			
c. Multi-family development per Article I	2					P		P	P	P					P			P		P	P							
d. Land use intensity multi-family (LUI) development rating 50 per Article K	2							S	S						S			S			S							
e. Land use intensity dormitory (LUI) development rating 67 per Article K	2							S	S		S							S			S							
e(1). Dormitory development <i>(see also § 9-4-86(MM), *Only allowed in CDF district with an Urban Core Overlay District (see also § 9-4-86(MM)-1)</i>	2																			S	<i>S*</i>							
f. Residential cluster development per Article M	1	P		P	P		P	P	P						P		P											
g. Mobile home (see also § 9-4-103)	1	S								P																		
h. Mobile home park	2									P																		
i. Residential quarters for resident manager, supervisor or caretaker; excluding mobile home	*										S	S	S	S		S		S	S	P	S	S		S	S	S	S	S
j. Residential quarters for resident manager, supervisor or caretaker; including mobile homes	*																							S	S	S	S	S
k. Family care home (see also § 9-4-103)	1	P	P	P	P	P	P	P	P	P					P		P	P			P							
l. Group care facility	3							S	S		P	P	P		S													
m. Shelter for homeless or abused (see also § 9-4-103)	3																	S			S							
n. Retirement center or home	3	S						S	S		P	P	P		S			P		P	S							
o(1). Nursing, convalescent or maternity home; minor care facility	2	S					S	S	S						Item # 4			S			S							



EXHIBIT B: Application Submittal Documents

Date Received 12/15/15 *[Signature]*

**CITY OF GREENVILLE
ZONING ORDINANCE TEXT AMENDMENT APPLICATION**

Applicant Name(s) James (Jim) Walker, Rivers and Associates, Inc.

Mailing Address 107 East Second Street

Greenville, North Carolina 27858

Contact Phone Number (252) 752-4135

Contact Fax Number (252) 752-3974

Zoning Ordinance Section Proposed to be Amended: Title 9, Chapter 4, Article D, Section 9-4-78 and Article E – Standards and Criteria for Special Uses, Section 9-4-86

Reason for Request: To update Greenville's Zoning Ordinances and Development Standards to conform to today's market place, development standards and proposed development

Proposed Language of Text Amendment (attach additional pages if needed): See Attached

James M. Walker
Print Name

[Handwritten Signature]
Signature of Applicant

12/15/15
Date

Proposed Language of Text Amendment

Item 1. Under Title 9, Chapter 4, Article D, Section 9-4-78 (Appendix A: Table of Uses) 2, Residential, Amend Line e (1) as follows: *ADD under CDF zoning district the letter "S" with an asterisk so noted that dormitory development is only allowed within the Urban Core (UC) Overlay District.*

Item 2. Title 9, Chapter 4, Article E, Section 9-4-86 Listed Uses; Specific Criteria, ADD Line (MM)-1 as follows:

(MM)-1 Dormitory development within the CDF-UC District.

- (1) Minimum habitable (mechanically conditioned) floor area per each bedroom: 200 square feet. For purposes of this requirement, the term "floor area" shall include private living spaces and any connected common living spaces associated with the subject bedroom, provided however the common living space allocation devoted to a bedroom shall not qualify for or count toward the minimum floor area requirement of any other bedrooms.*
- (2) Dormitory development within the CDF-UC District shall provide retail sales and/or other non-residential uses with a minimum floor area of 10,000 square feet. For purposes of this requirement, the term "floor area" shall mean non-storage floor area which is used as retail sales, or other non-residential uses. Where architectural layouts are not available for consideration, the "floor area" will be calculated by multiplying 80 percent times the gross area designated as non-residential use, whichever is greater.*
- (3) Minimum lot area: 2.0 Acres*
- (4) Minimum lot width: 100 feet*
- (5) Minimum street setback: five feet*
- (6) Minimum side and rear setback:*
 - (a) Single-family: eight feet, per Article G – Bufferyard*
 - (b) All other uses: five feet, per Article G - Bufferyard*
- (7) Maximum height (above grade): none*
- (8) Maximum lot coverage (excluding drives and parking): none*
- (9) Minimum parking requirement: Seventy-five hundredths (0.75) space per bed including residential and non-residential uses.*

