



# Agenda

## Planning and Zoning Commission

November 20, 2018

6:00 PM

City Hall Council Chambers, 200 W. Fifth Street

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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.

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**I. Call Meeting To Order**

**II. Invocation- Doug Schrade**

**III. Roll Call**

**IV. Approval of Minutes**

1. October 16, 2018

**V. Old Business**

**Rezoning**

2. Revised Request

Ordinance requested by Kenneth and Christine Lloyd, Sr. to rezone 0.3416 acres located along the eastern right-of-way of Watauga Avenue and 130+/- feet south of Farmville Boulevard from R6 (Residential [High Density Multi-family]) to CH (Heavy Commercial).

\*\* This request was considered by the Planning and Zoning Commission on September 18, 2018 and was recommended for denial unanimously. It has been amended by the applicant and is on the agenda to be reconsidered.

**VI. New Business**

**Rezoning**

3. Ordinance requested by Scotland Management, LLC and Happy Trail Farms, LLC to rezone a total of 7.362 acres located along the eastern right-of-way of Frog Level Road and 250+/- feet north of Davenport Farm Road from O (Office) to R6A (Residential [Medium Density]) for 6.410 acres and CN (Neighborhood Commercial) for 0.952 acres.
4. Ordinance requested by East Carolina Inn, Inc. to rezone 4.793 acres located at the southeastern corner of the intersection of Stantonsburg Road and Moye Boulevard from MS (Medical-Support) to MCH (Medical-Heavy Commercial).

### **Preliminary Plats**

5. Request by Happy Trail Farms, LLC, for a preliminary plat entitled, "West Arlington Commercial Park", located west of Arlington Boulevard and south of the Norfolk Southern Railway. The subject property is further identified as Tax Parcels 07116, 48327, 07248 and 07220. The proposed plat consists of 11 lots totaling 55.075 acres.

## **VII. Adjournment**

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

October 16, 2018

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

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

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

**VOTING MEMBERS:** Robinson, Faison, Joyner, Maxwell, King, Collins, West, Darden

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

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

**MINUTES:** Motion made by Mr. Robinson, seconded by Mr. Maxwell, to accept the September 18, 2018 minutes. Motion passed unanimously.

REZONINGS

ORDINANCE RECEIVED FROM HAPPY TRAIL FARMS, LLC TO REZONE A TOTAL OF 60.917 ACRES LOCATED BETWEEN BELVOIR HIGHWAY AND SUNNYBROOK ROAD AND AT THE NORTHEASTERN CORNER OF THE INTERSECTION OF BELVOIR HIGHWAY AND REDMOND LANE FROM RA20 (RESIDENTIAL-AGRICULTURAL) AND CG (GENERAL COMMERCIAL) TO R9 (RESIDENTIAL), I (INDUSTRY), IU (UNOFFENSIVE INDUSTRY) AND CH (HEAVY COMMERCIAL).

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

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.**

#### FUTURE LAND USE AND CHARACTER MAP AMENDMENT

#### **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**

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”. 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 recommend 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 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 Stantonsburg 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.**

Motion made by Mr. King, seconded by Mr. Robinson to adjourn.

Meeting adjourned



## City of Greenville, North Carolina

Meeting Date: 11/20/2018  
Time: 6:00 PM

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**Title of Item:**      Revised Request

Ordinance requested by Kenneth and Christine Lloyd, Sr. to rezone 0.3416 acres located along the eastern right-of-way of Watauga Avenue and 130+/- feet south of Farmville Boulevard from R6 (Residential [High Density Multi-family]) to CH (Heavy Commercial).

\*\* This request was considered by the Planning and Zoning Commission on September 18, 2018 and was recommended for denial unanimously. It has been amended by the applicant and is on the agenda to be reconsidered.

**Explanation:**      **Required Notices:**

Planning and Zoning meeting notice (property owner and adjoining property owner letter) mailed on November 6, 2018.

On-site sign(s) posted on November 6, 2018.

City Council public hearing notice (property owner and adjoining property owner letter) mailed - N/A at this time.

Public hearing legal advertisement published - N/A at this time.

**Comprehensive Plan:**

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

Commercial

-



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

Intent:

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

Primary uses:

Commercial (small and large format)

Office

Secondary uses:

Institutional/civic

### Mixed Use

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

Intent:

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

Primary uses:

Office

Commercial

Multi-family residential

Secondary uses:

Institutional/civic

### Uptown Neighborhood

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

**Intent:**

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

**Primary uses:**

Single-family residential

Two-family residential

**Secondary uses:**

Multi-family residential

Commercial (neighborhood scale)

Institutional/civic (neighborhood scale)

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

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

Due to the size of the tract, it is undevelopable. Therefore, a traffic volume report was not generated.

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

**History/Background:**

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

**Existing Land Uses:**

Vacant

**Water/Sewer:**

Water and sanitary sewer are available to the property.

**Historic Sites:**

There are no known effects are on the designated properties.

**Environmental Conditions/Constraints:**

The property is located in the Harris Mill Run / Schoolhouse Branch Watershed. Since the property is less than 0.5 acres, stormwater rules will not apply. If stormwater rules apply, 10-year detention would be required. Since it is located in the West Greenville Revitalization Area, it is exempt from water quality requirements.

**Surrounding Land Uses and Zoning:**

North: CH - One (1) vacant lot (under common ownership of the applicant)

South: R6 - One (1) vacant lot (under common ownership of the applicant)

East: R6 - One (1) single-family residence and one (1) vacant lot (under common ownership of the applicant)

West: R6 - One (1) single-family residence and one (1) vacant lot

**Density Estimates:**

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

Due to the size of the tract, it is undevelopable but staff would anticipate the tract to be incorporated into the CH-zoned tracts to the north when they are developed.

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

**Fiscal Note:**

No cost to the City.

**Recommendation:**

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

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

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

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

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

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

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**ATTACHMENTS:**

-  
Attachments

Kenneth and Christine Lloyd, Sr.

REVISED

Acres: 0.3416

From: R6

To: CH

October 29, 2018



Kenneth and Christine Lloyd, Sr.

REVISED

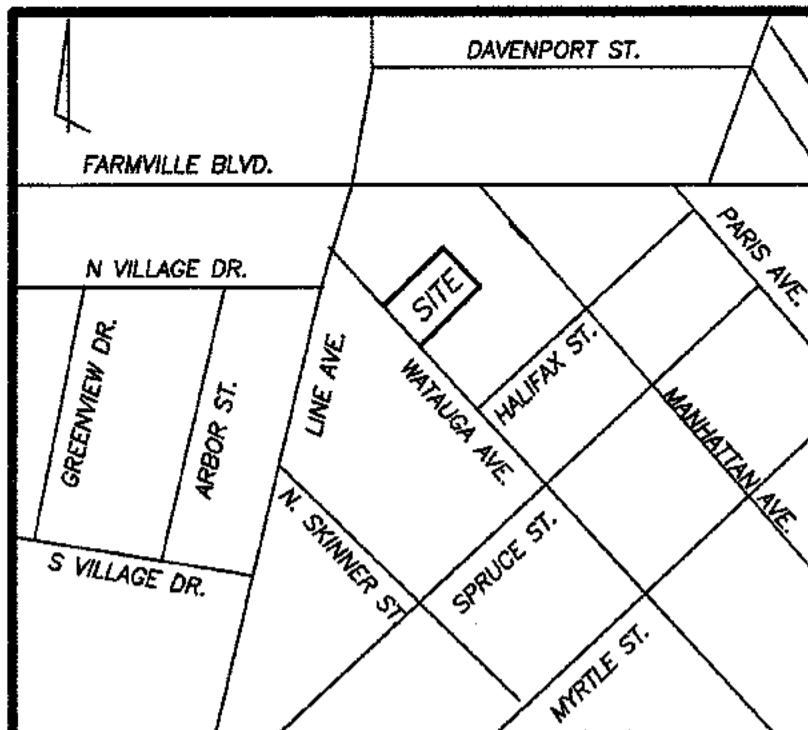
Acres: 0.3416

From: R6

To: CH

October 29, 2018





VICINITY MAP  
N.T.S.

**LEGEND**

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

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

**SUBJECT PROPERTY DEED REFERENCES**

TAX PARCEL NO.	DEED SOURCE OF TITLE	DEED TO NCDOT FOR EASEMENTS OR RIGHT OF WAY
15718	D.B. 3358, P. 853	D.B. 3144, P. 97
05241	D.B. 3262, P. 672	D.B. 3068, P. 597

