



Agenda

Planning and Zoning Commission

March 15, 2016

6:30 PM

Council Chambers, City Hall, 200 W. Fifth Street

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

- I. CALL MEETING TO ORDER -
- II. INVOCATION - Anthony Herring
- III. ROLL CALL
- IV. APPROVAL OF MINUTES - February 16, 2016
- V. NEW BUSINESS

REZONINGS

1. Ordinance requested by Brandon Mitchell to rezone 1.4953 acres located along the southern right-of-way of Thomas Langston Road and 250+/- feet west of Sterling Pointe Drive from RA20 (Residential-Agricultural) to CG (General Commercial).
2. Ordinance requested by POHL, LLC and V. Parker Overton to rezone 48.16+/- acres located along the southern right-of-way of Bayswater Road and 700+/- feet south of Fire Tower Road from R6MH (Residential-Mobile Home [High Density]) to CG (General Commercial) for 9.48+/- acres and OR (Office-Residential [High Density Multi-family]) for 38.68+/- acres.
3. Ordinance requested by WGB Properties, Incorporated to rezone 7.87 acres located along the northern right-of-way of Clifton Street and the eastern right-of-way of Evans Street from CG (General Commercial) to OR (Office-Residential [High Density Multi-family]).

PRELIMINARY PLATS

4. Request by Tucker Farms, Inc. for a preliminary plat entitled "Centre Court". The preliminary plat, Centre Court, is located off Holden Road, north of Tower Village, Section 2, east of Summerhaven, Section 2 and south of Evans Property and Melbourne Park. The property is further identified as Tax Parcel #68061. The preliminary plat consists of 2 lots on 14.3025

acres. The property owner and developer is Tucker Farms, Inc.

VI. OTHER ITEMS OF BUSINESS

5. Discussion Item - Infill Development

VII. ADJOURN

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

February 16, 2016

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. Doug Schrade – *	Ms. Ann Bellis – *
Ms. Margaret Reid - *	Mr. John Collins - *
Mr. Dustin Mills - *	Ms. Betsy Leech –*
Mr. Les Robinson - *	Mr. Anthony Herring - *

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

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

PLANNING STAFF: Andy Thomas, Lead Planner; Amy Nunez, Staff Support Specialist II.

OTHERS PRESENT: Dave Holec, City Attorney; Jewel Jones, Communications Technician.

MINUTES: Motion was made by Mr. King, seconded by Mr. Collins to accept the January 19, 2016 minutes as presented. Motion carried unanimously.

NEW BUSINESS

OTHER

REQUEST BY PICO HOLDINGS, LLC TO CHANGE THE STREET NAME OF BEDFORD COURT, FROM DUNHAGAN ROAD TO ITS TERMINUS, TO ASHFORD DRIVE. - APPROVED

Mr. Andy Thomas, Lead Planner, delineated the property. It is located in the south central area of the City.

A street name change may be considered in accordance with the following - Sec. 6-2-13(c):

- (1) When there is duplication of names or other conditions which tend to confuse the traveling public or delivery of mail, orders, messages or emergency services;
- (2) When it is found that a change may simplify making or giving directions to persons seeking to locate addresses; or
- (3) Upon other good and just reason.

Evaluation criteria: The planning and zoning commission and/or city council shall consider the following criteria when evaluating any resolution for a street name change under their respective authority:

- (1) The delivery of personal, public and emergency services;
- (2) The similarity to existing street names;

- (3) Any condition which may confuse the traveling public;
- (4) Ease of giving directions;
- (5) Place, name association or history;
- (6) Pronunciation and spelling;
- (7) The expense to abutting property owners; and
- (8) The expense to effected governmental agencies, including but not limited to the City of Greenville, The County of Pitt, N.C. Department of Transportation, Greenville Utilities Commission and U.S. Postal Service.

The Planning and Zoning Commission will have final approval authority on this request. The proposed name change will not be forwarded to City Council. The street name change does not exceed 14 characters and it is not an honorarium. There will be some costs associated with changing signage for the street name change.

Chairman Parker opened the public hearing.

Mr. Mike Baldwin, Baldwin Design Consultants, representative of the applicant, stated that the request coincides with the plat for Greenbrier Place which was approved months ago.

No one spoke in opposition of the request.

Chairman Parker closed the public hearing and opened for board discussion.

Mr. Robinson stated many streets in that area begin with the letter A and sound similar. He stated his concerns regarding confusion for emergency services or mailing services.

Ms. Leech asked why the name needed to be changed.

Mr. Baldwin stated street names are normally synonymous with the subdivision. This is named after the Greenbrier Place subdivision in West Virginia.

Motion made by Mr. Collins, seconded by Mr. Mills, to approve the street name change. In favor: Mills, Schrade, King, Bellis, Reid, Collins, Herring. In opposition: Leech. Motion carried.

With no further business, motion made by Mr. King, seconded by Ms. Leech, to adjourn. Motion passed unanimously. Meeting adjourned at 6:42 p.m.

Respectfully Submitted,

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



City of Greenville, North Carolina

Meeting Date: 3/15/2016
Time: 6:30 PM

Title of Item: Ordinance requested by Brandon Mitchell to rezone 1.4953 acres located along the southern right-of-way of Thomas Langston Road and 250+/- feet west of Sterling Pointe Drive from RA20 (Residential-Agricultural) to CG (General Commercial).

Explanation: **Abstract:** The City has received a request from Brandon Mitchell to rezone 1.4953 acres located along the southern right-of-way of Thomas Langston Road and 250+/- feet west of Sterling Pointe Drive from RA20 (Residential-Agricultural) to CG (General Commercial).

Required Notices:

Planning and Zoning meeting notice (property owner and adjoining property owner letter) mailed on March 1, 2016.

On-site sign(s) posted on March 1, 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 E.

The Future Land Use Plan Map recommends commercial (C) at the southwestern corner of the intersection of South Memorial Drive and Thomas Langston Road transitioning to office/institutional/multi-family (OIMF) to the south and west.

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."

Thomas Langston Road is designated as a residential corridor. Along residential corridors, office, service and retail activities should be specifically restricted to the associated focus area, and linear expansion outside of the focus area should be prohibited.

There is a designated intermediate focus area at the southwestern corner of the intersection of South Memorial Drive and Thomas Langston Road. These nodes typically contain 50,000-150,000 square feet of conditioned floor space.

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

Based on possible use permitted by the requested rezoning, the proposed rezoning classification could generate 434 trips to and from the site on Thomas Langston Road, which is a net increase of 386 additional trips per day.

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

History/Background:

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

Present Land Use:

One (1) single-family residence with associated outbuildings

Water/Sewer:

Water and sanitary sewer are available to the subject property.

Historic Sites:

There are no known effects on designated sites.

Environmental Conditions/Constraints:

There are no known effects on the subject property.

Surrounding Land Uses and Zoning:

North: CG - Vacant
South: OR - Vancroft Townhomes
East: CG - New River Pottery Shopping Center
West: OR - Vancroft Townhomes

Density Estimates:

Under the current zoning (RA20), staff would anticipate the site to yield no more

than five (5) single-family lots.

Under the proposed zoning (CG), the site is anticipated to accommodate 9,800+/- feet of retail space.

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 general compliance with Horizons: Greenville's Community Plan and the Future Land Use Plan Map.

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

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_RA20_to_CG_996558](#)

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

CG (General Commercial)

Permitted Uses

(1) *General:*

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

(2) *Residential:* * None

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

(4) *Governmental:*

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

g. Liquor store, state ABC

(5) Agricultural/ Mining:

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

(6) Recreational/ Entertainment:

f. Public park or recreational facility

h. Commercial recreation; indoor only, not otherwise listed

j. Bowling alleys

n. Theater; movie or drama, indoor only

q. Circus, carnival or fair, temporary only (see also section 9-4-103)

s. Athletic Club; indoor only

(7) Office/ Financial/ Medical:

a. Office; professional and business, not otherwise listed

b. Operation/processing center

d. Bank, savings and loan or other savings or investment institutions

e. Medical, dental, ophthalmology or similar clinic, not otherwise listed

g. Catalogue processing center

(8) Services:

c. Funeral home

e. Barber or beauty shop

f. Manicure, pedicure, or facial salon

k. Business or trade school

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

q. Museum

r. Art Gallery

s. Hotel, motel, bed and breakfast inn; limited stay lodging (see also residential quarters for resident manager, supervisor or caretaker and section 9-4-103)

u. Art studio including art and supply sales

v. Photography studio including photo and supply sales

y.(1) Television and/or radio broadcast facilities including receiving and transmission equipment and towers not exceeding 200 feet in height or cellular telephone and wireless communication towers not exceeding 200 feet in height (see also section 9-4-103)

z. Printing or publishing service including graphic art, map, newspapers, magazines and books

aa. Catering service including food preparation (see also restaurant; conventional and fast food)

hh. Exercise and weight loss studio; indoor only

kk. Launderette; household users

ll. Dry cleaners; household users

oo. Clothes alteration or shoe repair shop

pp. Automobile wash

(9) Repair:

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

(10) Retail Trade:

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

c. Grocery; food or beverage, off premise consumption (see also Wine Shop)

c.1 Wine shop (see also section 9-4-103)

d. Pharmacy

e. Convenience store (see also gasoline sales)

f. Office and school supply, equipment sales

g. Fish market; excluding processing or packing

h. Restaurant; conventional

i. Restaurant; fast food

k. Medical supply sales and rental of medically related products

l. Electric; stereo, radio, computer, television, etc. sales and accessory repair

m. Appliance; household use, sales and accessory repair, excluding outside storage

p. Furniture and home furnishing sales not otherwise listed

q. Floor covering, carpet and wall covering sales

r. Antique sales; excluding vehicles

s. Book or card store, news stand

- t. Hobby or craft shop
- u. Pet shop (see also animal boarding; outside facility)
- v. Video or music store; records, tape, compact disk, etc. sales
- w. Florist
- x. Sporting goods sales and rental shop
- y. Auto part sales (see also major and minor repair)
- aa. Pawnbroker
- bb. Lawn and garden supply and household implement sales and accessory sales
- ee. Christmas tree sales lot; temporary only (see also section 9-4-103)

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

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

(12) Construction:

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

(13) Transportation:

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

*(14) Manufacturing/ Warehousing: * None*

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

CG (General Commercial)
Special Uses

*(1) General:** None

(2) Residential:

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

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

(4) Governmental:

- a. Public utility building or use

*(5) Agricultural/ Mining:** None

(6) Recreational/ Entertainment:

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

(7) Office/ Financial/ Medical:

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

(8) Services:

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

(9) Repair:

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

(10) Retail Trade:

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

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

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

*(12) Construction:** None

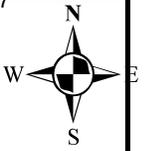
*(13) Transportation:** None

(14) Manufacturing/ Warehousing:

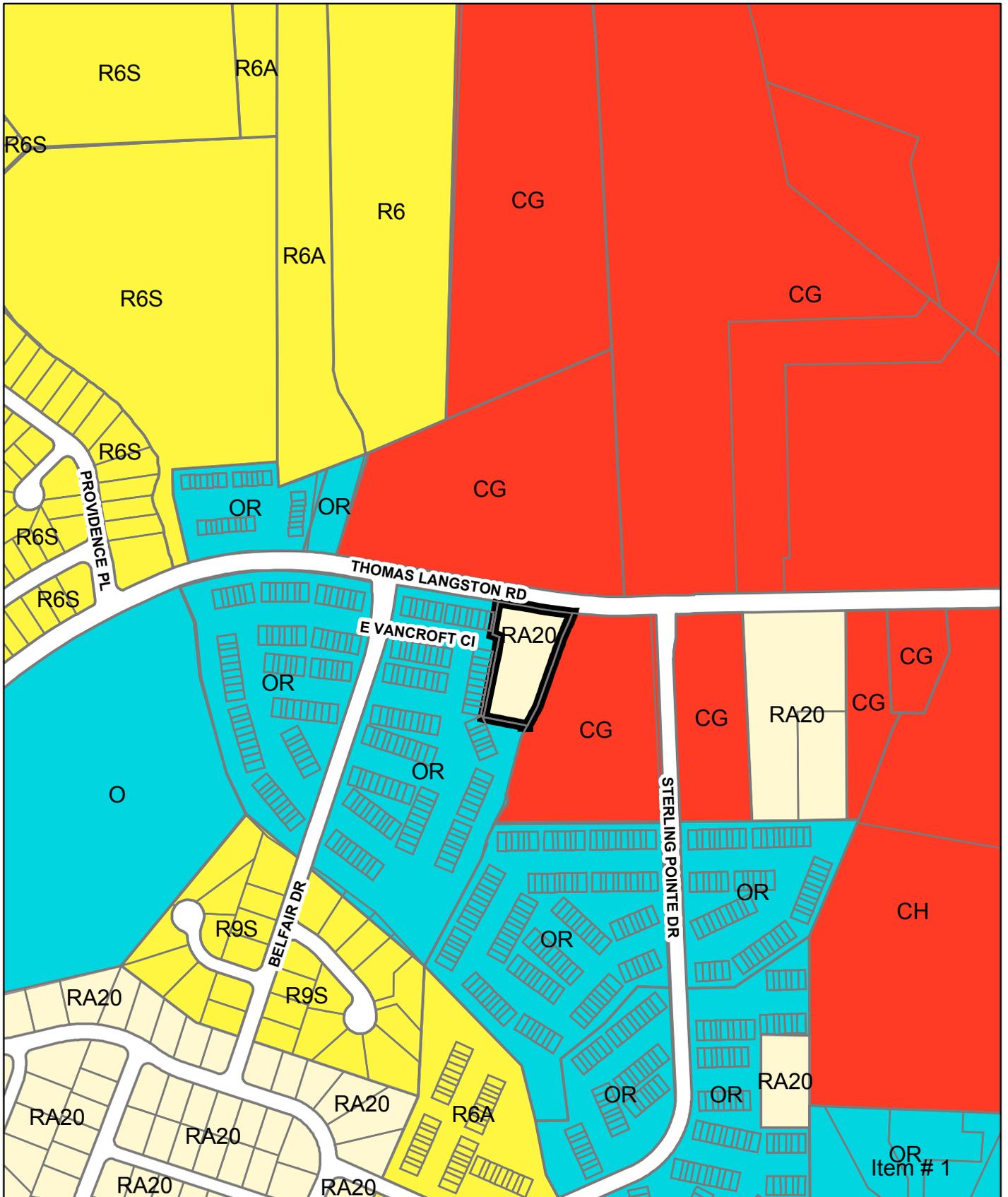
- k. Mini-storage warehouse, household; excluding outside storage

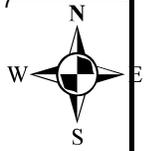
(15) Other Activities (not otherwise listed - all categories):

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



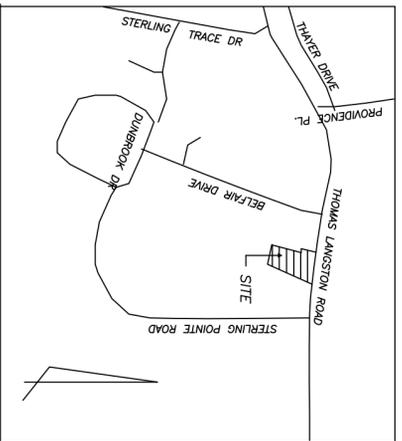
Brandon Mitchell
From: RA20 (Residential-Agricultural)
To: CG (General Commercial)
1.4953 acres
March 1, 2016





Brandon Mitchell
From: RA20 (Residential-Agricultural)
To: CG (General Commercial)
1.4953 acres
March 1, 2016





SITE DATA
 PARCEL No. 31204
 AREA OF PARCEL 1.4953 AC.
 CURRENT ZONING RA 20
 PROPOSED ZONING CG

NOTES
 - THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA PER FEMA FLOOD INSURANCE RATE MAP 3720467600K, DATED JULY 7, 2014

OWNER
 JANICE R. LITTLE
 1111 THOMAS LANGSTON ROAD
 WINTERVILLE, NC 28590

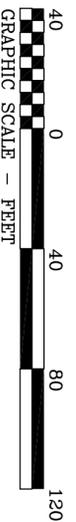
APPLICANT/BUYER
 BRANDON L. MITCHELL
 820 VAN GERT DR.
 WINTERVILLE, NC 28590

REZONING PLAT FOR
BRANDON MITCHELL

DEED BOOK B 44, P. 360
 DEED BOOK K 50, PAGE 677
 WINTERVILLE TOWNSHIP ~ PITT COUNTY
 NORTH CAROLINA

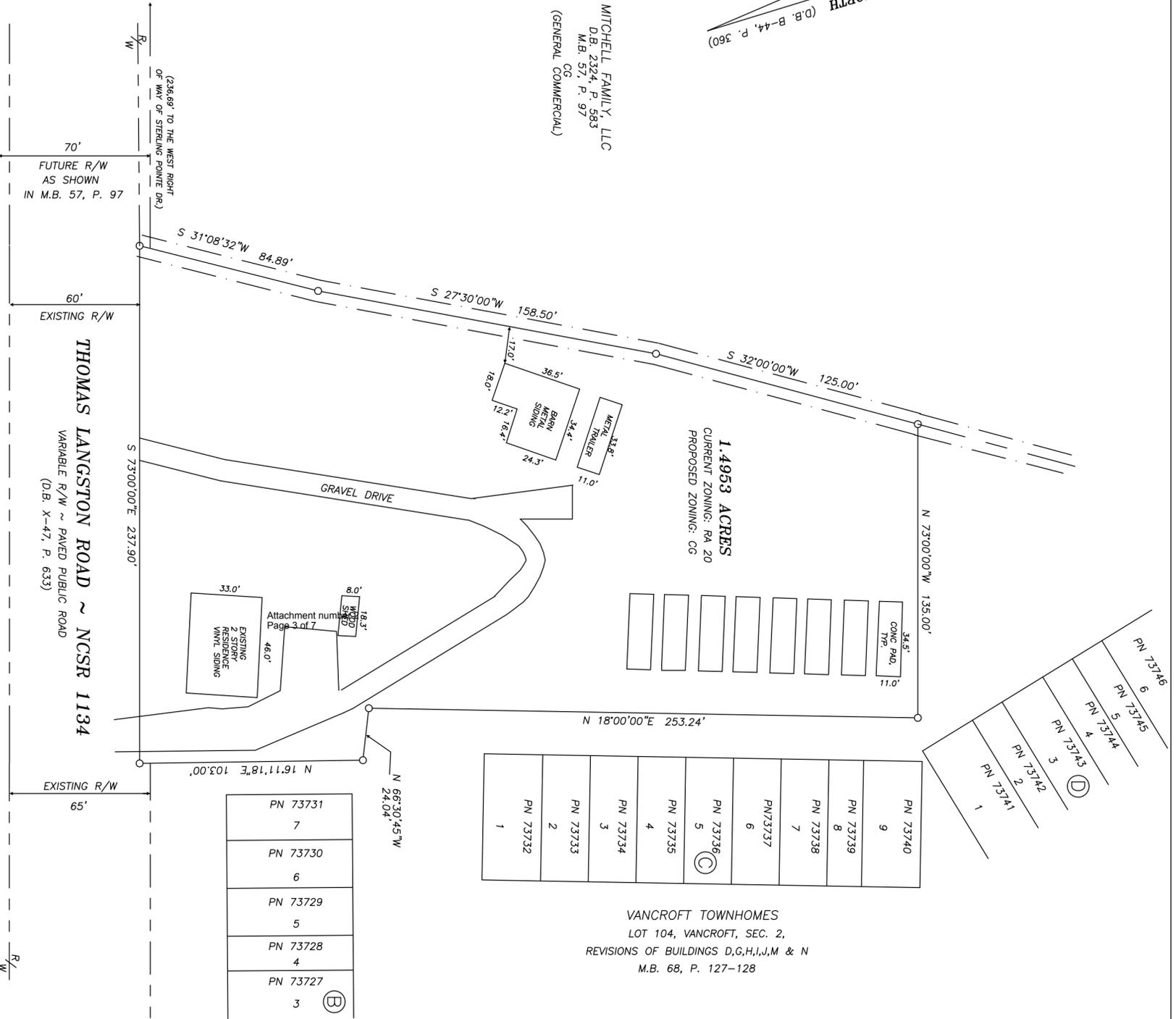
DATE: FEBRUARY 9, 2016 SCALE: 1" = 40'

REVISED ACREAGE: MARCH 3, 2016



NORTH
 (D.B. B-44, P. 360)

MITCHELL FAMILY, LLC
 D.B. 2324, P. 583
 M.B. 57, P. 97
 (GENERAL COMMERCIAL)



1.4953 ACRES
 CURRENT ZONING: RA 20
 PROPOSED ZONING: CG

VANCROFT TOWNHOMES
 LOT 104, VANCROFT, SEC. 2,
 REVISIONS OF BUILDINGS D,G,H,I,J,M & N
 M.B. 68, P. 127-128

PARCEL No.	OWNER
73727	CAROL L. LOCKE
73728	W.G. POLLARD
73729	MARK T. RITENOUR
73730	SAMMER MUDAWAR
73731	TONICA A. BRIMAGE
73732	TANYA GHOSHHEH
73733	ERIKA CASSIS
73734	FIROZALI S. MALIK
73734	ZARINA F. MALIK
73734	MEGAN SUTTON
73735	MICHAEL W. SUTTON
73736	SERGIO ABRIGO
73737	WESLEY SEELEY
73737	JANET SEELEY
73738	TAMIKA D. RANDOLPH
73738	LARRY RANDOLPH
73739	NAKITA Y. WHIGHARD
73740	RONALD D. KELLY
73741	JESSICA N. KELLY
73742	SHARON A. GRICE
73743	LAVETTA S. PITTMAN
73744	MICHAEL J. HUESTIS
73744	CASSANDRA K. HAWKINS
73745	JIMMY E. HAWKINS, JR
73745	ANA H. FERMIN
73746	JUDY J. ADKINS
73746	SHAWN IRISH

(ALL PARCELS ARE ZONED OR)

VANCROFT TOWNHOMES
 HOMEOWNERS ASSOCIATION, INC
 (COMMON AREA)
 D.B. 2652, P. 650
 M.B. 68, P. 127
 OR
 (OFFICE - RESIDENTIAL)

LEGEND
 ○ EXISTING PROPERTY CORNER
 ◯ RIGHT OF WAY
 PN PARCEL NUMBER

WARD HOLDINGS, LLC
 D.B. 1051, P. 826
 M.B. 27, P. 162
 PN 16475
 (GENERAL COMMERCIAL)

THIS DOCUMENT ORIGINALLY ISSUED AND SEALED BY STEPHEN N. SPRULL, L-2723, ON MARCH 3, 2016. THIS ELECTRONIC DOCUMENT SHALL NOT BE CONSIDERED A CERTIFIED DOCUMENT. SEE THE ORIGINAL DOCUMENT FOR SEAL AND SIGNATURE.

I CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM INFORMATION FOUND IN DEEDS REFERENCED IN THE TITLE BLOCK. THAT ALL BOUNDARIES WERE CALCULATED FROM SAID DEEDS AND HAVE NOT BEEN FIELD SURVEYED. THAT THIS MAP MEETS THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA (21 NCAC 56.1600). THIS IS DAY MARCH 3, 2016

STEPHEN N SPRULL, PLS

L-2723

Sprull & Associates Inc.
 2747 East Tenth Street
 Greenville, North Carolina 27668
 (252) 757-1200



Firm No. C-978

REZONING THOROUGHFARE/TRAFFIC VOLUME REPORT

Case No: 16-05

Applicant: Brandon L. Miller

Property Information

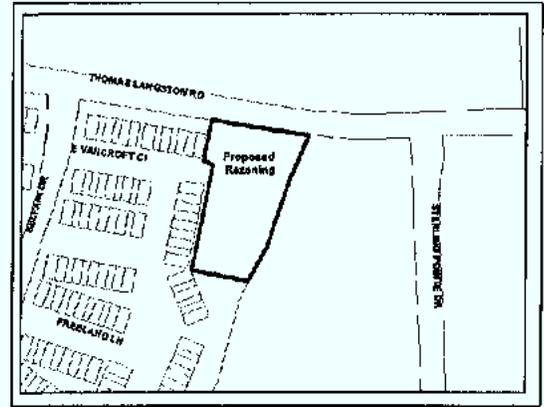
Current Zoning: RA20 (Residential-Agricultural)

Proposed Zoning: CG (General Commercial)

Current Acreage: 1.49 acres

Location: South side of Thomas Langston Rd, west of Sterling Pointe Rd

Points of Access: Thomas Langston Rd



Location Map

Transportation Background Information

1.) Thomas Langston Rd- State maintained

	<u>Existing Street Section</u>	<u>Ultimate Thoroughfare Street Section</u>
Description/cross section	2-lanes, paved shoulders	3-lanes, curb & gutter
Right of way width (ft)	60	70
Speed Limit (mph)	45	no change
Current ADT:	13,000 (*)	Ultimate Design ADT: 16,000 vehicles/day (**)
Design ADT:	14,600 vehicles/day (**)	
Controlled Access	No	
Thoroughfare Plan Status:	Major Thoroughfare	

Other Information: There are no sidewalks along Thomas Langston Rd that service this property.

