



Agenda

Planning and Zoning Commission

October 16, 2018

6:00 PM

City Hall Council Chambers, 200 W. Fifth Street

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I. Call Meeting To Order

II. Invocation- Max Ray Joyner III

III. Roll Call

IV. Approval of Minutes

1. September 18, 2018

V. New Business

Rezoning

2. REVISED REQUEST

Ordinance received from Happy Trail Farms, LLC to rezone a total of 60.917 acres located between Belvoir Highway and Sunnybrook Road and at the northeastern corner of the intersection of Belvoir Highway and Redmond Lane from RA20 (Residential-Agricultural) and CG (General Commercial) to R9 (Residential), I (Industry), IU (Unoffensive Industry) and CH (Heavy Commercial).

** The original request was recommended for denial (6:2) by the Planning and Zoning Commission on July 17, 2018. Since the applicant has revised the request, the Commission needs to re-consider the request prior to City Council consideration.

Land Use Plan Map Amendment

3. Ordinance requested by Happy Trail Farms, LLC to amend the Future Land Use and Character Map for 10.066 acres from the Office/Institutional (OI) land use character to the Industry/Logistics (IL) land use character for the property located between Stantonsburg Road and the Norfolk Southern Railroad and west of the Southwest Bypass.

VI. Adjournment

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

September 18, 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 – X |
| Mr. Les Robinson – * | Mr. John Collins - X |
| 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, Faison, Wilson, Maxwell, King, Joyner, West

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

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

MINUTES: Motion made by Mr. Robinson, seconded by Mr. King, to accept the August 21, 2018 minutes as written. Motion passed unanimously.

NEW BUSINESS:

REZONING

ORDINANCE REQUESTED BY 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). - DENIED

Ms. Gooby delineated the property. This request consists of 7 vacant parcels. There are two churches to the south, single-family residences and clusters of duplexes. There are vacant lots, too. This rezoning could generate a net increase of 1,385 trips per day. However, the grid street pattern will help with dispersing traffic in multiple directions. There are city-and DOT-owned properties in the vicinity. Since the property is located in the Greenville Revitalization area, the property is exempt from water quality buffers requirements. The property is zoned for residential. Under the commercial 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 Future Land Use and Character Map recommends commercial at the corner of Farmville Boulevard and Watauga Avenue and mixed along the frontage of Farmville Boulevard. Uptown neighborhood is recommended to the south. It is described as a residential area with a grid street pattern with neighbor-scale commercial at key intersections. The primary uses are single-family and duplex development. In staff's opinion, the request is not in compliance with Horizons 2026: Greenville's Community Plan the Future Land Use and Character Map. Therefore, staff recommends denial due to the commercial zoning encroaching into the residential neighborhood and the amount of commercial is beyond the neighborhood scale.

Mr. Faison asked if staff met with the applicant about concerns with the request.

Ms. Gooby stated staff met with Mr. Spruill, Mr. Lloyd representative, concerning the amount of commercial that was requested and there were concerns about intrusion of commercial into the residential neighborhood.

Mr. Overton opened the public hearing.

Mr. Steve Spruill, Spruill & Associates, spoke in favor, representing the applicant. This rezoning would result in a more developable lot that would be added to the existing commercial property, which is 0.65 acres. The current commercial lot is owned by the applicant and is too small for development other than a convenience store.

Mr. Kenneth Lloyd, Sr., applicant, spoke in favor. The current amount of commercial property is too small to be developed except as a convenience store. It's less than an acre in size. He doesn't want to build a convenience store on the property. There was a convenience store before at this intersection and it was a problem. He bought the properties included in the rezoning in order to put something there that would be a positive for the community. He bought and removed the single-family homes because they were not fit for habitation.

Mr. Maxwell asked if Mr. Lloyd consulted with staff on the rezoning.

Mr. Lloyd stated there was originally a building on the corner that he renovated but was torn down as part of the 10th Street Connector project and that he lost some of his land too. That is why he purchased more property and is asking to rezone it to commercial to add to what property was left.

Mr. Robinson asked if he was compensated by DOT.

Mr. Lloyd stated yes.

Mr. Frank Morgan, 410 Manhattan Avenue, spoke in opposition. He is a longtime resident and there will be a lot of traffic from this request. He wants the property to remain residential.

Ms. Sheila Moore, 509 Manhattan Avenue, owns the remaining single-family home on the block, spoke in opposition. The neighborhood has been impacted by the 10th Street Connector project

and the neighborhood has started to turnaround. A convenience store has already been there and it was trouble. Mr. Lloyd did tear down one of the houses that was in bad shape. This rezoning would not benefit the neighborhood.

Mr. Milton Riles, 504 Manhattan Avenue, bought his home many years ago. Commercial shouldn't be that far in the neighborhood.

Mr. Maxwell is concerned about the commercial encroaching into the residential neighborhood.

Mr. Faison doesn't understand why the applicant didn't choose another zoning option.

Mr. Overton closed the public hearing.

Motion made by Mr. King, seconded by Mr. Robinson, to recommend denial of the proposed amendment to advise that it is not consistent with the Comprehensive Plan and to adopt the staff report which addresses plan consistency and other matters. Motion passed unanimously.

TEXT AMENDMENT

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

Mr. Weitnauer presented visuals and stated the purpose of the General Commercial District. He supplied the definition of "Animal Boarding" and the districts that it is currently permissible. The applicants request to amend Title 9, Chapter 4 Article F, Section 9-4-78 (Appendix A, Table of Uses) by adding the animal boarding land use to the General Commercial Zoning District with approval of special use permit, subject to specific criteria proposed to be added to the definition of animal boarding. Mr. Weitnauer stated that the proposed amendment is in compliance with the Horizons 2026 Plan Chapter 4: Growing Economic Hub: that supports business growth, expansion and retention and ensuring land use regulations align with target industry needs.

Staff Recommendation:

Staff recommends approval of the request with the following provisions to protect nuisance issues for the surrounding residential uses and patrons in proximity to outside animal boarding.

Provisions:

"Animal boarding shall be located no closer than 100 feet any existing dwelling or residential district"

(This is the current distance requirement for kennels)

“Animal boarding facilities must include a grassed fenced area that is a minimum of 400 square feet for bathroom breaks when animal boarding areas are located inside and a minimum of 16 square feet per canine when animals are boarded outside.”

Mr. Weitnauer stated that the Dr. Hayes only briefly saw the revised provisions and it was what the original text said. They wanted to ensure that a business like a CPA office wasn't next door to a kennel, but if you think in terms of a strip mall it would be allowed.

Chairman Overton asked if Dr. Hayes had time to review the newly added wording to the provisions, and if the original definition stated that the structure had to be a freestanding single tenant building. He stated that he was just thinking about future request that may stem from this amendment

Mr. Wilson stated he was having a hard time visualizing the animals being boarded outside in that type of structure.

Chairman Overton stated they should let Dr. Hayes clarify.

Mr. Robinson asked where did Tom get the per dog dimensions and the facility square footage.

Mr. Weitnauer stated it was based on knowing the size of a typical facility and commercial area where they would be housed. Mr. Weitnauer stated the current pet friendly dorms don't have greenspace for the animals and he couldn't find a standardized per dog square footage so he developed the dimensions. Mr. Weitnauer apologized for last minute addition of the provisions.

Mr. Robinson stated he wanted to know if the dimensions were a minimum standard that most animals needed.

Chairman Overton opened the public hearing.

