



Agenda

Planning and Zoning Commission

April 17, 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 - Margaret Reid
- III. ROLL CALL
- IV. APPROVAL OF MINUTES - March 20, 2018
- V. NEW BUSINESS
 1. Petition to Close a Portion of Glen Arthur Avenue

REZONINGS

2. Ordinance requested by AgCarolina Farm Credit to rezone 34.7+/- acres located at the southwestern corner of the intersection of NC Highway 43 N and Rock Spring Road from RA20 (Residential-Agricultural) to CN (Neighborhood Commercial).
3. Ordinance requested by the County of Pitt to rezone 9.860 acres located between the Pitt County Landfill and the Southwest Bypass and north of the Norfolk Southern Railroad from RA20 (Residential-Agricultural) to I (Industry).

PRELIMINARY PLATS

4. Request by Bill Clark Homes of Greenville, LLC, to revise an existing preliminary plat. The proposed plat is titled "Paramore Farms Cluster Revised". The subject property is located north of Donald Drive and east of Live Oak Lane and is further identified as Tax Parcel 68318. The preliminary plat consists of 50 lots totaling 15.3 acres.

TEXT AMENDMENTS

5. Ordinance to amend the Zoning Ordinance by adding a dance studio as a permitted land use within the IU (Unoffensive Industry) zoning district.

VI. ADJOURN

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

March 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 – *(arrive 6:21pm)
Mr. Les Robinson –* Mr. John Collins - X
Ms. Margaret Reid - * Mr. Hap Maxwell - *
Ms. Betsy Leech –* Mr. Ken Wilson - *
Mr. Michael Overton - *

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

VOTING MEMBERS: Robinson, Maxwell, Reid, Wilson, Overton, Leech, Darden (#4 only)

PLANNING STAFF: Chantae Gooby, Planner II; Mike Dail, Lead Planner; 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 Ms. Leech, seconded by Mr. Robinson, to accept the February 20, 2018 minutes as presented. Motion passed unanimously.

OLD BUSINESS

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). – APPROVED

Ms. Chantae Goody presented the information. She stated that last month there was a public hearing on this request and was continued to this meeting. Mr. Mike Baldwin, representative of the applicant, has provided a letter stating the desire to withdrawal the request.

Motion made by Mr. Robinson, seconded by Mr. Maxwell, to approve the withdrawal of this request per the letter received from Mr. Mike Baldwin, the representative of the applicant. Motion passed unanimously.

PRELIMINARY PLAT

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. – APPROVED

Mr. Dail delineated the property. It is located in the southeastern portion of the City's jurisdiction, east of Charles Boulevard and north of Grace Church. The proposed plat consists of one 26.0 acre lot. The plat establishes a street pattern and illustrates the location of utilities extensions and stormwater and drainage features that will serve the proposed development. Retreat Drive and Birchmore Court will be public streets extended into the property to serve the proposed development. A stormwater detention pond will be constructed at the rear of the property. The proposed lot is part of a larger 86 acre tract, with the balance of the tract to the north anticipated to be developed as single family residential. Another preliminary plat will be submitted in the future to establish street patterns and lot layout for that area. The proposed lot is zoned RA residential and is along Charles Boulevard, a major thoroughfare. It is outside of the flood plain. Tucker Estates Subdivision and vacant property is to the north, Tara Court and offices are to the west, Meeting Place and Tuckahoe Subdivision are to the east and Grace Church and vacant land are to the south. The public hearing of this preliminary plat was advertised in the Daily Reflector on March 5 and March 12, 2018. Adjoining property owner notices will mailed on March 9, 2018. The City's Preliminary Plat Technical Review Committee has reviewed the proposed plat and has determined that it meets all technical requirements and City standards.

Ms. Leech asked where the property would connect to somewhere other than Charles Boulevard.

Mr. Dail stated that there will be a connection of Birchmore Court to the north once a plat is submitted for the adjacent northern property.

Chairman King opened the public hearing.

Mr. Mike Baldwin, Baldwin Design Consultants, representative for the applicant, spoke in favor of the request. He stated the property will provide connectivity to the northern parcel in the future. Although not required, all buildings will have sprinklers. The stormwater pond will be sized in accordance with the 25 year stormwater rule.

Mr. Maxwell asked about transportation for students.

Mr. Baldwin stated they will be part of the ECU transit system.

No one spoke in opposition.

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

Motion made by Mr. Overton, seconded by Ms. Reid, to approve the preliminary plat entitled “The Retreat”. Motion passed unanimously.

NEW BUSINESS

REZONINGS

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). - APPROVED

Ms. Gooby delineated the property. Currently, there is a warehouse located on the property. The general area is mainly commercial and industrial uses with residential to the south. Since the request involves commercial districts, an increase in traffic is not anticipated. The proposed zoning district doesn't allow residential but does allow some uses in excess of the current zoning. The Future Land Use and Character Plan Map recommends mixed use, high intensity at the intersection of Dickinson Avenue and Hooker Road, transitioning to mixed use along Hooker Road between May Street and the Tucker Circle Subdivision. 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. Will Hilliard, The East Group, representative for the applicant, spoke in favor of the request.

No one spoke in opposition.

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

Motion made by Mr. Wilson, seconded by Ms. Reid, 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 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. - APPROVED

Ms. Gooby delineated the property. It is located in the Medical District between West Arlington Boulevard and Spring Forest Road. The property is vacant with multi-family to the west and offices to the north and east. The northwest section of Tract 3 is impacted by the floodway and floodplain associated with Green Mill Run. This request is for commercial and multi-family. It is anticipated to generate an increase of 14,000 trips per day. There will be a connection from Gabriel Drive to Arlington Boulevard. This connection will align with the entrance of Physicians East. For Tracts 1 and 2, staff anticipate 270,000 square feet of a combination of retail, fast food and conventional restaurants, personal services, office, day care and/or mini-storage uses. For Tract 3, staff anticipated 260-300 multi-family units. The Future Land Use and Character Plan Map recommends mixed use for the area bounded by West Arlington Boulevard, Dickinson Avenue, Spring Forest Road and the Norfolk Southern Railroad. This character is described as an area to live, work and shop with primary uses being commercial, office and multi-family. 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.

Mr. Maxwell asked about the runoff from the Green Mill Run.

Ms. Gooby stated that stormwater mitigation will be done.

Mr. Scott Godefroy stated that any development will need to comply with the 25 year detention requirements.

Chairman King opened the public hearing.

Mr. Mike Baldwin, Baldwin Design Consultants, representative for the applicant, spoke in favor of the request. This request is an example of transitional zoning. There will be commercial along Arlington Boulevard and multi-family abutting the existing multi-family on Spring Forest Road. There will be a connection from Gabriel Drive to Arlington Boulevard. He stated he met with Rik DiCesare, City Traffic Engineer, to discuss the possibility of a stop light at the connection between Gabriel Drive and Arlington Boulevard. There will also be traffic mitigation such as, decal lanes.

Ms. Reid asked if there was enough space for a stop light with the existing stop light at Dickinson Avenue.

Mr. Rik DiCesare, City Traffic Engineer, stated that the traffic reports are a best guess of traffic generation that are conservative in nature. This particular site will require a lot of traffic mitigation and a traffic impact study will be required. The City and NCDOT will determine the study area for the traffic impact study. The decision for an additional stop light will be determined when a site plan is submitted.

Ms. Leech spoke about the need for comprehensive traffic studies that take into account new developments.

Mr. DiCesare stated that the models are updated with new traffic counts as plans are approved.

No one spoke in opposition.

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

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

With no further business, Mr. Robinson made a motion to adjourn, seconded by Ms. Leech. Motion passed unanimously. Meeting adjourned at 6:44 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:
4/17/2018
Date time: 6:00 PM

Title of Item: Petition to Close a Portion of Glen Arthur Avenue

Explanation: **Abstract:** This item is to consider a petition to close a portion of Glen Arthur Avenue from Thirteenth Street to Fourteenth Street.

Explanation: Background: The City received a petition from Crones, LLC requesting the closure of a portion of Glen Arthur Avenue from Thirteenth Street to Fourteenth Street as shown on the attached map.

The petitioner is the owner of the property adjoining both sides of the street section requested to be closed.

Staff Comments: The petition has been reviewed by City staff and Greenville Utilities Commission (GUC). As a condition of final street closure the owner will pay all costs associated with the abandonment of any utilities in the street section to be closed, and a final plat is required to recombine all properties into one parcel.

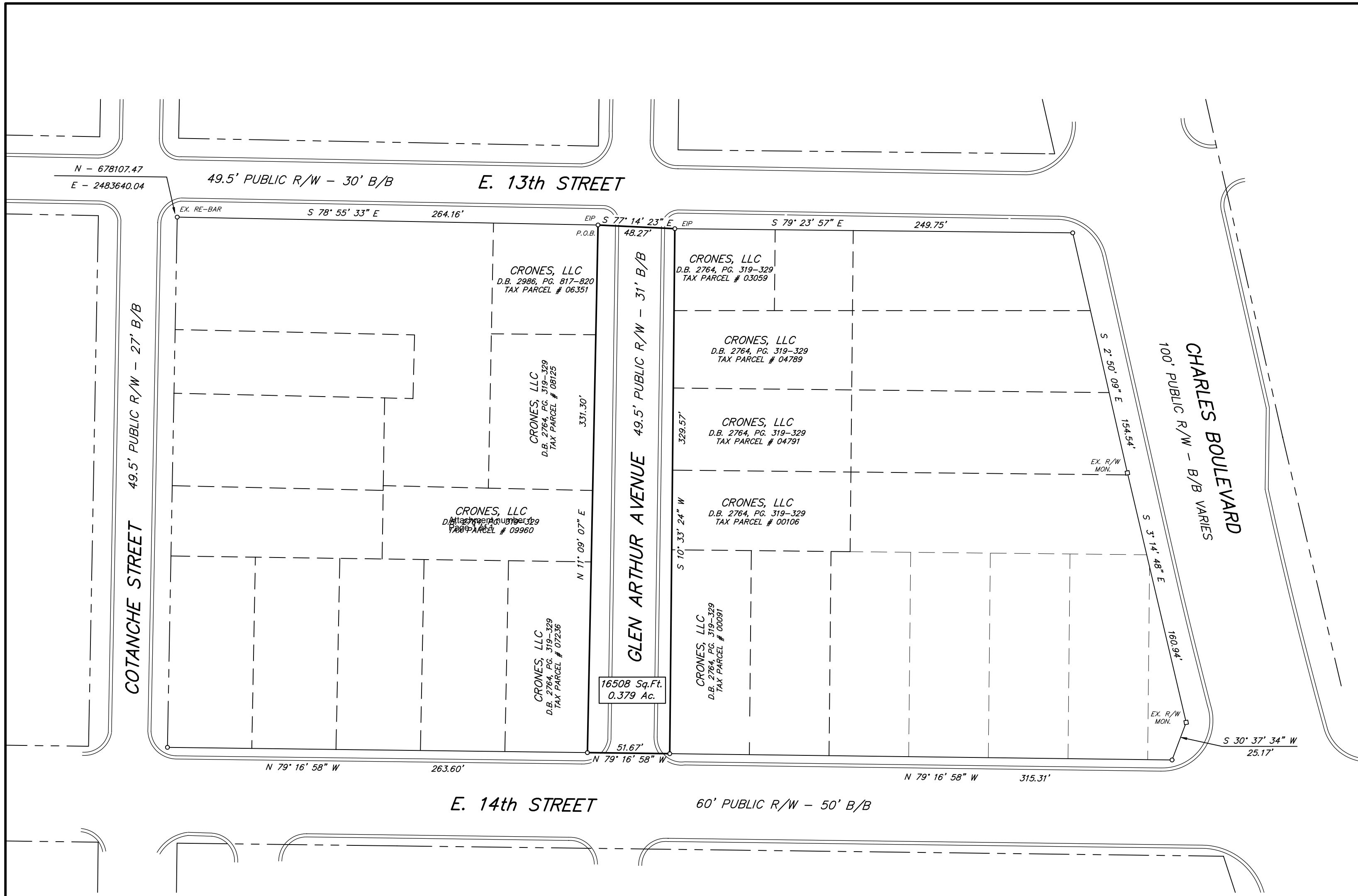
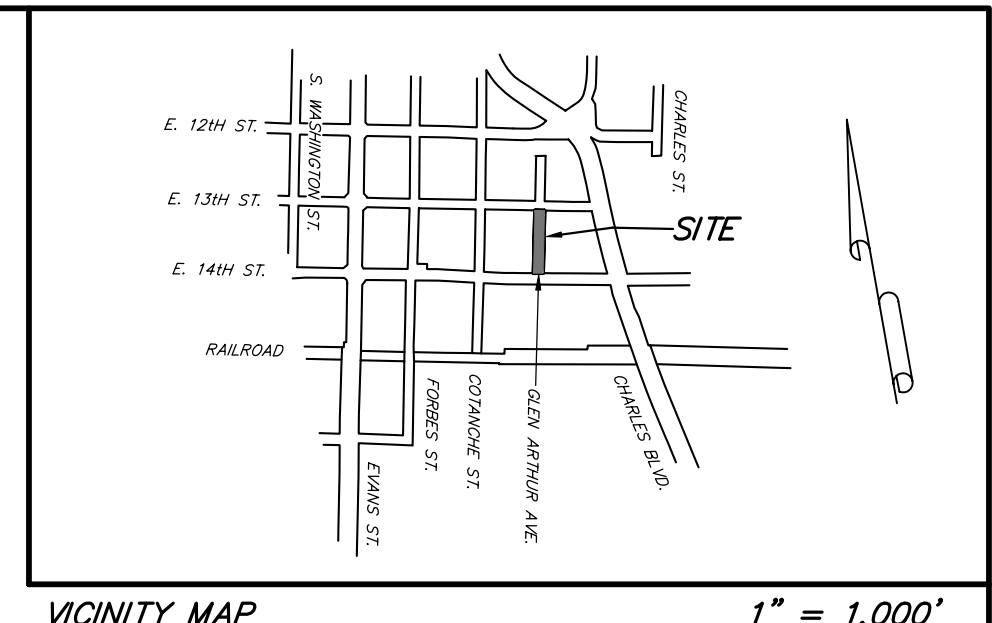
Fiscal Note: Budgeted funds for the maintenance of this street section and street lighting will no longer be required upon the effective date of the Resolution to Close by City Council. The City will no longer receive Powell Bill funds for the closed street section.

Recommendation: Recommend to City Council the closure of a portion of Glen Arthur Avenue from Thirteenth Street to Fourteenth Street.

ATTACHMENTS:

Description

Glen Arthur Map



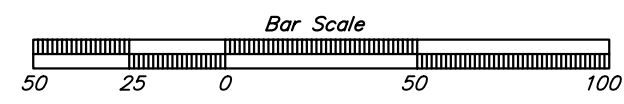
CERTIFICATION
 I, GARY S. MILLER, CERTIFY THAT UNDER MY DIRECTION AND SUPERVISION THIS MAP WAS DRAWN FROM AN ACTUAL FIELD SURVEY MADE BY MIKE PHILLIPS THAT THIS CLOSURE AS CALCULATED BY LATITUDES AND DEPARTURES IS 1: 10,000+ THAT THE BOUNDARIES NOT SURVEYED ARE SHOWN AS BROKEN LINES PLOTTED FROM DEED INFORMATION; THAT THIS MAP WAS PREPARED IN ACCORDANCE WITH GS 47-30 AS AMENDED. WITNESS MY HAND AND SEAL THIS 2nd DAY OF MARCH, 2018 A.D.