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

Transportation Improvement Program Status: No planned improvements.

Trips generated by proposed use/change

Current Zoning: 48 -vehicle trips/day (*) **Proposed Zoning: 434** -vehicle trips/day (*)

Estimated Net Change: increase of 386 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 Thomas Langston Rd are as follows:

1.) Thomas Langston Rd , West of Site (30%): “No build” ADT of 13,000

Estimated ADT with Proposed Zoning (full build) –	13,130
Estimated ADT with Current Zoning (full build) –	13,014
Net ADT change =	116 (<1% increase)

Case No: 16-05

Applicant: Brandon L. Miller

2.) Thomas Langston Rd , East of Site (70%): "No build" ADT of 13,000

Estimated ADT with Proposed Zoning (full build) – 13,304

Estimated ADT with Current Zoning (full build) – 13,034

Net ADT change = 270 (2% increase)

Staff Findings/Recommendations

Based on possible uses permitted by the requested rezoning, the proposed rezoning classification could generate 434 trips to and from the site on Thomas Langston Rd, which is a net increase of 386 additional trips per day.

During the review process, measures to mitigate the traffic 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.

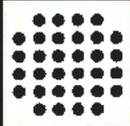
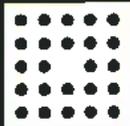
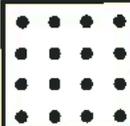
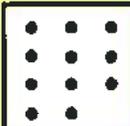
Residential Density		
Maximum density allowed by Zoning District based on average of 2.67 persons per dwelling unit		
High Density		
R6 R6-N R6-MH OR CDF	17 units per acre yields 45 persons per acre	
PUD	12 units per acre yields 32 persons per acre	
Medium Density		
R6-A	9 units per acre yields 24 persons 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: 3/15/2016
Time: 6:30 PM

Title of Item: Ordinance requested by POHL, LLC and V. Parker Overton to rezone 48.16+/- acres located along the southern right-of-way of Bayswater Road and 700+/- feet south of Fire Tower Road from R6MH (Residential-Mobile Home [High Density]) to CG (General Commercial) for 9.48+/- acres and OR (Office-Residential [High Density Multi-family]) for 38.68+/- acres.

Explanation: **Abstract:** The City has received a request from POHL, LLC and V. Parker Overton to rezone 48.16+/- acres located along the southern right-of-way of Bayswater Road and 700+/- feet south of Fire Tower Road from R6MH (Residential-Mobile Home [High Density]) to CG (General Commercial) for 9.48+/- acres and OR (Office-Residential [High Density Multi-family]) for 38.68+/- acres.

Required Notices:

Planning and Zoning meeting notice (property owner and adjoining property owner letter) mailed on March 1, 2016.

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

Management Actions:

D4. Encourage in-fill development, smart growth and redevelopment within existing commercial areas.

D8. Restrict development north and south of Fire Tower Road to residential uses, outside of focus areas.

The Future Land Use Plan Map recommends commercial (C) along the southern right-of-way of Fire Tower Road between Bayswater Road and Swamp Fork Canal transitioning to office/institutional/multi-family (OIMF) and conservation/open space (COS) to the south.

The Future Land Use Plan Map identifies certain areas for conservation/open space (COS) uses. The map is not meant to be dimensionally specific, and may not correspond precisely to conditions on the ground. When considering rezoning requests or other development proposals, some areas classified as conservation/open space may be determined not to contain anticipated development limitations. In such cases, the future preferred land use should be based on adjacent Future Land Use Plan designations, contextual considerations, and the general policies of the comprehensive plan.

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."

Fire Tower Road is designated as a residential corridor between Evans Street and Corey Road. Along residential corridors, office, service and retail activities should be specifically restricted to the associated focus area, and linear expansion outside of the focus area should be prohibited.

There is a designated regional commercial focus area along Fire Tower Road between Bayswater Road. These nodes typically contain 400,000+ square feet of conditioned floor space.

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

Tract 1:

Based on possible use permitted by the requested rezoning, the proposed rezoning classification could generate 2,201 trips to and from the site on Fire Tower Road, which is a net increase of 1,336 additional trips per day.

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

For Tract 2, there is no change in density. Therefore, a traffic volume report was not prepared.

History/Background:

In 1988, the property was incorporated into the City's extra-territorial jurisdiction (ETJ) and was zoned R6MH (Residential-Mobile Home).

The subject property is part of the approved Fire Tower Junction Preliminary Plat.

The subject property was included in a Future Land Use Plan Map amendment that was approved in October 2014.

Present Land Use:

Vacant

Water/Sewer:

Water and sanitary sewer are available to the subject properties.

Historic Sites:

There are no known effects on designated sites.

Environmental Conditions/Constraints:

The subject property is impacted by the floodway, 100- and 500-year floodplains associated with the Fork Swamp Canal.

Surrounding Land Uses and Zoning:

North: CG - Fire Tower Junction

South: R9S - Windsor Downs Subdivision (single-family); R6 and RA20 - Vacant

East: OR - Winterville Charter Academy

West: R6 - Dudley Grant Townhomes

Density Estimates:

Tract 1:

Under the current zoning (R6MH), staff would anticipate the site to yield 115-130 multi-family units (1, 2 and 3 bedroom units).

Under proposed zoning (CG), staff would anticipate the site to yield 62,000+/- square feet of commercial space.

Tract 2: no change in density

The anticipated build-out is 2-5 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](#)

 [List of Uses R6MH to CG and OR 911650](#)

EXISTING ZONING

R6MH (Residential-Mobile Home)

Permitted Uses

(1) General:

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

(2) Residential:

- a. Single-family dwelling
- b. Two-family attached dwelling (duplex)
- c. Multi-family development per Article 1
- g. Mobile home
- h. Mobile home park
- k. Family care home (see also section 9-4-103)
- q. Room renting

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

(4) Governmental:

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

(5) Agricultural/ Mining:

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

(6) Recreational/ Entertainment:

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

(7) Office/ Financial/ Medical: None*

(8) Services:

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

(9) Repair: None*

(10) Retail Trade: None*

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

(12) Construction:

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

(13) Transportation: None*

*(14) Manufacturing/ Warehousing: * None*

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

R6MH (Residential-Mobile Home)

Special Uses

(1) General: None*

(2) Residential:* None

(3) Home Occupations (see all categories):

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

(4) Governmental:

- a. Public utility building or use

(5) Agricultural/ Mining:* None

(6) Recreational/ Entertainment:* None

(7) Office/ Financial/ Medical:* None

(8) Services:

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

(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

CG (General Commercial)

Permitted Uses

(1) General:

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

(2) Residential: * None

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

(4) Governmental:

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

- c. County or state government building or use not otherwise listed; excluding outside storage and major or minor repair
- d. Federal government building or use
- g. Liquor store, state ABC

(5) Agricultural/ Mining:

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

(6) Recreational/ Entertainment:

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

(7) Office/ Financial/ Medical:

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

(8) Services:

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

(9) Repair:

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

(10) Retail Trade:

- a. Miscellaneous retail sales; non-durable goods, not otherwise listed
- c. Grocery; food or beverage, off premise consumption (see also Wine Shop)
- c.1 Wine shop (see also section 9-4-103)
- d. Pharmacy
- e. Convenience store (see also gasoline sales)
- f. Office and school supply, equipment sales

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

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

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

(12) Construction:

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

(13) Transportation:

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

*(14) Manufacturing/ Warehousing: * None*

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

CG (General Commercial)

Special Uses

(1) General: None*

(2) Residential:

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

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

(4) Governmental:

- a. Public utility building or use

(5) Agricultural/ Mining: None*

(6) Recreational/ Entertainment:

- d. Game center

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

(7) Office/ Financial/ Medical:

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

(8) Services:

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

(9) Repair:

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

(10) Retail Trade:

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

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

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

(12) Construction: None*

(13) Transportation: None*

(14) Manufacturing/ Warehousing:

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

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

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

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*

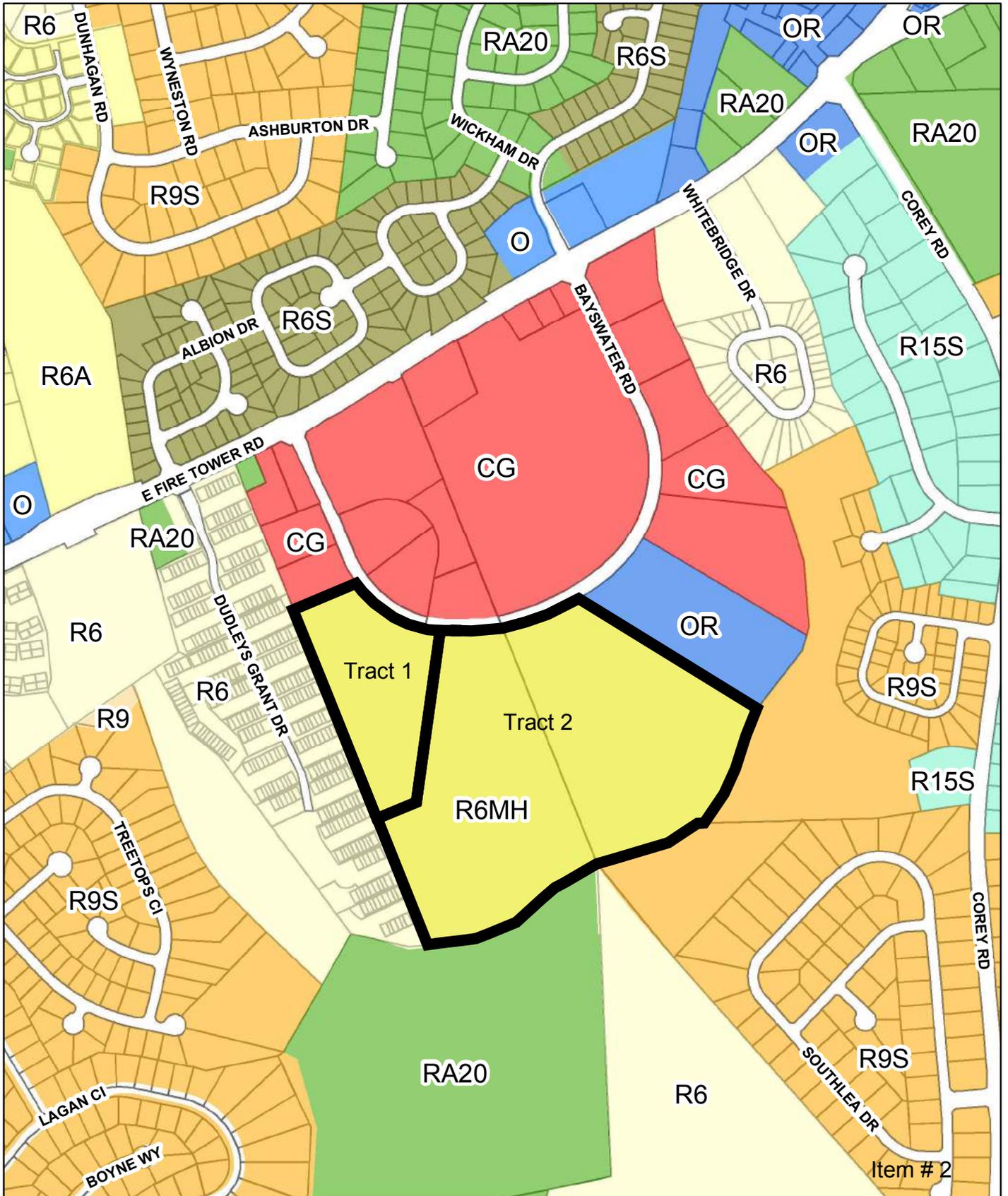
(15) Other Activities (not otherwise listed - all categories):

