



Agenda

Planning and Zoning Commission

January 17, 2017
6:30 PM
Council Chambers, City Hall, 200 W. Fifth Street

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- I. CALL MEETING TO ORDER -
- II. INVOCATION - Terry King
- III. ROLL CALL
- IV. APPROVAL OF MINUTES - December 20, 2016
- V. OLD BUSINESS

PRELIMINARY PLATS

1. Request by Happy Trail Farms, LLC for a preliminary plat entitled "Westhaven South, Section 5". The subject property is located south of Regency Boulevard and is further identified as Tax Parcels 74010 and 74011. The preliminary plat consists of 3 lots on 28.49 acres.

- VI. NEW BUSINESS

REZONINGS

2. Ordinance requested by RBS Rentals, LLC to rezone 1.144 acres located 350+/- feet north of West 5th Street and 180+/- feet west of Brighton Park Drive and adjacent to Brighton Park Apartments from MO (Medical-Office) to MR (Medical-Residential [High Density Multi-family]).

TEXT AMENDMENTS

3. Subdivision Ordinance Text Amendment to extend the review time of preliminary plats.

OTHER

4. Election of Vice Chairman

VII. ADJOURN

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

December 20, 2016

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

Mr. Terry King –Chair *
Mr. Doug Schrade – * Ms. Chris Darden – *
Mr. Les Robinson – * Ms. Ann Bellis – X
Ms. Margaret Reid - X Mr. John Collins - *
Ms. Betsy Leech –* Mr. Anthony Herring – *
Mr. Michael Overton - *

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

VOTING MEMBERS: Schrade, Darden, Collins, Leech, Robinson, Herring, Overton

PLANNING STAFF: Michael Dail, Lead Planner; Chantae Gooby, Planner II; Thomas Weitnauer, Chief Planner; Collette Kinane, Planner II & Amy Nunez, Staff Support Specialist II

OTHERS PRESENT: Dave Holec, City Attorney; Ben Griffith, Director of Community Development; Billy Merrill, City Surveyor; Cathy Meyer, Civil Engineer & Kelvin Thomas, Communication Technician

MINUTES: Motion made by Mr. Collins seconded by Mr. Schrade, to accept the November 15, 2016 minutes as presented. Motion passed unanimously.

Chairman King stated the applicant Happy Trail Farms, LLC requested to continue their agenda item #1 Preliminary Plat “Westhaven South, Section 5” to the January 2017 meeting.

Motion made by Mr. Overton, seconded by Ms. Leech to continue the preliminary plat request at “Westhaven South, Section 5”. Motion passed unanimously.

OLD BUSINESS

PRELIMINARY PLATS

REQUEST BY HAPPY TRAIL FARMS, LLC FOR A PRELIMINARY PLAT ENTITLED, “WESTHAVEN SOUTH, SECTION 5”. THE SUBJECT PROPERTY IS LOCATED SOUTH OF REGENCY BOULEVARD AND IS FURTHER IDENTIFIED AS TAX PARCEL NUMBERS 74010 AND 74011. THE PRELIMINARY PLAT CONSISTS OF 4 LOTS ON 28.49 ACRES. - CONTINUED

Chairman King stated the applicant Happy Trail Farms, LLC requested to continue their agenda item #1 Preliminary Plat “Westhaven South, Section 5” to the January 2017 meeting.

Motion made by Mr. Overton, seconded by Ms. Leech to continue the preliminary plat request at “Westhaven South, Section 5”. Motion passed unanimously.

DISCUSSION ITEM – SUBDIVISION ORDINANCE TEXT AMENDMENT TO EXTEND THE REVIEW TIME OF PRELIMINARY PLATS.

Mr. Michael Dail presented for the City. The discussion item is for P&Z to consider initiating a text amendment to Sec 9-5-44 of the Subdivision Ordinance for the review time of preliminary plats currently as 20 working days to 40 working days. The current 20 day review time was established in 1989. Since 1989, there has been a significant increase in development regulations, for example, erosion control and storm water requirements. The current 20 working day review is misleading. It is actually 19 days because the application is due by 5pm on the 20th day. The application is routed to reviewers on the 19th day and not in the reviewers’ hands until the 18th day. Staff is asking for a longer period of 40 working days to give adequate review time and have sufficient time to work out issues. Many of the issues are not just simple phone calls. They require sit down meetings with multiple agencies. Another reason to extend review time is to avoid continuances by the applicant after the public notices have been sent out to the adjoining property owners and public hearings have been published in the newspaper. Of the six preliminary plats submitted this year, three have been continued. Mr. Dail provided Commissioners with a handout that outlines the current 20 day review process and the proposed 40 day review process. The most significant item is there are only 8 days in the 20 day review process before notices go out to the public. The proposed 40 day review process would have 25 days before notices go out. The text amendment would require three dates to be changed in Section 9-5-44: 20 working days to 40 working days, minimum time to return revision from 10 days to 30 days, and time to submit for second review from 6 days to 26 working days.

Mr. Overton asked if the twenty days were review days.

Mr. Dail stated no. The application can be received up to 5pm on the 20th working day. They are routed out on the 19th day and received by reviewers on the 18th day. Comments are expected back by reviewers on the 12th day which is one day before the required ad is published in the newspaper and two days before the proposed ad needs to be received by the City Communications Office. Comments are returned back to the applicant on the 11th working day, which is also the first advertisement day. Property notices are mailed out on the 7th working day. A revised plat is expected back by the applicant on the 6th working day. Therefore three notifications are done before a completed plat is ready to come before the Commission. Many times it comes down to the day of the meeting to hash items out and if the applicant is ready to present. A new longer process would prevent notices going out before a plat is ready to come to the Commission and avoid a continuance.

Ms. Leech asked if time could be added to notices and advertisements so that the community and developers could make contact to discuss issues.

Mr. Dail stated that the Commission recently approved to have advertisements for plats. Notices

to adjoining property owners are set by State Law. A time frame for advertisements and notices can be looked at and discussed separately so it meets State Law and the Commission request.

Mr. Overton asked if the Site Plan Review will follow this 40 day process.

Mr. Dail stated that Site Plan Review process does need to be looked at but it is a separate issue.

