



## Agenda

### Planning and Zoning Commission

March 21, 2017

6:30 PM

Council Chambers, City Hall, 200 W. Fifth Street

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I. CALL MEETING TO ORDER -

II. INVOCATION - Chris Darden

III. ROLL CALL

IV. APPROVAL OF MINUTES - February 21, 2017

V. OLD BUSINESS

#### LAND USE PLAN MAP AMENDMENTS

1. 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. NEW BUSINESS

#### REZONINGS

2. Ordinance requested by The Woda Group, Incorporated to rezone 5.50 acres located along the southern right-of-way of Bells Fork Road at its intersection with Southridge Drive from RA20 (Residential-Agricultural) to R6 (Residential [High Density Multi-family]).
3. Ordinance requested by Ward Holdings, LLC to rezone 0.49+/- acres located at the northeastern corner of the intersection of East 5th Street and South Holly Street from R6S (Residential-Single-family [Medium Density]) to OR (Office-Residential [High Density Multi-family]).

## OTHER

4. Request by LCD Acquisitions, LLC for a special use permit to construct 16 two bedroom units, 40 three bedroom units and 130 four bedroom units, totaling 178 units with 656 bedrooms on 26.0 acres of land pursuant to the Land Use Intensity Dormitory Rating 67 standards. The proposed use is located east of Charles Boulevard, north of Grace Church and south of Tucker Estates Subdivision. The property is further identified as being a portion of tax parcel number 09010.

## VII. ADJOURN

DRAFT OF MINUTES PROPOSED FOR ADOPTION BY THE GREENVILLE PLANNING  
AND ZONING COMMISSION  
February 21, 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 – X                      Ms. Chris Darden – X  
Mr. Les Robinson – \*                      Ms. Ann Bellis – \*  
Ms. Margaret Reid - \*                      Mr. John Collins - \*  
Ms. Betsy Leech –\*                      Mr. Anthony Herring – \*  
Mr. Michael Overton - \*                      Mr. Ken Wilson - \*  
Mr. Hap Maxwell - \*

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

**VOTING MEMBERS:** Collins, Bellis, Robinson, Leech, Overton, Maxwell, Herring, Reid (items 2 & 3), Wilson (item 1 only)

**PLANNING STAFF:** 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; Rik DiCesare, Traffic Engineer; Cathy Meyer, Civil Engineer & Kelvin Thomas, Communication Technician

**MINUTES:** Motion made by Ms. Leech, seconded by Mr. Robinson, to accept the January 17, 2017 minutes as presented. Motion passed unanimously.

Chairman King stated the applicant for item number 4 on the agenda, ordinance amendment of the Future Land Use and Character Map by Happy Trail Farms, LLC and Jack Jones Allen, has requested to continue their application until the March 2017 meeting.

**Motion made by Mr. Overton, seconded by Ms. Leech, to continue item 4 the FLUM ordinance amendment. Motion passed unanimously.**

Ms. Gooby stated that both Mr. Hap Maxwell and Ken Wilson have completed orientation.

**NEW BUSINESS**  
**REZONING**

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) – APPROVED

Ms. Gooby delineated the property. It is located in the western section of the city along Allen Road and adjacent to the Pitt County Landfill. There is a neighborhood activity center in this area, which are intended to contain 20,000-40,000 square feet of commercial conditioned floor space and serve a one-mile area. There are scattered single-family homes in the area and large vacant tracts. The property is currently zoned for single-family. Under the current zoning, the property could accommodate 8-10 single-family lots. Under the proposed zoning, the property could accommodate 23,000+/- square feet of mini-storage space. Since a traffic analysis indicates a decrease in traffic, a traffic report was not prepared. The Future Land Use and Character Map recommends commercial (C) at the intersection of Allen Road and Landfill Road transitioning to industrial/logistics (IL). Both land use character types allow commercial uses. The property is adjacent to similar zoning. In staff's opinion, the request is in compliance with Horizons 2026: Greenville's Community Plan, the Future Land Use and Character Plan Map

Chairman King opened the public hearing.

Mr. Mike Baldwin, 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 Mr. Robinson, seconded by Ms. Leech, 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.**

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) – APPROVED

Ms. Gooby delineated the property. It is located in the eastern section of the city along Charles Boulevard and adjacent to Grace Church. The property is directly across from Tara Condos. Currently, the property is farmed and there is one single-family residence. The property is currently zoned residential-agricultural. This rezoning could result in a net increase of 1,600 trips per day. Any measures to mitigate traffic will be determined when preliminary plats and site plans are submitted. This is the anticipated density under the current zoning and proposed zoning.

TRACTS	CURRENT ZONING	PROPOSED ZONING
1 – R6	90-100 single-family lots	310-325 multi-family units
2 – R6S	35-40 single-family lots	60-65 single-family lots
3 – R9S	50-55 single-family lots	58-63 single-family lots
4 – R15S	67-78 single-family lots	47-52 single-family lots



5 - O

27-32 single-family lots      60K sq. ft. office space

The Future Land Use and Character Map recommends commercial (C) at the intersection of Charles Boulevard and Fire Tower Road transitioning to office/institutional (OI) then traditional neighborhood medium-high density (TNMH). The zoning districts associated with the TNMH character are R6, R6A and R6S. Tracts 1 and 2 (R6 and R6S) are considered in compliance and Tracts 3, 4 and 5 (R9S, R15S and O) are considered in general compliance. There is similar zoning adjacent to this rezoning. The R15S and R9S districts are lower density zoning districts that what is recommended on the FLUC map. In staff's opinion, the request is in compliance with Horizons 2026: Greenville's Community Plan, the Future Land Use and Character Plan Map

Chairman King opened the public hearing.

Mr. Mike Baldwin, representative of the applicant, spoke in favor of the request. The residents of Tucker Estates have worked with the applicants. He distributed letters of support from Tucker Estates Subdivision and Grace Church, which are in favor of this request. This request is a model of transitional zoning. Tracts 3 and 4 are lower density than the FLUC map recommendation. Tract 5 is requested for office, which is a continuation of the office development along Charles Boulevard. There are restaurants, pharmacies and other amenities in this area that are conducive to this request. The applicants have met with DOT staff and the City concerning stormwater.

Ms. Leech asked about traffic for interconnectivity.

Mr. Baldwin explained there will an outlet for traffic on Fire Tower Road west of Meeting Place Subdivision. There are future plans for a traffic light at Charles Boulevard and Hyde Drive.

Mr. Christian Porter, on behalf of Tucker Estates Subdivision, spoke in favor. There have been meetings with the owners and developers concerning the future land use of the property. There have been three neighborhood meetings. There was full support of this request of those that attended the meetings.

Mr. Ernest Bell, property owner in Tara Condos and serves on the Homeowners Association, spoke in opposition. He stated he is opposed due to traffic increase on Charles Boulevard, which is already congested. Tract 1 will greatly reduce value of the properties across the street.

Mr. Ben Bankard, property owner of Tara Condos and serves as President of the Homeowners Association of Tara Condos, spoke in opposition. He opposed to the request because of the high density multi-family and the increase in traffic. There is already difficulty making left-hand turns on Charles Boulevard. He asked if there had been a traffic study.

Mr. Baldwin, spoke in rebuttal, stated Tara Condos has same density as requested R6 zoning as Tract 1.

Mr. Bankard, spoke in rebuttal, stated that Tara Condos only has 154 units but 325 units are anticipated for Tract 1. This request will result in more people and more cars.

Chairman King closed the public hearing.

Mr. Rik DiCesare, City Traffic Engineer, stated there was an exhaustive study on traffic. Mr. Baldwin worked with the City and DOT to map out inter-connectivity. The peak traffic on Charles Boulevard is 4-6 PM. It is anticipated that 60% of the trips from this project will head north and 40% head south. Charles Boulevard is a DOT-maintained thoroughfare. The request will result in an overall 4% increase in traffic.

Ms. Bellis asked about traffic during the road widening project on Fire Tower Rd.

Mr. DiCesare stated that the traffic can be managed. There are no planned traffic lights for this project.

**Motion made by Mr. Overton, 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. In favor: Herring, Reid, Bellis, Collins, Robinson, Leech, and Overton. Opposed: Maxwell. Motion carried.**

ORDINANCE REQUESTED BY WGB PROPERTIES, INCORPORATED TO REZONE 7.87 ACRES LOCATED ALONG THE NORTHERN RIGHT-OF-WAY OF CLIFTON STREET FROM CG (GENERAL COMMERCIAL) TO OR (OFFICE-RESIDENTIAL [HIGH DENSITY MULTI-FAMILY]) – DENIED

Ms. Gooby delineated the property. It is located in the central section of the city near the intersection of Evans Street and Arlington Boulevard. There is a city greenway that bisects the property. This property is impacted by the floodway and 100 and 500-year floodplains associated with Green Mill Run. There are a variety of uses in this area. The property is adjacent to Cypress Creek Townhomes and ECU property. Since a traffic analysis indicates this rezoning could generate a decrease of traffic, a traffic report was not prepared. This property has been zoned CG since 1969. Under the current zoning, staff would anticipate 50,000 square feet of commercial space. Under the proposed zoning, staff would anticipate 100-110 multi-family units. The Future Land Use and Character Map recommends commercial (C) at the intersection of Evans Street and Arlington Boulevard transitioning to office/institutional (OI). The property is adjacent to OR-zoned property. In staff's opinion, the request is in general compliance with Horizons 2026: Greenville's Community Plan, the Future Land Use and Character Plan Map.

Ms. Leech stated she is familiar with this property and knows it has two separate elevations, which floods. She asked how anyone could develop the site and access to the property.

Ms. Gooby referred the question about development to the applicant. Access to the property will be from Clifton Street.

Ms. Leech stated that any additional traffic on Clifton Street is very close to the busy Arlington Boulevard/Evans Street intersection.

Ms. Bellis asked about access from one side of the property to the other side due to the greenway.

Ms. Gooby stated the greenway bisects the property from east to west. The northern portion is lower in topography and it is possible that that portion is not developable.

Mr. Maxwell asked if the City Engineer could speak to runoff and stormwater.

Ms. Cathy Meyer, Civil Engineer with the City of Greenville, stated that Green Mill Run is under a watershed study. A memorandum, issued today by City Engineer Scott Godefroy, stated that a 25-year watershed detention is needed. That means there will be no increase in volume of water. Extra steps are being put in place because problems already exist.

Chairman King opened the public hearing.

Mr. Darsen Sowers, representative of the applicant, spoke in favor of the request. The property for the greenway was taken through eminent domain. They would like to develop the buildable section (southern) of the property and work with the City regarding the stormwater/retention area by making it some type of water feature. He has met with some of the neighbors regarding the request. WGB Properties wants to work with the neighbors. The best use would be for housing. They take good care of their properties. They would like to do a project similar to The Berkley or market rate housing.

Mr. Herring asked about the concerns of the neighborhood.

Mr. Sowers stated traffic making a left turn onto Evans Street from Clifton Street and accidents. He suggested a stop light would create safety.

Mr. Maxwell stated that a traffic light so close to a major intersections is not allowed.

Mr. Sowers stated that the new NCDOT standard is 1,500 feet, which is shorter than the older standard. It is City Council's job to eliminate those obstacles.

Mr. Steve Janowski, Engineer with Rivers and Associates, representative of the applicant, spoke in favor. The current zoning is General Commercial which can have over 3,000 vehicles per day. The request is for Office/Residential which would be an improvement with 800 vehicles or less per day. Some of the land is not developable. They would mitigate stormwater appropriately.

Mr. Maxwell asked about the difference in traffic with commercial versus residential.

Mr. Janowski stated there is a manual with calculations to formulate averages based on acreage and use to determine peak/non-peak hours. This helps to estimate traffic patterns for mitigation.

Mr. Robinson asked for examples of current zoning.

Mr. Janowski stated examples of uses for commercial zoning: municipal/state government buildings, federal buildings, liquor stores, agricultural, parks, circus, carnival, fair, professional/business offices, bank, dental/medical offices, funeral homes, barber/beauty shops, jewelry stores, retail, grocery stores and more.

Ms. Bellis asked if developing townhomes was considered.

Mr. Janowski stated that it is not feasible due to development cost.

Ms. Bellis asked if anyone looked into vacancy rates of apartments in Greenville.

Mr. Janowski stated no.

Mr. Sowers stated there is no control over demand but they can design to cater to a certain demographic. They have no plans to develop right now.

Ms. Barbara Dunlap, 14 Palmetto Place, spoke in opposition, on behalf of herself and three other residents (Barbara Jackson, Tyree Walker, and Robert Carroll). More development in this area means more traffic, accidents, water run-off and flooding. Retail development will increase the value of their homes and apartments would decrease the value. She wants the zoning to remain the same.

Ms. Libby Nelson, Cypress Creek Townhomes owner, spoke in opposition. She stated not to cut the trees but instead to keep people healthy and build a yogurt/juice bar.

Ms. Diane Wade, 13 Palmetto Place, spoke in opposition. She stated that WGB Properties speak to intent but there is no guarantee what will be there. Water run-off is a big problem. She suggested a continuance or to table the request so that the owner can have more discussion with the neighboring residents.

Mr. Collins asked what she thought about commercial zoning being a higher traffic generator.

Ms. Wade stated she doesn't believe it and it doesn't seem plausible on 4 acres. Multi-family would create more traffic. Clifton Street is a cut through from Arlington Boulevard to Evans Street.

Ms. Mollye Otis, 10 Palmetto Place, spoke in opposition. She stated the only benefit to the request is to the developer. The greenway is not close to anything. There would be too much

traffic on Clifton Street and even worse to exit onto Arlington Boulevard or Evans Street. All surrounding properties already drain their run-off into the watershed, which is polluted. The Horizons Plan speaks to preserving the character of a neighborhood.

Ms. Ariane Peralta, assistant professor of Biology at ECU, spoke in opposition. She studies how land use impacts water quality and stormwater. Development at this property would exacerbate flooding in the area and add flooding both up/down stream. Flooding impacts nutrient levels.

Mr. Collins asked for the difference of developing as residential versus commercial.

Ms. Peralta stated the need to build a green infrastructure.

Mr. Herring asked about run-off.

Ms. Peralta stated that currently the water is filtered by the soil. If developed, there is no way to capture the water and treat it before it goes into the river.

Ms. Leech asked if the bluff was helping the area.

Ms. Peralta stated yes. It is doing a service by treating the water and having a place for it to go.

Ms. Ann Maxwell spoke in opposition. She doesn't want to see the trees cut because it will impact the area, the water, and flooding. Evans Street already floods. The 25-year pond will not be able to mitigate fully. Traffic, safety and environmental issues are already a concern in this area. The possible use of multi-family has no guarantee.

Ms. Ruth Leggett, spoke in opposition, she is opposed because of flooding and traffic.

Ms. Ann Harrington, spoke in opposition, she is opposed to cutting the trees and potential environmental damage.

Mr. Darsen Sowers, spoke in favor in rebuttal, he stated they have no plan to build a 400 bed development on this property. They want to preserve trees and take into consideration the adjoining neighborhood. They will not build in the flood plain. Any development will have green infrastructure.

Mr. Collins asked if the applicant could accomplish anything if the request was tabled.

Mr. Sowers stated that not everyone is opposed. If they sold the property, which they won't, the new owner would possibly not be as kind. There are a self-sustained business for the wealth and benefit of the City. The application needs to go to City Council. He would consider waiting on that until he can meet with the residents.

Ms. Barbara Dunlap, spoke in opposition in rebuttal, she stated that currently half of Clifton Street is office/retail space, which has minimal traffic. The proper use of the land would be to

continue the same types of retail. There is only 4 acres to build on which means the building would have to go vertical and have a large number of beds in order to cover development costs. If there is no plan for the property, then there is no reason to rezone it now.

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

Mr. Collins asked about a letter the Commission received from Ken McGee regarding a heliport.

Ms. Gooby stated that Mr. McGee owns McGee CADD at the corner of Evans Street and Clifton Street and has a heliport on his property

Mr. Maxwell stated that no mitigation will reduce water run-off due to the elevation difference.

Ms. Leech stated this is a sensitive area that floods often and adding development will complicate it.

Mr. Overton stated the trees could be cut at any time by the owner. The current commercial zoning would need to be mitigated and trees could be removed. He is concerned with the traffic problems.

Mr. Collins referenced Mr. McGee's letter where it is stated that heliports are not compatible with the adjacent residential high density multi-family zoning. He asked if Staff could confirm.

Ms. Gooby stated the letter provides the FAA identifier for the helipad, which are regulated by the FAA. Staff has no further information.

**Motion made by Mr. Maxwell, seconded by Mr. Collins, to recommend denial of the proposed amendment to advise that it is inconsistent with the Comprehensive Plan and other applicable plans and to adopt the staff report which addresses plan consistency and other matters. In favor: Maxwell, Collins, Leech, Bellis, and Reid. Oppose: Herring, Robinson, and Overton. Motion carried.**

**With no further business, Ms. Leech made a motion to adjourn, seconded by Mr. Robinson. Motion passed unanimously. Meeting adjourned at 8:33 p.m.**

Respectfully Submitted,

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



# City of Greenville, North Carolina

Meeting Date: 3/21/2017  
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.

\*\* This item was continued from the February 21, 2017 Planning and Zoning Commission meeting.

**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 Daily Reflector. All information related to CPC meetings was 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 it was adopted 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.

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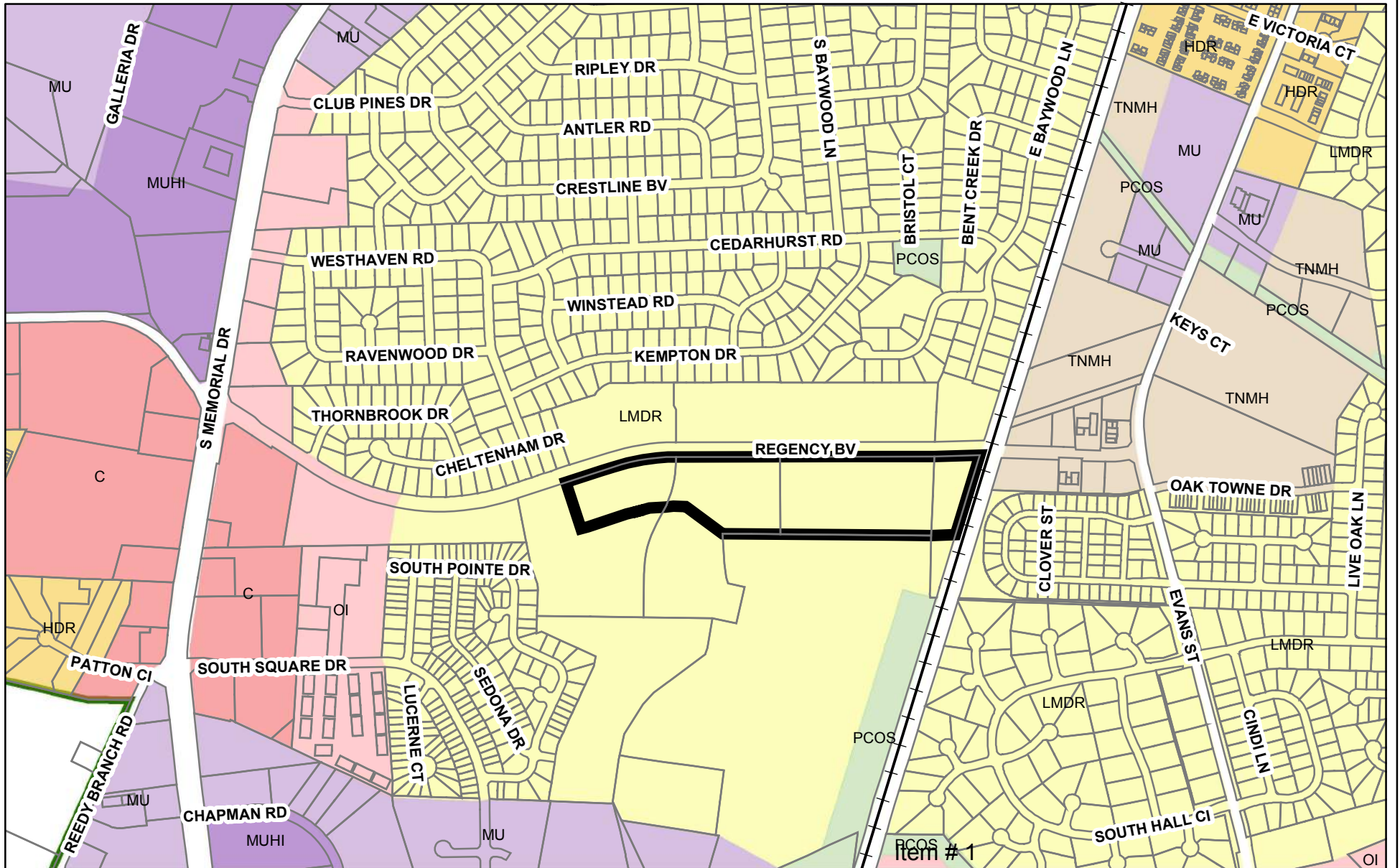
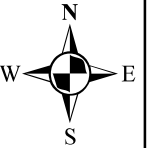
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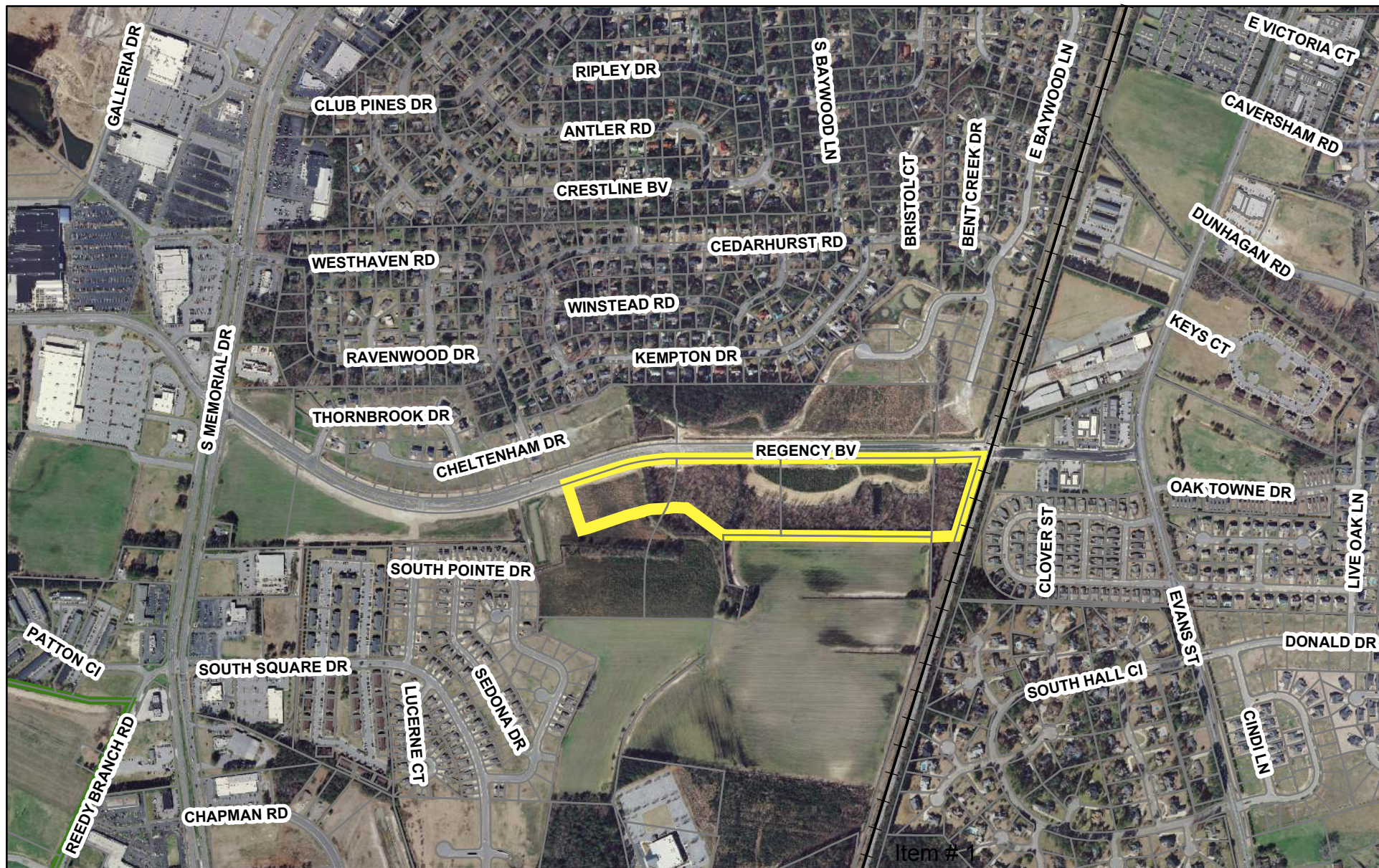
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Happy Trail Farms, LLC and Jack Jones Allen  
From: LMDR (Residential, Low-Medium Density)  
To: OI (Office/Institutional)  
22.655 acres  
February 7, 2017



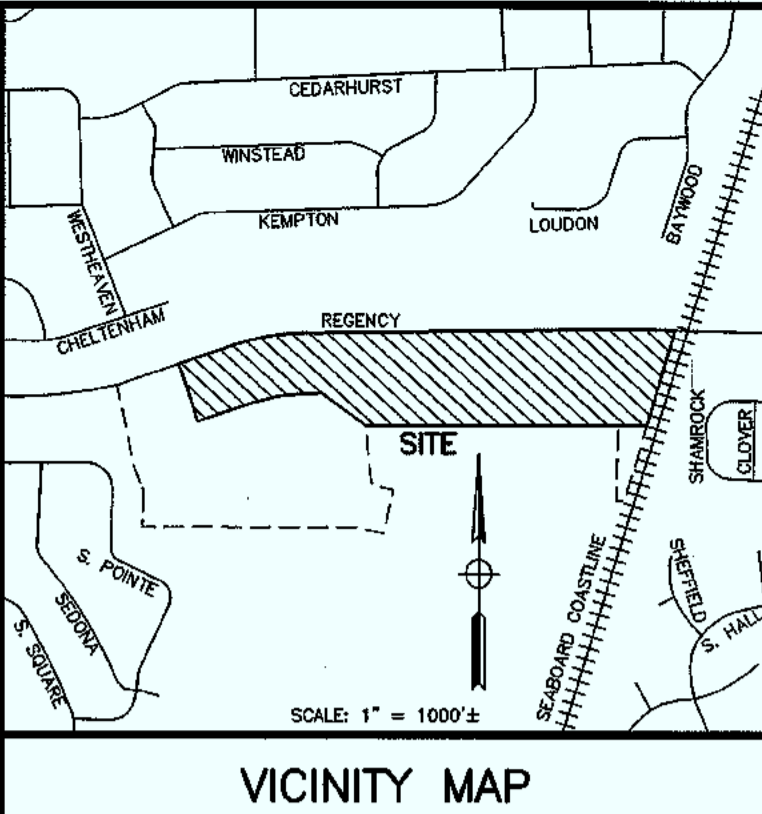


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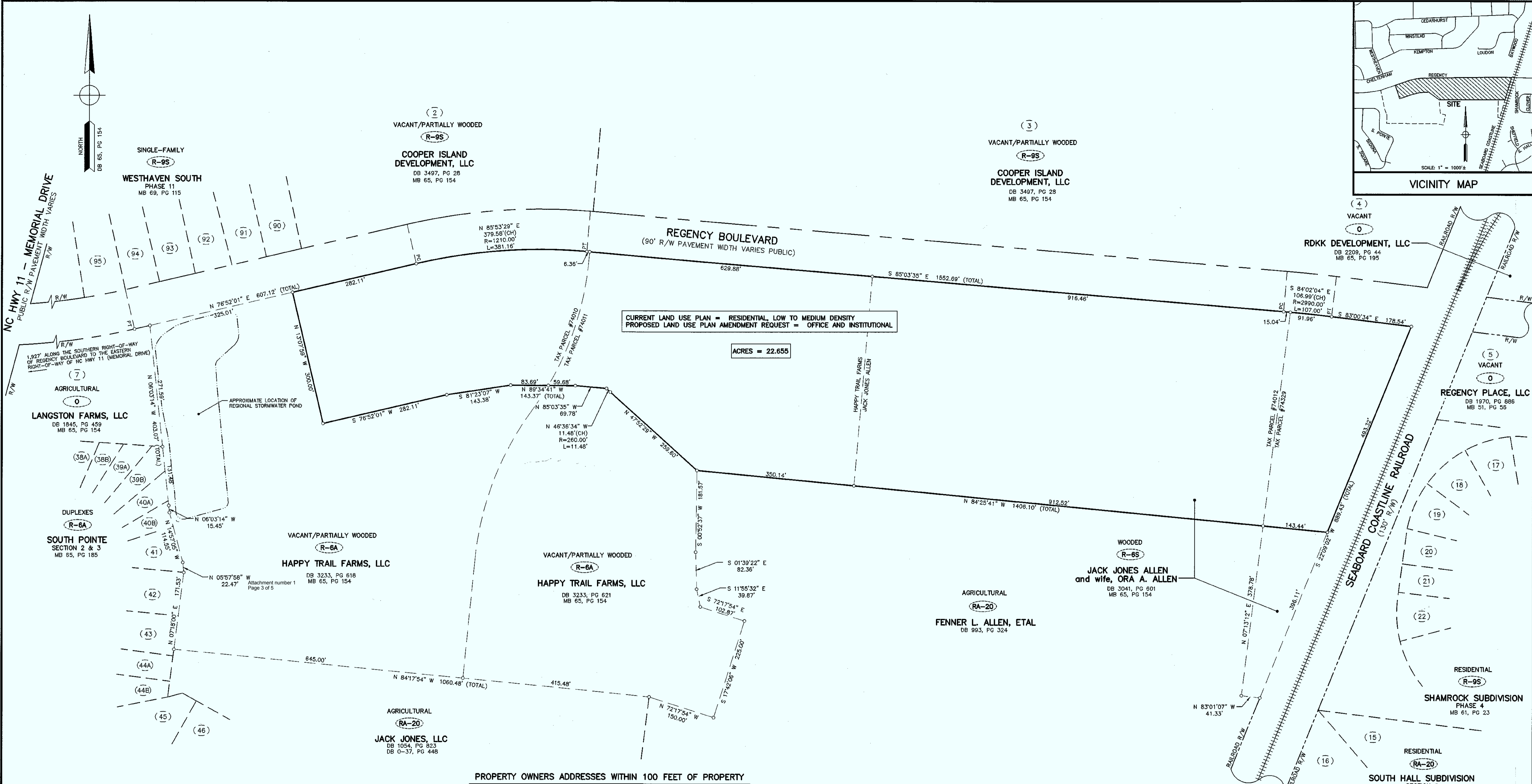


Item # 1





VICINITY MAP



PROPERTY OWNERS ADDRESSES WITHIN 100 FEET OF PROPERTY

- |   |   |  |  |  |
|---|---|--|--|--|
| <p><b>LOT 95 WESTHAVEN</b><br/>SANA SADIA MAHMOOD and IMRANA KHALID<br/>509 CHELTENHAM DRIVE<br/>GREENVILLE, NC 27834</p> <p><b>LOT 94 WESTHAVEN</b><br/>TYRONE JUAN TRAPP and wife, LAUREN M. LEE<br/>505 CHELTENHAM DRIVE<br/>GREENVILLE, NC 27834</p> <p><b>LOT 93 WESTHAVEN</b><br/>FRANK M. BLYTHE and BERNADETTE BLYTHE<br/>501 CHELTENHAM DRIVE<br/>GREENVILLE, NC 27834</p> <p><b>LOT 92 WESTHAVEN</b><br/>DAVID BRIAN JERNIGAN<br/>2031 PINETOPS CRISP ROAD<br/>PINETOPS, NC 27864</p> <p><b>LOT 91 WESTHAVEN</b><br/>DOUGLAS WAYNE MOORE<br/>and wife, CATHERINE MOORE<br/>441 CHELTENHAM DRIVE<br/>GREENVILLE, NC 27834</p> <p><b>LOT 90 WESTHAVEN</b><br/>DEREK OREL ALLEN<br/>and wife, JACQUELINE SHANTEL ALLEN<br/>437 CHELTENHAM DRIVE<br/>GREENVILLE, NC 27834</p> | <p><b>COOPER ISLAND DEVELOPMENT, LLC</b><br/>PO BOX 608<br/>GREENVILLE, NC 27835</p> <p><b>DRKK DEVELOPMENT, LLC</b><br/>106 REGENCY BOULEVARD<br/>GREENVILLE, NC 27834</p> <p><b>REGENCY PLACE, LLC</b><br/>115 REGENCY BOULEVARD<br/>GREENVILLE, NC 27834</p> <p><b>LOT 17 SHAMROCK</b><br/>MICHAEL W. WEIR<br/>and wife, JOANN WEIR<br/>404 SHAMROCK WAY<br/>GREENVILLE, NC 27834</p> <p><b>LOT 18 SHAMROCK</b><br/>LYNNE PERKINS<br/>4521 EASTERN PINES ROAD<br/>GREENVILLE, NC 27834</p> <p><b>LOT 19 SHAMROCK</b><br/>JAMES E. MILLS and wife, MARTHA D. MILLS<br/>408 SHAMROCK WAY<br/>GREENVILLE, NC 27834</p> <p><b>LOT 20 SHAMROCK</b><br/>JAMES CURTIS GORDON<br/>and wife, CAROL BOSWELL GORDON<br/>410 SHAMROCK WAY<br/>GREENVILLE, NC 27834</p> | <p><b>LOT 21 SHAMROCK</b><br/>ELLA LEE PENCOCST<br/>412 SHAMROCK WAY<br/>GREENVILLE, NC 27834</p> <p><b>LOT 22 SHAMROCK</b><br/>KENNETH N. WALKER<br/>and wife, SUZANNAH A. WALKER<br/>414 SHAMROCK WAY<br/>GREENVILLE, NC 27834</p> <p><b>LOT 15 SOUTH HALL</b><br/>LOUIS DWANE SUTTON<br/>and wife, LOU ANNE BALDREE SUTTON<br/>3801 SHEFFIELD COURT<br/>GREENVILLE, NC 27834</p> <p><b>LOT 16 SOUTH HALL</b><br/>SCOTT M. SHOOK<br/>and wife, KAREN S. SHOOK<br/>3800 SHEFFIELD COURT<br/>GREENVILLE, NC 27834</p> <p><b>JACK JONES ALLEN and wife, ORA A. ALLEN</b><br/>1078 JACK JONES ROAD<br/>WINTERVILLE, NC 28590</p> <p><b>FENNER LESLIE ALLEN, ETALS</b><br/>JAMES CURTIS GORDON<br/>and wife, CAROL BOSWELL GORDON<br/>410 SHAMROCK WAY<br/>GREENVILLE, NC 27834</p> <p><b>HAPPY TRAIL FARMS, LLC</b><br/>PO BOX 1863<br/>GREENVILLE, NC 27835</p> <p><b>JACK JONES, LLC</b><br/>148 JERSUSALEM ROAD<br/>SEVEN SPRINGS, NC 27578</p> | <p><b>LOT 46 SOUTH POINT</b><br/>LYNN W. EVANS<br/>and wife, KRISTEN L. EVANS<br/>237 CHURCHILL DRIVE<br/>GREENVILLE, NC 27858</p> <p><b>LOT 45 SOUTH POINT</b><br/>LYNN W. EVANS<br/>and wife, KRISTEN L. EVANS<br/>237 CHURCHILL DRIVE<br/>GREENVILLE, NC 27858</p> <p><b>LOT 44B SOUTH POINT</b><br/>LYNN W. EVANS<br/>and wife, KRISTEN L. EVANS<br/>237 CHURCHILL DRIVE<br/>GREENVILLE, NC 27858</p> <p><b>LOT 44A SOUTH POINT</b><br/>ALEXANDER P. PENNINO<br/>and wife, MONIQUE K. EVANS<br/>2340 124th STREET #2<br/>COLLEGE POINT, NY 11356</p> <p><b>LOT 43 SOUTH POINT</b><br/>S &amp; K WAINRIGHT HOLDINGS LLC<br/>3277 SPEIGHT SEED FARM ROAD<br/>WINTERVILLE, NC 28590</p> <p><b>LOT 42 SOUTH POINT</b><br/>S &amp; K WAINRIGHT HOLDINGS LLC<br/>3277 SPEIGHT SEED FARM ROAD<br/>WINTERVILLE, NC 28590</p> <p><b>LOT 41 SOUTH POINT</b><br/>S &amp; K WAINRIGHT HOLDINGS LLC<br/>3277 SPEIGHT SEED FARM ROAD<br/>WINTERVILLE, NC 28590</p> | <p><b>LOT 40B SOUTH POINT</b><br/>HEATHER HOUSE<br/>221 B SOUTH POINTE DRIVE<br/>WINTERVILLE, NC 28590</p> <p><b>LOT 40A SOUTH POINT</b><br/>NANCY W. ADAMS<br/>221 A SOUTH POINTE DRIVE<br/>WINTERVILLE, NC 28590</p> <p><b>LOT 39B SOUTH POINT</b><br/>RANDOLPH F. HOBBS, JR.<br/>and wife, KELLY C. FLEMING<br/>3605 PRESTWICK PLACE<br/>GREENVILLE, NC 27834</p> <p><b>LOT 39A SOUTH POINT</b><br/>WILLIAM H. FLEMING<br/>and wife, KELLY C. FLEMING<br/>3605 PRESTWICK PLACE<br/>GREENVILLE, NC 27834</p> <p><b>LOT 38B SOUTH POINT</b><br/>WILLIAM H. FLEMING<br/>and wife, KELLY C. FLEMING<br/>3605 PRESTWICK PLACE<br/>GREENVILLE, NC 27834</p> <p><b>LOT 38A SOUTH POINT</b><br/>RHONDA M. SPENCER<br/>213 A SOUTH POINTE DRIVE<br/>WINTERVILLE, NC 28590</p> <p><b>LANGSTON FARMS LLC</b><br/>3718 VEEZEY STREET<br/>WASHINGTON, DC 20016</p> |
|---|---|--|--|--|

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

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

<b>OWNERS: HAPPY TRAIL FARMS, LLC</b> ADDRESS: P.O. BOX 1863 GREENVILLE, NC 27835 PHONE: (252) 916-9028	<b>JACK JONES ALLEN</b> ADDRESS: 1076 JACK JONES RD. WINTERVILLE, NC 28590 PHONE: (252) 756-3498
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<b>Baldwin Design Consultants, PA</b> ENGINEERING - LAND PLANNING - SURVEYING 708-D CROMWELL DRIVE GREENVILLE, NC 27838 252.756.1390		SURVEYED: N/A	APPROVED: MWB
CHECKED: MAH	DATE: 01/12/2017	DRAWN: MAH	DATE: 01/16/2017
CLOSURE CHECK BOUNDARY		CHECKED: MWB	SCALE: 1" = 100'

- 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

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

Case No: 17-01

Applicant: Happy Trail Farms, LLC and Jack Jones

**Property Information**

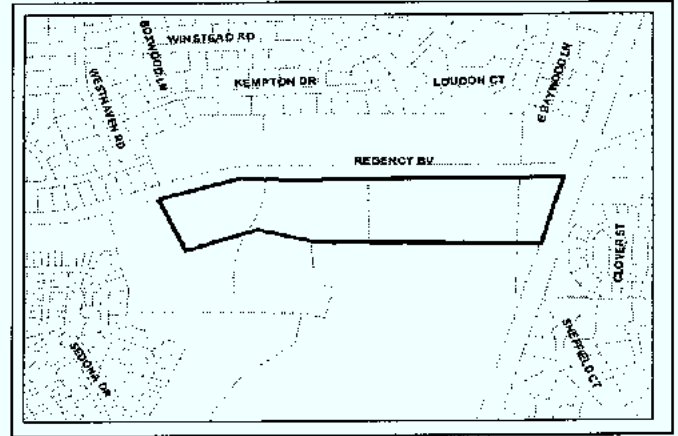
**Current Zoning:** LMDR (Residential, Low-Medium Density)

**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.





# City of Greenville, North Carolina

Meeting Date: 3/21/2017  
Time: 6:30 PM

**Title of Item:** Ordinance requested by The Woda Group, Incorporated to rezone 5.50 acres located along the southern right-of-way of Bells Fork Road at its intersection with Southridge Drive from RA20 (Residential-Agricultural) to R6 (Residential [High Density Multi-family]).

**Explanation:** **Abstract:** The City has received a request from The Woda Group, Incorporated to rezone 5.50 acres located along the southern right-of-way of Bells Fork Road at its intersection with Southridge Drive from RA20 (Residential-Agricultural) to R6 (Residential [High Density Multi-family]).

**Required Notices:**

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

On-site sign(s) posted on March 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 southeastern corner of the intersection of Fire Tower Road and Charles Boulevard, transitioning to office/institutional (OI) then traditional neighborhood, medium-high density (TNMH).

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 499 trips to and from the site on Charles Boulevard, which is a net increase of 308 trips per day.

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

**History/Background:**

In 1989, the property was incorporated into the City's extra-territorial jurisdiction (ETJ) as part of a large-scale ETJ extension and was zoned RA20 (Residential-Agricultural).

**Present Land Use:**

Farmland and one (1) mobile home.

**Water/Sewer:**

Water will be provided by Eastern Pines Water Corporation. Sanitary sewer is available at Charles Boulevard.

**Historic Sites:**

There are no known effects on designated sites.

**Environmental Conditions/Constraints:**

There are no known environmental constraints on the subject property.

**Surrounding Land Uses and Zoning:**

North: CG - Farmland; RA20- One (1) mobile home residence and five (5) single-family residences

South: RA20 - Farmland (under common ownership)

East: RA20 - Farmland (under common ownership)

West: RA20 - Farmland (under common ownership)

**Density Estimates:**

Under the current zoning, staff would anticipate the site to yield 15-20 single-family lots.

Under proposed zoning, staff would anticipate the site to yield 70-75 multi-family units (1, 2 and 3 bedrooms).

**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 although the proposed amendment is in general compliance with the adopted comprehensive plan, in this instance the denial of the rezoning request is reasonable and in the public interest due to the potential uses under the proposed rezoning and due to there being a more appropriate zoning classification that promotes the safety and general welfare of the community."

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.

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

Attachments / click to download

 [Attachments](#)

 [List of Uses RA20 to R6\\_1047495](#)

## **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**

### **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

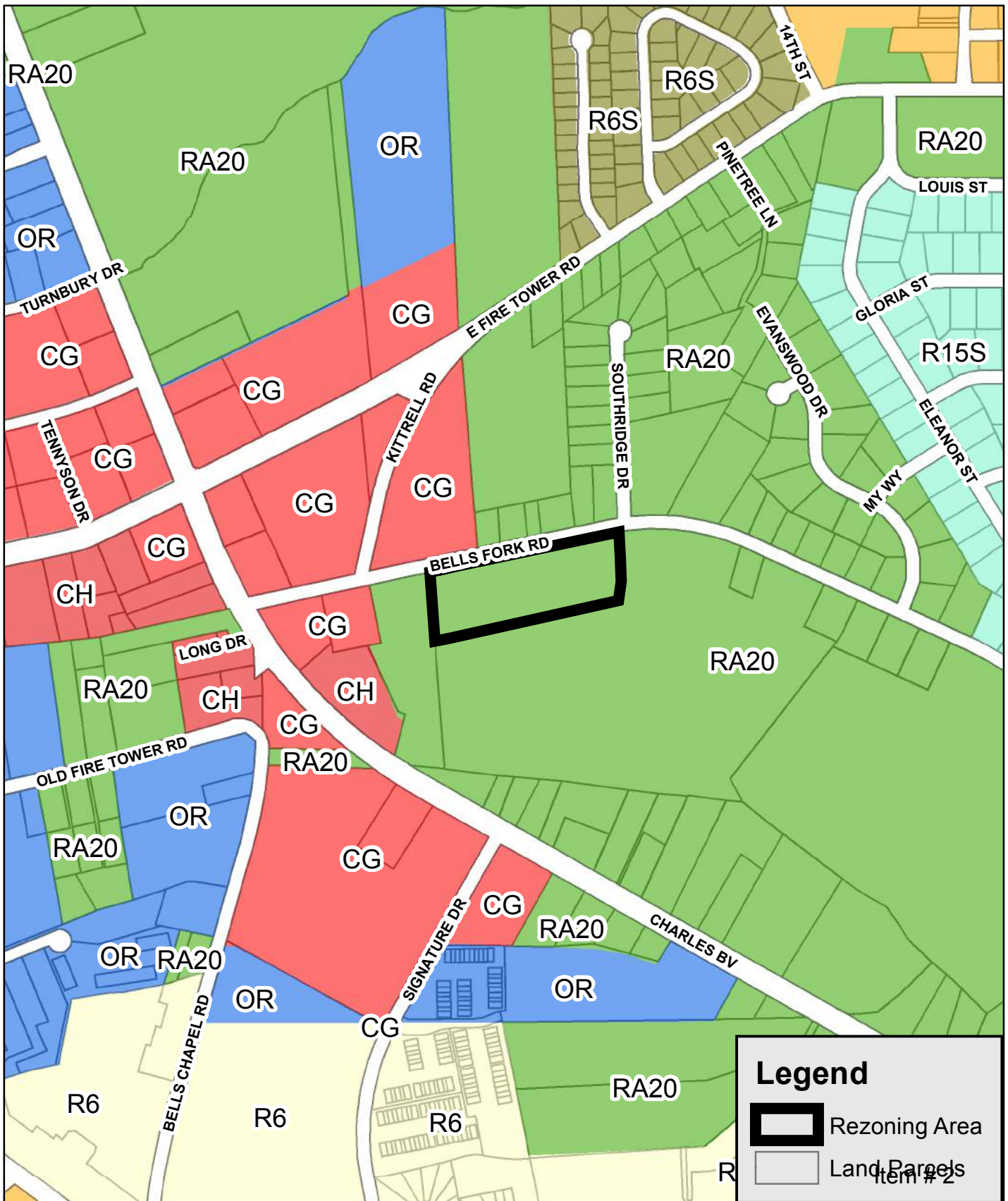
(13) *Transportation*:\* None

(14) *Manufacturing/ Warehousing*: \* None

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



The Woda Group, Incorporated  
From: RA20 To: R6  
5.50 acres  
March 1, 2017



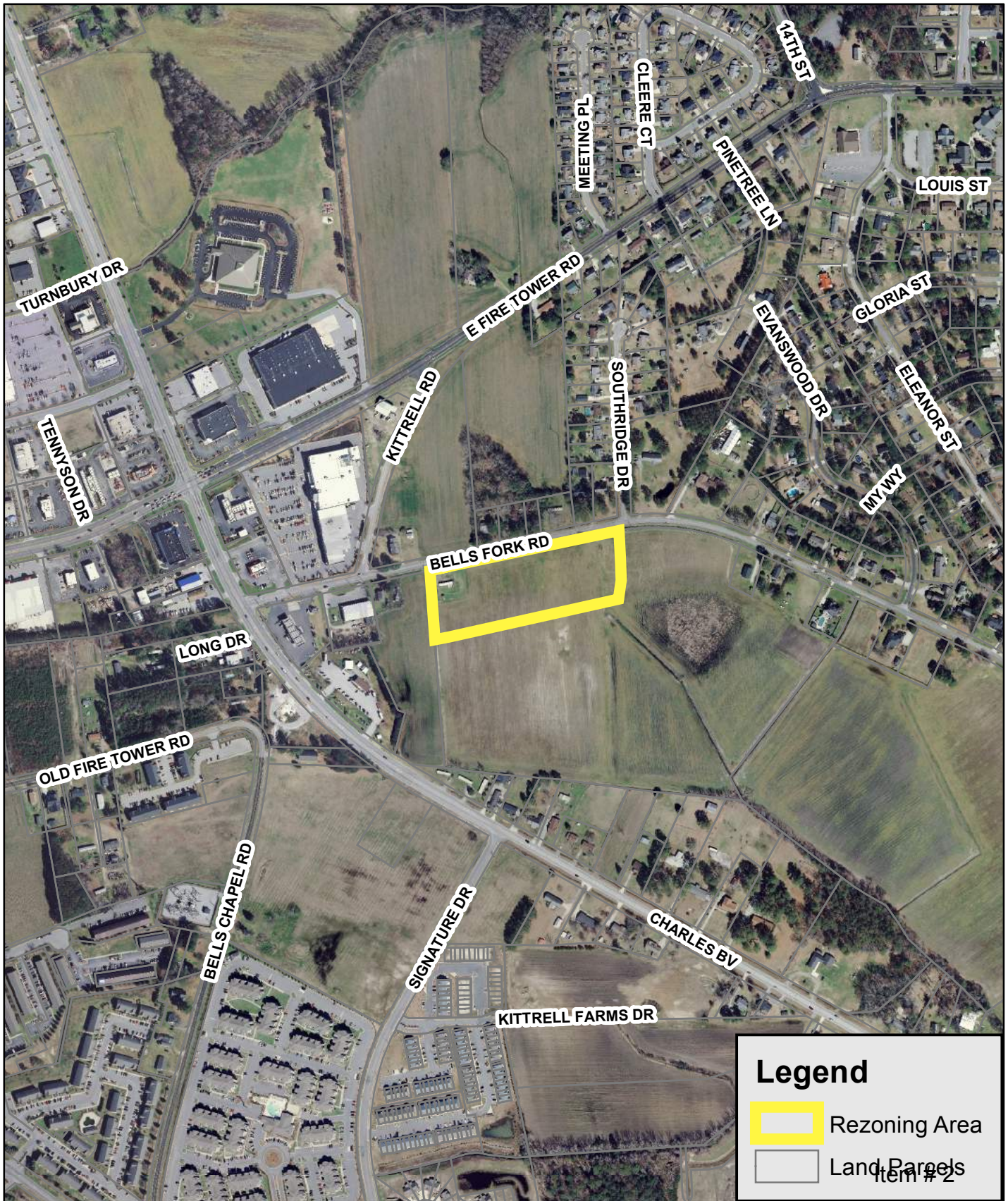
**Legend**

-  Rezoning Area
-  Land Parcels

Item # 2

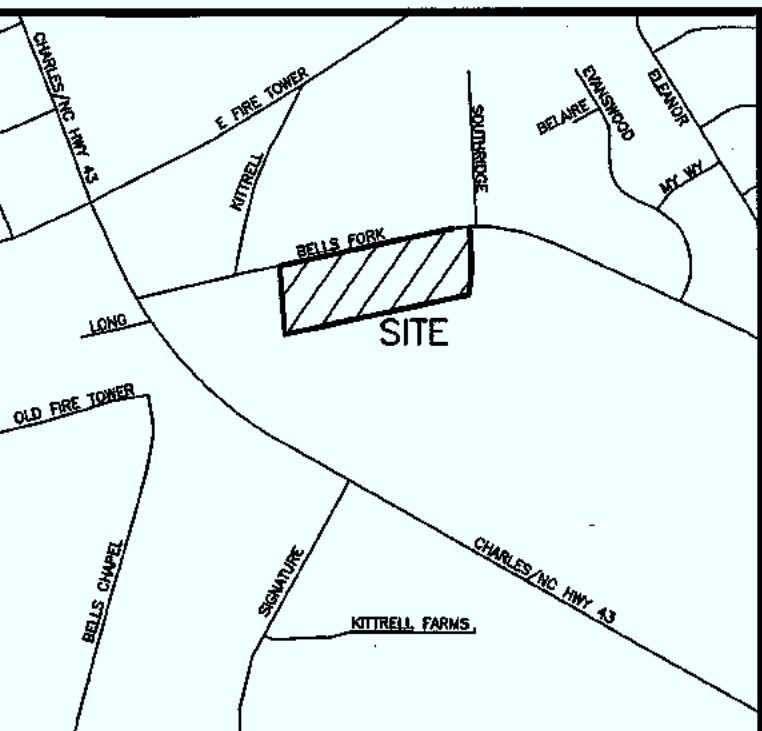
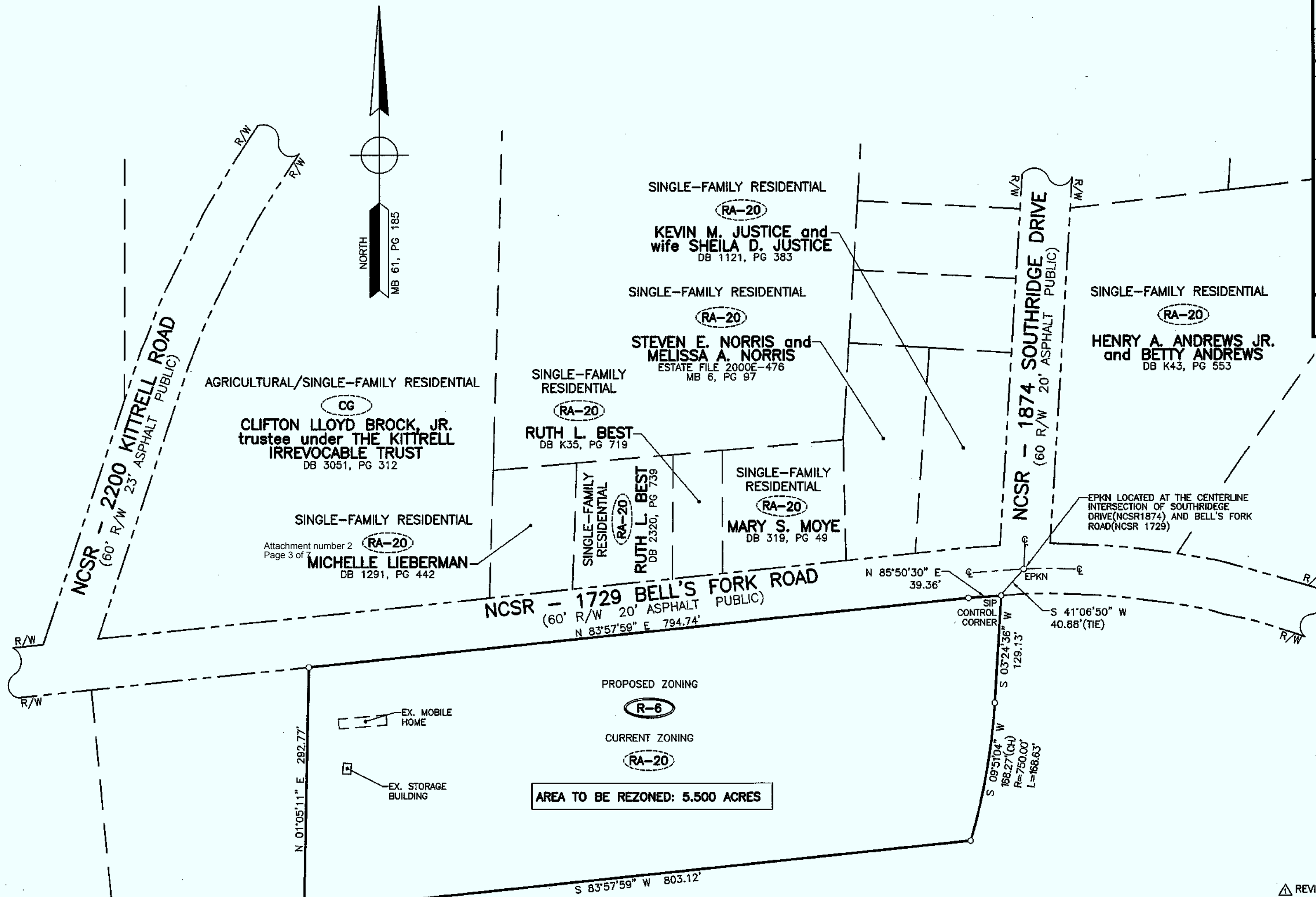


