



Agenda

Planning and Zoning Commission

December 19, 2017
6:00 PM

Council Chambers, City Hall, 200 W. Fifth Street

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- I. CALL MEETING TO ORDER -
- II. INVOCATION - Terry King
- III. ROLL CALL
- IV. APPROVAL OF MINUTES - October 17, 2017
- V. NEW BUSINESS

REZONINGS

1. Ordinance requested by Amanda M. Garris and Karl B. Manning et al to rezone 21.6929 acres located between Dickinson Avenue Extension and Greenville Boulevard and 800+/- feet west of Williams Road from RA20 (Residential-Agricultural) and CG (General Commercial) to R6 (Residential [High Density Multi-family]).
2. Ordinance requested by James F. Hopf and Amy A. Wells, Co-Trustees of the Trust Created Under the Last Will and Testament of Philip E. Carroll to rezone 1.0025 acres located along the southern right-of-way of Pactolus Highway and 850+/- feet east of Mumford Road from RA20 (Residential-Agricultural) to OR (Office-Residential [High Density Multi-family]).

OTHER

3. Discussion Item: Presentation on the Status of the Student and Market-Rate Apartment Housing Analysis

4. Discussion item on Missing Middle Housing and environmental concerns as discussed in Chapter 5: Creating Complete Neighborhoods in Horizons 2026: Greenville's Community Plan. This item was approved by the Planning and Zoning Commission at its October 17, 2017 meeting.

VI. ADJOURN

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

October 17, 2017

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

Mr. Terry King –Chair *
Mr. Doug Schrade – X Ms. Chris Darden – X
Mr. Les Robinson –* Mr. John Collins - *
Ms. Margaret Reid - X Mr. Hap Maxwell - *
Ms. Betsy Leech –* Mr. Ken Wilson - *
Mr. Michael Overton - X Mr. William Bell - *

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

VOTING MEMBERS: Robinson, Collins, Maxwell, Leech, Wilson, Bell

PLANNING STAFF: Mike Dail, Lead Planner & Domini Cunningham, Acting Secretary

OTHERS PRESENT: Dave Holec, City Attorney; Cathy Meyer, Civil Engineer II; Scott Godefroy, City Engineer; Rik DiCesare, Traffic Engineer & Kelvin Thomas, Communication Technician

MINUTES: Motion made by Mr. Robinson, seconded by Ms. Leech, to accept the September 19, 2017 minutes as presented. Motion passed unanimously.

Chairman King recognized City Attorney Dave Holec for his years of service and congratulated him on his retirement.

NEW BUSINESS
REZONINGS

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 AND MCG (MEDICAL-GENERAL COMMERCIAL) FOR 6.487 ACRES – APPROVED

Mr. Dail delineated the property. It is located south of Stantonsburg Road and west of Allen Road. Tract 1 is requested for MCH (Medical-Heavy Commercial) for 5.5 acres and Tract 2 is requested for MCG (Medical-General Commercial) for 6.4 acres. The subject property contains 2 single-family residences and the balance of the property is agricultural. It is anticipated this request could

generate an increase of over 8,500 total trips per day on to both streets. Under the requested zoning for Tract 1, it could accommodate a convenience store with gasoline sales, a fast-food restaurant and a hotel. Under the requested zoning for Tract 2, it could accommodate a mix of retail, fast-food and/or conventional restaurants. Allen Road is scheduled for widening between Stantonsburg Road and Allen Road. A traffic impact analysis will be required prior to development and will be reviewed by the City and DOT. The Future Land Use and Character Plan Map recommends mixed use, high intensity (MUHI) at the southwestern corner of the intersection of Stantonsburg Road and Allen Road. There is a special area plan within Horizons 2026: Greenville's Community Plan for the Medical District. Within this plan, there are 3 specific intentions: maintain the primacy of the Medical District, provide additional amenities for visitors and employees and encourage the development of mixed-use centers. In staff's opinion, the request is in compliance with Horizons 2026: Greenville's Community Plan and the Future Land Use and Character Plan Map.

Chairman King opened the public hearing.

Mr. Mike Baldwin, Baldwin Design Consultants, representative for the applicant, spoke in favor of the request. This request has immediate access to 2 major thoroughfares. Since the property is currently used for residential, rezoning to commercial will result in an increase in traffic. Water and sanitary sewer are available.

Mr. Robinson asked why is the request is divided into 2 separate tracts.

Mr. Baldwin stated that hotels and convenience stores with gasoline sales are allowed in MCH not in MCG.

Mr. Robinson stated that the purpose of the MCH zoning is for the motoring public.

No one spoke in opposition.

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

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

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 AND TO MR (MEDICAL-RESIDENTIAL [HIGH DENSITY MULTI-FAMILY]) FOR 43.305 ACRES – APPROVED

Mr. Dail delineated the property. It is located north of West 5th Street (NC Highway 43) near its intersection with B's Barbecue Road. Tract 1 is requested for MO (Medical-Office) for 15 acres and Tract 2 is requested for MR (Medical-Residential) for 43 acres. The subject property contains 2 single-family residences and the balance of the property is vacant and agricultural. It is anticipated this request could generate an increase of over 4,000 trips per day. Under the requested zoning for Tract 1, it could accommodate 120,000-134,000 square feet of medical office. Under the requested zoning for Tract 2, it could accommodate 600-680 multi-family units. A traffic impact analysis will be required prior to development and will be reviewed by the City and DOT. The subject property is impacted by the floodway and floodplain of Harris Mill Run and the Tar River. The Future Land Use and Character Plan Map recommends office/institutional (OI) along West 5th Street transitioning to traditional neighborhood, medium-high density (TNMH) to the west and high density residential (HDR) to the north. The subject property is located in a transition area on the Future Land Use and Character Plan Map. In staff's opinion, the request is in general compliance with Horizons 2026: Greenville's Community Plan and the Future Land Use and Character Plan Map.

Chairman King opened the public hearing.

Mr. Mike Baldwin, Baldwin Design Consultants, representative for the applicant, spoke in favor of the request. Road-widening improvements are in place. Water and sanitary sewer are available.

Mr. Alex Smith, Pastor of Pentecostal Temple of Holy Church of Deliverance, wants a stop light at the intersection of West 5th Street (NC Highway 43) and B's Barbecue Road.

Mr. Rik DiCesare, City Traffic Engineer, stated there will be a traffic impact analysis required prior to development and will be reviewed by the City and DOT. The need for a stop light will be part of the traffic impact analysis.

No one spoke in opposition.

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

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

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) – APPROVED

Mr. Dail delineated the property. It is located near the corner of East 14th Street and Charles Boulevard. The rezoning area is the last piece of a rezoning that came before you in August and was approved by City Council in September. The first rezoning was for the same zoning as this request. Due to the small size, a traffic report was not created. In staff's opinion, the request is in compliance with Horizons 2026: Greenville's Community Plan and the Future Land Use and Character Plan Map.

Chairman King opened the public hearing.

Mr. Bryan Fagundus, ARK Consulting Group, representative for the applicant, spoke in favor of the request.

No one spoke in opposition.

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

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

OTHER

AMENDMENT TO THE RULES OF PROCEDURE – CHANGE REGULAR MEETING TIME FROM 6:30 P.M. TO 6:00 P.M.

Attorney Holec stated the matter was presented to the Commission at their last meeting. It is an amendment to the Rules of Procedures to change the time of the Planning and Zoning Commission from 6:30 P.M. to 6:00 P.M. All that is required is a motion by the Commission to approve and when it is to become effective.

Mr. Robinson made a motion, seconded by Mr. Collins, to accept the new time of 6:00 P.M. immediately. Motion passed unanimously.

Chairman King stated a few months ago he asked staff for a detailed study of what professionals do in other cities with preliminary plats. He passed out a handout from staff to the Commissioners for informational purposes.

Mr. Maxwell passed out a copy of page 115 from Horizons 2026: Greenville's Community Plan to Commissioners. The information in the handout touches on his concerns about future development. He mentioned missing middle housing, which refers to lack of appropriate housing for young professionals, families and retirees. He encouraged everyone to read it. He suggested to have a discussion on this at the next meeting.

Motion made by Mr. Maxwell, seconded by Ms. Leech, to have a discussion item regarding the topics in the handout at the next meeting. Motion passed unanimously.

Mr. Robinson commended and thanked Attorney Dave Holec on his service to the City.

With no further business, Mr. Robinson made a motion to adjourn, seconded by Mr. Bell. Motion passed unanimously. Meeting adjourned at 7:10 P.M.

Respectfully Submitted,

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



City of Greenville, North Carolina

Meeting Date:
12/19/2017
Date time: 6:00 PM

Title of Item:

Ordinance requested by Amanda M. Garris and Karl B. Manning et al to rezone 21.6929 acres located between Dickinson Avenue Extension and Greenville Boulevard and 800+/- feet west of Williams Road from RA20 (Residential-Agricultural) and CG (General Commercial) to R6 (Residential [High Density Multi-family]).

Explanation:

Abstract: The City has received a request from Amanda M. Garris and Karl B. Manning et al to rezone 21.6929 acres located between Dickinson Avenue Extension and Greenville Boulevard and 800+/- feet west of Williams Road from RA20 (Residential-Agricultural) and CG (General Commercial) to R6 (Residential [High Density Multi-family]).

Required Notices:

Planning and Zoning meeting notice (property owner and adjoining property owner letter) mailed on December 5, 2017.

On-site sign(s) posted on December 5, 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) at the southeastern corner of the intersection of Dickinson Avenue Extension and Greenville Boulevard transitioning to office/institutional (OI) along the southern right-of-way of Dickinson Avenue Extension and traditional neighborhood, medium-high density east (TNMH) of Williams Road.

The Future Land Use and Character Map recommends potential conservation/open space (PCOS) along the southern boundary of the subject

property. 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.

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

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 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)

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

Based on the possible uses permitted by the requested rezoning, the proposed rezoning classification could generate 1,929 trips to and from the site on Dickinson Avenue Extension, which is a net increase of 1,211 additional trips per day.

During the review process, measures to mitigate the traffic will be determined. A traffic assessment may 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 1981, a portion of the property was rezoned to CN and then to CG in 2013.

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: RA20 - Brook Hollow Duplexes common area and two (2) single-family residences

South: CH - Crossland Homes Dealership; CG - Family Dollar and vacant (under common ownership of the applicant)

East: RA20 - Manning Forest Townhomes common area and one (1) single-family residence

West: RA20 - Two (2) single-family residences (one under common ownership of applicant); CG - vacant (under common ownership of the applicant)

Density Estimates:

Under the current zoning, the site could accommodate 60-75 single-family lots.

Under the proposed zoning, the site could accommodate 250-290 multi-family units (1, 2 and 3 bedrooms).

The anticipated build-out time is within 2-5 years.

Fiscal Note:

No cost to the city.