- (10) *Parking location requirements:*
- (a) *Each required parking space shall be located:*
1. *On the lot containing the associated use.*
 2. *Within a remote parking facility located within 800 feet of the use it is intended to serve, as measured with and along an improved pedestrian path from most distant parking space to the building entrance.*
 3. *Within a remote parking facility located in a CDF-UC District.*
 4. *Such remote parking facility shall be in accordance with the applicable provisions of Article O-Parking.*
 5. *Parking spaces to principle or other structures including accessory structures per Section 9-4-251(B) (9): The minimum separation requirement may be reduced at the option of the Owner to not less than five (5) feet.*
- (11) *Off-street parking: All off-street parking areas designed for three or more spaces shall be in accordance with Article O-Parking except as modified in Sec. 9-4-200.1(B) (6).*
- (12) *Site Vegetation location per Section 9-4-268(J) (1): Street, yard and site vegetation may be located at any point within the boundary of the subject lot in order to meet vegetative requirements.*
- (13) *Signage: All signs shall be erected in accordance with Article N of this chapter.*
- (14) *Residential and nonresidential uses allowed. Subject to district standards, and requirements, development allowed under this section may include both residential and nonresidential use.*
- (15) *Nothing in this subsection shall supersede applicable North Carolina State Building Code Requirements.*

Revised 1-8-16
Proposed Language of Text Amendment

Item 1. Under Title 9, Chapter 4, Article D, Section 9-4-78 (Appendix A: Table of Uses) 2, Residential, Amend Line e (1) as follows: *ADD under CDF zoning district the letter “S” with an asterisk so noted that dormitory development is only allowed within the Urban Core (UC) Overlay District.*

Item 2. Title 9, Chapter 4, Article E, Section 9-4-86 Listed Uses; Specific Criteria, ADD Line (MM)-1 as follows:

(MM)-1 Dormitory development within the CDF-UC District.

- (1) Minimum habitable (mechanically conditioned) floor area per each bedroom: 200 square feet. Bedrooms that have or propose to have double occupancy shall have a minimum habitable (mechanically conditioned) floor area of 400 square feet. For purposes of this requirement, the term “floor area” shall include private living spaces and any connected common living spaces associated with the subject bedroom, provided however the common living space allocation devoted to a bedroom shall not qualify for or count toward the minimum floor area requirement of any other bedrooms.*
- (2) Dormitory development within the CDF-UC District shall provide retail sales and/or other non-residential uses with a minimum floor area of 10,000 square feet. For purposes of this requirement, the term “floor area” shall mean non-storage floor area which is used as retail sales, or other non-residential uses. Where architectural layouts are not available for consideration, the “floor area” will be calculated by multiplying 80 percent times the gross area designated as non-residential use, whichever is greater.*
- (3) Minimum lot area: 2.0 Acres*
- (4) Minimum lot width: 100 feet*
- (5) Minimum street setback: five feet*
- (6) Minimum side and rear setback:*
 - (a) Single-family: ten feet, per Article G – Bufferyard*
 - (b) All other uses: five feet, per Article G - Bufferyard*
- (7) Maximum height (above grade): none*
- (8) Maximum lot coverage (excluding drives and parking): none*

- (9) *Minimum parking requirement: Seventy-five hundredths (0.75) space per bed. ~~including residential and non-residential uses. Bedrooms that meet the requirements under this section for double occupancy will be treated as having two (2) beds. All other uses per Article O. Parking, except as modified herein.~~*

The Parking requirements set forth in Article O. Parking for non-residential uses may be reduced by twenty five percent (25%) where cross over parking is available for the non-residential user. For purposes of this section the term "cross over" parking shall mean that parking which is part of the required residential parking that is available and accessible to the non-residential user.