The Woda Group, Incorporated  
From: RA20 To: R6  
5.50 acres  
March 1, 2017





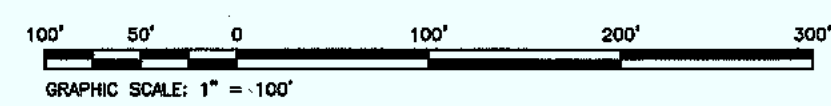
Y:\DRAWINGS\17-014 THE WODA GROUP\REZONING MAP.dwg Tue, Mar 07, 2017-4:42pm RWELLS



VICINITY MAP  
SCALE: 1"=1000'±

- LEGEND**
- R/W = RIGHT-OF-WAY
  - CL = CENTERLINE
  - EIP = EXISTING IRON PIPE
  - EIS = EXISTING IRON STAKE
  - EPKN = EXISTING PARKER KALON NAIL
  - SIP = SET IRON PIPE
  - B/B = BACK OF CURB TO BACK OF CURB

△ REVISED: 03-07-16 (CITY COMMENTS)(NRW)  
REVISED TITLE



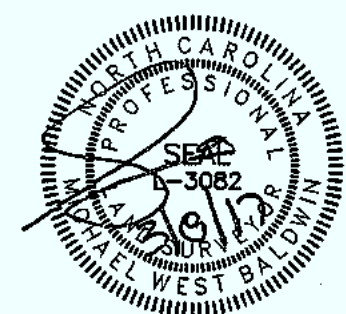
SHEET 1 OF 1 REZONING MAP  
A PORTION OF TAX PARCEL #07238  
TAX MAP #4696-14-9587

**PROPERTY OWNERS ADDRESSES  
WITHIN 100 FEET OF PROPERTY**

- |   |  |
|---|--|
| SARAH FRANCES GRAY JOYNER, ESTATE<br>2345 EAST FIRE TOWER ROAD<br>GREENVILLE, NC 27858                          | STEVEN E. NORRIS and MELISSA A. NORRIS<br>2237 BELLS FORK ROAD<br>GREENVILLE, NC 27858                                   |
| CLIFTON LLOYD BROCK, JR. trustee under THE KITRELL IRREVOCABLE TRUST<br>3302 ALVIN ROAD<br>GRIMESLAND, NC 27837 | KEVIN M. JUSTICE and wife SHEILA D. JUSTICE<br>2241 BELLS FORK ROAD<br>GREENVILLE, NC 27858                              |
| MICHELLE LIEBERMAN<br>2221 BELLS FORK ROAD<br>GREENVILLE, NC 27858  | HENRY A. ANDREWS JR. and BETTY ANDREWS<br>2305 BELLS FORK ROAD<br>GREENVILLE, NC 27858                                   |
| RUTH L. BEST<br>2229 BELLS FORK ROAD<br>GREENVILLE, NC 27858  | HUGH A. STOX or IDA L. STOX, trustees of the STOX REVOCABLE LIVING TRUST<br>2311 BELLS FORK ROAD<br>GREENVILLE, NC 27858 |
| MARY S. MOYE<br>P.O. BOX 99<br>SIMPSON, NC 27879  |  |

**NOTES**

- ALL AREAS CALCULATED BY COORDINATE GEOMETRY.
- REFERENCE: A PORTION OF A PROPERTY AS SHOWN ON A MAP IN MAP BOOK 61, PAGE 185 OF THE PITT COUNTY REGISTER OF DEEDS



CLOSURE CHECK BOUNDARY	
CHECKED: NRW	DATE: 02/06/17

**△ THE WODA GROUP, INC.**

REFERENCE: A PORTION OF PROPERTY DESCRIBED IN DEED BOOK 3228, PAGE 680 OF THE PITT COUNTY REGISTER OF DEEDS  
WINTERVILLE TOWNSHIP, PITT COUNTY, N.C.

OWNER: IDA LYNN STOX  
ADDRESS: 2311 BELLS FORK ROAD  
GREENVILLE, NC 27858  
PHONE: (252) 714-5099

	SURVEYED: N/A		APPROVED: MWB
	DRAWN: NRW		DATE: 02/06/17
CHECKED: MWB		SCALE: 1" = 100'	

**Baldwin Design Consultants, PA**  
ENGINEERING - SURVEYING - PLANNING  
1700-D EAST ARLINGTON BOULEVARD  
GREENVILLE, NC 27858 252.756.1390

**Case No: 17-05**

**Applicant: The Woda Group, LLC**

**Property Information**

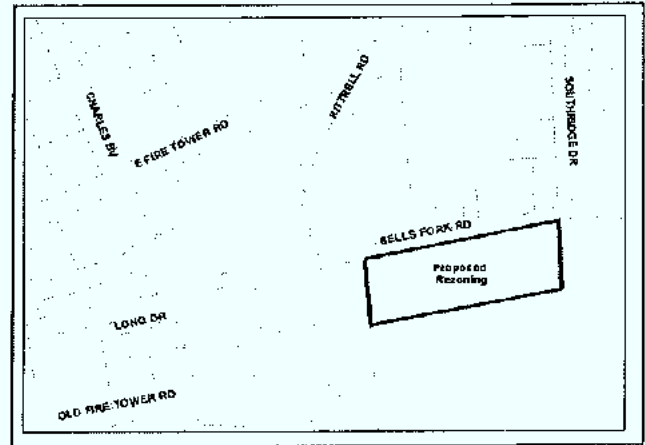
**Current Zoning:** RA20 (Residential-Agricultural)

**Proposed Zoning:** R6 (Residential [High Density Multi-Family])

**Current Acreage:** 5.5 acres

**Location:** Bells Fork Rd, east of Charles Boulevard

**Points of Access:** Charles Boulevard via Bells Fork Rd



**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, curb & gutter	4-lanes with raised median
Right of way width (ft)	100	no change
Speed Limit (mph)	45	no change
Current ADT:	18,040 (*)	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 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 Zoning:** 191 -vehicle trips/day (\*)                      **Proposed Zoning:** 499 -vehicle trips/day (\*)

**Estimated Net Change:** increase of 308 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 (70%):                      “No build” ADT of 18,040
- Estimated ADT with Proposed Zoning (full build) – 18,389
- Estimated ADT with Current Zoning (full build) – 18,174
- Net ADT change = 215 (1% increase)**

2.) Charles Blvd , South of Site (30%): "No build" ADT of 18,040

Estimated ADT with Proposed Zoning (full build) – 18,190

Estimated ADT with Current Zoning (full build) – 18,097

Net ADT change = 93 (<1% increase)

**Staff Findings/Recommendations**

Based on possible uses permitted by the requested rezoning, the proposed rezoning classification could generate 499 trips to and from the site on Charles Blvd, which is a net increase of 308 additional trips per day.

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

04/30/07

## BUFFERYARD SETBACK AND VEGETATION SCREENING CHART

For Illustrative Purposes Only

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

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

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

Street trees may count toward the minimum acreage.

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

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

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

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

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

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

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

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

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

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



<b>RESIDENTIAL DENSITY CHART</b>			
<b>Density Level</b>	<b>Future Land Use and Character Type</b>	<b>Applicable Zoning District(s)</b>	<b>Units per Acre***</b>
<b>High</b>	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	
<b>High to Medium</b>	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
<b>Medium to Low</b>	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: 3/21/2017  
Time: 6:30 PM

**Title of Item:** Ordinance requested by Ward Holdings, LLC to rezone 0.49+/- acres located at the northeastern corner of the intersection of East 5th Street and South Holly Street from R6S (Residential-Single-family [Medium Density]) to OR (Office-Residential [High Density Multi-family]).

**Explanation:** **Abstract:** The City has received a request from Ward Holdings, LLC to rezone 0.49+/- acres located at the northeastern corner of the intersection of East 5th Street and South Holly Street from R6S (Residential-Single-family [Medium Density]) to OR (Office-Residential [High Density Multi-family]).

**Required Notices:**

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

On-site sign(s) posted on March 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 university institutional (UI) along the northern right-of-way of East 5th Street between Reade Street and Eastern Street transitioning to university neighborhood (UN) to the north.

University Institutional:

Mainly comprised of East Carolina University's (ECU) Main Campus and surrounding facilities. 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 Plan 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  
Multifamily residential

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

Based on the analysis comparing the existing zoning (100 daily trips) and requested rezoning, the proposed rezoning classification could generate approximately 67 trips to and from the site on East 5th Street, which is a net *decrease* of 33 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 2005, the subject property was part of a large scale rezoning as part of the Task Force on Preservation of Neighborhoods and Housing Objective 6 to rezone neighborhoods that are predominantly single-family in character to single-family only zoning.

**Present Land Use:**

The Wesley Foundation and associated multi-family building

**Water/Sewer:**

Water and sanitary sewer are available.

**Historic Sites:**

The property is part of the locally-designated College View Historic District.

**Environmental Conditions/Constraints:**

There are no known environmental conditions/constraints.

**Surrounding Land Uses and Zoning:**

North: R6S - One (1) single-family residence  
South: OR - ECU Main Campus  
East: R6S - Sigma Phi Epsilon Fraternity House

West: R6 - Sycamore Hill Apartments

**Density**

Currently, the site contains one multi-family building (8 beds) and a 9,500 square foot institutional building (including 7 beds).

Under the proposed zoning, the site could accommodate 10 multi-family units (1 bedroom).

**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, although the proposed amendment is consistent with the comprehensive plan, there is a more appropriate zoning classification, and to adopt the staff report which addresses plan consistency."

Note: In addition to the other criteria, the Planning and Zoning Commission and City Council shall consider the entire range of permitted and special uses for the existing and proposed zoning districts as listed under Title 9, Chapter 4, Article D of the Greenville City Code.

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

**Attachments / click to download**

 [Attachments](#)

 [List of Uses OR 1019442](#)

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## **EXISTING ZONING**

### **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*

**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

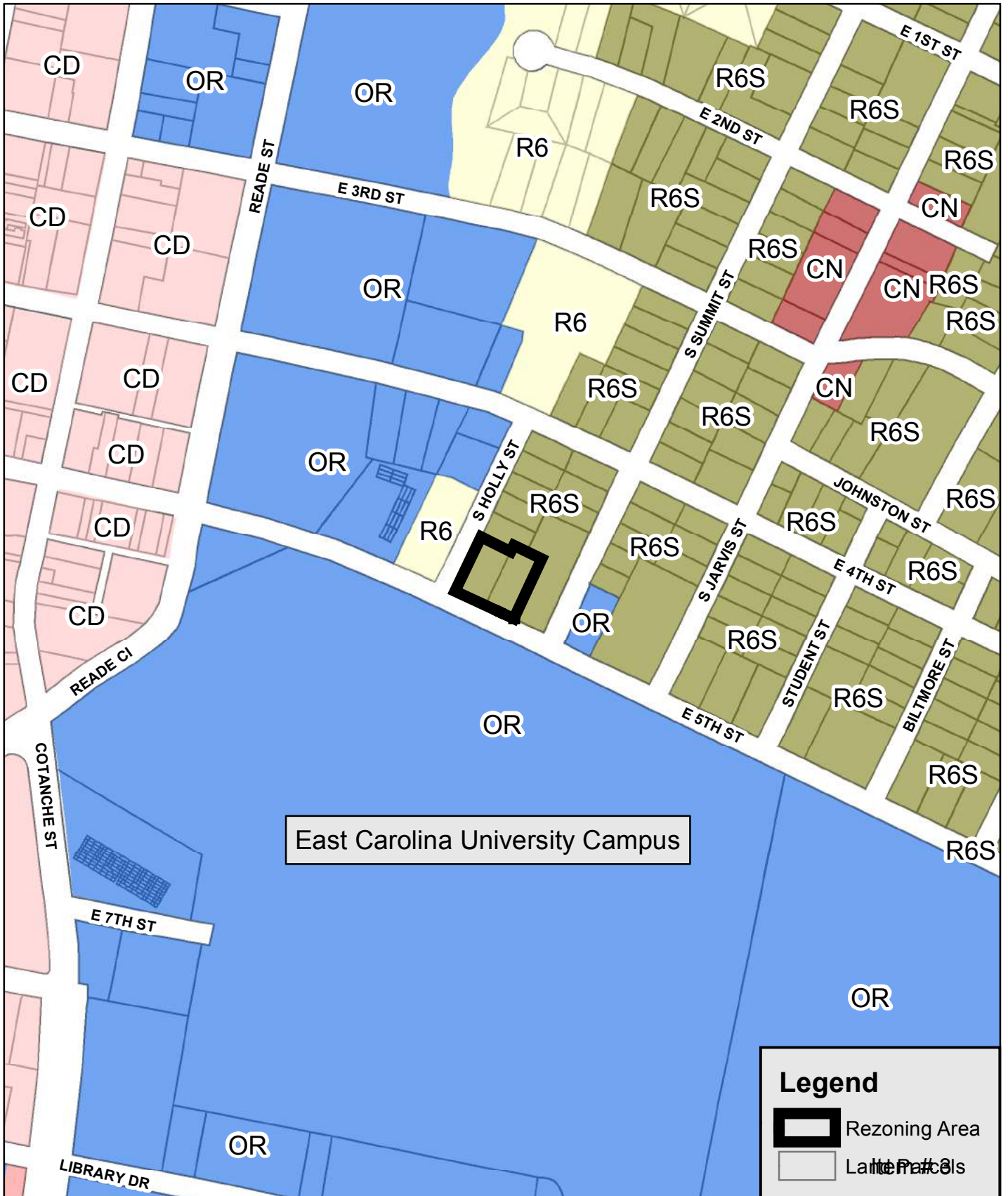
*(14) Manufacturing/ Warehousing: \* None*

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

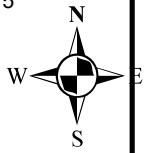
- a. Other activities; personal services not otherwise listed
- b. Other activities; professional services not otherwise listed



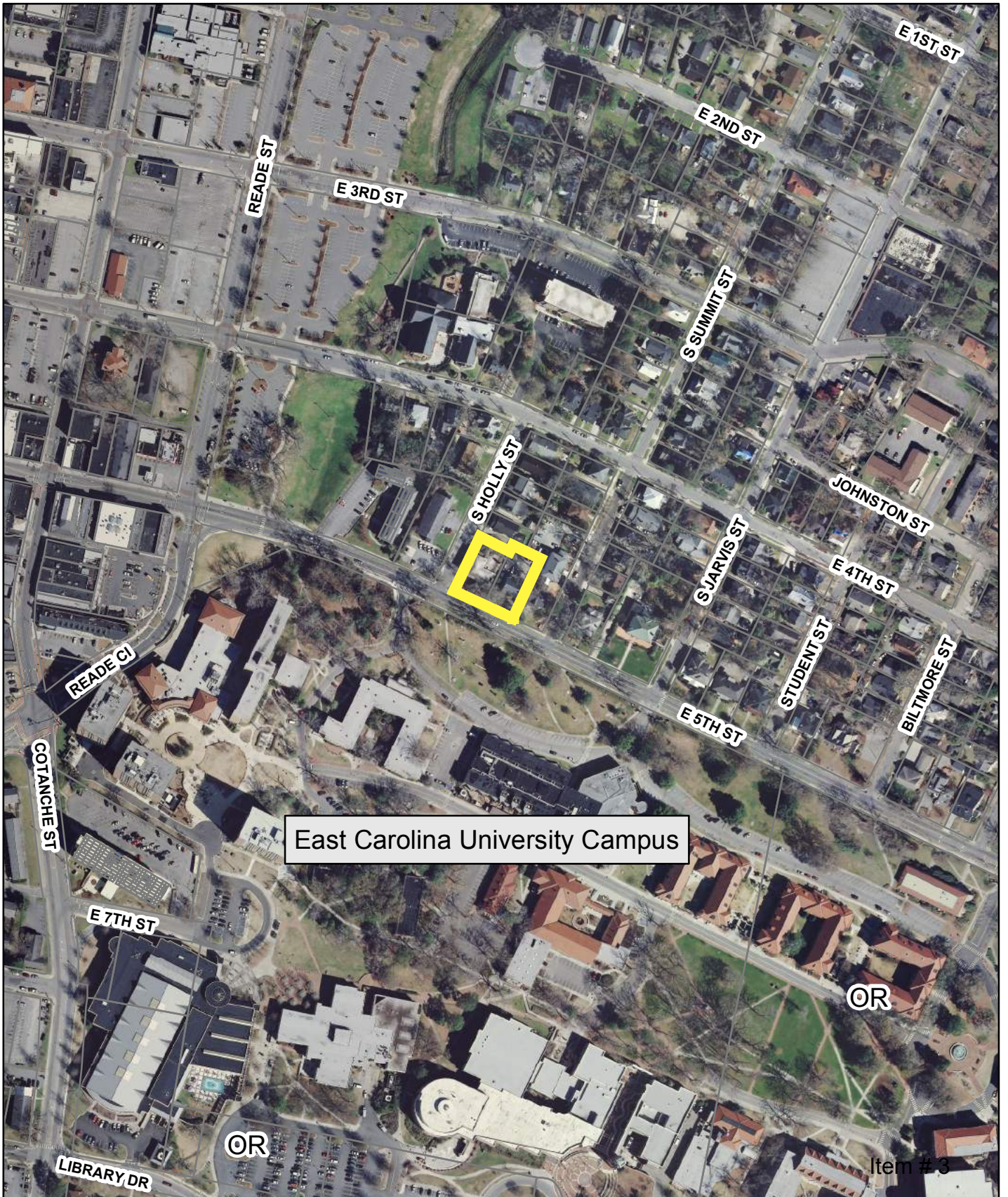
Ward Holdings, LLC  
From: R6S To: OR  
0.49+/- acres  
March 1, 2017





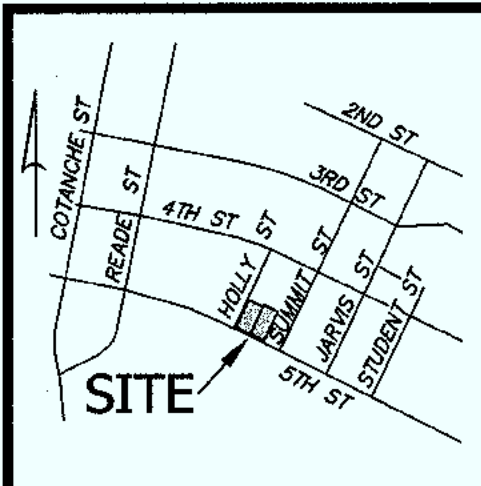


Ward Holdings, LLC  
From: R6S To: OR  
0.49+/- acres  
March 1, 2017

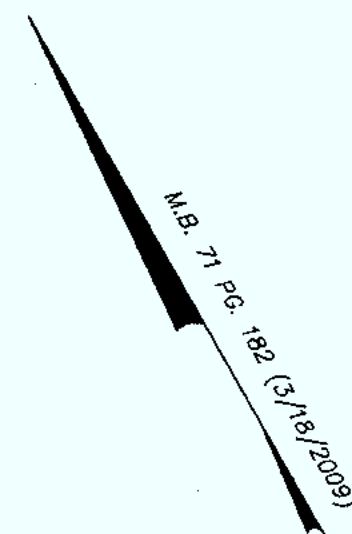


East Carolina University Campus





VICINITY MAP  
SCALE: 1" = 1000'

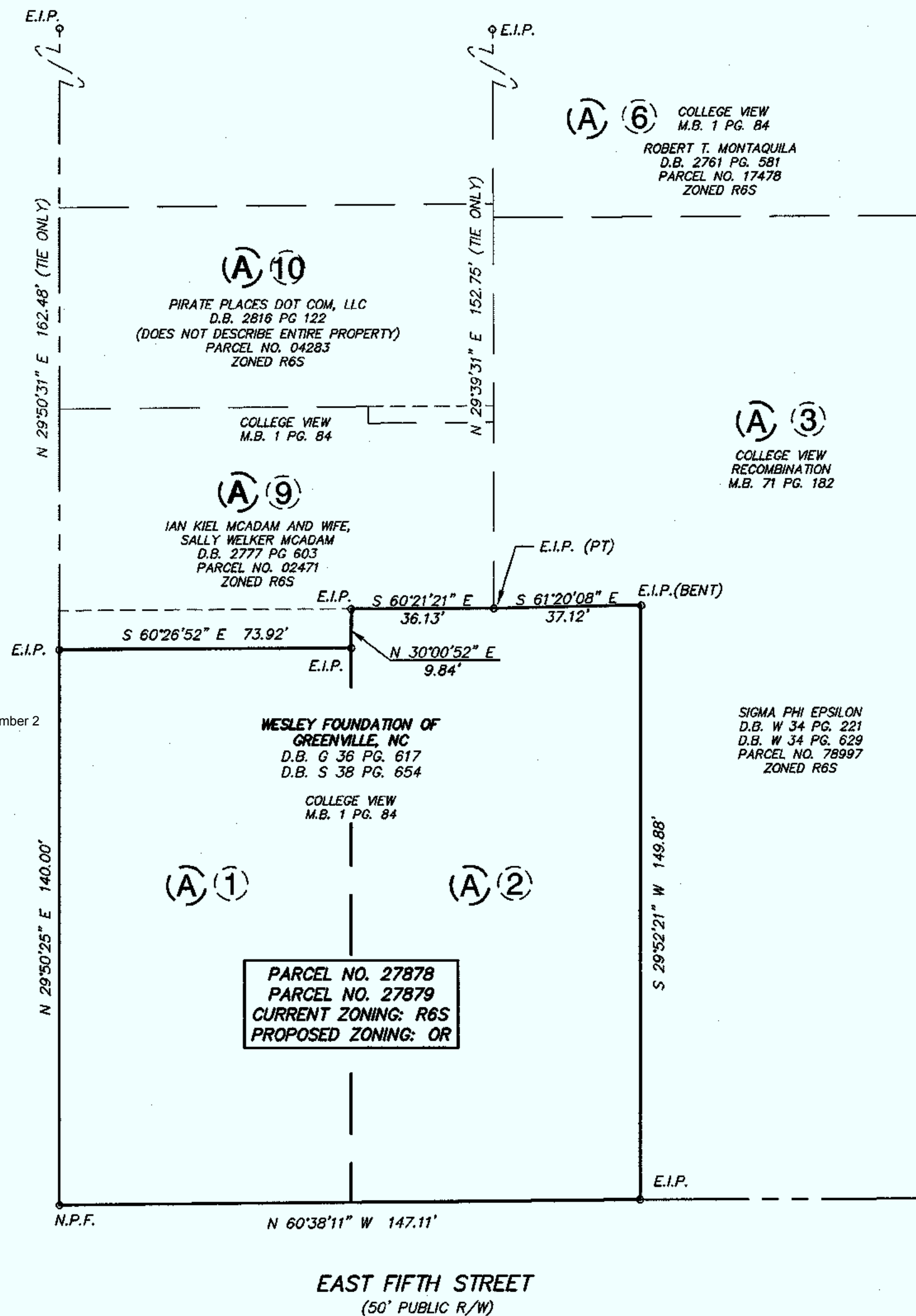


BIG EAST PROPERTIES, LLC  
D.B. 3137 PG. 647  
PARCEL NO. 20800  
ZONED R6

Attachment number 2  
Page 3 of 5

SOUTH HOLLY STREET  
(50' PUBLIC R/W)

SUMMIT STREET  
(50' PUBLIC R/W)



**NOTES:**

1. AREA DETERMINED BY COORDINATES.
2. ALL DISTANCES ARE HORIZONTAL MEASUREMENTS.
3. NO POINT SET AT ANY CORNER UNLESS OTHERWISE NOTED.
4. THIS MAP WAS PREPARED FOR REZONING PURPOSES ONLY AND IS NOT A BOUNDARY SURVEY OF THE PROPERTIES SHOWN HEREON. THIS MAP NOT TO BE USED FOR SALES OR CONVEYANCE.
5. EXISTING ZONING WAS TAKEN FROM THE PITT COUNTY ONLINE PARCEL INFORMATION SYSTEM (OPIS) WEB SITE ON JANUARY 30, 2017.
6. PROPERTY SUBJECT TO ANY AND ALL EASEMENTS, RIGHTS OF WAY, RESTRICTIVE COVENANTS WHICH MAY BE OF RECORD.
7. ADDRESS IS 501 & 503 EAST FIFTH STREET.
8. ADJOINING PROPERTY DATA WAS TAKEN FROM THE PITT COUNTY ONLINE PARCEL INFORMATION SYSTEM (OPIS) AND HAS NOT BEEN VERIFIED FOR ACCURACY OR CORRECTNESS.

**LEGEND:**

ACRES	AC.
SQUARE FEET	S.F.
NUMBER	NO.
PAGE	PG.
MAP BOOK	M.B.
NOW OR FORMERLY	N/F
DEED BOOK	D.B.
RIGHT OF WAY	R/W
REZONING LINE	
RIGHT OF WAY LINE	
ADJOINER LINE	
PLAT LOT LINE	
PLATTED LOT INFORMATION	(B) ③
PINCH TOP	(PT)
EXISTING IRON PIPE	E.I.P.
NO POINT FOUND	NPF

**REZONED AREA**

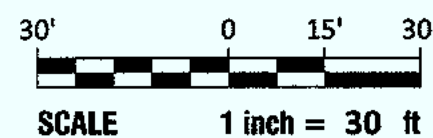
0.49 AC ± (21,292.4 SF ±)

**REFERENCE:**

D.B. G 36 PG. 617  
D.B. S 38 PG. 654  
M.B. 1 PG. 84  
P.N. 27878  
P.N. 27879

**OWNER:**

WESLEY FOUNDATION OF GREENVILLE, N.C.  
501 E. FIFTH STREET  
GREENVILLE, NC 27658



EAST CAROLINA UNIVERSITY  
PARCEL NO. 37864  
ZONED OR

REVISIONS: #1 - 03/13/2017 - PER CITY COMMENTS AND REVIEW.

**CERTIFICATION**

I, PATRICK W. HARTMAN, PROFESSIONAL LAND SURVEYOR CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM A SURVEY BY ME ON JANUARY 24, 2017 AND OR MAPS AS REFERENCED HEREON, I FURTHER CERTIFY PURSUANT TO G.S. 47-30 (F)(11)d., THAT THIS SURVEY IS OF ANOTHER CATEGORY, REZONING MAP. WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL THIS 24TH DAY OF JANUARY, 2017.

SIGNED   
PROFESSIONAL LAND SURVEYOR  
LICENSE NUMBER L-4262



DESIGN	DRAFT PH/KB
CHECK PH	

NC License: F-0334  
**Rivers**  
& ASSOCIATES, INC.  
riversandassociates.com Since 1918  
Engineers  
Planners  
Surveyors  
Landscape Architects  
107 East Second Street  
Greenville, NC 27658  
(252) 752-4195

REZONING MAP FOR:  
WARD HOLDING, LLC  
501 & 503 E. FIFTH STREET  
CITY OF GREENVILLE, GREENVILLE TWP., PITT CO., N.C.

SCALE 1" = 30'	DRAWING NO. Z-2621	PROJECT NO. 2017004	SHEET 1 OF 1
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04/30/07

## BUFFERYARD SETBACK AND VEGETATION SCREENING CHART

For Illustrative Purposes Only

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

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

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

Street trees may count toward the minimum acreage.

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

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

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

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

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

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

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

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

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

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

<b>RESIDENTIAL DENSITY CHART</b>			
<b>Density Level</b>	<b>Future Land Use and Character Type</b>	<b>Applicable Zoning District(s)</b>	<b>Units per Acre***</b>
<b>High</b>	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	
<b>High to Medium</b>	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
<b>Medium to Low</b>	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: 3/21/2017  
Time: 6:30 PM

**Title of Item:** Request by LCD Acquisitions, LLC for a special use permit to construct 16 two bedroom units, 40 three bedroom units and 130 four bedroom units, totaling 178 units with 656 bedrooms on 26.0 acres of land pursuant to the Land Use Intensity Dormitory Rating 67 standards.

**Explanation:** The subject property is located east of Charles Boulevard, north of Grace Church and south of Tucker Estates Subdivision and is a portion of tax parcel 09010.

The Land Use Intensity Dormitory use is a special use option in the R6 (Residential) zoning district that is subject to specific floor area, open space, livability space and recreation space requirements. This dormitory type use is similar to multi-family development, however there is no restriction on the number of bedrooms or unrelated occupants allowed per dwelling.

The Planning and Zoning Commission must hold a public hearing and find in favor of each of the required findings to approve the special use permit.

Please find the staff report, required findings, proposed site plan and the conduct of hearing process attached.

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

**Recommendation:** The Land Use Intensity Dormitory application and site plan has been reviewed by the City's Technical Review Committee. The Committee has determined the proposed project generally meets all standards required for development.

If the request is approved by the Planning and Zoning Commission, the project must undergo an additional administrative site plan review process for final approval.

City Staff has no objection to the request.

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

**Attachments / click to download**

 [Staff report, Findings, Site Plan and Conduct of Hearing Process](#)

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**Special Use Permit – Land Use Intensity**

March 21, 2016 6:30 p.m.

Council Chambers

Staff Contact: Mike Dail, 252-329-4116

**Date:** March 15, 2017

**Applicant:** LCD Acquisitions, LLC

**Property Owners:** Patricia Bowen, Etal and John Taft

**Request:** The applicant, LCD Acquisitions, LLC, desires a special use permit to construct 16 two bedroom units, 40 three bedroom units and 130 four bedroom units, totaling 178 units on 26.0 acres of land pursuant to the Land Use Intensity Dormitory Rating 67 standards.

**Location:** The proposed use is located east of Charles Boulevard, north of Grace Church and south of Tucker Estates Subdivision. The property is further identified as being a portion of tax parcel number 09010.

**Zoning of Property:**

Currently the subject property is zoned RA20 (Residential Agricultural). The property owner has petitioned for the rezoning of the subject property to R6 (Residential). The rezoning will be considered by City Council at their March 20, 2017 meeting. If the rezoning fails, the requested special use permit cannot move forward because the use is not permitted in the RA20 zoning district.

**Surrounding Zoning:**

North: RA20 (Residential Agricultural), R6S (Residential Single Family),  
OR (Office Residential), R9S (Residential Single Family),  
R15S (Residential Single Family)

South: RA20 (Residential Agricultural), CG (General Commercial)

East: OR (Office Residential), RA20 (Residential Agricultural)

West: CG (General Commercial), OR (Office Residential), RA20 (Residential Agricultural)

**Surrounding Development:**

North: Single Family Residences (Tucker Estates Neighborhood)

South: Grace Church

East: Vacant, Single Family Residences (Tuckahoe and Meeting Place Neighborhoods)

West: Tara Court, The Exchange, Select Bank, Burger King, East Carolina Carpet & Interior, Carolina East Family Medicine, Pirate Realty, Ark Consulting, Remax, Farm Bureau, Single Family Residence

**Description of Property:**

The subject property is 26.0 acres in size and has 1,100 feet of frontage along Charles Boulevard and is part of a larger 86 acre vacant tract. The applicant wishes to construct 57 two to six unit buildings containing a total of 16 two bedroom units, 40 three bedroom units and



130 four bedroom units, totaling 178 units with 656 bedrooms on the property. The applicant also proposes a clubhouse and active recreation area centrally located in the development and 666 parking spaces.

### **Comprehensive Plan:**

The majority of the subject property is located within the Traditional Neighborhood Medium to High Density character type as designated by Horizons 2026: Greenville's Community Plan, adopted on September 8, 2016.

#### 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)

It is important to note that a portion of the subject property along the southern boundary is found within the Meeting House Branch drainage area. The Future Land Use and Character map 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 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.

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

### **Notice:**

Notice was mailed to the adjoining property owners on March 6, 2017. Notice of the public hearing was published in the Daily Reflector on March 6, 2017 and March 13, 2017.

### **Staff Comments:**

The proposed development has been reviewed by the City's Technical Review Committee. The Committee has determined the project generally meets all standards required for development. If approved by the Planning and Zoning Commission, the project must undergo an additional administrative site plan review process by the City's Technical Review Committee for final approval. Administrative site plan approval will be subject to any conditions imposed by the Planning and Zoning Commission as part of the special use permit approval.

### **Density Comparison:**

Traditional multi-family development in the R6 (Residential) zoning district typically yields a density of 12 – 14 units per acre which could result in 312 - 364 three bedroom units with a total of 936 – 1,092 bedrooms on the subject property. This development option is permitted by right and would not require a special use permit and would not be subject to conditions. Administrative site plan approval would be required.

The applicant is proposing 16 two bedroom units, 40 three bedroom units and 130 four bedroom units with a total of 178 units with 656 bedrooms. The proposed density would be 6.8 units per acre.

The proposed density of 6.8 units per acre would fall on the low end of what is considered medium density multi-family development. The primary reason the Land Use Intensity Dormitory option is being requested is not to have increased density but rather to exercise the ability to develop four bedroom units which can be occupied by more than three unrelated persons. Current City Code allows occupancy of no more than three unrelated persons in a dwelling unit. The Land Use Intensity Dormitory option does not restrict the number of bedrooms or occupants per dwelling unit.

### **Parking Requirements:**

The parking standards for traditional multi-family development are 1.5 parking spaces per 1 bedroom unit, 2 parking spaces per two or more bedroom units and 1 visitor space per 10 units. Based on the proposed number of units (178 two or more bedroom units) traditional multi-family development standards would require 374 parking spaces.

The parking standard for Land Use Intensity Dormitory development is 0.75 spaces per bedroom. The parking requirement for the proposed development is 492 spaces.

The applicant is proposing 666 parking spaces which is 174 more parking spaces than required.

### **Conditions:**

The Planning and Zoning Commission may, in its discretion, impose conditions to the plan that exceed minimum standards when it is found that such conditions are necessary to ensure that the proposed development will be compatible with adjacent properties. Such conditions may

include, but not be limited to setbacks, parking, screening, landscaping, bufferyards, density or other requirements.

If the commission finds the petition satisfies all required criteria, staff recommends the following conditions be included in the motion to approve:

1. Occupancy shall be limited to one bed and one person per bedroom.
2. Outside recreation equipment shall be restricted to the designated recreation areas.
3. The owner/manager shall request East Carolina University student transit service and shall cooperate fully with the University in the provision of such service. The project shall be designed to accommodate buses services interior to the development.

**Commission Action:**

A simple majority vote of a quorum of those members present and eligible to vote in favor of the request is required for each finding to approve the request.

A copy of the required findings and the conduct of hearing process is attached.

## Land Use Intensity – Special Use Permit

### Required Findings

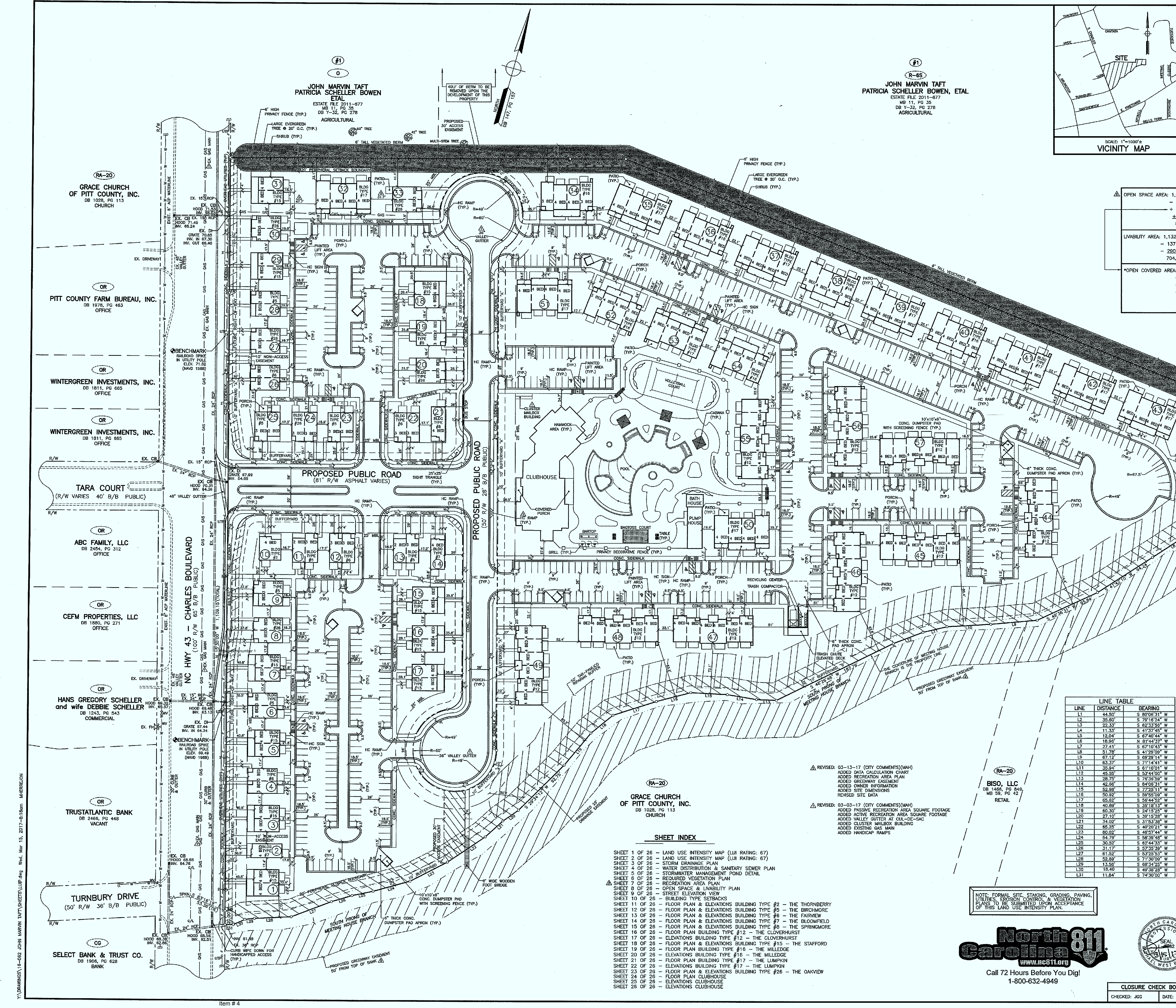
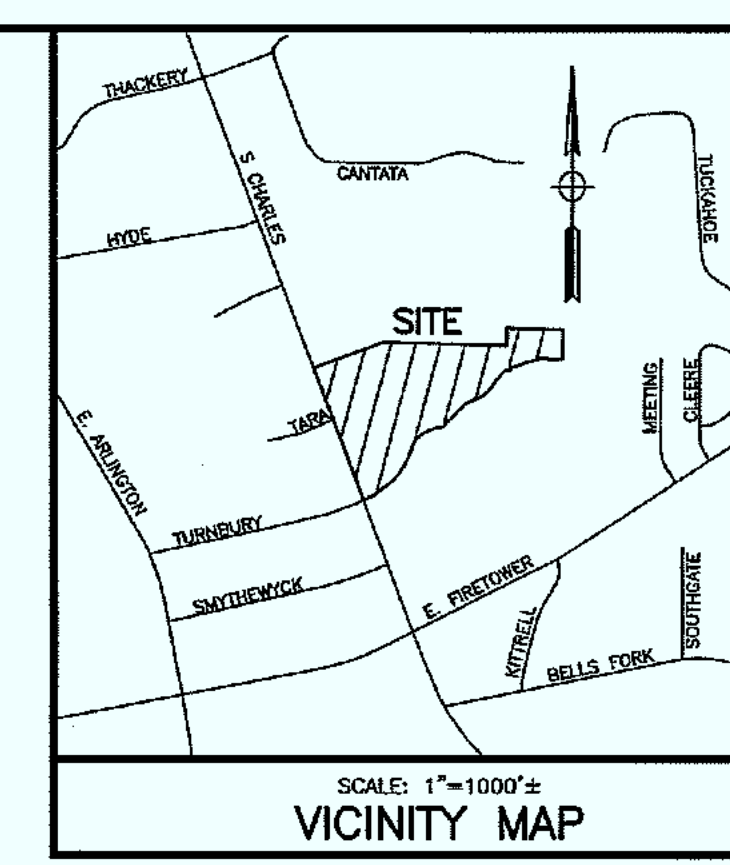
1. Utility Service. The Planning and Zoning Commission must find that the use has existing or proposed utility services which are adequate for the population densities as proposed.
2. Traffic. The Planning and Zoning Commission must find that the use is properly located in relation to arterial and collector streets and is designed so as to provide direct access without creating traffic which exceeds acceptable capacity as determined by the city engineer on streets in adjacent areas outside the development.
3. Health and Safety, Public Welfare, Nuisance or Hazard. The Planning and Zoning Commission must find that the use (i) will not adversely affect the health or safety of persons residing or working in the neighborhood of the proposed use, (ii) will not be detrimental to the public welfare, and (iii) will not constitute a nuisance or hazard, if located and developed according to the plan as submitted and approved. Such health and safety, public welfare and nuisance or hazard considerations include but are not limited to the following:
  - (a) The number of persons who can reasonably be expected to live within or frequent the development at any one time.
  - (d) The intensity of the proposed development in relation to the intensity of adjoining and area uses.
  - (c) The visual impact of the proposed development as viewed from adjacent properties and public street rights-of way.
  - (d) The location and extent of exterior physical activities of the proposed use including common recreation areas and facilities, and common and/or private patios, porches, balconies and open spaces.
  - (e) The reasonably anticipated noise or other objectionable characteristics that will result from the proposed use, or as a result of any element of project design.
  - (f) The safe and convenient location of all on-site parking and drives.
  - (g) The existing vehicular traffic on area streets.
  - (h) The reasonably anticipated increase in vehicular traffic generated by the proposed development.
  - (i) The condition and capacity of area street(s) which will provide access to the proposed development.
  - (j) The visibility afforded to both pedestrians and operators of motor vehicles both on-site and off-site.
  - (k) The anticipated, existing and designed vehicular and pedestrian movements both on-site and off-site.
4. Conditions and Specifications. The Planning and Zoning Commission must find that the use meets all required conditions and specifications.
5. Injury to Property or Improvements. The Planning and Zoning Commission must find that the use will not injure, by value or otherwise, adjoining or abutting property or public improvements in the neighborhood or in the alternative, that the use is a public necessity.

6. Location and Character. The Planning and Zoning Commission must find that the location and character of the use if developed according to the plan submitted and approved, will be in harmony with the area in which it is to be located and in general conformity with the Comprehensive Land Use Plan of the City of Greenville and its extraterritorial jurisdiction.



SITE DATA

Table with 2 columns: Description and Value. Includes: TOTAL AREA IN TRACT (26,000 ACRES), TOTAL BUILDING AREA (137,357 S.F.), TOTAL FLOOR AREA (331,718 S.F.), OPEN SPACE AREA (832,713 S.F.), etc.



Summary table of site data with 3 columns: Description, Value, and Required Value. Includes: OPEN SPACE AREA (1,132,560 S.F.), LIVABILITY AREA (1,132,560 S.F.), and OPEN COVERED AREA (290,901 S.F.).

LINE TABLE with columns: LINE, DISTANCE, BEARING. Lists line segments L1 through L31 with their respective measurements and bearings.

- 1. ALL DIMENSIONS ARE TO BACK OF CURB, FACE OF BUILDING, CENTERLINE UNLESS OTHERWISE NOTED.
2. ALL DIMENSIONS ARE AT 90 DEGREE UNLESS OTHERWISE NOTED.
3. REFER TO ARCHITECTURAL PLANS FOR ACTUAL BUILDING DIMENSIONS.
4. ANY DISCREPANCIES BETWEEN THE CONTRACT DOCUMENTS AND ACTUAL FIELD CONDITIONS SHALL BE CALLED TO THE ATTENTION OF THE OWNER AND THE ENGINEER PRIOR TO PROCEEDING WITH THE WORK.

GRACE CHURCH OF PITT COUNTY, INC. DB 1028, PG 113 CHURCH

SHEET INDEX table listing sheets 1 through 26 and their corresponding titles, such as LAND USE INTENSITY MAP, STORM DRAINAGE PLAN, and FLOOR PLAN & ELEVATIONS for various building types.