**TOTAL AREA: 0.3416 AC.**

**CURRENT ZONING: R6  
PROPOSED ZONING: CH**

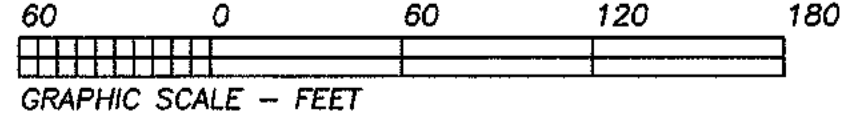
REVISED  
REZONING REQUEST SURVEY FOR  
**KENNETH M. LLOYD, SR.**

AND WIFE  
**CHRISTINE LLOYD**

LOTS 5 & 6, BLOCK Q  
E.B.-J.W. AND J.S. HIGGS SUBDIVISION

CITY OF GREENVILLE  
GREENVILLE TOWNSHIP ~ PITT COUNTY ~ NORTH CAROLINA

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



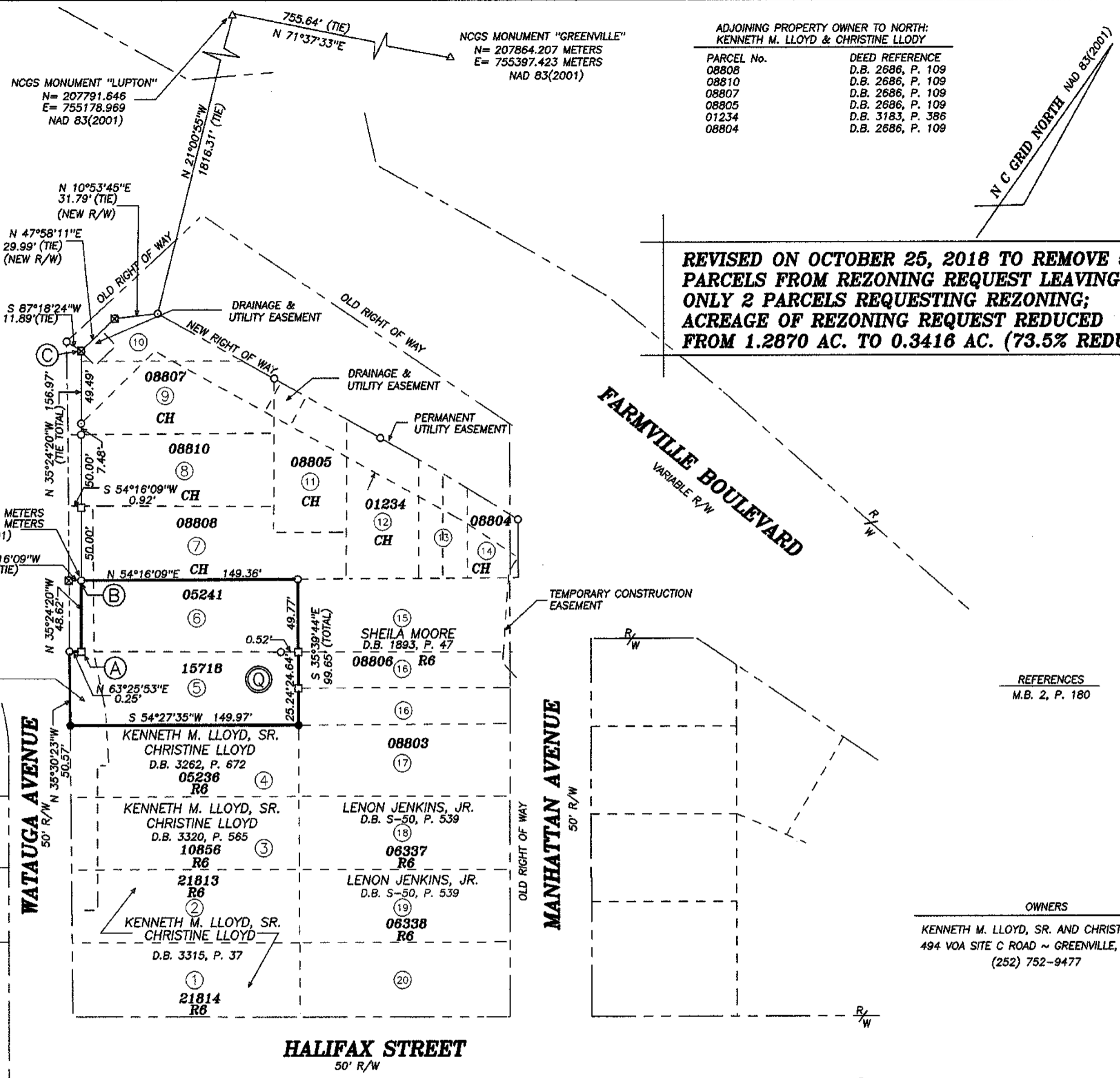
**Spruill & Associates Inc.**

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



Firm No.  
C-978

STATE OF NORTH CAROLINA, PITT COUNTY  
I, STEPHEN N. SPRUILL, CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION, THAT THE RATIO OF PRECISION AS CALCULATED IS 1:21,265; THAT THE BOUNDARIES NOT SURVEYED ARE SHOWN AS BROKEN LINES; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY HAND AND SEAL THIS 25 DAY OF OCTOBER 2018  
*Stephen N. Spruill*  
STEPHEN N. SPRUILL L-2723



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

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

**REVISED ON OCTOBER 25, 2018 TO REMOVE 5 OF 7 PARCELS FROM REZONING REQUEST LEAVING ONLY 2 PARCELS REQUESTING REZONING; ACREAGE OF REZONING REQUEST REDUCED FROM 1.2870 AC. TO 0.3416 AC. (73.5% REDUCTION)**

REFERENCES  
M.B. 2, P. 180

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

**NOTES**

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

100.20RZR

100.20RZR

**EXISTING ZONING**

**R6 (RESIDENTIAL) - PERMITTED USES**

(1) General	
	a. Accessory use or building
	c. On-premise signs per Article N
(2) Residential	
	a. Single-family dwelling
	b. Two-family attached dwelling (duplex)
	b(1). Master Plan Community per Article J
	c. Multi-family development per Article I
	f. Residential cluster development per Article M
	k. Family care homes (see also 9-4-103)
	q. Room renting
(3) Home Occupations - None	
(4) Governmental	
	b. City of Greenville municipal government building or use (see also section 9-4-103)
(5) Agricultural/Mining	
	a. Farming; agricultural, horticulture, forestry (see also section 9-4-103)
	l. Beekeeping; minor use (see also section 9-4-103)
(6) Recreational/Entertainment	
	f. Public park or recreational facility
	g. Private noncommercial park or recreational facility
(7) Office/Financial/Medical - None	
(8) Services	
	o. Church or place of worship (see also section 9-4-103)
(9) Repair - None	
(10) Retail Trade - None	
(11) Wholesale/Rental/Vehicle-Mobile Home Trade - None	
(12) Construction	
	c. Construction office; temporary, including modular office (see also section 9-4-103)
(13) Transportation - None	
(14) Manufacturing/Warehousing - None	
(15) Other Activities (not otherwise listed - all categories) - None	

**R6 (RESIDENTIAL) - SPECIAL USES**

(1) General - None	
(2) Residential	
	d. Land use intensity multi-family (LUI) development rating 50 per Article K
	e. Land use intensity multi-family (LUI) development rating 67 per Article K
	l. Group care facility
	n. Retirement center or home
	o(1). Nursing, convalescent or maternity home; minor care facility
	p. Board or rooming house
	r. Fraternity or sorority house
(3) Home Occupations	
	a. Home occupation; not otherwise listed
	b. Home occupation; barber and beauty shop



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

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

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

cc.	Farm supply and commercial implement sales
ee.	Christmas tree sales lot; temporary only (see also section 9-4-103)
<b>(11) Wholesale/Rental/Vehicle-Mobile Home Trade</b>	
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
<b>(12) Construction</b>	
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
<b>(13) Transportation</b>	
c.	Taxi or limousine service
e.	Parcel delivery service
f.	Ambulance service
h.	Parking lot or structure; principal use
<b>(14) Manufacturing/Warehousing</b>	
a.	Ice plant and freezer lockers
b.	Dairy; production, storage, and shipment facilities
c.	Bakery; production, storage, and shipment facilities
g.	Cabinet, woodwork or frame shop; excluding furniture manufacturing or upholstery
h.	Engraving; metal, glass or wood
i.	Moving and storage of nonhazardous materials; excluding outside storage
k.	Mini-storage warehouse, household; excluding outside storage
m.	Warehouse; accessory to approved commercial or industrial uses within the district; excluding outside storage
u.	Tire recapping or retreading plant
<b>(15) Other Activities (not otherwise listed - all categories) - None</b>	
<b>CH (HEAVY COMMERCIAL) - SPECIAL USES</b>	
<b>(1) General - None</b>	
<b>(2) Residential</b>	
i.	Residential quarters for resident manager, supervisor or caretaker; excluding mobile home
j.	Residential quarters for resident manager, supervisor or caretaker; including mobile home

(3) Home Occupations - None	
(4) Governmental - None	
(5) Agricultural/Mining	
m.	Beekeeping; major use
(6) Recreational/Entertainment	
d.	Game center
l.	Billiard parlor or pool hall
m.	Public or private club
r.	Adult uses
u.	Internet sweepstakes business (see also section 9-4-103)
(7) Office/Financial/Medical - None	
(8) Services	
a.	Child day care facilities
b.	Adult day care facilities
l.	Convention center; private
dd.	Massage establishment
ff(1).	Mental health, emotional or physical rehabilitation day program facility
(9) Repair	
a.	Major repair; as an accessory or principal use
(10) Retail Trade	
j.	Restaurant and/or dining and entertainment establishment; regulated outdoor activities
n.	Appliance; commercial use, sales and accessory repair; excluding outside storage
z.	Flea market
ff.	Tobacco shop (Class 1) (see also section 9-4-103)
gg.	Tobacco shop (Class 2) (see also section 9-4-103)
hh.	Hookah café (see also section 9-4-103)
(11) Wholesale/Rental/Vehicle-Mobile Home Trade - None	
(12) Construction - None	
(13) Transportation - None	
(14) Manufacturing/Warehousing	
d.	Stone or monument cutting, engraving
j.	Moving and storage; including outside storage
l.	Warehouse or mini-storage warehouse, commercial or industrial; including outside storage
y.	Recycling collection station or facilities
(15) Other Activities (not otherwise listed - all categories)	
a.	Other activities; personal services not otherwise listed
b.	Other activities; professional services not otherwise listed
c.	Other activities; commercial services not otherwise listed
d.	Other activities; retail sales not otherwise listed

## BUFFERYARD SETBACK AND VEGETATION SCREENING CHART

For Illustrative Purposes Only

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

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

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

Street trees may count toward the minimum acreage.

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

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

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

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

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

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

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

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

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

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

# RESIDENTIAL DENSITY CHART

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

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



## City of Greenville, North Carolina

Meeting Date: 11/20/2018  
Time: 6:00 PM

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**Title of Item:** Ordinance requested by Scotland Management, LLC and Happy Trail Farms, LLC to rezone a total of 7.362 acres located along the eastern right-of-way of Frog Level Road and 250+/- feet north of Davenport Farm Road from O (Office) to R6A (Residential [Medium Density]) for 6.410 acres and CN (Neighborhood Commercial) for 0.952 acres.

**Explanation:** **Abstract:** The City has received a request from Scotland Management, LLC and Happy Trail Farms, LLC to rezone a total of 7.362 acres located along the eastern right-of-way of Frog Level Road and 250+/- feet north of Davenport Farm Road from O (Office) to R6A (Residential [Medium Density]) for 6.410 acres and CN (Neighborhood Commercial) for 0.952 acres.

**Required Notices:**

Planning and Zoning meeting notice (property owner and adjoining property owner letter) mailed on November 6, 2018.

On-site sign(s) posted on November 6, 2018.

City Council public hearing notice (property owner and adjoining property owner letter) mailed - N/A at this time.

Public hearing legal advertisement published - N/A at this time

**Comprehensive Plan:**

The Future Land Use and Character Map recommends mixed use (MU) at the northeastern corner of the intersection of Davenport Farm Road and Frog Level Road transitioning to traditional neighborhood, medium-high density (TNMH) to the north and east.

Mixed Use



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

Intent:

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

Primary uses:

Office

Commercial

Multi-family residential

Secondary uses:

Institutional/civic

Traditional Neighborhood, Medium-High Density:

Primarily residential area featuring a mix of higher density housing types ranging from multifamily, 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 street scape features such as, sidewalks, street trees and lighting
- Allow neighborhood-scale commercial and mixed use centers at key intersections within neighborhoods

Primary Uses:

Multifamily residential

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

Secondary uses:

Institutional (neighborhood scale)

There is a designated neighborhood activity center at the intersection of Davenport Farm Road and Frog Level Road . These centers are intended

to contain 20,000-50,000 square feet of conditioned floor space and serve an area within one mile.

