



Agenda

Planning and Zoning Commission

July 17, 2018

6:00 PM

City Hall Council Chambers, 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 - Chris Darden

III. Roll Call

IV. Approval of Minutes

- June 19, 2018

V. New Business

Rezoning

1. Ordinance requested by the City of Greenville to rezone 0.10+/- acres (4,356 square feet) located along the eastern right-of-way of Roosevelt Avenue and 75+/- feet south of West 5th Street from R6 (Residential) to CDF (Downtown Commercial Fringe).
2. Ordinance requested by Salvatore Passalacqua to rezone 0.220 acres (9,583 square feet) located at the northwestern corner of the intersection of Dickinson Avenue and Columbia Avenue from CDF (Downtown Commercial Fringe) to CD (Downtown Commercial).
3. Ordinance received from Happy Trail Farms, LLC to rezone a total of 60.895 acres located between Belvoir Highway and Sunnybrook Road for Tract 1 and at the northeastern corner of the intersection of Belvoir Highway and Redmond Lane for Tract 2 from RA20 (Residential-Agricultural) and CG (General Commercial) to I (Industry) for Tract 1 – 51.035 acres and CH (Heavy Commercial) for Tract 2 – 9.860 acres.

4. Ordinance received from The Imperial Building, LLC and Saad Rentals, LLC to rezone 0.428 acres (18,644 square feet) located at the southeastern corner of the intersection of Dickinson Avenue and West 9th Street from CDF (Downtown Commercial Fringe) to CD (Downtown Commercial).
5. Ordinance requested by Gary L. Warren, Trustee of the Gary L. Warren Revocable Trust, et al to rezone 130.6 acres located at the northeastern corner of the intersection of Martin Luther King, Jr. Highway and Old Creek Road from RA20 (Residential-Agricultural), I (Industry) and IU (Unoffensive Industry) to PIU (Planned Unoffensive Industry).

Preliminary Plats

6. Request by the Pitt County Development Commission, for a preliminary plat titled "MW Warren Heirs Subdivision". The subject property is located north of Old Creek Road and east of MLK Jr. Highway and is further identified as Tax Parcels 23992 and 19580. The preliminary plat consists of 3 lots totaling 130.59 acres.

Land Use Plan Map Amendment

7. Ordinance requested by the Tar River University Neighborhood Association (TRUNA) President Hap Maxwell to amend the City of Greenville Future Land Use and Character Map for the area located adjacent to the ECU Main Campus roughly between East 5th Street and Shady Lane and 130+/- feet west of Maple Street containing 0.90+/- acres.

Other

8. This is a request for two members of the Planning and Zoning Commission to serve on the Advisory Committee for the 2045 Metropolitan Transportation Plan, a multi-modal transportation plan to guide network development across a 25+ year horizon.

VI. Adjournment

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

June 19, 2018

The Greenville Planning and Zoning Commission met on the above date at 6:00 pm in Council Chambers of City Hall.

Mr. Terry King –Chair *
Mr. Doug Schrade – * Ms. Chris Darden – X
Mr. Les Robinson –* Mr. John Collins - *
Ms. Margaret Reid - X Mr. Hap Maxwell - *
Mr. Chris West –* Mr. Ken Wilson - X
Mr. Michael Overton - * Mr. Max Ray Joyner III - *

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

VOTING MEMBERS: Schrade, Collins, Maxwell, Robinson, Overton, West, Joyner

PLANNING STAFF: Thomas Weitnauer, Chief Planner; and Mike Dail, Lead Planner

OTHERS PRESENT: Emanuel McGirt, City Attorney; Cathy Meyer, Civil Engineer; and Kelvin Thomas, Communication Technician

MINUTES: Motion made by Mr. Schrade, seconded by Mr. Maxwell, to accept the May 15, 2018 minutes as presented. Motion passed unanimously.

NEW BUSINESS

PRELIMINARY PLAT

REQUEST BY BILL CLARK HOMES OF GREENVILLE, LLC, FOR A PRELIMINARY PLAT. TITLED “ARBOR HILLS SOUTH, SECTION 2, PHASES 7-15”. THE SUBJECT PROPERTY IS LOCATED NORTH OF LT HARDEE ROAD AND WEST OF EASTERN PINES ROAD AND IS FURTHER IDENTIFIED AS TAX PARCEL 05052. THE PRELIMINARY PLAT CONSISTS OF 188 SINGLE FAMILY RESIDENTIAL LOTS TOTALING 63.9 ACRES. - APPROVED

Mr. Dail delineated the property and presented the request. The subject property is located in the southeastern section of the City’s jurisdiction. The proposed plat is an expansion of the existing Arbor Hills South neighborhood to the north. The property is about 64 acres in size and has 188 lots. The applicant is proposing to reserve 9.79 acres of common open space. The plat shows the street network to serve the development. Two storm water detention ponds will be constructed to serve the lots, one on the eastern section and one on the western section of the development. The property is zoned RA20 (Residential Agricultural). The 100 year floodplain does not significantly

impact the property. The request was advertised in the Daily Reflector on June 4, 2018 and June 11, 2018. Notices were mailed to adjoining property owners on June 8, 2018. The City's Technical Review Committee has reviewed the preliminary plat and has determined that it meets all technical requirements.

Mr. Maxwell asked if a traffic impact study had been done.

Ms. Meyer stated the road is a NCDOT road and the City has not received anything.

Chairman King opened the public hearing.

Mr. Landon Weaver, representative of the applicant, spoke in favor of the request. He stated they have consulted with NCDOT regarding traffic and have received their recommendations for two right hand turn lanes on the stub roads that connect to LT Hardee Road. This request is an extension of what has been approved right beside it. This is a cluster subdivision with a combination of large and smaller lots. The previous area did not require storm water. The proposed will have two. The whole Arbor Hills area will have a total of 4 connections to DOT roads.

Mr. Collins asked if the proposed will connect to the last phase of Arbor Hills.

Mr. Weaver stated yes at Knoll Circle and another location near the current undeveloped area.

Mr. Ritchie Brown with Stroud Engineering spoke in favor of the request. He was available to answer questions.

Mr. Howard Tepper, of 104 Lakeview Drive-Lake Glenwood neighborhood adjacent to Arbor Hills, spoke in opposition to the request. He had questions regarding the proposed building on this location. He wanted to know if studies had been done on the educational facilities in the area and stormwater runoff effect on lower developed areas. There is a manmade pond in Lake Glenwood which takes in runoff water from Brittany Ridge which causes flooding of the lake. He wants to know what provisions are being made, other than meeting the City requirements, for the increase of runoff water. He asked when building on agricultural land will stop and if there is a plan for balanced housing.

Mr. Chris Lucas, resident of Arbor Hills South at 617 Rockland Drive, spoke in opposition. He lives in a cul-de-sac with many trees and purposely bought his home because of the trees. He wanted to know if Bill Clark would leave the trees in place.

Ms. Meyer stated they have a 10 year stormwater requirement. Sizing and placement of the ponds will be done when site plan is submitted. Neither ponds will drain into Lake Glenwood.

Mr. Maxwell asked what the stream in this area was.

Ms. Meyer stated it is Hardee Cross Creek.

Mr. Schrade asked about the buffer requirements.

Mr. Dail stated there is no screening requirements for residential property. Being a cluster subdivision, they are required to reserve a certain area of common area. The area behind Rockland Drive was a reserved common area and has to remain wooded. It should not be affected by this new development.

Mr. Maxwell asked what Hardee Cross Creek drains into.

Ms. Meyer stated she is not sure where it drains into next but it eventually goes into the Tar River.

Mr. Landon Weaver spoke in rebuttal in favor of the request. He stated this request is downstream from Lake Glenwood and therefore should not affect them. They will comply with the stormwater requirements. Both the City of Greenville and Pitt County are continually growing and they are helping it grown responsibly. He stated where they can keep the trees they will.

Mr. Howard Tepper spoke in rebuttal in opposition of the request. He stated he understood that runoff from this request will not affect the Lake Glenwood. He still is concerned with the runoff of this request to other developments and its effect on Hardee Cross Creek.

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

Mr. Maxwell stated that the 10 year stormwater requirements are not enough with the increase of development.

Motion made by Mr. Overton, seconded by Mr. Robinson, to approve the preliminary plat as presented. In favor: Overton, Collins, Schrade, West, Robinson, and Joyner. In opposition: Maxwell. Motion carried.

OTHER ITEMS OF BUSINESS

ELECTION OF OFFICERS

Attorney McGirt stated there are two officers elected, the Chairman and the Vice-Chairman for a one year term. The rules allow the Chair to serve two consecutive years. Mr. Terry King is not eligible for Chair. The procedure is to call for nominations. Any member can make nominations. No second is required. Allow opportunity for as many nominations as possible. Once all nominations are made, the nominations period is closed. Voting will be done in the order nominations were received. Once a member receives the majority vote, then that person is elected and voting ceases.

Chairman King opened the floor nominations for Chair.

Mr. Schrade nominated Mr. Michael Overton as Chair.

Mr. Maxwell nominated Mr. Doug Schrade as Chair. No other nominations made.

Chairman King closed the nominations and asked for a vote in favor of Mr. Overton as Chair. Those in favor: Joyner, Robinson, Collins, Schrade, and West.

Due to the majority vote, Mr. Michael Overton was elected Chairman.

Chairman King opened the floor nominations for Vice Chair.

Mr. Joyner nominated Mr. Les Robinson. No other nominations made.

Mr. Les Robinson was unanimously elected Vice-Chairman.

Mr. Robinson thanked Mr. Terry King for his good work and service as Chairman. Commissioners agreed.

Mr. Thomas Weitnauer also thanked Mr. Terry King on behalf of staff for his service as Chairman.

With no further business, Mr. Overton made a motion to adjourn, seconded by Mr. Schrade. Motion passed unanimously. Meeting adjourned at 6:30 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: 7/17/2018
Time: 6:00 PM

Title of Item: Ordinance requested by the City of Greenville to rezone 0.10+/- acres (4,356 square feet) located along the eastern right-of-way of Roosevelt Avenue and 75+/- feet south of West 5th Street from R6 (Residential) to CDF (Downtown Commercial Fringe).

Explanation: **Abstract:** The City has received a request from the City of Greenville to rezone 0.10+/- acres (4,356 square feet) located along the eastern right-of-way of Roosevelt Avenue and 75+/- feet south of West 5th Street from R6 (Residential) to CDF (Downtown Commercial Fringe).

Required Notices:

Planning and Zoning meeting notice (property owner and adjoining property owner letter) mailed on July 2, 2018.
On-site sign(s) posted on July 2, 2018.
City Council public hearing notice (property owner and adjoining property owner letter) mailed - N/A at this time.
Public hearing legal advertisement published - N/A at this time.

Comprehensive Plan:

The Future Land Use and Character Map recommends mixed use (MU) along the southern right-of-way of West 5th Street roughly between Bonners Lane and South Memorial Drive transitioning to uptown neighborhood (UN) and traditional neighborhood, medium-high density (TNMH) to the south.

Mixed Use

Small-scale activity centers that contain places to live, work, and shop integrated in a walkable pattern. Mixed use buildings are located close together and near the street. Buildings tend to be smaller than mixed use, high intensity (MUHI),

supporting primarily locally-oriented uses and serving as a transition in intensity to nearby neighborhoods.

Intent:

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

Primary uses:

Office

Commercial

Multi-family residential

Secondary uses:

Institutional/civic

Uptown Neighborhood

Uptown neighborhood is a primarily residential area surrounding the uptown core (UC) and uptown edge (UE). It features a grid street pattern and mix of residential building types on small lots, with some commercial, office and civic uses.

Intent:

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

Primary uses:

Single-family residential

Two-family residential

Secondary uses:

Multi-family residential

Commercial (neighborhood scale)

Institutional/civic (neighborhood scale)

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)

This subject property is included in the West Greenville Certified Redevelopment Area in The Center City - West Greenville Revitalization Plan. It is specifically located in Focus Area 6, which is described as:

Area 6: Fourteenth Avenue and Sixth Street

The Fourteenth Avenue and Sixth Street area is primarily residential in character. As with most of the areas within the Redevelopment Plan, there are numerous rental properties. Many of the rental properties have experienced a high degree of deterioration. In response, efforts to improve the area may include rehabilitation of owner-occupied units and acquisition/demolition of dilapidated units to make lots available for new construction. The focus in this area will be on providing diverse array of residential opportunities.

Housing policy statements include:

- To improve and revitalize existing neighborhoods.
- To improve, preserve and develop residential areas.
- To encourage the rehabilitation of dilapidated units and the development of vacant lots, and encourage the preservation, renovation, code enforcement, and rehabilitation of older housing stock.

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

An increase in density is not anticipated. Therefore, a traffic volume report was not generated.

History/Background:

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

Existing Land Uses:

One (1) duplex building (city-owned)

Water/Sewer:

Water and sanitary sewer are available to the property.

Historic Sites:

There are no known effects on historic sites.

Environmental Conditions/Constraints:

The property is located in the Harris Mill Run / Schoolhouse Branch Watershed. Since the property is less than 0.5 acres, stormwater rules will not apply.

Surrounding Land Uses and Zoning:

North: CDF - One (1) single-family residence (city-owned)

South: R6 - One (1) vacant lot (city-owned)

East: CDF - One (1) vacant lot (city-owned)

West: R6 - One (1) single-family residence

Density Estimates:

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

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

Fiscal Note:

No cost to the City.

Recommendation:

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

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

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

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

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

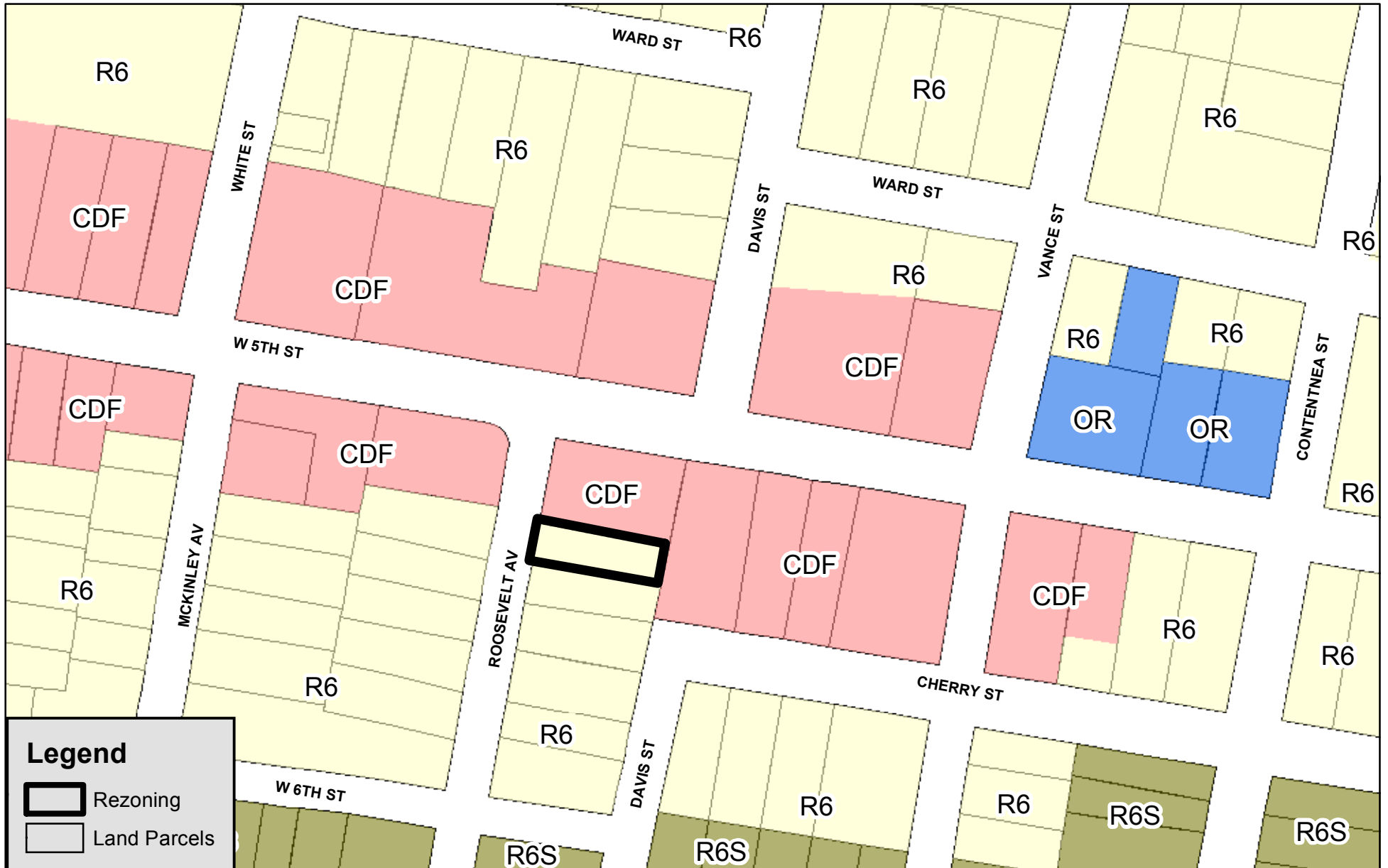
"Motion to recommend denial of the proposed rezoning, to advise that, although the proposed amendment is consistent with the comprehensive plan, there is a more appropriate zoning classification, and to adopt the staff report which addresses plan consistency."

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

ATTACHMENTS:

Attachments

City of Greenville
Acres: 0.10+/- (4,356 sq. ft.)
From: R6
To: CDF
June 22, 2018



City of Greenville
Acres: 0.10+/- (4,356 sq. ft.)
From: R6
To: CDF
June 22, 2018

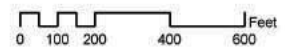
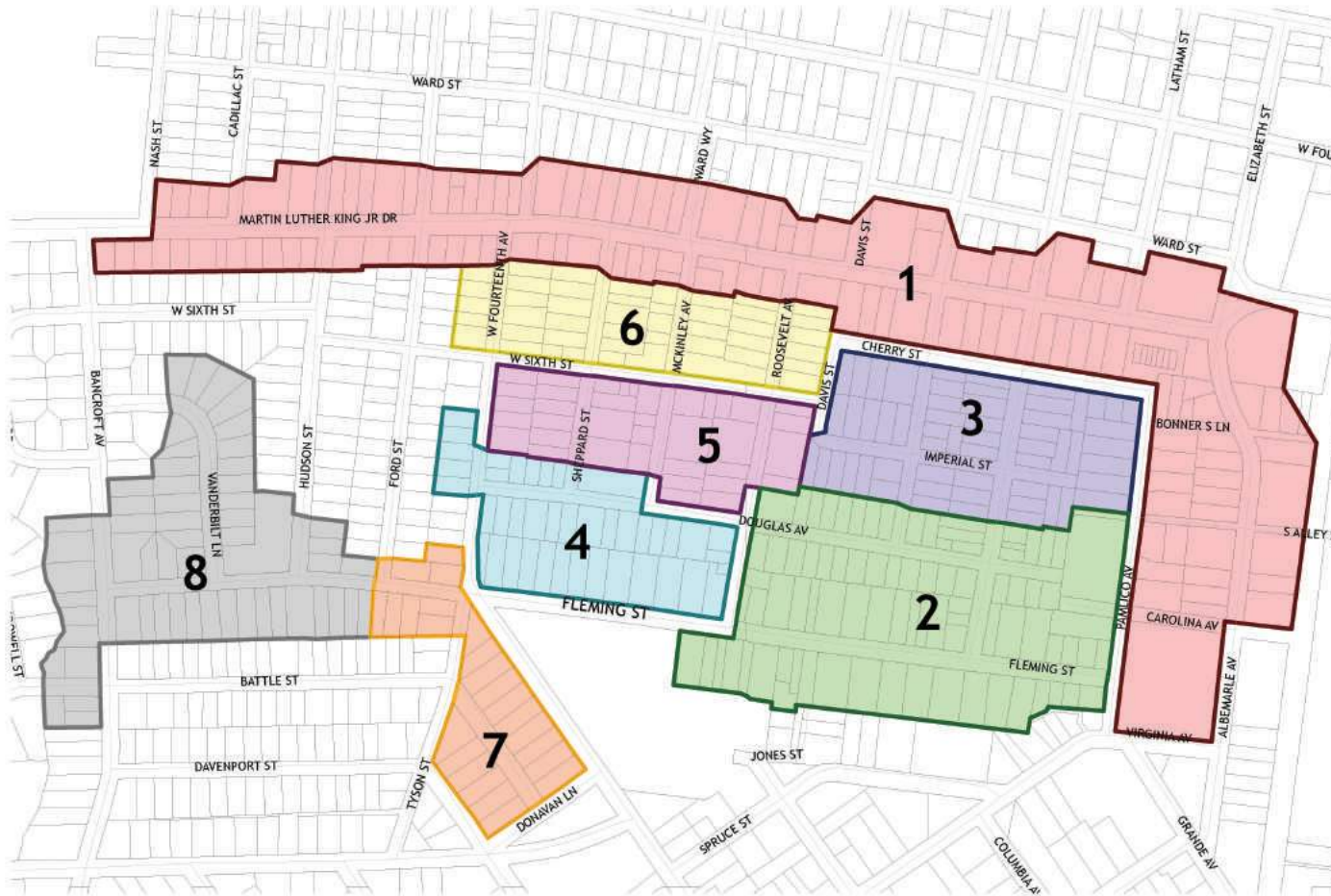




MAP 4.1

City of Greenville
Pitt County, North Carolina
Center City/ West Greenville
Revitalization Plan

2003 Consolidated Plan
Focus Areas



EXISTING ZONING**R6 (RESIDENTIAL) - PERMITTED USES**

(1) General	
a.	Accessory use or building
c.	On-premise signs per Article N
(2) Residential	
a.	Single-family dwelling
b.	Two-family attached dwelling (duplex)
b(1).	Master Plan Community per Article J
c.	Multi-family development per Article I
f.	Residential cluster development per Article M
k.	Family care homes (see also 9-4-103)
q.	Room renting
(3) Home Occupations - None	
(4) Governmental	
b.	City of Greenville municipal government building or use (see also section 9-4-103)
(5) Agricultural/Mining	
a.	Farming; agricultural, horticulture, forestry (see also section 9-4-103)
l.	Beekeeping; minor use (see also section 9-4-103)
(6) Recreational/Entertainment	
f.	Public park or recreational facility
g.	Private noncommercial park or recreational facility
(7) Office/Financial/Medical - None	
(8) Services	
o.	Church or place of worship (see also section 9-4-103)
(9) Repair - None	
(10) Retail Trade - None	
(11) Wholesale/Rental/Vehicle-Mobile Home Trade - None	
(12) Construction	
c.	Construction office; temporary, including modular office (see also section 9-4-103)
(13) Transportation - None	
(14) Manufacturing/Warehousing - None	
(15) Other Activities (not otherwise listed - all categories) - None	
R6 (RESIDENTIAL) - SPECIAL USES	
(1) General - None	
(2) Residential	
d.	Land use intensity multi-family (LUI) development rating 50 per Article K
e.	Land use intensity multi-family (LUI) development rating 67 per Article K
l.	Group care facility
n.	Retirement center or home
o(1).	Nursing, convalescent or maternity home; minor care facility
p.	Board or rooming house
r.	Fraternity or sorority house
(3) Home Occupations	
a.	Home occupation; not otherwise listed
b.	Home occupation; barber and beauty shop

c.	Home occupation; manicure, pedicure or facial salon
(4) Governmental	
a.	Public utility building or use
(5) Agricultural/Mining - None	
(6) Recreational/Entertainment	
a.	Golf course; 18-hole regulation length (see also section 9-4-103)
a(1).	Golf course; 9-hole regulation length (see also section 9-4-103)
c(1).	Tennis club; indoor and outdoor facilities
(7) Office/Financial/Medical - None	
(8) Services	
a.	Child day care facilities
b.	Adult day care facilities
d.	Cemetery
g.	School; junior and senior high (see also section 9-4-103)
h.	School; elementary (see also section 9-4-103)
i.	School; nursery and kindergarten (see also section 9-4-103)
m.	Multi-purpose center
t.	Guest house for a college or other institution of higher learning
(9) Repair - None	
(10) Retail Trade - None	
(11) Wholesale/Rental/Vehicle-Mobile Home Trade - None	
(12) Construction - None	
(13) Transportation - None	
(14) Manufacturing/Warehousing - None	
(15) Other Activities (not otherwise listed - all categories) - None	
PROPOSED ZONING	
CDF (DOWNTOWN COMMERCIAL FRINGE) - PERMITTED USES	
(1) General	
a.	Accessory use or building
b.	Internal service facilities
c.	On-premise signs per Article N
e.	Temporary uses; of listed district uses
f.	Retail sales; incidental
g.	Incidental assembly of products sold at retail or wholesale as an accessory to principal uses
(2) Residential	
a.	Single-family dwelling
b.	Two-family attached dwelling (duplex)
c.	Multi-family development per Article I
k.	Family care homes (see also 9-4-103)
q.	Room renting
(3) Home Occupations - None	
(4) Governmental	
b.	City of Greenville municipal government building or use (see also section 9-4-103)
c.	County or state government building or use not otherwise listed; excluding outside storage and major or minor repair

	d. Federal government building or use
	g. Liquor store, state ABC
(5) Agricultural/Mining	
	a. Farming; agricultural, horticulture, forestry (see also section 9-4-103)
	l. Beekeeping; minor use (see also section 9-4-103)
(6) Recreational/Entertainment	
	f. Public park or recreational facility
	g. Private noncommercial park or recreational facility
	n. Theater; movie or drama, indoor only
(7) Office/Financial/Medical	
	a. Office; professional and business, not otherwise listed
	c. Office; customer service, not otherwise listed, including accessory service delivery vehicle parking and indoor storage
	d. Bank, savings and loans or other savings or investment institutions
	e. Medical, dental, ophthalmology or similar clinic, not otherwise listed
(8) Services	
	c. Funeral home
	e. Barber or beauty salon
	f. Manicure, pedicure or facial salon
	g. School; junior and senior high (see also section 9-4-103)
	h. School; elementary (see also section 9-4-103)
	i. School; nursery and kindergarten (see also section 9-4-103)
	k. Business or trade school
	n. Auditorium
	o. Church or place of worship (see also section 9-4-103)
	p. Library
	q. Museum
	r. Art gallery
	s. Hotel, motel bed and breakfast inn; limited stay lodging (see also residential quarters for resident manager, supervisor or caretaker and section 9-4-103)
	u. Art studio including art and supply sales
	v. Photography studio including photo and supply sales
	w. Recording studio
	z. Printing or publishing service including graphic art, maps, newspapers, magazines and books
	aa. Catering service including food preparation (see also restaurant; conventional and fast food)
	kk. Launderette; household users
	ll. Dry cleaners; household users
	mm. Commercial laundries; linen supply
	oo. Clothes alteration or shoe repair shop
	pp. Automobile wash
(9) Repair	
	d. Upholsterer; furniture
	f. Appliance; household and office equipment repair
	g. Jewelry, watch, eyewear or other personal item repair

(10) Retail Trade	
a.	Miscellaneous retail sales; non-durable goods, not otherwise listed
d.	Pharmacy
e.	Convenience store (see also gasoline sales)
f.	Office and school supply, equipment sales
g.	Fish market; excluding processing or packing
h.	Restaurant; conventional
i.	Restaurant; fast food
l.	Electronic; stereo, radio, computer, TV, etc... sales and accessory repair
m.	Appliance; household use, sales and accessory repair, excluding outside storage
n.	Appliance; commercial use, sales and accessory repair, excluding outside storage
p.	Furniture and home furnishing sales not otherwise listed
q.	Floor covering, carpet and wall covering sales
r.	Antique sales, excluding vehicles
s.	Book or card store, news stand
v.	Video or music store; records, tape, CD and the like sales
w.	Florist
x.	Sporting goods sales and rental shop
y.	Auto part sales (see also major and minor repair)
ee.	Christmas tree sales lot; temporary only (see also section 9-4-103)
(11) Wholesale/Rental/Vehicle-Mobile Home Trade	
c.	Rental of clothes and accessories; formal wear, and the like
d.	Rental of automobiles, noncommercial trucks or trailers, recreational vehicles, motorcycles and boats
f.	Automobiles, truck, recreational vehicle, motorcycles and boats sales and services (see also major and minor repair)
(12) Construction	
a.	Licensed contractor; general electrical, plumbing, mechanical, etc... excluding outside storage
c.	Construction office; temporary, including modular office (see also section 9-4-103)
e.	Building supply; lumber and materials sales, plumbing and/or electrical supply excluding outdoor sales
f.	Hardware store
(13) Transportation	
b.	Bus station; passenger and related freight
c.	Taxi or limousine service
e.	Parcel delivery service
f.	Ambulance service
(14) Manufacturing/Warehousing	
c.	Bakery; production, storage, and shipment facilities
(15) Other Activities (not otherwise listed - all categories) - None	
CDF (DOWNTOWN COMMERCIAL FRINGE) - SPECIAL USES	
(1) General - None	
(2) Residential	

d.	Land use intensity multi-family (LUI) development rating 50 per Article K
e.	Land use intensity multi-family (LUI) development rating 67 per Article K
i.	Residential quarters for resident manager, supervisor or caretaker; excluding mobile home
m.	Shelter for homeless or abused (see also section 9-4-103)
n.	Retirement center or home
o(1).	Nursing, convalescent or maternity home; minor care facility
o.	Nursing, convalescent or maternity home; major care facility
r.	Fraternity or sorority house
(3) Home Occupations	
a.	Home occupation; not otherwise listed
b.	Home occupation; barber and beauty shop
c.	Home occupation; manicure, pedicure or facial salon
(4) Governmental	
a.	Public utility building or use
(5) Agricultural/Mining - None	
(6) Recreational/Entertainment	
d.	Game center
i.	Commercial recreation; indoor and outdoor, not otherwise listed
l.	Billiard parlor or pool hall
m.	Public or private club
m(1).	Dining and entertainment establishment (see also section 9-4-103)
s.	Athletic club; indoor only
(7) Office/Financial/Medical - None	
(8) Services	
a.	Child day care facilities
b.	Adult day care facilities
l.	Convention center; private
x.	Dance studio
bb.	Civic organizations
cc.	Trade or business organization
ff(1).	Mental health, emotional or physical rehabilitation day program facility
hh.	Exercise and weight loss studio; indoor only
(9) Repair	
a.	Major repair; as an accessory or principal use
b.	Minor repair; as an accessory or principal use
(10) Retail Trade	
b.	Gasoline or automotive fuel sales; accessory or principal use, retail
c.	Wine shop; including on-premise consumption (see also section 9-4-103)
g.	Fish market; excluding processing or packing
j.	Restaurant and/or dining and entertainment establishment; regulated outdoor activities
t.	Hobby or craft shop
u.	Pet shop (see also animal boarding; outside facility)
ff.	Tobacco shop (Class 1) (see also section 9-4-103)
hh.	Hookah café (see also section 9-4-103)
(11) Wholesale/Rental/Vehicle-Mobile Home Trade - None	

(12) Construction	
d.	Building supply; lumber and materials sales, plumbing and/or electrical supply including outdoor sales
(13) Transportation	
h.	Parking lot or structure; principal use
(14) Manufacturing/Warehousing	
g.	Cabinet, woodwork or frame shop; excluding furniture manufacturing or upholstery
(15) Other Activities (not otherwise listed - all categories)	
a.	Other activities; personal services not otherwise listed
b.	Other activities; professional services not otherwise listed
c.	Other activities; commercial services not otherwise listed
d.	Other activities; retail sales not otherwise listed

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: 7/17/2018
Time: 6:00 PM

Title of Item: Ordinance requested by Salvatore Passalacqua to rezone 0.220 acres (9,583 square feet) located at the northwestern corner of the intersection of Dickinson Avenue and Columbia Avenue from CDF (Downtown Commercial Fringe) to CD (Downtown Commercial).

Explanation: **Abstract:** The City has received a request from Salvatore Passalacqua to rezone 0.220 acres (9,583 square feet) located at the northwestern corner of the intersection of Dickinson Avenue and Columbia Avenue from CDF (Downtown Commercial Fringe) to CD (Downtown Commercial).

Required Notices:

Planning and Zoning meeting notice (property owner and adjoining property owner letter) mailed on July 2, 2018.
On-site sign(s) posted on July 2, 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 uptown edge (UE) in the area bounded by Dickinson Avenue, the 10th Street Connector and West 14th Avenue.

Uptown Edge

Uptown edge surrounds the uptown core and continues the urban street grid. It includes the Warehouse District and the area near the future ECU Millennial Campus. Development should extend the mixed use and walkable pattern of the core. With parcels generally larger than in Uptown Core, this area offers opportunity for larger-scale infill and redevelopment projects.

Intent:

- Infill and redevelopment with a mix of uses
- Adapt and reuse existing buildings for non-industrial uses
- Improve public realm with sidewalks and street trees
- Reduce /consolidate surface parking

Primary uses:

Commercial

Institutional/civic

Neighborhood-scale commercial

Secondary uses:

Multi-family residential

The subject property is included in The Dickinson Avenue Corridor Study that was accepted by City Council on December 8, 2014. It is specifically located in Area Eight, which is described as:

Area Eight: Athletics and Recreation Zone

The current residential neighborhood in this sub-area is in decline and will likely be further stressed by the construction and operation of the elevated 10th Street Connector overpass. While future redevelopment plans for this area must remain flexible and sensitive to the needs of existing populations, this sub-area may be appropriate for athletic facilities and similar uses. Possible options in this sub-area include a downtown-style ballpark using the entire site or a mixed-use district anchored by multi-facility athletics/recreation uses like the West Greenville Basket ball Complex, along with compatible restaurants(s)/food vendor(s).

Also, the subject property is located in the West Greenville Revitalization Area (2005).

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

Based on possible uses permitted by the requested rezoning, the proposed rezoning classification could generate 360 trips to and from the site on Dickinson Avenue, which is a net increase of 350 additional trips per day.

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

History/Background:

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

Existing Land Uses:

Vacant

Water/Sewer:

Water and sanitary sewer are available to the property.

Historic Sites:

There are no known effects are on the designated properties.

Environmental Conditions/Constraints:

The property is located in the Harris Mill Run / Schoolhouse Branch Watershed. Since the property is less than 0.5 acres, stormwater rules will not apply.

Surrounding Land Uses and Zoning:

North: CDF - One (1) single-family residence

South: CDF - Taylor Warehousing and Dickinson Avenue Auto and Tire Service

East: CDF - Temple of Zion International Ministries and one (1) vacant lot

West: CDF - One (1) single-family residence

Density Estimates:

Under the current zoning, the site could accommodate one (1) single-family lot.

Since the proposed zoning (CD) allows zero (0) lot line building construction and non-residential uses are exempt from parking requirements, staff would anticipate 4,000 square feet of restaurant space.

Since the proposed zoning (CD) allows zero (0) lot line building construction and non-residential uses are exempt from parking requirements, staff does not anticipate a change in intensity to the site, but views this rezoning as allowing greater flexibility in the use of the property.

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

Fiscal Note:

No cost to the City.

Recommendation:

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

"In compliance with the comprehensive plan" should be construed as meaning the requested zoning is (i) either specifically recommended in the text of the Horizons Plan (or addendum to the plan) or is predominantly or completely

surrounded by the same or compatible and desirable zoning and (ii) promotes the desired urban form. The requested district is considered desirable and in the public interest, and staff recommends approval of the requested rezoning.

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

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

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

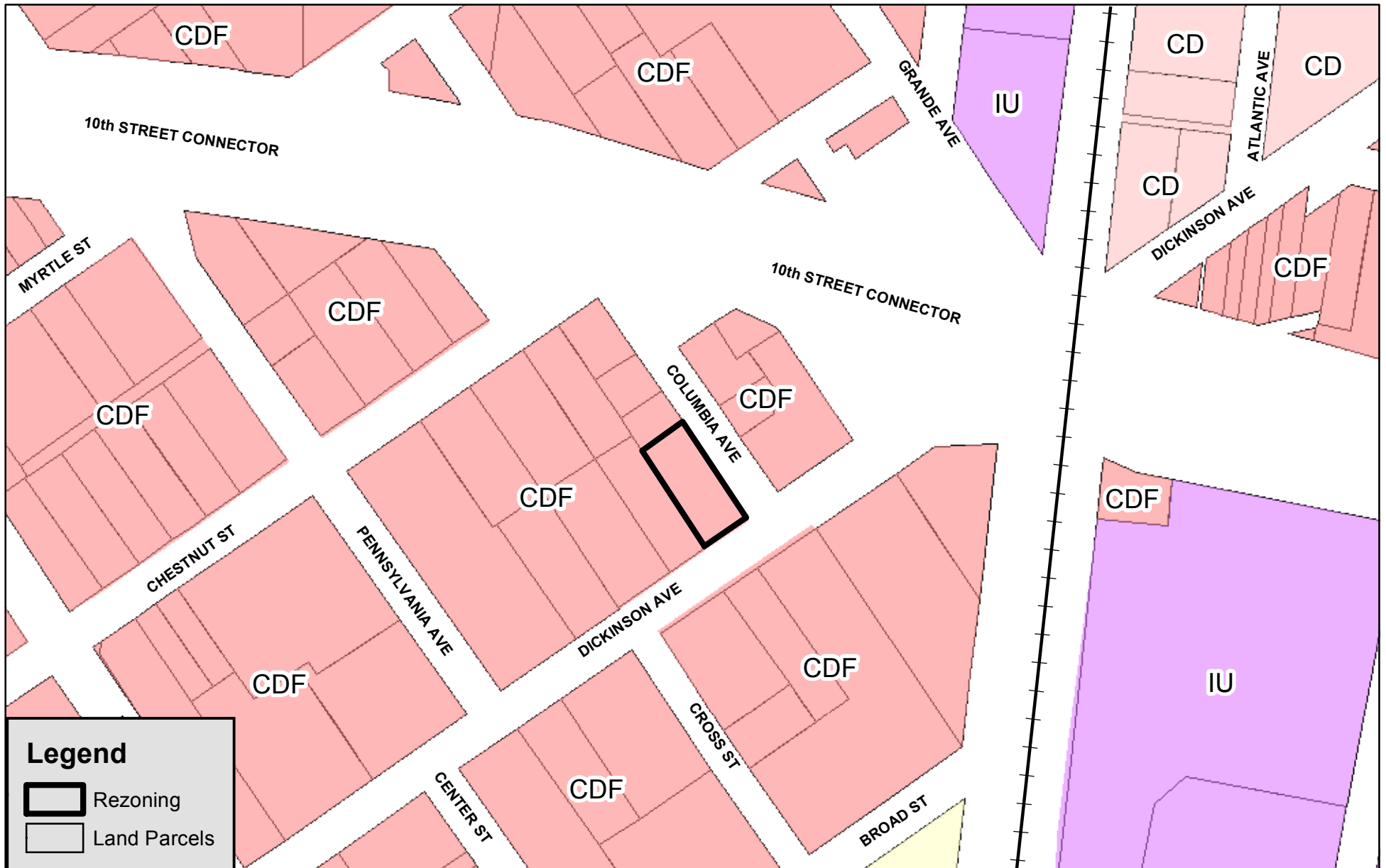
"Motion to recommend denial of the proposed rezoning, to advise that, although the proposed amendment is consistent with the comprehensive plan, there is a more appropriate zoning classification, and to adopt the staff report which addresses plan consistency."