Mr. Robinson asked for clarity about the extended review time would allow extend time before notices are mailed.

Mr. Dail stated the extension would allow 25 days of review before the first notice. It gives an opportunity for review, changes and sit down meetings to decide to proceed or hold the project before advertisements and notices are sent. Once it is advertised, it must come before the Commission for a vote to continue the item. The new process would reduce continuances.

Motion made by Mr. Collins, seconded by Mr. Robinson, to initiate a text amendment to extend the review time of preliminary plats. Motion passed unanimously.

NEW BUSINESS

ORDINANCE REQUESTED BY A. SCOTT BUCK, ASSOCIATE VICE CHANCELLOR OF ADMINISTRATION & BUSINESS FINANCE SERVICES, ECU TO REZONE 0.25 ACRES (11,007 SQ. FT.) LOCATED AT THE NORTHEASTERN CORNER OF THE INTERSECTION OF EAST 5TH STREET AND SOUTH SUMMITT STREET FROM R6S (RESIDENTIAL-SINGLE-FAMILY [MEDIUM DENSITY]) TO OR (OFFICE-RESIDENTIAL [HIGH DENSITY MULTI-FAMILY]). – APPROVED

Ms. Gooby delineated the property. It is located in the central section of the city at the corner of East 5th Street and Summit Street. The property is in the locally-designated College View Historic District. Currently, there is an application with the Historic Preservation Commission (HPC) to relocate/demolish the structure. The HPC has issued a 365-day delay on the application. The property is zoned single-family. The Future Land Use and Character Map recommends university-institutional along the frontage of East 5th Street. This character is mainly comprised of the ECU main campus and the surrounding facilities then transitions to university-neighborhood to the north. The OR zoning is the only zoning district for use by the university. In staff's opinion, the request is in compliance with Horizons 2026: Greenville's Community Plan and the Future Land Use and Character Plan Map.

Chairman King opened the public hearing.

Scott Buck, the applicant, spoke in favor of the request. ECU has owned the property for a couple of years. This property is adjacent to the Chancellor's House. The HPC has asked us to save the house. ECU intends to use the property as university office space. ECU owns several properties along 5th Street and keeps them well-maintained.

Jeremy Jordan, Chair of the Historic Preservation Commission, spoke in favor. He would like to affirm the HPC is in favor of the rezoning in an effort to save the house to maintain the visual integrity of East 5th Street.

No one spoke in opposition.

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

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

OTHER ITEMS OF BUSINESS

STREET CLOSURE OF PARKWOOD DRIVE

Mr. Billy Merrill, City Surveyor, presented the staff report. Parkwood Drive is a dedicated but an unimproved/unopened street section beginning at Pearl Drive and running east for 170 feet to the terminus at the property of Koinonia Christian Church. Parkwood Drive was proposed to be extended though the property of Koinonia Church. The Church made a request to delete the extension of Parkwood Drive through its property because of future expansion plans. As a requirement of deleting the extension of Parkwood Drive, the unimproved section is required to be closed.

Chairman King opened the public hearing.

No one spoke in favor or opposition.

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

Motion made by Mr. Collins seconded by Ms. Leech, to recommend approval to City Council for the street closure of Parkwood Drive. Motion passed unanimously.

With no further business, Mr. Overton made a motion to adjourn, seconded by Ms. Darden. Motion passed unanimously. Meeting adjourned at 6:58 p.m.

Respectfully Submitted,

Ben Griffith, Secretary to the Commission
Director of Community Development Department



City of Greenville, North Carolina

Meeting Date: 1/17/2017
Time: 6:30 PM

Title of Item: Request by Happy Trail Farms, LLC for a preliminary plat entitled "Westhaven South, Section 5". The subject property is located south of Regency Boulevard and is further identified as Tax Parcels 74010 and 74011. The preliminary plat consists of 3 lots on 28.49 acres.

Explanation: The proposed preliminary plat is a revision to a plat approved by the Planning and Zoning Commission on April 15, 2008.

The original plat contained 41.61 acres with 185 single family residential lots and an extensive neighborhood street network. Interconnectivity to the undeveloped property to the south was accomplished by the proposed Blazer Drive.

The proposed plat no longer contains 13 acres of the original property (eastern portion) which is now in different ownership.

The subject property is zoned R6A (Residential) and it is anticipated that multi-family residential development will occur on the proposed lot 3.

The proposed development pattern provides interconnectivity to undeveloped property to the southeast.