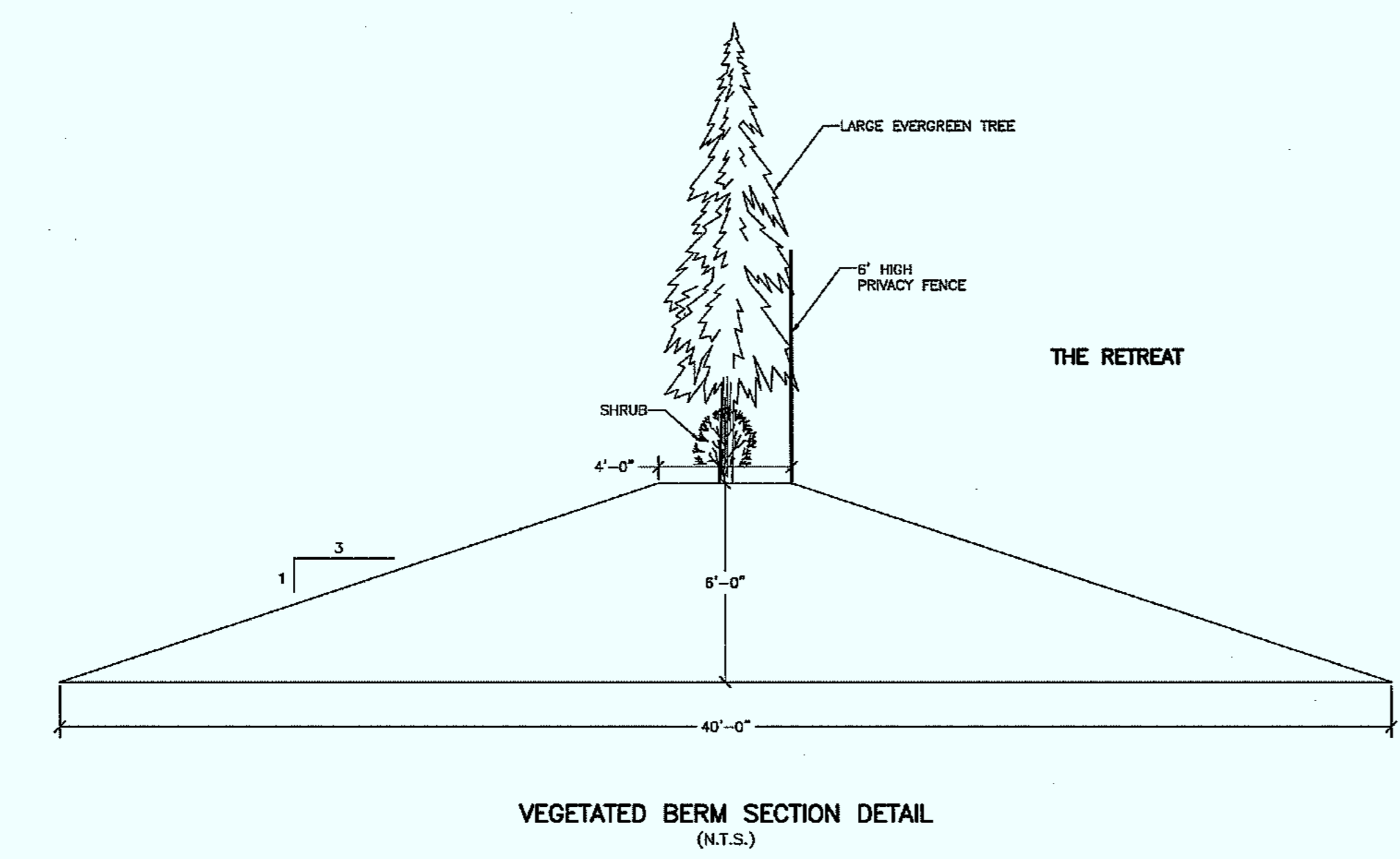
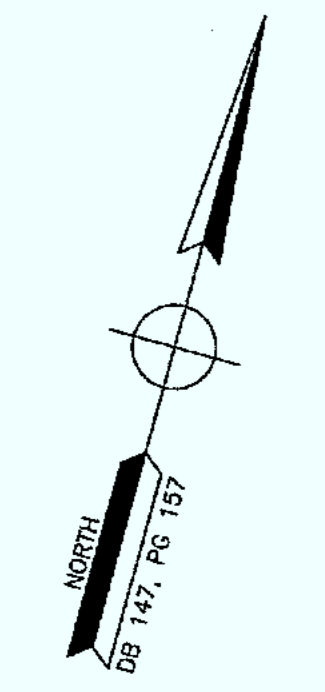
Call 72 Hours Before You Dig! 1-800-632-4949

CLOSURE CHECK BOUNDARY CHECKED: JGG DATE: 09/16/16

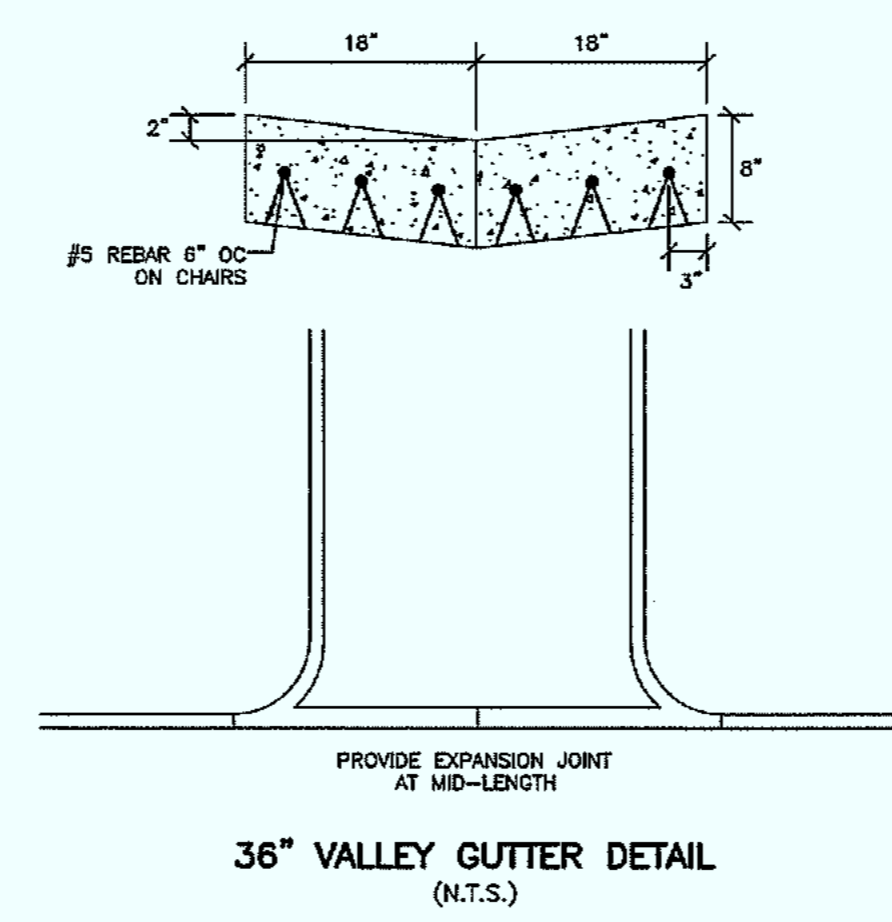
THE RETREAT A PORTION OF TRACT #1, C.A. TUCKER LAND DIVISION. Includes contact information for Baldwin Design Consultants, PA and Winterville Township, Pitt County, N.C.

Vertical text on the left edge: V:\DRAWINGS\15-052 JOHN MARVIN TAFT\SHETS\SLIP.dwg Wed, Mar 15, 2017 - 8:18am: MIERRECHON

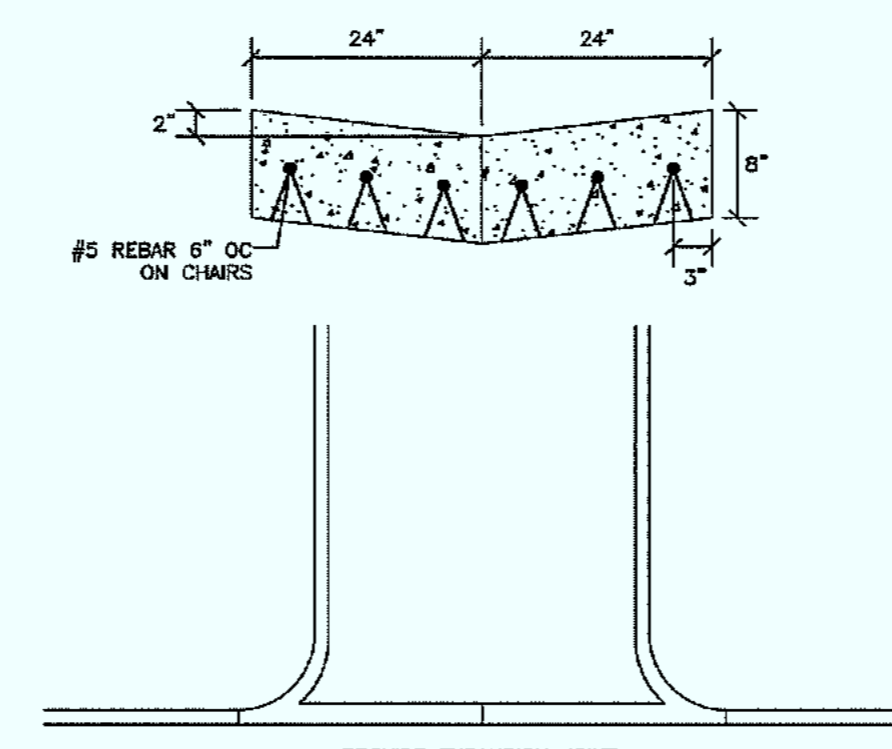




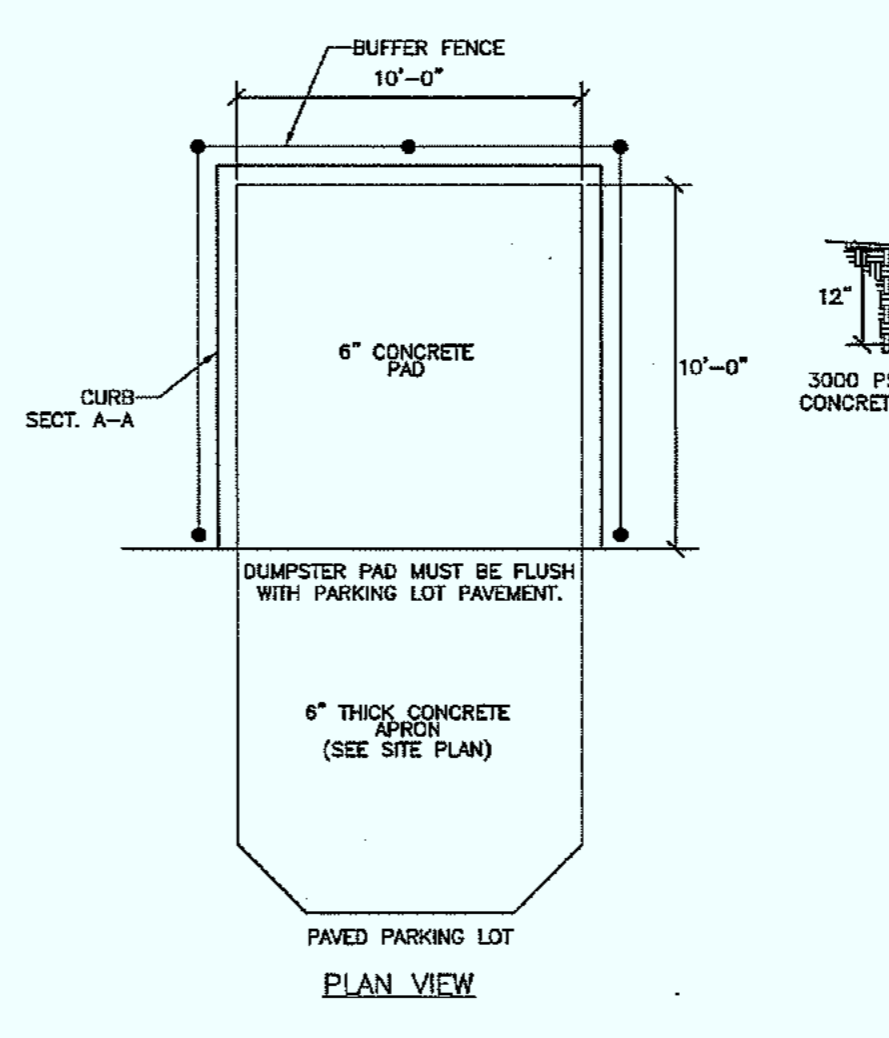
VEGETATED BERM SECTION DETAIL (N.T.S.)



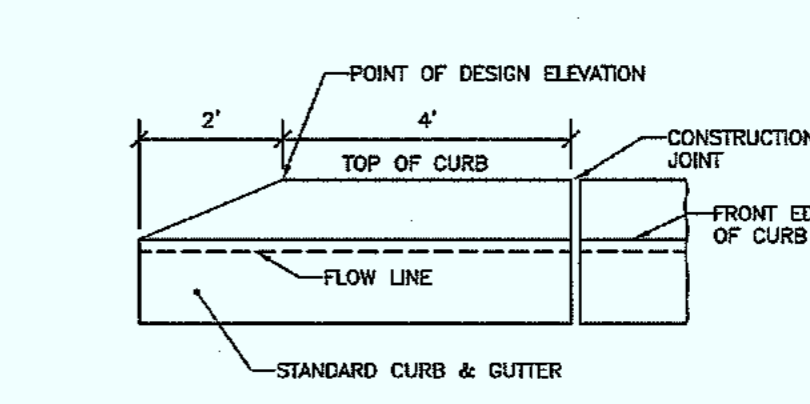
36" VALLEY GUTTER DETAIL (N.T.S.)



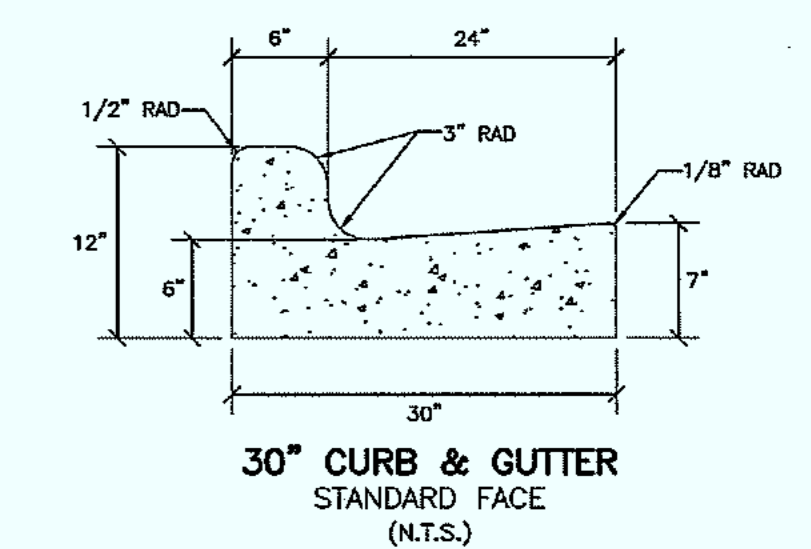
48" VALLEY GUTTER DETAIL (N.T.S.)



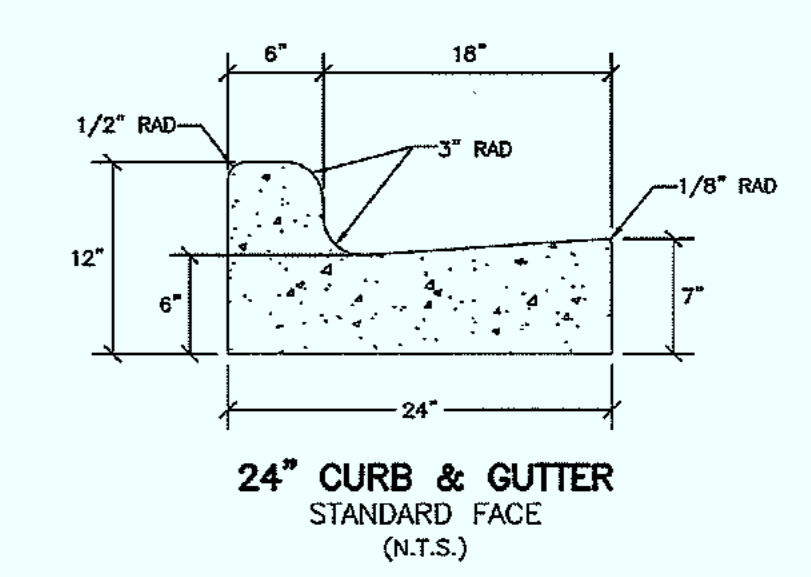
DUMPSTER PAD DETAIL (N.T.S.)



TYPICAL CURB & GUTTER END SECTION (N.T.S.)



30" CURB & GUTTER STANDARD FACE (N.T.S.)



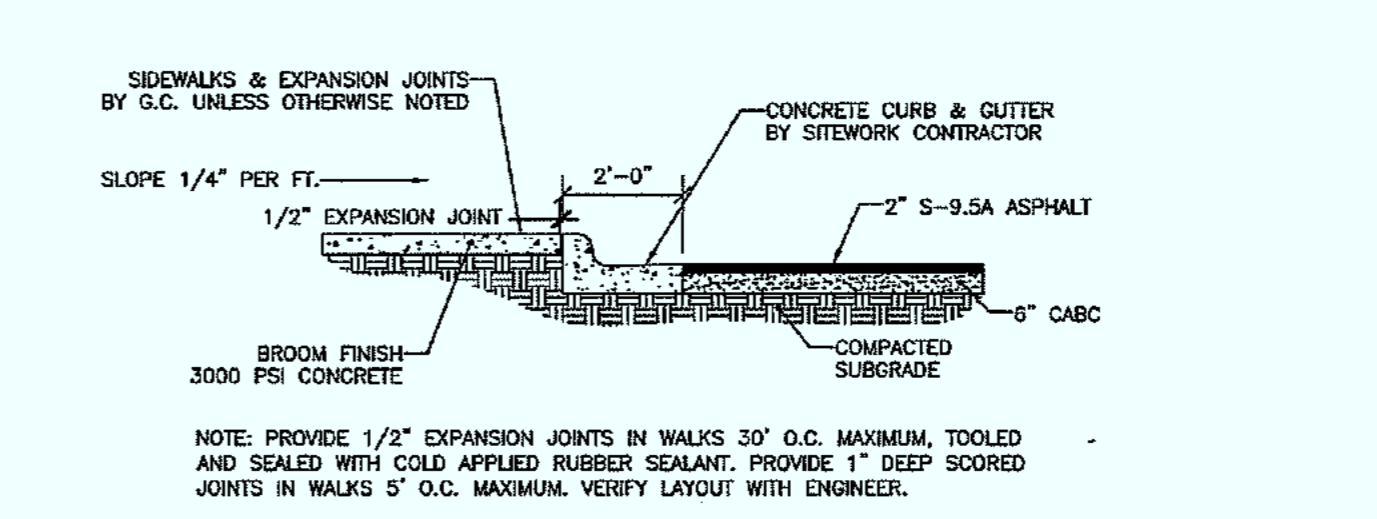
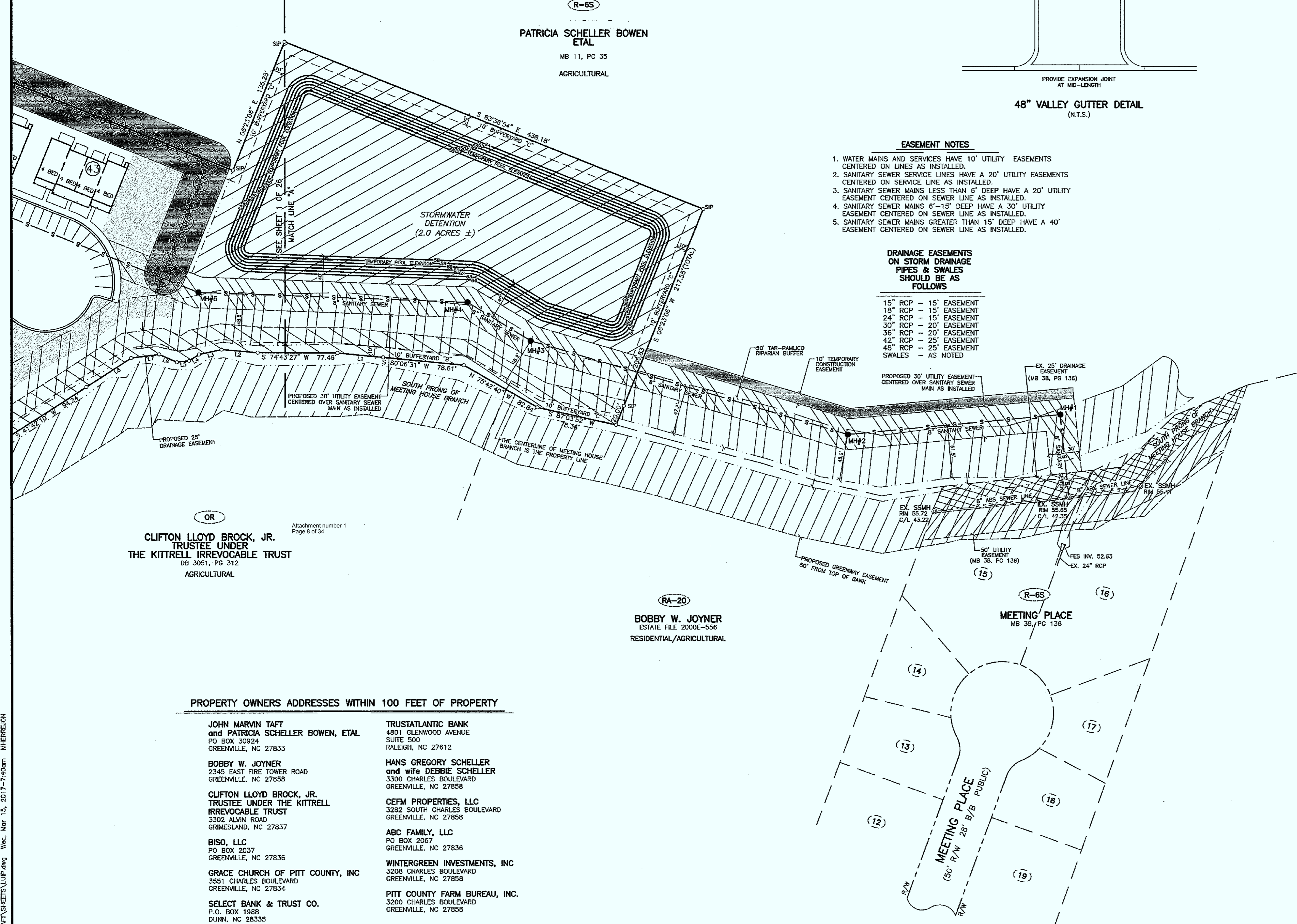
24" CURB & GUTTER STANDARD FACE (N.T.S.)

**LEGEND**

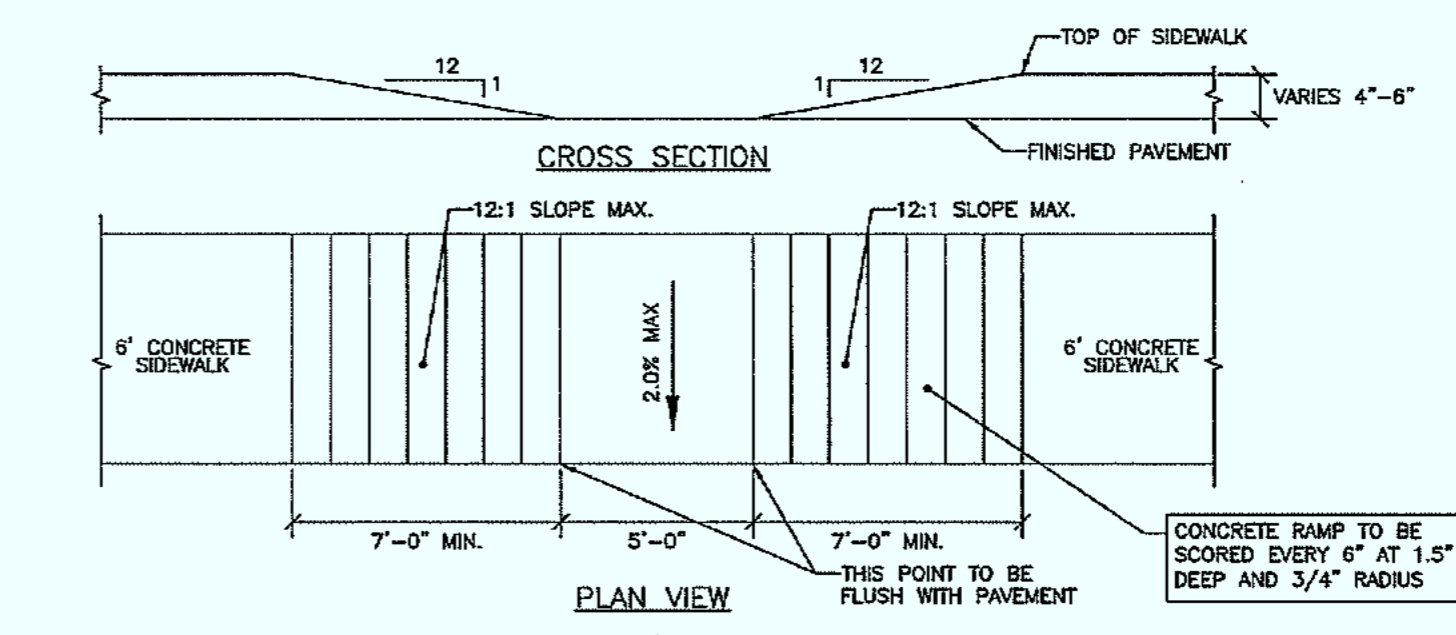
- ADS = ACRYLONITRILE-BUTADIENE-STYRENE
- BB = BOTTOM OF BANK
- B/B = BACK OF CURB TO BACK OF CURB
- BC = BACK OF CURB
- BFE = BACK FLOOR ELEVATION
- BLD = BUILDING CORNER
- BM = BENCH MARK
- BMP = BEST MANAGEMENT PRACTICE
- BO = BLOW OFF
- ESP = BACTERIOLOGICAL SAMPLING POINT
- CATV = CABLE TELEVISION BOX
- CB = CATCH BASIN
- CLD = CENTERLINE DITCH
- CLP = CENTERLINE PATH
- CLR = CENTERLINE ROAD
- CMP = CORRUGATED METAL PIPE
- CO = CLEAN OUT
- CONC = CONCRETE
- CPP = CORRUGATED PLASTIC PIPE
- CRP = CROP INLET
- DIP = DUCTILE IRON PIPE
- DS = DOWNSCOUR
- DW = DRIVEWAY
- ECM = EXISTING CONCRETE MONUMENT
- EA = EXISTING IRON AXLE
- EIP = EXISTING IRON PIPE
- EIS = EXISTING IRON STAKE
- ELEC = ELECTRICAL
- ELM = ELECTRIC METER BOX
- ELMH = ELECTRIC MANHOLE
- EP = EDGE OF PAVEMENT
- EPKH = EXISTING PARKER KALON NAIL
- ERRS = EXISTING RAILROAD SPIKE
- ESCP = EXTRA STRENGTH CONCRETE PIPE
- FES = FLARED END SECTION
- FTE = FINISHED FLOOR ELEVATION
- PH = FIRE HYDRANT
- FIRM = FLOOD INSURANCE RATE MAP
- FM = FORCE MARK
- F/O = FIBER OPTIC MARKER
- GM = GAS METER
- GV = GAS VALVE
- GUY = GUY WIRE
- HB = HOSE BIB
- KCV = IRRIGATION CONTROL VALVE
- IBV = INVERT
- JB = JUNCTION BOX
- LP = LIGHT POLE
- LSA = LANDSCAPED AREA
- MB = MAIL BOX
- MEL = MINIMUM BUILDING LINE
- MH = MANHOLE
- MHW = MEAN HIGH WATER
- MP = METAL PIPE
- MW = MONITORING WELL
- N/S = NOT TO SCALE
- OCS = OUTLET CONTROL STRUCTURE
- OUP = OVERHEAD UTILITY POLE
- PH = PUMP HOUSE
- PC = POINT OF CURVATURE
- PCC = POINT OF COMPOUND CURVATURE
- PRC = POINT OF REVERSE CURVATURE
- PT = POINT OF TANGENCY
- PVC = POLYVINYL CHLORIDE
- R = RADIUS
- RCP = REINFORCED CONCRETE PIPE
- R/W = RIGHT-OF-WAY
- SIP = SET IRON PIPE
- SPKH = SET PARKER KALON NAIL
- SRRS = SET RAILROAD SPIKE
- SS = SEWER SERVICE
- SSMH = SANITARY SEWER MANHOLE
- SSWH = STORM SEWER MANHOLE
- SW = SIDEWALK
- SWHP = SMOOTH WALL HDPE
- SWPT = SMOOTH WALL PLASTIC PIPE
- TB = TOP OF BANK (TOP ONLY)
- TBK = TOP OF BLOCK
- TBR = TO BE REMOVED
- TC = TOP OF CURB
- TCO = TOP OF CONCRETE
- TG = TOP OF GRAVEL
- TLMH = TELEPHONE MANHOLE
- TP = TOP OF PAVEMENT
- TSW = TOP OF SIDEWALK
- TLMH = TELEPHONE MH
- TOT = TOTAL
- TPED = TELEPHONE PEDESTAL
- TRANS = ELECTRICAL TRANSFORMER
- TSP = TRAFFIC SIGNAL SUPPORT POLE
- UTP = UTILITY POLE
- VG = VALLEY GUTTER
- WOL = WOODS LINE
- WM = WATER METER BOX
- WP = WETLAND POINT
- WV = WATER VALVE
- N/A = NOT TO SCALE
- CLAS "B" STONE APRON
- CONSTR = CONSTRUCTION ENTRANCE/EXIT
- EX = EXISTING OVERHEAD UTILITIES
- EX-S = EXISTING SANITARY SEWER LINE
- EX-W = EXISTING WATER LINE
- LI = LIMITS OF CONSTRUCTION
- SILT = SILT FENCE
- DE = DRAINAGE EASEMENT
- RI = RIPARIAN BUFFER
- ST = SIGHT TRIANGLE
- SE = SIGN EASEMENT
- CL = CONCRETE LINED DITCH
- ZC = ZONING CLASSIFICATION
- DA = AREA TO BE DEMOLISHED

- EASEMENT NOTES**
1. WATER MAINS AND SERVICES HAVE 10' UTILITY EASEMENTS CENTERED ON LINES AS INSTALLED.
  2. SANITARY SEWER SERVICE LINES HAVE A 20' UTILITY EASEMENTS CENTERED ON SERVICE LINE AS INSTALLED.
  3. SANITARY SEWER MAINS LESS THAN 6' DEEP HAVE A 20' UTILITY EASEMENT CENTERED ON SEWER LINE AS INSTALLED.
  4. SANITARY SEWER MAINS 6'-15' DEEP HAVE A 30' UTILITY EASEMENT CENTERED ON SEWER LINE AS INSTALLED.
  5. SANITARY SEWER MAINS GREATER THAN 15' DEEP HAVE A 40' EASEMENT CENTERED ON SEWER LINE AS INSTALLED.

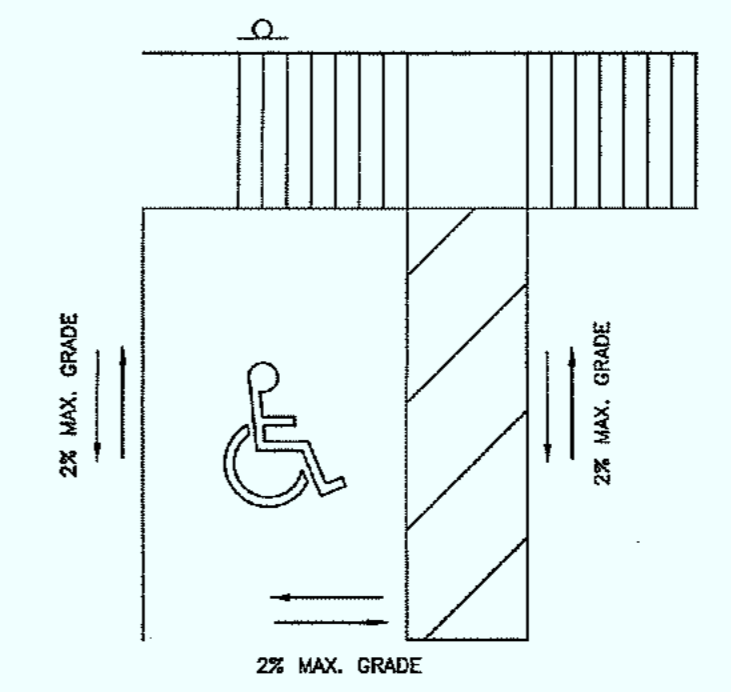
- DRAINAGE EASEMENTS ON STORM DRAINAGE PIPES & SWALES SHOULD BE AS FOLLOWS**
- 15" RCP - 15' EASEMENT
  - 18" RCP - 15' EASEMENT
  - 24" RCP - 15' EASEMENT
  - 30" RCP - 20' EASEMENT
  - 36" RCP - 20' EASEMENT
  - 42" RCP - 25' EASEMENT
  - 48" RCP - 25' EASEMENT
  - SWALES - AS NOTED



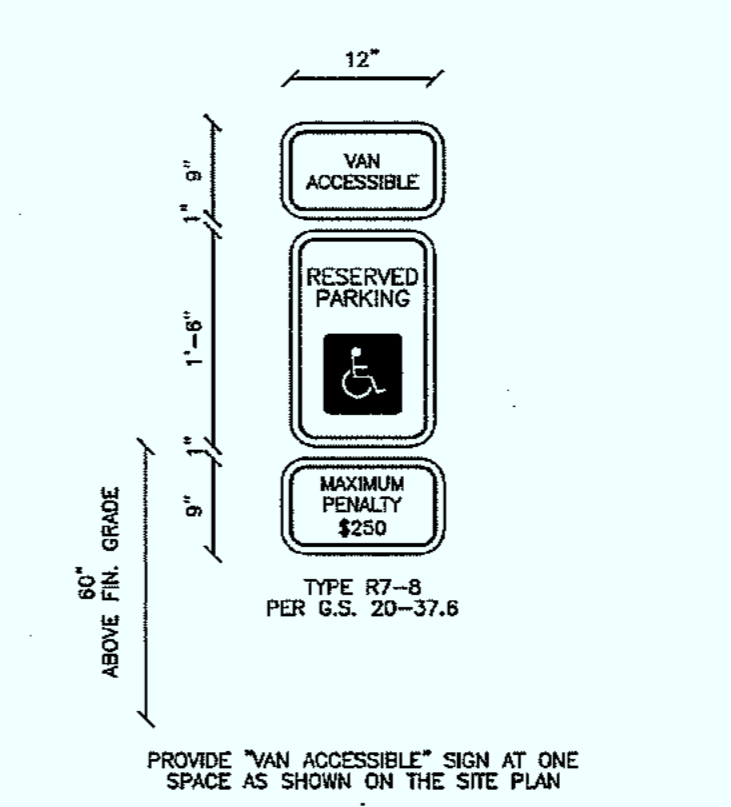
CURB & GUTTER AT SIDEWALK DETAIL (N.T.S.)



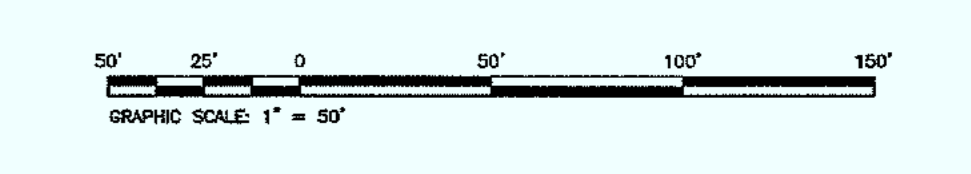
HANDICAPPED RAMP DETAIL (N.T.S.)



HC PARKING GRADE DETAIL (N.T.S.)



TYPICAL HANDICAP PARKING SIGN (N.T.S.)



SHEET 2 OF 26  
**LAND USE INTENSITY MAP**  
 (LUI RATING: 67) A PORTION OF TAX PARCEL #09010  
 TAX MAP #4696-07-9875

**THE RETREAT**  
 A PORTION OF TRACT #1, C.A. TUCKER LAND DIVISION  
 REFERENCE: MAP BOOK 11, PAGE 35 OF THE  
 PITT COUNTY REGISTER OF DEEDS  
 WINTERVILLE TOWNSHIP, PITT COUNTY, N.C.

DEVELOPER: LCD ACQUISITIONS, LLC  
 ADDRESS: 455 EPPS BRIDGE PARKWAY  
 BUILDING 100, SUITE 201  
 ATHENS, GA 30606  
 PHONE: (706) 543-1910

OWNER: PATRICIA S. BOWEN, ETAL  
 ADDRESS: 3325 DAVIE STREET  
 WINTERVILLE, NC 28590  
 PHONE: (252) 756-0714

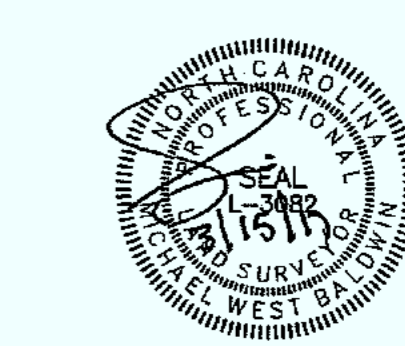
**Baldwin Design Consultants, PA**  
 ENGINEERING - SURVEYING - PLANNING  
 1700-D EAST ARLINGTON BOULEVARD  
 GREENVILLE, NC 27609 252.766.1390

CHECKED: JGG DATE: 09/16/16

SURVEYED: JDP APPROVED: MWB  
 DRAWN: JGG/MAH DATE: 03/06/17  
 CHECKED: MWB SCALE: 1" = 50'

**PROPERTY OWNERS ADDRESSES WITHIN 100 FEET OF PROPERTY**

- JOHN MARVIN TAFT and PATRICIA SCHELLER BOWEN, ETAL  
 PO BOX 20924  
 GREENVILLE, NC 27833
- BOBBY W. JOYNER  
 2345 EAST FIRE TOWER ROAD  
 GREENVILLE, NC 27858
- CLIFTON LLOYD BROCK, JR.  
 TRUSTEE UNDER THE KITRELL IRREVOCABLE TRUST  
 3302 ALVIN ROAD  
 GRIMESLAND, NC 27837
- BISO, LLC  
 PO BOX 2037  
 GREENVILLE, NC 27836
- GRACE CHURCH OF PITT COUNTY, INC  
 3551 CHARLES BOULEVARD  
 GREENVILLE, NC 27834
- SELECT BANK & TRUST CO.  
 P.O. BOX 1988  
 DUNN, NC 28335
- TRUSTATLANTIC BANK  
 4801 GLENWOOD AVENUE  
 SUITE 500  
 RALEIGH, NC 27612
- HANS GREGORY SCHELLER and wife DEBBIE SCHELLER  
 3300 CHARLES BOULEVARD  
 GREENVILLE, NC 27858
- CEFM PROPERTIES, LLC  
 3382 SOUTH CHARLES BOULEVARD  
 GREENVILLE, NC 27858
- ABC FAMILY, LLC  
 PO BOX 2067  
 GREENVILLE, NC 27836
- WINTERGREEN INVESTMENTS, INC  
 3208 CHARLES BOULEVARD  
 GREENVILLE, NC 27858
- PITT COUNTY FARM BUREAU, INC.  
 3500 CHARLES BOULEVARD  
 GREENVILLE, NC 27858



Y:\DRAWINGS\16-002 JOHN MARVIN TAFT\SHEETS\JLP.dwg, Wed, Apr 15, 2017, 7:40am AMBERLEIGH



JOHN MARVIN TAFT  
PATRICIA SCHELLER BOWEN  
ETAL  
ESTATE FILE 2011-877  
MB 11, PG 35  
DB Y-32, PG 278  
AGRICULTURAL

JOHN MARVIN TAFT  
PATRICIA SCHELLER BOWEN, ETAL  
ESTATE FILE 2011-877  
MB 11, PG 35  
DB Y-32, PG 278  
AGRICULTURAL

GRACE CHURCH  
OF PITT COUNTY, INC.  
DB 1028, PG 113  
CHURCH

PITT COUNTY FARM BUREAU, INC.  
DB 1978, PG 463  
OFFICE

WINTERGREEN INVESTMENTS, INC.  
DB 1811, PG 655  
OFFICE

WINTERGREEN INVESTMENTS, INC.  
DB 1811, PG 655  
OFFICE

TARA COURT  
(R/W VARIES 40' B/B PUBLIC)

ABC FAMILY, LLC  
DB 2454, PG 312  
OFFICE

CEFM PROPERTIES, LLC  
DB 1880, PG 271  
OFFICE

HANS GREGORY SCHELLER  
and wife DEBBIE SCHELLER  
DB 1243, PG 543  
COMMERCIAL

TRUST ATLANTIC BANK  
DB 2468, PG 448  
VACANT

SELECT BANK & TRUST CO.  
DB 1906, PG 628  
BANK

CLIFTON LLOYD BROCK, JR.  
TRUSTEE UNDER  
THE KITRELL IRREVOCABLE TRUST  
DB 3351, PG 312  
AGRICULTURAL

BISO, LLC  
DB 1455, PG 849  
DB 59, PG 42  
RETAIL

GRACE CHURCH  
OF PITT COUNTY, INC.  
DB 1028, PG 113  
CHURCH

GRAPHIC SCALE 1" = 50'

SHEET 3 OF 26  
STORM DRAINAGE PLAN

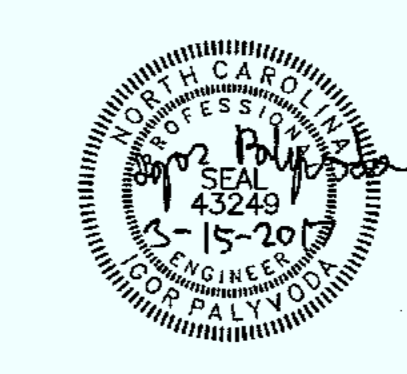
**THE RETREAT**  
A PORTION OF TRACT #1, C.A. TUCKER LAND DIVISION  
REFERENCE: MAP BOOK 11, PAGE 35 OF THE  
PITT COUNTY REGISTER OF DEEDS  
WINTERVILLE TOWNSHIP, PITT COUNTY, N.C.

DEVELOPER: LCD ACQUISITIONS, LLC ADDRESS: 455 EPPS BRIDGE PARKWAY BUILDING 100, SUITE 201 ATHENS, GA 30606 PHONE: (706) 543-1910	OWNER: PATRICIA S. BOWEN, ETAL ADDRESS: 3325 DAVIE STREET WINTERVILLE, NC 28590 PHONE: (252) 756-0714
--	--

**Baldwin Design Consultants, PA**  
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1700-D EAST ARJUNING BOULEVARD  
GREENVILLE, NC 27609 252.756.1300

DESIGNED: IP APPROVED: IP  
DRAWN: MAH DATE: 03/06/17  
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JOHN MARVIN TAFT  
PATRICIA SCHELLER BOWEN  
ETAL  
ESTATE FILE 2011-877  
MB 11, PG 35  
DB Y-32, PG 278  
AGRICULTURAL

JOHN MARVIN TAFT  
PATRICIA SCHELLER BOWEN, ETAL  
ESTATE FILE 2011-877  
MB 11, PG 35  
DB Y-32, PG 278  
AGRICULTURAL

RA-20  
GRACE CHURCH  
OF PITT COUNTY, INC.  
DB 1028, PG 113  
CHURCH

OR  
PITT COUNTY FARM BUREAU, INC.  
DB 1978, PG 463  
OFFICE

OR  
WINTERGREEN INVESTMENTS, INC.  
DB 1811, PG 655  
OFFICE

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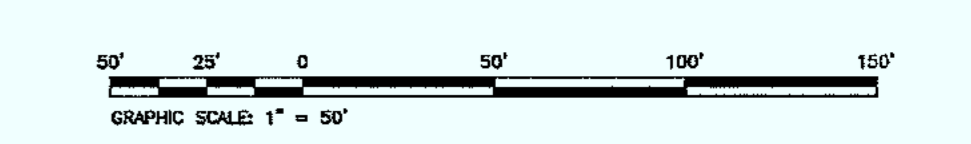
TURNBURY DRIVE  
(50' R/W 36' B/B PUBLIC)

CG  
SELECT BANK & TRUST CO.  
DB 1906, PG 628  
BANK

RA-20  
GRACE CHURCH  
OF PITT COUNTY, INC.  
DB 1028, PG 113  
CHURCH

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DB 1456, PG 849  
MB 59, PG 42  
RETAIL

OR  
CLIFTON LLOYD BROCK, JR.  
TRUSTEE UNDER  
THE KITTRELL IRREVOCABLE TRUST  
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AGRICULTURAL



SHEET 4 OF 26  
WATER DISTRIBUTION  
& SANITARY SEWER PLAN

**THE RETREAT**  
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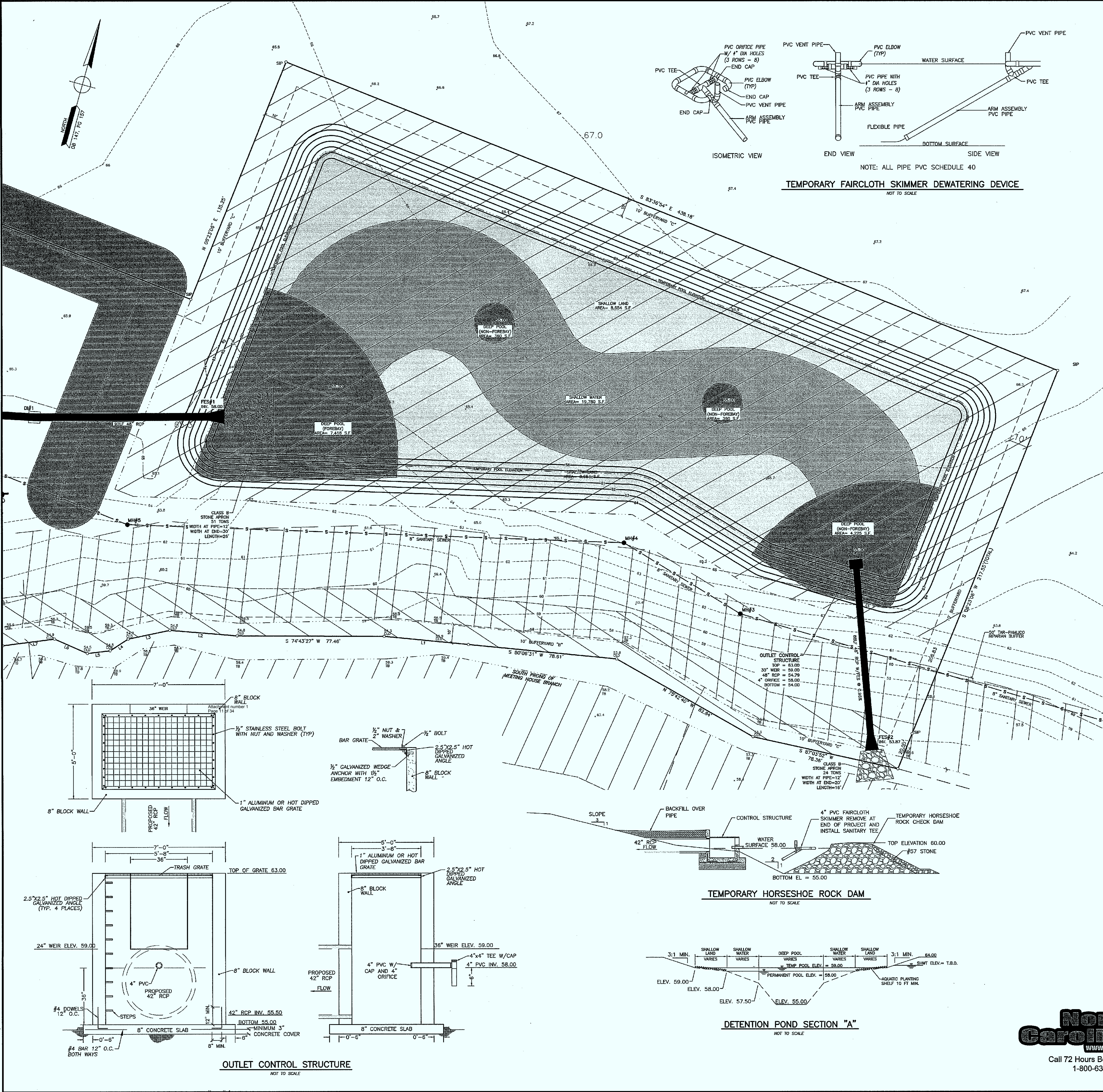
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Y:\DRAWINGS\16-002 JOHN MARVIN TAFT\TAFT SHEETS\UWP.dwg, Wed, Mar 15, 2017 - 7:44am, WHEREDON





- STORMWATER WETLAND PLANTING SPECIFICATION FOR STORMWATER WETLAND**
- ALL HERBACEOUS PLANTS WITHIN THE WETLAND PROPER (SHALLOW WATER AND SHALLOW LAND ZONES) SHALL BE INSTALLED BETWEEN MARCH 15 AND JULY 31.
  - UNLESS OTHERWISE DESIGNATED, PLANTS SHOULD BE INSTALLED AS LARGE DRIFTS (I.E., MASSES OF A SINGLE SPECIES) WITHIN THEIR RESPECTIVE PLANTING AREAS.
  - INSTALL A SLOW RELEASE FERTILIZER TABLET NEXT TO EACH PLANT WITHIN THE WETLAND PROPER. FOR HERBACEOUS SPECIES USE AG SAFE AQUATIC-TABS 20-10-5, 90 DAY CONTINUOUS FEEDING, 5 GRAMS, OR EQUIVALENT. FOR TREES AND SHRUBS USE AGRIFORM 20-10-5 PLUS WINGS PLANTING TABLETS, 2 YEAR SLOW RELEASE OR EQUIVALENT.
  - ALL PLANTS SHALL BE DIRECTLY DESCENDED FROM INDIVIDUALS GROWING WITHIN 200 MILES OF THE PROJECT SITE. IF SUITABLE STOCK CANNOT BE OBTAINED, PLANTS OF OTHER GENETIC PROVENANCES MAY BE UTILIZED WITH THE APPROVAL OF THE OWNER OR OWNER'S REPRESENTATIVE.
  - PLANT MATERIAL SHOULD CONFORM TO AMERICAN STANDARD NURSERY STOCK, PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN.
  - ALL PLANT MATERIAL TO BE CONTAINER GROWN PLANTS OF AT LEAST 4.0 CUBIC INCHES CAPACITY.
  - A MINIMUM OF TEN (10) DIFFERENT SPECIES, TOTAL OF WHICH FIVE (5) ARE EMERGENT SPECIES WITH NO MORE THAN 30% OF A SINGLE SPECIES.
  - RECOMMENDED PLANTS FOR PERMANENT SHALLOW WATER (3"-6" DEEP). PLANTS SHOULD BE OF EACH SPECIES AND PLANTED IN A NATURAL FLOWING ARRANGEMENT.
    - A. ACORUS SUBCORDATUM (SWEETFLAG)
    - B. PELTANDRA VIRGINICA (ARROW ARUM)
    - C. SAGITTARIA LATIFOLIA (DUCK POTATO)
    - D. PONTEDERIA CORDATA (PICKERELWEED)
  - SURFACE AREA: A = 19,780 S.F.  
TOTAL NUMBER OF PLANTS SPACED AT 24" O.C. = 4,950
  - RECOMMENDED PLANTS FOR SHALLOW LAND < 3" DEEP TO TEMPORARY POOL ELEVATION. PLANTS SHOULD BE OF EACH SPECIES AND PLANTED IN A NATURAL FLOWING ARRANGEMENT.
    - A. ASCLEPIAS INVARNATA (SWAMP MILKWEED)
    - B. LOBELIA CARDINALIS (CARDINAL FLOWER)
    - C. EURYTHORAEDELPHUS FISTULOSUS (JOE PYEWEEED)
  - SHALLOW LAND SURFACE AREA = 13,308 S.F.  
TOTAL NUMBER OF PLANTS SPACED AT 24" O.C. = 4,350
  - RECOMMENDED PLANTS FOR DEEP POOL, 18" - 36".
    - A. LEMNA (DUCKWEED)
    - B. NELLUMBO LUTEA (AMERICAN LOTUS)
    - C. NUPHAR LUTEA (YELLOW POND-LILY)
  - DEEP POOL NON-FOREBAY SURFACE AREA = 360 S.F.(EA.) / 4,225 S.F.  
DEEP POOL FOREBAY SURFACE AREA = 7,418 S.F.  
TOTAL NUMBER OF PLANTS IN NON-FOREBAY, SPACED AT 24" O.C. = 90(EA.) / 1,050  
TOTAL NUMBER OF PLANTS IN FOREBAY, SPACED AT 24" O.C. = 1,860

- CONSTRUCTED WETLAND CONSTRUCTION SCHEDULE:**
- CLEAR AND GRUB WETLAND AREA.
  - EXCAVATE CONSTRUCTED WETLANDS AREA TO ROUGH ELEVATION STOCKPILE SOIL IN PROPOSED BERM AREA.
  - INSTALL EROSION CONTROL MEASURES TO STABILIZE POND AREA.
  - INSTALL OUTLET STRUCTURE.
  - WHEN SITE HAS BEEN STABILIZED WITH TEMPORARY SEEDING, CURB AND CURB AND GUTTER, CLEAN SEDIMENT OUT OF WETLANDS BASIN AND PREPARE BASIN FOR PLANTING. CALL PITTS COUNTY PUBLIC UTILITY DEPARTMENT STORMWATER DEPARTMENT.
  - INSTALL WETLANDS VEGETATION PER SPECIFICATIONS WETLANDS.
  - PERMANENT SEED BANKS AND SLOPES OF BERM AND AREA.
  - ADJUST SPACING OF LANDSCAPING TREES AND SHRUBS AS REQUIRED TO PREVENT PLANTING WITHIN THE 20' EMERGENCY GRASS SPILLWAY FOR POND.