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

ATTACHMENTS:

Attachments

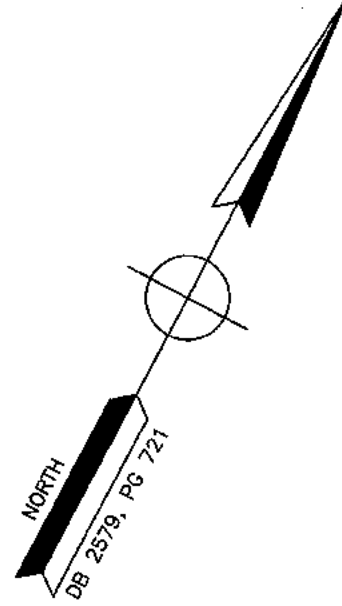
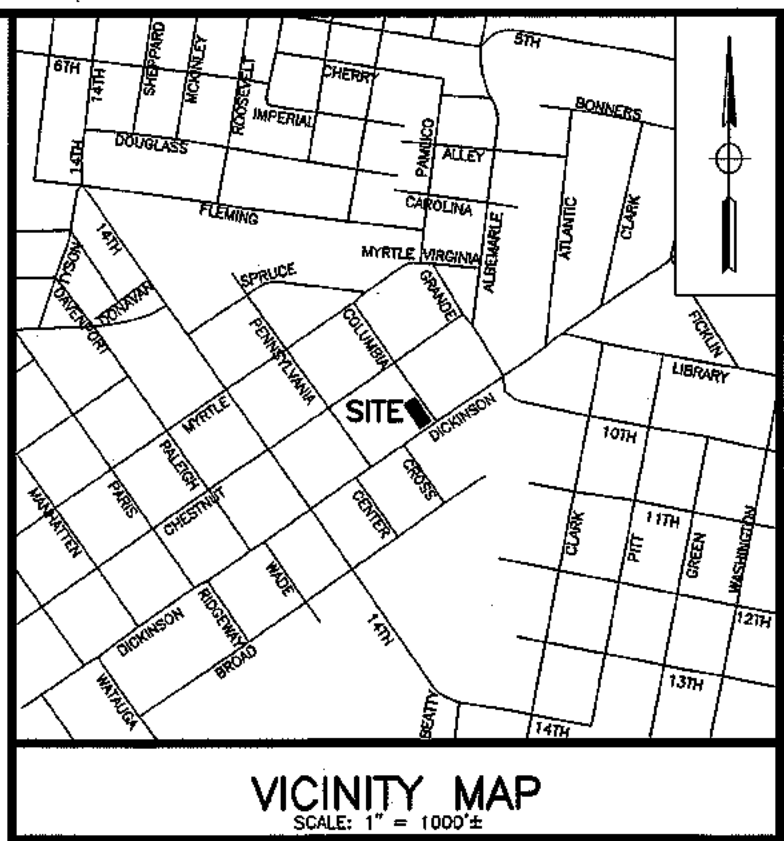
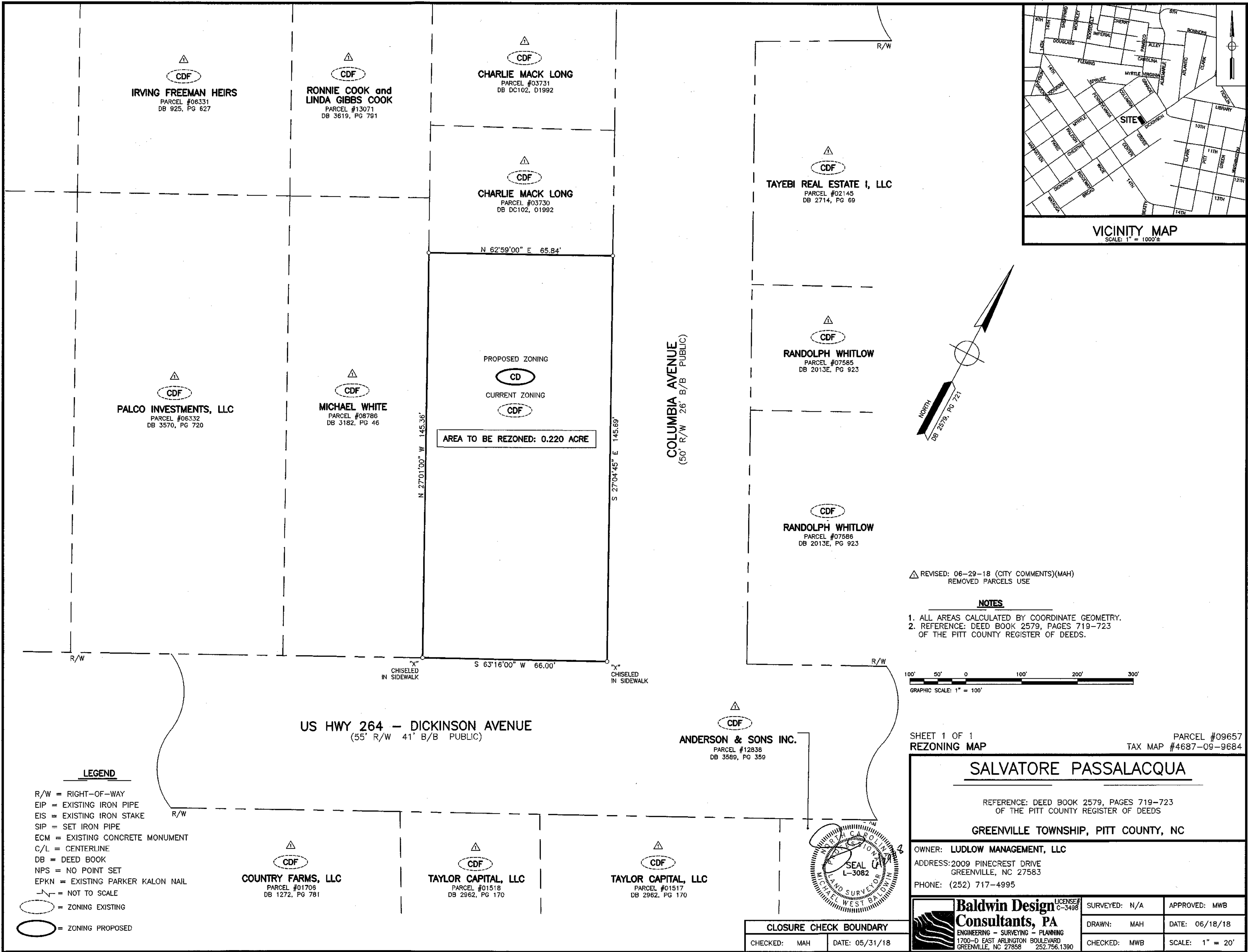
Salvatore Passalacqua
Acres: 0.220 (9,583 square feet)
From: CDF
To: CD
June 20, 2018



Salvatore Passalacqua
Acres: 0.220 (9,583 square feet)
From: CDF
To: CD
June 20, 2018



Y:\DRAWINGS\18-066 SALVATORE PASSALACQUA\REZONING.dwg Fri, Jun 29, 2018 9:18am MHERREJON




△ REVISED: 06-29-18 (CITY COMMENTS)(MAH)
REMOVED PARCELS USE

NOTES

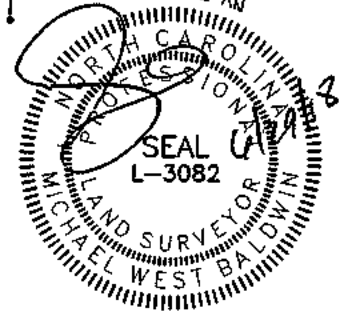
1. ALL AREAS CALCULATED BY COORDINATE GEOMETRY.
2. REFERENCE: DEED BOOK 2579, PAGES 719-723 OF THE PITT COUNTY REGISTER OF DEEDS.



SHEET 1 OF 1
REZONING MAP
PARCEL #09657
TAX MAP #4687-09-9684

SALVATORE PASSALACQUA	
REFERENCE: DEED BOOK 2579, PAGES 719-723 OF THE PITT COUNTY REGISTER OF DEEDS	
GREENVILLE TOWNSHIP, PITT COUNTY, NC	
OWNER: LUDLOW MANAGEMENT, LLC	
ADDRESS: 2009 PINECREST DRIVE GREENVILLE, NC 27583	
PHONE: (252) 717-4995	
 Baldwin Design Consultants, PA ENGINEERING - SURVEYING - PLANNING 1700-D EAST ARLINGTON BOULEVARD GREENVILLE, NC 27858 252.756.1390	LICENSE# C-3498
SURVEYED: N/A	APPROVED: MWB
DRAWN: MAH	DATE: 06/18/18
CHECKED: MWB	SCALE: 1" = 20'

CLOSURE CHECK BOUNDARY	
CHECKED: MAH	DATE: 05/31/18



EIGHT DISTINCT SUB-AREAS



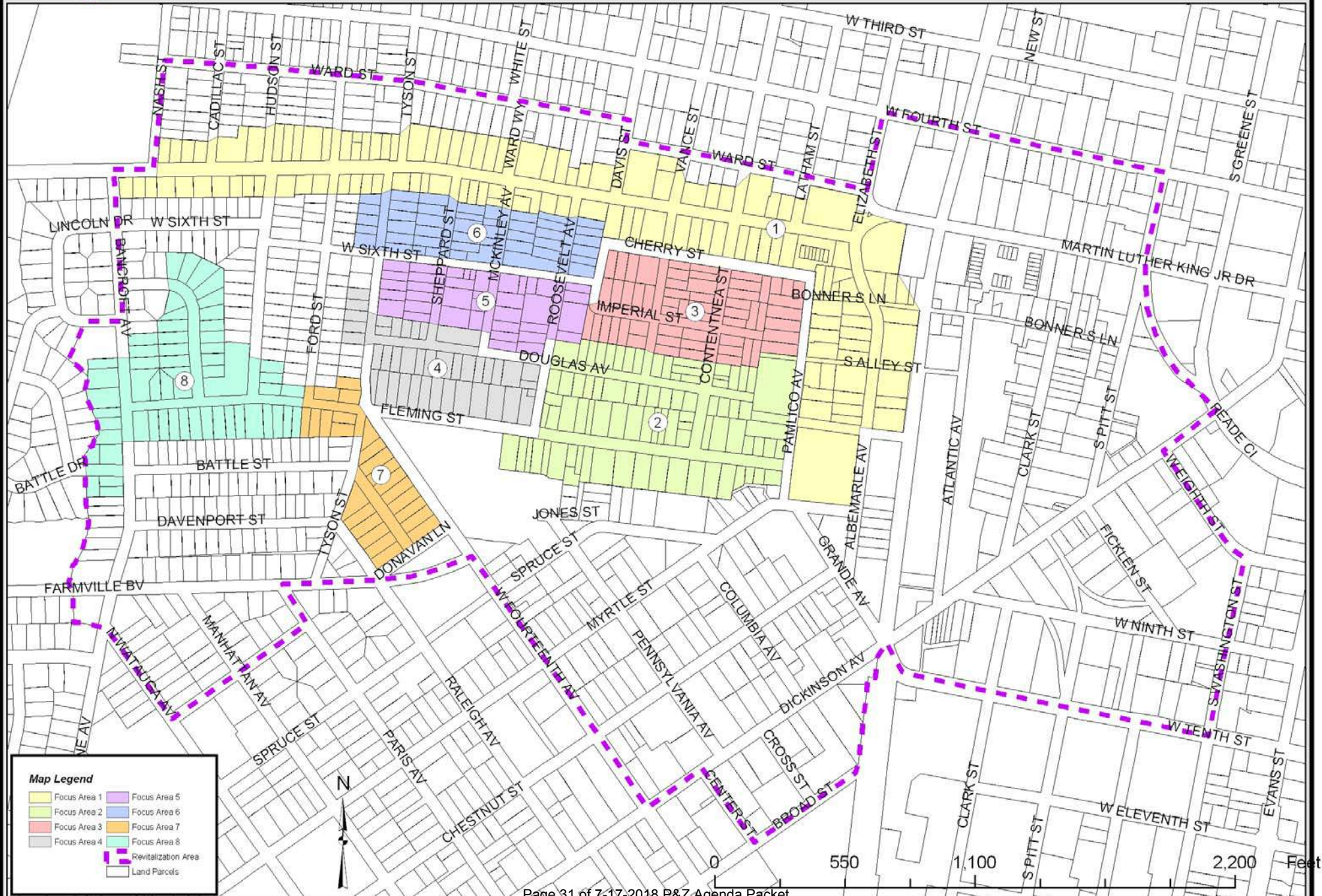
Legend

- AREA ONE: HISTORIC BUILDING INFILL
- AREA TWO: ARTS DISTRICT AND TRANSIT
- AREA THREE: 10TH STREET THRESHOLD
- AREA FOUR: INNOVATION ZONE
- AREA FIVE: PDR AREAS
- AREA SIX: EVANS CORRIDOR
- AREA SEVEN: EXISTING RESIDENTIAL NEIGHBORHOOD
- AREA EIGHT: ATHLETICS / RECREATION ZONE



West Greenville Revitalization Area

June 9, 2005



Map Legend

- Focus Area 1
- Focus Area 2
- Focus Area 3
- Focus Area 4
- Focus Area 5
- Focus Area 6
- Focus Area 7
- Focus Area 8
- Revitalization Area
- Land Parcels



REZONING THOROUGHFARE/TRAFFIC VOLUME REPORT

Case No: 18-18

Applicant: Salvatore Passalacqua

Property Information

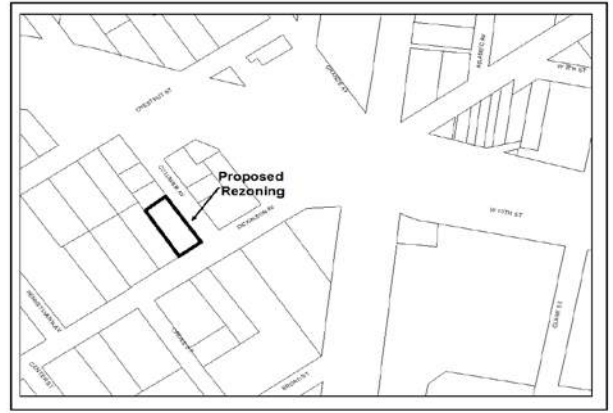
Current Zoning: CDF (Downtown Commercial Fringe)

Proposed Zoning: CD (Downtown Commercial)

Current Acreage: .22 acres (9,583 sf)

Location: Dickinson Ave, just west of Columbia Ave

Points of Access: Dickinson Ave



Location Map

Transportation Background Information

1.) Dickinson Ave- State maintained

	<u>Existing Street Section</u>	<u>Ultimate Thoroughfare Street Section</u>
Description/cross section	3-lane with curb & gutter	no change
Right of way width (ft)	50	no change
Speed Limit (mph)	25	no change
Current ADT:	7,330	
Design ADT:	11,300 vehicles/day (**)	
Controlled Access	No	
Thoroughfare Plan Status:	Major Thoroughfare	

Other Information: There are sidewalks along Dickinson Ave that service this property.

Notes: (**) Traffic volume based an operating Level of Service D for existing geometric conditions
ADT – Average Daily Traffic volume

Transportation Improvement Program Status:

Trips generated by proposed use/change

Current Zoning: 10 -vehicle trips/day (*) **Proposed Zoning: 360** -vehicle trips/day (*)

Estimated Net Change: increase of 350 vehicle trips/day (assumes full-build out)

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

Impact on Existing Roads

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

1.) Dickinson Ave , North of Site (60%): “No build” ADT of 7,330

Estimated ADT with Proposed Zoning (full build) –	7,546
Estimated ADT with Current Zoning (full build) –	<u>7,336</u>
Net ADT change =	210 (3% increase)

2.) Dickinson Ave , South of Site (40%): "No build" ADT of 7,330

Estimated ADT with Proposed Zoning (full build) – 7,474

Estimated ADT with Current Zoning (full build) – 7,334

Net ADT change = 140 (2% increase)

Staff Findings/Recommendations

Based on possible uses permitted by the requested rezoning, the proposed rezoning classification could generate 360 trips to and from the site on Dickinson Ave, which is a net increase of 350 additional trips per day.

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

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

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

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

	s.	Athletic club; indoor only
(7) Office/Financial/Medical - None		
(8) Services		
	a.	Child day care facilities
	b.	Adult day care facilities
	l.	Convention center; private
	x.	Dance studio
	bb.	Civic organizations
	cc.	Trade or business organization
	ff(1).	Mental health, emotional or physical rehabilitation day program facility
	hh.	Exercise and weight loss studio; indoor only
(9) Repair		
	a.	Major repair; as an accessory or principal use
	b.	Minor repair; as an accessory or principal use
(10) Retail Trade		
	b.	Gasoline or automotive fuel sales; accessory or principal use, retail
	c.	Wine shop; including on-premise consumption (see also section 9-4-103)
	g.	Fish market; excluding processing or packing
	j.	Restaurant and/or dining and entertainment establishment; regulated outdoor activities
	t.	Hobby or craft shop
	u.	Pet shop (see also animal boarding; outside facility)
	ff.	Tobacco shop (Class 1) (see also section 9-4-103)
	hh.	Hookah café (see also section 9-4-103)
(11) Wholesale/Rental/Vehicle-Mobile Home Trade - None		
(12) Construction		
	d.	Building supply; lumber and materials sales, plumbing and/or electrical supply including outdoor sales
(13) Transportation		
	h.	Parking lot or structure; principal use
(14) Manufacturing/Warehousing		
	g.	Cabinet, woodwork or frame shop; excluding furniture manufacturing or upholstery
(15) Other Activities (not otherwise listed - all categories)		
	a.	Other activities; personal services not otherwise listed
	b.	Other activities; professional services not otherwise listed
	c.	Other activities; commercial services not otherwise listed
	d.	Other activities; retail sales not otherwise listed
PROPOSED ZONING		
CD (DOWNTOWN COMMERCIAL) - PERMITTED USES		
(1) General		
	a.	Accessory use or building
	b.	Internal service facilities
	c.	On-premise signs per Article N
	e.	Temporary uses; of listed district uses
	f.	Retail sales; incidental

	g. Incidental assembly of products sold at retail or wholesale as an accessory to principal uses
(2) Residential	
	c. Multi-family development per Article I
	i. Residential quarters for resident manager, supervisor or caretaker; excluding mobile home
	n. Retirement center or home
	o. Nursing, convalescent or maternity home; major care facility
	q. Room renting
(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
	g. Liquor store, state ABC
(5) Agricultural/Mining	
	a. Farming; agricultural, horticulture, forestry (see also section 9-4-103)
(6) Recreational/Entertainment	
	f. Public park or recreational facility
	g. Private noncommercial recreation; indoor only, not otherwise listed
	h. Commercial recreation; indoor only, not otherwise listed
	j. Bowling alley
	o. Theater; movie or drama, including outdoor facilities
	s. Athletic club; indoor only
(7) Office/Financial/Medical	
	a. Office; professional and business, not otherwise listed
	b. Operation/processing center
	c. Office; customer service, not otherwise listed, including accessory service delivery vehicle parking and indoor storage
	d. Bank, savings and loans or other savings or investment institutions
	e. Medical, dental, ophthalmology or similar clinic, not otherwise listed
	f. Veterinary clinic or animal hospital (see also animal boarding; outside facility, kennel and stable)
	g. Catalogue processing center
(8) Services	
	c. Funeral home
	e. Barber or beauty salon
	f. Manicure, pedicure or facial salon
	j. College and other institutions of higher learning
	k. Business or trade school
	n. Auditorium
	o. Church or place of worship (see also section 9-4-103)
	p. Library
	q. Museum

	r.	Art gallery
	s.	Hotel, motel bed and breakfast inn; limited stay lodging (see also residential quarters for resident manager, supervisor or caretaker and section 9-4-103)
	u.	Art studio including art and supply sales
	v.	Photography studio including photo and supply sales
	w.	Recording studio
	x.	Dance studio
	y.	TV and/or radio broadcast facilities, including receiving and transmission equipment and towers or cellular telephone and wireless communication towers
	z.	Printing or publishing service including graphic art, maps, newspapers, magazines and books
	aa.	Catering service including food preparation (see also restaurant; conventional and fast food)
	bb.	Civic organizations
	cc.	Trade or business organizations
	hh.	Exercise and weight loss studio; indoor only
	kk.	Launderette; household users
	ll.	Dry cleaners; household users
	oo.	Clothes alteration or shoe repair shop
(9) Repair		
	f.	Appliance; household and office equipment repair
	g.	Jewelry, watch, eyewear or other personal item repair
(10) Retail Trade		
	a.	Miscellaneous retail sales; non-durable goods, not otherwise listed
	d.	Pharmacy
	e.	Convenience store (see also gasoline sales)
	f.	Office and school supply, equipment sales
	h.	Restaurant; conventional
	i.	Restaurant; fast food
	l.	Electronic; stereo, radio, computer, TV, etc... sales and accessory repair
	m.	Appliance; household use, sales and accessory repair, excluding outside storage
	p.	Furniture and home furnishing sales not otherwise listed
	q.	Floor covering, carpet and wall covering sales
	r.	Antique sales, excluding vehicles
	s.	Book or card store, news stand
	t.	Hobby or craft shop
	u.	Pet shop (see also animal boarding; outside facility)
	v.	Video or music store; records, tape, CD and the like sales
	w.	Florist
	x.	Sporting goods sales and rental shop
	y.	Auto part sales (see also major and minor repair)
	ee.	Christmas tree sales lot; temporary only (see also section 9-4-103)
(11) Wholesale/Rental/Vehicle-Mobile Home Trade		
	c.	Rental of clothes and accessories; formal wear, and the like

	d.	Rental of automobiles, noncommercial trucks or trailers, recreational vehicles, motorcycles and boats
(12) Construction		
	a.	Licensed contractor; general electrical, plumbing, mechanical, etc... excluding outside storage
	c.	Construction office; temporary, including modular office (see also section 9-4-103)
	f.	Hardware store
(13) Transportation		
	b.	Bus station; passenger and related freight
	c.	Taxi or limousine service
	e.	Parcel delivery service
	h.	Parking lot or structure; principal use
(14) Manufacturing/Warehousing		
	g.	Cabinet, woodwork or frame shop; excluding furniture manufacturing or upholstery
	h.	Engraving; metal, glass or wood
(15) Other Activities (not otherwise listed - all categories) - None		
CD (DOWNTOWN COMMERCIAL) - SPECIAL USES		
(1) General - None		
(2) Residential		
	e(1).	Dormitory Development
(3) Home Occupations - None		
(4) Governmental - None		
(5) Agricultural/Mining - None		
(6) Recreational/Entertainment		
	d.	Game center
	l.	Billiard parlor or pool hall
	m.	Public or private club
	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
	i.	School; nursery and kindergarten (see also section 9-4-103)
	l.	Convention center; private
	ff(1).	Mental health, emotional or physical rehabilitation day program facility
(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)
	g.	Fish market; excluding processing or packing
	j.	Restaurant and/or dining and entertainment establishment; regulated outdoor activities

n.	Appliance; commercial use, sales and accessory repair; excluding outside storage
aa.	Pawnbroker
ff.	Tobacco shop (Class 1) (see also section 9-4-103)
hh.	Hookah café (see also section 9-4-103)
ii.	Microbrewery (see also section 9-4-103)
(11) Wholesale/Rental/Vehicle-Mobile Home Trade - None	
(12) Construction - None	
(13) Transportation - None	
(14) Manufacturing/Warehousing	
y.	Recycling collection station or facilities
(15) Other Activities (not otherwise listed - all categories)	
a.	Other activities; personal services not otherwise listed
b.	Other activities; professional services not otherwise listed
c.	Other activities; commercial services not otherwise listed
d.	Other activities; retail sales not otherwise listed

BUFFERYARD SETBACK AND VEGETATION SCREENING CHART

For Illustrative Purposes Only

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

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

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

Street trees may count toward the minimum acreage.

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

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

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

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

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

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

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

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

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

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

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: 7/17/2018
Time: 6:00 PM

Title of Item: Ordinance received from Happy Trail Farms, LLC to rezone a total of 60.895 acres located between Belvoir Highway and Sunnybrook Road for Tract 1 and at the northeastern corner of the intersection of Belvoir Highway and Redmond Lane for Tract 2 from RA20 (Residential-Agricultural) and CG (General Commercial) to I (Industry) for Tract 1 – 51.035 acres and CH (Heavy Commercial) for Tract 2 – 9.860 acres.

Explanation: **Abstract:** The City has received a request from Happy Trail Farms, LLC to rezone a total of 60.895 acres located between Belvoir Highway and Sunnybrook Road for Tract 1 and at the northeastern corner of the intersection of Belvoir Highway and Redmond Lane for Tract 2 from RA20 (Residential-Agricultural) and CG (General Commercial) to I (Industry) for Tract 1 – 51.035 acres and CH (Heavy Commercial) for Tract 2 – 9.860 acres.

Required Notices:

Planning and Zoning meeting notice (property owner and adjoining property owner letter) mailed on July 2, 2018.

On-site sign(s) posted on July 2, 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 northeastern corner of the intersection of Belvoir Highway and Sunnybrook Road transitioning to traditional neighborhood, medium - high density (TNMH) along Sunnybrook Road and industrial/logistics (IL) to the north.

Further, potential conservation/open space (PCOS) is recommended between the traditional neighborhood, medium - high density (TNMH) and industrial/logistics (IL) and the residential, low - medium density (LMDR) to the north.

The Future Land Use and Character Map recommends industrial/logistics (IL) at the northeastern corner of the intersection of Belvoir Highway and Redmond Lane transitioning to residential, low - medium density (LMDR) and potential conservation/open space (PCOS) to the interior.

Industrial/Logistics

Area is characterized by warehouses and light manufacturing operations and related office uses. It includes the Greenville Industrial Park, airport area, and Southwest Bypass Corridor.

Intent:

- Encourage expansion of light industrial, assembly and research uses
- Encourage the use of higher-quality building materials and landscaping for highly-visible sites

Primary uses:

Industrial
Light industrial
Research and assembly
Warehousing

Secondary uses:

Office
Commercial

Policy 4.1.3. Support the Economic Base

Continue to support and offer resources for existing businesses seeking to expand in Greenville. Attract and retain companies within target sectors that benefit from clustering.

In particular:

- Back office and data centers
- Digital media/software/simulation
- Pharmaceutical manufacturing
- Medical device manufacturing
- Advanced manufacturing

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 lightin
- Allow neighborhood-scale commercial or mixed use centers at key intersections within neighborhoods

Primary uses:

Multi-family residential

Single-family residential attached (townhomes) and detached (small-lot)

Secondary uses:

Institutional (neighborhood scale)

Residential, Low - Medium Density

Residential, low - medium density areas are primarily single-family developments arranged along wide, curvilinear streets with few intersections.

Building and lot size range in size and density but tend to be highly consistent within a development with limited connectivity between different residential types and non-residential uses.

Intent:

- Provide better pedestrian and vehicular connectivity between residential developments
- Improve streetscape features such as consistent sidewalks, lighting, and street trees

Primary uses:

Single-family detached residential

Secondary uses:

Two-family residential

Institutional/civic (neighborhood scale)

Potential Conservation/Open Space

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

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

Intent:

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

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

Based on the analysis comparing the existing zoning (2,983 daily trips) and requested rezoning, the proposed rezoning classification could generate approximately 200 trips to and from the site on Belvoir Highway, which is a net *decrease* of 2,783 less trips per day. Since the traffic analysis for the requested rezoning indicates that the proposal would generate less traffic than the existing zoning, a traffic volume report was not generated.

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

History/Background:

In 1972 the property was incorporated into the City's extra-territorial jurisdiction (ETJ) as part of a large-scale ETJ extension and was zoned RA20. In 1979, as part of a large-scale rezoning, the CG-zoned portion was rezoned at that time.

Present Land Use:

Farmland

Water/Sewer:

Water is available, but sanitary sewer is not currently available.

Historic Sites:

There are no known effects on historic sites.

Environmental Conditions/Constraints:

The subject property is located in the Moyes Run / Cannon Swamp Watershed. Under stormwater rules, 10-year detention may apply.

Surrounding Land Uses and Zoning:

North: RA20 - Two (2) single-family residences and one (1) vacant lot (city-owned); R9 - Woodlands

South: RA20 - Five (5) vacant lots, one (1) single-family residence and New Fleming OFWB Church; CH - One (1) commercial building; IU - One (1) industrial warehouse

East: RA20 and CG - One (1) vacant lot (city-owned)

West: RA20 - Four (4) duplex buildings, farmland and one (1) sandmine

Density Estimates:

Tract 1

Gross Acreage: 51.035

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

Proposed Zoning: I (Industry)

Under the current zoning, the site could accommodate 150 single-family lots. Due to the size of the CG-zoned property, it is not developable.

Under the proposed zoning, the site could accommodate quarrying/sandmining including storage and distribution on the entire site.

Tract 2

Gross Acreage: 9.860

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

Proposed Zoning: CH (Heavy Commercial)

Under the current zoning, the site could accommodate 20 single-family lots and 25,000 square feet containing: one (1) convenience store with gasoline sales (3,600 square feet) and mini-storage (21,400 square feet).

Under the proposed zoning, the site could accommodate quarrying/sandmining including storage and distribution on the entire site.

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

Fiscal Note:

No cost to the City.

Recommendation:

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

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

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

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

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

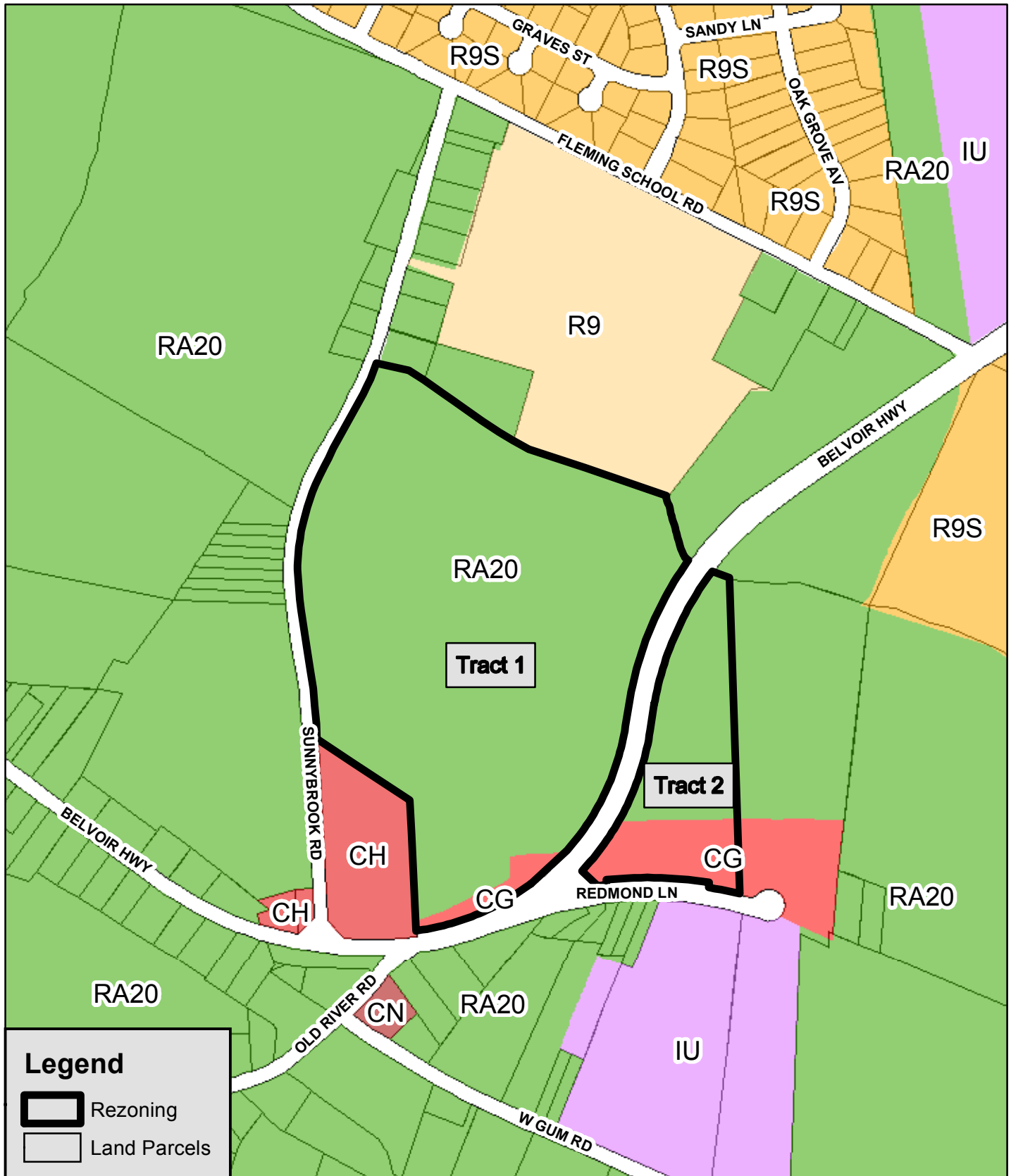
"Motion to recommend denial of the proposed rezoning, to advise that, although the proposed amendment is consistent with the comprehensive plan, there is a more appropriate zoning classification, and to adopt the staff report which addresses plan consistency."

