



Agenda

Planning and Zoning Commission

February 21, 2017

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 - Doug Schrade

III. ROLL CALL

IV. APPROVAL OF MINUTES - January 17, 2017 Minutes

V. NEW BUSINESS

REZONINGS

1. Ordinance requested by Happy Trail Farms, LLC to rezone 2.903 acres located along the western right-of-way of Allen Road and 1,100+/- feet south of Landfill Road from MRS (Medical-Residential-Single-family) to MCH (Medical-Heavy Commercial).
2. Ordinance requested by Patricia S. Bowen Etal to rezone 84.533 acres located along the eastern right-of-way of Charles Boulevard and adjacent to Grace Church from RA20 (Residential-Agricultural) to R6 (Residential [High Density Multi-family]) - 26.000 acres, R6S (Residential-Single-family [Medium Density]) - 12.549 acres, R9S (Residential-Single-family [Medium Density]) - 15.807 acres, R15S (Residential-Single-family [Low Density]) - 21.887 acres, and O (Office) - 8.290 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]).

FUTURE LAND USE AND CHARACTER MAP AMENDMENT

4. Ordinance requested by Happy Trail Farms, LLC and Jack Jones Allen to amend the Future Land Use and Character Map for 22.655 acres from the Residential, Low-Medium Density (LMDR) land use character to the Office/Institutional (OI) land use character for property located at the southwestern corner of the intersection of Regency Boulevard and the CSX Railroad.

VI. ADJOURN

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

January 17, 2017

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 - * Mr. John Collins - *
Ms. Betsy Leech –* Mr. Anthony Herring – X
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, Reid, Overton

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

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

MINUTES: Motion made by Mr. Overton seconded by Mr. Robinson, to accept the December 20, 2016 minutes as presented. 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 3 LOTS ON 28.49 ACRES. - APPROVED

Mr. Mike Dail presented the staff report. It is located in the southwestern portion of the City’s jurisdiction, south of Regency Boulevard and in between S. Memorial Drive and Evans Street. All of the lots are zoned R6A (residential). Lots 1 & 2 may be further divided in the future. Lot 3 is anticipated to be developed as multi-family. The proposed development pattern provides interconnectivity to the undeveloped property to the south which was accomplished by the proposed Blazer Drive. 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 185 single family residential lots on 41.61 acres. The proposed plat no longer contains 13 acres of the original property (eastern portion) which is now in different ownership. The surrounding land uses are: North – Westhaven Subdivision which is single family residential, West – vacant and

Southpointe Subdivision which are duplexes, East – vacant, and South - vacant and Southpointe Subdivision duplexes. The property is not impacted by the flood plain. The property is located along a minor thoroughfare of Regency Boulevard. The plat was advertised in the Daily Reflector on January 9, 2017 and January 16, 2017. Notices were mailed to adjoining property owners on January 5, 2017. The City’s Preliminary Plat Technical Review Committee has reviewed the preliminary plat and has determined that it meets all technical requirements.

Mr. Overton asked what the zoning was for all the property.

Mr. Dail stated the entire tract is R6A (residential).

Chairman King opened the public hearing.

Scott Anderson, representative of the applicant, spoke in favor of the request. The purpose is to have larger tracts that are more appropriate for multi-family development. The have worked with GUC and the City to make sure the plat meets the requirements.

No one spoke in opposition.

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

Motion made by Mr. Schrade, seconded by Mr. Collins to approve the preliminary plat request at “Westhaven South, Section 5”. Motion passed unanimously.

NEW BUSINESS
REZONING

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]) – APPROVED

Ms. Gooby delineated the property. It is located in the central section of the City, north of West 5th Street near Arlington Boulevard. This rezoning is for a vacant portion of property that is under common ownership of the applicant. If the property is rezoned, it will be subdivided prior to development. In 1986, this area was part of a large-scale ETJ expansion and was zoned to its current zoning. This area is in a transition area between MO and MR zoning districts. The Future Land Use and Character Map recommends office/institutional (OI) north of West 5th Street transitioning to residential, high density (HDR) to the north. In staff’s opinion, this request is in general compliance with Horizons 2026: Greenville’s Community Plan and the Future Land Use and Character Plan Map.

Chairman King opened the public hearing.

Scott Anderson, representative of the applicant, spoke in favor of the request.

No one spoke in opposition.

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

Motion made by Ms. Reid, seconded by Mr. Robinson, 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.

TEXT AMENDMENT

SUBDIVISION ORDINANCE TEXT AMENDMENT TO EXTEND THE REVIEW TIME OF PRELIMINARY PLATS. - APPROVED

Mr. Mike Dail presented the staff report. This request is to amend the subdivision ordinance Sec. 9-5-44 of the City Code for review times of preliminary plats to be changed from 20 working days to 40 working days. It was a discussion item at the December 20, 2016 P&Z Meeting where the Commission unanimously approved to initiate the text amendment.

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. Schrade, seconded by Ms. Darden, to recommend approval of the proposed amendment. Motion passed unanimously.

OTHER

Election of Vice Chairman

Attorney Holec stated the election of Vice Chairman is due to the vacancy of Dustin Mills who resigned due to moving out of the City jurisdiction. Chairman and Vice Chairman serve a one year term with normal elections in June. This election will be to finish out five months of the current term. The duties are to take on the role of Chairman when the Chairman is absent. The floor will be opened for nominations that do not require a second. After all nominations are heard, nominations will be closed and voting will begin in order of nominations.

Attorney Holec opened the floor for nominations.

Mr. Schrade nominated Michael Overton.

Mr. Overton declined the nomination.

Ms. Darden nominated Doug Schrade.

Ms. Leech asked to close the nominations and vote by acclamation in favor of Doug Schrade.

Mr. Doug Schrade was elected Vice Chairman. In favor: Darden, Leech, Collins, Robinson, Collins and Reid. Opposed: Schrade.

With no further business, Mr. Robinson made a motion to adjourn, seconded by Ms. Darden. Motion passed unanimously. Meeting adjourned at 6:46 p.m.

Respectfully Submitted,

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



City of Greenville, North Carolina

Meeting Date: 2/21/2017
Time: 6:30 PM

Title of Item: Ordinance requested by Happy Trail Farms, LLC to rezone 2.903 acres located along the western right-of-way of Allen Road and 1,100+/- feet south of Landfill Road from MRS (Medical-Residential-Single-family) to MCH (Medical-Heavy Commercial).

Explanation: **Abstract:** The City has received a request from Happy Trail Farms, LLC to rezone 2.903 acres located along the western right-of-way of Allen Road and 1,100+/- feet south of Landfill Road from MRS (Medical-Residential-Single-family) to MCH (Medical-Heavy Commercial).

Required Notices:

Planning and Zoning meeting notice (property owner and adjoining property owner letter) mailed on February 7, 2017.

On-site sign(s) posted on February 7, 2017.

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 commercial (C) at the southwestern corner of the intersection of Allen Road and Landfill Road transitioning to industrial/logistics (IL) to the west and south.

Further, potential conservation/open space (PCOS) is recommended in this area. The Future Land Use Map identifies certain areas for conservation/open space uses. The map is not meant to be dimensionally specific and may not correspond precisely with 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 Land Use Plan designations, contextual considerations, and the general policies of the

comprehensive plan.

Commercial:

Primarily community- and regional-scale commercial development situated near and along major roadway corridors. Existing development is characterized by buildings set back from streets behind surface parking. That existing pattern should evolve to become more walkable with shorter blocks, buildings near streets, shared parking and connections to surrounding development.

Intent:

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

Primary uses:

Commercial (small and large format)

Office

Secondary uses:

Institutional/civic

Industrial/Logistics:

Area is characterized by warehouses and light manufacturing operations and related office uses. It includes the Greenville Industrial Park, airport area, and Southwest Bypass Corridor.

Intent:

- Encourage expansion of light industrial, assembly and research uses
- Encourage the use of higher-quality building materials and landscaping for highly-visible sites

Primary Uses:

Industrial

Light industrial

Research and assembly

Warehousing

Secondary Uses:

Office

Commercial

There is a designated neighborhood activity center at the intersection of Allen Road and Landfill Road. These centers are intended to contain 20,000-50,000 square feet of conditioned floor space and serve an area within one mile.

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

Based on the analysis comparing the existing rezoning (115 trips) and requested rezoning, the proposed rezoning classification could generate approximately 59 trips to and from the site on Allen Road, which is a net *decrease* of 56 trips per day. Since the traffic analysis for the requested rezoning indicates that the proposal would generate less traffic than the existing rezoning, a traffic volume report was not generated.

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

History/Background:

In 2001, the subject property was part of a large-scale extra-territorial jurisdiction (ETJ) extension and was zoned MRS (Medical-Residential-Single-family).

Present Land Use:

Vacant

Water/Sewer:

Water and sanitary sewer are available.

Historic Sites:

There are no known effects on designated sites.

Environmental Conditions/Constraints:

There are no known environmental constraints.

Surrounding Land Uses and Zoning:

North: MRS - One (1) single-family residence; MCH - farmland (under common ownership of applicant)

South: MRS - One (1) single-family residence; MCH - One (1) single-family residence (under common ownership of applicant)

East: R6 - Wells Chapel Church of God in Christ; OR - Vacant

West: MCH - farmland (under common ownership of applicant)

Density Estimates:

Under the current zoning (MRS), the site could yield 8-12 single-family lots.

Under the proposed zoning (MCH), the site could yield 23,700+/- square feet of mini-storage.

The anticipated build-out time is 1-2 years.

Fiscal Note: No cost to the City.

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

Attachments / click to download

 [Attachments](#)

 [List of Uses for MRS to MCH 900329](#)

EXISTING ZONING

MRS (Medical-Residential-Single-Family)

Permitted Uses

(1) General:

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

(2) Residential:

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

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

(4) Governmental:

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

(5) Agricultural/Mining:

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

(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

MRS (Medical-Residential-Single-Family)

Special Uses

(1) *General:** None

(2) *Residential:** None

(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

c. County or state government building or use not otherwise listed; excluding outside storage and major or minor repair

(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:*

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)

y. Television, and/or radio broadcast facilities including receiving and transmission equipment and towers or cellular telephone and wireless communication towers [unlimited height, except as provided by regulations]

(9) *Repair:** 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

MCH (Medical-Heavy Commercial)

Permitted Uses

(1) *General:*

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

(2) *Residential:** None

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

(4) *Governmental:*

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

(5) *Agricultural/Mining:*

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

(6) *Recreational/Entertainment:*

- f. Public park or recreational facility
- s. Athletic club; indoor only

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

(8) *Services:*

- e. Barber or beauty shop
- f. Manicure, pedicure, or facial salon
- n. Auditorium
- o. Church or place of worship
- r. Art Gallery
- u. Art studio including art and supply sales
- v. Photography studio including photo and supply sales

- aa. Catering service including food preparation (see also restaurant; conventional and fast food)
- hh. Exercise and weight loss studio; indoor only
- ii. Wellness center; indoor and outdoor facilities
- kk. Launderette; household users
- ll. Dry Cleaners; household users

(9) Repair:

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

(10) Retail Trade:

- a. Miscellaneous retail sales; non-durable goods, not otherwise listed
- b. Gasoline or automotive fuel sales; accessory or principal use, retail
- c. Grocery; food or beverage, off premise consumption (see also Wine Shop)
- c.1 Wine shop (see also section 9-4-103)
- d. Pharmacy
- e. Convenience store (see also gasoline sales)
- f. Office and school supply, equipment sales
- h. Restaurant; conventional
- i. Restaurant; fast food
- k. Medical supply sales and rental of medically related products
- p. Furniture and home furnishing sales not otherwise listed
- s. Book or card store, news stand
- t. Hobby or craft shop
- v. Video or music store; records, tape, compact disk, etc. sales
- 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)
- f. Hardware store

(13) Transportation:

- h. Parking lot or structure; principal

(14) Manufacturing/Warehousing:

- c. Bakery; production, storage and shipment facilities
- i. Moving and storage of nonhazardous materials; excluding outside storage
- k. Mini-storage warehouse, household; excluding outside storage

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

MCH (Medical Heavy-Commercial)
Special Uses

(1) General:

g. Incidental assembly of products sold at retail or wholesale as an accessory to principal uses

(2) Residential:

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

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

(4) Governmental:

a. Public utility building or use

(5) Agricultural/Mining: None*

(6) Recreational/Entertainment:

t. Athletic club; indoor and outdoor facilities

(7) Office/Financial/Medical:

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

(8) Services:

a. Child day care facilities

b. Adult day care facilities

j. College and other institution of higher learning

l. Convention center; private

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)

gg. Vocational rehabilitation center

jj. Health services not otherwise listed

(9) Repair:

b. Minor repair; as an accessory or principal use

(10) Retail Trade:

j. Restaurant; regulated outdoor activities

y. Auto part sales (see also major and minor repair)

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

(12) Construction: None*

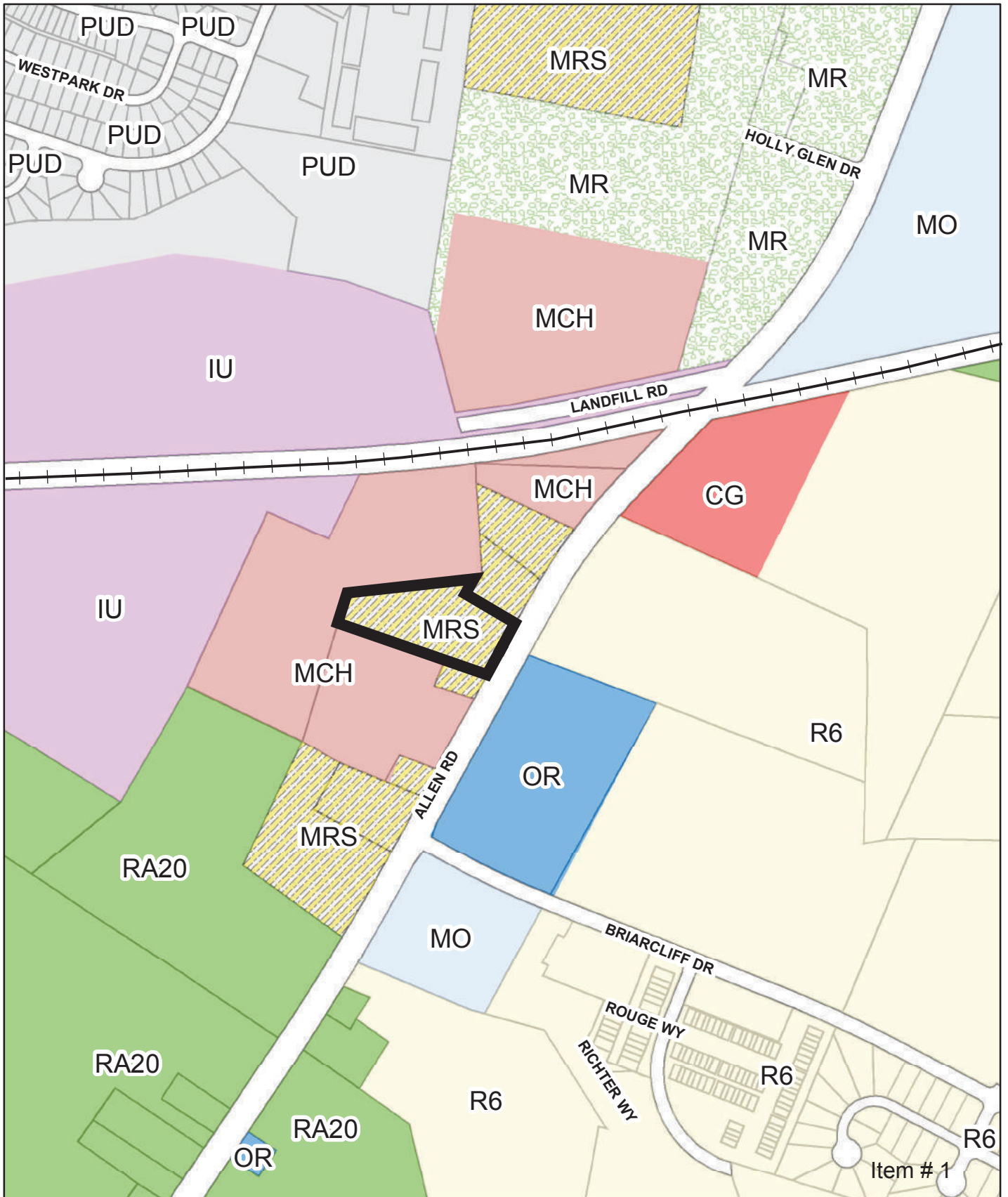
(13) Transportation: None*

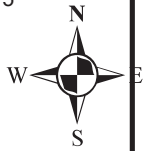
(14) Manufacturing/Warehousing:

- m. Warehouse; accessory to approved commercial or industry uses within the district; excluding outside storage
- t. Manufacture of nonhazardous medical supplies or medical products, including distribution

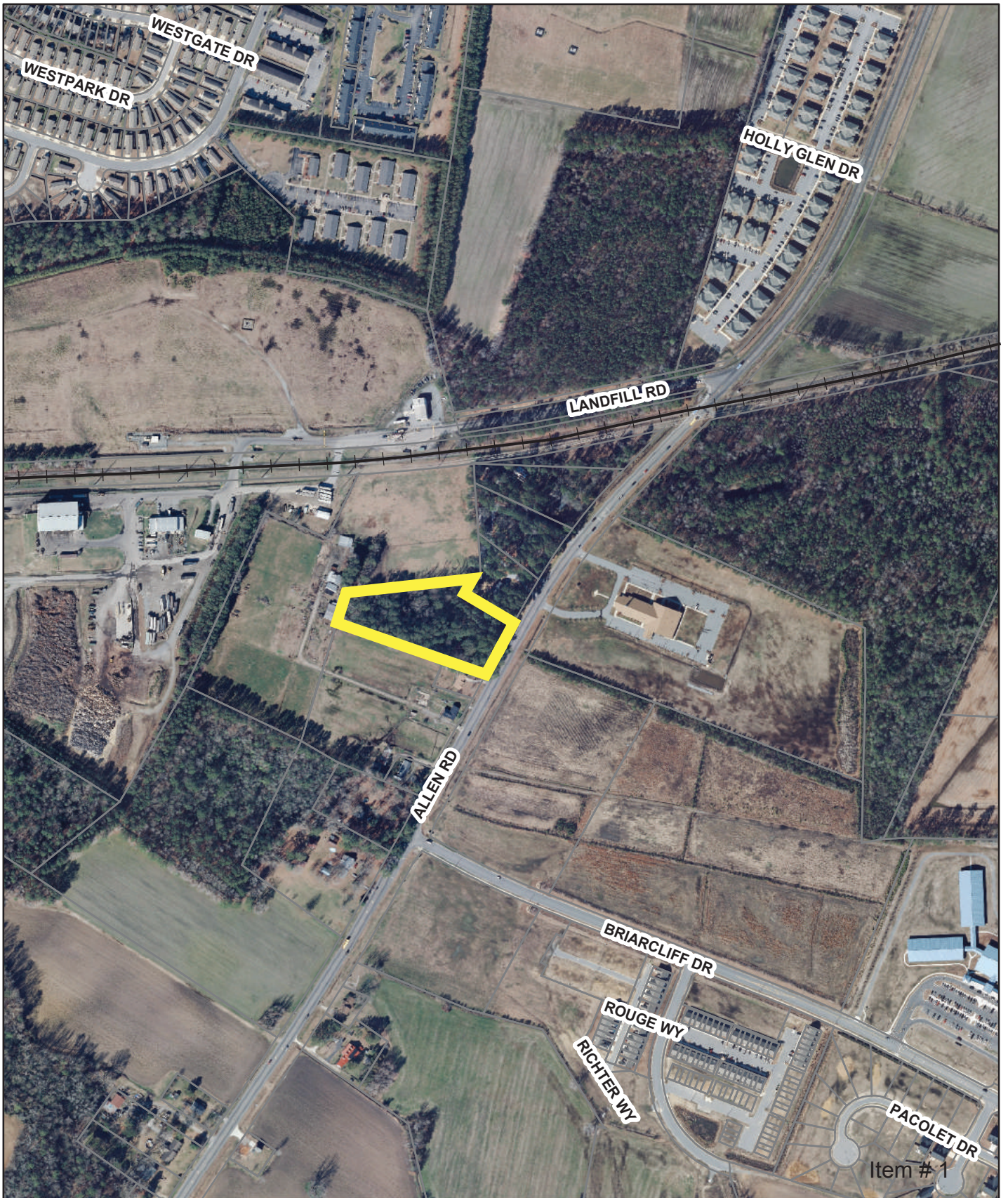
*(15) Other Activities (not otherwise listed - all categories):** None

Happy Trail Farms, LLC
From: MRS To: MCH
2.903 acres
February 1, 2017





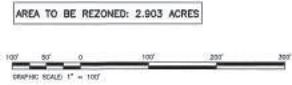
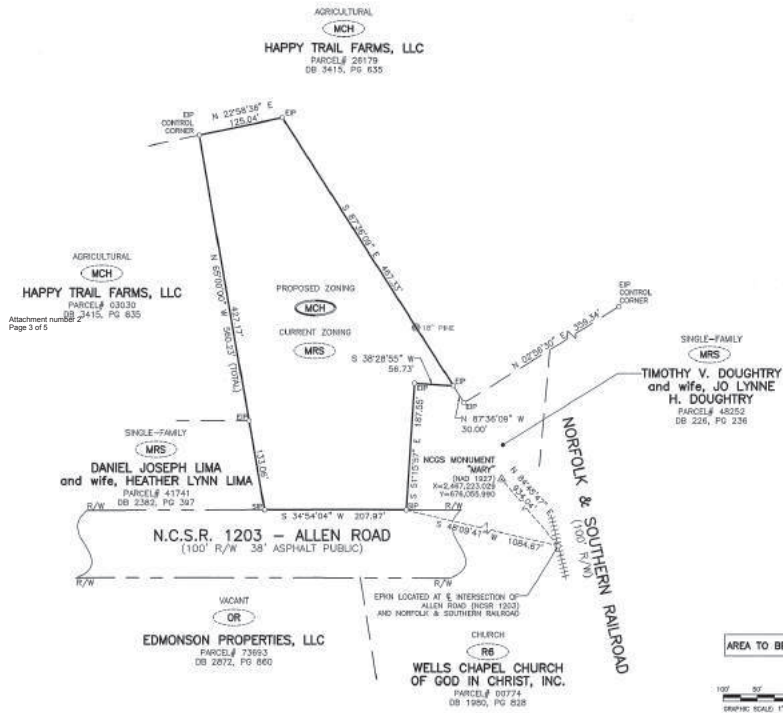
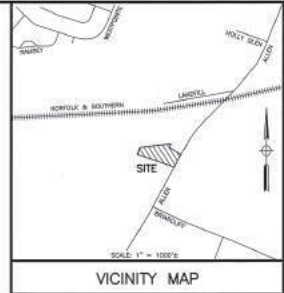
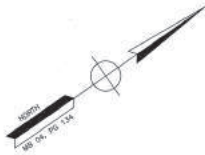
Happy Trail Farms, LLC
From: MRS To: MCH
2.903 acres
February 1, 2017



Item # 1

NOTES

1. THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARDOUS AREA AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.
2. ALL AREAS CALCULATED BY COORDINATE GEOMETRY.
3. THIS MAP IS OF AN EXISTING PARCEL OF LAND.
4. REFERENCE: NCDOT PROJECT #MA020178.
5. REFERENCE: MAP BOOK 04, PG 134 OF THE PITT COUNTY REGISTRY.



