



Agenda

Planning and Zoning Commission

September 18, 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- Michael Overton

III. Roll Call

IV. Approval of Minutes

1. August 21, 2018

V. New Business

Rezoning

2. Ordinance requested by Kenneth and Christine Lloyd, Sr. to rezone 1.2870 acres located along the eastern right-of-way of Watauga Avenue and 130+/- feet south of Farmville Boulevard from R6 (Residential [High Density Multi-family]) to CH (Heavy Commercial).

Text Amendment

3. Ordinance to amend the Zoning Ordinance to allow animal boarding in the CG (General Commercial) Zoning District with approval of a special use permit, subject to specific criteria

VI. Adjournment

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

August 21, 2018

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

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

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

VOTING MEMBERS: Robinson, Darden, Collins, Maxwell, King, Joyner

PLANNING STAFF: Chantae Gooby, Planner II; Tom Weitnauer, Chief Planner; Thomas Barnett, Director of Community Development and Corinne Becker, Secretary

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

MINUTES:

Mr. Collins asked that his motion to deny the request for the Happy Trail Farms, LLC rezoning be corrected to reflect that the request was “in compliance” with the Comprehensive Plan.

Motion made by Mr. Wilson, seconded by Mr. Robinson, to accept the July 17, 2018 minutes with the amendment. Motion passed unanimously.

NEW BUSINESS:

REZONINGS

ORDINANCE REQUESTED BY MCKESSON PROPERTIES, LLC TO REZONE 9,670.5 SQUARE FEET LOCATED ALONG THE EASTERN RIGHT-OF-WAY OF MCKINLEY AVENUE AND 65+/- FEET SOUTH OF WEST 5TH STREET FROM R6 (RESIDENTIAL [HIGH DENSITY MULTI-FAMILY]) TO CDF (DOWNTOWN COMMERCIAL FRINGE).

Ms. Gooby delineated the property. There are two separate parcels in this request and both are vacant. The adjacent properties to the north are under common ownership of the applicant. The

area is largely single-family and vacant, but there are duplexes, commercial and industrial uses. An increase in traffic is not anticipated. The Future Land Use and Character Map recommends mixed use along both side of West 5th Street. Mixed use is described as places to live, work and shop that serves the local area. Uses include commercial, office and residential. In staff's opinion, the request is in compliance with Horizons 2026: Greenville's Community Plan and the Future Land Use and Character Map. Staff recommends approval.

Mr. Maxwell asked why the CDF zoning is extending so far into this neighborhood.

Ms. Gooby stated that zoning dates back to 1969. The properties that are currently zoned CDF are only properties that have frontage along West 5th Street. These lots are small and adding addition CDF zoning can result in the lots being easier to develop. Single-family is still allowed in CDF zoning.

Mr. Wilson asked how the rezoning fits into the West Greenville Revitalization Plan and how it furthers the City's goal of revitalizing that community.

Ms. Gooby stated that the goals in this area are to redevelop vacant lots and encourage renovation of existing housing stock. Rezoning of the subject properties will allow for these properties to be combined with the adjacent CDF-zoned properties to allow for development.

Mr. Overton opened the public hearing.

Mr. Steve Spruill, Spruill & Associates, spoke in favor, representing the applicant. This rezoning would result in a more usable lot. It is very hard to put a building on the existing small lots and be able to accommodate parking at the same time. The two lots on the corner would still be subject to setback lines on both streets, which would further restrict what could be built there. This rezoning would allow for commercial development. The owner would like to build something that will be an asset to the neighborhood. He pointed out how this rezoning is similar to the rezoning that was requested by the City on Roosevelt Avenue.

Marvin McKesson, applicant, spoke in favor. This rezoning would be a positive thing for the community. It would improve West Greenville and add jobs.

No one spoke in opposition.

Mr. Overton closed the public hearing.

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

ORDINANCE REQUESTED BY JACK SOMERS TO REZONE 1.66 ACRES LOCATED AT THE SOUTHEASTERN CORNER OF THE INTERSECTION OF SOUTH MEMORIAL

DRIVE AND WHITLEY DRIVE FROM CG (GENERAL COMMERCIAL) TO CH (HEAVY COMMERCIAL).

Ms. Gooby delineated the property. The property is already developed and is the current location of Shoppes on Memorial. The area along the eastern side of South Memorial Drive is mainly commercial uses, but the interior areas are mainly vacant. There is a community activity center at the northeastern corner of South Memorial Drive and West Fire Tower Road, which is intended to serve a 3-mile area. No increase in traffic is anticipated. The area is mainly CG zoning with CH zoning to the north. The CH zoning allow uses in excess of the current CG zoning. The Future Land Use and Character Map recommends high intensity mixed use which is described as a place to live, work and shop that serve the community and region. In staff's opinion, the request is in compliance with the Horizons 2026: Greenville's Community Plan and the Future Land Use and Character Map. Staff recommends approval.

Mr. Maxwell asked what additional types of uses would be allowed by this zoning.

Ms. Gooby stated that the additional uses would mainly be manufacturing.

Mr. Overton opened the public hearing.

Jack Somers, owner and applicant, spoke in favor of the request. He distributed list of uses that would be allowed under the CH zoning. His building is fully occupied but one tenant is asking to be released from its lease. This rezoning would allow greater flexibility when finding future tenants.