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



ATTACHMENTS:

-
Attachments

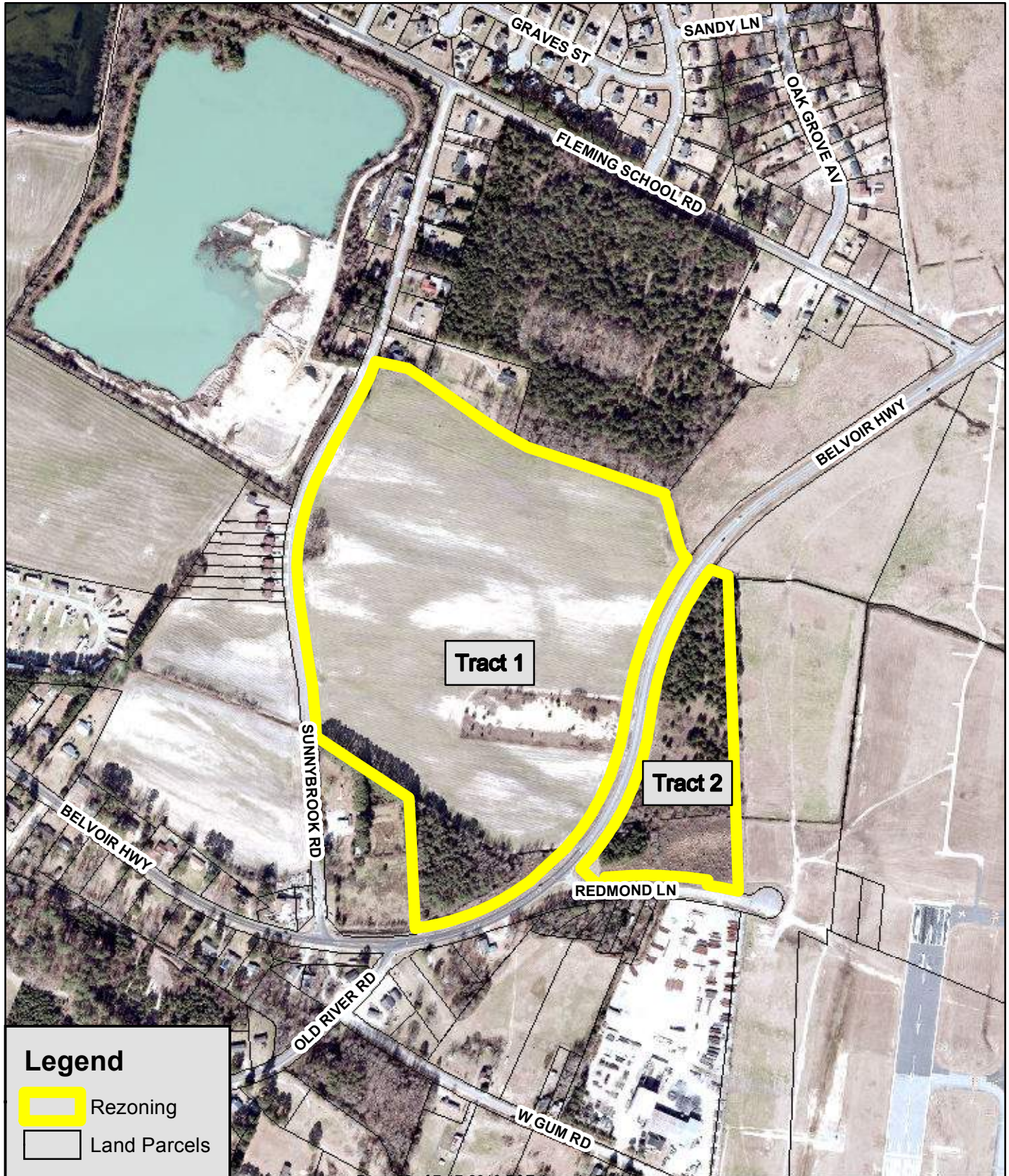
Happy Trail Farms, LLC
 From: RA20 and CG
 Tract 1 To: I (51.035 acres)
 Tract 2 To: CH (9.860 acres)
 June 22, 2018



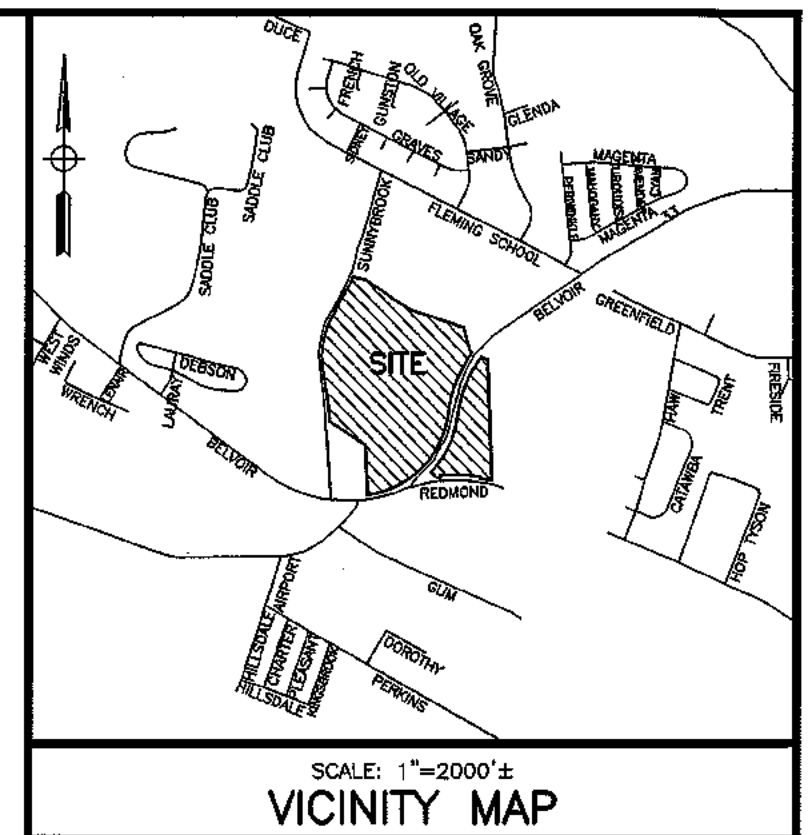
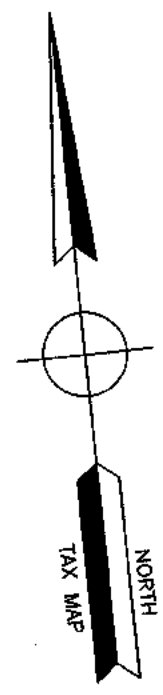
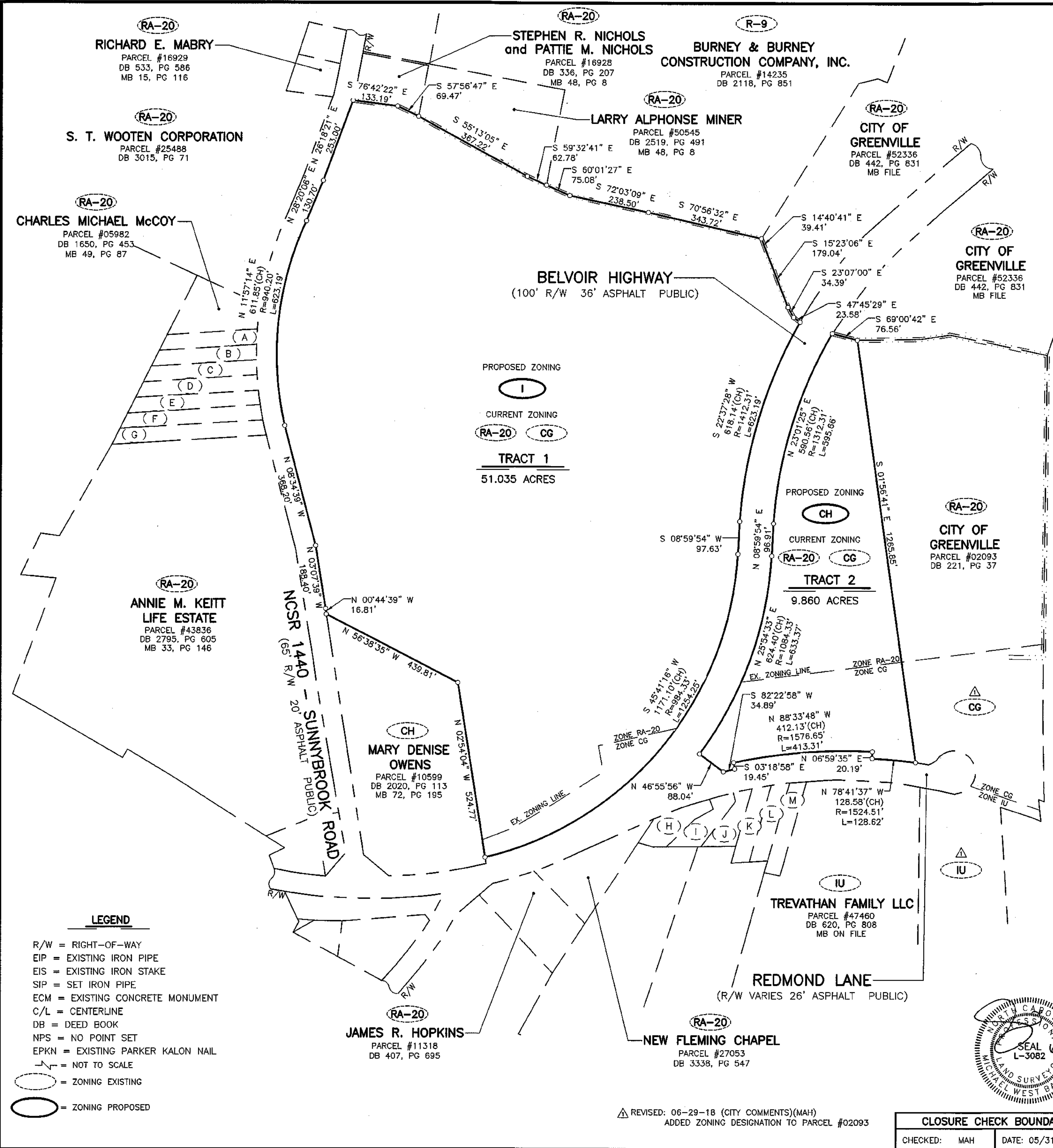
Legend

-  Rezoning
-  Land Parcels

Happy Trail Farms, LLC
From: RA20 and CG
Tract 1 To: I (51.035 acres)
Tract 2 To: CH (9.860 acres)
June 22, 2018



Y:\DRAWINGS\18-014 HAPPY TRAIL FARMS, LLC\REZONING.dwg Fri, Jun 29, 2018 9:14am MHERREJON



**ADJOINING PROPERTY OWNERS INDEX
WITHIN 100 FEET FROM PROPERTY**

- | | |
|---|--|
| (A) WAYNE C. MANESS
PARCEL #58704
DB 1929, PG 213
MB 49, PG 87 | (H) GERTRUDE EBON HEIRS
PARCEL #06596
DB E82, PG 158 |
| (B) SONYA C. ATKINSON
PARCEL #58703
DB 913, PG 290
MB 49, PG 87 | (I) JOHN HENRY DAVIS
PARCEL #05771
DB C33, PG 681 |
| (C) RONNIE BURNEY
PARCEL #58702
DB 3666, PG 651
MB 49, PG 87 | (J) CONIEL HOLLIDAY JR.
PARCEL #57662
DB 1924, PG 511 |
| (D) S & K WAINRIGHT HOLDINGS, LLC
PARCEL #58701
DB 2706, PG 382
MB 49, PG 87 | (K) EMERALD PARTNERS, LLC
PARCEL #25263
DB 2564, PG 486
MB 1, PG 13 |
| (E) STEPHEN CHRISTOPHER BARTLEY SR.
PARCEL #58700
DB 2308, PG 565
MB 49, PG 87 | (L) BERNICE REDMOND STREETER
PARCEL #01755
DB X41, PG 212 |
| (F) MARY WHITLEY
PARCEL #58699
DB 1737, PG 830
MB 49, PG 87 | (M) NAOMI R. CARMON
PARCEL #03576
DB E40, PG 203 |
| (G) WAYNE C. MANESS
PARCEL #58698
DB 1929, PG 215
MB 49, PG 87 | |

TOTAL AREA TO BE REZONED: 60.895 ACRES

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

GRAPHIC SCALE: 1" = 200'

SHEET 1 OF 1 REZONING MAP PARCEL# 28261 TAX MAP# 4679-94-1566

HAPPY TRAIL FARMS, LLC

REFERENCE: DEED BOOK 3824, PAGE 89 OF THE PITT COUNTY REGISTER OF DEEDS.

BELVOIR TOWNSHIP, PITT COUNTY, NC

OWNERS: HAPPY TRAIL FARMS, LLC

ADDRESS: P.O. BOX 1863 GREENVILLE, NC 27835

PHONE: (252) 916-9028

Baldwin Design Consultants, PA
 LICENSE# C-3498
 ENGINEERING - SURVEYING - PLANNING
 1700-D EAST ARLINGTON BOULEVARD
 GREENVILLE, NC 27858 252.756.1380

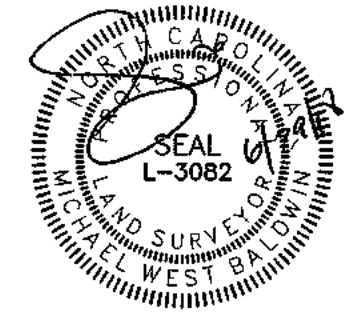
SURVEYED: N/A	APPROVED: MWB
DRAWN: MAH	DATE: 06/14/18
CHECKED: MWB	SCALE: 1" = 200'

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

REVISD: 06-29-18 (CITY COMMENTS)(MAH)
ADDED ZONING DESIGNATION TO PARCEL #02093

CLOSURE CHECK BOUNDARY

CHECKED: MAH	DATE: 05/31/18
--------------	----------------



EXISTING ZONING	
RA20 (RESIDENTIAL-AGRICULTURAL) - PERMITTED USES	
(1) General	
	a. Accessory use or building
	c. On-premise signs per Article N
(2) Residential	
	a. Single-family dwelling
	b(1). Master Plan Community per Article J
	f. Residential cluster development per Article M
	k. Family care homes (see also 9-4-103)
	q. Room renting
(3) Home Occupations - None	
(4) Governmental	
	b. City of Greenville municipal government building or use (see also section 9-4-103)
(5) Agricultural/Mining	
	a. Farming; agricultural, horticulture, forestry (see also section 9-4-103)
	c. Wayside market for farm products produced on-site
	e. Kennel (see also section 9-4-103)
	f. Stable; horse only (see also section 9-4-103)
	g. Stable; per definition (see also section 9-4-103)
	h. Animal boarding not otherwise listed; outside facility, as an accessory or principal use
	l. Beekeeping; minor use (see also section 9-4-103)
(6) Recreational/Entertainment	
	f. Public park or recreational facility
	g. Private noncommercial park or recreational facility
(7) Office/Financial/Medical - None	
(8) Services	
	o. Church or place of worship (see also section 9-4-103)
(9) Repair - None	
(10) Retail Trade - None	
(11) Wholesale/Rental/Vehicle-Mobile Home Trade - None	
(12) Construction	
	c. Construction office; temporary, including modular office (see also section 9-4-103)
(13) Transportation - None	
(14) Manufacturing/Warehousing - None	
(15) Other Activities (not otherwise listed - all categories) - None	
RA20 (RESIDENTIAL-AGRICULTURAL) - SPECIAL USES	
(1) General - None	
(2) Residential	
	b. Two-family attached dwelling (duplex)
	g. Mobile home (see also section 9-4-103)

	n.	Retirement center or home
	o.	Nursing, convalescent or maternity home; major care facility
	o(1).	Nursing, convalescent or maternity home; minor care facility
(3) Home Occupations		
	a.	Home occupation; not otherwise listed
	b.	Home occupation; barber and beauty shop
	c.	Home occupation; manicure, pedicure or facial salon
(4) Governmental		
	a.	Public utility building or use
(5) Agricultural/Mining		
	b.	Greenhouse or plant nursery; including accessory sales
	m.	Beekeeping; major use
	n.	Solar energy facility
(6) Recreational/Entertainment		
	a.	Golf course; 18-hole regulation length (see also section 9-4-103)
	a(1).	Golf course; 9-hole regulation length (see also section 9-4-103)
	c(1).	Tennis club; indoor and outdoor facilities
(7) Office/Financial/Medical - None		
(8) Services		
	a.	Child day care facilities
	b.	Adult day care facilities
	d.	Cemetery
	g.	School; junior and senior high (see also section 9-4-103)
	h.	School; elementary (see also section 9-4-103)
	i.	School; nursery and kindergarten (see also section 9-4-103)
(9) Repair - None		
(10) Retail Trade - None		
(11) Wholesale/Rental/Vehicle-Mobile Home Trade - None		
(12) Construction - None		
(13) Transportation - None		
(14) Manufacturing/Warehousing - None		
(15) Other Activities (not otherwise listed - all categories) - None		
CG (GENERAL COMMERCIAL) - PERMITTED USES		
(1) General		
	a.	Accessory use or building
	b.	Internal service facilities
	c.	On-premise signs per Article N
	e.	Temporary uses; of listed district uses
	f.	Retail sales; incidental
	g.	Incidental assembly of products sold at retail or wholesale as an accessory to principal uses

(2) Residential - None	
(3) Home Occupations - None	
(4) Governmental	
	b. City of Greenville municipal government building or use (see also section 9-4-103)
	c. County or state government building or use not otherwise listed; excluding outside storage and major or minor repair
	d. Federal government building or use
	g. Liquor store, state ABC
(5) Agricultural/Mining	
	a. Farming; agricultural, horticulture, forestry (see also section 9-4-103)
	l. Beekeeping; minor use (see also section 9-4-103)
(6) Recreational/Entertainment	
	f. Public park or recreational facility
	h. Commercial recreation; indoor only, not otherwise listed
	j. Bowling alley
	m(1). Dining and entertainment establishment (see also section 9-4-103)
	n. Theater; movie or drama, indoor only
	q. Circus, carnival, or fair, temporary only (see also section 9-4-103)
	s. Athletic club; indoor only
(7) Office/Financial/Medical	
	a. Office; professional and business, not otherwise listed
	b. Operation/processing center
	d. Bank, savings and loans or other savings or investment institutions
	e. Medical, dental, ophthalmology or similar clinic, not otherwise listed
	g. Catalogue processing center
(8) Services	
	c. Funeral home
	e. Barber or beauty salon
	f. Manicure, pedicure or facial salon
	k. Business or trade school
	o. Church or place of worship (see also section 9-4-103)
	q. Museum
	r. Art gallery
	s. Hotel, motel bed and breakfast inn; limited stay lodging (see also residential quarters for resident manager, supervisor or caretaker and section 9-4-103)
	u. Art studio including art and supply sales
	v. Photography studio including photo and supply sales

	y(1)	TV and/or radio broadcast facilities, including receiving and transmission equipment and towers not exceeding 200 feet in height or cellular telephone and wireless communication towers not exceeding 200 feet in height (see also section 9-4-103)
	z.	Printing or publishing service including graphic art, maps, newspapers, magazines and books
	aa.	Catering service including food preparation (see also restaurant; conventional and fast food)
	hh.	Exercise and weight loss studio; indoor only
	kk.	Launderette; household users
	ll.	Dry cleaners; household users
	oo.	Clothes alteration or shoe repair shop
	pp.	Automobile wash
(9) Repair		
	g.	Jewelry, watch, eyewear or other personal item repair
(10) Retail Trade		
	a.	Miscellaneous retail sales; non-durable goods, not otherwise listed
	d.	Pharmacy
	e.	Convenience store (see also gasoline sales)
	f.	Office and school supply, equipment sales
	g.	Fish market; excluding processing or packing
	h.	Restaurant; conventional
	i.	Restaurant; fast food (see also section 9-4-103)
	k.	Medical supply sales and rental of medically-related products including uniforms and related accessories
	l.	Electronic; stereo, radio, computer, TV and the like, sales and accessory repair
	m.	Appliance; household use, sales and accessory repair, excluding outside storage
	p.	Furniture and home furnishing sales not otherwise listed
	q.	Floor covering, carpet and wall covering sales
	r.	Antique sales, excluding vehicles
	s.	Book or card store, news stand
	t.	Hobby or craft shop
	u.	Pet shop (see also animal boarding; outside facility)
	v.	Video or music store; records, tape, CD and the like sales
	w.	Florist
	x.	Sporting goods sales and rental shop
	y.	Auto part sales (see also major and minor repair)
	aa.	Pawnbroker
	bb.	Lawn and garden supply and household implement sales and accessory service
	ee.	Christmas tree sales lot; temporary only (see also section 9-4-103)
(11) Wholesale/Rental/Vehicle-Mobile Home Trade		

	b.	Rental of home furniture, appliances or electronics and medically-related products (see also division (10k.))
	c.	Rental of clothes and accessories; formal wear, and the like
(12) Construction		
	c.	Construction office; temporary, including modular office (see also section 9-4-103)
	e.	Building supply; lumber and materials sales, plumbing and/or electrical supply excluding outdoor sales
	f.	Hardware store
(13) Transportation		
	c.	Taxi or limousine service
	h.	Parking lot or structure; principal use
(14) Manufacturing/Warehousing - None		
(15) Other Activities (not otherwise listed - all categories) - None		
CG (GENERAL COMMERCIAL) - SPECIAL USES		
(1) General - None		
(2) Residential		
	i.	Residential quarters for resident manager, supervisor or caretaker; excluding mobile home
(3) Home Occupations - None		
(4) Governmental		
	a.	Public utility building or use
(5) Agricultural/Mining - None		
(6) Recreational/Entertainment		
	d.	Game center
	l.	Billiard parlor or pool hall
	m.	Public or private club
	t.	Athletic club; indoor and outdoor facilities
	u.	Internet sweepstakes business (see also section 9-4-103)
(7) Office/Financial/Medical		
	c.	Office; customer service, not otherwise listed, including accessory service delivery vehicle parking and indoor storage
	f.	Veterinary clinic or animal hospital (see also animal boarding; outside facility, kennel and stable)
(8) Services		
	a.	Child day care facilities
	b.	Adult day care facilities
	l.	Convention center; private
(9) Repair		
	a.	Major repair; as an accessory or principal use
	b.	Minor repair; as an accessory or principal use
(10) Retail Trade		
	b.	Gasoline or automotive fuel sales; accessory or principal use, retail

	c.	Wine shop; including on-premise consumption (see also section 9-4-103)
	j.	Restaurant and/or dining and entertainment establishment; regulated outdoor activities
	n.	Appliance; commercial use, sales and accessory repair; excluding outside storage
	ff.	Tobacco shop (Class 1) (see also section 9-4-103)
	gg.	Tobacco shop (Class 2) (see also section 9-4-103)
	hh.	Hookah café (see also section 9-4-103)
(11) Wholesale/Rental/Vehicle-Mobile Home Trade		
	d.	Rental of automobiles, noncommercial trucks or trailers, recreational vehicles, motorcycles and boats
	f.	Automobile, truck, recreational vehicle, motorcycle and boat sales and service (see also major and minor repair)
(12) Construction - None		
(13) Transportation - None		
(14) Manufacturing/Warehousing		
	k.	Mini-storage warehouse; household excluding outside storage
(15) Other Activities (not otherwise listed - all categories)		
	a.	Other activities; personal services not otherwise listed
	b.	Other activities; professional services not otherwise listed
	c.	Other activities; commercial services not otherwise listed
	d.	Other activities; retail sales not otherwise listed
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 transshipment 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 district; excluding outside storage

	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

	i. 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
CH (HEAVY COMMERCIAL) - PERMITTED USES	
(1) General	
	a. Accessory use or building
	b. Internal service facilities
	c. On-premise signs per Article N
	d. Off-premise signs per Article N
	e. Temporary uses; of listed district uses
	f. Retail sales; incidental
	g. Incidental assembly of products sold at retail or wholesale as an accessory to principal uses
(2) Residential - None	
(3) Home Occupations - None	
(4) Governmental	
	a. Public utility building or use
	b. City of Greenville municipal government building or use (see also section 9-4-103)
	c. County or state government building or use not otherwise listed; excluding outside storage and major or minor repair
	d. Federal government building or use
	e. County government operation center
	g. Liquor store, state ABC
(5) Agricultural/Mining	
	a. Farming; agricultural, horticulture, forestry (see also section 9-4-103)
	b. Greenhouse or plant nursery; including accessory sales
	d. Farmers market
	e. Kennel (see also section 9-4-103)

	h.	Animal boarding not otherwise listed; outside facility, as an accessory or principal use
	l.	Beekeeping; minor use (see also section 9-4-103)
(6) Recreational/Entertainment		
	b.	Golf course; par three
	c.	Golf driving range
	c(1).	Tennis club; indoor and outdoor facilities
	e.	Miniature golf or putt-putt course
	f.	Public park or recreational facility
	h.	Commercial recreation; indoor only, not otherwise listed
	i.	Commercial recreation; indoor and outdoor, not otherwise listed
	j.	Bowling alley
	m(1).	Dining and entertainment establishment (see also section 9-4-103)
	n.	Theater; movie or drama, indoor only
	o.	Theater; movie or drama, including outdoor facilities
	q.	Circus, carnival, or fair, temporary only (see also section 9-4-103)
	s.	Athletic club; indoor only
	t.	Athletic club; indoor and outdoor facilities
(7) Office/Financial/Medical		
	a.	Office; professional and business, not otherwise listed
	b.	Operation/processing center
	c.	Office; customer service, not otherwise listed, including accessory service delivery vehicle parking and indoor storage
	d.	Bank, savings and loans or other savings or investment institutions
	e.	Medical, dental, ophthalmology or similar clinic, not otherwise listed
	f.	Veterinary clinic or animal hospital (see also animal boarding; outside facility, kennel and stable)
	g.	Catalogue processing center
(8) Services		
	c.	Funeral home
	e.	Barber or beauty salon
	f.	Manicure, pedicure or facial salon
	n.	Auditorium
	o.	Church or place of worship (see also section 9-4-103)
	q.	Museum
	r.	Art gallery
	s.	Hotel, motel bed and breakfast inn; limited stay lodging (see also residential quarters for resident manager, supervisor or caretaker and section 9-4-103)
	u.	Art studio including art and supply sales
	v.	Photography studio including photo and supply sales

	y.	TV and/or radio broadcast facilities, including receiving and transmission equipment and towers or cellular telephone and wireless communication towers
	z.	Printing or publishing service including graphic art, maps, newspapers, magazines and books
	aa.	Catering service including food preparation (see also restaurant; conventional and fast food)
	bb.	Civic organizations
	cc.	Trade or business organizations
	hh.	Exercise and weight loss studio; indoor only
	kk.	Launderette; household users
	ll.	Dry cleaners; household users
	mm.	Commercial laundries; linen supply
	oo.	Clothes alteration or shoe repair shop
	pp.	Automobile wash
(9) Repair		
	b.	Minor repair; as an accessory or principal use
	c.	Upholsterer; automobile, truck, boat, or other vehicle, trailer or van
	d.	Upholsterer; furniture
	f.	Appliance; household and office equipment repair
	g.	Jewelry, watch, eyewear or other personal item repair
(10) Retail Trade		
	a.	Miscellaneous retail sales; non-durable goods, not otherwise listed
	b.	Gasoline or automotive fuel sales; accessory or principal use, retail
	c.	Wine shop; including on-premise consumption (see also section 9-4-103)
	d.	Pharmacy
	e.	Convenience store (see also gasoline sales)
	f.	Office and school supply, equipment sales
	g.	Fish market; excluding processing or packing
	h.	Restaurant; conventional
	i.	Restaurant; fast food
	k.	Medical supply sales and rental of medically-related products including uniforms and related accessories
	l.	Electronic; stereo, radio, computer, TV, etc... sales and accessory repair
	m.	Appliance; household use, sales and accessory repair, excluding outside storage
	o.	Appliance; household, commercial or industrial use, sales and accessory repair, including outside storage
	p.	Furniture and home furnishing sales not otherwise listed
	q.	Floor covering, carpet and wall covering sales
	r.	Antique sales, excluding vehicles
	s.	Book or card store, news stand

t.	Hobby or craft shop
u.	Pet shop (see also animal boarding; outside facility)
v.	Video or music store; records, tape, CD and the like sales
w.	Florist
x.	Sporting goods sales and rental shop
y.	Auto part sales (see also major and minor repair)
aa.	Pawnbroker
bb.	Lawn and garden supply and household implement sales and accessory service
cc.	Farm supply and commercial implement sales
ee.	Christmas tree sales lot; temporary only (see also section 9-4-103)
(11) Wholesale/Rental/Vehicle-Mobile Home Trade	
a.	Wholesale; durable and nondurable goods, not otherwise listed
b.	Rental of home furniture, appliances or electronics and medically-related products (see also division (10k.))
c.	Rental of clothes and accessories; formal wear, and the like
d.	Rental of automobiles, noncommercial trucks or trailers, recreational vehicles, motorcycles and boats
e.	Rental of tractors and/or trailers, or other commercial or industrial vehicles or machinery
f.	Automobiles, truck, recreational vehicle, motorcycles and boats sales and services (see also major and minor repair)
g.	Mobile home sales including accessory mobile home office
(12) Construction	
b.	Licensed contractor; general electrical, plumbing, mechanical, etc... including outside storage
c.	Construction office; temporary, including modular office (see also section 9-4-103)
e.	Building supply; lumber and materials sales, plumbing and/or electrical supply excluding outdoor sales
f.	Hardware store
(13) Transportation	
c.	Taxi or limousine service
e.	Parcel delivery service
f.	Ambulance service
h.	Parking lot or structure; principal use
(14) Manufacturing/Warehousing	
a.	Ice plant and freezer lockers
b.	Dairy; production, storage, and shipment facilities
c.	Bakery; production, storage, and shipment facilities
g.	Cabinet, woodwork or frame shop; excluding furniture manufacturing or upholstery
h.	Engraving; metal, glass or wood

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

(13) Transportation - None	
(14) Manufacturing/Warehousing	
	d. Stone or monument cutting, engraving
	j. Moving and storage; including outside storage
	l. Warehouse or mini-storage warehouse, commercial or industrial; including outside storage
	y. Recycling collection station or facilities
(15) Other Activities (not otherwise listed - all categories)	
	a. Other activities; personal services not otherwise listed
	b. Other activities; professional services not otherwise listed
	c. Other activities; commercial services not otherwise listed
	d. Other activities; retail sales not otherwise listed

BUFFERYARD SETBACK AND VEGETATION SCREENING CHART

For Illustrative Purposes Only

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

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

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

Street trees may count toward the minimum acreage.

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

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

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

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

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

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

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

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

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

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

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: 7/17/2018
Time: 6:00 PM

Title of Item: Ordinance received from The Imperial Building, LLC and Saad Rentals, LLC to rezone 0.428 acres (18,644 square feet) located at the southeastern corner of the intersection of Dickinson Avenue and West 9th Street from CDF (Downtown Commercial Fringe) to CD (Downtown Commercial).

Explanation: **Abstract:** The City has received a request from The Imperial Building, LLC and Saad Rentals, LLC to rezone 0.428 acres (18,644 square feet) located at the southeastern corner of the intersection of Dickinson Avenue and West 9th Street from CDF (Downtown Commercial Fringe) to CD (Downtown Commercial).

Required Notices:

Planning and Zoning meeting notice (property owner and adjoining property owner letter) mailed on July 2, 2018.
On-site sign(s) posted on July 2, 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 urban edge (UE) in the area bounded by Dickinson Avenue, West 8th Street, South Washington Street and West 10th Street.

Uptown Edge

Uptown edge surrounds the uptown core and continues the urban street grid. It includes the Warehouse District and the area near the future ECU Millennial Campus. Development should extend the mixed use and walkable pattern of the

core. With parcels generally larger than in Uptown Core, this area offers opportunity for larger-scale infill and redevelopment projects.

Intent:

- Infill and redevelopment with a mix of uses
- Adapt and reuse existing buildings for non-industrial uses
- Improve public realm with sidewalks and street trees
- Reduce /consolidate surface parking

Primary uses:

Commercial

Institutional/civic

Neighborhood-scale commercial

Secondary uses:

Multi-family residential

The subject property is included in The Dickinson Avenue Corridor Study that was accepted by City Council on December 8, 2014. It is specifically located in Area One, which is described as:

Area One: Historic Building Infill

Along the south side of Dickinson Avenue, this sub-area includes several important historic buildings. The Cupola Buildings were previously renovated and converted into office space. The Ficklen, which is Greenville's best remaining example of Carolina tobacco warehouse, could be renovated to support a wide range of uses from residential lots, offices and innovation space. These historic assets will help to create an authentic and distinctly North Carolinian feel to the side area. Generally speaking, "authentic places" are desired by millennials and young professionals - this loft-warehouse character will be a key aspect of branding the broader study area. Additionally, this sub-area should include public amenities and open spaces along existing railroad spurs that are expected to be decommissioned in the future.

Also, the subject property is located in the West Greenville Revitalization Area (2005).

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

Currently, there are commercial buildings located on-site. Since the proposed zoning (CD) allows zero lot line building construction and non-residential use are exempt from parking requirements, staff does not anticipate a change in intensity to the site. Therefore, a traffic volume report was not generated.

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

History/Background:

In 1969, the property was zoned its current zoning.

Existing Land Uses:

Two (2) buildings containing retail, restaurant and residential space (19,108 square feet)

Water/Sewer:

Water and sanitary sewer are available to the properties.

Historic Sites:

The subject properties are located in the National Register Tobacco Warehouse Historic District. This is an honorary designation that does not regulate the appearance of structures contained within the district.

Environmental Conditions/Constraints:

The property is located in the Harris Mill Run / Schoolhouse Branch Watershed. Since the property is less than 0.5 acres, stormwater rules will not apply.

Surrounding Land Uses and Zoning:

- North: CD - Two (2) vacant parcels (city-owned)
- South: CDF - Three (3) NCDOT-owned parcels
- East: CDF - One (1) NCDOT-owned parcel
- West: No west side due to the shape of the property

Density Estimates:

Since the proposed zoning (CD) allows zero (0) lot line building construction and non-residential uses are exempt from parking requirements, staff does not anticipate a change in intensity to the site, but views this rezoning as allowing greater flexibility in the use of the property.

Fiscal Note:

No cost to the City.

Recommendation:

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

"In compliance with the comprehensive plan" should be construed as meaning the requested zoning is (i) either specifically recommended in the text of the Horizons Plan (or addendum to the plan) or is predominantly or completely surrounded by the same or compatible and desirable zoning and (ii) promotes

the desired urban form. The requested district is considered desirable and in the public interest, and staff recommends approval of the requested rezoning.

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

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

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

"Motion to recommend denial of the proposed rezoning, to advise that, although the proposed amendment is consistent with the comprehensive plan, there is a more appropriate zoning classification, and to adopt the staff report which addresses plan consistency."

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

ATTACHMENTS:

Attachments

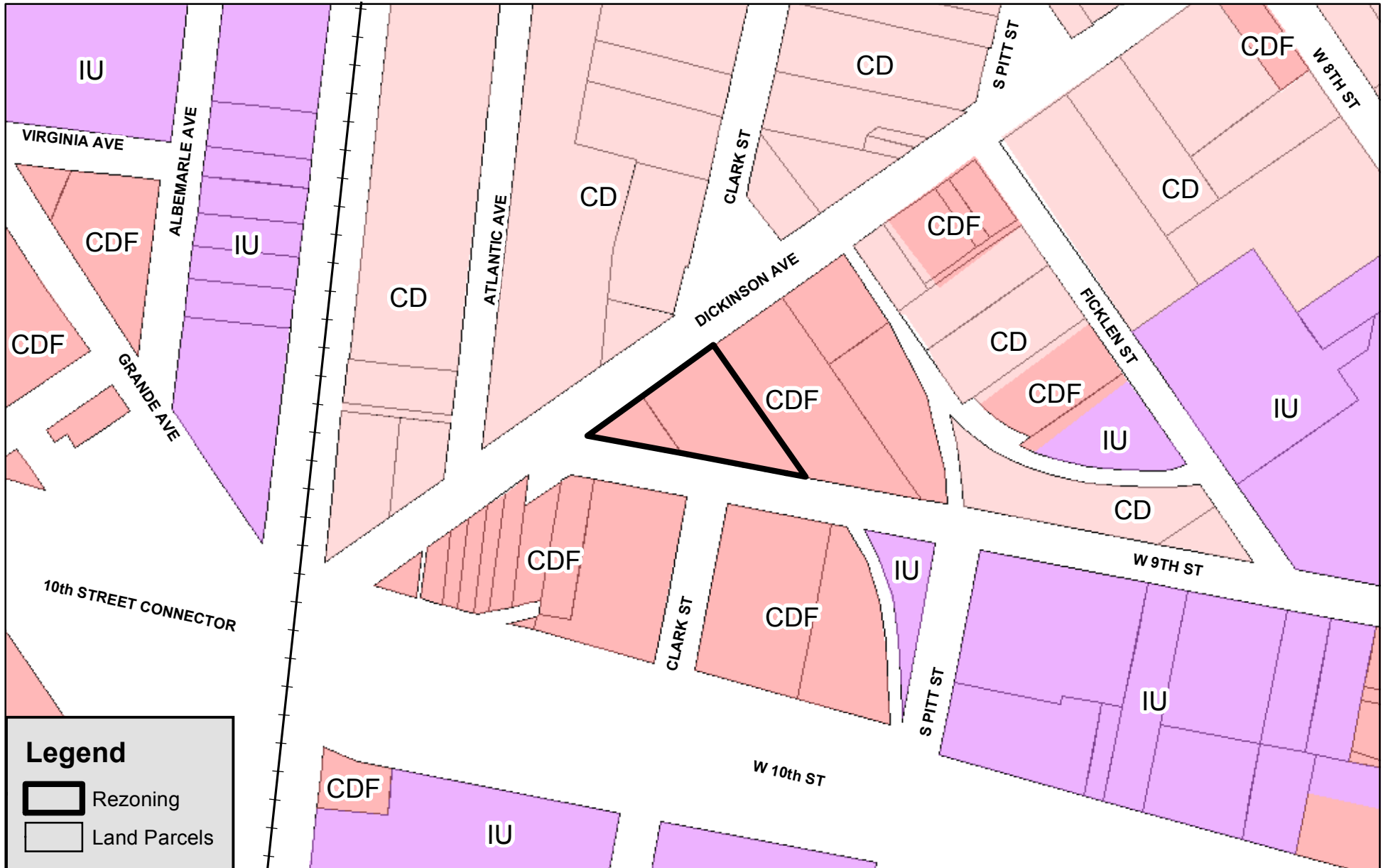
The Imperial Building, LLC and Saad Rentals, LLC

Acres: 0.428 (18,644 square feet)

From: CDF

To: CD

June 20, 2018



The Imperial Building, LLC and Saad Rentals, LLC

Acres: 0.428 (18,644 square feet)

From: CDF

To: CD

June 20, 2018



Y:\DRAWINGS\18-080 OVERTON GROUP\REZONING.dwg Mon, Jun 18, 2018 - 7:48am MHERREJON

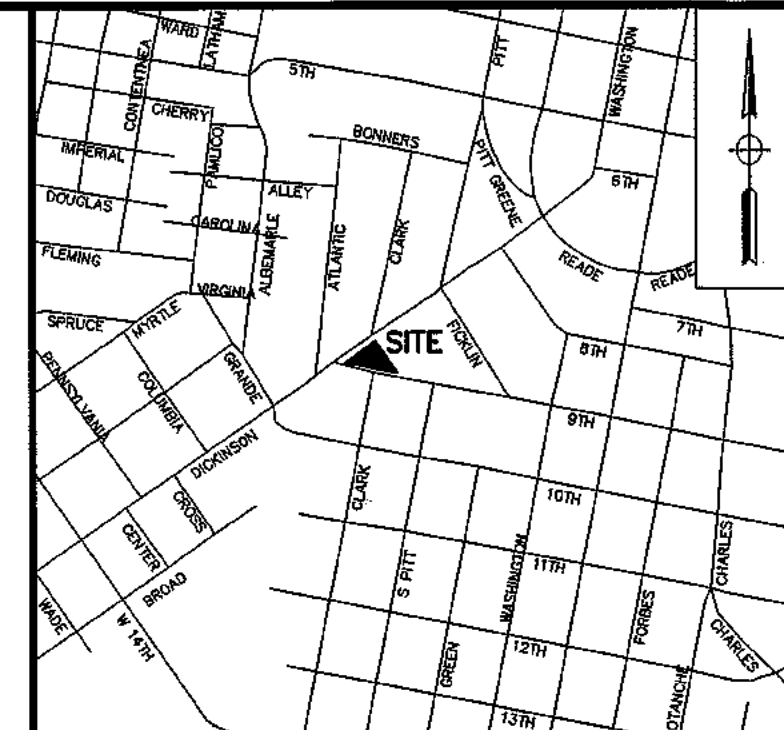
VACANT
CD
CITY OF GREENVILLE
PARCEL #34561
DB 3035, PG 638