Dr. Mark Hayes, applicant, stated he had limited preview of the provisions before they were presented at the meeting and has concerns. Dr. Hayes stated that speaking to the commission was the last place he expected to be. He listed all of the businesses he owns, the Special Use Permits that he has requested, and the numerous times he discussed housing and boarding animals on all of those visits. Dr. Hayes stated that if you come for a special use permit for an animal clinic, the boarding should be rolled in for the chance that the animal will need veterinary care. He stated that most of the commission would assume that they board animals as part of his practice. However when the sign for Four Paws Inn included boarding it was denied by the staff because they were concerned about the zoning that Four Paws Inn currently operates in and has been operating since 2006. His belief is that the newly added provisions will restrict existing business operations (new Fire Tower Animal Clinic), hamper growth and cause continuous Special Use Permit requests. He stated that the proposed dimensions in both provisions would hamper Veterinary Clinics from boarding animals for care. He also stated that the provisions differ from the text and clarification is needed to include the attributes of animal hospital/clinic and whether boarding is an assumed

attribute. Dr. Hayes stated he doesn't think the staff recommendations should be written in the code/text but rather addressed in the Special Use Permit process.

Mr. Robinson asked Dr. Hayes for his definition of boarding.

Dr. Hayes explained the types of boarding like hospitalization, medical boarding and the liability associated with outdoor boarding and how it is rarely done for extended periods of time. Dr. Hayes concluded with the definition that boarding is simply housing the animal.

Mr. Robinson stated he knows of facilities that will house an animal if you wanted to go out on your boat for a brief period of time but has nothing to do with the care of the animal. Mr. Robinson stated that the Dr. Hayes Fire Tower facility is wonderful and clean and he had used it before.

Dr. Hayes stated when he applied for the Special Use Permit for the Fire Tower facility they had considered putting in some runs outdoors on the back of the building just to allow the animals to get fresh air in an enclosed place, no animal would be left outdoors of course due to health and safety and liability reasons. They decided not to. With each case of a Special Use Permit that they apply for, they have talked about this and don't know if the table of uses has changed since then.

Mr. Faison asked Dr. Hayes if he thinks there is disconnect between the cities language and his request.

Chairman Michael Overton spoke about his father selling Dr. Hayes the property that his Fire Tower Clinic is on and he thinks he helped him during that Special Use Permit process and it was very clear that he was boarding animals but kept a great facility and posed no issues for the neighborhood. Chairman Overton asked if the language was changed would the doctor be okay with the staff current provisions.

Dr. Hayes stated that if the request is for a structure that is adjoined to another building, like in a strip mall where noise could be an issue, then he would see the concern but doesn't understand or see it now. The language is important and simply putting an "S" in the table of uses should be granted and everything should be granted in that Special Use Permit.

Mr. Robinson asked if the doctor would work alongside staff to get the correct changes made.

Dr. Hayes stated that he personally thinks that the 400 square foot is adequate.

Mr. Faison asked if he would like the opportunity to work with the city to get this right from a medical, professional perspective.

Dr. Hayes stated if it was submitted without the additional paragraphs it would be fine.

Chairman Overton asked Dr. Hayes if he was boarding at night.

Dr. Hayes stated no.

Chairman Overton stated that if he has to be in freestanding single tenant building then this additional language can say no boarding after hours or overnight or outside.

Dr. Hayes stated the USDA and the North Carolina Board of Veterinary Board inspect the facilities.

Mr. King asked if the State Veterinary Board had a stance on what type of boarding is allowed.

Dr. Hayes stated that it varies per city but the boards are focused on safety and care of the animals but inspect the entire facility.

Mr. Wilson stated that it appears that the indoor and outdoor boarding are two separate things that pose different issues and should be addressed separately.

Dr. Hayes stated yes and in the urban/suburban facilities that would not work for use because of the noise levels and nuisance to the public/neighborhoods. Dr. Hayes agreed that outdoor boarding should be held to a higher level of scrutiny.

Chairman Overton asked again if the he would be in support of the language to not allow exterior overnight board. Once conditions on a special use permit are applied to one person, they have to apply to everyone because the Board of Adjustment is a quasi-judicial board. It can open major legal issues.

Dr. Hayes stated he would support the language but asked if that would apply to his other businesses.

Mr. King asked how Tom and staff came to the conclusion that boarding isn't a part of a veterinary practice.

Mr. Weitnauer replied that staff agreed that it is a part of the practice in the definition. The issues came in question with boarding if the animal had to stay overnight.

Mr. Faison stated that maybe staff was confusing regular boarding and medical boarding.

Chairman Overton stated that we are now getting too technical.

Mr. Tom Barnett, Director of Community Development, interjected and stated that the two are different. However there are other owners of such businesses that may not run their facilities quite as well as Dr. Hayes.

Dr. Hayes stated that the one issue he has is the Special Use Permit for Four Paws Inn is specific to a Veterinary Hospital and he can't sell it to someone who isn't a veterinarian.

Mr. Faison replied to Dr. Hayes saying that is not specific to him because once this language is in here it is for anyone that comes after him.

Dr. Hayes stated that the text amendment request is very specific. It only allows for a Special Use Permit for a Veterinary Hospital in a CG zone only.

Chairman Overton added it also is tied to a Veterinary Hospital.

Dr. Hayes stated what the board should ask themselves is what other Veterinary Hospitals that are operating in the city with boarding facilities that are not in a CG.

Mr. Faison stated he is being honest and says that he has been boarding since 2006. He asked staff if he now will have to apply to have another Special Use Permit because boarding is now in the language.

Mr. Barnett stated he would be grandfathered in.

Mr. Faison asked whose job it will be to let everyone else know that they are operating outside of permit.

Mr. Barnett replied it will follow the normal pattern that if we get a report that someone is not in compliance our zoning enforcement officials we'll take action.

Mr. Joyner stated that he thinks in the future we should consider separating boarding from medical boarding because anyone can do that. If we are going to put these guidelines in place then it needs to be someone that has experience in the field and we aren't just throwing yards and feet.

Mr. Faison agreed that there needs to be a meeting of the minds with the professionals and the city to say this is realistic.

Mr. West agreed and stated that if you have a Veterinary Clinic you should be able to board whether medical or otherwise.

Chairman Overton replied he already said he was fine with saying you can't board outside overnight.

Mr. Robinson stated if we change the definition to say Veterinary Clinics board then he (Dr. Hayes) would have a problem.

Dr. Hayes replied that he wanted to clarify that animals aren't allowed to stay outside overnight. He wanted to know what was allowed in CG zoning.

Mr. Barnett stated that zoning is an attempt to create an atmosphere where everyone is aware of what you can and cannot do. It is not perfect and taking things down to a case by case basis isn't something you want to engage in. It can all depend on who is sitting on this board and if they

don't like any decision will differ over time based on who is on the board. We would like to get to reasonable and appropriate rules and regulations that you then administer and occasionally you will have to interpret that. Our concern is that we don't have a lot in there and that will potentially create concerns like noise, amount of animals, odors or well-kept or not. This has nothing to do with Dr. Hayes. We deal with anyone coming in to ask about this.

Chairman Overton stated the key for this original definition of Special Use for operation of a Veterinary Practice and its already in there that it has be a Veterinary Practice. We need to vote on if we are okay with this definition or we want to add something more.

Mr. Joyner asked if that will include what he added in, will they add it in there today.

Mr. Robinson asked Dr. Hayes who drafted the definition.

Dr. Hayes replied that he and Mr. Weitnauer worked together however the Mr. Weitnauer added the new stipulations today. His problem with that is if we wanted to build today we wouldn't be able to consider the current location because it backs up to a residential area. The 100ft would make it tough and we already have a hard time finding parcels that fit because the zoning is so tough. We tried to be good citizens. If that property would need a Special Use Permit it would be deemed inappropriate by this board.

Mr. Joyner asked if the 100 feet is his main concern.

Dr. Hayes stated yes.

Mr. Faison stated that could be a condition of specific type of facility.

Chairman Overton stated that may be an issue for the Board of Adjustment.

No one spoke in opposition.

Mr. Overton closed the public hearing.

Motion made by Mr. Robinson, seconded by Mr. Joyner, to approve the text amendment as it was initially proposed without the provisions that were added today to advise that it is consistent with the Comprehensive Plan and to adopt the staff report which addresses plan consistency and other matters.

Mr. Wilson asked if the Special Use committee would need to grant this, would they not allow it be in an area that would be close to residential or have other stipulations that can pose a problem for the community.