- MAINTENANCE PLAN**
- FREQUENCY - INSPECTION ACTIVITIES**
- AFTER CONSTRUCTION**
- INSPECT AFTER SEVERAL STORM EVENTS FOR BANK STABILITY, VEGETATION GROWTH, DRAINAGE SYSTEM FUNCTIONING, AND STRUCTURAL DAMAGE.
- SEMI-ANNUAL INSPECTION**
- INSPECT FOR INVASIVE VEGETATION, DIFFERENTIAL SETTLEMENT, CRACKING, EROSION, LEAKAGE, OR TREE GROWTH ON THE EMBANKMENT; THE CONDITION OF THE RIPRAP IN THE INLET AND OUTLET, AND PLOT CHANNELS; SEDIMENT ACCUMULATION IN THE BASIN; CLOSURE OF OUTLET; AND THE vigor AND DENSITY OF THE VEGETATION ON THE BASIN SIDE SLOPES AND FLOOR. CORRECT OBSERVED PROBLEMS AS NECESSARY.
  - NOTE SIGNS OF HYDROCARBON BUILDUP SUCH AS FLOATING OIL ON WATER SURFACE.
  - INSPECT FOR DAMAGE TO THE EMBANKMENT AND INLET/OUTLET STRUCTURES. REPAIR AS NECESSARY.
  - MONITOR FOR SEDIMENT ACCUMULATION IN THE FACILITY AND FOREBAY.
  - EXAMINE INLET AND OUTLET DEVICES TO ENSURE THEY ARE FREE OF DEBRIS AND ARE OPERATIONAL.
- FREQUENCY - MAINTENANCE ACTIVITIES**
- ONE-TIME**
- REPLACE WETLAND VEGETATION TO MAINTAIN AT LEAST 50% OF SURFACE AREA COVERAGE IN WETLAND PLANTS AFTER THE SECOND GROWING SEASON.
- AS NEEDED MAINTENANCE**
- REPAIR UNDERCUT AREAS, EROSION TO BANKS, AND BOTTOM AS REQUIRED, WHERE PERMITTED BY THE DEPARTMENT OF FISH AND GAME OR OTHER AGENCY REGULATIONS. STOCK CONSTRUCTED WETLANDS REGULARLY WITH MOSQUITO FISH (GAMBUSIA SPP.) TO ENHANCE NATURAL MOSQUITO AND MIDGE CONTROL.

- FREQUENT (3 TO 4 TIMES PER YEAR)**
- CLEAN AND REMOVE DEBRIS FROM INLET AND OUTLET STRUCTURES.
  - MOW SIDE SLOPES AND REMOVE GRASS CLIPPINGS, REMOVE LITTER AND DEBRIS FROM BANKS, BASIN BOTTOM, TRASH RACKS, OUTLET STRUCTURES, AND VALVES AS REQUIRED.
- ANNUAL MAINTENANCE (IF NEEDED)**
- SUPPLEMENT WETLAND PLANTS IF A SIGNIFICANT PORTION HAVE NOT ESTABLISHED (AT LEAST 50% OF THE SURFACE AREA).
  - REMOVE NUISANCE PLANT SPECIES.
  - CLEAN FOREBAY TO AVOID ACCUMULATION IN MAIN WETLAND AREA TO MINIMIZE WHEN THE MAIN WETLAND AREA NEEDS TO BE CLEARED.
  - HARVEST PLANT SPECIES IF VEGETATION BECOMES TOO THICK CAUSING FLOW BACKUP AND FLOODING. MORE FREQUENT PLANT HARVESTING MAY BE REQUIRED BY LOCAL VECTOR CONTROL AGENCIES.
  - FERTILIZE NEW VEGETATION ONE TIME ONLY. THE OWNER SHALL NOT FERTILIZE VEGETATION AFTER THE INITIAL OCCURRENCE.
  - MONITOR SEDIMENT ACCUMULATIONS, AND REMOVE SEDIMENT WHEN THE ACCUMULATED SEDIMENT VOLUME EXCEEDS 10-20% OF THE BASIN VOLUME. PLANTS ARE "CHOKED" WITH SEDIMENT, OR THE WETLAND BECOMES EUTROPHIC. IT IS SUGGESTED THAT THE MAIN AREA BE CLEARED ONE HALF AT A TIME WITH AT LEAST ONE GROWING SEASON IN BETWEEN CLEANINGS. THIS WILL HELP TO PRESERVE THE VEGETATION AND ENABLE THE WETLAND TO RECOVER MORE QUICKLY FROM THE CLEANING.
  - SEEDING AND MULCHING SCHEDULE PER ACRE THE KINDS OF SEED AND FERTILIZER, AND THE RATES OF APPLICATION OF SEED, FERTILIZER AND LIMESTONE, SHALL BE AS STATED BELOW. DURING PERIODS OF OVERLAPPING DATES, THE KIND OF SEED TO BE USED SHALL BE DETERMINED BY THE ENGINEER.
- |              |                           |
|--------------|---------------------------|
| LIME         | 2 Tons per Acre           |
| 10-10-20     | 1,000 LB per Acre         |
| 0-20-0       | 500 LB per Acre           |
| STRAW MULCH  | 2 TONS/AC (AFTER SEEDING) |
| ASPHALT TACK | 200 GAL/TON OF MULCH      |
- TEMPORARY SEEDING**
- JANUARY 1-DECEMBER 31**
- 50# Tall Fescue
  - 50# Centipede
  - 50# Paspalum Bahiagrass
  - 50# Fertilizer
  - 4000# Limestone
- JANUARY 1-DECEMBER 31**
- 75# Tall Fescue
  - 75# Centipede
  - 50# Fertilizer
  - 4000# Limestone
- TEMPORARY SEEDING**
- "COOL SEASON" PLANTED BETWEEN 15 AUGUST AND 15 APRIL**
- 120# RYE GRAIN (NO RYE GRASS)
- "WARM SEASON" PLANTED BETWEEN 15 APRIL AND 15 AUGUST**
- 65# GERMAN BROWN TOP OR FOX-TAIL MILLET

GRAPHIC SCALE 1" = 20'  
SHEET 5 OF 26  
STORMWATER MANAGEMENT  
POND DETAIL

**THE RETREAT**  
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WINTERVILLE TOWNSHIP, PITTS COUNTY, N.C.

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ADDRESS: 455 EPPS BRIDGE PARKWAY  
BUILDING 100, SUITE 201  
ATHENS, GA 30606  
PHONE: (706) 543-1910

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ADDRESS: 3325 DAVIE STREET  
WINTERVILLE, NC 28790  
PHONE: (252) 756-0714

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**MINIMUM PLANT SIZES SHALL BE AS FOLLOWS:**

PLANTING MATERIAL TYPES	MINIMUM PLANTING SIZE
1. LARGE TREE - SINGLE STEM	10 FEET AND 2" CALIPER
2. SMALL TREE	10 FEET
3. SHRUB	8 FEET AND 1 1/2" CALIPER
	18" EXCEPT AS PROVIDED UNDER SECTION 9-4-287 (A)

THE FOLLOWING VEGETATION MATERIALS AS LISTED BY COMMON NAMES SHALL CONSTITUTE NOT MORE THAN TWENTY-FIVE PERCENT (25%) OF THE TOTAL REQUIREMENT FOR THE SPECIFIC CATEGORIES.

- |                               |                                    |
|-------------------------------|------------------------------------|
| <b>A. LARGE TREE CATEGORY</b> | <b>C. EVERGREEN SHRUB CATEGORY</b> |
| RIVER BIRCH                   | RED TIP PHTONIA                    |
| <b>B. SMALL TREE CATEGORY</b> |                                    |
| ARISTOCRAT PEAR               |                                    |
| BRADFORD PEAR                 |                                    |
| CAPITOL PEAR                  |                                    |
| CLEVELAND SELECT PEAR         |                                    |

**PLANTING REQUIREMENTS:**

LOT AREA: 24.0 ACRES (EXCLUDES STREET RIGHT-OF-WAYS) Δ

**REQUIRED SITE VEGETATION FOR LOT**

LARGE TREES	120	NOTE: 120 ADDITIONAL LARGE TREES USED TO SATISFY SMALL TREE REQUIREMENTS
SMALL TREE	240	
SHRUBS	600	

Δ **REQUIRED STREET TREE VEGETATION FOR NC HWY 43-CHARLES BOULEVARD (1,109LF)**

TOTAL REQUIRED LARGE TREES	22
EXISTING LARGE TREES	0
PROPOSED LARGE TREES	22

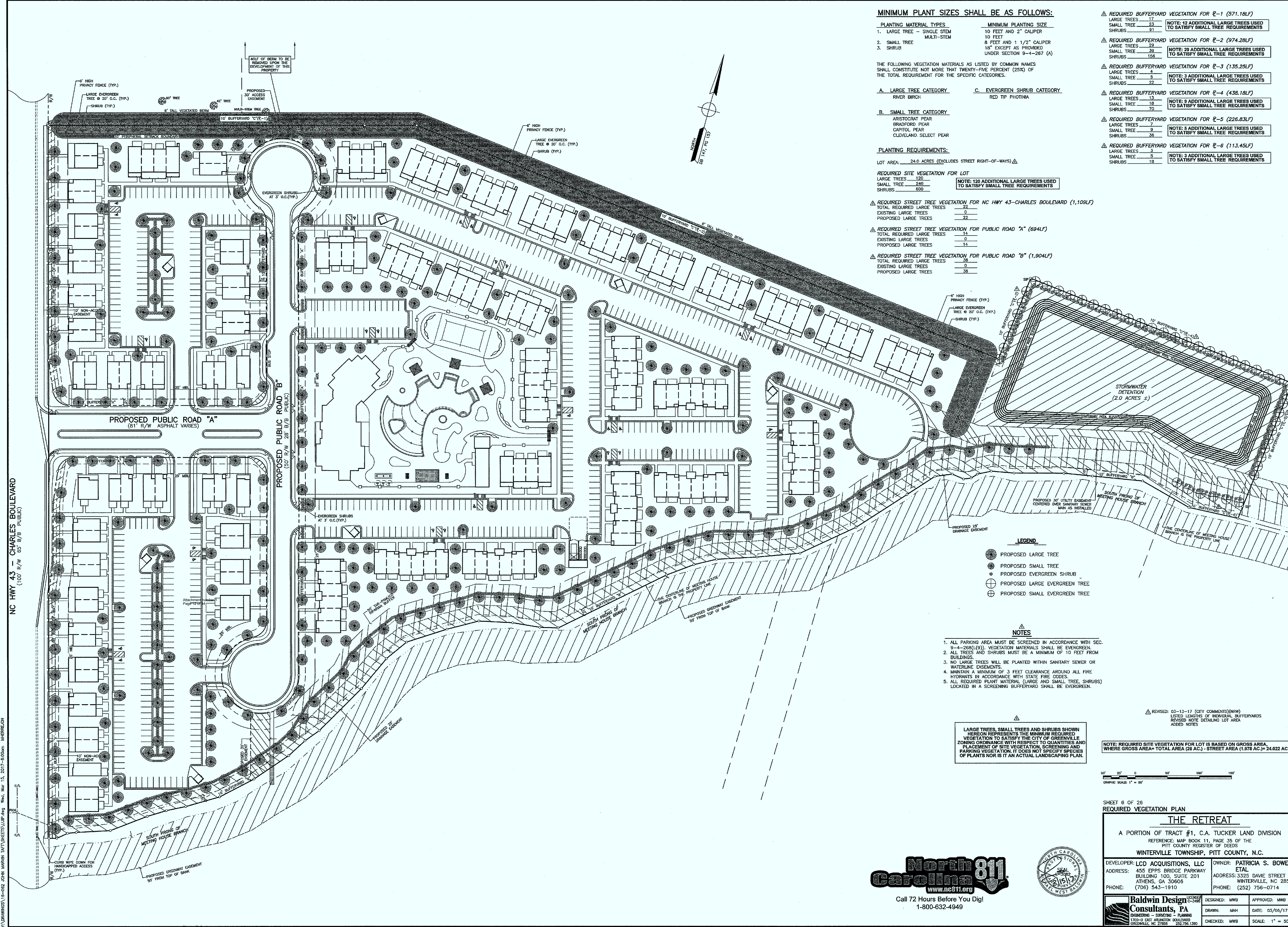
Δ **REQUIRED STREET TREE VEGETATION FOR PUBLIC ROAD "A" (694LF)**

TOTAL REQUIRED LARGE TREES	14
EXISTING LARGE TREES	0
PROPOSED LARGE TREES	14

Δ **REQUIRED STREET TREE VEGETATION FOR PUBLIC ROAD "B" (1,904LF)**

TOTAL REQUIRED LARGE TREES	38
EXISTING LARGE TREES	0
PROPOSED LARGE TREES	38

Δ <b>REQUIRED BUFFERYARD VEGETATION FOR R-1 (571.18LF)</b>	
LARGE TREES	17
SMALL TREE	23
SHRUBS	91
NOTE: 12 ADDITIONAL LARGE TREES USED TO SATISFY SMALL TREE REQUIREMENTS	
Δ <b>REQUIRED BUFFERYARD VEGETATION FOR R-2 (974.28LF)</b>	
LARGE TREES	29
SMALL TREE	39
SHRUBS	156
NOTE: 20 ADDITIONAL LARGE TREES USED TO SATISFY SMALL TREE REQUIREMENTS	
Δ <b>REQUIRED BUFFERYARD VEGETATION FOR R-3 (135.25LF)</b>	
LARGE TREES	4
SMALL TREE	5
SHRUBS	22
NOTE: 3 ADDITIONAL LARGE TREES USED TO SATISFY SMALL TREE REQUIREMENTS	
Δ <b>REQUIRED BUFFERYARD VEGETATION FOR R-4 (438.18LF)</b>	
LARGE TREES	13
SMALL TREE	18
SHRUBS	70
NOTE: 9 ADDITIONAL LARGE TREES USED TO SATISFY SMALL TREE REQUIREMENTS	
Δ <b>REQUIRED BUFFERYARD VEGETATION FOR R-5 (226.83LF)</b>	
LARGE TREES	7
SMALL TREE	9
SHRUBS	36
NOTE: 5 ADDITIONAL LARGE TREES USED TO SATISFY SMALL TREE REQUIREMENTS	
Δ <b>REQUIRED BUFFERYARD VEGETATION FOR R-6 (113.45LF)</b>	
LARGE TREES	3
SMALL TREE	5
SHRUBS	18
NOTE: 3 ADDITIONAL LARGE TREES USED TO SATISFY SMALL TREE REQUIREMENTS	



- LEGEND**
- PROPOSED LARGE TREE
  - PROPOSED SMALL TREE
  - PROPOSED EVERGREEN SHRUB
  - ⊕ PROPOSED LARGE EVERGREEN TREE
  - ⊕ PROPOSED SMALL EVERGREEN TREE

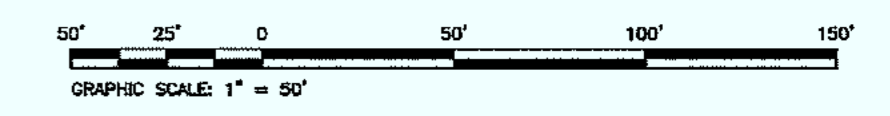
**NOTES**

- ALL PARKING AREA MUST BE SCREENED IN ACCORDANCE WITH SEC. 9-4-208(1)(9); VEGETATION MATERIALS SHALL BE EVERGREEN.
- ALL TREES AND SHRUBS MUST BE A MINIMUM OF 10 FEET FROM BUILDINGS.
- NO LARGE TREES WILL BE PLANTED WITHIN SANITARY SEWER OR WATERLINE EASEMENTS.
- MAINTAIN A MINIMUM OF 3 FEET CLEARANCE AROUND ALL FIRE HYDRANTS IN ACCORDANCE WITH STATE FIRE CODES.
- ALL REQUIRED PLANT MATERIAL (LARGE AND SMALL TREE, SHRUBS) LOCATED IN A SCREENING BUFFERYARD SHALL BE EVERGREEN.

LARGE TREES, SMALL TREES AND SHRUBS SHOWN HEREON REPRESENTS THE MINIMUM REQUIRED VEGETATION TO SATISFY THE CITY OF GREENVILLE ZONING ORDINANCE WITH RESPECT TO QUANTITIES AND PLACEMENT OF SITE VEGETATION, SCREENING AND PARKING VEGETATION. IT DOES NOT SPECIFY SPECIES OF PLANTS NOR IS IT AN ACTUAL LANDSCAPING PLAN.

Δ REVISED: 03-13-17 (CITY COMMENTS)(NEW) LISTED LENGTHS OF INDIVIDUAL BUFFERYARDS REVISED NOTE DETAILING LOT AREA ADDED NOTES

NOTE: REQUIRED SITE VEGETATION FOR LOT IS BASED ON GROSS AREA, WHERE GROSS AREA= TOTAL AREA (28 AC.) - STREET AREA (1.976 AC.)= 26.022 AC.



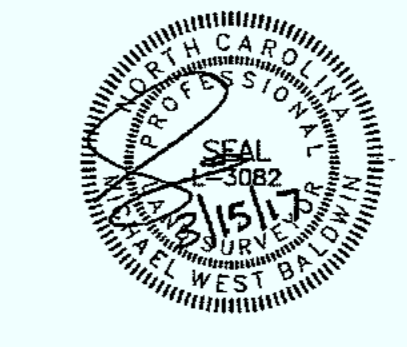
SHEET 6 OF 26  
REQUIRED VEGETATION PLAN

**THE RETREAT**

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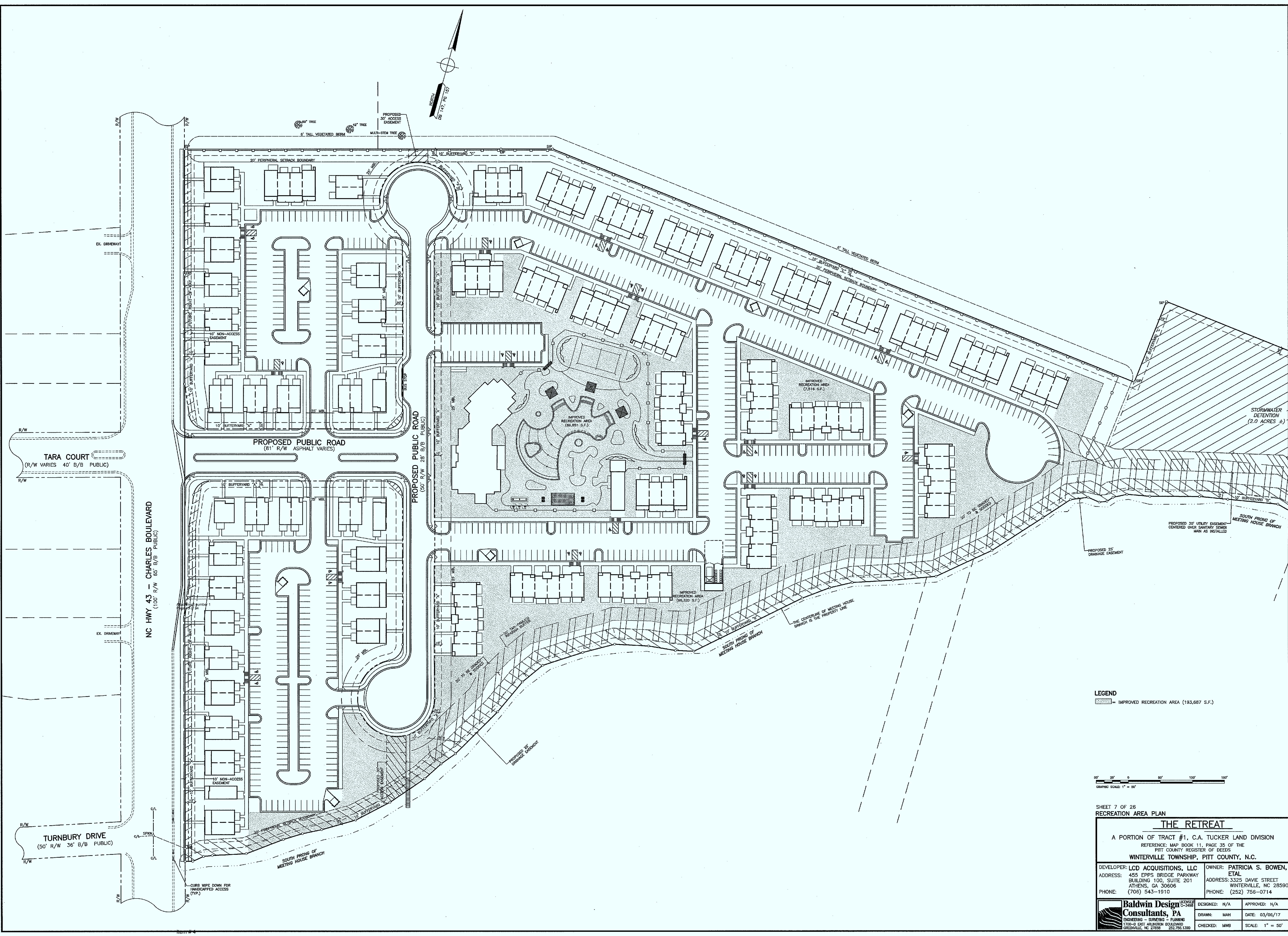
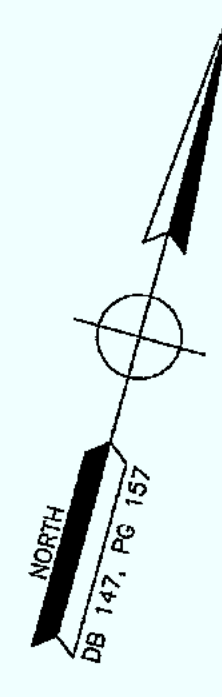
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DRAWN: MAH	DATE: 03/06/17
CHECKED: MMB	SCALE: 1" = 50'

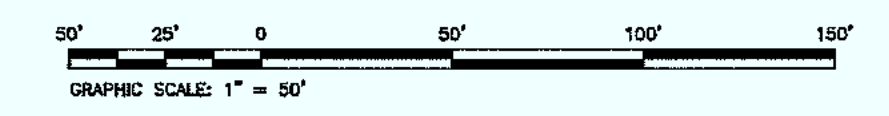


X:\DRAWINGS\14-032 JOHN MARIN TRFT SHEETS\UP.dwg, Wed, Apr 13, 2017, 8:00am, MAREKREON





**LEGEND**  
 = IMPROVED RECREATION AREA (193,687 S.F.)



SHEET 7 OF 26  
 RECREATION AREA PLAN

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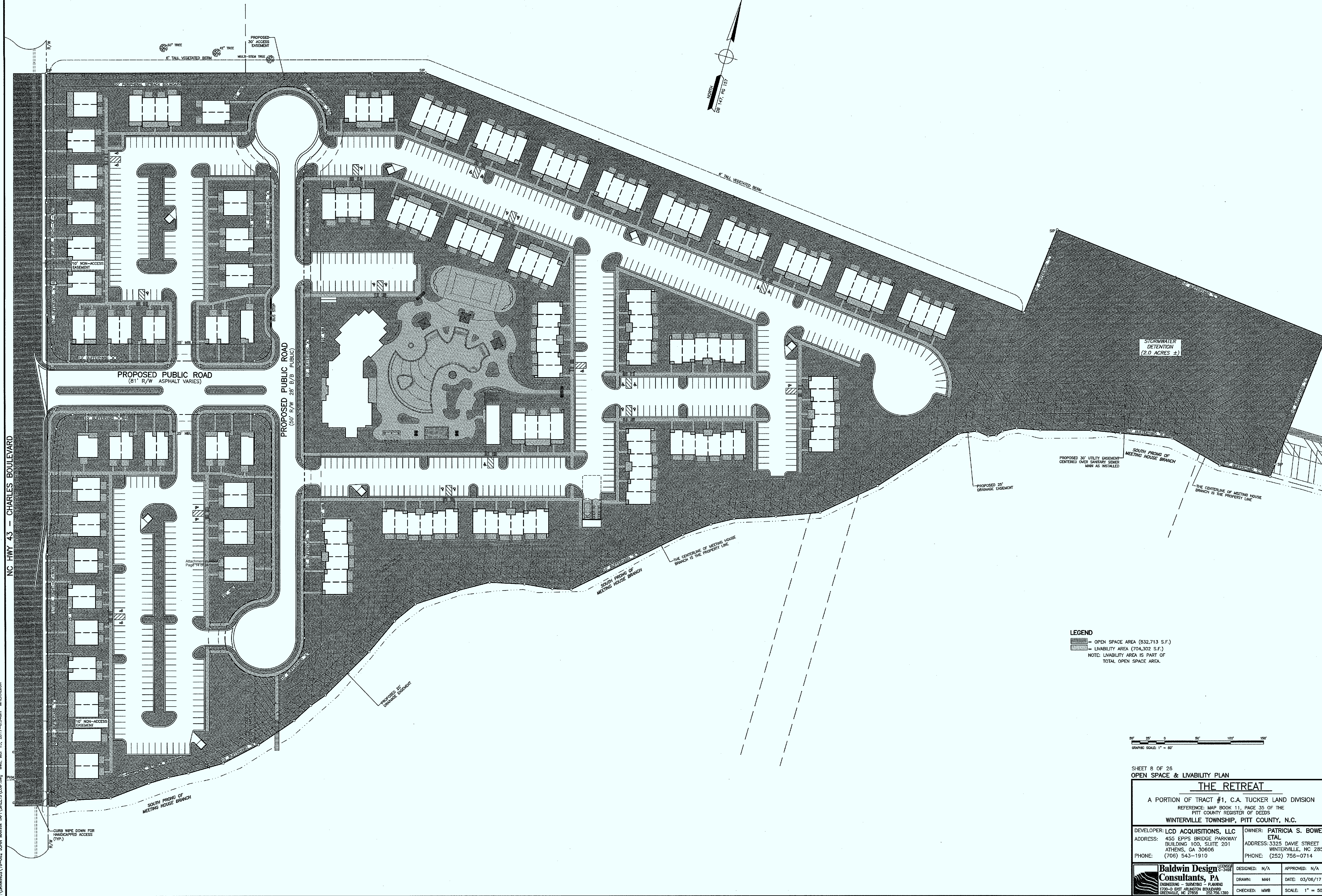
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X:\DRAWINGS\15-002 JOHN MARVIN TRFT SHEETS\1511P.dwg, Wed, Apr 15, 2017 - 6:13am, AMBERGLDN



\\s01\mms\15-032\0341\MARKIN\TFT\SHEETS\15P\15P.dwg, Wed, Apr 15, 2015, 8:44am, MHERSELDON

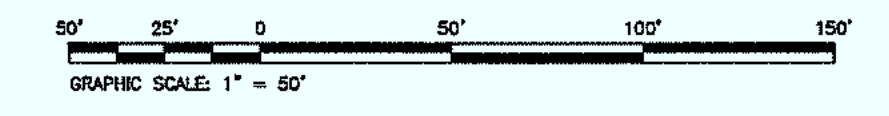
NC HWY 43 - CHARLES BOULEVARD



**LEGEND**

- OPEN SPACE AREA (832,713 S.F.)
- ▨ LIVABILITY AREA (704,302 S.F.)

NOTE: LIVABILITY AREA IS PART OF TOTAL OPEN SPACE AREA.



SHEET 8 OF 26  
OPEN SPACE & LIVABILITY PLAN

**THE RETREAT**

A PORTION OF TRACT #1, C.A. TUCKER LAND DIVISION  
REFERENCE: MAP BOOK 11, PAGE 35 OF THE  
PITT COUNTY REGISTER OF DEEDS  
WINTERVILLE TOWNSHIP, PITT COUNTY, N.C.

DEVELOPER: LCD ACQUISITIONS, LLC	OWNER: PATRICIA S. BOWEN, ETAL
ADDRESS: 455 EPPS BRIDGE PARKWAY BUILDING 100, SUITE 201 ATHENS, GA 30606	ADDRESS: 3325 DAVIE STREET WINTERVILLE, NC 28590
PHONE: (706) 543-1910	PHONE: (252) 756-0714

<p><b>Baldwin Design Consultants, PA</b> ENGINEERING - SURVEYING - PLANNING 1700-D EAST ARLINGTON BOULEVARD GREENVILLE, NC 27609 252.756.1300</p>	DESIGNED: N/A	APPROVED: N/A
	DRAWN: MAH	DATE: 03/06/17
	CHECKED: MMB	SCALE: 1" = 50'





NORTH BOUND  
SOUTH BOUND  
**CHARLES BOULEVARD**

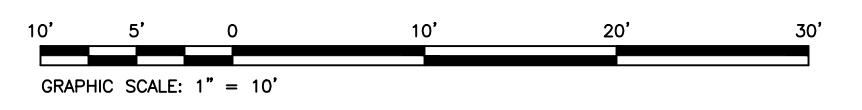


NORTH BOUND  
SOUTH BOUND  
**CHARLES BOULEVARD**

Attachment number 1  
Page 15 of 34



NORTH BOUND  
SOUTH BOUND  
**CHARLES BOULEVARD**



SHEET 9 OF 26  
STREET ELEVATION VIEW

**THE RETREAT**  
A PORTION OF TRACT #1, C.A. TUCKER LAND DIVISION  
REFERENCE: MAP BOOK 11, PAGE 35 OF THE  
PITT COUNTY REGISTER OF DEEDS  
WINTERVILLE TOWNSHIP, PITT COUNTY, N.C.

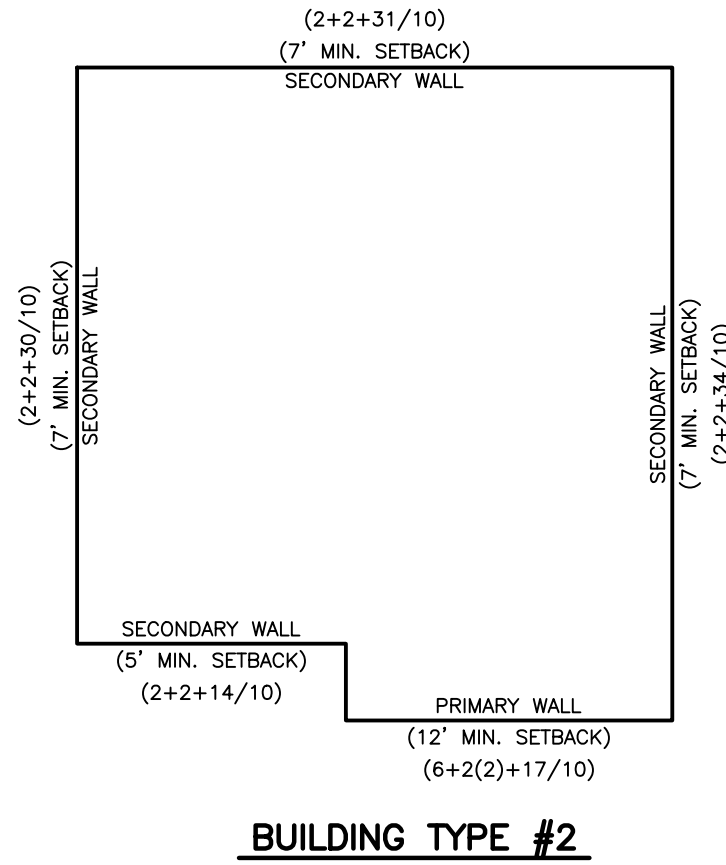
DEVELOPER: LCD ACQUISITIONS, LLC ADDRESS: 455 EPPS BRIDGE PARKWAY BUILDING 100, SUITE 201 ATHENS, GA 30606 PHONE: (706) 543-1910	OWNER: PATRICIA S. BOWEN, ETAL ADDRESS: 3325 DAVIE STREET WINTERVILLE, NC 28590 PHONE: (252) 756-0714
--	--

<p><b>Baldwin Design Consultants, PA</b> ENGINEERING - SURVEYING - PLANNING 1700-D EAST ARLINGTON BOULEVARD GREENVILLE, NC 27608 252.256.1390</p>	DESIGNED: MWB	APPROVED: N/A
	DRAWN: MAH/NRW	DATE: 03/06/17
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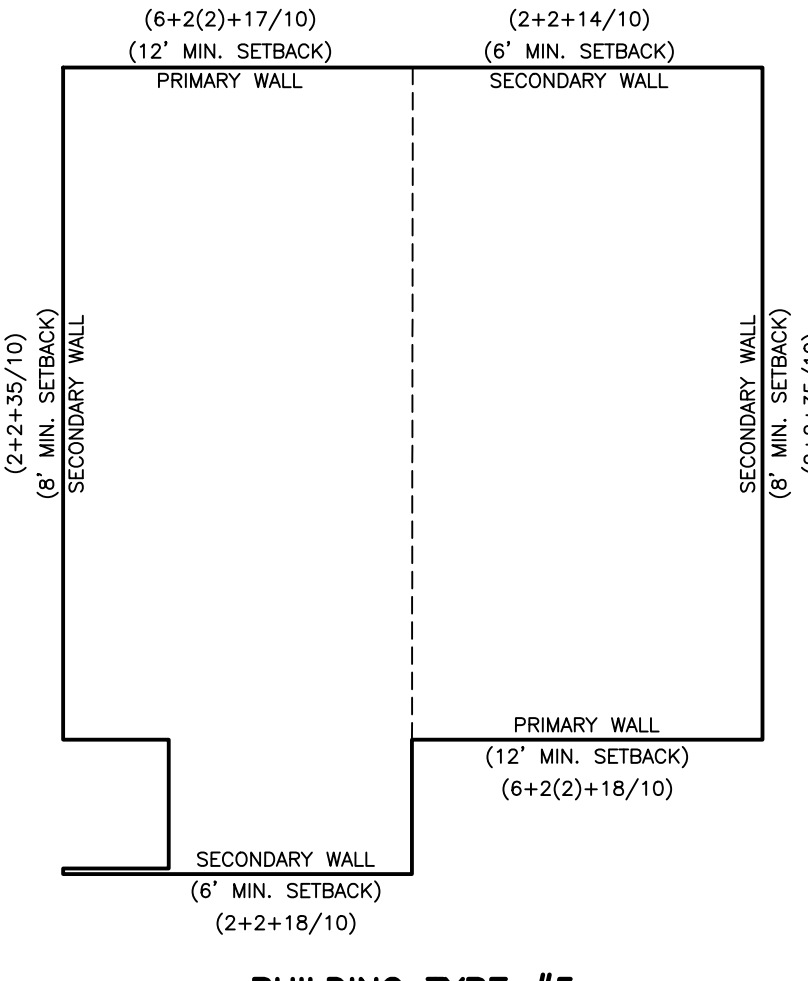
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Y:\DRAWINGS\18-062 JOHN MARVIN\AFT\SHETS\LUP.dwg Wed, Mar 15, 2017 8:48am MHEREDON

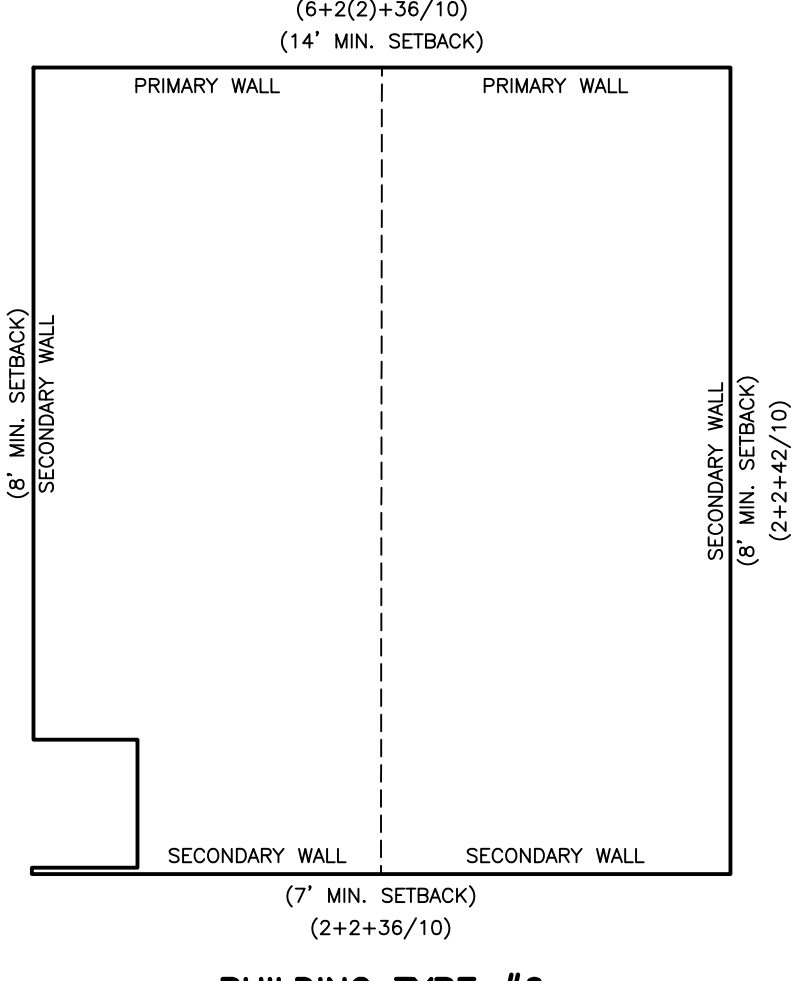
Attachment number 1  
Page 16 of 34



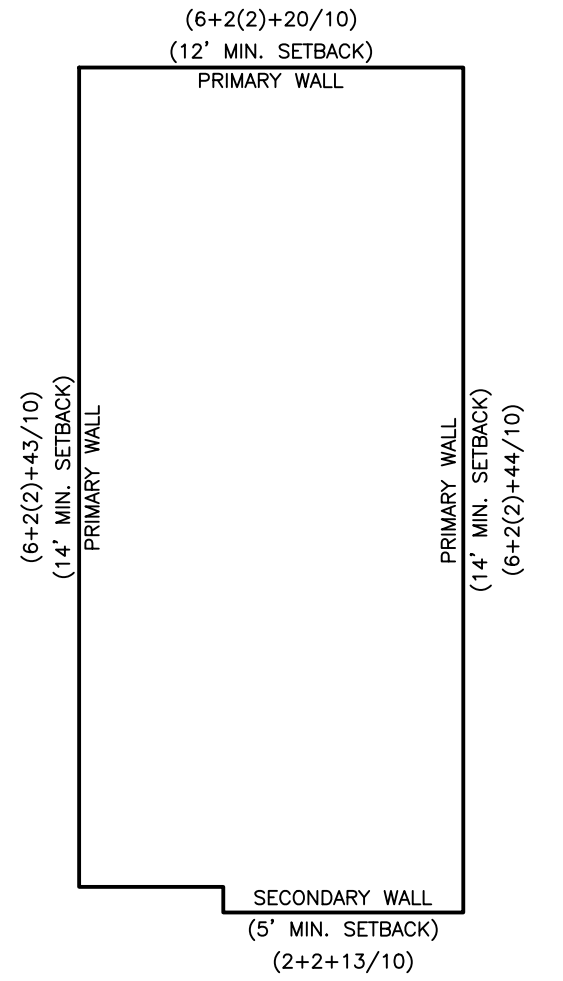
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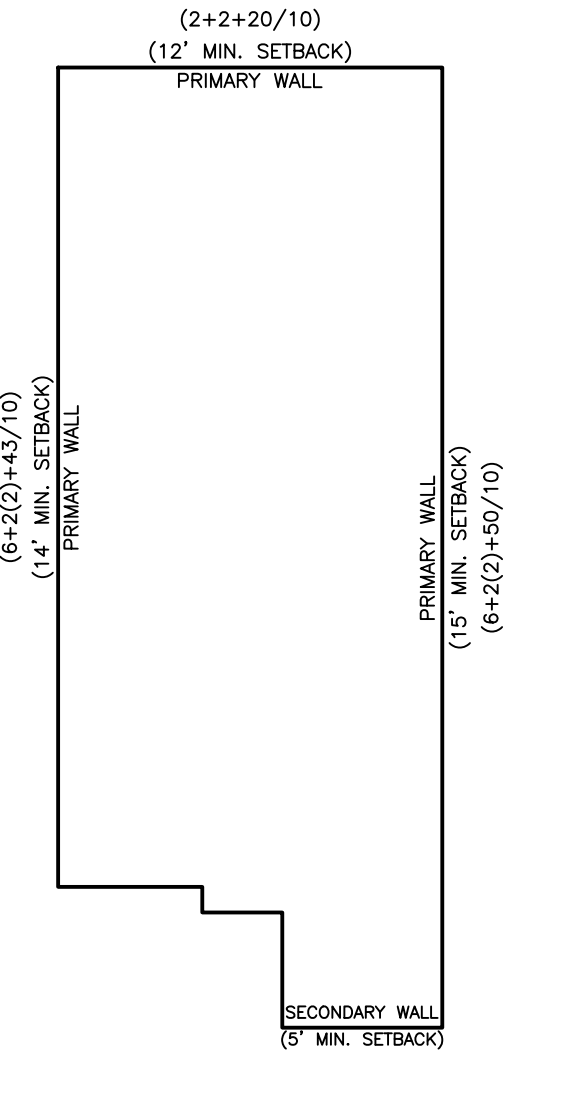
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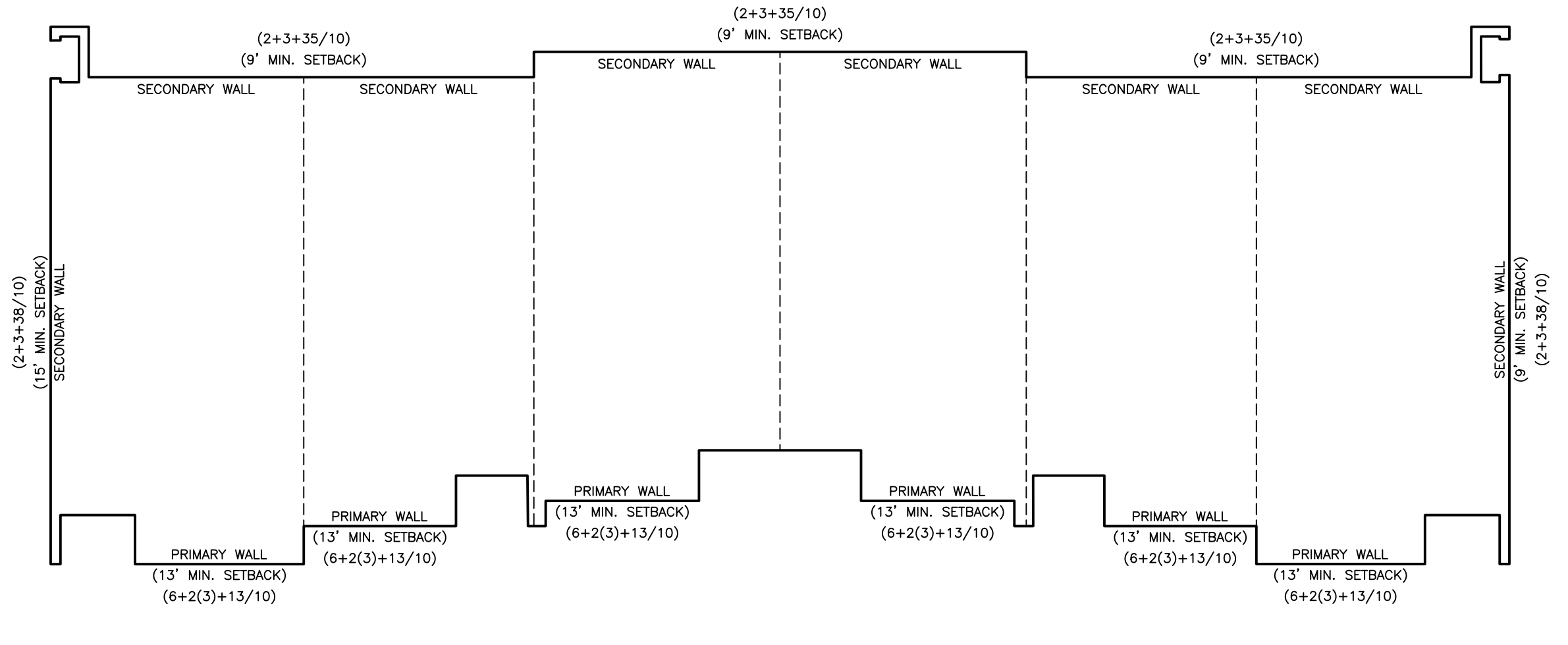
**BUILDING TYPE #6**