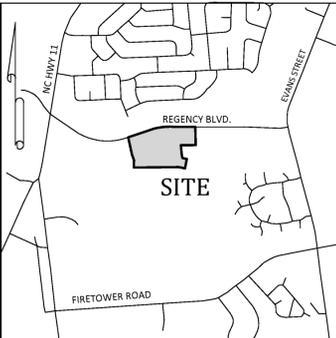
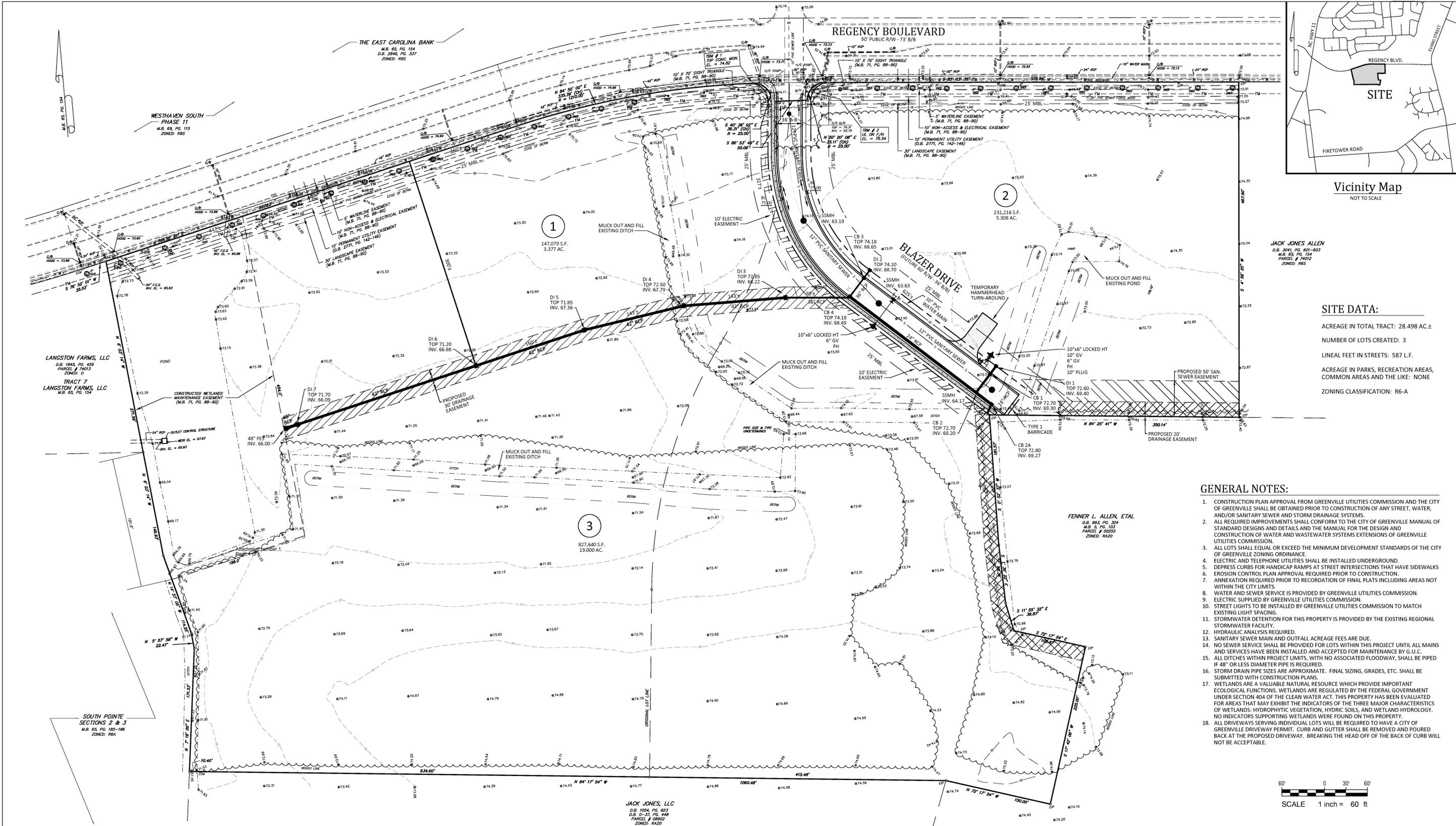
Fiscal Note: There will be no costs to the City of Greenville associated with this subdivision other than routine costs to provide public services.

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

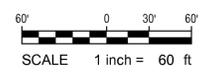
 [Preliminary Plat](#)



Vicinity Map
NOT TO SCALE

SITE DATA:
 ACREAGE IN TOTAL TRACT: 28.498 AC.
 NUMBER OF LOTS CREATED: 3
 LINEAL FEET IN STREETS: 587 L.F.
 ACREAGE IN PARKS, RECREATION AREAS, COMMON AREAS AND THE LIKE: NONE
 ZONING CLASSIFICATION: R6-A

- GENERAL NOTES:**
- CONSTRUCTION PLAN APPROVAL FROM GREENVILLE UTILITIES COMMISSION AND THE CITY OF GREENVILLE SHALL BE OBTAINED PRIOR TO CONSTRUCTION OF ANY STREET, WATER, AND/OR SANITARY SEWER AND STORM DRAINAGE SYSTEMS.
 - ALL REQUIRED IMPROVEMENTS SHALL CONFORM TO THE CITY OF GREENVILLE MANUAL OF STANDARD DESIGNS AND DETAILS AND THE MANUAL FOR THE DESIGN AND CONSTRUCTION OF WATER AND WASTEWATER SYSTEMS EXTENSIONS OF GREENVILLE UTILITIES COMMISSION.
 - ALL LOTS SHALL EQUAL OR EXCEED THE MINIMUM DEVELOPMENT STANDARDS OF THE CITY OF GREENVILLE ZONING ORDINANCE.
 - ELECTRIC AND TELEPHONE UTILITIES SHALL BE INSTALLED UNDERGROUND.
 - DEPRESS CURBS FOR HANDICAP RAMPS AT STREET INTERSECTIONS THAT HAVE SIDEWALKS.
 - EROSION CONTROL PLAN APPROVAL REQUIRED PRIOR TO CONSTRUCTION.
 - ANNEXATION REQUIRED PRIOR TO RECORDATION OF FINAL PLATS INCLUDING AREAS NOT WITHIN THE CITY LIMITS.
 - WATER AND SEWER SERVICE IS PROVIDED BY GREENVILLE UTILITIES COMMISSION.
 - ELECTRIC SUPPLIED BY GREENVILLE UTILITIES COMMISSION.
 - STREET LIGHTS TO BE INSTALLED BY GREENVILLE UTILITIES COMMISSION TO MATCH EXISTING LIGHT SPACING.
 - STORMWATER DETENTION FOR THIS PROPERTY IS PROVIDED BY THE EXISTING REGIONAL STORMWATER FACILITY.
 - HYDRAULIC ANALYSIS REQUIRED.
 - SANITARY SEWER MAIN AND OUTFALL ACREAGE FEES ARE DUE.
 - NO SEWER SERVICE SHALL BE PROVIDED FOR LOTS WITHIN THIS PROJECT UNTIL ALL MAINS AND SERVICES HAVE BEEN INSTALLED AND ACCEPTED FOR MAINTENANCE BY G.U.C.
 - ALL DITCHES WITHIN PROJECT LIMITS, WITH NO ASSOCIATED FLOODWAY, SHALL BE PIPED IF 48" OR LESS DIAMETER PIPE IS REQUIRED.
 - STORM DRAIN PIPE SIZES ARE APPROXIMATE. FINAL SIZING, GRADES, ETC. SHALL BE SUBMITTED WITH CONSTRUCTION PLANS.
 - WETLANDS ARE A VALUABLE NATURAL RESOURCE WHICH PROVIDE IMPORTANT ECOLOGICAL FUNCTIONS. WETLANDS ARE REGULATED BY THE FEDERAL GOVERNMENT UNDER SECTION 404 OF THE CLEAN WATER ACT. THIS PROPERTY HAS BEEN EVALUATED FOR AREAS THAT MAY EXHIBIT THE INDICATORS OF THE THREE MAJOR CHARACTERISTICS OF WETLANDS: HYDROPHYTIC VEGETATION, HYDRIC SOILS, AND WETLAND HYDROLOGY. NO INDICATORS SUPPORTING WETLANDS WERE FOUND ON THIS PROPERTY.
 - ALL DRIVEWAYS SERVING INDIVIDUAL LOTS WILL BE REQUIRED TO HAVE A CITY OF GREENVILLE DRIVEWAY PERMIT. CURB AND GUTTER SHALL BE REMOVED AND POURED BACK AT THE PROPOSED DRIVEWAY. BREAKING THE HEAD OFF OF THE BACK OF CURB WILL NOT BE ACCEPTABLE.



