



Agenda

Greenville City Council

**November 8, 2018
6:00 PM
City Council Chambers**

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

- I. Call Meeting To Order**
- II. Invocation - Council Member Meyerhoeffer**
- III. Pledge of Allegiance**
- IV. Roll Call**
- V. Approval of Agenda**
- VI. Public Comment Period**

The Public Comment Period is a period reserved for comments by the public. Items that were or are scheduled to be the subject of public hearings conducted at the same meeting or another meeting during the same week shall not be discussed. A total of 30 minutes is allocated with each individual being allowed no more than 3 minutes. Individuals who registered with the City Clerk to speak will speak in the order registered until the allocated 30 minutes expires. If time remains after all persons who registered have spoken, individuals who did not register will have an opportunity to speak until the allocated 30 minutes expires.

VII. Special Recognitions

1. Rhys Collins, Interfraternity Council President at East Carolina University
2. Danny Spencer - Public Works Department Retiree
3. John Stepps - Fire-Rescue Department Retiree
4. Marvin Jarman - Recreation and Parks Department Retiree

VIII. Appointments

5. Appointments to Boards and Commissions

IX. New Business

Public Hearings

6. Ordinance requested by 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)
7. 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

X. City Manager's Report

XI. Comments from Mayor and City Council

XII. Adjournment



City of Greenville, North Carolina

Meeting Date: 11/8/2018
Time: 6:00 PM

Title of Item: Appointments to Boards and Commissions

Explanation: **Abstract:** The City Council fills vacancies and makes appointments on the City's boards and commissions. Appointments are scheduled to be made to seven of the boards and commissions.

Explanation: City Council appointments need to be made to the Community Appearance Commission, Environmental Advisory Commission, Human Relations Council, Investment Advisory Committee, Police Community Relations Committee, Redevelopment Commission, and the Youth Council.

The City Council updated the Board and Commission Policy on August 15, 2016. A provision for extended vacancies was included:

Nominations for Extended Vacancies

In the event there is a vacancy on a City board or commission which has been on the City Council agenda for appointment by City Council for more than three (3) calendar months in which a regular City Council meeting has been held, then any Council Member may make a nomination to fill the vacancy without regard to any other provision relating to who has the authority to make the nomination. If there is more than one nomination, the appointment shall be conducted in accordance with the procedure for nominations and elections in Robert's Rules of Order.

Under this provision, the following seats are open to nominations from the City Council:

- Durk Tyson - Environmental Advisory Commission, Engineer Seat
- Maurice Whitehurst - Human Relations Council, Pitt Community College Seat
- Leonard Naipaul, Police Community Relations Committee

Fiscal Note: No direct fiscal impact.

Recommendation: Make appointments to the Community Appearance Commission, Environmental Advisory Commission, Human Relations Council, Investment Advisory Committee, Police Community Relations Committee, Redevelopment Commission, and the Youth Council.

ATTACHMENTS:

☐ **Muni_Report_Appointments_to_Boards_and_Commissions_998631**

Appointments to Boards and Commissions

November 2018

Community Appearance Commission

Council Liaison: Council Member Rick Smiley

Name	District #	Current Term	Reappointment Status	Expiration Date
Byron Aynes	4	Filling unexpired term	Resigned	April 2020

Environmental Advisory Commission

Council Liaison: Council Member Brian Meyerhoeffer

Name	District #	Current Term	Reappointment Status	Expiration Date
Durk Tyson <i>(Professional Engineer)</i>	4	Filling unexpired term	Resigned	April 2018

Human Relations Council

Council Liaison: Mayor Pro-Tem Rose Glover

Name	District #	Current Term	Reappointment Status	Expiration Date
Heena Shah	1	Second term	Ineligible	Sept. 2018
Maurice Whitehurst <i>(Pitt Community College)</i>	2	Second term	Did not meet attendance Requirement	Oct. 2015

Investment Advisory Committee

Council Liaison: Council Member William Litchfield, Jr.

Name	District #	Current Term	Reappointment Status	Expiration Date
Scott Below	3	Second term	Ineligible	Oct. 2018

Police Community Relations Committee

Council Liaison: Council Member Rick Smiley

Name	District #	Current Term	Reappointment Status	Expiration Date
Jermaine McNair <i>(Mayor PJ Connelly)</i>	1	Second term	Ineligible	Oct. 2018
Greg Rubel <i>(Council Member Will Bell)</i>	3	First term	Eligible	Oct. 2018
Leonard Naipaul <i>(Mayor Pro-Tem Rose Glover)</i>	2	First term	Resigned	Oct. 2019

Redevelopment Commission

Council Liaison: Council Member Will Bell

Name	District #	Current Term	Reappointment Status	Expiration Date
Patricia Dunn <i>(Council Member Will Bell)</i>	3	Final term	Ineligible	Nov. 14, 2018

Youth Council

Council Liaison: Mayor Pro-Tem Rose Glover

Name	Current Term	Reappointment Status	Expiration Date
5 spots open			

***Seats that are open to nomination from the City Council are highlighted.**

Applicants for Community Appearance Commission

Gregory Hemby
1410 W. 6th Street
Greenville, NC 27834

Application Date: 4/22/2018

Home Phone: (202) 412-4369

Business Phone:

Email: hembyg@gmail.com

District #: 1

Applicants for Environmental Advisory Commission

Orrin Allen Beasley
3601 Live Oak Lane
Greenville, NC 27858

District #: 5

Eric Hogue
2911 Tripp Lane
Greenville, NC 27834

District #: 1

Application Date: 12/8/2015

Home Phone: (252) 216-6099

Business Phone: (252) 216-6099

Email: oab0119@gmail.com

Application Date: 9/01/2017

Home Phone:

Business Phone: (252) 375-1445

Email: ericdhogue@gmail.com

Applicants for Human Relations Council

Eric Hogue
2911 Tripp Lane
Greenville, NC 27834

District #: 1

Application Date: 9/01/2017

Home Phone:
Business Phone: (252) 375-1445
Email: ericdhogue@gmail.com

Alaric Martin
3195 Boardwalk Lane Apt. #9
Greenville, NC 27834

District #: 2

Application Date: 9/4/2018

Home Phone: (919) 924-1631
Business Phone:
Email: amartin@gmail.com

Travis Williams
3408 Evans Street Apt. E
Greenville, NC 27834

District #: 5

Application Date: 4/16/2017

Home Phone: (252) 412-4584
Business Phone:
Email: taft1986@yahoo.com

Keshia B. Williams
945 Spring Forest Rd.
Greenville, NC

District #: 4

Application Date: 4/24/2018

Home Phone: 252-558-3620
Business Phone:
Email: williak5@pitt.k12.nc.us

Stephanie Winfield
1103 Red Banks Road
Greenville, NC

District #: 4

Application Date: 7/14/2017

Home Phone:
Business Phone:
Email: ladona12@gmail.com

Applicants for Investment Advisory Committee

Philip Nick Singleton
203 Tuckahoe Drive
Greenville, NC 27858

Application Date: 1/9/2018

District #: 4

Home Phone: (252) 412-3500
Business Phone: (252) 439-1100
Email: nick.singleton@raymondjames.com

Applicants for Police Community Relations Committee

Whitley Taylor Pollard
609 Elm Street
Greenville, NC 27858

Application Date: 7/14/2016

Home Phone: (252) 717-6764

Business Phone:

Email: pollardwhitely@gmail.com

District #: 3

Applicants for Redevelopment Commission

Anna L. Logemann
1105 Turtle Creek Road Unit G
Greenville, NC 27858

Application Date: 4/26/2017

District #: 4

Home Phone: (336) 624-6514
Business Phone:
Email: annlogemann85@gmail.com

Martin Tanski
117 Baker Street
Greenville, NC 27858

Application Date: 10/18/2018

District #: 3

Home Phone: (919) 368-2868
Business Phone: (252) 355-7006
Email: martin@overtongroup.net

Deryck Steven Wilson
1744 Beaumont Drive
Greenville, NC 27858

Application Date: 11/27/2017

District #: 4

Home Phone: (252) 714-5950
Business Phone: (252) 321-5200
Email: deryck.wilson@me.com

Applicants for Youth Council

None.