SIGNED _____
 PROFESSIONAL LAND SURVEYOR NO. L-2562

- NOTES:**
- ALL BEARINGS ARE NC GRID. ALL DISTANCES ARE HORIZONTAL GROUND MEASUREMENTS.
 - THIS PROPERTY IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA. COMMUNITY PANEL #3720468700K, EFFECTIVE DATE: 07/07/2014, ZONE X.
 - NO POINTS SET UNLESS NOTED OTHERWISE.

LEGEND:

EIP - EXISTING IRON PIPE
 R/W - RIGHT OF WAY
 B/B - BACK TO BACK
 P.O.B. - POINT OF BEGINNING



SHEET 1 OF 1

MAP FOR
 STREET CLOSING OF
GLEN ARTHUR AVENUE

BEING GLEN ARTHUR AVENUE
 BETWEEN E. 13th ST. & E. 14th ST.
 GREENVILLE, GREENVILLE TOWNSHIP
 PITT COUNTY, NORTH CAROLINA

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

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

SURVEYED: MCP	APPROVED: GSM
DRAWN: BLW	DATE: 03-02-18
CHECKED: GSM	SCALE: 1" = 50'

WO # 18019 FB # 378

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:

DEED BOOK	PAGE
DEED BOOK	PAGE
MAP BOOK	156
MAP BOOK	176
MAP BOOK	190

N.C. REG. NO. L-2562

MAYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT THE CITY COUNCIL OF THE CITY OF GREENVILLE HAS PASSED A RESOLUTION TO CLOSE _____

RESOLUTION NO. _____

SIGNED _____ MAYOR

SIGNED _____ CITY CLERK

REVIEW OFFICER

STATE OF NORTH CAROLINA
 COUNTY OF PITT

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

REVIEW OFFICER _____
 DATE _____

NORTH CAROLINA, PITT COUNTY
 I, A NOTARY PUBLIC OF THE COUNTY AND STATE AFORESAID, CERTIFY THAT GARY S. MILLER, A PROFESSIONAL LAND SURVEYOR, PERSONALLY APPEARED BEFORE ME THIS DAY AND ACKNOWLEDGED THE EXECUTION OF THE FOREGOING INSTRUMENT.

WITNESS MY HAND AND SEAL THIS _____ DAY OF _____, 20 ____.

 NOTARY PUBLIC
 MY COMMISSION EXPIRES: _____



City of Greenville, North Carolina

Meeting Date:
4/17/2018
Date time: 6:00 PM

Title of Item: Ordinance requested by AgCarolina Farm Credit to rezone 34.7+/- acres located at the southwestern corner of the intersection of NC Highway 43 N and Rock Spring Road from RA20 (Residential-Agricultural) to CN (Neighborhood Commercial).

Explanation: **Abstract:** The City has received a request from AgCarolina Farm Credit to rezone 34.7+/- acres located at the southwestern corner of the intersection of NC Highway 43 N and Rock Spring Road from RA20 (Residential-Agricultural) to CN (Neighborhood Commercial).

Required Notices:

Planning and Zoning meeting notice (property owner and adjoining property owner letter) mailed on April 3, 2018.

On-site sign(s) posted on April 3, 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 (C) at the southwestern corner of the intersection of Martin Luther King, Jr. Highway and NC Highway 43 N transitioning to traditional neighborhood, medium-high density (TNMH) to the west and traditional neighborhood, low-medium density to the south. Further, conservation/open space is recommended along Tyson's Run.

The Future Land Use Plan Map identifies certain areas for conservation/open space (COS) uses. The map is not meant to be dimensionally specific, and may not correspond precisely to conditions on the ground. When considering

rezoning requests or other development proposals, some areas classified as conservation/open space may be determined not to contain anticipated development limitations. In such cases, the future preferred land use should be based on adjacent Future Land Use Plan designations, contextual considerations, and the general policies of the comprehensive plan.

Commercial

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

Intent:

- Provide connectivity to nearby uses (paths, streets)
- 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

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)

Traditional Neighborhood, Low-Medium Density

Residential area with a mix of housing types on small lots with a single-family neighborhood appearance. 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
- Introduce neighborhood-scale commercial centers at key intersections

Primary uses:

Single-family residential
Two-family residential
Attached residential (townhomes)

Secondary uses:

Multi-family residential
Small-scale Institutional/Civic (churches and school)

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

Based on possible uses permitted by the requested rezoning, the proposed rezoning classification could generate approximately 3,964 trips to and from the site on NC Highway 43 N, which is a net increase of 2,969 additional trips per day.

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

History/Background:

In 2001, the subject property was incorporated into the City's extra-territorial jurisdiction (ETJ) and zoned RA20 (Residential-Agricultural).

Present Land Use:

Farmland

Water/Sewer:

Water is available in the right-of-way of NC Highway 43 N. Sanitary sewer is not currently available.

Historic Sites:

There are no known effects on designated sites.

Environmental Conditions/Constraints:

Tyson's Run runs along the southern property line of the subject property.

Surrounding Land Uses and Zoning:

North: OR - Springshire Retirement and RA20 - one (1) single-family residence and farmland

South: RA20 - Farmland

East: RA20 - Farmland and CH - Future site of Greenville Utilities Commission Operations Center

West: RA20 - Farmland

Density Estimates:

Under the current zoning, the site could accommodate 94-104 single-family lots.

Under the proposed zoning, the site could accommodate 220,000 +/- square foot mixed use development including: one (1) conventional restaurant (5,600 sq. ft.), and office/ bank uses.

The anticipated build-out is 1-2 years.

Fiscal Note:

No cost to the City.

Recommendation:

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

"In general compliance with the comprehensive plan" should be construed as meaning the requested zoning is recognized as being in a transition area and that the requested zoning (i) is currently contiguous, or is reasonably anticipated to be contiguous in the future, to specifically recommended and desirable zoning of like type, character or compatibility, (ii) is complementary with objectives specifically recommended in the Horizons Plan (or addendum to the plan), (iii) is not anticipated to create or have an unacceptable impact on adjacent area properties or travel ways, and (iv) preserves the desired urban form. It is recognized that in the absence of more detailed plans, subjective decisions must be made concerning the scale, dimension, configuration, and location of the requested zoning in the particular case. Staff is not recommending approval of the requested zoning; however staff does not have any specific objection to the requested zoning.

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

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

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

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

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

ATTACHMENTS:

Description

Attachments

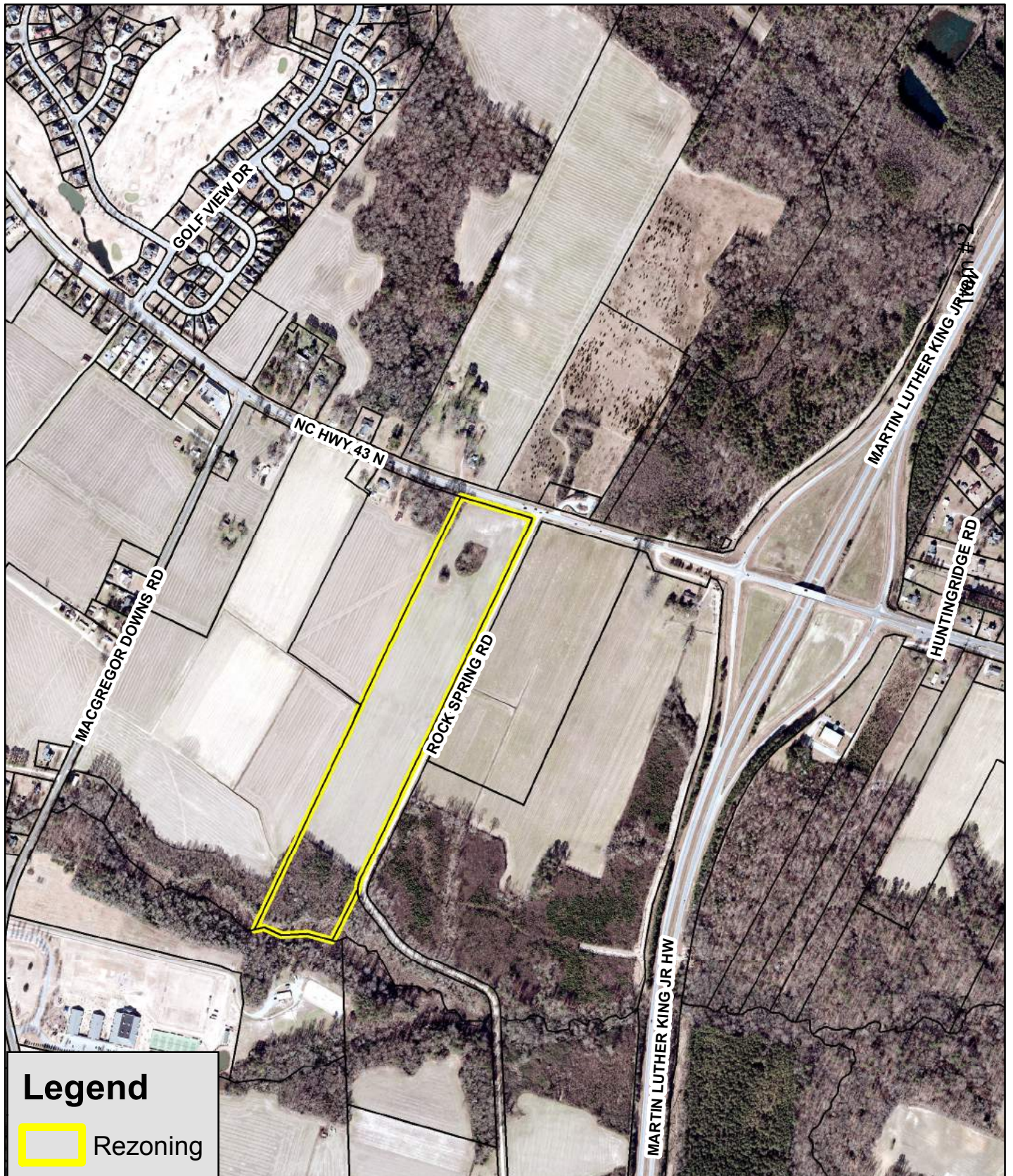
AgCarolina Farm Credit

From: RA20

To: CN

Acres: 34.7+/-

April 3, 2018



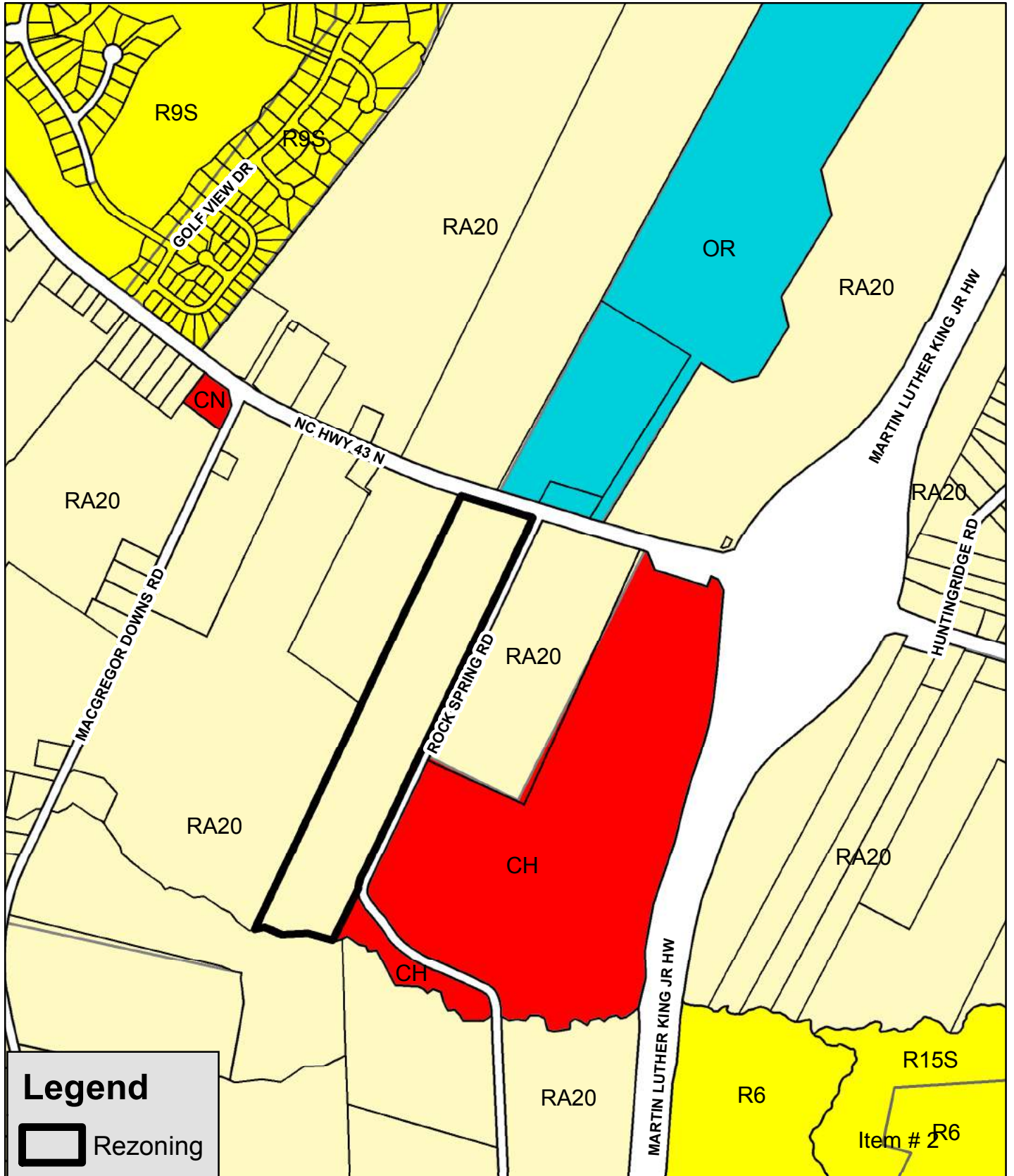
AgCarolina Farm Credit

From: RA20

To: CN

Acres: 34.7+/-

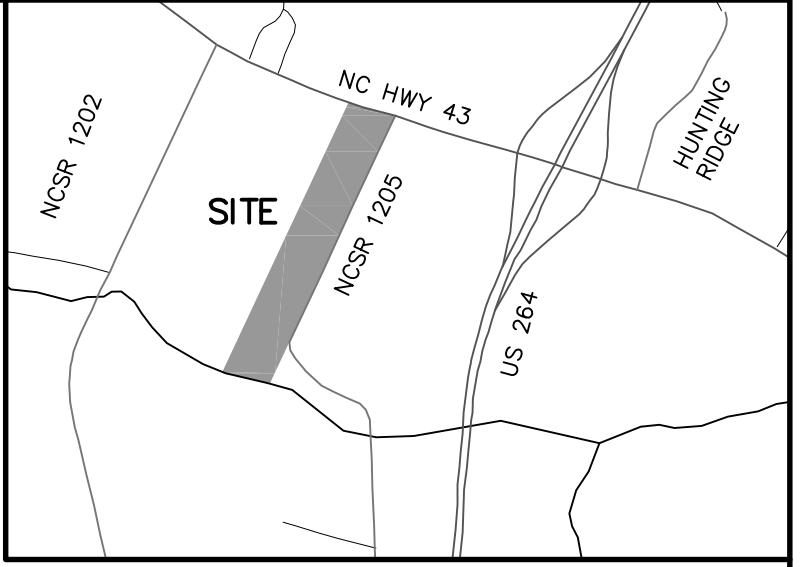
April 3, 2018



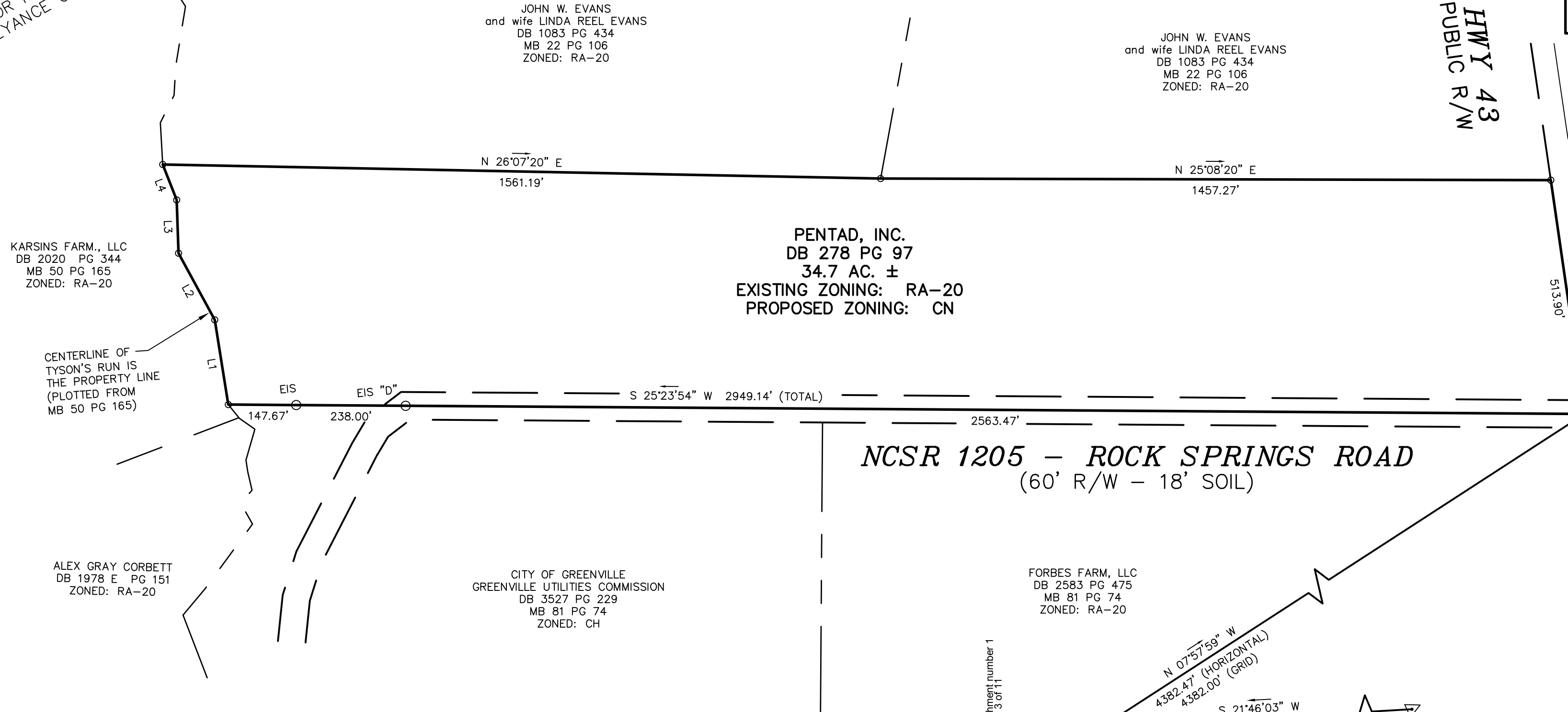


PRELIMINARY
NOT FOR RECORDATION
CONVEYANCE OR SALES

NOTE :
COMBINED SCALE FACTOR = 0.99989185
ALL DISTANCES ARE HORIZONTAL
GROUND MEASUREMENTS IN FEET
AND DECIMALS THEREOF UNLESS
NOTED OTHERWISE.
ALL COORDINATES SHOWN ARE RELATIVE TO
NAD 83/2011 COORDINATE ADJUSTMENTS.



VICINITY MAP



PENTAD, INC.
DB 278 PG 97
34.7 AC. ±
EXISTING ZONING: RA-20
PROPOSED ZONING: CN

NCSR 1205 - ROCK SPRINGS ROAD (60' R/W - 18' SOIL)

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 AE AND IS PARTIALLY LOCATED IN A SPECIAL FLOOD HAZARD AREA AS TAKEN FROM N.F.I.P. RATE MAP DATED JULY 14, 2014 COMMUNITY PANEL 3720466800K.
- 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.

LEGEND

- EIP = EXISTING IRON PIPE
- EIS = EXISTING IRON STAKE
- R/WD = RIGHT-OF-WAY DISK
- = NO POINT SET
- = NOT TO SCALE

REZONING PLAT FOR AGCAROLINA FARM CREDIT

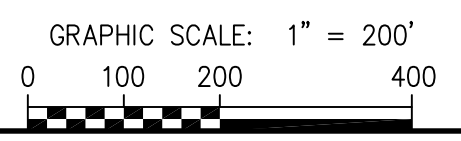
CITY OF GREENVILLE DATE
PITT COUNTY NORTH CAROLINA

OWNER : PENTAD INC.
ADDRESS : 5441 ADRIAN RAOD WILSON, NC 27896
PHONE : ?

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:

SURVEYED : GDF	PROJECT # :
DRAWN BY : WBH	DATE : DATE
CHECKED : WBH	SCALE : 1" = 200'

THE EAST GROUP
324 S. EVANS ST. SUITE 311
GREENVILLE, NC 27834 RALEIGH, NC 27607
(252) 758-3746 (919) 784-9330
CORPORATE LICENSE NO. C0206 (919) 784-9330
Engineering • Architecture • Surveying • Technology



1. WILLIAM B. HILLIARD, PROFESSIONAL LAND SURVEYOR NO. L-4509, CERTIFY TO ONE OR MORE OF THE FOLLOWING AS INDICATED THUS: OR :
 - 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.

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: MARCH 2017 & MARCH 2018
DATUM/EPOCH: NAD 83 (2011)
PUBLISHED/FIELD CONTROL MONUMENTS USED: VERA & JEROME
GEIOD MODEL: GEIOD99
COMBINED GRID FACTOR: 0.99989185
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 DATE DAY OF MONTH, 2015.

PRELIMINARY
NOT FOR RECORDATION
CONVEYANCE OR SALES

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

Case No: 18-11

Applicant: Ag Carolina Farm Credit

Property Information

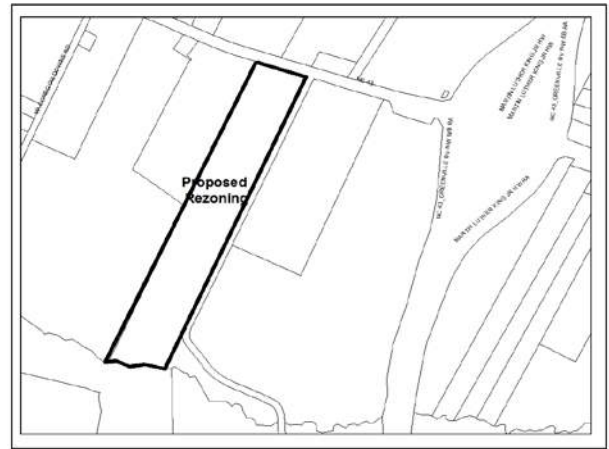
Current Zoning: RA20 (Residential-Agricultural)

Proposed Zoning: CN (Neighborhood Commercial)

Current Acreage: 34.7 acres

Location: NC 43, west of US 264 bypass

Points of Access: NC 43



Location Map

Transportation Background Information

1.) NC 43- State maintained

	<u>Existing Street Section</u>	<u>Ultimate Thoroughfare Street Section</u>
Description/cross section	2-lane with paved shoulders	4-lane with median
Right of way width (ft)	100	100
Speed Limit (mph)	55	no change
Current ADT:	10,200 (*)	UltimateDesign ADT: 49,000 vehicles/day (**)
Design ADT:	16,400 vehicles/day (**)	
Controlled Access	No	
Thoroughfare Plan Status:	Major Thoroughfare	

Other Information: There are sidewalks along NC 43 that service this property.

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

Transportation Improvement Program Status: No planned improvements.

Trips generated by proposed use/change

Current Zoning: 995 -vehicle trips/day (*) **Proposed Zoning: 3,964** -vehicle trips/day (*)

Estimated Net Change: increase of 2969 vehicle trips/day (assumes full-build out)

(* - These volumes are estimated and based on an average of the possible uses permitted by the current and proposed zoning.)

Impact on Existing Roads

The overall estimated trips presented above are distributed based on current traffic patterns. The estimated ADTs on NC 43 are as follows:

1.) NC 43 , West of Site (40%): **“No build” ADT of 10,200**

Estimated ADT with Proposed Zoning (full build) – 11,786
 Estimated ADT with Current Zoning (full build) – 10,598
Net ADT change = 1,188 (11% increase)

Case No: 18-11

Applicant: Ag Carolina Farm Credit

2.) NC 43 , East of Site (60%):

“No build” ADT of 10,200

Estimated ADT with Proposed Zoning (full build) – 12,578

Estimated ADT with Current Zoning (full build) – 10,797

Net ADT change = 1,781 (16% increase)

Staff Findings/Recommendations

Based on possible uses permitted by the requested rezoning, the proposed rezoning classification could generate 3964 trips to and from the site on NC 43, which is a net increase of 2969 additional trips per day.

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

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		
CN (NEIGHBORHOOD 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)
(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
	e.	Medical, dental, ophthalmology or similar clinic, not otherwise listed
(8) Services		
	e.	Barber or beauty salon
	f.	Manicure, pedicure or facial salon
	o.	Church or place of worship (see also section 9-4-103)
	u.	Art studio including art and supply sales
	x.	Dance studio
	hh.	Exercise and weight loss studio; indoor only
	kk.	Launderette; household users
	ll.	Dry cleaners; household users
(9) Repair - None		
(10) Retail Trade		
	d.	Pharmacy
	e.	Convenience store (see also gasoline sales)
	h.	Restaurant; conventional
(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		
CN (NEIGHBORHOOD COMMERCIAL) - SPECIAL USES		
(1) General - None		
(2) Residential - None		
(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
aa.	Catering service including food preparation (see also restaurant; conventional and fast food)
(9) Repair	
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)
i.	Restaurant; fast food
j.	Restaurant and/or dining and entertainment establishment; regulated outdoor activities
u.	Pet shop (see also animal boarding; outside facility)
(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.



City of Greenville, North Carolina

Meeting Date:
4/17/2018
Date time: 6:00 PM

Title of Item: Ordinance requested by the County of Pitt to rezone 9.860 acres located between the Pitt County Landfill and the Southwest Bypass and north of the Norfolk Southern Railroad from RA20 (Residential-Agricultural) to I (Industry).

Explanation: **Abstract:** The City has received a request from the County of Pitt to rezone 9.860 acres located between the Pitt County Landfill and the Southwest Bypass and north of the Norfolk Southern Railroad from RA20 (Residential-Agricultural) to I (Industry).

Required Notices:

Planning and Zoning meeting notice (property owner and adjoining property owner letter) mailed on April 3, 2018.
On-site sign(s) posted on April 3, 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 industrial/logistics (IL) along the western right-of-way of the Southwest Bypass between Stantonsburg Road and the Norfolk Southern Railroad transitioning to potential conservation/open space (COS) to the north and east.

The Future Land Use Map identifies certain areas for conservation/open space uses. The map is not meant to be dimensionally specific, and may not correspond precisely with conditions on the ground. When considering rezoning requests or other development proposals, some areas classified as conservation/open space may be determined not to contain anticipated

development limitations. In such cases, the future preferred land use should be based on adjacent Land Use Plan designations, contextual considerations, and the general policies of the comprehensive plan.

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

Based on the analysis comparing the existing zoning (335 daily trips) and requested rezoning, the proposed rezoning classification would generate less trips (293 daily trips) to and from the site on Stantonsburg Road. Since the traffic analysis for the requested rezoning indicates that the proposal would generate less traffic than the existing zoning, a traffic volume report was not generated.

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

History/Background:

In 2001, the subject property was part of a large-scale extra-territorial jurisdiction (ETJ) extension and was zoned RA20 (Residential-Agricultural).

Present Land Use:

Vacant

Water/Sewer:

Water and sanitary sewer are located in the right-of-way of Woodridge Park Drive.

Historic Sites:

There are no known effects on designated sites

Environmental Conditions/Constraints:

There are no known effects on the designated area.

Surrounding Land Uses and Zoning:

North: OR - Vacant

South: I - Pitt County Landfill (under common ownership of applicant)

East: IU - Pitt County Landfill and collection site on Stantonsburg Road (under common ownership of applicant)

West: RA20 - Vacant

Density Estimates:

Under the current zoning, the site could accommodate no more than 35 single-family lots.

Under the proposed zoning, staff would anticipate the site to accommodate 69,150 – 76,800 square feet of lime distribution.

The anticipated build-out is 1-2 years.

Fiscal Note:

No cost to the City.

Recommendation:

In staff's opinion, the request is in compliance with Horizons 2026: Greenville's Community Plan and the Future Land Use and Character 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 amendment, 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 amendment, to advise that it is inconsistent with the comprehensive plan, there is a more appropriate zoning classification, and to adopt the staff report which addresses plan consistency."

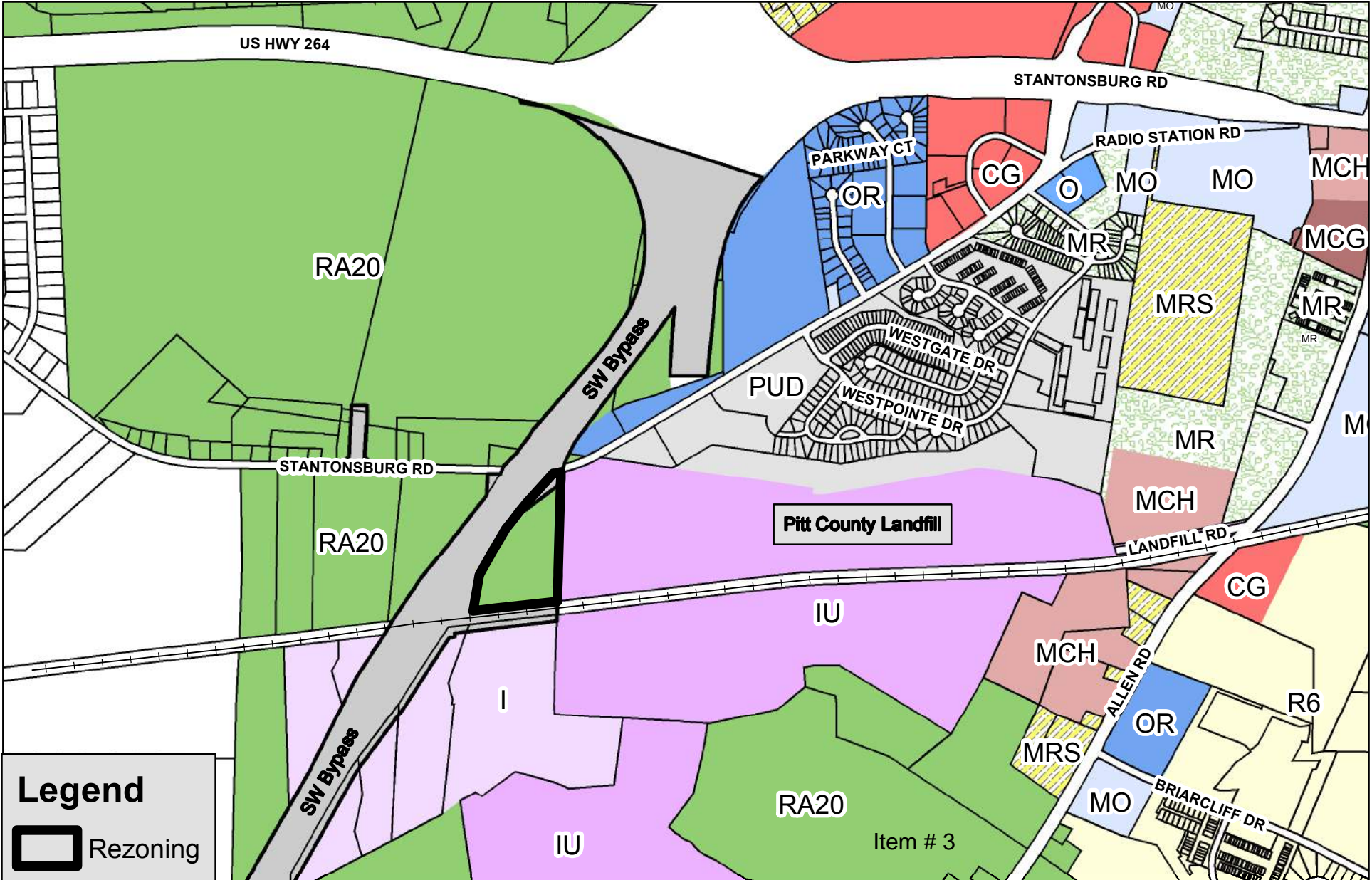
Note: In addition to the other criteria, the Planning and Zoning Commission and City Council shall consider the entire range of permitted and special uses for the existing and proposed zoning districts as listed under Title 9, Chapter 4, Article D of the Greenville City Code.