- LEGEND:**
- EIP - EXISTING IRON PIPE
 - IPS - IRON PIPE SET
 - R/W - RIGHT OF WAY
 - B/B - BACK OF CURB TO BACK OF CURB
 - L/P - LIGHT POLE
 - C/B - CATCH BASIN
 - M/H - MANHOLE
 - S/S - SANITARY SEWER
 - R - RADIUS
 - RCP - REINFORCED CONCRETE PIPE
 - SWP - SEWER LINE WITNESS POST
 - FOMP - FIBER OPTIC WITNESS POST
 - E/P - ELECTRIC PULL BOX
 - E/T - ELECTRIC TRANSFORMER
 - T/P - TELEPHONE PEDESTAL
 - F/H - FIRE HYDRANT
 - W/V - WATER VALVE
 - H/C - HANDICAP
 - FM - SEWER FORCE MAIN
 - ECM - EXISTING CONCRETE MONUMENT
 - FES - FLARED END SECTION
 - 72.14 - EXISTING SPOT ELEVATION
 - 70 - EXISTING CONTOUR LINE
 - TBM - TEMPORARY BENCHMARK

- SURVEY NOTES:**
- BOUNDARY AND TOPOGRAPHICAL SURVEY INFORMATION SHOWN HEREON WAS TAKEN FROM A SURVEY PERFORMED BY GARY S. MILLER AND ASSOCIATES, PA ENTITLED BOUNDARY AND TOPOGRAPHICAL SURVEY FOR T&E DEVELOPMENT GROUP - TRACTS 4 & 5 LANGSTON FARMS, LLC DATED OCTOBER 7, 2016.
 - ELEVATIONS SHOWN ARE NGVD 29 DATUM FROM NCGS MONUMENT "MALL".
 - THIS PROPERTY IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA. COMMUNITY PANEL # 3720467600K, EFFECTIVE DATE: 07-07-2014, ZONE X.
 - REFERENCES:
 DEED BK. 3233, PG. 618-620
 DEED BK. 3233, PG. 621-623
 MAP BK. 65, PG. 154
 PARCEL # 74010 & 74011



APPROVAL
 THIS PRELIMINARY PLAT, # _____ AND THE STREET NAME(S) HEREON WERE APPROVED BY THE GREENVILLE PLANNING AND ZONING COMMISSION AT A MEETING HELD THE DAY OF _____ 2016.

SIGNED _____ CHAIRMAN
 SIGNED _____ CITY PLANNER

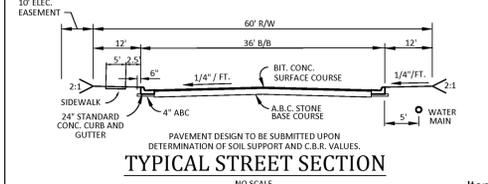
SHEET 1 OF 1 PARCEL # 74010 & 74011

**PRELIMINARY PLAT
 WESTHAVEN SOUTH
 SECTION 5**

City of Greenville, Winterville Township, Pitt County NC

OWNER(S): HAPPY TRAIL FARMS LLC
 ADDRESS: PO BOX 1863, GREENVILLE, NC 27835
 PHONE: (252) 758-4309

APPROVED: BCF
 DATE: 01-11-2017
 SCALE: 1" = 60'



Item # 1



City of Greenville, North Carolina

Meeting Date: 1/17/2017
Time: 6:30 PM

Title of Item: Ordinance requested by RBS Rentals, LLC to rezone 1.144 acres located 350+/- feet north of West 5th Street and 180+/- feet west of Brighton Park Drive and adjacent to Brighton Park Apartments from MO (Medical-Office) to MR (Medical-Residential [High Density Multi-family]).

Explanation: **Abstract:** The City has received a request from RBS Rentals, LLC to rezone 1.144 acres located 350+/- feet north of West 5th Street and 180+/- feet west of Brighton Park Drive and adjacent to Brighton Park Apartments from MO (Medical-Office) to MR (Medical-Residential [High Density Multi-family]).

Required Notices:

Planning and Zoning meeting notice (property owner and adjoining property owner letter) mailed on December 30, 2016.

On-site sign(s) posted on December 30, 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 Future Land Use and Character Map recommends office/institutional (OI) along the northern right-of-way of West 5th Street between Schoolhouse Branch and Harris Mill Run transitioning to residential, high density (HDR) to the north and traditional neighborhood, medium-high density (THMH) to the west.

Office/Institutional:

These areas serve as a transition between more intense commercial areas and surrounding neighborhoods. The form of future development should take a more walkable pattern with shorter blocks, buildings near streets, shared parking, and connections to surrounding development.

Intent:

- Provide connectivity to nearby uses (paths, streets)
- Locate new buildings near street on at least one side and accommodate parking to the side or rear of buildings; cluster buildings to consolidate and share surface parking
- Improve/provide public realm features such as signs, sidewalks, landscaping
- Reduce access-points into development for pedestrian and vehicular safety

Primary Uses:

Office
Institutional/Civic

Residential, High Density

Residential areas composed primarily of multi-family housing in various forms. Defined by existing development patterns where building size and style tend to be consistent within a development, with large blocks, and limited connectivity between different building types and uses. Future development should take a more traditional neighborhood pattern where different residential types are connected in a walkable pattern. High density residential is typically appropriate near activity centers and corridors.