Mr. Faison stated the Board of Adjustment can add anything to the Special Use to make it right for the community.

Mr. Wilson asked if this approval will hamper the Board of Adjustment for establishing stricter rules for outside boarding rather than inside boarding as seeing the text treats them both the same.

City Attorney McGirt stated yes it will seeing whatever is approved tonight and what council finally adopts to be considered law.

Chairman Overton stated Board of Adjustment can put on additional requirements as long as they are given out fairly.

Mr. McGirt stated yes they can add conditions to a special use permit. Sometimes they are still bonded by the language in a zoning ordinance. The text of the zoning ordinance should control what's allowed and the Board of Adjustment makes findings to see if it's compatible with the area. I think since the applicant has been working with staff they should continue to work it out and the board should continue this for a cycle and allow to get it right.

Dr. Hayes stated outside facilities doesn't always equate with outside boarding. He stated he is open to continuing the work with staff to figure something that everyone is comfortable with.

Mr. Joyner stated that paragraph doesn't say anything about outside boarding it says boarding with or without outside facilities.

Motion made by Mr. Robinson, seconded by Mr. Joyner, to approve the text amendment as it was initially proposed without the provisions that were added today to advise that it is consistent with the Comprehensive Plan and to adopt the staff report which addresses plan consistency and other matters. In Favor: Chris West, Les Robinson, Max Joyner, and Kevin Faison. Opposed: Terry King, Ken Wilson and Hap Maxwell. Motion carried.

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: 10/16/2018
Time: 6:00 PM

Title of Item:

REVISED REQUEST

Ordinance received from Happy Trail Farms, LLC to rezone a total of 60.917 acres located between Belvoir Highway and Sunnybrook Road and at the northeastern corner of the intersection of Belvoir Highway and Redmond Lane from RA20 (Residential-Agricultural) and CG (General Commercial) to R9 (Residential), I (Industry), IU (Unoffensive Industry) and CH (Heavy Commercial).

** The original request was recommended for denial (6:2) by the Planning and Zoning Commission on July 17, 2018. Since the applicant has revised the request, the Commission needs to re-consider the request prior to City Council consideration.

Explanation:

Abstract: The City has received a request from Happy Trail Farms, LLC to rezone a total of 60.917 acres located between Belvoir Highway and Sunnybrook Road and at the northeastern corner of the intersection of Belvoir Highway and Redmond Lane from RA20 (Residential-Agricultural) and CG (General Commercial) to R9 (Residential), I (Industry), IU (Unoffensive Industry) and CH (Heavy Commercial).

| | Current Zoning | Proposed Zoning | Acreage |
|---------|-----------------------|------------------------|----------------|
| Tract 1 | RA20 | R9 | 7.443 |
| Tract 2 | RA20 | I | 22.413 |
| Tract 3 | RA20 and CG | CH | 21.201 |
| Tract 4 | RA20 and CG | IU | 9.860 |

Required Notices:

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

On-site sign(s) posted on October 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 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)

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 possible uses permitted by the requested rezoning, the proposed rezoning classification could generate approximately 4,733 trips to and from the site on Belvoir Highway, which is a net increase of 1,214 less trips per day.

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: 7.443

Current Zoning: RA20 (Residential-Agricultural)

Proposed Zoning: R9 (Residential)

Under the current zoning, the site could accommodate 20-25 single-family lots.

Under the proposed zoning, the site could accommodate 20-22 duplex buildings (40-44 units).

Tract 2:

Gross Acreage: 22.413

Current Zoning: RA20 (Residential-Agricultural)

Proposed Zoning: I (Industry)

Under the current zoning, the site could accommodate 70-77 single-family lots.

Under the proposed category, the site could accommodate 151,000+/- square feet of industrial/warehouse space.

Tract 3:

Gross Acreage: 21.201

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

Proposed Zoning: CH (Heavy Commercial)

Under the current zoning, the site could accommodate 65-70 single-family lots. Due to the size of the CG-zoned property, it is not developable.

Under the proposed zoning, the site could accommodate 21,650 square feet of commercial space containing one (1) convenience store with gasoline sales (3,600 square feet), mini-storage (14,000 square feet), one (1) restaurant with drive-thru (2,000 sq. ft.), and restaurants with no drive-thru (2,050 sq. ft.).

Tract 4:

Gross Acreage: 9.860

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

Proposed Zoning: IU (Unoffensive Industry)

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 category, the site could accommodate 67,770+/- square feet of industrial/warehouse space.

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 (REVISED)

October 1, 2018

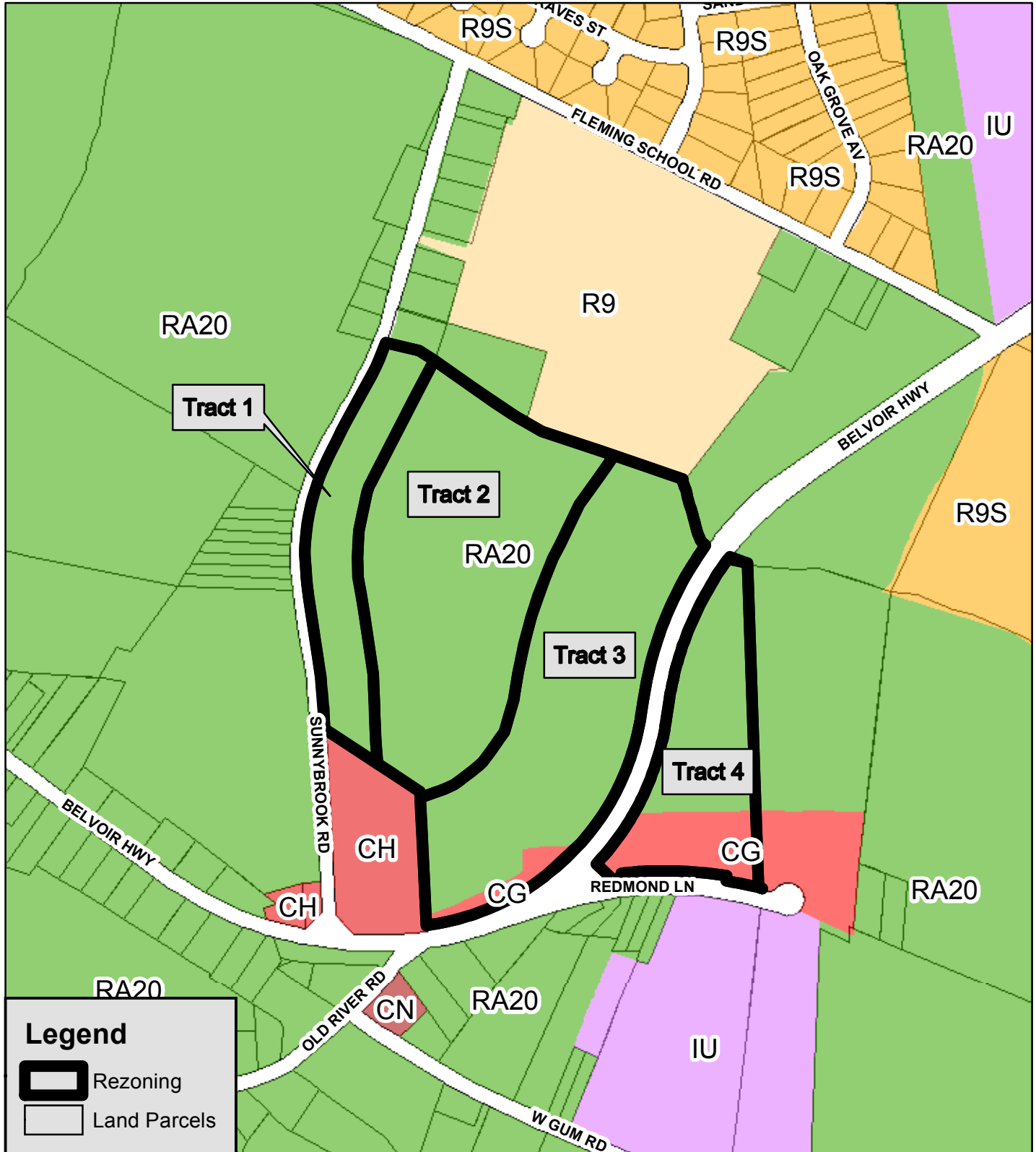
Requested Zoning

Tract 1 - R9 (Residential) 7.443 acres

Tract 2 - I (Industry) 22.413 acres

Tract 3 - CH (Heavy Commercial) 21.201 acres

Tract 4 - IU (Unoffensive Industry) 9.860 acres



Happy Trail Farms, LLC (REVISED)

