



Agenda

Planning and Zoning Commission

October 17, 2017

6:30 PM

Council Chambers, City Hall, 200 W. Fifth Street

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

- I. CALL MEETING TO ORDER -
- II. INVOCATION - Ken Wilson
- III. ROLL CALL
- IV. APPROVAL OF MINUTES - September 19, 2017
- V. NEW BUSINESS

REZONINGS

- 1. Ordinance requested by Dr. Lewis Stephen Redd to rezone a total of 12.027 acres located at the southwestern corner of the intersection of Stantonsburg Road and Allen Road from MRS (Medical-Residential-Single-family) to MCH (Medical-Heavy Commercial) for 5.540 acres (Tract 1) and MCG (Medical-General Commercial) for 6.487 acres (Tract 2).
- 2. Ordinance requested by FMM Properties, LLC to rezone a total of 58.875 acres located north of the intersection of NC Highway 43 and B's Barbeque Road from MRS (Medical-Residential-Single-family), RA20 (Residential-Agricultural) and OR (Office-Residential [High Density Multi-family]) to MO (Medical-Office) for 15.570 acres (Tract 1) and to MR (Medical-Residential [High Density Multi-family]) for 43.305 acres (Tract 2).
- 3. Ordinance requested by Glenn Arthur, LLC to add an Urban Core Overlay District (UC) to 0.146 acres (6,354 sq. ft.) located along the northern right-of-way of East 14th Street and 60+/- feet east of Cotanche Street. The current zoning is CDF (Downtown Commercial Fringe) and the requested zoning is CDF-UC (Downtown Commercial Fringe – Urban Core Overlay).

OTHER

4. Amendment to Rules of Procedure - Change Regular Meeting Time from 6:30 p.m. to 6:00 p.m.

VI. ADJOURN

DRAFT OF MINUTES PROPOSED FOR ADOPTION BY THE GREENVILLE PLANNING
AND ZONING COMMISSION
September 19, 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 – *
Mr. Les Robinson –* Mr. John Collins - *
Ms. Margaret Reid - X Mr. Anthony Herring – *
Ms. Betsy Leech –* Mr. Ken Wilson - *
Mr. Michael Overton - * Mr. William Bell - *
Mr. Hap Maxwell - *

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

VOTING MEMBERS: Darden, Robinson, Collins, Herring, Overton, Leech, Maxwell, Bell

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

OTHERS PRESENT: Dave Holec, City Attorney; Cathy Meyer, & Kelvin Thomas, Communication Technician

MINUTES: Motion made by Mr. Robinson, seconded by Mr. Maxwell, to accept the August 15, 2017 minutes as presented. Motion passed unanimously.

NEW BUSINESS

PRELIMINARY PLATS

REQUEST BY AMA HOLDINGS, LLC FOR A PRELIMINARY PLAT ENTITLED “LANGSTON WEST, PHASE II”, LOCATED NORTH OF RIDGEWOOD ELEMENTARY SCHOOL. THE SUBJECT PROPERTY IS FURTHER IDENTIFIED AS A PORTION OF TAX PARCEL 23627. THE PROPOSED PLAT CONSISTS OF 49 LOTS TOTALING 19.54 ACRES. - APPROVED

Mr. Dail delineated the property. It is located in the southwestern section of the City’s jurisdiction, north of Thomas Langston Road and Ridgewood Elementary School. The proposed plat consists of 49 lots totaling 19.54 acres. The purpose of this preliminary plat is to expand the existing Langston West Subdivision by creating 49 additional single family residential building lots. The proposed plat also establishes the street pattern, utilities extensions, drainage and stormwater features that will serve the future development. Interconnectivity is being provided to the vacant property to the west via an extension of Moxie Lane. The property is zoned RA20 (Residential Agricultural) and R9S (Residential Single Family). The surrounding properties are

vacant to both the north and west, Langston West Subdivision to the east and Ridgewood Elementary to the south. The property is outside of the flood plain. The public hearing for this preliminary plat request was advertised in The Daily Reflector on September 4, 2017 and September 11, 2017. Notification letters were mailed to adjoining property owners on September 8, 2017. The City's Subdivision Review Committee has reviewed the preliminary plat and has determined that it meets all technical requirements. Staff recommends approval of the request.

Chairman King opened the public hearing.

Mr. Ritchie Brown, with Stroud Engineering, representative of the applicant, spoke in favor of the request. He was prepared to answer design questions.

Mr. Landon Weaver, representative of Bill Clark Homes spoke in favor of the request. He was prepared to answer questions.

Mr. Collins stated he could not find Moxie Lane on a map.

Mr. Weaver stated the street was recently recorded and it would provide interconnectivity.

No one spoke in opposition.

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

Mr. Collins made a motion, seconded by Ms. Darden, to accept the preliminary plat as presented. Motion passed unanimously.

OTHER

PETITION TO CLOSE A 10 FOOT WIDE ALLEYWAY LOCATED NORTH OF DICKINSON AVENUE – APPROVED

Ms. Meyer presented the request. She stated it is located in the Uptown area. The City received a petition from NC Brewing Ventures and others requesting the closure of a 10 foot alleyway located north of Dickinson Avenue and east of Pitt Street. The petitioners are the owners of the properties adjoining both sides of alleyway. The petition has been reviewed by City staff and Greenville Utilities Commission (GUC). GUC has requested an easement over and upon the utilities that will remain in the closed street right-of-way. Budgeted funds for the maintenance of this alley will no longer be required upon the effective date of the Resolution to Close by City Council. Staff recommends to City Council the closure of the 10 foot alleyway located north of Dickinson Avenue and east of Pitt Street. She delineated the area on a map.

Chairman King opened the public hearing.

No one spoke in favor or opposition.

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

Motion made by Mr. Robinson, seconded by Mr. Herring, to recommend approval of the request. Motion passed unanimously.

PETITION TO CLOSE A PORTION OF FORBES STREET – APPROVED

Ms. Meyer presented the request. She stated it is located in the Uptown area. The City received a petition from East Carolina University requesting the closure of a portion of Forbes Street from Tenth Street to Ninth Street. The petitioner is the owner of the property adjoining both sides of the street section requested to be closed. The petition has been reviewed by City staff and Greenville Utilities Commission (GUC). The City and GUC have requested an easement over and upon the storm drain and utilities that will remain in the closed street right-of-way. Budgeted funds for the maintenance of this street section and street lighting will no longer be required upon the effective date of the Resolution to Close by City Council. The City will no longer receive Powell Bill funds for the closed street section. Staff recommends to City Council the closure of Forbes Street from Tenth Street to Ninth Street. She delineated the area on a map.

Ms. Leech stated her concern that it will be hard to manage traffic and provide detours when closing a cross street to the major thoroughfare of Evans Street.

Ms. Meyer stated that Forbes Street is not wide enough for traffic. Parking is allowed on both sides of the street. It would be safer to direct traffic to signalized intersections.

Chairman King opened the public hearing.

Ms. Michelle Clemmons, with the East Group, representative of the applicant, spoke in favor of the request. She stated they helped ECU with the current rezoning request in this area recently approved by City Council. The closure will help with redirecting traffic to Evans and Cotanche streets when the new parking deck is built.

Mr. Bill Bagnell, Associate Vice-Chancellor of Campus Operations at ECU, spoke in favor of the request. As part of a bond program referendum, they will be building a parking deck and a building in this area. There will a net gain of about 250 parking spaces.

No one spoke in opposition.

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

Motion made by Mr. Robinson, seconded by Mr. Overton, to recommend approval. Motion passed unanimously.

OTHER ITEMS OF BUSINESS

DISCUSSION ITEM: TIME CHANGE OF THE PLANNING AND ZONING COMMISSION MEETINGS

Mr. Weitnauer stated the proposed time change of 6:30 pm to 6:00 pm. The City has 21 active boards and commissions of which 19 meet at or before 6:00 pm. Many boards made changes to follow the City Council example in 2015 when they changed their meetings to 6:00 pm. The Youth Council and the Police Community Relation Commission still meet at 6:30 pm but they are not televised. An earlier start to the meeting could reduce costs for the City in regards to utilities and staff. If the Commission is interested, a vote on an amendment to the rules of procedure would be on next month's agenda.

Chairman King asked if City Council has to approve the time change.

Mr. Weitnauer stated no.

Ms. Robinson stated he likes the earlier time. It would be nice to be consistent with other boards.

Ms. Darden agreed with Mr. Robinson.

Mr. Bell stated it is always good to save the City money.

Attorney Holec stated the proposal was the handout in front of them. It stated the current schedule under the rules and procedures and the proposed amendment to the rules and procedures.

Current Section V.A.

V. Meetings

A. Regular Meetings. Regular meetings of the Commission shall be held on the third Tuesday of each month at 6:30 p.m. in the Council Chambers of City Hall.

Proposed Amendment to Section V.A.

V. Meetings

A. Regular Meetings. Regular meetings of the Commission shall be held on the third Tuesday of each month at 6:00 p.m. in the Council Chambers of City Hall.

Attorney Holec stated next month will be the official vote and decide when it becomes effective.

Mr. Weitnauer asked for a show of hands of those in favor of the change to 6:00 pm. All members were in favor. He will prepare the amendment for next month's meeting.

With no further business, Mr. Robinson made a motion to adjourn, seconded by Ms. Darden. Motion passed unanimously. Meeting adjourned at 7:00 p.m.

Respectfully Submitted,

Thomas Weitnauer, Secretary to the Commission
Interim Director of Community Development Department



City of Greenville, North Carolina

Meeting Date:
10/17/2017
Time: 6:30 PM

Title of Item: Ordinance requested by Dr. Lewis Stephen Redd to rezone a total of 12.027 acres located at the southwestern corner of the intersection of Stantonsburg Road and Allen Road from MRS (Medical-Residential-Single-family) to MCH (Medical-Heavy Commercial) for 5.540 acres (Tract 1) and MCG (Medical-General Commercial) for 6.487 acres (Tract 2).

Explanation: **Abstract:** The City has received a request from Dr. Lewis Stephen Redd to rezone a total of 12.027 acres located at the southwestern corner of the intersection of Stantonsburg Road and Allen Road from MRS (Medical-Residential-Single-family) to MCH (Medical-Heavy Commercial) for 5.540 acres and MCG (Medical-General Commercial) for 6.487 acres.

Required Notices:

Planning and Zoning meeting notice (property owner and adjoining property owner letter) mailed on October 3, 2017.
On-site sign(s) posted on October 3, 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 mixed use, high intensity (MUHI) at the southwestern corner of the intersection of Stantonsburg Road and Allen Road transitioning to office/institutional (OI) to the west and traditional neighborhood, medium-high density (TNMH) to the south.

Mixed Use, High Intensity

Large-scale activity centers that contain places to live, work, and shop integrated in a walkable pattern. Multi-story mixed use buildings are located close together and near the street. Large floorplate buildings may support uses that serve the

broader community and region.

Intent:

- Vertical mixed use buildings (residential or office above commercial) as well as multi-story single-use buildings that are integrated in a walkable street pattern
- Accommodate parking on-street, behind or to one side of buildings, or in parking structures; limit curb cuts that break main pedestrian ways; wrap parking structures with other uses or decorative elements; light parking well for safety
- Provide pedestrian and vehicular connection to surrounding development

Primary uses:

Office

Commercial

Multi-family residential

Secondary uses:

Institutional/Civic

Appendix 10b Special Area Plan: Medical Area

A legacy of planning: There have been several land use plans for the Medical Area which have guided this plan. Most significant are the Medical District and Environs Land Use Plan (1993), which provided the vision underlying the city's planning for the area, and the Medical District Land Use Plan Update (2007), which recommended specific changes to the city's Future Land Use Map based on conditions at the time.

The Area Tomorrow: Our Intent

Land Use Design and Direction: Overview

1. Within the medical core: Maintain the primacy of the medical uses while encouraging more efficient and intense development.

Growth of medical, institutional and related office uses will be encouraged to occur primarily through infill development and redevelopment on existing sites utilizing multi-story buildings and minimizing surface parking in favor of parking structures or shared off-site shuttle lots. While medical is the primary use, it should not preclude the development of limited commercial services should the enhance one.

2. Provide additional amenities for visitors and employees such as locally-serving retail, accommodation, restaurants and services.

While the area known as Medical Transition that surrounds the Medical Core will emphasize uses that benefit from proximity to the major institutions (office, research and medical), integrating a greater mix of uses is key to district's long-

term health.

3. Encourage the development of mixed-use activity centers at nodes dispersed through the area.

At key nodes, mixed-use centers will integrate places to live, work, and shop in a walkable configuration. Typical of these activity centers is a vertical mixing of uses where multi-story buildings include office or residential above ground-floor commercial space.

The southwestern corner of the intersection of Stantonsburg Road and Allen Road is designated as a mixed use center.

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

Based on the possible uses permitted by the requested rezoning, the proposed rezoning classification could generate 4,524 trips to and from the site on Allen Road, which is a net increase of 4,294 additional trips per day.

Based on the possible uses permitted by the requested rezoning, the proposed rezoning classification could generate 4,524 trips to and from the site on Stantonsburg Road, which is a net increase of 4,294 additional trips per day.

During the review process, measures to mitigate the traffic will be determined. A Traffic Impact Analysis will be required.

History/Background:

In 1976, the property was incorporated into the City's extra-territorial jurisdiction (ETJ) and zoned RA20 as part of a large-scale ETJ extension. In 1985, the Medical District was adopted by City Council. The subject site was included as part of the Medical District and rezoned to it's current zoning.

Present Land Use:

Two (2) single-family residences and farmland

Water/Sewer:

Water and sanitary sewer are available.

Historic Sites:

There are no known effects on historic sites.

Environmental Conditions/Constraints:

There are no known environmental condition/constraints.

Surrounding Land Uses and Zoning:

North: MO - Zaxby's; MR - Waterford Place Apartments

South: MR - Allenton Estates Townhomes

East: MO - Vacant

West: MO - Farmland

Density Estimates:

Tract 1

Under the current zoning, the site could accommodate 20-22 single-family lots.

Under the proposed zoning, the site could accommodate one (1) convenience store with gasoline sales (3,600 sq. ft.), one (1) freestanding fast food restaurant (3,275 sq. ft.) and one (1) hotel (48,000 sq. ft.).

Tract 2

Under the current zoning, the site could accommodate 20-25 single-family lots.

Under the proposed zoning, the site could accommodate a mixed retail/restaurant anchor tenant, similar to Arlington Crossing, (48,000 sq. ft.), one (1) freestanding fast food restaurant (3,275 sq. ft.) and one (1) freestanding conventional restaurant (5,600 sq. ft.).

The anticipated build-out time is within 2-3 years.