SHEET 1 OF 1 REZONING MAP PARCEL# 00334 TAX MAP# 4667-75-2434

HAPPY TRAIL FARMS, LLC
 REFERENCE: DEED BOOK 3495, PAGE 194 OF THE PITT COUNTY REGISTER OF DEEDS
 GREENVILLE TOWNSHIP, PITT COUNTY, NC

OWNER: HAPPY TRAIL FARMS, LLC
 ADDRESS: P.O. BOX 1863 GREENVILLE, NC 27835
 PHONE: (252) 916-9028

<p>Baldwin Design Consultants, PA ENGINEERING - SURVEYING - PLANNING 1700-C EAST HANCOCK BOULEVARD GREENVILLE, NC 27609 252.756.1360</p>	SURVEYED: WP	APPROVED: MMB
	DRAWN: COB/MAH	DATE: 01/23/21/17
CHECKED: BLS/MMB		SCALE: 1" = 100'

CLOSURE CHECK BOUNDARY
 CHECKED: MAH DATE: 12/01/2016

LEGEND

- R/W = RIGHT-OF-WAY
- EP = EXISTING IRON PIPE
- ES = EXISTING IRON STAKE
- SP = SET IRON PIPE
- ECM = EXISTING CONCRETE MONUMENT
- C/L = CENTERLINE
- DB = DEED BOOK
- INPS = NO POINT SET
- EPKN = EXISTING PARKER KALON NAIL
- N- = NOT TO SCALE

PROPERTY OWNERS ADDRESSES WITHIN 100 FEET OF PROPERTY

- | | | |
|---|---|---|
| <p>WELLS CHAPEL CHURCH OF GOD IN CHRIST, INC.
 PO BOX 1036
 GREENVILLE, NC 27834</p> | <p>DANIEL JOSEPH LIMA and wife, HEATHER LYNN LIMA
 1820 ALLEN ROAD
 GREENVILLE, NC 27834</p> | <p>TIMOTHY V. DOUGHTRY and wife JO LYNNE H. DOUGHTRY.
 1500 ALLEN ROAD
 GREENVILLE, NC 27834</p> |
| <p>EDMONSON PROPERTIES, LLC
 2625 CHARLES BOULEVARD
 GREENVILLE, NC 27858</p> | <p>HAPPY TRAIL FARMS, LLC
 P.O. BOX 1863
 GREENVILLE, NC 27835</p> | |

V:\G00000518-033-HAPPY TRAIL FARMS\Workset Resolving Map-Ag Map Jan 23, 2017-11:46am MBERSON

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)		
Multi-Family Development (2)	C	B	B	B	B	Residential (1) - (2) Non-Residential (3) - (5)	A
Office/Institutional, Light Commercial, Service (3)	D	D	B	B	B		A
Heavy Commercial, Light Industry (4)	E	E	B	B	B		A
Heavy Industrial (5)	F	F	B	B	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: 2/21/2017
Time: 6:30 PM

Title of Item: Ordinance requested by Patricia S. Bowen Etal to rezone 84.533 acres located along the eastern right-of-way of Charles Boulevard and adjacent to Grace Church from RA20 (Residential-Agricultural) to R6 (Residential [High Density Multi-family]) - 26.000 acres, R6S (Residential-Single-family [Medium Density]) - 12.549 acres, R9S (Residential-Single-family [Medium Density]) - 15.807 acres, R15S (Residential-Single-family [Low Density]) - 21.887 acres, and O (Office) - 8.290 acres.

Explanation: **Abstract:** The City has received a request from Patricia S. Bowen Etal to rezone 84.533 acres located along the eastern right-of-way of Charles Boulevard and adjacent to Grace Church from RA20 (Residential-Agricultural) to R6 (Residential [High Density Multi-family]) - 26.000 acres, R6S (Residential-Single-family [Medium Density]) - 12.549 acres, R9S (Residential-Single-family [Medium Density]) - 15.807 acres, R15S (Residential-Single-family [Low Density]) - 21.887 acres, and O (Office) - 8.290 acres.

Required Notices:

Planning and Zoning meeting notice (property owner and adjoining property owner letter) mailed on February 7, 2017.

On-site sign(s) posted on February 7, 2017.

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 commercial (C) at the northeastern corner of the intersection of Fire Tower Road and Charles Boulevard, transitioning to office/institutional (OI) then traditional neighborhood, medium-high density (TNMH).

Further, the Future Land Use and Character recommends potential conservation/open space (PCOS) along Meeting House Branch. The map is not meant to be dimensionally specific and may not correspond precisely with 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 Land Use Plan designations, contextual considerations, and the general policies of the comprehensive plan.

Traditional Neighborhood, Medium-High Density

Primarily residential area featuring a mix of higher density housing types ranging from multifamily, townhomes, and small-lot single- family detached. They are typically located within a walkable distance to a neighborhood activity center. Traditional neighborhoods should have a walkable street network of small blocks, a defined center and edges, and connections to surrounding development.

Intent:

- Provide streetscape features such as sidewalks, street trees, and lighting
- Allow neighborhood-scale commercial or mixed use centers at key intersections within neighborhoods

Primary Uses:

Multi-family residential

Single-family residential attached (townhomes) and detached (small-lot)

Secondary Uses:

Institutional (neighborhood scale)

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

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

Based on possible uses permitted by the requested rezoning, the proposed rezoning classification could generate 4,556 trips to and from the site on Charles Boulevard, which is a net increase of 1,638 trips per day.

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

History/Background:

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

Present Land Use:

Farmland and one (1) single-family residence

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 Meeting House Branch.

Surrounding Land Uses and Zoning:

North: OR - Tucker Professional Center; R15S and R6S - Tucker Estates Subdivision

South: RA20 - Grace Church and one (1) vacant lot; OR - one (1) vacant lot; R6S - Meeting Place and Red Banks Subdivisions

East: R9S - Tuckahoe Subdivision

West: OR - The Madison, The Landing and Tara Multi-family complexes; Tara Office Complex, one (1) vacant lot, and East Carolina Carpet and Interiors (under common ownership of one of the applicants); RA20 - one (1) single-family residence

Density Estimates:

Tract 1 - 26.000 acres

Under the current zoning (RA20), staff would anticipate the site to yield 90-100 single-family lots.

Under proposed zoning (R6), staff would anticipate the site to yield 310-325 multi-family units (1, 2 and 3 bedroom units).

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

Tract 2 - 12.549 acres

Under the current zoning (RA20), staff would anticipate the site to yield 35-40 single-family lots.

Under proposed zoning (R6S), staff would anticipate the site to yield 60-65 single-family lots.

The anticipated build-out is 1-2 years.

Tract 3 - 15.807 acres

Under the current zoning (RA20), staff would anticipate the site to yield 50-55 single-family lots.

Under proposed zoning (R9S), staff would anticipate the site to yield 58-63 single-family lots.

The anticipated build-out is 1-2 years.

Tract 4 - 21.887 acres

Under the current zoning (RA20), staff would anticipate the site to yield 67-78 single-family lots.

Under proposed zoning (R15S), staff would anticipate the site to yield 47-52 single-family lots.

The anticipated build-out is 1-2 years.

Tract 5 - 8.290 acres

Under the current zoning (RA20), staff would anticipate the site to yield 27-32 single-family lots.

Under proposed zoning (O), staff would anticipate the site to yield 61,230+/- square feet of office space.

Fiscal Note:

No cost to the City.

Recommendation: **Tracts 1 and 2**

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

Tracts 3, 4 and 5

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.

The following language can be used to recommend approval or denial for the tracts that are considered in compliance or in general compliance.

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 R6 R15S R6S R9S O 1045554](#)

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

TRACT 1

R6 (Residential)

Permitted Uses

(1) General:

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

(2) Residential:

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

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

(4) Governmental:

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

(5) Agricultural/Mining:

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

(6) Recreational/Entertainment:

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

(7) Office/Financial/Medical: None*

(8) Services:

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

(9) Repair: None*

(10) Retail Trade: None*

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

(12) Construction:

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

(13) Transportation: None*

*(14) Manufacturing/Warehousing: * None*

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

R6 (Residential)
Special Uses

(1) *General*:* None

(2) *Residential*:

- d. Land use intensity multifamily (LUI) development rating 50 per Article K
- e. Land use intensity dormitory (LUI) development rating 67 per Article K
- l. Group care facility
- n. Retirement center or home
- p. Board or rooming house
- r. Fraternity or sorority house
- o.(1). Nursing, convalescent center or maternity home; minor care facility

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

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

(4) *Governmental*:

- a. Public utility building or use

(5) *Agricultural/Mining*:* None

(6) *Recreational/Entertainment*:

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

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

(8) *Services*:

- a. Child day care facilities
- b. Adult day care facilities
- d. Cemetery
- g. School; junior and senior high (see also section 9-4-103)
- h. School; elementary (see also section 9-4-103)
- i. School; kindergarten or nursery (see also section 9-4-103)
- m. Multi-purpose center
- t. Guest house for a college and other institutions of higher learning

(9) *Repair*:* None

(10) *Retail Trade*:* None

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

(12) *Construction*:* None

(13) *Transportation*:* None

(14) *Manufacturing/ Warehousing*: * None

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

TRACT 2
R6S (Residential-Single-Family)
Permitted Uses

(1) General:

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

(2) Residential:

- a. Single-family dwelling
- b(1). Master Plan Community per Article J
- f. Residential cluster development per Article M
- k. Family care home (see also section 9-4-103)
- q. Room renting

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

(4) Governmental:

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

(5) Agricultural/Mining:

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

(6) Recreational/Entertainment:

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

(7) Office/Financial/Medical: None*

(8) Services:

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

(9) Repair: None*

(10) Retail Trade: None*

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

(12) Construction:

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

(13) Transportation: None*

*(14) Manufacturing/ Warehousing: * None*

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

R6S (Residential-Single-Family)
Special Uses

(1) General: None*

(2) *Residential*:* None

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

- a. Home occupation; not otherwise listed
- d. Home occupation; including bed and breakfast inn (historic district only)

(4) *Governmental*:

- a. Public utility building or use

(5) *Agricultural/Mining*:* None

(6) *Recreational/ Entertainment*:

- a. Golf course; 18-hole regulation (see also section 9-4-103)
- a(1). Golf course; 9-hole regulation (see also section 9-4-103)
- c.(1). Tennis club; indoor and outdoor facilities

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

(8) *Services*:

- d. Cemetery
- g. School; junior and senior high (see also section 9-4-103)
- h. School; elementary (see also section 9-4-103)
- i. School; kindergarten or nursery (see also section 9-4-103)
- t. Guest house for a college and other institution of higher learning

(9) *Repair*:* None

(10) *Retail Trade*:* None

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

(12) *Construction*:* None

(13) *Transportation*:* None

(14) *Manufacturing/Warehousing*: * None

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

TRACT 3

R9S (Residential-Single-Family)

Permitted Uses

(1) *General*:

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

(2) *Residential*:

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

q. Room renting

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

(4) *Governmental:*

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

(5) *Agricultural/Mining:*

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

l. Beekeeping; minor use (see also section 9-4-103)

(6) *Recreational/Entertainment:*

f. Public park or recreational facility

g. Private noncommercial park or recreational facility

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

(8) *Services:*

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

(9) *Repair:** None

(10) *Retail Trade:** None

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

(12) *Construction:*

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

(13) *Transportation:** None

(14) *Manufacturing/ Warehousing:* * None

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

R9S (Residential-Single-Family)

Special Uses

(1) *General:** None

(2) *Residential:** None

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

a. Home occupation; not otherwise listed

(4) *Governmental:*

a. Public utility building or use

(5) *Agricultural/Mining:** None

(6) *Recreational/Entertainment:*

a. Golf course; 18-hole regulation (see also section 9-4-103)

a(1). Golf course; 9-hole regulation (see also section 9-4-103)

c.(1). Tennis club; indoor and outdoor facilities

(7) Office/Financial/Medical: None*

(8) Services:

d. Cemetery

g. School; junior and senior high (see also section 9-4-103)

h. School; elementary (see also section 9-4-103)

i. School; kindergarten or nursery (see also section 9-4-103)

(9) Repair: None*

(10) Retail Trade: None*

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

(12) Construction: None*

(13) Transportation: None*

*(14) Manufacturing/Warehousing: * None*

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

TRACT 4

R15S (Residential-Single-Family)

Permitted Uses

(1) General:

a. Accessory use or building

c. On-premise signs per Article N

(2) Residential:

a. Single-family dwelling

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)

l. Beekeeping; minor use (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

R15S (Residential-Single-Family)

Special Uses

(1) *General*:* None

(2) *Residential*:* None

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

a. Home occupation; not otherwise listed

(4) *Governmental*:

a. Public utility building or use

(5) *Agricultural/Mining*:

f. Stable; horse only (see also section 9-4-103)

(6) *Recreational/Entertainment*:

a. Golf course; 18-hole regulation (see also section 9-4-103)

a(1). Golf course; 9-hole regulation (see also section 9-4-103)

c.(1). Tennis club; indoor and outdoor facilities

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

(8) *Services*:

d. Cemetery

g. School; junior and senior high (see also section 9-4-103)

h. School; elementary (see also section 9-4-103)

i. School; kindergarten or nursery (see also section 9-4-103)

(9) *Repair*:* None

(10) *Retail Trade*:* None

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

(12) *Construction*:* None

(13) *Transportation*:* None

(14) *Manufacturing/ Warehousing*: * None

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

TRACT 5

O (Office)

Permitted Uses

(1) *General*:

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

(2) *Residential*:* None

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

(4) *Governmental*:

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

(5) *Agricultural/Mining*:

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

(6) *Recreational/Entertainment*:

- f. Public park or recreational facility

(7) *Office/Financial/Medical*:

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

(8) *Services*:

- c. Funeral home
- e. Barber or beauty shop
- g. School; junior and senior high (see also section 9-4-103)
- h. School; elementary (see also section 9-4-103)
- i. School; kindergarten or nursery (see also section 9-4-103)
- o. Church or place of worship (see also section 9-4-103)
- p. Library
- q. Museum

- r. Art Gallery
- u. Art studio including art and supply sales
- v. Photography studio including photo and supply sales
- w. Recording studio
- x. Dance studio

(9) *Repair*:* None

(10) *Retail Trade*:

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

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

(12) *Construction*:

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

(13) *Transportation*:* None

(14) *Manufacturing/ Warehousing*: * None

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

O (Office)

Special Uses

(1) *General*:* None

(2) *Residential*:

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

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

(4) *Governmental*:

- a. Public utility building or use

(5) *Agricultural/Mining*:* None

(6) *Recreational/Entertainment*:* None

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

(8) *Services*:

- a. Child day care facilities
- b. Adult day care facilities
- j. College and other institutions of higher learning
- l. Convention center; private
- bb. Civic organizations
- cc. Trade and business organizations

(9) *Repair*:* None

(10) *Retail Trade*:* None

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

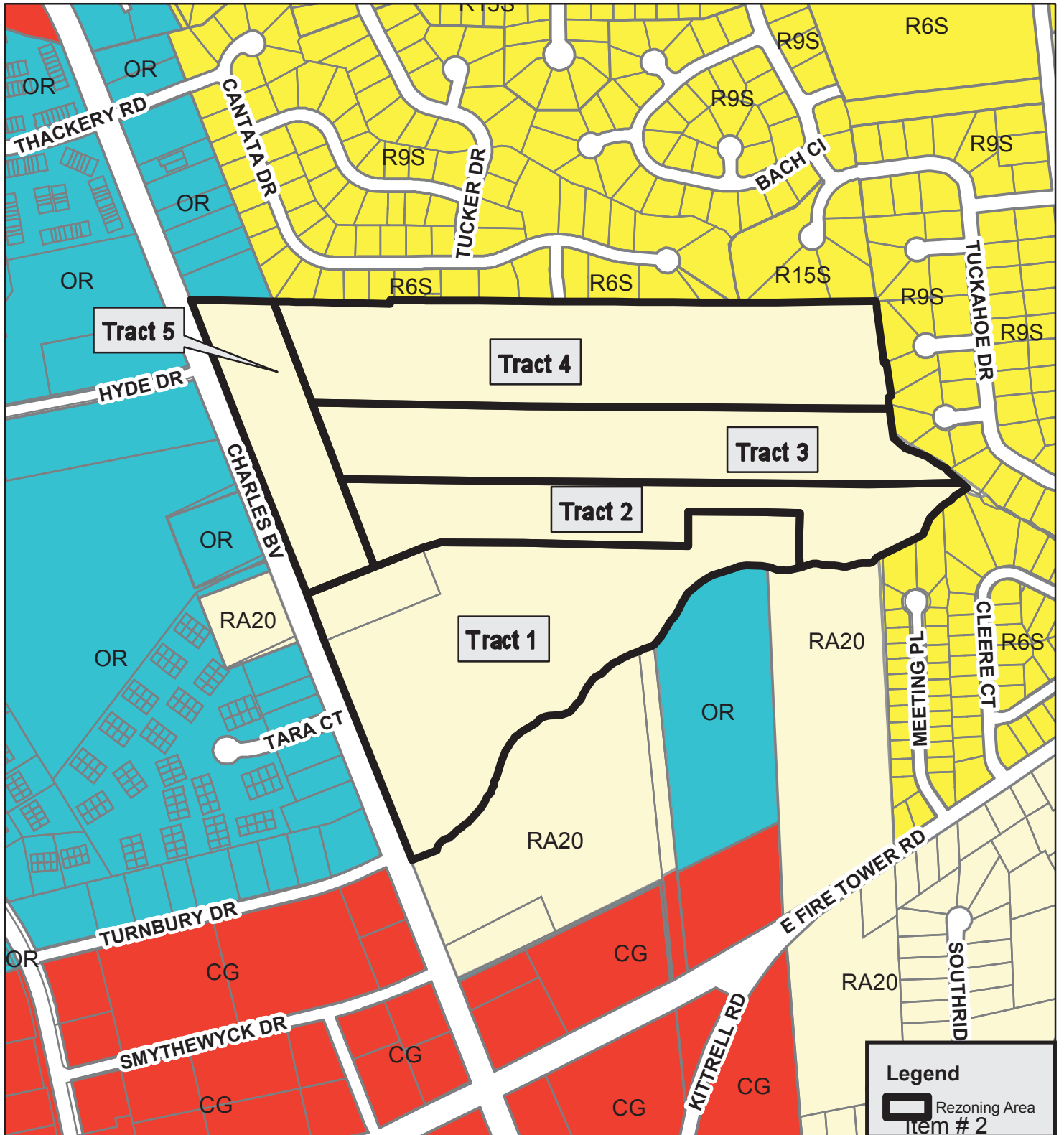
(12) *Construction*:* None

(13) *Transportation*:* None

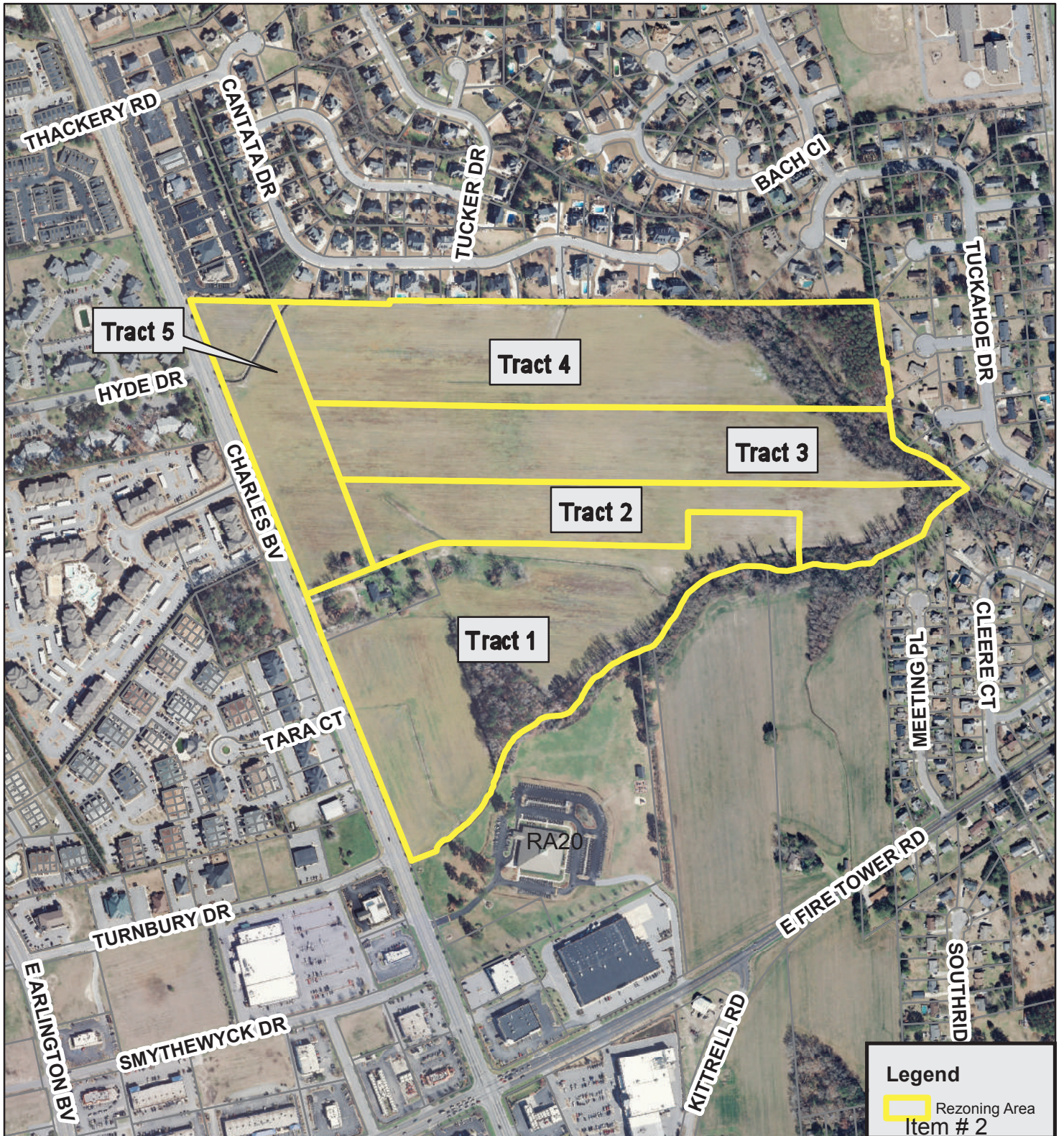
(14) *Manufacturing/Warehousing*: * None