October 1, 2018

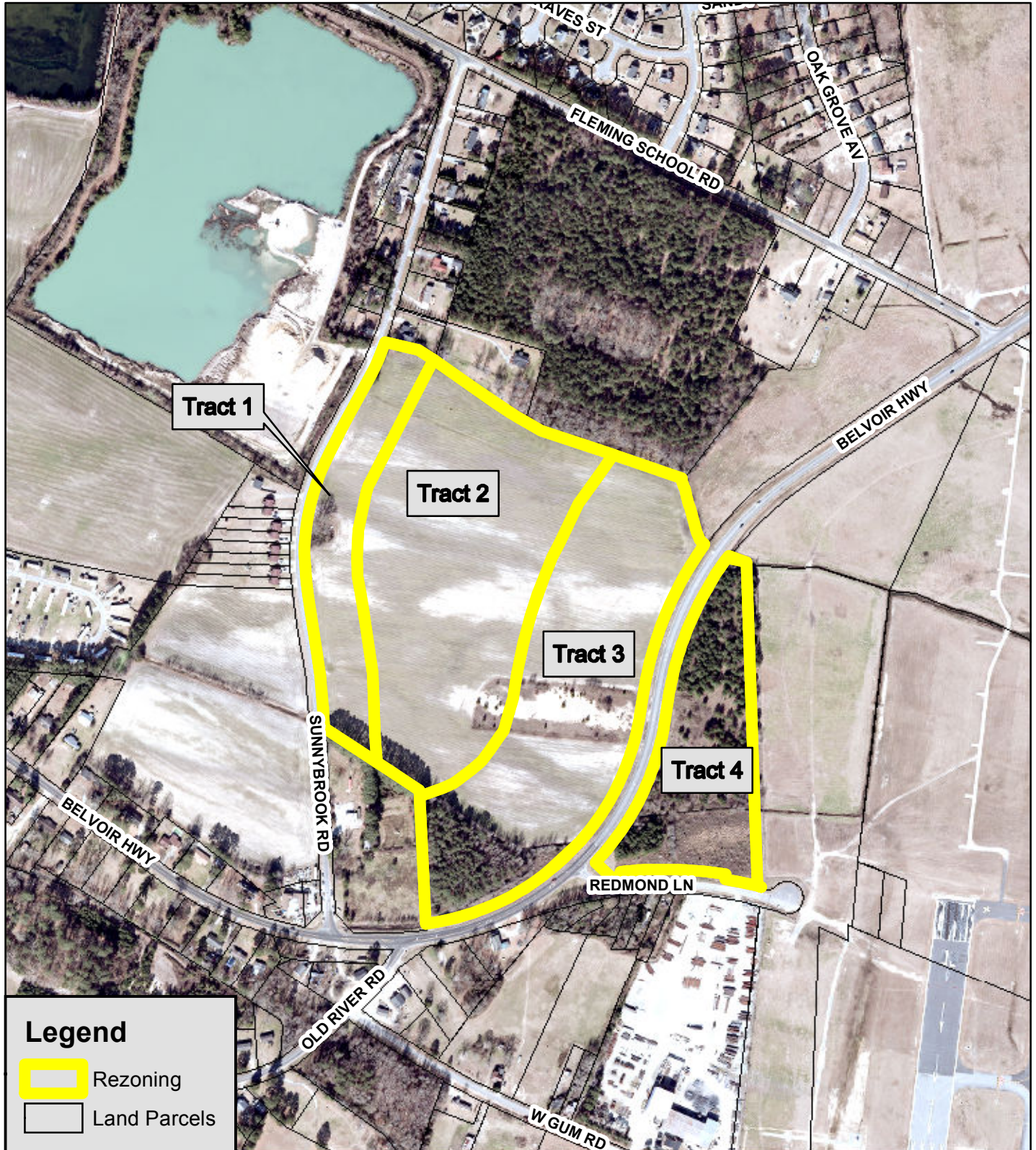
Requested Zoning

Tract 1 - R9 (Residential) 7.443 acres

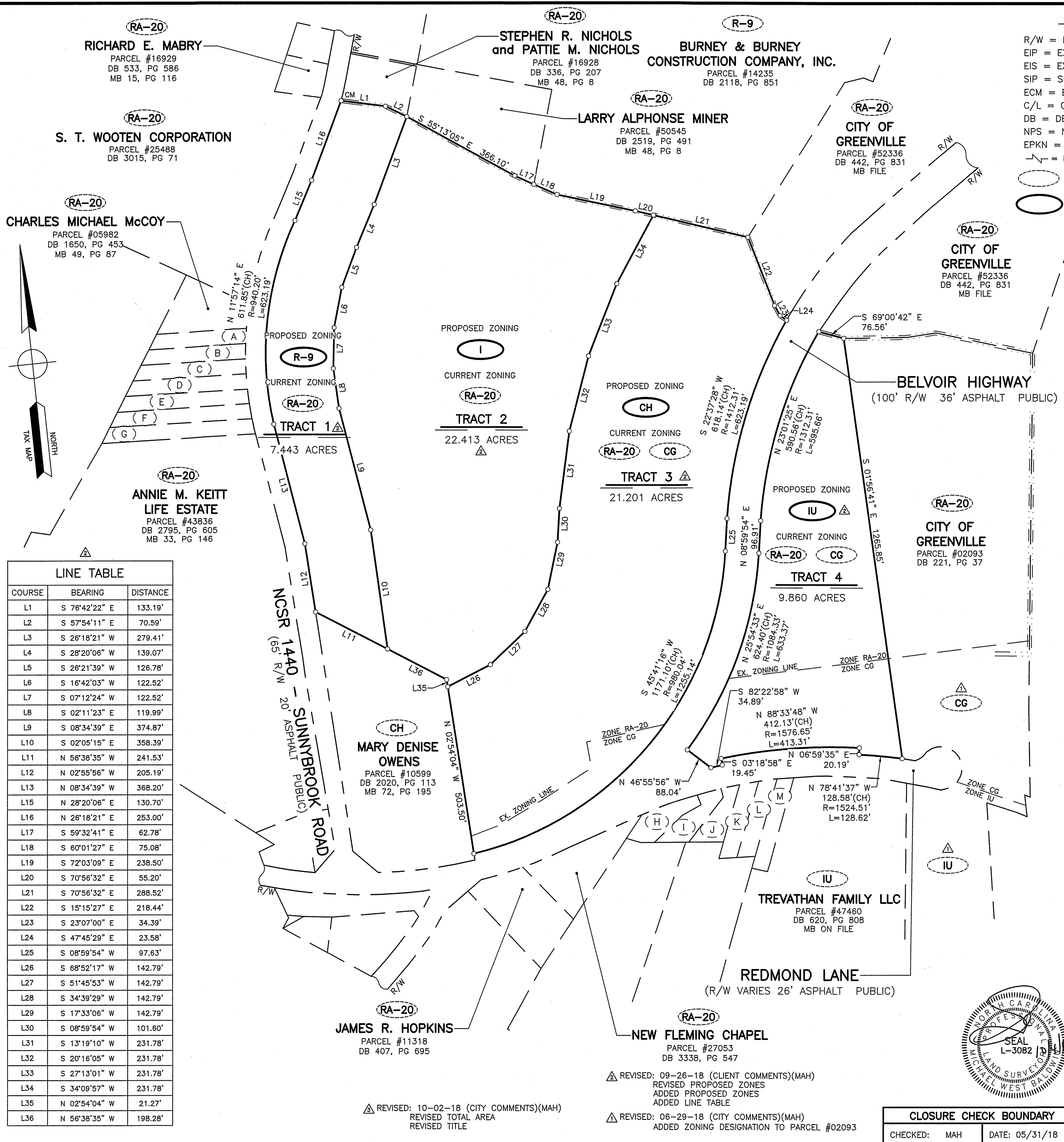
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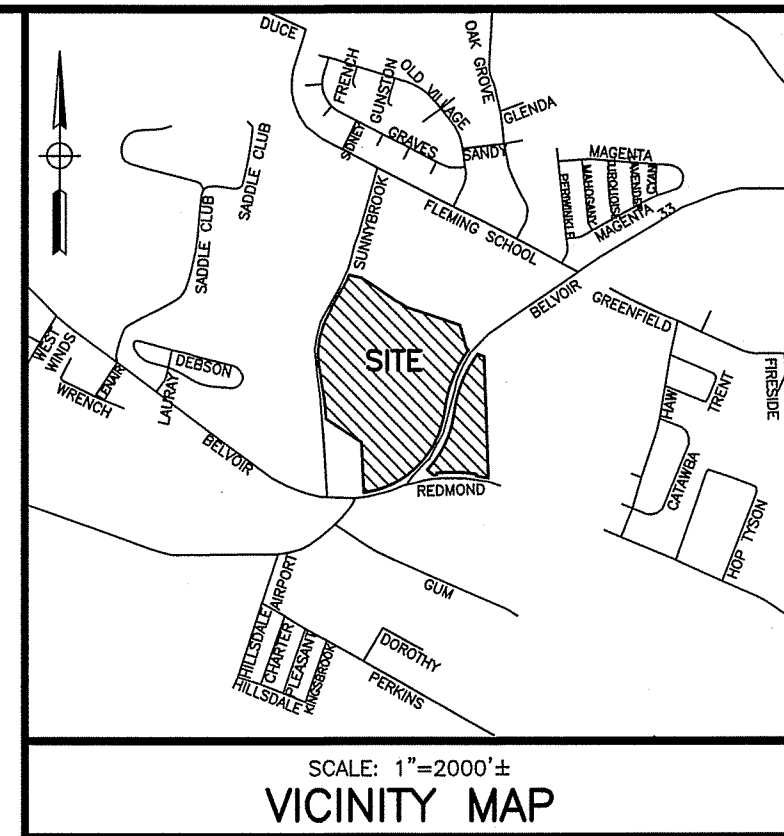
Y:\DRAWINGS\18-014 HAPPY TRAIL FARMS, LLC\REZONING REV.dwg Tue, Oct 02, 2018-4:15pm MHERREJON