Additional Staff Comments:

Excerpt from Medical District Land Use Plan Update (2007):

"It is understood and emphasized that the continued protection of the medical core and support services, both public and private, is a primary concern for the long-term well-being and prosperity of the medical district. In that respect, future actions should be taken to insure that the available medical service expansion area is preserved and that medical-incompatible land uses are restricted to remote locations of minimal impact. It is also a basic finding that an adequate supply of support facilities, including personal services, restaurants and retail, in close proximity of the employment and residential centers is a vital and necessary component of a desirable and sustainable environment."

Excerpt from the Zoning Ordinance:

"Section 9-4-60 MCH MEDICAL-HEAVY COMMERCIAL

The MCH District is primarily designed to accommodate commercial developments that will best service the motoring public, as well as uses that will generate large traffic volumes in a development atmosphere that shall encourage compact convenient shopping.

Section 9-4-58 MCG MEDICAL-GENERAL COMMERCIAL

The MCG District is primarily designed to provide for the sale of convenience goods, for provision of personal services, and for other frequent needs of the trade area within the medical district community in a planned shopping center environment. In addition, it is the purpose of this section to require that development sites of less than four acres be developed in conjunction with larger development sites in such a way that sites of less than four acres are served by internal traffic circulation in conjunction with the large development site."

In keeping with various medical district plans and specifically the Land Use Design and Direction: Overview in the Special Area Plan: Medical District within in Horizons 2026: Greenville's Community Plan, it is important to note that the MCH zoning district is designed to allow uses that are intended for the motoring public (i.e., convenience stores with gasoline sales) and not necessarily intended to provide medical and/or locally-serving services specifically for the Medical District.

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 Plan Map.

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

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

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

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

"Motion to recommend denial of the proposed rezoning, to advise that, 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.

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 [Attachments](#)

EXISTING ZONING	
MRS (MEDICAL-RESIDENTIAL-SINGLE-FAMILY) - PERMITTED USES	
(1) General	
	a. Accessory use or building
	c. On-premise signs per Article N
(2) Residential	
	a. Single-family dwelling
	f. Residential cluster development per Article M
	k. Family care homes (see also 9-4-103)
	q. Room renting
(3) Home Occupations - None	
(4) Governmental	
	b. City of Greenville municipal government building or use (see also section 9-4-103)
(5) Agricultural/Mining	
	a. Farming; agricultural, horticulture, forestry (see also section 9-4-103)
	f. Stable; horse only (see also section 9-4-103)
	g. Stable; per definition (see also section 9-4-103)
	h. Animal boarding not otherwise listed; outside facility, as an accessory or principal use
	i. Beekeeping; minor use (see also section 9-4-103)
(6) Recreational/Entertainment	
	f. Public park or recreational facility
	g. Private noncommercial park or recreational facility
(7) Office/Financial/Medical - None	
(8) Services	
	o. Church or place of worship (see also section 9-4-103)
(9) Repair - None	
(10) Retail Trade - None	
(11) Wholesale/Rental/Vehicle-Mobile Home Trade - None	
(12) Construction	
	c. Construction office; temporary, including modular office (see also section 9-4-103)
(13) Transportation - None	
(14) Manufacturing/Warehousing - None	
(15) Other Activities (not otherwise listed - all categories) - None	
MRS (MEDICAL-RESIDENTIAL-SINGLE-FAMILY) - SPECIAL USES	
(1) General - None	
(2) Residential - None	
(3) Home Occupations	
	a. Home occupation; not otherwise listed
(4) Governmental	
	a. Public utility building or use
	c. County or state government building or use not otherwise listed; excluding outside storage and major or minor repair
(5) Agricultural/Mining	

	b.	Greenhouse or plant nursery; including accessory sales
(6) Recreational/Entertainment		
	a.	Golf course; 18-hole regulation length (see also section 9-4-103)
	a(1).	Golf course; 9-hole regulation length (see also section 9-4-103)
	c(1).	Tennis club; indoor and outdoor facilities
(7) Office/Financial/Medical - None		
(8) Services		
	g.	School; junior and senior high (see also section 9-4-103)
	h.	School; elementary (see also section 9-4-103)
	i.	School; nursery and kindergarten (see also section 9-4-103)
	y.	TV and/or radio broadcast facilities, including receiving and transmission equipment and towers or cellular telephone and wireless communication towers
(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		
REQUESTED ZONING		
MCH (MEDICAL-HEAVY COMMERCIAL) - PERMITTED USES		
(1) General		
	a.	Accessory use or building
	b.	Internal service facilities
	c.	On-premise signs per Article N
	f.	Retail sales; incidental
(2) Residential - None		
(3) Home Occupations - 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; agricultural, horticulture, forestry (see also section 9-4-103)
	b.	Greenhouse or plant nursery; including accessory sales
(6) Recreational/Entertainment		
	f.	Public park or recreational facility
	s.	Athletic club; indoor only
(7) Office/Financial/Medical		
	a.	Office; professional and business, not otherwise listed
	d.	Bank, savings and loans or other savings or investment institutions
	e.	Medical, dental, ophthalmology or similar clinic, not otherwise listed

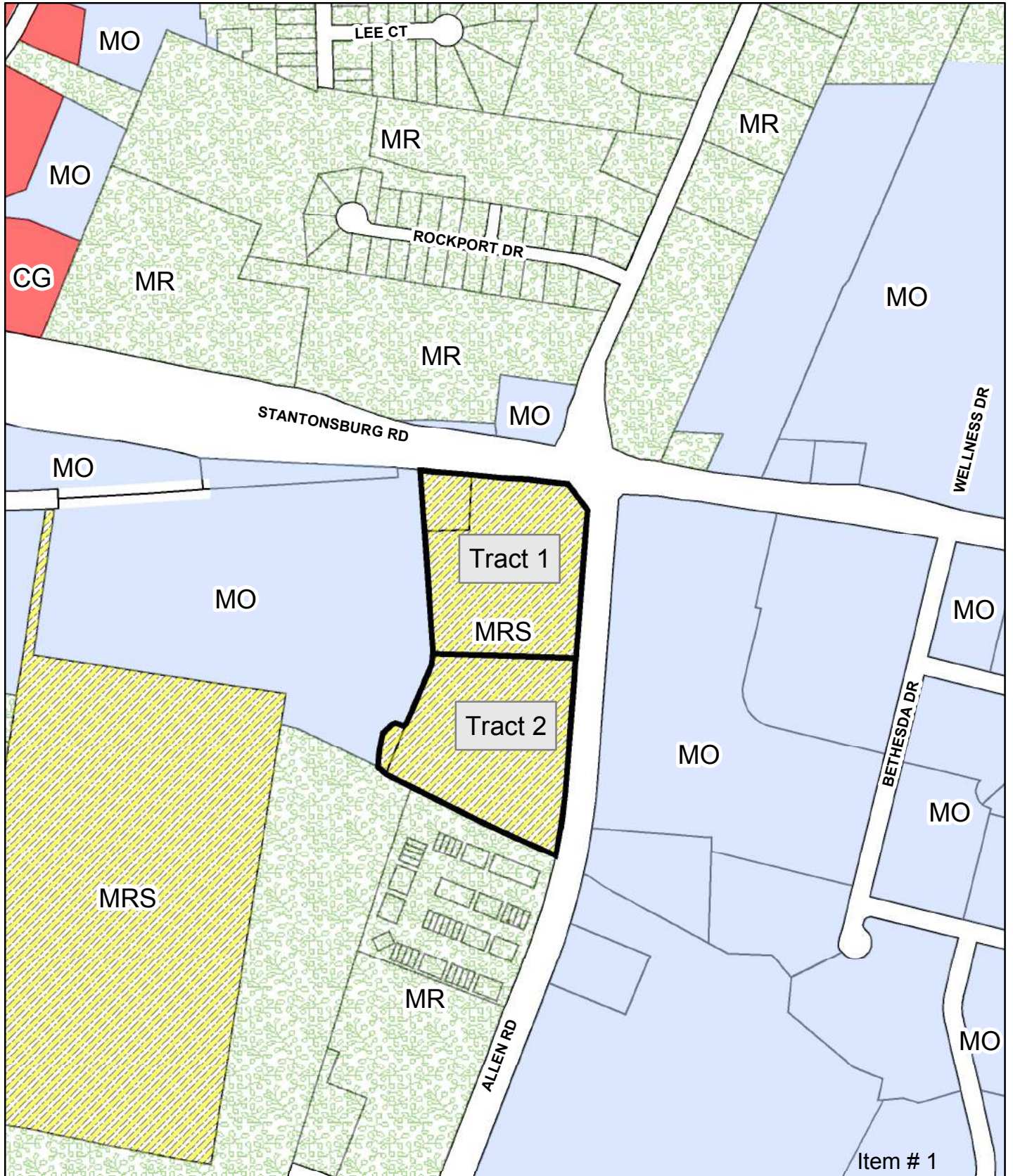
	Veterinary clinic or animal hospital (see also animal boarding; outside facility, kennel and stable)
(8) Services	
	e. Barber or beauty salon
	f. Manicure, pedicure or facial salon
	n. Auditorium
	o. Church or place of worship (see also section 9-4-103)
	r. Art gallery
	s. Hotel, motel bed and breakfast inn; limited stay lodging (see also residential quarters for resident manager, supervisor or caretaker and section 9-4-103)
	u. Art studio including art and supply sales
	v. Photography studio including photo and supply sales
	y(3). TV and/or radio broadcast facilities, including receiving and transmission equipment and towers or cellular telephone and wireless communication towers not exceeding 80 feet in height
	aa. Catering service including food preparation (see also restaurant; conventional and fast food)
	hh. Exercise and weight loss studio; indoor only
	ii. Wellness center, indoor and outdoor facilities
	kk. Launderette; household users
	ll. Dry cleaners; household users
(9) Repair	
	g. Jewelry, watch, eyewear or other personal item repair
(10) Retail Trade	
	a. Miscellaneous retail sales; non-durable goods, not otherwise listed
	b. Gasoline or automotive fuel sales; accessory or principal use, retail
	d. Pharmacy
	e. Convenience store (see also gasoline sales)
	f. Office and school supply, equipment sales
	h. Restaurant; conventional
	i. Restaurant; fast food
	k. Medical supply sales and rental of medically-related products including uniforms and related accessories
	p. Furniture and home furnishing sales not otherwise listed
	s. Book or card store, news stand
	t. Hobby or craft shop
	v. Video or music store; records, tape, CD and the like sales
	w. Florist
(11) Wholesale/Rental/Vehicle-Mobile Home Trade - None	
(12) Construction	
	a. Licensed contractor; general electrical, plumbing, mechanical, etc... excluding outside storage
	c. Construction office; temporary, including modular office (see also section 9-4-103)
	f. Hardware store
(13) Transportation	

	h.	Parking lot or structure; principal use
(14) Manufacturing/Warehousing		
	c.	Bakery; production, storage, and shipment facilities
	i.	Moving and storage of nonhazardous materials; excluding outside storage
	k.	Mini-storage warehouse, household; excluding outside storage
(15) Other Activities (not otherwise listed - all categories) - None		
MCH (MEDICAL-HEAVY COMMERCIAL) - SPECIAL USES		
(1) General		
	g.	Incidental assembly of products sold at retail or wholesale as an accessory to principal uses
(2) Residential		
	i.	Residential quarters for resident manager, supervisor or caretaker; excluding mobile home
(3) Home Occupations - None		
(4) Governmental		
	a.	Public utility building or use
(5) Agricultural/Mining - None		
(6) Recreational/Entertainment		
	m(1).	Dining and entertainment establishment (see also section 9-4-103)
	t.	Athletic club; indoor and outdoor facilities
(7) Office/Financial/Medical		
	c.	vehicle parking and indoor storage
(8) Services		
	a.	Child day care facilities
	b.	Adult day care facilities
	j.	College and other institutions of higher learning
	s(1).	Hotel, motel bed and breakfast inn; extended stay lodging (see also residential quarters for resident manager, supervisor or caretaker and section 9-4-103)
	ff(1).	Mental health, emotional or physical rehabilitation day program facility
	gg.	Vocational rehabilitation center
	jj.	Health services not otherwise listed
(9) Repair		
	a.	Minor repair; as an accessory or principal use
(10) Retail Trade		
	c.	Wine shop; including on-premise consumption (see also section 9-4-103)
	y.	Auto part sales (see also major and minor repair)
	ff.	Tobacco shop (Class 1) (see also section 9-4-103)
(11) Wholesale/Rental/Vehicle-Mobile Home Trade - None		
(12) Construction - None		
(13) Transportation - None		
(14) Manufacturing/Warehousing		
	m.	Warehouse; accessory to approved commercial or industrial uses within the district; excluding outside storage
	t.	Manufacture of nonhazardous medical supplies or medical products, including distribution