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

Patricia S. Bowen Etal
Tract 1: RA20 to R6
Tract 2: RA20 to R6S
Tract 3: RA20 to R9S
Tract 4: RA20 to R15S
Tract 5: RA20 to O
February 7, 2017



Patricia S. Bowen Etal
Tract 1: RA20 to R6
Tract 2: RA20 to R6S
Tract 3: RA20 to R9S
Tract 4: RA20 to R15S
Tract 5: RA20 to O
February 7, 2017



Case No: 16-16

Applicant: Patricia S. Bowen Etal (revised)

Property Information

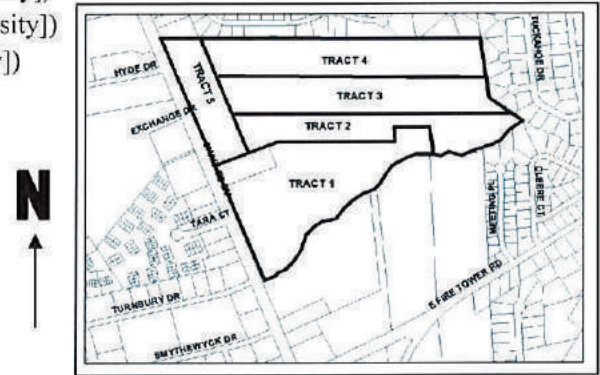
Current Zoning: Tract 1: RA20 (Residential-Agricultural)
Tract 2: RA20 (Residential-Agricultural)
Tract 3: RA20 (Residential-Agricultural)
Tract 4: RA20 (Residential-Agricultural)
Tract 5: RA20 (Residential-Agricultural)

Proposed Zoning: Tract 1: R6 (Residential [High Density Multi-Family])
Tract 2: R6S (Residential -Single -family [Medium Density])
Tract 3: R9S (Residential-Single - Family [Medium Density])
Tract 4: R15S (Residential -Single-Family [Low Density])
Tract 5: O (Office)

Current Acreage: Tract 1: 26 acres
Tract 2: 12.549 acres
Tract 3: 15.807 acres
Tract 4: 21.887 acres
Tract 5: 8.290 acres

Location: Charles Blvd, north of Fire Tower Rd

Points of Access: Charles Blvd



Location Map

Transportation Background Information

1.) Charles Blvd- State maintained

	<u>Existing Street Section</u>	<u>Ultimate Thoroughfare Street Section</u>
Description/cross section	5-lane with curb & gutter	no change
Right of way width (ft)	100	no change
Speed Limit (mph)	45	no change
Current ADT:	22,888 (*)	Ultimate Design ADT: 39,700 vehicles/day (**)
Design ADT:	29,900 vehicles/day (**)	
Controlled Access	No	
Thoroughfare Plan Status:	Major Thoroughfare	

Other Information: There are no sidewalks along Charles Blvd that service this property.

Notes: (*) 2014 NCDOT count adjusted for a 2% annual growth rate
(**) Traffic volume based an operating Level of Service D for existing geometric conditions
ADT – Average Daily Traffic volume

Transportation Improvement Program Status: No planned improvements.

Trips generated by proposed use/change

Current Zoning: 2,918 -vehicle trips/day (*) **Proposed Zoning: 4,556** -vehicle trips/day (*)

Estimated Net Change: increase of 1638 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 Charles Blvd are as follows:

1.) Charles Blvd , North of Site (60%): “No build” ADT of 22,888

Estimated ADT with Proposed Zoning (full build) – 25,622
Estimated ADT with Current Zoning (full build) – 24,639
Net ADT change = 983 (4% increase)

2.) Charles Blvd , South of Site (40%): “No build” ADT of 22,888

Estimated ADT with Proposed Zoning (full build) – 24,710
Estimated ADT with Current Zoning (full build) – 24,055
Net ADT change = 655 (3% increase)

Staff Findings/Recommendations

Based on possible uses permitted by the requested rezoning, the proposed rezoning classification could generate 4556 trips to and from the site on Charles Blvd, which is a net increase of 1638 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)			
Multi-Family Development (2)	C	B	B	B	B	Residential (1) - (2)	Non-Residential (3) - (5)	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: 2/21/2017
Date 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 February 7, 2017.

On-site sign(s) posted on February 7, 2017.

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 commercial (C) at the northeastern corner of the intersection of Evans Street and Arlington Boulevard transitioning to office/institutional (OI) and university/institutional (UI) in the interior area.

Further, the Future Land Use and Character recommends potential conservation/open space (PCOS) along Green Mill Run. The map is not meant to be dimensionally specific and may not correspond precisely with 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 Land Use Plan designations, contextual considerations, and the general policies of the comprehensive plan.

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

University Neighborhood:

Mainly comprised of ECU's Main Campus, surrounding facilities (athletic fields), and the future Millennial Campus. The core of the campus area tends to cluster buildings in a walkable pattern. At the edges of the campus are related facilities and parking areas.

Intent:

- Encourage better physical links between Uptown and ECU
- Support campus development as described in A Campus Within Context, A Comprehensive Master Plan for East Carolina University (2012) and in potential master plan updates by coordinating infrastructure improvements and leveraging investments to revitalize adjacent areas.

Primary Uses:

Institutional/Civic

Secondary Uses:

Office

Multi-family residential

There is a designated neighborhood activity center at the intersection of Arlington Boulevard and Evans Street. These centers are intended to contain 20,000-50,000 square feet of conditioned floor space and serve an area within one mile.

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).

Last year, an identical rezoning request was submitted by the applicant. The Planning and Zoning Commission recommended approval but City Council denied

the request on April 14, 2016.

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; CG - 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. 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 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.

Attachments / click to download

- [Attachments](#)
- [List of Uses for CG to OR 1033499](#)

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

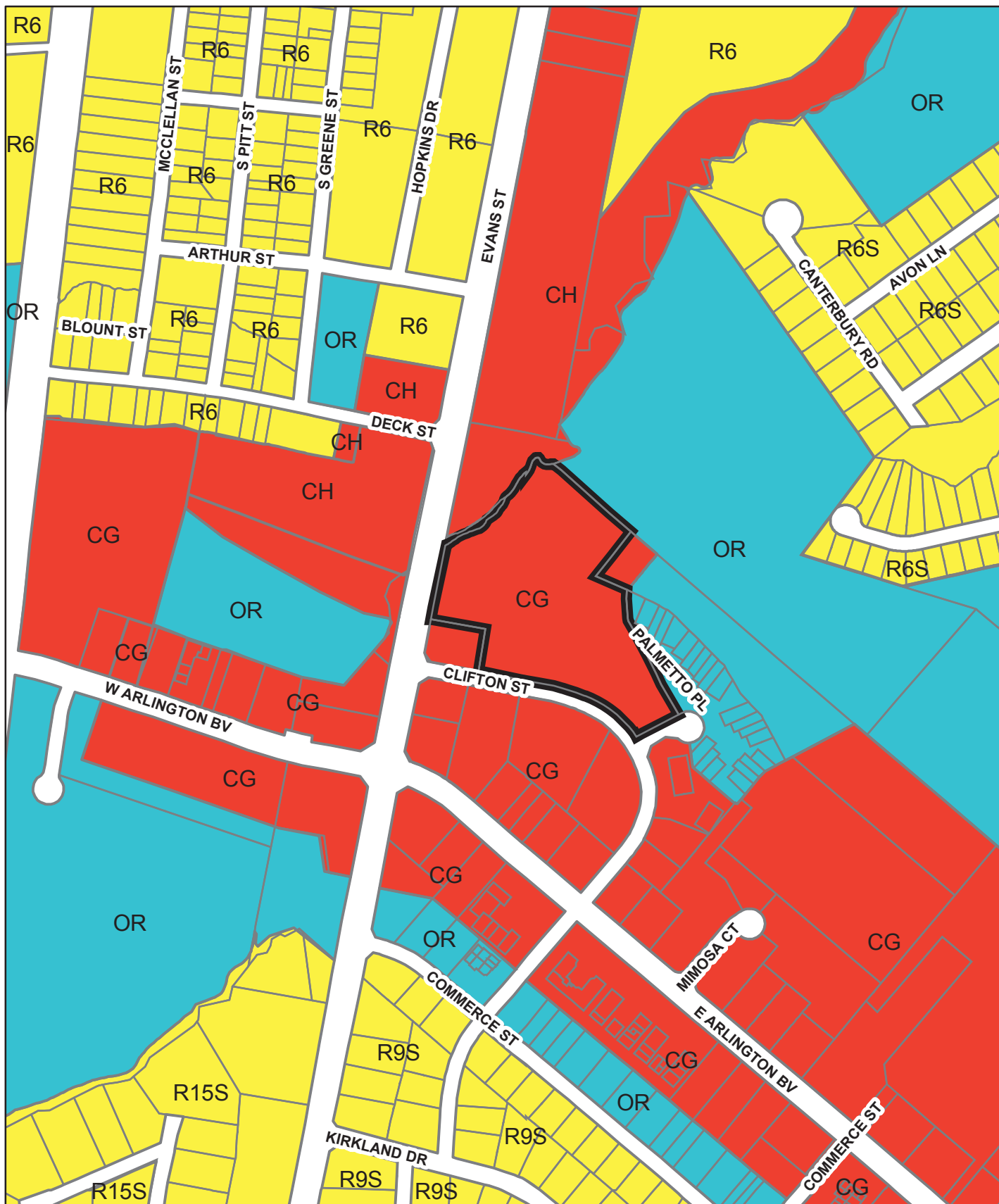
(15) *Other Activities (not otherwise listed - all categories):*