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

Based on the analysis comparing the existing zoning (495 trips) and requested zoning, the proposed rezoning could generate approximately 239 trips to and from the site on Frog Level Road, which is a net decrease of 256 less trips per day. Since the traffic analysis for the requested rezoning indicates that the proposal would generate less traffic than the existing zoning, a traffic volume report was not generated.

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

**History/Background:**

In 1998, the property was incorporated into the City's extra-territorial jurisdiction (ETJ) and was rezoned to O (Office).

**Present Land Use:**

Vacant

**Water/Sewer:**

Water and sanitary sewer are available.

**Historic Sites:**

There are no known effects on designated sites.

**Environmental Conditions/Constraints:**

The property is located in the Swift Creek Watershed. It is not located in the Special Flood Hazards Area. Therefore, development is not subject to the Flood Damage Prevention Ordinance.

**Surrounding Land Uses and Zoning:**

North: R6A - Augusta Trails duplexes

South: CN - Vacant (under common ownership as the applicant)

East: R6A - Augusta Trails duplexes; O - Vacant (under common ownership as the applicant)

West: R9S - Taberna Subdivision, Phase 4; O - Vacant; CN - Vacant

**Density Estimates:**

Tract 1

Gross Acreage: 6.410

Current Zoning: O (Office)

Proposed Zoning: R6A Residential [Medium Density])

Under the current zoning, the site could accommodate 40,000-45,000+/- square feet of office space.

Under the proposed zoning (R6A), the site could accommodate 15-18 duplex buildings.

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

Tract 2

Gross Acreage: 0.952

Current Zoning: O (Office)

Proposed Zoning: CN (Neighborhood Commercial)

Due to the size of the tract, it is undevelopable but staff would anticipate the tract to be incorporated into the CN-zoned tract to the south when it is developed.

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

**Fiscal Note:**

No cost to the City.

**Recommendation:**

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

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

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

"Motion to recommend approval of the proposed rezoning, to advise that, although the proposed amendment is not consistent with the comprehensive

plan, in this instance it is an appropriate zoning classification, and to adopt the staff report which addresses plan consistency."

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

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

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

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**ATTACHMENTS:**

Attachments

Scotland Management, LLC and  
Happy Trail Farms, LLC

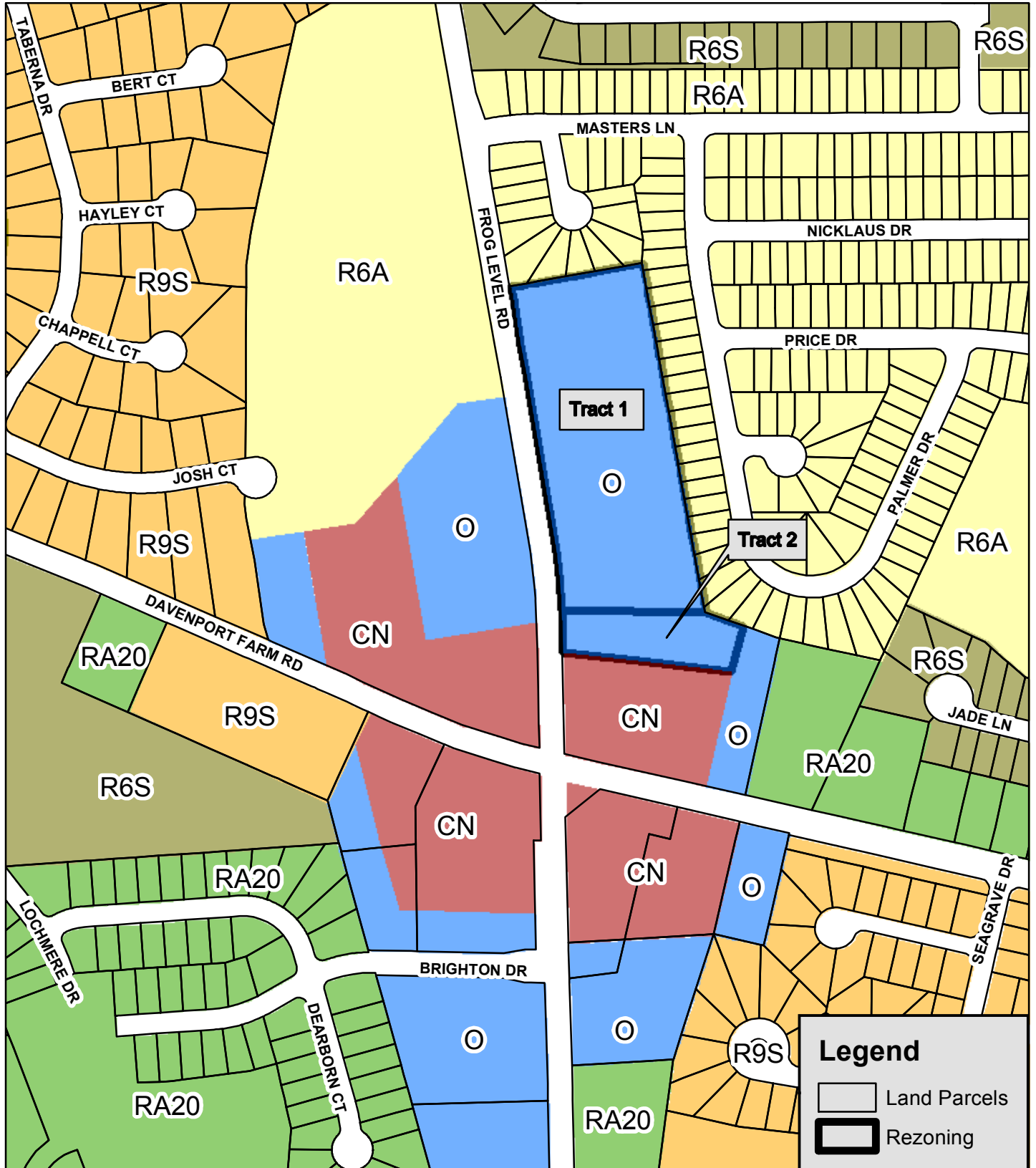
Total Acres: 7.362

From: O

To: R6A Tract 1 (6.410 acres)

To: CN Tract 2 (0.952 acres)

October 29, 2018



Scotland Management, LLC and  
Happy Trail Farms, LLC

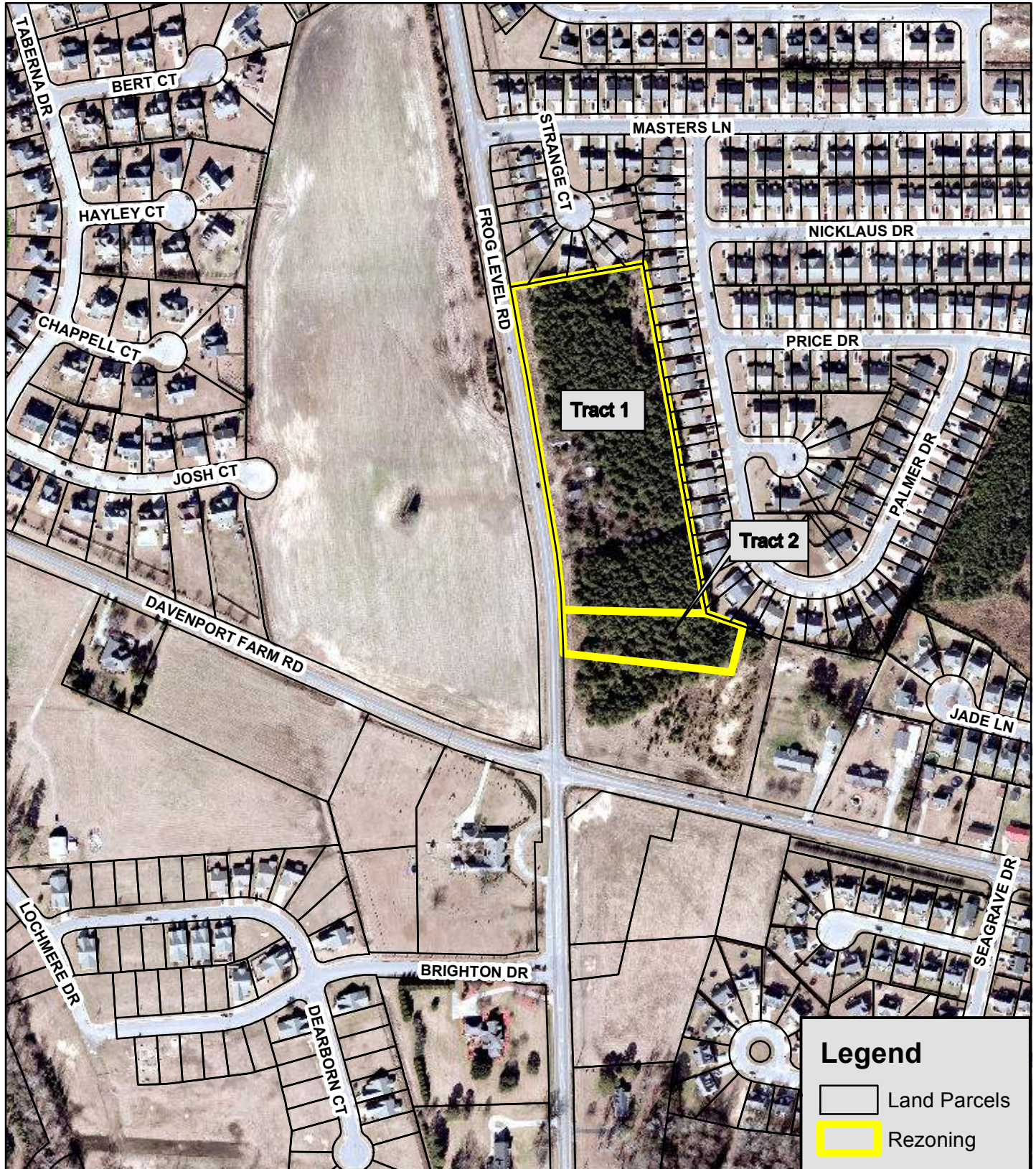
Total Acres: 7.362

From: O

To: R6A Tract 1 (6.410 acres)

