



Agenda

Planning and Zoning Commission

March 20, 2018
6:00 PM

Council Chambers City Hall, 200 W. Fifth Street

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

- I. CALL MEETING TO ORDER -
- II. INVOCATION - Ken Wilson
- III. ROLL CALL
- IV. APPROVAL OF MINUTES - February 20, 2018
- V. OLD BUSINESS
 1. Ordinance requested by Michael Bryan Roberson to rezone 4.289 acres located between North Memorial Drive and Briley Road and 100+/- feet west of Brookhaven Acres Subdivision from RA20 (Residential-Agricultural) to IU (Unoffensive Industrial).

** This item was continued from the February 20, 2018 meeting. The applicant is requesting to withdraw this request. The Commission will need to take action on the withdrawal request. Please see the attached letter.

PRELIMINARY PLATS

2. Request by LCD Acquisitions, LLC and Patricia S. Bowen, ETAL for a preliminary plat entitled "The Retreat", located east of Charles Boulevard and north of Grace Church and is further identified as a portion of Tax Parcel 09010. The preliminary plat consists of one 26.0 acre lot.
- VI. NEW BUSINESS

REZONINGS

3. Ordinance requested by Alice C. Glennon to rezone 0.94+/- acres located along Hooker Road between May and Ione Streets from CDF (Downtown Commercial Fringe) to CH (Heavy Commercial).

4. Ordinance requested by Happy Trail Farms, LLC to rezone a total of 55.957 acres located between West Arlington Boulevard and Spring Forest Apartments and Condominiums and along the Norfolk Southern Railroad from MO (Medical-Office) and RA20 (Residential-Agricultural) to MCH (Medical-Heavy Commercial) for Tract 1 - 12.243 acres, MCG (Medical-General Commercial) for Tract 2 - 22.041 acres and MR (Medical-Residential [High Density Multi-family]) for Tract 3 - 21.673 acres.

VII. ADJOURN

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

February 20, 2018

The Greenville Planning and Zoning Commission met on the above date at 6:00 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 - X
Ms. Margaret Reid - * Mr. Hap Maxwell - *
Ms. Betsy Leech –* Mr. Ken Wilson - *
Mr. Michael Overton - X

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

VOTING MEMBERS: Robinson, Maxwell, Reid, Wilson, and Leech

PLANNING STAFF: Thomas Weitnauer, Chief Planner; Joe K. Durham, Interim Director of Community Development; and Amy Nunez, Secretary

OTHERS PRESENT: Emanuel McGirt, City Attorney; Rik DiCesare, Traffic Engineer; Cathy Meyer, Civil Engineer; Scott Godefroy, City Engineer; and Kelvin Thomas, Communication Technician

MINUTES: Motion made by Mr. Wilson, seconded by Mr. Robinson, to accept the January 16, 2018 minutes as presented. Motion passed unanimously.

NEW BUSINESS

IN COMPLIANCE WITH THE TRIAL COURT’S CONSENT ORDER, THE P&Z ISSUE THE SPECIAL USE PERMIT REQUESTED BY LCD ACQUISITIONS, LLC, WITH THE CONDITIONS SET FORTH IN THE CONSENT ORDER.

LCD ACQUISITIONS, LLC (“LCD”) AND PATRICA S. BOWEN, ETAL REQUESTED A SPECIAL USE PERMIT TO CONSTRUCT 8 TWO BEDROOM UNITS, 40 THREE BEDROOM UNITS AND 130 FOUR BEDROOM UNITS, TOTALING 178 UNITS WITH 656 BEDROOMS ON 26.0 ACRES OF LAND PURSUANT TO THE LAND USE INTENSITY DORMITORY RATING 67 STANDARDS. – APPROVED

Attorney McGirt presented the information. He stated Landmark’s Senior Vice President, Mr. Mark Jensen, and Landmark’s attorney, Mr. Spence Johnson, were present. In compliance with the trial court’s consent order, he recommended the Commission adopt a motion issuing the special use permit requested by LCD Acquisitions with the condition set forth in the consent order. On February 9, 2018 the Pitt County Superior Court entered a consent order reversing the Planning

and Zoning Commission decision and remanded the case back to the Commission ordering that the special use permit be issued to LCD Acquisitions subject to the conditions. The Greenville City Council authorized a resolution of the case. The interested parties also named as respondents, Charles Pascarelli, Tara Condominium Homeowners Association, Inc. and PEP-ECU, LLC, also authorized the consent order. The consent order also resolves any pending litigation regarding claims against the City Of Greenville and City Officials including petitions of attorney fees. He stated he recommends the Commission adopt a motion approving the special use permit.

Motion made by Mr. Robinson, seconded by Ms. Leech, to comply with the trial court's consent order with the conditions set forth and approve the special use permit to LCD Acquisitions. Motion passed unanimously.

REZONINGS

ORDINANCE REQUESTED BY MICHAEL BRYAN ROBERSON TO REZONE 4.289 ACRES LOCATED BETWEEN NORTH MEMORIAL DRIVE AND BRILEY ROAD AND 100+/- FEET WEST OF BROOK HAVEN ACRES SUBDIVISION FROM RA20 (RESIDENTIAL-AGRICULTURAL) TO IU (UNOFFENSIVE INDUSTRIAL) - CONTINUED

Mr. Weitnauer introduced Joe Durham, the Interim Director of Community Development.

Mr. Weitnauer delineated the property. It is located in the northern section of the City between N. Memorial Drive and Briley Road and north of Wellcome Middle School. The site is currently vacant and undeveloped. An increase in traffic is not anticipated. Under the current zoning the site could accommodate approximately 10 single family lots. Under the proposed zoning the site could accommodate a 7,500 square foot minor automotive repair shop. The current industrial zoning to the northwest of the subject property was approved in 1996 and 1997. The Future Land Use and Character Plan Map recommends commercial at the northwestern corner of the intersection Briley Road and N. Memorial Drive and transitions to office institutional further to the northwest that encompasses the subject property. In staff's opinion, the request is not in compliance with Horizons 2026: Greenville's Community Plan and the Future Land Use and Character Plan Map. The proposed request is located immediately adjacent and across the street from two single family neighborhoods. The existing zoning was approved in 1996 and was recommended for industrial. The Land Use Plan was updated and the second request was approved even though the Land Use Plan recommended office and multi-family at that time as the property was already being used as industrial.

Mr. Robinson asked staff to elaborate on and summarize for the audience the Horizons Plan.

Mr. Weitnauer stated it is the City's long range planning document. The newest version was adopted on September 8, 2016. It contains a color coded map that sets the vision for future development in Greenville from a land use and growth perspective. Staff uses it to determine their recommendations on rezoning applications.

Chairman King opened the public hearing.

Mr. Mike Baldwin, Baldwin Design Consultants, representative for the applicant, spoke in favor of the request. He provided a handout for Commissioners which contained pictures of the area around the request. The applicant has a business in Winterville and wants to put a second location on this site. He reviewed the pictures in the handout and stated the residential neighborhood was to the right of the request and a commercial building zoned unoffensive industry to the left. He stated there are also other commercial buildings and uses in the area including grain bins. He stated that office zoning would not be feasible with the surrounding commercial and unoffensive industry. There is not an office/institutional guideline to follow with the current plan. He has spoken with staff to update their zoning classifications to match the land use plan. He stated that after the meeting he would like to show the proposed use to the attending adjacent homeowners.

Mr. Robinson asked if the applicant would like to speak with the adjacent neighbors before the Commission makes a decision.

Mr. Baldwin stated he would and asked for a continuance.

Mr. Raymond Reddrick, of 1706 Brook Haven Drive, spoke in opposition of the request. He is appalled that the applicant did not reach out to his Brook Haven neighborhood nor another nearby neighborhood about this request. The requested zoning should not be allowed. There is no respect for the current neighborhoods.

Ms. Reid asked Mr. Reddrick if he had the opportunity to speak with the applicant would he change his mind.

Mr. Reddrick stated he did not know since the applicant never approached him.

Mr. Garrie Moore, of 1701 Brook Haven Drive and the president of the Brook Haven Association, spoke in opposition of the request. The neighborhoods are nicely kept and they encourage more residential in the area. He suggested the zoning not be changed.

Ms. Reid asked Mr. Moore if he had the opportunity to speak with the applicant would he change his mind.

Mr. Moore stated they are always willing to listen to be fair but it's a little late now. It would have been nice to be approached earlier to show fairness and respect to the residents.

Mr. Weitnauer stated the Commission cannot make a decision based on an exact development but must take into consideration all uses for the specific zoning.

Mr. Robinson asked staff if the request was continued would the public be able to speak at the next hearing.

Mr. Joe Durham suggested that the Commission could leave the public hearing open and continue the request until next month which would give the public an opportunity to speak.

Ms. Leech clarified that if the zoning was approved it would be available to all the uses under that zoning. Therefore if a subsequent owner purchased the property, it could be for another use within that zoning.

Mr. Darren White, son of Ms. White at 1712 Brook Haven Drive, spoke in opposition of the request. He stated he and his mother want the area to stay residential.

Ms. Leech asked if there are children in the neighborhood.

Mr. White stated it is mostly an older neighborhood.

Mr. Garland Morning, of 302 Briley Road, spoke in opposition of the request. He is concerned with the shared driveway used between his property and the requested rezoning. He has maintained it for many years.

Ms. Reid asked if the applicant has addressed the driveway issue.

Mr. Morning stated no.

Chairman King asked the applicant representative, Mike Baldwin, if he still wanted to continue the request until the next meeting.

Mr. Baldwin stated yes.

Motion made by Mr. Robinson, seconded by Ms. Reid, to continue the request and keep the public hearing open until the next meeting. Motion passed unanimously.

ORDINANCE REQUESTED BY KATE VINCENT KITTRELL TO REZONE 12.048 ACRES LOCATED ALONG THE EASTERN RIGHT-OF-WAY OF DICKINSON AVENUE AND ADJACENT TO CROSS CREEK APARTMENTS AND TOWNHOMES FROM RA20 (RESIDENTIAL-AGRICULTURAL) TO OR (OFFICE-RESIDENTIAL) - APPROVED

Mr. Weitnauer delineated the property. It is centrally located in the city and is currently vacant. The parcel is located south of the intersection of Dickinson Avenue and West Arlington Boulevard adjacent to Cross Creek Apartments and Townhomes. A survey of the 12 acre parcel was shown. The property is in close proximity to an area Horizons 2026 has identified in the future for a Neighborhood Activity Center. This rezoning request could generate a net increase of 567 trips per day. Under the current zoning, the site could accommodate 40-45 single family lots. Under the requested zoning, the parcel could accommodate 150 multi-family units. If this rezoning is approved, it will have the same office-residential zoning as the properties that border it on three sides. The Future Land Use and Character Plan Map recommends high density residential at the

southwestern corner of the intersection of Dickinson Avenue and West Arlington Boulevard. The map recommends commercial along S. Memorial Drive and at the intersection of Dickinson Avenue and Spring Forest Road. 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. Maxwell asked about the small parcel that seems to be cut out of the request.

Mr. Weitnauer stated it is a single family residence on Dickinson Avenue that is not a part of the request.

Ms. Leech asked if another access cut would be made onto Dickinson Avenue and if there should be two for egress.

Mr. Rik DiCesare stated the traffic report indicated a worst case scenario where all traffic would go onto Dickinson Avenue. This section of Dickinson Avenue is currently at 50% capacity and can handle the additional traffic. When the site plan is submitted, Engineering and the Fire/Rescue Department will make sure of appropriate egress.

Mr. Wilson asked about interconnectivity to the stub out at the Cross Creek Apartments.

Mr. DiCesare stated that interconnectivity is desired but cannot say what will happen until a site plan is submitted.

Mr. Scott Anderson, of Ark Consulting, representative of the applicant, spoke in favor of the request. He stated this request was filling a gap since the surrounding properties already are zoned office residential. The intent is to have interconnectivity. There is a minimal 2% increase in traffic.

Ms. Marissa Allen, president of the Cross Creek Townhome Association, spoke in opposition of the request. She stated there is a lot of traffic in the morning and it is hard to get out of the development. Another development would create more traffic onto Dickinson Avenue and more traffic through her neighborhood if there was interconnectivity. There are two school bus stops at the current entrance.

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

Ms. Leech stated Cross Creek only has one form of egress. She asked if it was a requirement to have two forms of egress.

Mr. DiCesare stated it is all determined at site plan review and that staff will make sure that the request conforms to all access codes and development codes.

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

ORDINANCE REQUESTED BY ARLINGTON CROSSING, LLC TO REZONE 5.498 ACRES LOCATED ALONG THE NORTHERN RIGHT-OF-WAY OF WEST ARLINGTON BOULEVARD AND ADJACENT TO THE NORFOLK SOUTHERN RAILROAD FROM MO (MEDICAL-OFFICE) TO MCG (MEDICAL-GENERAL COMMERCIAL) - DENIED

Mr. Weitnauer delineated the property. It is centrally located in the city and is an existing development known as Arlington Crossing. The parcel is located on West Arlington Boulevard adjacent to Physicians East in the Medical District. A survey of the 5.498 acre parcel was shown. The uses of the existing property are commercial. There are vacant parcels across Arlington Boulevard from the subject parcel. There is also vacant property on the north side of the Physicians East complex on W.H. Smith Boulevard. A map was shown where the Horizons 2026 plan identifies one Neighborhood Activity Center and two Community Activity Centers in relation to the subject site. An increase in traffic is not anticipated with this request because of the existing development and many of the tenant uses are the same allowed uses in the current medical office zoning and proposed medical general commercial zoning. The property was zoned Medical Office in 1993. At that time, the Zoning Ordinance's table of uses was amended to allow more retail and commercial uses. A significant change in the amendment added the allowance of fast food restaurants without drive-through windows in multiple unit buildings with at least 3 tenants. The amendment also added the allowance of limited retail such as florists and pharmacies. The requested zoning would allow fast food restaurants with drive-throughs, conventional restaurants and an expanded list of retail, by right, rather than with a special use permit. The Future Land Use and Character Plan Map recommends office/institutional for the area bounded by West Arlington Boulevard, W.H. Smith Boulevard, the railroad tracks and Dickinson Avenue while recommending low-medium density for the Westwood Subdivision. One reason for the office/institutional designation was to prevent the single family neighborhood from being surrounded on three sides with commercial uses. The existing Medical Office zoning is in compliance with the Future Land Use Map. Approval of this request could lead to rezoning requests of the remaining vacant properties in the area. In staff's opinion, the request is not in compliance with Horizons 2026: Greenville's Community Plan and the Future Land Use and Character Map.

Chairman King opened the public hearing.

Mr. Mike Baldwin, Baldwin Design Consultants, representative for the applicant, spoke in favor of the request. He provided a handout for Commissioners. He listed the current business at this property and stated they are all commercial uses. When the Comprehensive Plan was updated in 2016 it should have changed this area to medical commercial but it didn't. The goal of this rezoning is to reduce the number of special use permits for uses not permitted by-right. He stated that if this is rezoned it would lead to similar rezonings. He submitted today a request to rezone

the area across the street from this request to medical commercial and medical residential. The Land Use Map has mixed use at West Arlington Boulevard and Stantonsburg Road and there should be mixed used here as well.

Ms. Reid asked Mr. Baldwin if he made a request to change the designation when the Comprehensive Plan was under review or attend any of the meetings.

Mr. Baldwin stated no.

Mr. Wilson asked why a special use permit would be needed.

Mr. Baldwin stated it is needed anytime a tenant changes.

Ms. Leech stated that if it was zoned commercial and all the units had fast food, the traffic would be very different than it is now. She stated that the request may not be in the best interest.

No one spoke in opposition.

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

Mr. Robinson made a motion to recommend approval of the proposed amendment to advise that, although the proposed amendment is not consistent with the Comprehensive Plan, in this instance it is an appropriate zoning classification, and to adopt the staff report which addresses plan consistency. No second was made. Motion denied.

Mr. Weitnauer stated that an approved special use permit follows the land or space. Therefore if a restaurant moves out and a new restaurant moves into the same space, another special use permit is not needed.

Mr. Maxwell made a motion, seconded by Ms. Leech, to recommend denial of the proposed amendment to advise that it is inconsistent with the Comprehensive Plan and to adopt the staff report which addresses plan consistency and other matters. In favor: Maxwell, Leech, Reid, Wilson. Oppose: Robinson. Motion carried for denial.

OTHER ITEMS OF BUSINESS

TRAINING OPPORTUNITY FOR PLANNING AND ZONING COMMISSIONERS IN GREENVILLE ON TUESDAY, APRIL 3, 2018, 1:00-4:30 PM.

Mr. Weitnauer stated that information was received from the UNC School of Government announcing an upcoming class in Greenville. The City is encouraging P&Z Commissioners to attend and the City will pay the registration fee. The class is entitled Legislative Zoning Decisions Workshop and is intended for boards making or advising on decisions for land development. It

will be located at the Pitt County Agricultural Center Auditorium on Tuesday April 3rd. Please contact Amy by February 28th to sign up.

Mr. Weitnauer stated that several Commissioners have mentioned having a retreat to discuss items. Staff is working on a date for this spring.

Ms. Leech stated she would like hear the final report of the housing study.

Mr. Weitnauer stated it is on the website and a summary could be reviewed at the retreat.

Mr. Robinson stated last year this Commission considered the LCD Acquisitions' request for a property for student rate housing. This Commission denied the request. He voted to decline the request and felt that the evidence that LCD presented by their paid experts was not credible. He felt that people locally that came forward and testified were credible. A current report does show we have too much student housing. This report would have been nice to have before the original LCD hearing. His concern is that the property becomes like North Campus Crossing. There are various student housing projects under construction. Student housing is overbuilt and there is a need for market rate housing. He stated he made the motion to adopt the consent order to allow the special use permit to LCD Acquisitions but still does not agree.

Ms. Leech stated the Horizons Plan listed this issue as a priority and those who worked on the plan a few years ago acknowledged that student housing was a big concern. She also felt that the local comments were more credible.

Mr. Maxwell stated there has been a lot of development in the past two years, a lot of current development and still future development. There already was too many beds and now more are coming.

Ms. Reid agreed with Mr. Robinson and Ms. Leech. The Commission was put in a catch-22 situation regarding the vote to adopt the consent order. She stated the proper information and studies need to be done so that the Commission can make the best decisions for the interest of the citizens of Greenville.

Mr. Wilson stated he also agrees with his fellow Commissioners and feels that the City did not stand up for the P&Z Commission.

With no further business, Mr. Robinson made a motion to adjourn, seconded by Ms. Reid. Motion passed unanimously. Meeting adjourned at 7:22 P.M.

Respectfully Submitted,

Joe K. Durham, Secretary to the Commission
Interim Director of the Community Development Department



City of Greenville, North Carolina

Meeting Date:
3/20/2018
Date time: 6:00 PM

Title of Item:

Ordinance requested by Michael Bryan Roberson to rezone 4.289 acres located between North Memorial Drive and Briley Road and 100+/- feet west of Brookhaven Acres Subdivision from RA20 (Residential-Agricultural) to IU (Unoffensive Industrial).

** This item was continued from the February 20, 2018 meeting. The applicant is requesting to withdraw this request. The Commission will need to take action on the withdrawal request. Please see the attached letter.

Explanation:

Abstract: The City has received a request from Michael Bryan Roberson to rezone 4.289 acres located between North Memorial Drive and Briley Road and 100+/- feet west of Brookhaven Acres Subdivision from RA20 (Residential-Agricultural) to IU (Unoffensive Industrial).

Required Notices:

Planning and Zoning meeting notice (property owner and adjoining property owner letter) mailed on February 6, 2018.

On-site sign(s) posted on February 6, 2018.

City Council public hearing notice (property owner and adjoining property owner letter) mailed - n/a at this time.

Public hearing legal advertisement published - n/a at this time.

Comprehensive Plan:

The Future Land Use and Character Map recommends commercial at the northwestern corner of the intersection of North Memorial Drive and Briley Road transitioning to office/institutional.

Commercial

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

Intent:

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

Primary uses:

Commercial (small and large format)

Office

Secondary uses:

Institutional/Civic

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 (124 trips) and the requested rezoning, the proposed rezoning classification could generate similar

or less trips to and from the site on North Memorial Drive. Since the traffic analysis for the requested rezoning indicates this could 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 1972, the property was incorporated into the City's extra-territorial jurisdiction (ETJ), as part of a large-scale ETJ extension, and was zoned RA20.

Present Land Use:

Wooded

Water/Sewer:

Water is located in the rights-of-way of Briley Road and North Memorial Drive. Sanitary sewer is located 300+/- feet from the property.

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 - Vacant (a portion of the property is under common ownership as the subject property)

South: RA20 - Farmland

East: RA20 - One (1) single-family residence and one (1) vacant lot

West: IU - Strategic Distribution Center; RA20 - Three (3) vacant lots

Density Estimates:

Under the current zoning, the site could accommodate 10-13 single-family lots.

Under the proposed zoning, the site could accommodate 7,500+/- square foot minor automotive repair shop.

The anticipated build-out time 1-2 years.

Fiscal Note:

No cost to the City.

Recommendation: In staff's opinion, the request is not in compliance with Horizons 2026: Greenville's Community Plan and the Future Land Use and Character Map.

"Not in compliance with the comprehensive plan" should be construed as meaning the requested zoning is (i) is specifically noncompliant with plan objectives and recommendations including the range of allowable uses in the proposed zone, etc... and/or is of a scale, dimension, configuration or location that is not objectively in keeping with plan intent and (ii) does not promote or preserve the desired urban form. The requested zoning is considered undesirable and not in the public interest, and staff recommends denial 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, although the proposed amendment is not consistent with the comprehensive plan, in this instance it is an appropriate zoning classification, and to adopt the staff report which addresses plan consistency.

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 amendment, to advise that it is inconsistent with the comprehensive plan and to adopt the staff report which addresses plan consistency and other matters."

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

ATTACHMENTS:

Description

Withdrawal Request

Attachments

Minutes_-_Michael_Bryan_Roberson_1074117



March 7, 2018

Ms. Chantae Gooby
City of Greenville Planning Department
P.O. Box 7207
Greenville, NC 27835-7207

REF: Michael Roberson rezoning request between Briley Road and NC Highway 11

Dear Ms. Gooby:

On behalf of the petitioner of the above referenced rezoning request I would like to withdraw the petition for rezoning. I will send a copy of this letter to Mr. Mooring and the individuals that live in the Brookhaven Acres neighborhood.

I don't feel "Office" zoning as the Horizons Land Use Plan recommends for this location is compatible with surrounding uses. However, "Un-offensive Industry" allows too many uses that are also not compatible with surrounding uses also. With that said it would be advantageous for the development community for the City to establish zoning classifications that match the land use character map's designations. I mentioned this need to the City Planner in September 2016.

Please contact me if you have any questions concerning this withdrawal request.

Sincerely,

A handwritten signature in blue ink, appearing to be "M. Baldwin", written over a light blue circular scribble.