City of Greenville, North Carolina

Meeting Date: 11/8/2018
Time: 6:00 PM

Title of Item: Ordinance requested by 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)

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

** This request was originally scheduled to be considered by City Council on August 9, 2018. However, it was amended and reconsidered by the Planning and Zoning Commission on October 16, 2018.

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 on October 23, 2018.

Public hearing legal advertisement published on October 29 and November 5, 2018.

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 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. Therefore, staff recommends approval.

"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.

The Planning and Zoning Commission voted to approve (5:3) the request at its October 16, 2018 meeting.

If City Council determines to approve the request, a motion to adopt the attached rezoning ordinance will accomplish this. The ordinance includes the statutorily required statement describing whether the action taken is consistent with the comprehensive plan and explaining why Council considers the action taken to be reasonable and in the public interest.

If City Council determines to deny the rezoning request, in order to comply with this statutory requirement, it is recommended that the motion be as follows:

Motion to deny the proposed amendment and to make a finding and determination that, although the rezoning request is consistent with the comprehensive plan, there is a more appropriate zoning classification and, therefore, denial is reasonable and in the public interest.

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 districts as listed under Title 9, Chapter 4, Article D of the Greenville City Code.

ATTACHMENTS:

- ❑ **Ordinance - Happy Trail Farms 18-20 1083491**
- ❑ **Minutes - HTF 18-20 1092019**
- ❑ **Attachments**

ORDINANCE NO. 18-
AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GREENVILLE
REZONING TERRITORY LOCATED WITHIN THE PLANNING AND ZONING
JURISDICTION OF THE CITY OF GREENVILLE, NORTH CAROLINA

WHEREAS, the City Council of the City of Greenville, North Carolina, in accordance with Article 19, Chapter 160A, of the General Statutes of North Carolina, caused a public notice to be given and published once a week for two successive weeks in The Daily Reflector setting forth that the City Council would, on the 8th day of November, 2018, at 6:00 p.m., in the Council Chambers of City Hall in the City of Greenville, NC, conduct a public hearing on the adoption of an ordinance rezoning the following described territory;

WHEREAS, the City Council has been informed of and has considered all of the permitted and special uses of the districts under consideration;

WHEREAS, in accordance with the provisions of North Carolina General Statute 160A-383, the City Council does hereby find and determine that the adoption of the ordinance zoning the following described property is consistent with the adopted comprehensive plan and other officially adopted plans that are applicable and that the adoption of the ordinance zoning the following described property is reasonable and in the public interest due to its consistency with the comprehensive plan and other officially adopted plans that are applicable and, as a result, its furtherance of the goals and objectives of the comprehensive plan and other officially adopted plans that are applicable;

WHEREAS, as a further description as to why the action taken is consistent with the comprehensive plan and other officially adopted plans that are applicable in compliance with the provisions of North Carolina General Statute 160A-383, the City Council of the City of Greenville does hereby find and determine that the adoption of this ordinance is consistent with provisions of the comprehensive plan including, but not limited to, Policy 1.1.1 guide development with the Future Land Use and Character Map and Policy 1.1.6 guide development using the Tiered Growth Approach; and

WHEREAS, as a further explanation as to why the action taken is reasonable and in the public interest in compliance with the provisions of North Carolina General Statute 160A-383, the City Council of the City of Greenville does hereby find and determine that the adoption of this ordinance will, in addition to the furtherance of other goals and objectives, promote the safety and general welfare of the community because the requested zoning is consistent with the recommended Future Land Use and Character designation and is located in a Primary Service Area;

THE CITY COUNCIL OF THE CITY OF GREENVILLE, NORTH CAROLINA, DOES HEREBY ORDAIN:

Section 1. That the following described territory is rezoned from RA20 (Residential-Agricultural) to R9 (Residential).

TO WIT: Happy Trail Farms, LLC, Tract 1

LOCATION: Located along the eastern right-of-way of Sunnybrook Road and 1,100+/- feet south of Fleming School Road.

DESCRIPTION: Beginning at a point on the eastern right-of-way of NCSR 1440 (Sunnybrook Road), said point being the northwestern corner of the Mary Denise Owens Property as described in Deed Book 2020, Page 113 of the Pitt County Register of Deeds. From the above described beginning, so located, running thence as follows:

With the eastern right-of-way of NCSR 1440 (Sunnybrook Road), N 02°55'56" W 205.19', and N 08°34'39" W 368.20', to the point of curvature, thence with a curve to the right an arc distance of 623.19', said curve having a radius of 940.20' and a chord bearing N 11°57'14" E 611.85' to the point of tangency, thence N 28°20'06" E 130.70', and N 26°18'21" E 253.00', thence leaving the eastern right-of-way of NCSR 1440 (Sunnybrook Road) S 76°42'22" E 133.19', thence S 57°54'11" E 70.59', thence S 26°18'21" W 279.41', thence S 28°20'06" W 139.07', thence S 26°21'39" W 126.78', thence S 16°42'03" W 122.52', thence S 07°12'24" W 122.52', thence S 02°11'23" E 119.99', thence S 08°34'39" E 374.87', thence S 02°05'15" E 358.39', thence N 56°38'35" W 241.53' to the point of beginning containing 7.443 acres and being a portion of the property described in Deed Book 3824, Page 89 of the Pitt County Register of Deeds.

Section 2. That the following described territory is rezoned from RA20 (Residential-Agricultural) to I (Industry).

TO WIT: Happy Trail Farms, LLC, Tract 2

LOCATION: Located between Belvoir Highway and Sunnybrook Road and 1,200+/- feet southwest of Fleming School Road.

DESCRIPTION: Beginning at the common south corner of the Larry Alphonse Miner Property as described in Deed Book 2519, Page 491 and the Stephen R. Nichols and Pattie M. Nichols Property as described in Deed Book 336, Page 207 both of the Pitt County Register of Deeds. From the above described beginning, so located, running thence as follows:

With the southern line of above referenced Larry Alphonse Miner Property, S 55°13'05" E 366.10', and S 59°32'41" E 62.78' to the southwestern most corner of the Burney & Burney Construction Company, Inc. Property as described in Deed Book 2118, Page 851 of the Pitt County Register of Deeds, thence with the southern line of said Burney & Burney Construction Company, Inc. Property S 60°01'27" E 75.08', thence S 72°03'09" E 238.50', thence S 70°56'32" E 55.20', thence leaving the southern line of said Burney & Burney Construction Company, Inc. Property S 34°09'57" W 231.78', thence S 27°13'01" W 231.78', thence S 20°16'05" W 231.78', thence S 13°19'10" W 231.78', thence S 08°59'54" W 101.60', thence S 17°33'06" W 142.79', thence S 34°39'29" W 142.79', thence S 51°45'53" W 142.79', thence S 68°52'17" W 142.79', thence

N 02°54'04" W 21.27', thence N 56°38'35" W 198.28', thence N 02°05'15" W 358.39', thence N 08°34'39" W 374.87', thence N 02°11'23" W 119.99', thence N 07°12'24" E 122.52', thence N 16°42'03" E 122.52', thence N 26°21'39" E 126.78', thence N 28°20'06" E 139.07' thence N 26°18'21" E 279.41' to the point of beginning containing 22.413 acres and being a portion of the property described in Deed Book 3824, Page 89 of the Pitt County Register of Deeds.