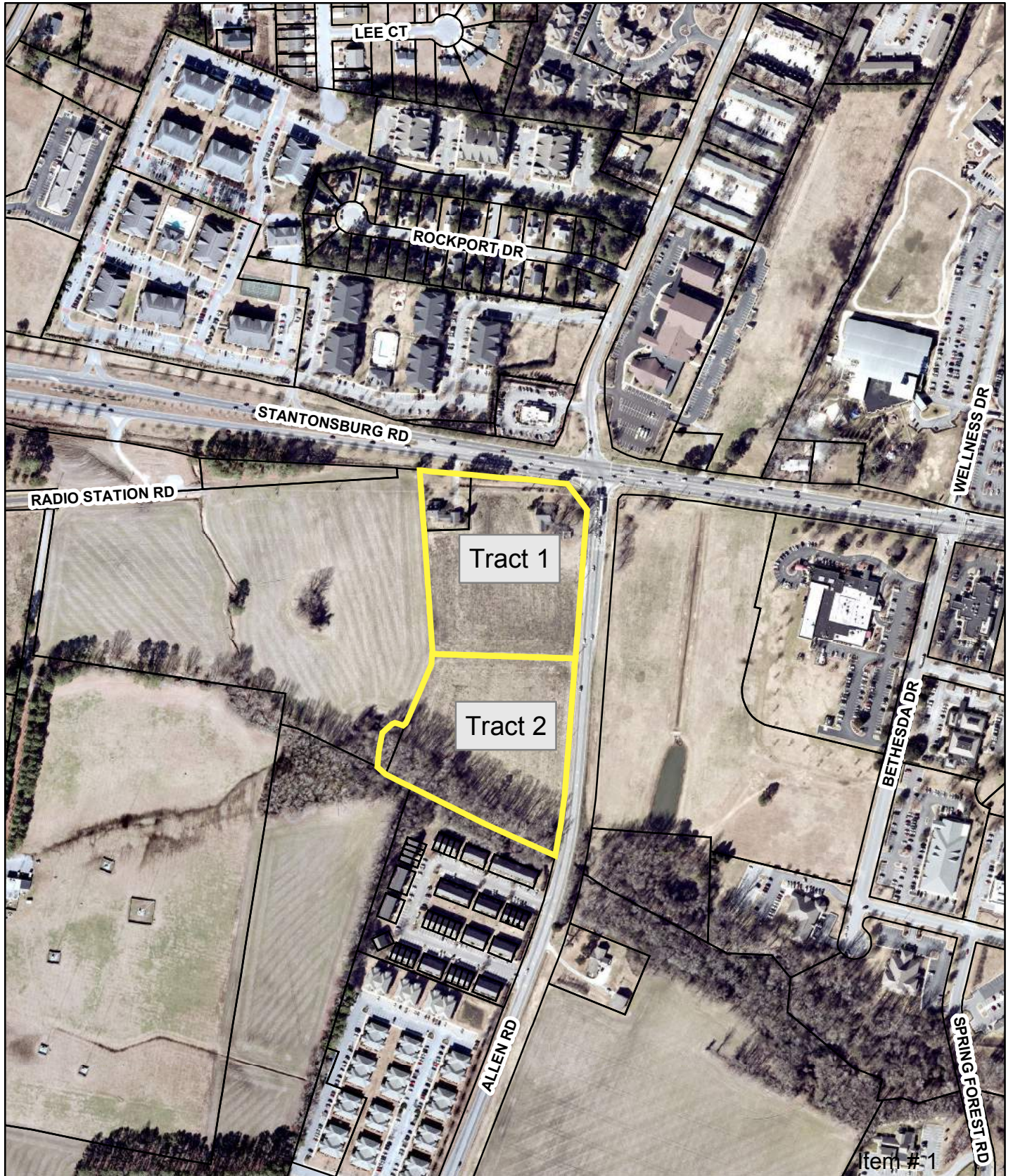
(15) Other Activities (not otherwise listed - all categories) - None	
MCG (MEDICAL-GENERAL COMMERCIAL) - PERMITTED USES	
(1) General	
	a. Accessory use or building
	b. Internal service facilities
	c. On-premise signs per Article N
	f. Retail sales; incidental
(2) Residential - None	
(3) Home Occupations - 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; agricultural, horticulture, forestry (see also section 9-4-103)
(6) Recreational/Entertainment	
	f. Public park or recreational facility
	s. Athletic club; indoor only
(7) Office/Financial/Medical	
	a. Office; professional and business, not otherwise listed
	d. Bank, savings and loans or other savings or investment institutions
(8) Services	
	e. Barber or beauty salon
	f. Manicure, pedicure or facial salon
	v. Photography studio including photo and supply sales
	y(3). TV and/or radio broadcast facilities, including receiving and transmission equipment and towers or cellular telephone and wireless communication towers not exceeding 80 feet in height
	z. Printing or publishing service including graphic art, maps, newspapers, magazines and books
	aa. Catering service including food preparation (see also restaurant; conventional and fast food)
	hh. Exercise and weight loss studio; indoor only
	ii. Wellness center, indoor and outdoor facilities
	kk. Launderette; household users
	ll. Dry cleaners; household users
(9) Repair	
	g. Jewelry, watch, eyewear or other personal item repair
(10) Retail Trade	
	a. Miscellaneous retail sales; non-durable goods, not otherwise listed
	d. Pharmacy
	f. Office and school supply, equipment sales
	h. Restaurant; conventional
	i. Restaurant; fast food

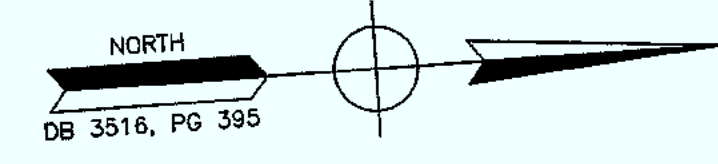
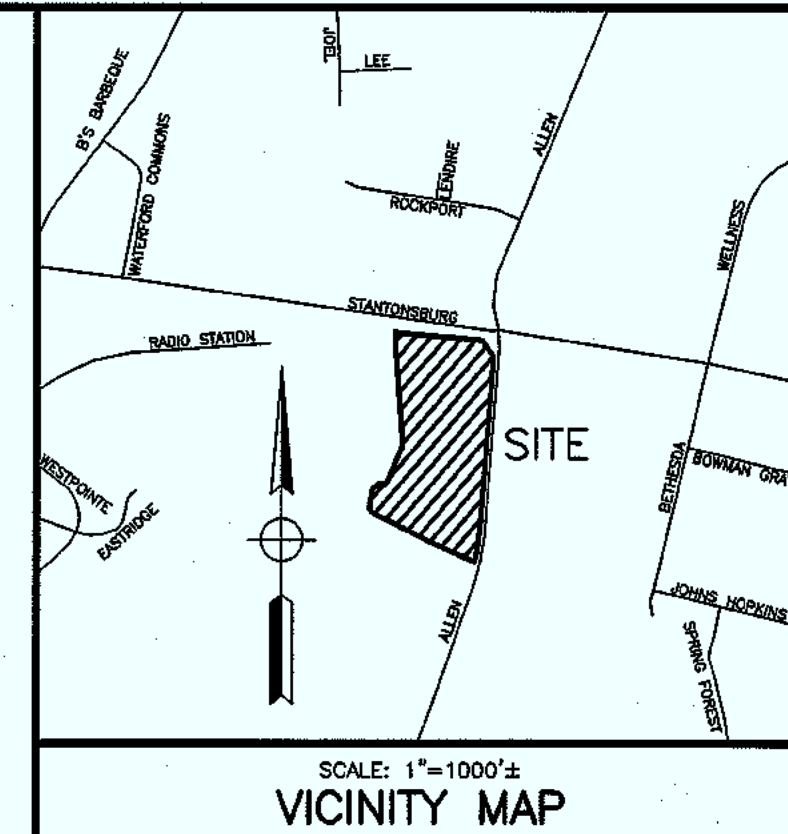
	k.	Medical supply sales and rental of medically-related products including uniforms and related accessories
	l.	Electronic; stereo, radio, computer, TV, etc... sales and accessory repair
	s.	Book or card store, news stand
	t.	Hobby or craft shop
	v.	Video or music store; records, tape, CD and the like sales
	w.	Florist
(11) Wholesale/Rental/Vehicle-Mobile Home Trade - None		
(12) Construction		
	c.	Construction office; temporary, including modular office (see also section 9-4-103)
(13) Transportation - None		
(14) Manufacturing/Warehousing		
	c.	Bakery; production, storage, and shipment facilities
(15) Other Activities (not otherwise listed - all categories) - None		
MCG (MEDICAL-GENERAL COMMERCIAL) - SPECIAL USES		
(1) General - None		
(2) Residential		
	i.	Residential quarters for resident manager, supervisor or caretaker; excluding mobile home
(3) Home Occupations - None		
(4) Governmental		
	a.	Public utility building or use
(5) Agricultural/Mining - None		
(6) Recreational/Entertainment		
	m(1).	Dining and entertainment establishment (see also section 9-4-103)
	t.	Athletic club; indoor and outdoor facilities
(7) Office/Financial/Medical - None		
(8) Services		
	a.	Child day care facilities
	b.	Adult day care facilities
	ff(1).	Mental health, emotional or physical rehabilitation day program facility
	jj.	Health services not otherwise listed
(9) Repair - None		
(10) Retail Trade		
	c.	Wine shop; including on-premise consumption (see also section 9-4-103)
	j.	Restaurant and/or dining and entertainment establishment; regulated outdoor activities
(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		

Dr. Lewis Stephen Redd
From: MRS
To: MCH (Tract 1 - 5.540 acres) and MCG (Tract 2 - 6.487 acres)
October 3, 2017



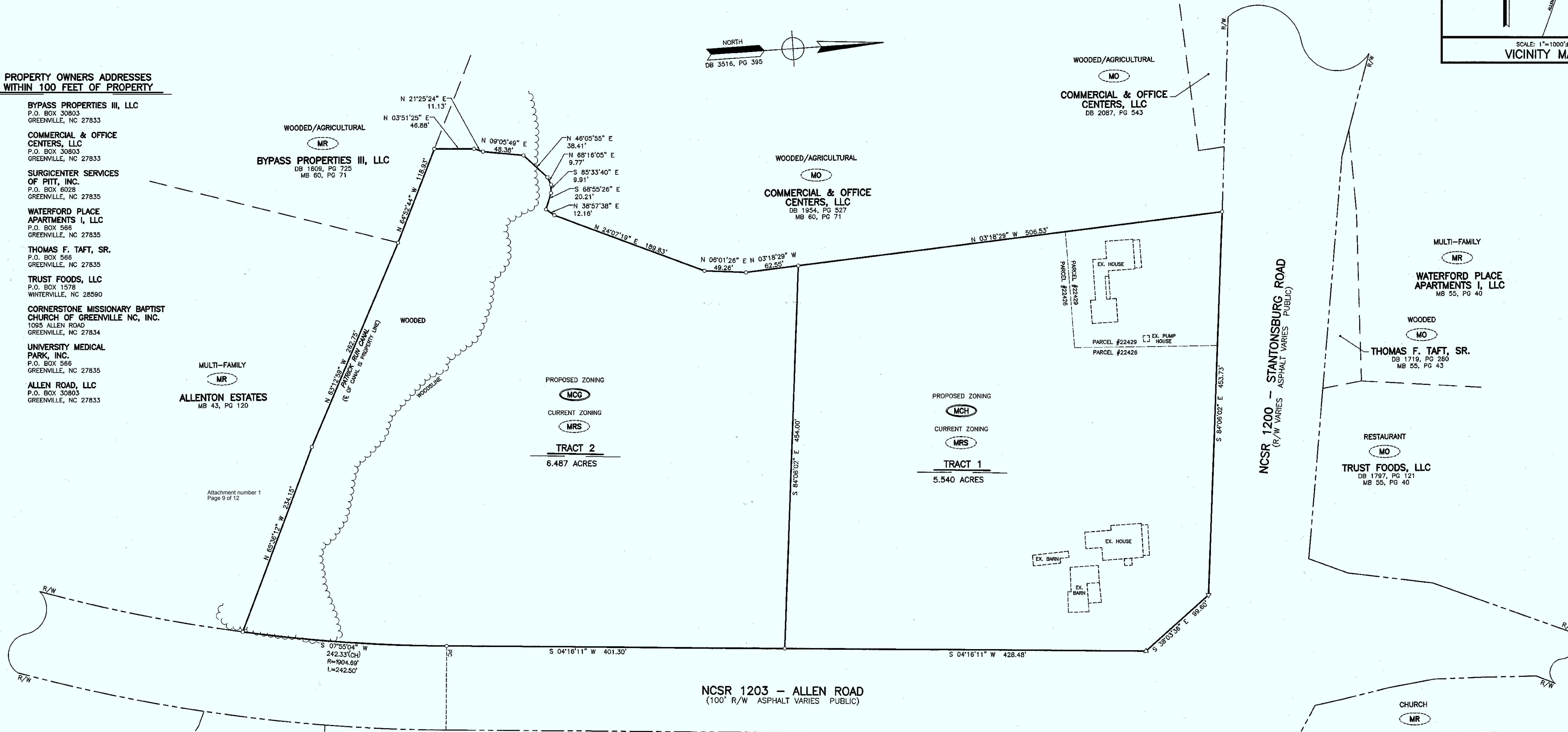
Dr. Lewis Stephen Redd
From: MRS
To: MCH (Tract 1 - 5.540 acres) and MCG (Tract 2 - 6.487 acres)
October 3, 2017





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

- BYPASS PROPERTIES III, LLC**
P.O. BOX 30803
GREENVILLE, NC 27833
- COMMERCIAL & OFFICE CENTERS, LLC**
P.O. BOX 30803
GREENVILLE, NC 27833
- SURGICENTER SERVICES OF PITT, INC.**
P.O. BOX 6028
GREENVILLE, NC 27835
- WATERFORD PLACE APARTMENTS I, LLC**
P.O. BOX 568
GREENVILLE, NC 27835
- THOMAS F. TAFT, SR.**
P.O. BOX 568
GREENVILLE, NC 27835
- TRUST FOODS, LLC**
P.O. BOX 1578
WINTERVILLE, NC 28590
- CORNERSTONE MISSIONARY BAPTIST CHURCH OF GREENVILLE NC, INC.**
1095 ALLEN ROAD
GREENVILLE, NC 27834
- UNIVERSITY MEDICAL PARK, INC.**
P.O. BOX 566
GREENVILLE, NC 27835
- ALLEN ROAD, LLC**
P.O. BOX 30803
GREENVILLE, NC 27833



PROPOSED ZONING
(MCG)

CURRENT ZONING
(MRS)

TRACT 2
6.487 ACRES

PROPOSED ZONING
(MCH)

CURRENT ZONING
(MRS)

TRACT 1
5.540 ACRES

NCSR 1203 - ALLEN ROAD
(100' R/W ASPHALT VARIES PUBLIC)

NCSR 1200 - STANTONBURG ROAD
(R/W VARIES ASPHALT VARIES PUBLIC)

WOODED/AGRICULTURAL
(MO)
ALLEN ROAD, LLC
DB 1810, PG 78

WOODED
(MO)
UNIVERSITY MEDICAL PARK, INC.
DB 72, PG 730

VACANT
(MO)
SURGICENTER SERVICES OF PITT, INC.
DB 282, PG 164
DB 70, PG 142

CHURCH
(MR)
CORNERSTONE MISSIONARY BAPTIST CHURCH OF GREENVILLE NC, INC.
DB 82, PG 823
MB 32, PG 47

MULTI-FAMILY
(MR)
WATERFORD PLACE APARTMENTS I, LLC
MB 55, PG 40

WOODED
(MO)
THOMAS F. TAFT, SR.
DB 1718, PG 280
MB 55, PG 43

RESTAURANT
(MO)
TRUST FOODS, LLC
DB 1797, PG 121
MB 55, PG 40

LEGEND
R/W = RIGHT-OF-WAY
CL = CENTERLINE

- NOTES**
1. ALL AREAS CALCULATED BY COORDINATE GEOMETRY.
 2. REFERENCE: DEED BOOK 3516, PAGE 395 OF THE PITT COUNTY REGISTER OF DEEDS.

TOTAL AREA TO BE REZONED: 12.027 ACRES

GRAPHIC SCALE: 1" = 60'

SHEET 1 OF 1
REZONING MAP
TAX PARCEL #22426
TAX PARCEL #22429

DR. LEWIS STEPHEN REDD

REFERENCE: DEED BOOK 3516, PAGE 395 OF THE PITT COUNTY REGISTER OF DEEDS
GREENVILLE TOWNSHIP, PITT COUNTY, N.C.