Michael W. Baldwin, PLS
President

MWB/dp

cc: Michael Roberson
Michael Overton
Garland Mooring
Bobby and Doretha Purvis, 300 Briley Road
Marilyn Yarrell, 1712 Brook Haven Drive
Larry Williams and Doris Lee, 1710 Brook Haven Drive
Charlotte Smith, 1708 Brook Haven Drive
Raymond and Georgia Reddrick, 1706 Brook Haven Drive
Raymond Williams, 1704 and 1702 Brook Haven Drive

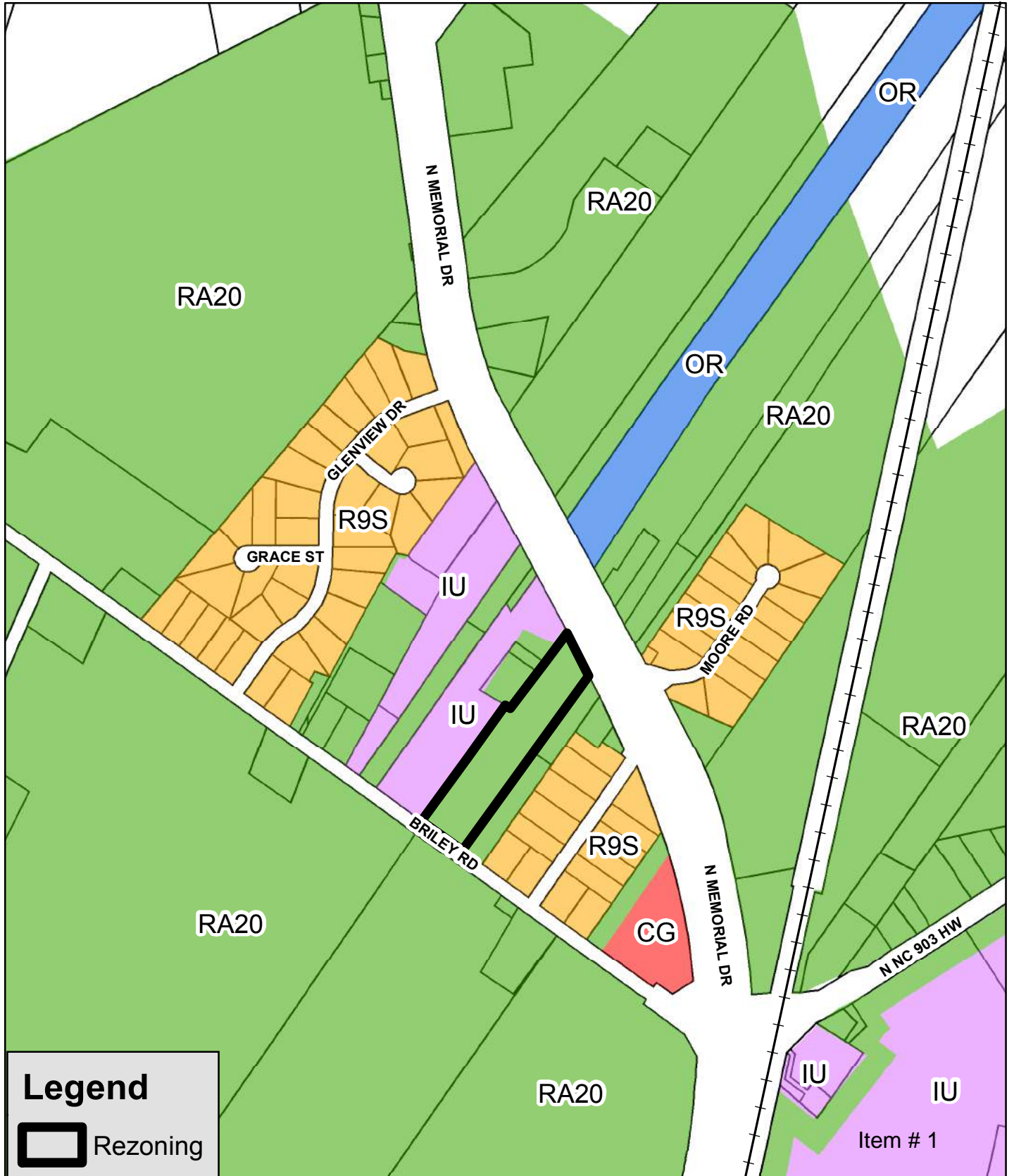
Item # 1

Ms. Gooby
Michael Roberson Rezoning
Page 2

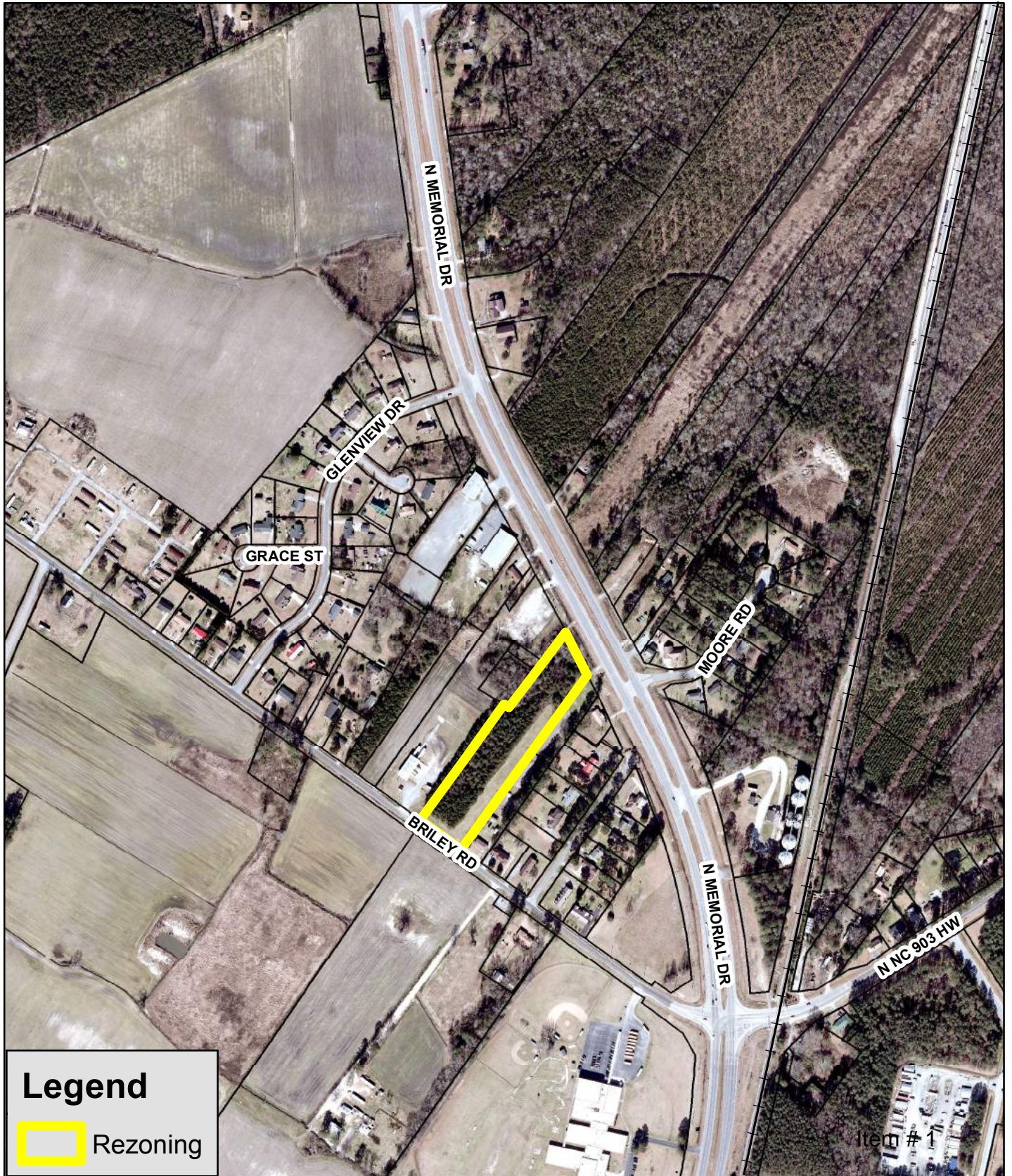
cc's continued:

Garrie and Lavonne Moore, 1701 Brook Haven Drive
Walter and Delores Morehead, 1705 Brook Haven Drive
Alton and Betty Blow, 1707 Brook Haven Drive
Wheeler and Barbara Brown, 1709 Brook Haven Drive
Bobby and Vivian Kennion, 1711 Brook Haven Drive
Walter and Dorothy Fields, 1713 Brook Haven Drive
Pauline Brown, 110 Briley Road

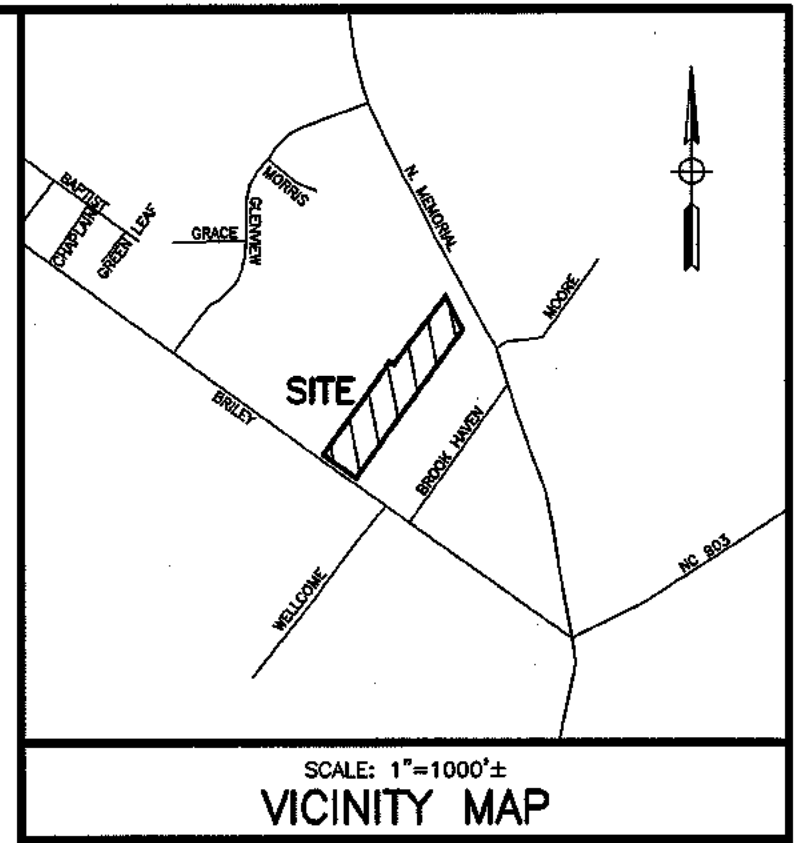
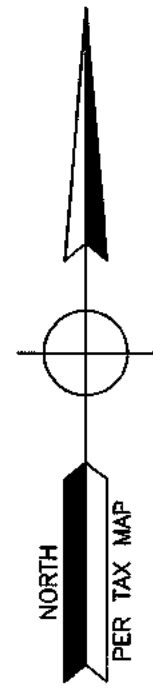
Michael Bryan Roberson
From: RA20
To: IU
Acres: 4.289
February 6, 2018



Michael Bryan Roberson
From: RA20
To: IU
Acres: 4.289
February 6, 2018



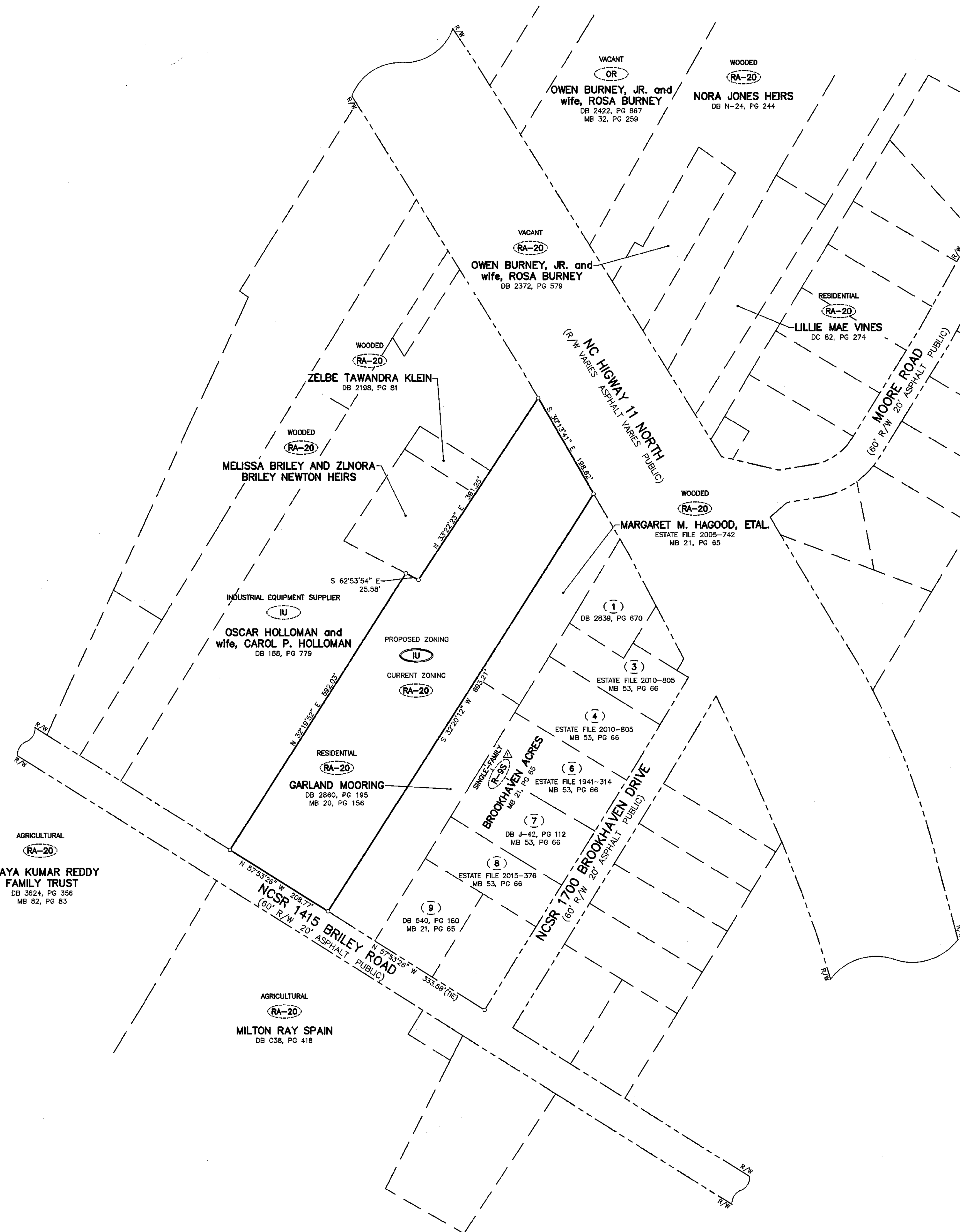
Item # 1



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

- OSCAR HOLLOMAN and wife, CAROL P. HOLLOMAN
115 BELLS STREET
GREENVILLE, NC 27858
- ZELBE TAWANDRA KLEIN
1310 MUMFORD ROAD
GREENVILLE, NC 27834
- MELISSA BRILEY and ZLNORA BRILEY NEWTON HEIRS
3200 MOONLIGHT WAY APT. 106
GREENVILLE, NC 27834
- VJAYA KUMAR REDDY FAMILY TRUST
4009 NEWBY ROAD
ROCKY MOUNT, NC 27804
- MILTON RAY SPAIN
859 BRILEY ROAD
GREENVILLE, NC 27834
- GARLAND MOORING
302 BRILEY ROAD
GREENVILLE, NC 27834
- MARGARET M. HAGOOD, ETAL.
530 NORTHWEST SHERIDAN STREET
WASHINGTON DC, 20011
- (1) MISHA FEATHERSTON
9507 HANGING ROCK ROAD
RALEIGH, NC 27613
- (3) (4) RAYMOND W. WILLIAMS
P.O. BOX 1501
GREENVILLE, NC 27835
- (6) RAYMOND R. REDDRICK, JR. and GEORGIA REDDRICK
P.O. BOX 1201
GREENVILLE, NC 27835
- (7) CHARLOTTE SMITH
P.O. BOX 946
GREENVILLE, NC 27835
- (8) DORIS S. LEE and LARRY E. WILLIAMS
5119 PEMBRIDGE AVENUE
BALTIMORE, MD 21215
- (9) BOBBY G. PURVIS and wife, DORETHA PURVIS
300 BRILEY ROAD
GREENVILLE, NC 27834
- OWEN BURNEY, JR. and wife, ROSA BURNEY
P.O. BOX 340
GREENVILLE, NC 27835
- NORA JONES HEIRS
132 OAKLEAF STREET
BRIDGEPORT, CT 06606
- LILLIE MAE VINES
114 TRENT CIRCLE
GREENVILLE, NC 27834

Attachment number 2
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- LEGEND**
- R/W = RIGHT-OF-WAY
 - C = CENTERLINE
 - EIP = EXISTING IRON PIPE
 - EIS = EXISTING IRON STAKE
 - EPK/W = EXISTING PARKER KALON NAIL
 - SIP = SET IRON PIPE
 - DB = DEED BOOK
 - DC = DEATH CERTIFICATE
 - MB = MAP BOOK
 - B/B = BACK OF CURB
 - ETJ = EXTRATERRITORIAL JURISDICTION

TOTAL AREA TO BE REZONED: 4.289 ACRES

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

△ REVISED: 01-31-18 (CITY OF GREENVILLE COMMENTS) (NRW)
REVISED ZONING

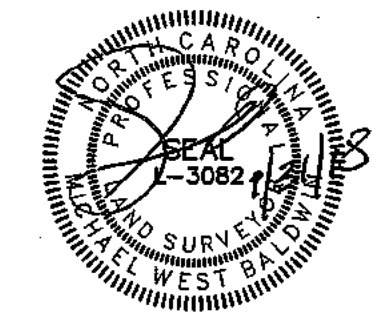
GRAPHIC SCALE: 1" = 100'

SHEET 1 OF 1
REZONING MAP
A PORTION OF PARCEL #12479
TAX MAP #4780-76-5192

MICHAEL BRYAN ROBERSON

REFERENCE: DEED BOOK O-24, PAGE 176 OF
THE PITT COUNTY REGISTER OF DEEDS
CAROLINA TOWNSHIP, PITT COUNTY, N.C.

OWNER: NORA JONES HEIRS
ADDRESS: 132 OAKLEAF STREET
BRIDGEPORT, CT 06608
PHONE: (203) 373-9243



Baldwin Design Consultants, PA ENGINEERING - SURVEYING - PLANNING 1700-D EAST ARUNSTON BOULEVARD GREENVILLE, NC 27858 252.756.1390	LICENSE # CS-3408	SURVEYED: N/A	APPROVED: MWB
CHECKED: NRW	DATE: 01/22/18	DRAWN: NRW	DATE: 01/22/18
CHECKED: MWB	SCALE: 1" = 100'		

CLOSURE CHECK BOUNDARY
CHECKED: NRW DATE: 01/22/18

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	
PROPOSED ZONING	
IU (UNOFFENSIVE INDUSTRY) - PERMITTED USES	
(1) General	
a.	Accessory use or building
b.	Internal service facilities
c.	On-premise signs per Article N
d.	Off-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	
a.	Public utility building or use

	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
	e.	County government operation center
(5) Agricultural/Mining		
	a.	Farming; agricultural, horticulture, forestry (see also section 9-4-103)
	b.	Greenhouse or plant nursery; including accessory sales
	d.	Farmers market
	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
	m(1).	Dining and entertainment establishment (see also section 9-4-103)
	p.	Circus, carnival, or fair
(7) Office/Financial/Medical		
	b.	Operation/processing center
	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)
	g.	Catalogue processing center
(8) Services		
	n.	Auditorium
	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)
	y.	TV and/or radio broadcast facilities, including receiving and transmission equipment and towers or cellular telephone and wireless communication towers
	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)
	bb.	Civic organizations
	gg.	Vocational rehabilitation center
	mm.	Commercial laundries; linen supply
	nn.	Industrial laundries

(9) Repair	
	b. Minor repair; as an accessory or principal use
	c. Upholsterer; automobile, truck, boat, or other vehicle, trailer or van
	d. Upholsterer; furniture
	f. Appliance; household and office equipment repair
	h. Appliance; commercial and industrial equipment repair not otherwise listed
(10) Retail Trade	
	b. Gasoline or automotive fuel sales; accessory or principal use, retail
	h. Restaurant; conventional
	i. Restaurant; fast food
	cc. Farm supply and commercial implement sales
(11) Wholesale/Rental/Vehicle-Mobile Home Trade	
	a. Wholesale; durable and nondurable goods, not otherwise listed
	d. Rental of automobiles, noncommercial trucks or trailers, recreational vehicles, motorcycles and boats
	e. Rental of tractors and/or trailers, or other commercial or industrial vehicles or machinery
(12) Construction	
	b. Licensed contractor; general electrical, plumbing, mechanical, etc... including outside storage
	c. Construction office; temporary, including modular office (see also section 9-4-103)
	d. Building supply; lumber and materials sales, plumbing and/or electrical supply including outdoor sales
(13) Transportation	
	a. Railroad freight or distribution and/or passenger station
	d. Truck terminal or distribution center
	e. Parcel delivery service
	f. Ambulance service
	g. Airport and related activities; private
	h. Parking lot or structure; principal use
(14) Manufacturing/Warehousing	
	a. Ice plant and freezer lockers
	b. Dairy; production, storage, and shipment facilities
	c. Bakery; production, storage, and shipment facilities
	d. Stone or monument cutting, engraving
	g. Cabinet, woodwork or frame shop; excluding furniture manufacturing or upholstery
	h. Engraving; metal, glass or wood

	j. Moving and storage; including outside storage
	k. Mini-storage warehouse, household; excluding outside storage
	Warehouse or mini-storage warehouse, commercial or industrial; including
	l. outside storage
	m. Warehouse; accessory to approved commercial or industrial uses within the district; excluding outside storage
	o. Feed and grain elevator, mixing, redrying, storage or sales facility
	p. Tobacco redrying or processing plant
	s. Manufacture of nonhazardous products; general, including nonhazardous and nontoxic chemicals and/or materials not otherwise listed
	Manufacture of nonhazardous medical supplies or medical products,
	t. including distribution
	u. Tire recapping or retreading plant
	v. Bottling or packing plant for nonhazardous materials or products
	y. Recycling collection station or facilities
	cc. Manufacture of pharmaceutical, biological, botanical, medicinal, and cosmetic products, and related materials
(15) Other Activities (not otherwise listed - all categories) - None	
IU (UNOFFENSIVE INDUSTRY) - SPECIAL USES	
(1) General - None	
(2) Residential	
	Residential quarters for resident manager, supervisor or caretaker;
	i. excluding mobile home
	j. Residential quarters for resident manager, supervisor or caretaker; including mobile home
	o. Nursing, convalescent or maternity home; major care facility
(3) Home Occupations - None	
(4) Governmental - None	
(5) Agricultural/Mining	
	k. Sand mining(see also item (5)j)
	m. Beekeeping; major use
(6) Recreational/Entertainment	
	e. Miniature golf or putt-putt course
	i. Commercial recreation; indoor and outdoor, not otherwise listed
	k. Firearm ranges; indoor or outdoor
(7) Office/Financial/Medical	
	a. Office; professional and business, not otherwise listed
(8) Services	
	a. Child day care facilities
	b. Adult day care facilities
	l. Convention center; private
	o. Church or place of worship (see also section 9-4-103)

	Hotel, motel bed and breakfast inn; extended stay lodging (see also residential quarters for resident manager, supervisor or caretaker and section 9-4-103)
(9) Repair	
	a. Major repair; as an accessory or principal use
(10) Retail Trade	
	j. Restaurant and/or dining and entertainment establishment; regulated outdoor activities
(11) Wholesale/Rental/Vehicle-Mobile Home Trade	
	g. Mobile home sales including accessory mobile home office
(12) Construction - None	
(13) Transportation	
	c. Taxi or limousine service
(14) Manufacturing/Warehousing	
	z. Metallurgy, steel fabrication, welding
(15) Other Activities (not otherwise listed - all categories)	
	c. Other activities; commercial services not otherwise listed
	e. Other activities; industrial uses not otherwise listed

04/30/07

BUFFERYARD SETBACK AND VEGETATION SCREENING CHART

For Illustrative Purposes Only

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

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

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

Street trees may count toward the minimum acreage.