No one spoke in opposition.

Mr. Overton closed the public hearing.

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

ORDINANCE REQUESTED BY SYNERGY PROPERTIES, LLC TO REZONE A TOTAL OF 2.032 ACRES (0.341 ACRES OF RIGHT-OF-WAY) LOCATED ALONG ELLSWORTH DRIVE AND 350+/- FEET NORTH OF BRIARCLIFF DRIVE FROM R6S (RESIDENTIAL-SINGLE-FAMILY [MEDIUM DENSITY]) TO R6 (RESIDENTIAL [HIGH DENSITY MULTI-FAMILY]).

Ms. Gooby delineated the property. It is located adjacent to Lake Ellsworth Subdivision and Lakeforest Elementary School. There are two separate parcels in this request and both are vacant. There are duplexes to the north and single-family to the south. A small increase in traffic is anticipated. The current zoning would allow six single-family lots and the requested zoning would allow six duplex buildings or 12 units. The Future Land Use and Character Map recommends high

density residential south of the railroad transitioning to low-medium residential to the south. The rezoning is located in a transition area related to residential density. In staff's opinion, the request is in compliance with Horizons 2026: Greenville's Community Plan the Future Land Use and Character Map. Staff recommends approval.

Mr. Collins asked if single-family homes or duplexes make any difference where drainage is concerned since the area is in the Greens Mill Run watershed.

Lisa Kirby, Engineer, stated that storm water requirements depend upon the amount of area that is being disturbed not the use.

Mr. Maxwell asked if this was a 25-year storm area and whether a retention pond would be required.

Ms. Kirby stated that they would have to attenuate stormwater.

Mr. Maxwell asked if there was a sewer line nearby that was at capacity and in danger of being compromised.

Ms. Kirby said she was unaware of such and could not speak to it.

Mr. Overton opened the public hearing.

Brian Fagundus, Ark Consulting, representing the applicant, spoke in favor of the request. The lots have been on the market for 10 years as single-family and have not sold. The duplex lots have sold very quickly. This is a market driving request.

Mr. Faison asked the occupancy rate on the existing duplexes.

Mr. Fagundus stated occupancy is 100%.

Ervin Mills, an adjoining property owner, spoke in opposition to the request. He stated that he had questions and concerns about stormwater, traffic and the existing tree buffer between single family homes and proposed duplexes. He wondered if the trees would remain or be added to.

Jennifer Mills, an adjoining property owner, spoke in opposition to the request. She stated that prior to the school and pond there were no issues with water when it rained, but now they get water in their yard when it rains. The city cleaned out the ditch and it helped, but she's concerned it will get worse with more disturbance. There are existing trees that she would like remain.

Mr. Fagundus stated that any construction would have to go through all city requirements. He could not speak to the ditch since he's not familiar with it. He can't comment on trees because he doesn't know whose property the trees are located on at this time. He will follow all ordinances and be a good neighbor.

Mr. Overton stated that they cannot require developer to provide a buffer, but suggested Mr. Mills and Mr. Fagundus work together.

Mr. Overton closed the public meeting.

Motion made by Mr. Joyner, seconded by Mr. King, to recommend approval of the proposed amendment to advise that it is consistent with the Comprehensive Plan and to adopt the staff report which addresses plan consistency and other matters. Voting in favor: Wilson, Collins, Robinson, King, Darden and Joyner. Voting in opposition: Maxwell. Motion passed.

TEXT AMENDMENT

ORDINANCE TO AMEND THE ZONING ORDINANCE BY AMENDING THE WATER SUPPLY WATERSHED OVERLAY DISTRICT STANDARDS - ZONING ORDINANCE TEXT AMENDMENT

Mr. Weitnauer introduced the text amendment. The City of Greenville received a text amendment application from Mr. Steve Janowski, P.E., of Rivers and Associates, Inc. that proposes amendments to the zoning ordinance's Water Supply Watershed (WS) Overlay District Standards is Sec. 9-4-197.

Engineers from the City's Public Works Department, Engineering Division met with the applicant, conferred with the State of North Carolina, and drafted revised regulations in response to Mr. Janowski's original application. Mr. Janowski accepted to substitute his original text amendments with the Engineering Division's recommended changes.

The proposed text amendments illustrates the proposed amendments City staff and the applicant are in agreement to put forward for the Planning and Zoning Commission's consideration. This application proposes revisions to make the City of Greenville ordinance current with State law while updating the regulations so that they are more enforceable for city staff.

Map 1, Watershed Protection Area, identifies the location of the existing Water Supply Watershed (WS) Overlay District subject to existing and proposed standards within the City of Greenville Extraterritorial Jurisdiction (ETJ). The map illustrates the critical areas and the protected areas referenced in Sec. 9-4-197(C).

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

Mr. Weitnauer stated in staff's opinion, the proposed Zoning Ordinance Text Amendment is in compliance with the following Policies from Horizons 2026: Greenville's Community Plan.

Chapter 5, Creating Complete Neighborhoods, Goal 5.4. Neighborhoods that Coexist with Nature

Policy 5.4.2. Retain Existing Topography as Land is Developed Promote neighborhood designs that work with the existing topography. Discourage projects that rely heavily on making grade adjustments, including so-called cut-and-fill projects that level the heights of a site to fill the lowlands, creating a flat plain for construction. Preserving existing hydrology protects the watershed and reduces stormwater hazards.