a. Other activities; personal services not otherwise listed

b. Other activities; professional services not otherwise listed



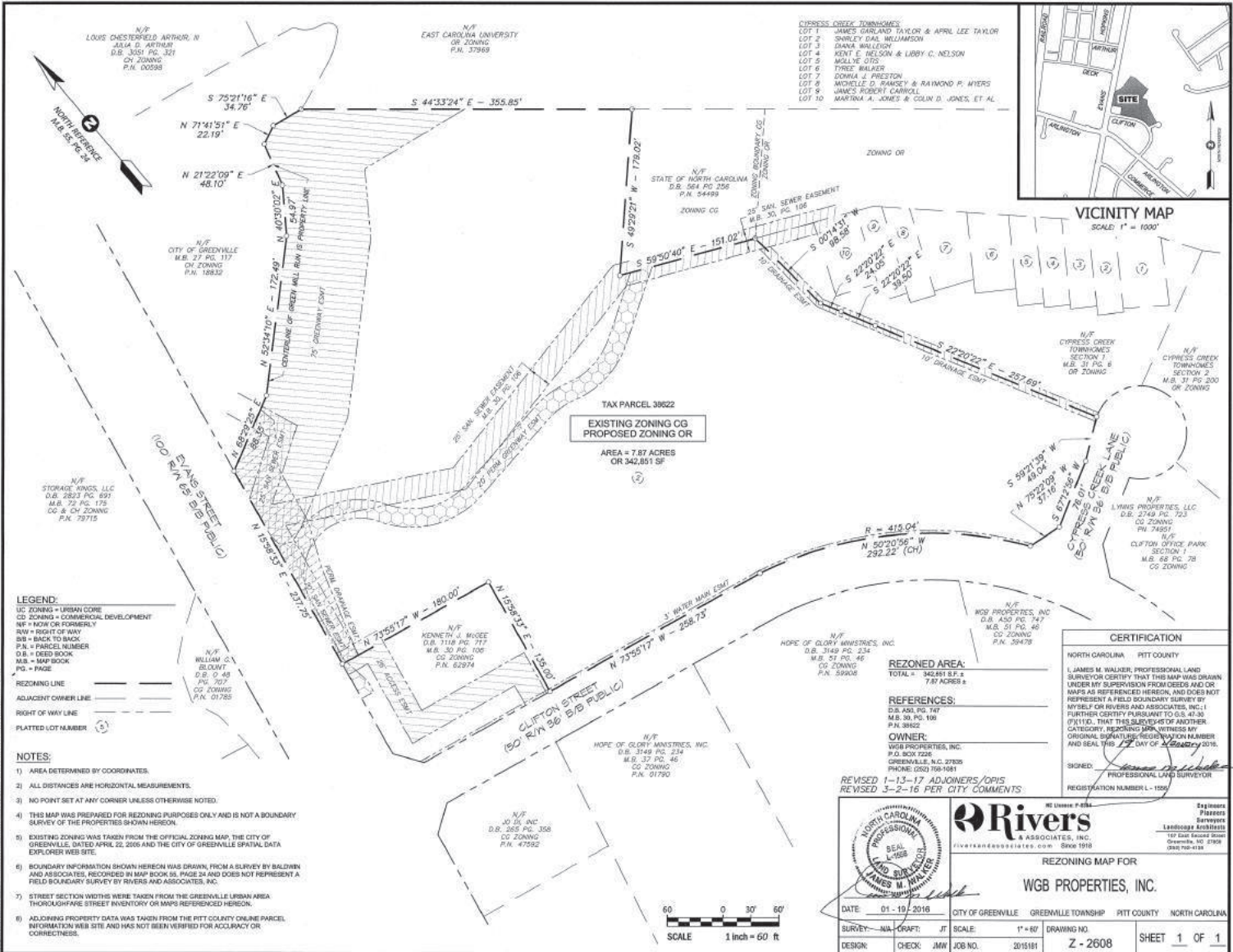
WGB Properties, Incorporated
From: CG (General Commercial)
To: OR (Office-Residential [High Density Multi-family])
7.87 acres
February 7, 2017





WGB Properties, Incorporated
From: CG (General Commercial)
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7.87 acres
February 7, 2017





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)			
Multi-Family Development (2)	C	B	B	B	B	Residential (1) - (2)	Non-Residential (3) - (5)	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
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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'
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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
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	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: 2/21/2017
Date time: 6:30 PM

Title of Item: Ordinance requested by Happy Trail Farms, LLC and Jack Jones Allen to amend the Future Land Use and Character Map for 22.655 acres from the Residential, Low-Medium Density (LMDR) land use character to the Office/Institutional (OI) land use character for property located at the southwestern corner of the intersection of Regency Boulevard and the CSX Railroad.

Explanation: **Abstract:** The City has received a request from Happy Trail Farms, LLC and Jack Jones Allen to amend the Future Land Use and Character Map for 22.655 acres from the Residential, Low-Medium Density (LMDR) land use character to the Office/Institutional (OI) land use character for property located at the southwestern corner of the intersection of Regency Boulevard and the CSX Railroad.

Comprehensive Plan:

Current Land Use Character: Residential, Low-Medium Density

Residential areas with primarily single-family developments arranged along wide, curvilinear streets with few intersections. Building and lot size range in size and density but tend to be highly consistent within a development with limited connectivity between different residential types and non-residential uses.

Intent:

- Provide better pedestrian and vehicular connectivity between residential developments
- Improve streetscape features such as consistent sidewalks, lighting, and street trees

Primary Uses:

Single-family detached residential

Secondary Uses:

Two-family residential

Institutional/civic (neighborhood scale)

Proposed Land Use Character: 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

History:

On September 8, 2016, the City Council adopted Horizons 2026: Greenville's Community Plan and the Future Land Use and Character Map.

During 2015-2016, the Comprehensive Plan Committee (CPC) held nine meetings to update Horizons: Greenville's Comprehensive Plan. The CPC was comprised of representatives from eight city boards and/or commissions along with invited representation from East Carolina University, Vidant Medical Center, Uptown Greenville, the Home Builders Association, Pitt County Committee of 100, Greenville-Pitt County Chamber of Commerce, and Mayor and City Council Member appointees.

In addition to attendance by the appointed 24 CPC members, Community Partners were also invited to all Committee meetings to review drafts and provide input throughout development of the plan. The Community Partners invited to participate included representatives from various City of Greenville departments, the Town of Winterville, Pitt County Government (Planning Department), Pitt County Schools, Greenville Utilities Commission, and NCDOT. Presentations and summaries from the CPC meetings were posted online following each meeting at the project website.

In addition to these meetings, two open houses were held at the Convention Center and a 2-day workshop was held at the Willis Building.

All meetings, workshops, open houses, public hearings were advertised in The DailyReflector. All information related to CPC meetings were posted on the City's website.

The Horizons 2026 update was an important opportunity to study current trends and conditions, re-evaluate the community's priorities, and create a renewed vision for Greenville.

The comprehensive plan serves as a tool that expresses the values, aspirations, and vision of the community, along with goals, policies, and strategies to achieve that vision. It sets forth long-range planning in categories including transportation, housing, environment, and economic development, and weaves these elements through thematic topics.

Horizons 2009-2010 is the City's previous comprehensive plan, and prior plans

were adopted in 2004, 1997, and 1992. There are several reasons the Horizons 2010 plan needed to be updated, including:

- Many of the action items have been accomplished;
- The population has grown and changed, resulting in new needs and demands;
- Local, regional, national, and global changes have resulted in a new social, economic, and environmental context; and
- New research and information have expanded the knowledge and thinking about community planning best practices.

During the November 16, 2015 and January 26, 2016 CPC meetings and the 2-day workshop, the draft Future Land Use and Character Map was specifically discussed.

At the 2-day workshop on November 4 and 5, 2015, the draft Future Land Use and Character Maps were presented to gather ideas, input and comments from all interested parties.

At the January 25, 2016 CPC meeting, the principles discussed related to the draft Future Land Use and Character map were:

1. Infill and redevelopment are priorities
2. Quality design
3. Greater intensity of development in some locations
4. Create well-connected places
5. A vibrant Uptown
6. Create neighborhoods, maintain established ones
7. Protect natural features/amenities
8. Sustainable development practices

Similarities to the past plan:

1. Reduce "strip commercialization" emphasize nodal development
2. Incorporate mixed uses
3. Promote inter-connectivity
4. Create walkable (human-scale) developments

In conclusion, the Horizons 2026: Greenville's Community Plan and the Future Land Use and Character Map are the result of a year-long process of CPC meetings, workshops, and open houses. A public meeting was held by the Planning and Zoning Commission and a public hearing was held by City Council.

On August 8, 2016, the Comprehensive Plan Committee voted unanimously to endorse the Horizons 2026: Greenville's Community Plan and the Future Land Use and Character Map.

On August 16, 2016 the Planning and Zoning Commission voted unanimously to recommend approval of the Horizons 2026: Greenville's Community Plan and the Future Land Use and Character Map.

On September 8, 2016, the City Council voted unanimously to approve of the Horizons 2026: Greenville's Community Plan and the Future Land Use and Character Map.

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

Based on the uses permitted by the requested land use, the proposed land use classification could generate 1,850 trips to and from the site on Regency Boulevard, which is a net increase of 893 additional trips per day.

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

Fiscal Note: No cost to the City.

Recommendation: In staff's opinion, the current Future Land Use and Character Map recommendations for this area still fulfill the principles that guided the Comprehensive Plan Committee. There have been no unexpected changes in development patterns that would warrant an amendment to the Future Land Use and Character Map since its adoption on September 8, 2016.

Horizons 2026: Greenville's Community Plan and the Future Land Use and Character Map are the results of multiple opportunities of public-engagement and input from all interested parties.

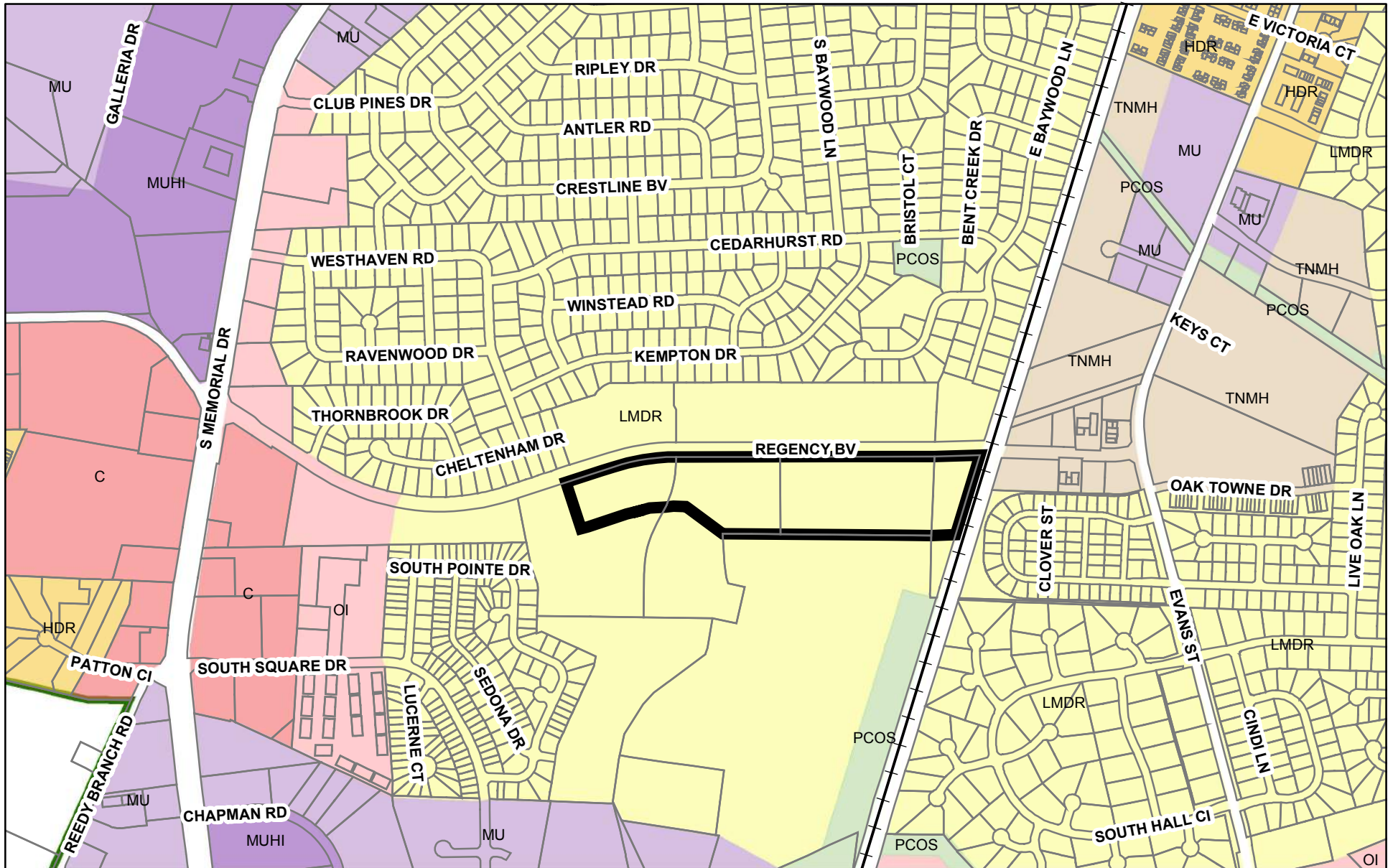
Staff recommends denial of the request.