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

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

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

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

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

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

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

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

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

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

Excerpt from the DRAFT Planning & Zoning Commission Minutes (02/20/2018)

ORDINANCE REQUESTED BY MICHAEL BRYAN ROBERSON TO REZONE 4.289 ACRES LOCATED BETWEEN NORTH MEMORIAL DRIVE AND BRILEY ROAD AND 100+/- FEET WEST OF BROOKHAVEN ACRES SUBDIVISION FROM RA20 (RESIDENTIAL-AGRICULTURAL) TO IU (UNOFFENSIVE INDUSTRIAL) - CONTINUED TO MARCH 20, 2018 MEETING

Mr. Weitnauer delineated the property. It is located in the northern section of the City between N. Memorial Drive and Briley Road and north of Wellcome Middle School. The site is currently vacant and undeveloped. An increase in traffic is not anticipated. Under the current zoning the site could accommodate approximately 10 single family lots. Under the proposed zoning the site could accommodate a 7,500 square foot minor automotive repair shop. The current industrial zoning to the northwest of the subject property was approved in 1996 and 1997. The Future Land Use and Character Plan Map recommends commercial at the northwestern corner of the intersection Briley Road and N. Memorial Drive and transitions to office institutional further to the northwest that encompasses the subject property. In staff's opinion, the request is not in compliance with Horizons 2026: Greenville's Community Plan and the Future Land Use and Character Plan Map. The proposed request is located immediately adjacent and across the street from two single family neighborhoods. The existing zoning was approved in 1996 and was recommended for industrial. The Land Use Plan was updated and the second request was approved even though the Land Use Plan recommended office and multi-family at that time as the property was already being used as industrial.

Mr. Robinson asked staff to elaborate on and summarize for the audience the Horizons Plan.

Mr. Weitnauer stated it is the City's long range planning plan. The newest version was adopted on September 8, 2016. It contains a color coated map that sets the vision for future development in Greenville from a land use and growth perspective. Staff uses it to determine their reports on applications.

Chairman King opened the public hearing.

Mr. Mike Baldwin, Baldwin Design Consultants, representative for the applicant, spoke in favor of the request. He provided a handout for Commissioners which contained pictures of the area around the request. The applicant has a business in Winterville and wants to put a second location on this site. He reviewed the pictures in the handout and stated the residential neighborhood was to the right of the request and a commercial building zoned unoffensive industry to the left. He stated there are also other commercial buildings and uses in the area including grain bins. He stated that office zoning would not be feasible with the surrounding commercial and unoffensive industry. There is not an office/institutional guideline to follow with the current plan. He has spoken with staff to update their zoning classifications to match the land use plan. He stated that after the meeting he would like to show the proposed use to the attending adjacent homeowners.

Mr. Robinson asked if the applicant would like to speak with the adjacent neighbors before the Commission makes a decision.

Mr. Baldwin stated he would and asked for a continuance.

Mr. Raymond Reddrick, of 1706 Brook Haven Drive, spoke in opposition of the request. He is appalled that the applicant did not reach out to his Brook Haven neighborhood nor another nearby neighborhood about this request. The requested zoning should not be allowed. There is no respect for the current neighborhoods.

Ms. Reid asked Mr. Reddrick if he had the opportunity to speak with the applicant would he change his mind.

Mr. Reddrick stated he did not know since the applicant never approached him.

Mr. Garrie Moore, of 1701 Brook Haven Drive and the president of the Brook Haven Association, spoke in opposition of the request. The neighborhoods are nicely kept and they encourage more residential in the area. He suggested the zoning not be changed.

Ms. Reid asked Mr. Moore if he had the opportunity to speak with the applicant would he change his mind.

Mr. Moore stated they are always willing to listen to be fair but it's a little late now. It would have been nice to be approached earlier to show fairness and respect to the residents.

Mr. Weitnauer stated the Commission cannot make a decision based on an exact development but must take into consideration all uses for the specific zoning.

Mr. Robinson asked staff if the request was continued would the public be able to speak at the next hearing.

Mr. Joe Durham suggested that the Commission could leave the public hearing open and continue the request until next month which would give the public an opportunity to speak.

Ms. Leech clarified that if the zoning was approved it would be available to all the uses under that zoning. Therefore if a subsequent owner purchased the property, it could be for another use within that zoning.

Mr. Darren White, son of Ms. White at 1712 Brook Haven Drive, spoke in opposition of the request. He stated he and his mother want the area to stay residential.

Ms. Leech asked if there are children in the neighborhood.

Mr. White stated it is mostly an older neighborhood.

Mr. Garland Morning, of 302 Briley Road, spoke in opposition of the request. He is concerned with the shared driveway used between his property and the requested rezoning. He has maintained it for many years.

Ms. Reid asked if the applicant has addressed the driveway issue.

Mr. Morning stated no.

Chairman King asked the applicant representative, Mike Baldwin, if he still wanted to continue the request until the next meeting.

Mr. Baldwin stated yes.

Motion made by Mr. Robinson, seconded by Ms. Reid, to continue the request and keep the public hearing open until the next meeting. Motion passed unanimously.



City of Greenville, North Carolina

Meeting Date:
3/20/2018
Date time: 6:00 PM

Title of Item: Request by LCD Acquisitions, LLC and Patricia S. Bowen, ETAL for a preliminary plat entitled "The Retreat", located east of Charles Boulevard and north of Grace Church and is further identified as a portion of Tax Parcel 09010. The preliminary plat consists of one 26.0 acre lot.

Explanation: The purpose of this preliminary plat is to facilitate the creation of a development lot for an approved Land Use Intensity Dormitory development. The preliminary plat also establishes a street pattern and illustrates the location of utilities extensions and stormwater and drainage features that will serve the proposed development.

The public hearing of this preliminary plat was advertised in The Daily Reflector on March 5 and March 12, 2018.

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

Recommendation: The City's Preliminary Plat Technical Review Committee has reviewed the proposed plat and has determined that it meets all technical requirements.

ATTACHMENTS:

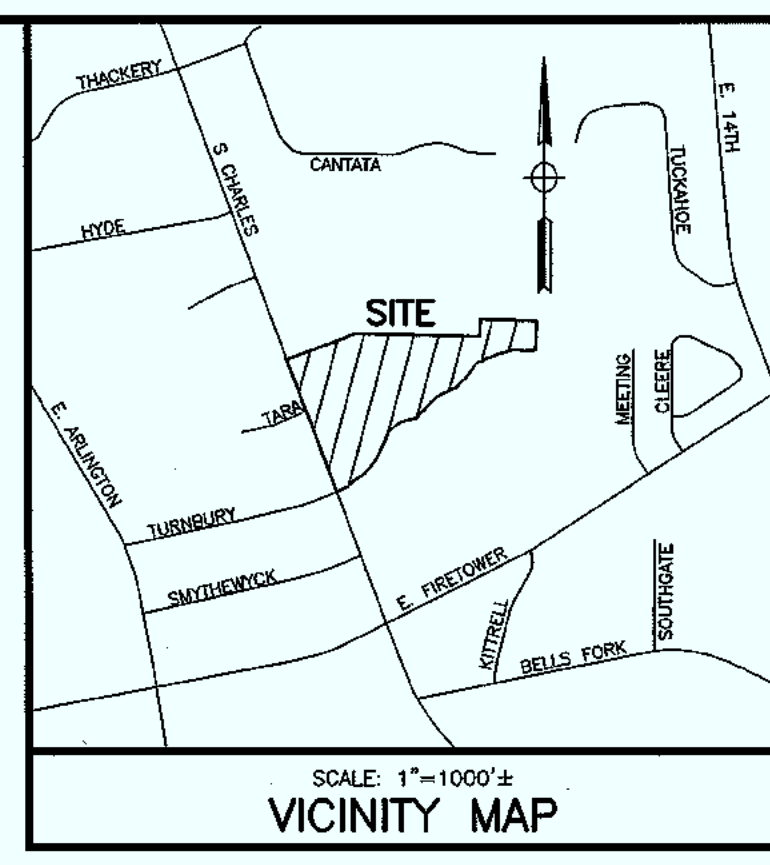
Description

Map

SITE DATA	
TOTAL AREA IN TRACT	26,000 ACRES
NUMBER OF LOTS CREATED	2,224 S.F.
AREA IN COMMON AREA	86,171 S.F.
AREA IN STREET RIGHT-OF-WAY	0 S.F.
AREA IN PARKS, RECREATION AREA AND THE LAKE	0 S.F.
ZONING CLASSIFICATION	R-6
LINEAR FEET IN STREETS	1,188 LF

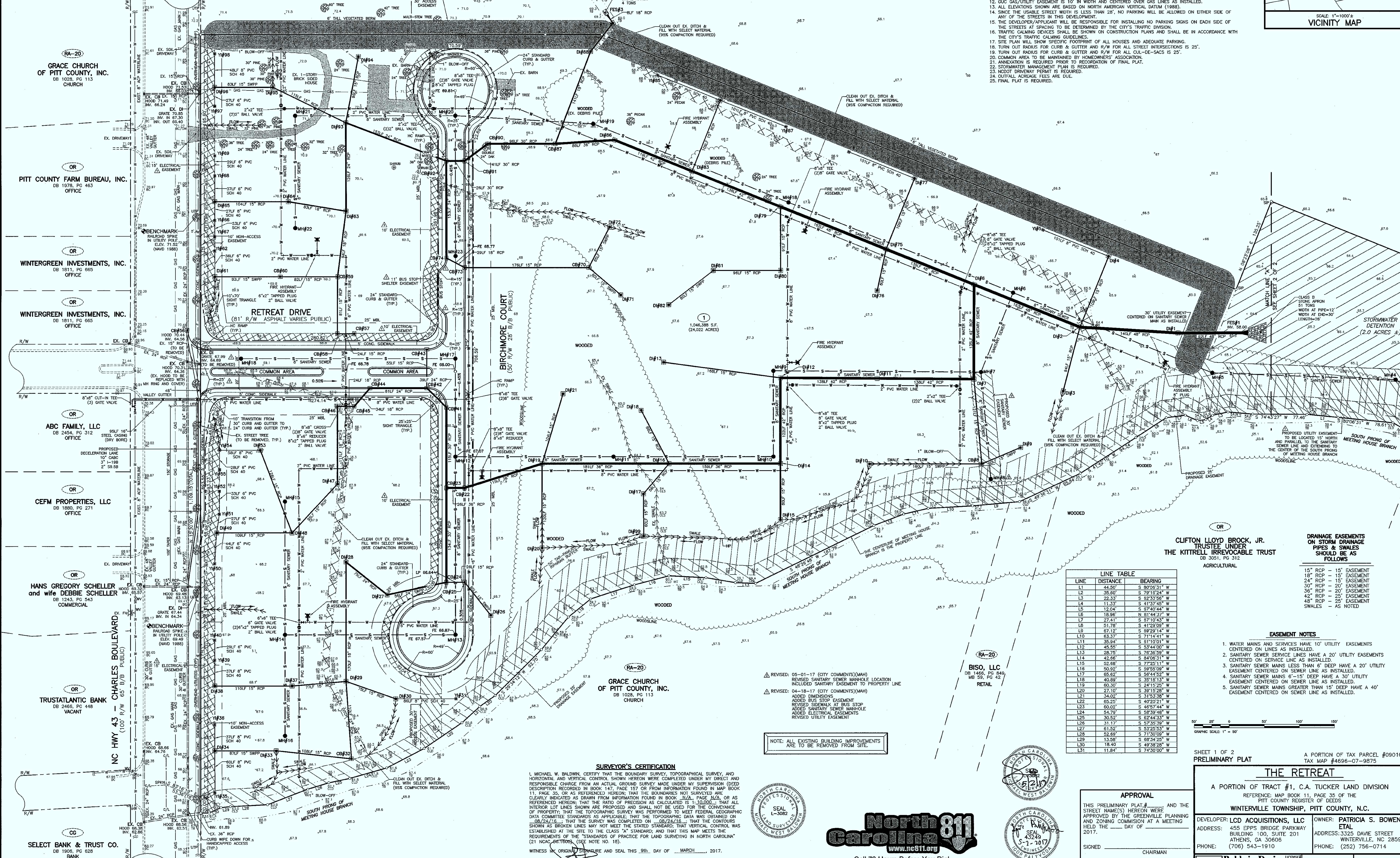
GENERAL NOTES

1. WATER SUPPLY TO BE PROVIDED BY GREENVILLE UTILITIES COMMISSION.
2. SEWAGE DISPOSAL TO BE PROVIDED BY GREENVILLE UTILITIES COMMISSION.
3. ALL UTILITIES ARE TO BE UNDERGROUND.
4. EROSION CONTROL PLAN WILL BE REQUIRED.
5. CONSTRUCTION PLAN APPROVAL FROM GREENVILLE UTILITIES COMMISSION AND THE CITY OF GREENVILLE SHALL BE OBTAINED PRIOR TO CONSTRUCTION OF ANY STREET, WATER AND/OR SANITARY SEWER AND STORM DRAINAGE SYSTEM.
6. ALL LOTS SHOWN ON THIS PLAT SHALL EQUAL OR EXCEED THE MINIMUM DEVELOPMENT STANDARDS OF THE CITY OF GREENVILLE, NORTH CAROLINA ZONING ORDINANCE.
7. ALL REQUIRED IMPROVEMENTS SHALL CONFORM TO THE CITY OF GREENVILLE MANUAL OF STANDARD DESIGN AND DETAILS AND TO THE MANUAL FOR THE DESIGN AND CONSTRUCTION OF WATER AND WASTEWATER SYSTEM EXTENSIONS FOR GREENVILLE UTILITIES COMMISSION, EXCEPT AS OTHERWISE NOTED.
8. HYDRAULIC ANALYSIS IS REQUIRED.
9. THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARDOUS AREA AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, REF: FIRM 37044R0000, DATED JULY 7, 2014.
10. PIPE SIZES ARE PRELIMINARY. FINAL PIPE SIZES AND SUPPORTING CALCULATIONS WILL BE PROVIDED WITH CONSTRUCTION PLANS. ANY OPEN DITCHES WHICH REQUIRE LESS THAN A 48" PIPE SHALL BE PIPED. DITCHES WHICH REQUIRE A PIPE GREATER THAN 48" WILL BE ELEVATED FOR A 100 YEAR FLOOD ELEVATION.
11. DEPRESS CURB FOR HO RAMP AT ALL STREET INTERSECTIONS THAT HAVE SIDEWALKS.
12. OUG GAS/UTILITY EASEMENT IS 10' IN WIDTH AND CENTERED OVER GAS LINES AS INSTALLED.
13. ALL ELEVATIONS SHOWN ARE BASED ON NORTH AMERICAN VERTICAL DATUM (1988).
14. SINCE THE USABLE STREET WIDTH IS LESS THAN 28', NO PARKING WILL BE ALLOWED ON EITHER SIDE OF ANY OF THE STREETS IN THIS DEVELOPMENT.
15. THE DEVELOPER/APPLICANT WILL BE RESPONSIBLE FOR INSTALLING NO PARKING SIGNS ON EACH SIDE OF THE STREETS AT SPACING TO BE DETERMINED BY THE CITY'S TRAFFIC DIVISION.
16. TRAFFIC CALMING DEVICES SHALL BE SHOWN ON CONSTRUCTION PLANS AND SHALL BE IN ACCORDANCE WITH THE CITY'S TRAFFIC CALMING GUIDELINES.
17. SITE PLAN WILL SHOW SPECIFIC FOOTPRINT OF ALL HOUSES AND ADEQUATE PARKING.
18. TURN OUT RADIUS FOR CURB & GUTTER AND R/W FOR ALL STREET INTERSECTIONS IS 25'.
19. TURN OUT RADIUS FOR CURB & GUTTER AND R/W FOR ALL CUL-DE-SACS IS 25'.
20. COMMON AREA TO BE MAINTAINED BY HOMEOWNERS' ASSOCIATION.
21. ANNEXATION IS REQUIRED PRIOR TO RECORDATION OF FINAL PLAT.
22. STORMWATER MANAGEMENT PLAN IS REQUIRED.
23. NEIGHBORLY DRIVEWAY PERMIT IS REQUIRED.
24. OUTFALL ACREAGE FEES ARE DUE.
25. FINAL PLAT IS REQUIRED.



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

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



LINE	DISTANCE	BEARING
L1	44.50'	S 80°06'31" W
L2	38.60'	S 79°15'24" W
L3	22.33'	S 82°33'52" W
L4	11.33'	S 41°37'45" W
L5	12.04'	S 87°40'44" W
L6	18.66'	N 81°44'57" W
L7	27.41'	S 87°10'45" W
L8	51.78'	S 41°29'09" W
L9	67.12'	S 82°24'45" W
L10	83.37'	S 71°14'41" W
L11	35.94'	S 81°10'01" W
L12	45.55'	S 83°44'00" W
L13	28.75'	S 76°36'59" W
L14	42.66'	S 84°06'31" W
L15	52.88'	S 77°25'11" W
L16	50.92'	S 59°55'09" W
L17	65.62'	S 58°44'52" W
L18	40.89'	S 35°18'13" W
L19	60.30'	S 24°15'25" W
L20	27.10'	S 39°15'26" W
L21	34.02'	S 51°53'38" W
L22	65.55'	S 49°20'21" W
L23	60.02'	S 45°57'44" W
L24	54.79'	S 58°39'45" W
L25	30.52'	S 82°44'35" W
L26	31.17'	S 37°35'39" W
L27	61.22'	S 53°25'55" W
L28	52.69'	S 71°03'00" W
L29	13.58'	S 88°34'20" W
L30	18.40'	S 49°38'28" W
L31	11.84'	S 74°30'00" W

CLIFTON LLOYD BROCK, JR.
TRUSTEE UNDER
THE KITRELL IRREVOCABLE TRUST
 DB 3051, PG 312
 AGRICULTURAL

DRAINAGE EASEMENTS ON STORM DRAINAGE PIPES & SWALES SHOULD BE AS FOLLOWS

- 15" RCP - 15' EASEMENT
- 18" RCP - 15' EASEMENT
- 24" RCP - 15' EASEMENT
- 30" RCP - 20' EASEMENT
- 36" RCP - 20' EASEMENT
- 42" RCP - 25' EASEMENT
- 48" RCP - 25' EASEMENT
- SWALES - AS NOTED

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

SURVEYOR'S CERTIFICATION

I, MICHAEL W. BALDWIN, CERTIFY THAT THE BOUNDARY SURVEY, TOPOGRAPHICAL SURVEY, AND HORIZONTAL AND VERTICAL CONTROL SHOWN HEREON WERE COMPLETED UNDER MY DIRECT AND RESPONSIBLE CHARGE FROM AN ACTUAL GROUND SURVEY MADE UNDER MY SUPERVISION (GOOD DESCRIPTION RECORDED IN BOOK 147, PAGE 157 OR FROM INFORMATION FOUND IN MAP BOOK 11, PAGE 35, OR AS REFERENCED HEREON; THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN BOOK 13/A, PAGE 1/A, OR AS REFERENCED HEREON; THAT THE RATIO OF PRECISION AS CALCULATED IS 1:10,000; THAT ALL INTERIOR LOT LINES SHOWN ARE PROPOSED AND SHALL NOT BE USED FOR THE CONVEYANCE OF PROPERTY; THAT THE TOPOGRAPHICAL SURVEY WAS PERFORMED TO MEET FEDERAL GEOGRAPHIC DATA COMMITTEE STANDARDS AS APPLICABLE; THAT THE TOPOGRAPHICAL DATA WAS OBTAINED ON 08/24/16; THAT THE SURVEY WAS COMPLETED ON 08/24/16; THAT THE CONTOURS SHOWN AS BROKEN LINES MAY NOT MEET THE STATED STANDARD; THAT VERTICAL CONTROL WAS ESTABLISHED AT THE SITE TO THE CLASS "A" STANDARD; AND THAT THIS MAP MEETS THE REQUIREMENTS OF THE "STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA" (21 NCAC 66.020). (SEE NOTE NO. 18).

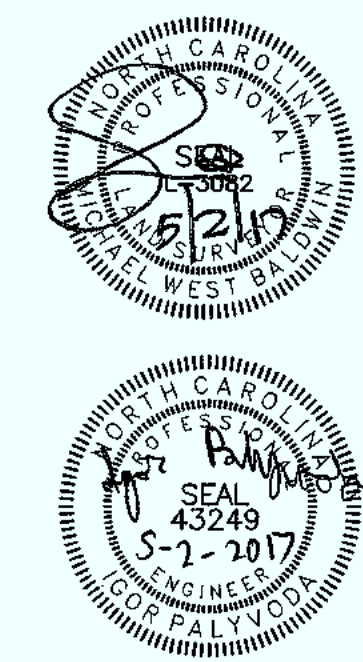
WITNESS MY ORIGINAL SIGNATURE AND SEAL THIS 9th DAY OF MARCH, 2017.

SIGNED: MICHAEL W. BALDWIN, PLS L-3082

REVISED: 05-01-17 (CITY COMMENTS)(MAH) REVISED SANITARY SEWER MANHOLE LOCATION INCLUDED SANITARY EASEMENT TO PROPERTY LINE

REVISED: 04-18-17 (CITY COMMENTS)(MAH) ADDED BUS STOP EASEMENT ADDED SIDEWALK AT BUS STOP ADDED SANITARY SEWER MANHOLE ADDED ELECTRICAL EASEMENTS REVISED UTILITY EASEMENT

NOTE: ALL EXISTING BUILDING IMPROVEMENTS ARE TO BE REMOVED FROM SITE.