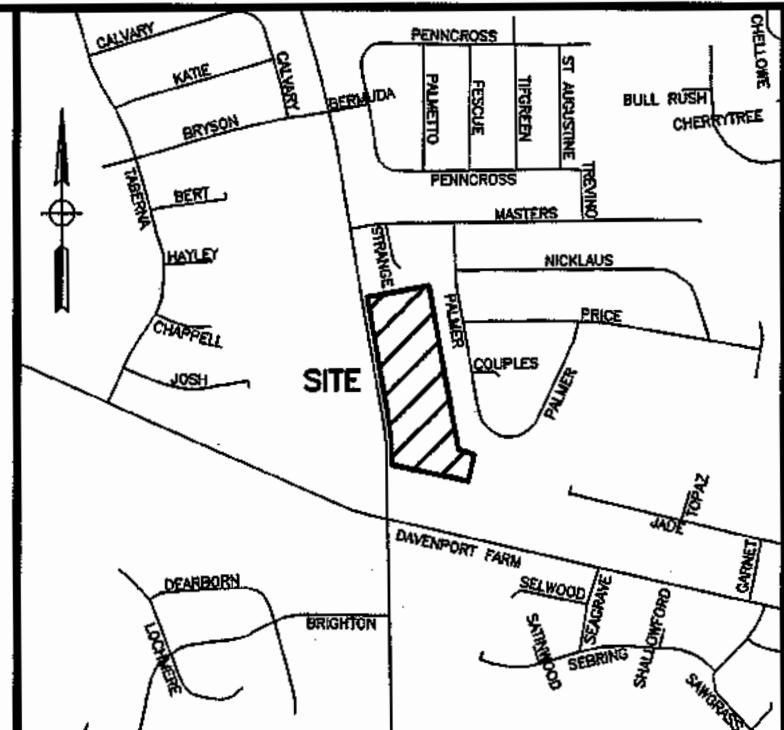
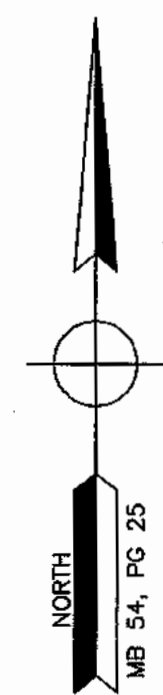
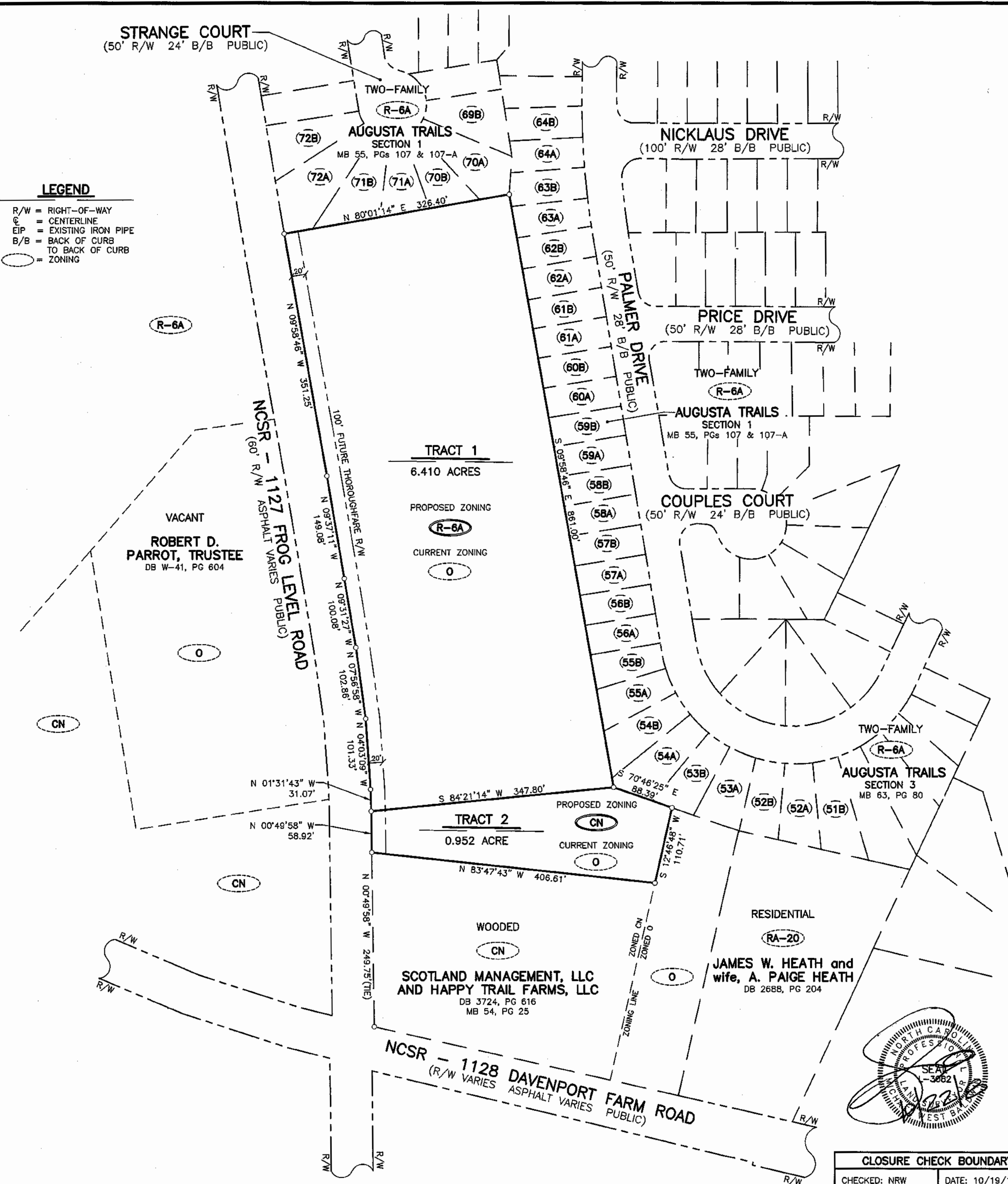
To: CN Tract 2 (0.952 acres)

October 29, 2018



**STRANGE COURT**  
(50' R/W 24' B/B PUBLIC)

**LEGEND**  
 R/W = RIGHT-OF-WAY  
 C = CENTERLINE  
 EIP = EXISTING IRON PIPE  
 B/B = BACK OF CURB  
 TO BACK OF CURB  
 = ZONING



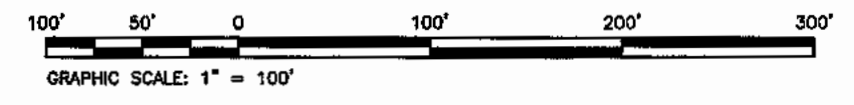
SCALE: 1"=1000'±  
**VICINITY MAP**

**NOTES**

1. ALL AREAS CALCULATED BY COORDINATE GEOMETRY.
2. REFERENCE: A PORTION OF A PROPERTY AS SHOWN ON RECORDED MAP BOOK 54, PAGE 25 OF THE PITT COUNTY REGISTER OF DEEDS.

**TOTAL AREA TO BE REZONED: 7.362 ACRES**

**CURRENT ZONING: O**  
**PROPOSED ZONING: R-6A & CN**



SHEET 1 OF 1  
**REZONING MAP**  
 A PORTION OF TAX PARCEL #61938  
 A PORTION OF TAX MAP #4665-39-1557

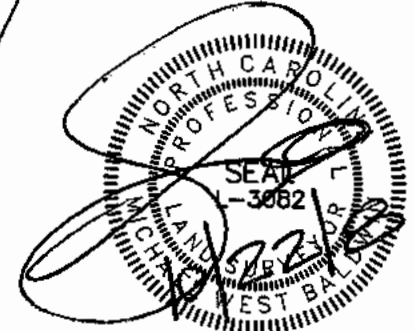
**SCOTLAND MANAGEMENT, LLC  
AND HAPPY TRAIL FARMS, LLC**

REFERENCE: DEED BOOK 3724, PAGE 616 OF  
THE PITT COUNTY REGISTER OF DEEDS

**GREENVILLE, WINTERVILLE TOWNSHIP, PITT COUNTY, N.C.**

OWNER: <b>SCOTLAND MANAGEMENT, LLC</b>	OWNER: <b>HAPPY TRAIL FARMS, LLC</b>
ADDRESS: 1645 EAST ARLINGTON BOULEVARD SUITE E GREENVILLE, NC 27858	ADDRESS: P.O. BOX 1863 GREENVILLE, NC 27835
PHONE: (252) 916-9028	PHONE: (252) 916-9028

<b>Baldwin Design Consultants, PA</b> ENGINEERING - SURVEYING - PLANNING 1700-D EAST ARLINGTON BOULEVARD GREENVILLE, NC 27858 252.756.1390	SURVEYED: N/A	APPROVED: MWB
	DRAWN: NRW	DATE: 10/22/18
	CHECKED: MWB	SCALE: 1" = 100'



**CLOSURE CHECK BOUNDARY**  
 CHECKED: NRW DATE: 10/19/18

Y:\DRAWINGS\18-136 HTF & SCOTLAND MANAGEMENT LLC\REZONING MAP.dwg Mon, Oct 22, 2018--3:44pm RWELLS

**EXISTING ZONING**

**O (OFFICE) - PERMITTED USES**

(1) General	
a.	Accessory use or building
b.	Internal service facilities
c.	On-premise signs per Article N
f.	Retail sales; incidental
(2) Residential - None	
(3) Home Occupations - None	
(4) Governmental	
b.	City of Greenville municipal government building or use (see also section 9-4-103)
c.	County or state government building or use not otherwise listed; excluding outside storage and major or minor repair
d.	Federal government building or use
(5) Agricultural/Mining	
a.	Farming; agricultural, horticulture, forestry (see also section 9-4-103)
(6) Recreational/Entertainment	
f.	Public park or recreational facility
(7) Office/Financial/Medical	
a.	Office; professional and business, not otherwise listed
d.	Bank, savings and loans or other savings or investment institutions
e.	Medical, dental, ophthalmology or similar clinic, not otherwise listed
(8) Services	
c.	Funeral home
e.	Barber or beauty salon
g.	School; junior and senior high (see also section 9-4-103)
h.	School; elementary (see also section 9-4-103)
i.	School; nursery and kindergarten (see also section 9-4-103)
o.	Church or place of worship (see also section 9-4-103)
p.	Library
q.	Museum
r.	Art gallery
u.	Art studio including art and supply sales
v.	Photography studio including photo and supply sales
w.	Recording studio
x.	Dance studio
(9) Repair - None	
(10) Retail Trade	
s.	Book or card store, news stand
w.	Florist
(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	