Chapter 6, Fostering a Resilient City, Goal 6.1. Environmental Conservation

Policy 6.1.3. Preserve Natural Infrastructure Preserve valued open space in floodplains and other environmentally sensitive areas through regulations including overlay districts, incentives, conservation easements, and/or public acquisition. Conserve and grow contiguous forests.

Mr. Weitnauer reported staff recommends approval and introduced the applicant, Steve Janowski.

Steve Janowski delineated the map showing the pertinent area and described the reasoning for the text amendment. This change would mimic the watershed requirements of Pitt County and the State of N.C. that require how storm water runoff is treated.

Mr. Overton clarified that this would only apply to the portion of the overlay that is within the green lines of the Extraterritorial Jurisdiction (ETJ) area within the city limits.

With no other speakers Mr. Overton closed the public meeting.

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

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

Mr. Weitnauer introduced the new director of Community Development, Tom Barnett. Mr. Barnett stated that he looked forward to working with and getting to know everyone.

Attorney McGirt stated that unlike other municipal votes, abstentions in a zoning case count as negative votes.

With no further business, Mr. Maxwell made a motion to adjourn, seconded by Mr. Wilson. Motion passed unanimously Meeting adjourned at 7:05 P.M.

Respectfully Submitted,

Thomas Barnett, Secretary to the Commission
Director of the Community Development Department



City of Greenville, North Carolina

Meeting Date: 9/18/2018
Time: 6:00 PM

Title of Item: Ordinance requested by Kenneth and Christine Lloyd, Sr. to rezone 1.2870 acres located along the eastern right-of-way of Watauga Avenue and 130+/- feet south of Farmville Boulevard from R6 (Residential [High Density Multi-family]) to CH (Heavy Commercial).

Explanation: **Required Notices:**

Planning and Zoning meeting notice (property owner and adjoining property owner letter) mailed on September 4, 2018.
On-site sign(s) posted on September 4, 2018.
City Council public hearing notice (property owner and adjoining property owner letter) mailed - N/A at this time.
Public hearing legal advertisement published - N/A at this time.

Comprehensive Plan:

The Future Land Use and Character Map recommends commercial at the southeastern corner of the intersection of Farmville Boulevard and Watauga Avenue transitioning to mixed use along the right-of-way of Farmville Boulevard to West 14th Avenue. Uptown Neighborhood is recommended for the area south of Farmville Boulevard and bounded by Paris Avenue, Myrtle Street and Line Avenue.

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

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 and uptown edge. It features a grid street pattern and mix of residential building types on small lots, with some commercial, office and civic uses.

Intent:

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

Primary uses:

Single-family residential

Two-family residential

Secondary uses:

Multi-family residential

Commercial (neighborhood scale)

Institutional/civic (neighborhood scale)

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 1,465 trips to and from the site on Farmville Boulevard, which is a net increase of 1,385 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. If stormwater rules apply, 10-year detention would be required. Since it

is located in the West Greenville Revitalization Area, it is exempt from water quality requirements.

Surrounding Land Uses and Zoning:

North: CH - Six (6) vacant lots (under common ownership of the applicant)
South: R6 - Selvia Free Will Baptist Church
East: R6 - Two (2) single-family residences and three (3) vacant lots
West: R6 - Mt. Calvary Free Will Baptist church, two (2) single-family residences and one (1) vacant lot

Density Estimates:

Under the current zoning, the site could accommodate 6 duplexes (12 units).

Under the proposed zoning, the site could accommodate 11,150 square feet of commercial space (2,000 sq. ft. restaurant with drive-thru, 2,050 sq. ft. restaurant [no drive-thru] 3,000 personal services, and 4,100 sq. ft. retail.

The anticipated build-out is within 1-2 years.

Fiscal Note: No cost to the City.

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

"Not in compliance with the comprehensive plan" should be construed as meaning the requested zoning is (i) is specifically noncompliant with plan objectives and recommendations including the range of allowable uses in the proposed zone, etc... and/or is of a scale, dimension, configuration or location that is not objectively in keeping with plan intent and (ii) does not promote or preserve the desired urban form. The requested zoning is considered undesirable and not in the public interest, and staff recommends denial of the requested rezoning.

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

"Motion to recommend approval of the proposed rezoning, to advise that 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