APPROVAL

THIS PRELIMINARY PLAT, # _____, AND THE STREET NAME(S) HEREON WERE APPROVED BY THE GREENVILLE PLANNING AND ZONING COMMISSION AT A MEETING HELD THE _____ DAY OF 2017.

SIGNED: _____ CHAIRMAN

SIGNED: _____ CITY PLANNER

SHEET 1 OF 2
 PRELIMINARY PLAT
 A PORTION OF TAX PARCEL #09010
 TAX MAP #4696-07-9875

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

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

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

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

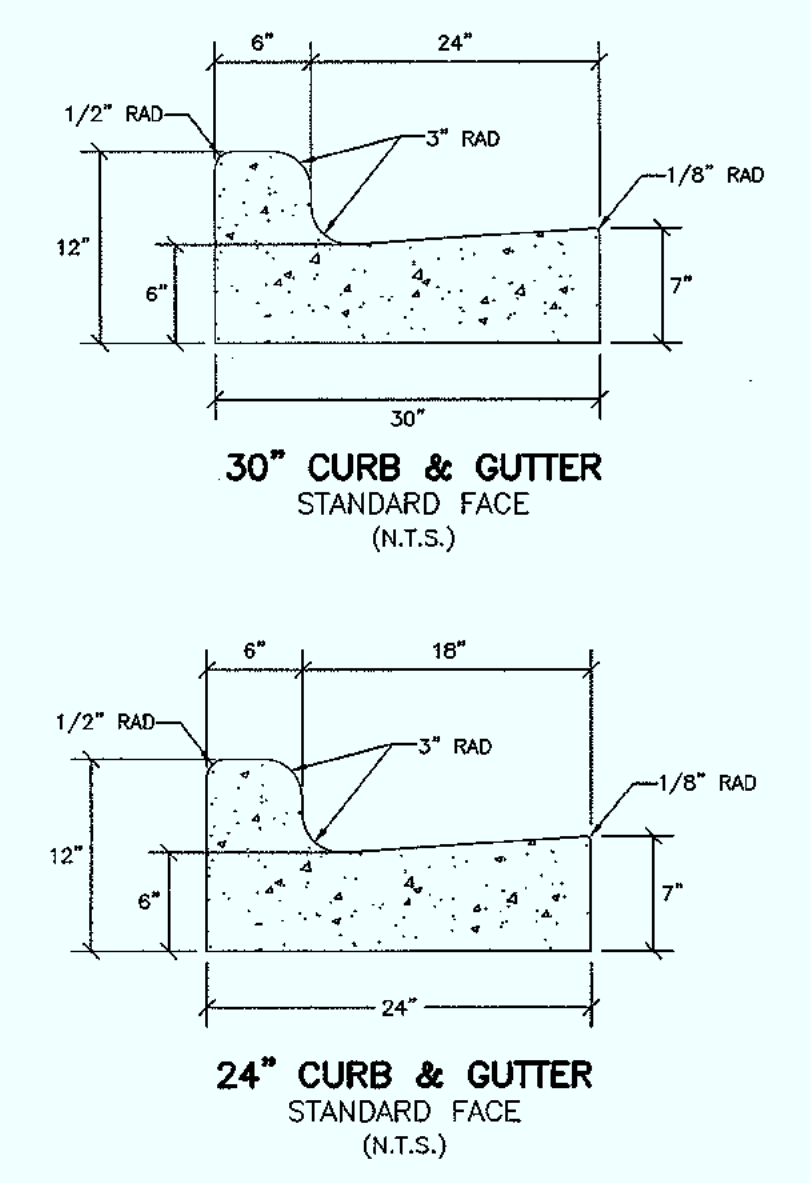
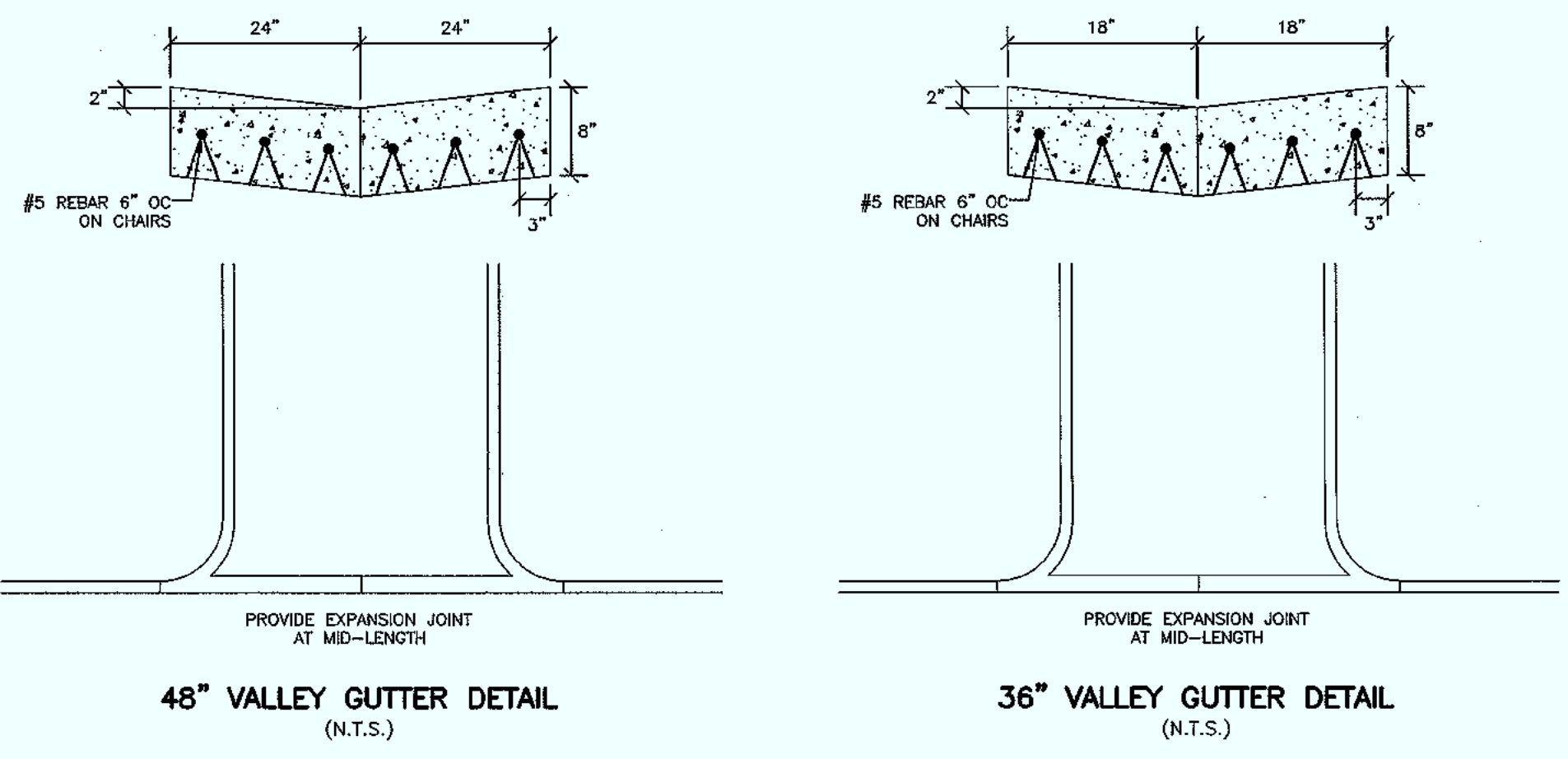
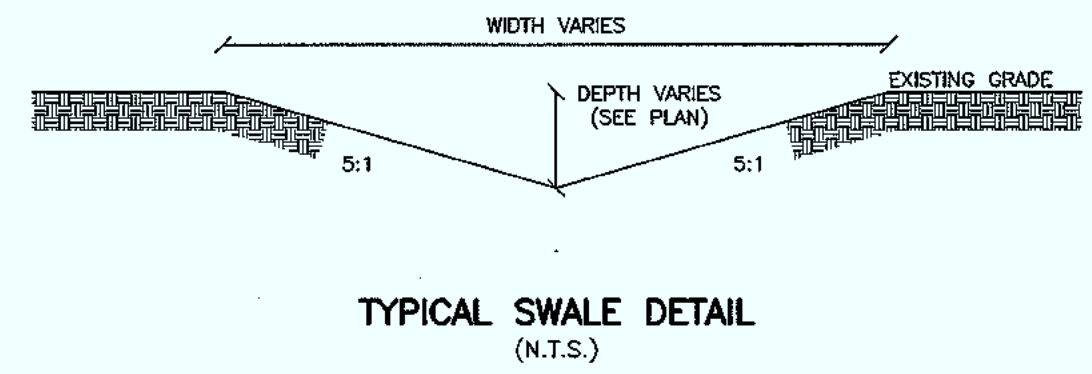
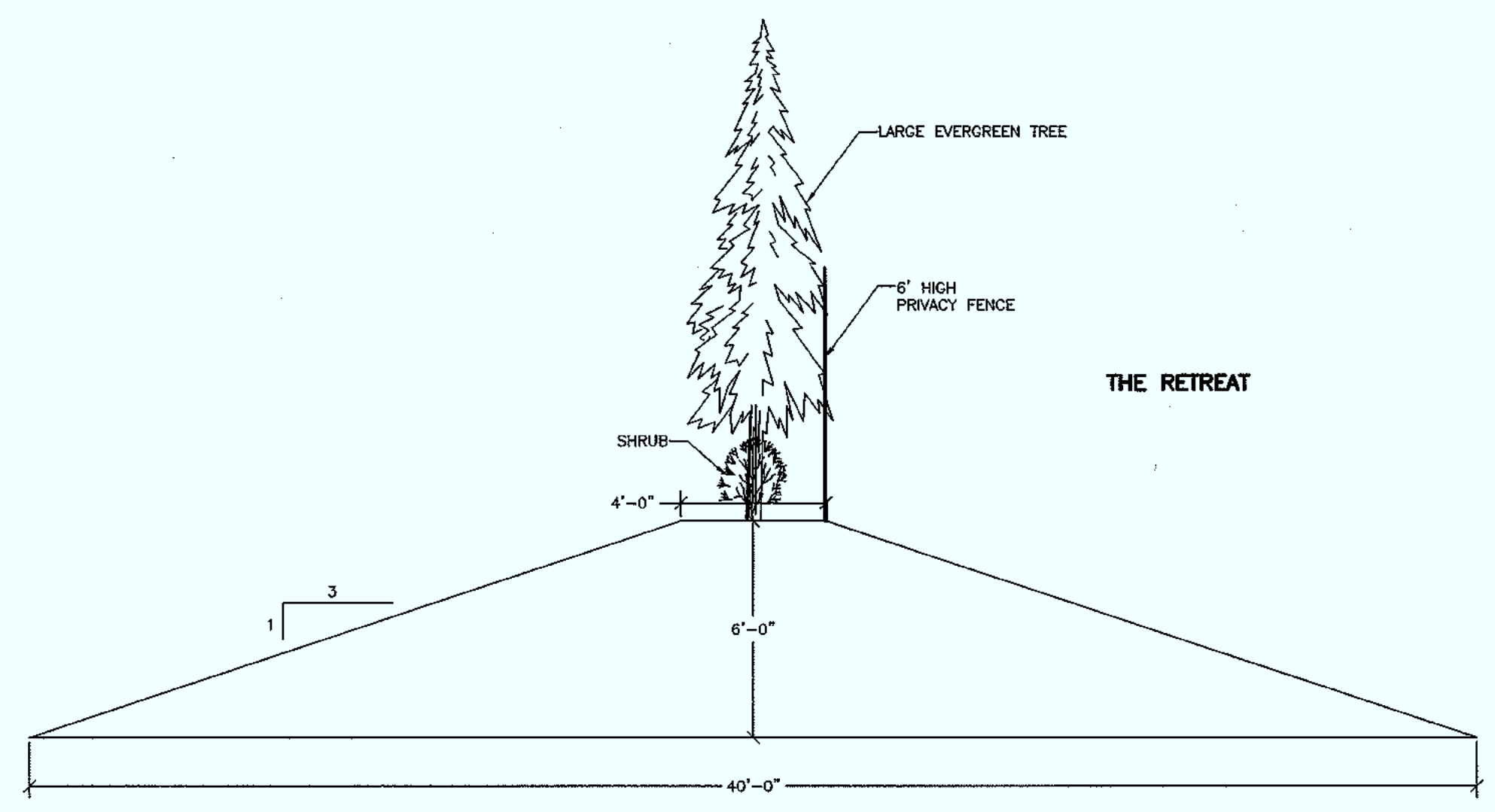
SURVEYED: JOP
 DRAWN: JGG/MAH
 CHECKED: MWB

APPROVED: MWB
 DATE: 03/09/17
 SCALE: 1" = 50'