Section 3. That the following described territory is rezoned from RA20 (Residential-Agricultural) and CG (General Commercial) to CH (Heavy Commercial).

TO WIT: Happy Trail Farms, LLC, Tract 3

LOCATION: Located at the western right-of-way of Belvoir Highway and 1,200+/- feet southwest of Fleming School Road.

DESCRIPTION: Beginning at a point on the curved western right-of-way of Belvoir Highway, said point being the southeastern corner of the City of Greenville Property as described in Deed Book 442, Page 831 of the Pitt County Register of Deeds. From the above described beginning, so located, running thence as follows:

With the curved western right-of-way of Belvoir Highway to the left an arc distance of 623.19', said curve having a radius of 1,412.31' and a chord bearing S 22°37'28" W 618.14' to the point of tangency, thence S 08°59'54" W 97.63' to the point of curvature, thence with a curve to the right an arc distance of 1,255.14', said curve having a radius of 980.04' and a chord bearing S 45°41'16" W 1,171.10', thence leaving the curved northern right-of-way of Belvoir Highway, N 02°54'04" W 503.50', thence N 68°52'17" E 142.79', thence N 51°45'53" E 142.79', thence N 34°39'29" E 142.79', thence N 17°33'06" E 142.79', thence N 08°59'54" E 101.60', thence N 13°19'10" E 231.78', thence N 20°16'05" E 231.78', thence N 27°13'01" E 231.78', thence N 34°09'57" E 231.78', thence S 70°56'32" E 288.52', thence S 15°15'27" E 218.44', thence S 23°07'00" E 34.39', thence S 47°45'29" E 23.58' to the point of beginning containing 21.201 acres and being a portion of the property described in Deed Book 3824, Page 89 of the Pitt County Register of Deeds.

Section 4. That the following described territory is rezoned from RA20 (Residential-Agricultural) and CG (General Commercial) to IU (Unoffensive Industry).

TO WIT: Happy Trail Farms, LLC, Tract 4

LOCATION: Located at the northeastern corner of the intersection of Belvoir Highway and Redmond Lane.

DESCRIPTION: Beginning at a point where the curved eastern right-of-way of Belvoir Highway intersects the northern right-of-way of Redmond Lane. From the above described beginning, so located, running thence as follows:

With the curved eastern right-of-way of Belvoir Highway to the left an arc distance of 633.37', said curve having a radius of 1,084.33' and a chord bearing N 25°54'33" E 624.40' to the point of tangency, thence N 08°59'54" E 96.91' to the point of curvature, thence with a curve to the right an

arc distance of 595.66', said curve having a radius of 1,312.31' and a chord bearing N 23°01'25" E 590.56', thence leaving the curved eastern right-of-way of Belvoir Highway S 69°00'42" E 76.56', thence S 01°56'41" E 1,265.85', to a point on the curved northern right-of-way of Redmond Lane, thence with the curved northern right-of-way of Redmond Lane a curve to the left an arc distance of 128.62', said curve having a radius of 1,524.51' and a chord bearing N 78°41'37" W 128.58', thence N 06°59'35" E 20.19', thence with a curve to the left an arc distance of 413.31', said curve having a radius of 1,576.65' and a chord bearing N 88°33'48" W 412.13', thence S 03°18'58" E 19.45', thence S 82°22'58" W 34.89', and N 46°55'56" W 88.04' to the point of beginning containing 9.860 acres and being a portion of the property described in Deed Book 3824, Page 89 of the Pitt County Register of Deeds.

Section 5. That the Director of Community Development is directed to amend the zoning map of the City of Greenville in accordance with this ordinance.

Section 6. That all ordinances and clauses of ordinances in conflict with this ordinance are hereby repealed.

Section 7. That this ordinance shall become effective upon its adoption.

ADOPTED this 8th day of November, 2018.

P. J. Connelly, Mayor

ATTEST:

Carol L. Barwick, City Clerk

1083491

Excerpt from the draft Planning & Zoning Commission Minutes (10/16/2018)

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) - APPROVED

Ms. Gooby delineated the property. The rezoning is for 60.917 acres that are divided into four separate tracts. The requested zoning is Tract 1: R9 – Residential, Tract 2: I – Industrial, Tract 3: CH - Heavy Commercial and Tract 4: IU - Unoffensive Industry. The property is not located in any flood hazard area. It is not located in the recognized industrial area. A net increase of 1,214 trips per day is anticipated. The area is mainly residential and agricultural. Under the proposed zoning, staff would anticipate the density for Tract 1: 20-22 duplex buildings (40-44 units), Tract 2: 151,000+/- square feet of industrial/warehouse space, Tract 3: 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.) and Tract 4: 67,770+/- square feet of industrial/warehouse space. The Future Land Use and Character Map recommends commercial at the northeastern corner of the intersection of Belvoir Highway and Sunnybrook Road transitioning to traditional neighborhood, medium - high density along Sunnybrook Road and industrial/logistics (IL) to the north. Further, potential conservation/open space 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. In staff's opinion, the request is in compliance with Horizons 2026: Greenville's Community Plan the Future Land Use and Character Map. Staff recommends approval.

Mr. Maxwell asked about the conservation space recommended on the Future Land Use and Character Map.

Ms. Gooby replied that there is a manmade ditch and not a natural feature along the northern property line for Tracts 1, 2 and 3.

Chairman Overton opened the public hearing.

Mr. Mike Baldwin, Baldwin Design Consulting, representing the applicant, spoke in favor of the request. He stated that because of the Board's recommendation and the public comments on the previous request they decided to revise it. The adjustments were substantial especially to the area adjacent to Sunnybrook Road. The newly requested R9 would allow for duplexes, the CH is 500 feet deep along Belvoir Highway and I in the middle. Across Belvoir Highway, we changed the CH to UI. The ditch has been determined to be exempt; it is not a blue line stream. As Ms. Gooby said, we are now in compliance with the Future Land Use and Character Map and for nearly 60 acres in this rezoning a net increase of 1,200 trips per day is extremely reasonable.

Mr. Steve Nichols, spoke in opposition of the request, stated that he owns two properties on both side of Sunnybrook Road. The property is located in the City's ETJ and its purpose is to make the properties in compliance with future city growth. To me this is just a smoke a screen, it going to be mining in Tracts 2 and 3.

Mr. Ed Downing, 2102 Sunnybrook Road, spoke in opposition of the request, stated that he lives north of Tract 2 and there is a ditch that is only 3 feet wide. The storm prior to the last one caused flooding in the area. When I was here in July, I had just bought the house. What's going to happen to the property value? I want to put a pool up. Could I do that with a sand mine 50 feet from my house. I own 2.5 acres Is that fair? I don't think so. I

understand that everyone has to make money but should it be on us? Would that be fair if you just bought a house there? I have children and we can't wash our cars.

Mr. Richard Mabry, 2101 Sunnybrook Road, spoke in opposition of the request, stated his home is near the existing sand pit. There are trucks in and out of there for the last 15 years. During the summer time, you can barely see the road. We call the environmental people to come out to at least spray water to cut down on the dust. It's something I have been putting up with for years now a new one wants to start. That's why I'm here. I thought it was over because of the recommendation last time was denial but now here I am again because of a few changes that were made.

Mr. William Joyner, 1993 B Sunnybrook Road and 1997 A Sunnybrook, spoke in opposition of the request, stated they going to put a sand pit there. The road is already down on one side. No one comes in to fix the road and you going to put in duplexes. I live in this area, I know it's nothing but a smoke screen.

Ms. Mickey Daniels, spoke in opposition of the request, stated she was Mr. William's neighbor and she wanted to speak on the health issues that this going to cause. I, myself, am a breast cancer survivor of three times. Others in the neighborhood have health issues and if our environment is compromised then our health is compromised, which may be terminal.