O (OFFICE) - 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 - None	
(7) Office/Financial/Medical - None	
(8) Services	
a.	Child day care facilities
b.	Adult day care facilities
j.	College and other institutions of higher learning
l.	Convention center; private
bb.	Civic organizations
cc.	Trade or business organizations
(9) Repair- None	
(10) Retail Trade - None	
(11) Wholesale/Rental/Vehicle-Mobile Home Trade - None	
(12) Construction - None	
(13) Transportation - None	
(14) Manufacturing/Warehousing - None	
(15) Other Activities (not otherwise listed - all categories) - None	
PROPOSED ZONING	
R6A (RESIDENTIAL) - PERMITTED USES	
(1) General	
a.	Accessory use or building
c.	On-premise signs per Article N
(2) Residential	
a.	Single-family dwelling
b.	Two-family attached dwelling (duplex)
b(1).	Master Plan Community per Article J
c.	Multi-family development per Article I
f.	Residential cluster development per Article M
k.	Family care homes (see also 9-4-103)
q.	Room renting
(3) Home Occupations - None	
(4) Governmental	
b.	City of Greenville municipal government building or use (see also section 9-4-103)
(5) Agricultural/Mining	
a.	Farming; agricultural, horticulture, forestry (see also section 9-4-103)
l.	Beekeeping; minor use (see also section 9-4-103)
(6) Recreational/Entertainment	
f.	Public park or recreational facility

g.	Private noncommercial park or recreational facility
(7) Office/Financial/Medical - None	
(8) Services	
o.	Church or place of worship (see also section 9-4-103)
(9) Repair - None	
(10) Retail Trade - None	
(11) Wholesale/Rental/Vehicle-Mobile Home Trade - None	
(12) Construction	
c.	Construction office; temporary, including modular office (see also section 9-4-103)
(13) Transportation - None	
(14) Manufacturing/Warehousing - None	
(15) Other Activities (not otherwise listed - all categories) - None	
<b>R6A (RESIDENTIAL) - SPECIAL USES</b>	
(1) General - None	
(2) Residential	
d.	Land use intensity multi-family (LUI) development rating 50 per Article K
e.	Land use intensity multi-family (LUI) development rating 67 per Article K
l.	Group care facility
n.	Retirement center or home
o(1).	Nursing, convalescent or maternity home; minor care facility
p.	Board or rooming house
r.	Fraternity or sorority house
(3) Home Occupations	
a.	Home occupation; not otherwise listed
b.	Home occupation; barber and beauty shop
c.	Home occupation; manicure, pedicure or facial salon
(4) Governmental	
a.	Public utility building or use
(5) Agricultural/Mining - None	
	* 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	
(8) Services	
a.	Child day care facilities
b.	Adult day care facilities
d.	Cemetery
g.	School; junior and senior high (see also section 9-4-103)
h.	School; elementary (see also section 9-4-103)
i.	School; nursery and kindergarten (see also section 9-4-103)
m.	Multi-purpose center
t.	Guest house for a college or other institution of higher learning
(9) Repair - None	
(10) Retail Trade - None	

(11) Wholesale/Rental/Vehicle-Mobile Home Trade - None
(12) Construction - None
(13) Transportation - None
(14) Manufacturing/Warehousing - None
(15) Other Activities (not otherwise listed - all categories) - None
<b>CN (NEIGHBORHOOD COMMERCIAL) - PERMITTED USES</b>
(1) General
a. Accesory use or building
b. Internal service facilities
c. On-premise signs per Article N
f. Retail sales; incidental
(2) Residential - None
(3) Home Occupations - None
(4) Governmental
b. City of Greenville municipal government building or use (see also section 9-4-103)
(5) Agricultural/Mining
a. Farming; agricultural, horticulture, forestry (see also section 9-4-103)
(6) Recreational/Entertainment
f. Public park or recreational facility
s. Athletic club; indoor only
(7) Office/Financial/Medical
a. Office; professional and business, not otherwise listed
d. Bank, savings and loans or other savings or investment institutions
e. Medical, dental, ophthalmology or similar clinic, not otherwise listed
(8) Services
e. Barber or beauty salon
f. Manicure, pedicure or facial salon
o. Church or place of worship (see also section 9-4-103)
u. Art studio including art and supply sales
x. Dance studio
hh. Exercise and weight loss studio; indoor only
kk. Launderette; household users
ll. Dry cleaners; household users
(9) Repair - None
(10) Retail Trade
d. Pharmacy
e. Convenience store (see also gasoline sales)
h. Restaurant; conventional
(11) Wholesale/Rental/Vehicle-Mobile Home Trade - None
(12) Construction
c. Construction office; temporary, including modular office (see also section 9-4-103)
(13) Transportation - None
(14) Manufacturing/Warehousing - None
(15) Other Activities (not otherwise listed - all categories) - None
<b>CN (NEIGHBORHOOD COMMERCIAL) - SPECIAL USES</b>
(1) General - None

(2) Residential - None	
(3) Home Occupations - None	
(4) Governmental	
a.	Public utility building or use
(5) Agricultural/Mining- None	
(6) Recreational/Entertainment	
m(1).	Dining and entertainment establishment (see also section 9-4-103)
t.	Athletic club; indoor and outdoor facilities
(7) Office/Financial/Medical - None	
(8) Services	
a.	Child day care facilities
b.	Adult day care facilities
aa.	Catering service including food preparation (see also restaurant; conventional and fast food)
(9) Repair	
b.	Minor repair; as an accessory or principal use
(10) Retail Trade	
b.	Gasoline or automotive fuel sales; accessory or principal use, retail
c.	Wine shop; including on-premise consumption (see also section 9-4-103)
i.	Restaurant; fast food
j.	Restaurant and/or dining and entertainment establishment; regulated outdoor activities
u.	Pet shop (see also animal boarding; outside facility)
(11) Wholesale/Rental/Vehicle-Mobile Home Trade - None	
(12) Construction - None	
(13) Transportation - None	
(14) Manufacturing/Warehousing - None	
(15) Other Activities (not otherwise listed - all categories) - None	

## BUFFERYARD SETBACK AND VEGETATION SCREENING CHART

For Illustrative Purposes Only

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

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

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

Street trees may count toward the minimum acreage.

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

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

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

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

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

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

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

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

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

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

# RESIDENTIAL DENSITY CHART

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

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



## City of Greenville, North Carolina

Meeting Date: 11/20/2018  
Time: 6:00 PM

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**Title of Item:** Ordinance requested by East Carolina Inn, Inc. to rezone 4.793 acres located at the southeastern corner of the intersection of Stantonsburg Road and Moye Boulevard from MS (Medical-Support) to MCH (Medical-Heavy Commercial).

**Explanation:** **Abstract:** The City has received a request from East Carolina Inn, Inc. to rezone 4.793 acres located at the southeastern corner of the intersection of Stantonsburg Road and Moye Boulevard from MS (Medical-Support) to MCH (Medical-Heavy Commercial).

### **Required Notices:**

Planning and Zoning meeting notice (property owner and adjoining property owner letter) mailed on November 6, 2018.

On-site sign(s) posted on November 6, 2018.

City Council public hearing notice (property owner and adjoining property owner letter) mailed - N/A at this time.

Public hearing legal advertisement published - N/A at this time.

### **Comprehensive Plan:**

The Future Land Use and Character Map recommends mixed use, high intensity (MUHI) for the area bounded by Stantonsburg Road, South Memorial Drive and Moye Boulevard.

Mixed Use, High Intensity

Large-scale activity centers that contain places to live, work, and shop integrated in a walkable pattern. Multi-story mixed use buildings are located close together and near the street. Large floorplate buildings may support uses that serve the broader community and region.  
Intent:

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

Primary uses:

Office

Commercial

Multi-family residential

Secondary uses:

Institutional/Civic

#### Appendix 10b Special Area Plan: Medical Area

**A legacy of planning:** There have been several land use plans for the Medical Area which have guided this plan. Most significant are the Medical District and Environs Land Use Plan (1993), which provided the vision underlying the city's planning for the area, and the Medical District Land Use Plan Update (2007), which recommended specific changes to the city's Future Land Use Map based on conditions at the time.

The Area Tomorrow: Our Intent

Land Use Design and Direction: Overview

1. Within the medical core: Maintain the primacy of the medical uses while encouraging more efficient and intense development.

Growth of medical, institutional and related office uses will be encouraged to occur primarily through infill development and redevelopment on existing sites utilizing multi-story buildings and minimizing surface parking in favor of parking structures or shared off-site shuttle lots. While medical is the primary use, it should not preclude the development of limited commercial services should the enhance one.

2. Provide additional amenities for visitors and employees such as locally-serving retail, accommodation, restaurants and services.

While the area known as Medical Transition that surrounds the Medical Core will emphasize uses that benefit from proximity to the major institutions (office, research and medical), integrating a greater mix of uses is key to district's long-term health.



3. Encourage the development of mixed-use activity centers at nodes dispersed through the area.

At key nodes, mixed-use centers will integrate places to live, work, and shop in a walkable configuration. Typical of these activity centers is a vertical mixing of uses where multi-story buildings include office or residential above ground-floor commercial space.

The southwestern corner of the intersection of Stantonsburg Road and Allen Road is designated as a mixed use center.

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

Based on the possible uses permitted by the requested rezoning, the proposed rezoning classification could generate 4,524 trips to and from the site on Allen Road, which is a net increase of 4,294 additional trips per day.

Based on the possible uses permitted by the requested rezoning, the proposed rezoning classification could generate 4,524 trips to and from the site on Stantonsburg Road, which is a net increase of 4,294 additional trips per day.

During the review process, measures to mitigate the traffic will be determined. A Traffic Impact Analysis will be required.

**History/Background:**

In 1972, the property was incorporated into the City's extra-territorial jurisdiction (ETJ) and zoned MA (Medical Arts). In 1985, the Medical District was adopted by City Council. The subject site was included as part of the Medical District and rezoned to it's current zoning.

**Present Land Use:**

East Carolina Inn and vacant

**Water/Sewer:**

Water and sanitary sewer are available.

**Historic Sites:**

There are no known effects on historic sites.

**Environmental Conditions/Constraints:**

The property is located in the Green Mill Run Watershed. Stormwater rules require 25-year detention and nitrogen and phosphorous reduction.

It is not located in the Special Flood Hazards Area. Therefore, development is not subject to the Flood Damage Prevention Ordinance.

**Surrounding Land Uses and Zoning:**

North: MI - Vidant Medical Center

South: MCH - Medical Shopping Center and one (1) vacant lot

East: MCH - ABC Moving & Storage

West: MS - Vacant commercial building (formerly Rite Aid) and one (1) vacant lot

**Density Estimates:**

Currently, a portion of the site is occupied by the East Carolina Inn. The remaining portion (2.89 acres) could accommodate 35,000-40,000 sq. ft. of medical office space.

Under the proposed zoning, the site could accommodate one (1) convenience store with gasoline sales (3,600 sq. ft.), one (1) freestanding conventional restaurant (5,600 sq. ft.), and one (1) freestanding fast food restaurant (3,275 sq. ft.).

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

**Fiscal Note:**

No cost to the city.