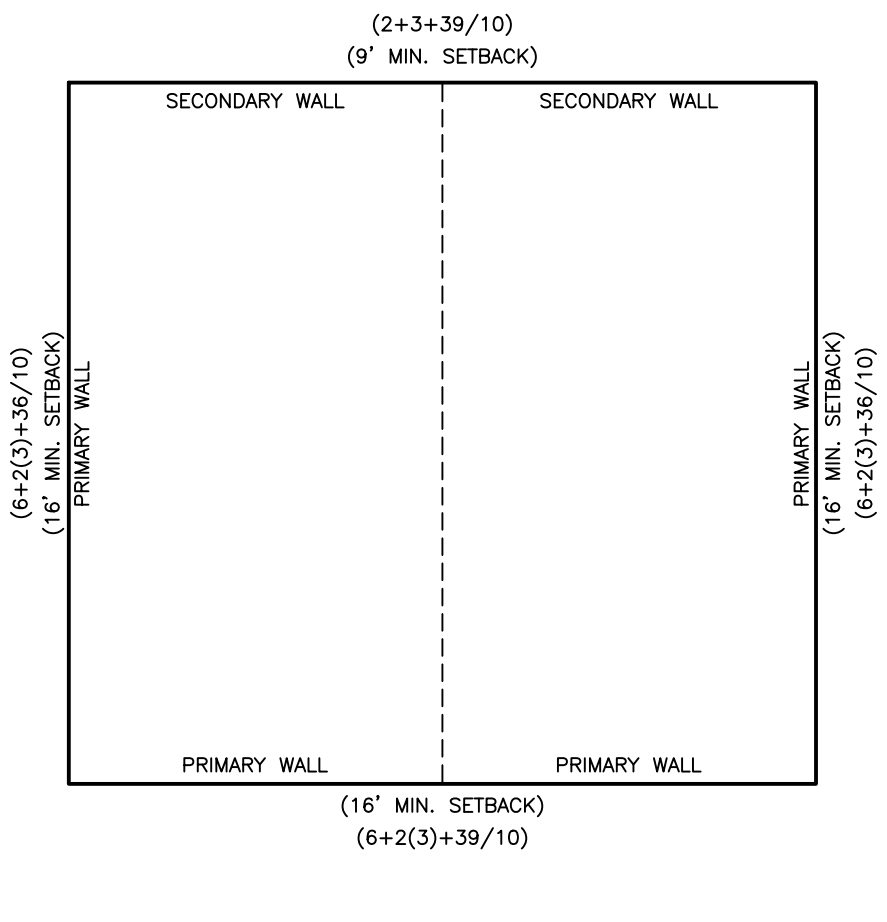
**BUILDING TYPE #7**



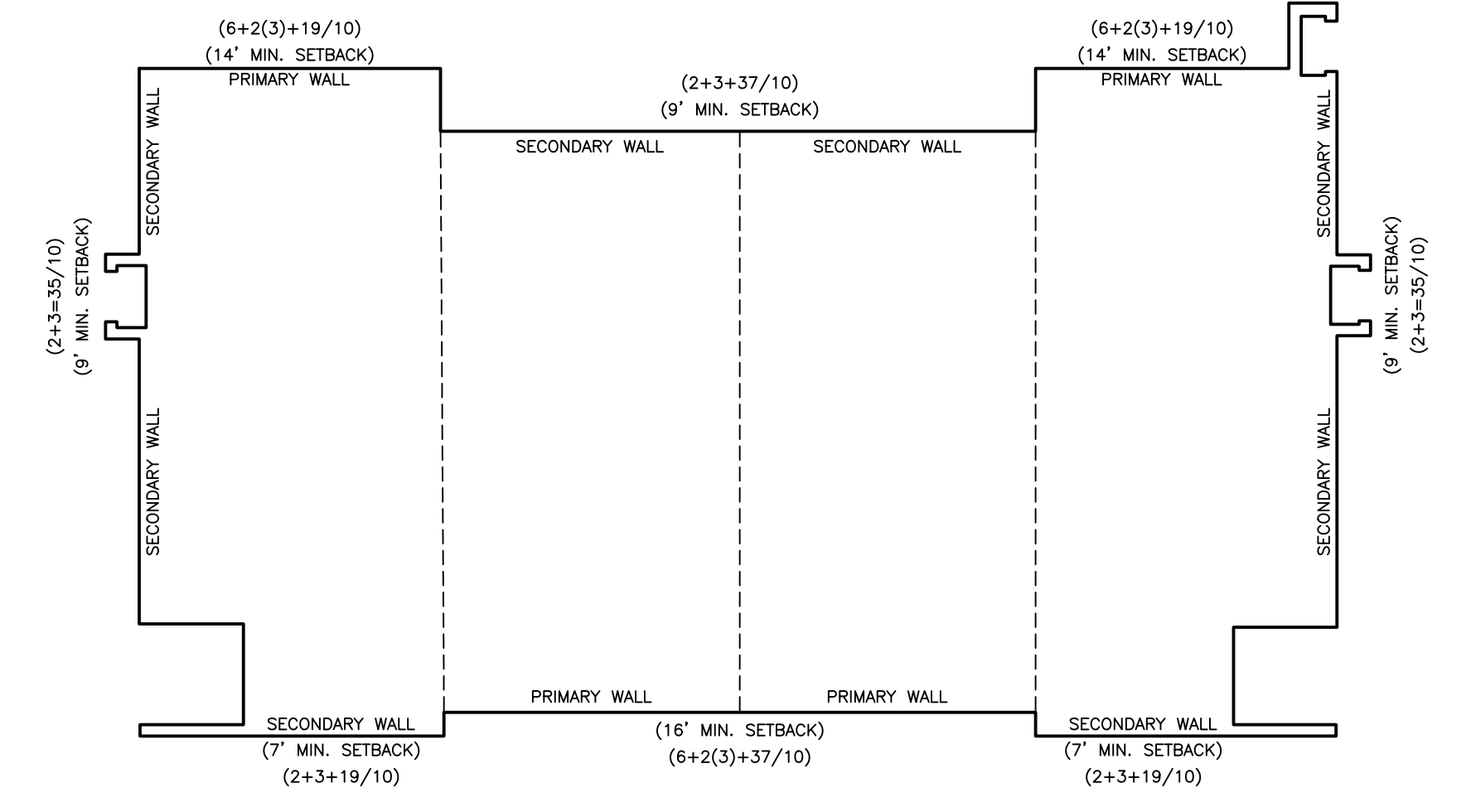
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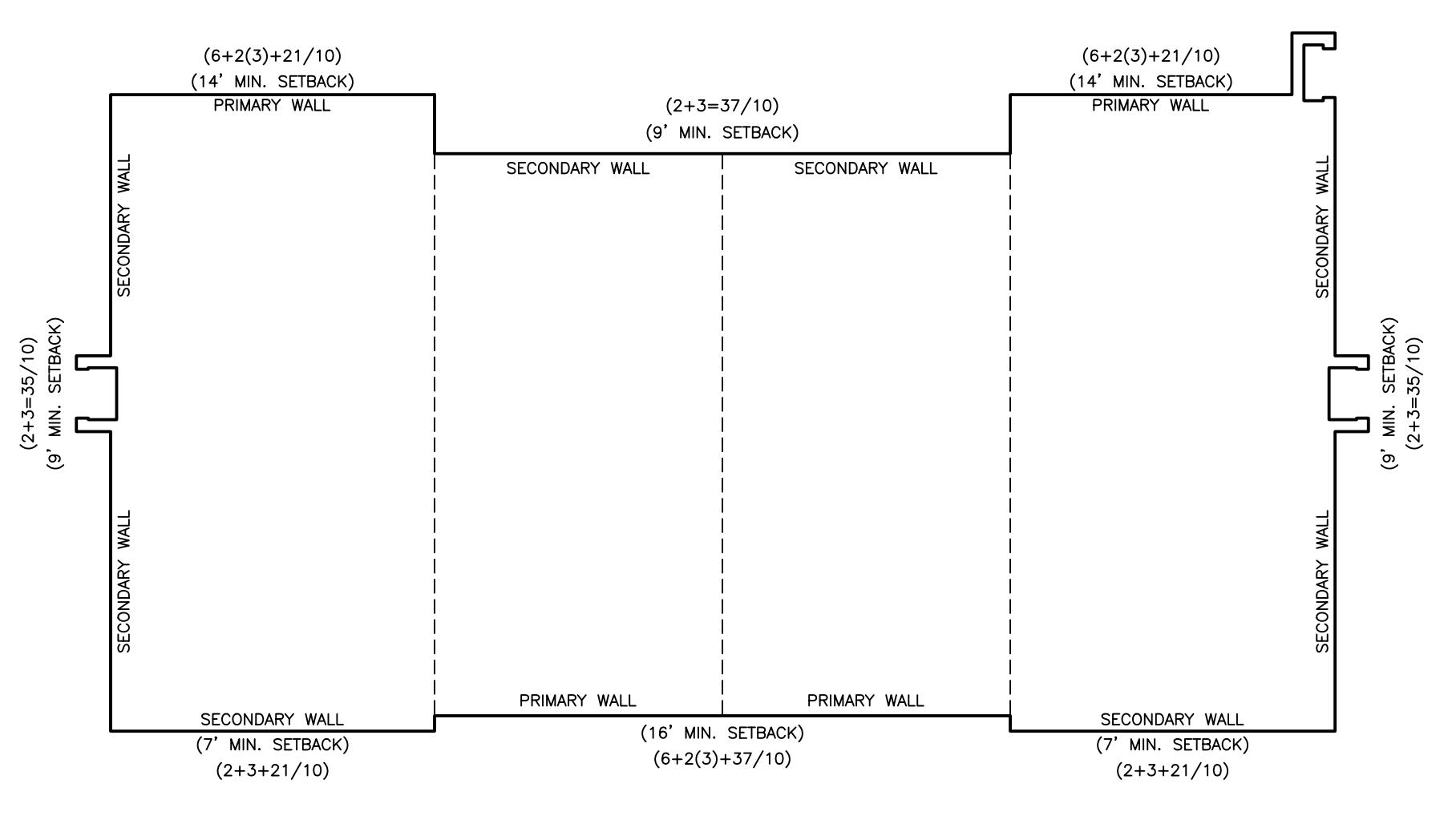
**BUILDING TYPE #12**



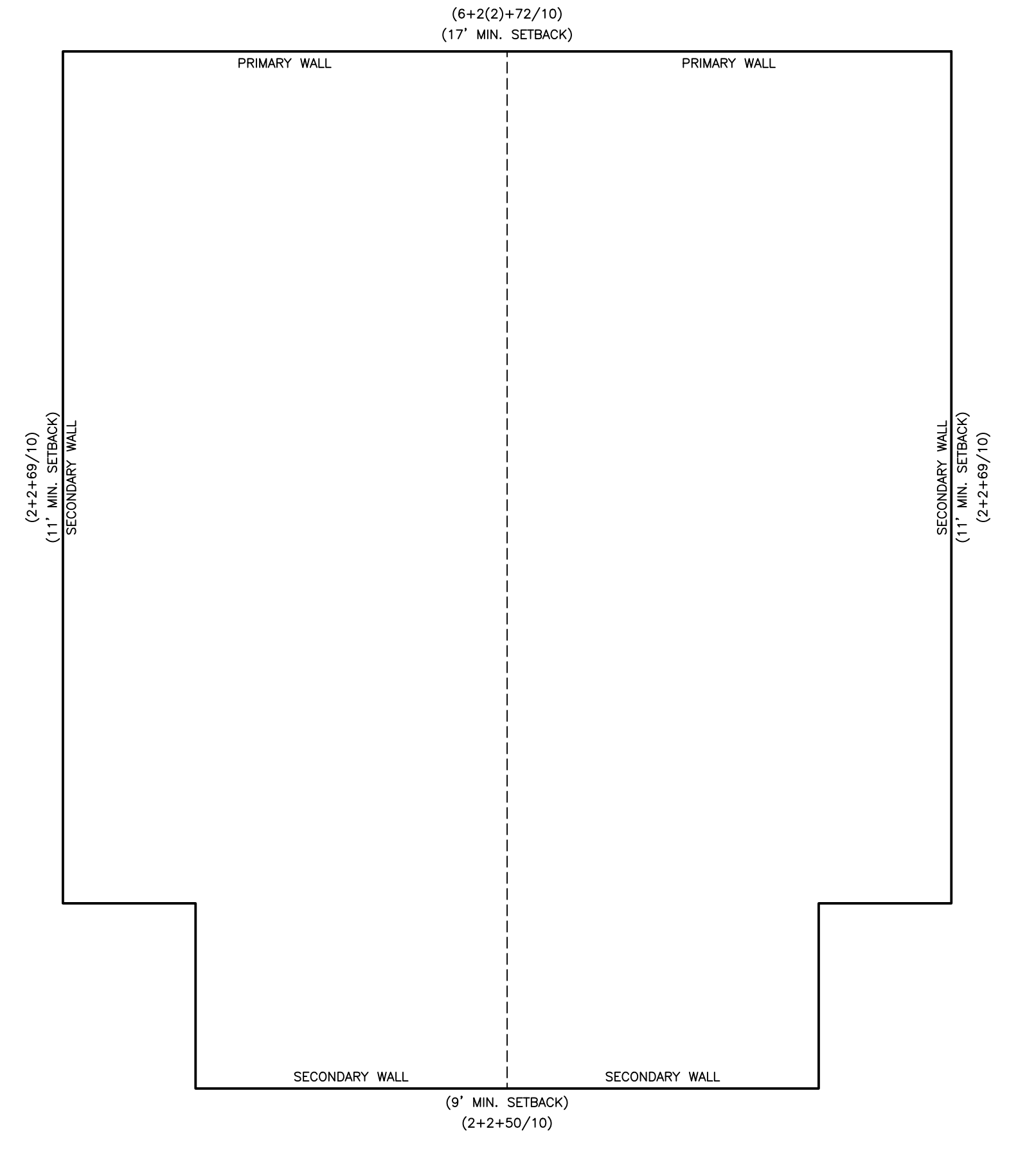
**BUILDING TYPE #15**



**BUILDING TYPE #16**



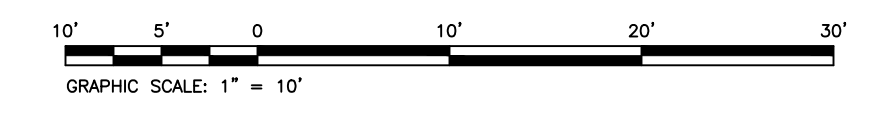
**BUILDING TYPE #17**



**BUILDING TYPE #26**

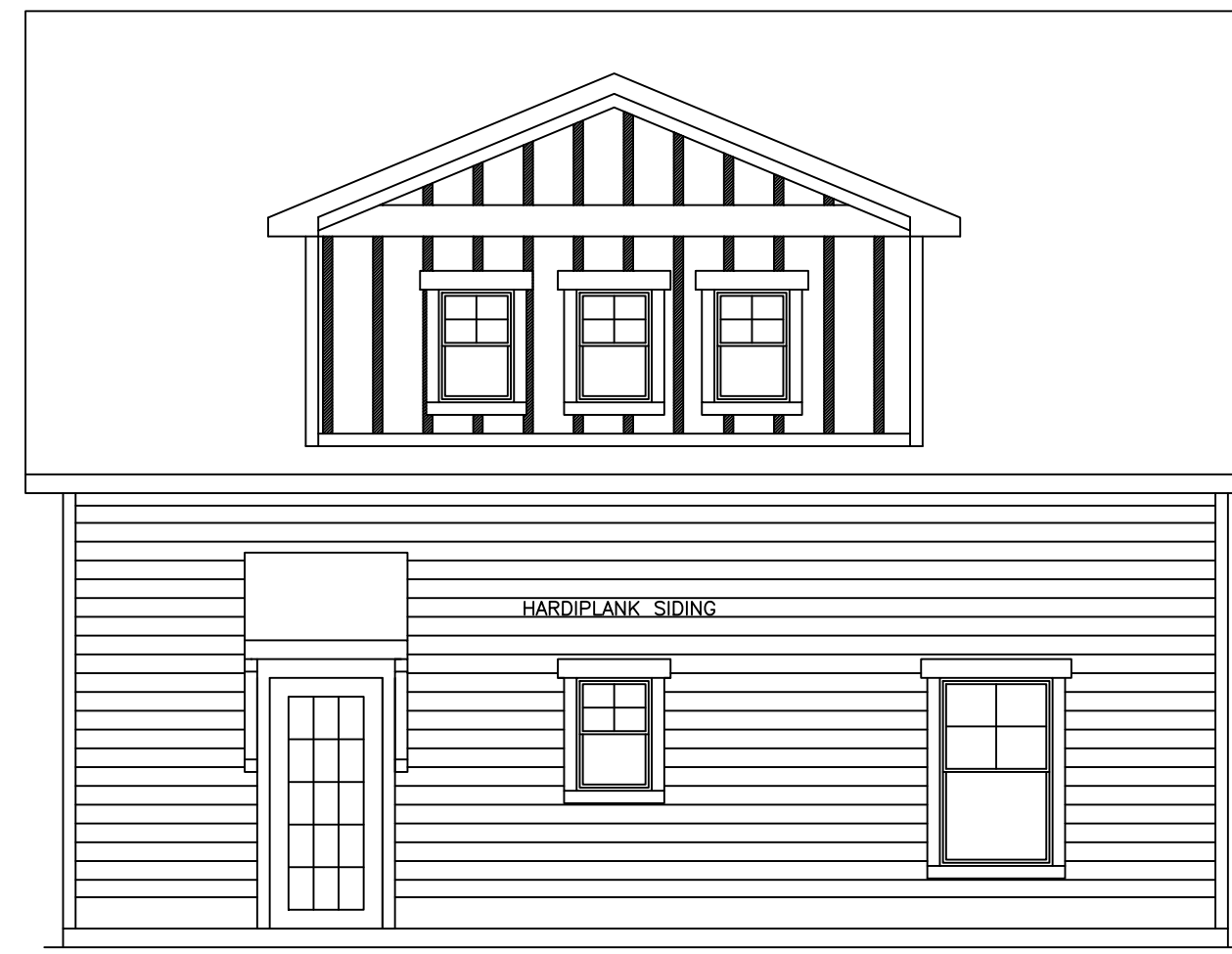
△ PRIMARY WALL FORMULA:  
D= 6+2S+L/10  
SECONDARY WALL FORMULA:  
D= 2+S+L/10  
FACTORS:  
D= SETBACK DISTANCE  
S= BUILDING STORY  
L= WALL LENGTH

△ REVISED: 03-03-17 (CITY COMMENTS)(MAH)  
ADDED LUI BUILDING SETBACK FORMULA

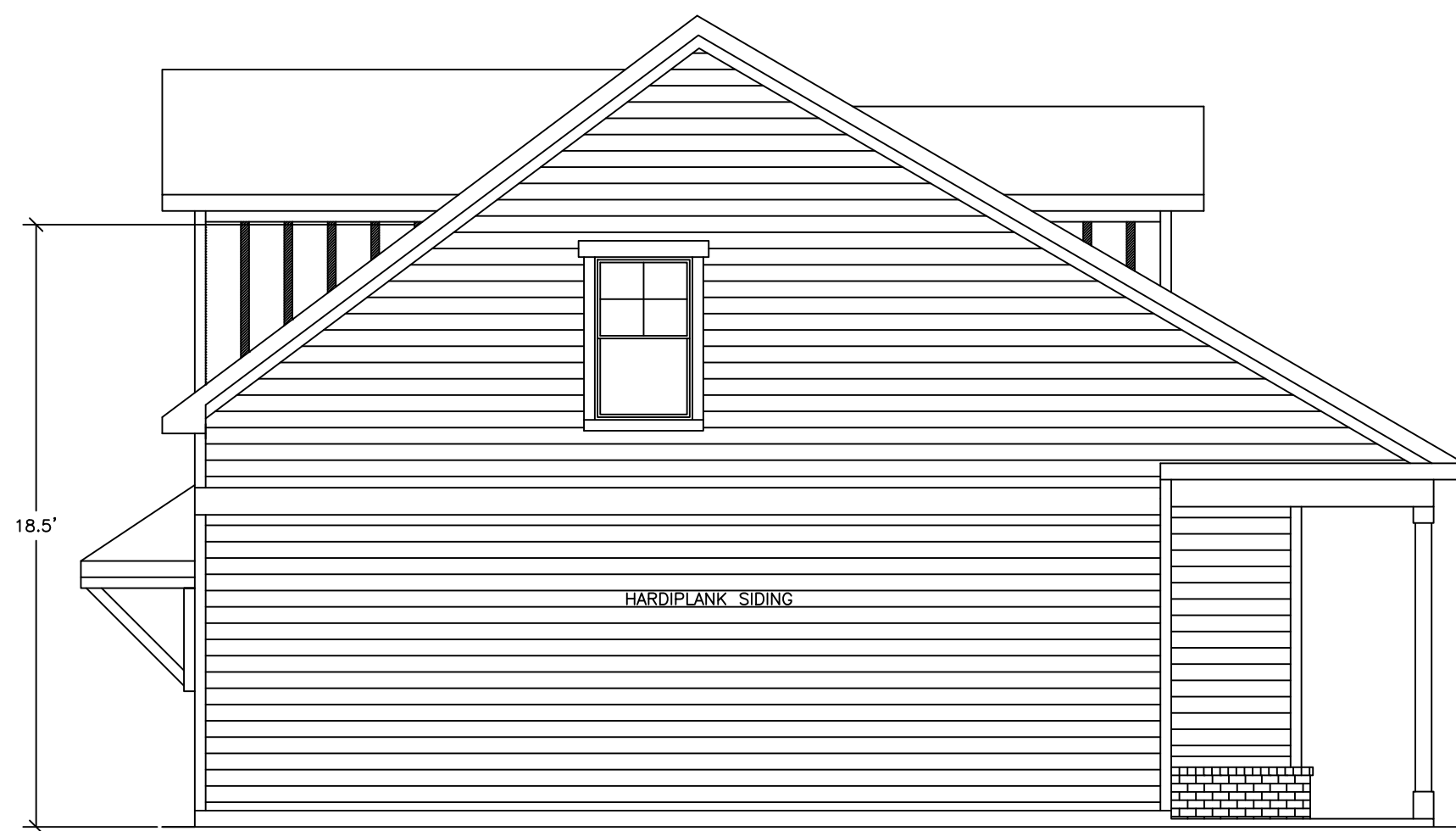


SHEET 10 OF 26  
BUILDING TYPE SETBACKS

<b>THE RETREAT</b>	
A PORTION OF TRACT #1, C.A. TUCKER LAND DIVISION REFERENCE: MAP BOOK 11, PAGE 35 OF THE PITT COUNTY REGISTER OF DEEDS WINTERVILLE TOWNSHIP, PITT COUNTY, N.C.	
DEVELOPER: LCD ACQUISITIONS, LLC ADDRESS: 455 EPPS BRIDGE PARKWAY BUILDING 100, SUITE 201 ATHENS, GA 30606 PHONE: (706) 543-1910	OWNER: PATRICIA S. BOWEN, ETAL ADDRESS: 3325 DAVIE STREET WINTERVILLE, NC 28590 PHONE: (252) 756-0714
<b>Baldwin Design Consultants, PA</b> ENGINEERING - SURVEYING - PLANNING 1700-D EAST ARLINGTON BOULEVARD GREENVILLE, NC 27608 252.256.1300	DESIGNED: N/A DRAWN: MAH CHECKED: MWB APPROVED: N/A DATE: 03/06/17 SCALE: 1" = 10'

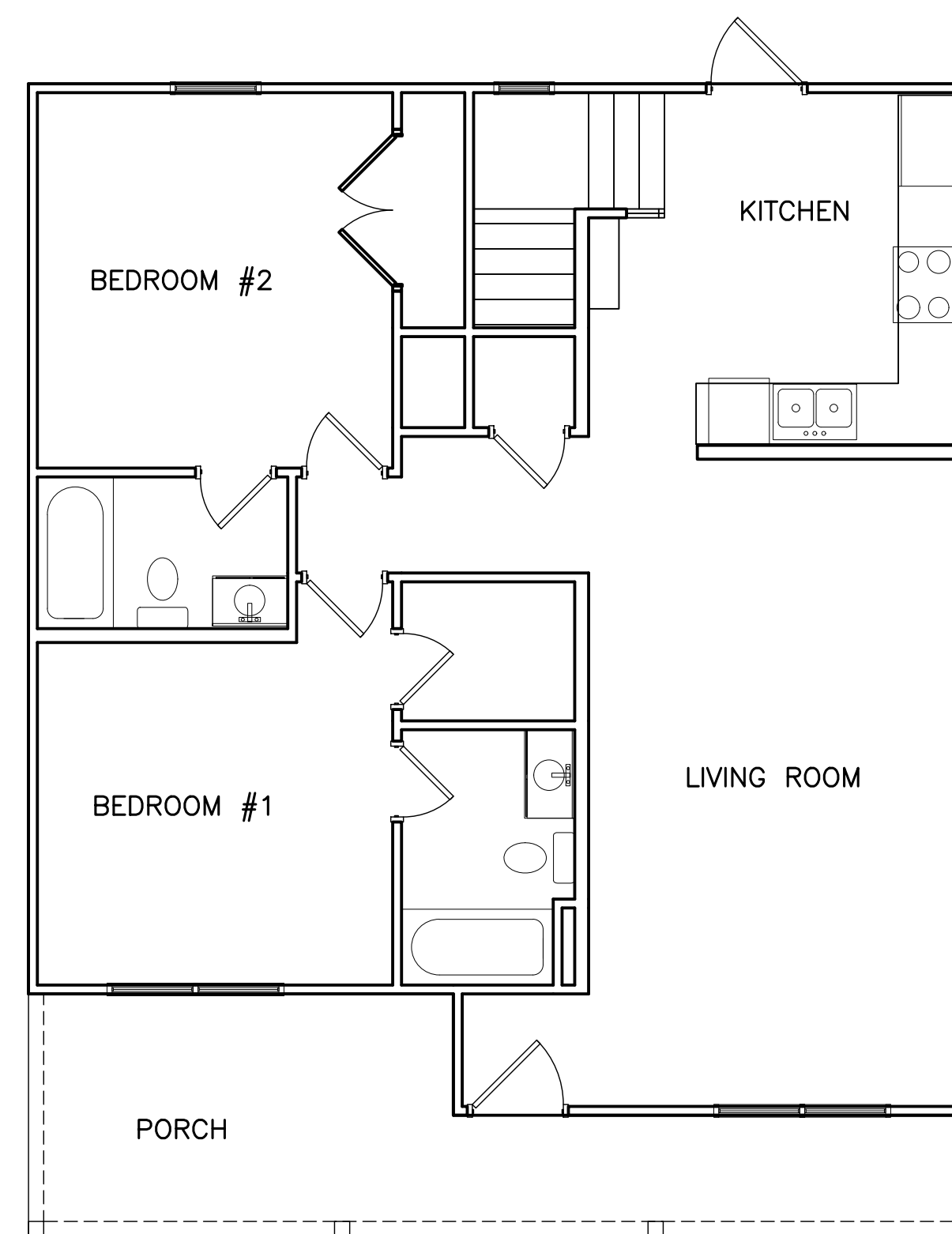


REAR ELEVATION

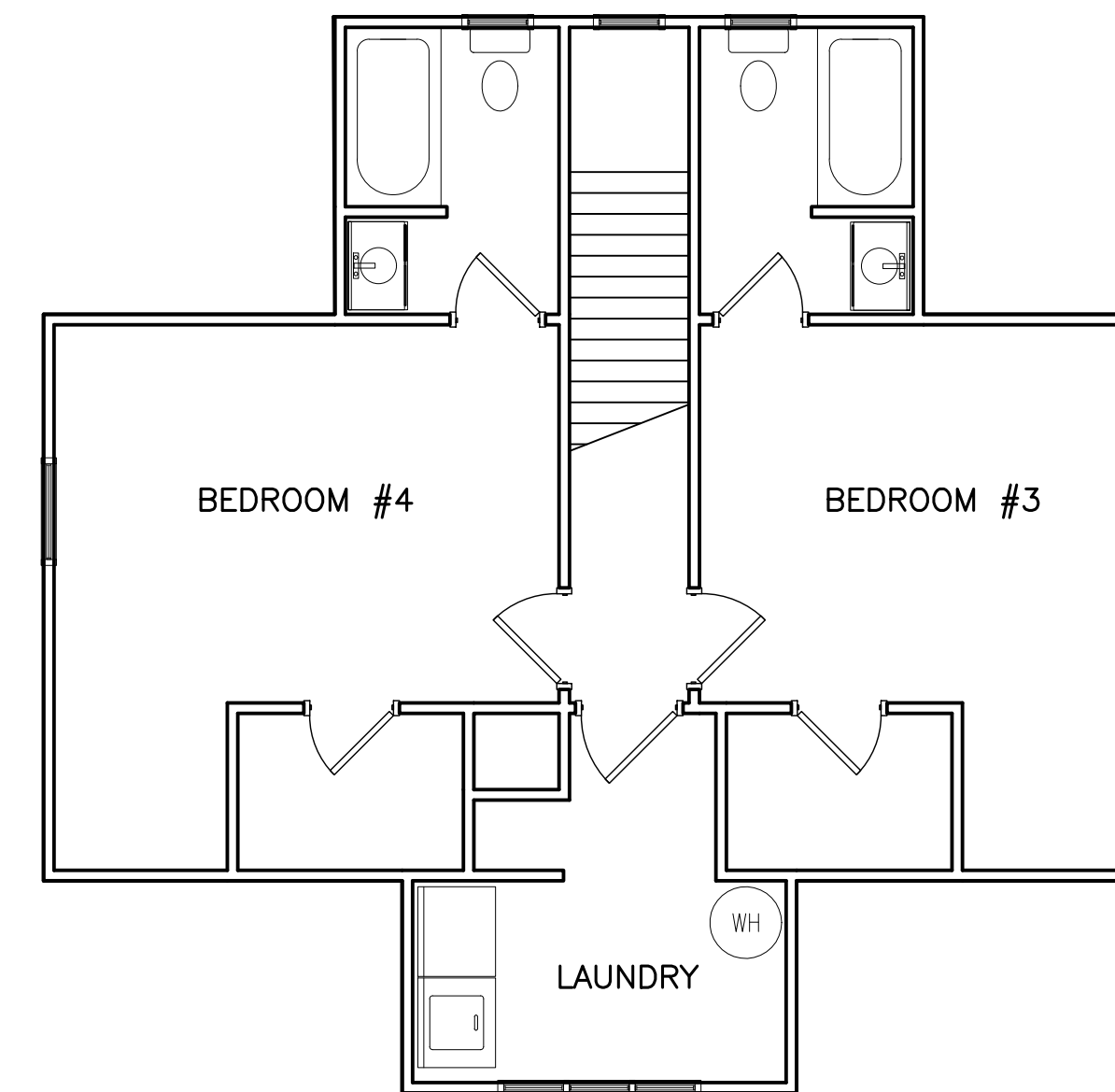


LEFT ELEVATION

Attachment number 1  
Page 17 of 34



1ST FLOOR PLAN



2ND FLOOR PLAN



RIGHT ELEVATION



FRONT ELEVATION

THE THORNBERRY	
BUILDING TYPE #2 FLOOR AREA	
1st FLOOR	998 S.F.
2nd FLOOR	691 S.F.
TOTAL	1,689 S.F.
FRONT PORCH	180 S.F.

GRAPHIC SCALE: 1" = 5'

SHEET 11 OF 26  
FLOOR PLAN & ELEVATIONS  
BUILDING TYPE #2 - THE THORNBERRY

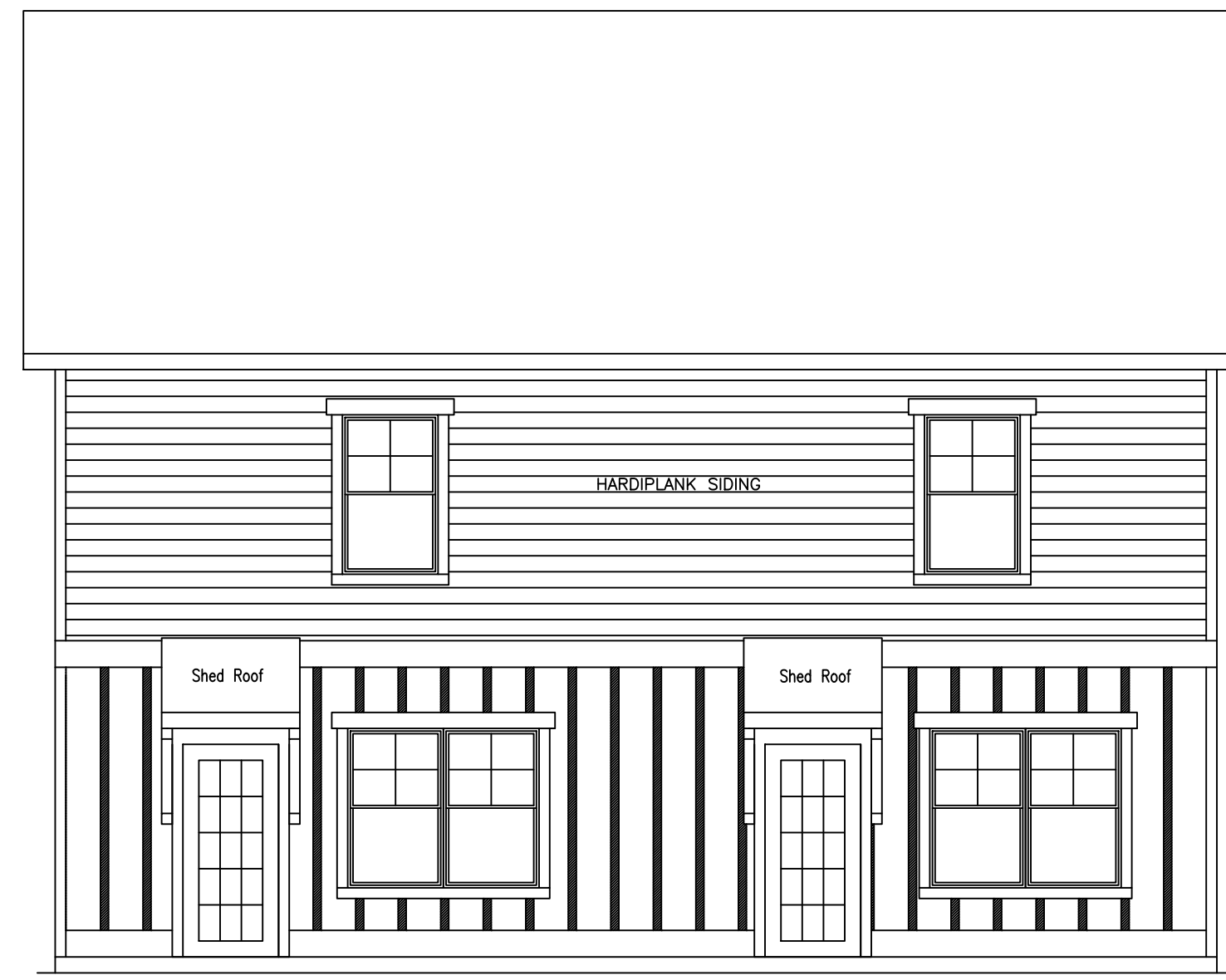
NOTE: THESE DRAWINGS WERE PRODUCED FROM BUILDING PLANS PROVIDED BY THE OWNER AND DO NOT REFLECT ACTUAL DESIGN BY THIS FIRM.

NOTE: BUILDING HEIGHT MEASURED AT HALFWAY OF THE ROOF LINE.

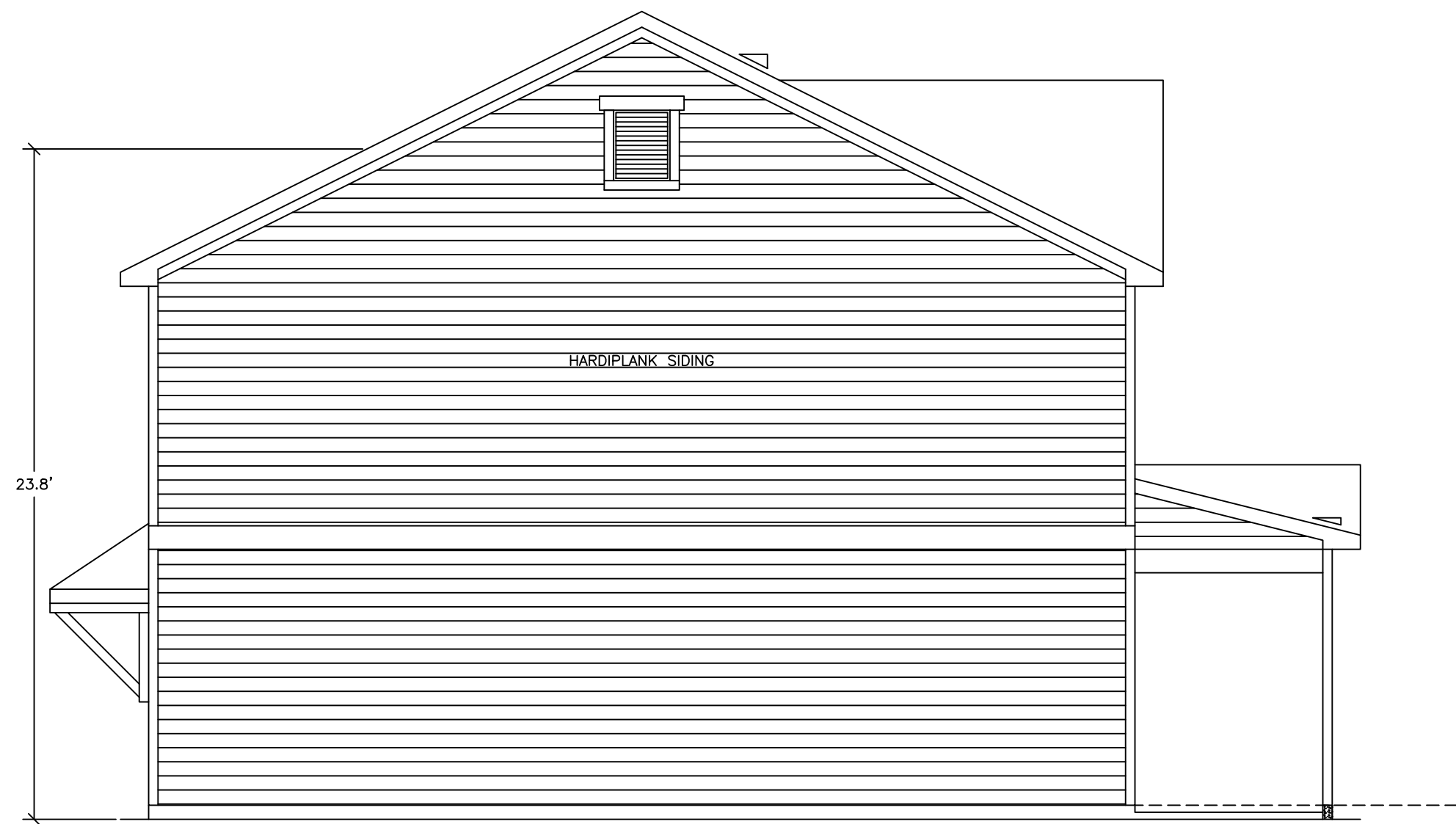
**THE RETREAT**  
A PORTION OF TRACT #1, C.A. TUCKER LAND DIVISION  
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--	--

<b>Baldwin Design Consultants, PA</b> ENGINEERING - SURVEYING - PLANNING 1700-D EAST ARLINGTON BOULEVARD GREENVILLE, NC 27608	DESIGNED: N/A DRAWN: MAH CHECKED: MWB	APPROVED: N/A DATE: 03/06/17 SCALE: 1" = 5'
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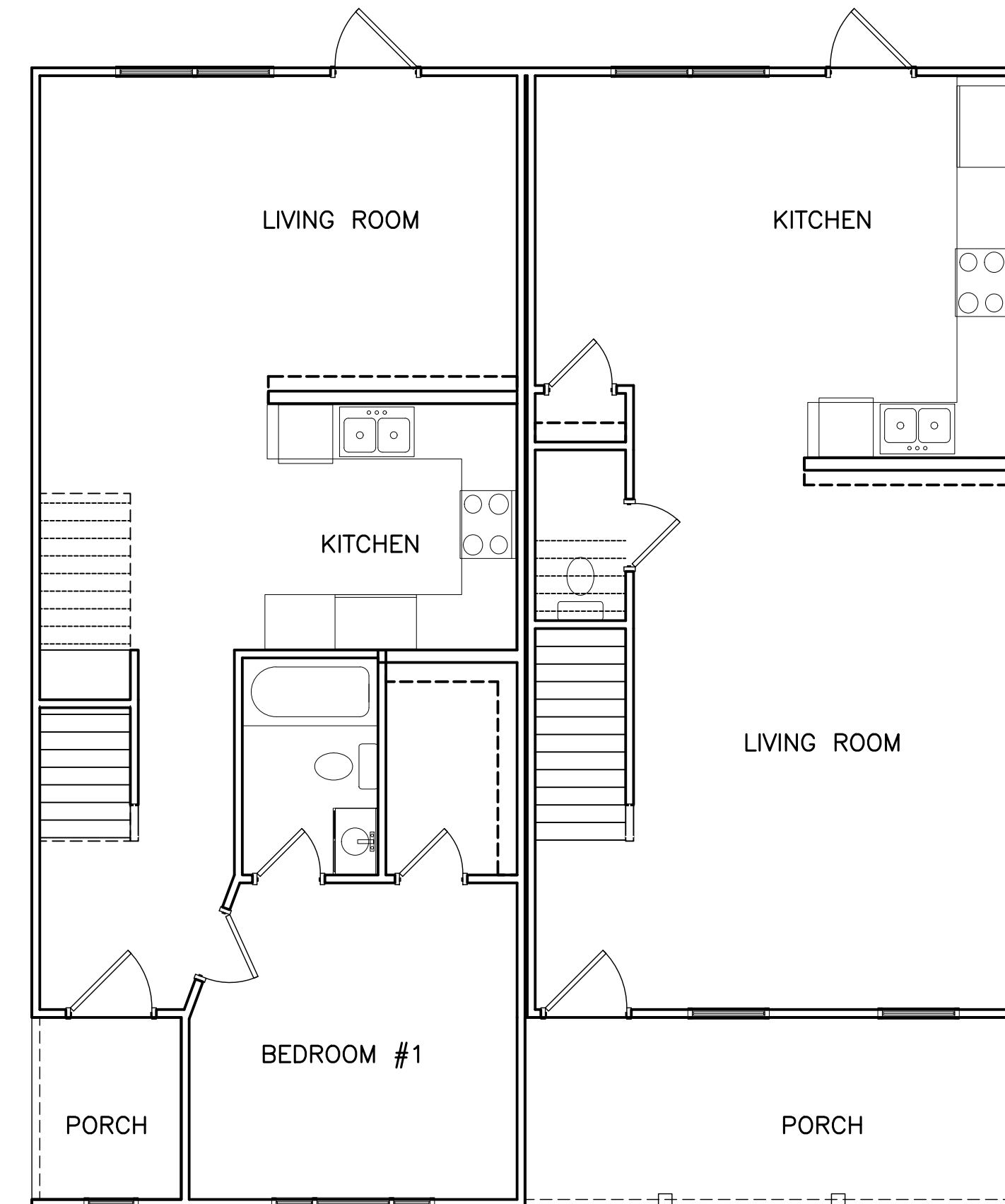


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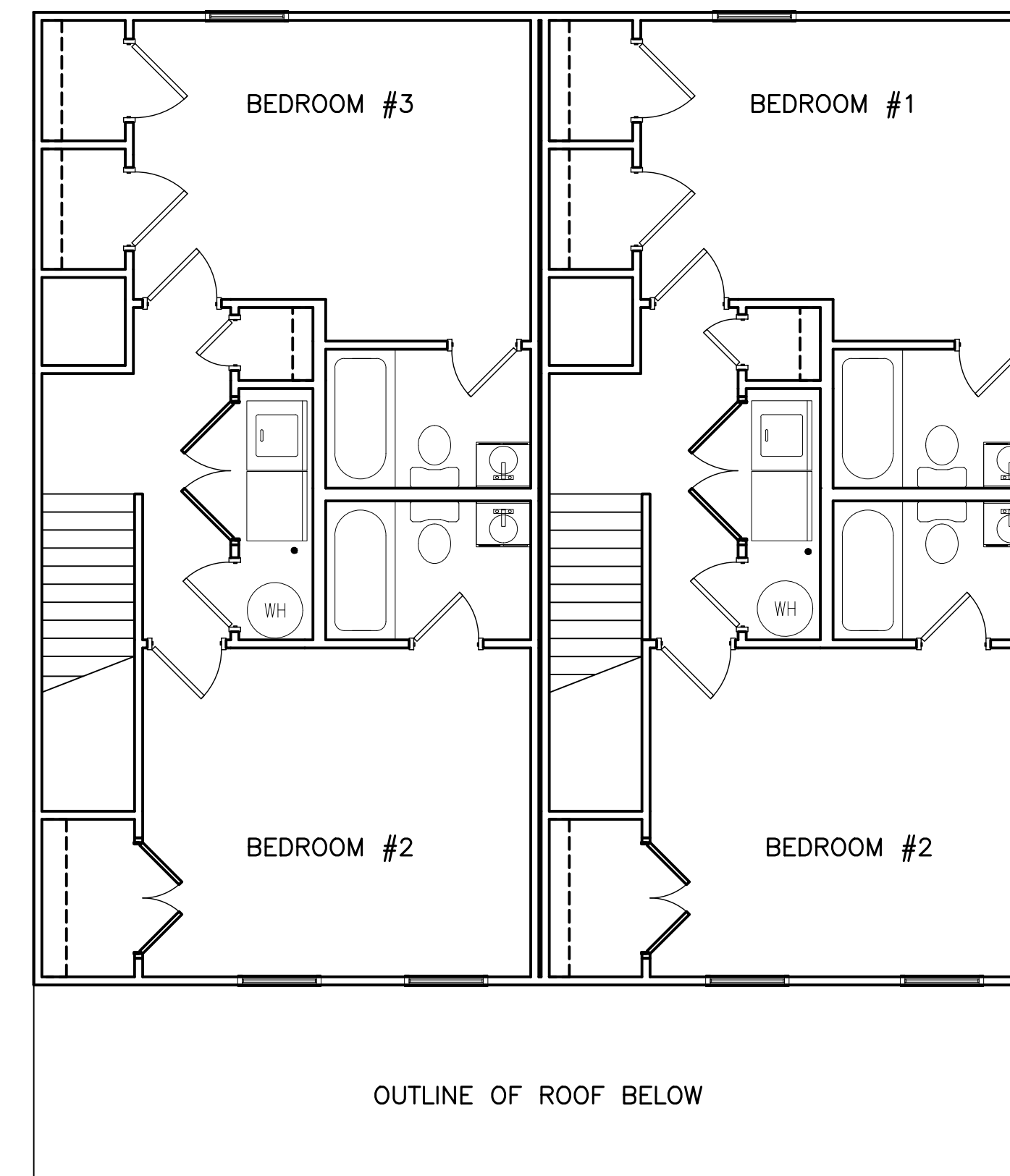


LEFT ELEVATION

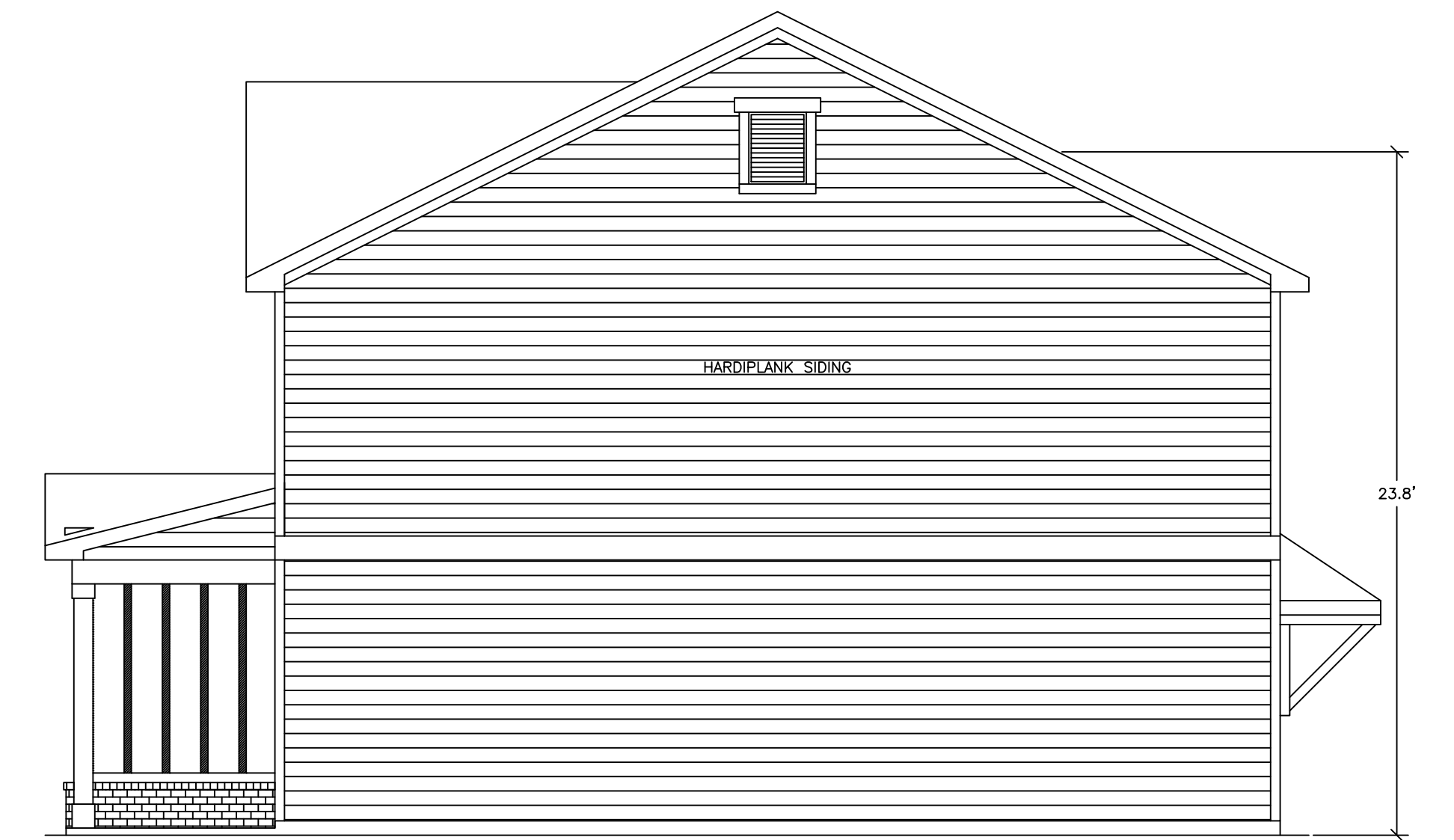
Attachment number 1  
Page 18 of 34



1ST FLOOR PLAN



2ND FLOOR PLAN

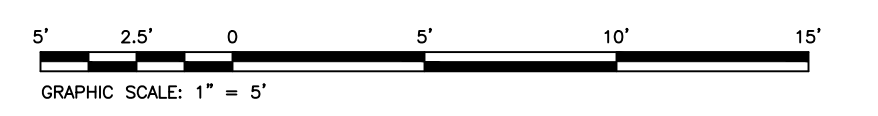


RIGHT ELEVATION



FRONT ELEVATION

THE BIRCHMORE		
BUILDING TYPE #5 FLOOR AREA		
	LEFT - 3 BR	RIGHT - 2 BR
1st FLOOR	725 S.F.	636 S.F.
2nd FLOOR	636 S.F.	636 S.F.
<b>SUB-TOTAL</b>	<b>1,361 S.F.</b>	<b>1,272 S.F.</b>
FRONT PORCH	38 S.F.	128 S.F.
<b>TOTAL FLOOR AREA=</b>	<b>2,633 S.F.</b>	
<b>TOTAL PORCH AREA=</b>	<b>166 S.F.</b>	



SHEET 12 OF 26  
FLOOR PLAN & ELEVATIONS  
BUILDING TYPE #5 - THE BIRCHMORE

NOTE: THESE DRAWINGS WERE PRODUCED FROM BUILDING PLANS PROVIDED BY THE OWNER AND DO NOT REFLECT ACTUAL DESIGN BY THIS FIRM.