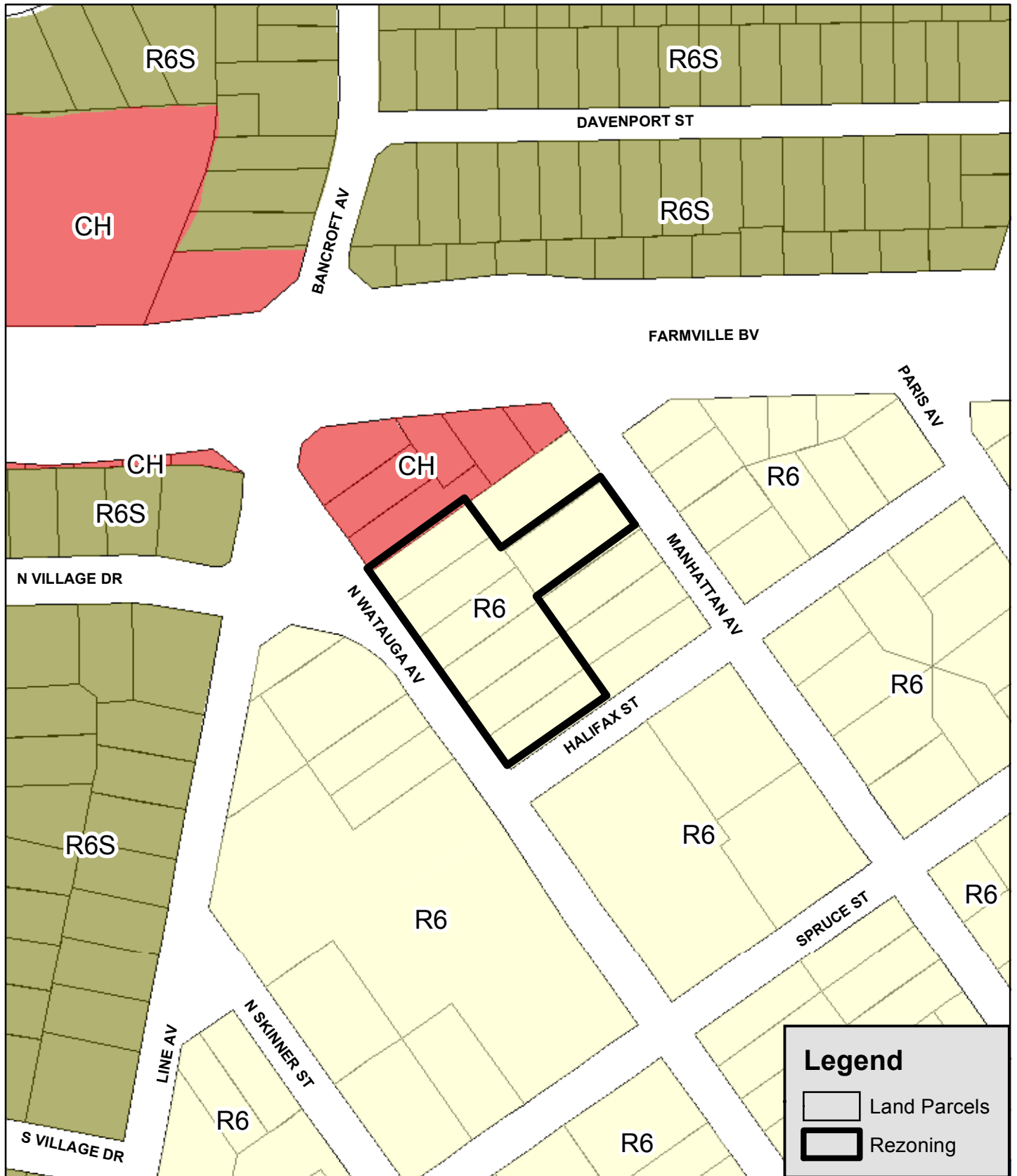
Kenneth and Christine Lloyd, Sr.

Acres: 1.2870

From: R6

To: CH

September 4, 2018



Kenneth and Christine Lloyd, Sr.

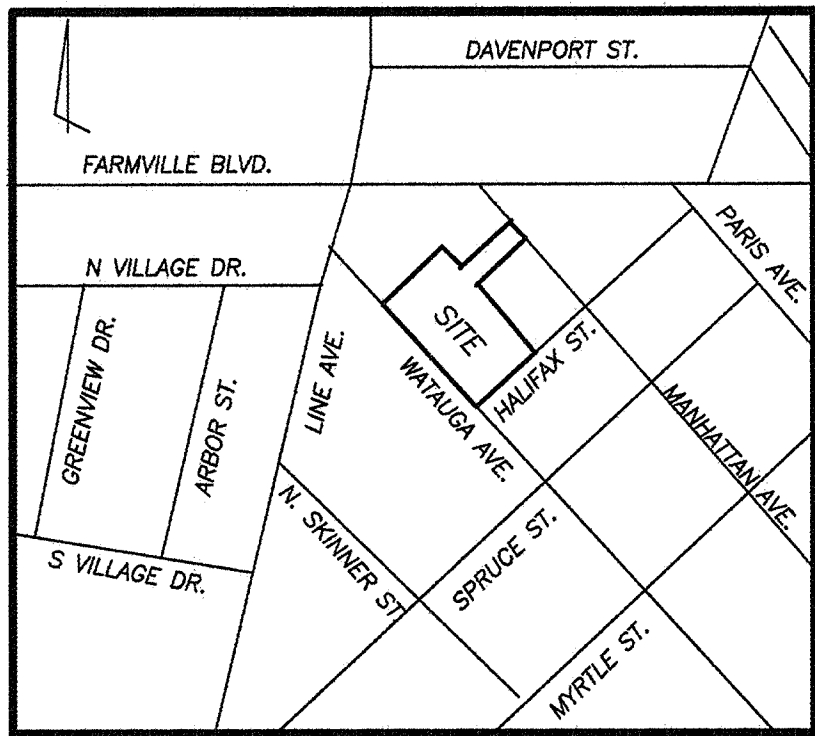
Acres: 1.2870

From: R6

To: CH

September 4, 2018





VICINITY MAP
N.T.S.