OWNER: **DR. LEWIS STEPHEN REDD**
ADDRESS: 3702 WEDGEWOOD DRIVE
NEW BERN, NC 28562
PHONE: (252) 638-1445



CLOSURE CHECK BOUNDARY
CHECKED: NRW DATE: 09/19/17

Baldwin Design Consultants, PA ENGINEERING - SURVEYING - PLANNING 1700-D EAST BRUNSWICK BOULEVARD GREENVILLE, NC 27608	LICENSE C-34562	SURVEYED: BW	APPROVED: MWB
		DRAWN: NRW	DATE: 09/19/17
		CHECKED: MWB	SCALE: 1" = 60'

X:\DRAWINGS\17-109 LEWIS STEPHEN REDD\REZONING.dwg Wed, Oct 04, 2017 - 10:09am RWELLS

REZONING THOROUGHFARE/TRAFFIC VOLUME REPORT

Case No: 17-17

Applicant: Dr. Lewis Stephen Redd

Property Information

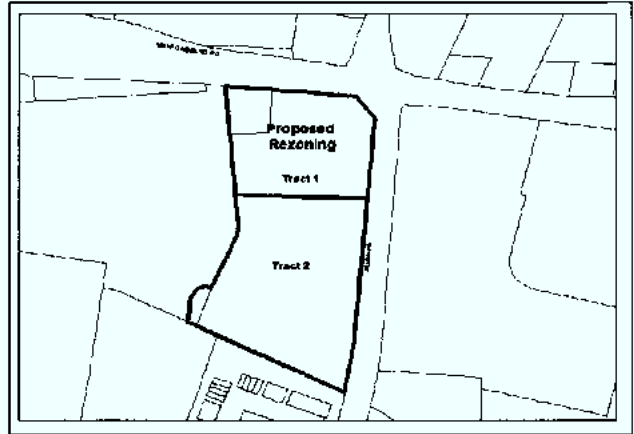
Current Zoning: Tract 1: MRS (Medical-Residential-Single-family)
Tract 2: MRS (Medical-Residential-Single-family)

Proposed Zoning: Tract 1: MCH (Medical-Heavy Commercial)
Tract 2: MCG (Medical-General Commercial)

Current Acreage: Tract 1: 5.540 acres
Tract 2: 6.487 acres

Location: Corner of Allen Rd & Stantonsburg Rd

Points of Access: Allen Rd, Stantonsburg Rd



Location Map

Transportation Background Information

1.) Allen Rd- State maintained

	<u>Existing Street Section</u>	<u>Ultimate Thoroughfare Street Section</u>
Description/cross section	3 lanes with ditches	4-lane divided with raised median
Right of way width (ft)	60	90
Speed Limit (mph)	50	50
Current ADT:	17,340 (*)	UltimateDesign ADT: 39,700 vehicles/day (**)
Design ADT:	15,450	
Controlled Access	No	
Thoroughfare Plan Status:	Major Thoroughfare	
Other Information:	There are no sidewalks along Allen Road that service this property.	

Notes: (*) 2016 NCDOT count adjusted for a 2% annual growth rate
(**) Traffic volume based an operating Level of Service D for existing geometric conditions
ADT – Average Daily Traffic volume

Transportation Improvement Program Status: No Planned Improvements.

2.) Stantonsburg Rd- State maintained

	<u>Existing Street Section</u>	<u>Ultimate Thoroughfare Street Section</u>
Description/cross section	4-lanes divided with grass median	no change
Right of way width (ft)	250	no change
Speed Limit (mph)	45	no change
Current ADT:	30,600 (*)	
Design ADT:	39,700	
Controlled Access	No	
Thoroughfare Plan Status:	Major Thoroughfare	
Other Information:	There are no sidewalks along Stantonsburg Road that service this property.	

Notes: (*) 2016 NCDOT count adjusted for a 2% annual growth rate
(**) Traffic volume based an operating Level of Service D for existing geometric conditions
ADT – Average Daily Traffic volume

Transportation Improvement Program Status: Project in planning stage to widen Allen Rd to 4 lanes with a divided median from Stantonsburg Rd to Dickinson Ave Ext.

Trips generated by proposed use/change

Current Zoning: 460 -vehicle trips/day (*)

Proposed Zoning: 9,048 -vehicle trips/day (*)

Estimated Net Change: increase of 8588 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 Allen Rd and Stantonburg Rd are as follows:

- 1.) Allen Rd, South of Site (25%): "No build" ADT of 17,340
- | | |
|---|----------------------|
| Estimated ADT with Proposed Zoning (full build) – | 19,602 |
| Estimated ADT with Current Zoning (full build) – | 17,455 |
| Net ADT change = | 2,147 (11% increase) |
- 2.) Allen Rd, North of Site (25%): "No build" ADT of 17,340
- | | |
|---|----------------------|
| Estimated ADT with Proposed Zoning (full build) – | 19,602 |
| Estimated ADT with Current Zoning (full build) – | 17,455 |
| Net ADT change = | 2,147 (11% increase) |
- 3.) Stantonburg Rd, West of Site (25%): "No build" ADT of 30,600
- | | |
|---|---------------------|
| Estimated ADT with Proposed Zoning (full build) – | 32,862 |
| Estimated ADT with Current Zoning (full build) – | 30,715 |
| Net ADT change = | 2,147 (7% increase) |
- 4.) Stantonburg Rd, East of Site (25%): "No build" ADT of 30,600
- | | |
|---|---------------------|
| Estimated ADT with Proposed Zoning (full build) – | 32,862 |
| Estimated ADT with Current Zoning (full build) – | 30,715 |
| Net ADT change = | 2,147 (7% increase) |

Staff Findings/Recommendations

Based on possible uses permitted by the requested rezoning, the proposed rezoning classification could generate 4524 trips to and from the site on Allen Rd, which is a net increase of 4294 additional trips per day.

Based on possible uses permitted by the requested rezoning, the proposed rezoning classification could generate 4524 trips to and from the site on Stantonburg Rd, which is a net increase of 4294 additional trips per day.

During the review process, measures to mitigate the traffic will be determined. A Traffic Impact Analysis will be required.

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.



City of Greenville, North Carolina

Meeting Date:
10/17/2017
Time: 6:30 PM

Title of Item: Ordinance requested by FMM Properties, LLC to rezone a total of 58.875 acres located north of the intersection of NC Highway 43 and B's Barbeque Road from MRS (Medical-Residential-Single-family), RA20 (Residential-Agricultural) and OR (Office-Residential [High Density Multi-family]) to MO (Medical-Office) for 15.570 acres (Tract 1) and to MR (Medical-Residential [High Density Multi-family]) for 43.305 acres (Tract 2).

Explanation: **Abstract:** The City has received a request from FMM Properties, LLC to rezone a total of 58.875 acres located north of the intersection of NC Highway 43 and B's Barbeque Road from MRS (Medical-Residential-Single-family), RA20 (Residential-Agricultural) and OR (Office-Residential [High Density Multi-family]) to MO (Medical-Office) for 15.570 acres and to MR (Medical-Residential [High Density Multi-family]) for 43.305 acres.

Required Notices:

Planning and Zoning meeting notice (property owner and adjoining property owner letter) mailed on October 3, 2017.

On-site sign(s) posted on October 3, 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 office/institutional (OI) and traditional neighborhood, medium-high density (TNMH) along the northern right-of-way of West 5th Street between Schoolhouse Branch and Harris Mill Run transitioning to high density residential (HDR) and potential conservation/open space (PCOS) to the interior.

Further, the Future Land Use and Character recommends potential

conservation/open space (PCOS) along Harris Mill Run, Schoolhouse Branch and the Tar River. The map is not meant to be dimensionally specific and may not correspond precisely with conditions on the ground. When considering rezoning requests or other development proposals, some areas classified as conservation/open space may be determined not to contain anticipated development limitations. In such cases, the future preferred land use should be based on adjacent Land Use Plan designations, contextual considerations, and the general policies of the comprehensive plan.

Office/Institutional:

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

Intent:

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

Primary Uses:

Office

Institutional/Civic

Traditional Neighborhood, Medium-High Density

Primarily residential area featuring a mix of higher density housing types ranging from multi-family, 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)

Residential, High Density

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

Intent:

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

Primary uses:
Multi-family residential
Two-family residential
Attached residential (townhomes)

Secondary uses:
Office
Single-family residential detached (small lot)
Institutional/Civic (churches and school)

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

Based on the possible uses permitted by the requested rezoning, the proposed rezoning classification could generate 6,907 trips to and from the site on West 5th Street, which is a net increase of 4,462 additional trips per day.

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

History/Background:

In 1976, the MRS- and OR-zoned portion of the property was incorporated into the City's extra-territorial jurisdiction (ETJ) and zoned RA20 as part of a large-scale ETJ extension. In 1985, the Medical District was adopted by City Council. The subject site was included as part of the Medical District and rezoned to MRS (Medical-Residential-Single-family).

In 1993, the existing RA20-zoned portion of the property was incorporated into the City's extra-territorial jurisdiction (ETJ) as part of a large-scale ETJ extension.

In 2009, a portion of the subject property was rezoned to OR.

Present Land Use:

Three (3) single-family residences and farmland

Water/Sewer:

Water and sanitary sewer are available.

Historic Sites:

There are no known effects on historic sites.

Environmental Conditions/Constraints:

The property is impacted by the floodway and 100-year floodplain associated with the Harris Mill Run and Tar River.

Surrounding Land Uses and Zoning:

North: RA20 and MRS - Woodlands (under common ownership of the applicant)

South: MO - vacant; MRS - B's Barbeque restaurant, five (5) single-family residences and Pentecostal Temple of Holy Church of Deliverance Church and associated buildings

East: MRS - GUC pump station, MO and MR - 65-foot access easement for city-owned property; MR - Paladin Place duplexes; and MO - Oak Haven Assisted Living Center

West: RA20 and MRS - One (1) single-family residence and woodlands

Density Estimates:

Tract 1

Under the current zoning, the site could accommodate 56-60 single-family lots.

Under the proposed zoning, the site could accommodate 122,000-134,165 square feet of medical office space.

Tract 2

Under the current zoning, the site could accommodate 140-151 single-family lots.

Under the proposed zoning, the site could accommodate a multi-family project of 602-688 multi-family units (1, 2 and 3 bedrooms).

The anticipated build-out time is within 2-3 years.

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.

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

Attachments / click to download

 [Attachments](#)

EXISTING ZONING	
MRS (MEDICAL-RESIDENTIAL-SINGLE-FAMILY) - PERMITTED USES	
(1) General	
a.	Accessory use or building
c.	On-premise signs per Article N
(2) Residential	
a.	Single-family dwelling
f.	Residential cluster development per Article M
k.	Family care homes (see also 9-4-103)
q.	Room renting
(3) Home Occupations - None	
(4) Governmental	
b.	City of Greenville municipal government building or use (see also section 9-4-103)
(5) Agricultural/Mining	
a.	Farming; agricultural, horticulture, forestry (see also section 9-4-103)
f.	Stable; horse only (see also section 9-4-103)
g.	Stable; per definition (see also section 9-4-103)
h.	Animal boarding not otherwise listed; outside facility, as an accessory or principal use
i.	Beekeeping; minor use (see also section 9-4-103)
(6) Recreational/Entertainment	
f.	Public park or recreational facility
g.	Private noncommercial park or recreational facility
(7) Office/Financial/Medical - None	
(8) Services	
o.	Church or place of worship (see also section 9-4-103)
(9) Repair - None	
(10) Retail Trade - None	
(11) Wholesale/Rental/Vehicle-Mobile Home Trade - None	
(12) Construction	
c.	Construction office; temporary, including modular office (see also section 9-4-103)
(13) Transportation - None	
(14) Manufacturing/Warehousing - None	
(15) Other Activities (not otherwise listed - all categories) - None	
MRS (MEDICAL-RESIDENTIAL-SINGLE-FAMILY) - SPECIAL USES	
(1) General - None	
(2) Residential - None	
(3) Home Occupations	
a.	Home occupation; not otherwise listed
(4) Governmental	
a.	Public utility building or use
c.	County or state government building or use not otherwise listed; excluding outside storage and major or minor repair
(5) Agricultural/Mining	
b.	Greenhouse or plant nursery; including accessory sales
(6) Recreational/Entertainment	

a.	Golf course; 18-hole regulation length (see also section 9-4-103)
a(1).	Golf course; 9-hole regulation length (see also section 9-4-103)
c(1).	Tennis club; indoor and outdoor facilities
(7) Office/Financial/Medical - None	
(8) Services	
g.	School; junior and senior high (see also section 9-4-103)
h.	School; elementary (see also section 9-4-103)
i.	School; nursery and kindergarten (see also section 9-4-103)
y.	TV and/or radio broadcast facilities, including receiving and transmission equipment and towers or cellular telephone and wireless communication towers
(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	
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
b(1).	Master Plan Community per Article J
f.	Residential cluster development per Article M
k.	Family care homes (see also 9-4-103)
q.	Room renting
(3) Home Occupations - None	
(4) Governmental	
b.	City of Greenville municipal government building or use (see also section 9-4-103)
(5) Agricultural/Mining	
a.	Farming; agricultural, 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
i.	Beekeeping; minor use (see also section 9-4-103)
(6) Recreational/Entertainment	
f.	Public park or recreational facility
g.	Private noncommercial park or recreational facility
(7) Office/Financial/Medical - None	
(8) Services	
o.	Church or place of worship (see also section 9-4-103)
(9) Repair - None	

(10) Retail Trade - None	
(11) Wholesale/Rental/Vehicle-Mobile Home Trade - None	
(12) Construction	
c.	Construction office; temporary, including modular office (see also section 9-4-103)
(13) Transportation - None	
(14) Manufacturing/Warehousing - None	
(15) Other Activities (not otherwise listed - all categories) - None	
RA20 (RESIDENTIAL-AGRICULTURAL) - SPECIAL USES	
(1) General - None	
(2) Residential	
b.	Two-family attached dwelling (duplex)
g.	Mobile home (see also section 9-4-103)
n.	Retirement center or home
o.	Nursing, convalescent or maternity home; major care facility
o(1).	Nursing, convalescent or maternity home; minor care facility
(3) Home Occupations	
a.	Home occupation; not otherwise listed
b.	Home occupation; barber and beauty shop
c.	Home occupation; manicure, pedicure or facial salon
(4) Governmental	
a.	Public utility building or use
(5) Agricultural/Mining	
b.	Greenhouse or plant nursery; including accessory sales
m.	Beekeeping; major use
n.	Solar energy facility
(6) Recreational/Entertainment	
a.	Golf course; 18-hole regulation length (see also section 9-4-103)
a(1).	Golf course; 9-hole regulation length (see also section 9-4-103)
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; nursery and kindergarten (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	
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 I
k.	Family care homes (see also 9-4-103)
n.	Retirement center or home
o.	Nursing, convalescent or maternity home; major care facility
p.	Boarding or rooming house
q.	Room renting
(3) Home Occupations - 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; agricultural, horticulture, forestry (see also section 9-4-103)
(6) Recreational/Entertainment	
f.	Public park or recreational facility
g.	Private noncommercial recreation; indoor only, not otherwise listed
(7) Office/Financial/Medical	
a.	Office; professional and business, not otherwise listed
b.	Operation/processing center
c.	Office; customer service, not otherwise listed, including accessory service delivery vehicle parking and indoor storage
d.	Bank, savings and loans 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 salon
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; nursery and kindergarten (see also section 9-4-103)
j.	College and 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
y(2)	TV and/or radio broadcast facilities, including receiving and transmission equipment and towers not exceeding 120 feet in height or cellular telephone and wireless communication towers not exceeding 120 feet in height (see also section 9-4-103)
bb.	Civic organizations
cc.	Trade or business organizations
(9) Repair - None	
(10) Retail Trade	
s.	Book or card store, news stand
w.	Florist
ee.	Christmas tree sales lot; temporary only (see also section 9-4-103)
(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 multi-family (LUI) development rating 50 per Article K
e.	Land use intensity multi-family (LUI) development rating 67 per Article K
i.	Residential quarters for resident manager, supervisor or caretaker; excluding mobile home
m.	Shelter for homeless or abused (see also section 9-4-103)
o(1).	Nursing, convalescent or maternity home; minor care facility
r.	Fraternity or sorority house
(3) Home Occupations - 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
m(1).	Dining and entertainment establishment (see also section 9-4-103)
(7) Office/Financial/Medical	
f.	Veterinary clinic or animal hospital (see also animal boarding; outside facility, kennel and stable)
(8) Services	
a.	Child day care facilities
b.	Adult day care facilities
l.	Convention center; private