NOTE: BUILDING HEIGHT MEASURED AT HALFWAY OF THE ROOF LINE.

**THE RETREAT**

A PORTION OF TRACT #1, C.A. TUCKER LAND DIVISION  
REFERENCE: MAP BOOK 11, PAGE 35 OF THE  
PITT COUNTY REGISTER OF DEEDS  
WINTERVILLE TOWNSHIP, PITT COUNTY, N.C.

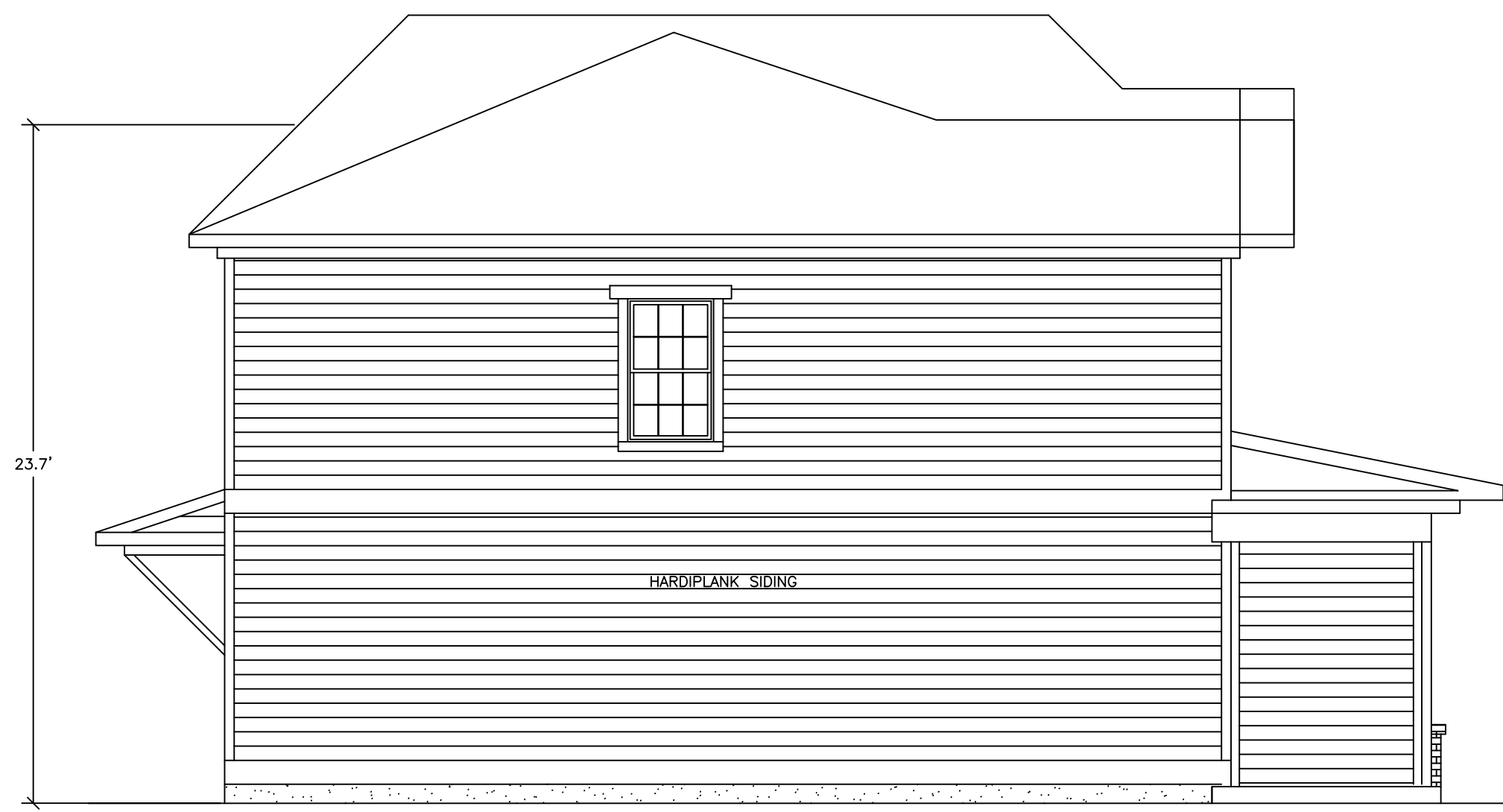
DEVELOPER: LCD ACQUISITIONS, LLC ADDRESS: 455 EPPS BRIDGE PARKWAY BUILDING 100, SUITE 201 ATHENS, GA 30606 PHONE: (706) 543-1910	OWNER: PATRICIA S. BOWEN, ETAL ADDRESS: 3325 DAVIE STREET WINTERVILLE, NC 28590 PHONE: (252) 756-0714
--	--

<p><b>Baldwin Design Consultants, PA</b> ENGINEERING - SURVEYING - PLANNING 1700-D EAST ARLINGTON BOULEVARD GREENVILLE, NC 27608 252.256.1300</p>	DESIGNED: N/A	APPROVED: N/A
	DRAWN: MAH	DATE: 03/06/17
	CHECKED: MWB	SCALE: 1" = 5'

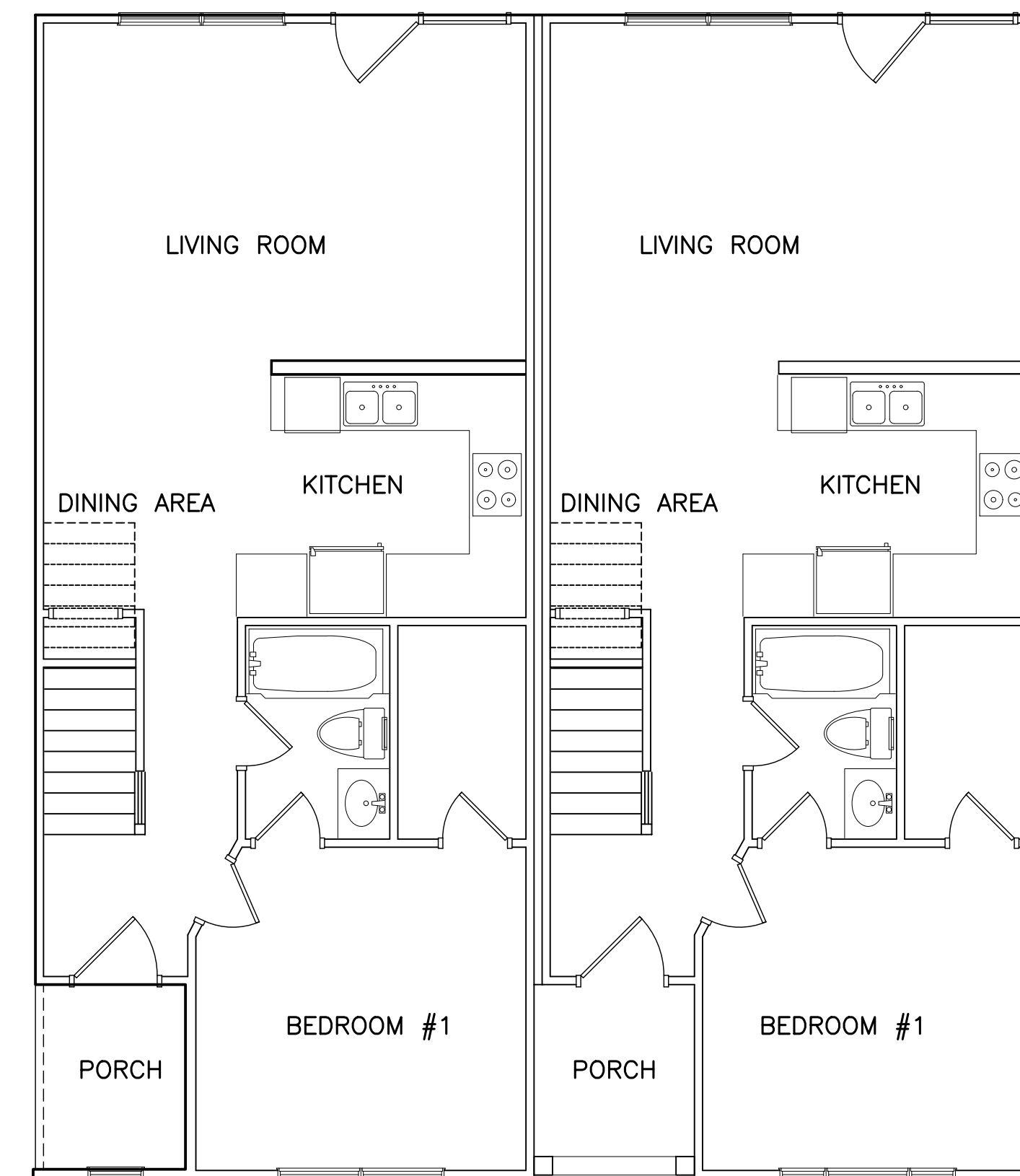




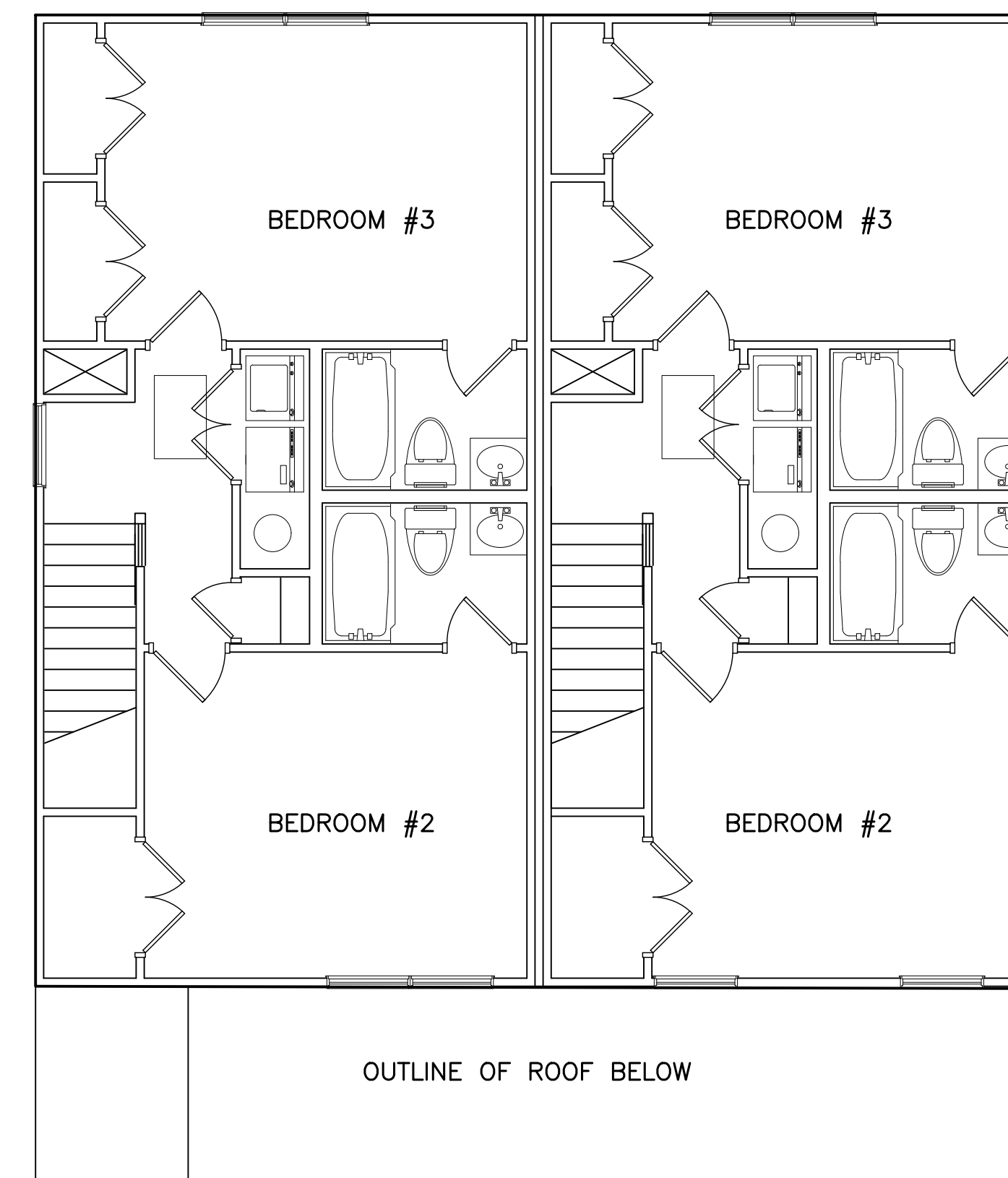
REAR ELEVATION



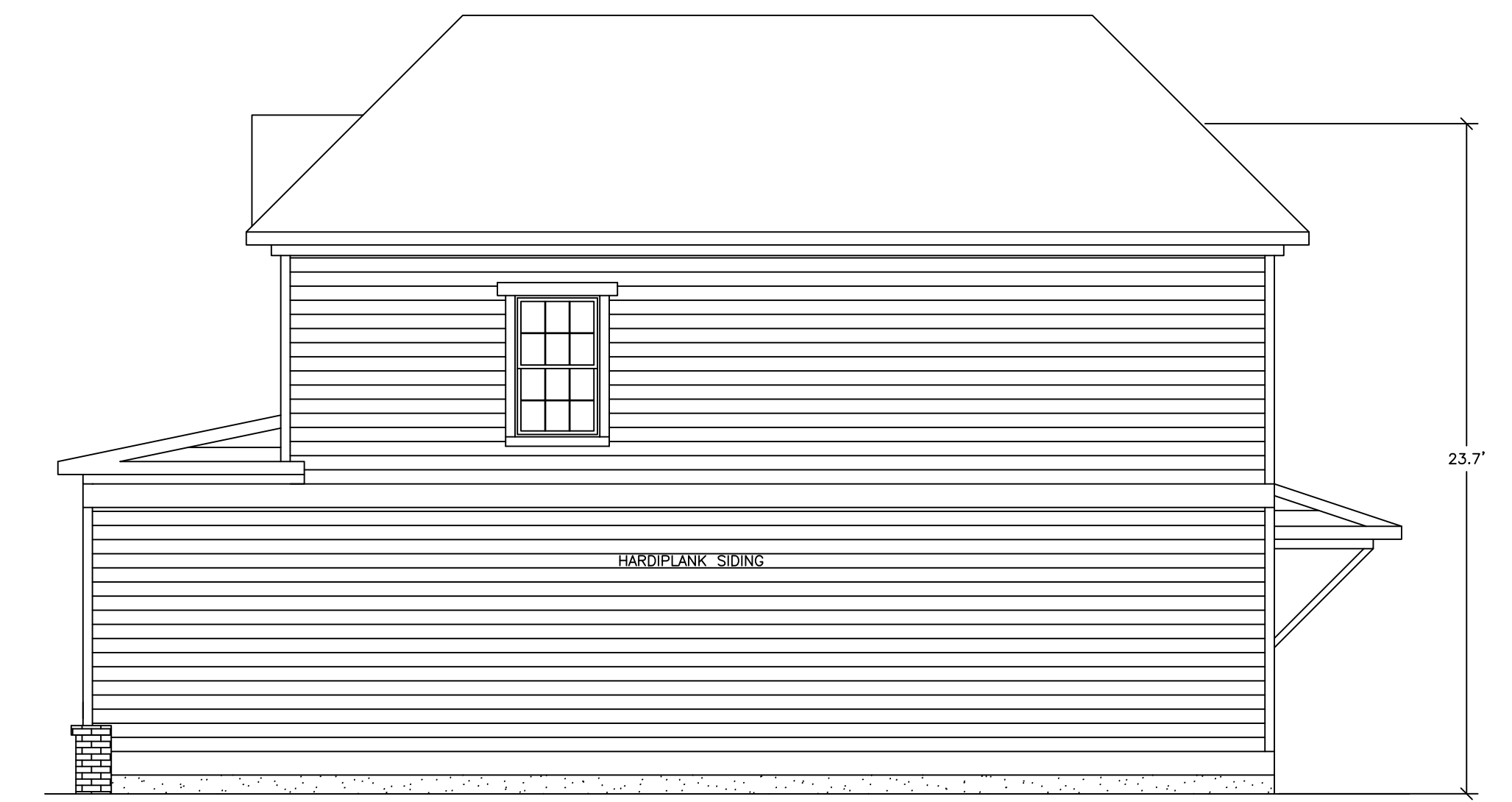
LEFT ELEVATION



1ST FLOOR PLAN



2ND FLOOR PLAN



RIGHT ELEVATION



FRONT ELEVATION

Attachment number 1  
Page 19 of 34

THE FAIRVIEW		
BUILDING TYPE #6 FLOOR AREA		
	LEFT- 3 BR	RIGHT- 3 BR
1st FLOOR	722 S.F.	722 S.F.
2nd FLOOR	635 S.F.	635 S.F.
<b>SUB-TOTAL</b>	<b>1,357 S.F.</b>	<b>1,357 S.F.</b>
FRONT PORCH	38 S.F.	40 S.F.
<b>TOTAL FLOOR AREA=</b>	<b>2,714 S.F.</b>	
<b>TOTAL PORCH AREA=</b>	<b>78 S.F.</b>	

5' 2' 0' 5' 10' 15'  
GRAPHIC SCALE: 1" = 5'

SHEET 13 OF 26  
FLOOR PLAN & ELEVATIONS  
BUILDING TYPE #6 - THE FAIRVIEW

NOTE: THESE DRAWINGS WERE PRODUCED FROM BUILDING PLANS PROVIDED BY THE OWNER AND DO NOT REFLECT ACTUAL DESIGN BY THIS FIRM.

NOTE: BUILDING HEIGHT MEASURED AT HALFWAY OF THE ROOF LINE.

**THE RETREAT**  
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REFERENCE: MAP BOOK 11, PAGE 35 OF THE  
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WINTERVILLE TOWNSHIP, PITT COUNTY, N.C.

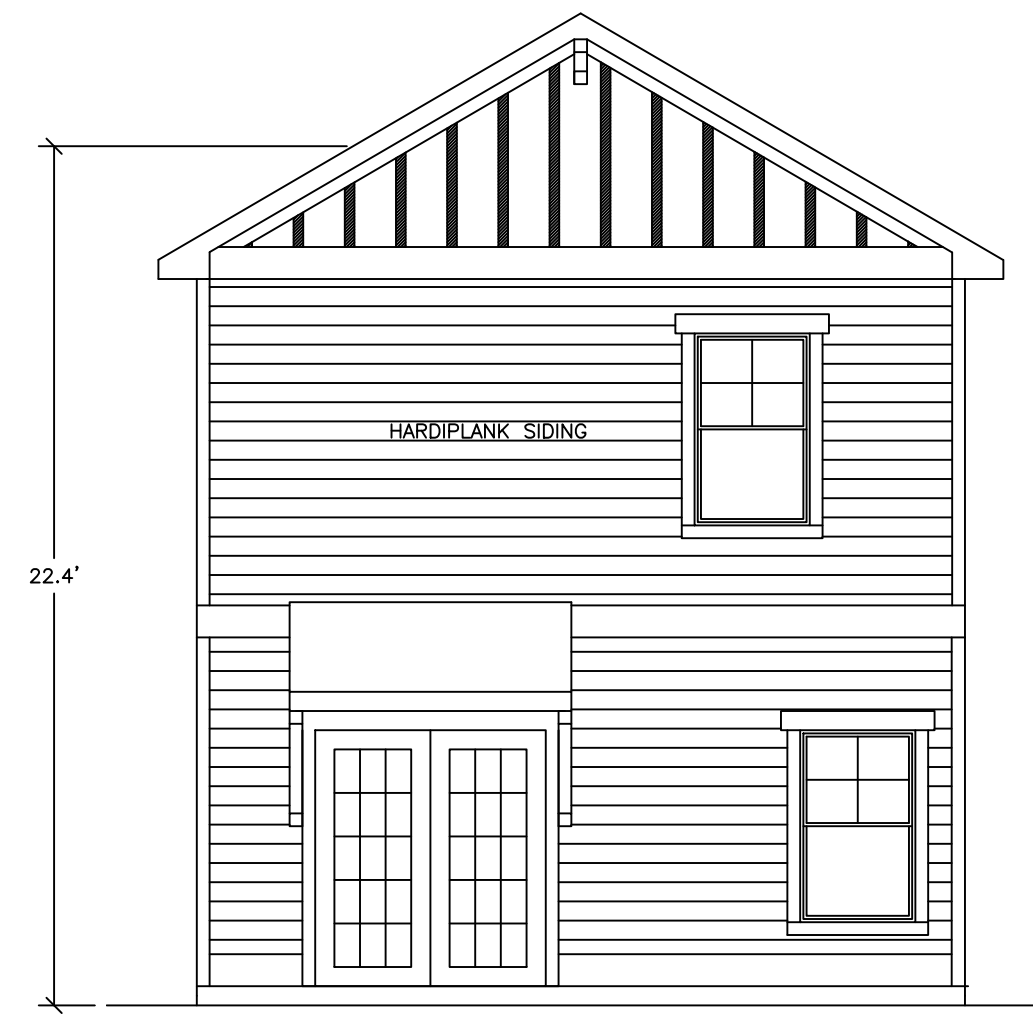
DEVELOPER: LCD ACQUISITIONS, LLC ADDRESS: 455 EPPS BRIDGE PARKWAY BUILDING 100, SUITE 201 ATHENS, GA 30606 PHONE: (706) 543-1910	OWNER: PATRICIA S. BOWEN, ETAL ADDRESS: 3325 DAVIE STREET WINTERVILLE, NC 28590 PHONE: (252) 756-0714
--	--

**Baldwin Design Consultants, PA**  
ENGINEERING - SURVEYING - PLANNING  
1700-D EAST ARLINGTON BOULEVARD  
GREENVILLE, NC 27608 252.256.1390

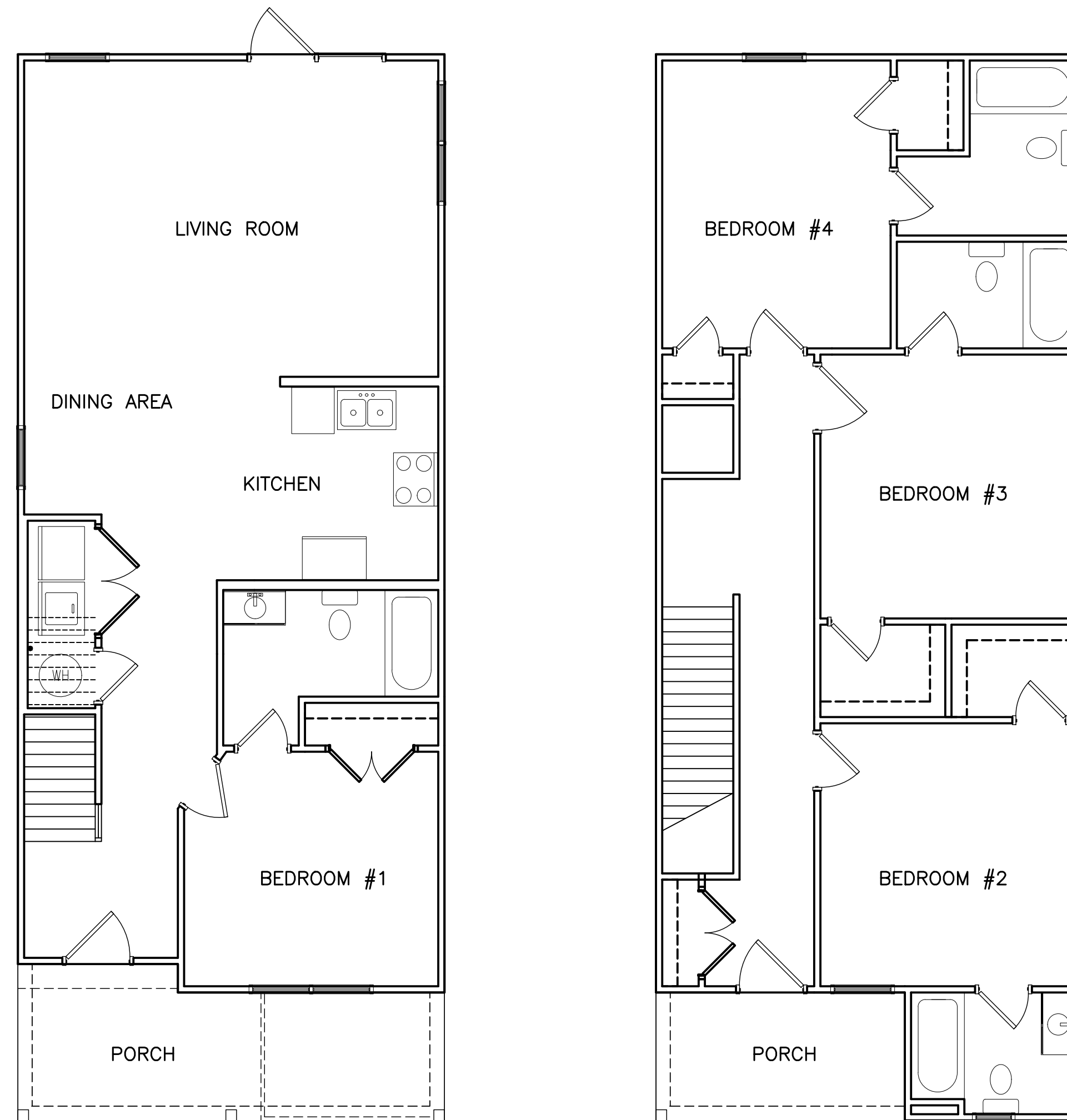
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DRAWN: MAH	DATE: 03/06/17
CHECKED: MWB	SCALE: 1" = 5'

Y:\DRAWINGS\18-062 JOHN MARVIN\DATA\SHEETS\LUP.dwg Wed, Mar 15, 2017 - 8:48am MHEREDON



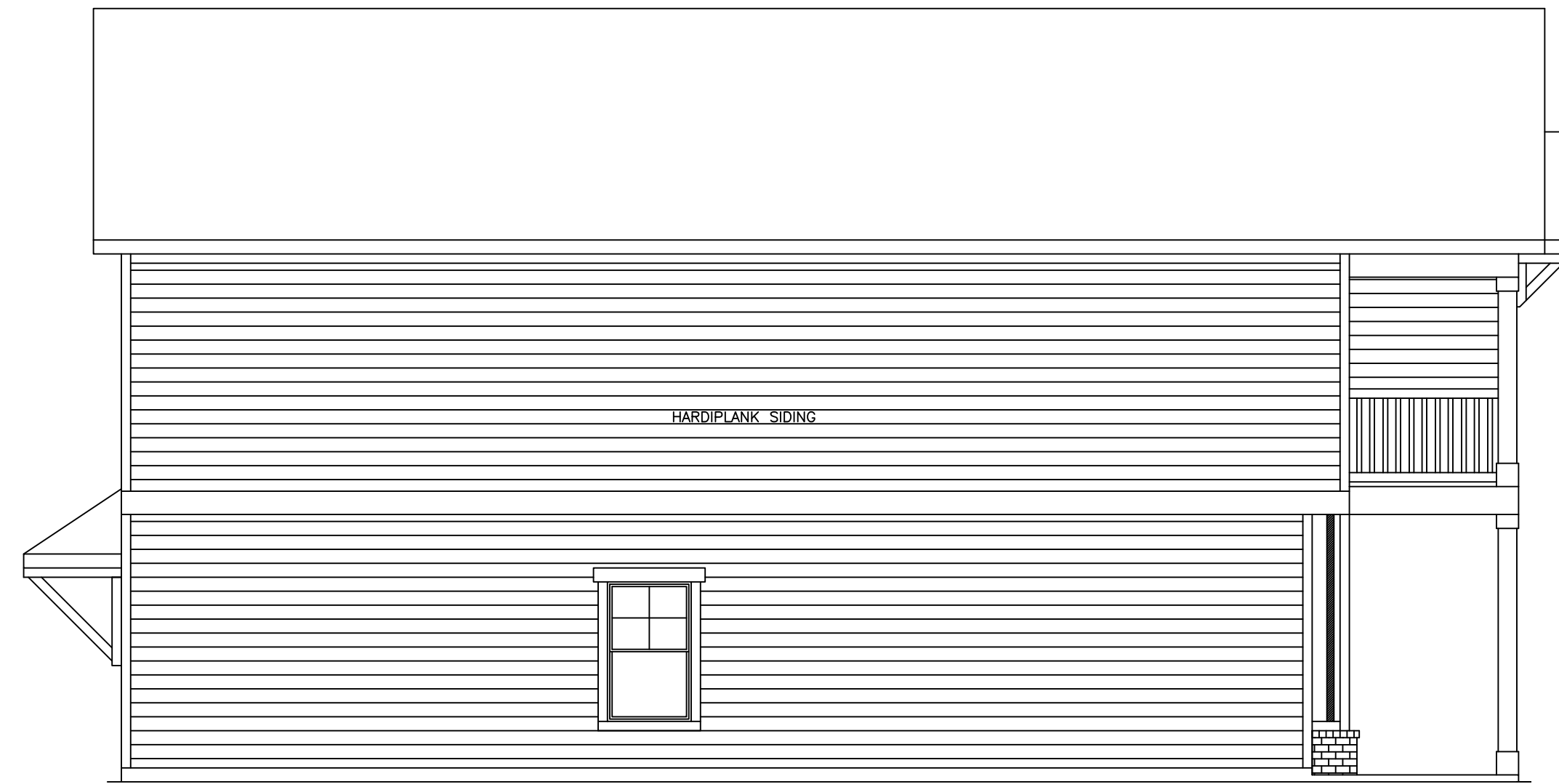


REAR ELEVATION

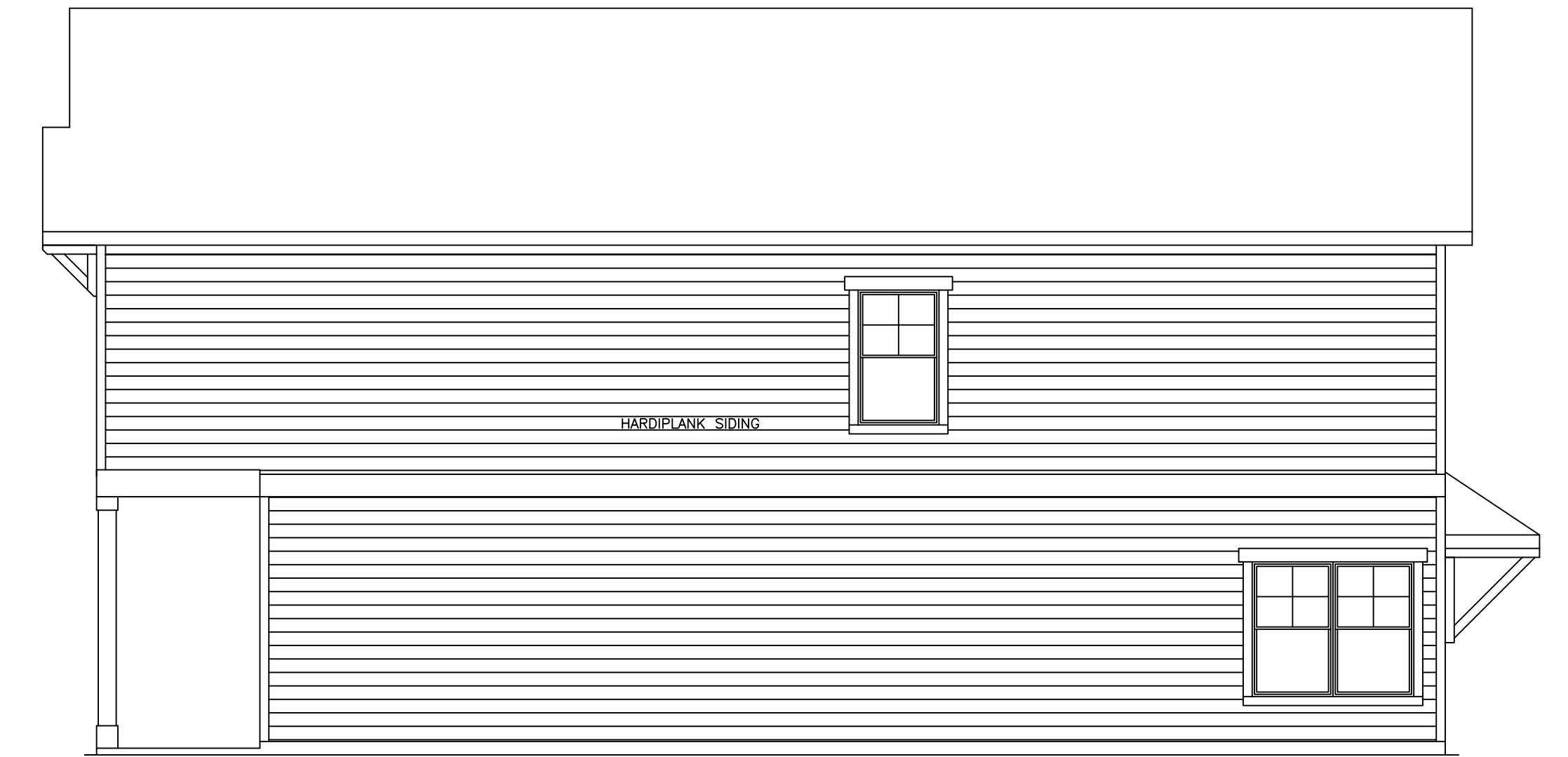


1ST FLOOR PLAN

2ND FLOOR PLAN



LEFT ELEVATION



RIGHT ELEVATION



FRONT ELEVATION

Attachment number 1  
Page 20 of 34

THE BLOOMFIELD	
BUILDING TYPE #7 FLOOR AREA	
1st FLOOR	870 S.F.
2nd FLOOR	930 S.F.
<b>TOTAL</b>	<b>1,800 S.F.</b>
1st FLOOR PORCH	130 S.F.
2nd FLOOR PORCH	70 S.F.
<b>TOTAL PORCH AREA</b>	<b>200 S.F.</b>

5' 2' 0' 5' 10' 15'  
GRAPHIC SCALE: 1" = 5'

SHEET 14 OF 26  
FLOOR PLAN & ELEVATIONS  
BUILDING TYPE #7 - THE BLOOMFIELD

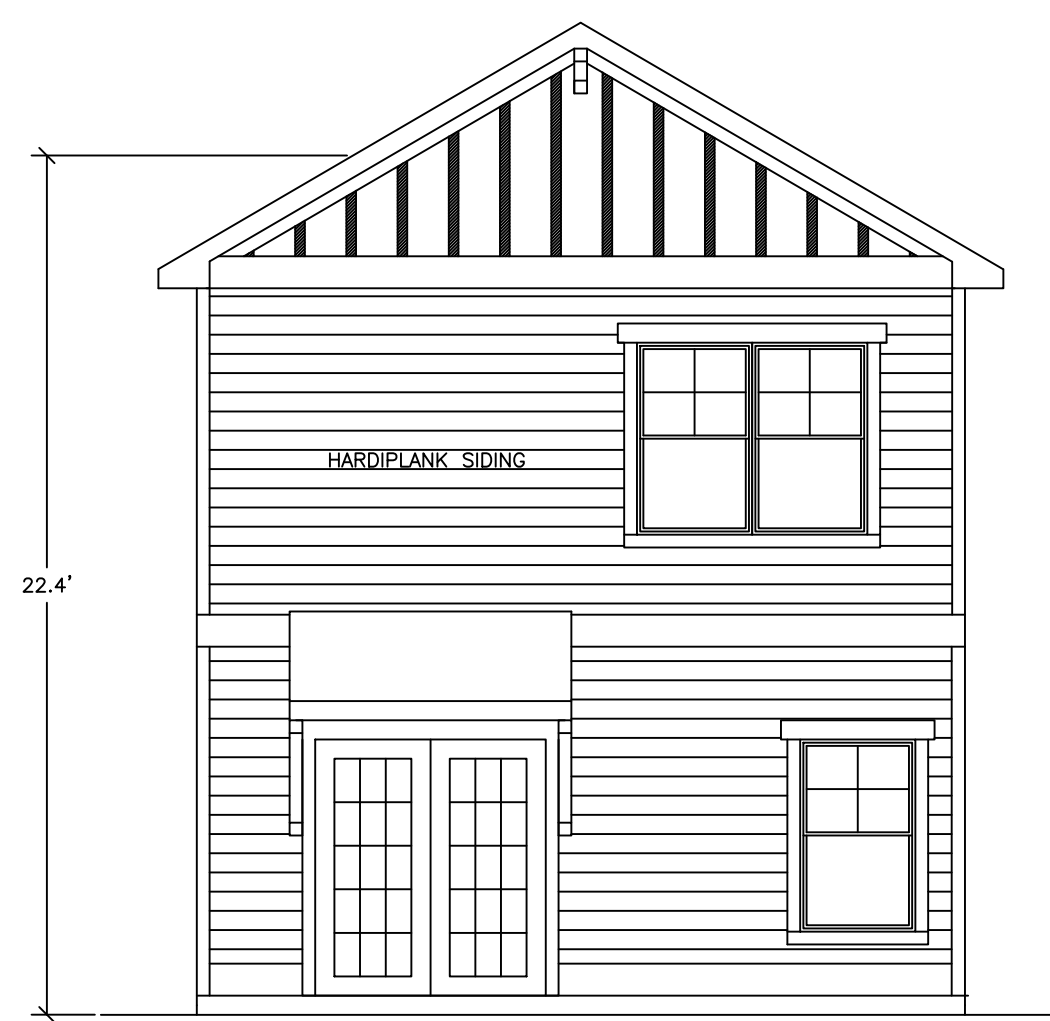
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NOTE: BUILDING HEIGHT MEASURED AT HALFWAY OF THE ROOF LINE.

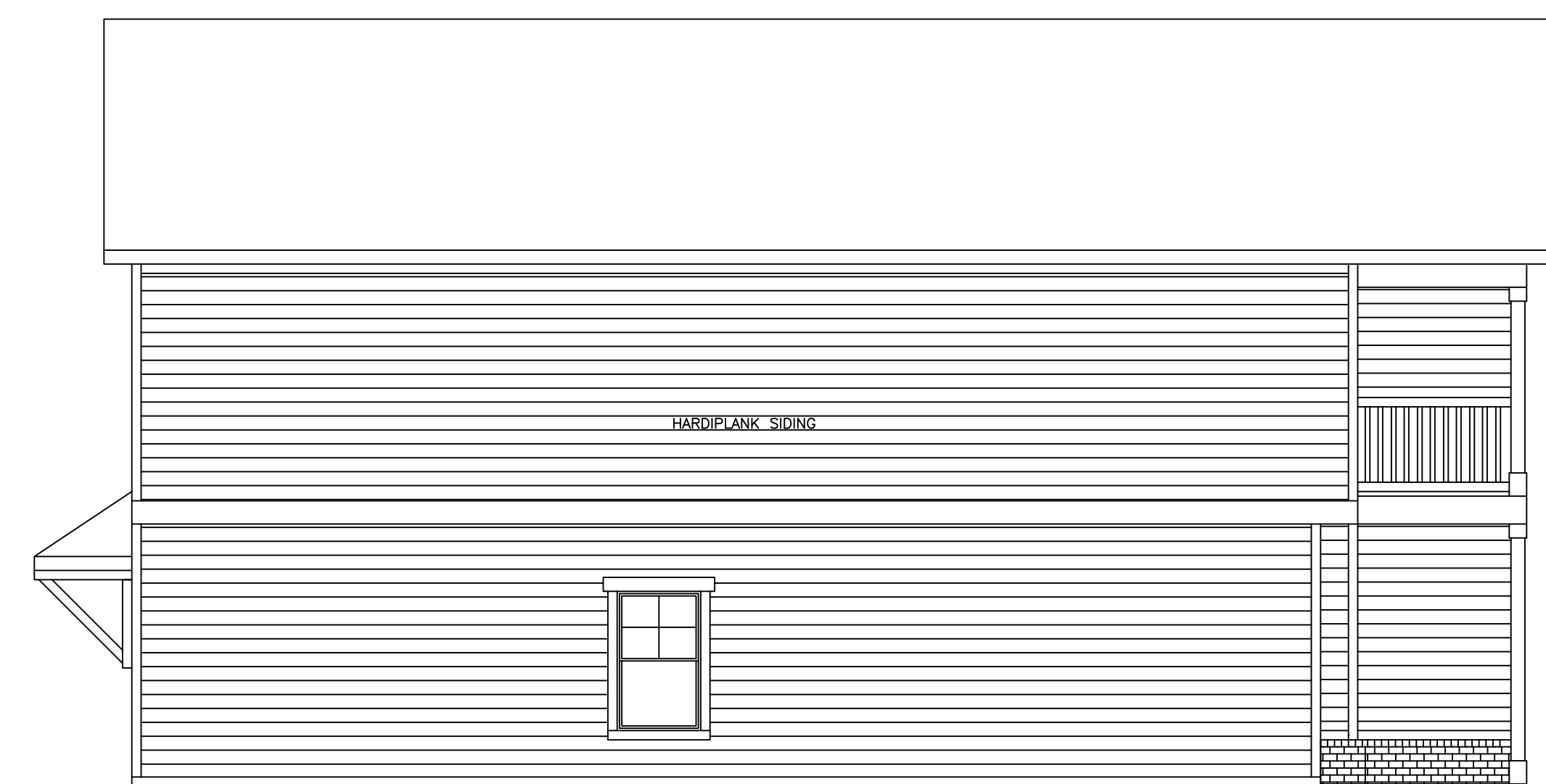
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PHONE: (706) 543-1910	PHONE: (252) 756-0714

	DESIGNED: N/A	APPROVED: N/A
	DRAWN: MAH	DATE: 03/06/17
	CHECKED: MWB	SCALE: 1" = 5'
	<small>1700-D EAST ARLINGTON BOULEVARD GREENVILLE, NC 27608 252.256.1390</small>	

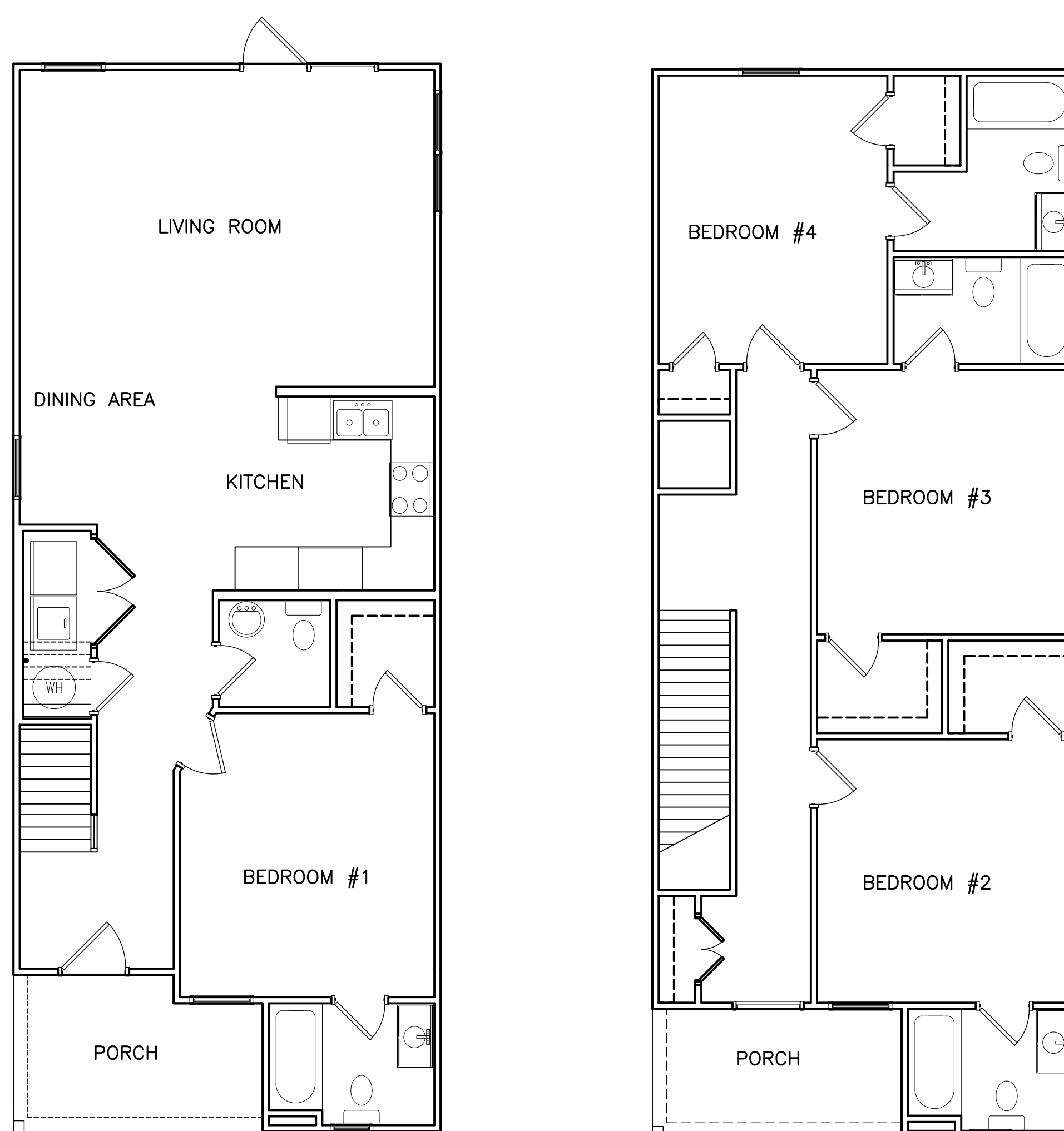


REAR ELEVATION



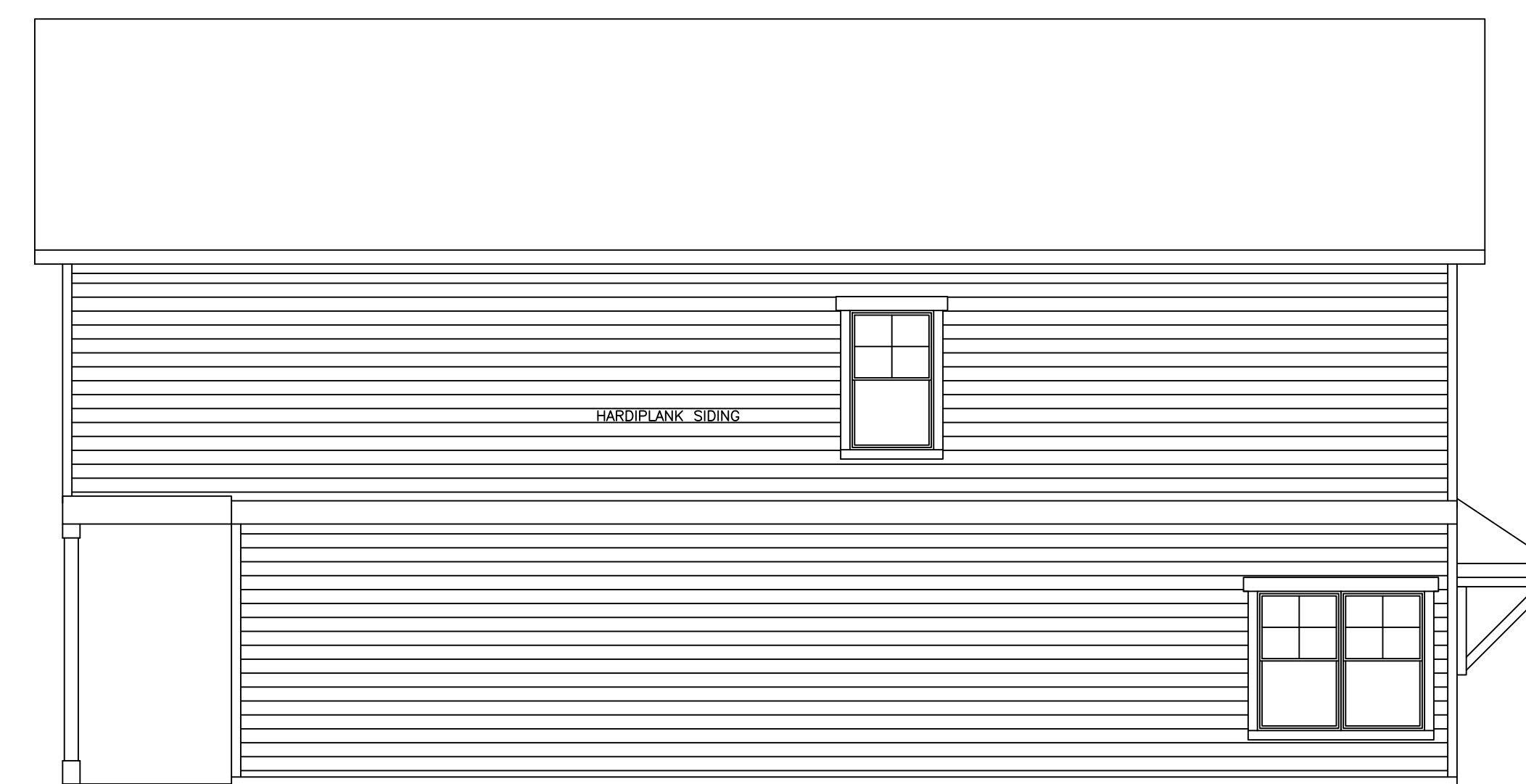
LEFT ELEVATION

Attachment number 1  
Page 21 of 34



1ST FLOOR PLAN

2ND FLOOR PLAN



RIGHT ELEVATION



FRONT ELEVATION

THE SPRINGMORE	
BUILDING TYPE #8 FLOOR AREA	
1st FLOOR	920 S.F.
2nd FLOOR	930 S.F.
<b>TOTAL</b>	<b>1,850 S.F.</b>
1st FLOOR PORCH	80 S.F.
2nd FLOOR PORCH	70 S.F.
<b>TOTAL PORCH AREA</b>	<b>150 S.F.</b>