Recommendation:

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

ATTACHMENTS:

Description

Attachments

EXISTING ZONING	
RA20 (RESIDENTIAL-AGRICULTURAL) - PERMITTED USES	
(1) General	
a.	Accessory use or building
c.	On-premise signs per Article N
(2) Residential	
a.	Single-family dwelling
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	
CG (GENERAL COMMERCIAL) - PERMITTED USES	
(1) General	
a.	Accessory use or building
b.	Internal service facilities
c.	On-premise signs per Article N
e.	Temporary uses; of listed district uses
f.	Retail sales; incidental
g.	Incidental assembly of products sold at retail or wholesale as an accessory to principal uses
(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

	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
	h. Commercial recreation; indoor only, not otherwise listed
	j. Bowling alley
	m(1). Dining and entertainment establishment (see also section 9-4-103)
	n. Theater; movie or drama, indoor only
	q. Circus, carnival, or fair, temporary only (see also section 9-4-103)
	s. Athletic club; indoor only
(7) Office/Financial/Medical	
	a. Office; professional and business, not otherwise listed
	b. Operation/processing center
	d. Bank, savings and loans or other savings or investment institutions
	e. Medical, dental, ophthalmology or similar clinic, not otherwise listed
	g. Catalogue processing center
(8) Services	
	c. Funeral home
	e. Barber or beauty salon
	f. Manicure, pedicure or facial salon
	k. Business or trade school
	o. Church or place of worship (see also section 9-4-103)
	q. Museum
	r. Art gallery
	s. Hotel, motel bed and breakfast inn; limited stay lodging (see also residential quarters for resident manager, supervisor or caretaker and section 9-4-103)
	u. Art studio including art and supply sales
	v. Photography studio including photo and supply sales
	y(1) TV and/or radio broadcast facilities, including receiving and transmission equipment and towers not exceeding 200 feet in height or cellular telephone and wireless communication towers not exceeding 200 feet in height (see also section 9-4-103)
	z. Printing or publishing service including graphic art, 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
	kk. Launderette; household users
	ll. Dry cleaners; household users
	oo. Clothes alteration or shoe repair shop
	pp. Automobile wash
(9) Repair	
	g. Jewelry, watch, eyewear or other personal item repair
(10) Retail Trade	

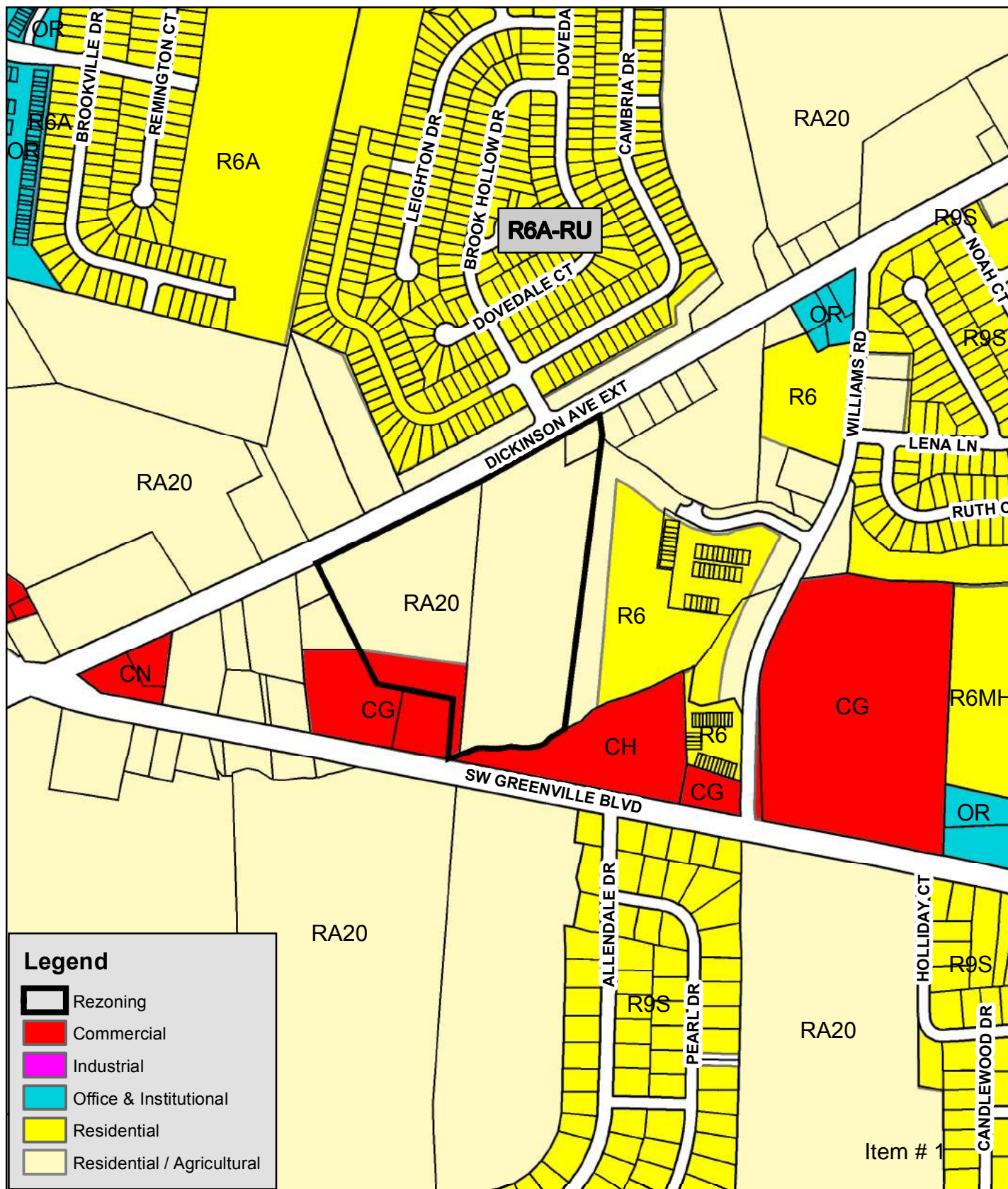
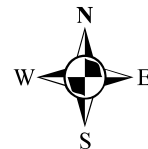
a.	Miscellaneous retail sales; non-durable goods, not otherwise listed
d.	Pharmacy
e.	Convenience store (see also gasoline sales)
f.	Office and school supply, equipment sales
g.	Fish market; excluding processing or packing
h.	Restaurant; conventional
i.	Restaurant; fast food (see also section 9-4-103)
k.	Medical supply sales and rental of medically-related products including uniforms and related accessories
l.	Electronic; stereo, radio, computer, TV and the like, sales and accessory repair
m.	Appliance; household use, sales and accessory repair, excluding outside storage
p.	Furniture and home furnishing sales not otherwise listed
q.	Floor covering, carpet and wall covering sales
r.	Antique sales, excluding vehicles
s.	Book or card store, news stand
t.	Hobby or craft shop
u.	Pet shop (see also animal boarding; outside facility)
v.	Video or music store; records, tape, CD and the like sales
w.	Florist
x.	Sporting goods sales and rental shop
y.	Auto part sales (see also major and minor repair)
aa.	Pawnbroker
bb.	Lawn and garden supply and household implement sales and accessory service
ee.	Christmas tree sales lot; temporary only (see also section 9-4-103)
(11) Wholesale/Rental/Vehicle-Mobile Home Trade	
b.	Rental of home furniture, appliances or electronics and medically-related products (see also division (10k.)
c.	Rental of clothes and accessories; formal wear, and the like
(12) Construction	
c.	Construction office; temporary, including modular office (see also section 9-4-103)
e.	Building supply; lumber and materials sales, plumbing and/or electrical supply excluding outdoor sales
f.	Hardware store
(13) Transportation	
c.	Taxi or limousine service
h.	Parking lot or structure; principal use
(14) Manufacturing/Warehousing - None	
(15) Other Activities (not otherwise listed - all categories) - None	
CG (GENERAL COMMERCIAL) - SPECIAL USES	
(1) General - None	
(2) Residential	
i.	Residential quarters for resident manager, supervisor or caretaker; excluding mobile home
(3) Home Occupations - None	
(4) Governmental	
a.	Public utility building or use

(5) Agricultural/Mining - None	
(6) Recreational/Entertainment	
d.	Game center
l.	Billiard parlor or pool hall
m.	Public or private club
t.	Athletic club; indoor and outdoor facilities
u.	Internet sweepstakes business (see also section 9-4-103)
(7) Office/Financial/Medical	
c.	Office; customer service, not otherwise listed, including accessory service delivery vehicle parking and indoor storage
f.	Veterinary clinic or animal hospital (see also animal boarding; outside facility, kennel and stable)
(8) Services	
a.	Child day care facilities
b.	Adult day care facilities
l.	Convention center; private
(9) Repair	
a.	Major repair; as an accessory or principal use
b.	Minor repair; as an accessory or principal use
(10) Retail Trade	
b.	Gasoline or automotive fuel sales; accessory or principal use, retail
c.	Wine shop; including on-premise consumption (see also section 9-4-103)
j.	Restaurant and/or dining and entertainment establishment; regulated outdoor activities
n.	Appliance; commercial use, sales and accessory repair; excluding outside storage
ff.	Tobacco shop (Class 1) (see also section 9-4-103)
gg.	Tobacco shop (Class 2) (see also section 9-4-103)
hh.	Hookah café (see also section 9-4-103)
(11) Wholesale/Rental/Vehicle-Mobile Home Trade	
d.	Rental of automobiles, noncommercial trucks or trailers, recreational vehicles, motorcycles and boats
f.	Automobile, truck, recreational vehicle, motorcycle and boat sales and service (see also major and minor repair)
(12) Construction - None	
(13) Transportation - None	
(14) Manufacturing/Warehousing	
k.	Mini-storage warehouse; household excluding outside storage
(15) Other Activities (not otherwise listed - all categories)	
a.	Other activities; personal services not otherwise listed
b.	Other activities; professional services not otherwise listed
c.	Other activities; commercial services not otherwise listed
d.	Other activities; retail sales not otherwise listed
R6 (RESIDENTIAL) - PERMITTED USES	
(1) General	
a.	Accessory use or building
c.	On-premise signs per Article N

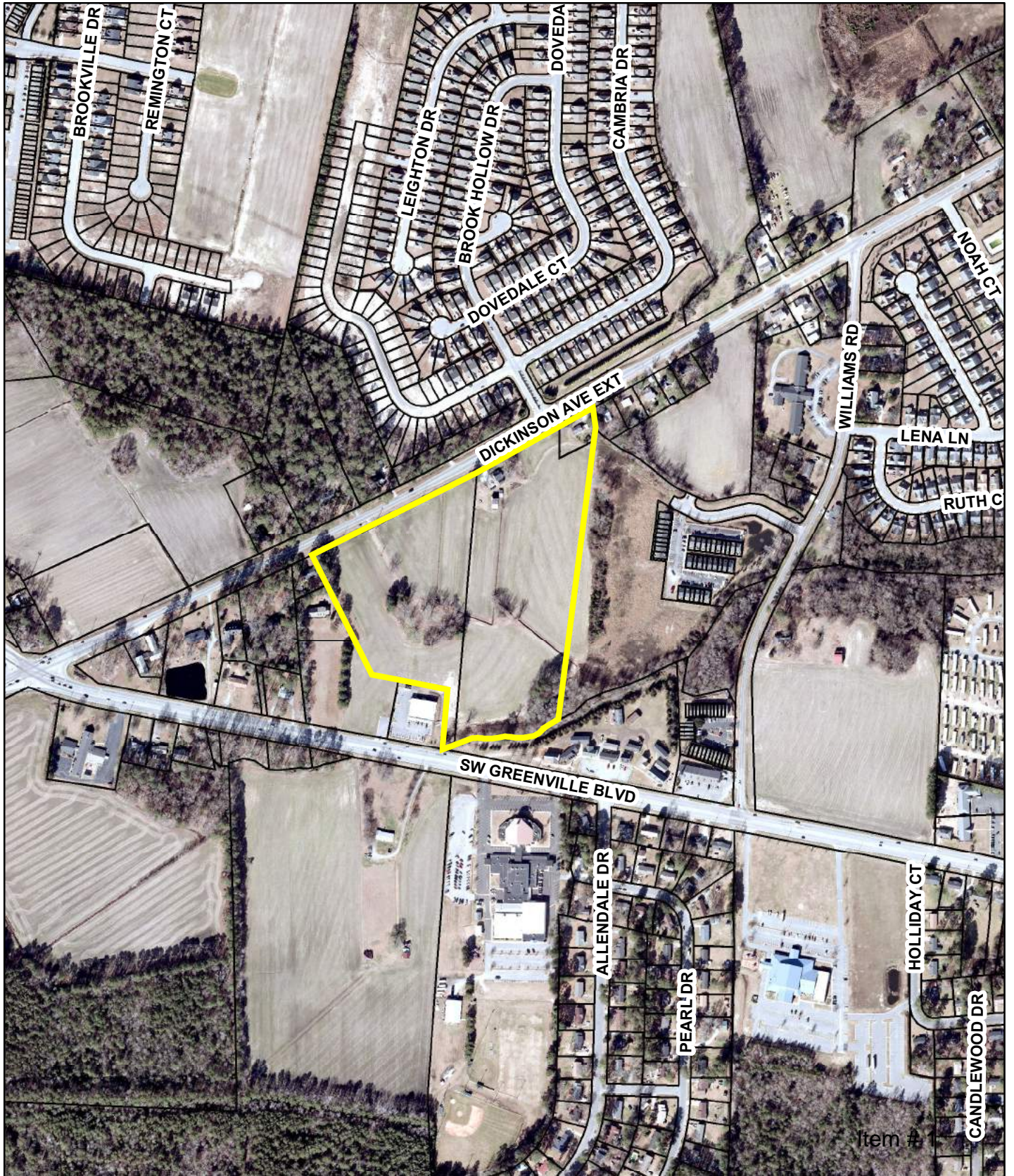
(2) Residential	
a.	Single-family dwelling
b.	Two-family attached dwelling (duplex)
b(1).	Master Plan Community per Article J
c.	Multi-family development per Article I
f.	Residential cluster development per Article M
k.	Family care homes (see also 9-4-103)
q.	Room renting
(3) Home Occupations - None	
(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	
R6 (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
l.	Group care facility
n.	Retirement center or home
o(1).	Nursing, convalescent or maternity home; minor care facility
p.	Board or rooming house
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	
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)
m.	Multi-purpose center
t.	Guest house for a college or other institution of higher learning
(9) Repair - None	
(10) Retail Trade - None	
(11) Wholesale/Rental/Vehicle-Mobile Home Trade - None	
(12) Construction - None	
(13) Transportation - None	
(14) Manufacturing/Warehousing - None	
(15) Other Activities (not otherwise listed - all categories) - None	