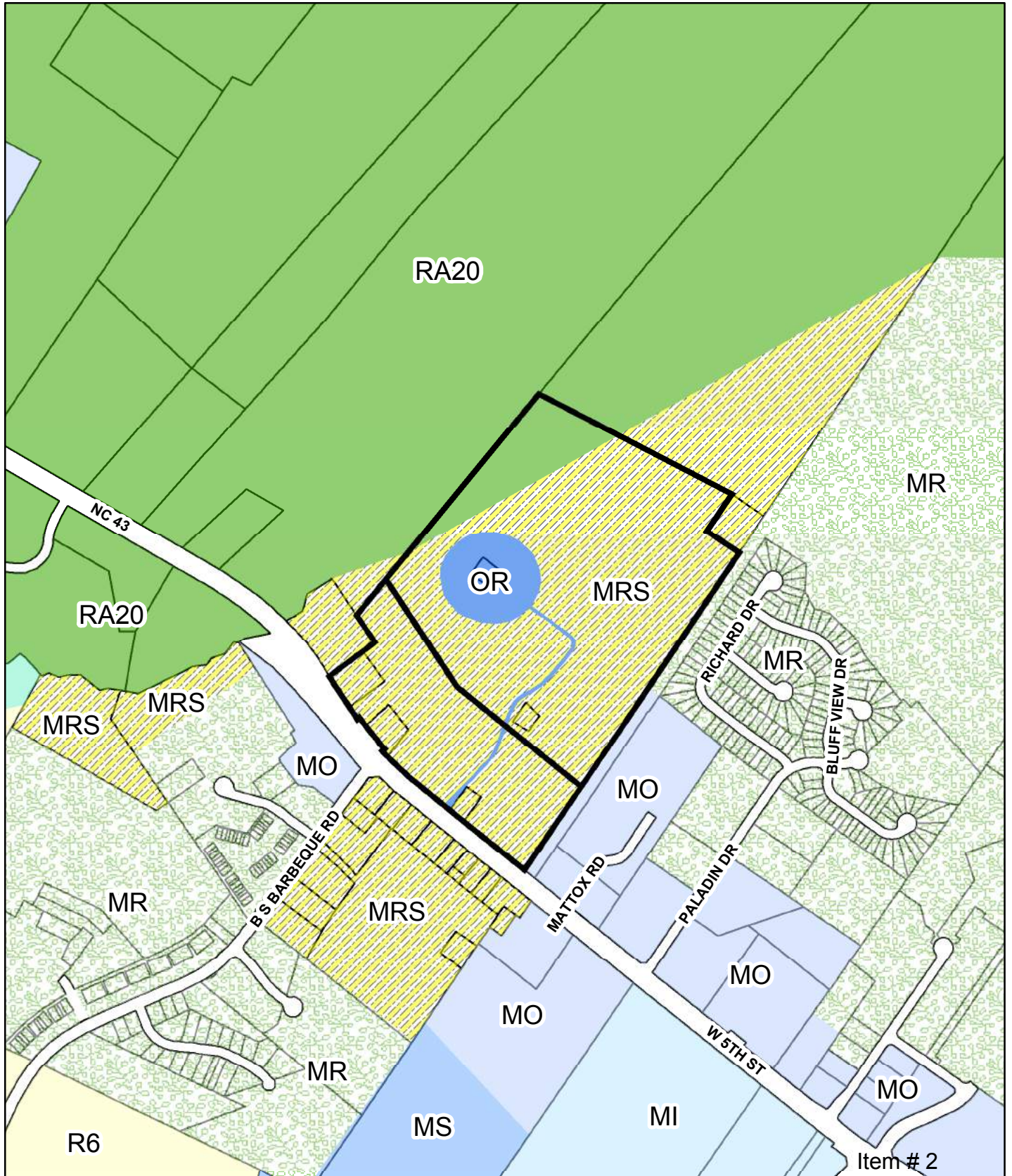
s.	Hotel, motel bed and breakfast inn; limited stay lodging (see also residential quarters for
ff.	Mental health, emotional or physical rehabilitation day program facility
ff(1).	Mental health, emotional or physical rehabilitation day program facility
(9) Repair- None	
(10) Retail Trade - None	
h.	Restaurant; conventional
j.	Restaurant and/or dining and entertainment establishment; regulated outdoor activities
(11) Wholesale/Rental/Vehicle-Mobile Home Trade - None	
(12) Construction - None	
(13) Transportation	
h.	Parking lot or structure; principal 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
PROPOSED ZONING	
MO (MEDICAL-OFFICE) - PERMITTED USES	
(1) General	
a.	Accessory use or building
b.	Internal service facilities
c.	On-premise signs per Article N
f.	Retail sales; incidental
(2) Residential	
l.	Group care facility
n.	Retirement center or home
o.	Nursing, convalescent or maternity home; major care facility
(3) Home Occupations - 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; agricultural, horticulture, forestry (see also section 9-4-103)
(6) Recreational/Entertainment	
f.	Public park or recreational facility
g.	Private noncommercial recreation; indoor only, not otherwise listed
(7) Office/Financial/Medical	
a.	Office; professional and business, not otherwise listed
d.	Bank, savings and loans or other savings or investment institutions
e.	Medical, dental, ophthalmology or similar clinic, not otherwise listed
(8) Services	
n.	Auditorium
r.	Art gallery
u.	Art studio including art and supply sales

y(3).	TV and/or radio broadcast facilities, including receiving and transmission equipment and towers or cellular telephone and wireless communication towers not exceeding 80 feet in height
ee.	Hospital
ii.	Wellness center, indoor and outdoor facilities
(9) Repair - None	
(10) Retail Trade	
d.	Pharmacy
s.	Book or card store, news stand
w.	Florist
(11) Wholesale/Rental/Vehicle-Mobile Home Trade - None	
(12) Construction	
c.	Construction office; temporary, including modular office (see also section 9-4-103)
(13) Transportation - None	
(14) Manufacturing/Warehousing - None	
(15) Other Activities (not otherwise listed - all categories) - None	
MO (MEDICAL-OFFICE) - SPECIAL USES	
(1) General - None	
(2) Residential	
i.	Residential quarters for resident manager, supervisor or caretaker; excluding mobile home
(3) Home Occupations - None	
(4) Governmental	
a.	Public utility building or use
(5) Agricultural/Mining - None	
(6) Recreational/Entertainment	
m(1).	Dining and entertainment establishment (see also section 9-4-103)
s.	Athletic club; indoor only
(7) Office/Financial/Medical - None	
(8) Services	
a.	Child day care facilities
b.	Adult day care facilities
e.	Barber or beauty salon
f.	Manicure, pedicure or facial salon
j.	College and other institutions of higher learning
l.	Convention center; private
s.	Hotel, motel bed and breakfast inn; limited stay lodging (see also residential quarters for
s(1).	Hotel, motel bed and breakfast inn; extended stay lodging (see also residential quarters for resident manager, supervisor or caretaker and section 9-4-103)
ff(1).	Mental health, emotional or physical rehabilitation day program facility
hh.	Exercise and weight loss studio; indoor only
jj.	Health services not otherwise listed
ll(1).	Dry cleaners; household users; drop-off/pick-up station only
(9) Repair- None	
(10) Retail Trade	
c.	Wine shop; including on-premise consumption (see also section 9-4-103)

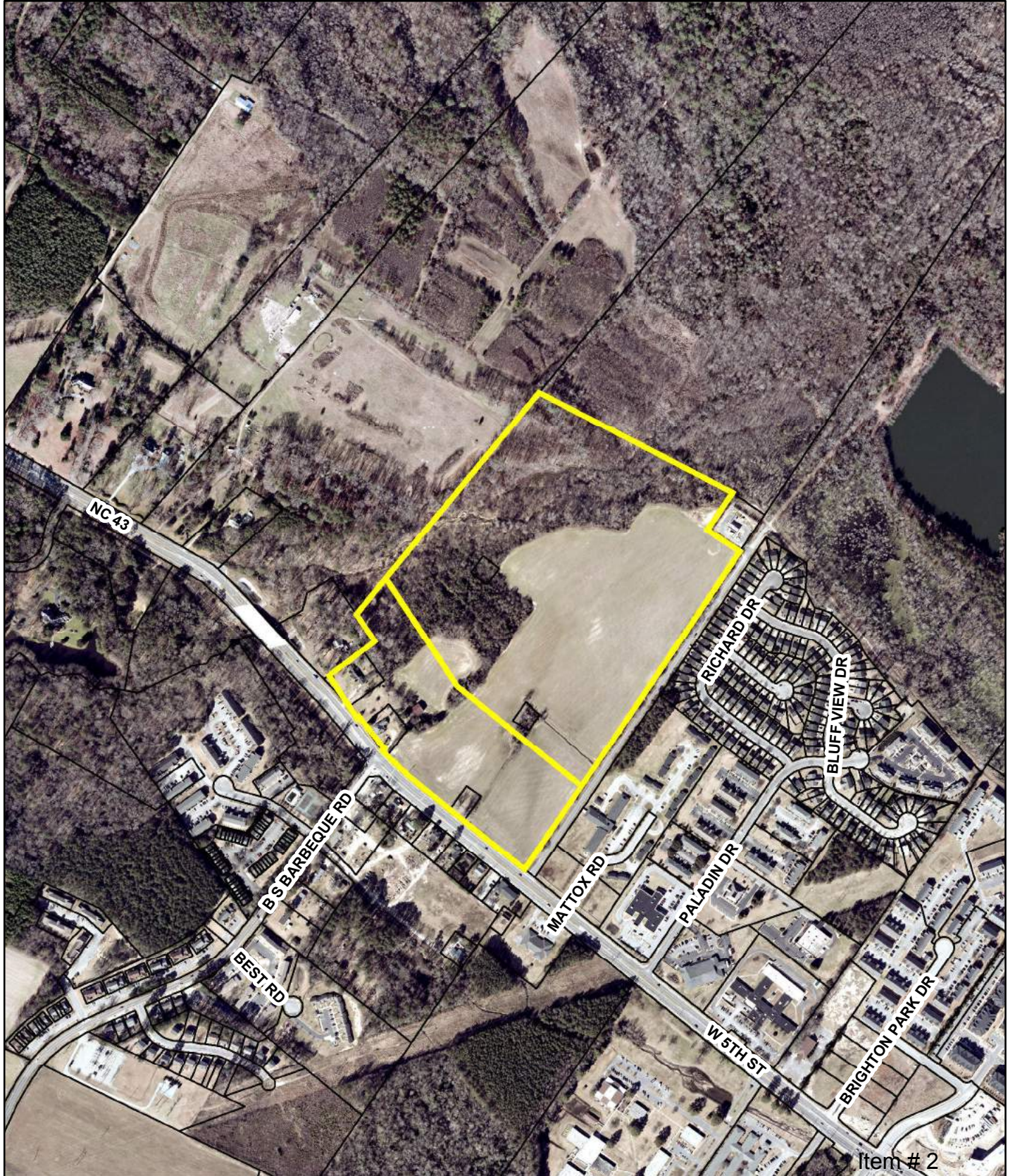
f.	Office and school supply, equipment sales
h.	Restaurant; conventional
i.	Restaurant; fast food (limited to multi-unit structures which contain not less than three separate uses)
j.	Restaurant and/or dining and entertainment establishment; regulated outdoor activities
k.	Medical supply sales and rental of medically-related products including uniforms and related accessories
t.	Hobby or craft shop
(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	
MR (MEDICAL-RESIDENTIAL) - PERMITTED USES	
(1) General	
a.	Accessory use or building
c.	On-premise signs per Article N
(2) Residential	
a.	Single-family dwelling
b.	Two-family attached dwelling (duplex)
c.	Multi-family development per Article I
f.	Residential cluster development per Article M
k.	Family care homes (see also 9-4-103)
q.	Room renting
(3) Home Occupations - None	
(4) Governmental	
b.	City of Greenville municipal government building or use (see also section 9-4-103)
(5) Agricultural/Mining	
a.	Farming; agricultural, horticulture, forestry (see also section 9-4-103)
l.	Beekeeping; minor use (see also section 9-4-103)
(6) Recreational/Entertainment	
f.	Public park or recreational facility
g.	Private noncommercial park or recreational facility
(7) Office/Financial/Medical - None	
(8) Services	
o.	Church or place of worship (see also section 9-4-103)
(9) Repair - None	
(10) Retail Trade - None	
(11) Wholesale/Rental/Vehicle-Mobile Home Trade - None	
(12) Construction	
c.	Construction office; temporary, including modular office (see also section 9-4-103)
(13) Transportation - None	
(14) Manufacturing/Warehousing - None	
(15) Other Activities (not otherwise listed - all categories) - None	
MR (MEDICAL-RESIDENTIAL) - SPECIAL USES	