a. Other activities; personal services not otherwise listed

b. Other activities; professional services not otherwise listed

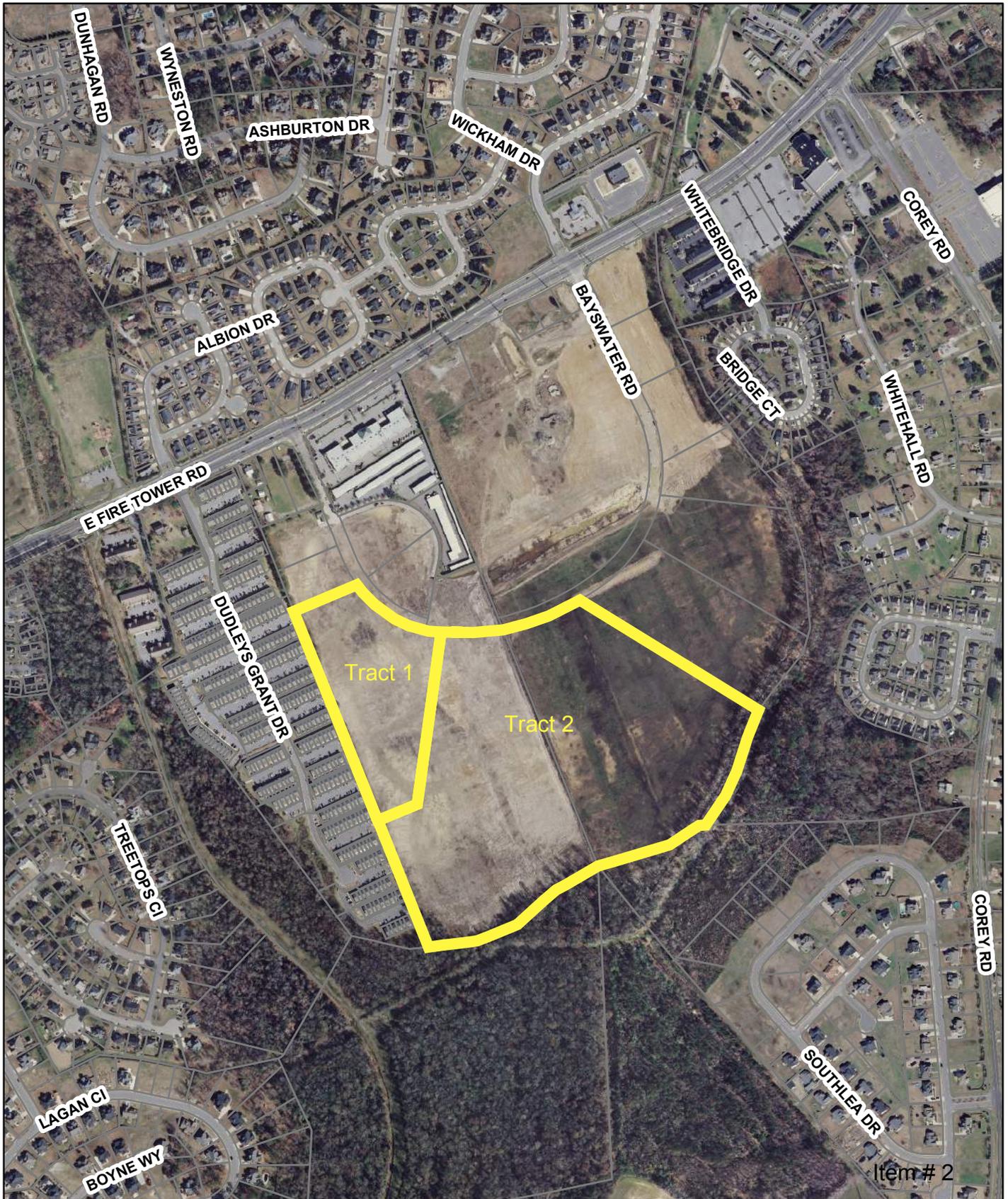


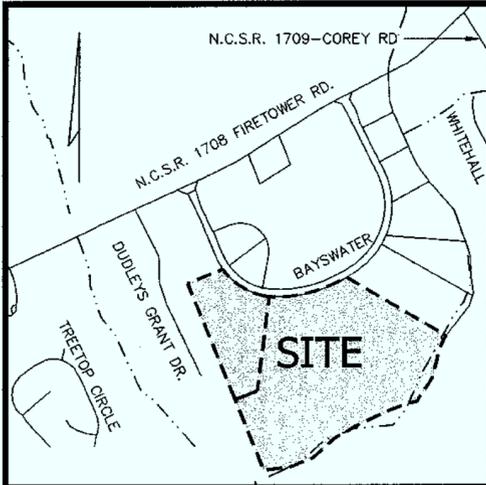
POHL, LLC and V. Parker Overton (16-04)
From: R6MH
To: CG (Tract 1) and OR (Tract 2)
March 1, 2016





POHL, LLC and V. Parker Overton (16-04)
From: R6MH
To: CG (Tract 1) and OR (Tract 2)
March 1, 2016





VICINITY MAP SCALE: 1" = 1000'

NOTES

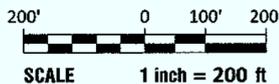
1. AREA DETERMINED BY COORDINATES.
2. ALL DISTANCES ARE HORIZONTAL MEASUREMENTS.
3. NO POINT SET AT ANY CORNER UNLESS OTHERWISE NOTED.
4. THIS MAP WAS PREPARED FOR REZONING PURPOSES ONLY AND IS NOT A BOUNDARY SURVEY OF THE PROPERTIES SHOWN HEREON. THIS MAP NOT TO BE USED FOR SALES OR CONVEYANCE. NOT ALL EXISTING EASEMENTS OR IMPROVEMENTS ARE SHOWN HEREON. PROPERTY SUBJECT TO THOSE EASEMENTS OF RECORD AND RECORDED IN MAP BOOK 72 PAGE 129 AND DEED BOOK 3001 PAGE 10.
5. EXISTING ZONING WAS TAKEN FROM THE PITT COUNTY ONLINE INFORMATION SYSTEM WEB SITE ON JULY 15, 2015.

OWNERSHIP DATA TABLE

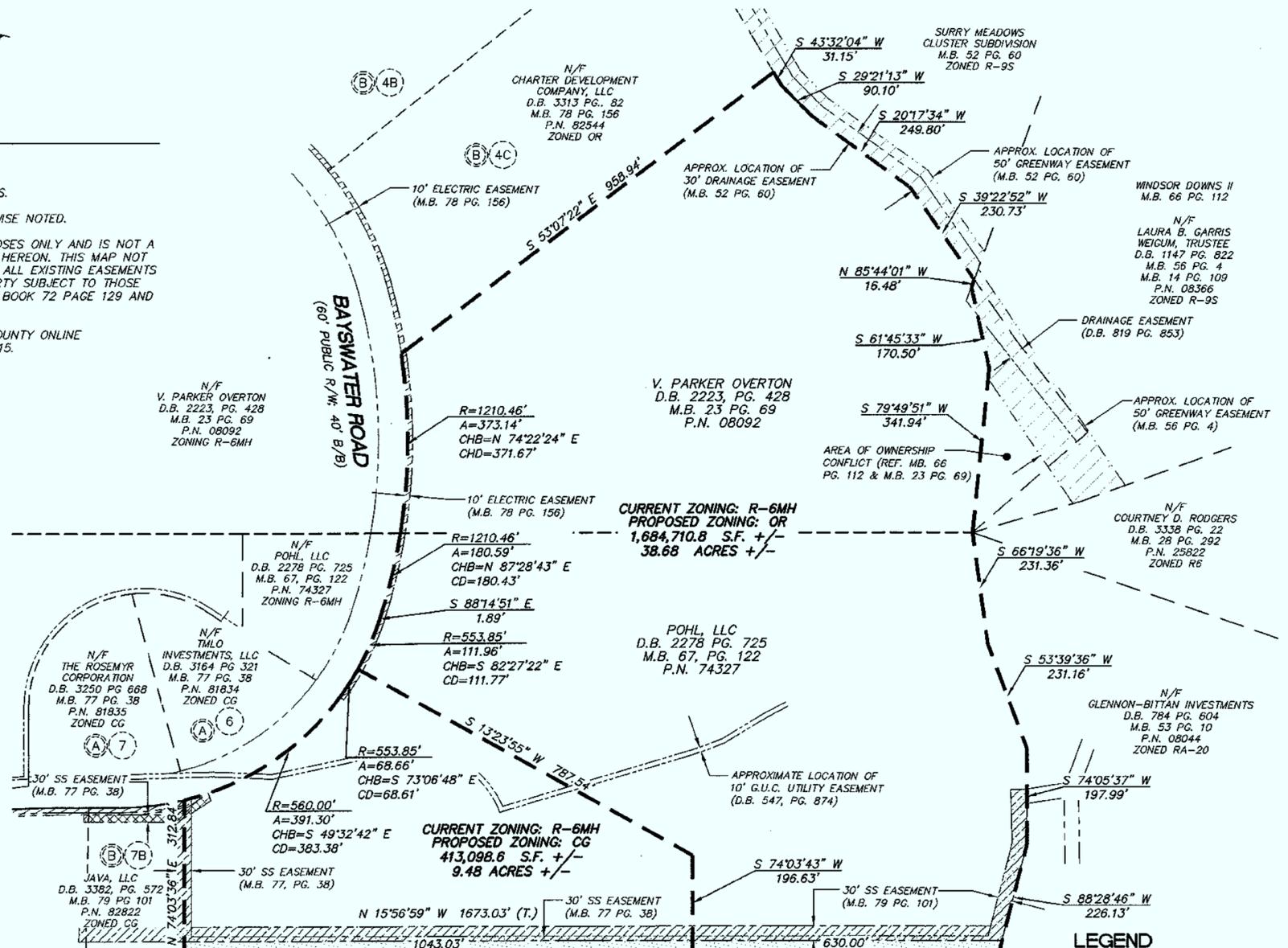
MAP ID NUMBER	OWNER NAME	REFERENCE	PARCEL NUMBER
1	DUDLEY'S GRANT HOMEOWNERS ASSOCIATION	D.B. 1884 PG. 760	COMMON AREA
2	RICK A. LUPTON	D.B. 1913 PG. 500	69558
3	VGG PROPERTIES, LLC	D.B. 3347 PG. 788	71092
4	JOYCE C. DAY	D.B. 2019 PG. 339	71091
5	ERNEST H. HOLT, II	D.B. 2324 PG. 566	70980
6	BERNARD AND ROBERTA KOTT	D.B. 2031 PG. 612	70979
7	NORMAN BLIZZARD, ETAL.	D.B. 2080 PG. 470	72167
8	NORMAN BLIZZARD, ETAL.	D.B. 2080 PG. 470	72168
9	JOHN A. ANKNEY AND CHRISTINA L. ANKNEY	D.B. 2830 PG. 801	72169
10	BARTLEY V. HEATH AND HEATHER R. HEATH	D.B. 2978 PG. 175	72170
11	DUDLEY'S GRANT HOMEOWNERS ASSOCIATION	D.B. 2018 PG. 543	COMMON AREA
12	DUDLEY'S GRANT HOMEOWNERS ASSOCIATION	D.B. 2090 PG. 394	COMMON AREA
13	CHARLES ROBERT BAKER	D.B. 2561 PG. 331	72185
14	NIKKI A. K. BLANTON	D.B. 2191 PG. 817	72185
15	BRYAN WILLIAM GIBBS	D.B. 2619 PG. 757	72184
16	CAMERON SHELTON	D.B. 3116 PG. 829	72183
17	JOSE M. QUINTANILLA	D.B. 3350 PG. 376	72971
18	PASCUALA AND JOHN T. HANSBOROUGH	D.B. 3319 PG. 118	72972
19	ALAHJAMIL RAHMAN AND NARMIN S. ZEIDAN	D.B. 2670 PG. 77	72973
20	TONY P. MOORE AND SUSAN T. MOORE	D.B. 2201 PG. 445	72974
21	BHANUMATI GOVANI	D.B. 2293 PG. 367	72990
22	APRIELLE ANDERSON	D.B. 2242 PG. 149	72989
23	PATRICK J. CONNELLY, SR.	D.B. 3068 PG. 797	72988
24	PATRICK & LINDA CONNELLY TRUSTEE, ETAL.	D.B. 2811 PG. 510	72987
25	BARBARA H. GUTHRIE	D.B. 2336 PG. 529	73967
26	MOHAMMED H. ALAI TAFTI	D.B. 2358 PG. 21	73968
27	MOHAMMED H. ALAI TAFTI	D.B. 2358 PG. 21	73969
28	PHIL WELCH	D.B. 3138 PG. 332	73970
29	CODY D. SMITH AND CHERYL A. SMITH	D.B. 2920 PG. 640	73997
30	MICHAEL D. PREUSS & MARCELLA M. PREUSS	D.B. 2695 PG. 586	73996
31	ALFRED J. TUCKER AND JANE TUCKER	D.B. 2566 PG. 725	73995
32	ERIC DUSTIN MIZELLE	D.B. 3374 PG. 26	73994
33	RICHARD C. BRITT, JR. & PAULA C. BRITT	D.B. 2821 PG. 690	75041
34	BRANCH BANKING AND TRUST COMPANY	D.B. 3382 PG. 97	75042
35	JEFFREY T. MASSEY	D.B. 2419 PG. 719	75043
36	ALFRED J. TUCKER AND JANE TUCKER	D.B. 2566 PG. 725	75044
37	ALICE GIBBS MEMORIAL, LLC OF N.C.	D.B. 3217 PG. 129	76258
38	KATHRYN LINDSEY PADGETT	D.B. 2460 PG. 16	76257
39	RODNEY BUTLER ALEXANDER	D.B. 3184 PG. 715	76256
40	ERIC CHRISTOPHER APPLE	D.B. 2467 PG. 745	76255
41	JAMES D. OCTGAN, II	D.B. 3231 PG. 11	76725
42	CHARLES WESLEY HUGHES, III	D.B. 2623 PG. 662	76726
43	SEAN A. SMITH	D.B. 2683 PG. 204	76727
44	BMAR INVESTMENTS, LLC	D.B. 2723 PG. 480	76728
45	ALLYSON M. HILL	D.B. 2727 PG. 852	79533
46	MICHAEL COSOLITO AND RACHEL CLAISSE	D.B. 2668 PG. 827	79532
47	THARANATH M. AND PARIMALA T. AKULA	D.B. 3322 PG. 503	79531
48	ANDREW H. PAIR AND MYERS A. PAIR	D.B. 3301 PG. 210	79530
49	SHERYL A. SMART	D.B. 3303 PG. 340	80165
50	CHARLES ROGERS AND GILDA ROGERS	D.B. 2769 PG. 555	80166
51	BMAR INVESTMENTS, LLC	D.B. 2771 PG. 731	80167
52	BMAR INVESTMENTS, LLC	D.B. 3018 PG. 842	80168
53	VGG PROPERTIES, LLC	D.B. 3233 PG. 435	76740
54	BRENDON S. ANDERSON	D.B. 2689 PG. 212	76739
55	ROCKY E. RUSSELL AND DENISE E. RUSSELL	D.B. 2570 PG. 463	76738
56	RICARDO A. CRUZ AND ROBYN G. CRUZ	D.B. 2568 PG. 822	77846
57	BRYAN W. GIBBS	D.B. 2548 PG. 508	77847
58	ALICE GIBBS MEMORIAL, LLC OF N.C.	D.B. 3217 PG. 129	77848
59	BMAR INVESTMENTS, LLC	D.B. 3201 PG. 458	80878
60	BMAR INVESTMENTS, LLC	D.B. 3201 PG. 458	80877
61	BMAR INVESTMENTS, LLC	D.B. 3234 PG. 153	80876
62	BMAR INVESTMENTS, LLC	D.B. 3234 PG. 153	80875
63	YAQUA WILSON COHEN	D.B. 3229 PG. 754	79535
64	WILLIAM R. DECKER	D.B. 2732 PG. 872	79536
65	GIRE DEVELOPMENT AND CRAIN PROP. LLC	D.B. 3400 PG. 316	79537
66	BMAR INVESTMENTS, LLC	D.B. 3283 PG. 663	79529
67	THE PETER T. LOMBARDI LIVING TRUST	D.B. 2854 PG. 172	76737
68	MARQUITA S. AND DARRELL ANDRE HALL, JR.	D.B. 3352 PG. 620	77849
69	BMAR INVESTMENTS, LLC	D.B. 3228 PG. 362	80874
70	TIMOTHY P. AND ALICIA MAHONEY	D.B. 2693 PG. 694	79538
71	DUDLEY'S GRANT HOMEOWNERS ASSOCIATION	D.B. 2822 PG. 11	79541
72	DUDLEY'S GRANT HOMEOWNERS ASSOCIATION	D.B. 3076 PG. 636	66550
73	DUDLEY'S GRANT HOMEOWNERS ASSOCIATION	D.B. 2488 PG. 221	COMMON AREA
74	DUDLEY'S GRANT HOMEOWNERS ASSOCIATION	D.B. 2432 PG. 709	COMMON AREA
75	DUDLEY'S GRANT HOMEOWNERS ASSOCIATION	D.B. 2355 PG. 691	COMMON AREA
76	DUDLEY'S GRANT HOMEOWNERS ASSOCIATION	D.B. 2268 PG. 770	COMMON AREA
77	DUDLEY'S GRANT HOMEOWNERS ASSOCIATION	D.B. 2169 PG. 302	COMMON AREA