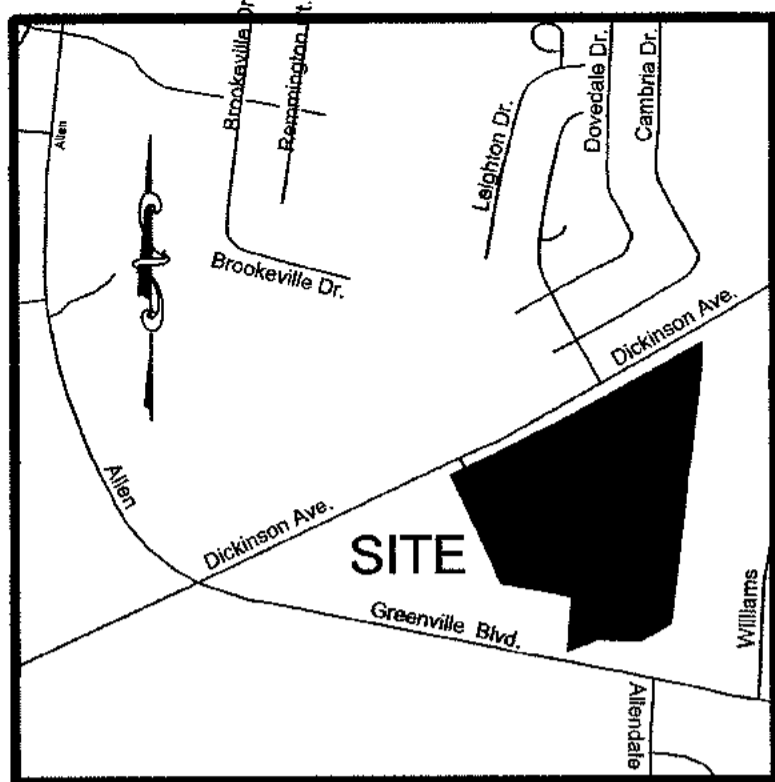
Amanda M. Garris and Karl B. Manning et al
From: RA20 and CG
To: R6
December 5, 2017



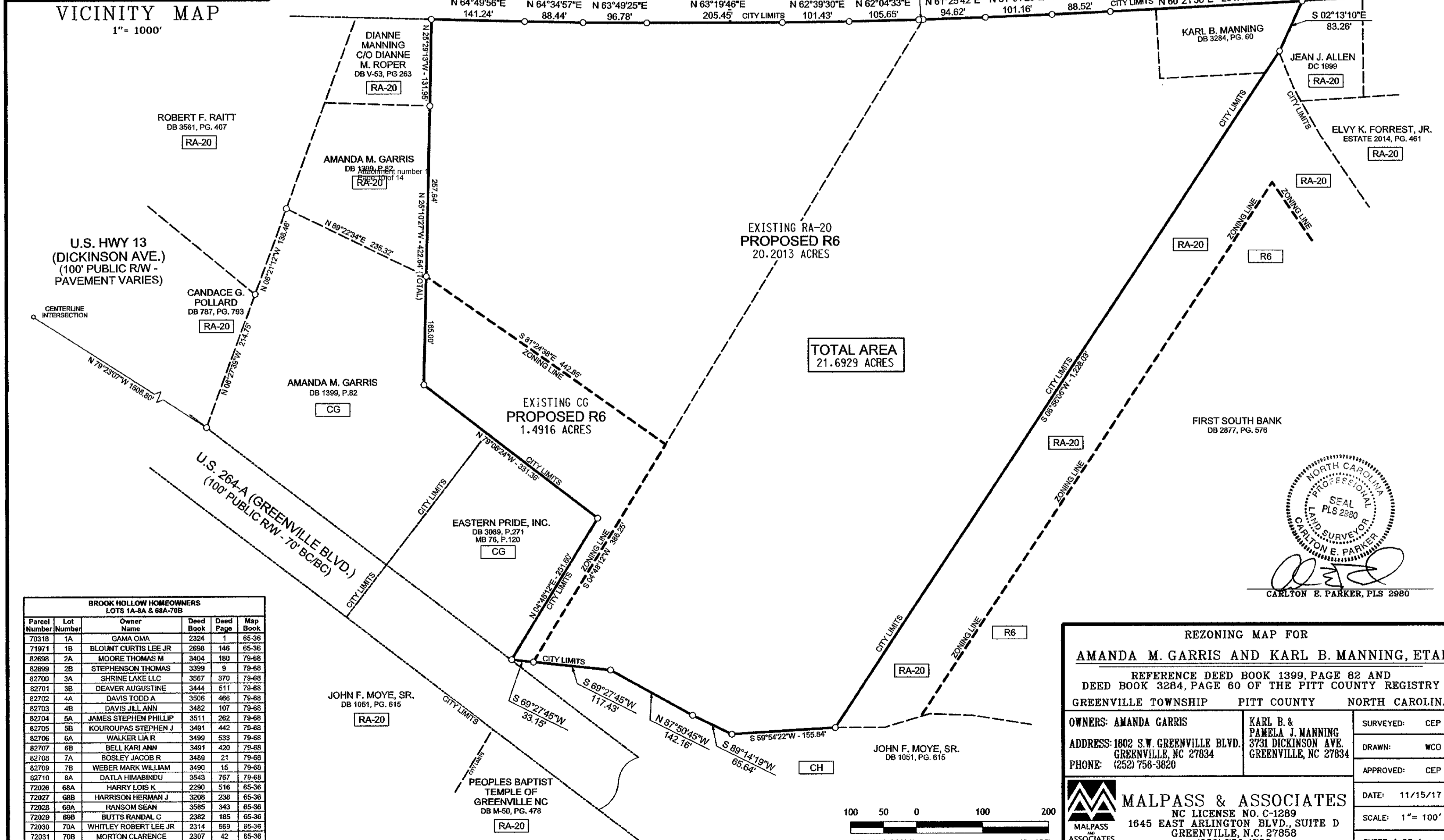
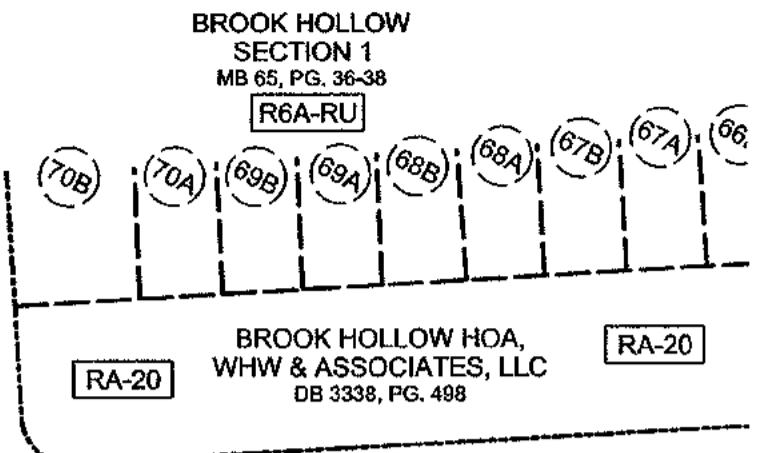
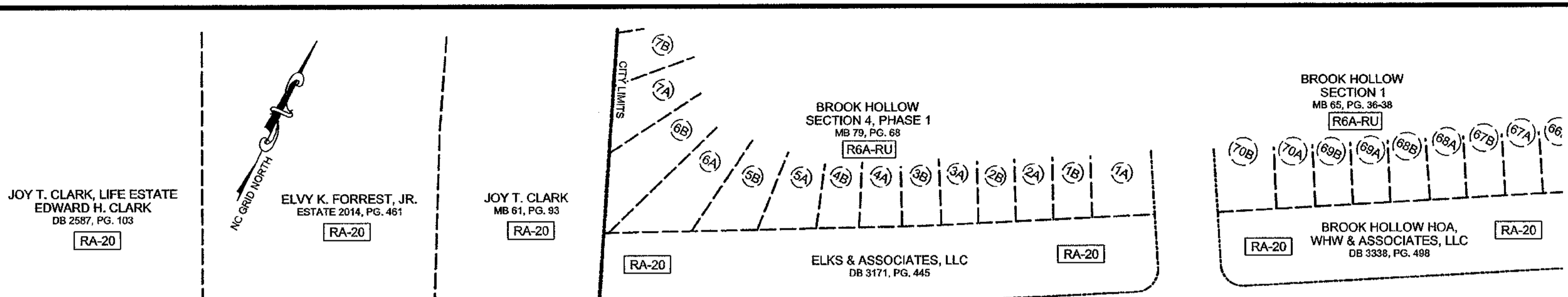
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December 5, 2017



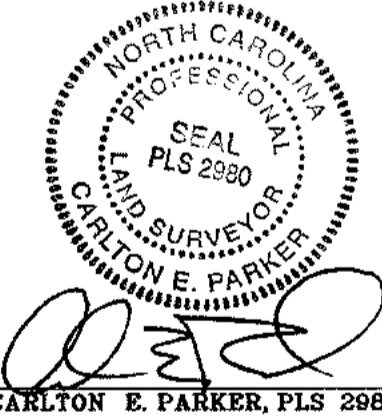
Item # 1



VICINITY MAP
1" = 1000'



TOTAL AREA
21.6929 ACRES



BROOK HOLLOW HOMEOWNERS LOTS 1A-8A & 68A-70B					
Parcel Number	Lot Number	Owner Name	Deed Book	Deed Page	Map Book
70318	1A	GAMA OMA	2324	1	65-36
71971	1B	BLOUNT CURTIS LEE JR	2698	146	65-36
82698	2A	MOORE THOMAS M	3404	180	79-68
82699	2B	STEPHENSON THOMAS	3399	9	79-68
82700	3A	SHRINE LAKE LLC	3567	370	79-68
82701	3B	DEAVER AUGUSTINE	3444	511	79-68
82702	4A	DAVIS TODD A	3506	466	79-68
82703	4B	DAVIS JILL ANN	3482	107	79-68
82704	5A	JAMES STEPHEN PHILLIP	3511	262	79-68
82705	5B	KOUROUPAS STEPHEN J	3491	442	79-68
82706	6A	WALKER LIA R	3499	533	79-68
82707	6B	BELL KARI ANN	3491	420	79-68
82708	7A	BOSLEY JACOB R	3489	21	79-68
82709	7B	WEBER MARK WILLIAM	3490	15	79-68
82710	8A	DATLA HIMABINDU	3543	767	79-68
72026	68A	HARRY LOIS K	2290	516	65-36
72027	68B	HARRISON HERMAN J	3208	238	65-36
72028	69A	RANSOM SEAN	3585	343	65-36
72029	69B	BUTTS RANDAL C	2382	185	65-36
72030	70A	WHITLEY ROBERT LEE JR	2314	569	65-36
72031	70B	MORTON CLARENCE	2307	42	65-36

REZONING MAP FOR
AMANDA M. GARRIS AND KARL B. MANNING, ETAL

REFERENCE DEED BOOK 1399, PAGE 82 AND
DEED BOOK 3284, PAGE 60 OF THE PITT COUNTY REGISTRY
GREENVILLE TOWNSHIP PITT COUNTY NORTH CAROLINA