CLOSURE CHECK BOUNDARY

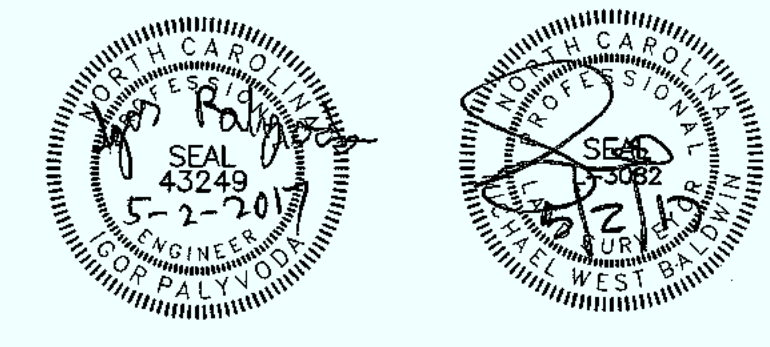
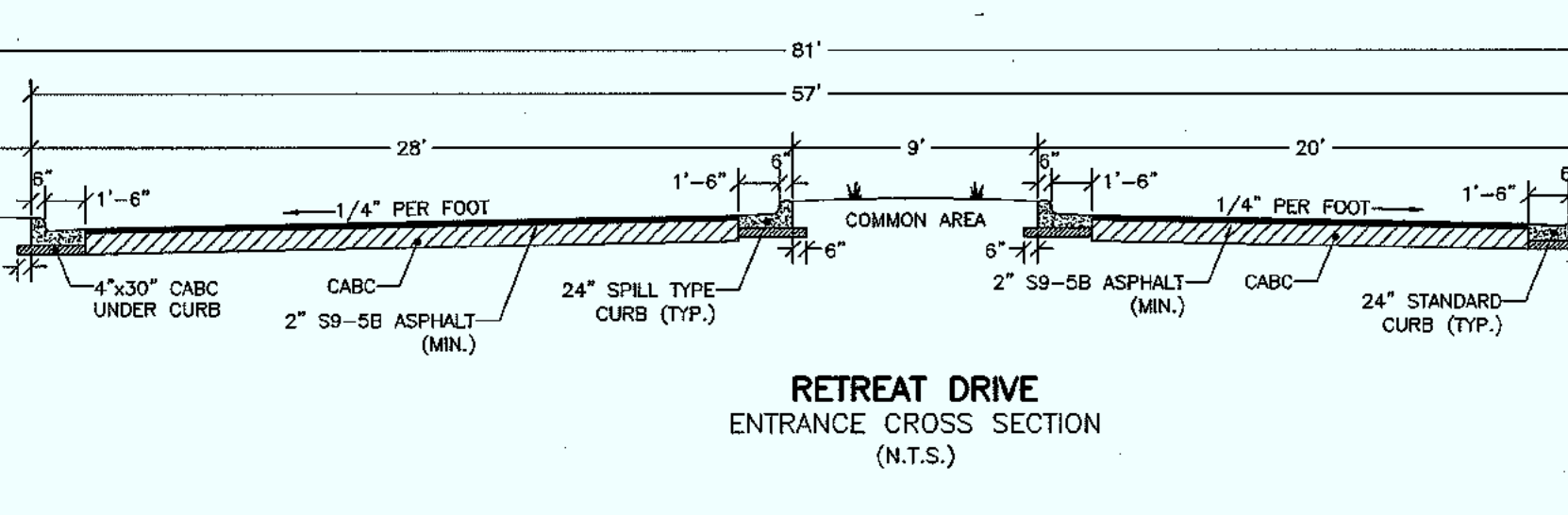
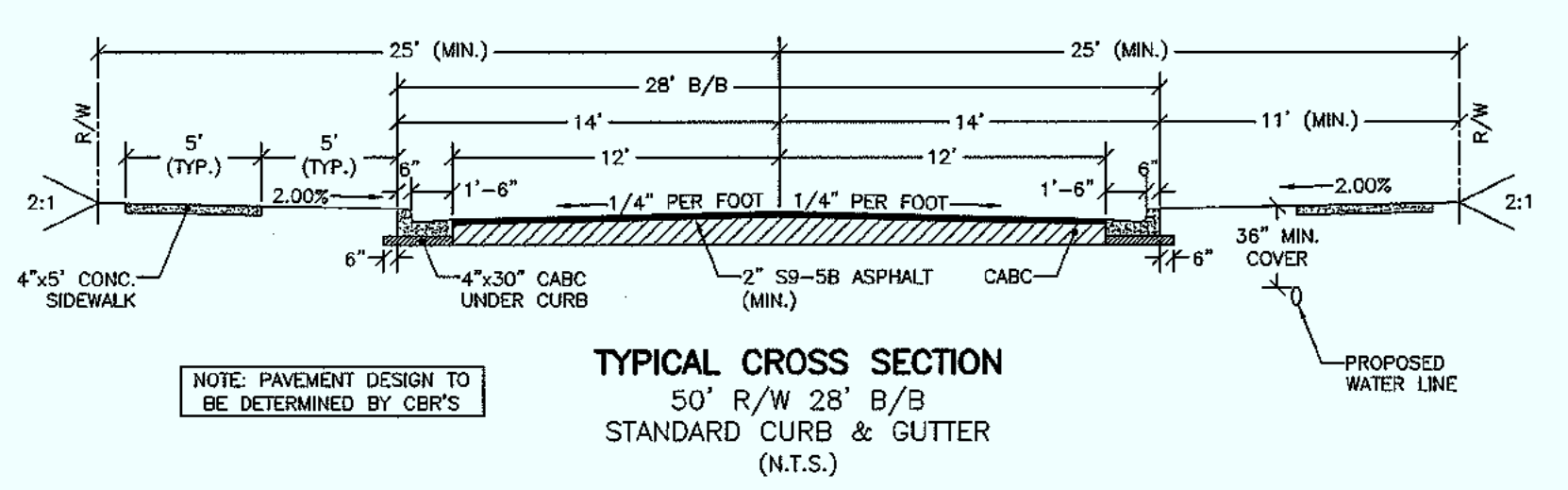
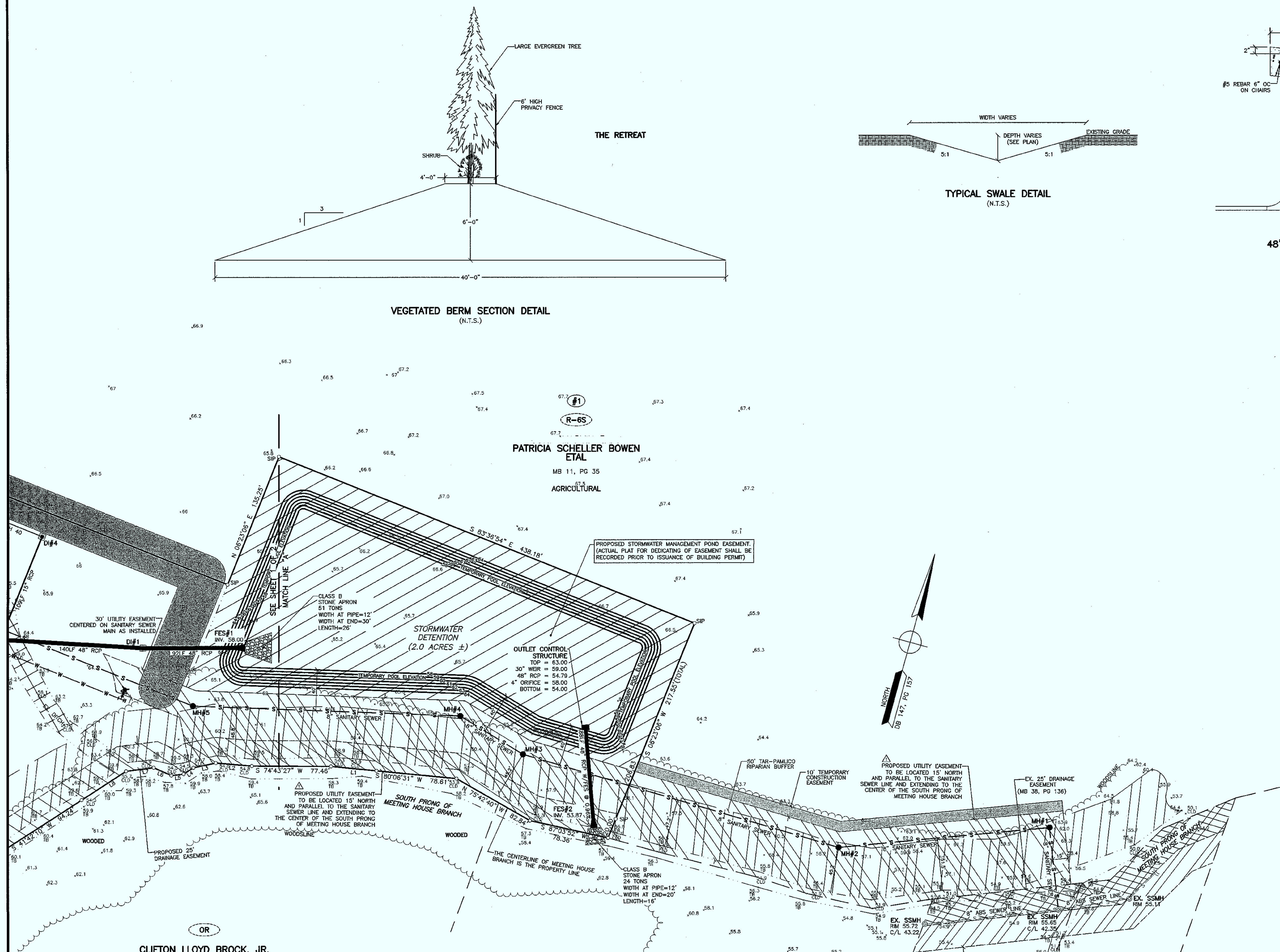
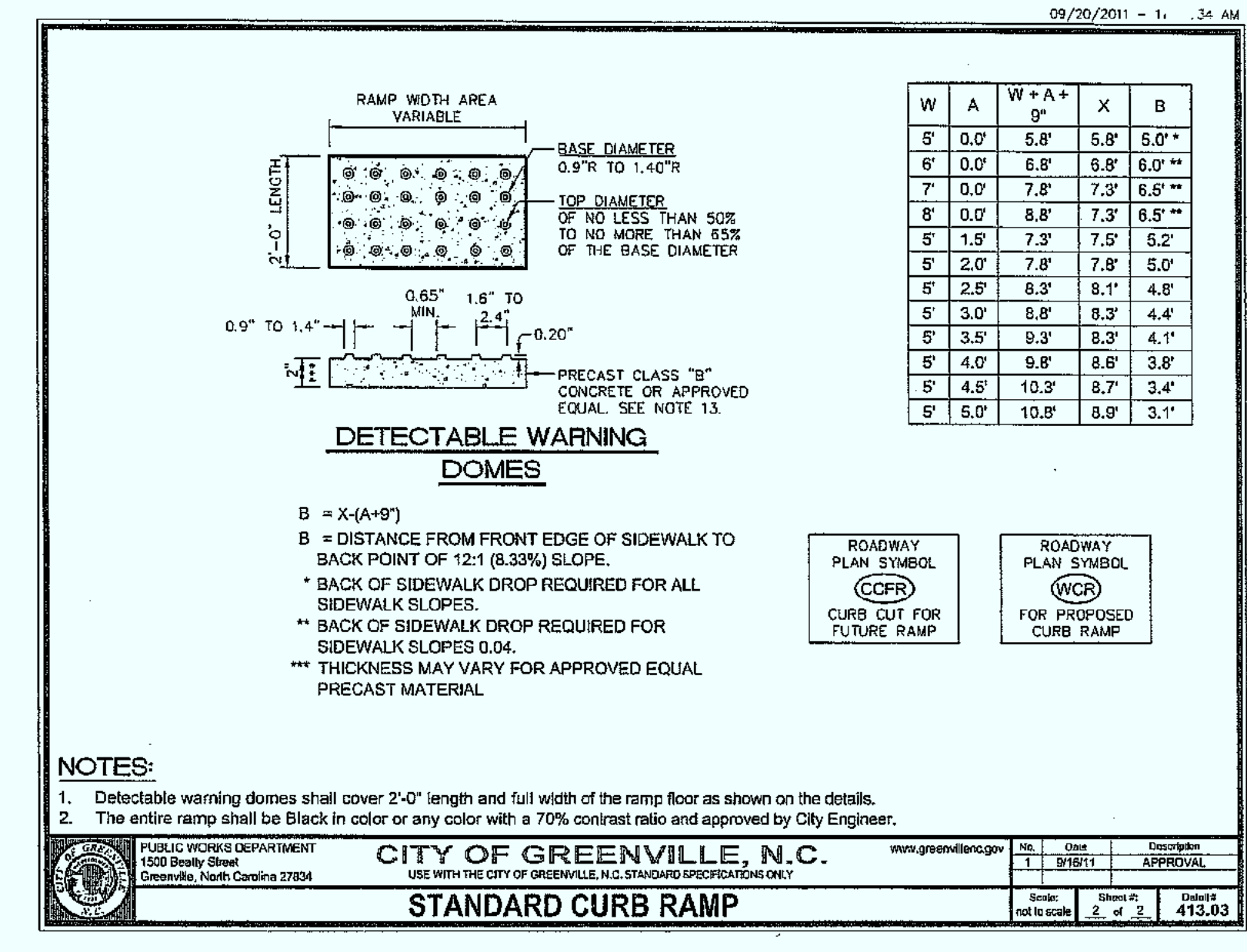
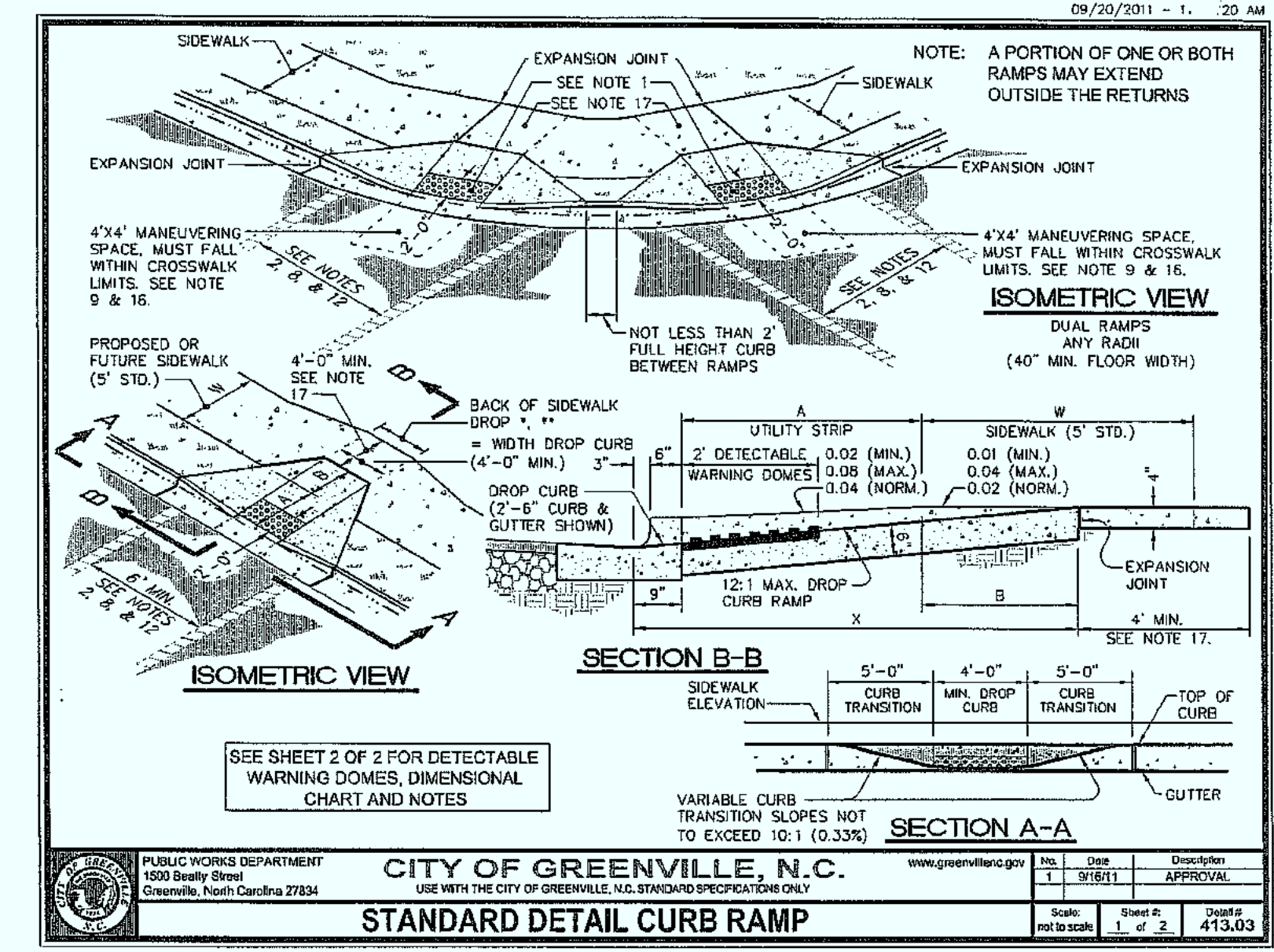
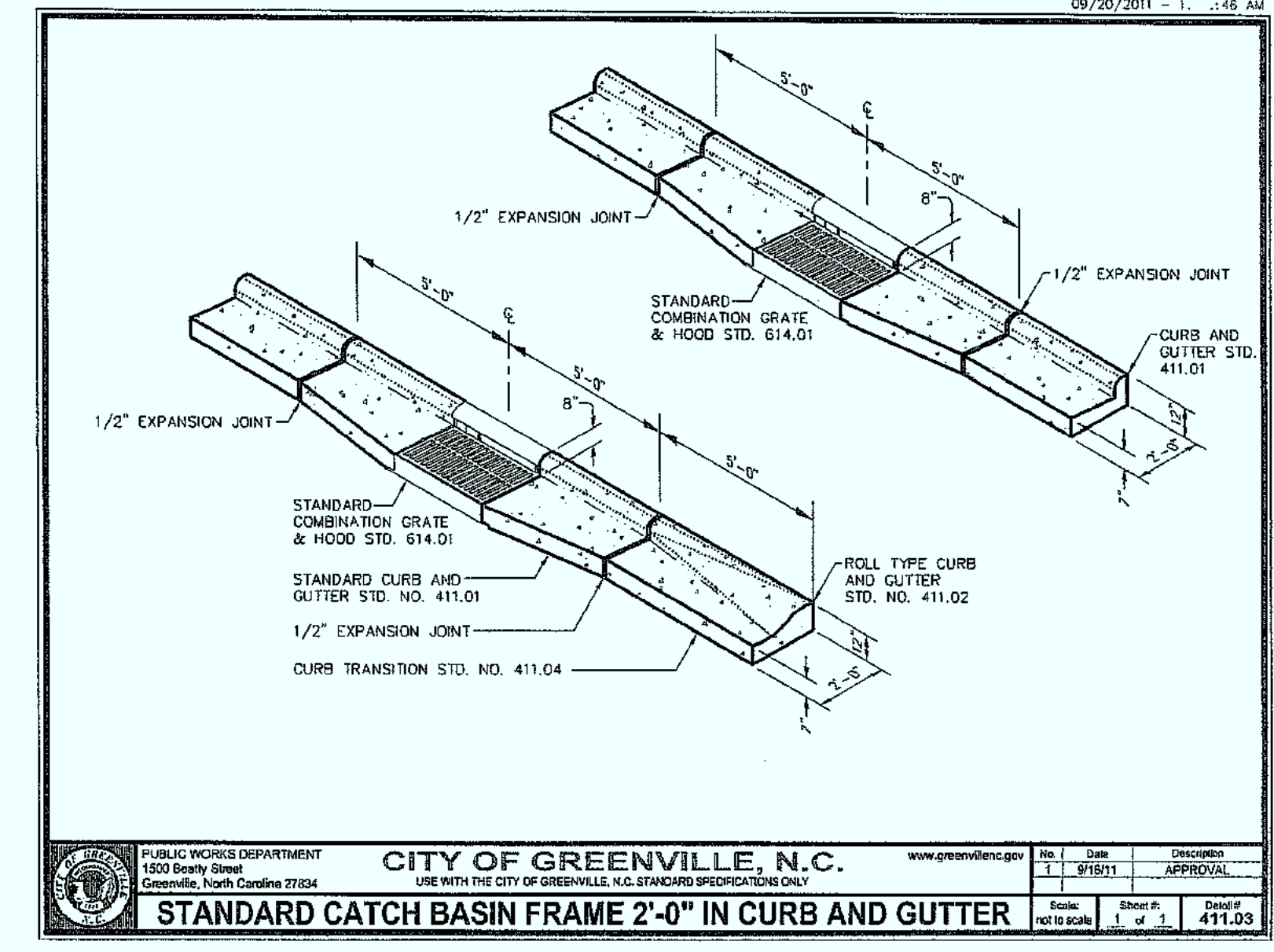
CHECKED: JGG DATE: 09/16/16

Y:\DUMMINS\16-02 JOHN MARVIN TAFT\SHEETS\PRELIMINARY PLAT.dwg Tue, May 02, 2017 11:02am MERRISON



LEGEND

- ABS = ACRYLONITRILE-BUTADIENE-STYRENE
- BB = BOTTOM OF BANK
- B/B = BACK OF CURB TO BACK OF CURB
- BC = BACK OF CURB
- BE = BASE FLOOR ELEVATION
- BLC = BUILDING CORNER
- BM = BENCH MARK
- BMP = BEST MANAGEMENT PRACTICE
- BO = BLOW OFF
- BSR = BACTERIOLOGICAL SAMPLING POINT
- CB = CATCH BASIN
- CATV = CABLE TELEVISION BOX
- CD = CLEAN OUT
- CLD = CENTERLINE DITCH
- CLP = CENTERLINE PATH
- CLR = CENTERLINE ROAD
- CMP = CORRUGATED METAL PIPE
- CO = CLEAN OUT
- CONC = CONCRETE
- CPP = CORRUGATED PLASTIC PIPE
- DI = DRAIN INLET
- DIP = DUCTILE IRON PIPE
- DS = DOWNSPOUT
- DW = DRIVEWAY
- ECA = EXISTING CONCRETE MONUMENT
- EIA = EXISTING IRON AXLE
- EIP = EXISTING IRON PIPE
- ES = EXISTING IRON STAKE
- ELED = ELECTRICAL
- ELM = ELECTRIC METER BOX
- ELMH = ELECTRIC MANHOLE
- EP = EDGE OF PAVEMENT
- EPKN = EXISTING PARKER KALON NAIL
- ERRS = EXISTING RAILROAD SPIKE
- ESCS = EXTRA STRENGTH CONCRETE PIPE
- FES = FLARED END SECTION
- FTS = FINISHED FLOOR ELEVATION
- FI = FIRE INSURANT
- FRM = FLOOD INSURANCE RATE MAP
- FM = FORCE MAIN
- F/O = FIBER OPTIC MARKER
- GM = GAS METER
- GV = GAS VALVE
- GW = GUY WIRE
- HB = HOSE BIB
- ICV = IRRIGATION CONTROL VALVE
- INV = INVERT
- JB = JUNCTION BOX
- LP = LIGHT POLE
- LSA = LANDSCAPED AREA
- MB = MAIL BOX
- MBL = MINIMUM BUILDING LINE
- MH = MANHOLE
- MHW = MEAN HIGH WATER
- MP = METAL PIPE
- MW = MONITORING WELL
- NTS = NOT TO SCALE
- OCS = OUTLET CONTROL STRUCTURE
- OU = OVERHEAD UTILITY POLE
- PH = PLUMP HOUSE
- PC = POINT OF CURVATURE
- PCP = POINT OF COMPENSATED CURVATURE
- PRC = POINT OF REVERSE CURVATURE
- PT = POINT OF TANGENCY
- PVC = POLYVINYL CHLORIDE
- R = RADIUS
- RCP = REINFORCED CONCRETE PIPE
- R/W = RIGHT-OF-WAY
- SIP = SET IRON PIPE
- SPKN = SET PARKER KALON NAIL
- SRSS = SET RAILROAD SPIKE
- SS = SEWER SERVICE
- SSMH = SANITARY SEWER MANHOLE
- STMH = STORM SEWER MANHOLE
- SW = SIDEWALK
- SWMPH = SMOOTH WALL PLASTIC PIPE
- TB = TOP OF BANK (TOPO ONLY)
- TBR = TOP OF BLOCK
- TBR = TO BE REMOVED
- TC = TOP OF CURB
- TCO = TOP OF CONCRETE TO TOP OF GRAVEL
- TLMH = TELEPHONE MANHOLE
- TP = TOP OF PAVEMENT
- TSW = TOP OF SIDEWALK
- TMH = TELEPHONE MH
- TOT = TOTAL
- TPED = TELEPHONE PEDESTAL
- TRANS = ELECTRICAL TRANSFORMER
- TSP = TRAFFIC SIGNAL SUPPORT POLE
- UTP = UTILITY POLE
- VG = VALLEY GUTTER
- WOODLINE = WOODLINE
- WM = WATER METER BOX
- WP = WETLAND POINT
- WV = WATER VALVE
- WV = NOT TO SCALE
- WV = CLASS 75 STONE APRON
- WV = CONSTRUCTION ENTRANCE/EXIT
- WV = EXISTING OVERHEAD UTILITIES
- WV = EXISTING SANITARY SEWER LINE
- WV = EXISTING WATER LINE
- WV = LIMITS OF CONSTRUCTION
- WV = SILE FENCE
- WV = DRAINAGE EASEMENT
- WV = RIPARIAN BUFFER
- WV = SIGN TRIANGLE
- WV = SIGN EASEMENT
- WV = CONCRETE LINED DITCH
- WV = ZONING CLASSIFICATION
- WV = AREA TO BE DEMOLISHED



SHEET 2 OF 2
PRELIMINARY PLAT
A PORTION OF TAX PARCEL #09010
TAX MAP #4696-07-9875

THE RETREAT
A PORTION OF TRACT #1, C.A. TUCKER LAND DIVISION
REFERENCE: MAP BOOK 11, PAGE 35 OF THE
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DEVELOPER: LCD ACQUISITIONS, LLC
ADDRESS: 455 EPPS BRIDGE PARKWAY
BUILDING 100, SUITE 201
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PHONE: (706) 543-1910

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

Baldwin Design Consultants, PA
ENGINEERING - SURVEYING - PLANNING
1700-D EAST ARJUNTON BOULEVARD
GREENVILLE, NC 27609 252.756.1390

SURVEYED: JGP
APPROVED: MWB
DRAWN: JGG/MAH
DATE: 03/09/17
CHECKED: MWB
SCALE: 1" = 50'

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

Y:\DRAWINGS\16-02 JOHN MARYN\16T\SHEETS\PRELIMINARY PLAT.dwg Tue, May 02, 2017 11:03am IMERRISON



City of Greenville, North Carolina

Meeting Date:
3/20/2018
Date time: 6:00 PM

Title of Item: Ordinance requested by Alice C. Glennon to rezone 0.94+/- acres located along Hooker Road between May and Ione Streets from CDF (Downtown Commercial Fringe) to CH (Heavy Commercial).

Explanation: **Abstract:** The City has received a request from Alice C. Glennon to rezone 0.94+/- acres located along Hooker Road between May and Ione Streets from CDF (Downtown Commercial Fringe) to CH (Heavy Commercial).

Required Notices:

Planning and Zoning meeting notice (property owner and adjoining property owner letter) mailed on March 6, 2018.
On-site sign(s) posted on March 6, 2018.
City Council public hearing notice (property owner and adjoining property owner letter) mailed - N/A at this time.
Public hearing legal advertisement published - N/A at this time.

Comprehensive Plan:

The Future Land Use and Character Map recommends mixed use, high intensity (MUHI) at the southwestern corner of the intersection of Dickinson Avenue and Hooker Road transitioning to mixed use (MU) between May Street and the Tucker Circle Subdivision. Further, the map recommends traditional neighborhood, medium - high density (TNMH) for the interior area bounded by May Street.

Mixed Use, High Intensity

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

Intent:

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

Primary uses:

Office

Commercial

Multi-family residential

Secondary uses:

Institutional/Civic

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 (MUHI), 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

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)

There is a designated community activity center at the intersection of Dickinson Avenue and South Memorial Drive. These center are intended to provide 50,000 - 250,000 square of commercial space serving an area of approximately three miles.

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

Since staff does not anticipate any new construction at the site and both zoning districts have similar uses, a traffic volume report was not generated.

History/Background:

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

Present Land Use:

One (1) warehouse

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: CDF - One (1) warehouse

South: CDF - Aesthetic Signs

East: CDF - Two (2) vacant lots

West: CDF - One (1) vacant lot (under common ownership of applicant)

Density Estimates:

Currently, there is a vacant warehouse (32,500+/- square feet) located on the property. Staff does not anticipate new construction.

Under the current zoning (CDF), possible uses are warehouse space for commercial products (formerly for carpet/textiles).

Under the proposed zoning (CH), staff would anticipate warehouse and storage of residential items.

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."

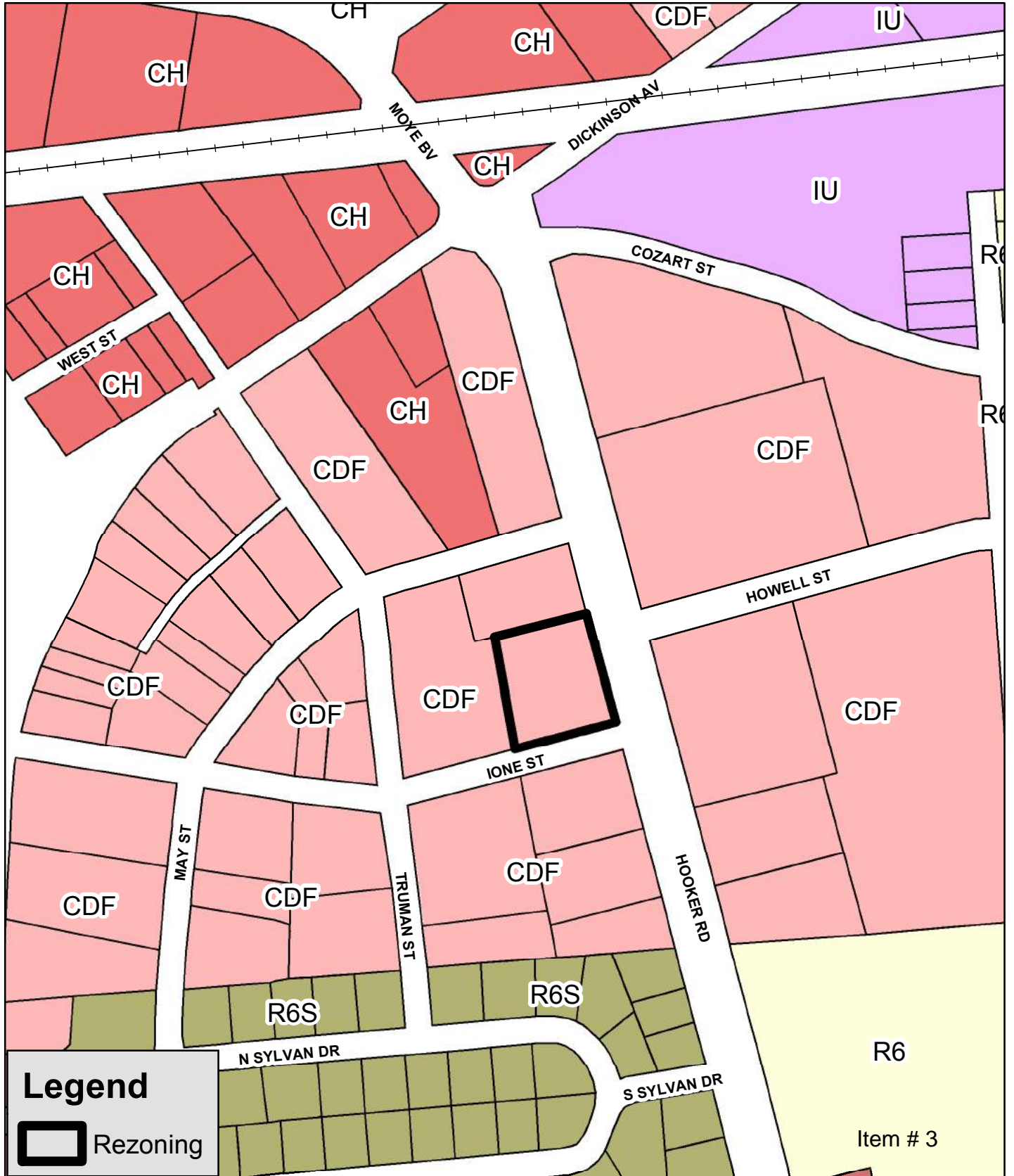
Note: In addition to the other criteria, the Planning and Zoning Commission and City Council shall consider the entire range of permitted and special uses for the existing and proposed zoning districts as listed under Title 9, Chapter 4, Article D of the Greenville City Code.