REFERENCE

- D.B. 2278, P.G. 725
- D.B. 2223, PG. 428
- D.B. 547 PG. 874
- D.B. 2219 PG. 612
- D.B. 2278 PG. 722
- D.B. 2278 PG. 720
- M.B. 79 PG. 101
- M.B. 78 PG. 156
- M.B. 77 PG. 38
- M.B. 72 PG. 130
- M.B. 69 PG. 90
- M.B. 67 PG. 122
- M.B. 67 PG. 95
- M.B. 59 PG. 35
- M.B. 32 PG. 260
- M.B. 23 PG. 69
- D.B. 3162 PG. 571 (WITHDRAWAL AND TERMINATION OF PRIVATE EASEMENT/STREETS)



Item # 2



LEGEND

SS	SANITARY SEWER
S.F.	SQUARE FEET
PARCEL NUMBER	P.N.
PAGE	PG.
MAP BOOK	M.B.
N/F	NOW OR FORMERLY
DEED BOOK	D.B.
RIGHT OF WAY	R/W
BACK TO BACK	B/B
REZONING LINE	---
EXISTING EASEMENT	- - - -
ADJOINER LINE	---
PLATTED LOT INFORMATION	(A) (7)
OWNERSHIP MAP ID NUMBER	19

P. Landry/Lewis - Firetower Junction Ph. 4 - 2014045 (CAD) 2-2611 - 2016 FTJ REZONING.dwg, 7-2602 (REZONING), Hartmp, Tue Mar 01, 2016 at 1:37pm

CERTIFICATION

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, LICENSE NUMBER AND SEAL THIS 5TH DAY OF FEBRUARY, 2016.

SIGNED: *Patrick W. Hartman*
PROFESSIONAL LAND SURVEYOR
LICENSE NUMBER L-4262

REVISIONS: #2 - 03/01/2016 - PER CITY COMMENTS AND REVIEW.
#1 - 02/25/2016 - PER CITY COMMENTS AND REVIEW.

DATE: 2/05/2016

DESIGN: PHW
CHECK: PH

NC License: F-0334

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& ASSOCIATES, INC.
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Engineers
Planners
Surveyors
Landscape Architects
107 East Second Street
Greenville, NC 27658
(252) 752-4195

REZONING MAP FOR:
POHL, LLC AND V. PARKER OVERTON
c/o V. Parker Overton
OWNER: POHL, LLC AND V. PARKER OVERTON
CITY OF GREENVILLE, WINTERVILLE TWSP., PITT CO., N.C.

SCALE 1" = 200'	DRAWING NO. Z-2611	PROJECT NO. 2016007	SHEET 1 of 1
--------------------	-----------------------	------------------------	-----------------

Case No: 16-04

Applicant: POHL, LLC

2.) Fire Tower Rd , East of Site (40%): "No build" ADT of 33,290

Estimated ADT with Proposed Zoning (full build) – 34,170

Estimated ADT with Current Zoning (full build) – 33,636

Net ADT change = 534 (2% increase)

Staff Findings/Recommendations

Based on possible uses permitted by the requested rezoning, the proposed rezoning classification could generate 2201 trips to and from the site on Fire Tower Rd, which is a net increase of 1336 additional trips per day.

During the review process, measures to mitigate the traffic 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.

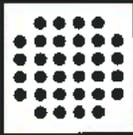
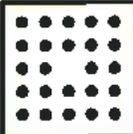
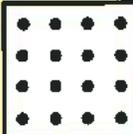
Residential Density		
Maximum density allowed by Zoning District based on average of 2.67 persons per dwelling unit		
High Density		
R6 R6-N R6-MH OR CDF	17 units per acre yields 45 persons per acre	
PUD	12 units per acre yields 32 persons per acre	
Medium Density		
R6-A	9 units per acre yields 24 persons 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: 3/15/2016
Time: 6:30 PM

Title of Item: Ordinance requested by WGB Properties, Incorporated to rezone 7.87 acres located along the northern right-of-way of Clifton Street and the eastern right-of-way of Evans Street from CG (General Commercial) to OR (Office-Residential [High Density Multi-family]).

Explanation: **Abstract:** The City has received a request from WGB Properties, Incorporated to rezone 7.87 acres located along the northern right-of-way of Clifton Street and the eastern right-of-way of Evans Street from CG (General Commercial) to OR (Office-Residential [High Density Multi-family]).

Required Notices:

Planning and Zoning meeting notice (property owner and adjoining property owner letter) mailed on March 1, 2016.

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

Management Actions:

D4, Encourage in-fill development, smart growth and redevelopment within existing commercial area.

The Future Land Use Plan Map recommends commercial (C) at the northeastern corner of the intersection of Evans Street and Arlington Boulevard transitioning to office/institutional/ multi-family (OIMF) to the north and east and conservation/open space (COS).

The Future Land Use Plan Map identifies certain areas for conservation/open space (COS) uses. The map is not meant to be dimensionally specific, and may not correspond precisely to conditions on the ground. When considering rezoning requests or other development proposals, some areas classified as conservation/open space may be determined not to contain anticipated development limitations. In such cases, the future preferred land use should be based on adjacent Future Land Use Plan designations, contextual considerations, and the general policies of the comprehensive plan.

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."

There is a designated intermediate focus area at the intersection of Evans Street and Arlington Boulevard. These nodes typically contain 50,000-150,000 square feet of conditioned floor space.

Evans Street, between Reade Circle and Caversham Road, is designated as a connector corridor, which are designed to contain a variety of higher intensive uses.

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

Based on the analysis comparing the existing zoning (3,509 daily trips) and requested rezoning, the proposed rezoning classification could generate approximately 732 trips to and from the site on Evans Street and Arlington Boulevard, which is a net *decrease* of 2,777 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:

In 1969, the property was zoned CG (General Commercial).

Present Land Use:

Vacant

Water/Sewer:

Water and sanitary sewer are available to the subject property.

Historic Sites:

There are no known effects on designated sites.

Environmental Conditions/Constraints:

The subject property is impacted by the floodway, 100- and 500-year floodplains associated with Green Mill Run.

Surrounding Land Uses and Zoning:

North: CH - City of Greenville (vacant); OR - East Carolina University (wooded)

South: CG - McGee Cadd, Hope of Glory Thrift Store and one (1) vacant lot (under common ownership of applicant)

East: OR - Cypress Creek Townhomes and State of North Carolina

West: CG - Vacant (under common ownership of applicant); CH - Vacant

Density Estimates:

Under the current zoning (CG), staff would anticipate the site to yield 51,000+/- square feet of commercial space.

Under proposed zoning (OR), staff would anticipate the site to yield 100-110 multi-family units (1, 2 and 3 bedroom units).

The anticipated build-out is 1-2 years.

Additional Staff Comments:

The property is impacted by the Green Mill Run Greenway, Phase 2 Extension Project that runs for 1.2 miles between Evans Street and Charles Boulevard. Construction is expected to be completed by July 2016. There is a 20-foot greenway easement located on the property (see survey).

Fiscal Note:

No cost to the City.

Recommendation:

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

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

the requested zoning; however staff does not have any specific objection to the requested zoning.