LEGEND

●	EXISTING IRON PIPE (EIP)
○	IRON PIPE SET
□	NO POINT SET
○	EXISTING P.K. NAIL
⊠	"X" CHISELED IN CONCRETE
△	NCGS MONUMENT
01234	TAX PARCEL NUMBER
R6	ZONING DESIGNATION
R/W	RIGHT OF WAY

CHARLES H. CHERRY
ESTATE FILE: 77-682
02661
R6S

SUBJECT PROPERTY DEED REFERENCES

TAX PARCEL NO.	DEED SOURCE OF TITLE	DEED TO NCDOT FOR EASEMENTS OR RIGHT OF WAY
21814	D.B. 3315, P. 37	NONE
21813	D.B. 3315, P. 37	D.B. 3096, P. 13
10856	D.B. 3320, P. 565	D.B. 3100, P. 473
05236	D.B. 3262, P. 672	D.B. 3068, P. 600
15718	D.B. 3358, P. 853	D.B. 3144, P. 97
05241	D.B. 3262, P. 672	D.B. 3068, P. 597
08803	D.B. 3421, P. 413	NONE

TOTAL AREA: 1.2870 AC.

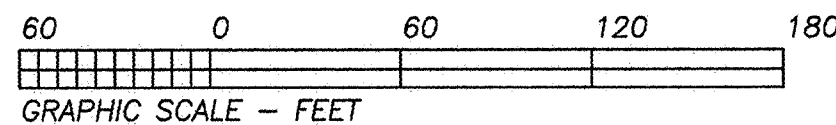
CURRENT ZONING: R6
PROPOSED ZONING: CH

REZONING REQUEST SURVEY FOR
KENNETH M. LLOYD, SR.
AND WIFE
CHRISTINE LLOYD

LOTS 1 THROUGH 6, 17 & A PORTION OF 16
BLOCK Q
E.B.-J.W. AND J.S. HIGGS SUBDIVISION
CITY OF GREENVILLE

GREENVILLE TOWNSHIP ~ PITT COUNTY ~ NORTH CAROLINA

DATE: AUGUST 20, 2018 SCALE: 1" = 60'



Spruill & Associates Inc.

2747 East Tenth Street
Greenville, North Carolina 27858
(252) 757-1200
spruill@coastalnet.com

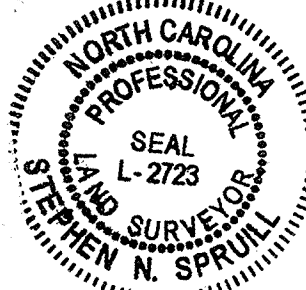


Firm No.
C-978

STATE OF NORTH CAROLINA, PITT COUNTY

I, STEPHEN N. SPRUILL, CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION, THAT THE RATIO OF PRECISION AS CALCULATED IS 1:21,765; THAT THE BOUNDARIES NOT SURVEYED ARE SHOWN AS BROKEN LINES; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY HAND AND SEAL THIS 30 DAY OF AUGUST 2018.

Stephen N. Spruill
STEPHEN N. SPRUILL L-2723



N. VILLAGE DRIVE
80' R/W

LINE AVENUE
50' R/W

BOBBY L. COX
D.B. 2097, P. 811
05235
R6S

WATAUGA AVENUE
50' R/W

HALIFAX STREET
50' R/W

MANHATTAN AVENUE
50' R/W

FARMVILLE BOULEVARD
VARIABLE R/W

NCGS MONUMENT "LUPTON"
N= 207791.646
E= 755178.969
NAD 83(2001)

NCGS MONUMENT "GREENVILLE"
N= 207864.207 METERS
E= 755397.423 METERS
NAD 83(2001)

ADJOINING PROPERTY OWNER TO NORTH:
KENNETH M. LLOYD & CHRISTINE LLOYD

PARCEL No.	DEED REFERENCE
08808	D.B. 2686, P. 109
08810	D.B. 2686, P. 109
08807	D.B. 2686, P. 109
08805	D.B. 2686, P. 109
01234	D.B. 3183, P. 386
08804	D.B. 2686, P. 109