ATTACHMENTS:

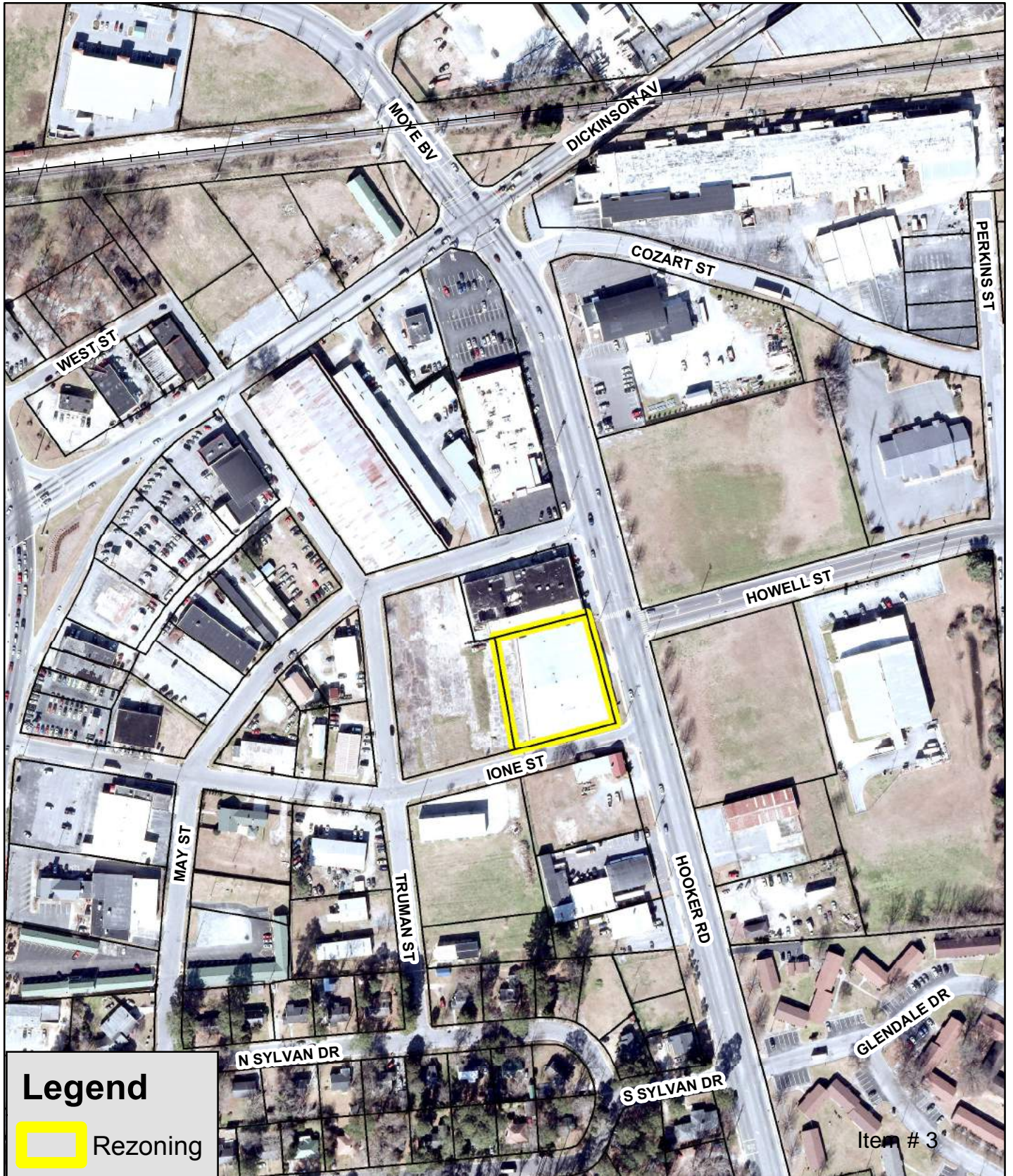
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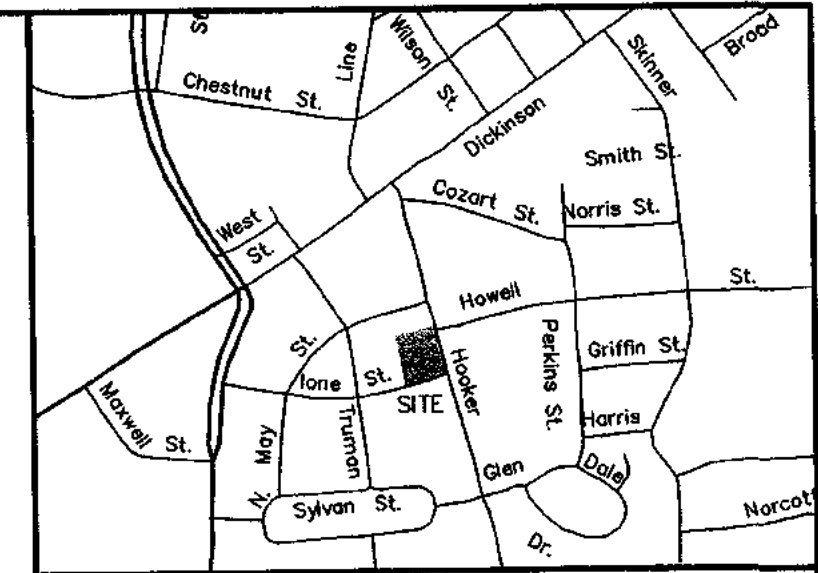
Attachments

Alice C. Glennon
From: CDF
To: CH
Acres: 0.94
March 6, 2018



Alice C. Glennon
From: CDF
To: CH
Acres: 0.94
March 6, 2018

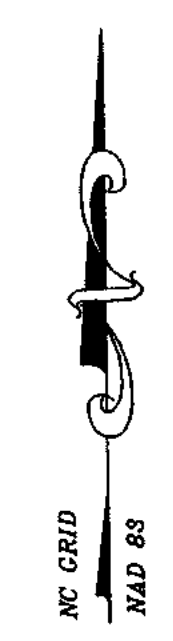




VICINITY MAP

NOTES:

- 1) ALL DISTANCES SHOWN ARE HORIZONTAL GROUND DISTANCES.
- 2) THIS PROPERTY IS SUBJECT TO THE TAR/PAMLICO RIVER RIPARIAN BUFFER RULES.
- 3) THE SURVEYOR MADE NO ATTEMPT TO LOCATE OR DELINEATE ANY WETLANDS LOCATED ON THE SUBJECT PROPERTY.
- 4) THIS PROPERTY IS LOCATED IN ZONE X AND IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA AS TAKEN FROM N.F.I.P. RATE MAP DATED JULY 7, 2014 COMMUNITY PANEL 3720467700K.
- 5) FOR BUILDING SETBACK RESTRICTIONS REFER TO THE CITY OF GREENVILLE ZONING REQUIREMENTS.
- 6) THIS MAP IS A GRAPHICAL REPRESENTATION OF THE EXISTING AND PROPOSED ZONING FOR THE SUBJECT PROPERTY AND DOES NOT REPRESENT A BOUNDARY SURVEY. PROPERTY IMPROVEMENTS AND EASEMENTS THAT BENEFIT AND BURDEN THE PROPERTY ARE NOT SHOWN.
- 7) PROPERTY BOUNDARY LINES SHOWN ARE TAKEN FROM FIELD EVIDENCE AND RECORD INFORMATION.



NAD 83

N.C.G.S.M. "LUPTON"
 N = 681,729.74 FT. (GRID)
 E = 2,477,616.39 FT. (GRID)
 NAVD 1988 ELEV. = 60.9

N.C.G.S.M. "SCOTT"
 N = 676,496.55 FT. (GRID)
 E = 2,476,438.36 FT. (GRID)
 NAVD 1988 ELEV. = 70.4

Line #	Length	Direction
L1	50.03	N 11°58'19" W
L2	45.75	N 75°43'23" E

PUMP PIPE (DIST) @ BUILDING CORNER

N 89°50'33" E 165.18

35.9' B-B
 MAY STREET
 50' PUBLIC RIGHT-OF-WAY

50' PUBLIC RIGHT-OF-WAY
 TRUMAN STREET

S 10°36'20" E 133.37

ALICE GLENNON
 THOMAS RAY CANNON
 DB 711 PG 9
 MB 4 PG 26
 ZONED: CDF

MARSHALL L. BOWEN
 BOBBY R. BOWEN
 DB 3010 PG 693
 MB 4 PG 26

EX. BLOCK/STUCCO WAREHOUSE

THOMAS RAY CANNON
 AND ALICE C. GLENNON
 DB 1632 PG 797
 MB 4 PG 26
 CURRENT ZONING: CDF
 PROPOSED ZONING: CH
 AREA TO BE REZONED
 0.94 AC ±

N 75°43'23" E 188.71

EX. BLOCK WAREHOUSE

S 87°39'43" E
 1587.73 (HORIZONTAL)
 1587.56 (GRID)

IONE STREET
 50' PUBLIC RIGHT-OF-WAY
 31.9' B-B
 NOTE: STREET IMPROVEMENTS (CURB & GUTTER) FOR IONE STREET ARE NOT CENTERED ON THE RIGHT-OF-WAY

OSCAR L. HOLLOWMAN
 CAROL P. HOLLOWMAN
 DB 1115 PG 35
 MB 4 PG 26
 ZONED: CDF

AESTHETIC SIGNS, INC
 DB 1721 PG 705
 MB 4 PG 26
 ZONED: CDF

SFJ, LLC
 DB 2755 PG 621
 MB 50 PG 147
 ZONED: CDF

DAVID A. EVANS, JR
 DB 406 PG 384
 MB 25 PG 194
 ZONED: CDF

LEGEND

- EIP = EXISTING IRON PIPE
- EIS = EXISTING IRON STAKE
- EMN = EXISTING MASONRY NAIL
- = NO POINT SET
- = NOT TO SCALE

SOURCE OF TITLE

THIS IS TO CERTIFY THAT THE LAST INSTRUMENT (S) IN THE CHAIN OF TITLE (S) OF THIS PROPERTY AS RECORDED IN THE PITT COUNTY REGISTRY AT GREENVILLE, NORTH CAROLINA IS: (SEE LIST)

DEED BOOK 1632	PAGE 797
DEED BOOK	PAGE
DEED BOOK	PAGE
MAP BOOK 4	PAGE 26
MAP BOOK	PAGE

GRAPHIC SCALE: 1" = 60'
 0 30 60 120

REZONING PLAT
 FOR
 ALICE C. GLENNON

CITY OF GREENVILLE
 PITT COUNTY

FEBRUARY 20, 2018
 NORTH CAROLINA

OWNER : ALICE C. GLENNON
 ADDRESS : PO BOX 30803 GREENVILLE, NC 27833
 PHONE : (252) 714-0721

THE EAST GROUP
 324 S. EVANS ST. GREENVILLE, NC 27834
 4325 LAKE BOONE TRAIL SUITE 311 RALEIGH, NC 27607
 (252) 750-3746
 CORPORATE LICENSE NO. 00206 (919) 784-9330
 Engineering - Architecture - Surveying - Technology

SURVEYED : GDF	PROJECT # : 20180029
DRAWN BY : WBH	DATE : 02/20/18
CHECKED : WBH	SCALE : 1" = 60'

Item # 3
 N.C. REG. NO. L - 3110



I, WILLIAM B. HILLIARD, PROFESSIONAL LAND SURVEYOR NO. L-4509, CERTIFY TO ONE OR MORE OF THE FOLLOWING AS INDICATED BY (A) OR (B):

- A. THAT THIS PLAT IS OF A SURVEY THAT CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND;
- B. THAT THIS PLAT IS OF A SURVEY THAT IS LOCATED IN SUCH PORTION OF A COUNTY OR MUNICIPALITY THAT IS UNREGULATED AS TO AN ORDINANCE THAT REGULATES PARCELS OF LAND;
- C. ANY OF THE FOLLOWING:
 1. THAT THE SURVEY IS OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT CREATE A NEW STREET OR CHANGE AN EXISTING STREET;
 2. THAT THE SURVEY IS OF AN EXISTING BUILDING OR OTHER STRUCTURE, OR NATURAL FEATURE, SUCH AS A WATERCOURSE; OR
 3. THAT THE SURVEY IS A CONTROL SURVEY.
- D. THAT THIS PLAT IS OF A SURVEY OF ANOTHER CATEGORY, SUCH AS THE RECOMBINATION OF EXISTING PARCELS, A COURT-ORDERED SURVEY OR OTHER EXCEPTION TO THE DEFINITION OF SUBDIVISION;
- E. THAT THE INFORMATION AVAILABLE TO THIS SURVEYOR IS SUCH THAT I AM UNABLE TO MAKE A DETERMINATION TO THE BEST OF MY PROFESSIONAL ABILITY AS TO PROVISIONS CONTAINED IN (A) THROUGH (D) ABOVE.

W.B. Hilliard 2/20/18
 SURVEYOR DATE

STATE OF NORTH CAROLINA PITT COUNTY

I, WILLIAM B. HILLIARD, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION; (DEED DESCRIPTION RECORDED IN BOOK _____ PAGE _____); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN BOOK _____ PAGE _____; THAT THE RATIO OF PRECISION AS CALCULATED IS 1:10,000+; THAT THE GLOBAL POSITIONING SYSTEM (GPS) OBSERVATIONS WERE PERFORMED TO GEOSPATIAL POSITIONING ACCURACY STANDARDS, PART 2: STANDARDS FOR GEODETIC NETWORKS AT THE CLASS A ACCURACY CLASSIFICATION (95% CONFIDENCE) AND THE FOLLOWING INFORMATION WAS USED TO PERFORM THE GPS SURVEY:
 POSITION ACCURACY: < 0.10'
 TYPE OF FIELD PROCEDURE: RTK
 DATE(S) OF SURVEY: 02/13/18
 DATUM/EPOCH: NAD 83 (2011)
 PUBLISHED/FIELD CONTROL MONUMENTS USED: SCOTT & LUPTON
 GEOD MODEL: GGD099
 COMBINED GRID FACTOR: 0.99989308
 UNITS: U.S. SURVEY FEET

THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED, WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL THIS 20th DAY OF FEBRUARY, 2018.

W.B. Hilliard
 L - 4509

I, _____, REVIEW OFFICER OF _____ COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

REVIEW OFFICER
 DATE

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

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

	d.	Rental of automobiles, noncommercial trucks or trailers, recreational vehicles, motorcycles and boats
	f.	Automobiles, truck, recreational vehicle, motorcycles and boats sales and services (see also major and minor repair)
(12) Construction		
	a.	Licensed contractor; general electrical, plumbing, mechanical, etc... excluding outside storage
	c.	Construction office; temporary, including modular office (see also section 9-4-103)
	e.	Building supply; lumber and materials sales, plumbing and/or electrical supply excluding outdoor sales
	f.	Hardware store
(13) Transportation		
	b.	Bus station; passenger and related freight
	c.	Taxi or limousine service
	e.	Parcel delivery service
	f.	Ambulance service
(14) Manufacturing/Warehousing		
	c.	Bakery; production, storage, and shipment facilities
(15) Other Activities (not otherwise listed - all categories) - None		
CDF (DOWNTOWN COMMERCIAL FRINGE) - SPECIAL USES		
(1) General - None		
(2) Residential		
	d.	Land use intensity multi-family (LUI) development rating 50 per Article K
	e.	Land use intensity multi-family (LUI) development rating 67 per Article K
	i.	Residential quarters for resident manager, supervisor or caretaker; excluding mobile home
	m.	Shelter for homeless or abused (see also section 9-4-103)
	n.	Retirement center or home
	o.	Nursing, convalescent or maternity home; major care facility
	o(1).	Nursing, convalescent or maternity home; minor care facility
	r.	Fraternity or sorority house
(3) Home Occupations		
	a.	Home occupation; not otherwise listed
	b.	Home occupation; barber and beauty shop
	c.	Home occupation; manicure, pedicure or facial salon
(4) Governmental		
	a.	Public utility building or use
(5) Agricultural/Mining - None		
(6) Recreational/Entertainment		
	d.	Game center
	i.	Commercial recreation; indoor and outdoor, not otherwise listed
	l.	Billiard parlor or pool hall
	m.	Public or private club
	m(1).	Dining and entertainment establishment (see also section 9-4-103)
	s.	Athletic club; indoor only

(7) Office/Financial/Medical - None	
(8) Services	
a.	Child day care facilities
b.	Adult day care facilities
l.	Convention center; private
x.	Dance studio
bb.	Civic organizations
cc.	Trade or business organization
ff(1).	Mental health, emotional or physical rehabilitation day program facility
hh.	Exercise and weight loss studio; indoor only
(9) Repair	
a.	Major repair; as an accessory or principal use
b.	Minor repair; as an accessory or principal use
(10) Retail Trade	
b.	Gasoline or automotive fuel sales; accessory or principal use, retail
c.	Wine shop; including on-premise consumption (see also section 9-4-103)
g.	Fish market; excluding processing or packing
j.	Restaurant and/or dining and entertainment establishment; regulated outdoor activities
t.	Hobby or craft shop
u.	Pet shop (see also animal boarding; outside facility)
ff.	Tobacco shop (Class 1) (see also section 9-4-103)
hh.	Hookah café (see also section 9-4-103)
(11) Wholesale/Rental/Vehicle-Mobile Home Trade - None	
(12) Construction	
d.	Building supply; lumber and materials sales, plumbing and/or electrical supply including outdoor sales
(13) Transportation	
h.	Parking lot or structure; principal use
(14) Manufacturing/Warehousing	
g.	Cabinet, woodwork or frame shop; excluding furniture manufacturing or upholstery
(15) Other Activities (not otherwise listed - all categories)	
a.	Other activities; personal services not otherwise listed
b.	Other activities; professional services not otherwise listed
c.	Other activities; commercial services not otherwise listed
d.	Other activities; retail sales not otherwise listed
PROPOSED ZONING	
CH (HEAVY COMMERCIAL) - PERMITTED USES	
(1) General	
a.	Accessory use or building
b.	Internal service facilities
c.	On-premise signs per Article N
d.	Off-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	
	a. Public utility building or use
	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
	e. County government operation center
	g. Liquor store, state ABC
(5) Agricultural/Mining	
	a. Farming; agricultural, horticulture, forestry (see also section 9-4-103)
	b. Greenhouse or plant nursery; including accessory sales
	d. Farmers market
	e. Kennel (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	
	b. Golf course; par three
	c. Golf driving range
	c(1). Tennis club; indoor and outdoor facilities
	e. Miniature golf or putt-putt course
	f. Public park or recreational facility
	h. Commercial recreation; indoor only, not otherwise listed
	i. Commercial recreation; indoor and outdoor, 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
	o. Theater; movie or drama, including outdoor facilities
	q. Circus, carnival, or fair, temporary only (see also section 9-4-103)
	s. Athletic club; indoor only
	t. Athletic club; indoor and outdoor facilities
(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
	f. Veterinary clinic or animal hospital (see also animal boarding; outside facility, kennel and stable)
	g. Catalogue processing center
(8) Services	

	c.	Funeral home
	e.	Barber or beauty salon
	f.	Manicure, pedicure or facial salon
	n.	Auditorium
	o.	Church or place of worship (see also section 9-4-103)
	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.	TV and/or radio broadcast facilities, including receiving and transmission equipment and towers or cellular telephone and wireless communication towers
	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)
	bb.	Civic organizations
	cc.	Trade or business organizations
	hh.	Exercise and weight loss studio; indoor only
	kk.	Launderette; household users
	ll.	Dry cleaners; household users
	mm.	Commercial laundries; linen supply
	oo.	Clothes alteration or shoe repair shop
	pp.	Automobile wash
(9) Repair		
	b.	Minor repair; as an accessory or principal use
	c.	Upholsterer; automobile, truck, boat, or other vehicle, trailer or van
	d.	Upholsterer; furniture
	f.	Appliance; household and office equipment repair
	g.	Jewelry, watch, eyewear or other personal item repair
(10) Retail Trade		
	a.	Miscellaneous retail sales; non-durable goods, not otherwise listed
	b.	Gasoline or automotive fuel sales; accessory or principal use, retail
	c.	Wine shop; including on-premise consumption (see also section 9-4-103)
	d.	Pharmacy
	e.	Convenience store (see also gasoline sales)
	f.	Office and school supply, equipment sales
	g.	Fish market; excluding processing or packing
	h.	Restaurant; conventional
	i.	Restaurant; fast food
	k.	Medical supply sales and rental of medically-related products including uniforms and related accessories
	l.	Electronic; stereo, radio, computer, TV, etc... sales and accessory repair

m.	Appliance; household use, sales and accessory repair, excluding outside storage
o.	Appliance; household, commercial or industrial use, sales and accessory repair, including 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
cc.	Farm supply and commercial implement sales
ee.	Christmas tree sales lot; temporary only (see also section 9-4-103)
(11) Wholesale/Rental/Vehicle-Mobile Home Trade	
a.	Wholesale; durable and nondurable goods, not otherwise listed
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
d.	Rental of automobiles, noncommercial trucks or trailers, recreational vehicles, motorcycles and boats
e.	Rental of tractors and/or trailers, or other commercial or industrial vehicles or machinery
f.	Automobiles, truck, recreational vehicle, motorcycles and boats sales and services (see also major and minor repair)
g.	Mobile home sales including accessory mobile home office
(12) Construction	
b.	Licensed contractor; general electrical, plumbing, mechanical, etc... including outside storage
c.	Construction office; temporary, including modular office (see also section 9-4-103)
e.	Building supply; lumber and materials sales, plumbing and/or electrical supply excluding outdoor sales
f.	Hardware store
(13) Transportation	
c.	Taxi or limousine service
e.	Parcel delivery service
f.	Ambulance service
h.	Parking lot or structure; principal use
(14) Manufacturing/Warehousing	
a.	Ice plant and freezer lockers
b.	Dairy; production, storage, and shipment facilities

	c.	Bakery; production, storage, and shipment facilities
	g.	Cabinet, woodwork or frame shop; excluding furniture manufacturing or upholstery
	h.	Engraving; metal, glass or wood
	i.	Moving and storage of nonhazardous materials; excluding outside storage
	k.	Mini-storage warehouse, household; excluding outside storage
	m.	Warehouse; accessory to approved commercial or industrial uses within the district; excluding outside storage
	u.	Tire recapping or retreading plant
(15) Other Activities (not otherwise listed - all categories) - None		
CH (HEAVY COMMERCIAL) - SPECIAL USES		
(1) General - None		
(2) Residential		
	i.	Residential quarters for resident manager, supervisor or caretaker; excluding mobile home
	j.	Residential quarters for resident manager, supervisor or caretaker; including mobile home
(3) Home Occupations - None		
(4) Governmental - None		
(5) Agricultural/Mining		
	m.	Beekeeping; major use
(6) Recreational/Entertainment		
	d.	Game center
	l.	Billiard parlor or pool hall
	m.	Public or private club
	r.	Adult uses
	u.	Internet sweepstakes business (see also section 9-4-103)
(7) Office/Financial/Medical - None		
(8) Services		
	a.	Child day care facilities
	b.	Adult day care facilities
	l.	Convention center; private
	dd.	Massage establishment
	ff(1).	Mental health, emotional or physical rehabilitation day program facility
(9) Repair		
	a.	Major repair; as an accessory or principal use
(10) Retail Trade		
	j.	Restaurant and/or dining and entertainment establishment; regulated outdoor activities
	n.	Appliance; commercial use, sales and accessory repair; excluding outside storage
	z.	Flea market
	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 - None		

(12) Construction - None	
(13) Transportation - None	
(14) Manufacturing/Warehousing	
	d. Stone or monument cutting, engraving
	j. Moving and storage; including outside storage
	l. Warehouse or mini-storage warehouse, commercial or industrial; including outside storage
	y. Recycling collection station or facilities
(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

BUFFERYARD SETBACK AND VEGETATION SCREENING CHART

For Illustrative Purposes Only

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

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

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

Street trees may count toward the minimum acreage.