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 CG to OR 1023643](#)

EXISTING ZONING

CG (General Commercial)

Permitted Uses

(1) General:

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

*(2) Residential: * None*

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

(4) Governmental:

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

(5) Agricultural/ Mining:

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

(6) Recreational/ Entertainment:

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

(7) Office/ Financial/ Medical:

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

(8) Services:

- c. Funeral home
- e. Barber or beauty shop
- f. Manicure, pedicure, or facial salon
- k. Business or trade school
- o. Church or place of worship (see also section 9-4-103)
- q. Museum
- r. Art Gallery
- s. Hotel, motel, bed and breakfast inn; limited stay lodging (see also residential quarters for resident manager, supervisor or caretaker and section 9-4-103)
- u. Art studio including art and supply sales
- v. Photography studio including photo and supply sales
- y.(1) Television and/or radio broadcast facilities including receiving and transmission equipment and

towers not exceeding 200 feet in height or cellular telephone and wireless communication towers not exceeding 200 feet in height (see also section 9-4-103)

- z. Printing or publishing service including graphic art, map, newspapers, magazines and books
- aa. Catering service including food preparation (see also restaurant; conventional and fast food)
- hh. Exercise and weight loss studio; indoor only
- kk. Launderette; household users
- ll. Dry cleaners; household users
- oo. Clothes alteration or shoe repair shop
- pp. Automobile wash

(9) Repair:

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

(10) Retail Trade:

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

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

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

(12) Construction:

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

(13) Transportation:

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

*(14) Manufacturing/ Warehousing: * None*

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

CG (General Commercial)
Special Uses

(1) *General:** None

(2) *Residential:*

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

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

(4) *Governmental:*

a. Public utility building or use

(5) *Agricultural/ Mining:** None

(6) *Recreational/ Entertainment:*

d. Game center

l. Billiard parlor or pool hall

m. Public or private club

t. Athletic club; indoor and outdoor facilities

(7) *Office/ Financial/ Medical:*

c. Office; customer services, not otherwise listed, including accessory service delivery vehicle parking and indoor storage

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

(8) *Services:*

a. Child day care facilities

b. Adult day care facilities

l. Convention center; private

(9) *Repair:*

a. Major repair; as an accessory or principal use

b. Minor repair; as an accessory or principal use

(10) *Retail Trade:*

b. Gasoline or automotive fuel sales; accessory or principal use, retail

j. Restaurant; regulated outdoor activities

n. Appliances; commercial use, sales and accessory repair, excluding outside storage

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

d. Rental of automobiles, noncommercial trucks or trailers, recreational vehicles, motorcycles and boats

f. Automobile, truck, recreational vehicle, motorcycle and boat sales and service (see also major and minor repair)

(12) *Construction:** None

(13) *Transportation:** None

(14) *Manufacturing/ Warehousing:*

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

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

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

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*

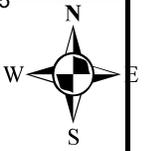
(13) Transportation:

- h. Parking lot or structure; principle use

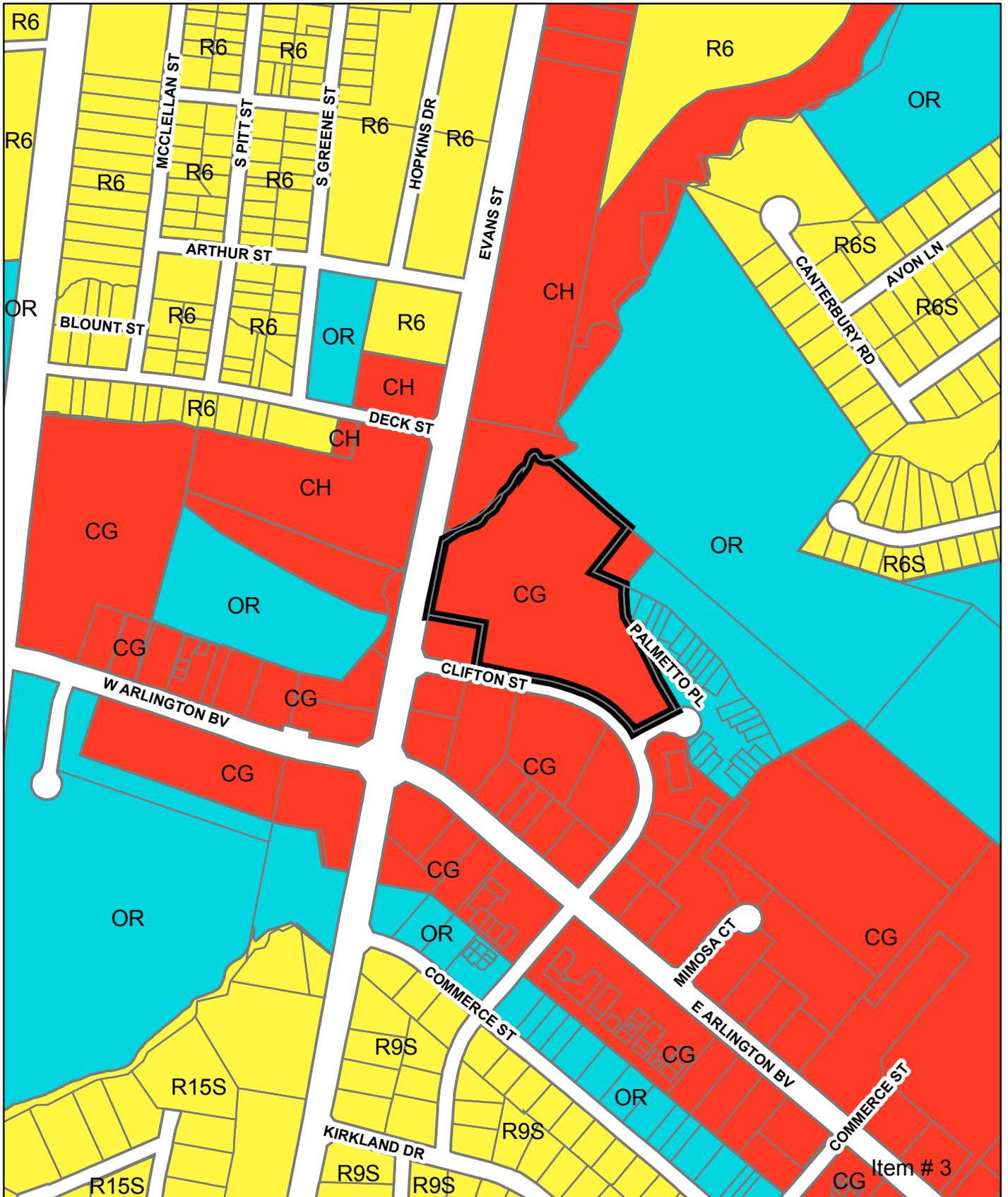
*(14) Manufacturing/ Warehousing: * None*

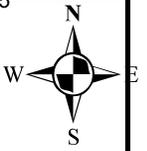
(15) Other Activities (not otherwise listed - all categories):

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



WGB Properties, Incorporated
From: CG (General Commercial)
To: OR (Office-Residential [High Density Multi-family])
7.87 acres
March 1, 2016





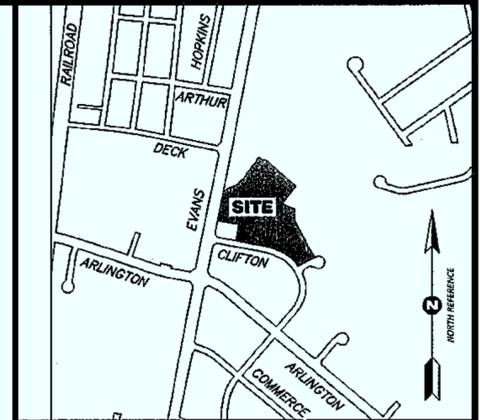
WGB Properties, Incorporated
From: CG (General Commercial)
To: OR (Office-Residential [High Density Multi-family])
7.87 acres
March 1, 2016



N/F
LOUIS CHESTERFIELD ARTHUR, III
JULIA D. ARTHUR
D.B. 3051 PG. 321
CH ZONING
P.N. 00598

N/F
EAST CAROLINA UNIVERSITY
OR ZONING
P.N. 37969

CYPRESS CREEK TOWNHOMES
LOT 1-2 JAMES GARLAND TAYLOR & APRIL LEE TAYLOR
LOT 3 DIANA WALLEIGH
LOT 4 KENT E. NELSON & LIBBY C. NELSON
LOT 5 MOLLYE OTIS
LOT 6 TYREE WALKER & RUTH M. WALKER
LOT 7 DONNA J. PRESTON
LOT 8 BARBARA A. WOODS
LOT 9 JAMES ROBERT CARROLL
LOT 10 MARTINA A. JONES & COLIN D. JONES, ET AL



S 75°21'16" E 34.76'
N 71°41'51" E 22.19'
S 44°33'24" E - 355.85'

N 21°22'09" E 48.10'

N/F
CITY OF GREENVILLE
M.B. 27 PG. 117
CH ZONING
P.N. 18832

N/F
STATE OF NORTH CAROLINA
D.B. 564 PG 256
P.N. 54499

25' SAN. SEWER EASEMENT
M.B. 30, PG. 106

10' DRAINAGE ESMT

S 00°14'31" W 98.58'

S 22°20'22" E 24.05'

S 22°20'22" E 39.50'

S 22°20'22" E - 257.69'

VICINITY MAP
SCALE: 1" = 1000'

N/F
CYPRESS CREEK TOWNHOMES
SECTION 1
M.B. 31 PG. 6
OR ZONING

N/F
CYPRESS CREEK TOWNHOMES
SECTION 2
M.B. 31 PG 200
OR ZONING

N/F
LYNNS PROPERTIES, LLC
D.B. 2749 PG. 723
CG ZONING
PN 74951
N/F
CLIFTON OFFICE PARK
SECTION 1
M.B. 68 PG. 78
CG ZONING

N/F
WGB PROPERTIES, INC
D.B. A50 PG. 747
M.B. 51 PG. 46
CG ZONING
P.N. 39478

N/F
HOPE OF GLORY MINISTRIES, INC.
D.B. 3149 PG. 234
M.B. 51 PG. 46
CG ZONING
P.N. 59908

N/F
KENNETH J. MCGEE
D.B. 1118 PG. 717
M.B. 30 PG. 106
CG ZONING
P.N. 62974

N/F
HOPE OF GLORY MINISTRIES, INC.
D.B. 3149 PG. 234
M.B. 37 PG. 46
CG ZONING
P.N. 01790

N/F
JO DI, INC
D.B. 265 PG. 358
CG ZONING
P.N. 47592

(100' R/W 65' B/B PUBLIC)
EVANS STREET PUBLIC

(50' R/W 36' B/B PUBLIC)
CLIFTON STREET PUBLIC

TAX PARCEL 38622
EXISTING ZONING CG
PROPOSED ZONING OR

AREA = 7.87 ACRES
OR 342,851 SF

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)

- 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, FROM A SURVEY BY BALDWIN AND ASSOCIATES, RECORDED IN MAP BOOK 55, PAGE 24 AND DOES NOT REPRESENT A FIELD BOUNDARY SURVEY BY RIVERS AND ASSOCIATES, INC.
 - 7) STREET SECTION WIDTHS WERE TAKEN FROM THE GREENVILLE URBAN AREA THROUGHFARE STREET INVENTORY OR MAPS REFERENCED HEREON.
 - 8) ADJOINING PROPERTY DATA WAS TAKEN FROM THE PITT COUNTY ONLINE PARCEL INFORMATION WEB SITE AND HAS NOT BEEN VERIFIED FOR ACCURACY OR CORRECTNESS.

CERTIFICATION

NORTH CAROLINA PITT COUNTY

I, JAMES M. WALKER, 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 19 DAY OF Jan., 2016.

SIGNED: *James M. Walker*
 PROFESSIONAL LAND SURVEYOR

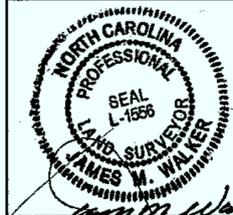
REGISTRATION NUMBER L-1556

REZONED AREA:
TOTAL = 342,851 S.F. ±
7.87 ACRES ±

REFERENCES:
D.B. A50, PG. 747
M.B. 30, PG. 106
P.N. 38622

OWNER:
WGB PROPERTIES, INC.
P.O. BOX 7226
GREENVILLE, N.C. 27835
PHONE: (252) 758-1081

REVISED 3-2-16 PER CITY COMMENTS



NC License: F-0934
Rivers
& ASSOCIATES, INC.
riversandassociates.com Since 1918
Engineers
Planners
Surveyors
Landscape Architects
107 East Second Street
Greenville, NC 27858
(252) 752-4195

REZONING MAP FOR
WGB PROPERTIES, INC.

DATE: 01-19-2016	CITY OF GREENVILLE	GREENVILLE TOWNSHIP	PITT COUNTY	NORTH CAROLINA
SURVEY: N/A	DRAFT: JT	SCALE: 1" = 60'	DRAWING NO. Z-2608	SHEET 1 OF 1
DESIGN: _____	CHECK: JMW	JOB NO. 2015181		



P:\Land\WGB Properties - Cypress Creek Office Condominium - 2015181\CAD\2608_REZ.dwg - Layout1: P:\L\K2-Mar-16 © 11:19:02 AM

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.