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

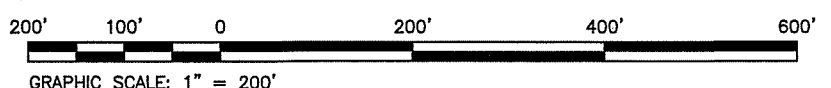


**ADJOINING PROPERTY OWNERS INDEX
 WITHIN 100 FEET FROM PROPERTY**

- | | |
|---|--|
| (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: 60.917 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.



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

HAPPY TRAIL FARMS, LLC REVISED

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

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

LINE TABLE

| COURSE | BEARING | DISTANCE |
|--------|---------------|----------|
| L1 | S 76°42'22" E | 133.19' |
| L2 | S 57°54'11" E | 70.59' |
| L3 | S 26°18'21" W | 279.41' |
| L4 | S 28°20'06" W | 139.07' |
| L5 | S 26°21'39" W | 126.78' |
| L6 | S 16°42'03" W | 122.52' |
| L7 | S 07°12'24" W | 122.52' |
| L8 | S 02°11'23" E | 119.99' |
| L9 | S 08°34'39" E | 374.87' |
| L10 | S 02°05'15" E | 358.39' |
| L11 | N 56°38'35" W | 241.53' |
| L12 | N 02°55'56" W | 205.19' |
| L13 | N 08°34'39" W | 368.20' |
| L15 | N 28°20'06" E | 130.70' |
| L16 | N 26°18'21" E | 253.00' |
| L17 | S 59°32'41" E | 62.78' |
| L18 | S 60°01'27" E | 75.08' |
| L19 | S 72°03'09" E | 238.50' |
| L20 | S 70°56'32" E | 55.20' |
| L21 | S 70°56'32" E | 288.52' |
| L22 | S 15°15'27" E | 218.44' |
| L23 | S 23°07'00" E | 34.39' |
| L24 | S 47°45'29" E | 23.58' |
| L25 | S 08°59'54" W | 97.63' |
| L26 | S 68°52'17" W | 142.79' |
| L27 | S 51°45'53" W | 142.79' |
| L28 | S 34°39'29" W | 142.79' |
| L29 | S 17°33'06" W | 142.79' |
| L30 | S 08°59'54" W | 101.60' |
| L31 | S 13°19'10" W | 231.78' |
| L32 | S 20°16'05" W | 231.78' |
| L33 | S 27°13'01" W | 231.78' |
| L34 | S 34°09'57" W | 231.78' |
| L35 | N 02°54'04" W | 21.27' |
| L36 | N 56°38'35" W | 198.28' |

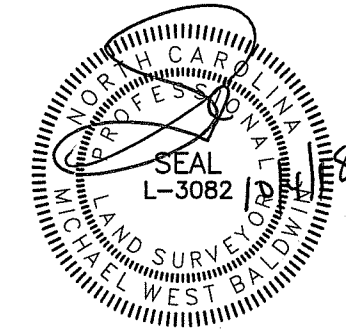
△ REVISED: 10-02-18 (CITY COMMENTS)(MAH)
 REVISED TOTAL AREA
 REVISED TITLE

△ REVISED: 09-26-18 (CLIENT COMMENTS)(MAH)
 REVISED PROPOSED ZONES
 ADDED PROPOSED ZONES
 ADDED LINE TABLE

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

CLOSURE CHECK BOUNDARY

CHECKED: MAH DATE: 05/31/18



REZONING THOROUGHFARE/TRAFFIC VOLUME REPORT

Case No: 18-20

Applicant: Happy Trails Farms, LLC (Revised)

Property Information

Current Zoning: Tract 1: RA20 (Residential-Agricultural)
 Tract 2: RA20 (Residential-Agricultural)
 Tract 3: RA20 (Residential-Agricultural) and CG (General Commercial)
 Tract 4: RA20 (Residential-Agricultural) and CG (General Commercial)

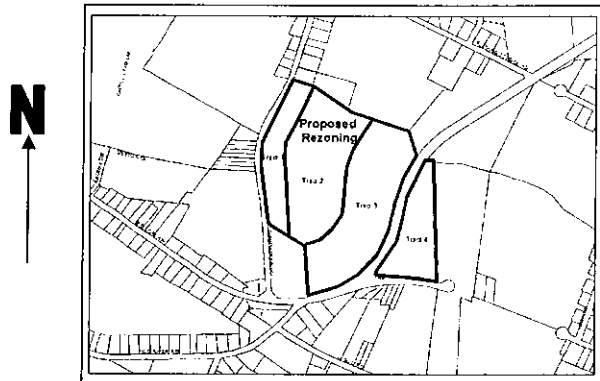
Proposed Zoning: Tract 1: R9 (Residential)
 Tract 2: I (Industry)
 Tract 3: CH (Heavy Commercial)
 Tract 4: IU (Unoffensive Industry)

Current Acreage: Tract 1: 7.443 acres
 Tract 2: 22.413 acres
 Tract 3: 21.201 acres
 Tract 4: 9.860 acres

Location: Belvoir Highway, east of Sunnybrook Road

Points of Access: Belvoir Highway, Sunnybrook Road

Location Map



Transportation Background Information

1.) Belvoir Hwy- State maintained

| | <u>Existing Street Section</u> | <u>Ultimate Thoroughfare Street Section</u> |
|---------------------------|--------------------------------|---|
| Description/cross section | 2-lanes, paved shoulder | 2-lane, wide shoulders |
| Right of way width (ft) | 100 | no change |
| Speed Limit (mph) | 55 | no change |
| Current ADT: | 7,800 (*) | |
| Design ADT: | 12,000 vehicles/day (**) | 15,800 vehicles/day (**) |
| Controlled Access | No | |

Thoroughfare Plan Status Major Thoroughfare

Other Information: There are no sidewalks along Belvoir Hwy that service this property.