ATTACHMENTS:

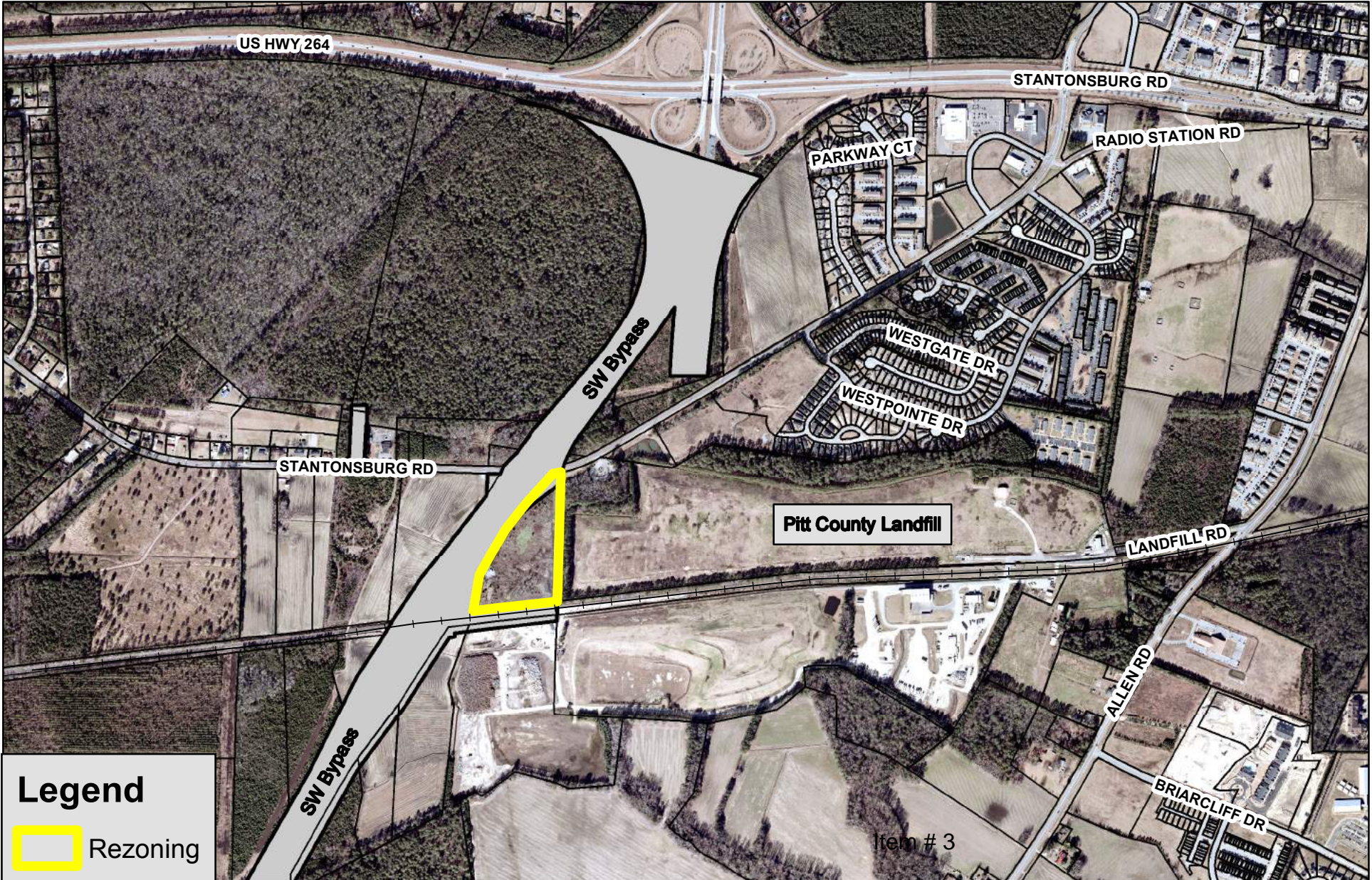
Description

Attachments

County of Pitt
From: RA20
To: I
Acres: 9.860
April 3, 2018



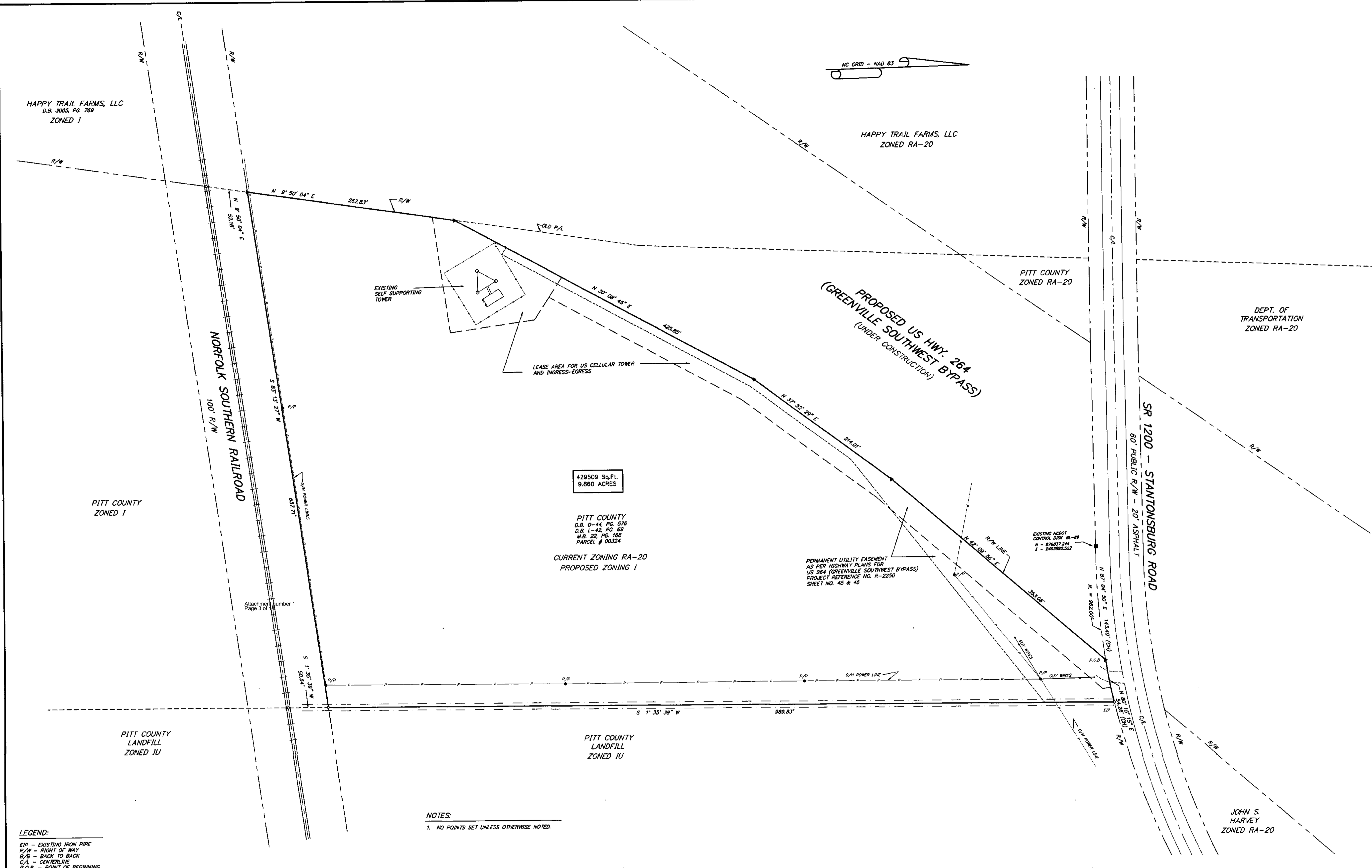
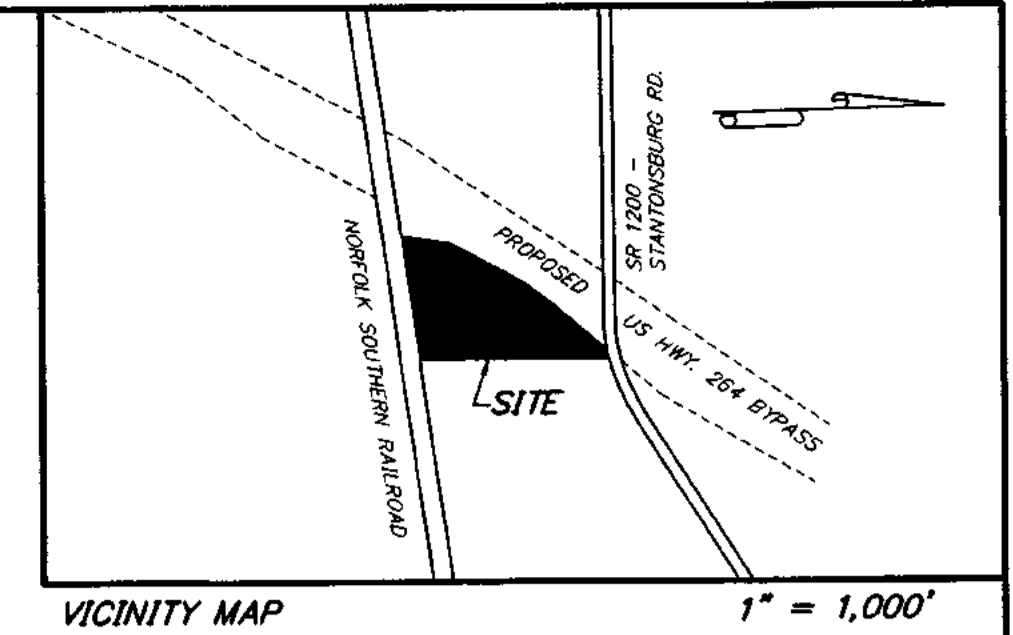
County of Pitt
From: RA20
To: I
Acres: 9.860
April 3, 2018



Legend

 Rezoning

Item # 3



LEGEND:
 EIP - EXISTING IRON PIPE
 R/W - RIGHT OF WAY
 B/B - BACK TO BACK
 C/L - CENTERLINE
 P.O.B. - POINT OF BEGINNING
 ▲ - NCDOT R/W POINTS (NOT SET AT THIS TIME)

NOTES:
 1. NO POINTS SET UNLESS OTHERWISE NOTED.

REZONING MAP FOR
COUNTY OF PITT
DRAFT
 TAX PARCEL #00324
 ARTHUR TOWNSHIP
 PITT COUNTY, NORTH CAROLINA

OWNER(S) COUNTY OF PITT
 ADDRESS 1717 W. 5th ST., GREENVILLE, NC 27834
 PHONE 252-902-1000

GARY S. MILLER & ASSOCIATES, P.A.
 LAND SURVEYORS
 1803 South Charles Blvd.
 Greenville, N.C. 27838
 Phone (252) 756-7878
 Fax (252) 756-0785
 License # C-0225

SURVEYED: GSM
 DRAWN: GSM/BLW
 CHECKED: GSM

APPROVED: GSM
 DATE: 02-21-18
 SCALE: 1" = 60'

Bar Scale
 0 60 120

REFERENCE:
 DEED BK. 205, PG. 805
 DEED BK. 147, PG. 820
 TAX PARCEL # 00324

I, Gary S. Miller, certify to the following:
 This survey is of an existing parcel or parcels of land and does not create a new street or change an existing street;
 that this map was drawn under my supervision from an actual survey made under my supervision (deed description recorded in Book 205, Page 805, or other reference source _____); that the boundaries not surveyed are indicated as drawn from information in Book _____, Page _____, or other reference source SEE REF.; that the ratio of precision or positional accuracy is 1:10,000+; and that this map meets the requirements of The Standards of Practice for Land Surveying in North Carolina (21 NCAC 56.1600).
 Witness my hand and seal this 21st day of FEBRUARY, 2018.

Signed _____
 Professional Land Surveyor No. L-2562

GARY S. MILLER
 PROFESSIONAL LAND SURVEYOR
 SEAL
 L-2562

LEGEND:
 EIP - EXISTING IRON PIPE
 R/W - RIGHT OF WAY
 B/B - BACK TO BACK
 C/L - CENTERLINE
 P.O.B. - POINT OF BEGINNING
 ▲ - NCDOT R/W POINTS (NOT SET AT THIS TIME)

C/L - CENTERLINE
 R/W - RIGHT OF WAY
 B/B - BACK TO BACK
 C/L - CENTERLINE
 P.O.B. - POINT OF BEGINNING
 ▲ - NCDOT R/W POINTS (NOT SET AT THIS TIME)

P.P. - POWER POLE
 O/H - OVERHEAD
 D/I - DROP INLET
 M.B. - MINIMUM BUILDING LINE
 T/P - TELEPHONE PESTAL
 E/T - ELECTRICAL TRANSFORMER
 E/V - ELECTRICAL VAULT
 F/H - FIRE HYDRANT

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	
I (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
	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.	Livestock sales pavilion, auditorium, yard, distribution or transhipment facility
	j.	Quarrying, mining, excavation and works including material storage and distribution; sand, stone gravel
	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
	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)
	gg.	Vocational rehabilitation center
	nn.	Industrial laundries
(9) Repair		
	a.	Major repair; as an accessory or principal use

	b.	Minor repair; as an accessory or principal use
	c.	Upholsterer; automobile, truck, boat, or other vehicle, trailer or van
	d.	Upholsterer; furniture
	e.	Furniture refinishing, stripping, or repair facility
	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
	dd.	Industrial implement, machinery or tool 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
	e.	Mobile home repair or rework facility; no sales allowed
	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
	l.	Warehouse or mini-storage warehouse, commercial or industrial; including outside storage
	m.	Warehouse; accessory to approved commercial or industrial uses within the
	n.	Petroleum (bulk) storage facility; excluding retail sales
	o.	Feed and grain elevator, mixing, redrying, storage or sales facility
	p.	Tobacco redrying or processing plant
	q.	Fertilizer or lime manufacture or bulk storage
	r.	Manufacturing of acid, toxic chemicals or other hazardous materials or explosive products not otherwise listed
	s.	Manufacture of nonhazardous products; general, including nonhazardous and nontoxic chemicals and/or materials not otherwise listed
	t.	Manufacture of nonhazardous medical supplies or medical products, including distribution
	u.	Tire recapping or retreading plant
	v.	Bottling or packing plant for nonhazardous materials or products
	w.	Bottling or packing plant for hazardous, flammable or explosive materials or products
	y.	Recycling collection station or facilities
	z.	Metallurgy, steel fabrication, welding
	aa.	Meat, poultry, or fish processing or packing plant
	bb.	Slaughterhouse
	cc.	Manufacture of pharmaceutical, biological, botanical, medicinal, and cosmetic products, and related materials
(15) Other Activities (not otherwise listed - all categories) - None		
I (INDUSTRY) - 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		
	f.	Correctional facility
(5) Agricultural/Mining		
	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
	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)
(9) Repair - None		
(10) Retail Trade		
	j.	Restaurant and/or dining and entertainment establishment; regulated outdoor activities
(11) Wholesale/Rental/Vehicle-Mobile Home Trade - None		
	g.	Mobile home sales including accessory mobile home office
(12) Construction - None		
(13) Transportation - None		
(14) Manufacturing/Warehousing		
	f.	Junkyard, automobile graveyard or materials reclamation facility
	x.	Sanitary landfill or incinerator; public or private
(15) Other Activities (not otherwise listed - all categories)		
	c.	Other activities; commercial services not otherwise listed
	e.	Other activities; industrial uses 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.