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

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

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

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

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

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

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

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

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

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



City of Greenville, North Carolina

Meeting Date:
3/20/2018
Date time: 6:00 PM

Title of Item:

Ordinance requested by Happy Trail Farms, LLC to rezone a total of 55.957 acres located between West Arlington Boulevard and Spring Forest Apartments and Condominiums and along the Norfolk Southern Railroad from MO (Medical-Office) and RA20 (Residential-Agricultural) to MCH (Medical-Heavy Commercial) for Tract 1 - 12.243 acres, MCG (Medical-General Commercial) for Tract 2 - 22.041 acres and MR (Medical-Residential [High Density Multi-family]) for Tract 3 - 21.673 acres.

Explanation:

Abstract: The City has received a request from Happy Trail Farms, LLC to rezone a total of 55.957 acres located between West Arlington Boulevard and Spring Forest Apartments and Condominiums and along the Norfolk Southern Railroad from MO (Medical-Office) and RA20 (Residential-Agricultural) to MCH (Medical-Heavy Commercial) for Tract 1 - 12.243 acres, MCG (Medical-General Commercial) for Tract 2 - 22.041 acres and MR (Medical-Residential [High Density Multi-family]) for Tract 3 - 21.673 acres.

Required Notices:

Planning and Zoning meeting notice (property owner and adjoining property owner letter) mailed on March 6, 2018.

On-site sign(s) posted on March 6, 2018.

City Council public hearing notice (property owner and adjoining property owner letter) mailed - N/A at this time.

Public hearing legal advertisement published - N/A at this time.

Comprehensive Plan:

The Future Land Use and Character Map recommends mixed use (MU) along West Arlington Boulevard between Dickinson Avenue and the Norfolk Southern

Railroad transitioning to commercial (C) to the south and residential, high density (HDR) to the west.

Further, potential conservation/open space is recommended along Green Mill Run which is located in the northeastern section of the property.

The Future Land Use and Character Map identifies certain areas as Potential Conservation/Open Space (PCOS). 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.

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 (MUHI), 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

Commercial

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

Intent:

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

Primary uses:

Commercial (small and large format)

Office

Secondary uses:

Institutional/civic

Residential, High Density

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

Intent:

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

Primary uses:

Multi-family residential

Two-family residential

Attached residential (townhomes)

Secondary uses:

Office

Single-family residential detached (small lot)

Institutional/Civic (churches and schools)

There is a designated community activity center at the intersection of Dickinson Avenue and South Memorial Drive. These center are intended to provide 50,000 - 250,000 square of commercial space serving an area of approximately three miles.

There is a designated neighborhood activity center at the intersection of Dickinson Avenue and Spring Forest Road. These centers are intended to provide 20,000-50,000 square feet of commercial space serving an area within one mile.

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

Based on the possible uses permitted by the requested rezoning, the proposed rezoning classifications could generate 17,653 trips to and from the site on West Arlington Boulevard, which is a net increase of 14,162 additional trips per day.

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

History/Background:

In 1972, the subject properties were incorporated into the City's ETJ (extra-territorial jurisdiction) and zoned RA20 (Residential-Agricultural). In 1999, a portion of Tracts 1 and 2 (8.38 acres) was rezoned to MO (Medical-Office).

Present Land Use:

Farmland

Water/Sewer:

Water and sanitary sewer are available to the properties.

Historic Sites:

There are no known effects on historic sites.

Environmental Conditions/Constraints:

The northeastern section of Tract 3 is impacted by the floodway and floodplain associated with Green Mill Run.

Surrounding Land Uses and Zoning:

North: RA20 - One (1) single-family residence; MO - one (1) vacant lot and Eastern Radiology

South: O - Arlington West Office Park; MCG - Vacant; RA20 - One (1) single-family residence and farmland; and R6 - Spring Village Townhomes
East: MO - Arlington Crossing, Physicians East, Children's Health Services and one (1) vacant lot
West: R6 - Spring Forest Condominiums and Spring Lake Apartments

Density Estimates:

Tract 1

Gross Acreage: 12.243
Current Zoning: MO (Medical-Office) and RA20 (Residential-Agricultural)
Proposed Zoning: MCH (Medical-Heavy Commercial)

Under the current zoning (MO) and (RA20), the site could accommodate 46,800 -52,100 square feet of medical office space and 20-25 single-family lots.

Under the proposed zoning (MCH), the site could accommodate 95,000 +/- square foot mixed retail/restaurant/service development including: one (1) conventional restaurant (5,600 sq. ft.), personal service (2,000 sq. ft.), one (1) fast food restaurant (2,000 sq. ft.), and mini-storage (10,000 sq.ft.). The remaining area would be used for miscellaneous retail.

Tract 2

Gross Acreage: 22.041
Current Zoning: MO (Medical-Office) and RA20 (Residential-Agricultural)
Proposed Zoning: MCG (Medical-General Commercial)

Under the current zoning (MO) and (RA20), the site could accommodate 17,000 square feet of medical office space and 60-80 single-family lots.

Under the proposed zoning (MCG), the site could accommodate 176,000 +/- square foot mixed retail/restaurant/service development including: one (1) conventional restaurant (5,600 sq. ft.), personal service (5,000 sq. ft.), fast food restaurants (10,000 sq. ft.) – no drive-thru, one (1) childcare center (14,000 sq. ft.) and office space (50,000). The remaining area would be used for miscellaneous retail.

Tract 3

Gross Acreage: 21.673
Current Zoning: RA20 (Residential-Agricultural)
Proposed Zoning: MR (Medical-Residential [High Density Multi-family])

Under the current zoning (RA20), the site could accommodate 70-90 single-family lots.

Under the proposed zoning (MR), the site could accommodate 260-300 multi-family units (1, 2 and 3 bedrooms).

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."

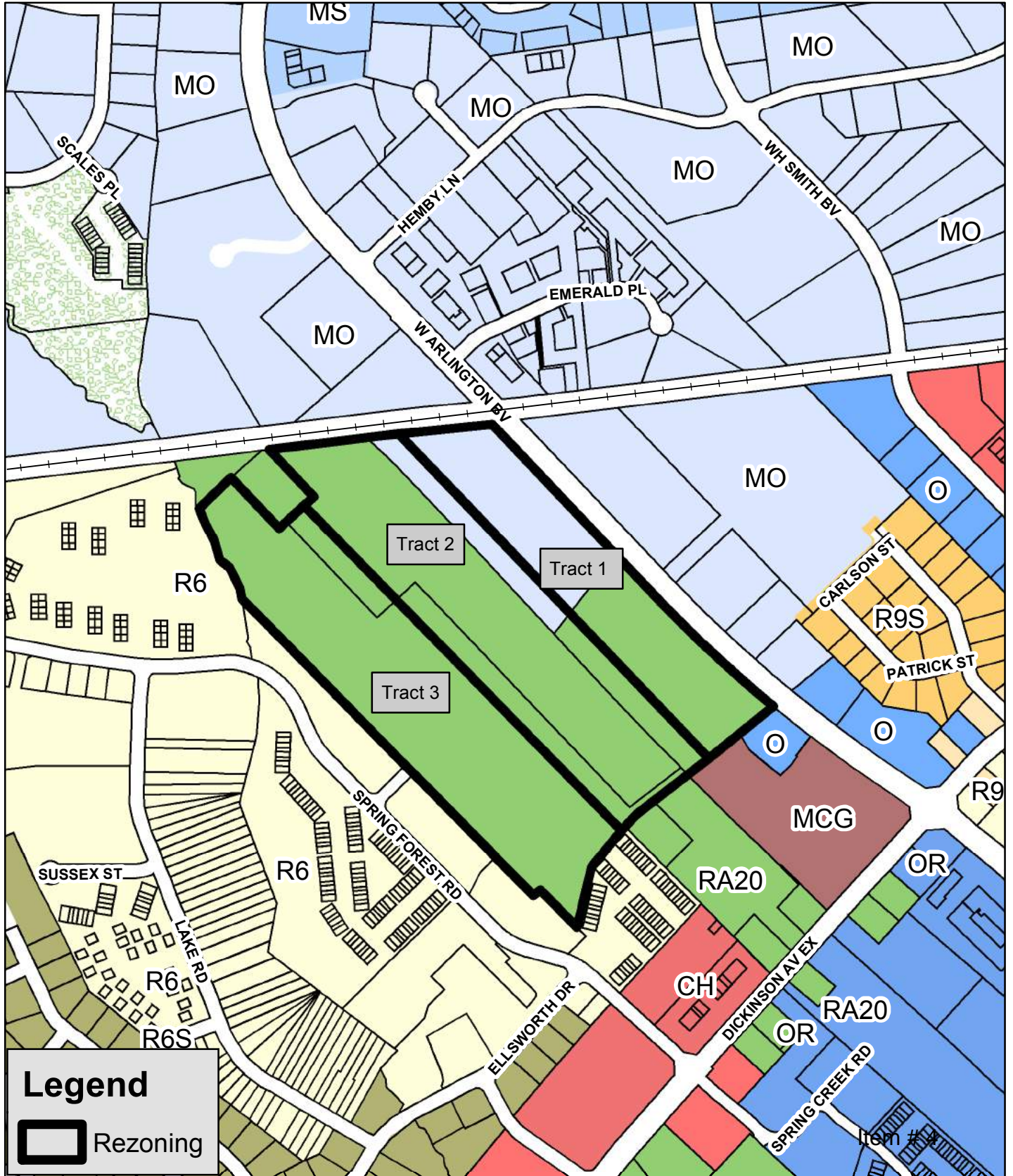
Note: In addition to the other criteria, the Planning and Zoning Commission and City Council shall consider the entire range of permitted and special uses for the existing and proposed zoning districts as listed under Title 9, Chapter 4, Article D of the Greenville City Code.

ATTACHMENTS:

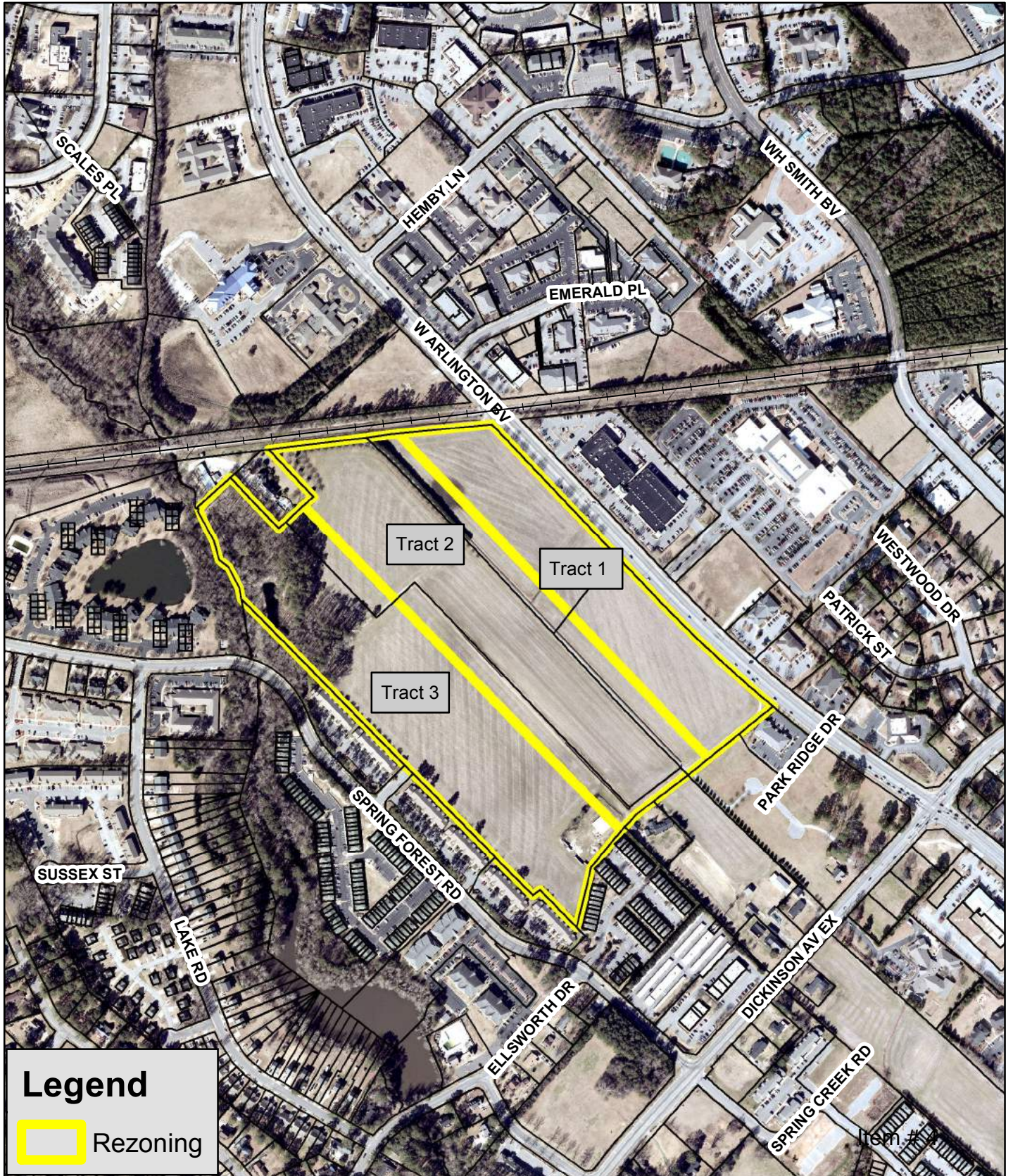
Description

Attachments

Happy Trail Farms, LLC
Tract 1: MO and RA20 to MCH - 12.243 acres
Tract 2: MO and RA20 to MCG - 22.041 acres
Tract 3: RA20 to MR - 21.673 acres
March 6, 2018

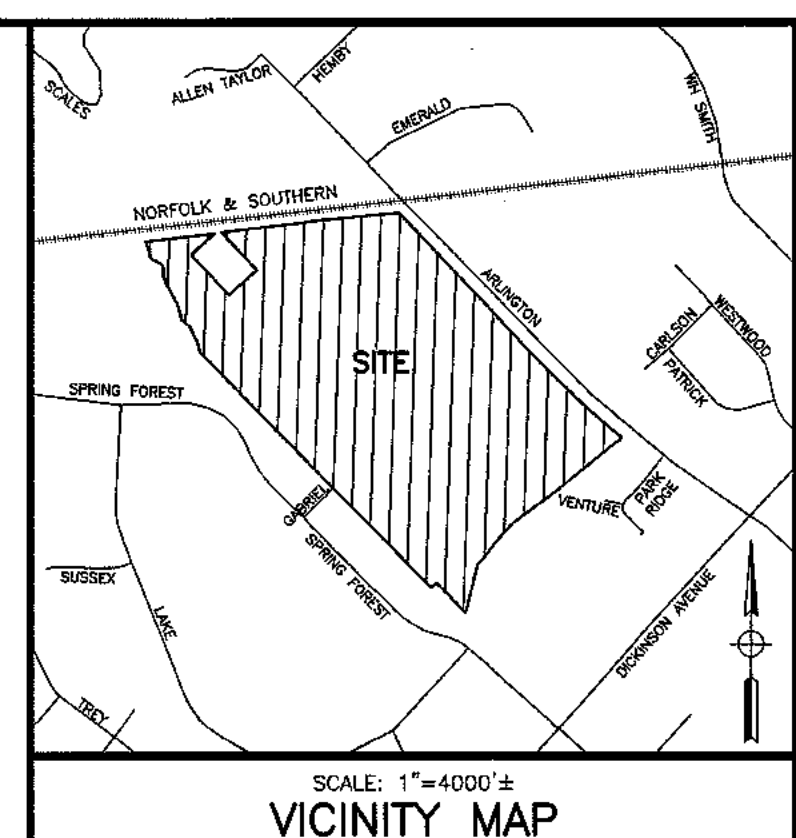


Happy Trail Farms, LLC
Tract 1: MO and RA20 to MCH - 12.243 acres
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Tract 3: RA20 to MR - 21.673 acres
March 6, 2018



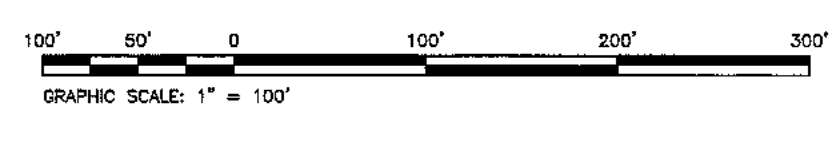
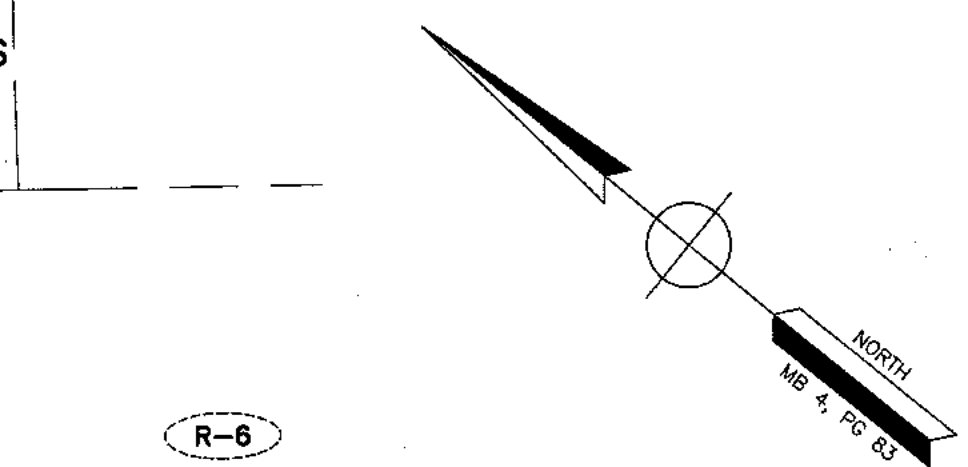
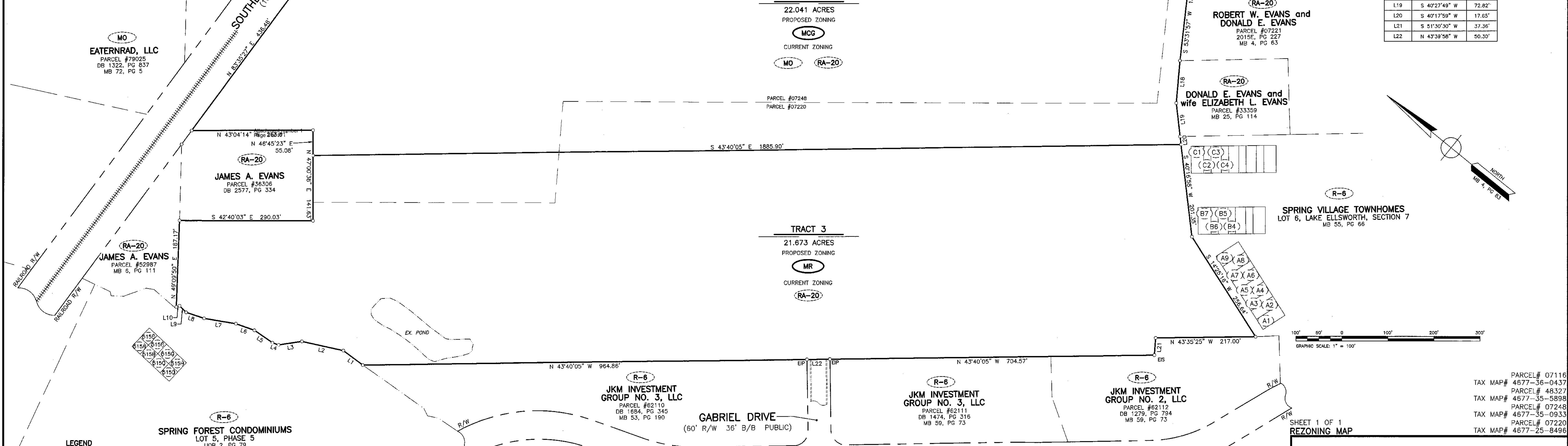
PROPERTY OWNERS ADDRESSES WITHIN 100 FEET OF PROPERTY