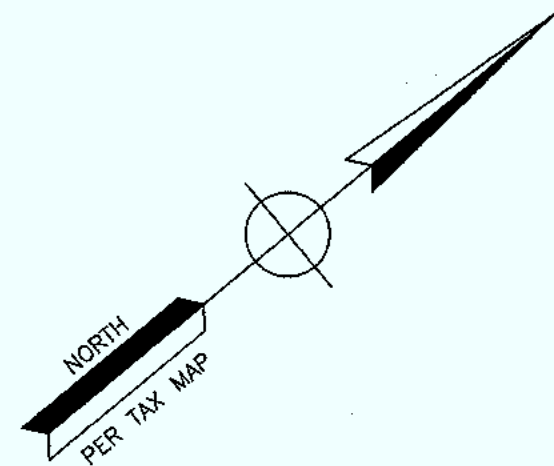
(1) General - None	
(2) Residential	
	d. Land use intensity multi-family (LUI) development rating 50 per Article K
	l. Group care facility
	n. Retirement center or home
	o. Nursing, convalescent or maternity home; major care facility
	o(1). Nursing, convalescent or maternity home; minor care facility
(3) Home Occupations	
	a. Home occupation; not otherwise listed
(4) Governmental	
	a. Public utility building or use
(5) Agricultural/Mining - None	
(6) Recreational/Entertainment	
	c(1). Tennis club; indoor and outdoor facilities
(7) Office/Financial/Medical - None	
(8) Services	
	a. Child day care facilities
	b. Adult day care facilities
	g. School; junior and senior high (see also section 9-4-103)
	h. School; elementary (see also section 9-4-103)
	i. School; nursery and kindergarten (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	

FMM Properties, LLC
From: MRS, RA20 and OR
To: MO (Tract 1 - 15.570 acres) and MR (Tract 2 - 43.304 acres)
October 3, 2017

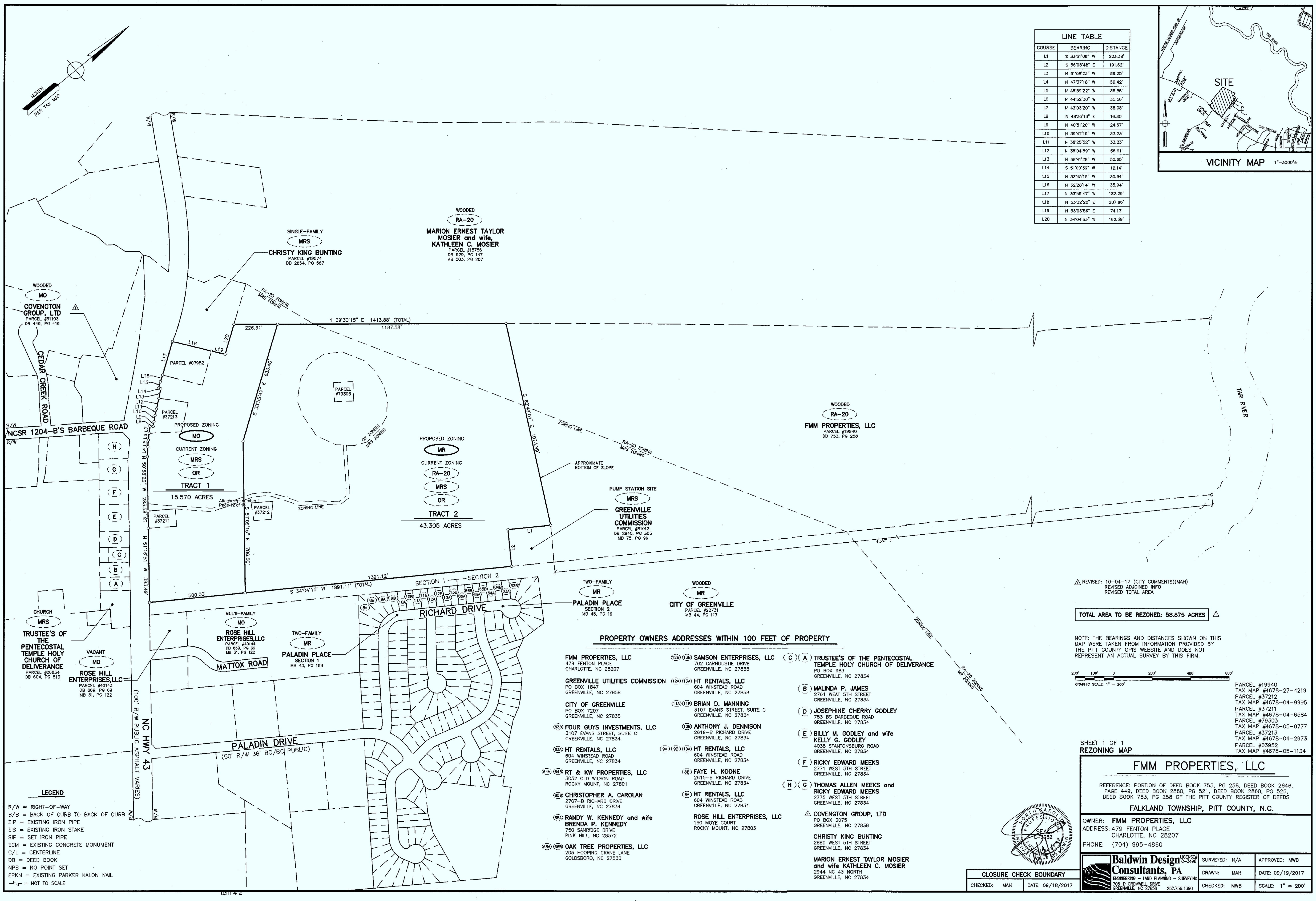
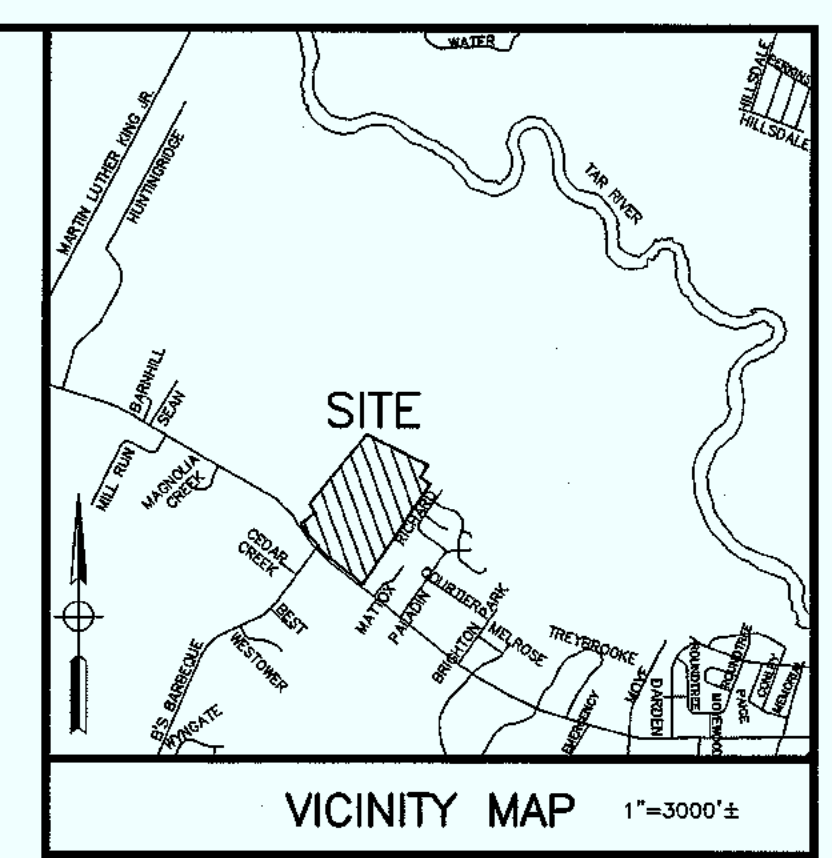


FMM Properties, LLC
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October 3, 2017





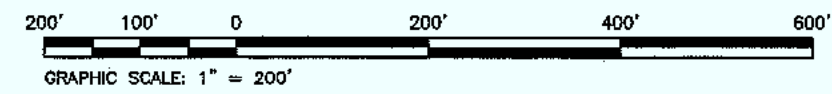
COURSE	BEARING	DISTANCE
L1	S 33°51'09" W	223.38'
L2	S 56°08'48" E	191.62'
L3	N 51°08'23" W	89.25'
L4	N 47°37'18" W	50.42'
L5	N 45°59'22" W	35.56'
L6	N 44°32'30" W	35.56'
L7	N 43°03'20" W	38.08'
L8	N 48°35'13" E	16.80'
L9	N 40°51'20" W	24.67'
L10	N 39°47'19" W	33.23'
L11	N 38°25'52" W	33.23'
L12	N 38°04'59" W	56.91'
L13	N 38°41'28" W	50.65'
L14	S 51°00'39" W	12.14'
L15	N 33°45'15" W	35.94'
L16	N 32°28'14" W	35.84'
L17	N 33°55'47" W	182.29'
L18	N 53°32'20" E	207.96'
L19	N 53°03'56" E	74.13'
L20	N 34°04'53" W	162.39'



△ REVISED: 10-04-17 (CITY COMMENTS)(MAH)
 REVISED ADJOINED INFO
 REVISED TOTAL AREA

TOTAL AREA TO BE REZONED: 58.875 ACRES △

NOTE: THE BEARINGS AND DISTANCES SHOWN ON THIS MAP WERE TAKEN FROM INFORMATION PROVIDED BY THE PITT COUNTY OPIS WEBSITE AND DOES NOT REPRESENT AN ACTUAL SURVEY BY THIS FIRM.

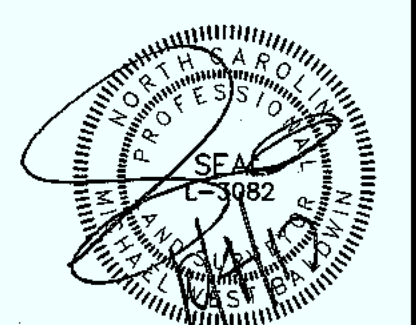


PARCEL #19940
 TAX MAP #4678-27-4219
 PARCEL #37212
 TAX MAP #4678-04-9995
 PARCEL #37211
 TAX MAP #4678-04-6584
 PARCEL #79303
 TAX MAP #4678-05-8777
 PARCEL #37213
 TAX MAP #4678-04-2973
 PARCEL #03952
 TAX MAP #4678-05-1134

PROPERTY OWNERS ADDRESSES WITHIN 100 FEET OF PROPERTY

- (F) FMM PROPERTIES, LLC
479 FENTON PLACE
CHARLOTTE, NC 28207
- (G) GREENVILLE UTILITIES COMMISSION
PO BOX 1847
GREENVILLE, NC 27858
- (H) CITY OF GREENVILLE
PO BOX 7207
GREENVILLE, NC 27835
- (I) FOUR GUYS INVESTMENTS, LLC
3107 EVANS STREET, SUITE C
GREENVILLE, NC 27834
- (J) HT RENTALS, LLC
604 WINSTEAD ROAD
GREENVILLE, NC 27834
- (K) RT & KW PROPERTIES, LLC
3052 OLD WILSON ROAD
ROCKY MOUNT, NC 27801
- (L) CHRISTOPHER A. CAROLAN
2707-B RICHARD DRIVE
GREENVILLE, NC 27834
- (M) RANDY W. KENNEDY and wife
BRENDA P. KENNEDY
750 SANRIDGE DRIVE
PINK HILL, NC 28572
- (N) OAK TREE PROPERTIES, LLC
205 HOOPING CRANE LANE
GOLDSBORO, NC 27530
- (O) SAMSON ENTERPRISES, LLC
702 CARNOSTIE DRIVE
GREENVILLE, NC 27858
- (P) HT RENTALS, LLC
604 WINSTEAD ROAD
GREENVILLE, NC 27858
- (Q) BRIAN D. MANNING
3107 EVANS STREET, SUITE C
GREENVILLE, NC 27834
- (R) ANTHONY J. DENNISON
2619-B RICHARD DRIVE
GREENVILLE, NC 27834
- (S) HT RENTALS, LLC
604 WINSTEAD ROAD
GREENVILLE, NC 27834
- (T) FAYE H. KOONE
2615-D RICHARD DRIVE
GREENVILLE, NC 27834
- (U) HT RENTALS, LLC
604 WINSTEAD ROAD
GREENVILLE, NC 27834
- (V) ROSE HILL ENTERPRISES, LLC
150 MOYE COURT
ROCKY MOUNT, NC 27803
- (W) TRUSTEE'S OF THE PENTECOSTAL TEMPLE HOLY CHURCH OF DELIVERANCE
PO BOX 983
GREENVILLE, NC 27834
- (X) MALINDA P. JAMES
2761 WEAT 5TH STREET
GREENVILLE, NC 27834
- (Y) JOSEPHINE CHERRY GODLEY
753 BS BARBEQUE ROAD
GREENVILLE, NC 27834
- (Z) BILLY M. GODLEY and wife
KELLY G. GODLEY
4038 STANTONSBURG ROAD
GREENVILLE, NC 27834
- (AA) RICKY EDWARD MEEKS
2771 WEST 5TH STREET
GREENVILLE, NC 27834
- (AB) THOMAS ALLEN MEEKS and
RICKY EDWARD MEEKS
2775 WEST 5TH STREET
GREENVILLE, NC 27834

LEGEND
 R/W = RIGHT-OF-WAY
 B/B = BACK OF CURB TO BACK OF CURB
 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



FMM PROPERTIES, LLC

REFERENCE: PORTION OF DEED BOOK 753, PG 258, DEED BOOK 2646, PAGE 448, DEED BOOK 2860, PG 521, DEED BOOK 2860, PG 526, DEED BOOK 753, PG 258 OF THE PITT COUNTY REGISTER OF DEEDS
 FALKLAND TOWNSHIP, PITT COUNTY, N.C.

OWNER: **FMM PROPERTIES, LLC**
 ADDRESS: 479 FENTON PLACE
 CHARLOTTE, NC 28207
 PHONE: (704) 995-4860

 Baldwin Design Consultants, PA ENGINEERING - LAND PLANNING - SURVEYING 708-D CROMWELL DRIVE GREENVILLE, NC 27858 252.756.1390	LICENSE # 3498 SURVEYED: N/A APPROVED: MWB DRAWN: MAH DATE: 09/19/2017 CHECKED: MWB SCALE: 1" = 200'
---	--

CLOSURE CHECK BOUNDARY

CHECKED: MAH DATE: 09/18/2017

Y:\DRAWINGS\17-168 FMM PARTNERSHIP\REZONING.dwg Wed, Oct 04, 2017 7:10:20am MHERREON

REZONING THOROUGHFARE/TRAFFIC VOLUME REPORT

Case No: 17-18

Applicant: FMM Partnership, LLC

Property Information

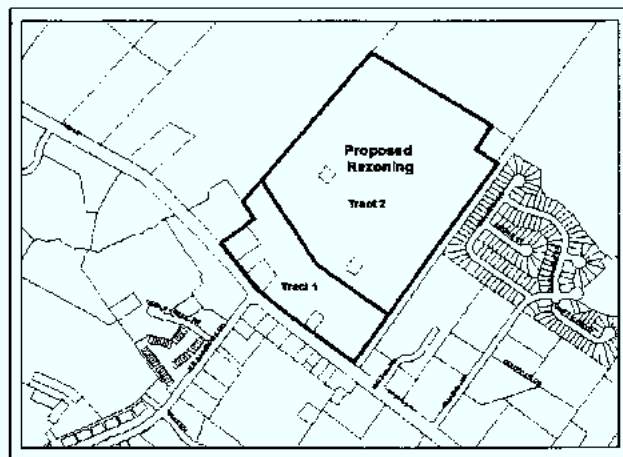
Current Zoning: Tract 1: MRS (Medical-Residential-Single-family) and OR (Office-Residential)
Tract 2: RA20 (Residential-Agricultural), MRS (Medical-Residential-Single-Family) and OR (Office-Residential)

Proposed Zoning: Tract 1: MO (Medical-Office)
Tract 2: MR (Medical-Residential)

Current Acreage: Tract 1: 15.570 acres
Tract 2: 43.305 acres

Location: NC Hwy 43, across from B's BBQ Road

Points of Access: NC Hwy 43



Location Map

Transportation Background Information

1.) NC Hwy 43- State maintained

	<u>Existing Street Section</u>	<u>Ultimate Thoroughfare Street Section</u>
Description/cross section	4-lane divided	no change
Right of way width (ft)	100	no change
Speed Limit (mph)	45	no change
Current ADT:	13,160 (*)	
Design ADT:	39,700 vehicles/day (**)	
Controlled Access	No	
Thoroughfare Plan Status:	Major Thoroughfare	

Other Information: There are no sidewalks along NC Hwy 43 that service this property.