NCDOT
D.B. 3133, P. 662
02274
R6S

NCDOT
D.B. 3091, P. 444
13973
R6S

NCDOT
D.B. 3082, P. 277
02284
R6

NIKKARA S. BOYD
D.B. 3246, P. 701
82194
R6

FAITH, FAMILY & FRIENDS HOME, LLC
D.B. 2459, P. 511
10807
R6

SAVANNAH G. ADAMS
D.B. 3254, P. 598
20935
R6

MT. CALVARY FWB CHURCH
D.P. 135, P. 593
26980

05241
6

15718
5

05236
4

10856
3

21813
2

21814
1

SHEILA MOORE
D.B. 1893, P. 47
08806
R6

08803
17

LENON JENKINS, JR.
D.B. S-50, P. 539
06337
R6

LENON JENKINS, JR.
D.B. S-50, P. 539
06338
R6

LENON JENKINS, JR.
D.B. S-50, P. 541
06339
R6

R6
26932

R6
28931

TEMPORARY CONSTRUCTION EASEMENT

TEMPORARY CONSTRUCTION EASEMENT

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REFERENCES
M.B. 2, P. 180

OWNERS
KENNETH M. LLOYD, SR. AND CHRISTINE LLOYD
494 VOA SITE C ROAD ~ GREENVILLE, NC 27834
(252) 752-9477

NOTES

- THIS IS A REZONING REQUEST SURVEY OF PITT COUNTY TAX PARCELS 05241, 15718, 05236, 10856, 21813, 21814 AND 08803
- AS PER FEMA FLOOD INSURANCE RATE MAPS 3720467700J AND 372467800J, BOTH DATED JANUARY 2, 2004, THESE PROPERTIES ARE NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA; LOCATED IN ZONE X UNSHADED
- ALL DISTANCES ARE HORIZONTAL FIELD DISTANCES, NO GRID FACTOR APPLIED; THE NC GRID FACTOR USED FOR GRID COORDINATE CALCULATIONS IS 0.99989431
- LINES FROM A-B-C ARE THE RIGHT OF WAY LINES OF WATAUGA AVENUE AS SHOWN ON NCDOT ROADWAY PLANS FOR PROJECT No. U-3315; NO RIGHT OF WAY AGREEMENT OF RECORD FOUND FOR THIS PORTION OF WATAUGA AV.

REZONING THOROUGHFARE/TRAFFIC VOLUME REPORT

Case No: 18-24

Applicant: Kenneth and Christine Lloyd

Property Information

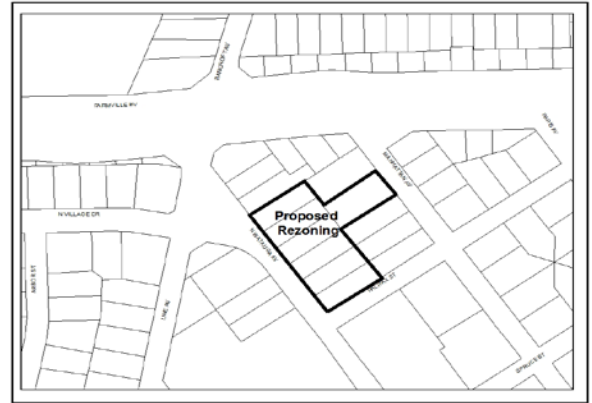
Current Zoning: R6 (Residential [High Density Multi-Family])

Proposed Zoning: CH (Heavy Commercial)

Current Acreage: 1.2868 acres

Location: Watauga Ave, south of Farmville Blvd

Points of Access: Farmville Blvd via Watauga Ave



Location Map

Transportation Background Information

1.) Famville Blvd- State maintained

	<u>Existing Street Section</u>	<u>Ultimate Thoroughfare Street Section</u>
Description/cross section	4 lane - curb & gutter	4 lane with raised median
Right of way width (ft)	50	90
Speed Limit (mph)	35	no change
Current ADT:	14,565	
Design ADT:	30,000 vehicles/day (**)	34,300 vehicles/day (**)
Controlled Access	No	
Thoroughfare Plan Status:	Major Thoroughfare	

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

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

Transportation Improvement Program Status:

Trips generated by proposed use/change

Current Zoning: 80 -vehicle trips/day (*) **Proposed Zoning: 1,465** -vehicle trips/day (*)

Estimated Net Change: increase of 1385 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 Famville Blvd are as follows:

1.) Famville Blvd , West of Site (60%): **“No build” ADT of 14,565**

Estimated ADT with Proposed Zoning (full build) – 15,444

Estimated ADT with Current Zoning (full build) – 14,613

Net ADT change = 831 (6% increase)

2.) Famville Blvd , East of Site (40%): "No build" ADT of 14,565

Estimated ADT with Proposed Zoning (full build) – 15,151

Estimated ADT with Current Zoning (full build) – 14,597

Net ADT change = 554 (4% increase)

Staff Findings/Recommendations

Based on possible uses permitted by the requested rezoning, the proposed rezoning classification could generate 1465 trips to and from the site on Famville Blvd, which is a net increase of 1385 additional trips per day.

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

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	
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

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: 9/18/2018
Time: 6:00 PM

Title of Item: Ordinance to amend the Zoning Ordinance to allow animal boarding in the CG (General Commercial) Zoning District with approval of a special use permit, subject to specific criteria

Explanation: **Abstract:** The City of Greenville received a text amendment application from Dr. Mark Hayes, DVM that proposes to animal boarding in the CG (General Commercial) Zoning District with approval of a special use permit, subject to specific criteria

Explanation: Dr. Hayes owns two adjacent buildings within a CG (General Commercial) zoning district where he uses one building for his veterinary practice and desire to have an animal boarding operation in the second building. Under the current zoning ordinance, the proposed use is not allowed in the CG district. Dr. Hayes submitted this zoning ordinance text amendment to allow animal boarding in the CG (General Commercial) Zoning District with approval of a special use permit, subject to specific criteria he proposes to add as part of this amendment. The applicant's application is attached. (Exhibit A) If the ordinance is adopted, animal boarding would be allowed in the CG (General Commercial) Zoning District with approval of a special use permit by the Board of Adjustment, subject to specific criteria.