**Recommendation:**

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

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

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

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

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

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

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**ATTACHMENTS:**

Attachments

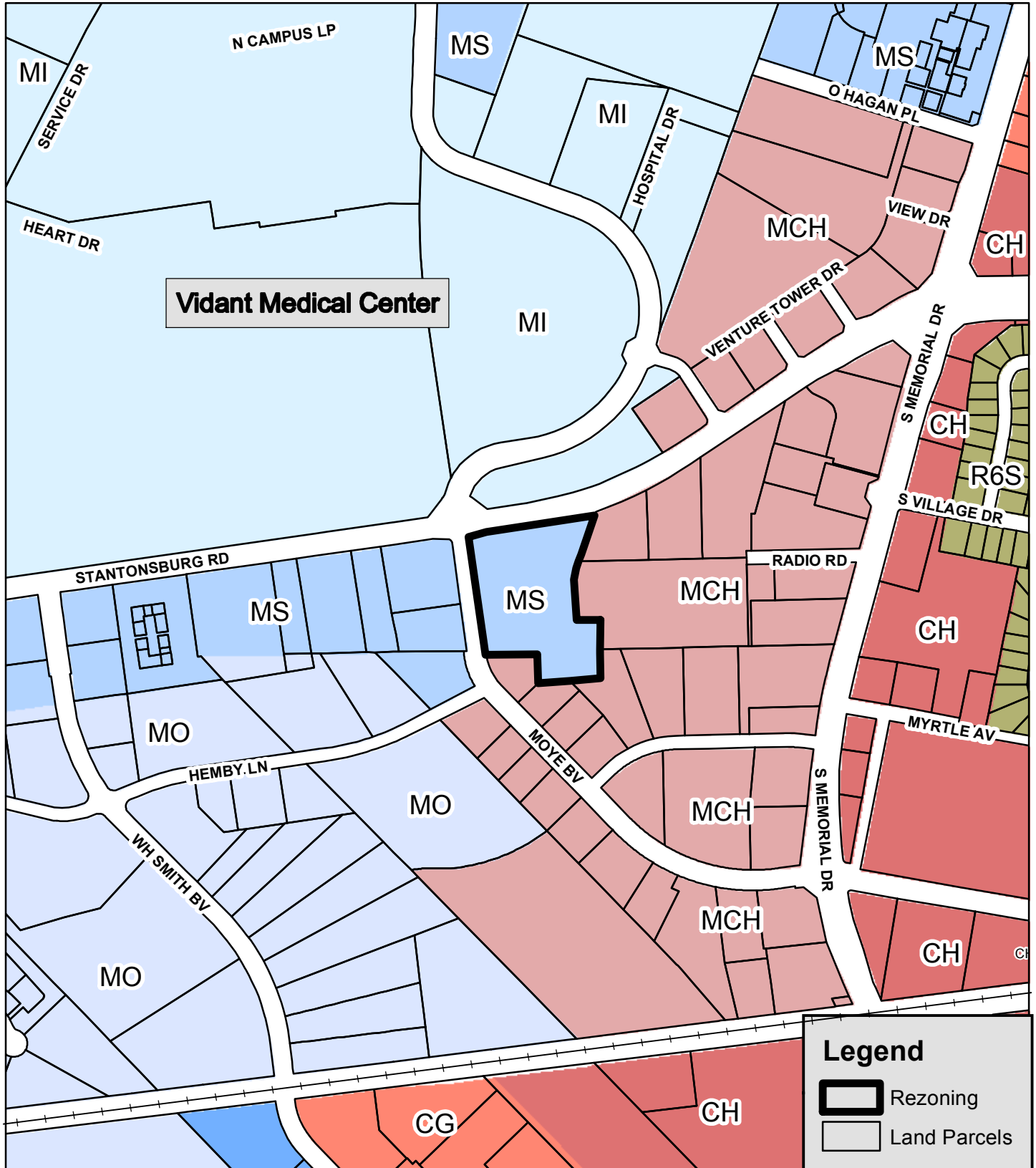
**East Carolina Inn, Inc.**

**Acres: 4.793**

**From: MS**

**To: MCH**

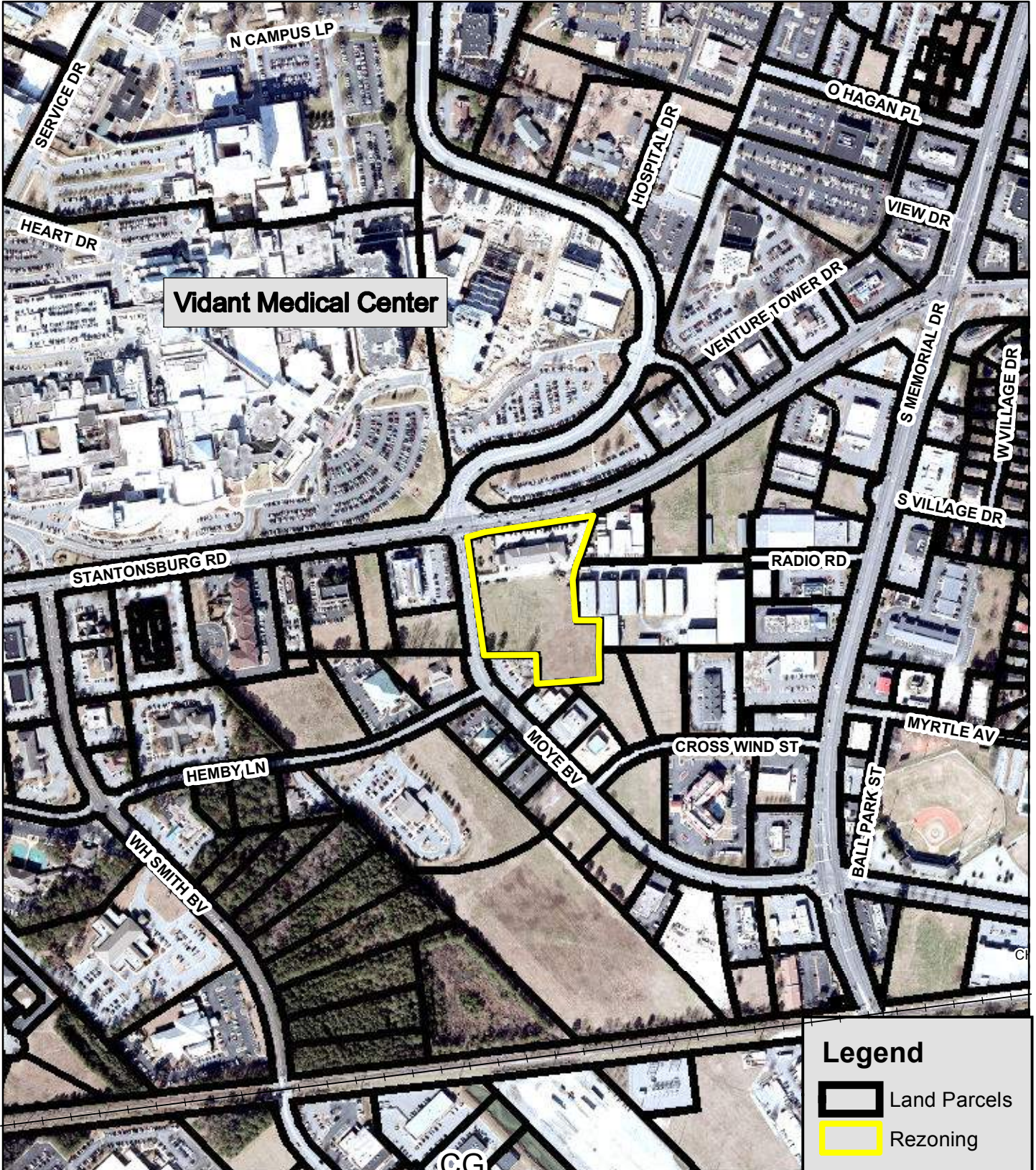
**October 29, 2018**



**Legend**

- Rezoning
- Land Parcels

East Carolina Inn, Inc.  
Acres: 4.793  
From: MS  
To: MCH  
October 29, 2018



PITT COUNTY MEMORIAL HOSPITAL INC.  
 D.B. 858, PG. 375  
 M.B. 73, PG. 45  
 PARCEL # 29132  
 ZONED MI

PITT COUNTY MEMORIAL HOSPITAL INCORPORATED  
 D.B. 2661, PG. 5-11  
 M.B. 73, PG. 45  
 PARCEL # 80033  
 ZONED MI

COLLICE & ANN MOORE, LLC et al  
 D.B. 3077, PG. 222-234  
 M.B. 45, PG. 55  
 PARCEL # 55190  
 ZONED MS

COLLICE & ANN MOORE, LLC  
 D.B. 3416, PG. 871-872  
 M.B. 45, PG. 55  
 PARCEL # 41661  
 ZONED MS

INVESTMENT COMPANY OF CAROLINA, LLC  
 D.B. 3562, PG. 205-208  
 M.B. 39, PG. 129  
 PARCEL # 50486  
 ZONED MS

HERMAN E. GASKINS, III  
 D.B. 2890, PG. 221-223  
 M.B. 39, PG. 86  
 PARCEL # 50496  
 ZONED MCH

EAST CAROLINA SUBWAY, LLC  
 D.B. 3342, PG. 496-497  
 M.B. 39, PG. 86  
 PARCEL # 50495  
 ZONED MCH

MADHUKAR MEHTA  
 D.B. 3270, PG. 429-431  
 M.B. 39, PG. 86  
 PARCEL # 50494  
 ZONED MCH

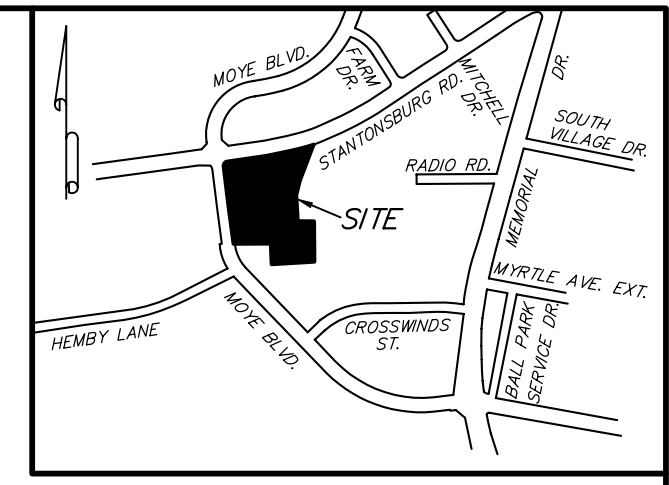
NORTHEAST PROPERTIES, LLC  
 D.B. 2172, PG. 436-437  
 M.B. 49, PG. 86  
 PARCEL # 50492  
 ZONED MCH

NORTHEAST PROPERTIES, LLC  
 D.B. 2172, PG. 436-437  
 M.B. 49, PG. 86  
 PARCEL # 50491  
 ZONED MCH

TAYLOR CAPITAL, LLC  
 D.B. 2962, PG. 166-169  
 M.B. 40, PG. 478  
 PARCEL # 30961  
 ZONED MCH

TAYLOR CAPITAL, LLC  
 D.B. 2962, PG. 166-169  
 PARCEL # 22299  
 ZONED MCH

208774 Sq.Ft.  
 4.793 ACRES  
 CURRENT ZONING - MS  
 PROPOSED ZONING - MCH

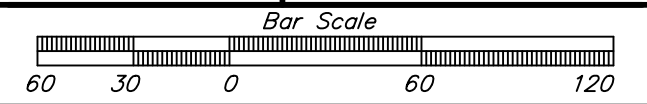


VICINITY MAP 1" = 1,000'



NOTE:  
 RECORDED PLAT DOES NOT CLOSE (MAP BK. 32, PG. 75)  
 SURVEY TAKEN FROM EXISTING POINTS FOUND ON GROUND.  
 SEE DEED OF TRUST IN DEED BK. 295, PAGE 226  
 REFERENCING SURVEY BY GARY S. MILLER & ASSOCIATES,  
 P.A. DATED DECEMBER 19, 1988.