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

Transportation Improvement Program Status: No projects planned.

Trips generated by proposed use/change

Current Zoning: 3,519 -vehicle trips/day (*) **Proposed Zoning:** 4,733 -vehicle trips/day (*)

Estimated Net Change: increase of 1214 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 Belvoir Hwy are as follows:

1.) Belvoir Hwy , West of Site (30%): “No build” ADT of 7,800

Estimated ADT with Proposed Zoning (full build) – 9,220
 Estimated ADT with Current Zoning (full build) – 8,856
Net ADT change = 364 (4% increase)

2.) Belvoir Hwy , East of Site (70%): "No build" ADT of 7,800

Estimated ADT with Proposed Zoning (full build) – 11,113

Estimated ADT with Current Zoning (full build) – 10,263

Net ADT change = 850 (8% increase)

Staff Findings/Recommendations

Based on possible uses permitted by the requested rezoning, the proposed rezoning classification could generate 4733 trips to and from the site on Belvoir Hwy, which is a net increase of 1214 additional trips per day.

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

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

| | | |
|--|-------|---|
| | o. | Nursing, convalescent or maternity home; major care facility |
| | o(1). | Nursing, convalescent or maternity home; minor care facility |
| (3) Home Occupations | | |
| | a. | Home occupation; not otherwise listed |
| | b. | Home occupation; barber and beauty shop |
| | c. | Home occupation; manicure, pedicure or facial salon |
| (4) Governmental | | |
| | a. | Public utility building or use |
| (5) Agricultural/Mining | | |
| | b. | Greenhouse or plant nursery; including accessory sales |
| | m. | Beekeeping; major use |
| | n. | Solar energy facility |
| (6) Recreational/Entertainment | | |
| | a. | Golf course; 18-hole regulation length (see also section 9-4-103) |
| | a(1). | Golf course; 9-hole regulation length (see also section 9-4-103) |
| | c(1). | Tennis club; indoor and outdoor facilities |
| (7) Office/Financial/Medical - None | | |
| (8) Services | | |
| | a. | Child day care facilities |
| | b. | Adult day care facilities |
| | d. | Cemetery |
| | g. | School; junior and senior high (see also section 9-4-103) |
| | h. | School; elementary (see also section 9-4-103) |
| | i. | School; nursery and kindergarten (see also section 9-4-103) |
| (9) Repair - None | | |
| (10) Retail Trade - None | | |
| (11) Wholesale/Rental/Vehicle-Mobile Home Trade - None | | |
| (12) Construction - None | | |
| (13) Transportation - None | | |
| (14) Manufacturing/Warehousing - None | | |
| (15) Other Activities (not otherwise listed - all categories) - None | | |
| CG (GENERAL COMMERCIAL) - PERMITTED USES | | |
| (1) General | | |
| | a. | Accessory use or building |
| | b. | Internal service facilities |
| | c. | On-premise signs per Article N |
| | e. | Temporary uses; of listed district uses |
| | f. | Retail sales; incidental |
| | g. | Incidental assembly of products sold at retail or wholesale as an accessory to principal uses |
| (2) Residential - None | | |
| (3) Home Occupations - None | | |
| (4) Governmental | | |

| | | |
|---------------------------------------|-------|--|
| | b. | City of Greenville municipal government building or use (see also section 9-4-103) |
| | c. | County or state government building or use not otherwise listed; excluding outside storage and major or minor repair |
| | d. | Federal government building or use |
| | g. | Liquor store, state ABC |
| (5) Agricultural/Mining | | |
| | a. | Farming; agricultural, horticulture, forestry (see also section 9-4-103) |
| | l. | Beekeeping; minor use (see also section 9-4-103) |
| (6) Recreational/Entertainment | | |
| | f. | Public park or recreational facility |
| | h. | Commercial recreation; indoor only, not otherwise listed |
| | j. | Bowling alley |
| | m(1). | Dining and entertainment establishment (see also section 9-4-103) |
| | n. | Theater; movie or drama, indoor only |
| | q. | Circus, carnival, or fair, temporary only (see also section 9-4-103) |
| | s. | Athletic club; indoor only |
| (7) Office/Financial/Medical | | |
| | a. | Office; professional and business, not otherwise listed |
| | b. | Operation/processing center |
| | d. | Bank, savings and loans or other savings or investment institutions |
| | e. | Medical, dental, ophthalmology or similar clinic, not otherwise listed |
| | g. | Catalogue processing center |
| (8) Services | | |
| | c. | Funeral home |
| | e. | Barber or beauty salon |
| | f. | Manicure, pedicure or facial salon |
| | k. | Business or trade school |
| | o. | Church or place of worship (see also section 9-4-103) |
| | q. | Museum |
| | r. | Art gallery |
| | s. | Hotel, motel bed and breakfast inn; limited stay lodging (see also residential quarters for resident manager, supervisor or caretaker and section 9-4-103) |
| | u. | Art studio including art and supply sales |
| | v. | Photography studio including photo and supply sales |
| | y(1) | TV and/or radio broadcast facilities, including receiving and transmission equipment and towers not exceeding 200 feet in height or cellular telephone and wireless communication towers not exceeding 200 feet in height (see also section 9-4-103) |

| | | |
|---|-----|---|
| | z. | Printing or publishing service including graphic art, maps, newspapers, magazines and books |
| | aa. | Catering service including food preparation (see also restaurant; conventional and fast food) |
| | hh. | Exercise and weight loss studio; indoor only |
| | kk. | Launderette; household users |
| | ll. | Dry cleaners; household users |
| | oo. | Clothes alteration or shoe repair shop |
| | pp. | Automobile wash |
| (9) Repair | | |
| | g. | Jewelry, watch, eyewear or other personal item repair |
| (10) Retail Trade | | |
| | a. | Miscellaneous retail sales; non-durable goods, not otherwise listed |
| | d. | Pharmacy |
| | e. | Convenience store (see also gasoline sales) |
| | f. | Office and school supply, equipment sales |
| | g. | Fish market; excluding processing or packing |
| | h. | Restaurant; conventional |
| | i. | Restaurant; fast food (see also section 9-4-103) |
| | k. | Medical supply sales and rental of medically-related products including uniforms and related accessories |
| | l. | Electronic; stereo, radio, computer, TV and the like, sales and accessory repair |
| | m. | Appliance; household use, sales and accessory repair, excluding outside storage |
| | p. | Furniture and home furnishing sales not otherwise listed |
| | q. | Floor covering, carpet and wall covering sales |
| | r. | Antique sales, excluding vehicles |
| | s. | Book or card store, news stand |
| | t. | Hobby or craft shop |
| | u. | Pet shop (see also animal boarding; outside facility) |
| | v. | Video or music store; records, tape, CD and the like sales |
| | w. | Florist |
| | x. | Sporting goods sales and rental shop |
| | y. | Auto part sales (see also major and minor repair) |
| | aa. | Pawnbroker |
| | bb. | Lawn and garden supply and household implement sales and accessory service |
| | ee. | Christmas tree sales lot; temporary only (see also section 9-4-103) |
| (11) Wholesale/Rental/Vehicle-Mobile Home Trade | | |
| | b. | Rental of home furniture, appliances or electronics and medically-related products (see also division (10k.)) |
| | c. | Rental of clothes and accessories; formal wear, and the like |
| (12) Construction | | |

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

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

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| 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 |