- Notes:** (*) 2016 NCDOT count adjusted for a 2% annual growth rate
(**) Traffic volume based an operating Level of Service D for existing geometric conditions
ADT – Average Daily Traffic volume

Transportation Improvement Program Status: No planned improvements.

Trips generated by proposed use/change

Current Zoning: 2,445 -vehicle trips/day (*) **Proposed Zoning:** 6,907 -vehicle trips/day (*)

Estimated Net Change: increase of 4462 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 NC Hwy 43 are as follows:

1.) NC Hwy 43 , West of Site (40%): “No build” ADT of 13,160

Estimated ADT with Proposed Zoning (full build) – 15,923
Estimated ADT with Current Zoning (full build) – 14,138
Net ADT change = 1,785 (13% increase)

2.) NC Hwy 43 , east of Site (60%): "No build" ADT of 13,160

Estimated ADT with Proposed Zoning (full build) – 17,304

Estimated ADT with Current Zoning (full build) – 14,627

Net ADT change = 2,677 (18% increase)

Staff Findings/Recommendations

Based on possible uses permitted by the requested rezoning, the proposed rezoning classification could generate 6907 trips to and from the site on NC Hwy 43, which is a net increase of 4462 additional trips per day.

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

04/30/07

BUFFERYARD SETBACK AND VEGETATION SCREENING CHART

For Illustrative Purposes Only

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

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

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

Street trees may count toward the minimum acreage.

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

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

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

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

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

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

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

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

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

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

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

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



City of Greenville, North Carolina

Meeting Date:
10/17/2017
Time: 6:30 PM

Title of Item: Ordinance requested by Glenn Arthur, LLC to add an Urban Core Overlay District (UC) to 0.146 acres (6,354 sq. ft.) located along the northern right-of-way of East 14th Street and 60+/- feet east of Cotanche Street. The current zoning is CDF (Downtown Commercial Fringe) and the requested zoning is CDF-UC (Downtown Commercial Fringe – Urban Core Overlay).

Explanation: **Abstract:** The City has received a request from Glenn Arthur, LLC to add an Urban Core Overlay District (UC) to 0.146 acres (6,354 sq. ft.) located along the northern right-of-way of East 14th Street and 60+/- feet east of Cotanche Street. The current zoning is CDF (Downtown Commercial Fringe) and the requested zoning is CDF-UC (Downtown Commercial Fringe – Urban Core Overlay).

Required Notices:

Planning and Zoning meeting notice (property owner and adjoining property owner letter) mailed on October 3, 2017.

On-site sign(s) posted on October 3, 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 mixed use (MU) along East 14th Street between Evans Street and Charles Boulevard transitioning to uptown neighborhood (UN) in the interior.

Mixed Use

Small-scale activity centers that contain places to live, work, and shop integrated in a walkable pattern. Mixed Use buildings are located close together and near the street. Buildings tend to be smaller than Mixed Use Center, High Intensity, supporting primarily locally-oriented uses and serving as a transition in intensity

to nearby neighborhoods.

Intent:

- Vertical mixed use buildings (residential or office above commercial) as well as various single-use buildings that are integrated in a walkable street pattern
- Accommodate parking on-street, behind or to one side of buildings, or in parking structures; limit curb cuts that break main pedestrian ways; wrap parking structures with other uses or decorative elements; light parking well for safety.
- Provide pedestrian and vehicular connection to surrounding development

Primary uses:

Office

Commercial

Multi-family residential

Secondary uses:

Institutional/Civic

Uptown Neighborhood

Uptown Neighborhood is a primarily residential area surrounding the Uptown Core and Uptown Edge. It features a grid street pattern and mix of residential building types on small lots, with some commercial, office and civic uses.

Intent:

- Improve/maintain streetscape features such as consistent sidewalks, street trees, and lighting
- Introduce neighborhood-scale commercial centers at key intersections
- Address blight/property maintenance
- Address historic preservation efforts

Primary uses:

Single-family residential

Two-family residential

Secondary uses:

Multi-family residential

Commercial (neighborhood scale)

Institutional/Civic (neighborhood scale)

Goal 1.3. High Quality Infill and Redevelopment

Infill and redevelopment strategies will be pursued. Empty lots in developed areas will be built on. Aging sites served by infrastructure and utilities will be remediated and revitalized. Gaps between developed areas will be filled with

transitions that respect uses they currently separate.

Policy 1.3.1. Support Infill and Redevelopment

Promote development and redevelopment throughout the city with a concentration of these projects in the Uptown Core of the Future Land Use and Character map and the Primary Service Area of the Tiered Growth Map in order to balance the city's tax base, reduce service and maintenance expenditures, and make smart long term investments that use taxpayer dollars wisely. This is generally preferred over new peripheral development.

Goal 1.4. A Vibrant Uptown

Greenville will have a beautiful and vibrant Uptown with active public spaces. Safe and exciting streets will be active throughout the morning and evening. Diverse housing choices will be offered in Uptown for people of all ages where there will be many shopping opportunities, a unique connection to River Park North, reused historic structures, and a variety of employment spaces for companies large and small.

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

Due to the small size of the tract, a report was not created.

History/Background:

In 1969, the property was zoned to it's current zoning.

On September 14, 2016, the remaining properties in this block were rezoned to CDF-UC, which is the requested zoning for this request.

Present Land Use:

One single-family residence

Water/Sewer:

Water and sanitary sewer are available.

Historic Sites:

There are no known effects on historic sites.

Environmental Conditions/Constraints:

There are no known environmental conditions/constraints.

Surrounding Land Uses and Zoning:

North: CDF-UC - One (1) single-family residence
South: CG and CH - Harris Teeter Shopping Center
East: CDF-UC - One (1) duplex building
West: CDF-UC - Two (2) single-family residences

Density Estimates:

Due to the small size of the tract, an increase is not anticipated.

Additional Staff Comments:

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

Fiscal Note:

No cost to the city.

Recommendation:

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

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

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

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

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

"Motion to recommend denial of the proposed rezoning, to advise that, 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.

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Attachments / click to download

 [Attachments](#)

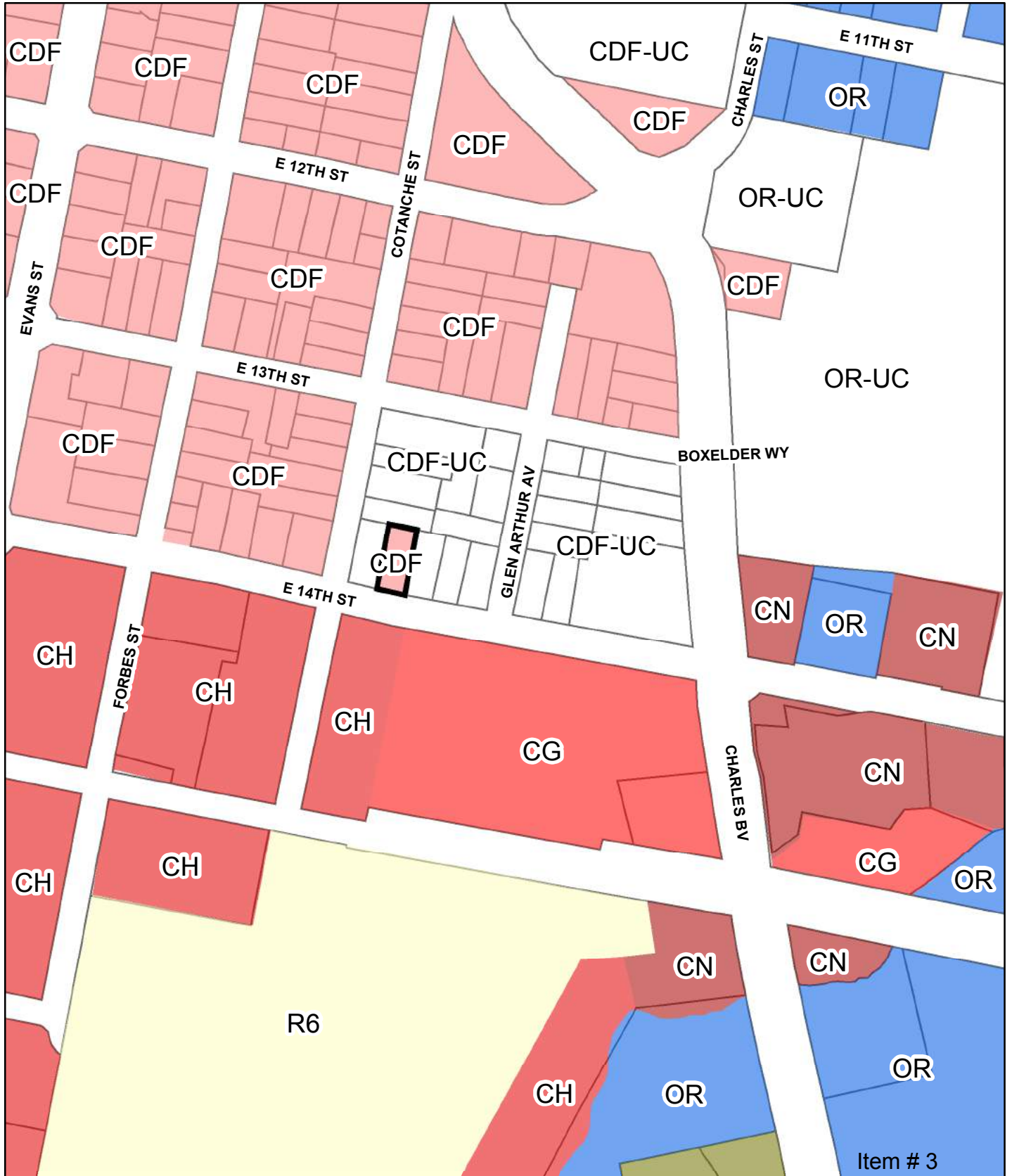
CDF (DOWNTOWN COMMERCIAL FRINGE) - PERMITTED USES	
(1) General	
a.	Accessory use or building
b.	Internal service facilities
c.	On-premise signs per Article N
e.	Temporary uses; of listed district uses
f.	Retail sales; incidental
g.	Incidental assembly of products sold at retail or wholesale as an accessory to principal uses
(2) Residential	
a.	Single-family dwelling
b.	Two-family attached dwelling (duplex)
c.	Multi-family development per Article I
k.	Family care homes (see also 9-4-103)
q.	Room renting
(3) Home Occupations - None	
(4) Governmental	
b.	City of Greenville municipal government building or use (see also section 9-4-103)
c.	County or state government building or use not otherwise listed; excluding outside storage and major or minor repair
d.	Federal government building or use
g.	Liquor store, state ABC
(5) Agricultural/Mining	
a.	Farming; agricultural, horticulture, forestry (see also section 9-4-103)
l.	Beekeeping; minor use (see also section 9-4-103)
(6) Recreational/Entertainment	
f.	Public park or recreational facility
g.	Private noncommercial park or recreational facility
n.	Theater; movie or drama, indoor only
(7) Office/Financial/Medical	
a.	Office; professional and business, not otherwise listed
c.	Office; customer service, not otherwise listed, including accessory service delivery vehicle parking and indoor storage
d.	Bank, savings and loans 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 salon
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; nursery and kindergarten (see also section 9-4-103)
k.	Business or trade school
n.	Auditorium
o.	Church or place of worship (see also section 9-4-103)
p.	Library
q.	Museum
r.	Art gallery

s.	Hotel, motel bed and breakfast inn; limited stay lodging (see also residential quarters for resident manager, supervisor or caretaker and section 9-4-103)
u.	Art studio including art and supply sales
v.	Photography studio including photo and supply sales
w.	Recording studio
z.	Printing or publishing service including graphic art, maps, newspapers, magazines and books
aa.	Catering service including food preparation (see also restaurant; conventional and fast food)
kk.	Launderette; household users
ll.	Dry cleaners; household users
mm.	Commercial laundries; linen supply
oo.	Clothes alteration or shoe repair shop
pp.	Automobile wash
(9) Repair	
d.	Upholsterer; furniture
f.	Appliance; household and office equipment repair
g.	Jewelry, watch, eyewear or other personal item repair
(10) Retail Trade	
a.	Miscellaneous retail sales; non-durable goods, not otherwise listed
d.	Pharmacy
e.	Convenience store (see also gasoline sales)
f.	Office and school supply, equipment sales
g.	Fish market; excluding processing or packing
h.	Restaurant; conventional
i.	Restaurant; fast food
l.	Electronic; stereo, radio, computer, TV, etc... sales and accessory repair
m.	Appliance; household use, sales and accessory repair, excluding outside storage
n.	Appliance; commercial use, sales and accessory repair, excluding outside storage
p.	Furniture and home furnishing sales not otherwise listed
q.	Floor covering, carpet and wall covering sales
r.	Antique sales, excluding vehicles
s.	Book or card store, news stand
v.	Video or music store; records, tape, CD and the like sales
w.	Florist
x.	Sporting goods sales and rental shop
y.	Auto part sales (see also major and minor repair)
ee.	Christmas tree sales lot; temporary only (see also section 9-4-103)
(11) Wholesale/Rental/Vehicle-Mobile Home Trade	
c.	Rental of clothes and accessories; formal wear, and the like
d.	Rental of automobiles, noncommercial trucks or trailers, recreational vehicles, motorcycles and boats
f.	Automobiles, truck, recreational vehicle, motorcycles and boats sales and services (see also major and minor repair)
(12) Construction	
a.	Licensed contractor; general electrical, plumbing, mechanical, etc... excluding outside storage
c.	Construction office; temporary, including modular office (see also section 9-4-103)

e.	Building supply; lumber and materials sales, plumbing and/or electrical supply excluding outdoor sales
f.	Hardware store
(13) Transportation	
b.	Bus station; passenger and related freight
c.	Taxi or limousine service
e.	Parcel delivery service
f.	Ambulance service
(14) Manufacturing/Warehousing	
c.	Bakery; production, storage, and shipment facilities
(15) Other Activities (not otherwise listed - all categories) - None	
CDF (DOWNTOWN COMMERCIAL FRINGE) - SPECIAL USES	
(1) General - None	
(2) Residential	
d.	Land use intensity multi-family (LUI) development rating 50 per Article K
e.	Land use intensity multi-family (LUI) development rating 67 per Article K
i.	Residential quarters for resident manager, supervisor or caretaker; excluding mobile home
m.	Shelter for homeless or abused (see also section 9-4-103)
n.	Retirement center or home
o(1).	Nursing, convalescent or maternity home; minor care facility
o.	Nursing, convalescent or maternity home; major care facility
r.	Fraternity or sorority house
(3) Home Occupations	
a.	Home occupation; not otherwise listed
b.	Home occupation; barber and beauty shop
c.	Home occupation; manicure, pedicure or facial salon
(4) Governmental	
a.	Public utility building or use
(5) Agricultural/Mining - None	
(6) Recreational/Entertainment	
d.	Game center
i.	Commercial recreation; indoor and outdoor, not otherwise listed
l.	Billiard parlor or pool hall
m.	Public or private club
m(1).	Dining and entertainment establishment (see also section 9-4-103)
s.	Athletic club; indoor only
(7) Office/Financial/Medical - None	
(8) Services	
a.	Child day care facilities
b.	Adult day care facilities
l.	Convention center; private
x.	Dance studio
bb.	Civic organizations
cc.	Trade or business organization
ff(1).	Mental health, emotional or physical rehabilitation day program facility
hh.	Exercise and weight loss studio; indoor only