<p>SURVEYED BY: MCP          DRAWN BY: BLW</p>	<p>I, Gary S. Miller, certify to the following:</p>
<p>REFERENCE:          DEED BK. 207, PG. 349          DEED BK. 295, PG. 226          MAP BK. 32, PG. 75          TAX PARCEL # 41662</p>	<p>This survey is of an existing parcel or parcels of land and does not create a new street or change an existing street;</p> <p>that this map was drawn under my supervision from an actual survey made under my supervision (deed description recorded in Book 207, Page 349 or other reference source _____); that the boundaries not surveyed are indicated as drawn from information in Book _____, Page _____ or other reference source SEE _____ REG _____; that the ratio of precision or positional accuracy is 1:10,000+; and that this map meets the requirements of The Standards of Practice for Land Surveying in North Carolina (21 NCAC 56.1600).          Witness my hand and seal this 15th day of OCTOBER, 2018.</p>
	<p>Signed <i>G. Miller</i>          Professional Land Surveyor No. L-2562</p>



REZONING MAP FOR  
**EAST CAROLINA INN, INC.**

LOT 8  
 EXECUTIVE PARK  
 GREENVILLE, GREENVILLE TOWNSHIP  
 PITT COUNTY, NORTH CAROLINA  
 SCALE: 1" = 60' OCTOBER 15, 2018

WO 18195 FB 379

LEGEND:  
 R/W - RIGHT OF WAY  
 B/B - BACK TO BACK  
 EIP - EXISTING IRON PIPE  
 ECM - EXISTING CONCRETE MONUMENT  
 ECRWM - EXISTING CONCRETE RIGHT OF WAY MONUMENT

**GM** **GARY S. MILLER & ASSOCIATES, P.A.**  
 LAND SURVEYORS  
 1803 South Charles Blvd. Phone (252)756-7878  
 Greenville, N.C. 27858 Fax (252)756-0785  
 License # C-0225

# REZONING THOROUGHFARE/TRAFFIC VOLUME REPORT

Case No: 18-25

Applicant: East Carolina Inn, Inc.

**Property Information**

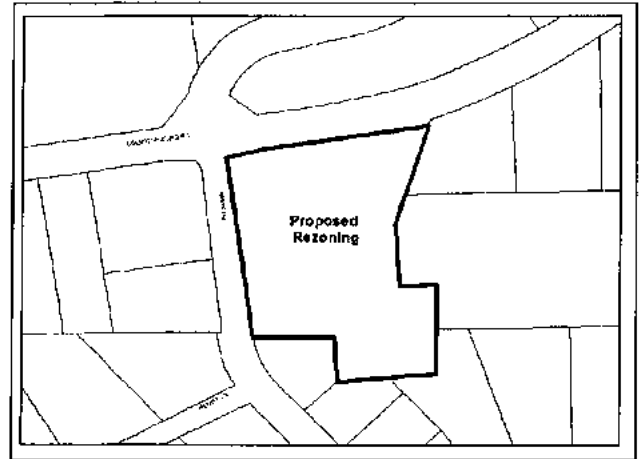
**Current Zoning:** MS (Medical-Support)

**Proposed Zoning:** MCH (Medical-Heavy Commercial)

**Current Acreage:** 4.793 acres

**Location:** southeast corner of Stantonsburg Rd & Moye Blvd

**Points of Access:** Stantonsburg Rd, Moye Blvd



**Location Map**

**Transportation Background Information**

**1.) Stantonsburg Rd- State maintained**

	<u>Existing Street Section</u>	<u>Ultimate Thoroughfare Street Section</u>
Description/cross section	5 lanes - curb & gutter	5 lanes - curb & gutter with wide outside lanes
Right of way width (ft)	80	90
Speed Limit (mph)	45	no change
<b>Current ADT:</b>	21,850 (*)	no change
<b>Design ADT:</b>	29,000 vehicles/day (**)	
<b>Controlled Access</b>	No	
<b>Thoroughfare Plan Status:</b>	Major Thoroughfare	
<b>Other Information:</b>		

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

**Transportation Improvement Program Status:** No Planned Improvements.

**2.) Moye Blvd- City maintained**

	<u>Existing Street Section</u>	<u>Ultimate Thoroughfare Street Section</u>
Description/cross section	5 lanes - curb & gutter	no change
Right of way width (ft)	75	no change
Speed Limit (mph)	35	no change
<b>Current ADT:</b>	9,260 (*)	
<b>Design ADT:</b>	24,300 vehicles/day (**)	
<b>Controlled Access</b>	No	
<b>Thoroughfare Plan Status:</b>	Major Thoroughfare	
<b>Other Information:</b>		

**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

**Trips generated by proposed use/change**

Current Zoning: 1,829 -vehicle trips/day (\*)

Proposed Zoning: 3,965 -vehicle trips/day (\*)

Estimated Net Change: increase of 2136 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 Stantonsburg Rd and Moye Blvd are as follows:

1.) Stantonsburg Rd, West of Site (30%): "No build" ADT of 21,850

Estimated ADT with Proposed Zoning (full build) –	23,040
Estimated ADT with Current Zoning (full build) –	22,399
Net ADT change =	641 (3% increase)

2.) Stantonsburg Rd, East of Site (30%): "No build" ADT of 21,850

Estimated ADT with Proposed Zoning (full build) –	23,040
Estimated ADT with Current Zoning (full build) –	22,399
Net ADT change =	641 (3% increase)

3.) Moye Blvd, North of Site (15%): "No build" ADT of 9,260

Estimated ADT with Proposed Zoning (full build) –	9,855
Estimated ADT with Current Zoning (full build) –	9,534
Net ADT change =	320 (3% increase)

4.) Moye Blvd, South of Site (25%): "No build" ADT of 9,260

Estimated ADT with Proposed Zoning (full build) –	10,251
Estimated ADT with Current Zoning (full build) –	9,717
Net ADT change =	534 (5% increase)

**Staff Findings/Recommendations**

Based on possible uses permitted by the requested rezoning, the proposed rezoning classification could generate 2379 trips to and from the site on Stantonsburg Rd, which is a net increase of 1282 additional trips per day.

Based on possible uses permitted by the requested rezoning, the proposed rezoning classification could generate 1586 trips to and from the site on Moye Blvd, which is a net increase of 854 additional trips per day.

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



EXISTING ZONING	
MS (MEDICAL-SUPPORT) - PERMITTED USES	
(1) General	
a.	Accessory use or building
b.	Internal service facilities
c.	On-premise signs per Article N
f.	Retail sales; incidental
(2) Residential	
l.	Group care facility
n.	Retirement center or home
o.	Nursing, convalescent or maternity home; major care facility
(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
(5) Agricultural/Mining	
a.	Farming; agricultural, horticulture, forestry (see also section 9-4-103)
(6) Recreational/Entertainment	
f.	Public park or recreational facility
(7) Office/Financial/Medical	
e.	Medical, dental, ophthalmology or similar clinic, not otherwise listed
(8) Services	
y(3).	TV and/or radio broadcast facilities, including receiving and transmission equipment and towers or cellular telephone and wireless communication towers not exceeding 80 feet in height
ee.	Hospital
ff.	Mental health, emotional or physical rehabilitation day program facility
ff(1).	Mental health, emotional or physical rehabilitation day program facility
(9) Repair - None	
(10) Retail Trade	
d.	Pharmacy
w.	Florist
(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	
h.	Parking lot or structure; principal use
(14) Manufacturing/Warehousing - None	
(15) Other Activities (not otherwise listed - all categories) - None	
MS (MEDICAL-SUPPORT) - SPECIAL USES	
(1) General - None	
(2) Residential	
e.	Land use intensity multi-family (LUI) development rating 67 per Article K
i.	Residential quarters for resident manager, supervisor or caretaker; excluding mobile home

(3) Home Occupations - None
(4) Governmental
a. Public utility building or use
(5) Agricultural/Mining - None
(6) Recreational/Entertainment
m(1). Dining and entertainment establishment (see also section 9-4-103)
(7) Office/Financial/Medical
a. Office; professional and business, not otherwise listed
d. Bank, savings and loans or other savings or investment institutions
(8) Services
a. Child day care facilities
b. Adult day care facilities
j. College and other institutions of higher learning
l. Convention center; private
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)
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)
gg. Vocational rehabilitation center
jj. Health services not otherwise listed
(9) Repair - None
(10) Retail Trade
h. Restaurant; conventional
j. Restaurant and/or dining and entertainment establishment; regulated outdoor activities
k. Medical supply sales and rental of medically-related products including uniforms and related accessories
(11) Wholesale/Rental/Vehicle-Mobile Home Trade - None
(12) Construction - None
(13) Transportation - None
(14) Manufacturing/Warehousing
t. Manufacture of nonhazardous medical supplies or medical products, including distribution
(15) Other Activities (not otherwise listed - all categories) - None
<b>REQUESTED ZONING</b>
<b>MCH (MEDICAL-HEAVY COMMERCIAL) - PERMITTED USES</b>
(1) General
a. Accessory use or building
b. Internal service facilities
c. On-premise signs per Article N
f. Retail sales; incidental
(2) Residential - None
(3) Home Occupations - None
(4) Governmental
b. City of Greenville municipal government building or use (see also section 9-4-103)
c. County or state government building or use not otherwise listed; excluding outside storage and major or minor repair

d.	Federal government building or use
(5) Agricultural/Mining	
a.	Farming; agricultural, horticulture, forestry (see also section 9-4-103)
b.	Greenhouse or plant nursery; including accessory sales
(6) Recreational/Entertainment	
f.	Public park or recreational facility
s.	Athletic club; indoor only
(7) Office/Financial/Medical	
a.	Office; professional and business, not otherwise listed
d.	Bank, savings and loans or other savings or investment institutions
e.	Medical, dental, ophthalmology or similar clinic, not otherwise listed
f.	Veterinary clinic or animal hospital (see also animal boarding; outside facility, kennel and stable)
(8) Services	
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)
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(3).	TV and/or radio broadcast facilities, including receiving and transmission equipment and towers or cellular telephone and wireless communication towers not exceeding 80 feet in height
aa.	Catering service including food preparation (see also restaurant; conventional and fast food)
hh.	Exercise and weight loss studio; indoor only
ii.	Wellness center, indoor and outdoor facilities
kk.	Launderette; household users
ll.	Dry cleaners; household users
(9) 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
d.	Pharmacy
e.	Convenience store (see also gasoline sales)
f.	Office and school supply, equipment sales
h.	Restaurant; conventional
i.	Restaurant; fast food
k.	Medical supply sales and rental of medically-related products including uniforms and related accessories
p.	Furniture and home furnishing sales not otherwise listed
s.	Book or card store, news stand
t.	Hobby or craft shop