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

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



City of Greenville, North Carolina

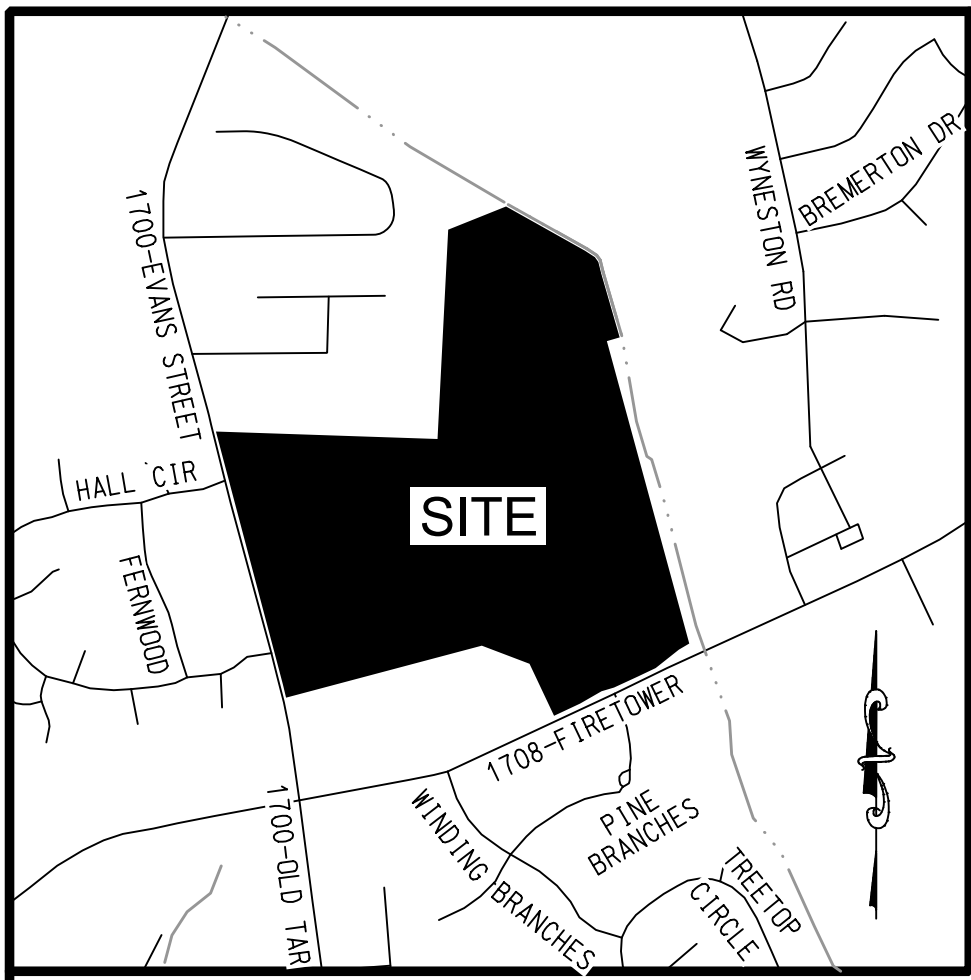
Meeting Date:
4/17/2018
Date time: 6:00 PM

-
- Title of Item:** Request by Bill Clark Homes of Greenville, LLC, to revise an existing preliminary plat. The proposed plat is titled "Paramore Farms Cluster Revised". The subject property is located north of Donald Drive and east of Live Oak Lane and is further identified as Tax Parcel 68318. The preliminary plat consists of 50 lots totaling 15.3 acres.
- Explanation:** This is a proposed revision to a preliminary plat that was originally approved by the Planning and Zoning Commission in August of 2004. The original plat contained 166 single family residential lots and 3 offices lots on 99.21 acres. The requested revision is to increase the number of single family residential lots in phases 4 and 5 from 26 lots to 50 lots and to reserve an additional 4.59 acres of common area. A stormwater detention pond is also proposed to serve the new development. If approved the total number of lots will increase to 190 single family residential lots and 3 office lots.
- 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 Technical Review Committee has reviewed the preliminary plat and has determined that it meets all technical requirements.
-

ATTACHMENTS:

Description

Preliminary Plat Map



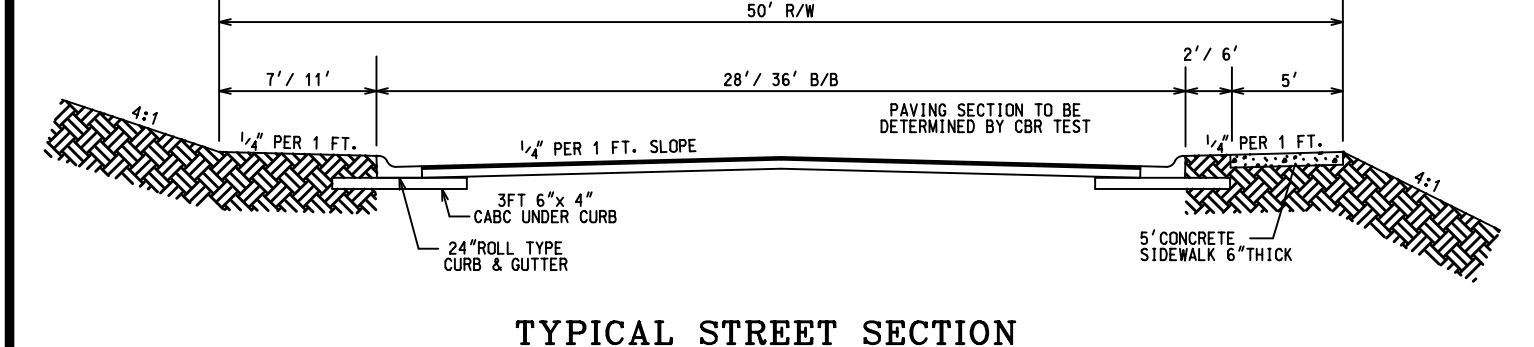
VICINITY MAP
1" = 1000'

- NOTES:
- CONSTRUCTION PLANS SHALL BE APPROVED BY GREENVILLE UTILITIES COMMISSION (GUC) AND THE CITY OF GREENVILLE PRIOR TO THE CONSTRUCTION OF ANY SANITARY SEWER OR STORM DRAINAGE.
 - ALL REQUIRED IMPROVEMENTS SHALL CONFORM TO THE CITY OF GREENVILLE MANUAL OF STANDARD REQUIREMENTS AND DETAILS AND THE MANUAL FOR THE DESIGN AND CONSTRUCTION OF WATER AND WASTEWATER SYSTEM EXTENSIONS FOR GUC.
 - ALL LOTS SHALL EQUAL OR EXCEED THE MINIMUM DEVELOPMENT STANDARDS OF THE CITY OF GREENVILLE ZONING ORDINANCE.
 - SANITARY SEWER, WATER AND ELECTRICAL SERVICE PROVIDED BY GREENVILLE UTILITIES COMMISSION.
 - EROSION CONTROL PLAN APPROVAL REQUIRED PRIOR TO CONSTRUCTION.
 - ALL UTILITIES SHALL BE INDICATED AND DEPTH SHALL BE DETERMINED BY BOUNDARY AND TOPOGRAPHIC SURVEY BY PARKER AND ASSOCIATES.
 - STORM DRAINAGE TOTALS ARE APPROXIMATE; SIZES WILL BE FINALIZED ON THE CONSTRUCTION PLANS.
 - HYDRAULIC ANALYSIS OF THE WATER MAIN IS REQUIRED TO EVALUATE FLOW.
 - ALL DITCHES WHICH REQUIRE LESS THAN OR EQUAL TO 48" W/3" SHALL BE PIPED SEWER MAIN AND OUTLET AREAS FEES HAVE NOT BEEN PAID FOR THIS SITE AND ARE REQUIRED TO BE PAID TO GREENVILLE UTILITIES COMMISSION PRIOR TO ANY ACCEPTANCE OF ANY UTILITY IMPROVEMENTS.
 - PROJECT IS LOCATED WITHIN THE 100 YEAR FLOOD PLAIN AS DETERMINED BY THE NATIONAL FLOOD INSURANCE PROGRAM, FIRM 37204B000K, DATED JULY 7, 2014.
 - OPEN SPACE IS TO BE PERPETUALLY OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION AND IS ACCESSIBLE BY THE 20' DRAINAGE/ACCESS EASEMENT BETWEEN LOTS 338 & 186. THESE AREAS SHALL BE CAPABLE OF BEING USED AND ENJOYED FOR PURPOSES OF INFORMAL AND UNSTRUCTURED RECREATION AND RELAXATION OR FOR HOBBY CULTURE IF NOT DEVOTED TO OTHER ALLOWABLE USES.
 - THE OWNER SHALL PRESUMABLY TO THE SUBDIVISION REGULATIONS, CAUSE A FINAL PLAT TO BE RECORDED IN THE PITT COUNTY REGISTER OF DEEDS WHICH CLEARLY DESCRIBES THE OPEN SPACES AND CONDITIONS THEREOF, PRIOR TO THE ISSUANCE OF ANY BUILDING PERMITS.
 - STORM DRAINAGE EASEMENT IS 15' IN WIDTH AND CENTERED OVER THE GAS LINES AS INSTALLED.
 - NO PERMANENT STRUCTURES, INCLUDING BUT NOT LIMITED TO SUBDIVISION SIGNAGE, FENCES OR STORAGE BUILDINGS, SHALL BE CONSTRUCTED OR LOCATED IN ANY DRAINAGE EASEMENT SHOWN ON THIS PLAT WITHOUT PRIOR APPROVAL FROM THE CITY OF GREENVILLE. WORK SHALL BE REPAIR WORK ENCROACHMENT AGREEMENTS WITH THE CITY OF GREENVILLE ARE REQUIRED FOR ANY SIGNS OR LANDSCAPING LOCATED WITHIN THE RIGHT OF WAYS OF THE PUBLIC STREETS.
 - THE REQUIRED COMMON AREA/OPEN SPACE DEDICATION IS THE MINIMUM OF THE AMOUNT EACH LOT WAS REDUCED BELOW THE MINIMUM LOT SIZE OR A MINIMUM OF 10% OF THE GROSS AREA OF THE RESIDENTIAL DEVELOPMENT. THE TOTAL LOT SIZE REDUCTIONS FOR THE DEVELOPMENT IS 0.5766 ACRES WHILE 15% OF THE TOTAL GROSS RESIDENTIAL ACRES IS 0.7238 ACRES. 14.0587 ACRES WHICH IS THE MINIMUM SIZE ACRES ALLOWED FOR THE COMMON AREA. A TOTAL OF 26.6894 ACRES IS PROPOSED FOR THE OPEN SPACE AND CITY OF GREENVILLE (PARAMORE PARK) DONATION.
 - STORMWATER DETENTION IS BEING REQUIRED BY THE CITY OF GREENVILLE FOR THE REVISED SMALL LOTS (LOTS 10-24, 26-35, AND 170-193). NUTRIENT TREATMENT IS NOT REQUIRED FOR THE PROPOSED LOTS DUE TO VESTED RIGHTS BUT A 30% REDUCTION IN NITROGEN WILL BE REQUIRED FOR THE SIXTH PHASE DUE TO THE LIMITATIONS NEEDED WITHIN THE RIPARIAN BUFFER IN ORDER TO PROVIDE AN OUTLET PIPE FOR THE PROPOSED DETENTION POND TO THE EXISTING FORK SWAMP CANAL. MAXIMUM RESIDENTIAL DENSITY SHALL NOT EXCEED THAT WHICH WOULD NORMALLY BE PERMITTED UNDER SINGLE FAMILY STANDARDS WITHIN THE PREVAILING ZONING DISTRICT ON A NET AREA BASIS. PUBLIC STREETS AND RIGHT OF WAYS DO NOT COUNT TOWARDS THE NET AREA.
 - MAXIMUM ALLOWABLE NUMBER OF LOTS IS BASED UPON CALCULATIONS AS SHOWN IN THE CHART BELOW.