VACANT
CD
CITY OF GREENVILLE
PARCEL #16548
DB 3035, PG 638

WAREHOUSE
CD
OSCAR HOLLOMAN and
wife, CAROL HOLLOMAN
PARCEL #13140
DB 3077, PG 476

SOUTH CLARK STREET
(50' R/W 32' B/B PUBLIC)

US HWY 264 - DICKINSON AVENUE
(55' R/W 41' B/B PUBLIC)



VICINITY MAP
SCALE: 1" = 1000'

YARD
CDF
DEPARTMENT OF
TRANSPORTATION
PARCEL #06651
DB 3164, PG 356

YARD
CDF
DEPARTMENT OF
TRANSPORTATION
PARCEL #06652
DB 3164, PG 356

YARD
CDF
DEPARTMENT OF
TRANSPORTATION
PARCEL #15539
DB 3282, PG 774

PARCEL #15739
PARCEL #02759

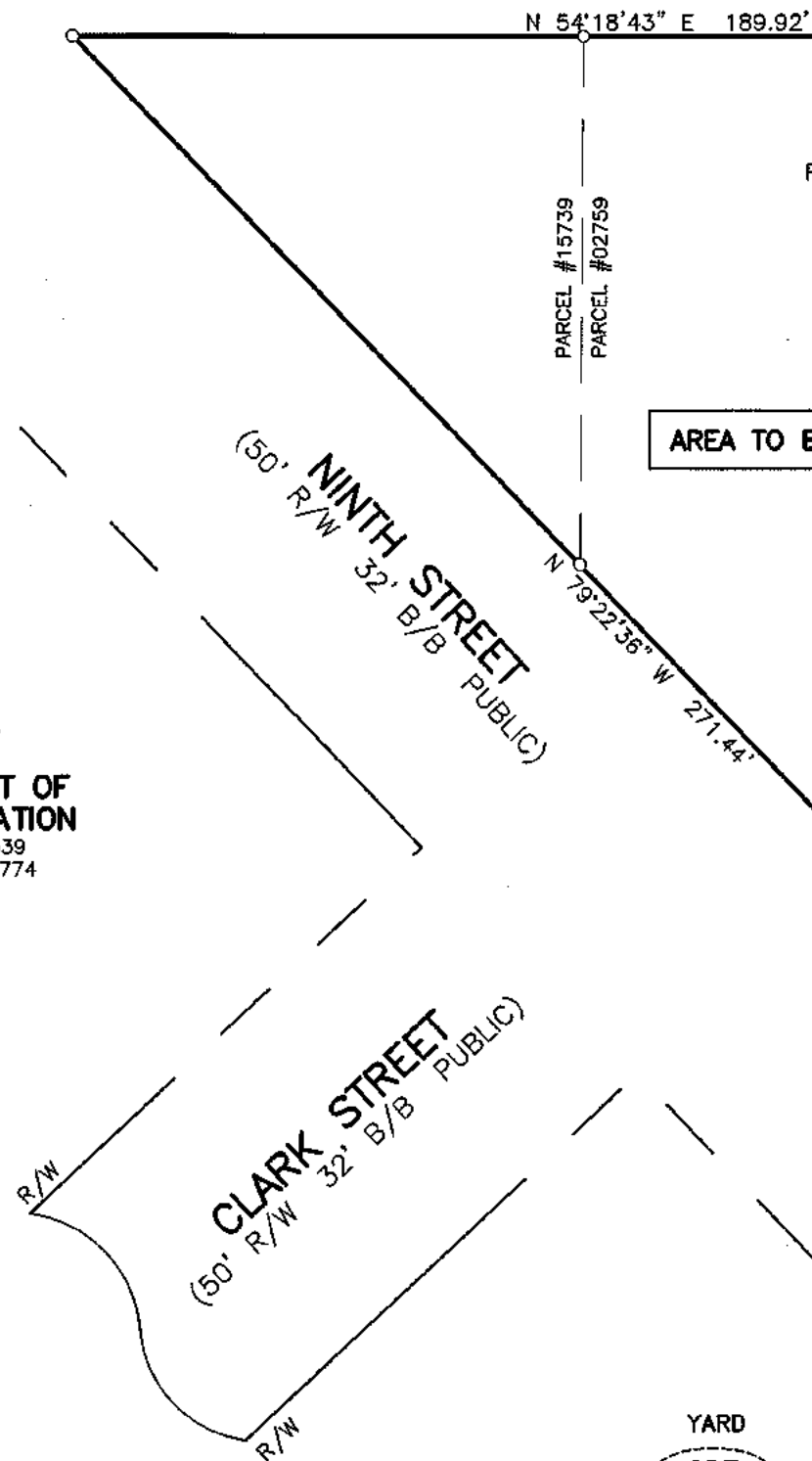
PROPOSED ZONING
CD
CURRENT ZONING
CDF

AREA TO BE REZONED: 0.428 ACRE

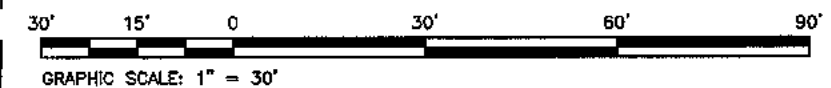
VACANT
CDF
DEPARTMENT OF
TRANSPORTATION
PARCEL #19449
DB 3278, PG 539

YARD
CDF
DEPARTMENT OF
TRANSPORTATION
PARCEL #16122
DB 3278, PG 539

YARD
CDF
DEPARTMENT OF
TRANSPORTATION
PARCEL #18343
DB 3278, PG 528



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

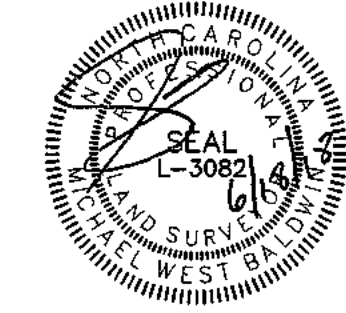


PARCEL #15739
TAX MAP #4688-10-8056
PARCEL #02759
TAX MAP #4688-10-9037

SHEET 1 OF 1
REZONING MAP

LEGEND

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



CLOSURE CHECK BOUNDARY	
CHECKED: MAH	DATE: 06/14/18

SAAD RENTALS / THE IMPERIAL BUILDING

REFERENCE: DEED BOOK 3678, PAGE 233;
AND DEED BOOK 2700, PGS 7-14 OF
THE PITT COUNTY REGISTER OF DEEDS.
GREENVILLE, GREENVILLE TOWNSHIP, PITT COUNTY, NC

OWNERS: SAAD RENTALS, LLC ADDRESS: 108 BROWNLEA DRIVE, SUITE A GREENVILLE, NC 27858 PHONE: (252) 757-3191	OWNERS: THE IMPERIAL BUILDING, LLC ADDRESS: P.O. BOX 2561 GREENVILLE, NC 27836 PHONE: (252) 414-5583
--	---

DESIGNED: MWB	APPROVED: MWB
DRAWN: MAH	DATE: 06/18/18
CHECKED: MWB	SCALE: 1" = 30'

EIGHT DISTINCT SUB-AREAS



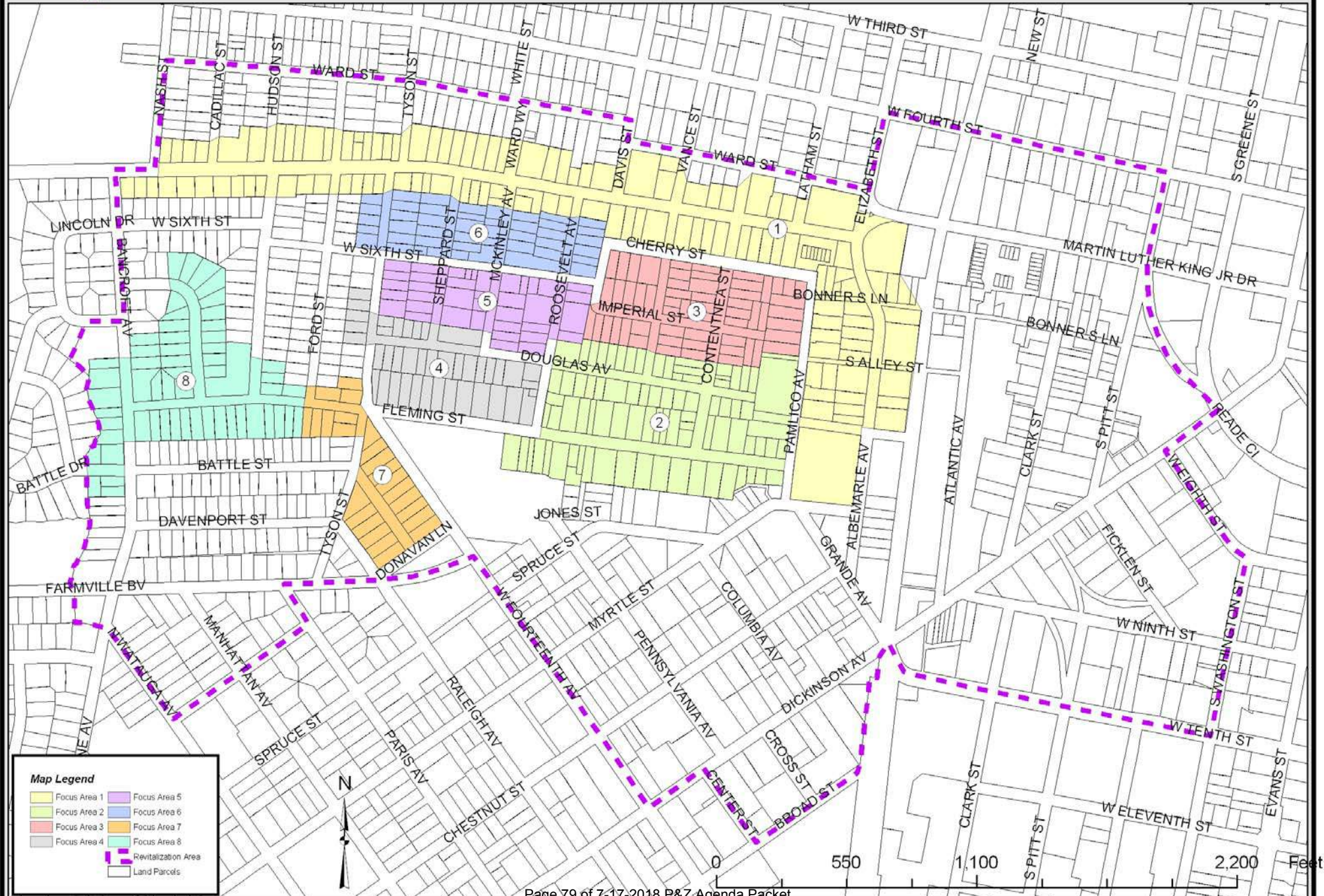
Legend

- AREA ONE: HISTORIC BUILDING INFILL
- AREA TWO: ARTS DISTRICT AND TRANSIT
- AREA THREE: 10TH STREET THRESHOLD
- AREA FOUR: INNOVATION ZONE
- AREA FIVE: PDR AREAS
- AREA SIX: EVANS CORRIDOR
- AREA SEVEN: EXISTING RESIDENTIAL NEIGHBORHOOD
- AREA EIGHT: ATHLETICS / RECREATION ZONE



West Greenville Revitalization Area

June 9, 2005



Map Legend

- Focus Area 1
- Focus Area 2
- Focus Area 3
- Focus Area 4
- Focus Area 5
- Focus Area 6
- Focus Area 7
- Focus Area 8
- Revitalization Area
- Land Parcels

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

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

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

	s.	Athletic club; indoor only
(7) Office/Financial/Medical - None		
(8) Services		
	a.	Child day care facilities
	b.	Adult day care facilities
	l.	Convention center; private
	x.	Dance studio
	bb.	Civic organizations
	cc.	Trade or business organization
	ff(1).	Mental health, emotional or physical rehabilitation day program facility
	hh.	Exercise and weight loss studio; indoor only
(9) Repair		
	a.	Major repair; as an accessory or principal use
	b.	Minor repair; as an accessory or principal use
(10) Retail Trade		
	b.	Gasoline or automotive fuel sales; accessory or principal use, retail
	c.	Wine shop; including on-premise consumption (see also section 9-4-103)
	g.	Fish market; excluding processing or packing
	j.	Restaurant and/or dining and entertainment establishment; regulated outdoor activities
	t.	Hobby or craft shop
	u.	Pet shop (see also animal boarding; outside facility)
	ff.	Tobacco shop (Class 1) (see also section 9-4-103)
	hh.	Hookah café (see also section 9-4-103)
(11) Wholesale/Rental/Vehicle-Mobile Home Trade - None		
(12) Construction		
	d.	Building supply; lumber and materials sales, plumbing and/or electrical supply including outdoor sales
(13) Transportation		
	h.	Parking lot or structure; principal use
(14) Manufacturing/Warehousing		
	g.	Cabinet, woodwork or frame shop; excluding furniture manufacturing or upholstery
(15) Other Activities (not otherwise listed - all categories)		
	a.	Other activities; personal services not otherwise listed
	b.	Other activities; professional services not otherwise listed
	c.	Other activities; commercial services not otherwise listed
	d.	Other activities; retail sales not otherwise listed
PROPOSED ZONING		
CD (DOWNTOWN COMMERCIAL) - PERMITTED USES		
(1) General		
	a.	Accessory use or building
	b.	Internal service facilities
	c.	On-premise signs per Article N
	e.	Temporary uses; of listed district uses
	f.	Retail sales; incidental

	g. Incidental assembly of products sold at retail or wholesale as an accessory to principal uses
(2) Residential	
	c. Multi-family development per Article I
	i. Residential quarters for resident manager, supervisor or caretaker; excluding mobile home
	n. Retirement center or home
	o. Nursing, convalescent or maternity home; major care facility
	q. Room renting
(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
	g. Liquor store, state ABC
(5) Agricultural/Mining	
	a. Farming; agricultural, horticulture, forestry (see also section 9-4-103)
(6) Recreational/Entertainment	
	f. Public park or recreational facility
	g. Private noncommercial recreation; indoor only, not otherwise listed
	h. Commercial recreation; indoor only, not otherwise listed
	j. Bowling alley
	o. Theater; movie or drama, including outdoor facilities
	s. Athletic club; indoor only
(7) Office/Financial/Medical	
	a. Office; professional and business, not otherwise listed
	b. Operation/processing center
	c. Office; customer service, not otherwise listed, including accessory service delivery vehicle parking and indoor storage
	d. Bank, savings and loans or other savings or investment institutions
	e. Medical, dental, ophthalmology or similar clinic, not otherwise listed
	f. Veterinary clinic or animal hospital (see also animal boarding; outside facility, kennel and stable)
	g. Catalogue processing center
(8) Services	
	c. Funeral home
	e. Barber or beauty salon
	f. Manicure, pedicure or facial salon
	j. College and other institutions of higher learning
	k. Business or trade school
	n. Auditorium
	o. Church or place of worship (see also section 9-4-103)
	p. Library
	q. Museum

	r.	Art gallery
	s.	Hotel, motel bed and breakfast inn; limited stay lodging (see also residential quarters for resident manager, supervisor or caretaker and section 9-4-103)
	u.	Art studio including art and supply sales
	v.	Photography studio including photo and supply sales
	w.	Recording studio
	x.	Dance studio
	y.	TV and/or radio broadcast facilities, including receiving and transmission equipment and towers or cellular telephone and wireless communication towers
	z.	Printing or publishing service including graphic art, maps, newspapers, magazines and books
	aa.	Catering service including food preparation (see also restaurant; conventional and fast food)
	bb.	Civic organizations
	cc.	Trade or business organizations
	hh.	Exercise and weight loss studio; indoor only
	kk.	Launderette; household users
	ll.	Dry cleaners; household users
	oo.	Clothes alteration or shoe repair shop
(9) Repair		
	f.	Appliance; household and office equipment repair
	g.	Jewelry, watch, eyewear or other personal item repair
(10) Retail Trade		
	a.	Miscellaneous retail sales; non-durable goods, not otherwise listed
	d.	Pharmacy
	e.	Convenience store (see also gasoline sales)
	f.	Office and school supply, equipment sales
	h.	Restaurant; conventional
	i.	Restaurant; fast food
	l.	Electronic; stereo, radio, computer, TV, etc... sales and accessory repair
	m.	Appliance; household use, sales and accessory repair, excluding outside storage
	p.	Furniture and home furnishing sales not otherwise listed
	q.	Floor covering, carpet and wall covering sales
	r.	Antique sales, excluding vehicles
	s.	Book or card store, news stand
	t.	Hobby or craft shop
	u.	Pet shop (see also animal boarding; outside facility)
	v.	Video or music store; records, tape, CD and the like sales
	w.	Florist
	x.	Sporting goods sales and rental shop
	y.	Auto part sales (see also major and minor repair)
	ee.	Christmas tree sales lot; temporary only (see also section 9-4-103)
(11) Wholesale/Rental/Vehicle-Mobile Home Trade		
	c.	Rental of clothes and accessories; formal wear, and the like

	d.	Rental of automobiles, noncommercial trucks or trailers, recreational vehicles, motorcycles and boats
(12) Construction		
	a.	Licensed contractor; general electrical, plumbing, mechanical, etc... excluding outside storage
	c.	Construction office; temporary, including modular office (see also section 9-4-103)
	f.	Hardware store
(13) Transportation		
	b.	Bus station; passenger and related freight
	c.	Taxi or limousine service
	e.	Parcel delivery service
	h.	Parking lot or structure; principal use
(14) Manufacturing/Warehousing		
	g.	Cabinet, woodwork or frame shop; excluding furniture manufacturing or upholstery
	h.	Engraving; metal, glass or wood
(15) Other Activities (not otherwise listed - all categories) - None		
CD (DOWNTOWN COMMERCIAL) - SPECIAL USES		
(1) General - None		
(2) Residential		
	e(1).	Dormitory Development
(3) Home Occupations - None		
(4) Governmental - None		
(5) Agricultural/Mining - None		
(6) Recreational/Entertainment		
	d.	Game center
	l.	Billiard parlor or pool hall
	m.	Public or private club
	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
	i.	School; nursery and kindergarten (see also section 9-4-103)
	l.	Convention center; private
	ff(1).	Mental health, emotional or physical rehabilitation day program facility
(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)
	g.	Fish market; excluding processing or packing
	j.	Restaurant and/or dining and entertainment establishment; regulated outdoor activities

n.	Appliance; commercial use, sales and accessory repair; excluding outside storage
aa.	Pawnbroker
ff.	Tobacco shop (Class 1) (see also section 9-4-103)
hh.	Hookah café (see also section 9-4-103)
ii.	Microbrewery (see also section 9-4-103)
(11) Wholesale/Rental/Vehicle-Mobile Home Trade - None	
(12) Construction - None	
(13) Transportation - None	
(14) Manufacturing/Warehousing	
y.	Recycling collection station or facilities
(15) Other Activities (not otherwise listed - all categories)	
a.	Other activities; personal services not otherwise listed
b.	Other activities; professional services not otherwise listed
c.	Other activities; commercial services not otherwise listed
d.	Other activities; retail sales not otherwise listed

BUFFERYARD SETBACK AND VEGETATION SCREENING CHART

For Illustrative Purposes Only

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

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

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

Street trees may count toward the minimum acreage.

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

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

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

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

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

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

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

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

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

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

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: 7/17/2018
Time: 6:00 PM

Title of Item:

Ordinance requested by Gary L. Warren, Trustee of the Gary L. Warren Revocable Trust, et al to rezone 130.6 acres located at the northeastern corner of the intersection of Martin Luther King, Jr. Highway and Old Creek Road from RA20 (Residential-Agricultural), I (Industry) and IU (Unoffensive Industry) to PIU (Planned Unoffensive Industry).

Explanation:

Abstract: The City has received a request from Gary L. Warren, Trustee of the Gary L. Warren Revocable Trust, et al to rezone 130.6 acres located at the northeastern corner of the intersection of Martin Luther King, Jr. Highway and Old Creek Road from RA20 (Residential-Agricultural), I (Industry) and IU (Unoffensive Industry) to PIU (Planned Unoffensive Industry).

Required Notices:

Planning and Zoning meeting notice (property owner and adjoining property owner letter) mailed on July 2, 2018.

On-site sign(s) posted on July 2, 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) at the northeastern corner of the intersection of Martin Luther King, Jr. Highway and Old Creek Road. Further, potential conservation/open space (PCOS) is recommended along the western right-of-way of Sugg Parkway to act as a buffer between the industrial/logistics (IL) and the current and recommended residential uses.

Industrial/Logistics

Area is characterized by warehouses and light manufacturing operations and related office uses. It includes the Greenville Industrial Park, airport area, and Southwest Bypass Corridor.

Intent:

- Encourage expansion of light industrial, assembly and research uses
- Encourage the use of higher-quality building materials and landscaping for highly-visible sites

Primary uses:

Industrial

Light industrial

Research and assembly

Warehousing

Secondary uses:

Office

Commercial

Policy 4.1.3. Support the Economic Base

Continue to support and offer resources for existing businesses seeking to expand in Greenville. Attract and retain companies within target sectors that benefit from clustering.

In particular:

- Back office and data centers
- Digital media/software/simulation
- Pharmaceutical manufacturing
- Medical device manufacturing
- Advanced manufacturing

Potential Conservation/Open Space

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

The Future Land Use and Character Map identifies certain areas as potential conservation/open space. Much of this area is designated based upon data on flood-prone land and environmental constraints that may not correspond precisely with conditions on the ground. Seeing an area designated this way is

the beginning of a conversation. When considering rezoning requests or other development proposals, some areas classified as potential conservation/open space may be determined not to contain anticipated limitations on development, or that existing concerns can reasonably be mitigated. In such cases, the future preferred land use should be based on adjacent Land Use and Character designations, contextual considerations, and the general policies of the comprehensive plan.

Intent:

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

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

Based on the analysis comparing the existing zoning (4,308 daily trips) and requested rezoning, the proposed rezoning classification could generate approximately 2,880 trips to and from the site on Old Creek Road, which is a net *decrease* of 1,428 less trips per day. Since the traffic analysis for the requested rezoning indicates that the proposal would generate less traffic than the existing zoning, a traffic volume report was not generated.

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

History/Background:

In 1983, the property was incorporated into the City's extra-territorial jurisdiction (ETJ) as part of a large-scale ETJ extension and was zoned to its current zoning. The subject property is located in the Recognized Industrial Area.

Present Land Use:

Farmland

Water/Sewer:

Water and sanitary sewer are available to the property.

Historic Sites:

There are no known effects on historic sites.

Environmental Conditions/Constraints:

The subject property is located in the Moyes Run / Cannon Swamp Watershed. Under stormwater rules, 10-year detention may apply.

There is a mapped section of 500-year floodplain along this section of the Cannon Swamp Canal. This area is part of the Pitt County Drainage District #8. Development plans will be reviewed by Pitt County Drainage.

Surrounding Land Uses and Zoning:

North: I and IU - Hyster-Yale Group
South: RA20, IU and CH - Farmland; CG (county zoning) - Old Creek Mini-storage
East: PIU and IU - Vacant
West: I - Vacant

Density Estimates:

Under the current zoning, the site could accommodate 390 single-family lots and 150,800 square feet of pharmaceutical manufacturing.

Under the proposed zoning, the site could accommodate 754,000 square feet of pharmaceutical manufacturing.

The anticipated build-out is within 2-3 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 Map.

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

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

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

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

"Motion to recommend denial of the proposed rezoning, to advise that, although the proposed amendment is consistent with the comprehensive plan, there is a more appropriate zoning classification, and to adopt the staff report which addresses plan consistency."

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

ATTACHMENTS:

Attachments

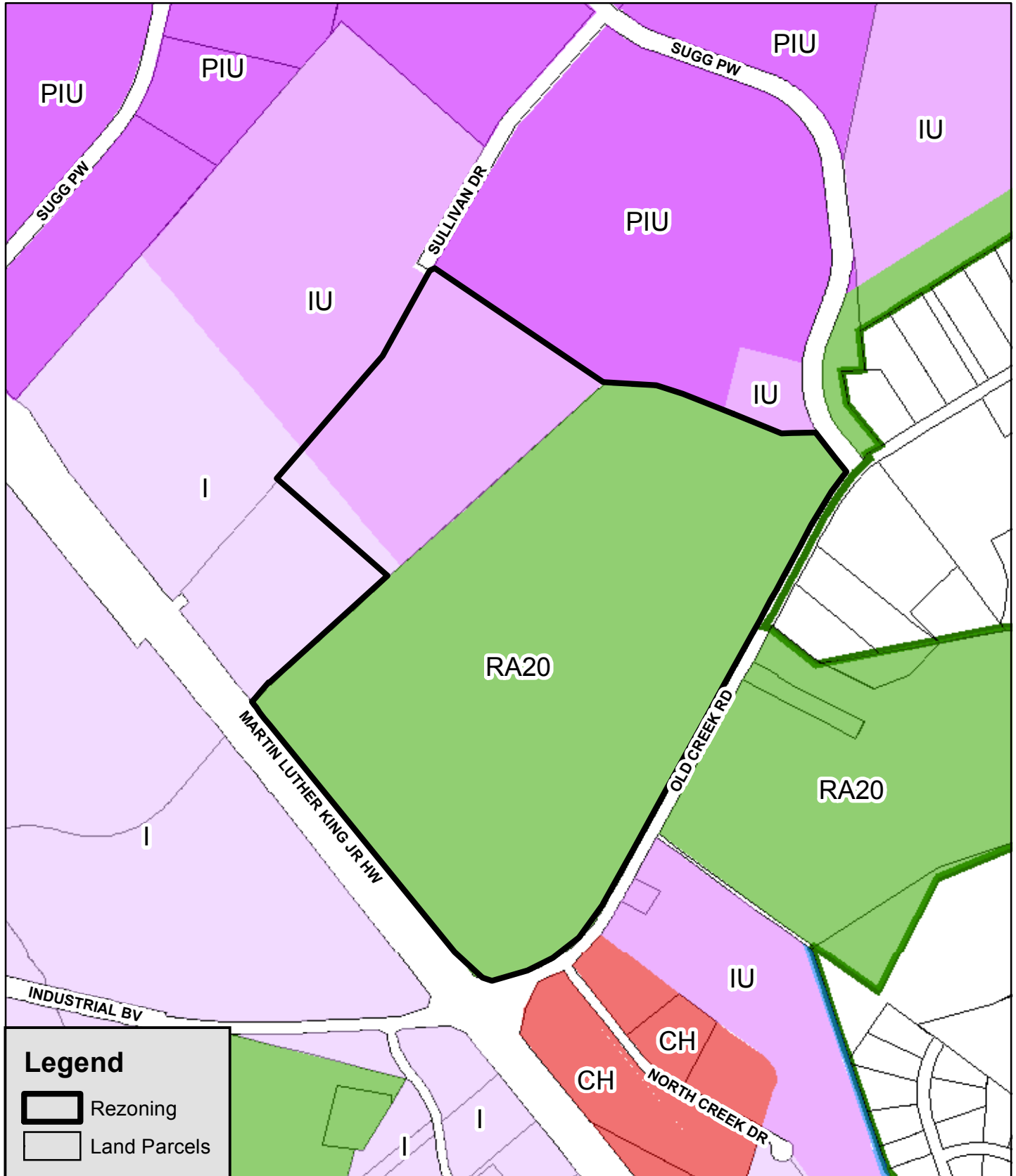
Gary L. Warren, Trustee of Gary L. Warren Revocable Trust, Et al

Acres: 130.6

From: RA20, IU and I

To: PIU

June 20, 2018



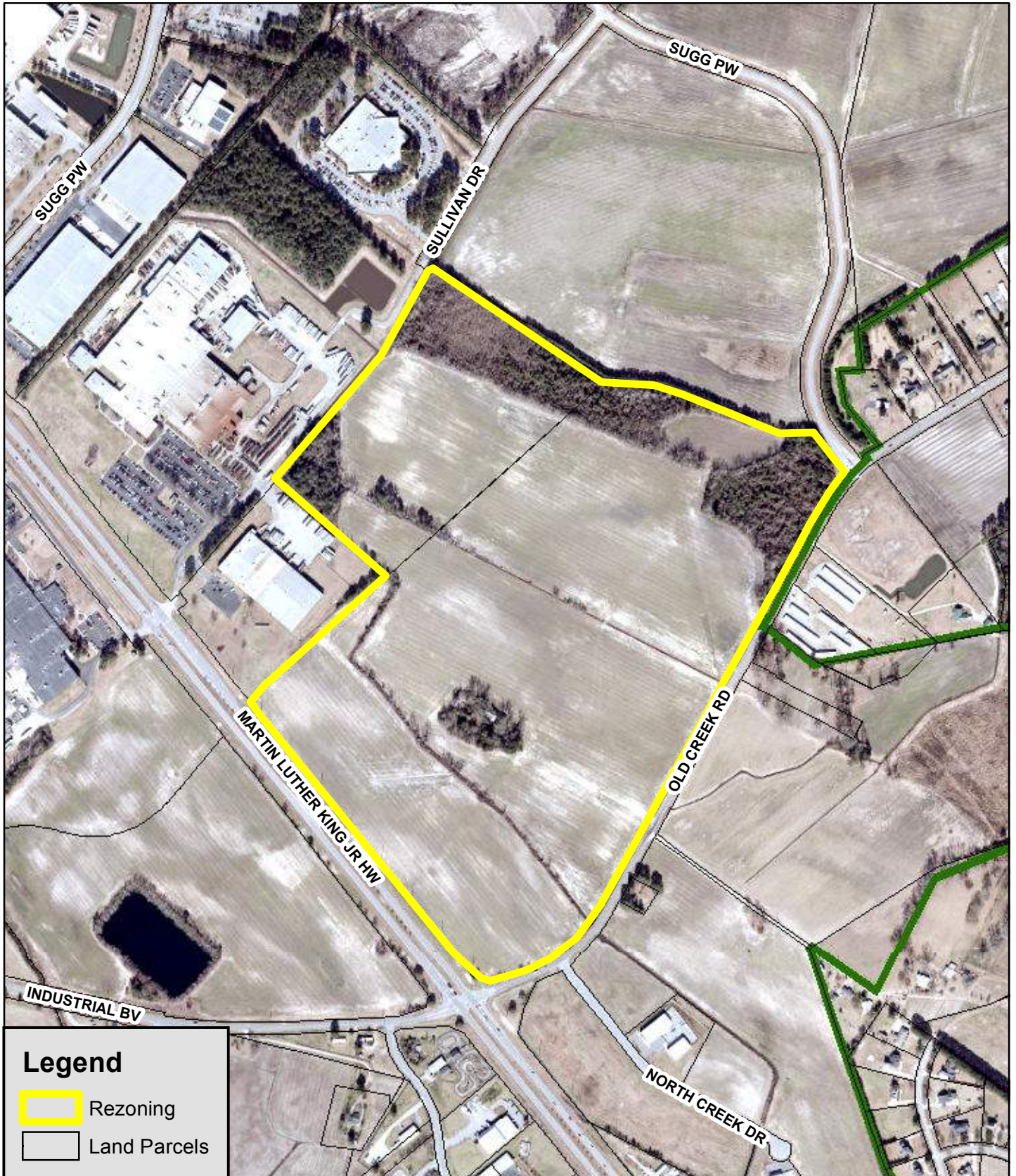
Gary L. Warren, Trustee of Gary L. Warren Revocable Trust, Et al

Acres: 130.6

From: RA20, IU and I

To: PIU

June 20, 2018



LEGEND:

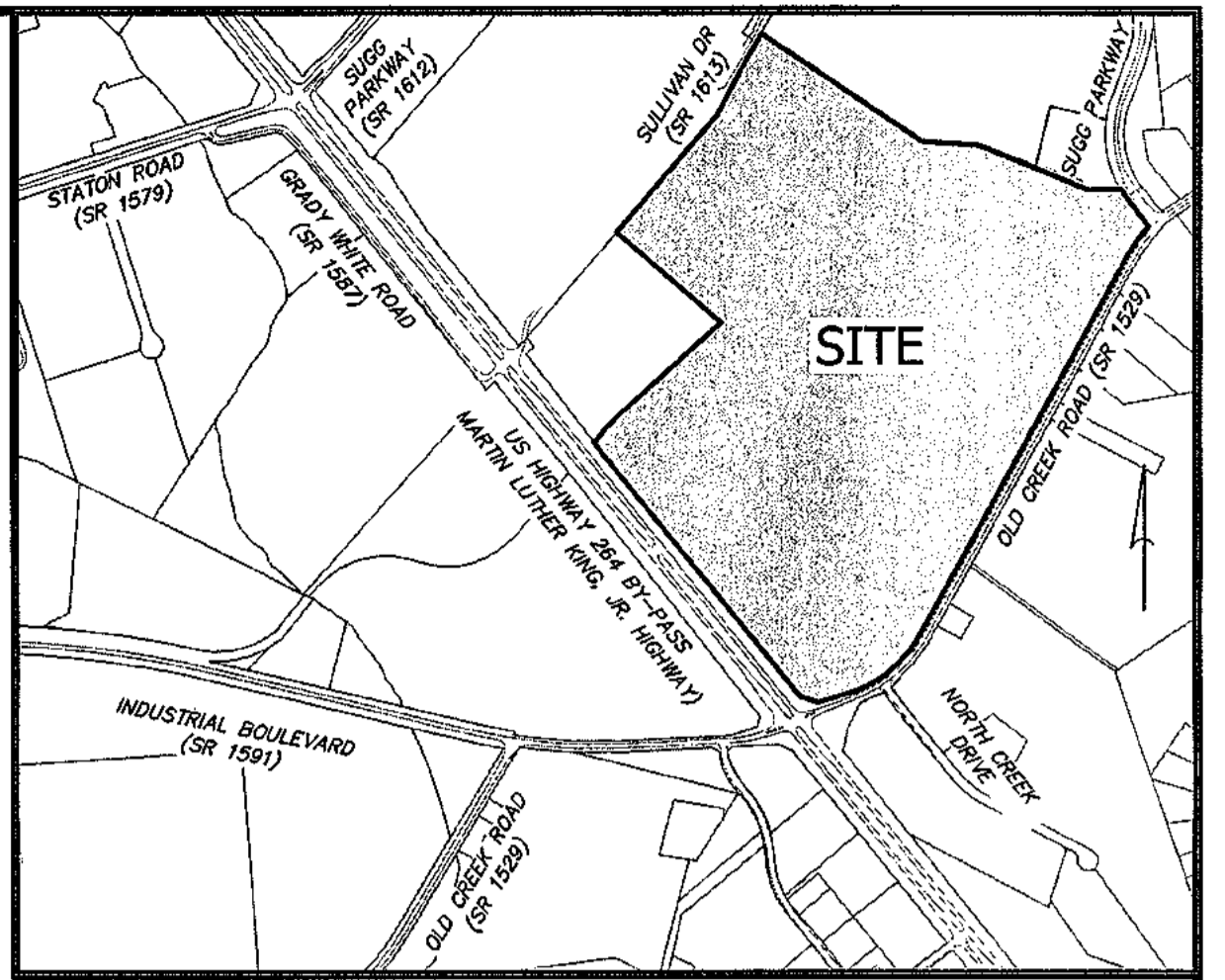
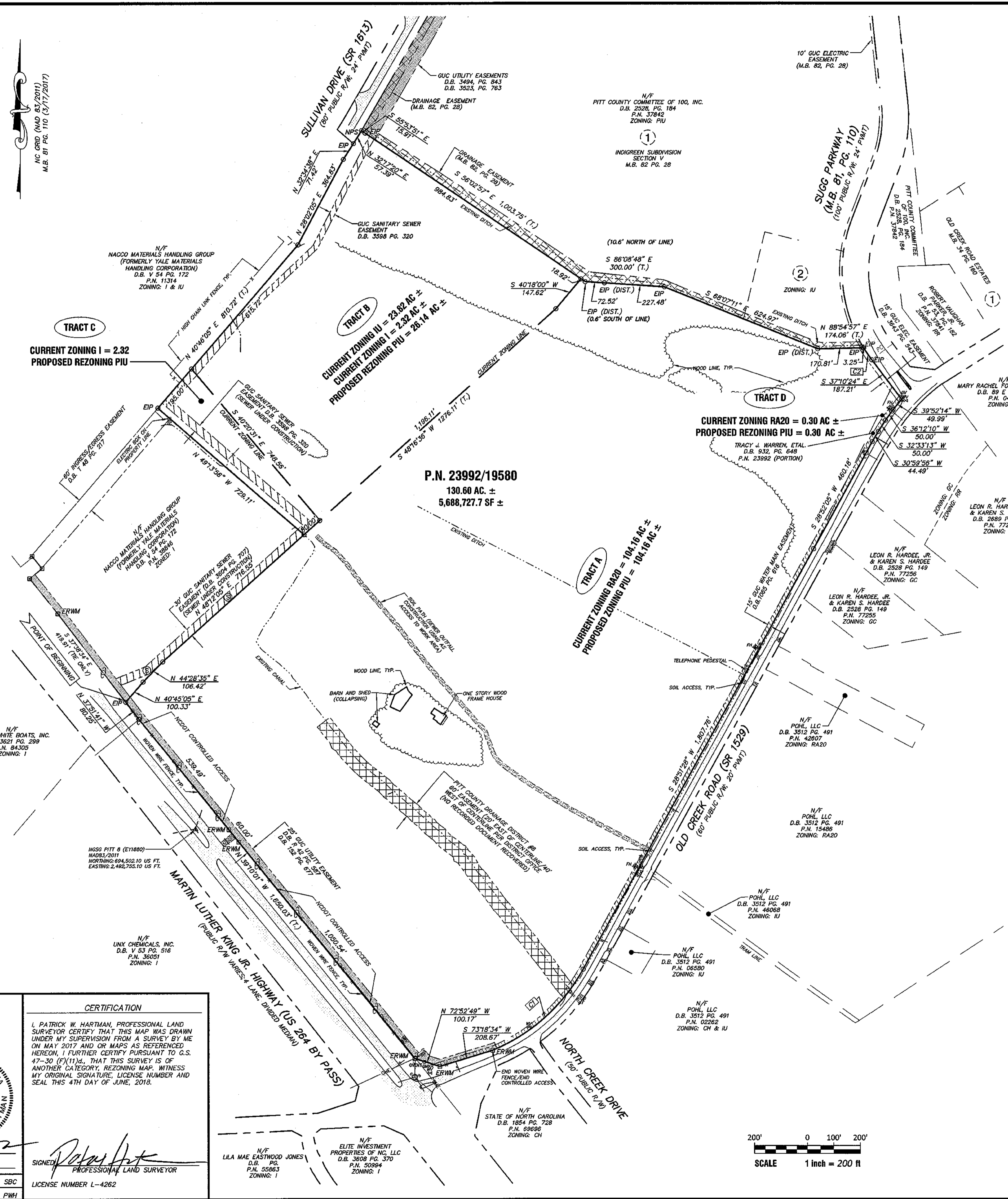
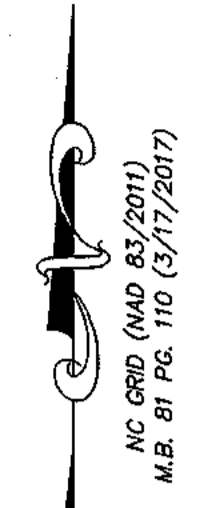
PROPERTY LINE	---
REZONING LINE	---
ADJACENT OWNER LINE	---
RIGHT OF WAY LINE	---
WOODS LINE	---
CENTERLINE OF DITCH	---
EASEMENT	---
LOT/BLOCK NUMBER	(A) (B)
TOTAL	(T)
TYPICAL	TYP.
RIGHT OF WAY	R/W
DEED BOOK	D.B.
PAGE	PG.
MAP BOOK	M.B.
NO POINT SET	NPS
EXISTING IRON PIPE	EIP
EXISTING RIGHT OF WAY MONUMENT	ERWM
FIRE HYDRANT	PH
WATER VALVE	WV
TELEPHONE PEDESTAL	TP
GAS MARKER	GM
GAS VENT	GV
PAVEMENT	PVMT
NOW OR FORMERLY	N/F
PARCEL NUMBER	P.N.
PLANNED UNOFFENSIVE INDUSTRY	PIU ZONING
UNOFFENSIVE INDUSTRY	IU ZONING
INDUSTRIAL	I ZONING
POINT OF CURVATURE	PC
RESIDENTIAL / AGRICULTURAL	RA20 ZONING
UTILITY POLE	UP
SANITARY SEWER MANHOLE	SM