- (10) *Parking location requirements: Each required parking space shall be located on the lot containing the associated use.*

~~(a) Each required parking space shall be located:~~

~~1. On the lot containing the associated use.~~

~~2. Within a remote parking facility located within 800 feet of the use it is intended to serve, as measured with and along an improved pedestrian path from most distant parking space to the building entrance.~~

~~3. Within a remote parking facility located in a CDF UC District.~~

~~4. Such remote parking facility shall be in accordance with the applicable provisions of Article O-Parking.~~

- (11) *Parking spaces adjacent to ~~principle~~ principal or other structures including accessory structures per Section 9-4-251(B) (9): The minimum separation requirement may be reduced at the option of the Owner to not less than five (5) feet.*

- (12) *Off-street parking: All off-street parking areas designed for three or more spaces shall be in accordance with Article O-Parking except as modified in Sec. 9-4 200.1(B) (6).*

- (13) *Site Vegetation location per Section 9-4-268(J) (1): ~~is modified as follows: With the exception of street yard trees, site vegetation may be located within two feet of a principal and/or accessory structure at any point within the boundary of the subject lot~~ in order to meet vegetative requirements.*

- (14) *Signage: All signs shall be erected in accordance with Article N of this chapter.*

- (15) *Residential and nonresidential uses allowed. Subject to district standards, and requirements, development allowed under this section may include both residential and nonresidential use.*
- (16) *Nothing in this subsection shall supersede applicable North Carolina State Building Code Requirements.*

ORDINANCE NO. 16-
AN ORDINANCE AMENDING THE ZONING ORDINANCE
OF THE CITY OF GREENVILLE, NORTH CAROLINA

WHEREAS, the City Council of the City of Greenville, North Carolina, in accordance with Article 19, Chapter 160A, of the General Statutes of North Carolina, caused a public notice to be given and published once a week for two successive weeks in The Daily Reflector setting forth that the City Council would, on February 11, 2016, at 6:00 p.m., in the City Council Chambers of City Hall in the City of Greenville, NC, conduct a public hearing on the adoption of an ordinance amending the City Code; and

WHEREAS, in accordance with the provisions of North Carolina General Statute 160A-383, the City Council of the City of Greenville does hereby find and determine that the adoption of the ordinance involving the text amendment is consistent with the adopted comprehensive plan and other officially adopted plans that are applicable and that the adoption of the ordinance involving the text amendment is reasonable and in the public interest due to its consistency with the comprehensive plan and other officially adopted plans that are applicable and, as a result, its furtherance of the goals and objectives of the comprehensive plan and other officially adopted plans that are applicable;

WHEREAS, as a further description as to why the action taken is consistent with the comprehensive plan and other officially adopted plans that are applicable in compliance with the provisions of North Carolina General Statute 160A-383, the City Council of the City of Greenville does hereby find and determine that the adoption of this ordinance is consistent with provisions of the comprehensive plan including, but not limited to, Horizons: Greenville's Community Plan, 2004, Section 4, Implementation, Section 1, Land Use, Implementation Strategy 2(b) to provide for the Mixed Use District;

WHEREAS, as a further explanation as to why the action taken is reasonable and in the public interest in compliance with the provisions of North Carolina General Statute 160A-383, the City Council of the City of Greenville does hereby find and determine that the adoption of this ordinance will, in addition to the furtherance of other goals and objectives, improve health and safety of existing nonconforming uses;

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF GREENVILLE, NORTH CAROLINA, DOES HEREBY ORDAIN:

Section 1: That Title 9, Chapter 4, Article D, Section 9-4-78 (Appendix A)(C)(2) of the City Code is hereby amended by rewriting the column labeled "Use" on the row numbered e(1) to read as follows:

Dormitory development (see also Sec. 9-4-86(MM), *Only allowed in CDF district with an Urban Core Overlay District (see also Sec. 9-4-86(MM)-1)

Section 2: That Title 9, Chapter 4, Article D, Section 9-4-78 (Appendix A)(C)(2) of the City Code is hereby amended to add "S*" under the column labeled "CDF" on the row numbered

e(1) in order to add the use entitled “Dormitory development” as a special use in the CDF (Downtown Commercial Fringe).

Section 3: That Title 9, Chapter 4, Article E, Section 9-4-86 of the City Code is hereby amended by adding the following subsection (MM)-1:

(MM)-1 Dormitory development within the CDF-UC District.