Intent

- Provide better vehicular and pedestrian connectivity between developments
- Improve architectural variety and site design for new developments
- Improve streetscape features such as consistent sidewalks, lighting and street trees

Primary Uses:

Multifamily residential
Two-family residential (duplex)
Attached residential (townhomes)

Secondary Uses:

Office
Single-family detached residential
Institutional/civic (neighborhood scale)

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

Based on the analysis comparing the existing zoning (381 daily trips) and requested rezoning, the proposed rezoning classification could generate approximately 106 trips to and from the site on West 5th Street, which is a net *decrease* of 275 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.

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

History/Background:

In 1986, the subject property was incorporated into the City's extra-territorial jurisdiction (ETJ) and zoned MD-3. Later, this district was re-named to MO (Medical-Office).

Present Land Use:

RBS Rental Office

Water/Sewer:

Water and sanitary sewer are available.

Historic Sites:

There are no known effects on designated sites.

Environmental Conditions/Constraints:

There are no known environmental conditions/constraints.

Surrounding Land Uses and Zoning:

North: MR - Brighton Park Apartments
South: MO - RBS Rental Office (under common ownership of applicant)
East: MR - Brighton Park Apartments
West: MO - Port Human Services

Fiscal Note:

There is not cost to the City.

Recommendation:

In staff's opinion, the request is in general compliance with Horizons 2026: Greenville's Community Plan and the Future Land Use and Character 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.

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 [Attachments](#)

 [List of Uses MO to MR 1043438](#)

EXISTING ZONING

MO (Medical-Office)

Permitted Uses

(1) General:

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

(2) Residential:

- l. Group care facility
- n. Retirement center or home
- o. Nursing, convalescent center or maternity home; major care facility

*(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 recreational facility

(7) Office/ Financial/ Medical:

- a. Office; professional and business, not otherwise listed
- d. Bank, savings and loan or other savings or investment institutions
- e. Medical, dental, ophthalmology or similar clinic, not otherwise listed

(8) Services:

- n. Auditorium
- r. Art gallery
- u. Art studio including art and supply sales
- ee. Hospital
- ii. Wellness center; indoor and outdoor facilities

(9) Repair: None*

(10) Retail Trade:

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

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

(12) Construction:

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

(13) *Transportation*:* None

(14) *Manufacturing/ Warehousing*: * None

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

Special Uses MO (Medical-Office)

(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*:

s. Athletic club; indoor only

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

(8) *Services*:

a. Child day care facilities

b. Adult day care facilities

e. Barber or beauty shop

f. Manicure, pedicure or facial salon

j. College and other institutions of higher learning

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)

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

hh. Exercise and weight loss studios; indoor only

ll.(1) Dry cleaning; household users, drop-off/pick-up station only [2,000 sq. ft. gross floor area limit per establishment]

jj. Health services not otherwise listed

(9) *Repair*:* None

(10) *Retail Trade*:

f. Office and school supply, equipment sales [5,000 sq. ft. gross floor area limit per establishment]

h. Restaurant; conventional

i. Restaurant; fast food [limited to multi-unit structures which contain not less than three separate uses]

j. Restaurant; regulated outdoor activities

k. Medical supply sales and rental of medically related products including uniforms and related accessories.

t. Hobby or craft shop [5,000 sq. ft. gross floor area limit per establishment]

(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

MR (Medical-Residential)

Permitted Uses

(1) General:

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

(2) Residential:

- a. Single-family dwelling
- b. Two-family attached dwelling (duplex)
- c. Multi-family development per Article 1
- f. Residential cluster development per Article M
- k. Family care home (see also section 9-4-103)
- q. Room renting

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

(4) Governmental:

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

(5) Agricultural/ Mining:

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

(6) Recreational/ Entertainment:

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

MR (Medical-Residential)
Special Uses

(1) *General*:* None

(2) *Residential*:

- d. Land use intensity multifamily (LUI) development rating 50 per Article K
- l. Group care facility
- n. Retirement center or home
- o. Nursing, convalescent center or maternity home; major care facility
- o.(1). Nursing, convalescent center or maternity home; minor care facility

(3) *Home Occupations (see all categories)*:

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

(4) *Governmental*:

- a. Public utility building or use

(5) *Agricultural/ Mining*:* None

(6) *Recreational/ Entertainment*:

- 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
- 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

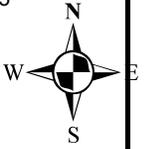
(11) *Wholesale/ Rental/ Vehicle- Mobile Home Trade*:* None

(12) *Construction*:* None

(13) *Transportation*:* None

(14) *Manufacturing/ Warehousing*: * None

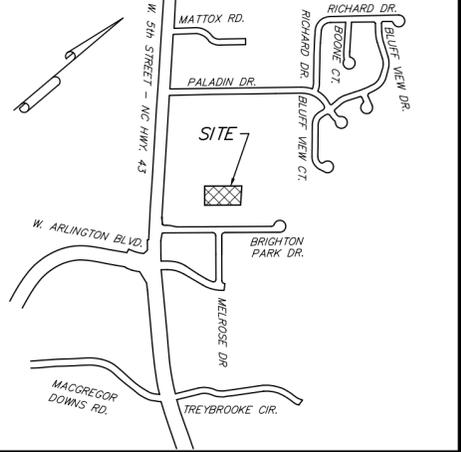
(15) *Other Activities (not otherwise listed - all categories)*:* None