REFERENCES:

- D.B. 2953 PG. 429
- D.B. 999 PG. 36
- D.B. 532 PG. 648
- D.B. Q 51 PG. 237
- D.B. U 28 PG. 533
- D.B. B 28 PG. 70
- M.B. 81 PG. 110
- M.B. 82 PG. 28
- M.B. 90 PG. 163
- M.B. 92 PG. 89
- M.B. 21 PG. 12
- ESTATE FILE 90E-308
- D.B. C 40 PG. 622 (RIGHT OF WAY SHP 6.801768)
- D.B. C 40 PG. 625 (RIGHT OF WAY SHP 6.801768)
- D.B. R 42 PG. 587 (GUC EASEMENT)
- D.B. H 47 PG. 685 (SEABOARD COASTLINE RR)
- D.B. 3643 PG. 543 (GUC ELECTRIC EASEMENT)
- D.B. 3598 PG. 320 (GUC SEWER EASEMENT)
- D.B. 152 PG. 677 (GUC UTILITY EASEMENT)
- D.B. 1065 PG. 616 (GUC WATERMINE EASEMENT)
- STATE HIGHWAY BOOK 1 PG. 12, 13, 23
- RIVERS DRAWING W-767
- P.N. 19580
- P.N. 23992

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	686.20	466.39'	38°56'32"	S 48°20'18" W	457.47'
C2	550.00	54.25'	5°39'04"	S 34°20'52" E	54.23'



Vicinity Map
SCALE: 1" = 1000'

SITE ZONING SUMMARY

TRACT	ACRES	CURRENT ZONING	PROPOSED ZONING
TRACT A	104.16 ACRES	RA-20	RA-20
TRACT B	23.82 ACRES	IU	IU
TRACT C	2.32 ACRES	I	I
TRACT D	0.30 ACRES	RA-20	RA-20
TOTAL AREA	130.60 ACRES		PROPOSED ZONING PIU

NOTES

- 1) AREA DETERMINED BY COORDINATES.
- 2) ALL DISTANCES ARE HORIZONTAL MEASUREMENTS.
- 3) NO MARKERS SET AT CORNERS UNLESS OTHERWISE NOTED.
- 4) THIS MAP WAS PREPARED FOR REZONING PURPOSES ONLY AND IS NOT A BOUNDARY SURVEY OF THE PROPERTIES SHOWN HEREON.
- 5) EXISTING ZONING WAS TAKEN FROM THE OFFICIAL ZONING MAP, THE CITY OF GREENVILLE, DATED APRIL 22, 2005 AND INPUT FROM THE CITY OF GREENVILLE.
- 6) BOUNDARY INFORMATION SHOWN HEREON WAS DRAWN, IN PART, FROM A FIELD SURVEY PERFORMED BY RIVERS AND ASSOCIATES, INC. AND IN PART FROM DEEDS AND MAPS REFERENCED HEREON.
- 7) ADJOINING PROPERTY DATA WAS TAKEN FROM THE PITT COUNTY ONLINE PARCEL INFORMATION WEB SITE AND HAS NOT BEEN VERIFIED FOR ACCURACY OR CORRECTNESS.

OWNERS:

GARY L. WARREN TRUSTEE, GARY L. WARREN REVOCABLE TRUST, TRACY JACKSON WARREN, GLENN HARRIS WARREN AND MARSHA LOUISE WARREN EVANS
717 LATIMER DRIVE
KERNERSVILLE, NC 27284

REVISION: #1 - 5/25/2018: PER CITY REVIEW

REZONING MAP FOR:
GARY L. WARREN TRUSTEE, GARY L. WARREN REVOCABLE TRUST, TRACY JACKSON WARREN, GLENN HARRIS WARREN AND MARSHA LOUISE WARREN EVANS
PACTOLUS TOWNSHIP, PITT COUNTY, NORTH CAROLINA

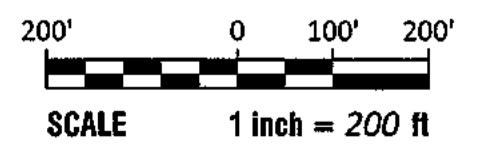
OWNER GARY L. WARREN TRUSTEE, GARY L. WARREN REVOCABLE TRUST, ETAL ADDRESS 717 LATIMER DRIVE KERNERSVILLE NC 27284 PHONE (336)-410-7206	SURVEYED DRAWN KB/PH CHECKED PWH
APPROVED DATE 5/15/2018 SCALE 1" = 200'	DATE 06/04/2018 SIGNED [Signature] PROFESSIONAL LAND SURVEYOR LICENSE NUMBER L-4262

Rivers & Associates, Inc.
107 East Second Street
Greenville, NC 27658
(853) 752-4195

CERTIFICATION

I, PATRICK W. HARTMAN, PROFESSIONAL LAND SURVEYOR CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM A SURVEY BY ME ON MAY 2017 AND OR MAPS AS REFERENCED HEREON. I FURTHER CERTIFY PURSUANT TO G.S. 47-30 (F)(11)d, THAT THIS SURVEY IS OF ANOTHER CATEGORY, REZONING MAP. WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL THIS 4TH DAY OF JUNE, 2018.

SIGNED: [Signature]
PROFESSIONAL LAND SURVEYOR
LICENSE NUMBER L-4262



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-
	c. Wayside market for farm products produced on-site
	e. Kennel (see also section 9-4-103)
	f. Stable; horse only (see also section 9-4-103)
	g. Stable; per definition (see also section 9-4-103)
	h. Animal boarding not otherwise listed; outside facility, as an accessory or principal use
	l. Beekeeping; minor use (see also section 9-4-103)
(6) Recreational/Entertainment	
	f. Public park or recreational facility
	g. Private noncommercial park or recreational facility
(7) Office/Financial/Medical - None	
(8) Services	
	o. Church or place of worship (see also section 9-4-103)
(9) Repair - None	
(10) Retail Trade - None	
(11) Wholesale/Rental/Vehicle-Mobile Home Trade - None	
(12) Construction	
	c. Construction office; temporary, including modular office (see also section 9-4-103)
(13) Transportation - None	
(14) Manufacturing/Warehousing - None	
(15) Other Activities (not otherwise listed - all categories) - None	
RA20 (RESIDENTIAL-AGRICULTURAL) - SPECIAL USES	
(1) General - None	
(2) Residential	
	b. Two-family attached dwelling (duplex)
	g. Mobile home (see also section 9-4-103)
	n. Retirement center or home

	o.	Nursing, convalescent or maternity home; major care facility
	o(1).	Nursing, convalescent or maternity home; minor care facility
(3) Home Occupations		
	a.	Home occupation; not otherwise listed
	b.	Home occupation; barber and beauty shop
	c.	Home occupation; manicure, pedicure or facial salon
(4) Governmental		
	a.	Public utility building or use
(5) Agricultural/Mining		
	b.	Greenhouse or plant nursery; including accessory sales
	m.	Beekeeping; major use
	n.	Solar energy facility
(6) Recreational/Entertainment		
	a.	Golf course; 18-hole regulation length (see also section 9-4-103)
	a(1).	Golf course; 9-hole regulation length (see also section 9-4-103)
	c(1).	Tennis club; indoor and outdoor facilities
(7) Office/Financial/Medical - None		
(8) Services		
	a.	Child day care facilities
	b.	Adult day care facilities
	d.	Cemetery
	g.	School; junior and senior high (see also section 9-4-103)
	h.	School; elementary (see also section 9-4-103)
	i.	School; nursery and kindergarten (see also section 9-4-103)
(9) Repair - None		
(10) Retail Trade - None		
(11) Wholesale/Rental/Vehicle-Mobile Home Trade - None		
(12) Construction - None		
(13) Transportation - None		
(14) Manufacturing/Warehousing -		
(15) Other Activities (not otherwise listed - all categories) - None		
IU (UNOFFENSIVE INDUSTRY) - PERMITTED USES		
(1) General		
	a.	Accessory use or building
	b.	Internal service facilities
	c.	On-premise signs per Article N
	d.	Off-premise signs per Article N
	e.	Temporary uses; of listed district uses
	f.	Retail sales; incidental
	g.	Incidental assembly of products sold at retail or wholesale as an accessory to principal uses

(2) Residential - None	
(3) Home Occupations - None	
(4) Governmental	
	a. Public utility building or use
	b. City of Greenville municipal government building or use (see also section 9-4-103)
	c. County or state government building or use not otherwise listed; excluding outside storage and major or minor repair
	d. Federal government building or use
	e. County government operation center
(5) Agricultural/Mining	
	a. Farming; agricultural, horticulture, forestry (see also section 9-4-
	b. Greenhouse or plant nursery; including accessory sales
	d. Farmers market
	e. Kennel (see also section 9-4-103)
	f. Stable; horse only (see also section 9-4-103)
	g. Stable; per definition (see also section 9-4-103)
	h. Animal boarding not otherwise listed; outside facility, as an accessory or principal use
	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
	m(1). Dining and entertainment establishment (see also section 9-4-103)
	p. Circus, carnival, or fair
(7) Office/Financial/Medical	
	b. Operation/processing center
	c. Office; customer service, not otherwise listed, including accessory service delivery vehicle parking and indoor storage
	f. Veterinary clinic or animal hospital (see also animal boarding; outside facility, kennel and stable)
	g. Catalogue processing center
(8) Services	
	n. Auditorium
	s. Hotel, motel bed and breakfast inn; limited stay lodging (see also residential quarters for resident manager, supervisor or caretaker and section 9-4-103)
	y. TV and/or radio broadcast facilities, including receiving and transmission equipment and towers or cellular telephone and wireless communication towers
	z. Printing or publishing service including graphic art, maps, newspapers, magazines and books
	aa. Catering service including food preparation (see also restaurant; conventional and fast food)
	bb. Civic organizations

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

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

	l. Convention center; private
	o. Church or place of worship (see also section 9-4-103)
	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	
	a. Major repair; as an accessory or principal use
(10) Retail Trade	
	j. Restaurant and/or dining and entertainment establishment; regulated outdoor activities
(11) Wholesale/Rental/Vehicle-Mobile Home Trade	
	g. Mobile home sales including accessory mobile home office
(12) Construction - None	
(13) Transportation	
	c. Taxi or limousine service
(14) Manufacturing/Warehousing	
	z. Metallurgy, steel fabrication, welding
(15) Other Activities (not otherwise listed - all categories)	
	c. Other activities; commercial services not otherwise listed
	e. Other activities; industrial uses not otherwise listed
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-
	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 transshipment 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
	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 district; excluding outside storage
	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
PROPOSED ZONING	
PIU (PLANNED UNOFFENSIVE INDUSTRY) - PERMITTED USES	
(1) General	
	a. Accessory use or building
	b. Internal service facilities
	c. On-premise signs per Article N
	e. Temporary uses; of listed district uses
	f. Retail sales; incidental
	g. Incidental assembly of products sold at retail or wholesale as an accessory to principal uses
(2) Residential - None	
(3) Home Occupations - None	
(4) Governmental	
	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
(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
(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)
(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)
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	
b.	Minor repair; as an accessory or principal use
c.	Upholsterer; automobile, truck, boat, or other vehicle, trailer or
d.	Upholsterer; furniture
f.	Appliance; household and office equipment repair
h.	Appliance; commercial and industrial equipment repair not otherwise listed
(10) Retail Trade	
b.	Gasoline or automotive fuel sales; accessory or principal use, retail
h.	Restaurant; conventional
i.	Restaurant; fast food
cc.	Farm supply and commercial implement sales
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
	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 district; excluding outside storage
	p. Tobacco redrying or processing plant
	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
	v. Bottling or packing plant for nonhazardous materials or products
	cc. Manufacture of pharmaceutical, biological, botanical, medicinal, and cosmetic products, and related materials
(15) Other Activities (not otherwise listed - all categories) - None	
PIU (PLANNED UNOFFENSIVE 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 - None	
(5) Agricultural/Mining - None	
(6) Recreational/Entertainment	
	k. Firearm ranges; indoor or outdoor
(7) Office/Financial/Medical - None	
(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		
	a.	Major repair; as an accessory or principal use
(10) Retail Trade		
	j.	Restaurant and/or dining and entertainment establishment; regulated outdoor activities
(11) Wholesale/Rental/Vehicle-Mobile Home Trade - None		
(12) Construction - None		
(13) Transportation - None		
(14) Manufacturing/Warehousing		
	d.	Stone or monument cutting, engraving
	o.	Feed and grain elevator, mixing, redrying, storage or sales facility
	u.	Tire recapping or retreading plant
	y.	Recycling collection station or facilities
	z.	Metallurgy, steel fabrication, welding
(15) Other Activities (not otherwise listed - all categories)		
	c.	Other activities; commercial services not otherwise listed
	e.	Other activities; industrial uses not otherwise listed

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: 7/17/2018
Time: 6:00 PM

- Title of Item:** Request by the Pitt County Development Commission, for a preliminary plat titled "MW Warren Heirs Subdivision". The subject property is located north of Old Creek Road and east of MLK Jr. Highway and is further identified as Tax Parcels 23992 and 19580. The preliminary plat consists of 3 lots totaling 130.59 acres.
- Explanation:** The purpose of this preliminary plat is to create 3 industrial lots for future development. The preliminary plat illustrates the proposed lot layout, the street pattern, the location of utilities extensions and drainage features that will serve the proposed development.
- 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:

Preliminary Plat Map

NOTES:

- BOUNDARY TAKEN FROM RIVERS AND ASSOCIATES, INC. DRAWING W-3785 ENTITLED BOUNDARY SURVEY FOR PITT COUNTY DEVELOPMENT COMMISSION, DATED JUNE 13, 2018.
- TOPOGRAPHIC INFORMATION TAKEN FROM RIVERS AND ASSOCIATES, INC. DRAWING W-3785 ENTITLED TOPOGRAPHIC SURVEY FOR PITT COUNTY DEVELOPMENT COMMISSION, DATED JUNE 4, 2018.
- PORTIONS THIS PROPERTY IS LOCATED IN ZONE "X" AREA (AREA OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AND ZONE "X" SHADED (AREA WITHIN THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, PER REFERENCE FIRM MAP NUMBER 3720488800K DATED JULY 7, 2014.
- ELEVATIONS AND CONTOURS SHOWN ARE BASED ON NAVD 88 DATUM, VERTICAL CONTROL ESTABLISHED FROM NC85 RTN MULTIPLE OBSERVATIONS.
- PROPERTY IS WITHIN THE CITY OF GREENVILLE EXTRA TERRITORIAL JURISDICTION. ADDRESS PER PITT COUNTY OPS: 1911 OLD CREEK ROAD
- CONSTRUCTION PLAN APPROVAL FROM GREENVILLE UTILITIES COMMISSION AND CITY OF GREENVILLE SHALL BE OBTAINED PRIOR TO CONSTRUCTION OF ANY STREET, WATER AND/OR SANITARY SEWER AND STORM DRAINAGE SYSTEMS.
- ALL REQUIRED IMPROVEMENTS SHALL CONFORM TO THE CITY OF GREENVILLE MANUAL OF STANDARD DESIGNS AND DETAILS AND THE MANUAL FOR THE DESIGN AND CONSTRUCTION OF WATER AND WASTE WATER SYSTEM EXTENSIONS FOR GREENVILLE UTILITIES COMMISSION.
- ALL LOTS SHALL EQUAL OR EXCEED THE MINIMUM DEVELOPMENT STANDARDS OF THE CITY OF GREENVILLE ZONING ORDINANCE.
- NO PERMANENT STRUCTURES INCLUDING BUT NOT LIMITED TO SUBDIVISION SIGNAGE, TENCES OR STORAGE BUILDINGS SHALL BE CONSTRUCTED OR LOCATED IN ANY DRAINAGE EASEMENT SHOWN ON THIS PLAT WITH OUT PRIOR APPROVAL FROM THE CITY OF GREENVILLE PUBLIC WORKS DEPARTMENT.
- UNDERGROUND ELECTRIC IS PROPOSED.
- HYDRAULIC ANALYSIS OF WATER MAINS REQUIRED.
- EROSION CONTROL PLAN APPROVAL REQUIRED PRIOR TO CONSTRUCTION.
- THIS PROJECT DISTURBS GREATER THAN 0.5 ACRES. STORMWATER MANAGEMENT IS REQUIRED IN ACCORDANCE WITH THE CITY OF GREENVILLE'S STORMWATER MANAGEMENT PROGRAM.
- THANUEL DR. AND FUTURE SULLIVAN DR. TO BE CONSTRUCTED IN ACCORDANCE WITH NCDOT STANDARDS FOR FUTURE ACCEPTANCE INTO THE NCDOT SYSTEM FOR MAINTENANCE. PROPOSED STORM DRAINAGE FACILITIES SHALL BE ANALYZED AND IGNORED AS PART OF THE CONSTRUCTION PLAN APPROVAL PROCESS.
- ALL UTILITIES WITHIN PROPOSED STREET RIGHT OF WAYS WILL REQUIRE NCDOT ENROACHMENT AGREEMENTS.
- PROPOSED ROADWAY CONNECTIONS TO EXISTING NCDOT ROADWAY SYSTEM WILL REQUIRE NCDOT DRIVEWAY PERMITS.
- TIA REPORT TO BE SUBMITTED TO NCDOT FOR REVIEW PRIOR TO APPROVAL OF FINAL CONSTRUCTION PLANS FOR PROPOSED STREET IMPROVEMENTS.
- FLOOD SURVEY REQUIRED FOR AREAS ALONG NEW (RELOCATED) DITCH.

VICINITY MAP
SCALE: 1" = 1000'

BOUNDARY CURVE TABLE:

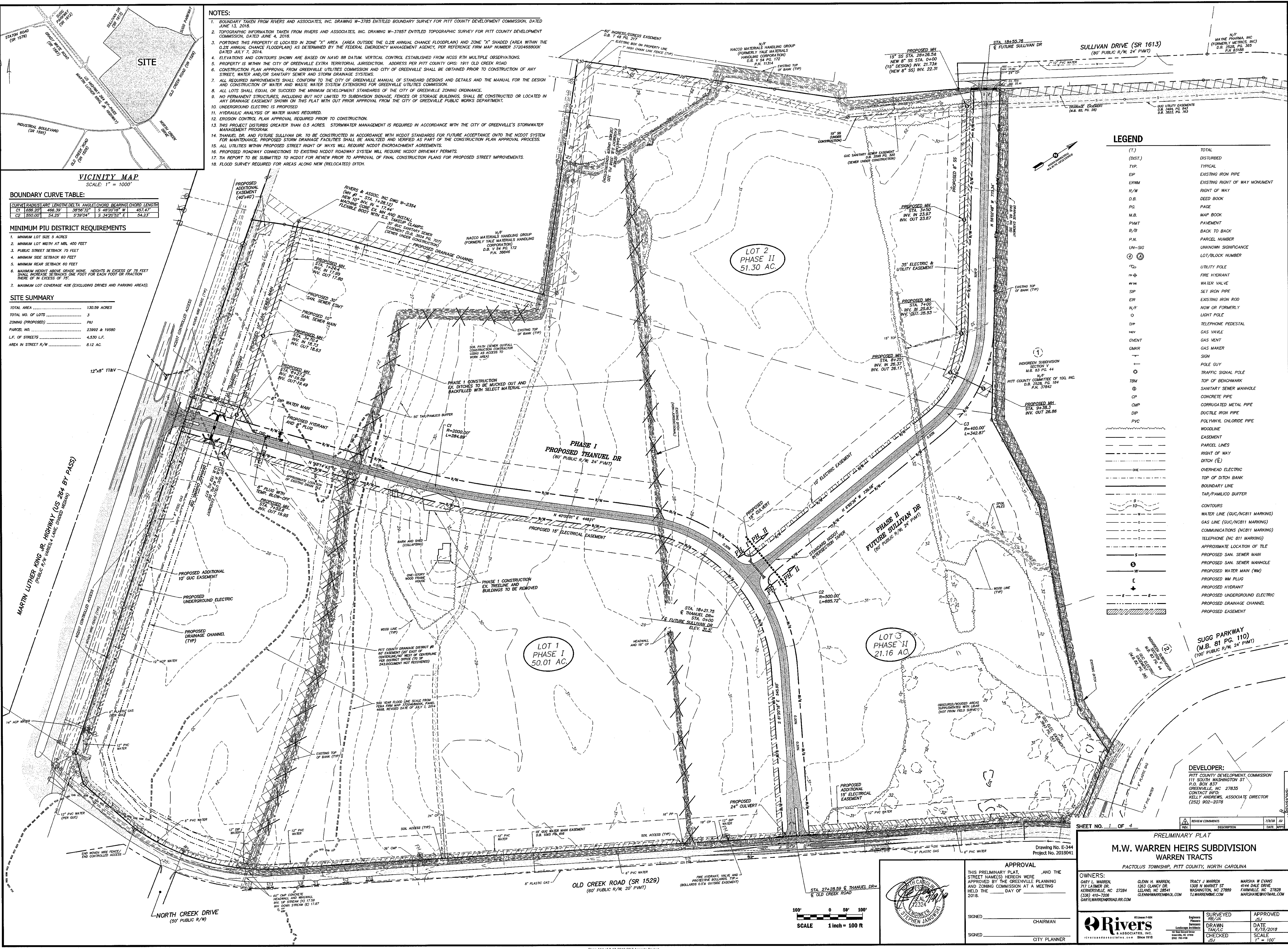
CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	288.20'	486.39'	30°56'32"	S 48°20'18" W	457.47'
C2	550.00'	54.25'	5°39'04"	S 34°20'32" E	54.23'

MINIMUM PIU DISTRICT REQUIREMENTS

- MINIMUM LOT SIZE 3 ACRES
- MINIMUM LOT WIDTH AT MBL 400 FEET
- PUBLIC STREET SETBACK 75 FEET
- MINIMUM SIDE SETBACK 60 FEET
- MINIMUM REAR SETBACK 60 FEET
- MAXIMUM HEIGHT ABOVE GRADE NONE. HEIGHTS IN EXCESS OF 75 FEET SHALL INCREASE SETBACKS ONE FOOT FOR EACH FOOT OR FRACTION THERE OF IN EXCESS OF 75'.
- MAXIMUM LOT COVERAGE 40% (EXCLUDING DRIVES AND PARKING AREAS).

SITE SUMMARY

TOTAL AREA	130.59 ACRES
TOTAL NO. OF LOTS	3
ZONING (PROPOSED)	PIU
PARCEL NO.	23892 & 19580
L.F. OF STREETS	4,530 L.F.
AREA IN STREET R/W	8.12 AC.



LEGEND

(T)	TOTAL
(DIST)	DISTURBED
TYP.	TYPICAL
EP	EXISTING IRON PIPE
R/W	EXISTING RIGHT OF WAY MONUMENT
R/W	RIGHT OF WAY
D.B.	DEED BOOK
P.G.	PAGE
M.B.	MAP BOOK
P.W.M.T.	PAVEMENT
B/B	BACK TO BACK
P.N.	PARCEL NUMBER
UN-SIG	UNKNOWN SIGNIFICANCE
③ ②	LOT/BLOCK NUMBER
⊕	UTILITY POLE
⊕	FIRE HYDRANT
⊕	WATER VALVE
⊕	SET IRON PIPE
⊕	EXISTING IRON ROD
N/F	NOW OR FORMERLY
⊕	LIGHT POLE
⊕	TELEPHONE PEDESTAL
⊕	GAS VALVE
⊕	GAS VENT
⊕	GAS MAKER
⊕	SIGN
⊕	POLE GUY
⊕	TRAFFIC SIGNAL POLE
⊕	TOP OF BENCHMARK
⊕	SANITARY SEWER MANHOLE
⊕	CONCRETE PIPE
⊕	CORRUGATED METAL PIPE
⊕	DUCTILE IRON PIPE
⊕	POLYVINYL CHLORIDE PIPE
⊕	WOODLINE
⊕	EASEMENT
⊕	PARCEL LINES
⊕	RIGHT OF WAY
⊕	DITCH (E)
⊕	OVERHEAD ELECTRIC
⊕	TOP OF DITCH BANK
⊕	BOUNDARY LINE
⊕	TAR/PAMLIICO BUFFER
⊕	CONTOURS
⊕	WATER LINE (GUC/NCB1 MARKING)
⊕	GAS LINE (GUC/NCB1 MARKING)
⊕	COMMUNICATIONS (NCB1 MARKING)
⊕	TELEPHONE (NC B11 MARKING)
⊕	APPROXIMATE LOCATION OF TILE
⊕	PROPOSED SAN. SEWER MAIN
⊕	PROPOSED SAN. SEWER MANHOLE
⊕	PROPOSED WATER MAIN (WM)
⊕	PROPOSED WM PLUG
⊕	PROPOSED HYDRANT
⊕	PROPOSED UNDERGROUND ELECTRIC
⊕	PROPOSED DRAINAGE CHANNEL
⊕	PROPOSED EASEMENT

DEVELOPER:
PITT COUNTY DEVELOPMENT COMMISSION
111 SOUTH WASHINGTON ST.
P.O. BOX 857
GREENVILLE, NC 27835
CONTACT INFO:
KELLY ANDREWS, ASSOCIATE DIRECTOR
(252) 902-2078

PRELIMINARY PLAT
M.W. WARREN HEIRS SUBDIVISION
WARREN TRACTS
PACTOLUS TOWNSHIP, PITT COUNTY, NORTH CAROLINA

OWNERS:
GARY L. WARREN
717 LATIMER DR.
KEMERVILLE, NC 27824
(336) 410-7208
GARYL.WARREN@TRIAD.RR.COM

ENGINEERS:
GLENN H. WARREN
1263 CLANCY DR.
LELAND, NC 28541
GLENNH.WARREN@GUL.COM

TRACY J. WARREN
1308 N. MARKET ST.
WASHINGTON, NC 27889
T.J.WARREN@GUL.COM

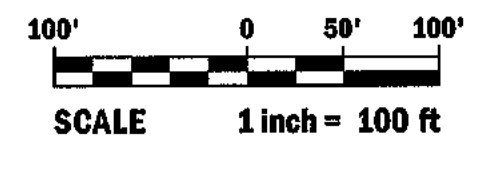
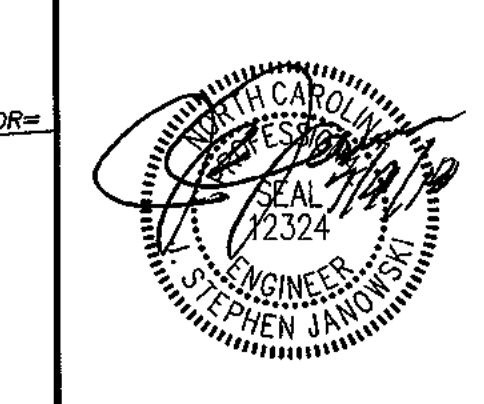
MARSHIA W. EVANS
4144 DALE DRIVE
FARMVILLE, NC 27828
MARSHIAE@HOTMAIL.COM

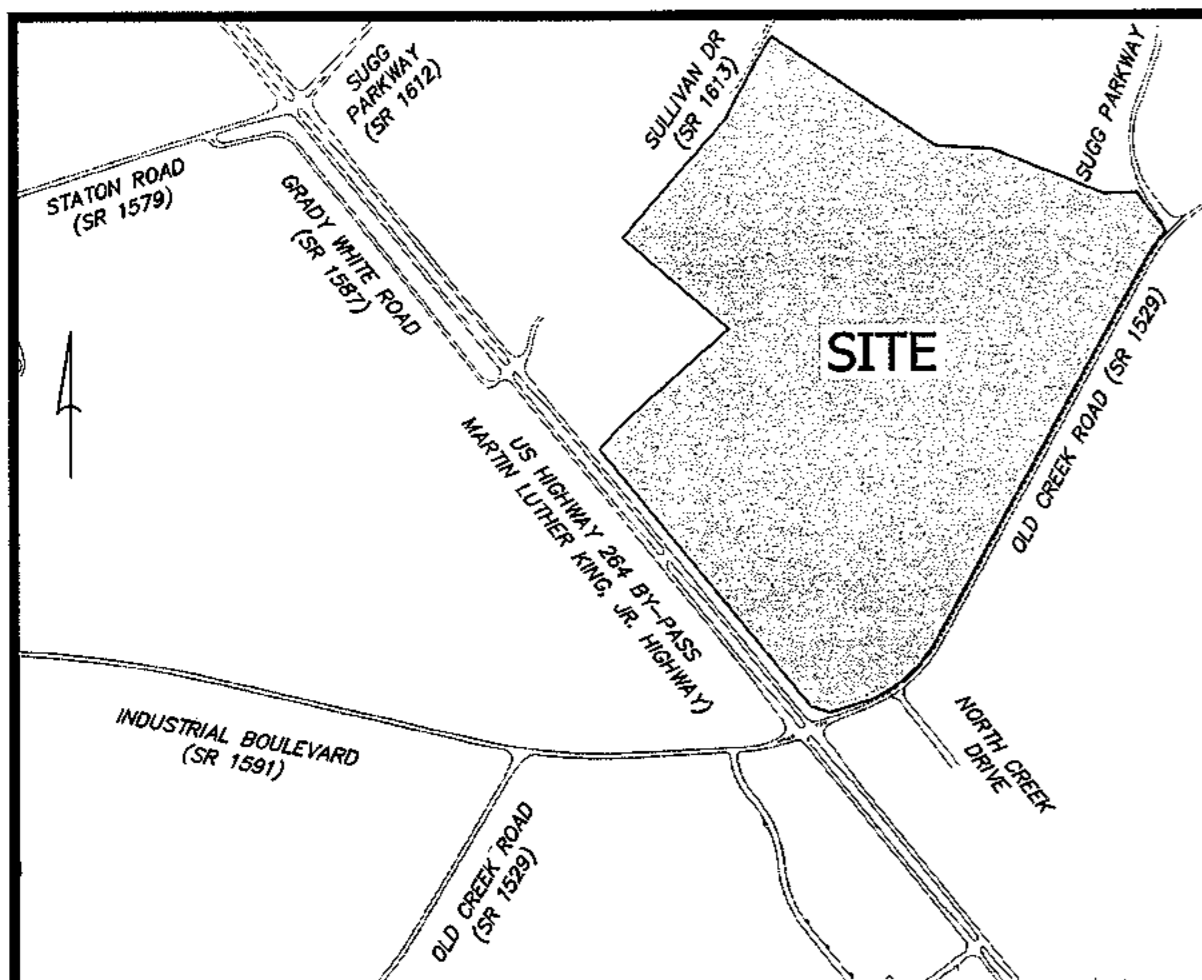
APPROVAL:
SIGNED: _____ CHAIRMAN
SIGNED: _____ CITY PLANNER

APPROVED:
DATE: 6/19/2018
SCALE: 1" = 100'

Rivers
AN ASSOCIATION, INC. Since 1918

SURVEYED: 6/19/2018
DRAWN: TAN/LC
CHECKED: JSJ

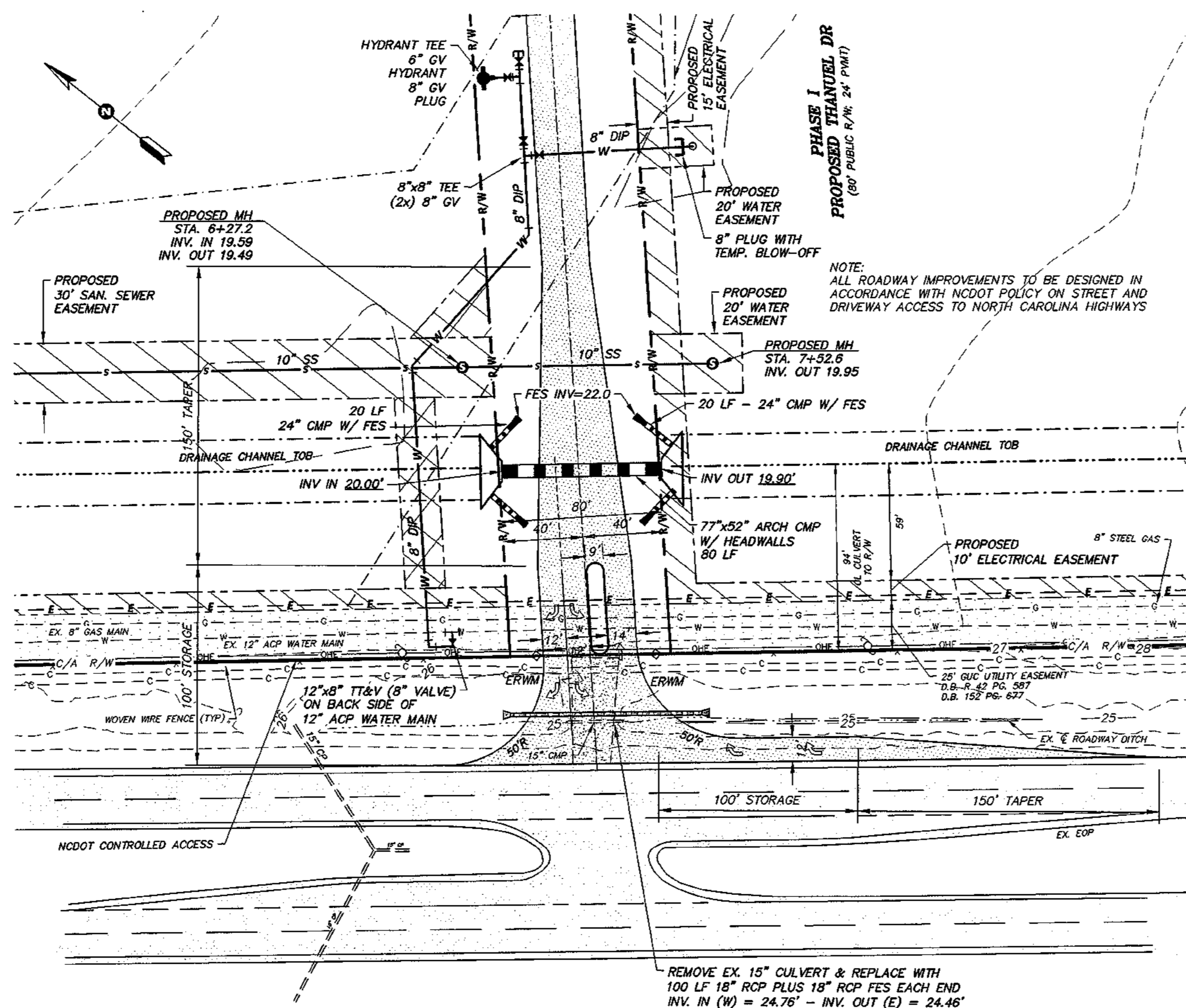




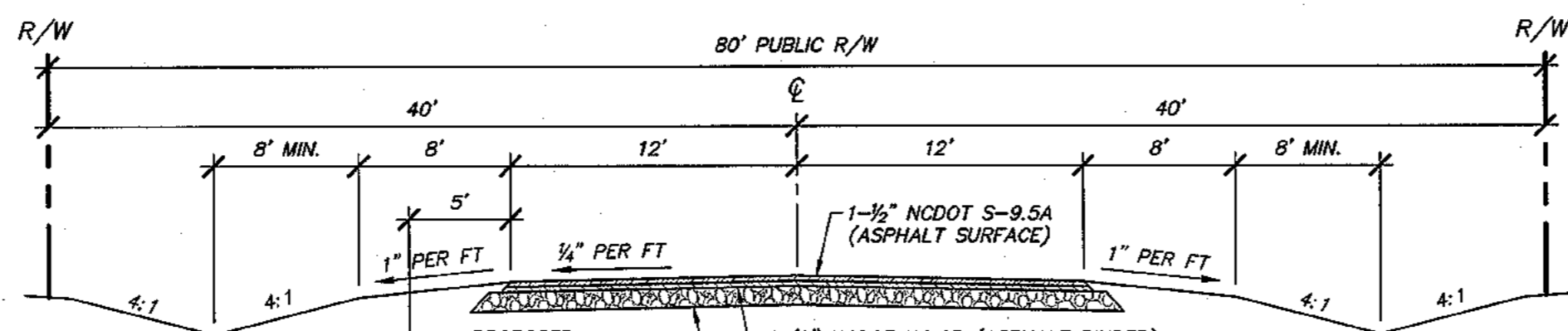
VICINITY MAP
SCALE: 1" = 1000'