OWNERS: AMANDA GARRIS ADDRESS: 1802 S.W. GREENVILLE BLVD. GREENVILLE, NC 27834 PHONE: (252) 756-3820	KARL B. & PAMELA J. MANNING 3731 DICKINSON AVE. GREENVILLE, NC 27834	SURVEYED: CEP DRAWN: WCO APPROVED: CEP DATE: 11/15/17 SCALE: 1" = 100' SHEET 1 OF 1
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MALPASS & ASSOCIATES
NC LICENSE NO. C-1289
1645 EAST ARLINGTON BLVD., SUITE D
GREENVILLE, N.C. 27858
(252) 756-1780



Case No: 17-19

Applicant: Amanda M. Garris and Karl B. Manning, et al

Property Information

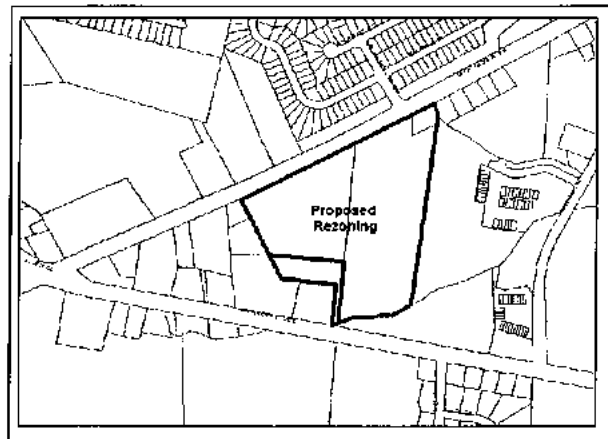
Current Zoning: RA20 (Residential-Agricultural) and CG (General Commerical)

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

Current Acreage: 21.6929 Acres

Location: Dickinson Avenue Ext, east of Greenville Blvd

Points of Access: Dickinson Avenue



Location Map

Transportation Background Information

1.) Dickinson Avenue Ext- State maintained

	<u>Existing Street Section</u>	<u>Ultimate Thoroughfare Street Section</u>
Description/cross section	2-lane, paved shoulders	4 lane divided
Right of way width (ft)	100	no change
Speed Limit (mph)	55	no change
Current ADT:	8,568 (*)	
Design ADT:	15,800 vehicles/day (**)	
Controlled Access	No	

Thoroughfare Plan Status: Major Thoroughfare

Other Information: There are no sidewalks along Dickinson Avenue Ext 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: 718 -vehicle trips/day (*) **Proposed Zoning:** 1,929 -vehicle trips/day (*)

Estimated Net Change: increase of 1211 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 Dickinson Avenue Ext are as follows:

1.) Dickinson Avenue Ext , West of Site (40%): “No build” ADT of 8,568

Estimated ADT with Proposed Zoning (full build) –	9,340
Estimated ADT with Current Zoning (full build) –	<u>8,855</u>
Net ADT change =	485 (5% increase)

2.) Dickinson Avenue Ext , east of Site (60%): "No build" ADT of 8,568

Estimated ADT with Proposed Zoning (full build) – 9,725

Estimated ADT with Current Zoning (full build) – 8,999

Net ADT change = 726 (8% increase)

Staff Findings/Recommendations

Based on possible uses permitted by the requested rezoning, the proposed rezoning classification could generate 1929 trips to and from the site on Dickinson Avenue Ext, which is a net increase of 1211 additional trips per day.

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

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:
12/19/2017
Date time: 6:00 PM

Title of Item: Ordinance requested by James F. Hopf and Amy A. Wells, Co-Trustees of the Trust Created Under the Last Will and Testament of Philip E. Carroll to rezone 1.0025 acres located along the southern right-of-way of Pactolus Highway and 850+/- feet east of Mumford Road from RA20 (Residential-Agricultural) to OR (Office-Residential [High Density Multi-family]).

Explanation: **Abstract:** The City has received a request from James F. Hopf and Amy A. Wells, Co-Trustees of the Trust Created Under the Last Will and Testament of Philip E. Carroll to rezone 1.0025 acres located along the southern right-of-way of Pactolus Highway and 850+/- feet east of Mumford Road from RA20 (Residential-Agricultural) to OR (Office-Residential [High Density Multi-family]).

Required Notices:

Planning and Zoning meeting notice (property owner and adjoining property owner letter) mailed on December 5, 2017.

On-site sign(s) posted on December 5, 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) along the southern right-of-way of Pactolus Highway, west of Cedar Drive, transitioning to potential conservation/open space (PCOS) further west and to the south.

The Future Land Use and Character Map recommends potential conservation/open space (PCOS) along 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

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

Based on the analysis comparing the existing zoning (38 trips) and the requested rezoning, the proposed rezoning classification could generate approximately 14 trips to and from the site on Pactolus Highway, which is a net decrease of 24 less trips per day. Since the traffic analysis for the requested rezoning indicates that the proposal would generate less traffic than the existing zoning, a traffic volume report was not generated.

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

History/Background:

In 1969, the property was zoned to its current zoning.

Present Land Use:

Vacant commercial building

Water/Sewer:

Water is located in the right-of-way of Pactolus Highway. Sanitary sewer is not available.

Historic Sites:

There are no known effects on historic sites.

Environmental Conditions/Constraints:

The subject property is impacted by the 100-year floodplain associated with the Tar River.

Surrounding Land Uses and Zoning:

North: RA20 - Two (2) mobile home residences

South: RA20 - Farmland (under common ownership of the applicant)

East: RA20 - One (1) single-family residence

West: RA20 - Farmland (under common ownership of the applicant)

Density Estimates:

Under the current zoning, the site could accommodate no more than four (4) single-family lots.

Under the proposed zoning, staff would anticipate 1,300 square feet of professional office space.

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

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 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.

ATTACHMENTS:

Description

Attachments

EXISTING ZONING	
RA20 (RESIDENTIAL-AGRICULTURAL) - PERMITTED USES	
(1) General	
	a. Accessory use or building
	c. On-premise signs per Article N
(2) Residential	
	a. Single-family dwelling
	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
	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	
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

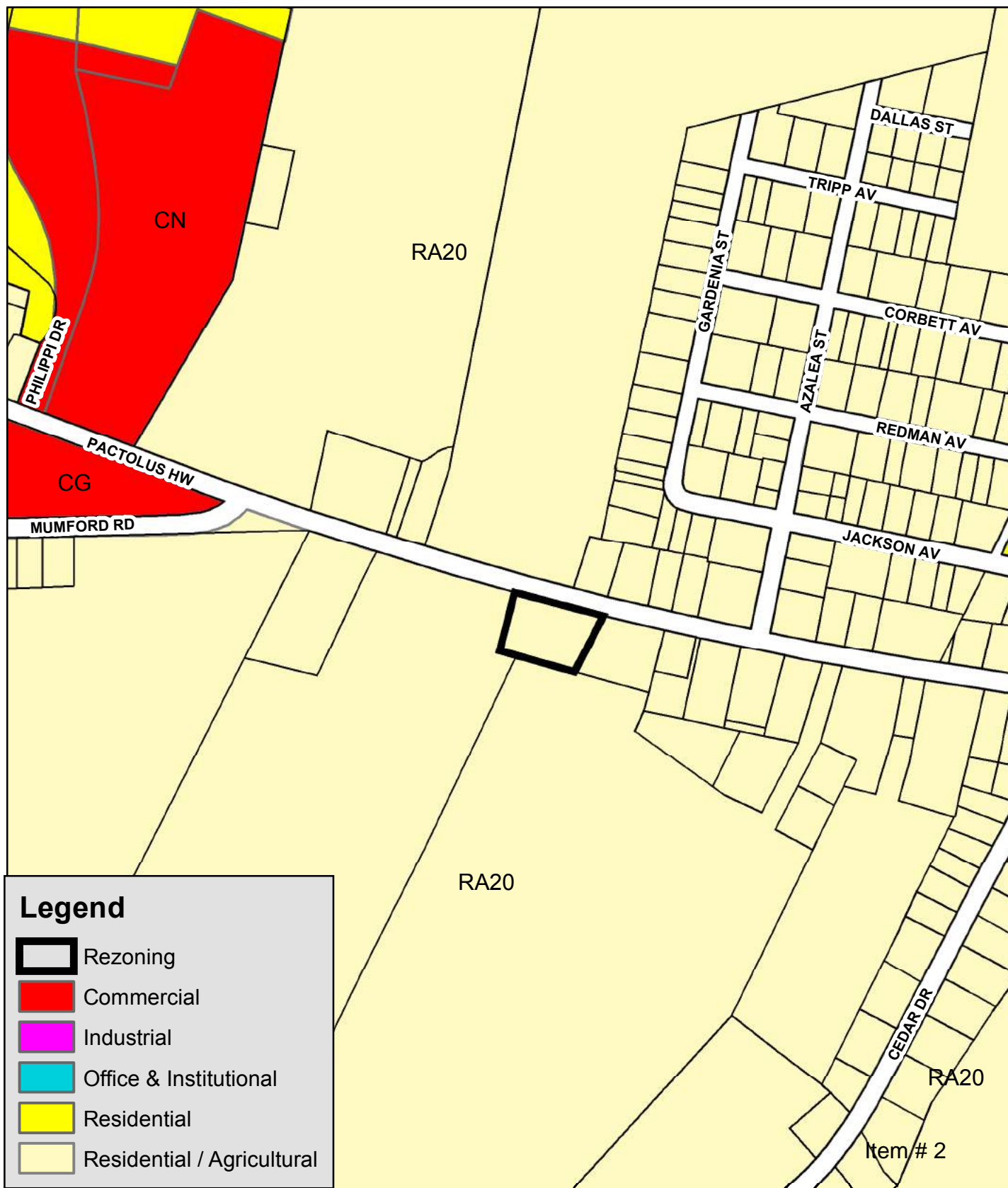
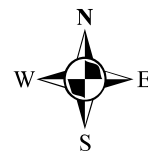
o(1).	Nursing, convalescent or maternity home; minor care facility
(3) Home Occupations	
a.	Home occupation; not otherwise listed
b.	Home occupation; barber and beauty shop
c.	Home occupation; manicure, pedicure or facial salon
(4) Governmental	
a.	Public utility building or use
(5) Agricultural/Mining	
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	
PROPOSED ZONING	
OR (OFFICE-RESIDENTIAL) - PERMITTED USES	
(1) General	
a.	Accessory use or building
b.	Internal service facilities
c.	On-premise signs per Article N
f.	Retail sales; incidental
(2) Residential	
b.	Two-family attached dwelling (duplex)
c.	Multi-family development per Article 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

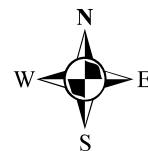
ee.	Christmas tree sales lot; temporary only (see also section 9-4-103)
(11) Wholesale/Rental/Vehicle-Mobile Home Trade - None	
(12) Construction	
a.	Licensed contractor; general electrical, plumbing, mechanical, etc... excluding outside storage
c.	Construction office; temporary, including modular office (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 resident manager, supervisor or caretaker and section 9-4-103)
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

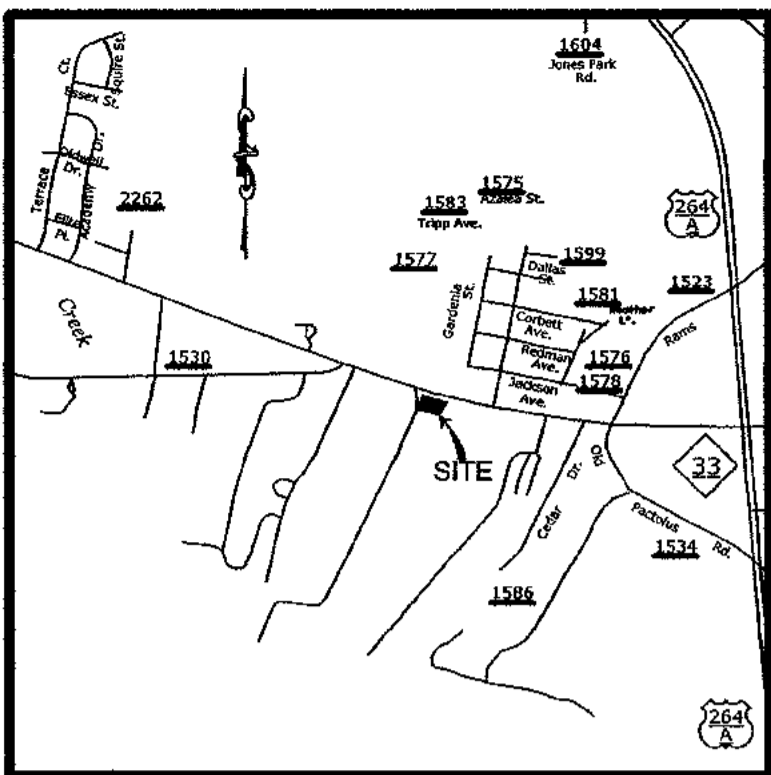
j.	Restaurant and/or dining and entertainment establishment; regulated outdoor activities
(11) Wholesale/Rental/Vehicle-Mobile Home Trade - None	
(12) Construction - None	
(13) Transportation	
h.	Parking lot or structure; principal use
(14) Manufacturing/Warehousing - None	
(15) Other Activities (not otherwise listed - all categories)	
a.	Other activities; personal services not otherwise listed
b.	Other activities; professional services not otherwise listed