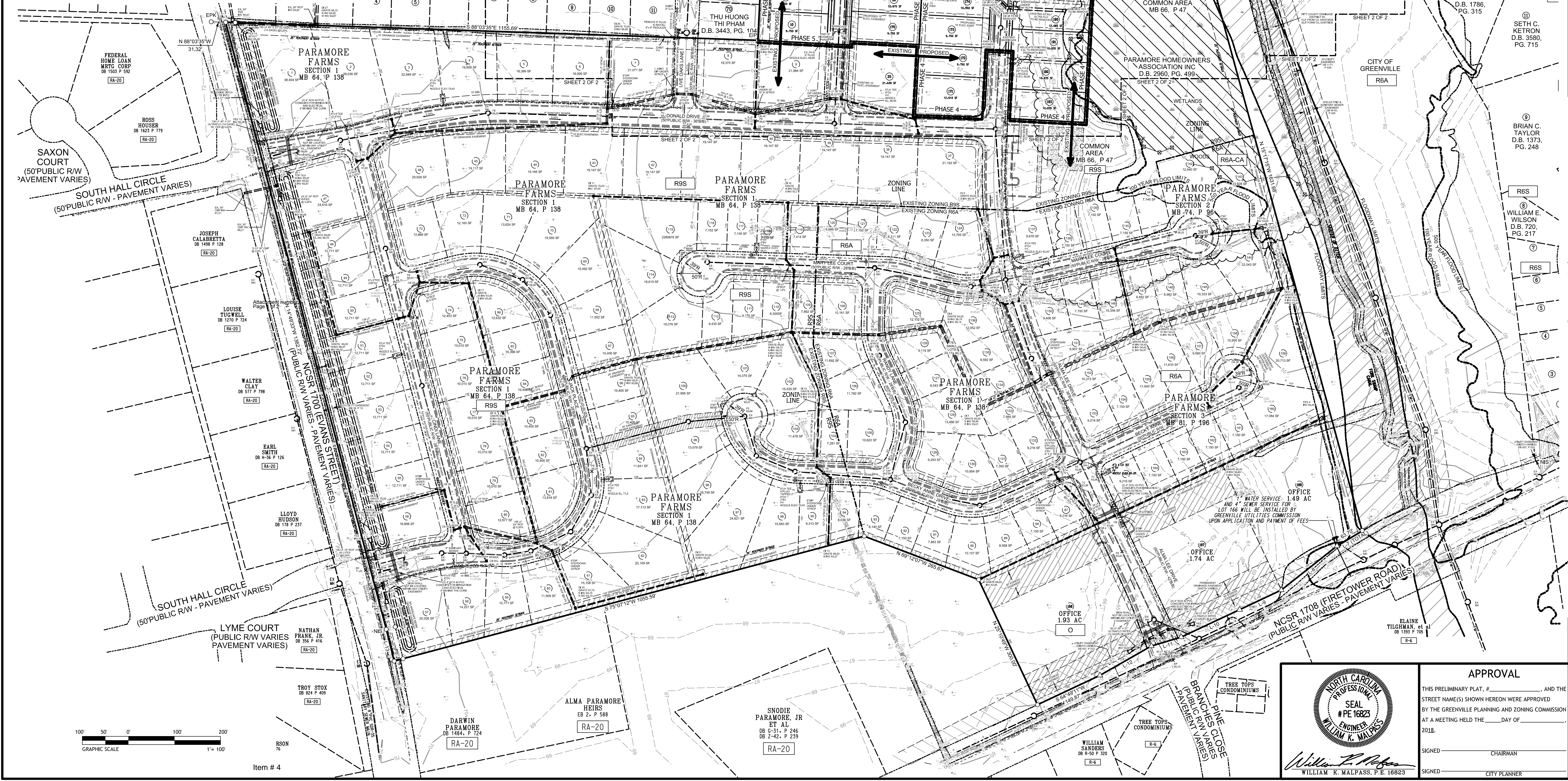
ZONING	GROSS AREA (ACRES)	R/W AREA (ACRES)	NET AREA (ACRES)	MINIMUM LOT SIZE (SQ FT)	MAXIMUM NUMBER OF ALLOABLE LOTS
R6A	32.0960	3.55	28.5460	6000	207
R9S	61.6278	7.96	53.6678	9000	260
TOTAL	93.7238	11.51	82.2138		467*

* ACTUAL NUMBER OF LOTS IN PROPOSED PROJECT IS 190 WHICH IS LESS THAN THE MAXIMUM ALLOWABLE 467 LOTS

NO CONSTRUCTION IS ALLOWED WITHIN ANY CONSERVATION OVERLAY AREAS.



TYPICAL STREET SECTION
MINIMUM GRADE FOR ROLLED CURB 0.5%



SITE DATA - TOTAL PROJECT

PARCEL NUMBERS	68318
TAX MAP NUMBERS	4686.17
CURRENT ZONING	R-9S, R-6A, 0
RESIDENTIAL DEVELOPMENT (CLUSTER TOTAL INCLUDING DEDICATED COMMON AREA)	
AREA	93.7238 AC
NUMBER OF LOTS	190
LINEAR FEET IN STREETS	9346 FT
AREA IN STREETS	11.51 AC
LOT SIZE REDUCTIONS BELOW STANDARD ZONING MINIMUMS	0.5766 AC
AREA IN OPEN SPACES/RECREATION, ETC.	
COMMON AREA 1A EXISTING	6.6944 AC
COMMON AREA 1B PROPOSED	4.5966 AC
COMMON AREA 2 (CITY OF GREENVILLE DONATION/PARAMORE PARK)	15.2671 AC
COMMON AREA TOTAL	26.6894 AC
COMMON AREA INSIDE STORM WATER DETENTION POND AREA	0.9122 AC
TOTAL COMMON AREA WITHIN FLOODWAY ZONE	(21.7%) 5.80 AC
MINIMUM REQUIRED OPEN SPACE FOR RESIDENTIAL CLUSTER 15% OF GROSS RESIDENTIAL ACREAGE	14.0586 AC
OFFICE SECTION (TOTAL)	
AREA	5.4918 AC
NUMBER OF LOTS	3
LINEAR FEET IN STREETS	234 FT
AREA IN STREETS	0.42 AC
TOTAL AREA	99.2156 AC

SITE DATA
RESIDENTIAL CLUSTER SECTIONS

EXISTING LARGE LOT SECTION (LOTS 1-9, 25, 37-46)	
ZONING	R-9S
AREA	13.1538 AC
NUMBER OF LOTS	21
LINEAR FEET IN STREETS	2,325 FT
AREA IN STREETS	2.62 AC
EXISTING MEDIUM LOT SECTION (LOTS 47-86)	
ZONING	R-9S
AREA	14.4014 AC
NUMBER OF LOTS	40
LINEAR FEET IN STREETS	2,093 FT
AREA IN STREETS	2.41 AC
EXISTING SMALL LOT SECTION (LOTS 87-165)	
ZONING	R6A/R-9S
AREA	24.1724 AC
NUMBER OF LOTS	79
LINEAR FEET IN STREETS	4,439 FT
AREA IN STREETS	4.44 AC
PROPOSED SMALL LOT SECTION (PHASES 4 AND 5, LOTS 10-24, 26-36, 170-193)	
ZONING	R-9S
AREA	15.3073 AC
NUMBER OF LOTS	50
LINEAR FEET IN STREETS	1,489 FT
AREA IN STREETS	2.04 AC

LEGEND

○	PROPOSED CLEAN OUT	TC	TOP OF CURB
○	EXISTING CLEAN OUT	TP	TOP OF PAVEMENT
○	EXISTING MANHOLE	TSW	TOP OF SIDEWALK
○	EXISTING SANITARY SEWER MAIN	TB	TOP OF BANK
○	EXISTING BALL VALVE	BB	BOTTOM OF BANK
○	PROPOSED BALL VALVE	-66-	EXISTING CONTOUR
○	PROPOSED WATER METER	-66-	EXISTING CONTOUR
○	EXISTING GATE VALVE	EX	EXISTING
○	PROPOSED GATE VALVE	CB	CATCH BASIN
○	EXISTING WATER MAIN	FES	FLARED END SECTION
○	PROPOSED WATER MAIN	FF	FINISHED FLOOR
○	EXISTING FIRE HYDRANT	INV	INVERT
○	PROPOSED FIRE HYDRANT	PCP	REINFORCED CONCRETE PIPE
○	PROPOSED CATCH BASIN OR DROP INLET	LF	LINEAL FEET
○	EXISTING CATCH BASIN OR DROP INLET	-x-	SILT FENCE
○	EXISTING STORM DRAINAGE	-L/D-	LIMITS OF DISTURBANCE
○	EXISTING REDUCER	INV	INVERT
○	EXISTING UNDERGROUND ELECTRIC	BSP	BACTERIOLOGICAL SERVICE POINT
○	PROPOSED UNDERGROUND ELECTRIC	DI	DROP INLET
○	RD	RD	ROOF DRAIN
○	CLR	CLR	CENTERLINE OF ROAD
○	EX TC	EX TC	EXISTING TOP OF CURB
○	FL	FL	FLOW LINE OF CURB
○			FLOW DIRECTION ARROW
○			ROCK INLET SEDIMENT TRAP
○			DETENTION POND SKIMMER

REVISIONS

BY	NO.	DATE	DESCRIPTION
WVK	1	3/21/18	CITY OF GREENVILLE REVIEW COMMENTS
WVK	2	3/28/18	FLOORPLAN REVISIONS

PRELIMINARY PLAT - COVER SHEET

PARAMORE FARMS - (CLUSTER) - REVISED

GREENVILLE, GREENVILLE TOWNSHIP, PITT COUNTY, NORTH CAROLINA

OWNER/DEVELOPER: BILL CLARK HOMES OF GREENVILLE

ADDRESS: 200 EAST ARLINGTON BLVD GREENVILLE, NC 27858

PHONE: (252) 355-2000

DATE: 02/13/18

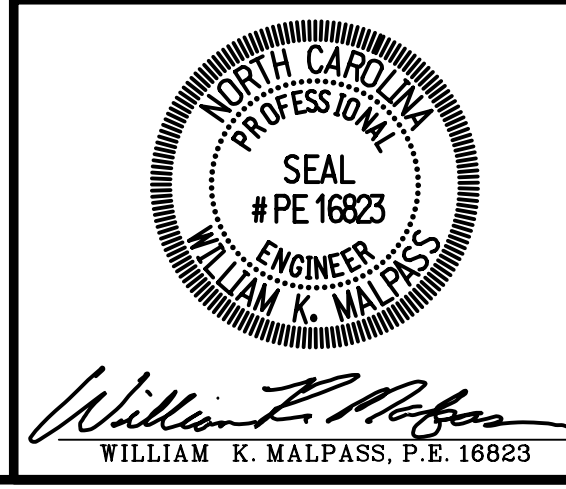
SCALE: 1" = 100'

DRAWN: WVK

CHECKED: WVK

APPROVED: WVK

SHEET 1 OF 2

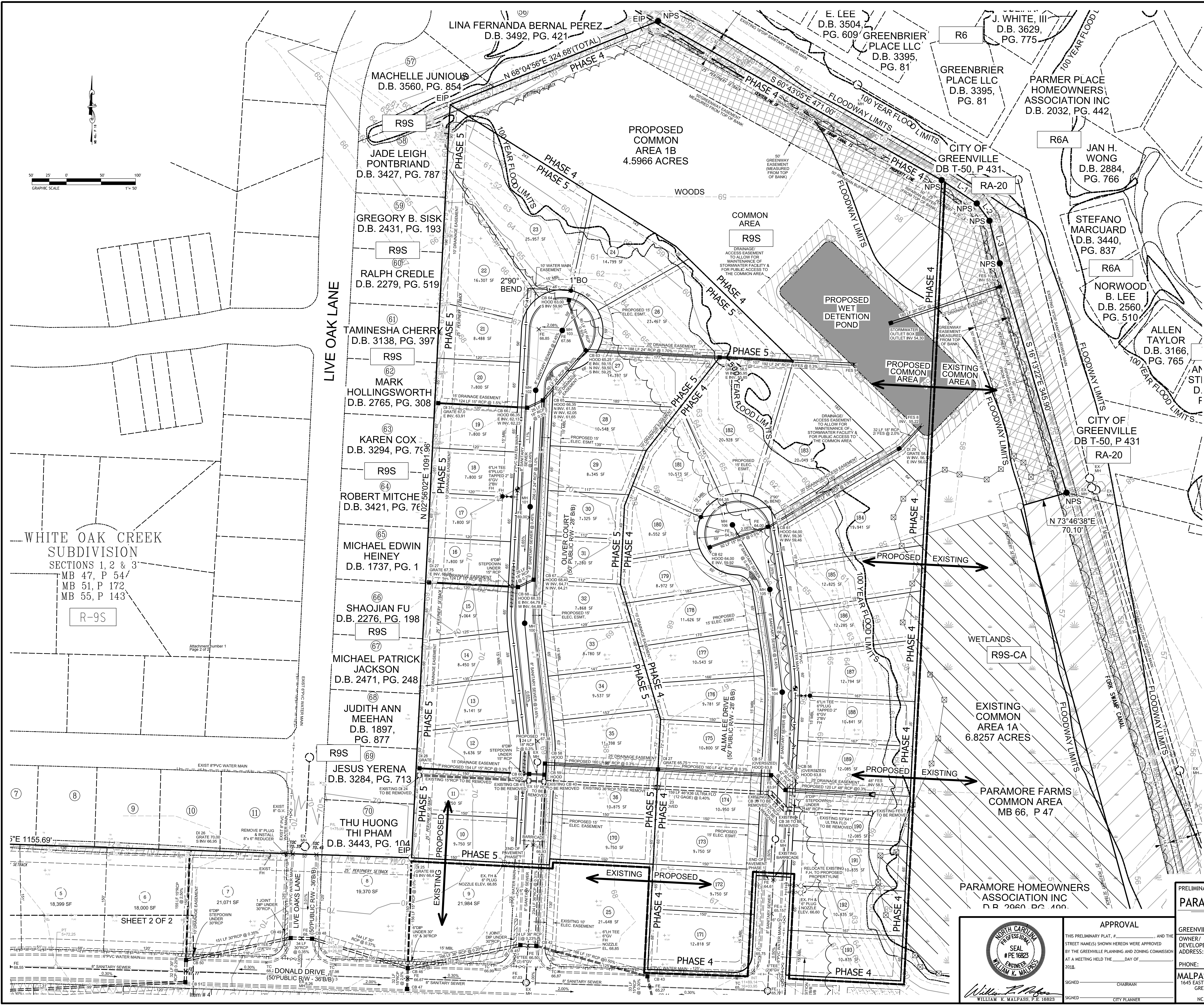
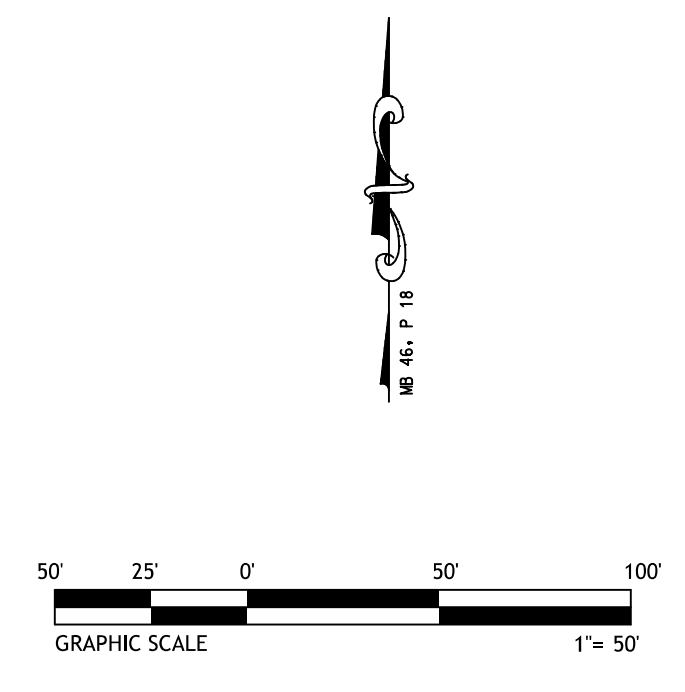


APPROVAL

THIS PRELIMINARY PLAT, # _____, AND THE STREET NAME(S) SHOWN HEREON WERE APPROVED BY THE GREENVILLE PLANNING AND ZONING COMMISSION AT A MEETING HELD THE _____ DAY OF _____, 2018.