Ms. Sonya Daniels, 2102 Sunnybrook Road, spoke in opposition of the request, stated it took us 10 years to purchase this property. It is something I want my children to have. This will put my children's future children health at risk. This is something we worked hard for and we did it so our children can have a future and what he is trying to do is not going to give them a future there.

Ms. Margaret Reid, spoke in opposition of the request, stated that the last time this issue came to the Planning and Zoning Committee she was a member and recused herself. Now, she is speaking in opposition because of the health issues. There are at least three people on the street that have cancer, breathing and lung conditions because of the sand pit that is already there. The fact that they got rid of me on this commission is so they can get someone else because they look for people that will go along with what they want to do instead of people that will go along with what is right and fair. So I speak in opposition because of the health issues and because we voted against this and now it comes back as just a smoke screen.

Chairman Overton offered opportunity for rebuttal.

Mr. Baldwin, spoke in rebuttal, stated that for a sand mine, a special use permit from the Board of Adjustment would be required. On my best day, I couldn't get a permit from Board of Adjustment. It makes more sense to put Heavy Commercial along the Belvoir Highway. We have no intention in applying for a mining permit, but the industry zoning does allow sand mining and a lot of other things. This is in compliance with the Horizons Plan and Land Use and Character Map.

Mr. Overton reminded the Commission that they have to consider all of the uses allowed in the zoning districts. Mr. West asked what buffer is required for industrial uses.

Ms. Gooby referred the members to the Vegetation and Bufferyard Table in the packet. She explained that an industrial use is a land use category 5 next to single-family would be a Bufferyard F, which is 50-foot wide and could be reduced by half with a 6-foot tall opaque privacy fence. The vegetation screening would remain the same for every 100 linear feet there would be 8 large evergreen trees, 10 small evergreens trees, and 36 evergreen scrubs.

Mr. Nichols, spoke in opposition in rebuttal, referred to the Tiered Growth Map in Horizons 2026: Greenville's Community Plan. The map shows the subject property in a primary service area.

Chairman Overton closed the public hearing.

Mr. Maxwell stated that back in the summer when we voted against the original request there was a lot of opposition. This request just seems like basically the same thing it leaves a lot of the same options available.

Mr. Robinson asked if R9 and I allow sand mining.

Ms. Gooby replied that R9 does not but I does.

Mr. King asked Mr. Baldwin if he would share his thoughts about the revised request.

Mr. Baldwin stated that the biggest change was on Sunnybrook Road. If you look on the rezoning map, we now have residential on Sunnybrook Road. The CH allows for sand mining as a special use. The R9 zoning depth is exactly the same depth as Mr. Nichols' lot. The biggest thing we heard about was traffic on Sunnybrook Road and sand trucks.

Chairman Overton asked Mr. Baldwin if a 50-foot buffer would be required between the proposed residential and the residential to the north.

Mr. Baldwin replied yes or it could be cut in half with a 6-foot tall opaque fence.

Motion made by Mr. Maxwell, seconded by Mr. Collins, to recommend denial of the proposed amendment, 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 and other matters. Voting in favor: Maxwell, Collins and Faison. Voting in opposition: Robinson, King, Joyner, Darden and West. Motion failed.

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

Happy Trail Farms, LLC (REVISED)