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| | h. | Engraving; metal, glass or wood |
| | i. | Moving and storage of nonhazardous materials; excluding outside |
| | 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 | | |

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|---|--|
| (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 |
| IU (UNOFFENSIVE INDUSTRY) - PERMITTED USES | |
| (1) General | |
| a. | Accessory use or building |
| b. | Internal service facilities |
| c. | On-premise signs per Article N |
| d. | Off-premise signs per Article N |
| e. | Temporary uses; of listed district uses |
| f. | Retail sales; incidental |
| g. | Incidental assembly of products sold at retail or wholesale as an accessory to principal uses |
| (2) Residential - None | |
| (3) Home Occupations - None | |
| (4) Governmental | |
| a. | Public utility building or use |
| b. | City of Greenville municipal government building or use (see also section 9-4-103) |
| c. | County or state government building or use not otherwise listed; excluding outside storage and major or minor repair |
| d. | Federal government building or use |
| e. | County government operation center |
| (5) Agricultural/Mining | |
| a. | Farming; agricultural, horticulture, forestry (see also section 9-4-103) |
| b. | Greenhouse or plant nursery; including accessory sales |
| d. | Farmers market |
| e. | Kennel (see also section 9-4-103) |
| f. | Stable; horse only (see also section 9-4-103) |
| g. | Stable; per definition (see also section 9-4-103) |
| h. | Animal boarding not otherwise listed; outside facility, as an accessory or principal use |
| l. | Beekeeping; minor use (see also section 9-4-103) |
| (6) Recreational/Entertainment | |
| f. | Public park or recreational facility |
| g. | Private noncommercial park or recreational facility |

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| | 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) |
| | y. | TV and/or radio broadcast facilities, including receiving and transmission equipment and towers or cellular telephone and wireless communication towers |
| | z. | Printing or publishing service including graphic art, maps, newspapers, magazines and books |
| | aa. | Catering service including food preparation (see also restaurant; conventional and fast food) |
| | bb. | Civic organizations |
| | gg. | Vocational rehabilitation center |
| | mm. | Commercial laundries; linen supply |
| | nn. | Industrial laundries |
| (9) Repair | | |
| | b. | Minor repair; as an accessory or principal use |
| | c. | Upholsterer; automobile, truck, boat, or other vehicle, trailer or van |
| | d. | Upholsterer; furniture |
| | f. | Appliance; household and office equipment repair |
| | h. | Appliance; commercial and industrial equipment repair not otherwise listed |
| (10) Retail Trade | | |
| | b. | Gasoline or automotive fuel sales; accessory or principal use, retail |
| | h. | Restaurant; conventional |
| | i. | Restaurant; fast food |
| | cc. | Farm supply and commercial implement sales |
| (11) Wholesale/Rental/Vehicle-Mobile Home Trade | | |
| | a. | Wholesale; durable and nondurable goods, not otherwise listed |
| | d. | Rental of automobiles, noncommercial trucks or trailers, recreational vehicles, motorcycles and boats |
| | e. | Rental of tractors and/or trailers, or other commercial or industrial vehicles or machinery |

| | |
|---|--|
| (12) Construction | |
| b. | Licensed contractor; general electrical, plumbing, mechanical, etc... including outside storage |
| c. | Construction office; temporary, including modular office (see also section 9-4-103) |
| d. | Building supply; lumber and materials sales, plumbing and/or electrical supply including outdoor sales |
| (13) Transportation | |
| a. | Railroad freight or distribution and/or passenger station |
| d. | Truck terminal or distribution center |
| e. | Parcel delivery service |
| f. | Ambulance service |
| g. | Airport and related activities; private |
| h. | Parking lot or structure; principal use |
| (14) Manufacturing/Warehousing | |
| a. | Ice plant and freezer lockers |
| b. | Dairy; production, storage, and shipment facilities |
| c. | Bakery; production, storage, and shipment facilities |
| d. | Stone or monument cutting, engraving |
| g. | Cabinet, woodwork or frame shop; excluding furniture manufacturing or upholstery |
| h. | Engraving; metal, glass or wood |
| j. | Moving and storage; including outside storage |
| k. | Mini-storage warehouse, household; excluding outside storage |
| 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 9-4-103) |
| | 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 |

| | | |
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| | 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 |

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|---|-----|--|
| | 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 |
| R9 (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 | | |
| | | * 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 | | |
| R9 (RESIDENTIAL) - SPECIAL USES | | |
| (1) General | | |
| | | * None |
| (2) Residential | | |
| | o(1). | Nursing, convalescent or maternity home; minor care facility |
| (3) Home Occupations | | |
| | a. | Home occupation; not otherwise listed |
| | 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) |
| (9) Repair - None | |
| (10) Retail Trade - None | |
| (11) Wholesale/Rental/Vehicle-Mobile Home Trade - None | |
| (12) Construction - None | |
| (13) Transportation - None | |
| (14) Manufacturing/Warehousing - None | |
| (15) Other Activities (not otherwise listed - all categories) - None | |

BUFFERYARD SETBACK AND VEGETATION SCREENING CHART

For Illustrative Purposes Only

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

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

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

Street trees may count toward the minimum acreage.

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

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

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

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

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

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

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

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

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

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

RESIDENTIAL DENSITY CHART

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

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



City of Greenville, North Carolina

Meeting Date: 10/16/2018
Time: 6:00 PM

Title of Item: Ordinance requested by Happy Trail Farms, LLC to amend the Future Land Use and Character Map for 10.066 acres from the Office/Institutional (OI) land use character to the Industry/Logistics (IL) land use character for the property located between Stantonsburg Road and the Norfolk Southern Railroad and west of the Southwest Bypass.

Explanation: **Comprehensive Plan:**

Current Land Use Character: Office/Institutional

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

Intent:

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

Primary uses:

Office

Institutional/civic

Proposed Land Use Character: 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

History:

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 DailyReflector. All information related to CPC meetings were posted on the City's website.

The Horizons 2026 update was an important opportunity to study current trends and conditions, re-evaluate 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.

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.

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

Based on the analysis comparing the existing land use category (762 daily trips) and requested land use category, the proposed land use category could generate approximately 410 trips to and from the site on Stantonsburg Road, which is a net *decrease* of 352 trips less trips per day. Since the traffic analysis indicates that the proposal would generate less traffic than the existing land use category, a traffic volume report was not generated.

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

Fiscal Note:

No cost to the City.

Recommendation:

In staff's opinion, the current Future Land Use and Character Map recommendations for this area still fulfill the principles that guided the Comprehensive Plan Committee. There have been no unexpected changes in development patterns that would warrant an amendment to the Future Land Use and Character Map since its adoption on September 8, 2016.