SIGNED: CHAROXAN

SIGNED: CITY PLANNER



WHITE OAK CREEK
SUBDIVISION
SECTIONS 1, 2 & 3
MB 47, P 547
MB 51, P 172
MB 55, P 143
R-9S

LOT SIZE REDUCTIONS BELOW ZONING MINIMUMS FOR CLUSTER CALCULATIONS				
Lot Num.	Zoning	Req. (SF)	Actual (SF)	Lot Square Footage Deficit (SF)
1	R9S	8000	8200	
2	R9S	8000	8200	
3	R9S	8000	8200	
4	R9S	8000	8200	
5	R9S	8000	8200	
6	R9S	8000	8200	
7	R9S	8000	8200	
8	R9S	8000	8200	
9	R9S	8000	8200	
10	R9S	8000	8200	
11	R9S	8000	8200	
12	R9S	8000	8200	
13	R9S	8000	8200	
14	R9S	8000	8200	
15	R9S	8000	8200	
16	R9S	8000	8200	
17	R9S	8000	8200	
18	R9S	8000	8200	
19	R9S	8000	8200	
20	R9S	8000	8200	
21	R9S	8000	8200	
22	R9S	8000	8200	
23	R9S	8000	8200	
24	R9S	8000	8200	
25	R9S	8000	8200	
26	R9S	8000	8200	
27	R9S	8000	8200	
28	R9S	8000	8200	
29	R9S	8000	8200	
30	R9S	8000	8200	
31	R9S	8000	8200	
32	R9S	8000	8200	
33	R9S	8000	8200	
34	R9S	8000	8200	
35	R9S	8000	8200	
36	R9S	8000	8200	
37	R9S	8000	8200	
38	R9S	8000	8200	
39	R9S	8000	8200	
40	R9S	8000	8200	
41	R9S	8000	8200	
42	R9S	8000	8200	
43	R9S	8000	8200	
44	R9S	8000	8200	
45	R9S	8000	8200	
46	R9S	8000	8200	
47	R9S	8000	8200	
48	R9S	8000	8200	
49	R9S	8000	8200	
50	R9S	8000	8200	
51	R9S	8000	8200	
52	R9S	8000	8200	
53	R9S	8000	8200	
54	R9S	8000	8200	
55	R9S	8000	8200	
56	R9S	8000	8200	
57	R9S	8000	8200	
58	R9S	8000	8200	
59	R9S	8000	8200	
60	R9S	8000	8200	
61	R9S	8000	8200	
62	R9S	8000	8200	
63	R9S	8000	8200	
64	R9S	8000	8200	
65	R9S	8000	8200	
66	R9S	8000	8200	
67	R9S	8000	8200	
68	R9S	8000	8200	
69	R9S	8000	8200	
70	R9S	8000	8200	
71	R9S	8000	8200	
72	R9S	8000	8200	
73	R9S	8000	8200	
74	R9S	8000	8200	
75	R9S	8000	8200	
76	R9S	8000	8200	
77	R9S	8000	8200	
78	R9S	8000	8200	
79	R9S	8000	8200	
80	R9S	8000	8200	
81	R9S	8000	8200	
82	R9S	8000	8200	
83	R9S	8000	8200	
84	R9S	8000	8200	
85	R9S	8000	8200	
86	R9S	8000	8200	
87	R9S	8000	8200	
88	R9S	8000	8200	
89	R9S	8000	8200	
90	R9S	8000	8200	
91	R9S	8000	8200	
92	R9S	8000	8200	
93	R9S	8000	8200	
94	R9S	8000	8200	
95	R9S	8000	8200	
96	R9S	8000	8200	
97	R9S	8000	8200	
98	R9S	8000	8200	
99	R9S	8000	8200	
100	R9S	8000	8200	
101	R9S	8000	8200	
102	R9S	8000	8200	
103	R9S	8000	8200	
104	R9S	8000	8200	
105	R9S	8000	8200	
106	R9S	8000	8200	
107	R9S	8000	8200	
108	R9S	8000	8200	
109	R9S	8000	8200	
110	R9S	8000	8200	
111	R9S	8000	8200	
112	R9S	8000	8200	
113	R9S	8000	8200	
114	R9S	8000	8200	
115	R9S	8000	8200	
116	R9S	8000	8200	
117	R9S	8000	8200	
118	R9S	8000	8200	
119	R9S	8000	8200	
120	R9S	8000	8200	
121	R9S	8000	8200	
122	R9S	8000	8200	
123	R9S	8000	8200	
124	R9S	8000	8200	
125	R9S	8000	8200	
126	R9S	8000	8200	
127	R9S	8000	8200	
128	R9S	8000	8200	
129	R9S	8000	8200	
130	R9S	8000	8200	
131	R9S	8000	8200	
132	R9S	8000	8200	
133	R9S	8000	8200	
134	R9S	8000	8200	
135	R9S	8000	8200	
136	R9S	8000	8200	
137	R9S	8000	8200	
138	R9S	8000	8200	
139	R9S	8000	8200	
140	R9S	8000	8200	
141	R9S	8000	8200	
142	R9S	8000	8200	
143	R9S	8000	8200	
144	R9S	8000	8200	
145	R9S	8000	8200	
146	R9S	8000	8200	
147	R9S	8000	8200	
148	R9S	8000	8200	
149	R9S	8000	8200	
150	R9S	8000	8200	
151	R9S	8000	8200	
152	R9S	8000	8200	
153	R9S	8000	8200	
154	R9S	8000	8200	
155	R9S	8000	8200	
156	R9S	8000	8200	
157	R9S	8000	8200	
158	R9S	8000	8200	
159	R9S	8000	8200	
160	R9S	8000	8200	
161	R9S	8000	8200	
162	R9S	8000	8200	
163	R9S	8000	8200	
164	R9S	8000	8200	
165	R9S	8000	8200	
166	R9S	8000	8200	
167	R9S	8000	8200	
168	R9S	8000	8200	
169	R9S	8000	8200	
170	R9S	8000	8200	
171	R9S	8000	8200	
172	R9S	8000	8200	
173	R9S	8000	8200	
174	R9S	8000	8200	
175	R9S	8000	8200	
176	R9S	8000	8200	
177	R9S	8000	8200	
178	R9S	8000	8200	
179	R9S	8000	8200	
180	R9S	8000	8200	
181	R9S	8000	8200	
182	R9S	8000	8200	
183	R9S	8000	8200	
184	R9S	8000	8200	
185	R9S	8000	8200	
186	R9S	8000	8200	
187	R9S	8000	8200	
188	R9S	8000	8200	
189	R9S	8000	8200	
190	R9S	8000	8200	
191	R9S	8000	8200	
192	R9S	8000	8200	
193	R9S	8000	8200	
194	R9S	8000	8200	
195	R9S	8000	8200	
196	R9S	8000	8200	
197	R9S	8000	8200	
198	R9S	8000	8200	
199	R9S	8000	8200	
200	R9S	8000	8200	
TOTAL (SF) UNDER REQUIREMENT			253,181 SF	
TOTAL (AC) UNDER REQUIREMENT			0.5766 AC	

REVISIONS		
NO.	DATE	DESCRIPTION
1	3/17/18	CITY OF GREENVILLE REVIEW COMMENTS
2	3/28/18	FLOORPLAN REVISIONS

PRELIMINARY PLAN
PARAMORE FARMS - (CLUSTER) - REVISED

GREENVILLE, GREENVILLE TOWNSHIP, PITT COUNTY, NORTH CAROLINA

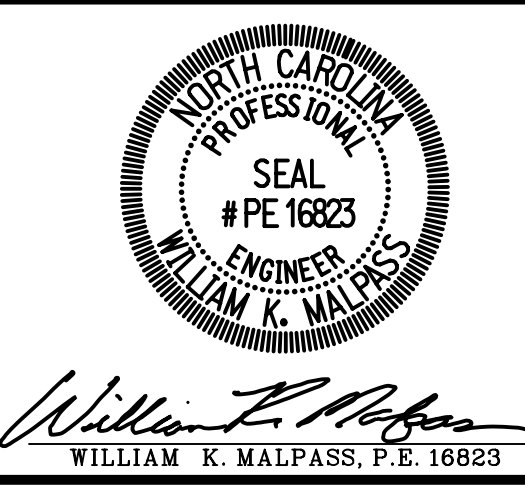
OWNER/DEVELOPER: BILL CLARK HOMES OF GREENVILLE
ADDRESS: 200 EAST ARLINGTON BLVD GREENVILLE, N.C. 27858 (252) 355-2000
PHONE: (252) 355-2000

MALPASS & ASSOCIATES
1645 EAST ARLINGTON BLVD., SUITE D GREENVILLE, N.C. 27858 (252) 756-1780 NC LICENSE NO. C-1289

APPROVAL
THIS PRELIMINARY PLAN, # _____, AND THE STREET NAME(S) SHOWN HEREON WERE APPROVED BY THE GREENVILLE PLANNING AND ZONING COMMISSION AT A MEETING HELD THE _____ DAY OF _____ 2018.

SIGNED: _____ CHAIRMAN
SIGNED: _____ CITY PLANNER

DRAWN: WCD DATE: 02/13/18
CHECKED: WKM SCALE: 1"=50'
APPROVED: WKM SHEET 2 OF 2



L:\egm\600_Paramore Farms\603_Prelim-Rev\NorthCarCluster-222018.dgn 4/14/2018 3:53:03 PM



City of Greenville, North Carolina

Meeting Date:
4/17/2018
Date time: 6:00 PM

Title of Item: Ordinance to amend the Zoning Ordinance by adding a dance studio as a permitted land use within the IU (Unoffensive Industry) zoning district.

Explanation: **Abstract:** The City of Greenville received a text amendment application from Mrs. Kimberly Saad that proposes a dance studio as a permitted land use within the IU (Unoffensive Industry) zoning district.

Explanation: Mrs. Kimberly Saad and her husband own a building within a IU zoning district and desire to open a dance studio. Under the current zoning ordinance, the proposed use is not allowed in the IU district. The Saads have submitted this zoning ordinance text amendment to allow dance studios in the IU district, by right. The applicant's full application submittal is attached. If the ordinance is adopted, dance studios would be permitted in all property zoned IU.

The Zoning Ordinance defines the Unoffensive Industry zoning districts as follows. *"Section 9-4-70 IU Unoffensive Industry. The IU District is primarily designed to accommodate those industrial and wholesale, and warehouse uses which, by their nature, do not create an excessive amount of noise, odor, smoke, dust, airborne debris or other objectionable impacts which might be detrimental to the health, safety or welfare of surrounding uses."*

Map 1 shows locations of existing IU zoning districts throughout the City's jurisdiction. In the southeastern portion of the city along County Home Road, just south of Fire Tower, there is a small area zoned IU. This is the area where the Saads own a building zoned IU where they desire to open their dance studio. There are already similar indoor recreation uses in this area along County Home Road zoned IU which include: two gyms (Tier I Crossfit and MMA Boxing), and a dance studio (Greenville Civic Ballet).

Attached is a list of all permitted and special uses allowed in the Unoffensive Industry zoning district. Land uses relevant to this application are highlighted yellow. Dance studios are currently allowed in the OR (Office Residential), Office (O), Downtown Commercial (CD), and Neighborhood Commercial (CN) zoning districts as a permitted use and are allowed in the Downtown Commercial Fringe (CDF) zoning district as a special use.

Currently, there are some recreational/entertainment uses permitted, by right, in the IU district. Pursuant to the Table of Uses, (6)g., "*Private noncommercial park or recreational facility*" are permitted, by right, in the IU district. The Table of Uses, 6(i) also allows "*Miniature Golf or Putt-Putt Course; Commercial recreation; indoor and outdoor, not otherwise listed*" pending approval of special use permits in the IU district. In addition, services, including *Child Day Care Facilities, Schools and Kindergarten and Nurseries*, are allowed in the IU district pending approval of special use permits.

The administration of the Table of Uses dictates that when a specific land use is listed in the table, such is the case for the dance studio use, a staff interpretation cannot be made to approve it under the broad category of the "*Recreational Facility*" by right nor approve it under the catch all category of "*Recreation/Entertainment - Commercial Recreation (indoor and outdoor, not otherwise listed)*" pending approval of a special use permit.

In order to amend the Table of Uses to allow a dance studio as a permitted use in the IU zoning district, a text amendment is required. The Planning and Zoning Commission is required to review proposed text amendments and prepare recommendations to City Council.

Consideration of any modification to the city zoning ordinance should include a consistency review of the community's comprehensive plan and other officially adopted plans that are applicable. Greenville's comprehensive plan, Horizons 2026: Greenville's Community Plan was reviewed to ascertain compliance with the Plan, and effectively with the community's values. Staff reviewed the Plan and provides the following findings regarding consistency between the proposed text amendment and the Plan. In staff's opinion, the proposed Zoning Ordinance Text Amendment is in compliance with Horizons 2026: Greenville's Community Plan. Following is a relevant excerpt from Horizons 2026: Greenville's Community Plan:

Chapter 7, Growing a Healthy City

Policy 7.2.2, Encourage Recreation Space for Children, "Provide active recreation options for Greenville's youngest residents. Investigate the necessary conditions to support non-city-run play destinations such as children's museums. Explore opportunities for adventure parks and playgrounds."

Fiscal Note:

No cost to the City.

Recommendation: In staff's opinion, the proposed Zoning Ordinance Text Amendment is in compliance with Horizons 2026: Greenville's Community Plan.

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

ATTACHMENTS:

Description

Attachments to Dance Studio Text Amendment



Date Received 4/7/18
JS

**CITY OF GREENVILLE
ZONING ORDINANCE TEXT AMENDMENT APPLICATION**

Applicant Name(s) Greenville Civic Ballet, LLC

Mailing Address PO Box 8062
Greenville, North Carolina 2835

Applicant's Phone Number (252) 3557880

Applicant's e-mail Address () georgesaad1@gmail.com

Zoning Ordinance Section Proposed to be Amended: Title 9, Chapter 4, Article D, Part 3, Section
Appendix A: Table of Uses (A), (8) x

Reason for Request: Activities similar to this use are already permitted in the IU zoning district

Proposed Language of Text Amendment (attach additional pages if needed): _____

I propose to amend the Zoning Ordinance of the City Code to allow a dance studio as a permitted use in the IU (Unoffensive
Industry) zoning district by adding a "P" for permitted on the Table of Uses in Title 9, Chapter 4, Article D. Zoning Districts,
Part 3. Permitted and Special Uses, Section 9-4-78, Appendix A: Table of Uses, (A), (8) Services, Row x, entitled "Dance
studio," under the corresponding zoning district heading labeled "IU".

Kimberly Saad
Print Name

Kimberly Saad
Signature of Applicant

April 5, 2018
Date

A non-refundable fee of \$495 must be attached to applications. Application deadlines are listed on the attached page. Incomplete applications will not be scheduled on the Planning and Zoning Commission agenda. Submit applications and a check written to the City of Greenville to: Tom Weitnauer, AICP, Chief Planner, Community Development Department, Planning Division, 201 W. Fifth St., Greenville, NC 27835.