October 1, 2018

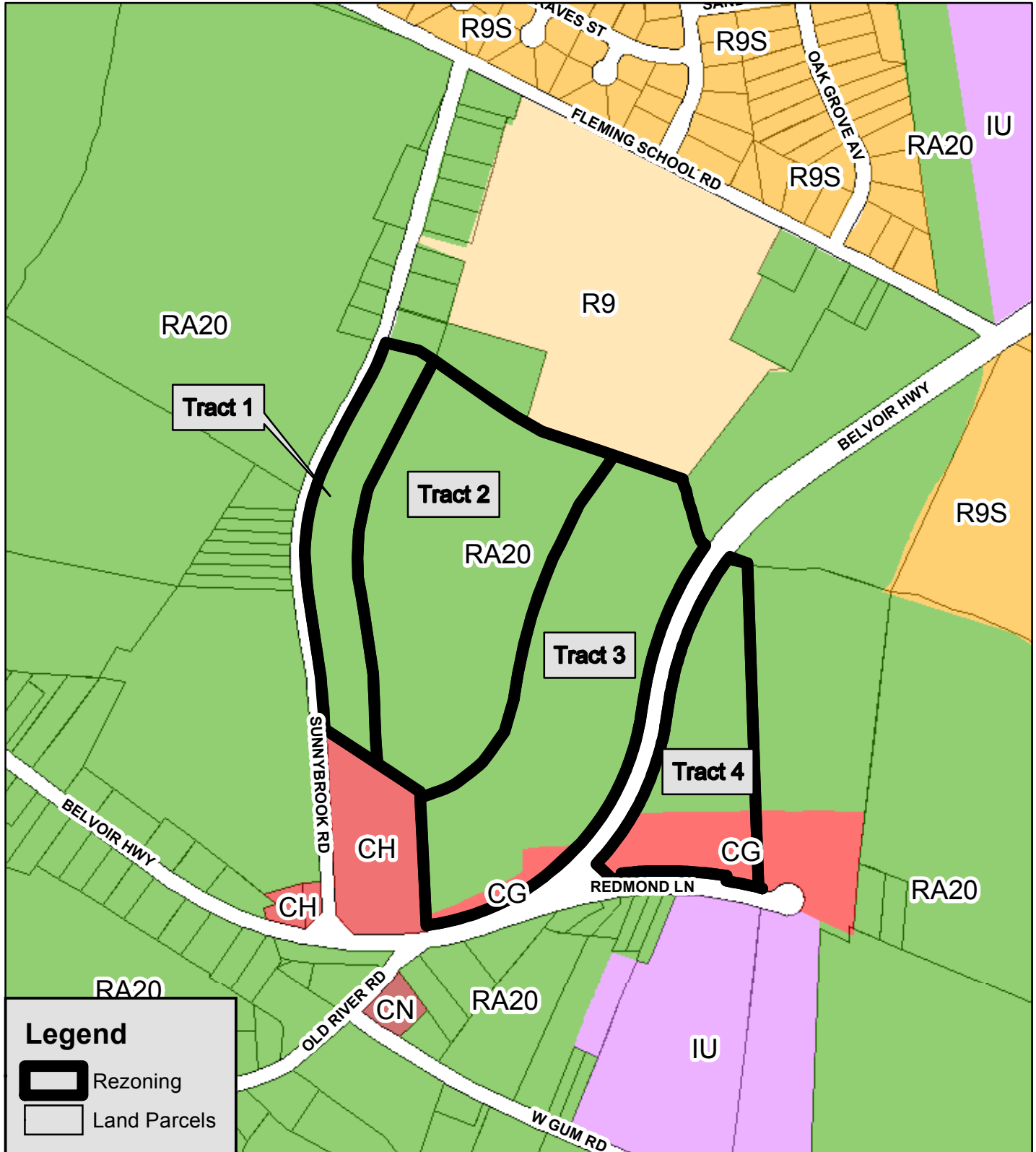
Requested Zoning

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

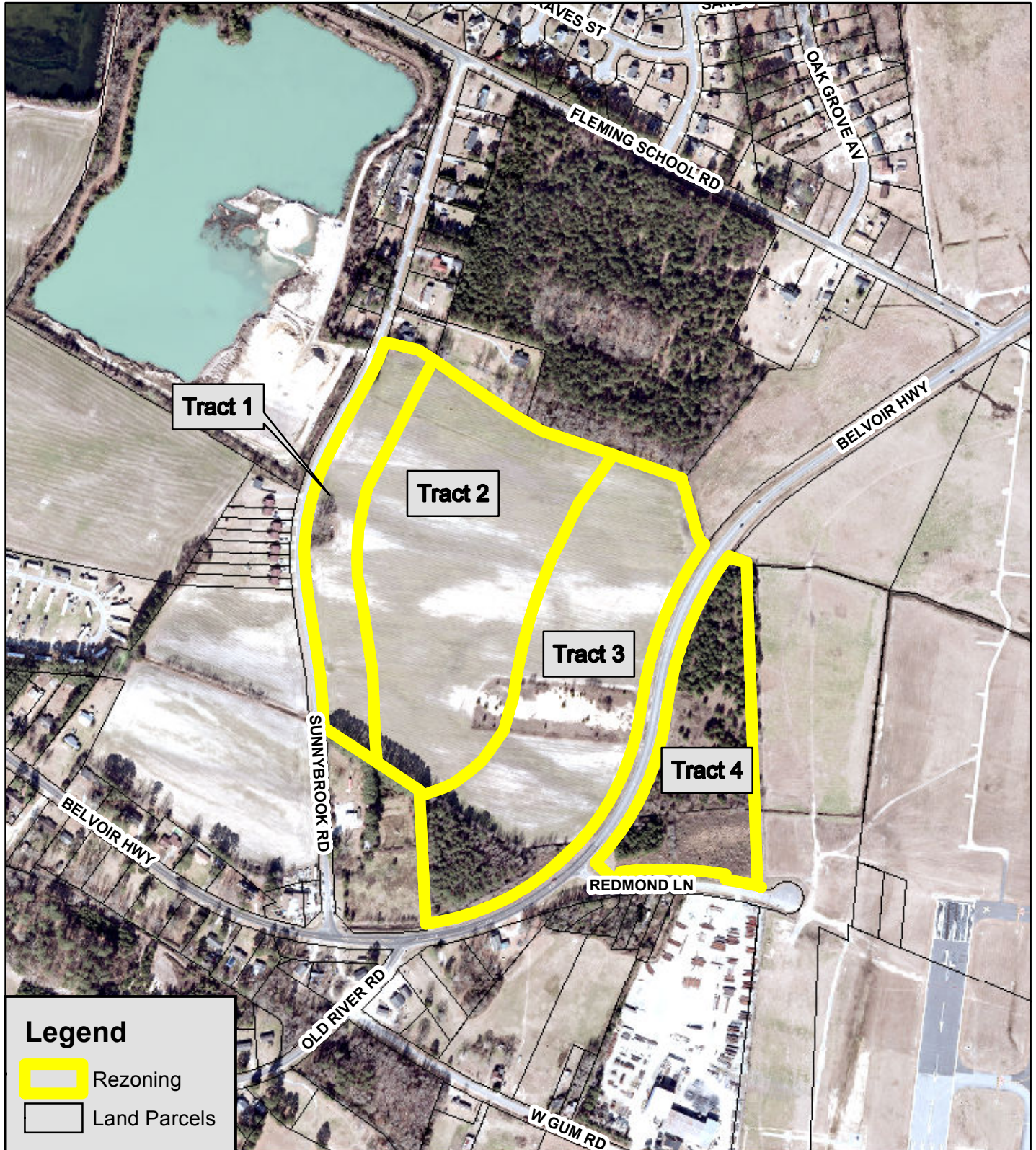
Requested Zoning

Tract 1 - R9 (Residential) 7.443 acres

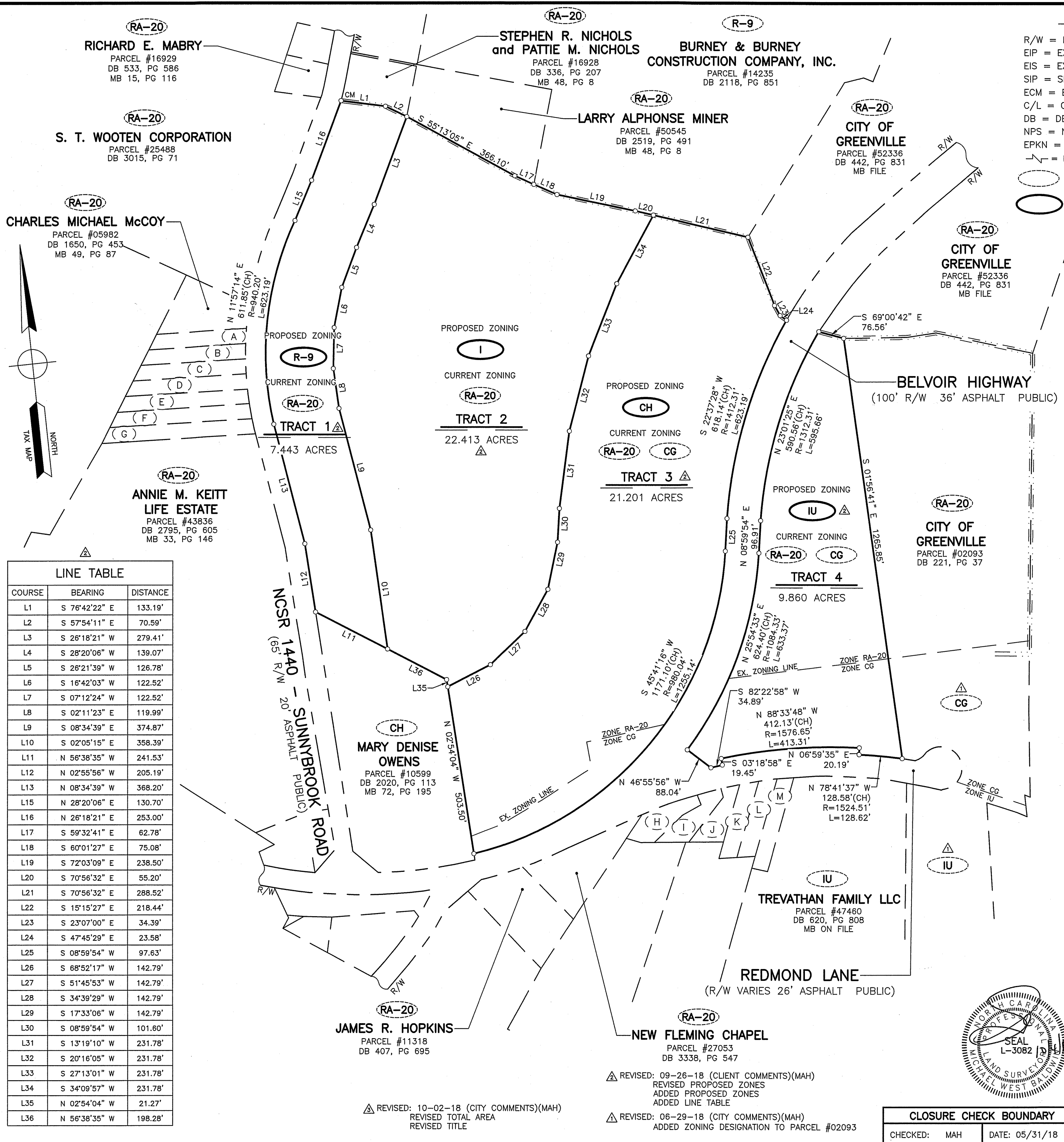
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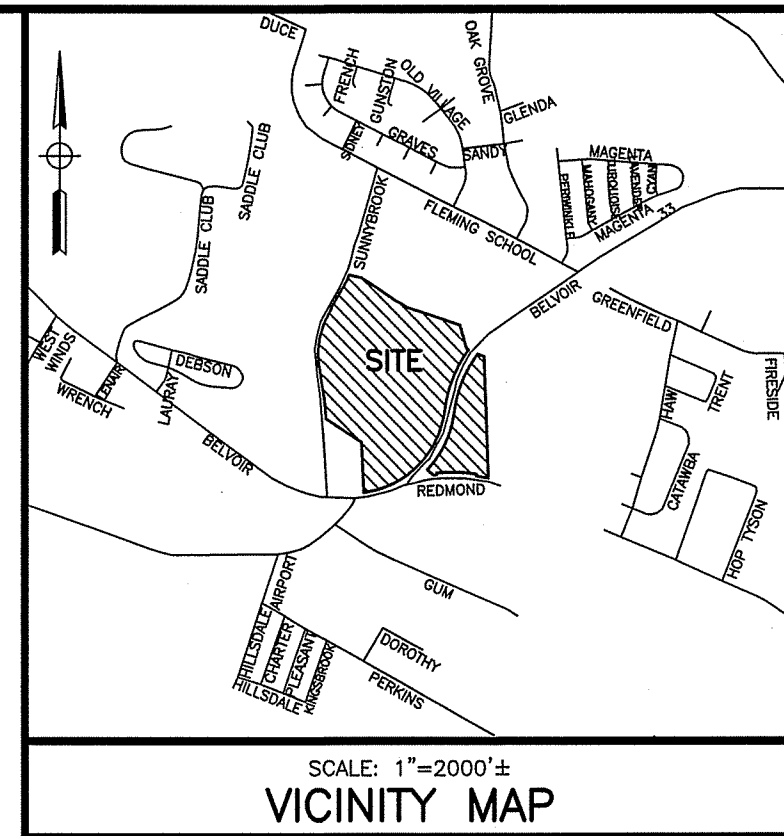
Y:\DRAWINGS\18-014 HAPPY TRAIL FARMS, LLC\REZONING REV.dwg Tue, Oct 02, 2018-4:15pm MHERREJON