James F. Hopf and Amy A. Wells, Co-Trustees
of the Trust Created Under the Last Will and
Testament of Philip E. Carroll
From: RA20
To: OR
December 5, 2017



James F. Hopf and Amy A. Wells, Co-Trustees
of the Trust Created Under the Last Will and
Testament of Philip E. Carroll
From: RA20
To: OR
December 5, 2017

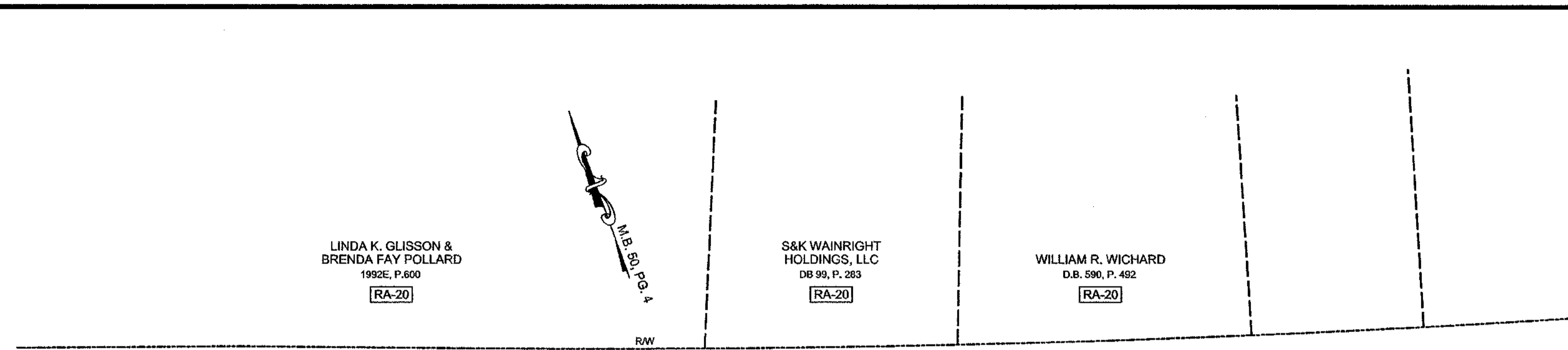




VICINITY MAP

1" = 2000'

CENTERLINE OF INTERSECTION OF NC HWY 33 & MUMFORD ROAD



NC HIGHWAY 33
(100' R/W - 35' PAVEMENT)

Attachment number 1
Page 8 of 10

CURRENT ZONING RA-20
PROPOSED ZONING OR
1.0025 ACRES

JAMES F. HOPF, CO-TRUSTEE
AMY ALSTON WELLS, CO-TRUSTEE
2014E, P. 198
[RA-20]

MARY R. CORBETT
DB H 43, P. 233
89E, P. 576
[RA-20]

JOHN D. McDONALD
DB 2611, P. 755
[RA-20]

N 21°27'23"E - 170.40'

N 68°32'41"W
47.18'

N 70°50'04"W - 193.12'

S 70°35'25"E - 120.24'

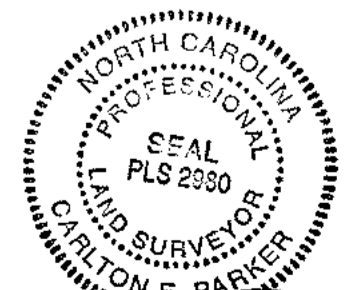
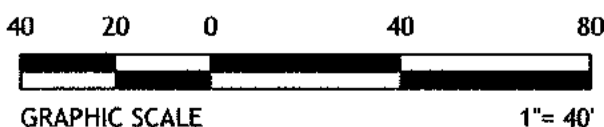
S 69°29'48"E - 53.00'

S 64°08'41"E

880.82'

R/W

R/W



CARLTON E. PARKER, PLS 2980

REZONING MAP FOR			
JAMES F. HOPF, CO-TRUSTEE & AMY A. WELLS, CO-TRUSTEE, ETAL			
REFERENCE ESTATE BOOK 2014 PAGE 198 AND DEED BOOK 1628, PAGE 661 OF THE PITT COUNTY REGISTRY			
GREENVILLE	PACTOLUS TOWNSHIP	PITT COUNTY	NORTH CAROLINA
OWNER:	JAMES F. HOPF, CO-TRUSTEE & AMY A. WELLS, CO-TRUSTEE, ETAL		
ADDRESS:	P. O. BOX 8188 GREENVILLE, NC 27835		
PHONE:	(252) 321-7111		
	MALPASS & ASSOCIATES (NC LICENSE NUMBER C-1289)		SURVEYED: CEP
	1645 E. ARLINGTON BLVD., SUITE D GREENVILLE, N.C. 27858 (252) 756-1780		APPROVED: CEP
	CHECKED: CEP	DATE: 11/09/17	SCALE: 1" = 40'

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:
12/19/2017
Date time: 6:00 PM

Title of Item: Discussion Item: Presentation on the Status of the Student and Market-Rate Apartment Housing Analysis

Explanation: **Abstract:** The consulting firm of Kimley-Horn will provide a presentation on the status of the Student and Market-Rate Apartment Housing Analysis.

Background: During City Council's June 5, 2017 meeting, Council received a draft Request for Proposal (RFP) to seek a qualified and experienced real estate research consultant to prepare a student and market rate apartment analysis to determine whether the supply of private dormitory developments, as well as market rate apartments, existing and approved for construction, have saturated or will saturate the housing market. During the June 5, 2017 meeting, City Council authorized issuance of an RFP.

On July 14, 2017, the Community Development, Planning Division and the Financial Services, Purchasing Division issued RFP 17-18-02 for consultant services for the analysis. The consultant selection committee evaluated proposals and selected the firm of Kimley-Horn. The City of Greenville and Kimley-Horn contract was executed on September 14, 2017.

Over the last three months, Kimley-Horn has followed the project schedule and conducted numerous tasks leading up to this report report, including holding a public input session and conducting stakeholder interviews.

Fiscal Note: N/A

Recommendation: N/A



City of Greenville, North Carolina

Meeting Date:
12/19/2017
Date time: 6:00 PM

Title of Item: Discussion item on Missing Middle Housing and environmental concerns as discussed in Chapter 5: Creating Complete Neighborhoods in Horizons 2026: Greenville's Community Plan. This item was approved by the Planning and Zoning Commission at its October 17, 2017 meeting.

Explanation: This item was introduced by Commission Member Maxwell to discuss various elements within the Horizons 2026: Greenville's Community Plan.

Motion made by Mr. Maxwell, seconded by Ms. Leech, to have a discussion item regarding the topics in the handout at the next meeting. Motion passed unanimously.

Please see attached materials.

Fiscal Note: No cost to the City.

Recommendation: n/a

ATTACHMENTS:

Description

Supplemental Information

Chantae Gooby

From: Hap Maxwell <hmaxwell@cicfinancial.com>
Sent: Monday, December 11, 2017 4:23 PM
To: Chantae Gooby
Subject: Planning & Zoning

Chantae:

When I was appointed to the Planning and Zoning Commission, I was given a copy of Horizons 2026. I am concerned that we continue to make zoning decisions without considering the recommendations in the plan. The Stormwater Plan is included in the Horizons Plan, and we have not incorporated the findings from that study in our decision making. I am very concerned that we are not addressing the environmental issues, and we are not really discussing the varied housing needs in Greenville. I am also very concerned that we do not have a tree ordinance to protect the old growth trees in Greenville. I want us to begin to look at the Horizons 2026 plan seriously and to recommend ordinances and stricter requirements to lessen the impact of future flooding.

Members of the Planning and Zoning Commission are often very concerned about voting to approve developments when we know that the development will exacerbate flooding for surrounding homeowners and businesses. We need protections for these residents. On pages 55 and 115, the need for green spaces is addressed. For mental health and for water absorption, we need to include green spaces in all development. I am very concerned about Uptown Greenville as we develop up to the sidewalk. In Chapter 6, the need for an urban tree canopy is addressed. We need a comprehensive tree ordinance. We could get help with developing a tree ordinance from Releaf, the city arborist and the arborist at East Carolina University. Let's discuss making Greenville greener and safer from flood waters by recommending appropriate zoning, ordinances, and building guidelines. With the expertise of the Planning Department and the Engineers with the city guiding us, we could make recommendations to the council and start the process of implementing the Horizons 2026 plan.

Planning and Zoning Commission Members have voiced concerns at several meetings about the need for a diversity in housing. I initiated this discussion by giving commission members one page from the Horizons Plan that addresses the need for Middle Housing (page 114) because I have heard many citizens state that they would like to live in the uptown area in an affordable space. Many senior citizens want to move into a smaller living space. On page 111, under the overview, in the second paragraph it states that "it is important that Greenville provide its population with a range of housing choices. In the same section, "fostering new complete neighborhoods" is discussed. On page 117, the need for mixed income housing is also

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addressed. We have an opportunity to plan for Greenville so that we can prevent problems that have occurred in many cities as they grow.

Uptown Greenville is a perfect location for walkable and bikeable living for a varied population, yet, we have primarily addressed student living. City employees, young professionals and senior citizens would love to have housing choices within the uptown area. Building designs that would be affordable with front porches or outdoor rooms would help build community (page 115). The issue of zoning is discussed on page 118, and it states that many communities are changing their regulations to better support housing for a variety of incomes. Multigenerational housing is also an important part of the discussion (page 118). We must also protect established neighborhoods by developing and enforcing fair zoning restrictions so that people who have bought a home can peacefully age in that community. Finally, if we look at the Community Voices on page 120, it sums up everything that I want us to address. I believe that it is important for the Planning and Zoning Commission to serve the community by addressing their stated needs.

Sorry I'm late getting this to you, but, as you can see, I had quite a bit more to say than could be stated in a brief summary of our topic for discussion.

Thanks,

Hap Maxwell

—
Hap Maxwell, CLU
Hap Maxwell Insurance & Investment Services, Inc.
104-E East Victoria Court
Greenville, NC 27858
252-830-6669
252-830-6765 (FAX)
888-719-5919 (toll free)

POTENTIAL CONSERVATION / OPEN SPACE

DESCRIPTION

Potential Conservation / Open Space land is typically located in areas that contain existing parkland, needed land buffers, exhibit potential for flooding, or are deemed inappropriate for development due to physical or environmental barriers. Some land within this area may not contain barriers to development, or there may be reasonable mitigation. Site analysis is needed to determine development capabilities in these areas.

The Future Land Use and Character Map identifies certain areas as Potential Conservation / Open Space. Much of this area is designated based upon data on flood-prone land and environmental constraints that may not correspond precisely with conditions on the ground. Seeing an area designated this way is the beginning of a conversation. When considering rezoning requests or other development proposals, some areas classified as Potential Conservation / Open Space may be determined not to contain anticipated limitations on development, or that existing concerns can reasonably be mitigated. In such cases, the future preferred land use should be based on adjacent Land Use and Character designations, contextual considerations, and the general policies of the comprehensive plan.