The Zoning Ordinance defines the General Commercial zoning district as follows. *"Section 9-4-68 CG General Commercial. The purpose of the CG District is to accommodate a variety of commercial and service activities on an individual lot-by-lot basis and in a planned center setting"*

Map 1 shows locations of existing CG zoning districts throughout the City's jurisdiction.

In order to amend the Table of Uses to allow animal boarding as a special use in the CG zoning district, a text amendment is required. The Planning and Zoning Commission is

required to review proposed text amendments and prepare recommendations to City Council. The Table of Uses is proposed to be amended as illustrated in Exhibit B.

Dr. Hayes' application also proposes to amend the definition of Animal Boarding: outside facility in Section 9-4-22 with the addition of the underlined language as follows:

"Animal boarding; outside facility. Any facility for the purpose of boarding domesticated animals on a commercial basis or as an accessory use to district uses. The definition does not include livestock sales pavilions, auditoriums, yards, distribution facilities, transshipment facilities or slaughterhouses. Animal boarding with and without outside facilities in the CG zoning district, shall not be located in contiguous multiple tenant buildings, but shall be allowed with a special use permit for operation of a veterinary practice, inside and outside of detached principal use structures to help prevent a nuisance to other surrounding existing and future land uses."

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

Chapter 4: Growing the Economic Hub

Policy 4.1.4. Support a Positive Business Climate, "Continue to market Greenville's excellent business climate. Where appropriate, promote flexibility in development regulations to ensure a business climate that encourages growth and expansion. Support business growth, expansion, and retention through strategic public improvements. Ensure land use regulations align with target industry needs."

Fiscal Note: No cost to the City.

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

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

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

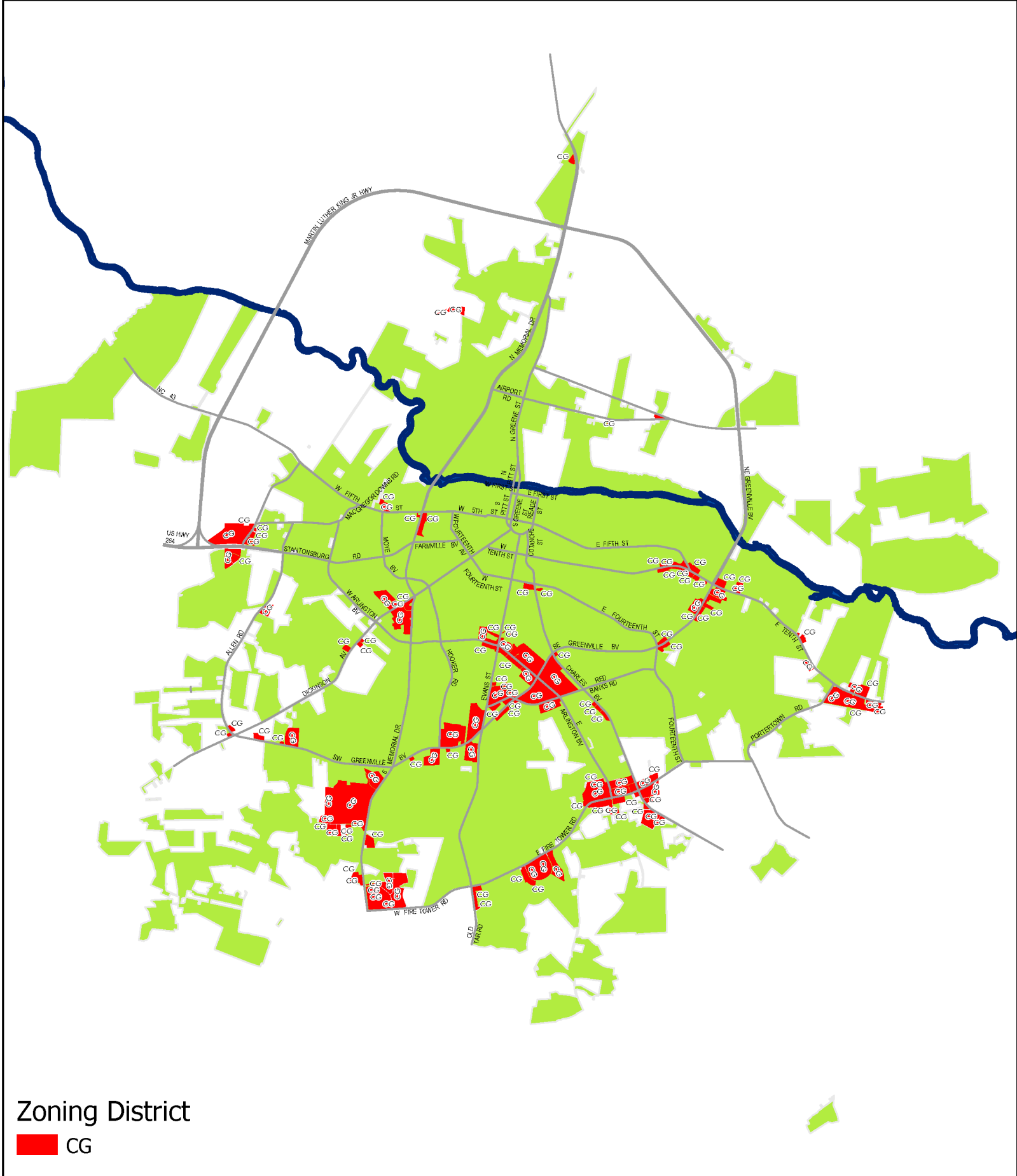
If the Planning and Zoning Commission determines to recommend denial of the request, in order to comply with statutory requirements, it is recommended that the motion be as follows:

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

ATTACHMENTS:

Attachments to Staff Report

Map 1: Locations of Properties Zoned General Commercial (CG)



Zoning District
CG

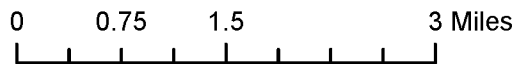




Exhibit A: Applicants Text Amendment Application

Date Received 3/14/18(ja)

CITY OF GREENVILLE ZONING ORDINANCE TEXT AMENDMENT APPLICATION

Applicant Names: Tenth Street Animal Hospital, PC, (dba 10th Street Animal Hospital, Firetower Animal Clinic, Animal Hospital of Pitt County and Four Paws Inn)

Mailing Address 3118 E. Tenth Street

Greenville, NC 27858

Contact Phone Number (252) 830-0881

Contact Email: hayesdvm@gmail.com

Zoning Ordinance Section Proposed to be Amended: Title 9, Chapter 4, Article D, Part 3, Section 9-4-78, Appendix A: Table of Uses (A), (5)h.

Reason for Request: Animal boarding is an integral function for most veterinary practices, yet most of the zoning classifications do not permit Animal Boarding even with a special use permit under the current Table of Uses. I believe that Animal Boarding should be defined as an accessory use of Veterinary Practice and its use permitted wherever a veterinary practice is permitted to operate, either by permitted use or as a special use.

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

I propose to amend the Zoning Ordinance of the City Code to allow a animal boarding as a special use in the CG (General Commercial) zoning district by adding an "S" for permitted on the Table of Uses in Title 9, Chapter 4, Article D. Zoning Districts, Part 3. Permitted and Special Uses, Section 9-4-78, Appendix A: Table of Uses, (A), (5) Agricultural/mining, Row h., entitled, "Animal boarding, not otherwise listed; outside facility, as an accessory or principal use" under the corresponding zoning district heading labeled "CG".

I propose to amend the Table of Uses in Title 9, Chapter 4, Article D. Zoning Districts, Part 3. Permitted and Special Uses, Section 9-4-78, Appendix A: Table of Uses, (A), (5) Agricultural/mining, Row h., entitled, "Animal boarding, not otherwise listed; outside facility, as an accessory or principal use" to add "In CG, See definition of animal boarding; outside facility."

I propose to amend the definition of Animal Boarding; outside facility in Section 9-4-22 as follows (new text is denoted with underlined text):

Animal boarding; outside facility . Any facility for the purpose of boarding domesticated animals on a commercial basis or as an accessory use to district uses. The definition does not include livestock sales pavilions, auditoriums, yards, distribution facilities, transshipment facilities or slaughterhouses. Animal boarding with and without outside facilities in the CG zoning district, shall not be located in contiguous multiple tenant buildings, but shall be allowed with a special use permit for operation of a veterinary practice, inside and outside of detached principal use structures to help prevent a nuisance to other

surrounding existing and future land uses.

Mark Hayes, DVM

Print Name


Signature of Applicant

8/14/18
Date

#899917

Exhibit B: Excerpt of the Table of Uses Illustrating Applicant's Proposed Amendment

(5) *Agricultural/mining.*

USE	LUC #	RA 20	R 15 S	R 9 S	R 6 S	R 6 N	R 9	R 6	R 6 A	R 6 M H	M I	M S	M O	M C G	M R H	M R S	O R	O	C D	C D F	C G	C N	C H	I U	I	P I U	P I
a. Farming; agriculture, horticulture, forestry (see also § 9-4-103)	1	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
b. Greenhouse or plant nursery; including accessory sales	3	S													P	S								P	P	P	P
c. Wayside market for farm products produced on site	4	P																									
d. Farmers market	4																							P	P		
e. Kennel (see also § 9-4-103)	4	P																						P	P	P	P
f. Stable; horse only (see also § 9-4-103)	4	P	S													P								P	P	P	P
g. Stable; per definition (see also § 9-4-103)	4	P														P								P	P	P	P
h. Animal boarding not otherwise listed; outside facility, as an accessory or principal use. <u>In CG. See definition of animal boarding; outside facility.</u>	4	P														P								P	P	P	P
i. Livestock sales pavilion, auditorium, yard, distribution or transhipment facility	5																								P	P	
j. Quarrying, mining, excavation and works including material storage and distribution; sand, stone, gravel	5																								P		
k. Sand mining (see also item j. above)	5																							S	S		
k(1). Temporary sand mining (see also § 9-4-86(SS))		S																									
l. Beekeeping; minor use (see also § 9-4-103)	1	P	P	P		P	P	P	P	P					P	P					P	P		P	P	P	
m. Beekeeping; major use	4	S																						S	S	S	
n. Solar energy facility	4	S																									

(Ord. No. 10-106, §§ 2, 3, passed 12-9-2010; Ord. No. 13-014, § 2, passed 4-11-2013; Ord. 15-059, § 2, passed 10-8-2015) **Add**