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'

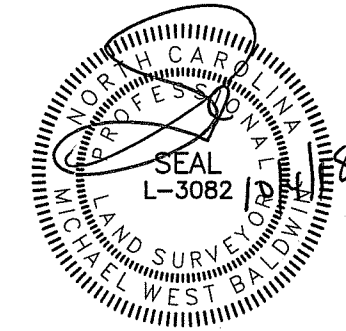
△ REVISED: 10-02-18 (CITY COMMENTS)(MAH)
 REVISED TOTAL AREA
 REVISED TITLE

△ 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



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)

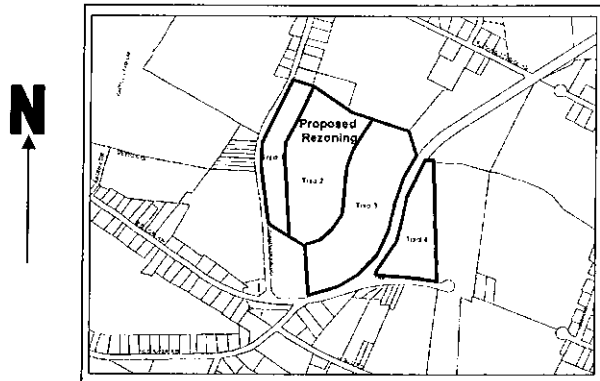
Proposed Zoning: Tract 1: R9 (Residential)
 Tract 2: I (Industry)
 Tract 3: CH (Heavy Commercial)
 Tract 4: IU (Unoffensive Industry)

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

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

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

(13) Transportation - None	
(14) Manufacturing/Warehousing	
d.	Stone or monument cutting, engraving
j.	Moving and storage; including outside storage
l.	Warehouse or mini-storage warehouse, commercial or industrial; including outside storage
y.	Recycling collection station or facilities
(15) Other Activities (not otherwise listed - all categories)	
a.	Other activities; personal services not otherwise listed
b.	Other activities; professional services not otherwise listed
c.	Other activities; commercial services not otherwise listed
d.	Other activities; retail sales not otherwise listed
IU (UNOFFENSIVE INDUSTRY) - PERMITTED USES	
(1) General	
a.	Accessory use or building
b.	Internal service facilities
c.	On-premise signs per Article N
d.	Off-premise signs per Article N
e.	Temporary uses; of listed district uses
f.	Retail sales; incidental
g.	Incidental assembly of products sold at retail or wholesale as an accessory to principal uses
(2) Residential - None	
(3) Home Occupations - None	
(4) Governmental	
a.	Public utility building or use
b.	City of Greenville municipal government building or use (see also section 9-4-103)
c.	County or state government building or use not otherwise listed; excluding outside storage and major or minor repair
d.	Federal government building or use
e.	County government operation center
(5) Agricultural/Mining	
a.	Farming; agricultural, horticulture, forestry (see also section 9-4-103)
b.	Greenhouse or plant nursery; including accessory sales
d.	Farmers market
e.	Kennel (see also section 9-4-103)
f.	Stable; horse only (see also section 9-4-103)
g.	Stable; per definition (see also section 9-4-103)
h.	Animal boarding not otherwise listed; outside facility, as an accessory or principal use
l.	Beekeeping; minor use (see also section 9-4-103)
(6) Recreational/Entertainment	
f.	Public park or recreational facility
g.	Private noncommercial park or recreational facility

	m(1).	Dining and entertainment establishment (see also section 9-4-103)
	p.	Circus, carnival, or fair
(7) Office/Financial/Medical		
	b.	Operation/processing center
	c.	Office; customer service, not otherwise listed, including accessory service delivery vehicle parking and indoor storage
	f.	Veterinary clinic or animal hospital (see also animal boarding; outside facility, kennel and stable)
	g.	Catalogue processing center
(8) Services		
	n.	Auditorium
	s.	Hotel, motel bed and breakfast inn; limited stay lodging (see also residential quarters for resident manager, supervisor or caretaker)
	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

	s.	Hotel, motel bed and breakfast inn; limited stay lodging (see also residential quarters for resident manager, supervisor or caretaker and section 9-4-103)
	y.	TV and/or radio broadcast facilities, including receiving and transmission equipment and towers or cellular telephone and wireless communication towers
	z.	Printing or publishing service including graphic art, maps, newspapers, magazines and books
	aa.	Catering service including food preparation (see also restaurant; conventional and fast food)
	gg.	Vocational rehabilitation center
	nn.	Industrial laundries
(9) Repair		
	a.	Major repair; as an accessory or principal use
	b.	Minor repair; as an accessory or principal use
	c.	Upholsterer; automobile, truck, boat, or other vehicle, trailer or van
	d.	Upholsterer; furniture
	e.	Furniture refinishing, stripping, or repair facility
	f.	Appliance; household and office equipment repair
	h.	Appliance; commercial and industrial equipment repair not otherwise listed
(10) Retail Trade		
	b.	Gasoline or automotive fuel sales; accessory or principal use, retail
	h.	Restaurant; conventional
	i.	Restaurant; fast food
	cc.	Farm supply and commercial implement sales
	dd.	Industrial implement, machinery or tool sales
(11) Wholesale/Rental/Vehicle-Mobile Home Trade		
	a.	Wholesale; durable and nondurable goods, not otherwise listed
	d.	Rental of automobiles, noncommercial trucks or trailers, recreational vehicles, motorcycles and boats
	e.	Rental of tractors and/or trailers, or other commercial or industrial vehicles or machinery
(12) Construction		
	b.	Licensed contractor; general electrical, plumbing, mechanical, etc... including outside storage
	c.	Construction office; temporary, including modular office (see also section 9-4-103)
	d.	Building supply; lumber and materials sales, plumbing and/or electrical supply including outdoor sales
(13) Transportation		
	a.	Railroad freight or distribution and/or passenger station
	d.	Truck terminal or distribution center
	e.	Parcel delivery service