EXAMPLE CHARACTER



INTENT

- Conserve environmentally-sensitive land
- Buffer incompatible land uses with open space
- Provide open space network through the city for recreation
- Conservation/Open Space buffers adjacent to industrial development should be maintained at a width based on the type of industry and its potential to create compatibility problems.
- Greenways and greenway connectors should be maintained to be consistent with the Greenways Plan.

Creating Complete Neighborhoods

Greenville will offer a variety of quality living options for its growing and increasingly diverse population, while supporting established neighborhoods and their existing residents. Complete neighborhoods will offer a variety of housing types, an integrated network of walkable and bikeable streets, access to transit, public schools, civic space in prominent locations, and proximity to grocery stores and neighborhood-serving commercial services needed by residents. With an assortment of high quality housing options that support a variety of income levels, neighborhoods will support multiple generations of families and ensure that someone can grow up, raise a family, and retire in the same neighborhood.

In this Chapter

Key Community Issues: This section highlights important trends, conditions, policies, and community concerns that impact housing and neighborhoods throughout Greenville.

Concepts and Best Practices to Address

Community Concerns: This section presents fact-based approaches to solving complex interrelated housing challenges.

Goals & Policies: This section lists the goals our community seeks to accomplish and the policies to guide us there.

Actions: This section provides key proactive actions that the city and interjurisdictional and community partners will take over the coming decade to bring us closer to our community's vision.

Overview

Greenville is home to a variety of neighborhoods and housing types, including historic neighborhoods surrounding the Uptown District, multifamily apartment complexes, and single-family housing neighborhoods further from the city core.

Neighborhoods serve as important city building blocks, and range from residential to mixed use areas that provide a live-work-play environment. To support a growing and diversifying population, it is important that Greenville provide its population with a range of housing choices.

This chapter establishes principles for enhancing the places where people already live and for fostering new complete neighborhoods. As housing ages it will become important to nurture and support existing established neighborhoods and work with neighbors and property owners to enhance them. Designing future neighborhoods to provide important amenities and a variety of high quality living options is also important for long term sustainable growth.

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Planning Influences

Key Community Issues

Greenville is home to several great neighborhoods ranging in composition and character. These neighborhoods include places like West Greenville and the Tar River/University Neighborhood, older neighborhoods which are defined by a mix of housing types and high street connectivity, and more recently built neighborhoods like Carolina Heights and Lake Ellsworth located further from the city center. The following are key community conditions that currently impact Greenville's neighborhoods and housing.

Annual residential unit construction dropped following the subprime mortgage crisis of 2007-2010, and residential construction didn't increase until 2014. Most new housing being built is either large multifamily buildings or single-family homes. There are very few new units being built as two-, three-, and four- family buildings, resulting in less diversity of housing options. Several multifamily buildings developed primarily for student housing are located in isolated locations away from the city center resulting in concerns for the long-term viability of these complexes as students find housing closer to campus and the Uptown District.

Housing Supply

Between 1980 and 2010 Greenville's supply of occupied housing units nearly quadrupled to 36,071 units. Over that time span, the number of occupied rental units increased faster than the number of owner-occupied units. In 2010, 37.1% of occupied housing units were owner-occupied. Greenville's homeownership rate is lower than that of North Carolina and the rest of the United States, largely due to the number of students in Greenville. Also reflective of the high student population in Greenville is the average household size, which is lower than the state or nation as a whole.

Cost of Housing

Average homes in Greenville continue to be more affordable than across the rest of the state and nation. In 2013, median gross rent in Greenville was \$724 compared to \$776 in North Carolina and \$904 in the United States. Greenville's median home value for all owner-occupied housing units was \$149,600 compared to \$153,600 and \$176,700, respectively. The greater affordability of housing is a major asset for Greenville.

City Programs

The City of Greenville provides a variety of housing and neighborhood programs. The Community Development

Relevant Plans



Taskforce on Preservation of Neighborhoods and Housing

West Greenville Revitalization Plan



Carolina Heights, Greenbrier, Hillsdale and Tucker Circle Subdivisions Neighborhood Report and Plan

Tar River / University Area Neighborhood Report and Plan

College Court & Coghill Subdivisions Neighborhood Report and Plan

Lake Ellsworth, Clark's Lake and Tripp Subdivisions Neighborhood Report and Plan

Oak Grove Estates Subdivision Neighborhood Report and Plan

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Department provides services that help residents and homeowners associations find city services and lending expertise. The Neighborhood Advisory Board (NAB), a citizen-led board, works directly with residents to understand key issues. It brings residents together to share information, and helps establish new neighborhood associations. The city has established several programs to encourage neighborhood redevelopment, including Neighborhood Improvement Grants and Community Garden Leases. The city programs also facilitate down payment assistance, development of affordable housing, owner-occupied home rehabilitation, partnerships to provide homeownership counseling, multifamily development, facade and site improvement grants, lead removal, and brownfield development.

Housing and Transportation

Maintaining a sufficient housing stock that is affordable to average workers is a key component of promoting healthy neighborhoods and an equitable economy. Transportation cost tends to be a household's second-largest expenditure after housing costs, and can be highly variable depending upon location. Nevertheless, traditional measures of housing affordability ignore transportation costs associated with housing locations.

Housing and Transportation

Maps below illustrate affordability for Greenville's households. The map on the left shows areas where housing costs are greater than and less than 30% of household income. Generally people pay less than 30% of their income on housing throughout the city. The map on the right considers transportation costs and housing costs, showing that households spend less than 45% of their income on housing and transportation combined only within more compact and walkable places within Greenville.

The average household in Greenville spends nearly \$12,000 per year on transportation alone. This means that while the average household spends 29% of income on housing, an additional 28% of income is spent on transportation, leaving just 43% in remaining income to save and spend on goods and services. Opportunities exist to better connect neighborhoods to destinations and services as areas redevelop over time, allowing residents to participate more in the Greenville community and economy.

Funding Sources

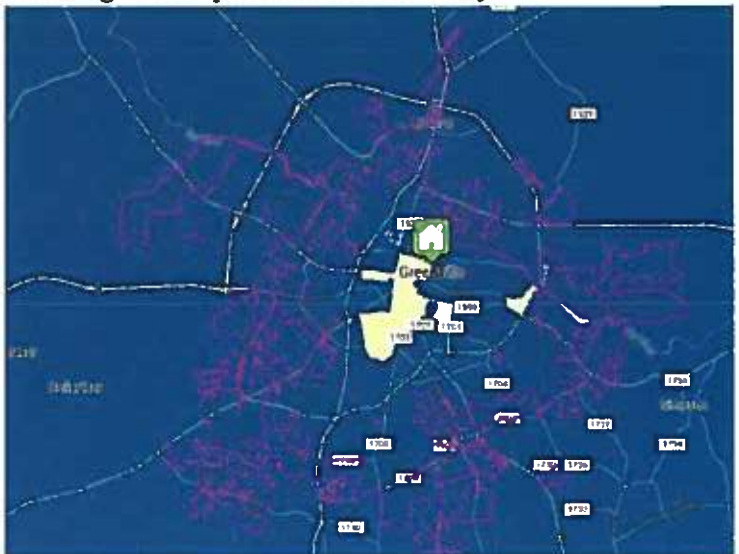
Resources available to support housing and neighborhood revitalization activities in Greenville include \$1.29 million from US Department of Housing and Urban Development (HUD) in fiscal year 2014-15, including funds from the Community Development Block Grant (CDBG) and HOME Investment Partnership programs. Total public investment over the same period was a little over \$1.7 million, adding funds from the general revenue, affordable housing bond funds, and the North Carolina Housing Finance Agency. Private lending institutions and private developers were also a part of the equation for funding affordable housing, special needs types of housing, and non-housing community development.

Housing Affordability



- Can Afford Housing
(Housing payment < 30% income)
- Are Cost Burdened
(Housing payment > 30% income)

Housing + Transportation Affordability



- Can Afford Housing & Transportation
(Housing & Transportation costs < 45% income)
- Are Cost Burdened
(Housing & Transportation costs > 45% income)

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Concepts and Best Practices to Address Community Concerns

Neighborhoods are the most fundamental building blocks of the city. They range in character from low density suburban housing developments, to walkable mixed use neighborhoods, to high density live-work-play environments complemented by commercial and employment uses.

Demographic changes throughout the United States have resulted in changing market preferences for housing types and neighborhood options. Increasingly, retiring baby boomers, millennials, and young families are valuing diverse and walkable neighborhoods that foster connectedness to community and offer opportunities for interaction. The following are key concepts and best practices for neighborhoods and housing.

Missing Middle Housing

Single-family homes located in neighborhoods with little housing variety currently make up much of the for-sale housing stock. In the meantime, homebuyers and renters are increasingly seeking diverse, vibrant, and walkable places to live. "Missing Middle Housing" refers to a range of multifamily or clustered housing types that fall between mid-rise apartments and single-family homes in scale. These housing types can help meet the growing demand from young professionals, families, and retirees for home options in walkable neighborhoods.

LEED ND

LEED began as a private environmental certification of the U.S. Green Building Council to recognize individual buildings that met particular environmental goals. There are tiers of recognition depending on how far

the building pushes environmental performance: certified, silver, gold, and platinum. Some of the guidelines have since been extended toward entire neighborhood development. LEED ND is a rating system that ranks neighborhoods based on how sustainable they are, such as whether residents have a variety of transportation options, whether children can walk to school, whether there are parks and green spaces nearby, and whether residents easily reach healthy foods. New developments receive higher scores when they are located next to existing infrastructure and near transit, are safe and comfortable to navigate on foot, and incorporate green features and energy efficient buildings. These guidelines are ambitious and can be challenging to implement on a citywide level. In Greenville, they can provide guidance for developers and city officials to build more sustainable neighborhoods. Regulations or incentive programs can call for LEED quality development and take advantage of the clear standards without requiring certification by a private group.



A Variety of Housing Types

Having a mix of housing sizes and styles within neighborhoods provides multiple choices to homebuyers and renters of varying incomes and preferences, such as this example from the Stapleton neighborhood of Denver, CO. Image Source: stapletondenver.com



Missing Middle Housing

"Missing Middle Housing" includes several types of housing, listed in the above image, on small footprints and within a walkable built framework. Image Source: missingmiddlehousing.com

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Traditional Neighborhood Design (TND)

Many traditional neighborhoods from before the post-World War II housing boom remain popular places to live. In Greenville, these neighborhoods surround the Uptown District and are identifiable on a map by dense networks of streets forming grids. The way in which these places were designed facilitated walking and, over time, provided multiple housing types, living options, and even commercial needs. Acknowledging the impact of neighborhood design on diversity, livability, affordability, and accessibility, many communities are returning to the TND pattern. TNDs are often defined using the following development principles.

A Discernible Center

Traditional Neighborhoods often have an activity center that provides a meeting place for neighborhood gatherings and commercial needs.

The Five Minute Walk

Providing a neighborhood center, or park, within a five minute walk of homes can change daily routines and improve the quality of life of residents.

A Variety of Housing

Diverse housing options provide singles, families, and retirees with choice, and ensure that someone can find the housing they need throughout their lives without leaving their neighborhood.

Neighborhood-Serving Mixed Use

Many people want to be able to easily access the goods (groceries, small-scale retail, etc.) and services (daycare, barbershop, post office, etc.) that they typically need on a daily or weekly basis. Traditional neighborhood developments encourage access to these opportunities, ideally within a short distance. Over time, walkable commercial opportunities can reduce traffic congestion throughout the city.

Accessory Dwelling Units

Accessory dwelling units, garages with small apartments above, are often accessed via a rear alley and can provide additional space for family members.

Walkable Schools

Community schools well-located within or near neighborhoods can offer safe walking distances for students.



Neighborhood-Serving Mixed Use Can Improve Livability

Neighborhood-serving commercial uses can include small-scale, context-sensitive buildings in a walkable format compatible with the surrounding neighborhood. These buildings, which can take the form of corner stores and live-work units, provide goods and services for local residents, like this one in Louisville, KY

Image Source: Eric Graf Photography

A Connected Street Pattern

In connected street patterns, neighborhood blocks are short and avoid cul-de-sacs. The street pattern provides multiple travel options, slows down traffic, and make neighborhoods more walkable.

Streets For All Users

Narrow, shaded streets that have sidewalks on both sides are conducive to safe walking and bicycling in addition to driving. Where there are alleys and blocks are small, this pattern can improve, not hinder, access for fire trucks, school buses, and trash collection.