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

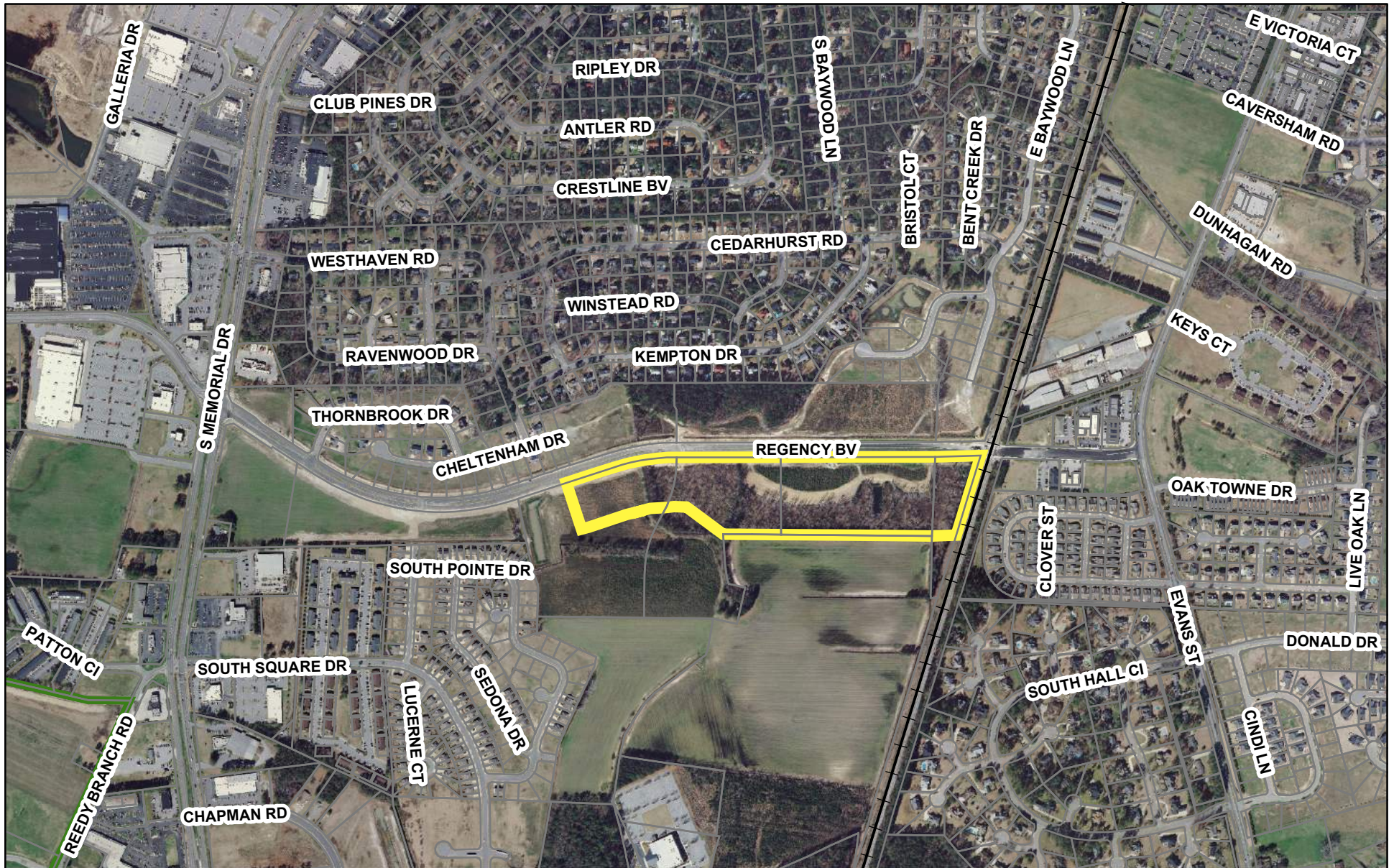
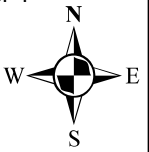
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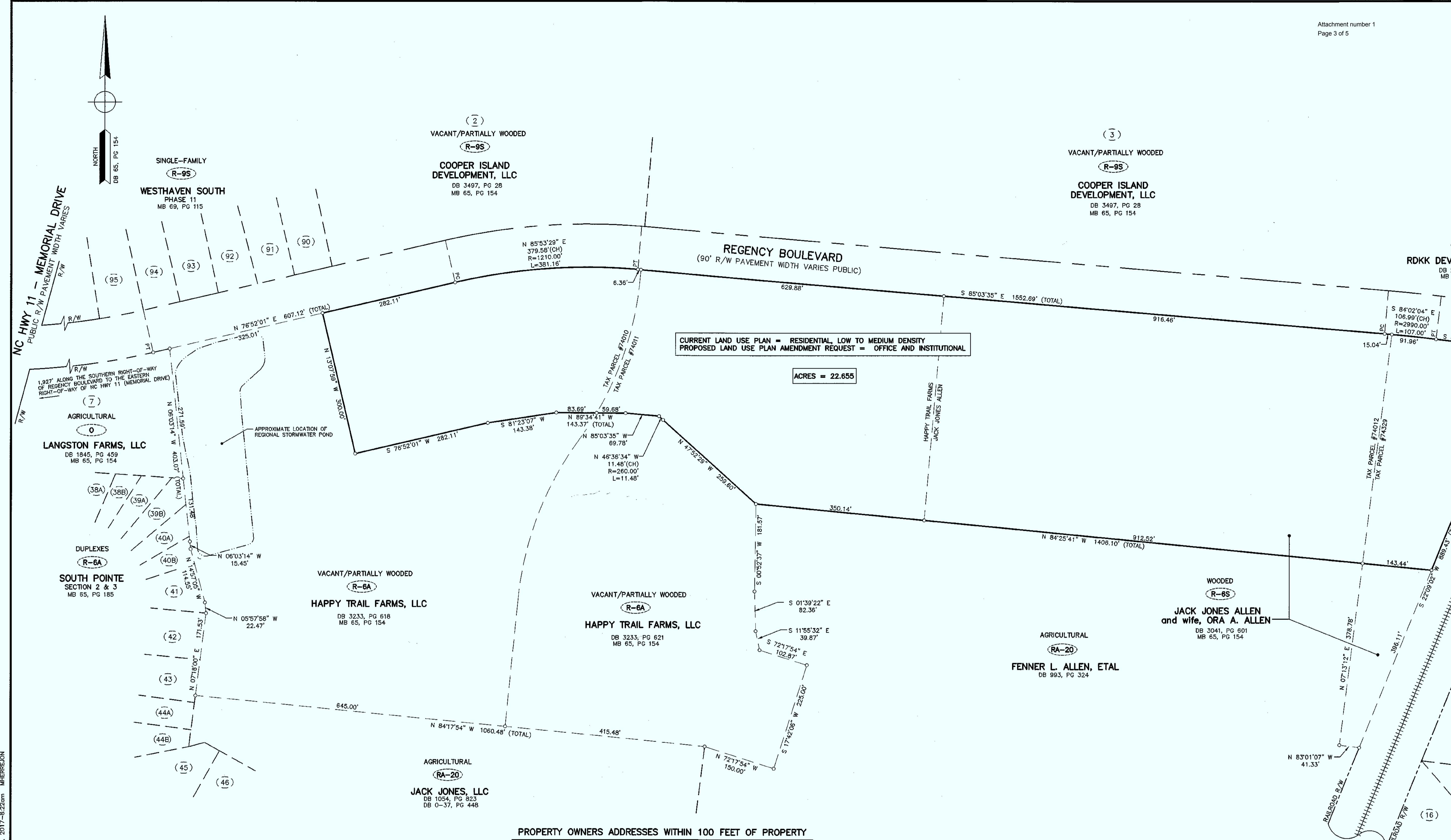
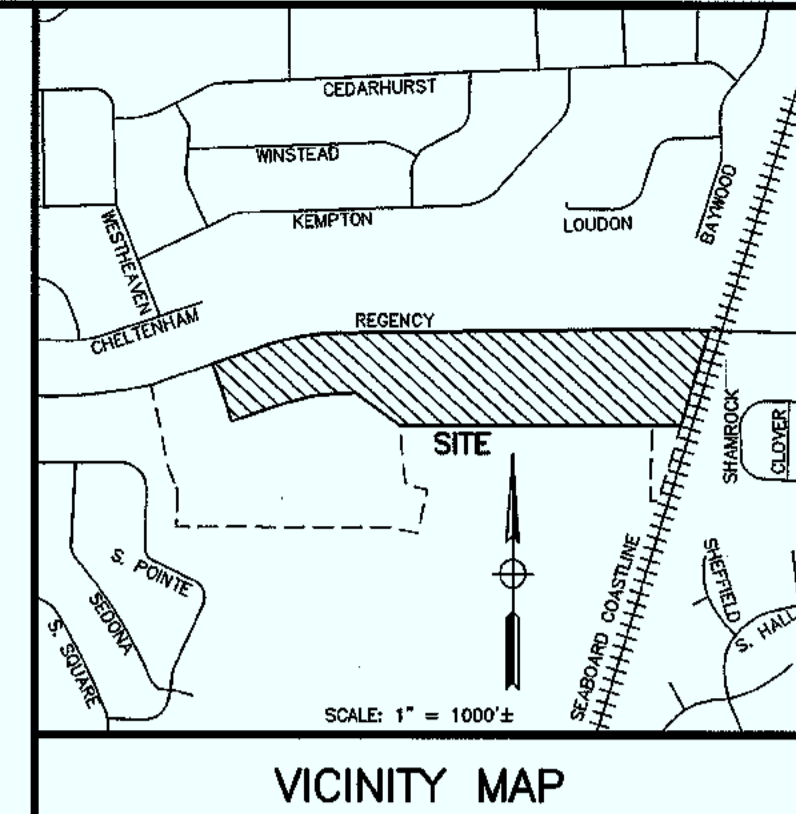
 [Attachments](#)