RBS Rentals, LLC
From: MO To: MR
1.144 acres
December 30, 2016



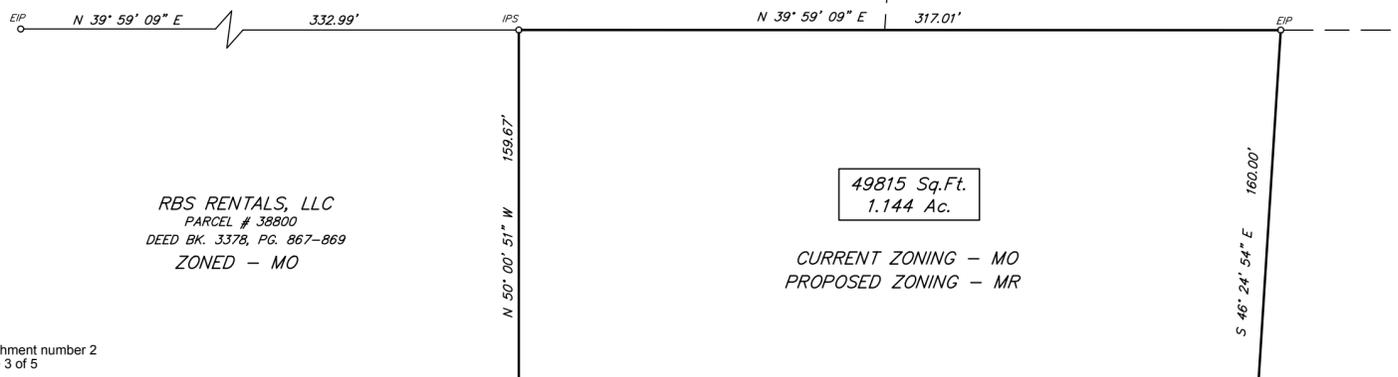
Item # 2



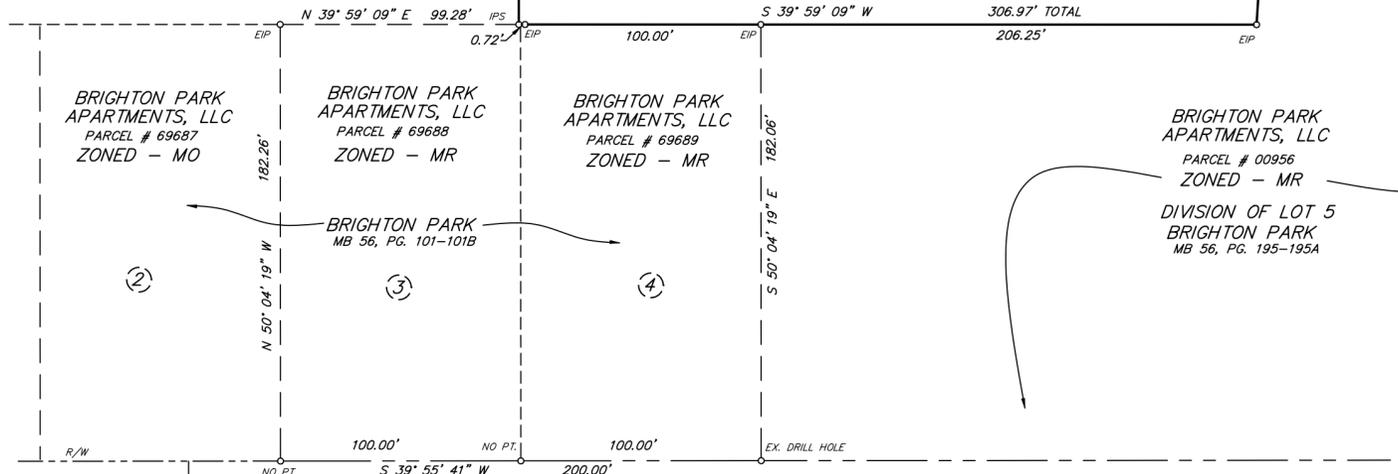
VICINITY MAP 1" = 1,000'

UNIVERSAL PROPERTIES/GREENVILLE, LLC
 PARCEL # 33428
 DEED BK. 2632, PG. 553-560
 ZONED - MO

PORT HUMAN SERVICES
 PARCEL # 53961
 DEED BK. 3106, PG. 518-521
 ZONED - MO

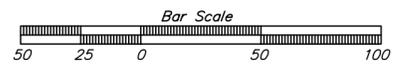


Attachment number 2
 Page 3 of 5



LEGEND:
 EIP - EXISTING IRON PIPE
 IPS - IRON PIPE SET
 R/W - RIGHT OF WAY
 B/B - BACK OF CURB TO BACK OF CURB

REFERENCE:
 DEED BK. 3378, PG. 867-869
 MAP BK. 56, PG. 101-101B
 TAX PARCEL # 38800



SHEET 1 OF 1

REZONING MAP FOR
RBS RENTALS, LLC
 BEING A PORTION OF TAX PARCEL # 38800
 GREENVILLE, GREENVILLE TOWNSHIP, PITT COUNTY, NORTH CAROLINA

OWNER(S) RBS RENTALS, LLC
 ADDRESS P.O. BOX 20370 GREENVILLE NC 27858
 PHONE 252 814 8211

GARY S. MILLER & ASSOCIATES, P.A. LAND SURVEYORS	SURVEYED: MCP	APPROVED: GSM
	DRAWN: BLW	DATE: 12-07-16
	CHECKED: TEM	SCALE: 1" = 50'

Item # 2

I, Gary S. Miller, certify to the following:

This survey is of an existing parcel or parcels of land and does not create a new street or change an existing street;

that this map was drawn under my supervision from an actual survey made under my supervision (deed description recorded in Book 3378, Page 867-869 or other reference source _____); that the boundaries not surveyed are indicated as drawn from information in Book _____ Page _____ or other reference source SEE REF.; that the ratio of precision or positional accuracy is 1:10,000+; and that this map meets the requirements of The Standards of Practice for Land Surveying in North Carolina (21 NCAC 56.1600). Witness my hand and seal this 7th day of DECEMBER, 2016.

Signed G. S. Miller
 Professional Land Surveyor No. L-2562



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 CHART			
Density Level	Future Land Use and Character Type	Applicable Zoning District(s)	Units per Acre***
High	Uptown Edge (UE)	CDF	17 units per acre
	Mixed Use, High Intensity (MUHI)	OR	17 units per acre
		R6	17 units per acre
	Residential, High Density (HDR)	R6	17 units per acre
		R6MH	17 units per acre
Medical-Transition (MT)	MR	17 units per acre	
High to Medium	Mixed Use (MU)	OR	17 units per acre
		R6	17 units per acre
		R6A	9 units per acre
	Uptown Neighborhood (UN)	R6S	7 units per acre
	Traditional Neighborhood, Medium-High Density (TNMH)	R6	17 units per acre
		R6A	9 units per acre
		R6S	7 units per acre
Medium to Low	Traditional Neighborhood, Low-Medium Density (TNLM)	R9	6 units per acre
		R9S	5 units per acre
		R15S	3 units per acre
	Residential, Low-Medium Density (LMHR)	R9S	5 units per acre
		R15S	3 units per acre
		RA20	4 units per acre
		MRS	4 units per acre

*** Maximim allowable density in the respective zoning district.



City of Greenville, North Carolina

Meeting Date: 1/17/2017
Time: 6:30 PM

Title of Item: Subdivision Ordinance Text Amendment to extend the review time of preliminary plats.