v.	Video or music store; records, tape, CD and the like sales
w.	Florist
(11) Wholesale/Rental/Vehicle-Mobile Home Trade - None	
(12) Construction	
a.	Licensed contractor; general electrical, plumbing, mechanical, etc... excluding outside storage
c.	Construction office; temporary, including modular office (see also section 9-4-103)
f.	Hardware store
(13) Transportation	
h.	Parking lot or structure; principal use
(14) Manufacturing/Warehousing	
c.	Bakery; production, storage, and shipment facilities
i.	Moving and storage of nonhazardous materials; excluding outside storage
k.	Mini-storage warehouse, household; excluding outside storage
(15) Other Activities (not otherwise listed - all categories) - None	
<b>MCH (MEDICAL-HEAVY COMMERCIAL) - SPECIAL USES</b>	
(1) General	
g.	Incidental assembly of products sold at retail or wholesale as an accessory to principal uses
(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	
m(1).	Dining and entertainment establishment (see also section 9-4-103)
t.	Athletic club; indoor and outdoor facilities
(7) Office/Financial/Medical	
c.	Office; customer service, not otherwise listed, including accessory service delivery vehicle parking and indoor storage
(8) Services	
a.	Child day care facilities
b.	Adult day care facilities
j.	College and other institutions of higher learning
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)
ff(1).	Mental health, emotional or physical rehabilitation day program facility
gg.	Vocational rehabilitation center
jj.	Health services not otherwise listed
(9) Repair	
a.	Minor repair; as an accessory or principal use
(10) Retail Trade	
c.	Wine shop; including on-premise consumption (see also section 9-4-103)
y.	Auto part sales (see also major and minor repair)

ff.	Tobacco shop (Class 1) (see also section 9-4-103)
(11)	Wholesale/Rental/Vehicle-Mobile Home Trade - None
(12)	Construction - None
(13)	Transportation - None
(14)	Manufacturing/Warehousing
m.	Warehouse; accessory to approved commercial or industrial uses within the district; excluding outside storage
t.	Manufacture of nonhazardous medical supplies or medical products, including distribution
(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: 11/20/2018  
Time: 6:00 PM

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**Title of Item:** Request by Happy Trail Farms, LLC, for a preliminary plat entitled, "West Arlington Commercial Park", located west of Arlington Boulevard and south of the Norfolk Southern Railway. The subject property is further identified as Tax Parcels 07116, 48327, 07248 and 07220. The proposed plat consists of 11 lots totaling 55.075 acres.

**Explanation:** The purpose of this preliminary plat is to create 11 building lots. The proposed plat also establishes the street pattern, utilities extensions, drainage and stormwater features that will serve the future development.

Interconnectivity is being provided to Spring Forest Road via an extension of Gabriel Drive.

The property is zoned MCH (Medical-Heavy Commercial), MCG (Medical-General Commercial) and MR (Medical-Residential [High Density Multi-family]).

The public hearing for this preliminary plat request was advertised in The Daily Reflector on November 5, 2018 and November 12, 2018.

**Fiscal Note:** There will be no costs to the City of Greenville associated with this subdivision other than routine costs to provide public services.

**Recommendation:** Staff is attempting to keep the item on the agenda but there are still some issues to be resolved. Staff hopes to have a recommendation at the meeting when all the issues have been addressed.

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### **ATTACHMENTS:**

-  
Plat





**GENERAL NOTES**

1. ALL DIMENSIONS ARE IN FEET AND INCHES UNLESS OTHERWISE NOTED.
2. ALL DISTANCES ARE MEASURED ALONG THE CENTERLINE OF THE ROAD.
3. ALL CURVES ARE TO BE CONFORMED TO THE AASHTO STANDARD PRACTICE.
4. ALL GRADES ARE TO BE CONFORMED TO THE AASHTO STANDARD PRACTICE.
5. ALL UTILITIES ARE TO BE DEEPENED TO THE PROPOSED GRADE.
6. ALL UTILITIES ARE TO BE PROTECTED BY CONCRETE CURBS AND RAILS.
7. ALL UTILITIES ARE TO BE MARKED WITH REFLECTOR PINS.
8. ALL UTILITIES ARE TO BE MARKED WITH REFLECTOR PINS.
9. ALL UTILITIES ARE TO BE MARKED WITH REFLECTOR PINS.
10. ALL UTILITIES ARE TO BE MARKED WITH REFLECTOR PINS.

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**SITE DATA**

DATE: 08/11/2010	SCALE: 1"=40'
DRAWN BY: J. HARRIS	CHECKED BY: J. HARRIS
PROJECT NO.: 10-0000	SHEET NO.: 1 OF 1
CITY OF GREENSBORO, NC	PROJECT: WEST ARLINGTON COMMERCIAL PARK

**LEGEND**

1. PROPOSED GRADE

2. EXISTING GRADE

3. PROPOSED CURB AND GUTTER

4. EXISTING CURB AND GUTTER

5. PROPOSED SIDEWALK

6. EXISTING SIDEWALK

7. PROPOSED DRIVEWAY

8. EXISTING DRIVEWAY

9. PROPOSED UTILITY

10. EXISTING UTILITY

11. PROPOSED EASEMENT

12. EXISTING EASEMENT

13. PROPOSED RIGHT-OF-WAY

14. EXISTING RIGHT-OF-WAY

15. PROPOSED PROPERTY LINE

16. EXISTING PROPERTY LINE

17. PROPOSED ADJACENT PROPERTY

18. EXISTING ADJACENT PROPERTY

19. PROPOSED ADJACENT ROAD

20. EXISTING ADJACENT ROAD

21. PROPOSED ADJACENT LAND

22. EXISTING ADJACENT LAND

23. PROPOSED ADJACENT OWNER

24. EXISTING ADJACENT OWNER

25. PROPOSED ADJACENT ZONING

26. EXISTING ADJACENT ZONING

27. PROPOSED ADJACENT DISTRICT

28. EXISTING ADJACENT DISTRICT

29. PROPOSED ADJACENT COUNTY

30. EXISTING ADJACENT COUNTY

31. PROPOSED ADJACENT STATE

32. EXISTING ADJACENT STATE

33. PROPOSED ADJACENT FEDERAL

34. EXISTING ADJACENT FEDERAL

35. PROPOSED ADJACENT INTERNATIONAL

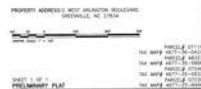
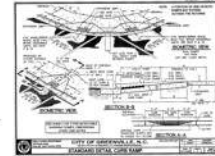
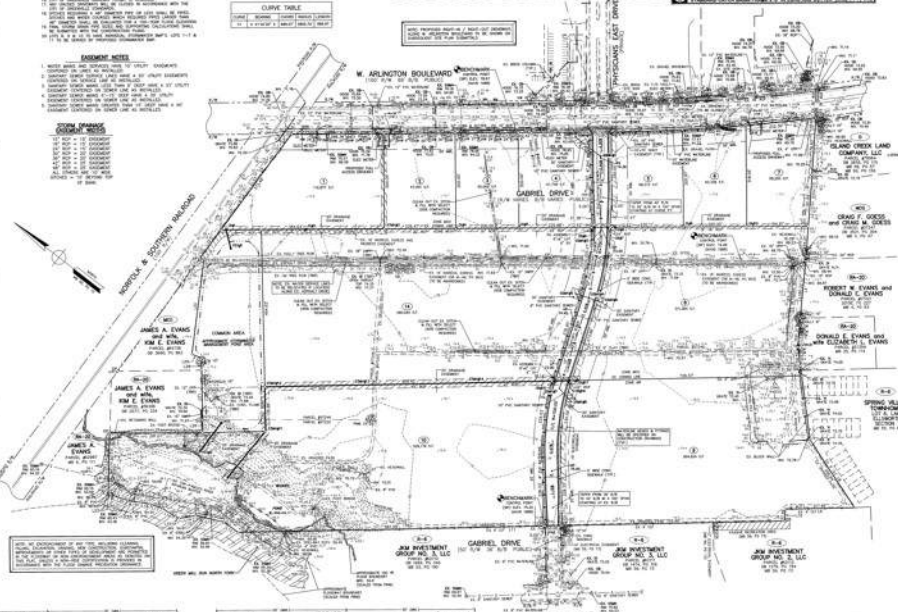
36. EXISTING ADJACENT INTERNATIONAL

**EXISTING NOTES**

1. ALL EXISTING UTILITIES ARE TO BE DEEPENED TO THE PROPOSED GRADE.
2. ALL EXISTING UTILITIES ARE TO BE PROTECTED BY CONCRETE CURBS AND RAILS.
3. ALL EXISTING UTILITIES ARE TO BE MARKED WITH REFLECTOR PINS.
4. ALL EXISTING UTILITIES ARE TO BE MARKED WITH REFLECTOR PINS.
5. ALL EXISTING UTILITIES ARE TO BE MARKED WITH REFLECTOR PINS.

**PROPOSED NOTES**

1. ALL PROPOSED UTILITIES ARE TO BE DEEPENED TO THE PROPOSED GRADE.
2. ALL PROPOSED UTILITIES ARE TO BE PROTECTED BY CONCRETE CURBS AND RAILS.
3. ALL PROPOSED UTILITIES ARE TO BE MARKED WITH REFLECTOR PINS.
4. ALL PROPOSED UTILITIES ARE TO BE MARKED WITH REFLECTOR PINS.
5. ALL PROPOSED UTILITIES ARE TO BE MARKED WITH REFLECTOR PINS.



**APPROVALS**

DATE: 08/11/2010

PROJECT: WEST ARLINGTON COMMERCIAL PARK

CITY OF GREENSBORO, NC

**APPROVALS**

DATE: 08/11/2010

PROJECT: WEST ARLINGTON COMMERCIAL PARK

CITY OF GREENSBORO, NC

**WEST ARLINGTON COMMERCIAL PARK**

GREENSBORO, NC

OWNER: JAY INVESTMENT GROUP, LLC

DESIGNED BY: JAY INVESTMENT GROUP, LLC

DRAWN BY: J. HARRIS

CHECKED BY: J. HARRIS

DATE: 08/11/2010

PROJECT: WEST ARLINGTON COMMERCIAL PARK

CITY OF GREENSBORO, NC