- ALFRED E. GARRIS, WAYNE DIXON, ETAL
3160 EAST FIRE TOWER ROAD
GREENVILLE, NC 27858
- ARLINGTON CROSSING, LLC
1713 ROSEWOOD DRIVE
GREENVILLE, NC 27858
- WINTERVILLAGE MEDICAL PROPERTIES, LLC
1850 WEST ARLINGTON BOULEVARD
GREENVILLE, NC 27834
- WJ&R BH&H PROPERTIES, LLC
PO BOX 11050
GOLDSBORO, NC 27532
- CHS PROPERTIES, LLC
1828 WEST ARLINGTON BOULEVARD
GREENVILLE, NC 27834
- GREENVILLE BUILDING GROUP, LLC
439 SOUTHEAST GREENVILLE BOULEVARD
GREENVILLE, NC 27858
- VISIONARY PROPERTIES & DEVELOPMENT, LLC
383 WHITE HORSE DRIVE
GREENVILLE, NC 27834
- ISLAND CREEK LAND COMPANY, LLC
PO BOX 12172
NEW BERN, NC 28561
- CRAIG F. GOESS and CRAIG M. GOESS
3615 SOUTH MEMORIAL DRIVE
GREENVILLE, NC 27834
- ROBERT W. EVANS and DONALD E. EVANS
2690 DICKINSON AVENUE
GREENVILLE, NC 27834
- DONALD E. EVANS and wife ELIZABETH L. EVANS
2730 DICKINSON AVENUE
GREENVILLE, NC 27834
- (C1) JOEL LEONARD VANDERFORD
5723 NORTH CAMINO DEL CONDE
TUCSON, AZ 85718
- (C2) THOMAS ZACHERY KOCHER
2604 JACARANDA AVENUE
CARLSBAD, CA 92009
- (C3) MARCUS LEE COBB
985 SPRING FOREST ROAD C-3
GREENVILLE, NC 27834
- (C4) LBH REAL STATE, LLC
PO BOX 6373
KINSTON, NC 28501
- (B7) BRADY MURPHY and wife, REGINA MURPHY
728 JIM BLAKE ROAD
JACKSONVILLE, NC 28546
- (B6) MATTHEW WAYNE REASON
975 B6 SPRING FOREST ROAD
KINSTON, NC 27834
- (B5) THOMAS C. CROSKERY and wife MARGARET E. CROSKERY
4557 VERNON FARMS ROAD
KERNERSVILLE, NC 27284
- (B4) CRAIN PROPERTIES, LLC
1098 20TH AVENUE LN NW
HICKORY, NC 28601
- (A9) KENNEDY O. NYAHANGA and wife MAUREEN ATIENO OLUOCH
46 SOUTH LOTUS AVENUE APT. B
PASADENA, CA 91107
- (A8) CRYSTAL DUNN and STEPHANIE DUNN
965 SPRING FOREST ROAD APT. AB
GREENVILLE, NC 27834
- (A7) LASSITER PROPERTIES, LLC
PO BOX 2636
WINTERVILLE, NC 28680
- (A6) LADD J. MAXSON JR. and XI CHEN MAXSON
1513 NORTHWESTERN AVENUE
WEST LAFAYETTE, IN 47906
- (A5) MARK LIBBY and wife, SUSAN LIBBY
2809 PRINCETON AVENUE
MIDLAND, TX 79701
- (A4) CHUNG FAH HOWARD HO and wife YUH JYUE AGNES HO
3203 HODGES ROAD
KINSTON, NC 28504
- (A3) MAEDWOODS, LLC
9295 OLD LEWIS ROAD
MIDDLESEX, NC 27557
- (A2) DONNA JO LOCKLEAR
965 SPRING FOREST ROAD APT. A2
GREENVILLE, NC 27834
- (A1) MARGOT S. KIESEWETTER
965 SPRING FOREST ROAD APT. A1
GREENVILLE, NC 27834
- JKM INVESTMENTS GROUP No.2, LLC
8642 WILLOW GREEN ROAD
SNOW HILL, NC 27858
- JKM INVESTMENTS GROUP No.3, LLC
8642 WILLOW GREEN ROAD
SNOW HILL, NC 27858
- MIRANDA B. SPAIN and SUSAN McDONALD SPIAN
596 NORTHWOODS COUNTRY ROAD
TARBORO, NC 27886
- ORVILLE W. DAY and wife BEVERLY J. DAY
515D SPRING FOREST ROAD
GREENVILLE, NC 27834
- GERSON E. OLIVIERI
515G SPRING FOREST ROAD
GREENVILLE, NC 27858
- JESSICA L. KIMBELL
515C SPRING FOREST ROAD
GREENVILLE, NC 27834
- ROBERT LAWRENCE EMBREE and wife WENDELIN S. EMBREE
515 SPRING FOREST ROAD APT. F
GREENVILLE, NC 27858
- HUSKY PROPERTIES, LLC
515 CHESAPEAKE PLACE
GREENVILLE, NC 27834
- ASHLEY MICHELLE JESSIE
515 E SPRING FOREST ROAD
GREENVILLE, NC 27834
- JOSHAN, LLC
201 GRANVILLE DRIVE
GREENVILLE, NC 27858
- JAMES A. EVANS
1861 WEST ARLINGTON BOULEVARD
GREENVILLE, NC 27834
- EASTERRAD, LLC
9 DOCTORS PARK
GREENVILLE, NC 27834
- TFW COMMERCIAL PROPERTIES, LLC
PO BOX 573
GREENVILLE, NC 27835
- WINTERVILLAGE MEDICAL PROPERTIES, LLC
PARCEL #05181
DB 1093, PG 299
MB 53, PG 8
- WJ&R BH&H PROPERTIES, LLC
PARCEL #48583
DB 1060, PG 11
MB 63, PG 114
- CHS PROPERTIES, LLC
PARCEL #68149
DB 1936, PG 803
MB 63, PG 114
- GREENVILLE BUILDING GROUP, LLC
PARCEL #68150
DB 1696, PG 91
MB 61, PG 43
- VISIONARY PROPERTIES & DEVELOPMENT, LLC
PARCEL #70905
DB 1884, PG 189
MB 63, PG 129
- ISLAND CREEK LAND COMPANY, LLC
PARCEL #79564
DB 2655, PG 115
MB 58, PG 57
MB 69, PG 150
- CRAIG F. GOESS and CRAIG M. GOESS
PARCEL #07247
DB 3521, PG 394
MB 4, PG 47
- ROBERT W. EVANS and DONALD E. EVANS
PARCEL #07221
2015C, PG 227
MB 4, PG 63
- DONALD E. EVANS and wife ELIZABETH L. EVANS
PARCEL #33359
MB 25, PG 114
- JAMES A. EVANS
PARCEL #38306
DB 2577, PG 334
- JAMES A. EVANS
PARCEL #52987
MB 6, PG 111
- JKM INVESTMENT GROUP NO. 3, LLC
PARCEL #62110
DB 1884, PG 345
MB 53, PG 190
- JKM INVESTMENT GROUP NO. 3, LLC
PARCEL #62111
DB 1474, PG 316
MB 59, PG 73
- JKM INVESTMENT GROUP NO. 2, LLC
PARCEL #62112
DB 1279, PG 794
MB 59, PG 73



LINE TABLE

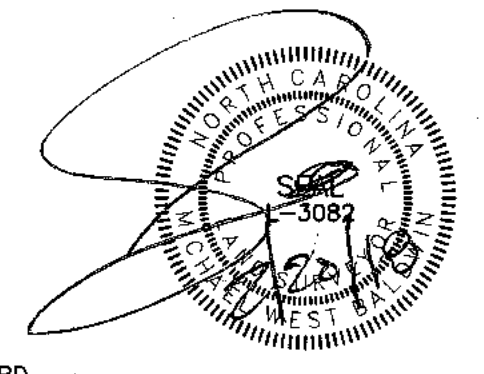
COURSE	BEARING	DISTANCE
L1	N 06°20'43" W	52.74'
L2	N 30°29'24" W	92.06'
L3	N 51°22'46" W	51.31'
L4	N 23°21'18" W	14.08'
L5	N 08°47'32" E	47.51'
L6	N 23°03'56" W	42.68'
L7	N 33°14'07" W	69.84'
L8	N 24°33'41" W	41.36'
L9	N 02°07'13" E	20.11'
L10	N 61°14'49" W	7.50'
L11	S 43°24'13" E	66.62'
L12	S 43°58'04" E	114.77'
L13	S 45°06'49" E	123.29'
L14	S 46°32'20" E	89.23'
L15	S 46°43'30" E	94.58'
L16	S 48°14'17" E	120.80'
L17	S 49°43'32" E	80.74'
L18	S 51°55'16" W	92.15'
L19	S 40°27'49" W	72.82'
L20	S 40°17'59" W	17.65'
L21	S 51°30'30" W	37.36'
L22	N 43°39'56" W	50.30'



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

PROPERTY OWNERS

- EMW PROPERTIES
1560 PORTERTOWN ROAD
GREENVILLE, NC 27858
PHONE: (252) 759-1814
- ROBERT W. EVANS and DONALD E. EVANS
2690 DICKINSON AVENUE
GREENVILLE, NC 27834
PHONE: (252) 714-4284
- JAMES A. EVANS, ETAL
1861 WEST ARLINGTON BOULEVARD
GREENVILLE, NC 27834
PHONE: (252) 714-4284



SHEET 1 OF 1
REZONING MAP

PARCEL # 07116
TAX MAP# 4677-36-0437
PARCEL # 48327
TAX MAP# 4677-35-5898
PARCEL # 07248
TAX MAP# 4677-35-0933
PARCEL # 07220
TAX MAP# 4677-25-8496

HAPPY TRAIL FARMS, LLC

REFERENCE: MAP BOOK 4, PAGE 83 OF THE
PITT COUNTY REGISTER OF DEEDS.
GREENVILLE TOWNSHIP, PITT COUNTY, NC

OWNER: (SEE LEFT)
ADDRESS:
PHONE:

Baldwin Design Consultants, PA
LICENSE# C-3498
ENGINEERING - SURVEYING - PLANNING
1700-D EAST ARLINGTON BOULEVARD
GREENVILLE, NC 27858 252-756-1300

DESIGNED: MWB
APPROVED: MWB
DRAWN: MAH
DATE: 02/20/18
CHECKED: MWB
SCALE: 1" = 100'

Case No: 18-09

Applicant: Happy Trail Farms, LLC

Property Information

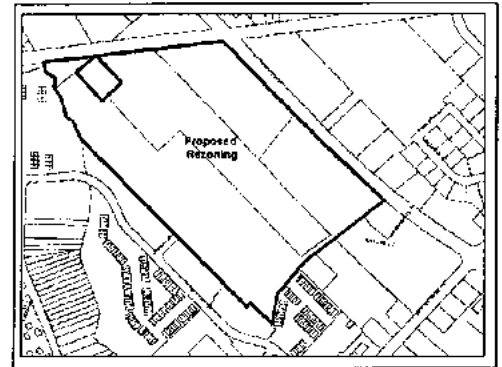
Current Zoning: Tract 1: MO (Medical-Office) and RA20 (Residential-Agricultural)
Tract 2: MO (Medical-Office) and RA20 (Residential-Agricultural)
Tract 3: RA20 (Residential-Agricultural)

Proposed Zoning: Tract 1: MCH (Medical-Heavy Commercial)
Tract 2: MCG (Medical-General Commercial)
Tract 3: MR (Medical-Residential [High Density Multi-Family])

Current Acreage: Tract 1: 12.243 acres
Tract 2: 22.041 acres
Tract 3: 21.673 acres

Location: Arlington Blvd, between RR tracks & Dickinson Ave

Points of Access: Arlington Blvd, neighborhood streets to the west



Location Map

Transportation Background Information

1.) Arlington Blvd- City maintained

	<u>Existing Street Section</u>	<u>Ultimate Thoroughfare Street Section</u>
Description/cross section	5-lane, curb & gutter	4 lanes divided with raised median
Right of way width (ft)	100	100
Speed Limit (mph)	45	no change
Current ADT:	29,650 (*)	UltimateDesign ADT: 39,700 vehicles/day (**)
Design ADT:	28,900 vehicles/day (**)	
Controlled Access	No	
Thoroughfare Plan Status:	Major Thoroughfare	

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

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

Transportation Improvement Program Status: No planned improvements.

Trips generated by proposed use/change

Current Zoning: 4,362 -vehicle trips/day (*) **Proposed Zoning:** 22,066 -vehicle trips/day (*)

Estimated Net Change: increase of 17704 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 Arlington Blvd are as follows:

1.) Arlington Blvd , North of Site (40%): “No build” ADT of 29,650

Estimated ADT with Proposed Zoning (full build) – 38,476
Estimated ADT with Current Zoning (full build) – 31,395
Net ADT change = 7,081 (23% increase)

2.) Arlington Blvd , south of Site (40%): "No build" ADT of 29,650

Estimated ADT with Proposed Zoning (full build) – 38,476

Estimated ADT with Current Zoning (full build) – 31,395

Net ADT change = 7,081 (23% increase)

Assume 20% of traffic will utilize the neighborhood streets to the west.

Staff Findings/Recommendations

Based on possible uses permitted by the requested rezoning, the proposed rezoning classification could generate 17653 trips to and from the site on Arlington Blvd, which is a net increase of 14162 additional trips per day.

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

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	
MO (MEDICAL-OFFICE) - PERMITTED USES	
(1) General	
a.	Accessory use or building
b.	Internal service facilities
c.	On-premise signs per Article N
f.	Retail sales; incidental
(2) Residential	
l.	Group care facility
n.	Retirement center or home
o.	Nursing, convalescent or maternity home; major care facility
(3) Home Occupations - None	
(4) Governmental	
b.	City of Greenville municipal government building or use (see also section 9-4-103)
c.	County or state government building or use not otherwise listed; excluding outside storage and major or minor repair

	d.	Federal government building or use
(5) Agricultural/Mining		
	a.	Farming; agricultural, horticulture, forestry (see also section 9-4-103)
(6) Recreational/Entertainment		
	f.	Public park or recreational facility
	g.	Private noncommercial recreation; indoor only, not otherwise listed
(7) Office/Financial/Medical		
	a.	Office; professional and business, not otherwise listed
	d.	Bank, savings and loans or other savings or investment institutions
	e.	Medical, dental, ophthalmology or similar clinic, not otherwise listed
(8) Services		
	n.	Auditorium
	r.	Art gallery
	u.	Art studio including art and supply sales
	y(3).	TV and/or radio broadcast facilities, including receiving and transmission equipment and towers or cellular telephone and wireless communication towers not exceeding 80 feet in height
	ee.	Hospital
	ii.	Wellness center, indoor and outdoor facilities
(9) Repair - None		
(10) Retail Trade		
	d.	Pharmacy
	s.	Book or card store, news stand
	w.	Florist
(11) Wholesale/Rental/Vehicle-Mobile Home Trade - None		
(12) Construction		
	c.	Construction office; temporary, including modular office (see also section 9-4-103)
(13) Transportation - None		
(14) Manufacturing/Warehousing - None		
(15) Other Activities (not otherwise listed - all categories) - None		
MO (MEDICAL-OFFICE) - SPECIAL USES		
(1) General - None		
(2) Residential		
	i.	Residential quarters for resident manager, supervisor or caretaker; excluding mobile home
(3) Home Occupations - None		
(4) Governmental		
	a.	Public utility building or use
(5) Agricultural/Mining - None		
(6) Recreational/Entertainment		
	m(1).	Dining and entertainment establishment (see also section 9-4-103)
	s.	Athletic club; indoor only
(7) Office/Financial/Medical - None		
(8) Services		
	a.	Child day care facilities

	b.	Adult day care facilities
	e.	Barber or beauty salon
	f.	Manicure, pedicure or facial salon
	j.	College and other institutions of higher learning
	l.	Convention center; private
	s.	Hotel, motel bed and breakfast inn; limited stay lodging (see also residential quarters
	s(1).	Hotel, motel bed and breakfast inn; extended stay lodging (see also residential quarters for resident manager, supervisor or caretaker and section 9-4-103)
	ff(1).	Mental health, emotional or physical rehabilitation day program facility
	hh.	Exercise and weight loss studio; indoor only
	jj.	Health services not otherwise listed
	ll(1).	Dry cleaners; household users; drop-off/pick-up station only
(9) Repair- None		
(10) Retail Trade		
	c.	Wine shop; including on-premise consumption (see also section 9-4-103)
	f.	Office and school supply, equipment sales
	h.	Restaurant; conventional
	i.	Restaurant; fast food (limited to multi-unit structures which contain not less than three separate uses)
	j.	Restaurant and/or dining and entertainment establishment; regulated outdoor activities
	k.	Medical supply sales and rental of medically-related products including uniforms and related accessories
	t.	Hobby or craft shop
(11) Wholesale/Rental/Vehicle-Mobile Home Trade - None		
(12) Construction - None		
(13) Transportation - None		
(14) Manufacturing/Warehousing - None		
(15) Other Activities (not otherwise listed - all categories) - None		
REQUESTED ZONING		
MCH (MEDICAL-HEAVY COMMERCIAL) - PERMITTED USES		
(1) General		
	a.	Accessory use or building
	b.	Internal service facilities
	c.	On-premise signs per Article N
	f.	Retail sales; incidental
(2) Residential - None		
(3) Home Occupations - None		
(4) Governmental		
	b.	City of Greenville municipal government building or use (see also section 9-4-103)
	c.	County or state government building or use not otherwise listed; excluding outside storage and major or minor repair
	d.	Federal government building or use
(5) Agricultural/Mining		

	a.	Farming; agricultural, horticulture, forestry (see also section 9-4-103)
	b.	Greenhouse or plant nursery; including accessory sales
(6) Recreational/Entertainment		
	f.	Public park or recreational facility
	s.	Athletic club; indoor only
(7) Office/Financial/Medical		
	a.	Office; professional and business, not otherwise listed
	d.	Bank, savings and loans or other savings or investment institutions
	e.	Medical, dental, ophthalmology or similar clinic, not otherwise listed
	f.	Veterinary clinic or animal hospital (see also animal boarding; outside facility, kennel and stable)
(8) Services		
	e.	Barber or beauty salon
	f.	Manicure, pedicure or facial salon
	n.	Auditorium
	o.	Church or place of worship (see also section 9-4-103)
	r.	Art gallery
	s.	Hotel, motel bed and breakfast inn; limited stay lodging (see also residential quarters for resident manager, supervisor or caretaker and section 9-4-103)
	u.	Art studio including art and supply sales
	v.	Photography studio including photo and supply sales
	y(3).	TV and/or radio broadcast facilities, including receiving and transmission equipment and towers or cellular telephone and wireless communication towers not exceeding 80 feet in height
	aa.	Catering service including food preparation (see also restaurant; conventional and fast food)
	hh.	Exercise and weight loss studio; indoor only
	ii.	Wellness center, indoor and outdoor facilities
	kk.	Launderette; household users
	ll.	Dry cleaners; household users
(9) Repair		
	g.	Jewelry, watch, eyewear or other personal item repair
(10) Retail Trade		
	a.	Miscellaneous retail sales; non-durable goods, not otherwise listed
	b.	Gasoline or automotive fuel sales; accessory or principal use, retail
	d.	Pharmacy
	e.	Convenience store (see also gasoline sales)
	f.	Office and school supply, equipment sales
	h.	Restaurant; conventional
	i.	Restaurant; fast food
	k.	Medical supply sales and rental of medically-related products including uniforms and related accessories
	p.	Furniture and home furnishing sales not otherwise listed
	s.	Book or card store, news stand
	t.	Hobby or craft shop
	v.	Video or music store; records, tape, CD and the like sales

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

	y.	Auto part sales (see also major and minor repair)
	ff.	Tobacco shop (Class 1) (see also section 9-4-103)
(11) Wholesale/Rental/Vehicle-Mobile Home Trade - None		
(12) Construction - None		
(13) Transportation - None		
(14) Manufacturing/Warehousing		
	m.	Warehouse; accessory to approved commercial or industrial uses within the district; excluding outside storage
	t.	Manufacture of nonhazardous medical supplies or medical products, including distribution
(15) Other Activities (not otherwise listed - all categories) - None		
MCG (MEDICAL-GENERAL COMMERCIAL) - PERMITTED USES		
(1) General		
	a.	Accessory use or building
	b.	Internal service facilities
	c.	On-premise signs per Article N
	f.	Retail sales; incidental
(2) Residential - None		
(3) Home Occupations - None		
(4) Governmental		
	b.	City of Greenville municipal government building or use (see also section 9-4-103)
	c.	County or state government building or use not otherwise listed; excluding outside storage and major or minor repair
	d.	Federal government building or use
(5) Agricultural/Mining		
	a.	Farming; agricultural, horticulture, forestry (see also section 9-4-103)
(6) Recreational/Entertainment		
	f.	Public park or recreational facility
	s.	Athletic club; indoor only
(7) Office/Financial/Medical		
	a.	Office; professional and business, not otherwise listed
	d.	Bank, savings and loans or other savings or investment institutions
(8) Services		
	e.	Barber or beauty salon
	f.	Manicure, pedicure or facial salon
	v.	Photography studio including photo and supply sales
	y(3).	TV and/or radio broadcast facilities, including receiving and transmission equipment and towers or cellular telephone and wireless communication towers not exceeding 80 feet in height
	z.	Printing or publishing service including graphic art, maps, newspapers, magazines and books
	aa.	Catering service including food preparation (see also restaurant; conventional and fast food)
	hh.	Exercise and weight loss studio; indoor only
	ii.	Wellness center, indoor and outdoor facilities

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

	j.	Restaurant and/or dining and entertainment establishment; regulated outdoor activities
(11) Wholesale/Rental/Vehicle-Mobile Home Trade - None		
(12) Construction - None		
(13) Transportation - None		
(14) Manufacturing/Warehousing - None		
(15) Other Activities (not otherwise listed - all categories) - None		
MR (MEDICAL-RESIDENTIAL) - PERMITTED USES		
(1) General		
	a.	Accessory use or building
	c.	On-premise signs per Article N
(2) Residential		
	a.	Single-family dwelling
	b.	Two-family attached dwelling (duplex)
	c.	Multi-family development per Article I
	f.	Residential cluster development per Article M
	k.	Family care homes (see also 9-4-103)
	q.	Room renting
(3) Home Occupations - None		
(4) Governmental		
	b.	City of Greenville municipal government building or use (see also section 9-4-103)
(5) Agricultural/Mining		
	a.	Farming; agricultural, horticulture, forestry (see also section 9-4-103)
	l.	Beekeeping; minor use (see also section 9-4-103)
(6) Recreational/Entertainment		
	f.	Public park or recreational facility
	g.	Private noncommercial park or recreational facility
(7) Office/Financial/Medical - None		
(8) Services		
	o.	Church or place of worship (see also section 9-4-103)
(9) Repair - None		
(10) Retail Trade - None		
(11) Wholesale/Rental/Vehicle-Mobile Home Trade - None		
(12) Construction		
	c.	Construction office; temporary, including modular office (see also section 9-4-103)
(13) Transportation - None		
(14) Manufacturing/Warehousing - None		
(15) Other Activities (not otherwise listed - all categories) - None		
MR (MEDICAL-RESIDENTIAL) - SPECIAL USES		
(1) General - None		
(2) Residential		
	d.	Land use intensity multi-family (LUI) development rating 50 per Article K
	l.	Group care facility
	n.	Retirement center or home

	o.	Nursing, convalescent or maternity home; major care facility
	o(1).	Nursing, convalescent or maternity home; minor care facility
(3) Home Occupations		
	a.	Home occupation; not otherwise listed
(4) Governmental		
	a.	Public utility building or use
(5) Agricultural/Mining - None		
(6) Recreational/Entertainment		
	c(1).	Tennis club; indoor and outdoor facilities
(7) Office/Financial/Medical - None		
(8) Services		
	a.	Child day care facilities
	b.	Adult day care facilities
	g.	School; junior and senior high (see also section 9-4-103)
	h.	School; elementary (see also section 9-4-103)
	i.	School; nursery and kindergarten (see also section 9-4-103)
(9) Repair - None		
(10) Retail Trade - None		
(11) Wholesale/Rental/Vehicle-Mobile Home Trade - None		
(12) Construction - None		
(13) Transportation - None		
(14) Manufacturing/Warehousing - None		
(15) Other Activities (not otherwise listed - all categories) - None		

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.