An Outdoor Room

Residential streets in TNDs often feel like "outdoor rooms" because they are enclosed by street trees and homes. Front porches foster chance encounters and are sometimes close enough to hold a conversation with neighbors walking down the sidewalk.

Rear-Located Parking

Parking or garages are typically located behind buildings, accessed via a rear alley, or set back from the front of the house.

Prominently Located Civic Space: Civic space is prioritized in neighborhood designs, setting aside space for parks, playgrounds, community gardens, schools, and community gathering places. These places are centrally-located and easily accessible.

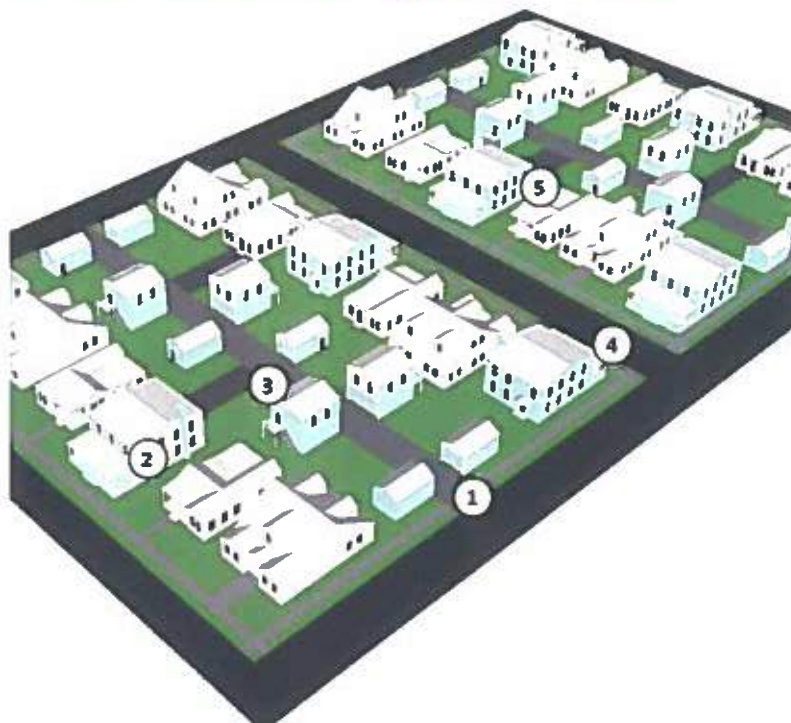
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Anatomy of a Neighborhood Block

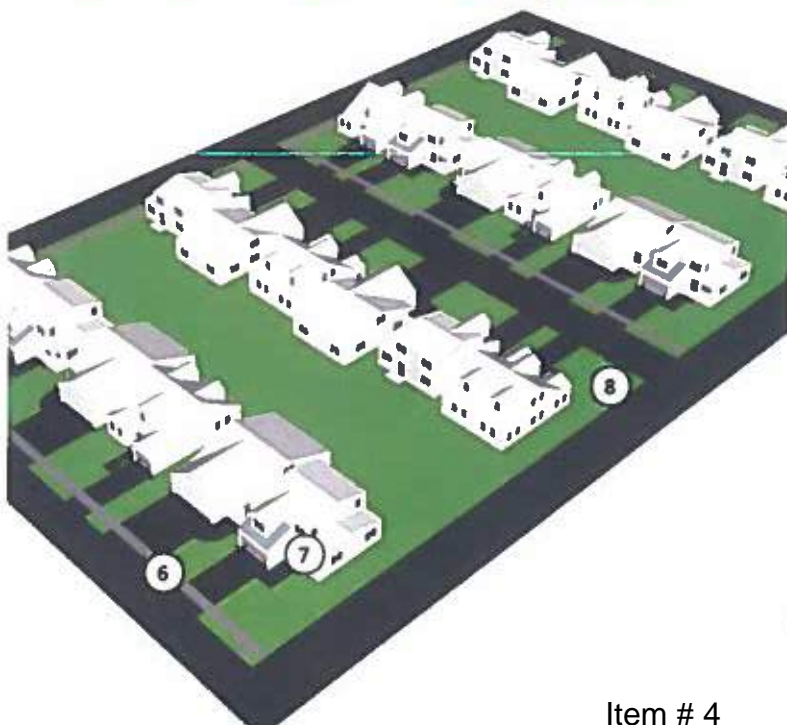
The design of neighborhood blocks has a strong influence on the feel of the entire neighborhood. Subtle design elements can have dramatic impacts on the way people interact with and experience their neighborhoods. Neighborhood design also affects the way residents get around, including how they go to work and how they obtain their daily needs. The following illustrations present some of the key design elements of neighborhood blocks in traditional neighborhood developments and elements of conventional developments that TND avoids.

- ① **Rear Alley:** The rear alley facilitates rear parking access, manages accessory dwellings units, and hides trash and recycling bins and other utilities behind residential buildings.
- ② **Front Porches:** Historic North Carolina homes often include front porches. Families can gather on the porch and interact with the neighborhood. Front porches enhance safety by providing “eyes on the street” and foster relationships among neighbors.
- ③ **Accessory Dwelling Units (ADU):** ADUs are often, but not always, accessed via a rear alley. They offer homeowners an additional space that, in keeping with North Carolina state legislation, they can use to house an elderly family member needing care. They may also be used for additional off-street parking for homeowners.
- ④ **Pedestrian-Friendly Streets:** Great neighborhood streets include reduced pavement with on-street parallel parking, ample room between the curb and the sidewalk for lights, utilities, and street trees, sidewalks on both sides, and homes with short setbacks from the front property line.
- ⑤ **Housing Variety:** Even within primarily single-family neighborhoods there are opportunities to provide diverse options with a variety of lot widths, multiple housing sizes, and a mix of duplexes and single-family homes.
- ⑥ **Front Driveways:** Front driveways are common features in conventional housing developments. Though convenient for driving, parking becomes the predominant feature of homes within the neighborhood, becoming a hazard for pedestrians walking on the sidewalk.
- ⑦ **Front-Facing Garage:** Front-facing garages can be convenient for entering and exiting neighborhoods by car. In many neighborhoods, the garage is the primary architectural feature. Absent a rear alley, the character can be improved by situating the garage to the side of or behind the house.
- ⑧ **Intermittent Sidewalks:** Many conventional neighborhood blocks only include sidewalks on one side of the street, typically directly adjacent to the curb or with a small planting strip. Opportunities exist to enhance walkability with large planting strips and sidewalks on both sides of the street.

Traditional Neighborhood



Conventional Development



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Housing Affordability

One of Greenville's many assets is the city's stock of relatively affordable housing when compared to other cities throughout the state and nation. However, homeownership and affordable housing still remain beyond reach for some families. It continues to be important to maintain a stock of housing that is affordable to families who earn less than the area median income.

Anemic housing growth that followed the 2008 mortgage crisis contributed to increased housing costs at the same time that wage growth lagged. This, coupled with tighter lending standards, left fewer low and middle income individuals eligible for a mortgage, increasing demand for rental housing and precipitating an increase in the cost to rent in many places. As state and federal funding for affordable housing decreases, communities turn to creative ways for providing affordable housing to low and middle income residents. Affordable housing provision increasingly requires coordination between a complex patchwork of community partners and funding sources. Many funds are dependent on compliance with the US Department of Housing and Urban Development's (HUD) Fair Housing program, which requires intentional planning from the city.

The location of housing is fundamental to accessing opportunities in order to thrive. Lower income families need housing in healthy neighborhoods with low crime rates, access to quality education, meaningful job opportunities, and affordable and reliable transportation options. Affordable housing already exists in many high opportunity neighborhoods. Safeguarding this housing, and supplying new housing, is essential for maintaining and enhancing access to vital opportunities. This is especially important where affordable units are within walking distance of transit, employment opportunities, and grocery stores.

Several studies suggest that providing adequate amounts of affordable housing plays a key role in bolstering economic development and fiscal health of communities. Although some fear that affordable housing units can lower the property values of adjacent land, studies show that well-managed affordable units tend to have a neutral or positive effect. Affordable units can also attract and retain the local workforce, reduce foreclosure risk and associated direct and indirect costs, increase local buying power, and reduce the social costs associated with lack of affordable housing.

Voluntary inclusionary zoning (IZ) is one of several tools that North Carolina cities and towns have at their disposal to address the availability of affordable housing. In its basic form, IZ is a zoning tool that incentivizes or requires real estate developers to set aside a portion of units in a development to low and middle income individuals. Programs vary significantly in level of complexity across the U.S. and can range from mandatory to incentive-based. There are three general categories of inclusionary zoning in North Carolina: voluntary, conditional, and mandatory.

Community land trusts are another tool being used in communities to make homeownership affordable to low and moderate income people and to improve neighborhoods, promote sound land use practices, and preserve the long-term affordability of housing. It requires an independently established nonprofit trust to manage the program. Successful trusts operate elsewhere in North Carolina, such as the Community Home Trust in Orange County. The way this typically

Mixed Income Housing in Charlotte

In 2013, the City of Charlotte adopted its Voluntary Mixed Income Housing Development Program to promote housing diversity through private sector development of affordable housing. The voluntary program targets Census block groups within single and multifamily zoning districts that are at or above city-wide median home value.

Within these target areas, the incentives-based program permits developers to build up to 3 dwellings per unit area (DUA) above base density in specified single-family districts, and 2-3 DUA above base density across multifamily districts. Additional conditions require that affordable units be mixed throughout development and that exterior design not vary between affordable and market-rate units.

City planning continues to refine the program, exploring means of better promoting its use through expedited permitting and the reduction or elimination of developer fees. Several other cities throughout North Carolina are adopting voluntary, conditional, or mandatory inclusionary zoning ordinances and offering incentives to developers to build mixed income developments.

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works is that the buyer purchases the house and a ground lease of the property from the community land trust. The house is purchased by a qualified homebuyer at a reduced rate. When ready, the homeowner then sells the home at an affordable amount to the next homebuyer, or back to the trust, ensuring long-term affordability. The ground lease or deed restriction are the vehicles for maintaining the affordability of the home. Many trusts require buyers to attend money and home management courses before qualifying.

Multigenerational Living Environments

An increasing number of American households now include more than one generation living under one roof. This trend is occurring for multiple reasons: debt saddled millennials, baby boomers caring for aging parents, live-in grandparent babysitters helping to offset the price of child-care, and a rising number of immigrant families for whom intergenerational living is the norm. More than 18% of adults, 57 million Americans, are living in multigenerational households, more than twice the number who lived in such arrangements in the 1980s, according to the Pew Research Center.

Communities built to address the needs of older persons and families are communities that generally serve all residents well. Livable communities have physical and social features that benefit people of all ages. When a wide range of needs is addressed, families and individuals have the option to stay and thrive in their communities as they age. But planners must make the connections between young and old before starting to plan for them. Multigenerational planning uses traditional neighborhood design principles to create livable communities where members of all age groups remain active, connected, and safe.

A walkable and dense development pattern makes staying active easier, and this is a positive feature of multigenerational living environments. Positioning schools, grocery stores, libraries, recreational amenities, and playgrounds within walking distance when designing or redesigning neighborhoods can help achieve the physical activity needs required to remain healthy and combat obesity. Bike lanes, sidewalks, safe and well-designed parks, open space and recreational systems, and pedestrian access are all components of traditional neighborhood principles that promote physical health for all community members.

Zoning

Zoning regulations are essential tools to protect the public health, safety, and welfare, and to promote high quality development and traditional neighborhood design. Zoning can also be used to exclude population, either intentionally or unintentionally. This can occur when communities set minimum lot size requirements that are too large, resulting in higher costs for homebuyers and renters.

Over time, zoning can also result in neighborhoods that exclude affordable characteristics of housing, like prohibiting small lots with short front and side setbacks, rear alleys that allow accessory dwelling units for aging family members, and corner stores that allow residents easy access to daily needs without the need of a car. Many communities are evaluating their land use regulations and making modifications that better support housing for a variety of incomes.

Neighborhoods and Student Housing

Universities are valuable economic and social drivers in communities, providing jobs and educational opportunities, and drawing bright minds from around the world for studying and researching. Most cities with universities also face challenges arising from the conversion of historic single-family homes in established neighborhoods to student rental housing. This conversion can sometimes bring negative impacts, including illegal parking, late night noise, litter, increased traffic, and decreased supply of for-sale housing.