#899917

(8) *Services.*

USE		L U C #	RA 20	R 15 S	R 9 S	R 6 S	R 6 N	R 9	R 6	R 6 A	R 6 M H	M I	M S	M O	M C G	M R	M C H	M R S	O R	O	C D	C D F	C G	C N	C H	I U	I	P I U	P I	
a.	Child day care facilities	3	S					S	S	S	S	S	S	S	S	S	S		S	S	S	S	S	S	S	S	S	S	S	S
b.	Adult day care facilities	3	S					S	S	S	S	S	S	S	S	S	S		S	S	S	S	S	S	S	S	S	S	S	S
c.	Funeral home	3																	P	P	P	P	P		P					
d.	Cemetery	3	S	S	S	S	S	S	S	S	S																			
e.	Barber or beauty shop	3												S	P		P		P	P	P	P	P	P	P	P				
f.	Manicure, pedicure or facial salon	3												S	P		P		P		P	P	P	P	P	P				
g.	School; junior and senior high (see also § 9-4-86(W) and § 9-4-103)	3	S	S	S	S		S	S	S						S		S	P	P		P					S			
h.	School; elementary (see also § 9-4-86(W) and § 9-4-103)	3	S	S	S	S		S	S	S						S		S	P	P		P					S			
i.	School; kindergarten or nursery (see also § 9-4-86(W) and § 9-4-103)	3	S	S	S	S		S	S	S						S		S	P	P	S	P					S			
j.	College and other institutions of higher learning	3												P	S	S			S		P	S	P							
k.	Business or trade schools	3																	P		P	P	P							
l.	Convention center; private	3												S	S				S	S	S	S	S			S	S	S	S	S
m.	Multi-purpose center	3							S	S																				
n.	Auditorium	3													P			P		P	P	P				P	P	P	P	P
o.	Church or place of worship (see also § 9-4-103)	2	P	P	P	P	P	P	P	P	P					P	P	P	P	P	P	P	P	P	P	P	S			
p.	Library	3																		P	P	P	P							
q.	Museum	3																		P	P	P	P	P		P				
r.	Art gallery	3													P			P		P	P	P	P	P		P				

USE		L U C #	RA 20	R 15 S	R 9 S	R 6 S	R 6 N	R 9	R 6	R 6 A	R 6 M H	M I	M S	M O	M C G	M R	M C H	M R S	O R	O	C D	C D F	C G	C N	C H	I U	I	P I U	P I
s.	Hotel, motel, bed and breakfast inn; limited stay lodging (see also residential quarters for resident manager, supervisor or caretaker and § 9-4-103)	3										S	S				P		S		P	P	P		P	P	P	P	P
s(1).	Hotel, motel, bed and breakfast inn; extended stay lodging (see also residential quarters for resident manager, supervisor or caretaker and § 9-4-103)	3										S	S				S									S	S	S	S
t.	Guest house for a college or other institution of higher learning	3				S			S	S																			
u.	Art studio including art and supply sales	3												P			P		P	P	P	P	P	P	P	P			
v.	Photography studio including photo and supply sales	3													P		P		P	P	P	P	P	P	P	P			
w.	Recording studio	3																	P	P	P	P							
x.	Dance studio	3																	P	P	P	S		P		P			
y.	Television and/or radio broadcast facilities, including receiving and transmission equipment and towers or cellular telephone and wireless communication towers	3																S			P				P	P	P		
y(1).	Television and/or radio broadcast facilities, including receiving and transmission equipment and towers not exceeding 200 feet in height or cellular telephone and wireless communication towers not exceeding 200 feet in height (see also § 9-4-103)	3																					P						
y(2).	Television and/or radio broadcast facilities including receiving and transmission equipment and towers not exceeding 120 feet in height or cellular telephone and wireless communication towers not exceeding 120 feet in height (see also § 9-4-103)	3																	P										

P ← Add

USE		LUC #	RA 20	R 15 S	R 9 S	R 6 S	R 6 N	R 9	R 6	R 6 A	R 6 M H	M I	M S	M O	M C G	M R	M C H	M R S	O R	O	C D	C D F	C G	C N	C H	I U	I	P I U	P I	
y(3)	Television and/or radio broadcast facilities, including receiving and transmission equipment and towers or cellular telephone and wireless communications towers not exceeding 80 feet in height (see also § 9-4-103)	3										P	P	P	P		P													
y(4)	Distributed Antenna System (See also 9-4-103(Q))											P	P	P	P	P	P	P	P	P	P	P	P		P	P	P	P	P	
z.	Printing or publishing service including graphic art, maps, newspapers, magazines and books	3													P							P	P	P		P	P	P	P	
aa.	Catering service including food preparation (see also restaurant; conventional and fast food)	3													P		P					P	P	P	S	P	P	P	P	
bb.	Civic organizations	3																	P	S	P	S			P	P				
cc.	Trade or business organizations	3																	P	S	P	S			P					
dd.	Massage establishment	3																							S					
ee.	Hospital	3										P	P	P																
ff.	Mental health, emotional or physical rehabilitation day program facility	3										P	P						S											
ff(1).	Mental health, emotional, or physical rehabilitation day program facility	3										P	P	S	S		S		S		S	S			S					
gg.	Vocational rehabilitation center	3											S				S									P	P	P	P	
hh.	Exercise and weight loss studios; indoor only	3												S	P		P				P	S	P	P	P					
ii.	Wellness center, indoor and outdoor facilities	3												P	P		P													
jj.	Health services not otherwise listed	3										S	S	S	S		S													
kk.	Launderette; household users	3													P		P				P	P	P	P	P					
ll.	Dry cleaners; household users	3													P		P					P	P	P	P	P				

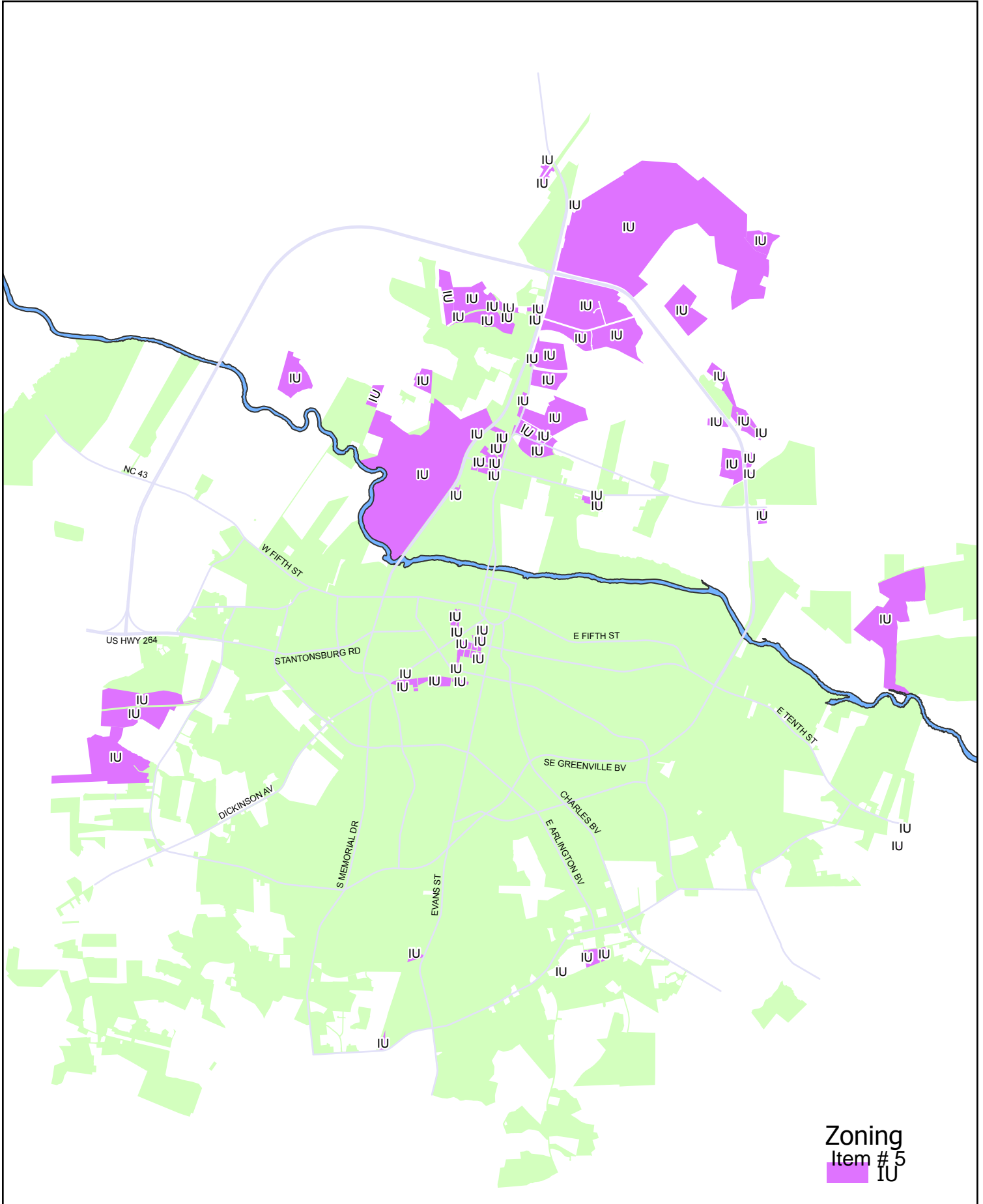
USE		L U C #	RA 20	R 15 S	R 9 S	R 6 S	R 6 N	R 9 6	R 6 6	R 6 A	R 6 M H	M I	M S	M O	M C G	M R	M C H	M R S	O R	O	C D	C D F	C G	C N	C H	I U	I	P I U	P I	
ll(1).	Dry cleaners; household users; drop-off/pick-up station only	3												S																
mm.	Commercial laundries; linen supply	4																				P				P	P			
nn.	Industrial laundries	4																								P	P	P	P	
oo.	Clothes alteration or shoe repair shop	3																			P	P	P			P				
pp.	Automobile wash	4																				P	P			P				

(Ord. No. 09-75, § 2, passed 9-10-2009; Ord. No. 10-22, § 1, 3-4-2010; Ord. No. 12-044, § 1, passed 10-11-2012; Ord. No. 14-058, § 1, passed 9-11-2014; Ord. No. 15-041, §§ 1 - 3, passed 8-13-2015; Ord. No. 16-066, § 3, passed 9-8-2016)

(9) *Repair.*

USE		L U C #	RA 20	R 15 S	R 9 S	R 6 S	R 6 N	R 9 6	R 6 6	R 6 A	R 6 M H	M I	M S	M O	M C G	M R	M C H	M R S	O R	O	C D	C D F	C G	C N	C H	I U	I	P I U	P I
a.	Major repair; as an accessory or principal use	4																				S	S		S	S	P	S	P
b.	Minor repair; as an accessory or principal use	4														S					S	S	S	S	P	P	P	P	P
c.	Upholsterer; automobile, truck, boat or other vehicle, trailer or van	4																							P	P	P	P	P
d.	Upholsterer, furniture	4																				P			P	P	P	P	P
e.	Furniture refinishing, stripping or repair facility	4																									P		P
f.	Appliance; household and office equipment repair	4																			P	P			P	P	P	P	P
g.	Jewelry, watch, eyewear or other personal item repair	3													P		P				P	P	P		P				
h.	Appliance; commercial and industrial equipment repair not otherwise listed	4																								P	P	P	P

Map 1: Locations of Properties Zoned Unoffensive Industry (IU)



PERMITTED AND SPECIAL USES IN THE UNOFFENSIVE INDUSTRY (IU) DISTRICT

The following uses are permitted by right in the IU zoning district:

General: Accessory Use or Building; Internal Service Facilities; On-Premises Signs (per Article N); Off-Premises Signs (per Article N); Temporary Uses (of listed district uses); Retail Sales (incidental); Incidental Assembly of Products Sold at Retail or Wholesale as an Accessory to Principal Uses.

Governmental: Public Utility Building or Use; City of Greenville municipal government building or use (see 9-4-103); County or State Government Building or Use Not Otherwise Listed (excluding outside storage and major or minor repair); Federal Government Building or Use; County Government Operations Center.

Agricultural: Farming (agriculture, horticulture, forestry, see 9-4-103); Greenhouse or Plant Nursery (including accessory sales); Farmers Market; Kennel (see 9-4-103); Stable (horse only, see 9-4-103); Stable (per definition, see 9-4-103); Animal Boarding Not Otherwise Listed (outside facility as an accessory or principal use); Beekeeping (minor use, see 9-4-103).

Recreational/Entertainment: Public Park or Recreational Facility; Private Noncommercial Park or Recreational Facility; Dining and Entertainment Establishment (see 9-4-103).

Office/Financial/Medical: Operation/Processing Center; Office (customer service, not otherwise listed including accessory service delivery vehicle parking and indoor storage); Veterinary Clinic or Animal Hospital (see also animal boarding, outside facility, kennel, and stable); Catalogue Processing Center.

Services: Auditorium; Hotel, Motel, Bed and Breakfast Inn (limited stay lodging, see 9-4-103); Television and/or Radio Broadcast Facilities (including receiving and transmission equipment and towers or cellular phone and wireless communication towers); Printing or Publishing Service including Graphic Art, Maps, Newspapers, Magazines, and Books; Catering Service including Food Preparation; Civic Organizations; Vocational Rehabilitation Center; Commercial Laundries (linen supply); Industrial Laundries.

Repair: Minor Repair (as an accessory or principal use); Upholsterer (automobile, truck, boat or other vehicle, trailer, or van); Upholsterer (furniture); Appliance (household and office equipment repair); Appliance (commercial and industrial equipment repair not otherwise listed).

Retail Trade: Gasoline or Automotive Fuel Sales (accessory or principal use, retail); Restaurant (conventional); Restaurant (fast food, see 9-4-103); Farm Supply and Commercial Implement Sales.

Wholesale/Rental/Vehicle Mobile Home Trade: Wholesale (durable and nondurable goods, not otherwise listed); Rental of Automobiles, Noncommercial Trucks or Trailers, Recreational Vehicles, Motorcycles and Boats; Rental of Tractors and/or Trailers or Other Commercial or Industrial Vehicles or Machinery.

Construction: Licensed Contractor (general, electrical, plumbing, mechanical, etc. including outside storage); Construction Office (temporary, including modular office, see 9-4-103); Building Supply (lumber and materials sales, plumbing and/or electrical supply including outside storage).

Transportation: Railroad Freight or Distribution and/or Passenger Station; Truck Terminal or Distribution Center; Parcel Delivery Service; Ambulance Service; Airport and Related Activities; Parking Lot or Structure (principal use).

Manufacturing/Warehousing: Ice Plant and Freezer Lockers; Dairy (production, storage, and shipment facilities); Bakery (production, storage, and equipment facilities); Stone or Monument Cutting (engraving); Cabinet, Woodwork, or Frame Shop (excluding furniture manufacturing or upholstery); Engraving (metal, glass, or wood); Moving and Storage (including outside storage); Mini-Storage Warehouse (household, excluding outside storage); Warehouse or Mini-storage warehouse (commercial or industrial, including outside storage); Warehouse (accessory to approved commercial or industrial uses within the district (excluding outside storage); Feed and Grain Elevator (mixing, redrying, storage, or sales facility); Tobacco Redrying or Processing Plant; Manufacturing of Non-hazardous Products (general, including nonhazardous and nontoxic chemicals and/or materials not otherwise listed); Manufacture of Nonhazardous Medical Supplies or Medical Products (including distribution); Tire Recapping or Retreading Plant; Bottling or Packaging Plant for Nonhazardous Materials or Products; Recycling Collection Station or Facilities; Manufacture of Pharmaceutical, Biological, Botanical, Medicinal, and Cosmetic Products and Related Materials.

The following uses are allowed pending approval of special use permit:

Residential: Residential Quarters for Resident Manager, Supervisor, or Caretaker (excluding mobile home); Residential Quarters for Resident Manager, Supervisor, or Caretaker (including mobile home); Nursing, Convalescent or Maternity Home (major care facility).

Agricultural: Sand mining (see also item j); Beekeeping (major use, see 9-4-103).

Recreational/Entertainment: Miniature Golf or Putt-Putt Course; Commercial Recreation (indoor and outdoor, not otherwise listed); Firearm Ranges (indoor or outdoor).

Office/Financial/Medical: Office (professional and business, not otherwise listed).

Services: Child Day Care Facilities; Adult Day Care Facilities; School (junior and senior high: see 9-4-86W and 9-4-103); School (elementary: see 9-4-86W and 9-4-103); School (kindergarten or nursery: see 9-4-86W and 9-4-103); Convention Center (private); Church or Place of Worship (see 9-4-103); Hotel, Motel, Bed and Breakfast Inn (extended stay lodging—see also residential quarters for resident manager, supervisor, or caretaker 9-4-103).

Repair: Major Repair (as an accessory or principal use).

Retail Trade: Restaurant and/or Dining and entertainment establishment (regulated outdoor activities).

Wholesale/Rental/Vehicle Mobile Home Trade: Mobile Home Sales Including Accessory Mobile Home Office.

Transportation: Taxi or Limousine Service.

Manufacturing/Warehousing: Metallurgy, Steel Fabrication, Welding.

Other Activities: Other Activities (commercial services, not otherwise listed); Other Activities (industrial uses, not otherwise listed).