	f.	Ambulance service
	g.	Airport and related activities; private
	h.	Parking lot or structure; principal use
(14) Manufacturing/Warehousing		
	a.	Ice plant and freezer lockers
	b.	Dairy; production, storage, and shipment facilities
	c.	Bakery; production, storage, and shipment facilities
	d.	Stone or monument cutting, engraving
	e.	Mobile home repair or rework facility; no sales allowed
	g.	Cabinet, woodwork or frame shop; excluding furniture manufacturing or upholstery
	h.	Engraving; metal, glass or wood
	j.	Moving and storage; including outside storage
	k.	Mini-storage warehouse, household; excluding outside storage
	l.	Warehouse or mini-storage warehouse, commercial or industrial; including outside storage
	m.	Warehouse; accessory to approved commercial or industrial uses within the district; excluding outside storage
	n.	Petroleum (bulk) storage facility; excluding retail sales
	o.	Feed and grain elevator, mixing, redrying, storage or sales facility
	p.	Tobacco redrying or processing plant
	q.	Fertilizer or lime manufacture or bulk storage
	r.	Manufacturing of acid, toxic chemicals or other hazardous materials or explosive products not otherwise listed
	s.	Manufacture of nonhazardous products; general, including nonhazardous and nontoxic chemicals and/or materials not otherwise listed
	t.	Manufacture of nonhazardous medical supplies or medical products, including distribution
	u.	Tire recapping or retreading plant
	v.	Bottling or packing plant for nonhazardous materials or products
	w.	Bottling or packing plant for hazardous, flammable or explosive materials or products
	y.	Recycling collection station or facilities
	z.	Metallurgy, steel fabrication, welding
	aa.	Meat, poultry, or fish processing or packing plant
	bb.	Slaughterhouse
	cc.	Manufacture of pharmaceutical, biological, botanical, medicinal, and cosmetic products, and related materials
(15) Other Activities (not otherwise listed - all categories) - None		
I (INDUSTRY) - SPECIAL USES		
(1) General - None		

(2) Residential	
	i. Residential quarters for resident manager, supervisor or caretaker; excluding mobile home
	j. Residential quarters for resident manager, supervisor or caretaker; including mobile home
(3) Home Occupations - None	
(4) Governmental	
	f. Correctional facility
(5) Agricultural/Mining	
	m. Beekeeping; major use
(6) Recreational/Entertainment	
	e. Miniature golf or putt-putt course
	i. Commercial recreation; indoor and outdoor, not otherwise listed
	k. Firearm ranges; indoor or outdoor
(7) Office/Financial/Medical	
	a. Office; professional and business, not otherwise listed
(8) Services	
	a. Child day care facilities
	b. Adult day care facilities
	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: 11/8/2018
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

The Future Land Use and Character Map recommends Industry/Logistics at the southeastern corner of the intersection of Statonsburg Road and the Southwest Bypass and Office/Institutional at the southwestern corner.

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

The Horizons 2026 update was an important opportunity to study current trends and conditions, 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 Stantonburg Road, which is a net *decrease* of 352 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. Therefore, staff recommends denial.

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

The Planning and Zoning Commission voted to approve (7:1) the request at its October 16, 2018 meeting.

ATTACHMENTS:

- ▣ Ordinance_-Happy_Trail_Farms,_LLC_1091868**
- ▣ Minutes_-_FLUC_amendment_HTF_1092020**
- ▣ Attachments**

ORDINANCE NO. 18-
AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GREENVILLE
AMENDING HORIZONS 2026: GREENVILLE'S COMMUNITY PLAN

WHEREAS, the City Council of the City of Greenville, North Carolina, in accordance with Article 19, Chapter 160A, of the General Statutes of North Carolina, caused a public notice to be given and published once a week for two successive weeks in The Daily Reflector setting forth that the City Council would, on the 8th day of November, 2018 at 6:00 p.m. in the City Council Chambers of City Hall in the City of Greenville, NC, conduct a public hearing on the adoption of an ordinance amending the Future Land Use and Character Map for the following described territory;

WHEREAS, the Horizons 2026: Greenville's Community Plan was adopted on September 8, 2016, by the City Council by the adoption of Ordinance No. 15-055 and includes text and a Future Land Use and Character Map;

WHEREAS, the Horizons 2026: Greenville's Community Plan serves as the City of Greenville's comprehensive plan for zoning purposes and will from time to time be amended by the City Council; and

WHEREAS, the Planning and Zoning Commission and the City Council of the City of Greenville have reviewed the proposed amendment to the Future Land Use and Character Map and a public hearing has been held to solicit public comment.

THE CITY COUNCIL OF THE CITY OF GREENVILLE, NORTH CAROLINA, DOES HEREBY ORDAIN:

Section 1. The Future Land Use and Character Map is hereby amended by re-designating the "Office/Institutional" land use character to the "Industry/Logistics" land use character for the area described as being located between Stantonsburg Road and the Norfolk Southern Railroad and west of the Southwest Bypass.

Beginning at a point where the western right-of-way of the Southwest By-Pass Corridor intersects the northern right-of-way of Norfolk-Southern Railroad. From the above described beginning, so located, running thence as follows:

With the northern right-of-way of Norfolk-Southern Railroad, S 83°15'21" W 32.65', thence leaving the northern right-of-way of Norfolk-Southern Railroad N 05°23'58" E 1,149.77' to a point on the southern right-of-way of NCSR 1200 (Stantonsburg Road), thence with the southern right-of-way of NCSR 1200 (Stantonsburg Road), S 88°52'31" E 661.86', thence leaving the southern right-of-way of NCSR 1200 (Stantonsburg Road), S 03°35'43" W 162.40' to a point on the western right-of-way of the Southwest By-Pass Corridor, thence with the western right-of-way of the Southwest By-Pass Corridor, S 38°26'49" W 767.45' and S 34°26'38" W 442.24' to the point of beginning containing 10.066 acres and being a portion of the property described in Deed Book 3005, Page 769 of the Pitt County Register of Deeds.

Section 2. That the Director of Community Development is directed to amend the Future Land Use and Character Map of the City of Greenville in accordance with this ordinance.

Section 3. That all ordinances and clauses of ordinances in conflict with this ordinance are hereby repealed.

Section 4. That this ordinance shall become effective upon its adoption.

ADOPTED this 8th day of November, 2018.

P. J. Connelly, Mayor

ATTEST:

Carol L. Barwick, City Clerk

Doc. # 1091868

Excerpt from the draft Planning & Zoning Commission Minutes (10/16/2018)

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 - APPROVED

Ms. Gooby delineated the property. Horizons was adopted in September 2016. There were numerous opportunities for public comment. There were 8 guiding principles that went into the Horizons Plan:

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

In particular, number 8 is for sustainable development practices. The Future Land Use and Character Map recommends Industry/Logistics at the southeastern corner of the intersection of Stantonburg Road and the Southwest Bypass and Office/Institutional at the southwestern corner. There have been no unexpected changes in development patterns that would warrant an amendment to the current plan. Staff recommends denial.

Chairman Overton opened the public hearing.

Mr. Mike Baldwin, Baldwin Design Consulting, representing the applicant, spoke in favor of the request. He handed out the description of the character from the Horizons Plans for “Office/Industrial” and “Industrial/Logistics”. See attachments. He stated that property was located exactly 1 mile from Stantonburg Road and Highway 264, the gateway to the Medical District. He believes it would be hard to market this property as office or institutional. Because of the proximity with the Bypass and the landfill, it is more appropriate for industry.

No one spoke in opposition.

Chairman Overton closed the public hearing.

Mr. Faison asked Ms. Gooby why the City recommends denial.