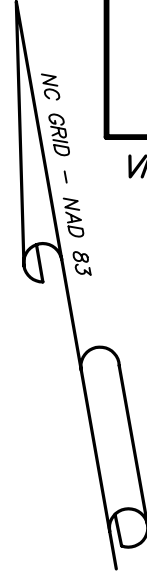
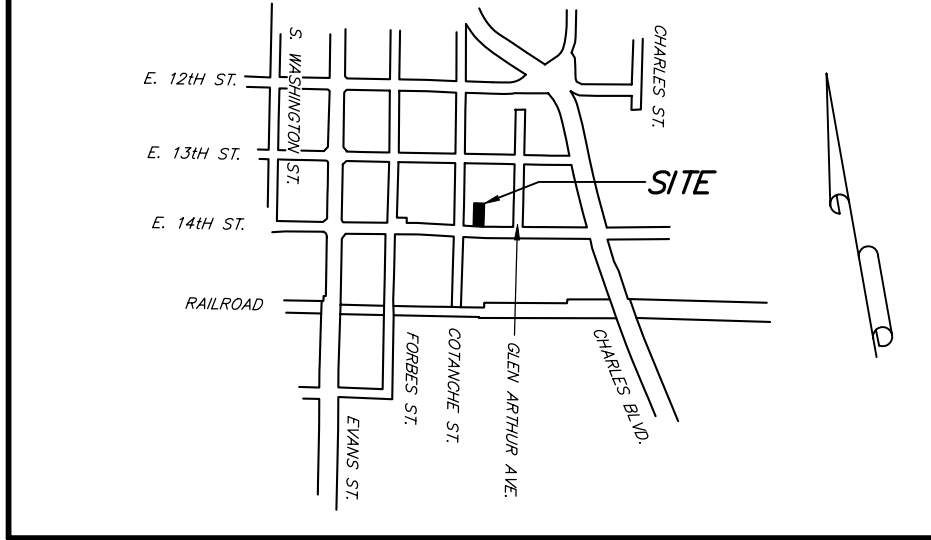
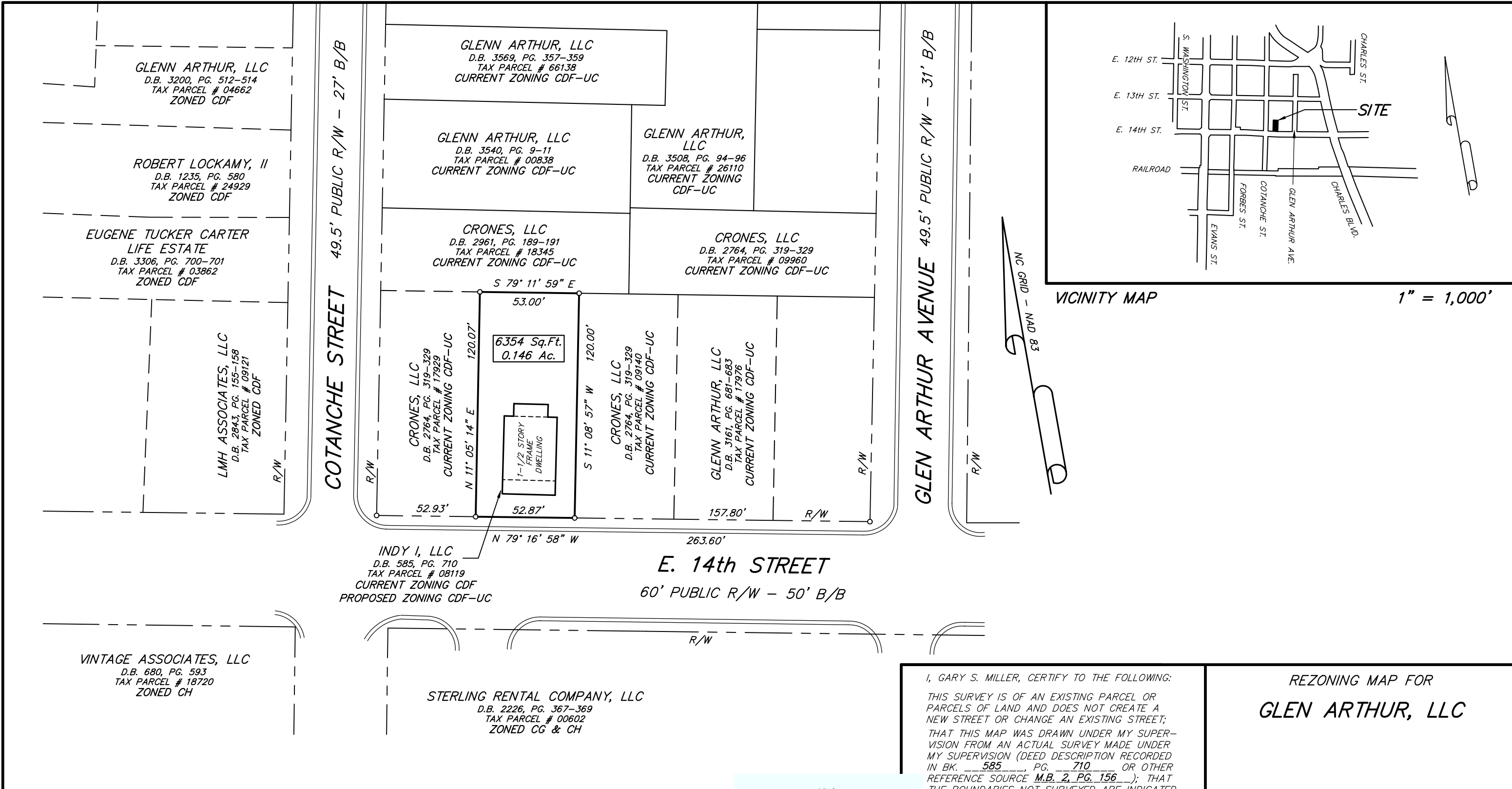
(9) Repair	
a.	Major repair; as an accessory or principal use
b.	Minor repair; as an accessory or principal use
(10) Retail Trade	
b.	Gasoline or automotive fuel sales; accessory or principal use, retail
c.	Wine shop; including on-premise consumption (see also section 9-4-103)
g.	Fish market; excluding processing or packing
j.	Restaurant and/or dining and entertainment establishment; regulated outdoor activities
t.	Hobby or craft shop
u.	Pet shop (see also animal boarding; outside facility)
ff.	Tobacco shop (Class 1) (see also section 9-4-103)
hh.	Hookah café (see also section 9-4-103)
(11) Wholesale/Rental/Vehicle-Mobile Home Trade - None	
(12) Construction	
d.	Building supply; lumber and materials sales, plumbing and/or electrical supply including outdoor sales
(13) Transportation	
h.	Parking lot or structure; principal use
(14) Manufacturing/Warehousing	
g.	Cabinet, woodwork or frame shop; excluding furniture manufacturing or upholstery
(15) Other Activities (not otherwise listed - all categories)	
a.	Other activities; personal services not otherwise listed
b.	Other activities; professional services not otherwise listed
c.	Other activities; commercial services not otherwise listed
d.	Other activities; retail sales not otherwise listed

Glenn Arthur, LLC
From: CDF
To: CDF-UC
0.145 acres (6,354 sq. ft.)
October 3, 2017



Glenn Arthur, LLC
From: CDF
To: CDF-UC
0.145 acres (6,354 sq. ft.)
October 3, 2017





LEGEND:
R/W - RIGHT OF WAY
B/B - BACK TO BACK
UC - URBAN CORE OVERLAY DISTRICT

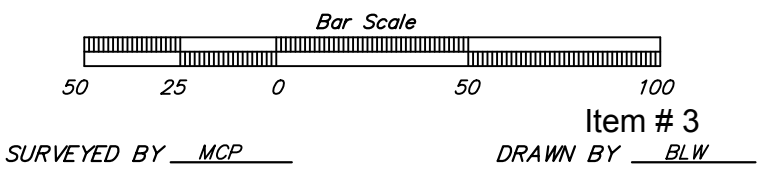
CDF - DOWNTOWN COMMERCIAL FRINGE
CG - GENERAL COMMERCIAL
CH - HEAVY COMMERCIAL

REFERENCE:
DEED BK. 585, PG. 710
MAP BK. 2, PG. 156
TAX PARCEL # 08119

SURVEYED BY: MCP
DRAWN BY: BLW
17195.dwg/17108.psd

GARY S. MILLER & ASSOCIATES, P.A.
LAND SURVEYORS

1803 South Charles Blvd. Phone (252)756-7878
Greenville, N.C. 27858 Fax (252)756-0785
License # C-0225



I, GARY S. MILLER, CERTIFY TO THE FOLLOWING:
THIS SURVEY IS OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT CREATE A NEW STREET OR CHANGE AN EXISTING STREET; THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BK. 585, PG. 710 OR OTHER REFERENCE SOURCE M.B. 2, PG. 156); THAT THE BOUNDARIES NOT SURVEYED ARE INDICATED AS DRAWN FROM INFORMATION IN BK. PG. OR OTHER REFERENCE SOURCE SEE REF.; THAT THE RATIO OF PRECISION OR POSITIONAL ACCURACY IS 1:10,000+; AND THAT THIS MAP MEETS THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA (21 NCAC 56.1600).
WITNESS MY HAND AND SEAL THIS 5th DAY OF SEPTEMBER, 2017.

SIGNED 
PROFESSIONAL LAND SURVEYOR No. L-2562

REZONING MAP FOR
GLENN ARTHUR, LLC

305 E. FOURTEENTH ST.
GREENVILLE
PITT CO., NC
SCALE: 1" = 50'
SEPTEMBER 5, 2017

WO 17195 FB 378

04/30/07

BUFFERYARD SETBACK AND VEGETATION SCREENING CHART

For Illustrative Purposes Only

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

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

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

Street trees may count toward the minimum acreage.

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

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

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

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

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

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

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

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

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

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

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

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



City of Greenville, North Carolina

Meeting Date:
10/17/2017
Time: 6:30 PM

Title of Item: Amendment to Rules of Procedure - Change Regular Meeting Time from 6:30 p.m. to 6:00 p.m.

Explanation: During the Planning and Zoning Commission meeting held on September 19, 2017, this proposed amendment was presented to the Commission. (Attachment A)

The Rules of Procedure can be amended by motion.

Current Section V.A.

V. Meetings

A. Regular Meetings. Regular meetings of the Commission shall be held on the third Tuesday of each month at 6:30 p.m. in the Council Chambers of City Hall.

Proposed Amendment to Section V.A.

V. Meetings

A. Regular Meetings. Regular meetings of the Commission shall be held on the third Tuesday of each month at 6:00 p.m. in the Council Chambers of City Hall.

Fiscal Note: No cost to the City.

Recommendation: Not Applicable

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 [Excerpt of Meeting Minutes](#)

EXHIBIT A: EXCERPT OF DRAFT MINUTES BY THE PLANNING AND ZONING COMMISSION, 9-19-17

DISCUSSION ITEM: TIME CHANGE OF THE PLANNING AND ZONING COMMISSION MEETINGS

Mr. Weitnauer stated the proposed time change of 6:30 pm to 6:00 pm. The City has 21 active boards and commissions of which 19 meet at or before 6:00 pm. Many boards made changes to follow the City Council example in 2015 when they changed their meetings to 6:00 pm. The Youth Council and the Police Community Relation Commission still meet at 6:30 pm but they are not televised. An earlier start to the meeting could reduce costs for the City in regards to utilities and staff. If the Commission is interested, a vote on an amendment to the rules of procedure would be on next month's agenda.

Chairman King asked if City Council has to approve the time change.

Mr. Weitnauer stated no.

Ms. Robinson stated he likes the earlier time. It would be nice to be consistent with other boards.

Ms. Darden agreed with Mr. Robinson.

Mr. Bell stated it is always good to save the City money.

Attorney Holec stated the proposal was the handout in front of them. It stated the current schedule under the rules and procedures and the proposed amendment to the rules and procedures.

Current Section V.A.

V. Meetings

A. Regular Meetings. Regular meetings of the Commission shall be held on the third Tuesday of each month at 6:30 p.m. in the Council Chambers of City Hall.

Proposed Amendment to Section V.A.

V. Meetings

A. Regular Meetings. Regular meetings of the Commission shall be held on the third Tuesday of each month at 6:00 p.m. in the Council Chambers of City Hall.

Attorney Holec stated next month will be the official vote and decide when it becomes effective.

Mr. Weitnauer asked for a show of hands of those in favor of the change to 6:00 pm. All members were in favor. He will prepare the amendment for next month's meeting.

With no further business, Mr. Robinson made a motion to adjourn, seconded by Ms. Darden. Motion passed unanimously. Meeting adjourned at 7:00 p.m.

Respectfully Submitted,

Thomas Weitnauer, Secretary to the Commission
Interim Director of Community Development Department