0' 2' 0' 5' 10' 15'  
GRAPHIC SCALE: 1" = 5'

SHEET 15 OF 26  
FLOOR PLAN & ELEVATIONS  
BUILDING TYPE #8 - THE SPRINGMORE

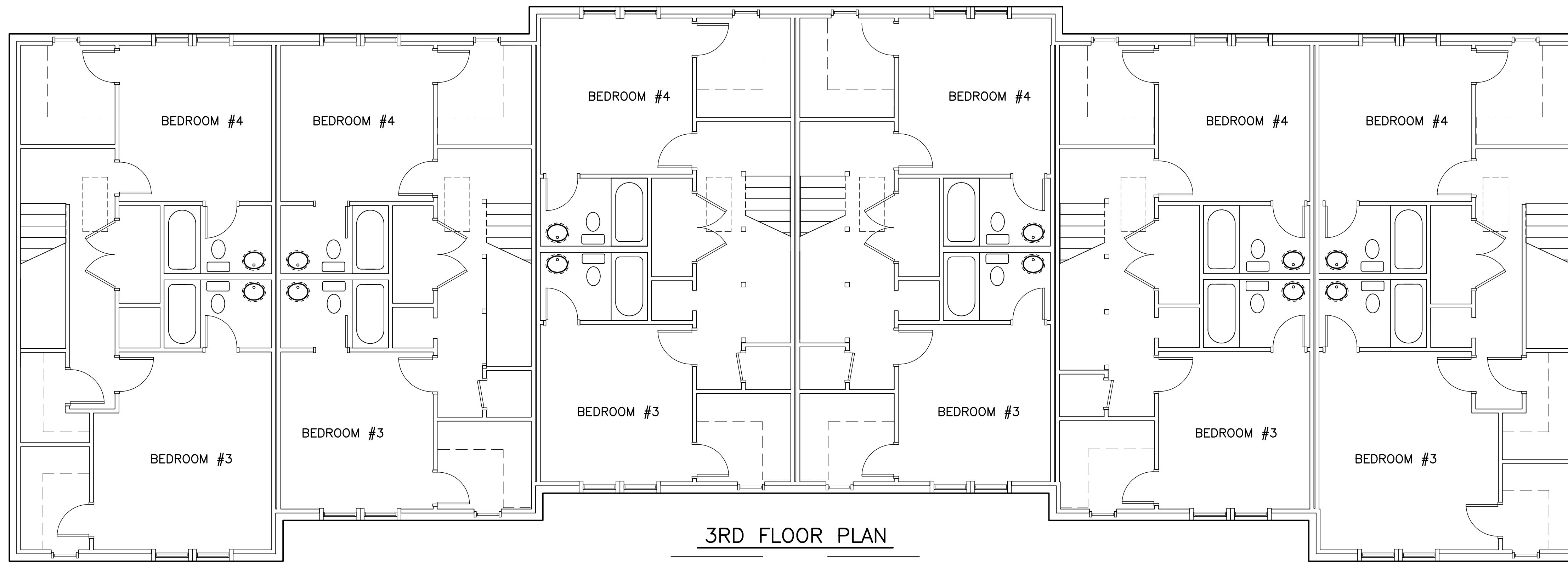
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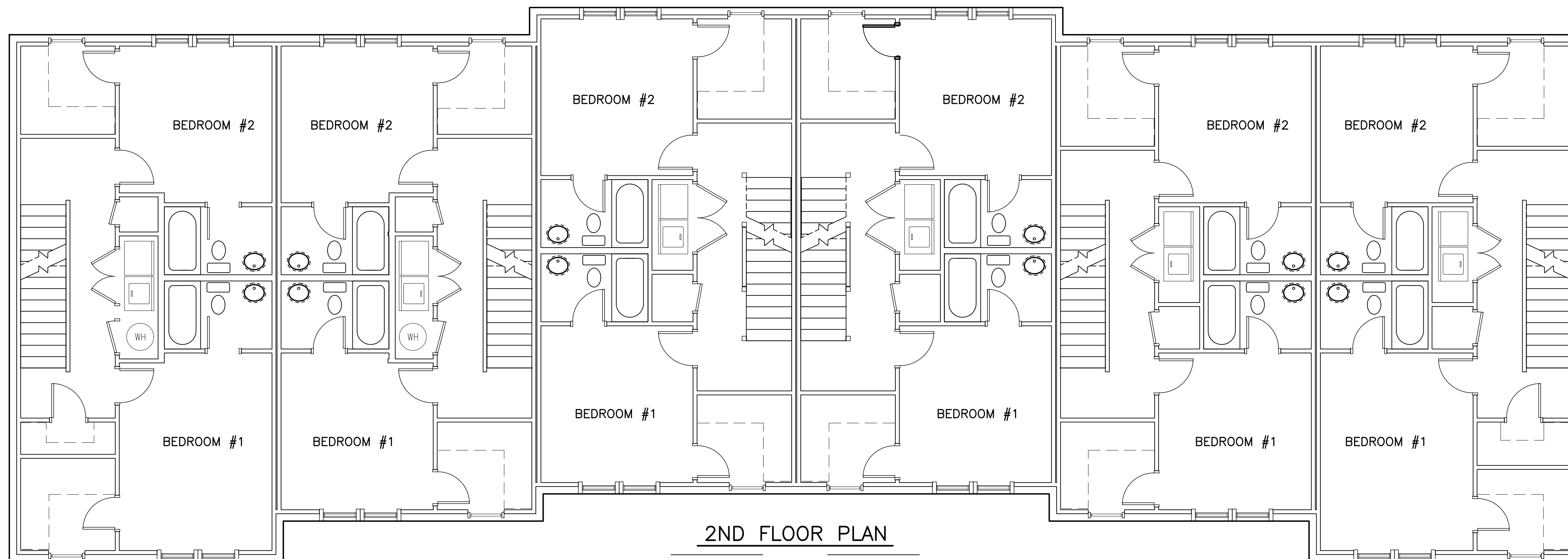
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ADDRESS: 455 EPPS BRIDGE PARKWAY	ADDRESS: 3325 DAVIE STREET
BUILDING 100, SUITE 201	WINTERVILLE, NC 28590
ATHENS, GA 30606	PHONE: (252) 756-0714
PHONE: (706) 543-1910	

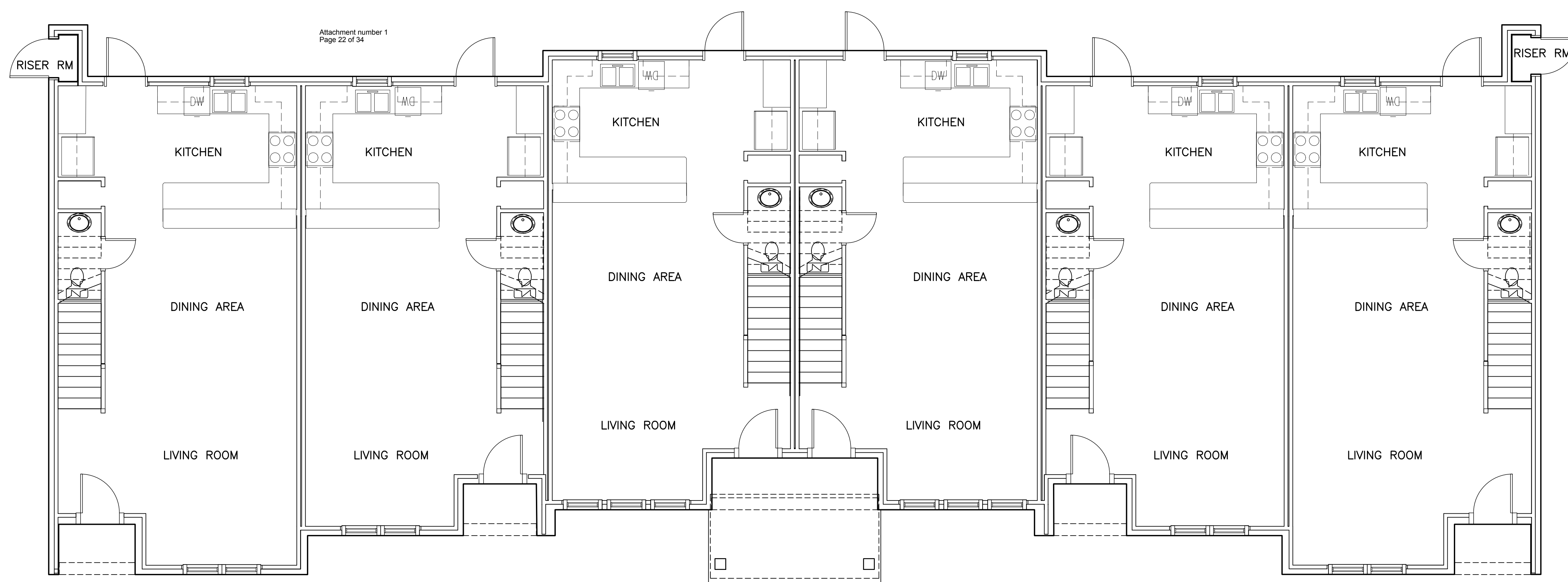
	DESIGNED: N/A	APPROVED: N/A
	DRAWN: MAH	DATE: 03/06/17
	CHECKED: MWB	SCALE: 1" = 5'
	<small>1700-D EAST ARLINGTON BOULEVARD GREENVILLE, NC 27608 252.256.1390</small>	



3RD FLOOR PLAN

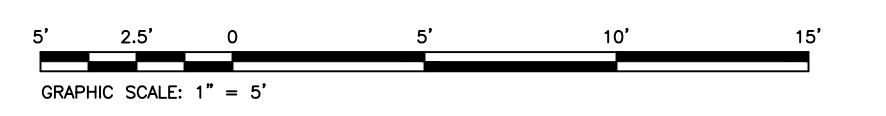


2ND FLOOR PLAN



1ST FLOOR PLAN

THE CLOVERHURST		
BUILDING TYPE #12 FLOOR AREA		
	END UNITS	CENTER UNITS
1st FLOOR	690 S.F.	633 S.F.
2nd FLOOR	717 S.F.	660 S.F.
3rd FLOOR	717 S.F.	660 S.F.
<b>TOTAL</b>	<b>2,124 S.F.</b>	<b>1,953 S.F.</b>
	(2) 4BR END	(4) 4BR CENTER
<b>SUB-TOTAL</b>	<b>4,248 S.F.</b>	<b>7,812 S.F.</b>
CENTER PORCH		140 S.F.
LEFT PORCH (2)		54 S.F.
RIGHT PORCH (2)		54 S.F.
<b>TOTAL FLOOR AREA= 12,060 S.F.</b>		
<b>TOTAL PORCH AREA= 248 S.F.</b>		



SHEET 16 OF 26  
**FLOOR PLAN**  
**BUILDING TYPE #12 - THE CLOVERHURST**

NOTE: THESE DRAWINGS WERE PRODUCED FROM BUILDING PLANS PROVIDED BY THE OWNER AND DO NOT REFLECT ACTUAL DESIGN BY THIS FIRM.

**THE RETREAT**

A PORTION OF TRACT #1, C.A. TUCKER LAND DIVISION  
 REFERENCE: MAP BOOK 11, PAGE 35 OF THE  
 PITT COUNTY REGISTER OF DEEDS  
 WINTERVILLE TOWNSHIP, PITT COUNTY, N.C.

DEVELOPER: LCD ACQUISITIONS, LLC ADDRESS: 455 EPPS BRIDGE PARKWAY BUILDING 100, SUITE 201 ATHENS, GA 30606 PHONE: (706) 543-1910	OWNER: PATRICIA S. BOWEN, ETAL ADDRESS: 3325 DAVIE STREET WINTERVILLE, NC 28590 PHONE: (252) 756-0714
--	--

<b>Baldwin Design Consultants, PA</b> ENGINEERING - SURVEYING - PLANNING 1700-D EAST ARLINGTON BOULEVARD GREENVILLE, NC 27608 252.256.1300	DESIGNED: N/A DRAWN: MAH CHECKED: MWB	APPROVED: N/A DATE: 03/06/17 SCALE: 1" = 5'
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REAR ELEVATION



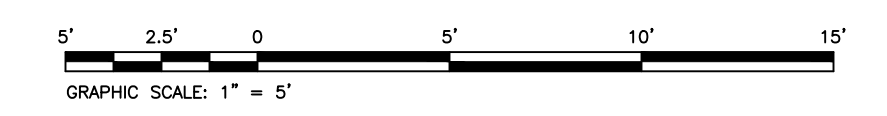
RIGHT ELEVATION



LEFT ELEVATION



FRONT ELEVATION



SHEET 17 OF 26  
 ELEVATIONS  
 BUILDING TYPE #12 - THE CLOVERHURST

NOTE: THESE DRAWINGS WERE PRODUCED FROM BUILDING PLANS PROVIDED BY THE OWNER AND DO NOT REFLECT ACTUAL DESIGN BY THIS FIRM.

NOTE: BUILDING HEIGHT MEASURED AT HALFWAY OF THE ROOF LINE.

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DEVELOPER: LCD ACQUISITIONS, LLC	OWNER: PATRICIA S. BOWEN, ETAL
ADDRESS: 455 EPPS BRIDGE PARKWAY BUILDING 100, SUITE 201 ATHENS, GA 30606	ADDRESS: 3325 DAVIE STREET WINTERVILLE, NC 28590
PHONE: (706) 543-1910	PHONE: (252) 756-0714

<p><b>Baldwin Design Consultants, PA</b>          ENGINEERING - SURVEYING - PLANNING          1700-D EAST ARLINGTON BOULEVARD          GREENVILLE, NC 27608</p>	DESIGNED: N/A	APPROVED: N/A
	DRAWN: MAH	DATE: 03/06/17
	CHECKED: MWB	SCALE: 1" = 5'



LEFT ELEVATION



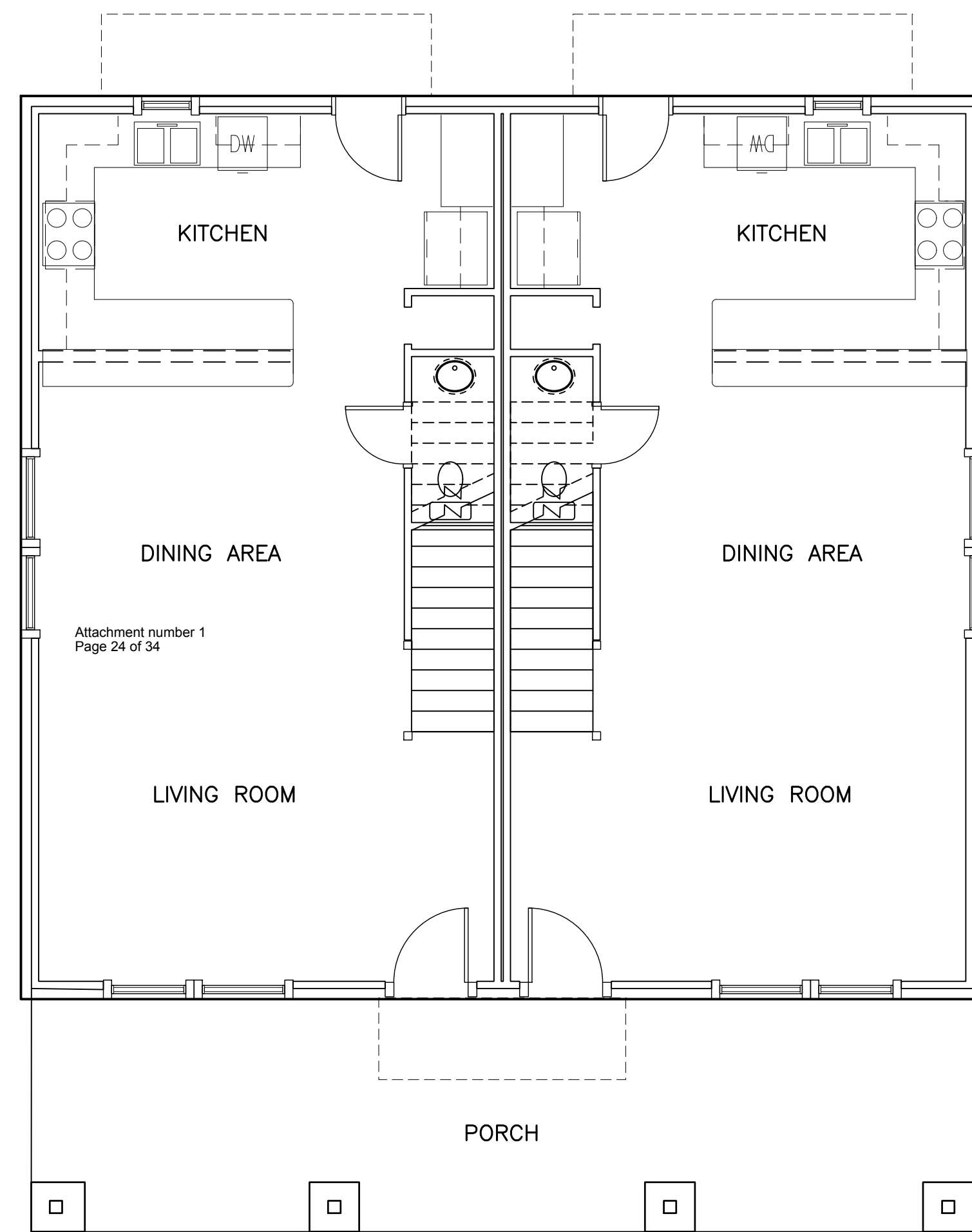
FRONT ELEVATION



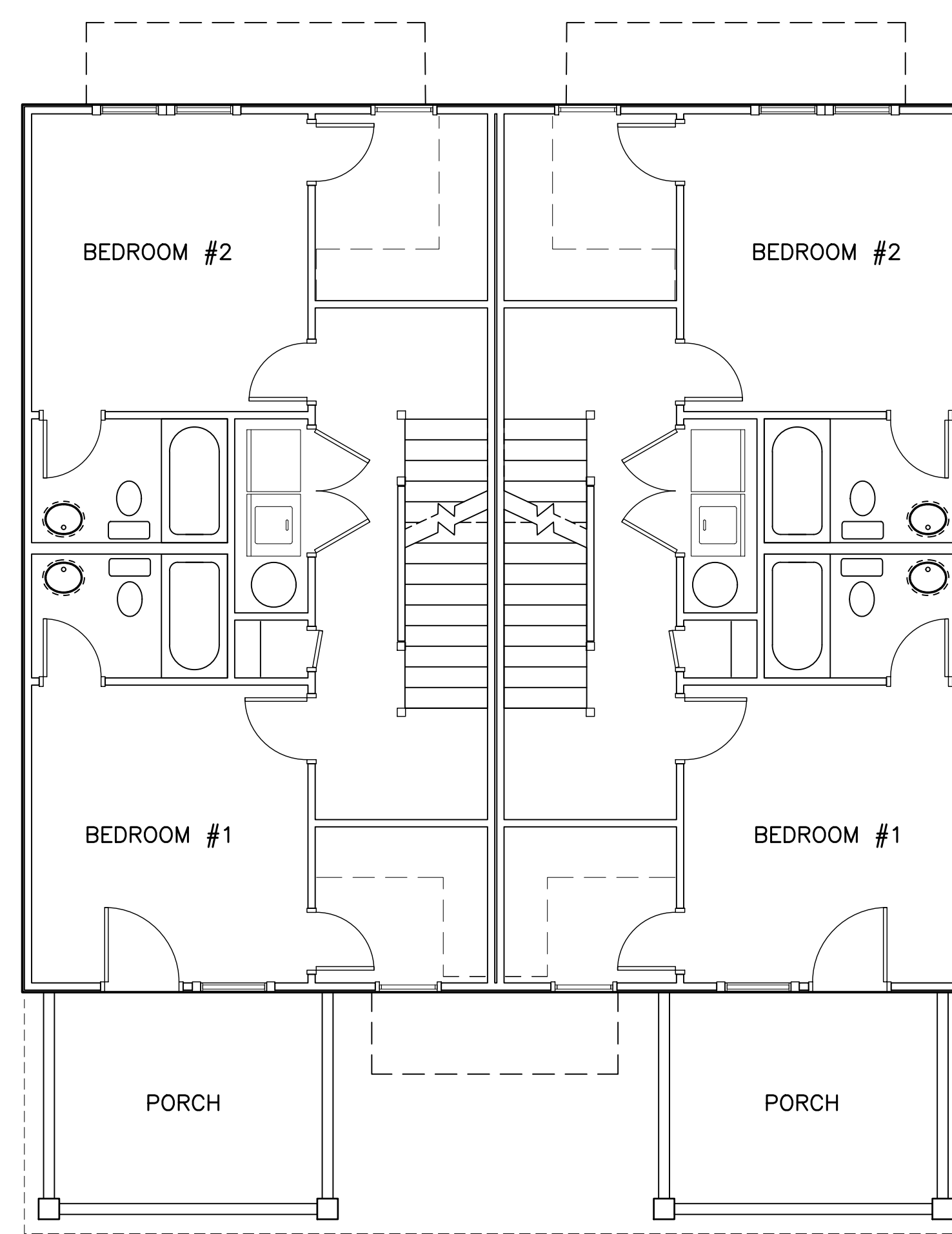
REAR ELEVATION



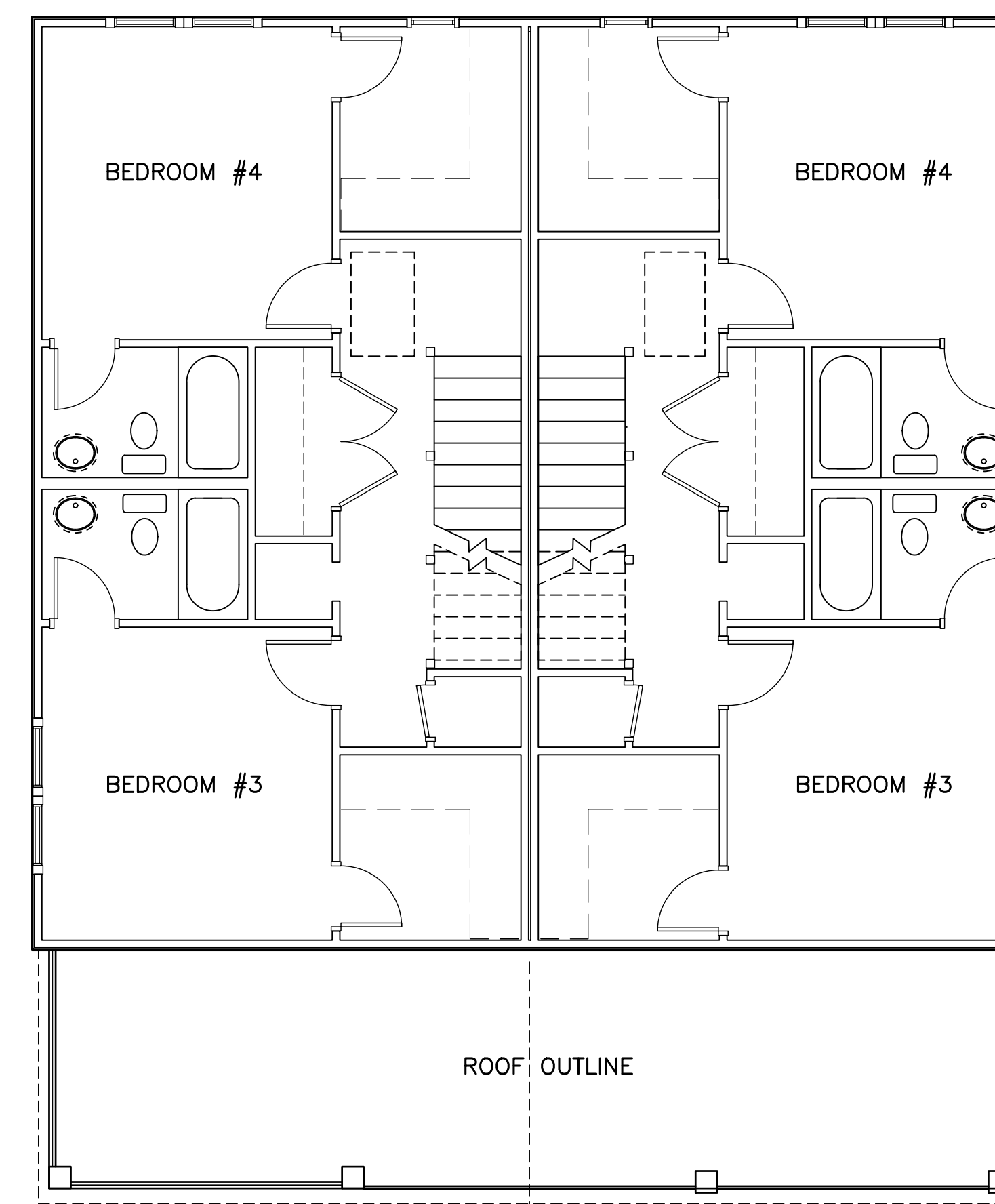
RIGHT ELEVATION



1ST FLOOR PLAN

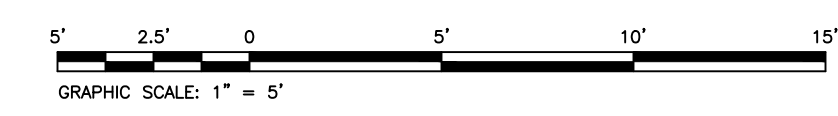


2ND FLOOR PLAN



3RD FLOOR PLAN

THE STAFFORD		
BUILDING TYPE #15 FLOOR AREA		
	LEFT - 4 BR	RIGHT - 4 BR
1st FLOOR	678 S.F.	678 S.F.
2nd FLOOR	678 S.F.	678 S.F.
3rd FLOOR	678 S.F.	678 S.F.
<b>SUB-TOTAL</b>	<b>2,034 S.F.</b>	<b>2,034 S.F.</b>
1st FLOOR PORCH	190.5 S.F.	190.5 S.F.
2nd FLOOR PORCH	109 S.F.	109 S.F.
<b>TOTAL FLOOR AREA=</b>	<b>4,068 S.F.</b>	
<b>TOTAL PORCH AREA=</b>	<b>599 S.F.</b>	



SHEET 18 OF 26  
 FLOOR PLAN & ELEVATIONS  
 BUILDING TYPE #15 - THE STAFFORD

NOTE: THESE DRAWINGS WERE PRODUCED FROM BUILDING PLANS PROVIDED BY THE OWNER AND DO NOT REFLECT ACTUAL DESIGN BY THIS FIRM.

NOTE: BUILDING HEIGHT MEASURED AT HALFWAY OF THE ROOF LINE.

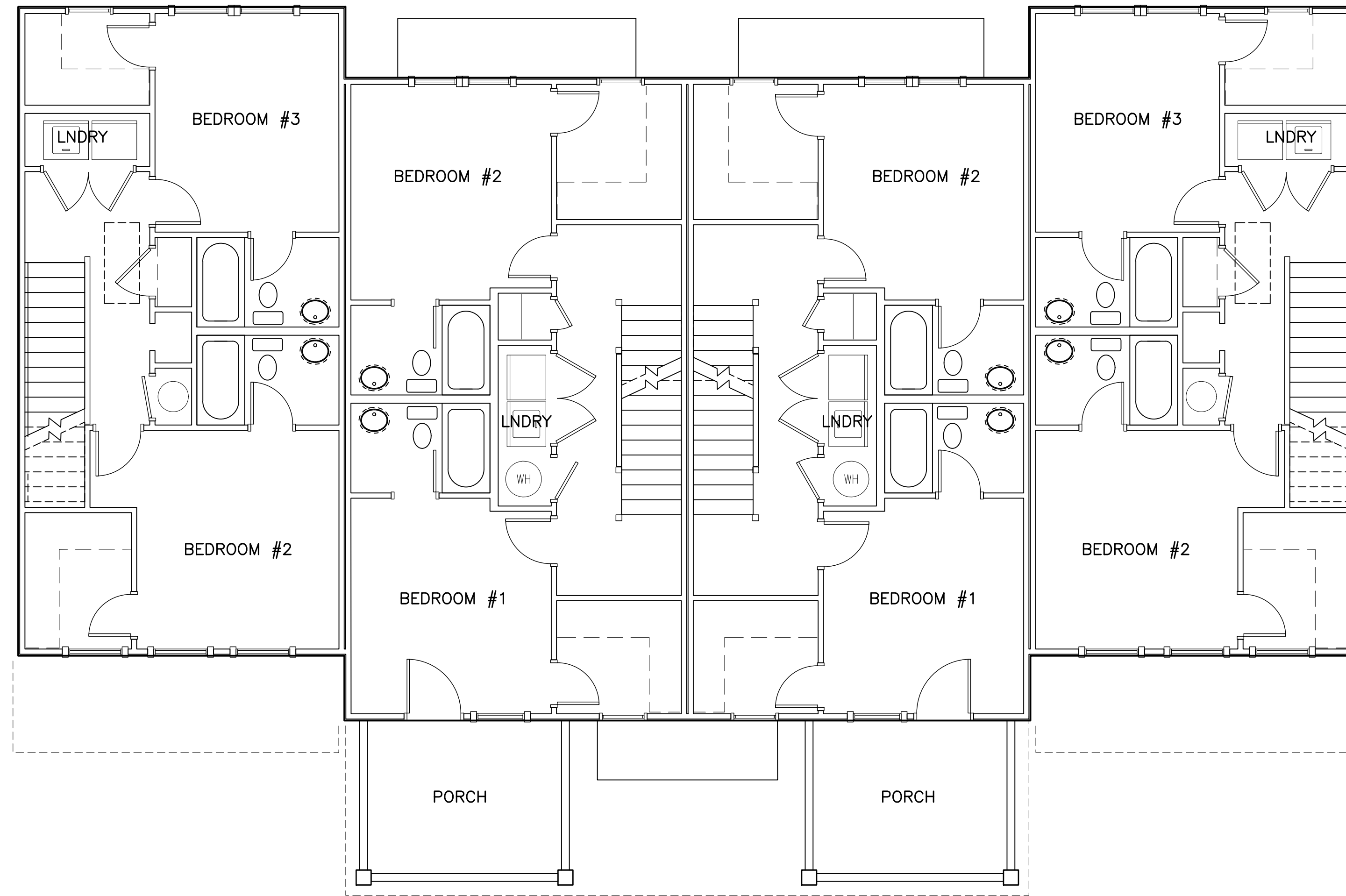
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 REFERENCE: MAP BOOK 11, PAGE 35 OF THE  
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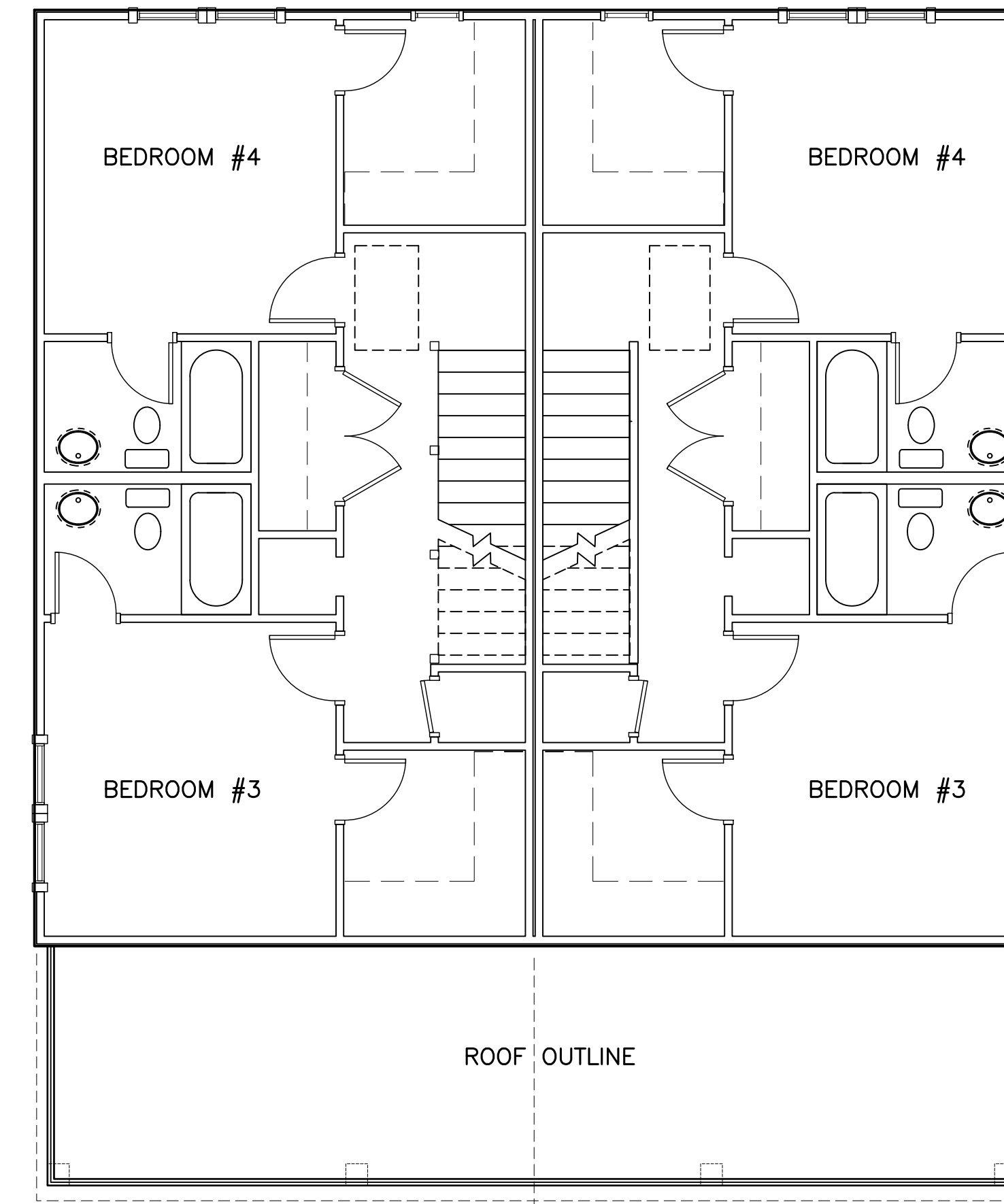
DEVELOPER: LCD ACQUISITIONS, LLC ADDRESS: 455 EPPS BRIDGE PARKWAY BUILDING 100, SUITE 201 ATHENS, GA 30606 PHONE: (706) 543-1910	OWNER: PATRICIA S. BOWEN, ETAL ADDRESS: 3325 DAVIE STREET WINTERVILLE, NC 28590 PHONE: (252) 756-0714
--	--

<p><b>Baldwin Design Consultants, PA</b>          ENGINEERING - SURVEYING - PLANNING          1700-D EAST ARLINGTON BOULEVARD          GREENVILLE, NC 27608 252.756.1300</p>	DESIGNED: N/A	APPROVED: N/A
	DRAWN: MAH	DATE: 03/06/17
	CHECKED: MWB	SCALE: 1" = 5'

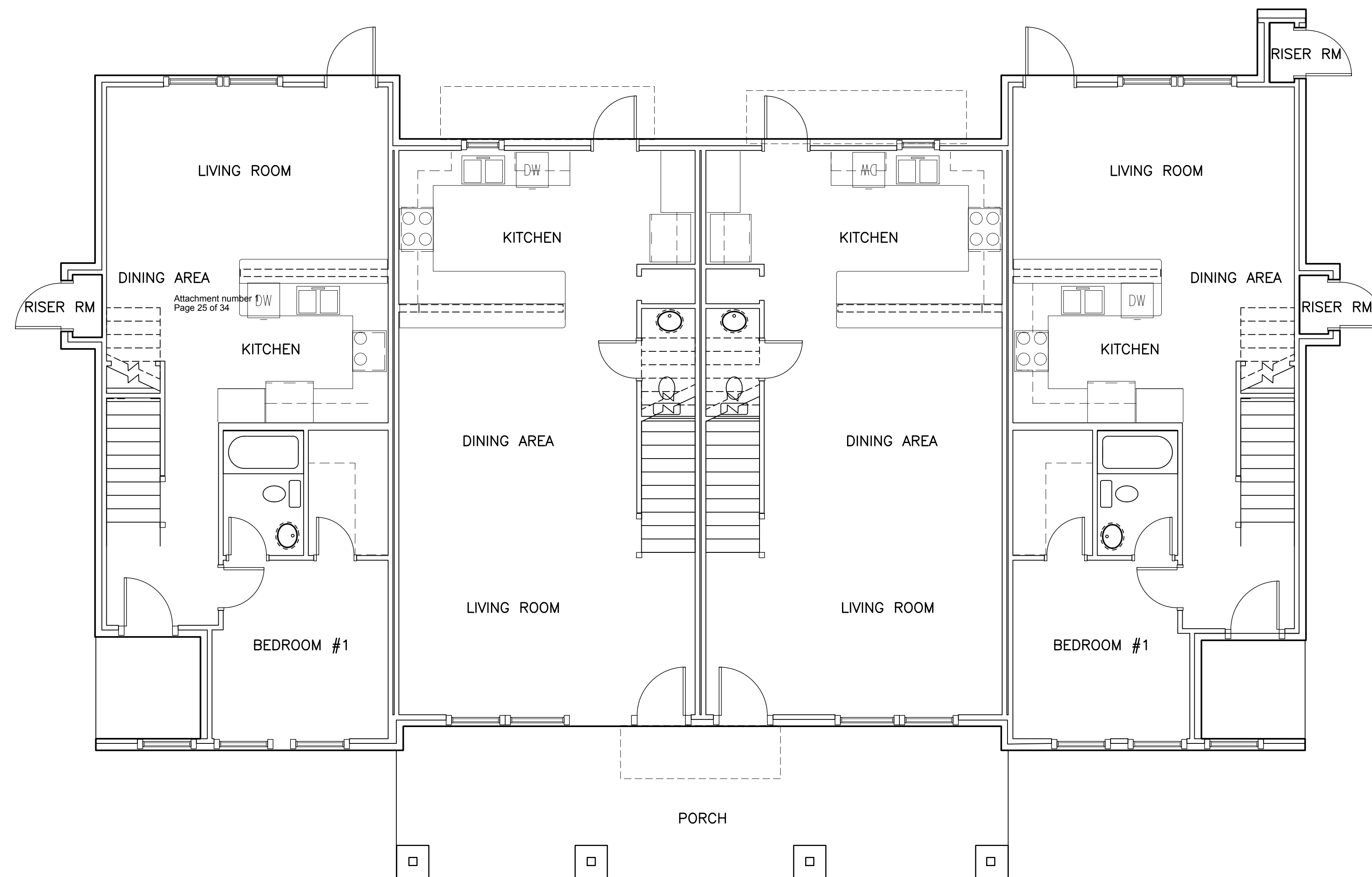




2ND FLOOR PLAN

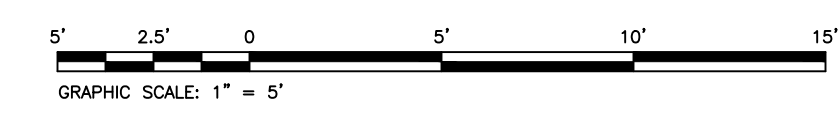


3RD FLOOR PLAN



1ST FLOOR PLAN

THE MILLEDGE		
BUILDING TYPE #16 FLOOR AREA		
	END UNITS	CENTER UNITS
1st FLOOR	698 S.F.	678 S.F.
2nd FLOOR	651 S.F.	678 S.F.
3rd FLOOR		678 S.F.
<b>TOTAL</b>	<b>1,349 S.F.</b>	<b>2,034 S.F.</b>
	(2) 3BR END	(2) 4BR CENTER
<b>SUB-TOTAL</b>	<b>2,698 S.F.</b>	<b>4,068 S.F.</b>
CENTER PORCH		381 S.F.
LEFT PORCH		45 S.F.
RIGHT PORCH		45 S.F.
2nd FLOOR PORCH (2)		218 S.F.
<b>TOTAL FLOOR AREA= 6,766 S.F.</b>		
<b>TOTAL PORCH AREA= 689 S.F.</b>		



SHEET 19 OF 26  
**FLOOR PLAN**  
**BUILDING TYPE #16 - THE MILLEDGE**

NOTE: THESE DRAWINGS WERE PRODUCED FROM BUILDING PLANS PROVIDED BY THE OWNER AND DO NOT REFLECT ACTUAL DESIGN BY THIS FIRM.

**THE RETREAT**

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--	--

<b>Baldwin Design Consultants, PA</b> ENGINEERING - SURVEYING - PLANNING 1700-D EAST ARLINGTON BOULEVARD GREENVILLE, NC 27608 252.256.1300	DESIGNED: N/A DRAWN: MAH CHECKED: MWB	APPROVED: N/A DATE: 03/06/17 SCALE: 1" = 5'
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REAR ELEVATION



LEFT ELEVATION

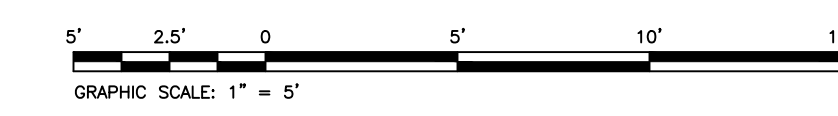
Attachment number: 1  
Page 26 of 34



RIGHT ELEVATION



FRONT ELEVATION



SHEET 20 OF 26  
ELEVATIONS  
BUILDING TYPE #16 - THE MILLEDGE

THE RETREAT

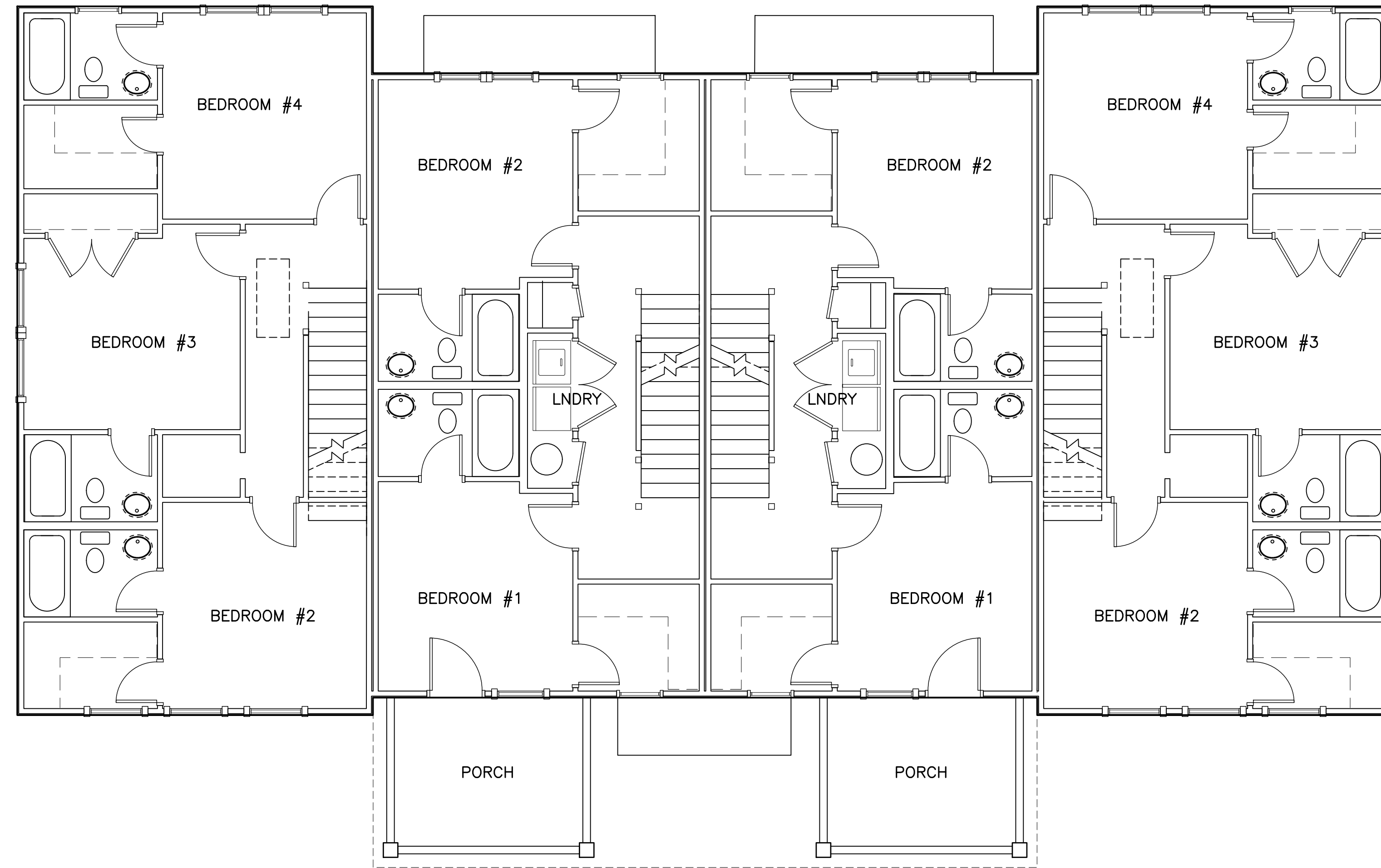
A PORTION OF TRACT #1, C.A. TUCKER LAND DIVISION  
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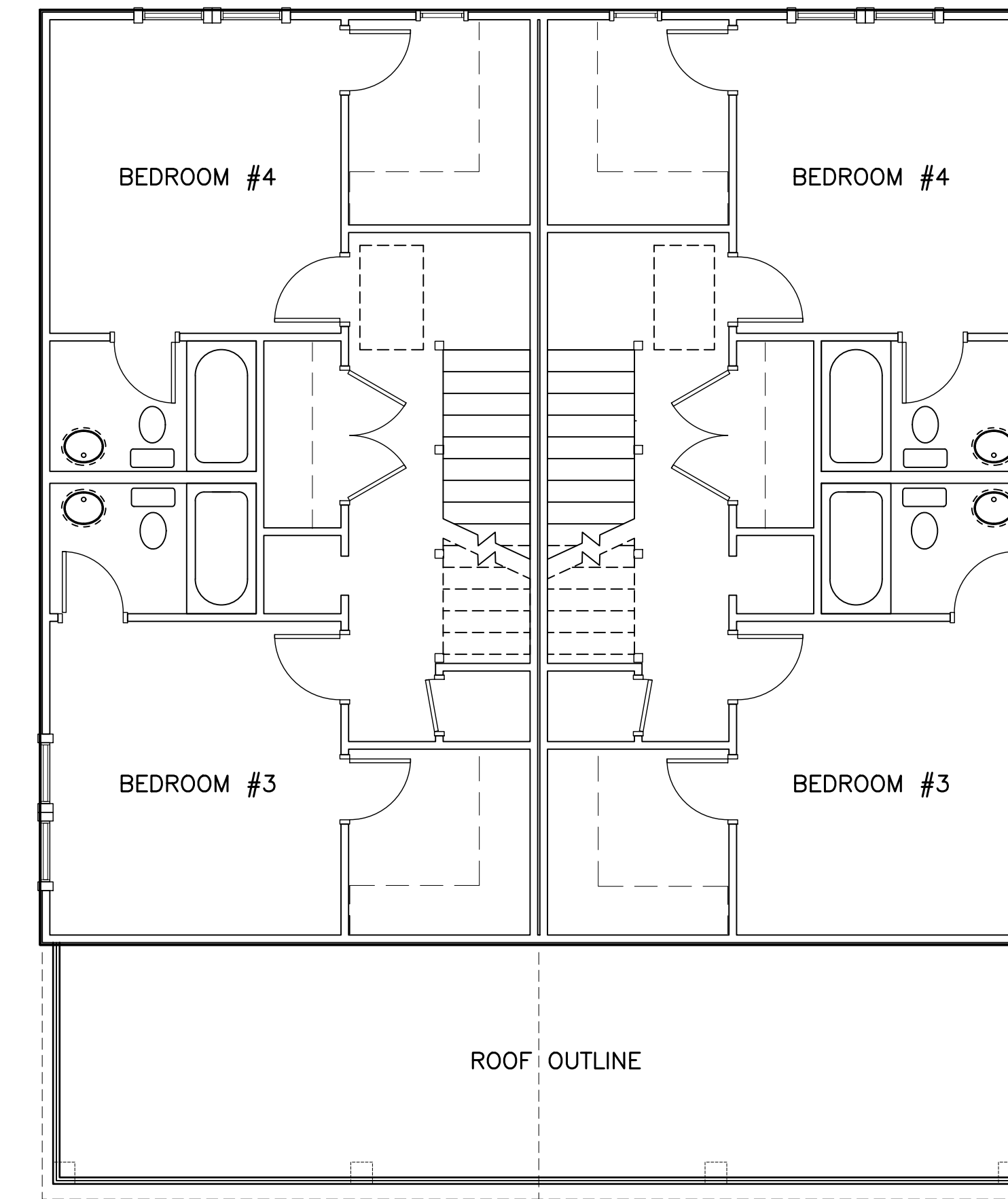
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NOTE: BUILDING HEIGHT MEASURED AT HALFWAY OF THE ROOF LINE.