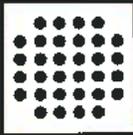
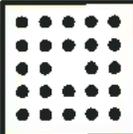
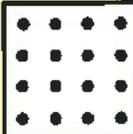
Residential Density		
Maximum density allowed by Zoning District based on average of 2.67 persons per dwelling unit		
High Density		
R6 R6-N R6-MH OR CDF	17 units per acre yields 45 persons per acre	
PUD	12 units per acre yields 32 persons per acre	
Medium Density		
R6-A	9 units per acre yields 24 persons 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: 3/15/2016
Time: 6:30 PM

Title of Item: Request by Tucker Farms, Inc. for a preliminary plat entitled "Centre Court". The preliminary plat, Centre Court, is located off Holden Road, north of Tower Village, Section 2, east of Summerhaven, Section 2 and south of Evans Property and Melbourne Park. The property is further identified as Tax Parcel #68061. The preliminary plat consists of 2 lots on 14.3025 acres. The property owner and developer is Tucker Farms, Inc.

Explanation: This is an extension of Holden Drive from Wimbledon Drive to its terminus in Summerhaven. This is an example of interconnectivity. The residents of Summerhaven will now have two means of egress. Holden Drive is being extended to create two lots. There will be a sidewalk provided from Holden Drive's terminus in Summerhaven to Wimbledon Drive.

This property is bounded by duplexes to the west and south. There are apartments to the north. The property is zoned R-6 which allows single family residential, duplexes or apartments. If the property is further divided or has public streets, it will come back to the Planning and Zoning Commission. If it is developed as multi-family, it could be just a site plan.

There has been a wetlands delineation approved by the Army Corps of Engineers for the southeastern corner of the property. We have a copy of the approval in the file.

There is a 50 foot riparian buffer along the eastern side of the property. This is a major drainage feature. This area cannot be built upon and is reserved for environmental purposes. There is a twenty foot drainage easement along the southern boundary of the property. There is a fifty foot drainage easement along the northern boundary of the property.

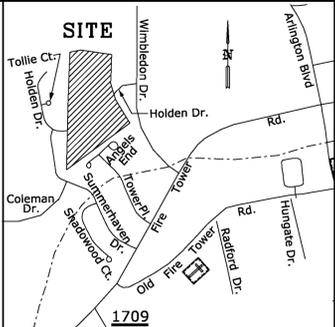
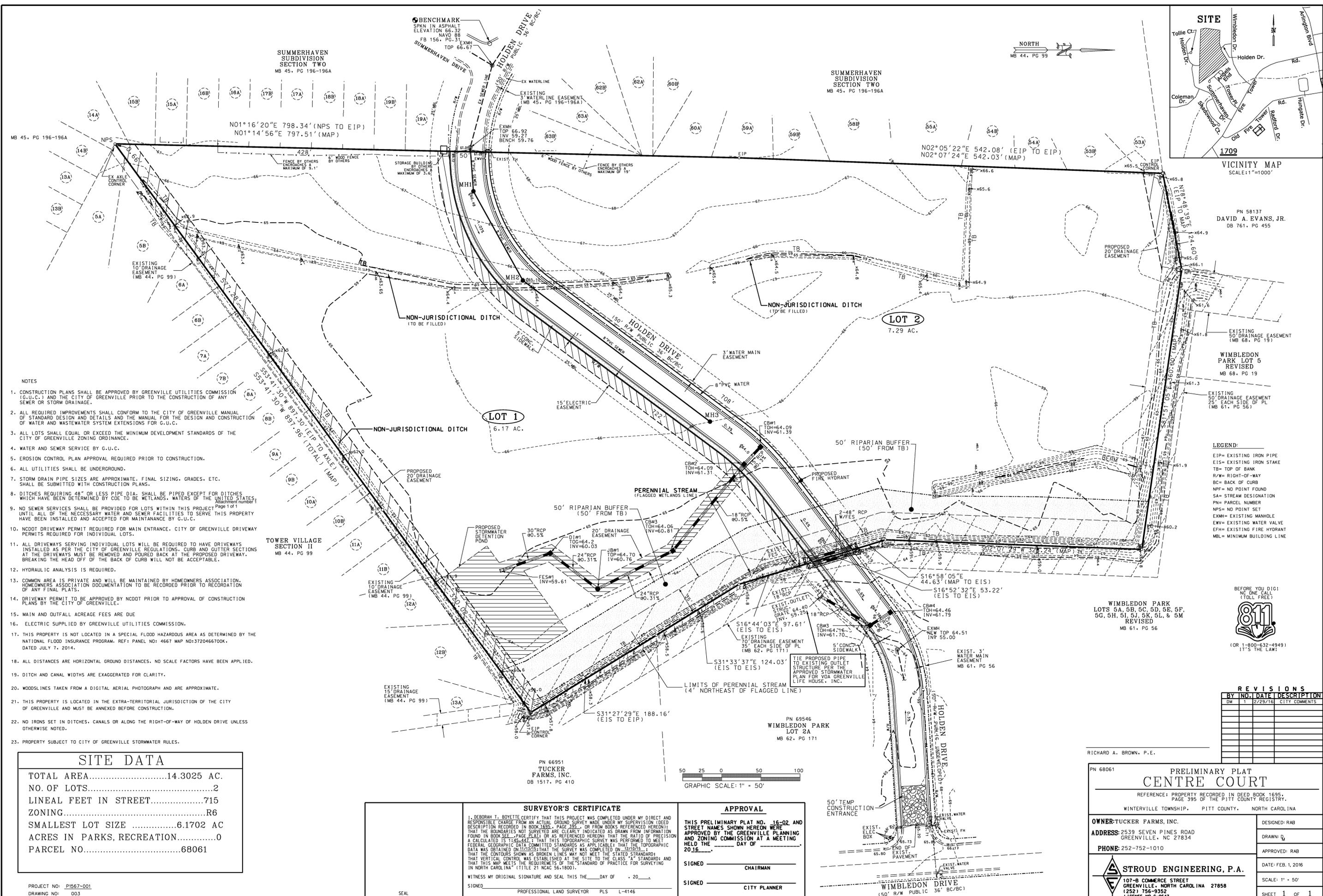
Fiscal Note: There will be no costs to the City of Greenville associated with this subdivision other than routine costs to provide public services.

Recommendation: The City's Subdivision Review Committee has reviewed the preliminary plat and has determined that it meets all technical requirements.

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

Attachments / click to download

 [Centre Court Preliminary Plat](#)



VICINITY MAP
SCALE: 1"=1000'

PN 58137
DAVID A. EVANS, JR.
DB 761, PG 455

WIMBLETON PARK LOT 5
REVISED
MB 68, PG 19

- LEGEND:**
- EIP= EXISTING IRON PIPE
 - EIS= EXISTING IRON STAKE
 - TB= TOP OF BANK
 - R/W= RIGHT-OF-WAY
 - BC= BACK OF CURB
 - NPF= NO POINT FOUND
 - SA= STREAM DESIGNATION
 - PN= PARCEL NUMBER
 - NP= NO POINT SET
 - EXMH= EXISTING MANHOLE
 - EWV= EXISTING WATER VALVE
 - EFH= EXISTING FIRE HYDRANT
 - MBL= MINIMUM BUILDING LINE



REVISIONS

BY	NO.	DATE	DESCRIPTION
DM	1	2/29/16	CITY COMMENTS

- NOTES**
- CONSTRUCTION PLANS SHALL BE APPROVED BY GREENVILLE UTILITIES COMMISSION (G.U.C.) AND THE CITY OF GREENVILLE PRIOR TO THE CONSTRUCTION OF ANY SEWER OR STORM DRAINAGE.
 - ALL REQUIRED IMPROVEMENTS SHALL CONFORM TO THE CITY OF GREENVILLE MANUAL OF STANDARD DESIGN AND DETAILS AND THE MANUAL FOR THE DESIGN AND CONSTRUCTION OF WATER AND WASTEWATER SYSTEM EXTENSIONS FOR G.U.C.
 - ALL LOTS SHALL EQUAL OR EXCEED THE MINIMUM DEVELOPMENT STANDARDS OF THE CITY OF GREENVILLE ZONING ORDINANCE.
 - WATER AND SEWER SERVICE BY G.U.C.
 - EROSION CONTROL PLAN APPROVAL REQUIRED PRIOR TO CONSTRUCTION.
 - ALL UTILITIES SHALL BE UNDERGROUND.
 - STORM DRAIN PIPE SIZES ARE APPROXIMATE. FINAL SIZING, GRADES, ETC. SHALL BE SUBMITTED WITH CONSTRUCTION PLANS.
 - DITCHES REQUIRING 48" OR LESS PIPE DIA. SHALL BE PIPED EXCEPT FOR DITCHES WHICH HAVE BEEN DETERMINED BY COE TO BE WETLANDS. WATERS OF THE UNITED STATES ADJACENT NUMBER.
 - NO SEWER SERVICES SHALL BE PROVIDED FOR LOTS WITHIN THIS PROJECT UNTIL ALL OF THE NECESSARY WATER AND SEWER FACILITIES TO SERVE THIS PROPERTY HAVE BEEN INSTALLED AND ACCEPTED FOR MAINTENANCE BY G.U.C.
 - NCDOT DRIVEWAY PERMIT REQUIRED FOR MAIN ENTRANCE. CITY OF GREENVILLE DRIVEWAY PERMITS REQUIRED FOR INDIVIDUAL LOTS.
 - ALL DRIVEWAYS SERVING INDIVIDUAL LOTS WILL BE REQUIRED TO HAVE DRIVEWAYS INSTALLED AS PER THE CITY OF GREENVILLE REGULATIONS. CURB AND GUTTER SECTIONS AT THE DRIVEWAYS MUST BE REMOVED AND POURED BACK AT THE PROPOSED DRIVEWAY. BREAKING THE HEAD OFF OF THE BACK OF CURB WILL NOT BE ACCEPTABLE.
 - HYDRAULIC ANALYSIS IS REQUIRED.
 - COMMON AREA IS PRIVATE AND WILL BE MAINTAINED BY HOMEOWNERS ASSOCIATION. HOMEOWNERS ASSOCIATION DOCUMENTATION TO BE RECORDED PRIOR TO RECORDATION OF ANY FINAL PLATS.
 - DRIVEWAY PERMIT TO BE APPROVED BY NCDOT PRIOR TO APPROVAL OF CONSTRUCTION PLANS BY THE CITY OF GREENVILLE.
 - MAIN AND OUTFALL ACREAGE FEES ARE DUE
 - ELECTRIC SUPPLIED BY GREENVILLE UTILITIES COMMISSION.
 - THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARDOUS AREA AS DETERMINED BY THE NATIONAL FLOOD INSURANCE PROGRAM. REF: PANEL NO: 4667 MAP NO: 3720466700K, DATED JULY 7, 2014.
 - ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES. NO SCALE FACTORS HAVE BEEN APPLIED.
 - DITCH AND CANAL WIDTHS ARE EXAGGERATED FOR CLARITY.
 - WOODSLINES TAKEN FROM A DIGITAL AERIAL PHOTOGRAPH AND ARE APPROXIMATE.
 - THIS PROPERTY IS LOCATED IN THE EXTRA-TERRITORIAL JURISDICTION OF THE CITY OF GREENVILLE AND MUST BE ANNEXED BEFORE CONSTRUCTION.
 - NO IRONS SET IN DITCHES, CANALS OR ALONG THE RIGHT-OF-WAY OF HOLDEN DRIVE UNLESS OTHERWISE NOTED.
 - PROPERTY SUBJECT TO CITY OF GREENVILLE STORMWATER RULES.

SITE DATA

TOTAL AREA.....	14.3025 AC.
NO. OF LOTS.....	2
LINEAL FEET IN STREET.....	715
ZONING.....	R6
SMALLEST LOT SIZE	6.1702 AC
ACRES IN PARKS, RECREATION.....	0
PARCEL NO.....	68061

PROJECT NO: P1567-001
DRAWING NO: 003
P1567-001 PRELIMINARY PLAT.DGN

PN 66951
TUCKER FARMS, INC.
DB 1517, PG 410

SURVEYOR'S CERTIFICATE

I, DEBORAH T. BOYETTE CERTIFY THAT THIS PROJECT WAS COMPLETED UNDER MY DIRECT AND RESPONSIBLE CHARGE FROM AN ACTUAL GROUND SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BOOK 1032, PAGE 332 - OR FROM BOOKS REFERENCED HEREIN); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN BOOK 352 - PAGE 51411 OR AS REFERENCED HEREON; THAT THE RATIO OF PRECISION CALCULATED IS 1:45,447; THAT THIS TOPOGRAPHIC SURVEY WAS PERFORMED TO MEET FEDERAL GEOGRAPHIC DATA COMMITTEE STANDARDS AS APPLICABLE; THAT THE TOPOGRAPHIC DATA WAS OBTAINED ON 12/27/15; THAT THE SURVEY WAS COMPLETED ON 2/22/16; THAT THE CONTOURS SHOWN AS BOLD LINES MAY NOT MEET THE STATED STANDARDS; THAT VERTICAL CONTROL WAS ESTABLISHED AT THE SITE TO THE CLASS "A" STANDARD; AND THAT THIS MAP MEETS THE REQUIREMENTS OF THE STANDARD OF PRACTICE FOR SURVEYING IN NORTH CAROLINA (TITLE 21 NCAC 56.18001).