LEGEND

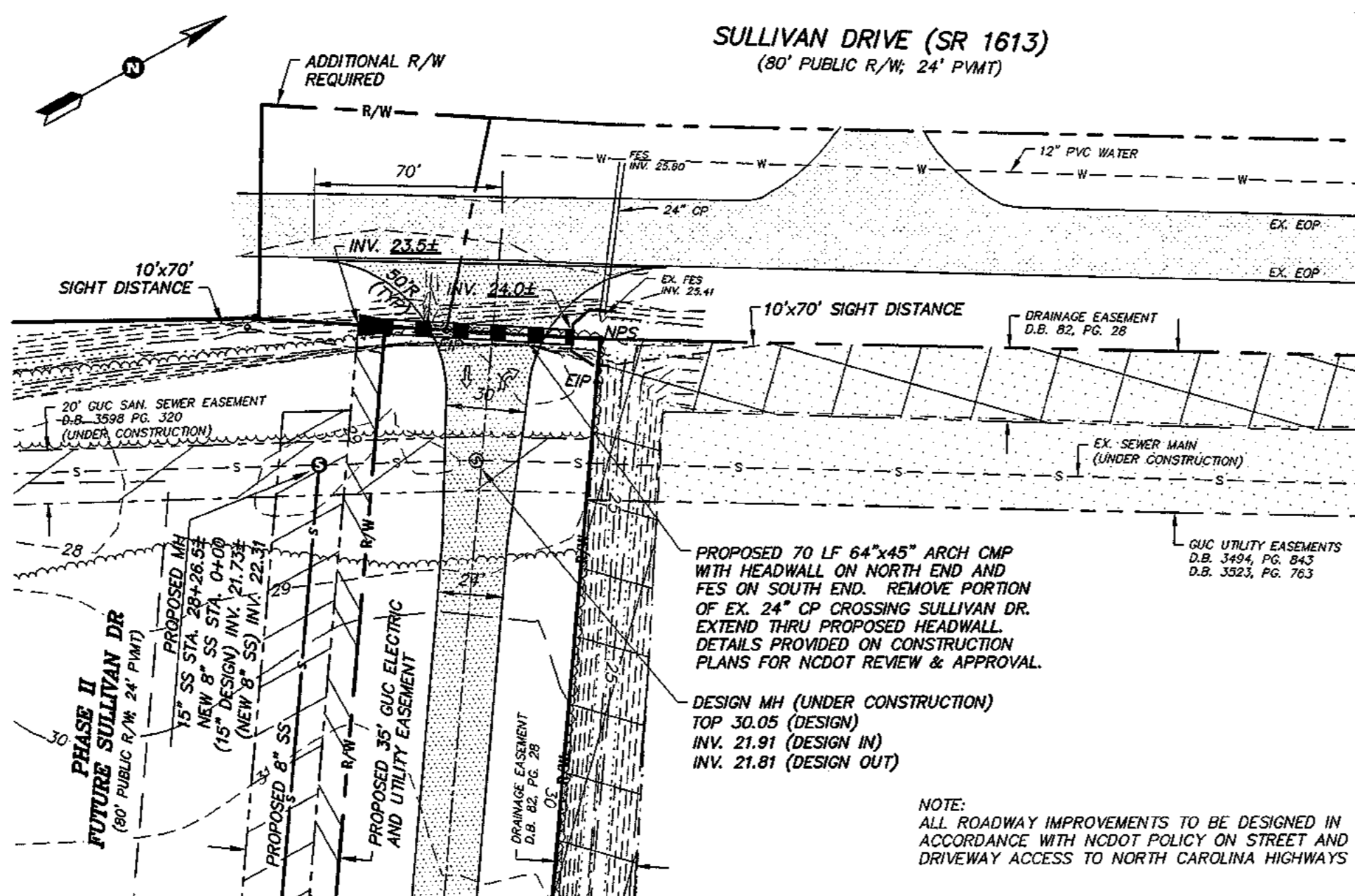
- | | |
|---------|--------------------------------|
| (T) | TOTAL |
| (DIST.) | DISTURBED |
| TYP. | TYPICAL |
| EXP | EXISTING IRON PIPE |
| ER/M | EXISTING RIGHT OF WAY MONUMENT |
| R/W | RIGHT OF WAY |
| D.B. | DEED BOOK |
| P.G. | PAGE |
| M.B. | MAP BOOK |
| P/VMT | PAVEMENT |
| B/B | BACK TO BACK |
| P.N. | PARCEL NUMBER |
| UN-SIG | UNKNOWN SIGNIFICANCE |
| (A) | LOT/BLOCK NUMBER |
| (U) | UTILITY POLE |
| (H) | FIRE HYDRANT |
| (W) | WATER VALVE |
| (S) | SET IRON PIPE |
| (E) | EXISTING IRON ROD |
| (N/F) | NOW OR FORMERLY |
| (L) | LIGHT POLE |
| (DP) | TELEPHONE PEDESTAL |
| (GV) | GAS VALVE |
| (GVNT) | GAS VENT |
| (GMKR) | GAS MAKER |
| (S) | SIGN |
| (P) | POLE GUY |
| (TBM) | TOP OF BENCHMARK |
| (S) | SANITARY SEWER MANHOLE |
| (CP) | CONCRETE PIPE |
| (CMP) | CORRUGATED METAL PIPE |
| (DIP) | DUCTILE IRON PIPE |
| (PVC) | POLYVINYL CHLORIDE PIPE |
| (W) | WOODLINE |
| (E) | EASEMENT |
| (P) | PARCEL LINES |
| (R/W) | RIGHT OF WAY |
| (D) | DITCH (E) |
| (OE) | OVERHEAD ELECTRIC |
| (T) | TOP OF DITCH BANK |
| (BL) | BOUNDARY LINE |
| (T/P) | TAR/PAMLIICO BUFFER |
| (C) | CONTOURS |
| (W) | WATER LINE (GUC/NCB11 MARKING) |
| (G) | GAS LINE (GUC/NCB11 MARKING) |
| (M) | COMMUNICATIONS (NCB11 MARKING) |
| (T) | TELEPHONE (NC 811 MARKING) |
| (T) | APPROXIMATE LOCATION OF TILE |
| (S) | PROPOSED SAN. SEWER MAIN |
| (S) | PROPOSED SAN. SEWER MANHOLE |
| (W) | PROPOSED WATER MAIN (WM) |
| (P) | PROPOSED WM PLUG |
| (H) | PROPOSED HYDRANT |
| (E) | PROPOSED UNDERGROUND ELECTRIC |
| (D) | PROPOSED DRAINAGE CHANNEL |
| (E) | PROPOSED EASEMENT |



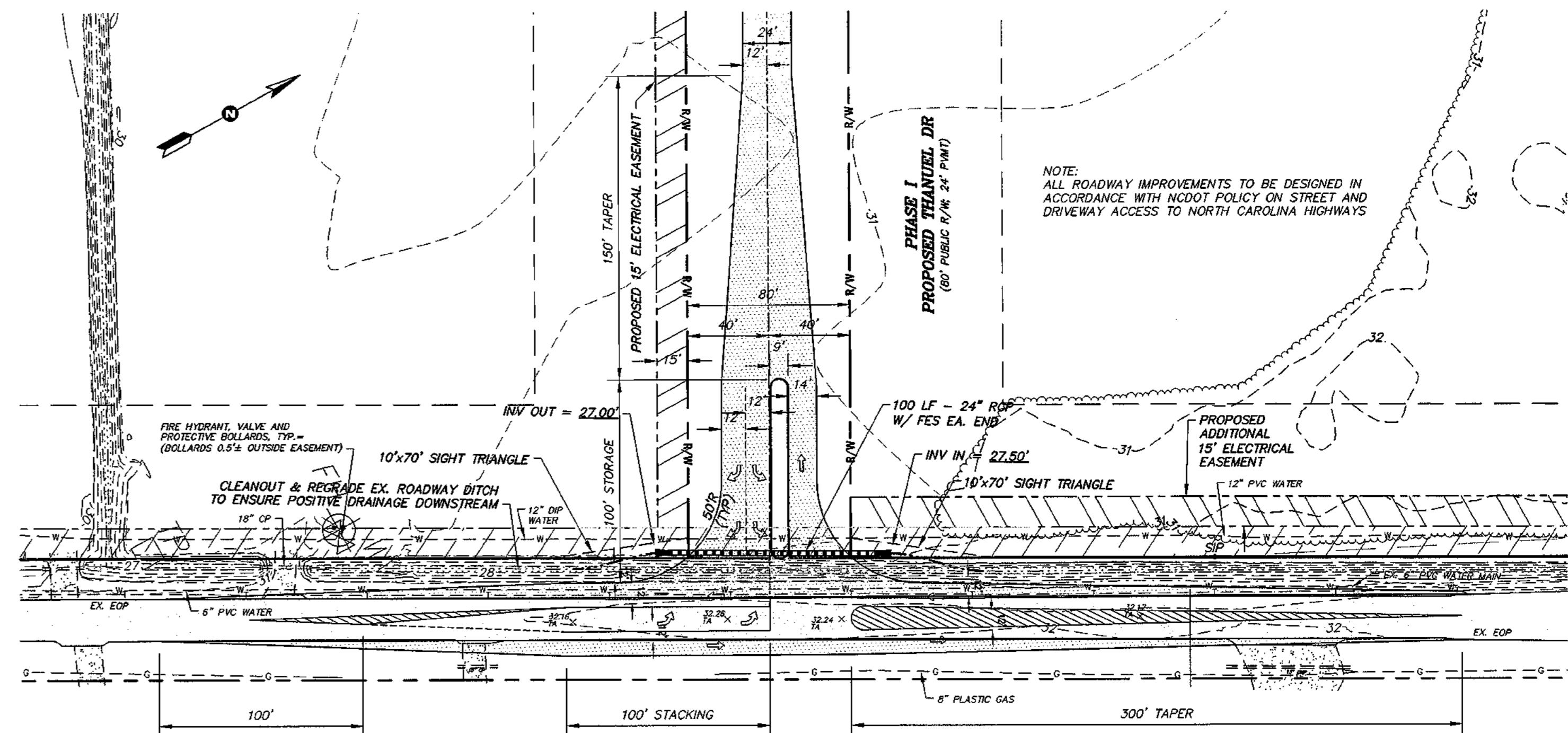
MARTIN LUTHER KING JR HIGHWAY (US 264 BY-PASS) INTERSECTION PLAN
SCALE: 1" = 50'



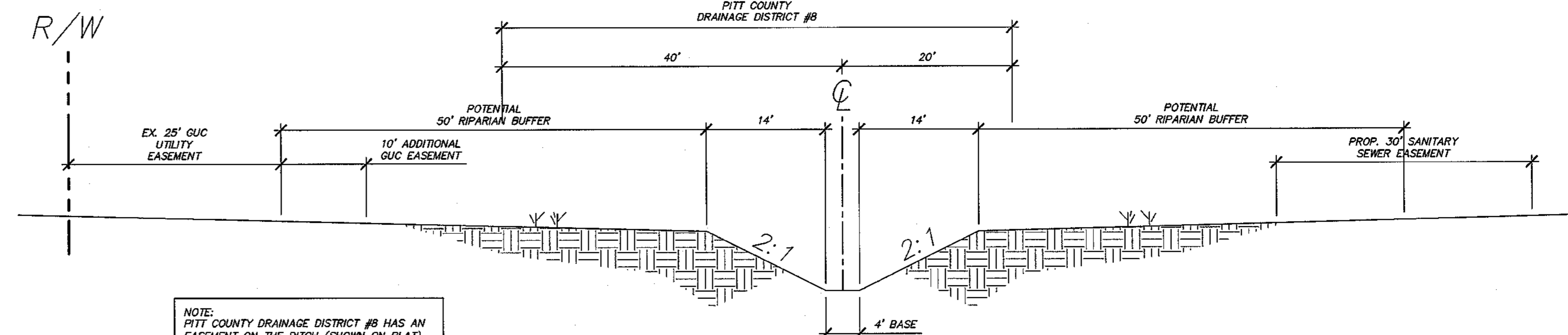
TYPICAL ROAD SECTION
NOT TO SCALE



SULLIVAN DR (SR 1613) INTERSECTION PLAN
SCALE: 1" = 50'

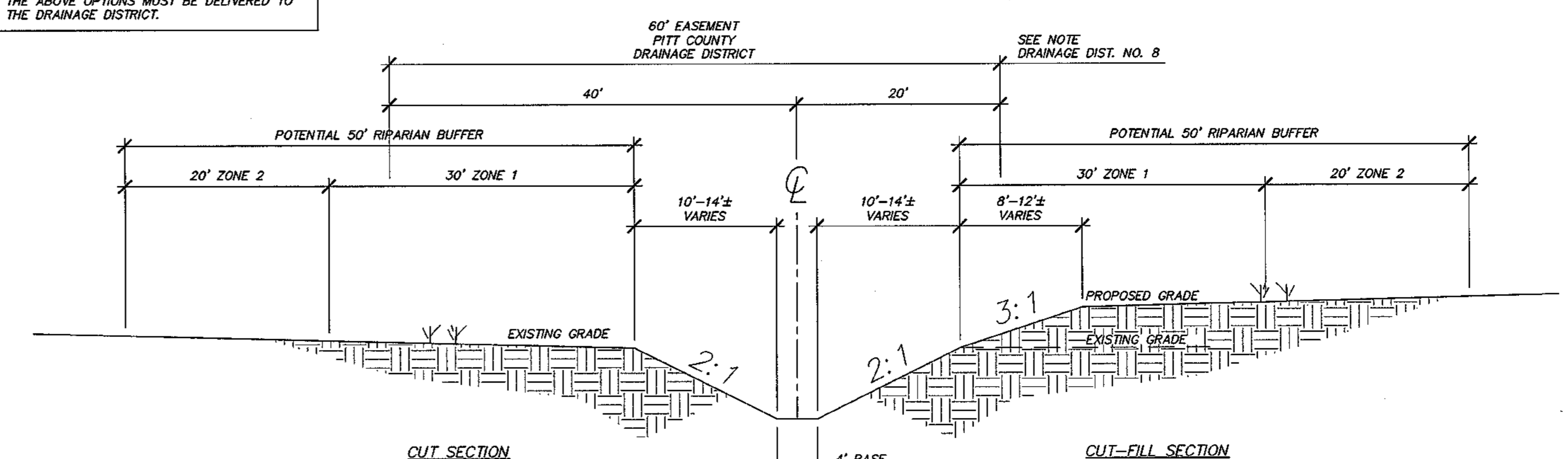


OLD CREEK RD (SR 1529) & THANUEL DRIVE INTERSECTION PLAN
SCALE: 1" = 50'



PROPOSED DRAINAGE CHANNEL SECTION
SCALE: 1" = 10'

NOTE: PITT COUNTY DRAINAGE DISTRICT #8 HAS AN EASEMENT ON THE DITCH (SHOWN ON PLAN) WHICH IS PROPOSED TO BE RELOCATED. THE DRAINAGE DISTRICT COMMISSIONERS COULD RELEASE THE EASEMENT (1) IF THE PROPOSED DITCH IS INSTALLED (NO COST TO DRAINAGE DISTRICT) AND MAINTENANCE OF THE NEW DITCH ABOVE OLD CREEK ROAD IS ASSUMED BY A UNIT OF GOVERNMENT OR (2) ALL LANDOWNERS DRAINING INTO THE EXISTING DITCH SIGN A DOCUMENT AGREING TO THE REMOVAL OF THE EASEMENT AND MAINTENANCE OF THE NEW DITCH BY A RESPONSIBLE ENTITY. PRIOR TO RELEASING THE EASEMENT, A HARD COPY OF ONE OF THE ABOVE OPTIONS MUST BE DELIVERED TO THE DRAINAGE DISTRICT.



PROPOSED DRAINAGE CHANNEL SECTION
SCALE: 1" = 10'

SHEET NO. 2 OF 4

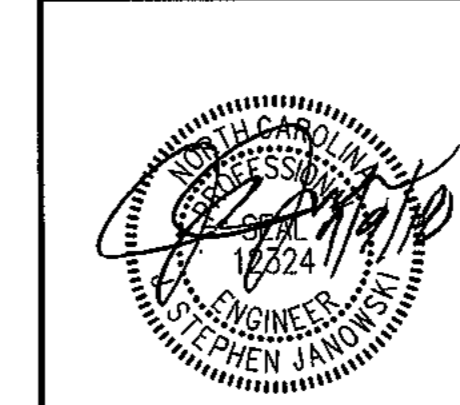
PRELIMINARY PLAT
M.W. WARREN HEIRS SUBDIVISION
WARREN TRACTS
PACTOLUS TOWNSHIP, PITT COUNTY, NORTH CAROLINA

OWNERS:
GARY L. WARREN
1263 CLANCY DR.
REHERSVILLE, NC 27284
(336) 419-208
GARYLWARREN@TRIAD.RR.COM

GLENN H. WARREN
1308 N MARKET ST
WASHINGTON, NC 27889
GLENNH@WARRENHOL.COM

TRACY J. WARREN
4144 DALE DRIVE
FARMVILLE, NC 27829
MARSHAN@HOTMAIL.COM

MARSHA W. EVANS
4144 DALE DRIVE
FARMVILLE, NC 27829
MARSHA@HOTMAIL.COM



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

SIGNED _____
CHAIRMAN

SIGNED _____
CITY PLANNER

Engineer
Rivers
11000 W. HARRIS BLVD
DURHAM, NC 27709
(919) 486-1100
WWW.RIVERSINC.COM

SURVEYED
2018
DRAWN
TAN/LC
CHECKED
JCS

APPROVED
DATE
6/19/2018
SCALE
AS NOTED

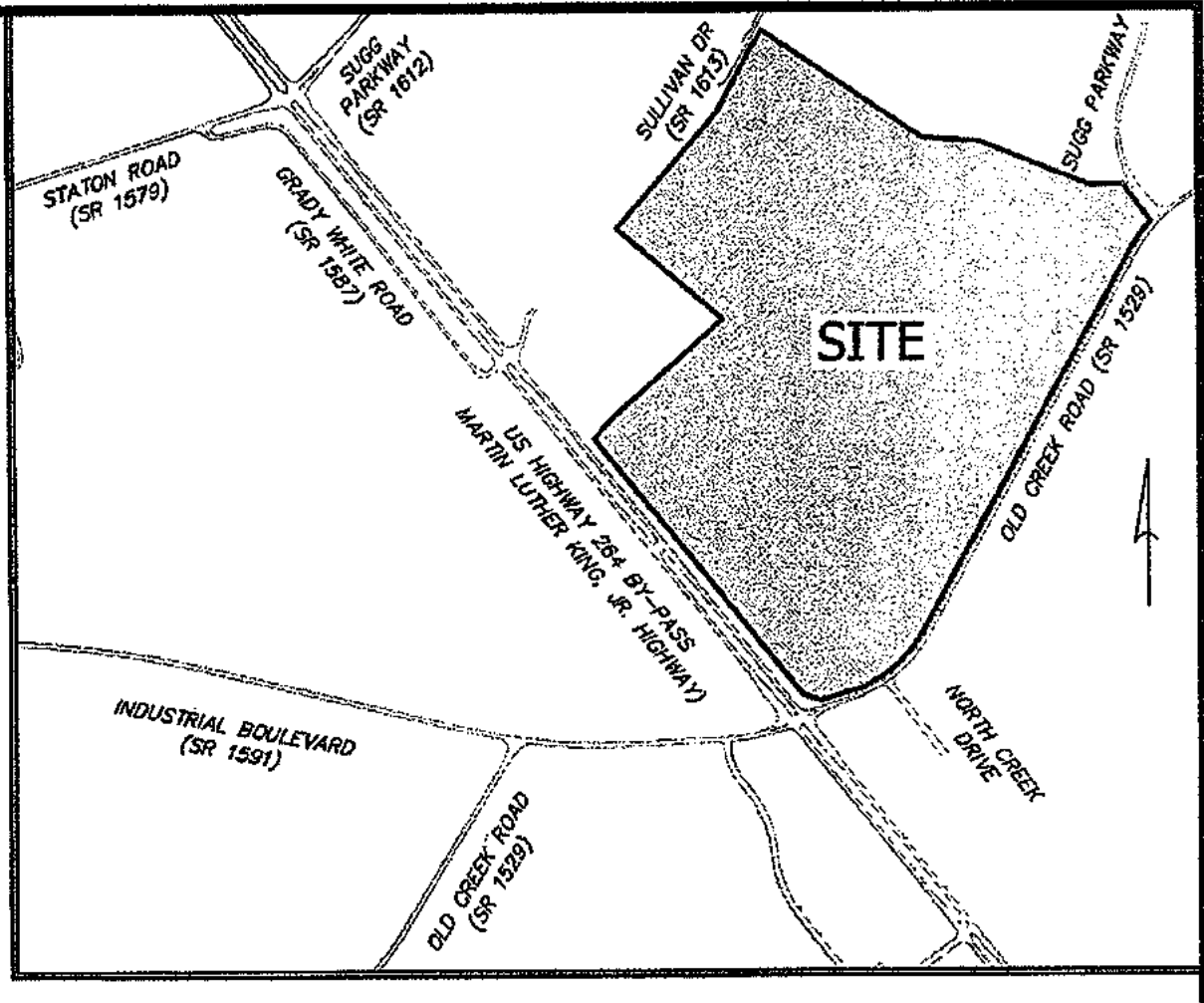
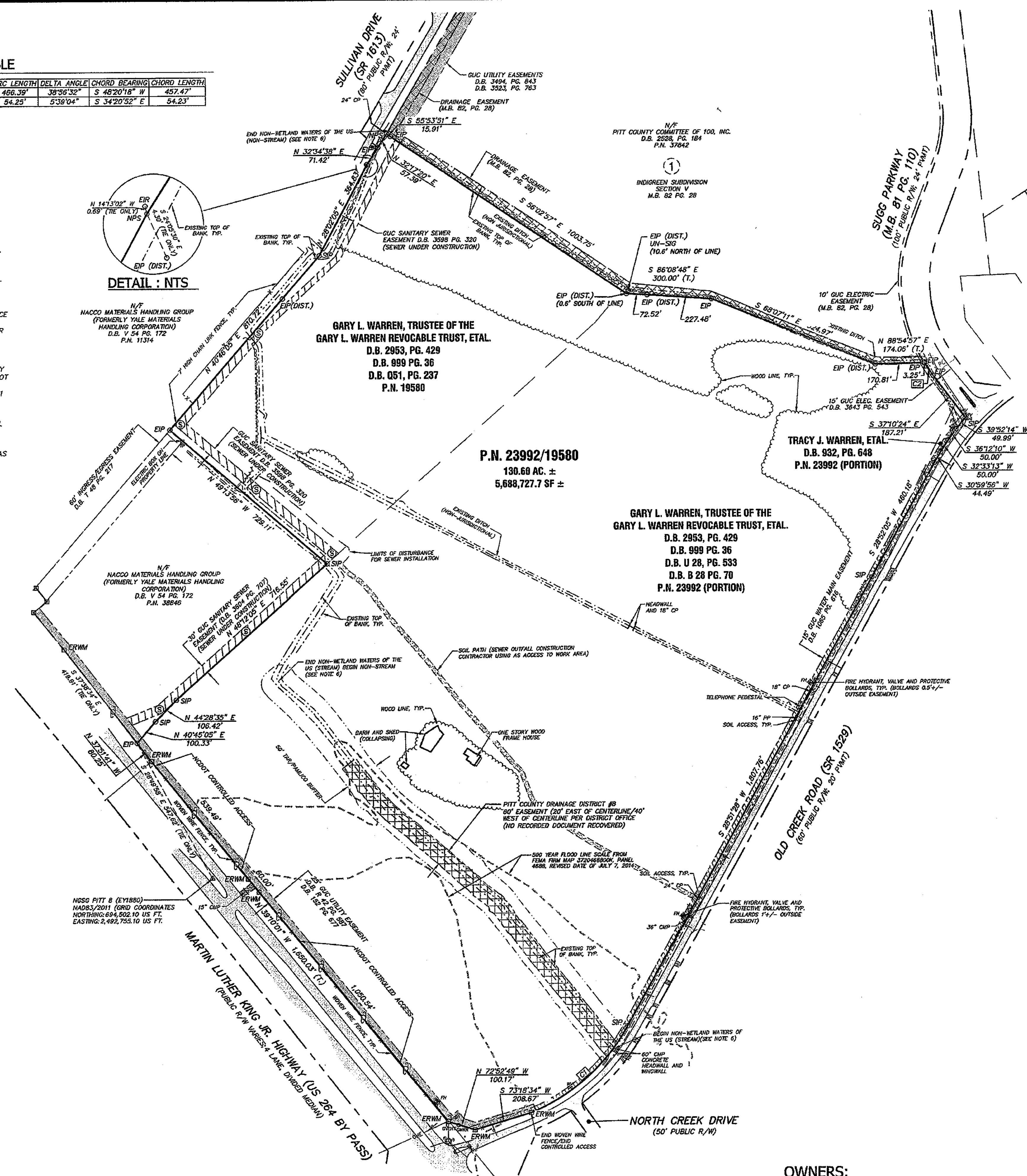
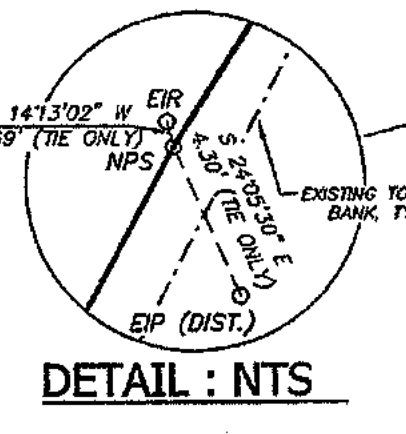
- NOTES:**
- ALL DISTANCES ARE HORIZONTAL GROUND MEASUREMENTS.
 - PROPERTY SUBJECT TO ANY AND ALL EASEMENTS, RIGHTS-OF-WAY, RESTRICTIVE COVENANTS WHICH MAY BE OF RECORD. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT REPORT OR RESEARCH. RIVERS AND ASSOCIATES DOES NOT CLAIM THAT ALL MATTERS OF RECORD WHICH MAY OR MAY NOT AFFECT THIS PROPERTY ARE SHOWN HEREON.
 - PORTIONS THIS PROPERTY IS LOCATED IN ZONE "X" AREA (AREA OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AND ZONE "X" SHADED (AREA WITHIN THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, PER REFERENCE FROM MAP NUMBER 3720468BOOK DATED JULY 7, 2014.
 - UTILITIES SHOWN HEREON WERE PLOTTED IN PART FROM ABOVE-GROUND OBSERVATIONS, FROM INFORMATION PROVIDED BY GREENVILLE UTILITIES COMMISSION OR AS NOTED, THE ENGINEER AND/OR SURVEYOR TAKES NO RESPONSIBILITY FOR THE LOCATION OR ACCURACY OF THE UTILITIES AS SHOWN HEREON OR ANY UTILITIES WITHIN THE PROJECT THAT MAY NOT BE SHOWN HEREON. CALL NORTH CAROLINA 811 (NC811) AT 1-800-632-8849 TO HAVE UNDERGROUND UTILITIES LOCATED PRIOR TO EXCAVATING OR TRENCHING. REFERENCE NC811 TICKETS: C181151317, C181151308, C181151289, C181151288, C181151280, C181151266, C18115157.
 - UTILITIES: THE SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES SHOWN ARE COMPRISED OF ALL SUCH UTILITIES AND IN THE AREA OF SURVEY EITHER IN SERVICE OR ABANDONED. THE SURVEY FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN EXACT LOCATION INDICATED. THE SURVEYOR DOES HEREBY CERTIFY THAT ALL UTILITIES LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY UNCOVERED AND LOCATED ANY UNDERGROUND UTILITIES.
 - DITCHES HAVE BEEN EVALUATED BY DIVISION OF WATER QUALITY FOR ACTUAL REGULATORY DETERMINATION ON JUNE 5, 2018. REFERENCE LETTER AND WETLAND SKETCH FROM LAND MANAGEMENT GROUP, DATED JUNE 8, 2018.
 - PROPERTY IS WITHIN THE CITY OF GREENVILLE EXTRA TERRITORIAL JURISDICTION.
 - OLD CREEK ROAD IS CONSIDERED A MINOR THOROUGHFARE ACCORDING TO THE GREENVILLE URBAN AREA STREET INVENTORY/PLAN.
 - AREA DETERMINED BY COORDINATE COMPUTATION.
 - ADDRESS PER PITT COUNTY OPIS: 1911 OLD CREEK ROAD.

LEGEND

(T)	TOTAL
(DIST.)	DISTURBED
TYP.	TYPICAL
EP	EXISTING IRON PIPE
ERWM	EXISTING RIGHT OF WAY MONUMENT
R/W	RIGHT OF WAY
D.B.	DEED BOOK
P.G.	PAGE
M.B.	MAP BOOK
P.W.T.	PAVEMENT
B/B	BACK TO BACK
P.N.	PARCEL NUMBER
UN-SIG	UNKNOWN SIGNIFICANCE
LOT/BLOCK	LOT/BLOCK NUMBER
U	UTILITY POLE
H	FIRE HYDRANT
W	WATER VALVE
SIP	SET IRON PIPE
ER	EXISTING IRON ROD
N/F	NOW OR FORMERLY
L	LIGHT POLE
DP	TELEPHONE PEDESTAL
GV	GAS VALVE
GVNT	GAS VENT
GMKR	GAS MAKER
S	SIGN
P	POLE GUY
T	TRAFFIC SIGNAL POLE
TBM	TOP OF BENCHMARK
S	SANITARY SEWER MANHOLE
CP	CONCRETE PIPE
CMP	CORRUGATED METAL PIPE
DIP	DUCTILE IRON PIPE
PVC	POLYVINYL CHLORIDE PIPE
W	WOODLINE
E	EASEMENT
P	PARCEL LINES
R/W	RIGHT OF WAY
D	DITCH (E)
O	OVERHEAD ELECTRIC
T	TOP OF DITCH BANK
B	BOUNDARY LINE
T	TAR/PAVILIC BUFFER

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	686.20	466.39	39°34'32"	S 48°20'18" W	457.47
C2	1860.00	84.25	5°39'04"	S 34°20'52" E	84.23



SCALE: 1" = 1000'

- REFERENCES:**
- D.B. 2953 PG. 429
 - D.B. 999 PG. 36
 - D.B. Q 51 PG. 237
 - D.B. U 28 PG. 533
 - D.B. 832 PG. 648
 - M.B. 81 PG. 110
 - M.B. 82 PG. 28
 - M.B. 50 PG. 183
 - M.B. 22 PG. 89
 - M.B. 21 PG. 12
 - ESTATE FILE 50E-308
 - D.B. C 40 PG. 622 (RIGHT OF WAY SHP 6.801768)
 - D.B. C 40 PG. 625 (RIGHT OF WAY SHP 6.801768)
 - D.B. R 42 PG. 587 (GUC EASEMENT)
 - D.B. H 47 PG. 685 (SEABOARD COASTLINE RR)
 - D.B. 3643 PG. 543 (GUC ELECTRIC EASEMENT)
 - D.B. 3598 PG. 320 (GUC SEWER EASEMENT)
 - D.B. 152 PG. 677 (GUC UTILITY EASEMENT)
 - D.B. 1065 PG. 616 (GUC WATERLINE EASEMENT)
 - STATE HIGHWAY BOOK 1 PG. 12, 13, 23
 - RIVERS DRAWING W-767
 - P.N. 19580
 - P.N. 23992

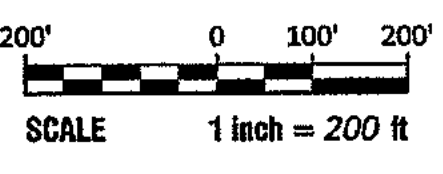
STATE OF NORTH CAROLINA COUNTY OF PITT

I, PATRICK W. HARTMAN, CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL FIELD SURVEY MADE BY RB/MS/HM ON 4/27/2018-5/30/2018, 06/13/2018. BOUNDARIES NOT SURVEYED ARE SHOWN AS BROKEN LINES FROM INFORMATION FOUND IN REFERENCED BOOK(S) AND PAGE(S). THAT THE RATIO OF PRECISION AS CALCULATED IS 1:10,000+; THAT GRID NORTH WAS ESTABLISHED AT THE SITE VIA MULTIPLE NCGS RTM OBSERVATIONS ON CONTROL.

1) CLASS OF SURVEY:	CLASS A (HORIZONTAL)
2) POSITIONAL ACCURACY:	2 CM
3) TYPE OF GPS FIELD PROCEDURE:	NCSS RTN
4) DATE OF SURVEY WORK:	4/27/2018-5/30/2018, 6/13/2018
5) DATUM/EPOCH:	NAD83/2011
6) PUBLISHED CONTROL/FIXED CONTROL:	NCSS RTN
7) GEOID MODEL:	GEOID18B
8) COMBINED GRID FACTOR:	0.9999201144
9) UNITS:	US SURVEY FEET

AND THAT THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA (21 NCAC 56.1600). WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER, AND SEAL THIS 13TH DAY OF JUNE, 2018.