- (1) Maximum single and double occupancy limits shall comply with the following minimum habitable (mechanically conditioned) floor area per each bedroom. For purposes of these requirements, the term “floor area” shall include private living spaces and any connected common living spaces associated with subject bedroom, provided however the common living space allocation devoted to a bedroom shall not qualify for or count toward the minimum floor area requirement of any other bedrooms:
 - (a) Single residential occupancy within dormitory units shall be limited to one bed per each bedroom and one person per each bedroom having a minimum floor area of 200 square feet.
 - (b) Double residential occupancy within dormitory units shall be limited to two beds per each bedroom and two persons per each bedroom having a minimum floor area of 400 square feet.
- (2) Dormitory development within the CDF-UC District shall provide retail sales and/or other non-residential uses with a minimum floor area of 10,000 square feet. For purposes of this requirement, the term "floor area" shall mean non-storage floor area which is used as retail sales, or other non-residential uses. Where architectural layouts are not available for consideration, the "floor area" will be calculated by multiplying 80 percent times the gross area designated as non-residential use until such time architectural layouts are available for consideration or occupancy has commenced, whichever is earlier.
- (3) Minimum lot area: 2.0 Acres
- (4) Minimum lot width: 100 feet
- (5) Minimum street setback: five feet
- (6) Minimum side and rear setbacks:
 - (a) When adjacent to single-family use: ten feet
 - (b) When adjacent to any use other than single-family: five feet
- (7) Maximum height (above grade): none
- (8) Maximum lot coverage (excluding drives and parking): none
- (9) Minimum parking requirements:
 - (a) Single residential occupancy: Seventy-five hundredths (0.75) space per bed.

- (b) Double residential occupancy: One and one-half space per bedroom.
 - (c) Non-residential uses: The required number of parking spaces for non-residential uses shall be provided in accordance with Article O, except as modified herein. The parking requirements set forth in Article O for non-residential uses may be reduced by twenty five percent (25%) where combined parking is available for the non-residential user. For purposes of this section, the term “combined parking” shall be that parking which is part of the required residential parking that is available and accessible to the non-residential user.
- (10) Parking location requirements: Each required parking space shall be located on the lot containing the associated use.
 - (11) Parking spaces adjacent to principal or other structures including accessory structures per Section 9-4-251(B)(9): The minimum separation requirement may be reduced at the option of the Owner to not less than five (5) feet.
 - (12) Off-street parking: All off-street parking areas designed for three or more spaces shall be in accordance with Article O-Parking except as modified in Sec. 9-4-200.1(B)(6).
 - (13) Site vegetation location requirements per Section 9-4-268(J)(1) may be modified for dormitory developments whereby, with the exception of street yard trees, site vegetation shall not be located within two feet of a principal and/or accessory structure in order to meet vegetation requirements.
 - (13) Signage: All signs shall be erected in accordance with Article N of this chapter.
 - (14) Residential and nonresidential uses allowed Subject to district standards, and requirements, development allowed under this section may include both residential and nonresidential use.
 - (15) Nothing in this subsection shall supersede applicable North Carolina State Building Code Requirements.

Section 4: That Title 9, Chapter 4, Article L, Section 9-4-200.1 of the City Code is hereby amended by rewriting subsection (B)(5) to read as follows:

- (5) Within any Urban Core (UC) Overlay District multi-family development, land use intensity multi-family (LUI) development rating 50, land use intensity dormitory (LUI) development rating 67, and dormitory development, as listed under Article D and Appendix A table of permitted uses, shall be subject to modified standards as listed under subsection (6) below, unless otherwise provided. All other standards, requirements and conditions of the underlying general purpose district not included under and modified by subsection (6) shall continue to apply.

Section 5. That any part or provision of this ordinance found by a court of competent jurisdiction to be in violation of the Constitution or laws of the United States or North Carolina is hereby deemed severable and shall not affect the validity of the remaining provisions of the ordinance.

Section 6. That this ordinance shall become effective immediately upon adoption.

Adopted this 11th day of February , 2016.

Allen M. Thomas, Mayor

ATTEST:

Carol L. Barwick, City Clerk

#1019521

4

Item # 4



City of Greenville, North Carolina

Meeting Date: 1/19/2016
Time: 6:30 PM

Title of Item: Discussion item requested by Planning and Zoning Commission Chairman Tony Parker about in-fill development.

Explanation:

Fiscal Note:

Recommendation:

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

Attachments / click to download