WITNESS MY ORIGINAL SIGNATURE AND SEAL THIS _____ DAY OF _____, 20____.

SIGNED _____
PROFESSIONAL LAND SURVEYOR PLS L-4146

APPROVAL

THIS PRELIMINARY PLAT NO. 16-02 AND STREET NAMES SHOWN HEREON WERE APPROVED BY THE GREENVILLE PLANNING AND ZONING COMMISSION AT A MEETING HELD ON THE _____ DAY OF _____, 2016.

SIGNED _____ CHAIRMAN
SIGNED _____ CITY PLANNER

RICHARD A. BROWN, P.E.

PN 68061

PRELIMINARY PLAT
CENTRE COURT

REFERENCE: PROPERTY RECORDED IN DEED BOOK 1695, PAGE 395 OF THE PITT COUNTY REGISTRY.

WINTERVILLE TOWNSHIP, PITT COUNTY, NORTH CAROLINA

OWNER: TUCKER FARMS, INC.	DESIGNED: RAB
ADDRESS: 2539 SEVEN PINES ROAD GREENVILLE, NC 27834	DRAWN: DM
PHONE: 252-752-1010	APPROVED: RAB
	DATE: FEB. 1, 2016
	SCALE: 1" = 50'
	SHEET 1 OF 1

STROUD ENGINEERING, P.A.
107-B COMMERCE STREET
GREENVILLE, NORTH CAROLINA 27858
(252) 756-9352
LICENSE NO. C-0647





City of Greenville, North Carolina

Meeting Date: 3/15/2016
Time: 6:30 PM

Title of Item: Discussion Item - Infill Development

Explanation: Chairman Tony Parker directed staff to place an item on the agenda for discussion that explores the subject of infill development. Mr. Parker would like the City to research incentives that may encourage infill development rather than continued development at the city's fringe in hopes that the City could strengthen existing regulations and adopt new regulations that promotes infill development. Attached are 10 discussion questions Chairman Parker asked staff to address to begin discussions on infill development followed by staff responses.

Fiscal Note: No cost to the City.

Recommendation: N/A

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

Attachments / click to download

 [Discussion Item - Infill Development Q&A](#)

Discussion Item – Infill Development, March 7, 2016

Chairman Tony Parker directed staff to place an item on the agenda for discussion that explores the subject of infill development. Mr. Parker would like the City to research incentives that may encourage infill development rather than continued development at the city's fringe in hopes that the City could strengthen existing regulations and adopt new regulations that promotes infill development. Following are 10 discussion questions Chairman Parker asked staff to address to begin discussions on infill development followed by staff responses.

1. ***What is infill development?***

Infill is a development strategy that uses land within an already built-up area for further construction, focusing on reusing and repositioning obsolete or underutilized buildings and sites. Following are types of Infill Development.

Residential. Residential Infill Development is the most prevalent type of infill development. Residential infill development is an economically feasible way to decrease vehicular travel, promote non-motorized travel by creating walkable/bikable places, and support transit use. It enhances the quality of life of a community by introducing new housing types, enhancing community character, providing more efficient land use, and preserving local character when historic preservation strategies are used. When infill development incorporates a mix of residential and commercial uses, it can enhance a sense of place and increase property values.

Commercial. Commercial Infill Development typically occurs on “greyfield sites.” These are vacant, underutilized, or underinvested properties, such as blighted strip malls that no longer attract enough tenants or investment. Although these vacant parcels demonstrate that the commercial value has waned, the properties may be better suited for mixed-use development that incorporates a blend of housing, retail, office, services, and public space. This type of infill development can offer needed diversity and interdependent land uses that may reduce automobile travel demands when compared to single purpose at the city’s fringe. Revitalization of these sites also may prevent the land value of outdated strip malls from dipping below the cost of building demolition, which could have disastrous economic and community impacts. Redevelopment of these sites can strengthen a community’s tax base, increase job opportunities, and contribute to more efficient land-use patterns.

Brownfield. Brownfield Infill Development occurs on former industrial sites that have been abandoned, idled, or underutilized. Expansion or redevelopment of these sites can be complicated by a real or perceived threat of environmental contamination. Examples of these sites include former warehouses, gas stations, landfills, manufacturing plants, or factories. Benefits to redeveloping brownfield sites include replacing blighted landscapes with more attractive development; increasing economic and social well-being by creating new housing, jobs, public space, and sources of tax revenue; and remediating contaminated properties to protect the health and safety of the environment and the public.

Mixed-Use. Mixed-Use Infill Development is development that combines residential, commercial, cultural, institutional, and/or industrial uses. Efficient land use is achieved when places to live are located in close proximity to places to work, conduct business, shop, dine, and socialize. Research shows that centrally located mixed-use development, can enhance walkability and bikeability, boost transit ridership in areas served by transit, and reduce driving if there are nearby businesses that support daily living needs. In addition, mixed-use that provides greater housing variety and density can support affordable housing by lowering transportation costs. More retail businesses are opting for this type of development because it offers a strong, consistent customer base. Mixed-use infill development, in some instances, may require revisions to zoning codes and restructuring of parking regulations to accommodate both residential and commercial uses.

2. *Why is infill good?*

Infill development occurs on sites where there is existing infrastructure; thus, developers may not be subject to impact fees or incur additional costs of new infrastructure for these projects. One study conducted by the City of Sacramento, California found that impact fees for infrastructure on greenfield sites were 10 times as high as the impacts fees for an infill site. Also, when infill development is transit-oriented, developers may save money on capital costs for parking. Despite higher capital costs required for infill development, developers may be able to command higher rent or sales prices to earn a profit. Since the recession, the value of suburban office space is plateauing while the value of office space in the urban core has increased. Infill development in compact, urban cores is correlated with better real estate performance and higher property values due to the increased walkability and access to transit, according to the EPA publication.

3. *Is infill development sustainable?*

Infill development may encourage several sustainability objectives. Planning and Zoning Commissioners may be interested in reviewing an August 14, 2015 publication, "*Promoting Infill as Sustainable Practice*" at the following website to learn of concepts the City of Edmonton, Alberta, Canada addressed that may be transferrable to Greenville.

<http://sustainability.ualberta.ca/en/EducationResearch/SustainabilityScholars/~/media/sustainability/EducationResearch/Documents/SustainabilityScholars/2015/PromotingInfillAsSustainablePracticeLucaP.pdf>

Planning and Zoning Commissioners may also be interested in reviewing a January 2010 publication, "*Quality Infill Recommendations and Tools*" at the following website to learn of concepts by Idaho Smart Growth and the Urban Land Institute addressed that may be transferrable to Greenville.

<http://www.ci.billings.mt.us/documentcenter/view/6962>

4. *How do similar sized cities encourage infill development?*

The City will need to conduct research to determine what similar sized cities are doing to encourage infill development. Planning and Zoning Commissioners may be interested in watching a November 18, 2015 free presentation at the following website to learn how Truckee, California approached infill development and lessons the community learned through the process.

<http://communitybuilders.org/webinars/infill-strategies-downtown-revitalization/>

5. *Does infill development contain [urban] sprawl?*

There is a perception that there is a boundless supply of inexpensive land for development. Inexpensive, low-density residential and commercial development in remote areas contributes to sprawl and inefficient investment in infrastructure and transportation systems, such as roads and transit. Sprawling patterns of development pose a risk to a city's economy, infrastructure, and natural resources. Nationwide, studies of sprawl have advocated for infill development as an important antidote to inefficient and costly patterns of land use.

6. *Is infill development considered smart growth?*

A Smart Growth publication by the Environmental Protection Agency (EPA) states that there is increasing demand for infill development. There are many demographic shifts affecting the housing market: baby boomers are aging, millennials are forming new households, and single-person households are growing. Baby boomers are becoming empty-nesters and retirees and desire the connectivity that urban settings provide. Data in the EPA resource indicates that two-thirds of millennials want to live in walkable communities where they can utilize public transit instead of driving automobiles. Single-person households, which comprise the second most common household type, desire the connectivity and type of pedestrian- and transit-oriented amenities that compact infill development can provide.

7. *Pros and Cons of Infill?*

Pros of Infill Development

Environmental Benefits. By reducing sprawling development in rural environments, infill development preserves important land to maintain scenic landscapes, agriculture as an economic mainstay, and natural and environmental assets. Additionally, infill development creates walkable communities, reducing the reliance on the automobile as a means of transportation. This improves the air quality and reduces greenhouse gas emissions because more compact development can minimize trip generation and reduce driving. Brownfield infill development especially provides environmental benefits for the community due to the remediation of sites that may be contaminated or contain remnants of hazardous substances from former industrial uses.

Historic Preservation Benefits. Historic Preservation can be implemented as a form of infill development to provide usable and attractive buildings on existing developed land.

Adaptive reuse of historically important buildings and sites can offer economic development opportunities and cultivate the growth of heritage tourism.

Cons of Infill Development

Physical Barriers. Environmental issues such as hazardous contamination in brownfield sites can be a major barrier to infill development. Many of these contaminated sites are vacant because of their higher costs of infill development, such as liability issues and remediation expenses. Additionally, increased density as a result of infill development tends to cause more traffic and noise which can be perceived as undesirable by community members and developers. Lastly, existing infrastructure may be inadequate, deteriorating, or lacking capacity for many infill development projects that require higher levels of service.

NIMBY Barriers. Not-in-my-backyard (NIMBY) attitudes of community members can block infill development. Neighbors may perceive that infill development with a higher density may lead to more noise, traffic, pollution, shortage of parking and safety issues in their community. If developers perceive a lack of political will for infill development, they may be more likely to develop elsewhere.

Economic Barriers. Infill development can be extremely costly for developers. First, land acquisition costs tend to be higher for infill sites. Also, construction costs tend to be higher for infill development because of possible costs that a developer may incur for rehabilitation or brownfield remediation. Time-consuming land use development approval and permitting processes can also be costly. In the development world, time is money. Permits and approvals take longer. Attending meetings and hearings, preparing applications with documentation, and submitting and/or resubmitting permits can cost both time and money. Unwieldy processes can present obstacles to developers who are unable to take financial risks and would rather devote attention to sure-bet projects that can become operational more quickly and easily. For smaller areas that are not slated for local or state government capital improvement plans, there could be a lack of funding for infrastructure maintenance and upgrades often needed to support more dense infill development. As the Environmental Protection Agency points out in “Smart Growth and Economic Success: Investing in Infill Development”, “another challenge of financing infill development is that financial models used by banks can act as a barrier to securing capital investment.”

8. *Economic impact of infill development?*

Infill development encourages a more efficient investment in infrastructure because it encourages growth in designated growth areas where there is existing infrastructure already in place. Additionally, residential infill development can expand homeownership, mixed-use development, and increase a community’s tax base.

9. *What steps would Greenville have to take to create ordinances that would encourage infill development?*

Regulatory Barriers. Traditional, inflexible zoning codes can unintentionally restrict infill or redevelopment by imposing density and building height limits. Zoning codes that result in a strict separation of land uses can limit innovative forms of development and prevent mixed-use development. Parking regulations that require a certain amount of spaces per square footage of development also may prohibit or limit infill development. In addition, lengthy, costly, and unpredictable land use development approval and permitting processes can greatly deter infill development and redevelopment.

10. *Are there other incentive options we can explore? (Tax incentives? Federal grants? State grants, etc.?)*

The City could consider incentives for redevelopment and infill development areas primed for development. Creating flexible zoning, site, and building regulations can promote infill development. The City may wish to consider revising regulations and zoning ordinances to allow for mixed-use development, revise density limits, allow height and density bonuses, and reduced parking ratios in areas served by public transportation. The City's zoning ordinance could be amended to expedite the land use review process, providing an administrative review option for certain projects and waiving building permit fees. The City will need to conduct research to determine whether Federal or State grants are available to encourage infill development.

Source: Several terms and statements presented in this discussion item brief were taken from the University of Delaware's project website entitled, *Designing for Complete Communities*, located at the following website address:

<http://www.completecommunitiesde.org/?s=Infill>

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