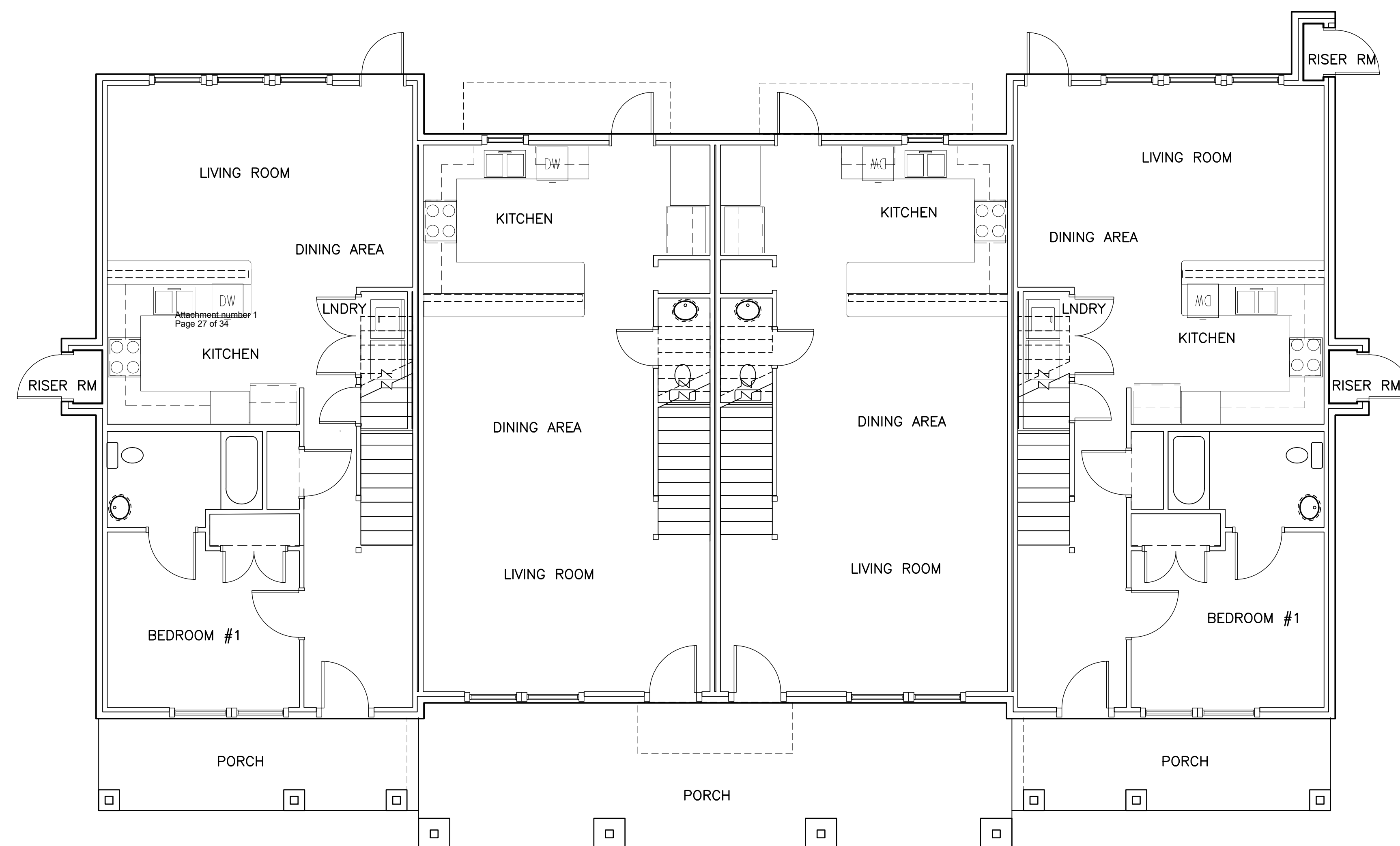
<p><b>Baldwin Design Consultants, PA</b> ENGINEERING - SURVEYING - PLANNING 1700-D EAST ARLINGTON BOULEVARD GREENVILLE, NC 27608 252.256.1300</p>	DESIGNED: N/A	APPROVED: N/A
	DRAWN: MAH	DATE: 03/06/17
	CHECKED: MWB	SCALE: 1" = 5'



2ND FLOOR PLAN

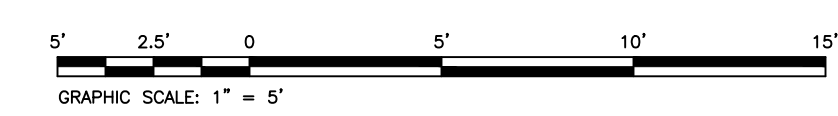


3RD FLOOR PLAN



1ST FLOOR PLAN

THE LUMPKIN		
BUILDING TYPE #17 FLOOR AREA		
	END UNITS	CENTER UNITS
1st FLOOR	820 S.F.	678 S.F.
2nd FLOOR	820 S.F.	678 S.F.
3rd FLOOR		678 S.F.
<b>TOTAL</b>	<b>1,640 S.F.</b>	<b>2,034 S.F.</b>
	(2) 4BR END	(2) 4BR CENTER
<b>SUB-TOTAL</b>	<b>3,280 S.F.</b>	<b>4,068 S.F.</b>
CENTER PORCH		381 S.F.
LEFT PORCH		120 S.F.
RIGHT PORCH		120 S.F.
2nd FLOOR PORCH (2)		218 S.F.
<b>TOTAL FLOOR AREA=</b>	<b>7,348 S.F.</b>	
<b>TOTAL PORCH AREA=</b>	<b>839 S.F.</b>	



SHEET 21 OF 26

FOOTPRINT  
BUILDING TYPE #17 - THE LUMPKIN

**THE RETREAT**  
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REFERENCE: MAP BOOK 11, PAGE 35 OF THE  
PITT COUNTY REGISTER OF DEEDS  
WINTERVILLE TOWNSHIP, PITT COUNTY, N.C.

DEVELOPER: LCD ACQUISITIONS, LLC  
ADDRESS: 455 EPPS BRIDGE PARKWAY  
BUILDING 100, SUITE 201  
ATHENS, GA 30606  
PHONE: (706) 543-1910

OWNER: PATRICIA S. BOWEN,  
ETAL  
ADDRESS: 3325 DAVIE STREET  
WINTERVILLE, NC 28590  
PHONE: (252) 756-0714

**Baldwin Design Consultants, PA**  
ENGINEERING - SURVEYING - PLANNING  
1700-D EAST ARLINGTON BOULEVARD  
GREENVILLE, NC 27608

DESIGNED: N/A  
DRAWN: MAH  
CHECKED: MWB

APPROVED: N/A  
DATE: 03/06/17  
SCALE: 1" = 5'

NOTE: THESE DRAWINGS WERE PRODUCED FROM BUILDING PLANS PROVIDED BY THE OWNER AND DO NOT REFLECT ACTUAL DESIGN BY THIS FIRM.

NOTE: BUILDING HEIGHT MEASURED AT HALFWAY OF THE ROOF LINE.





REAR ELEVATION



LEFT ELEVATION

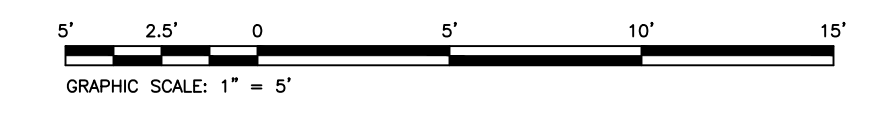
Attachment number: 1  
Page 28 of 34



RIGHT ELEVATION



FRONT ELEVATION



SHEET 22 OF 26  
ELEVATIONS  
BUILDING TYPE #17 - THE LUMPKIN

THE RETREAT

A PORTION OF TRACT #1, C.A. TUCKER LAND DIVISION  
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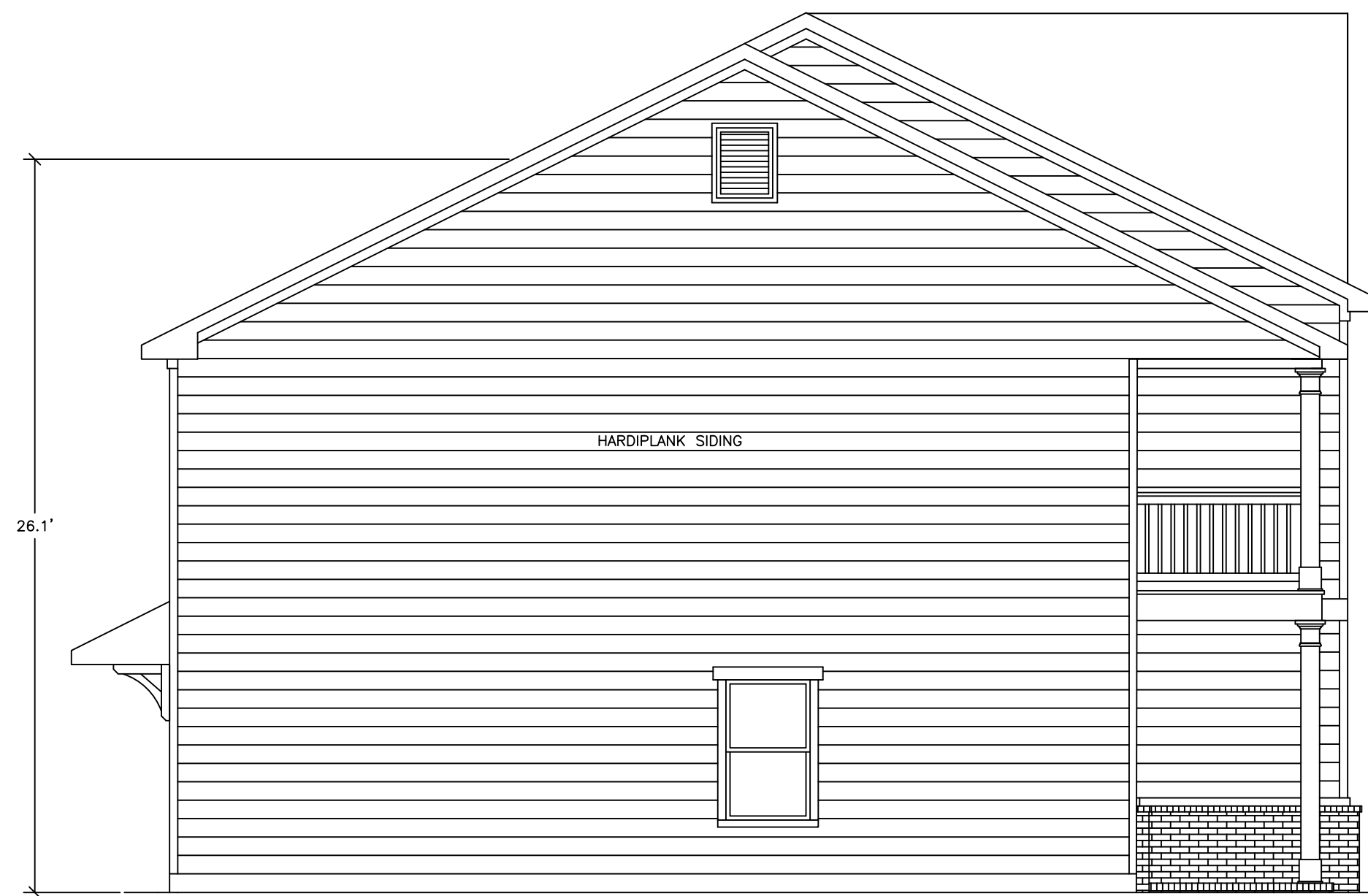
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NOTE: BUILDING HEIGHT MEASURED AT HALFWAY OF THE ROOF LINE.

<p><b>Baldwin Design Consultants, PA</b> ENGINEERING - SURVEYING - PLANNING 1700-D EAST ARLINGTON BOULEVARD GREENVILLE, NC 27608 252.756.1300</p>	DESIGNED: N/A	APPROVED: N/A
	DRAWN: MAH	DATE: 03/06/17
	CHECKED: MWB	SCALE: 1" = 5'

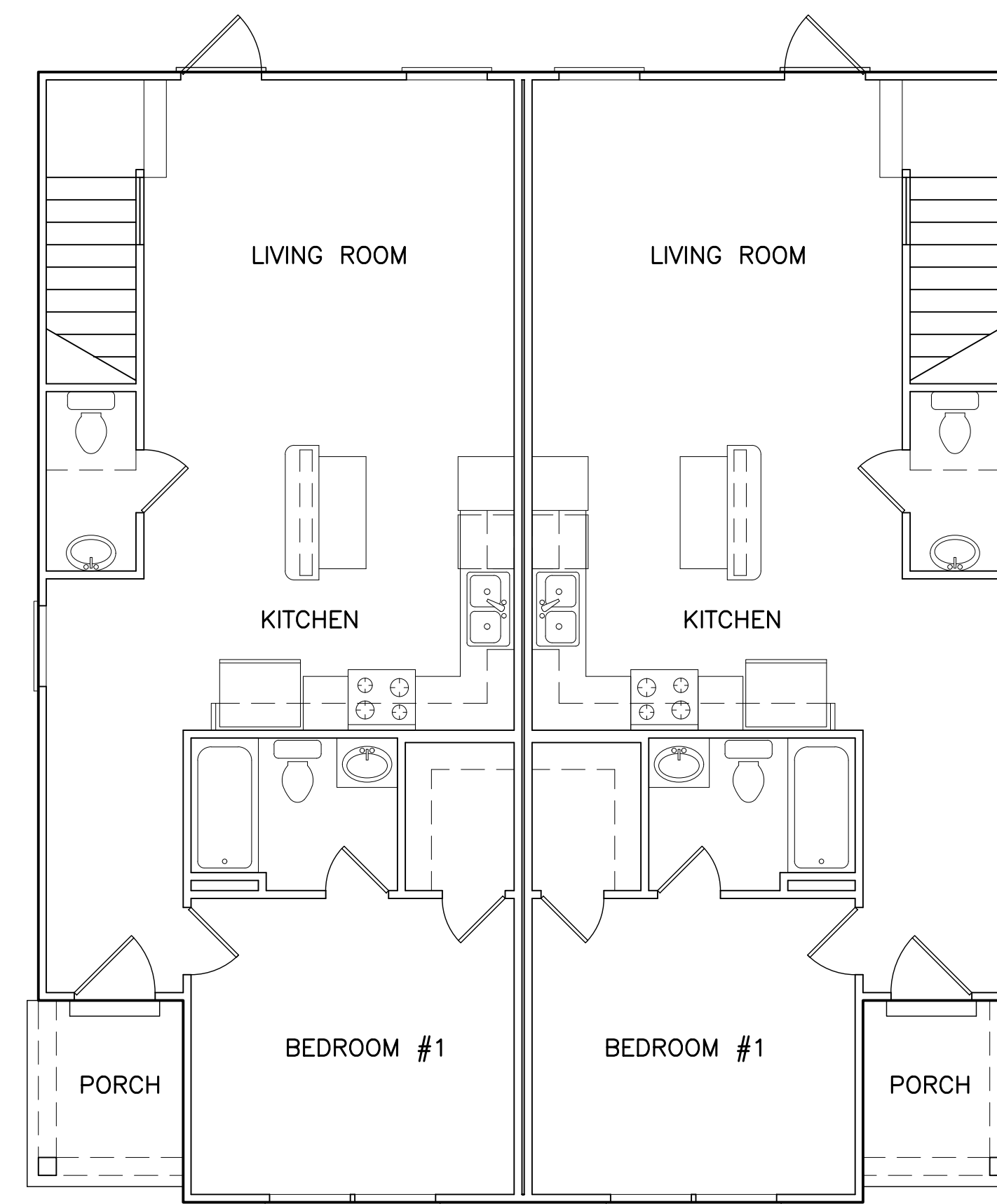


REAR ELEVATION

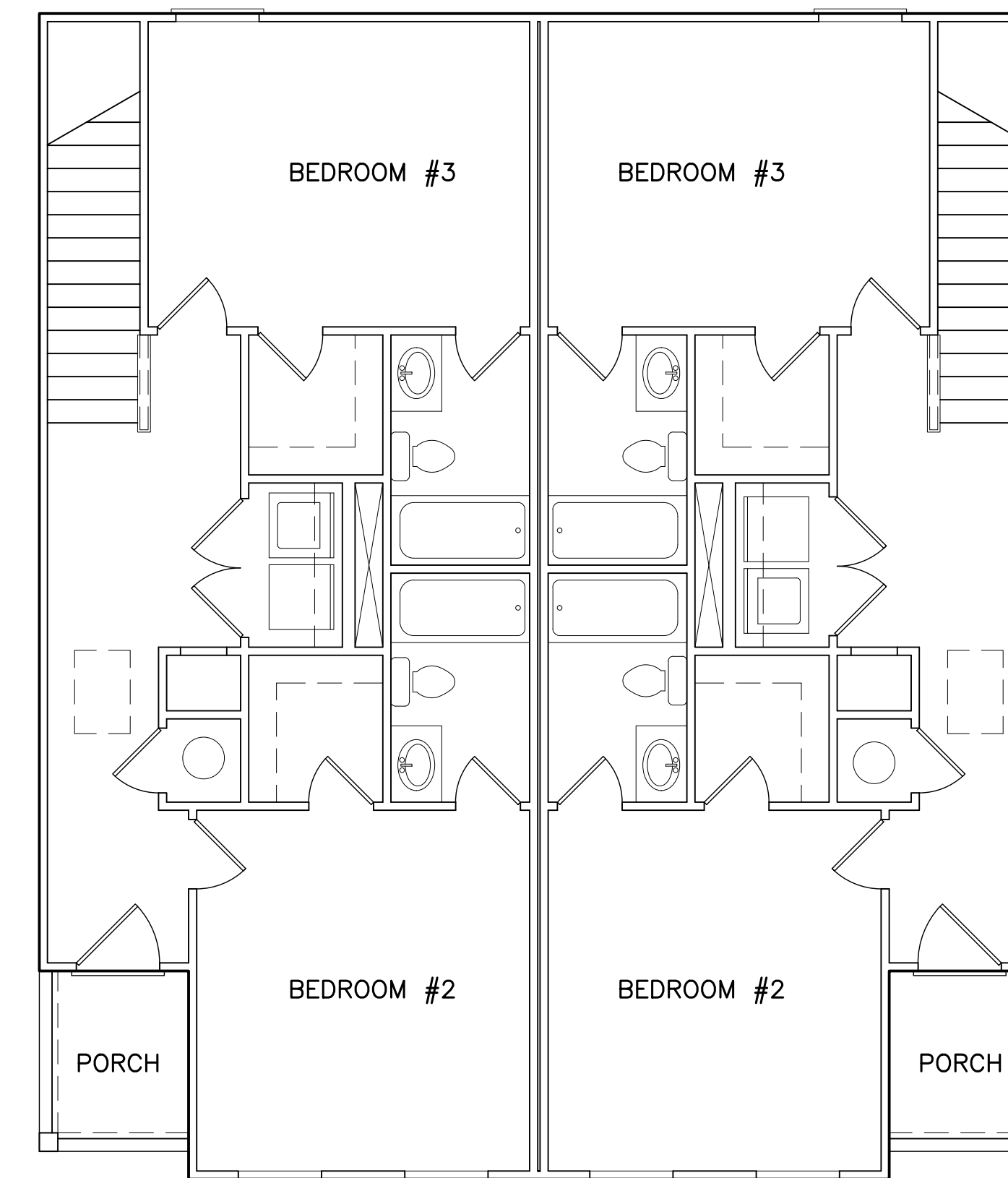


LEFT ELEVATION

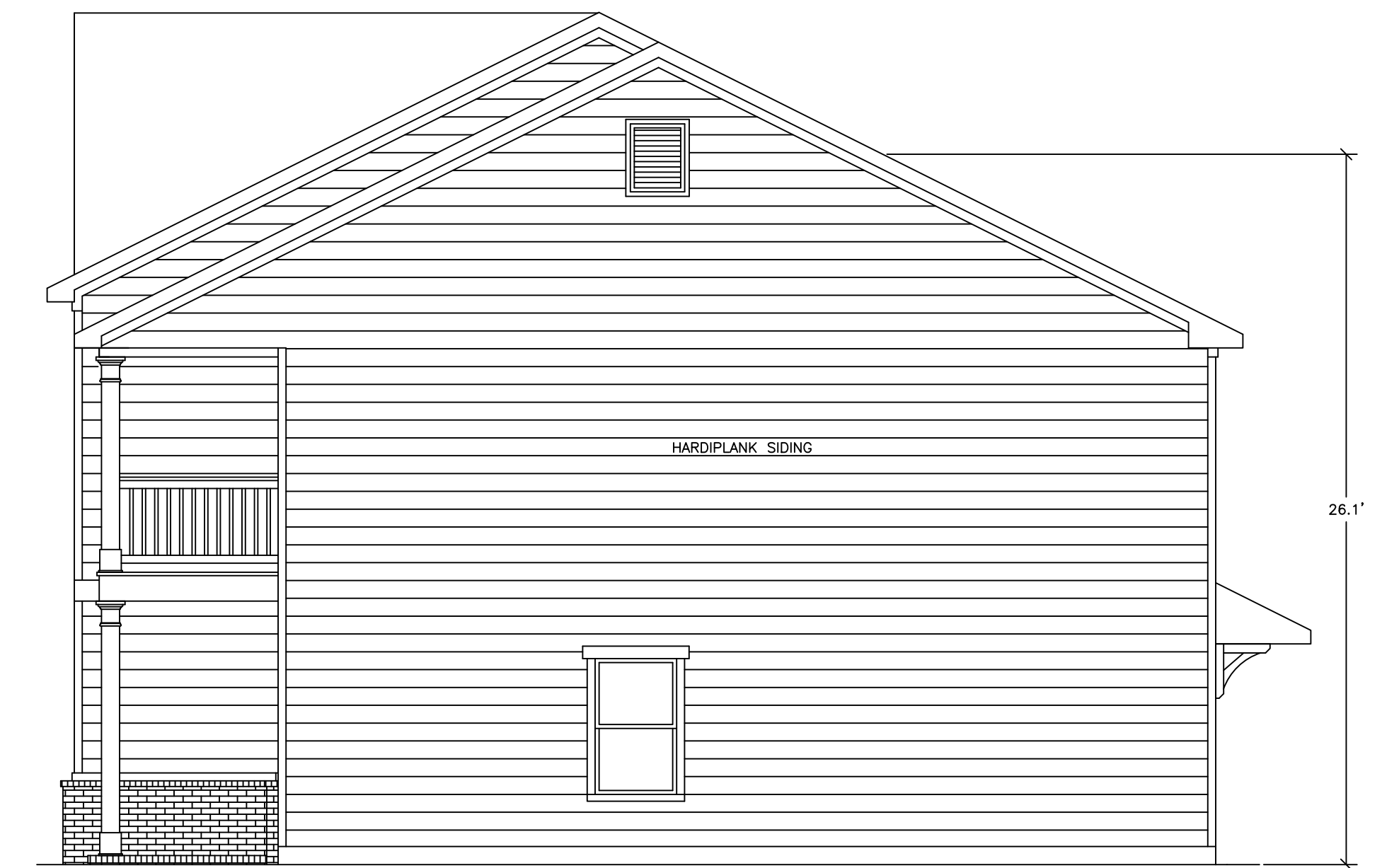
Attachment number 1  
Page 29 of 34



1ST FLOOR PLAN



2ND FLOOR PLAN

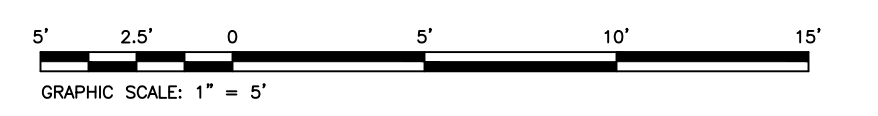


RIGHT ELEVATION



FRONT ELEVATION

THE OAKVIEW		
BUILDING TYPE #26 FLOOR AREA		
	LEFT - 3 BR	RIGHT - 3 BR
1st FLOOR	714 S.F.	722 S.F.
2nd FLOOR	714 S.F.	635 S.F.
<b>SUB-TOTAL</b>	<b>1,428 S.F.</b>	<b>1,357 S.F.</b>
1st FLOOR PORCH	35 S.F.	35 S.F.
2nd FLOOR PORCH	35 S.F.	35 S.F.
<b>TOTAL FLOOR AREA=</b>	<b>2,856 S.F.</b>	
<b>TOTAL PORCH AREA=</b>	<b>140 S.F.</b>	



SHEET 23 OF 26  
FLOOR PLAN & ELEVATIONS  
BUILDING TYPE #26 - THE OAKVIEW

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NOTE: BUILDING HEIGHT MEASURED AT HALFWAY OF THE ROOF LINE.

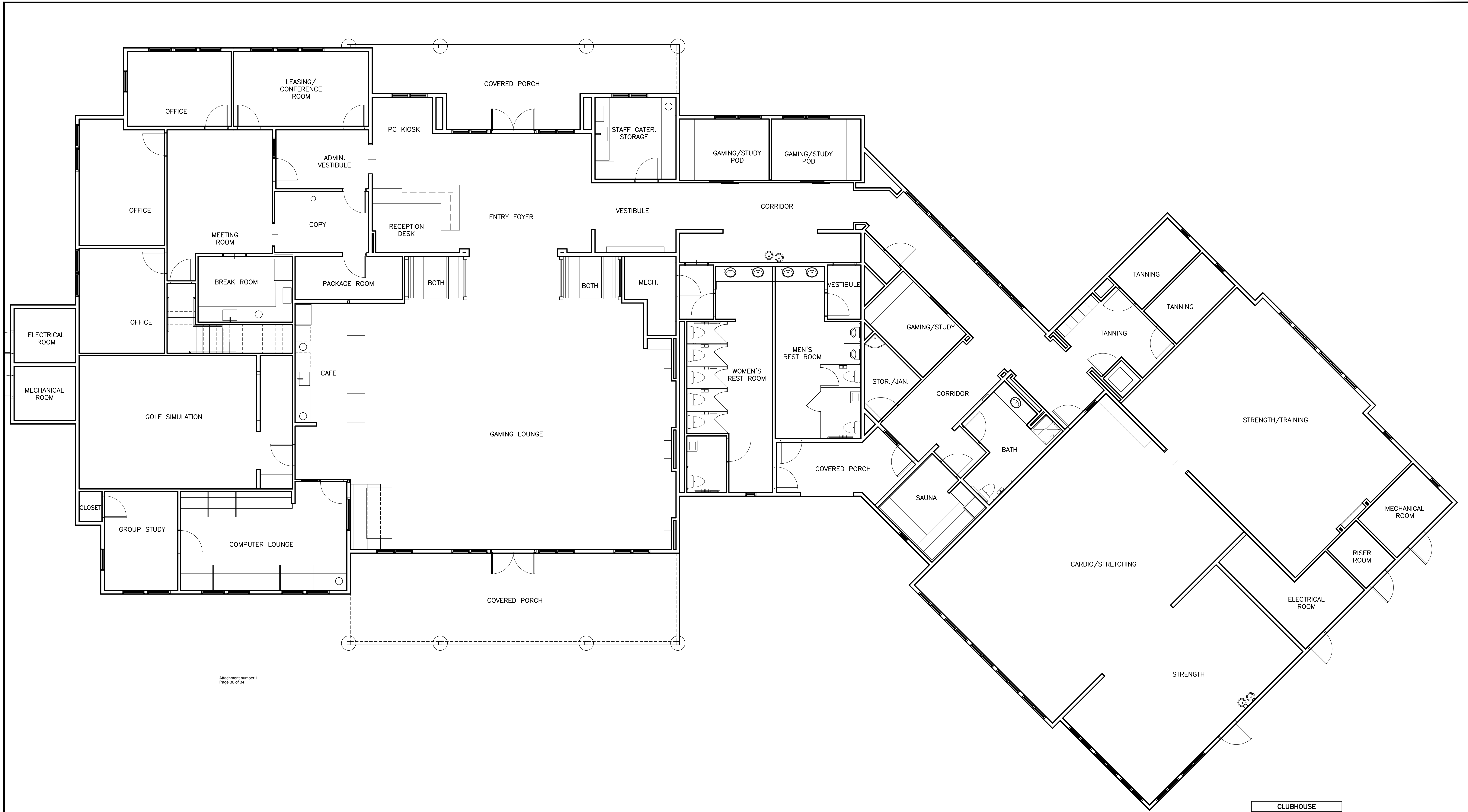
**THE RETREAT**  
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DEVELOPER: LCD ACQUISITIONS, LLC ADDRESS: 455 EPPS BRIDGE PARKWAY BUILDING 100, SUITE 201 ATHENS, GA 30606 PHONE: (706) 543-1910	OWNER: PATRICIA S. BOWEN, ETAL ADDRESS: 3325 DAVIE STREET WINTERVILLE, NC 28590 PHONE: (252) 756-0714
--	--

**Baldwin Design Consultants, PA**  
ENGINEERING - SURVEYING - PLANNING  
1700-D EAST ARLINGTON BOULEVARD  
GREENVILLE, NC 27608

DESIGNED: N/A	APPROVED: N/A
DRAWN: MAH	DATE: 03/06/17
CHECKED: MWB	SCALE: 1" = 5'

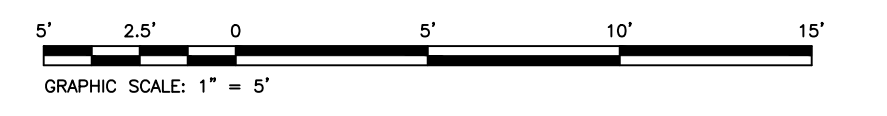
Y:\DRAWINGS\18-062 JOHN MARVIN TAFT\SHEETS\LUP.dwg Wed, Mar 15, 2017 - 8:50am MHERREON



Attachment number 1  
Page 30 of 34

FLOOR PLAN

CLUBHOUSE	
ONE-STORY BUILDING	
FLOOR AREA	11,227 S.F.
PORCH AREA	960 S.F.



SHEET 24 OF 26  
FLOOR PLAN - CLUBHOUSE

NOTE: THESE DRAWINGS WERE PRODUCED FROM BUILDING PLANS PROVIDED BY THE OWNER AND DO NOT REFLECT ACTUAL DESIGN BY THIS FIRM.

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--	--

<p><b>Baldwin Design Consultants, PA</b> ENGINEERING - SURVEYING - PLANNING 1700-D EAST ARLINGTON BOULEVARD GREENVILLE, NC 27658 252-756-1390</p>	DESIGNED: N/A	APPROVED: N/A
	DRAWN: MAH	DATE: 03/06/17
	CHECKED: MWB	SCALE: 1" = 5'
	<p>1700-D EAST ARLINGTON BOULEVARD GREENVILLE, NC 27658 252-756-1390</p>	

Y:\DRAWINGS\16-062 JOHN MARVIN TAFT\SHEETS\LUP.dwg Wed, Mar 15, 2017 - 8:50am WHERREON

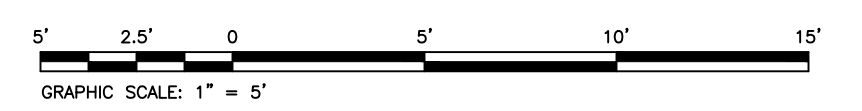




EASTERN ELEVATION



WESTERN ELEVATION



SHEET 25 OF 26  
ELEVATIONS - CLUBHOUSE

NOTE: THESE DRAWINGS WERE PRODUCED FROM BUILDING PLANS PROVIDED BY THE OWNER AND DO NOT REFLECT ACTUAL DESIGN BY THIS FIRM.

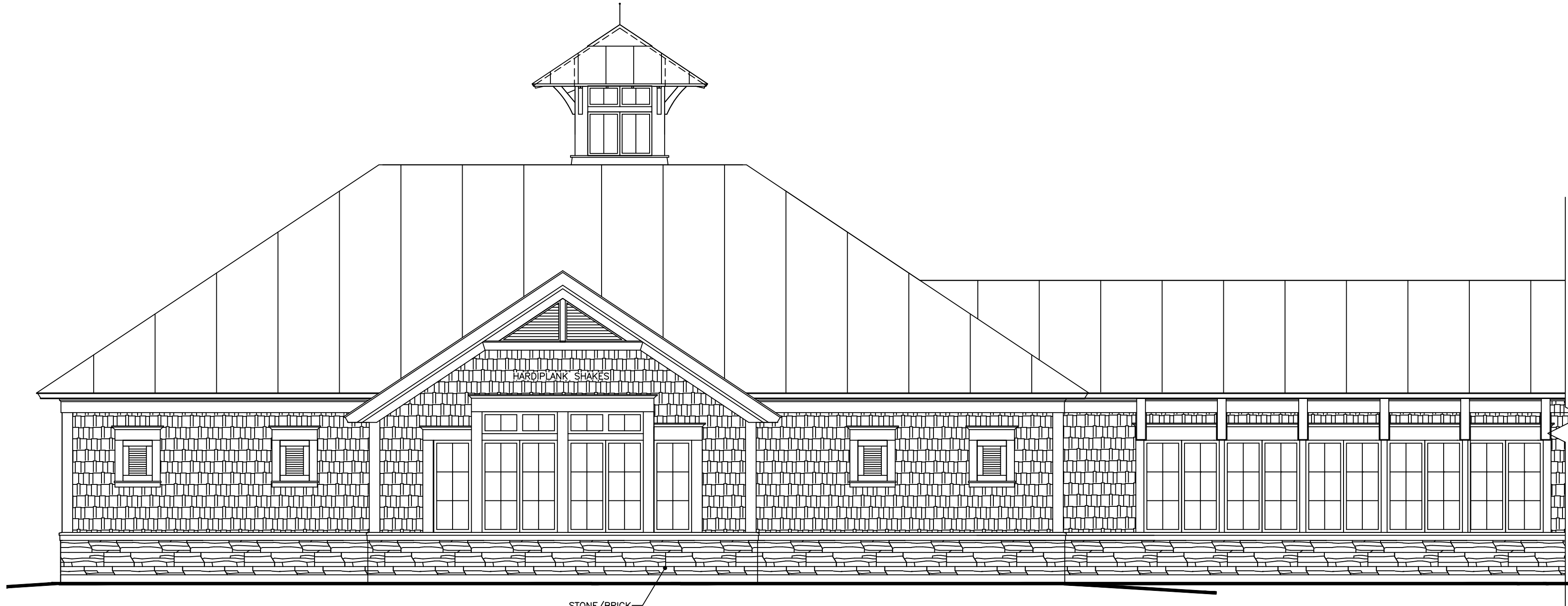
NOTE: BUILDING HEIGHT MEASURED AT HALFWAY OF THE ROOF LINE.

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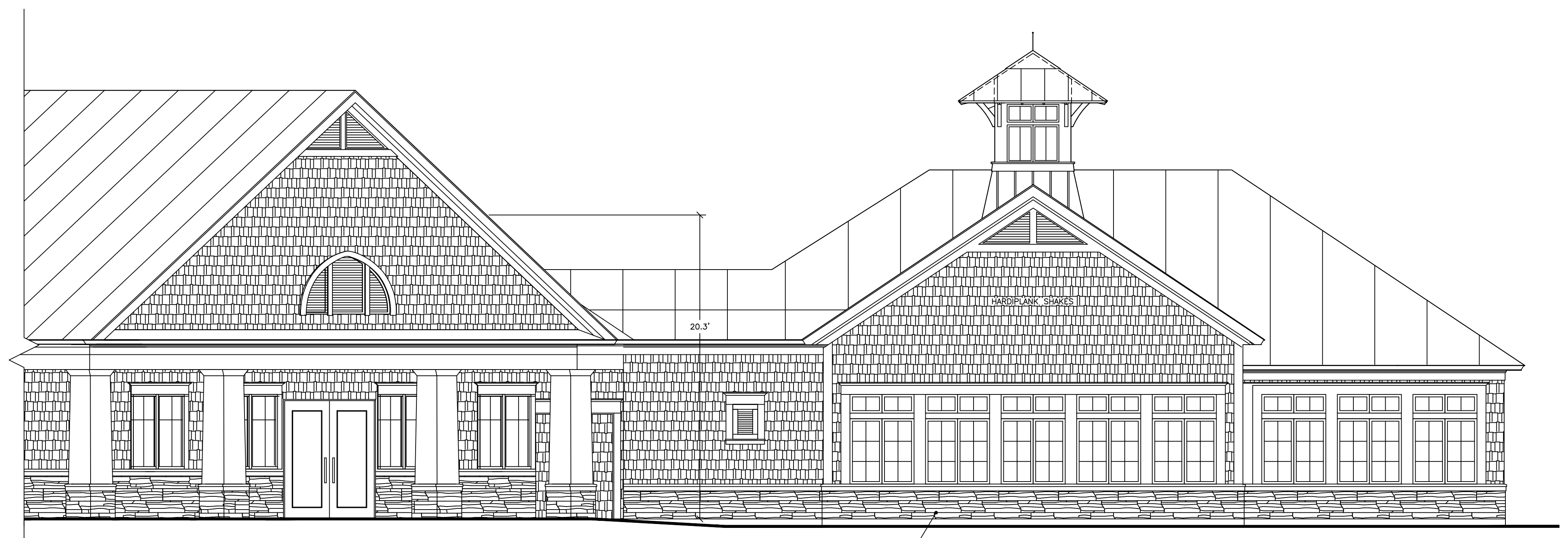
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	DRAWN: MAH	DATE: 03/06/17
	CHECKED: MWB	SCALE: 1" = 5'

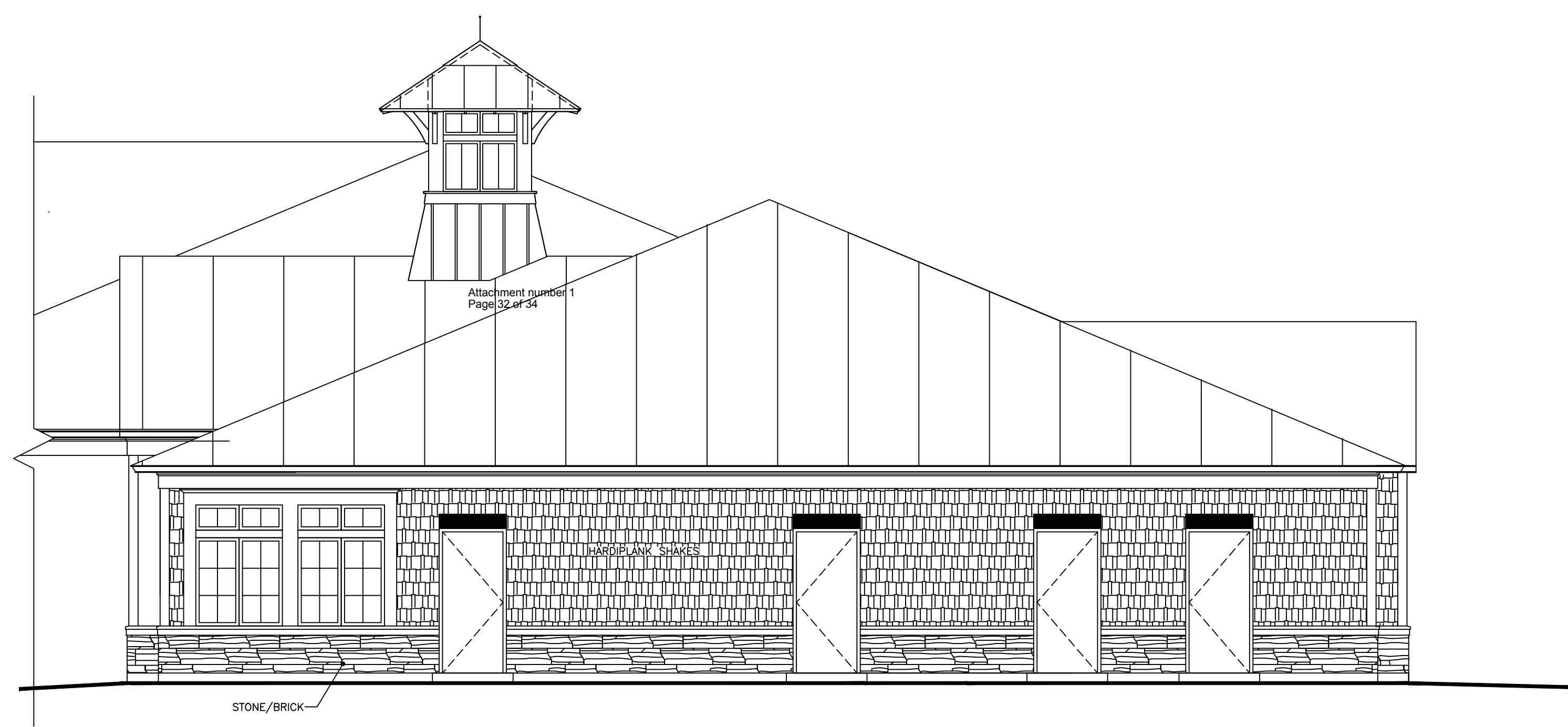
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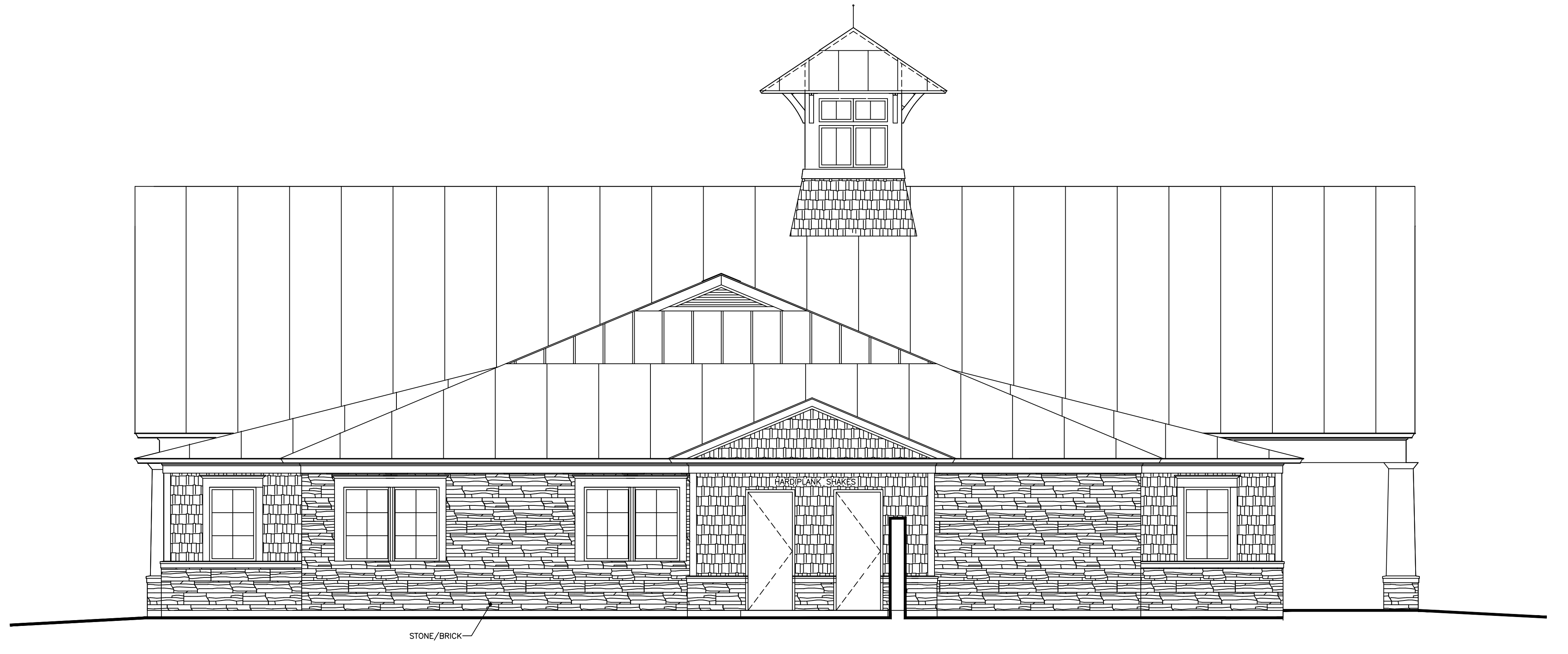
NORTHWEST ELEVATION



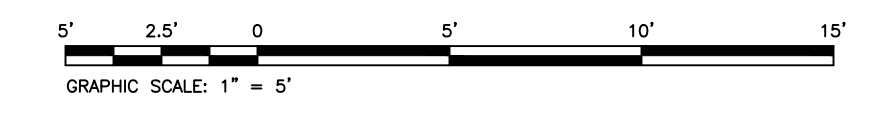
EAST ANGLED ELEVATION



NORTHEAST ELEVATION



SOUTH ELEVATION



SHEET 26 OF 26  
ELEVATIONS - CLUBHOUSE

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<b>THE RETREAT</b>			
A PORTION OF TRACT #1, C.A. TUCKER LAND DIVISION REFERENCE: MAP BOOK 11, PAGE 35 OF THE PITT COUNTY REGISTER OF DEEDS WINTERVILLE TOWNSHIP, PITT COUNTY, N.C.			
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PHONE: (706) 543-1910	PHONE: (252) 756-0714	CHECKED: MWB	SCALE: 1" = 5'
<b>Baldwin Design Consultants, PA</b> <small>ENGINEERING - SURVEYING - PLANNING</small> <small>1700-D EAST ARLINGTON BOULEVARD GREENVILLE, NC 27608 252.256.1300</small>		<small>LICENSED PROFESSIONAL ENGINEER</small> <small>C-3488</small>	



## **Land Use Intensity – Special Use Permit**

### **Conduct of Hearing Guidelines**

1. Following the reading of the agenda item the Chairman asks the City Attorney to explain the procedure.
2. The secretary shall swear in all persons wishing to speak, testify or enter facts into the record.
3. A representative of the City shall give the preliminary statement of the case and proposed Findings of Fact.
4. Chairman declares the public hearing open. The applicant and those persons who wish to speak in favor of the request shall present testimony in support of the application. Those persons opposing the request shall present testimony against the application. Both sides will then be permitted to present rebuttals to opposing testimony. The Commission members may ask the applicant, those persons in support of the petition, those persons in opposition of the petition and representatives of the City for additional and/or clarified information. Rebuttal testimony shall be permitted. Note: All documents, photographs, diagrams, maps, petitions or other exhibits shown to the Commission shall become a part of the record in the case and will not be returned to the parties.
5. Once all testimony has been received the Chairman shall declare the public hearing closed.
6. Chairman asks the City Attorney to explain the voting procedure. The Commission shall then consider all proposed Findings of Fact. A majority vote in the affirmative of the Commission shall be necessary to approve each required Finding of Fact. Failure to approve any one (1) required Finding of Fact shall constitute denial of the application.
  - The Chairman shall read each summarized Finding of Fact (see attached). By each members silence on the individual subject it is established that the Commission finds unanimously in favor of the applicant. If any voting member desires a roll call vote on the finding when read, such member shall indicate by stating - VOTE.
  - The Chairman shall, upon such request for a vote, call for a discussion on the subject.
  - Following discussion the Chairman shall call for a vote.
  - The Chairman shall poll each voting member for their vote on the subject finding. Any negative vote must be supported by additional findings of fact which specify, in objectively measurable ways, the reasons the subject application fails to meet the criteria. If a negative vote is sustained, those members voting no shall state for the record, their reasons for denial.

7. The sequence listed under (6) above shall be repeated for each required finding.
8. The Chairman shall then call for a motion to adopt the Findings of Fact.
9. If favorable on all required findings: Once all required Findings of Fact have been considered by the Commission and no individual Finding of Fact has failed by recorded vote the Chairman shall call for a motion to approve the application with the conditions recommended.
  - The Commission may in its discretion attach conditions to the plan that exceed the minimum standards set forth under Article K. Land Use Intensity when it is found that such conditions are necessary to ensure that the proposed development will be compatible with adjacent areas.
  - The request shall be approved by a majority vote of the Commission.
10. If any individual Finding of Fact has failed by recorded vote the Chairman shall declare the application denied.
11. The Chairman shall advise the applicant and interested parties in attendance that appeal of this decision may be made in accordance with law to Pitt County Superior Court.