PROFESSIONAL LAND SURVEYOR LICENSE No. L-4262



OWNERS:
 GARY L. WARREN TRUSTEE, GARY L. WARREN REVOCABLE TRUST,
 TRACY JACKSON WARREN,
 GLENN HARRIS WARREN AND
 MARSHA LOUISE WARREN EVANS
 717 LATIMER DRIVE
 KERNERSVILLE, NC 27284

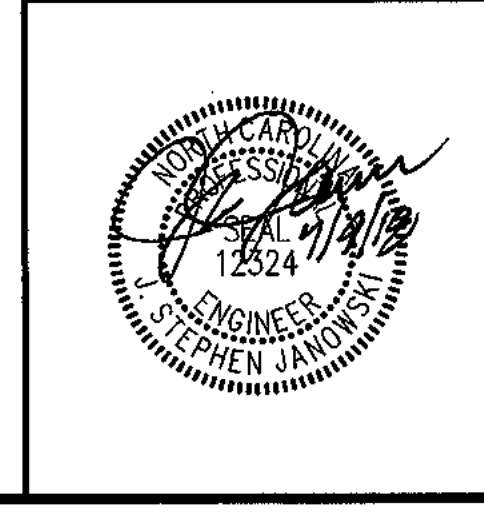
REVISIONS:

DESIGN	CHECK	PHM	SCALE	DRAWING NO.	PROJECT NO.	SHEET
			1" = 200'	W-3785	2018041	1 OF 1

Rivers & ASSOCIATES, INC.
 107 East Second Street
 Greensboro, NC 27408
 (888) 752-4135

BOUNDARY SURVEY FOR PITT COUNTY DEVELOPMENT COMMISSION OF WARREN TRACTS - P.N. 23992 & 19580

DATE: 6/13/2018



APPROVAL

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

SIGNED _____ CHAIRMAN

SIGNED _____ QTY PLANNER

SHEET NO. 3 OF 4

PRELIMINARY PLAT

M.W. WARREN HEIRS SUBDIVISION WARREN TRACTS
 PACTOLUS TOWNSHIP, PITT COUNTY, NORTH CAROLINA

OWNERS:
 GARY L. WARREN, TRACY J. WARREN, GLENN H. WARREN, MARSHA W. EVANS
 717 LATIMER DR., 1308 N MARKET ST, 4144 DALE DRIVE
 KERNERSVILLE, NC 27284, WASHINGTON, NC 27889, FARMVILLE, NC 27828
 (336) 410-7206, GLENN.H.WARREN@NC.COM, T.J.WARREN@NC.COM, M.WARREN@NC.COM

Rivers & ASSOCIATES, INC.
 107 East Second Street
 Greensboro, NC 27408
 (888) 752-4135

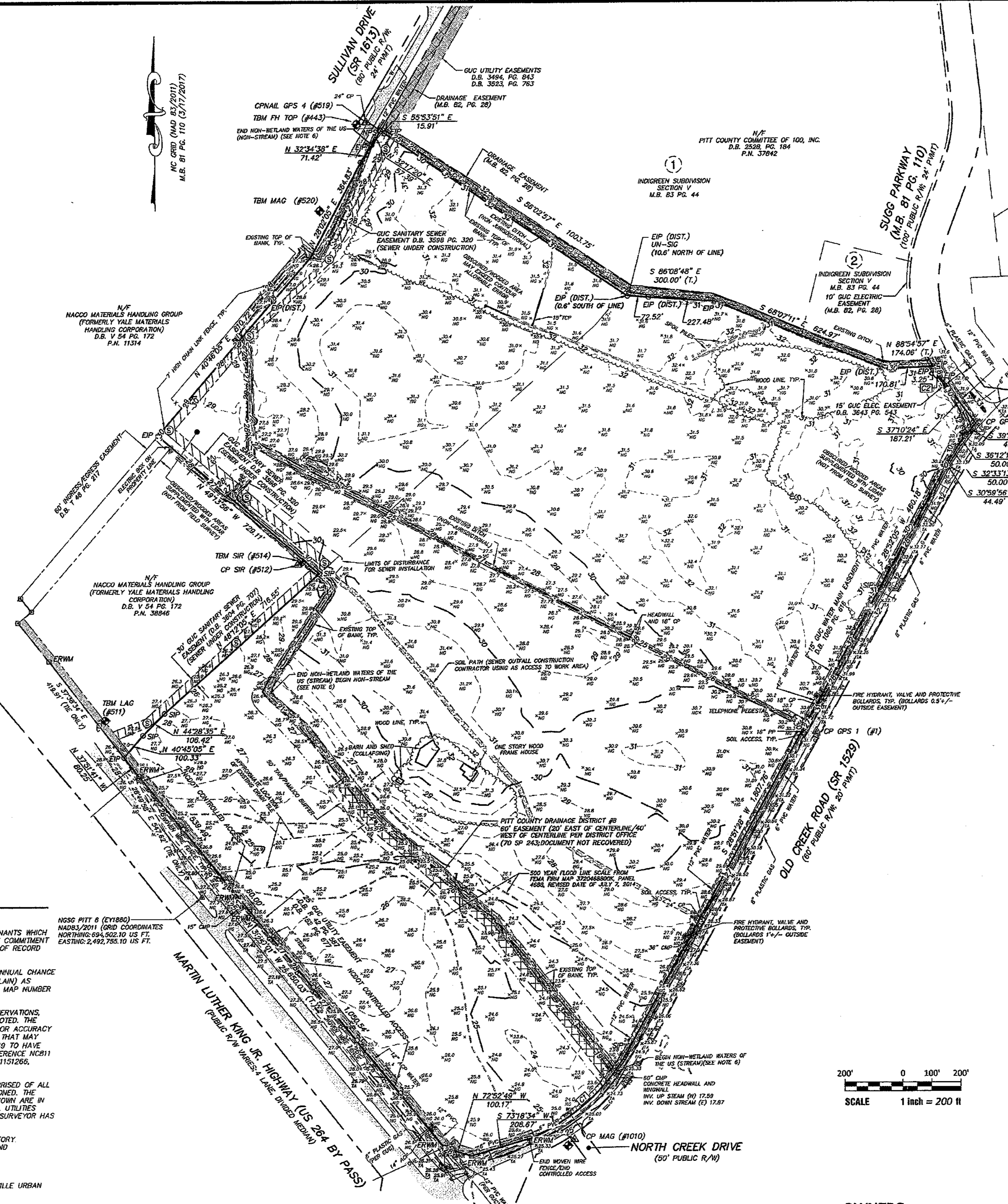
SURVEYED AND APPROVED: [Signature]
 DATE: 6/15/2018
 DRAWN BY: TAN/AC
 CHECKED BY: [Signature]
 SCALE: AS NOTED

LEGEND

(T)	TOTAL
(DST.)	DISTURBED
TYP.	TYPICAL
EP	EXISTING IRON PIPE
ERWM	EXISTING RIGHT OF WAY MONUMENT
R/W	RIGHT OF WAY
D.B.	DEED BOOK
P.G.	PAGE
M.B.	MAP BOOK
P/VAT	PAVEMENT
S/B	BACK TO BACK
P.N.	PARCEL NUMBER
UN-SIC	UNKNOWN SIGNIFICANCE
(L)	LOT/BLOCK NUMBER
U	UTILITY POLE
HP	FIRE HYDRANT
WV	WATER VALVE
SP	SET IRON PIPE
EP	EXISTING IRON ROD
N/F	NOW OR FORMERLY
DP	TELEPHONE PEDESTAL
WP	GAS WAVE
GVNT	GAS VENT
GMK	GAS MAKER
S	SIGN
P	POLE GUY
TS	TRAFFIC SIGNAL POLE
TM	TOP OF BENCHMARK
CS	SANITARY SEWER MANHOLE
CP	CONCRETE PIPE
CMP	CORRUGATED METAL PIPE
DIP	DUCTILE IRON PIPE
PVC	POLYVINYL CHLORIDE PIPE
---	WOODLINE
---	EASEMENT
---	PARCEL LINES
---	RIGHT OF WAY
---	DITCH (E)
---	OVERHEAD ELECTRIC
---	TOP OF DITCH BANK
---	BOUNDARY LINE
---	TAR/PAVIC BUFFER
---	CONTOURS
---	WATER LINE (GUC/NC811 MARKING)
---	GAS LINE (GUC/NC811 MARKING)
---	COMMUNICATIONS (NC811 MARKING)
---	TELEPHONE (NC 811 MARKING)
---	APPROXIMATE LOCATION OF TILE
---	NATURAL GROUND
---	TOP OF ASPHALT

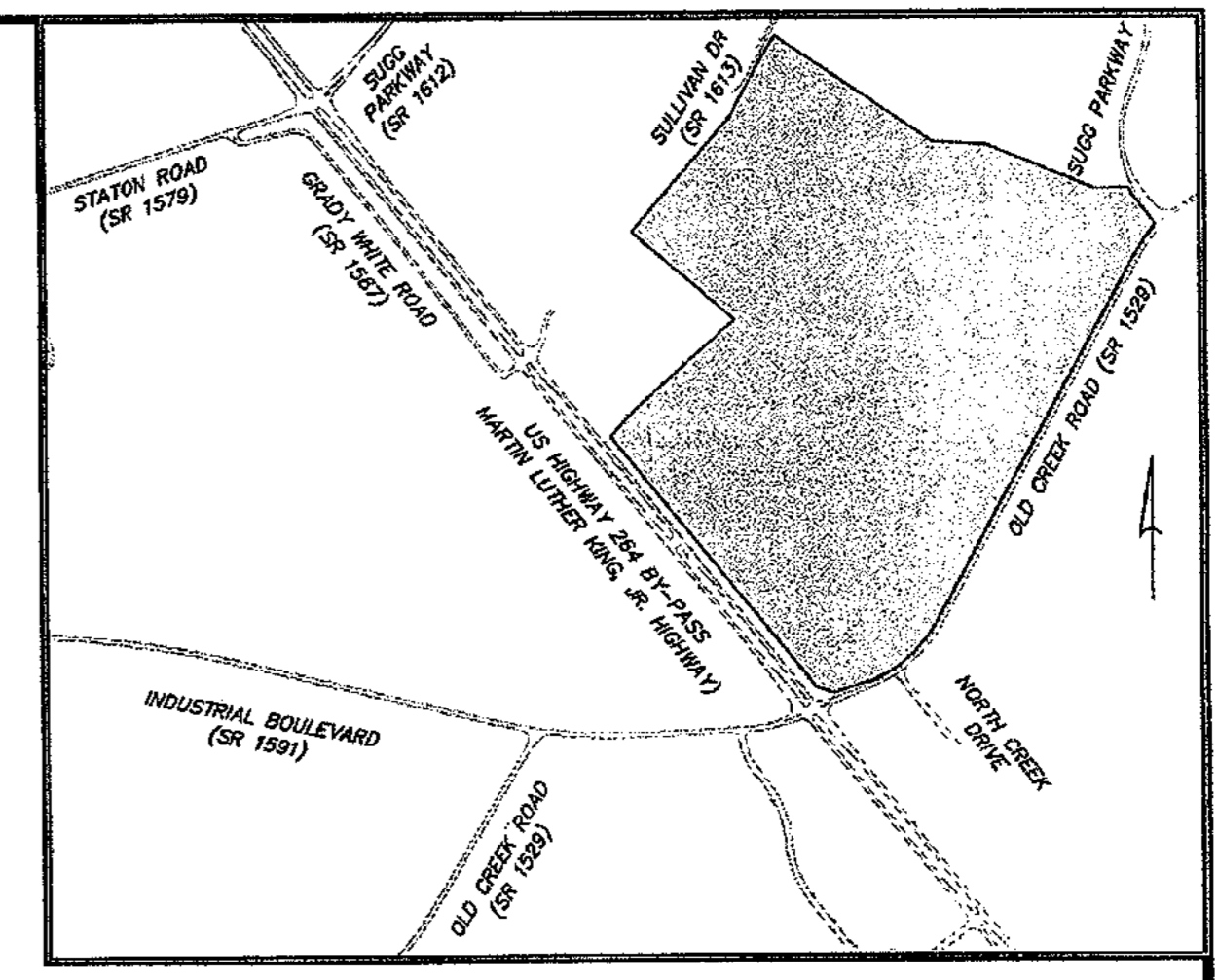
NOTES:

- ALL DISTANCES ARE HORIZONTAL GROUND MEASUREMENTS.
- PROPERTY SUBJECT TO ANY AND ALL EASEMENTS, RIGHTS-OF-WAY, RESTRICTIVE COVENANTS WHICH MAY BE OF RECORD. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT REPORT OR RESEARCH. RIVERS AND ASSOCIATES DOES NOT CLAIM THAT ALL MATTERS OF RECORD WHICH MAY OR MAY NOT AFFECT THIS PROPERTY ARE SHOWN HEREON.
- PORTIONS THIS PROPERTY IS LOCATED IN ZONE "X" AREA (AREA OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AND ZONE "Y" SHADDED (AREA WITHIN THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, PER REFERENCE FIRM MAP NUMBER 3720468800 DATED JULY 7, 2014.
- UTILITIES SHOWN HEREON WERE PLOTTED IN PART FROM ABOVE-GROUND OBSERVATIONS, FROM INFORMATION PROVIDED BY GREENVILLE UTILITIES COMMISSION OR AS NOTED. THE ENGINEER AND/OR SURVEYOR TAKES NO RESPONSIBILITY FOR THE LOCATION OR ACCURACY OF THE UTILITIES AS SHOWN HEREON OR ANY UTILITIES WITHIN THE PROJECT THAT MAY BE SHOWN HEREON. CALL NORTH CAROLINA 811 (NCR811) AT 1-800-632-6989 TO HAVE UNDERGROUND UTILITIES LOCATED PRIOR TO EXCAVATING OR TRENCHING. REFERENCE NCR811 TICKETS: C181151317, C181151306, C181151299, C181151288, C181151280, C181151266, C181151272.
- THE SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES SHOWN ARE COMPRISED OF ALL SUCH UTILITIES AND IN THE AREA OF SURVEY EITHER IN SERVICE OR ABANDONED. THE SURVEY FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN EXACT LOCATION INDICATED. THE SURVEYOR DOES HEREBY CERTIFY THAT ALL UTILITIES LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY UNCOVERED AND LOCATED ANY UNDERGROUND UTILITIES.
- DITCHES HAVE BEEN EVALUATED BY DIVISION OF WATER QUALITY FOR ACTUAL REGULATORY DETERMINATION ON JUNE 5, 2018. REFERENCE LETTER AND WETLAND SKETCH FROM LAND MANAGEMENT GROUP, DATED JUNE 8, 2018.
- PROPERTY IS WITHIN THE CITY OF GREENVILLE EXTRA TERRITORIAL JURISDICTION.
- AREA DETERMINED BY COORDINATE COMPUTATION.
- ADDRESS PER PITT COUNTY OPIS: 1911 OLD CREEK ROAD.
- PIPE INVERTS SHOWN WERE OBTAINED WITHOUT CONTINUED SPACE ENTRY BY THE MOST PRACTICAL METHODS AVAILABLE TO THE SURVEYOR. SOME INVERTS ARE RECESSED, AND WERE NOT EASILY MEASURED. VALUES SHOWN WERE COLLECTED TO THE BEST OF OUR ABILITY.
- ELEVATIONS AND CONTOURS SHOWN ARE BASED ON NAVD 88 DATUM. VERTICAL CONTROL ESTABLISHED FROM NCGS R/W MULTIPLE OBSERVATIONS.



CURVE TABLE

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARINGS	CHORD LENGTH
C1	686.20'	468.39'	38°26'32"	S 42°20'16" W	437.47'
C2	350.00'	34.29'	5°39'04"	S 34°20'56" E	34.23'



Vicinity Map
SCALE: 1" = 1000'

PROJECT SURVEY CONTROL:

POINT	NORTHING (US FT-GROUND)	EASTING (US FT-GROUND)	ELEVATION (NAVD88)	DESCRIPTION	GRID NORTHING (US FT-NAD 83/2011)	GRID EASTING (US FT-NAD 83/2011)
1	695063.335	2494869.872	31.33	CPNAAL GPS 1	695063.335	2494869.872
2	695097.274	2494818.644	31.47	CPNAAL GPS 2	695097.172	2494818.589
3	695422.623	2494129.440	32.72	CPNAAL GPS 3	695422.509	2494129.513
443	697154.951	2493301.488	31.34	TBM FH TOP "E"		
501	695282.913	2491323.771	24.71	CPNAAL GPS 1-GWhite	695098.812	2491324.121
502	695350.656	2491897.782		CPNAAL GPS 2-GWhite	695350.628	2491898.056
511	695094.639	2492406.608	29.40	TBM LAG IN PP		
512	695641.799	2493091.380	27.90	CP SET IRON ROD		
514	695632.843	2493106.019	26.00	TBM LAG IN 8" CUM		
519	697160.887	2493333.549	29.11	CPNAAL GPS 4	697160.680	2493333.701
520	696899.721	2493172.455	29.32	TBM - MAG		
1010	693656.014	2494633.265	24.43	CPNAAL		

PROJECT CONTROL LOCALIZED TO GROUND AROUND GPS CPNAAL 1, CALCULATED COMBINED FACTOR = 0.999901144.

REFERENCES:

- D.B. 2853 PG. 429
- D.B. 599 PG. 35
- D.B. 0 51 PG. 237
- D.B. U 28 PG. 533
- D.B. 332 PG. 548
- M.B. 81 PG. 110
- M.B. 82 PG. 28
- M.B. 50 PG. 163
- M.B. 22 PG. 89
- M.B. 21 PG. 12
- ESTATE FILE 90K-306
- D.B. C 40 PG. 622 (RIGHT OF WAY SHIP 6.801768)
- D.B. C 40 PG. 625 (RIGHT OF WAY SHIP 6.801768)
- D.B. K 42 PG. 587 (GUC EASEMENT)
- D.B. H 47 PG. 685 (SEABOARD COASTLINE RR)
- D.B. 3643 PG. 543 (GUC ELECTRIC EASEMENT)
- D.B. 3599 PG. 320 (GUC SEWER EASEMENT)
- D.B. 102 PG. 677 (GUC UTILITY EASEMENT)
- D.B. 1085 PG. 618 (GUC WATERLINE EASEMENT)
- STATE HIGHWAY BOOK 1 PG. 12, 13, 23
- RIVERS DRAWING W-787
- P.A. 18680
- P.N. 23882

STATE OF NORTH CAROLINA COUNTY OF PITT

I, PATRICK W. HARTMAN, CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL FIELD SURVEY MADE BY RB/MS/JM ON 4/27/2018-5/30/2018 OF THE PROPERTY SHOWN. BOUNDARIES NOT SURVEYED ARE SHOWN AS BROKEN LINES FROM INFORMATION FOUND IN REFERENCED BOOK(S) AND PAGE(S). THAT THE RATIO OF PRECISION AS CALCULATED IS 1:10,000. THAT GRID NORTH WAS ESTABLISHED AT THE SITE VIA MULTIPLE NGS RTN OBSERVATIONS ON CONTROL, AND IN ACCORDANCE WITH THE US NATIONAL MAPPING ACCURACY STANDARDS. THE MAXIMUM VERTICAL ERROR IS NOT GREATER THAN ONE-HALF THE CONTOUR INTERVAL EXCEPT AS NOTED. THAT VERTICAL CONTROL WAS ESTABLISHED VIA NGS REAL TIME NETWORK MULTIPLE OBSERVATIONS (CLASS 'C').

1) CLASS OF SURVEY:	CLASS A (HORIZONTAL)
2) POSITIONAL ACCURACY:	2 CM
3) TYPE OF GPS FIELD PROCEDURE:	NGSS RTN
4) DATE OF SURVEY WORK:	4/27/2018-5/30/2018
5) DATUM/PROJ:	NAD83/2011
6) PUBLISHED CONTROL/FIXED CONTROL:	NGSS RTN
7) GRID MODEL:	SE00/28
8) COMBINED GROUND FACTOR:	0.999901144
9) UNITS:	US SURVEY FEET

AND THAT THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA (21 NCAC 56.1600). WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER, AND SEAL THIS 4TH DAY OF JUNE, 2018.

PROFESSIONAL LAND SURVEYOR LICENSE NO. L-4262

#2 - 7/9/2018 - ADDED 80" CMP INVERTS
REVISIONS: #1 - 7/2/2018 - ADDED APPROXIMATE TILES, NEWLY CONSTRUCTED MANHOLES, UPDATED PER ADDITIONAL TOPO

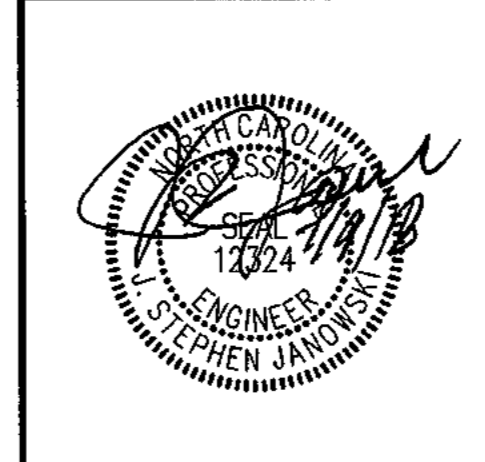
NC License: F-0334
Rivers
& ASSOCIATES, INC.
fiversandassociates.com Since 1918

Engineers
Planners
Surveyors
Landscape Architects
107 East Second Street
Greenville, NC 27658
(252) 765-4198

TOPOGRAPHIC SURVEY
FOR
PITT COUNTY DEVELOPMENT COMMISSION
OF
WARREN TRACTS - P.N. 23992 & 19580
PACTOLUS TOWNSHIP, PITT COUNTY, NORTH CAROLINA

DATE: 6/4/2018
DRAWING NO.: W-3785-T
PROJECT NO.: 2018041
SHEET: 1 OF 1

OWNERS:
GARY L. WARREN TRUSTEE, GARY L. WARREN REVOCABLE TRUST,
TRACY JACKSON WARREN,
GLENN HARRIS WARREN AND
MARSHA LOUISE WARREN EVANS
717 LATIMER DRIVE
KERNERSVILLE, NC 27284



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

SIGNED: _____
CHAIRMAN

SIGNED: _____
CITY PLANNER

REVISIONS

NO.	DESCRIPTION	DATE	BY
1			

SHEET NO. 4 OF 4

Drawing No. E-344
Project No. 2018041

PRELIMINARY PLAT
M.W. WARREN HEIRS SUBDIVISION
WARREN TRACTS
PACTOLUS TOWNSHIP, PITT COUNTY, NORTH CAROLINA

OWNERS:
GLENN H. WARREN, TRACY J. WARREN, MARSHA W. EVANS
1263 CLANCY DR., 4144 DALE DRIVE, 4144 DALE DRIVE
LELAND, NC 28541, LEAND, NC 28541, LEAND, NC 28541
(336) 492-7208, (336) 492-7208, (336) 492-7208
GARYL.WARREN@TRAD.RR.COM, TRACYJ.WARREN@TRAD.RR.COM, MARSHAW@TRAD.RR.COM

Engineers
Planners
Surveyors
Landscape Architects
107 East Second Street
Greenville, NC 27658
(252) 765-4198

Rivers
& ASSOCIATES, INC.
fiversandassociates.com Since 1918

SURVEYED: 6/4/2018
DRAWN: TAN/LC
CHECKED: GSW
APPROVED: GSW
DATE: 6/15/2018
SCALE: AS SHOWN



City of Greenville, North Carolina

Meeting Date: 7/17/2018
Time: 6:00 PM

Title of Item: Ordinance requested by the Tar River University Neighborhood Association (TRUNA) President Hap Maxwell to amend the City of Greenville Future Land Use and Character Map for the area located adjacent to the ECU Main Campus roughly between East 5th Street and Shady Lane and 130+/- feet west of Maple Street containing 0.90+/- acres.

Explanation: **Abstract:** The City has received a request from the Tar River University Neighborhood Association (TRUNA) President Hap Maxwell to amend the City of Greenville Future Land Use and Character Map for the area located adjacent to the ECU Main Campus roughly between East 5th Street and Shady Lane and 130+/- feet west of Maple Street containing 0.90+/- acres.

Comprehensive Plan:

Current Land Use Character: University/Institutional (UI)

Residential areas with primarily single-family developments arranged along wide, curvilinear streets with few intersections. Building and lot sizes range in size and density but tend to be highly consistent within a development with limited connectivity between different residential types and non-residential uses.

Intent:

- Provide better pedestrian and vehicular connectivity between residential developments
- Improve streetscape features such as consistent sidewalks, lighting, and street trees

Primary Uses:

Single-family detached residential

Secondary Uses:

Two-family residential

Institutional/civic (neighborhood scale)

Proposed Land Use Character: Traditional Neighborhood, Medium-High Density

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

Intent:

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

Primary Uses:

Office

Institutional/civic

The subject area consists of properties that are adjacent to the ECU Main Campus and are owned by ECU and private property owners. Two of the properties are a university parking lot. There are two single-family residences and one vacant lot.

History:

The vacant lot and one of the single-family residences are adjacent and under common ownership. These same lots are involved in a rezoning request that was unanimously denied by the Planning and Zoning Commission on May 15, 2018. The request is scheduled to be considered by City Council on August 9, 2018.

On September 8, 2016, the City Council adopted Horizons 2026: Greenville's Community Plan and the Future Land Use and Character Map.

During 2015-2016, the Comprehensive Plan Committee (CPC) held nine meetings to update Horizons: Greenville's Comprehensive Plan. The CPC was comprised of representatives from eight city boards and/or commissions along with invited representation from East Carolina University, Vidant Medical Center, Uptown Greenville, the Home Builders Association, Pitt County Committee of 100, Greenville-Pitt County Chamber of Commerce, and Mayor and City Council Member appointees.

In addition to attendance by the appointed 24 CPC members, Community Partners were also invited to all Committee meetings to review drafts and provide input throughout development of the plan. The Community Partners invited to participate included representatives from various City of Greenville departments, the Town of Winterville, Pitt County Government (Planning Department), Pitt County Schools, Greenville Utilities Commission, and NCDOT. Presentations and summaries from the CPC meetings were posted online following each meeting at the project website.

In addition to these meetings, two open houses were held at the Convention Center, and a 2-day workshop was held at the Willis Building.

All meetings, workshops, open houses, public hearings were advertised in The Daily Reflector. All information related to CPC meetings was posted on the City's website.

The Horizons 2026 update was an important opportunity to study current trends and conditions, reevaluate the community's priorities, and create a renewed vision for Greenville.

The Comprehensive Plan serves as a tool that expresses the values, aspirations, and vision of the community, along with goals, policies, and strategies to achieve that vision. It sets forth long-range planning in categories including transportation, housing, environment, and economic development, and weaves these elements through thematic topics.

Horizons 2009-2010 is the City's previous Comprehensive Plan, and prior plans were adopted in 2004, 1997, and 1992. There are several reasons the Horizons 2010 plan needed to be updated, including:

- Many of the action items have been accomplished;
- The population has grown and changed, resulting in new needs and demands;
- Local, regional, national, and global changes have resulted in a new social, economic, and environmental context; and
- New research and information have expanded the knowledge and thinking about community planning best practices.

During the November 16, 2015 and January 26, 2016 CPC meetings and the 2-day workshop, the draft Future Land Use and Character Map was specifically discussed.

At the 2-day workshop on November 4 and 5, 2015, the draft Future Land Use and Character Maps were presented to gather ideas, input and comments from all interested parties.

At the January 25, 2016 CPC meeting, the principles discussed related to the draft Future Land Use and Character map were:

1. Infill and redevelopment are priorities
2. Quality design
3. Greater intensity of development in some locations
4. Create well-connected places
5. A vibrant Uptown
6. Create neighborhoods, maintain established ones
7. Protect natural features/amenities
8. Sustainable development practices

Similarities to the past plan:

1. Reduce "strip commercialization" emphasize nodal development
2. Incorporate mixed uses
3. Promote inter-connectivity
4. Create walkable (human-scale) developments

In conclusion, the Horizons 2026: Greenville's Community Plan and the Future Land Use and Character Map are the result of a year-long process of CPC meetings, workshops, and open houses. A public meeting was held by the Planning and Zoning Commission, and a public hearing was held by City Council.

On August 8, 2016, the Comprehensive Plan Committee voted unanimously to endorse the Horizons 2026: Greenville's Community Plan and the Future Land Use and Character Map.

On August 16, 2016, the Planning and Zoning Commission voted unanimously to recommend approval of the Horizons 2026: Greenville's Community Plan and the Future Land Use and Character Map to the City Council.

On September 8, 2016, the City Council voted unanimously to approve of the Horizons 2026: Greenville's Community Plan and the Future Land Use and Character Map.

Fiscal Note: No cost to the City.

Recommendation: Staff recommends denial of this request.

On September 8, 2016, Horizons 2026: Greenville's Community Plan and the Future Land Use and Character Map were lawfully adopted by City Council. The adopted plan was the result of numerous meetings, workshops, and open houses that engaged the public.

ATTACHMENTS:

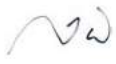
Attachments to Staff Report



COMMUNITY DEVELOPMENT

MEMORANDUM

To: Chantae Gooby, Planner II

From: Tom Weitnauer, AICP, Chief Planner 

Date: July 9, 2018

Subject: First Time Subject Area Appeared with UI Designation, Horizons 2026. Subject Area is on 6th St, East of ECU Main Campus

The first time the subject area was shown on the Future Land Use and Character Map as University Institutional (UI) was when it was on display at the June 20, 2016 Public Meeting at the Greenville Convention Center. That public meeting was entitled, *"Our City, Our Plan, Public Open House."*

From that meeting forward, the same area was mapped as UI at all public meetings and in documents posted online throughout subsequent Comprehensive Plan Committee meetings, City website posts including map enlargements, Planning and Zoning Meeting public hearing documents, and City Council public hearing documents leading up until Council adoption on September 8, 2016.

Doc. #1083219

June 28, 2018

Mrs. Chantae Gooby, Planner

I would like to make a request for the Tar River University Neighborhood Association regarding the Future Land Use and Character Map. When we received a notice about the rezoning request on Sixth Street, we learned that the future land use and character map had been altered during the Horizons 2026 planning process so that a section of our neighborhood adjacent to the ECU campus between Sixth Street and Shady Lane had been changed to University Institutional on the Future Land Use and Character Map. There have been no changes in our neighborhood since 1999, therefore, it seems appropriate that the entire neighborhood between Elm Street and Campus from 5th Street to 10th Street should remain R9S.

According to the minutes of the May 15, 2018 Planning and Zoning Commission meeting, Mrs. Gooby states that three of the six lots that are shown as University/ Institutional on the map are already owned by ECU. Yet, 2 of those three "lots" are .09 acres each according to Pitt County OPIS. These two lots, when added together, are not large enough for a building, and therefore, are not even one buildable lot. These two small parcels were originally used as a playground for children in the ECU preschool program, but have been converted into a small parking lot. There is only 1 full size lot owned by ECU on Shady Lane, and it has been used as a guest house by ECU since 1999.

According to Horizons 2026, Action 5.8 on page 125, Develop Strategies to Stabilize and Revitalize the University Neighborhood needs to be implemented when looking at this portion of the Future Land Use and Character Map. Action 5.5. Develop Neighborhood Reinvestment Strategy on page 125 also applies to this zoning request. A PRIORITY IMPLEMENTATION ACTION #17: DEVELOP STRATEGIES TO STABILIZE AND REVITALIZE THE UNIVERSITY NEIGHBORHOOD. Keeping the entire neighborhood zoned R9S is necessary to stabilize the neighborhood. Goal 5.4. Neighborhoods that Coexist with Nature (page 122) The property on Sixth Street has major drainage issues, and at some point the prior owner had a pump installed to help alleviate the flooding problems. We need to understand and work within the constraints of the existing topography.

Thanks for helping us with this zoning issue.

Hap Maxwell, President, Tar River University Neighborhood Association.



Agenda

Planning and Zoning Commission

August 16, 2016

6:30 PM

Council Chambers, City Hall, 200 W. Fifth Street

See Item VI.3. for addendum to this agenda package added on 8/12/16.

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 - Chris Darden
- III. ROLL CALL
- IV. APPROVAL OF MINUTES - July 19, 2016
- V. NEW BUSINESS

REZONINGS

- 1. Ordinance requested by Happy Trail Farms, LLC to rezone 7.683 acres located at the northwestern corner of the intersection of Arlington Boulevard and Dickinson Avenue from MO (Medical-Office) to MCG (Medical-General Commercial).

TEXT AMENDMENTS

- 2. Ordinance to amend the Zoning Ordinance to allow nonconforming land uses in the CD (Downtown Commercial) Zoning District to be expanded through the construction of open air roof decks, subject to specific criteria.

VI. PUBLIC HEARINGS

- 3. Consideration to Recommend Adoption of Horizons 2026: Greenville's Community Plan

See last 2 pages of this agenda packet (8/11/16 Memo) for an addendum to this item added on 8/12/16.

VII. ADJOURN



City of Greenville, North Carolina

Meeting Date: 8/16/2016
Time: 6:30 PM

Title of Item: Consideration to Recommend Adoption of Horizons 2026: Greenville's Community Plan

Explanation: **Abstract:** After a year of Comprehensive Plan Committee meetings, public workshops attended by hundreds of citizens, outreach using various methods of media and numerous meetings and draft reviews by City staff, Horizons 2026: Greenville's Community Plan is moving into the adoption phase beginning with the Planning and Zoning Commission's review. During this public hearing, the Commission will: receive a presentation that summarizes the content of the Plan; hear comments by the public; ask questions; and may consider making a recommendation of adoption of Horizons 2026 to City Council.

Explanation: Horizons 2026 is both Greenville's long range community-driven process to update the city's comprehensive plan, and the plan document itself. The plan includes goals, policies, and actions that constitute a renewed vision and the blueprint for the city's future. The Horizons process involved four phases which included the initiation of the planning effort, analyses of key community trends and policies, drafting the plan, and adopting the plan. Public engagement was a critical component throughout the planning process.

Greenville is experiencing new challenges as the city population is growing and changing, local, regional, and global economies are shifting and environmental challenges are mounting. The city will need to rely on its legacy of thoughtful planning to envision and achieve a vibrant and sustainable future.

This comprehensive plan will serve as a tool that expresses the values, aspirations, and vision of the community, along with goals, policies, and strategies to achieve that vision. It sets forth the long-range planning in categories including transportation, housing, environment, economic development, and weaves these elements through thematic topics.

Horizons 2009-2010 is the city's previous comprehensive plan and prior plans were adopted in 2004, 1997 and 1992. There are several reasons the Horizons

2010 plan needed to be updated, including:

- Many of the action items have been accomplished;
- The population has grown and changed, resulting in new demands;
- Local, regional, national, and global changes have resulted in a new social, economic, and environmental context; and
- New research and information has expanded the knowledge and thinking about community planning best practices.

Horizons 2026 provides an important opportunity to study current trends and conditions, reevaluate the community's priorities, and create a renewed vision for Greenville.

On July 19, 2016, the Planning and Zoning Commission received a presentation on the background and approach of the Horizons update project. Two members of the Planning and Zoning Commission, Terry King (current P & Z Chair) and Tony Parker (former P & Z Chair), served together on the 24 member Committee throughout the year of the Plan's development as representatives of the Planning and Zoning Commission. Representatives from 7 additional City boards served on the Committee along with invited representation of East Carolina University, Vidant Medical Center, Uptown Greenville, the Home Builders Association, Pitt County Committee of 100, Pitt-Greenville Chamber of Commerce and Mayor and City Council Member appointees.

In addition to attendance by the appointed Comprehensive Plan Committee members, Community Partners were also invited to all Committee meetings to review drafts and provide input throughout development of the plan. These Community Partners invited to participate included representatives from various City of Greenville Departments, the Town of Winterville, Pitt County Government (Planning Department), Pitt County Schools, Greenville Utilities Commission and NC-DOT. Presentations and summaries from the Comprehensive Plan Committee meetings were promptly posted online following each meeting at the project website address.

During the August 16 P & Z meeting, the consulting project manager, Leigh Anne King of Clarion Associates, will summarize the Plan's content. Subsequently, the Commission will take comments by the public, ask questions and may consider making a recommendation of adoption of Horizons 2026 to City Council.

As staff stated during the July 19 Planning and Zoning Commission meeting, the June 14, 2016 Public Review Draft of Horizons 2026 was previously posted on the City's website for the public and Planning Commission's review. The draft was updated on August 5 in response to comments received during the Comprehensive Plan Committee's May 2 meeting and comments received during the June 20 Public Open House. For ease of Commissioners' review, pages that were revised since the June 14 draft was posted online are noted on pages that were revised.

Horizons 2026: Greenville's Community Plan(Public Hearing Draft August 5, 2016) is posted at the following website address. The document that will open is composed of the main plan and the appendices. The Planning and Zoning Commission will be asked to make a motion of adoption on this entire document:

<http://www.greenvillenc.gov/government/community-development/planning-division/horizons-update-project/horizons-work-products>

Supporting data and analysis that served as the basis for Horizons 2026 is contained in the document entitled Horizons 2026: Community Profile. This document is also posted online immediately below the Horizons 2026 document in the same website location listed above. The Community Profile document, which is not intended for adoption, provides background supporting documentation of demographics, trends, survey results and other pertinent information gathered throughout development of Horizons 2026 which led to goals, policies, priorities and maps contained throughout the Horizons 2026 plan.

The Comprehensive Plan Committee is scheduled to hold their final meeting on Wednesday, August 10 to receive a presentation of revisions made since their May 2 meeting as well as receive a briefing of any changes that resulted from the public unveiling of the Plan during the June 20, 2016 Public Open House. Any new comments received during the August 10 Committee meeting that generate revisions to the updated August 5 Horizons 2026 plan will be presented to the Planning and Zoning Commission before Commissioners consider making a recommendation of adoption the Plan to City Council. The City Council is scheduled to hold their public hearing to consider adoption of Horizons 2026 on September 8.

Summaries about the Public Engagement process, workshops, stakeholder meetings and planning process followed to produce Horizons 2026 are provided in the Plan's introduction while full reports of all of the public workshops are provided online at the project website.

Horizons: Greenville's Community Plan, adopted on February 12, 2004 by Ordinance No. 04-10, Section 4, Implementation, Administration, Implementation Strategy 3(a) states, *"At a minimum, update the Horizons Plan and implementation process every five years or at any time that annual population growth exceeds five percent (5%) in two consecutive calendar years."* The City has prepared major updates every ten years and plan reviews every five years. This is the year the 2004 Horizons plan is scheduled to be replaced with a major ten-year update. Horizons 2026 plan was prepared to serve as the major 10-year update.

Fiscal Note:

Implementation of Horizons 2026 will likely require regulatory reforms, additional planning and possibly construction of publicly-funded projects identified in the Plan could result in budget requests that go through the ordinary

budget approval process, just as implementation of past Horizons plans. Implementation of the Plan and fiscal impacts that may be required could help produce more efficient and fiscally responsible growth which may exceed Greenville's outlay of funds necessary to implement the Plan.

Recommendation: Staff Recommendation: Staff recommends the Planning and Zoning Commission approve a motion to recommend adoption of Horizons 2026 to City Council.

Comprehensive Plan Committee Recommendation: The Committee is scheduled to meet after this agenda item is transmitted to the Planning and Zoning Commission. The Committee's recommendation will be reported during the Planning and Zoning Commission's August 16 meeting.

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

Attachments / [click to download](#)



ADDENDUM: This Memo was added to this agenda packet on 8/12/16.

TO: Greenville Planning and Zoning Commission
FROM: Tom Weitnauer, Chief Planner
DATE: August 11, 2016
SUBJECT: Addendum to Planning and Zoning Commission August 16, 2016 Agenda Packet

This memorandum provides an addendum to the Planning and Zoning Commission, August 16, 2016 agenda packet for Item #3, Horizons 2026. This memo was prepared to convey the recommendations made by the Greenville Comprehensive Plan Committee (CPC) to the Greenville Planning and Zoning Commission requesting adjustments to the Horizons 2026: Greenville’s Community Plan Public Hearing Draft dated August 5, 2016. At their August 10, 2016 advertised meeting, the CPC voted unanimously endorse and forward Horizons 2026 to the Planning and Zoning Commission to proceed to the Planning and Zoning Commission’s public hearing with the following four adjustments.

1. Amend the Future Land Use and Character Category for Greenville Utilities Commission’s (GUC) Operations Center located at 801 Mumford Road from TNLM (Traditional Neighborhood, Low to Medium Density) to IL (Industrial Logistics).