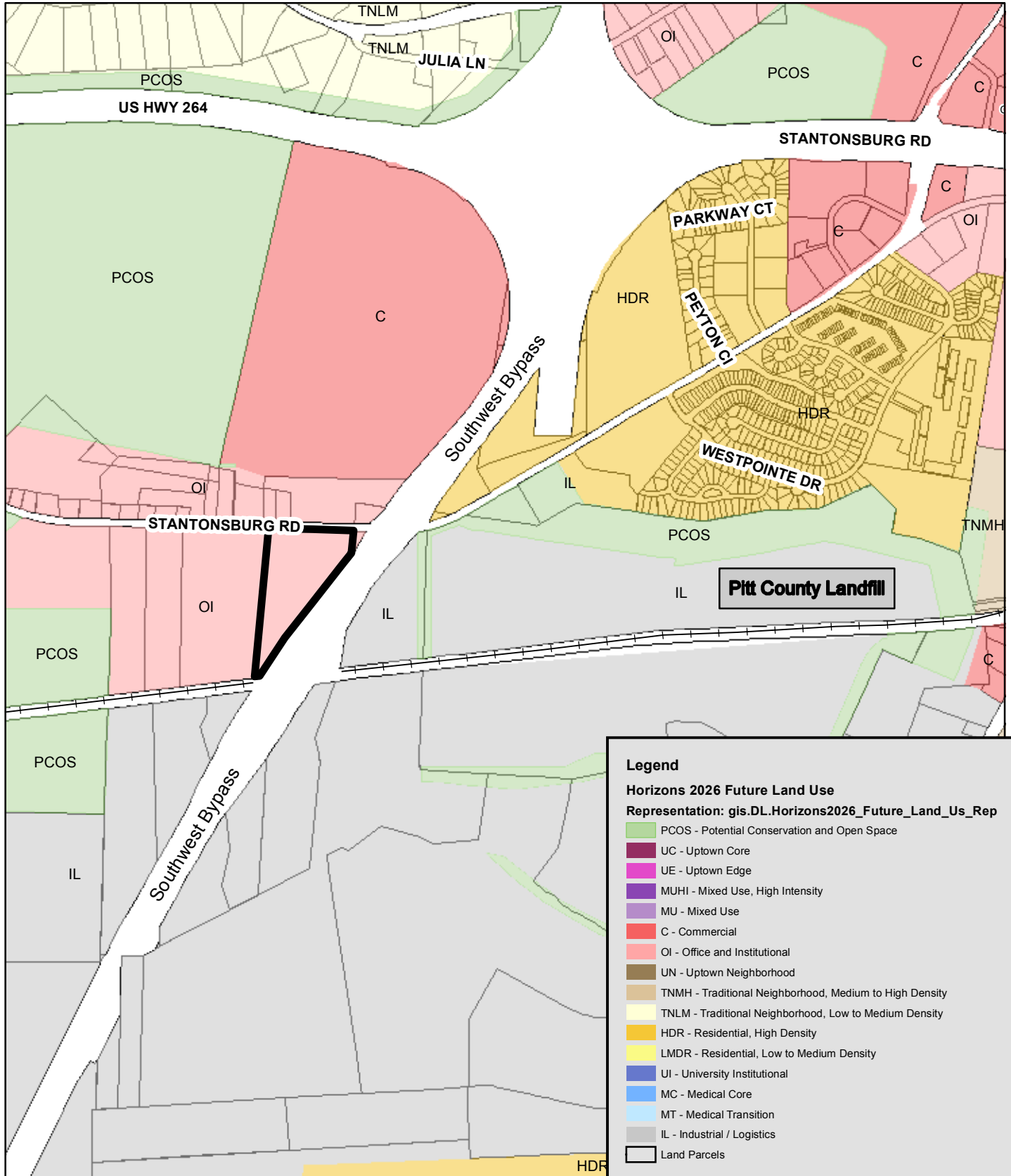
Horizons 2026: Greenville's Community Plan and the Future Land Use and Character Map are the results of multiple opportunities of public-engagement and input from all interested parties.

Staff recommends denial of the request.

ATTACHMENTS:

Attachments

Happy Trail Farms, LLC
From: OI (Office / Institutional)
To: IL (Industry / Logistics)
Acres: 10.066
October 2, 2018

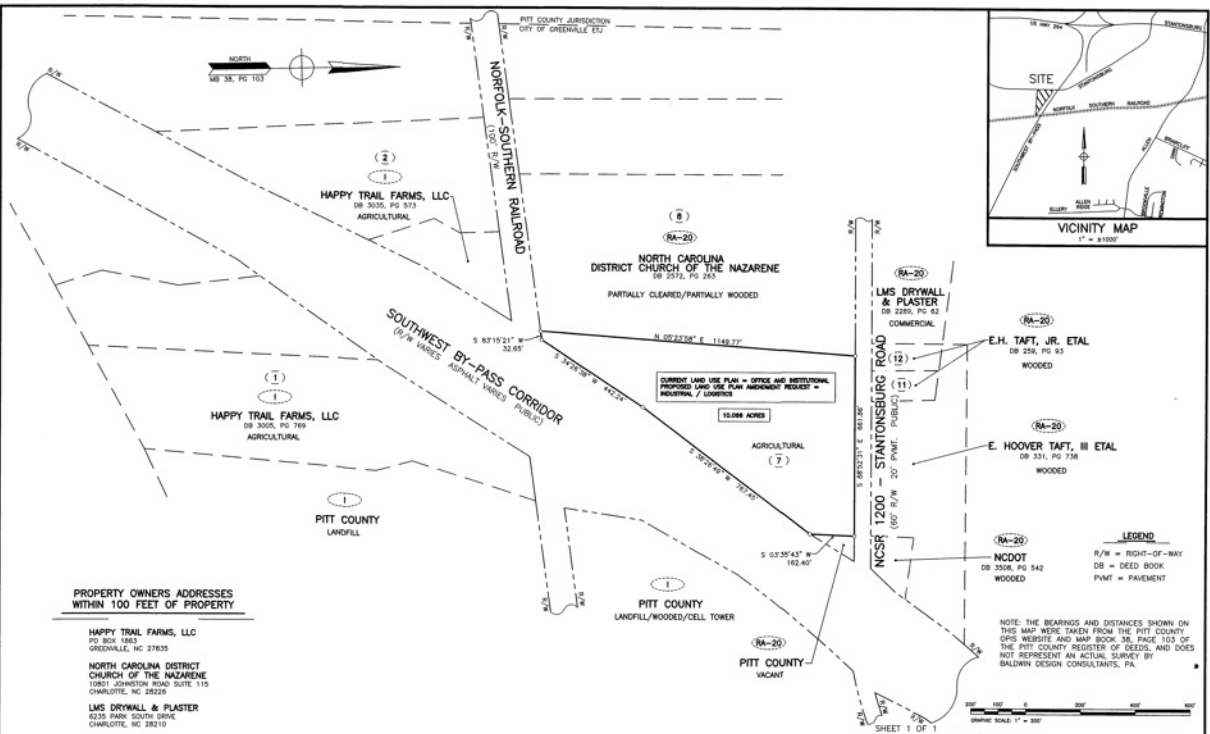


Legend

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

V:\WORKMATS\14-112 HAPPY TRAIL FARMS - FARM - ROBERT MOORE\14-112 LUMS Map_Thu_Aug_23_2018-2:23pm_MERGE1.dwg



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

- HAPPY TRAIL FARMS, LLC
PO BOX 1863
GREENVILLE, NC 27835
- NORTH CAROLINA DISTRICT CHURCH OF THE NAZARENE
10801 JOHNSTON ROAD SUITE 115
CHARLOTTE, NC 28226
- LMS DRYWALL & PLASTER
6235 PARK SOUTH DRIVE
CHARLOTTE, NC 28210
- E. H. TAFT, JR. ETAL
PO BOX 568
GREENVILLE, NC 27835
- E. HOOVER TAFT, III ETAL
PO BOX 556
GREENVILLE, NC 27835
- DEPARTMENT OF TRANSPORTATION an agency of the State of North Carolina
1546 MAIL SERVICE CENTER
RALEIGH, NC 27611
- PITT COUNTY
1711 WEST FIFTH STREET
GREENVILLE, NC 27834

SHEET 1 OF 2
LAND USE MAP PLAN AMENDMENT REQUEST TAX PARCEL #48572

HAPPY TRAIL FARMS, LLC

REFERENCE: MAP BOOK 38, PAGE 103, AND A PORTION OF THE PROPERTY DESCRIBED IN DEED BOOK 3008, PAGE 768 OF THE PITT COUNTY REGISTER OF DEEDS
ARTHUR TOWNSHIP, PITT COUNTY, N.C.

OWNER: HAPPY TRAIL FARMS, LLC
ADDRESS: P.O. BOX 1863
GREENVILLE, NC 27835
PHONE: (252)-916-9928



| | | |
|--------------|------------------|----------------|
| | DESIGNED BY: NA | APPROVED: MMB |
| | DRAWN: MRW/MAH | DATE: 02/21/18 |
| CHECKED: MMB | SCALE: 1" = 200' | |

| | |
|------------------------|----------------|
| BOUNDARY CLOSURE CHECK | |
| CHECKED: MRW | DATE: 07/24/18 |