Student rental conversions occur in established neighborhoods partially because only a portion of the student body at ECU is housed in on-campus housing. This is true of most other universities as well. They rely on the private rental market to supply the remaining housing demand. In response to these problems, communities around the country are seeking collaborative initiatives to ensure an adequate supply of affordable student housing without compromising homeownership and community stability in adjacent and often historic neighborhoods.

Some strategies used in other communities have included:

- Collaborating with the university to acquire and renovate rental properties located in established neighborhoods;
- Working with the university to provide additional on-campus housing and find locations near campus

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that are appropriate for private off-campus student housing; and

- Developing and enforcing fair zoning restrictions that protect established neighborhoods.

out existing populations that benefit from living in centrally located neighborhoods. The City, working with neighborhood leaders, may consider strategies that seek to ameliorate the negative impacts that gentrification can have on existing residents.

West Greenville

The West Greenville Neighborhood is an historic neighborhood, located west of the Uptown District. For decades it has been home to a large African American population. It lies within a U.S. Department of Agriculture designated food desert. The city has worked with community partners and a variety of funding sources to improve the West Greenville neighborhood by renovating blighted homes, constructing affordable housing, supporting community gardens, improving infrastructure, providing quality economic development and commercial opportunities, and developing parks and community centers.

These ongoing efforts, guided by the *Center City West Greenville Revitalization Plan*, are providing improvements within the neighborhood and focusing on harnessing development without resulting in displacement. The *West Greenville 45-Block Revitalization Program* is an effort to revitalize depressed areas in and adjacent to the neighborhoods Cherry View, Perkins Town, Biltmore, and Lincoln Park.

West Greenville was originally built as a compact and walkable neighborhood. The short blocks and connected streets harken back to a time when most people walked around the City more. Although the neighborhood has evolved since then, with some of its historic homes now intermingled with newer and more modern residences, the character has remained similar.

One challenge to redevelopment and reinvestment in the neighborhood has been the city's zoning regulations. West Greenville was originally designed to provide narrow lots. Many of the lots are currently too small for existing zoning regulations, making them impossible to redevelop. Opportunities exist to better support redevelopment and infill development with zoning changes that allow smaller lots.

As the neighborhood continues to benefit from new physical improvements and additional private investment, it is likely to experience some gentrification. While gentrification signals increasing investments and revitalization, it can often times divide and push

Goals & Policies

Goal 5.1. Strong Existing Neighborhoods

Greenville will have strong established neighborhoods, with support for neighborhood organizations, high quality housing, unique character, and robust integration with the rest of the community.



Policy 5.1.1. Support Neighborhood Organizations

Continue to support and assist neighborhood and housing organizations working to improve housing conditions and neighborhood services.

Policy 5.1.2. Promote Context-Sensitive Redevelopment

All retrofitting projects, redevelopment, and infill development should consider the neighborhood context and incorporate appropriate context-sensitive designs.

Policy 5.1.3. Continue to Improve Relations Between Neighborhoods and Students

Continue to collaborate with university partners to improve relations between neighborhood residents and the owners and renters of student housing who coexist in the established neighborhoods around campus.

Policy 5.1.4. Use Neighborhood Plans for Guidance

Use Greenville's adopted neighborhood area plans for development and capital investment guidance. Continue to update, and maintain neighborhood area plans. Audit the plans periodically to ensure implementation.

Policy 5.1.5. Address Disinvestment Occurring at Multifamily Housing Complexes

The City will mitigate the disinvestment in multifamily housing complexes that is occurring on the edges of the City through the land use vision identified on the Future Land Use and Character Map. These multifamily complexes historically served as student housing. As newer, higher quality student housing is being developed closer to the ECU campus, disinvestment is occurring at a few multifamily complexes on the city's edge due to increased vacancy rates, lack of amenities, and distance to campus. The Future Land Use and Character Map and this policy encourage these areas to redevelop to other more appropriate uses, such as commercial or office centers, with existing buildings either eventually replaced or retrofitted to the NC commercial building code. Future multifamily developments should be developed in areas that are supported by transit service, proximate to needed services, employment areas, and the ECU campus, and are walkable and designed with community amenities.

Community Voices: We want...

- Strong intact neighborhoods with great community.
- Neighborhoods connected to the network of bikepaths and parks.
- Neighborhoods near any and all parts of campus that look great and are home to vibrant communities.
- Improved appearance of overall development.
- Have a park within a half mile of every residence.
- Higher density residential.
- Housing options besides apartment complexes and homes for sale.
- A nice apartment/condo for adults in Uptown.
- More affordable senior housing for middle income.
- Developments that promote walkability.

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ARTICLE B. TREE PROTECTION PRIOR TO DEVELOPMENT

SEC. 6-5-21 PURPOSE AND INTENT.

The regulations of this article are intended to preserve trees along the outer perimeter of undeveloped properties until such time as a site plan, subdivision plan or other authorized development plan or permit is approved for the property. Such regulations will help to ensure that trees along the perimeter of undeveloped property are not removed or disturbed prior to consideration of an actual plan for development of the property. By doing so, the owner or developer of property will have the opportunity to consider and evaluate the advantages of retaining existing trees during development and to utilize the credits provided for retaining existing trees pursuant to applicable regulations governing the development of the property.
(Ord. 07-33, § 2, passed 3-8-2007)

SEC. 6-5-22 APPLICABILITY.

The provisions of this article apply only to activity occurring on undeveloped property prior to the approval of a site plan, subdivision plan or other authorized development plan or permit for the property. After approval of a site plan, subdivision plan or other authorized development plan or permit for the property, the property, including the property within the perimeter buffer zone, may be developed in accordance with applicable regulations governing the development of the property. For the purpose of this article, "undeveloped property" means any property within the corporate limits of the city or within the extraterritorial area of the city as defined by Chapter 4 of Title 9 of the Greenville City Code that is not subject to an approved site plan, subdivision plan, or other authorized development plan or permit for the property.
(Ord. 07-33, § 2, passed 3-8-2007)

SEC. 6-5-23 PERIMETER BUFFER ZONES.

(A) No person shall remove or disturb any existing tree with a diameter at breast height (DBH) of six inches or greater within a perimeter buffer zone as hereinafter defined in this section. For the purpose of this article, "diameter at breast height" means the tree trunk diameter measured in inches at a height of four and one-half feet above the ground and disturb means to deface, injure, destroy or otherwise damage a tree or the root system of a tree within its drip zone.

(B) The tree protection standards of this article apply to the perimeter buffer zone of undeveloped property. The perimeter buffer zone is the area within the outer perimeter of undeveloped property. The boundaries of the perimeter buffer zone extend the following distances from the outer perimeter of the undeveloped property:

- (1) Fifty feet from all public road rights-of-way;
- (2) Fifty feet from property lines adjacent to developed properties; and
- (3) Twenty-five feet from property lines adjacent to undeveloped properties.

(C) In the event the area within the perimeter buffer zone for a property exceeds the maximum allowable size of a perimeter buffer zone as provided in section 6-5-25, then the boundaries of the perimeter buffer zone shall be reduced an equal distance until the area no longer exceeds the maximum allowable size.
(Ord. 07-33, § 2, passed 3-8-2007)

SEC. 6-5-24 EXEMPTIONS.

The following activities are exempt from the tree protection standards of this article:

(A) The removal of dead or naturally fallen or severely damaged trees or vegetation, or the removal, by an approved method, of trees or vegetation that are a threat to the public health, safety or welfare as determined by the City Arborist;

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(B) The removal of diseased or insect-infected trees or vegetation that pose a risk to adjoining trees as determined by the City Arborist;

(C) The removal of trees necessary to establish a driveway at a location and width approved by the City Engineer in accordance with city regulations so as to allow access onto and within the property where no alternative means of access exists on the site;

(D) The selective and limited removal of trees necessary to obtain clear visibility at driveways, intersections or within required sight triangles;

(E) The removal of trees on tracts of two acres or less, with land within public rights-of-way being excluded from the area calculation;

(F) The removal of trees as part of forestry activities on property that is taxed on the basis of its present-use value as forestland under G.S. Chapter 105, Article 12 or conducted in accordance with a forestry management plan prepared or approved by a forester registered pursuant to G.S. Chapter 89B, except that, for such activities, a building permit or site plan or subdivision plan shall be denied or disapproved in accordance with the provisions of section 6-5-27(B);

(G) The removal of trees for the purpose of sale by commercial garden centers, greenhouses or nurseries;

(H) The removal of damaged or dead trees during or after emergencies or inclement weather such as wind storms, ice storms, fire or other disasters; and

(I) The removal of trees by or on behalf of a governmental entity or a utility when the removal is necessary for the performance of the functions and duties of the governmental entity or utility.
(Ord. 07-33, § 2, passed 3-8-2007)

SEC. 6-5-25 MAXIMUM SIZE OF PERIMETER BUFFER ZONE.

The total area of a perimeter buffer zone required pursuant to the provisions of this article shall not exceed 20% of the total area of the property, excluding any land area located within public road rights-of-way and any required conservation easements.

(Ord. 07-33, § 2, passed 3-8-2007)

SEC. 6-5-26 TREE SURVEY.

A survey of individual trees shall not be required for property as a result of the provisions of this article.
(Ord. 07-33, § 2, passed 3-8-2007)

SEC. 6-5-27 DENIAL OF BUILDING PERMIT AND DISAPPROVAL OF PLAN.

(A) Whenever trees are removed in violation of the tree preservation standards of this article, the city shall deny a building permit or refuse to approve a site or subdivision plan for a period of up to three years after the completion of the removal of trees from the required perimeter buffer zone if the removal of trees results in the removal of all or substantially all of the trees that were not to be removed or disturbed in accordance with the tree protection standards of this article from the tract of land for which the permit or approval is sought.

(B) Whenever trees are removed within the perimeter buffer zone of property as a result of forestry activities on property that is taxed on the basis of its present-use value as forestland under G.S. Chapter 105, Article 12 or conducted in accordance with a forestry management plan prepared or approved by a forester registered pursuant to G.S. Chapter 89B, the city shall deny a building permit or refuse to approve a site or subdivision plan for a period of up to three years after the

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completion of the forestry activity if the forestry activity results in the removal of all or substantially all of the trees that were not to be removed or disturbed, if the exemption provided in section 6-5-24(F) did not apply, in accordance with the tree protection standards of this article from the tract of land for which the permit or approval is sought.
(Ord. 07-33, § 2, passed 3-8-2007)

SEC. 6-5-28 PENALTIES FOR VIOLATION.

(A) Any violation of the provisions of this article shall subject the offender to a civil penalty in the amount of \$200. Violations affecting each tree shall constitute a separate offense for the purposes of the penalties and remedies specified in this section.

(B) Violators shall be issued a written citation which must be paid within ten days. If a person fails to pay the civil penalty within ten days, the city may recover the penalty together with all costs by filing a civil action in the general court of justice in the nature of debt.

(C) This article may also be enforced by the appropriate equitable action.

(D) Any one, all, or any combination of the penalties or remedies provided in this article may be used to enforce the provisions of this article.
(Ord. 07-33, § 2, passed 3-8-2007)

SEC. 6-5-29 ENFORCEMENT AND APPEALS.

(A) The City Arborist or a designee of the Public Works Director shall be responsible for the enforcement of this article.

(B) In the event any person is dissatisfied with a decision of the City Arborist or a designee of the Public Works Director, adversely affecting such person, involving the application of this article, the person may make a written request for a review of the decision to the Director of Public Works, which shall clearly describe the reason for dissatisfaction. The Director of Public Works will review the decision and the reason for dissatisfaction and notify the person of his or her decision by mail within 15 days after the receipt of the request for a review. In the event any person is dissatisfied with the decision of the Director of Public Works, adversely affecting the person, the person may, within ten days after the date of the mailing of the decision, appeal the decision. The appeal must be made to the City Manager in writing fully describing the reason for dissatisfaction with the decision by the Director of Public Works. The City Manager will review the decision and reason for dissatisfaction and notify the person of his or her decision by mail within 15 days after the receipt of the appeal. The City Manager's decision shall be the final and binding ruling.
(Ord. 07-33, § 2, passed 3-8-2007)