The Future Land Use and Character categories are designed to provide a flexible approach to guide future land use decisions in Greenville’s planning and zoning jurisdiction, and in future areas that may one day be added to this jurisdiction. Most all of the categories include secondary uses such as institutional/civic that are intended to include utility uses that exist in neighborhoods and non-residential areas around town. The GUC Operations Center was coded as TNLM to reflect the character of the surrounding areas, understanding that some secondary uses, such as a utility operation may exist in these areas. What we now understand is that the GUC will likely be moving its Operations Center to a new location, and would like to open up this property as an economic development site. The CPC recommends changing the Future Land Use and Character category to reflect the vision for the future of this property. That also includes extending a Potential Conservation/Open Space buffer around the eastern periphery of the property to buffer it from adjacent residentially designated areas.

2. Add a New Implementation Action in Chapter 5: Creating Complete Neighborhoods, and in Chapter 9: Action Plan, to Develop Strategies to Stabilize and Revitalize the University Neighborhood

CPC Members are requesting that a new implementation action should be added to the plan to address the disinvestment and changes that have occurred in the University Neighborhood area due to decreasing owner occupancy and the increase of

student rental properties. And that this implementation action should be added to the list of priority actions included in Chapter 9: Action Plan. The specific Action language recommended is as follows:

Action 5.8: Develop Strategies to Stabilize and Revitalize the University Neighborhood

Develop a set of strategies intended to stabilize and revitalize the University Neighborhood and surrounding areas. This could include providing financing incentives for potential homebuyers, stricter enforcement of existing regulations, assessment of additional regulations to address nuisance and blight issues, partnering with ECU to develop programs to educate student renters about expectations for living in established Greenville neighborhoods, infrastructure improvements, and other strategies.

3. Update an Action in Chapter 6: Fostering A Resilient City, and in Chapter 9: Action Plan, to Support Implementation of the Greenville Watershed Master Plans, and to Add the Plans to the List of Relevant Plans on pages 14-15.

The City of Greenville's Stormwater Management Program has conducted a city-wide assessment of stormwater management issues: water quality, flooding, and erosion control. This is an effort to improve the city's stormwater system through a comprehensive evaluation of Greenville's watersheds and to recommend and prioritize projects that will control flooding, stabilize streams, and improve overall water quality in the city and adjacent areas. The Watershed Master Plans identify capital projects to meet the City's stormwater goals, and include adjustments to the Stormwater Ordinance to include best management practices. CPC members have requested that Action 6.4: Complete Development of Watershed Master Plans (page 141) be revised to reflect the current status of the plan and identify the implementation of these plans as a priority. They also request that this action should be added to the list of priority actions included in Chapter 9: Action Plan. The specific Action language recommended is as follows:

Action 6.4: Implement Greenville's Watershed Master Plans

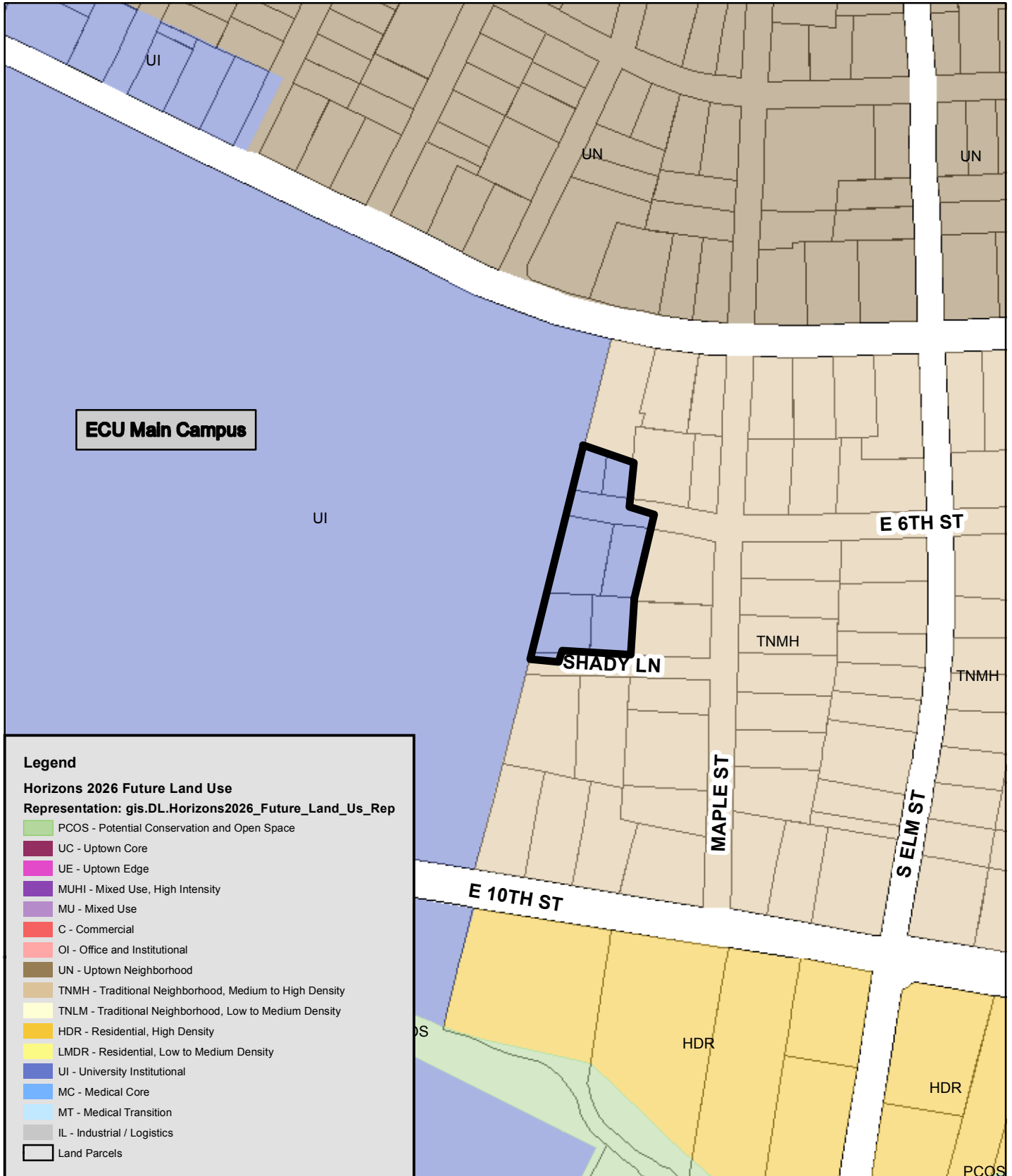
Make it a priority to implement the recommendations included in the Fork Swamp, Greens Mill Run, Hardee Creek, Harris Mill Run / Schoolhouse Branch, Johnsons Mill / Parker Creek, Meetinghouse Branch, and Swift Creek Watershed Master Plans. This includes supporting the implementation of capital projects to meet Watershed Master Plan goals, and updates to the City's Stormwater Ordinance.

4. Add the 10th Street Connector Plan to the Relevant List of Plans on Pages 14-15

These four adjustments will be presented to the Planning & Zoning Commission for further discussion at the August 16, 2016 Public Hearing on the 2026 Horizons Plan.

Cc: Merrill Flood, Director of Community Development and Assistant City Manager
Dave Holec, City Attorney
Ben Griffith, Director of Community Development
Chantae Gooby, Planner II, Planning and Zoning Commission Liaison
Leigh Anne King, Clarion Associates
Greenville Comprehensive Plan Committee Members and Community Partners

Tar River/University Neighborhood Association (TRUNA)
From: UI (University/Institutional)
To: TNMH (Traditional Neighborhood, Medium - High Density)
Acres: 0.90+/-
June 28, 2018



Legend

Horizons 2026 Future Land Use

Representation: gis.DL.Horizons2026_Future_Land_Us_Rep

PCOS - Potential Conservation and Open Space

UC - Uptown Core

UE - Uptown Edge

MUHI - Mixed Use, High Intensity

MU - Mixed Use

C - Commercial

OI - Office and Institutional

UN - Uptown Neighborhood

TNMH - Traditional Neighborhood, Medium to High Density

TNLM - Traditional Neighborhood, Low to Medium Density

HDR - Residential, High Density

LMDR - Residential, Low to Medium Density

UI - University Institutional

MC - Medical Core

MT - Medical Transition

IL - Industrial / Logistics

Land Parcels



City of Greenville,
North Carolina

Meeting Date: 7/17/2018
Time: 6:00 PM

Title of Item: This is a request for two members of the Planning and Zoning Commission to serve on the Advisory Committee for the 2045 Metropolitan Transportation Plan, a multi-modal transportation plan to guide network development across a 25+ year horizon.

Explanation: The Advisory Committee will meet at key project milestones to offer comments, recommendations and/or support. The Advisory Committee is recommended to encompass publicly elected or appointed officials or key stakeholder representatives. This group will meet 4-5 times between August, 2018 and August, 2019, with meetings taking place after normal business hours and coordinated by the MPO (Metropolitan Planning Organization) staff.

Fiscal Note: No cost to the City.

Recommendation: Request for two volunteers

ATTACHMENTS:

-
Proposal
Map of MPO area

Scope of Services

Project Understanding

The Kimley-Horn team has worked in the Greenville area on a variety of planning efforts during the last decade and we have a keen awareness of what is happening in your region. At the same time, federal and state transportation programs have evolved to emphasize accountability and performance-based decisions.

Federal and State Programs Have Evolved

Transportation revenues have been fluctuating due to changes in travel behavior, enhanced fuel efficiencies, more non-petroleum fuel systems, and most recently, environmental disaster response efforts. Transportation funding programs are reacting to guidance from MAP-21 and the FAST Act, with the competition for resources at an all-time high. The NCDOT Strategic Transportation Prioritization (SPOT) program has introduced performance-based decision-making at the state level as a primary driver for funding and implementation. Addressing these factors will require a thorough understanding of how federal and state guidance is interpreted and satisfied across the state and the Southeast as well as adaptability to adjust the approach to incorporate new guidance or requirements that may emerge.

The Greenville Urban Area MPO Region Has Grown

The 2040 MTP responded first to the expanded planning area for the MPO. Integrating all the portions of the expanded geography continues to be a major focus for the region. Significant development shifts in Uptown Greenville, the Vidant Medical area, Winterville, Ayden, and Simpson as well as the implications of the future Greenville Southwest Bypass, continue to shape the conversation about how the region will grow. Local planning efforts by the region's jurisdictions have added further richness to the planning landscape.

The Kimley-Horn Team Has Innovated

As a consultant team specializing in the preparation of regional transportation plans, we have had the opportunity to learn from and be a part of developing best practices across the nation. We've had the pleasure of leading national, award-winning LRTPs, such as moveDC, which received the 2015 APA National Award of Excellence for Transportation Planning and the 2015 ACEC Award for Transportation Engineering Excellence. We have been pleased to see our MTP process and deliverables recognized as best practices, such as our public outreach approach for the Sioux Falls, SD MPO (recognized by FHWA) and our planning process for the Huntington, WV-KY-OH MPO (recognized by Transportation for America's Innovative MPO Guidebook). We also have been gratified to see our innovative MTP and mobility solutions applied within North Carolina in places such as Jacksonville, Wilmington, Asheville, and Rocky Mount.

Services Offered and Proposed Work

We begin the overview of our project approach by describing the role of public engagement in the MTP process. We conclude by presenting five phases that build toward federal compliance and adoption.

Public Engagement

When conducted responsibly, engagement documents the thoughts of advocates while representing broader values held by the public. Our approach will address:

- **Number.** In some places, simply increasing the number of participants is an improvement when compared to previous plans. We will work with you to select methods and an approach that will have success in creating interest and participation.
- **Inclusivity.** In some places, gaining adequate geographic and demographic representation is imperative. This also works in concert with Title VI requirements. Given the Greenville area's diversity (40+% minority population), engaging all members of the community will be a key part of the planning process.
- **Quality.** In most places, agencies wish to increase the quality of involvement by participants. The public often is apathetic to involvement efforts because there is a history of not feeling valued and previous participation has yielded little influence on outcomes. Meaningful public outreach allows the MPO to have a greater level of confidence when communicating with elected officials.

A combination of number, inclusivity, and quality infuses confidence in engagement outcomes and increases the credibility of the plan. In many cases, an added result is improved opinions about the sponsoring agency as you get credit for involving the public in an effective way.

Public Engagement Strategy

Public engagement is paramount to success in diverse areas such as the Greenville region. Upon selection, we'll work with you to develop a unique public engagement strategy that meets or exceeds the Greenville Urban Area MPO Public Involvement and Title VI Plans. The engagement strategy will outline opportunities for involvement while showing how each element of engagement integrates with the planning process.

Planning Committees

Kimley-Horn has a history of working with the planning committees within the region. We know the Technical Coordinating Committee (TCC), Technical Advisory Committee (TAC), and the MTP steering committee have different roles in the planning process. We will tailor our interaction to respond to their interests and to play to their strengths. As requested in the RFP, we anticipate meeting twice with the TCC, twice with the TAC, and four times with the MTP steering committee.



Community Meetings

The Kimley-Horn team will partner with the steering committee and MPO staff to plan, schedule, and conduct two rounds of public workshops. These meetings will be designed to effectively engage the public at times most beneficial to the project. Consideration also will be given to geographic locations of each workshop; a given workshop series may include events at multiple locations to reach participants in Greenville, Winterville, Ayden, Simpson, or elsewhere in the MPO area. A variety of participatory planning techniques will be used, including activities like mobility chip games, digital dotmocracy, priority decision trees, make-my-road exercises, keypad polling, and table questions.

Consensus versus Informed Consent

The outcome of engagement will not always be consensus. Many planning teams suggest they will build consensus, yet we seldom hear of success stories where all stakeholder groups agree with the entirety of an outcome. We emphasize a more realistic approach that seeks informed consent from participants. Informed consent is an endorsement of the final recommendation not because each person is in total agreement, but because individuals actively participated, can identify the influence of their participation, and understand why a recommendation has been made. Informed consent results from a transparent process where participants are equally informed and understand an outcome may not always mirror their immediate priorities. In fact, decisions often are made by choosing advantages rather than weighing pros and cons.

Stakeholder and Focus Group Sessions

We typically include direct ways to engage key stakeholders and important focus groups. Stakeholder interviews and focus group sessions have proven to be effective in reaching advocacy groups (e.g., bicycle and pedestrian groups, public health advocates), developers, and historically underrepresented groups (e.g., low income population, minority, Hispanic communities). We will work with you to identify these individuals and groups and to design effective strategies for engaging them.

Digital Engagement

Our team can employ a digital engagement web portal to educate the public about the MTP and collect meaningful feedback. Our experience developing other LRTPs has included informational websites, interactive websites, MetroQuest surveys, WikiMapping, standard surveys, and interactive online maps.

Additional Outreach Techniques

The activities discussed above represent our team's flexible approach to stakeholder and public engagement. The scale of this

effort can be altered to match the resources you wish to allocate to engagement. In addition to committee meetings, community events, stakeholder activities, and digital engagement, the engagement strategy we tailor to this project will consider using the following:

- Public events (e.g. community clubs, Freeboot Fridays, Piratefest)
- Social media
- Newsletters, e-blasts, and media spotlights
- Campus events

Project Phases

Phase 1 – Visioning and Conditions Assessment

Data gathering will employ a comprehensive approach that blends previous planning efforts with mapping and GIS, demographics, land use data, the travel demand model, and existing multimodal conditions. We will work with you to determine the data sources needed for this assessment. This data identification process will heavily reference the recently completed comprehensive transportation plan along with the current MTP, with emphasis on creating a GIS network that is suitable for use not only in this plan, but also in the future.

Our data collection and analysis efforts will center around three subject areas. First, we will review current planning documents, policies, and programs in the study area. Second, we will review available land use, demographic, and socioeconomic data to understand trends within the region. Third, we will assess and analyze the existing transportation network to understand the quantity and quality of the existing system—going beyond roadways to include intersections and interchanges, sidewalks, bicycle facilities, trails, and transit service.

This phase also will include significant engagement, including committee meetings, the first round of community event, stakeholder activities, and online surveys. The multilayered engagement in this initial phase will contribute to the understanding of existing conditions and creation of a vision and supporting guiding principles.

Engagement Opportunities

- Project Branding
- TAC and TCC Meetings
- Steering Committee Meeting
- Digital Engagement with Survey
- Stakeholder and Focus Group Sessions
- Community Event (Visioning Workshop)
- Digital Communication (website, social media, eblasts)

Deliverables

Conditions Assessment Briefing. The data gathering and inventory phase of the project will be summarized in a conditions assessment briefing. This briefing also will describe the vision and introduce the guiding principles. All deliverables will be provided

as digital flipbooks and placed on the project website. The briefing will be adapted as a chapter of the final MTP.

Guiding Principles and Performance Measures

This planning process requires guiding principles be established to represent the standard by which all transportation decisions will be evaluated. Similarly, informed consent can only be achieved when plan participants work together at the beginning of the process to create guiding principles and performance criteria. This process requires decision makers to understand potential alternatives and likely outcomes. It also requires strong leadership to see that the established vision is adhered to incrementally as decisions are made.

The Kimley-Horn team will partner with the steering committee and MPO staff to establish and record the project guiding principles in a way that guides remaining project objectives and recommendations. This process will draw upon the goals and objectives established in the 2040 MTP while updating as needed to reflect changing local priorities as well as state and federal performance-based planning requirements.

Phase 2 – Recommendation Development

Our approach shows different modes separately to highlight the specific issues to be addressed for each. We emphasize that all modal networks will be developed in concert with each other. Most importantly, our approach responds to the planning factors and performance measure goals of MAP-21 and the FAST Act to ensure the plan meets the needs of state and federal reviewers.

Roadways

We will use the conditions assessment to assess roadway needs based on forecasted growth, existing and future roadway deficiencies, and areas identified by stakeholders and members of the public. We will apply the MPO's Travel Demand Model along with other quantitative tools to assess existing conditions and potential needs. Recommendations will include capacity improvements as well as access management and complete streets projects. We also will review where we can enhance the network connections between land uses and travel modes. These recommendations will be closely coordinated with the safety, freight, transit, bike, and other modal recommendations being established in the MTP. Roadway recommendations will be tested to determine their effectiveness at enhancing community mobility. Special consideration will be given to the elements outlined on the following:

- **Access Management.** Access management helps minimize the effects of congestion and/or improve safety in a cost-effective way. Lower cost access management solutions also can extend the usable life of an existing roadway section

without adding new pavement. We will develop a tool box of feasible policy measures illustrate them as part of identified demonstration corridors. Recommendations will be documented with conceptual (diagrammatic) recommendations outlining potential solutions. By providing conceptual details for access management strategies, we can help define projects that can quickly move into implementation.

- **Collector Streets.** Referencing the MPO's previous planning efforts and using data obtained during the conditions assessment, the region's proposed collector street network will be updated based on social, economic, land use, and environmental factors. We have developed and applied street spacing standards based on densities and intensities of land use that enable us to realistically distribute these types of roadways across the area. This effort will be complemented by policies that address potential changes to local ordinances to help facilitate a more connected network. These policies will consider land suitability and constructibility to allow local planners to collaborate effectively with developers.

Bicycle and Pedestrian

The bicycle and pedestrian element of the MTP will guide short- and long-term transportation and land use planning decisions for walking and biking facilities. The MPO can advance the recommendations from the recently updated *Bicycle and Pedestrian Master Plan* and the 2040 MTP to ensure they continue to represent the best and most implementable non-motorized solutions. It also offers the opportunity to align top priorities from the Bicycle and Pedestrian Master Plan with projects identified for other modes. The 2045 MTP also should establish an overarching vision for a safe, connected, and convenient walking and bicycling network that is accessible to all ages and abilities and is feasible and fundable. The recommendations of the bicycle and pedestrian element will prioritize multimodal choices, transportation equity, and quality of life.

Based on the review of the previous plan and additional analysis, a network of walkways and bikeways will be proposed to establish local connectivity for accessing key destinations within MPO communities as well as regional connections where appropriate. The recommendations also will include a custom suite of programmatic and policy recommendations that can be implemented by the Greenville Urban Area MPO as a regional agent or facilitated and supported by the MPO for its member agencies. This process will help each community to be a safer, healthier, and more enjoyable place for residents and visitors.

Transit Services

With local City of Greenville transit and ECU Transit playing a significant role in the region's transit mobility, the MTP will need to contribute to a regional vision for public transportation. Our public engagement process will draw upon available transit data as well as stakeholder feedback to gather information on transit performance and planning in the area. We will review current transit service conditions using population and employment densities, major activity centers, roadway conditions, supporting bicycle and pedestrian infrastructure, and transit facilities. We will



draw on the NCDOT *Public Transportation Statewide Strategic Plan* as well as coordination with the two transit agencies to determine the best method for assessing demand and projecting future growth. Based on projected demand and under-served areas, we will review the existing and planned transit system and work with both agencies to augment its recommendations where necessary to arrive at short-, middle-, and long-term needs. We also will seek to understand how to coordinate with and support regional rail service. Through this process, we will identify supportive policy measures and strategic initiatives that will align with the region's public transit goals. Our team will identify barriers to the success of the transit system, including programmatic and policy-based issues along with initiatives to overcome these barriers. Transit stakeholder participation will be invaluable to assess how much the MTP will rely on existing plans and visioning documents and how much new ground will be covered.

Freight, Rail, and Aviation

With the presence of major freight corridors such as US 264, rail service through CSX, Norfolk Southern, the Carolina Coastal Railway, and the Pitt-Greenville Airport, this region has an interest in the effective movement of freight. The future Greenville Southwest Bypass also will have important freight implications. We will work with the steering committee to identify the new freight providers, facilities, and opportunities that have emerged since the completion of the currently adopted MTP. This effort will tie in with freight priorities in surrounding regions as well as statewide freight planning efforts. The FAST Act has identified freight movement as a nationwide priority. As a result, the approach for the freight element will need to be nimble enough to adapt to emerging requirements as additional guidance becomes available. Freight, rail, and aviation recommendations will be folded into the multimodal network development and complemented with policy measures that support efficient performance.

Safety

Safety spans all travel modes and represents a basic function the public expects of its transportation system. To comprehensively address safety, Kimley-Horn will look beyond major infrastructure projects to consider intersection and corridor safety and evacuation routing. Using the existing intersection and corridor safety assessment conducted as part of the conditions assessment, we will identify 10 locations in need of mitigation and improvement. Through a combination of aerial and field review, we will develop multimodal recommendations for each location. Recommended safety improvements will be presented in a descriptive as well as visual form as a part of their associated project sheets. Policy measures identified for system safety will be documented, along with associated issues and costs, if available.

Operational and Management Strategies

We will draw upon our extensive background in ITS planning and design to review current ITS system performance as well as needs that are outstanding in the network. We will identify Intelligent Transportation System (ITS) projects applied to specific facilities, modes, and corridors and describe how they will interact with the rest of the MTP. This assessment will include the current performance and application of the statewide ITS architecture. We also will work with the planning committees to understand the types of travel demand management (TDM) strategies currently in place or proposed, identify performance metrics by which to understand their effectiveness, and identify additional strategies. This task will explore transportation technologies, such as connected or autonomous vehicles, and what they could mean for the region in the future.

Engagement Opportunities

- TAC and TCC Meetings
- Steering Committee Meeting
- Digital Communication (website, social media, eblasts)

Integrated Mobility

The Kimley-Horn team is renowned for bringing an integrated mobility approach to its transportation plans. To do this, we will employ the following tools:

- **Context Sensitive Solutions (CSS).** Our CSS approach goes beyond a conventional transportation decision making process governed by automobile travel demand and level of service criteria. While important, these inputs are balanced with other context-related criteria, including community objectives, street typology, and the urban form and intensity of the adjacent development. Kimley-Horn literally wrote the book on this approach, as the primary author on ITE-CNU's *Context Sensitive Solutions in Designing Major Urban Thoroughfares for Walkable Communities*. This approach enables us to identify transportation scenarios and solutions that best accommodate existing development and respond to the region's major development initiatives.
- **Complete Streets.** A multimodal street balances the needs of all modes of travel, giving people the option to walk, bike, ride transit, or drive. The American Planning Association (APA) has recognized members of our team for their contributions to APA's Complete Streets (PAS 559), Best Policy and Implementation Practices. "Complete streets" can be a loaded term in some conversations. Our approach does less to emphasize the terminology and instead focuses on balancing the transportation system to best allocate available space between travel modes. Embracing this approach allows us to integrate modal recommendations so they support one another rather than compete for importance or space.

Deliverables

Preliminary Recommendations Briefings. This phase will be summarized in preliminary recommendations briefings. These briefings will provide mapping and supporting tables and text to describe the multimodal recommendations. We anticipate that the briefings will be distributed over the course of several weeks by mode to minimize the burden on MPO staff.

Phase 3 – Performance-Based Planning

To be most effective and to meet federal mandates, the 2045 MTP must go beyond a series of systemwide multimodal recommendations and determine how to best move those recommendations forward. In essence, the MTP must be actionable and grounded in performance-based planning principles. To that end, we will work with MPO staff and stakeholders to determine how best to prioritize recommendations.

Performance-Based Prioritization

The 2045 MTP process will result in hundreds of multimodal transportation projects. However, to be most effective, the projects must be combined with policies, programs, and partnerships that can help advance implementation. The transportation system of the future also must respond to the desired land use trends and patterns for the area.

The Kimley-Horn team focuses on performance-based prioritization processes that address federal goals while advancing local considerations. Priority improvements will be identified and properly priced to support the creation of a financially-constrained plan. The Greenville Urban Area MPO should be familiar with the state’s SPOT program that seeks to quantitatively assess the potential benefits of transportation improvements. To create the prioritization criteria for the region, we will build from state and federal metrics while also remaining sensitive to the 2045 MTP’s guiding principles and public feedback. This process ensures that the 2045 MTP is compliant with MAP-21 and FAST Act guidance while also making the best decisions on how to allocate potential future funding.

We will work with MPO staff and the planning committees to customize a prioritization process for the 2045 MTP. We see the prioritization process as a place to bring in state and federal criteria as well as local needs. The prioritization process will be tied directly to the vision and guiding principles for the plan, reinforcing the importance of the local feedback received earlier in the plan development. This process will allow the MPO to have a quantitatively-based methodology with integrated public feedback.

Engagement Opportunities

- TAC and TCC Meetings
- Steering Committee Meeting
- Stakeholder and Focus Group Sessions
- Community Event (visioning workshop)
- Digital Communication (website, social media, eblasts)

Deliverables

Prioritized Project Lists. We will develop separate but coordinated prioritization process for roadway, bicycle, and pedestrian projects. The result of the prioritization process will be communicated to the MPO in a series of maps and tables by mode.

Phase 4 – Funding and Implementation

The project prioritization process referenced in Phase 3 will be used as a practical tool to compare all modes using a combination of spatial analysis, travel demand modeling, and field assessment. The evaluation criteria will be used as a guide for evaluating performance metrics within the region. These phases are critical inputs into Phase 4, which will determine which projects receive funding as short-term priorities.

Cost Estimates: Capital and Operating

We will develop planning-level cost estimates for recommendations in each mode based on constructibility, environmental and social characteristics/mitigation, and the proposed cross section. Cost estimates will be determined using available local, regional, and state data sources. Projects committed in the Transportation Improvement Program will be incorporated to ensure consistency with plan recommendations. Maintenance and operations costs will be included to understand long-term (i.e., life cycle) costs of system improvements. These cost estimates will be used alongside the criteria identified in the prioritization exercise to help assess the cost-benefit comparison for candidate projects.

The methodology, project prioritization technique, and design and scheduling assumptions will be documented. Projects will be presented so their purpose and need will be clearly communicated. This will provide a useful tool if funding situations change or new priorities are identified after the completion of the plan. We work closely with our roadway engineers during the development of these project cost estimates, thereby providing you a set of numbers that can more easily be translated into funding and implementation.

Funding Sources and Revenues

We will use a three-step process to develop the funding strategy for the 2045 MTP:

1. **Identify Existing Funding Sources.** Using our knowledge of state and federal funding programs, our team will develop a reasonable estimate of future revenues and will identify what share of these funds have been committed or pledged to existing projects. Coordination with the planning committees will provide guidance for estimating traditional sources of revenue. Funding sources such as Safe Routes to School (SRTS), Transportation Alternatives, and others at the federal and state level will be considered. We also will examine stand-alone transit funds and revenues.



2. Identify Potential Uncertain Funding Sources for Planned Improvements.

Our team will identify planned improvements eligible for FHWA or FTA discretionary programs. Identifying projects eligible for such funds provides guidance to technical staff and policy makers in the future. This also is a forum for examining the impact of Transportation Investment Generating Economic Recovery (TIGER) funds for key projects.

3. Identify New Sources of Revenue.

We will work with MPO staff to understand what alternate funding mechanisms can be considered. The added step will explore the positive impact of considering alternate funds. We will work with you to understand what types of funding are palatable and reach out to the steering committee and the public to gather data on what they are most receptive to. We will document these potential funding sources along with potential issues or opportunities associated with their implementation.

When integrated with the prioritized list of projects, a high-level fiscal constraint for the multimodal strategies will result. For previous plans, we have expressed the outcome in the following:

- An Excel-based cost estimation tool showing the input values used to obtain multimodal project costs.
- An Excel-based financial toolkit containing cost and revenue data, associated assumptions and methodology, financially constrained plan projects, and remaining unfunded needs.

Each of these tools will be set up to be dynamic, enabling you to use these tools following the completion of the 2045 MTP. Most importantly, we will associate projects with estimated costs and how they address the guiding principles, thereby infusing flexibility into the planning process to account for smaller projects. Short-term projects also will be translated into a format appropriate for the Transportation Improvement Program.

Action Plan

The implementation plan ties together the findings from the 2045 MTP into an actionable approach. The implementation plan will draw on the prioritized recommendations and groupings by horizon year. The result will be quicker and more strategic implementation of the region's most critical transportation needs. We will coordinate with the planning committees and federal and state agencies as we develop the action plan to ensure information needed to advance priorities are part of the documentation. The action plan will be complemented by policy and program recommendations that support the 2045 MTP vision. We envision the action plan serving as a playbook that the MPO can use as a guiding document for how best to address the broader needs in the plan.

Engagement Opportunities

- TAC and TCC Meetings
- Steering Committee Meeting
- Stakeholder and Focus Group Sessions
- Community Event (Visioning Workshop)
- Digital Communication (website, social media, eblasts)

Deliverables

Financially-Constrained Project Lists. Much like the prioritized list of projects, we will submit maps and tables that show which projects are in the funded plan. Excel-based spreadsheets used in the financial planning process will be submitted part of the technical documentation delivered following adoption.

Phase 5 – Documentation and Adoption

Communication of the 2045 MTP process and outcomes will occur throughout the planning process by way of summary

Scenario Planning

While scenario planning is a requirement, federal guidelines lack specificity and allow MPOs to decide how to integrate meaningful alternatives analysis. Simply stated, scenario planning is a process (rather than a specific tool) that uses data, metrics, and models to evaluate alternatives based on their ability to maximize system performance and achieve specific goals and performance targets. Our approach to scenario planning with an MTP process usually focuses on one of the three following methodologies:

- **Mobility Scenarios.** Competition among travel modes is common and many regions struggle with the best way to allocate resources to achieve a desired vision for transportation. Mobility scenarios test different ways to allocate these resources (e.g., funding, rights-of-way) among travel modes. The scenarios are evaluated quantitatively (e.g. percent mode split) and qualitatively (e.g. effect on quality of life) as a precursor to prioritization.
- **Land Use Scenarios.** At the MPO level, land use scenarios often result from large-scale activities by member jurisdictions to create, test, and select a regional vision for land use. These processes typically use software to develop and run models. As part of an MTP process, land use scenarios are most helpful when they inform the socioeconomic inputs to the region's travel demand model.
- **Funding Scenarios.** For regions contemplating new funding mechanisms, a scenario planning process can be created that considers alternate sources of revenue and the impact those sources would have on the list of funded projects. Comparing multiple funding options against a business-as-usual scenario illustrates the positive impact that can be realized by considering alternate funds.

briefings, maps, and exhibits. The intent is to provide tangible representation of progress to ensure a more streamlined adoption process. We inform participants and decision-makers throughout the process so no surprises occur at the end.

Documentation

The 2045 MTP will be captured in narrative and graphics through a variety of deliverables that we will work with you to determine. These deliverables will present the information for easy interpretation by the public, while also outlining the process by which staff and elected officials can effectively implement the plan's recommendations and strategies. Deliverables will include:

- **Summary Report.** This deliverable will provide a concise documentation of the planning process, participants, issues, and recommendations. The report will be written for a diverse audience and rely heavily on charts, graphs, tables, maps, and graphic exhibits to communicate ideas and information. The final workbook will be formatted for print and provided as an electronic flipbook.
- **Technical Documentation.** Supporting technical documentation will be provided, including analysis, spreadsheets, and GIS files (map packages and geodatabases).
- **Communication Package.** As a supplement to the adopted summary report, we often create a communication package that

includes an executive summary, presentation, and information boards that can be used by staff to represent the process and outcomes of the 2045 MTP.

Adoption

Adoption of the 2045 MTP will require close coordination with the MPO's governing committees. To your credit, you have incorporated multiple presentations to the TCC and TAC into the scope of work presented in the RFP. In addition to these meetings, we will design the planning process to keep these committees, stakeholders, and the public informed and engaged throughout plan development. We will work with staff to determine the best approach and schedule to facilitate adoption prior to your deadline of August 2019.

Engagement Opportunities

- TAC and TCC Meetings
- Steering Committee Meeting
- Digital Communication (website, social media, eblasts)

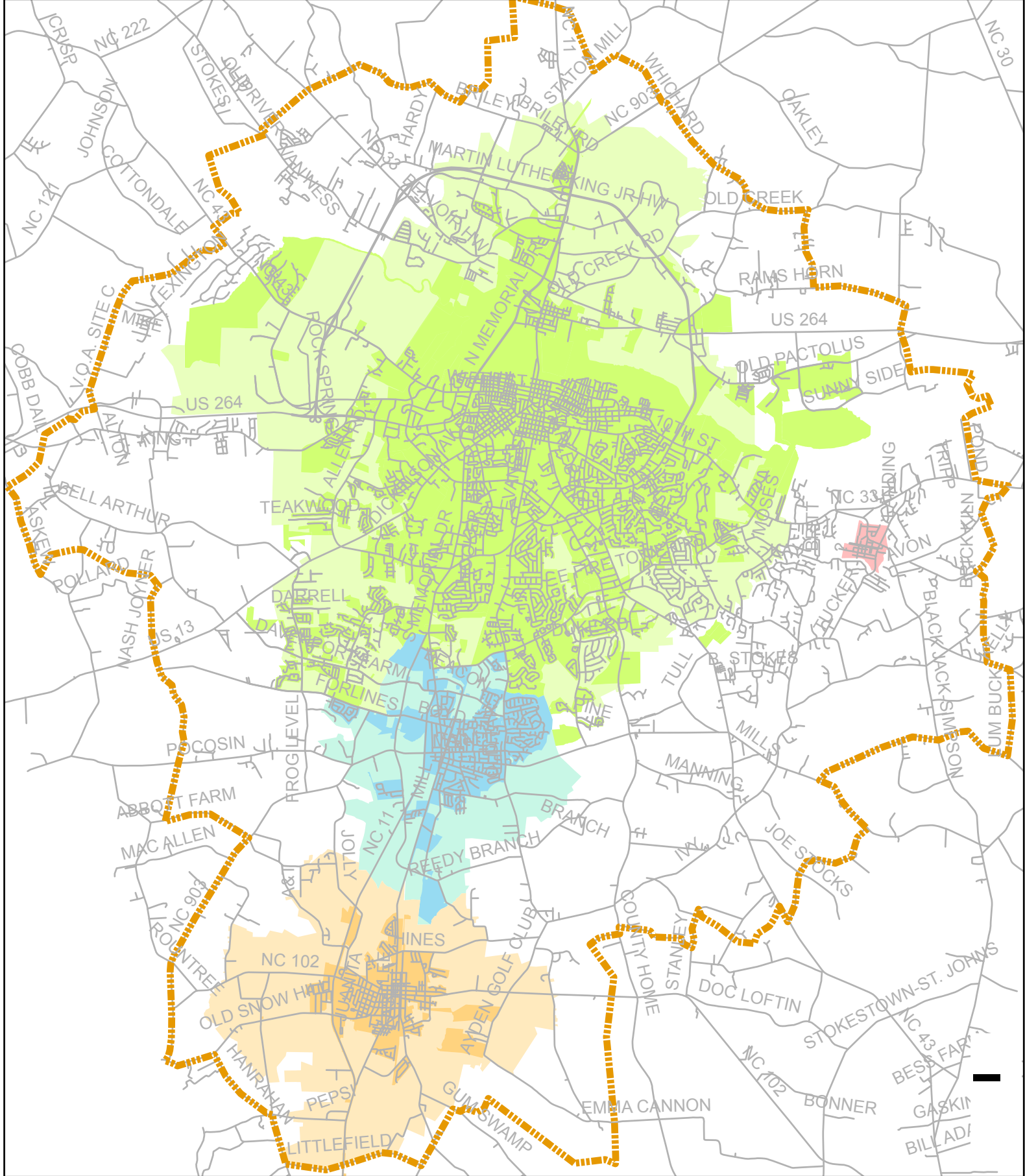
Deliverables

2045 Metropolitan Transportation Plan. The 2045 MTP is not a single document. It's a coordinated communication package that speaks to technical and lay audiences. It's the culmination of a coordinated process that informs along the way and allows people to see the results of their participation.

Schedule



This page is intentionally left blank.



Legend

- MPO_Boundary
- Ayden Town Limits
- Greenville City Limits
- Winterville Town Limits
- Ayden ETJ
- Greenville ETJ
- Winterville ETJ
- Simpson Village Limits