Happy Trail Farms, LLC and Jack Jones Allen
From: LMDR (Residential, Low-Medium Density)
To: OI (Office/Institutional)
22.655 acres
February 7, 2017



Happy Trail Farms, LLC and Jack Jones Allen
From: LMDR (Residential, Low-Medium Density)
To: OI (Office/Institutional)
22.655 acres
February 7, 2017





CURRENT LAND USE PLAN = RESIDENTIAL LOW TO MEDIUM DENSITY
PROPOSED LAND USE PLAN AMENDMENT REQUEST = OFFICE AND INSTITUTIONAL

ACRES = 22.655

PROPERTY OWNERS ADDRESSES WITHIN 100 FEET OF PROPERTY

- LOT 95 WESTHAVEN**
SANA SADIA MAHMOOD and IMRANA KHALID
509 CHELTENHAM DRIVE
GREENVILLE, NC 27834
- LOT 94 WESTHAVEN**
TYRONE JUAN TRAPP and wife, LAUREN M. LEE
505 CHELTENHAM DRIVE
GREENVILLE, NC 27834
- LOT 93 WESTHAVEN**
FRANK M. BLYTHE and BERNADETTE BLYTHE
501 CHELTENHAM DRIVE
GREENVILLE, NC 27834
- LOT 92 WESTHAVEN**
DAVID BRIAN JERNIGAN
2031 PINETOPS CRISP ROAD
PINETOPS, NC 27864
- LOT 91 WESTHAVEN**
DOUGLAS WAYNE MOORE
and wife, CATHERINE MOORE
441 CHELTENHAM DRIVE
GREENVILLE, NC 27834
- LOT 90 WESTHAVEN**
DEREK OREL ALLEN
and wife, JACQUELINE SHANTEL ALLEN
437 CHELTENHAM DRIVE
GREENVILLE, NC 27834
- COOPER ISLAND DEVELOPMENT, LLC**
PO BOX 608
GREENVILLE, NC 27835
- DRKK DEVELOPMENT, LLC**
106 REGENCY BOULEVARD
GREENVILLE, NC 27834
- REGENCY PLACE, LLC**
115 REGENCY BOULEVARD
GREENVILLE, NC 27834
- LOT 17 SHAMROCK**
MICHAEL W. WEIR
and wife, JOANN WEIR
404 SHAMROCK WAY
GREENVILLE, NC 27834
- LOT 18 SHAMROCK**
LYNNE PERKINGS
4521 EASTERN PINES ROAD
GREENVILLE, NC 27834
- LOT 19 SHAMROCK**
JAMES E. MILLS and wife, MARTHA D. MILLS
408 SHAMROCK WAY
GREENVILLE, NC 27834
- LOT 20 SHAMROCK**
JAMES CURTIS GORDON
and wife, CAROL BOSWELL GORDON
410 SHAMROCK WAY
GREENVILLE, NC 27834
- LOT 21 SHAMROCK**
ELLA LEE PENCOCST
412 SHAMROCK WAY
GREENVILLE, NC 27834
- LOT 22 SHAMROCK**
KENNETH N. WALKER
and wife, SUZANNAH A. WALKER
414 SHAMROCK WAY
GREENVILLE, NC 27834
- LOT 15 SOUTH HALL**
LOUIS DWANE SUTTON
and wife, LOU ANNE BALDREE SUTTON
3801 SHEFFIELD COURT
GREENVILLE, NC 27834
- LOT 16 SOUTH HALL**
SCOTT M. SHOOK
and wife, KAREN S. SHOOK
3800 SHEFFIELD COURT
GREENVILLE, NC 27834
- JACK JONES ALLEN and wife, ORA A. ALLEN**
1076 JACK JONES ROAD
WINTERVILLE, NC 28590
- FENNER LESLIE ALLEN, ETALS**
JAMES CURTIS GORDON
and wife, CAROL BOSWELL GORDON
410 SHAMROCK WAY
GREENVILLE, NC 27834
- HAPPY TRAIL FARMS, LLC**
PO BOX 1863
GREENVILLE, NC 27835
- JACK JONES, LLC**
148 JERUSALEM ROAD
SEVEN SPRINGS, NC 27578
- LOT 46 SOUTH POINT**
LYNN W. EVANS
and wife, KRISTEN L. EVANS
237 CHURCHILL DRIVE
GREENVILLE, NC 27858
- LOT 45 SOUTH POINT**
LYNN W. EVANS
and wife, KRISTEN L. EVANS
237 CHURCHILL DRIVE
GREENVILLE, NC 27858
- LOT 44B SOUTH POINT**
LYNN W. EVANS
and wife, KRISTEN L. EVANS
237 CHURCHILL DRIVE
GREENVILLE, NC 27858
- LOT 44A SOUTH POINT**
ALEXANDER P. PENNINO
and wife, MONIQUE K. EVANS
2340 124th STREET #2
COLLEGE POINT, NY 11356
- LOT 43 SOUTH POINT**
S & K WAINRIGHT HOLDINGS LLC
3277 SPEIGHT SEED FARM ROAD
WINTERVILLE, NC 28590
- LOT 42 SOUTH POINT**
S & K WAINRIGHT HOLDINGS LLC
3277 SPEIGHT SEED FARM ROAD
WINTERVILLE, NC 28590
- LOT 41 SOUTH POINT**
S & K WAINRIGHT HOLDINGS LLC
3277 SPEIGHT SEED FARM ROAD
WINTERVILLE, NC 28590
- LOT 40B SOUTH POINT**
HEATHER HOUSE
221 B SOUTH POINTE DRIVE
WINTERVILLE, NC 28590
- LOT 40A SOUTH POINT**
NANCY W. ADAMS
221 A SOUTH POINTE DRIVE
WINTERVILLE, NC 28590
- LOT 39B SOUTH POINT**
RANDOLPH F. HOBBS, JR.
and wife, KELLY C. FLEMING
217 B SOUTH POINTE DRIVE
WINTERVILLE, NC 28590
- LOT 39A SOUTH POINT**
WILLIAM H. FLEMING
and wife, KELLY C. FLEMING
3605 PRESTWICK PLACE
GREENVILLE, NC 27834
- LOT 38A SOUTH POINT**
RHONDA M. SPOER
213 A SOUTH POINTE DRIVE
WINTERVILLE, NC 28590
- LANGSTON FARMS LLC**
3718 VEEZEY STREET
WASHINGTON, DC 20016

- NOTES**
- ALL AREAS CALCULATED BY COORDINATE GEOMETRY.
 - REFERENCE: MAP BOOK 65, PAGE 154, OF THE PITT COUNTY REGISTER OF DEEDS.

GRAPHIC SCALE: 1" = 100'

SHEET 1 OF 1
LAND USE MAP
PLAN AMENDMENT REQUEST

HAPPY TRAIL FARMS, LLC & JACK JONES ALLEN

REFERENCE: DEED BOOK 3233, PAGE 618, DEED BOOK 3233, PAGE 621 AND DEED BOOK 3041, PAGE 601 OF THE PITT COUNTY REGISTER OF DEEDS
WINTERVILLE TOWNSHIP, PITT COUNTY, NC

OWNERS: HAPPY TRAIL FARMS, LLC ADDRESS: P.O. BOX 1863 GREENVILLE, NC 27835 PHONE: (252) 916-9028	JACK JONES ALLEN ADDRESS: 1076 JACK JONES RD. WINTERVILLE, NC 28590 PHONE: (252) 756-3498
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Baldwin Design Consultants, PA
ENGINEERING - LAND PLANNING - SURVEYING
708-D CROMWELL DRIVE
GREENVILLE, NC 27838 252.756.1390

CHECKED: MAH	DATE: 01/12/2017	SURVEYED: N/A	APPROVED: MWB
CHECKED: MWB	DATE: 01/16/2017	DRAWN: MAH	SCALE: 1" = 100'

Y:\DRAWINGS\16-050 HAPPY TRAIL FARMS\LAND USE AMENDMENT MAP.dwg, Fri, Jan 13, 2017 - 8:22am, MKERRICDN

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

Case No: 17-01

Applicant: Happy Trail Farms, LLC and Jack Jones Allen

Attachment number 1

Page 4 of 5

Property Information

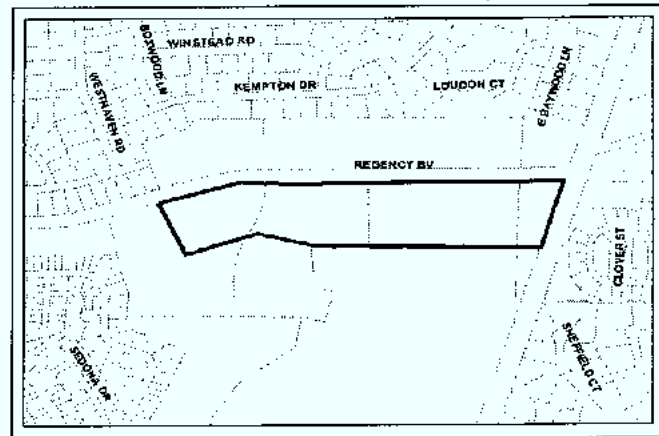
Current Zoning: LMDR (Residential, Low-Medium Density)

Proposed Zoning: OI (Office/Institutional)

Current Acreage: 22.655 gross acres

Location: Regency Blvd, west of railroad tracks

Points of Access: Regency Blvd



Location Map

Transportation Background Information

1.) Regency Blvd- City maintained

	<u>Existing Street Section</u>	<u>Ultimate Thoroughfare Street Section</u>
Description/cross section	4 lane with median	no change
Right of way width (ft)	100	no change
Speed Limit (mph)	45	no change
Current ADT:	9,760 (*)	
Design ADT:	39,700 vehicles/day (**)	
Controlled Access	No	
Thoroughfare Plan Status:	Major Thoroughfare	

Other Information: There are sidewalks along Regency Blvd that service this property.

Notes: (*) 2014 City count adjusted for a 2% annual growth rate
 (**) Traffic volume based on an operating Level of Service D for existing geometric conditions
 ADT – Average Daily Traffic volume

Transportation Improvement Program Status: No planned improvements.

Trips generated by proposed use/change

Current Land Use: 957 -vehicle trips/day (*) **Proposed Use:** 1,850 -vehicle trips/day (*)

Estimated Net Change: increase of 893 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 land use.)

Impact on Existing Roads

The overall estimated trips presented above are distributed based on current traffic patterns. The estimated ADTs on Regency Blvd are as follows:

1.) Regency Blvd , West of Site (50%): “No build” ADT of 9,760

Estimated ADT with Proposed Zoning (full build) – 10,685
 Estimated ADT with Current Zoning (full build) – 10,239
Net ADT change = 446 (4% increase)

2.) Regency Blvd , East of Site (50%): "No build" ADT of 9,760

Estimated ADT with Proposed Zoning (full build) – 10,685

Estimated ADT with Current Zoning (full build) – 10,239

Net ADT change = 446 (4% increase)

Staff Findings/Recommendations

Based on possible uses permitted by the requested land use, the proposed land use classification could generate 1850 trips to and from the site on Regency Blvd, which is a net increase of 893 additional trips per day.

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