Explanation: **Abstract:** The City of Greenville Planning and Zoning Commission initiated this text amendment to extend the review time of preliminary plats.

Explanation: Greenville's Subdivision Ordinance requires that all preliminary plats shall be submitted to the Director of Community Development or designee, as agent for the city Planning and Zoning Commission, at least 20 working days prior to the scheduled meeting date of the Planning and Zoning Commission. In addition, plats revised pursuant to the initial review and as required shall be submitted to the Director of Community Development or designee, not less than six working days prior to the scheduled meeting date.

During the Planning and Zoning Commission meeting held on September 20, 2016, the Commission discussed the review time with staff and asked what percentage of preliminary plats were continued and why. In summary, staff explained the existing short review time of preliminary plats is not enough time for review by all agencies. (See Exhibit A, Excerpt of Approved Planning and Zoning Commission Meeting Minutes, Sept. 20, 2016).

During the September 20, 2016 meeting, Mike Dail, Lead Planner, stated preliminary plats were frequently continued to subsequent Planning and Zoning Commission meetings because the review cycle is only 20 working business days by the City ordinance. Preliminary plats are submitted 20 working days before the P&Z meeting. Mr. Dail stated the plats are routed to about 10 agencies for review of technical requirements. Preliminary plats with comments are then returned to the surveyor. The surveyor then needs to make corrections but then may find significant issues in review comments which causes postponements. Once corrections are made, the revised preliminary plats are brought back to the City and are routed out again to the agencies to obtain approval. The 20-day review process was established in 1989 and now there are more standards, regulations and technical requirements to consider.

Commissioner Bellis asked what staff recommended for a time frame. Mr. Dail stated to add another 10-20 working days. Staff recommends a text amendment to extend the review time from 20 days to 40 days and to make two other related scheduling changes as illustrated as follows.

During the Planning and Zoning Commission meeting held on December 20, 2016, the Commission's agenda included a discussion item on this subdivision text amendment to extend the review time on preliminary plats. During the meeting, staff stated the proposed extension would allow 25 days of review before the first public notice. It gives an opportunity for review, changes and sit down meetings to decide to proceed or hold the project before public advertisements and notices are sent. Once preliminary plats are advertised, it must come before the Commission for a vote to continue the item. Staff stated the extended process would reduce continuances. After receiving a staff presentation and discussing the need to extend the review time, the Commission unanimously approved a motion to initiate this text amendment. (See Exhibit B, Excerpt of DRAFT Planning and Zoning Commission Meeting Minutes, December 20, 2016).

Title 9, Chapter 5, Article B, Section 9-5-44 of the City Code is proposed to be amended by rewriting the section so that it shall read as follows. Stricken text denotes text to be deleted while underlined text denotes text to be added.

Sec. 9-5-44 SAME; SUBMISSION.

All preliminary plats shall be submitted to the Director of Community Development or designee, as agent for the city Planning and Zoning Commission, at least ~~20~~ 40 working days prior to the scheduled meeting date of the Planning and Zoning Commission. Working days shall not be construed to include city observed holidays or weekends. It is the intent of the City of Greenville and Utilities Commission staff and other agencies to review all properly submitted plants in a timely manner, which will afford the subdivider a reasonable period of time within which to respond to all comments and/or requested revisions. All plats submitted in accordance with the minimum requirements contained herein shall be available for revision not less than ~~ten~~ thirty working days prior to the scheduled meeting date. Plats revised pursuant to the initial review and as required shall be submitted to the Director of Community Development or designee in accordance with section 9-5-45(A)(8) (b) and (c), below, not less than ~~six~~ twenty six working days prior to the scheduled meeting date.

Fiscal Note:

No cost to the City.

Recommendation:

In staff's opinion, the proposed Subdivision Ordinance Text Amendment is in compliance with Horizons 2026: Greenville's Community Plan.

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

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

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

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

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Attachments / click to download

 [Exhibits A - C](#)

EXHIBIT A: Excerpt of Approved Planning and Zoning Commission Meeting Minutes, 9/20/16

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

No discussion was made.

Motion made by Mr. Collins, seconded by Mr. Schrade, to recommend approval of the petition to City Council to close College View Drive. Motion passed unanimously.

Ms. Bellis asked staff what is the percentage of plats being continued and why.

Mr. Dail stated he could not speak to the percentage but they are frequent. The reason why is because the review cycle is only 20 working business days by the City ordinance. Preliminary plats are submitted 20 working days before the P&Z meeting. They are routed to about 10 agencies for review of technical requirements. They are returned with comments and then given back to the surveyor. The surveyor then needs to make the corrections but then find significant issues and that causes the postponement. Once the corrections are made they are brought back to the City and they are routed out again to the agencies to obtain approval. The 20-day review process was established in 1989 and now there are more standards, regulations and technical requirements to consider. The continued preliminary plat on the agenda was due to NCDOT requiring turn lanes and the surveyor did not have time to get the information back to have it considered at tonight's meeting. Staff and agencies are spread thin and have other work besides reviewing preliminary plats. Twenty days is just not enough time for review by all agencies.

Ms. Bellis asked what he recommended for a time frame.

Mr. Dail stated to add another 10-20 working days. The advertisements and the mailed notices are being done for items that may or may not be heard.

Ms. Bellis asked Attorney Holec what would need to be done legally.

Attorney Holec stated an amendment could be done to the subdivision ordinance. He stated that the Commission has the ability to initiate an amendment. He suggested directing Staff to first consider it as a discussion item at the next meeting.

Motion made by Ms. Bellis, seconded by Ms. Leech, to direct Staff to initiate a discussion item on extending the time frame for preliminary plat review. Motion passed unanimously.