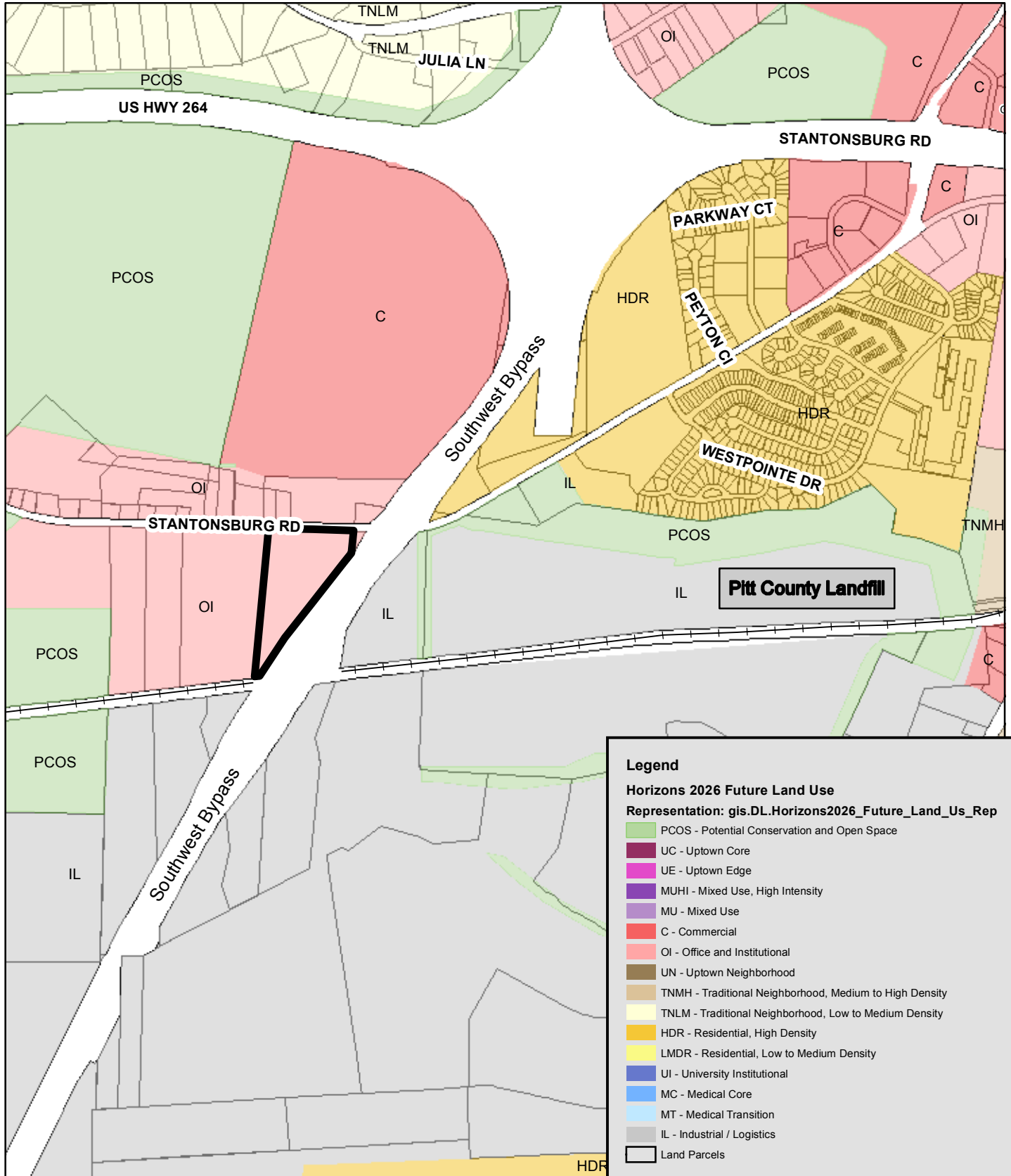
Ms. Gooby replied that the plan is barely 2 years old. Whenever a change is proposed to a long-range map that should last 5, 10 even 20 years, it should be carefully considered. The Comprehensive Plan Committee worked on the document for over a year, had many public meetings and workshops. Horizons was approved by the Commission and adopted by City Council. Staff cautions against making ad hoc decisions. There will always be different opinions on what is sustainable and what’s not. We have to consider if there has been change that was unforeseeable two years ago when the plan was adopted.

Mr. Collins asked if the area along Stantonburg Road is vacant.

Ms. Gooby replied this section along Stantonsburg Road is vacant with single-family homes to the west. There is a lot of development at Stantonsburg Road and Highway 264 where the Trade Mart, Wal-Mart and West Pointe are located.

Motion made by Ms. Darden, seconded by Mr. Robinson, to approve the request. Voting in favor: Faison, Joyner, Collins, Robinson, King, Darden, and West. Voting in opposition: Maxwell. Motion passed.

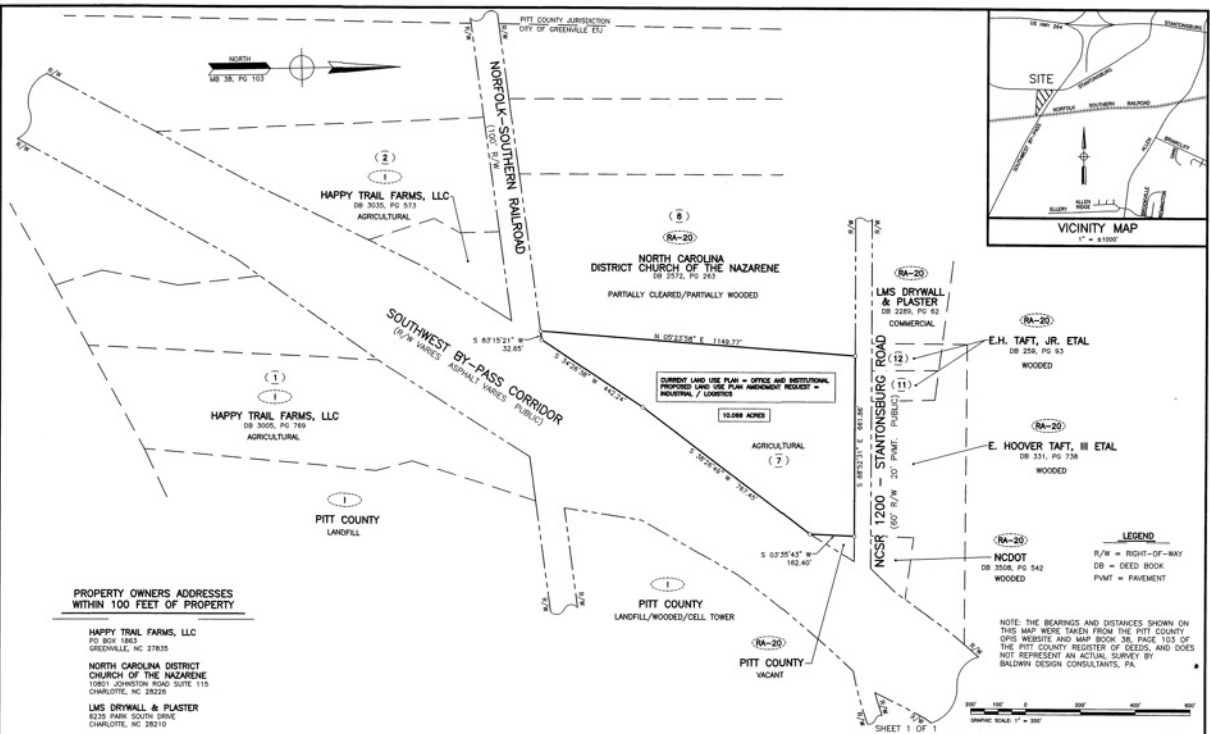
Happy Trail Farms, LLC
From: OI (Office / Institutional)
To: IL (Industry / Logistics)
Acres: 10.066
October 2, 2018



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



**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)-916-9528



	DESIGNED BY: NA	APPROVED: MMB
	DRAWN: MRW/MAH	DATE: 08/23/18
CHECKED: MMB	SCALE: 1" = 200'	

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