With no further business, Ms. Leech made a motion to adjourn, seconded by Mr. Collins. Motion passed unanimously. Meeting adjourned at 7:21 p.m.

EXHIBIT B: Excerpt of DRAFT Planning and Zoning Commission Meeting Minutes, 12/20/2016

DISCUSSION ITEM – SUBDIVISION ORDINANCE TEXT AMENDMENT TO EXTEND THE REVIEW TIME OF PRELIMINARY PLATS.

Mr. Michael Dail presented for the City. The discussion item is for P&Z to consider initiating a text amendment to Sec 9-5-44 of the Subdivision Ordinance for the review time of preliminary plats currently as 20 working days to 40 working days. The current 20 day review time was established in 1989. Since 1989, there has been a significant increase in development regulations, for example, erosion control and storm water requirements. The current 20 working day review is misleading. It is actually 19 days because the application is due by 5pm on the 20th day. The application is routed to reviewers on the 19th day and not in the reviewers' hands until the 18th day. Staff is asking for a longer period of 40 working days to give adequate review time and have sufficient time to work out issues. Many of the issues are not just simple phone calls. They require sit down meetings with multiple agencies. Another reason to extend review time is to avoid continuances by the applicant after the public notices have been sent out to the adjoining property owners and public hearings have been published in the newspaper. Of the six preliminary plats submitted this year, three have been continued. Mr. Dail provided Commissioners with a handout that outlines the current 20 day review process and the proposed 40 day review process. The most significant item is there are only 8 days in the 20 day review process before notices go out to the public. The proposed 40 day review process would have 25 days before notices go out. The text amendment would require three dates to be changed in Section 9-5-44: 20 working days to 40 working days, minimum time to return revision from 10 days to 30 days, and time to submit for second review from 6 days to 26 working days.

Mr. Overton asked if the twenty days were review days.

Mr. Dail stated no. The application can be received up to 5pm on the 20th working day. They are routed out on the 19th day and received by reviewers on the 18th day. Comments are expected back by reviewers on the 12th day which is one day before the required ad is published in the newspaper and two days before the proposed ad needs to be received by the City Communications Office. Comments are returned back to the applicant on the 11th working day, which is also the first advertisement day. Property notices are mailed out on the 7th working day. A revised plat is expected back by the applicant on the 6th working day. Therefore three notifications are done before a completed plat is ready to come before the Commission. Many times it comes down to the day of the meeting to hash items out and if the applicant is ready to present. A new longer process would prevent notices going out before a plat is ready to come to the Commission and avoid a continuance.

Ms. Leech asked if time could be added to notices and advertisements so that the community and developers could make contact to discuss issues.

Mr. Dail stated that the Commission recently approved to have advertisements for plats. Notices to adjoining property owners are set by State Law. A time frame for advertisements and notices can be looked at and discussed separately so it meets State Law and the Commission request.

Mr. Overton asked if the Site Plan Review will follow this 40 day process.

Mr. Dail stated that Site Plan Review process does need to be looked at but it is a separate issue.

Mr. Robinson asked for clarity about the extended review time would allow extend time before notices are mailed.

Mr. Dail stated the extension would allow 25 days of review before the first notice. It gives an opportunity for review, changes and sit down meetings to decide to proceed or hold the project before advertisements and notices are sent. Once it is advertised, it must come before the Commission for a vote to continue the item. The new process would reduce continuances.

Motion made by Mr. Collins, seconded by Mr. Robinson, to initiate a text amendment to extend the review time of preliminary plats. Motion passed unanimously.

Exhibit C: Subdivision Ordinance Text Amendment, DRAFT 11/8/2016

ORDINANCE NO. 17-
AN ORDINANCE AMENDING THE ZONING ORDINANCE
OF THE CITY OF GREENVILLE, NORTH CAROLINA

WHEREAS, the City Council of the City of Greenville, North Carolina, in accordance with Article 19, Chapter 160A, of the General Statutes of North Carolina, caused a public notice to be given and published once a week for two successive weeks in The Daily Reflector setting forth that the City Council would, on February 9, 2017, at 6:00 p.m., in the City Council Chambers of City Hall in the City of Greenville, NC, conduct a public hearing on the adoption of an ordinance amending the City Code; and

WHEREAS, in accordance with the provisions of North Carolina General Statute 160A-373, the City Council of the City of Greenville does hereby find and determine that the adoption of the ordinance is reasonable and in the public interest to enhance existing coordination with organizational partners in the technical review of preliminary subdivision plats;

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

Section 1: That Title 9, Chapter 5, Article B, Section 9-5-44 of the City Code is hereby amended by rewriting said section so that it shall read as follows:

Sec. 9-5-44 SAME; SUBMISSION.

All preliminary plats shall be submitted to the Director of Community Development or designee, as agent for the city Planning and Zoning Commission, at least forty working days prior to the scheduled meeting date of the Planning and Zoning Commission. Working days shall not be construed to include city observed holidays or weekends. It is the intent of the City of Greenville and Utilities Commission staff and other agencies to review all properly submitted plats in a timely manner, which will afford the subdivider a reasonable period of time within which to respond to all comments and/or requested revisions. All plats submitted in accordance with the minimum requirements contained herein shall be available for revision not less than thirty working days prior to the scheduled meeting date. Plats revised pursuant to the initial review and as required shall be submitted to the Director of Community Development or designee in accordance with section 9-5-45(A)(8)(b) and (c), below, not less than twenty six working days prior to the scheduled meeting date.

Section 2. That any part or provision of this ordinance found by a court of competent jurisdiction to be in violation of the Constitution or laws of the United States or North Carolina is hereby deemed severable and shall not affect the validity of the remaining provisions of the ordinance.

Section 3. That this ordinance shall become effective immediately upon adoption.

Adopted this 9th day of February, 2017.

Allen M. Thomas, Mayor

ATTEST:

Carol L. Barwick, City Clerk

#1039874



City of Greenville, North Carolina

Meeting Date: 1/17/2017
Time: 6:30 PM

Title of Item: Election of Vice Chairman

Explanation: Due to the recent resignation of Vice Chairman Dustin Mills, an election is necessary to elect a new Vice Chairman.

Fiscal Note: No cost to the City.

Recommendation: Elect Vice Chairman

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