



## **Agenda**

### **Greenville City Council**

**December 13, 2018  
6:00 PM  
City Council Chambers**

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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 - Mayor Pro-Tem Glover**
- III. Pledge of Allegiance**
- IV. Roll Call**
- V. Approval of Agenda**
- VI. Public Comment Period**

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

## **VII. Special Recognitions**

1. John Stepps - Fire-Rescue Department Retiree
2. Council Member Kandie Smith

## **VIII. Appointments**

3. Appointments to Boards and Commissions

## **IX. New Business**

### **Public Hearings**

4. Ordinance requested by Happy Trail Farms, LLC to rezone a total of 60.917 acres located between Belvoir Highway and Sunnybrook Road and at the northeastern corner of the intersection of Belvoir Highway and Redmond Lane from RA20 (Residential-Agricultural) and CG (General Commercial) to R9 (Residential), I (Industry), IU (Unoffensive Industry), and CH (Heavy Commercial)
5. 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)
6. 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 (Tract 1) and CN (Neighborhood Commercial) for 0.952 acres (Tract 2)
7. 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)
8. 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
9. Ordinance to designate the Navigation Locks on the Tar River, located at the north end of Ash Street (extended) where it intersects the Tar River and is further located running approximately 200 feet along the south bank of the Tar River and in the Tar River roughly between Oak Street (extended) and Warren Street and along Pitt County Tax Parcel Number 05511 at and in the Tar River in the City of Greenville, as a Historic Landmark
10. First public hearing for the 2019-2020 Annual Action Plan for the CDBG and HOME Investment Partnerships Funds

### **Other Items of Business**

11. Discussion of ditch clean-up next to St. Mary's
12. Update on funding for Pitt Community College workforce development program
13. Update on federal funds for rape kit testing
14. Update on State Theater
15. Discussion of solutions to rentals of dining and entertainment establishments for private parties
16. Discussion of 500-foot spacing rule
17. Discussion of hiring/recruiting process for the Police Department
18. Discussion of plan to deal with excessive littering in the city
19. Discussion of requested change to the Future Land Use and Character Map

### **X. City Manager's Report**

### **XI. Comments from Mayor and City Council**

### **XII. Adjournment**



## City of Greenville, North Carolina

Meeting Date: 12/13/2018  
Time: 6:00 PM

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**Title of Item:** Appointments to Boards and Commissions

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

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

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

*Nominations for Extended Vacancies*

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

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

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

**Fiscal Note:** No direct fiscal impact.

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

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ATTACHMENTS:

☐ **Muni\_Report\_Appointments\_to\_Boards\_and\_Commissions\_998631**

# Appointments to Boards and Commissions

December 2018

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## Community Appearance Commission

**Council Liaison:** Council Member Rick Smiley

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

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## Environmental Advisory Commission

**Council Liaison:** Council Member Brian Meyerhoeffler, Jr.

Name	District #	Current Term	Reappointment Status	Expiration Date
Nathaniel Hamilton	5	Filling unexpired term	Resigned	April 2019
<i>(An educator of the natural or physical sciences, or physician)</i>				

Durk Tyson	4	Filling unexpired term	Resigned	April 2018
<i>(Professional Engineer)</i>				

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## Historic Preservation Commission

**Council Liaison:** Council Member William Litchfield, Jr.

Name	District #	Current Term	Reappointment Status	Expiration Date
Bernie Schulz	3	Filling unexpired term	Resigned	Jan. 2019

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## Human Relations Council

**Council Liaison:** Mayor Pro-Tem Rose Glover

Name	District #	Current Term	Reappointment Status	Expiration Date
Heena Shah	1	Second term	Ineligible	Sept. 2018
Maurice Whitehurst	2	Second term	Did not meet	Oct. 2015

*(Pitt Community College)* attendance  
Requirement

### Investment Advisory Committee

**Council Liaison:** Council Member William Litchfield, Jr.

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

### Police Community Relations Committee

**Council Liaison:** Council Member Rick Smiley

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

### Redevelopment Commission

**Council Liaison:** Council Member Will Bell

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

### Youth Council

**Council Liaison:** Mayor Pro-Tem Rose Glover

Name	Current Term	Reappointment Status	Expiration Date
5 spots open			

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



# Applicants for Community Appearance Commission

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

**Application Date:** 4/22/2018

**Home Phone:** (202) 412-4369

**Business Phone:**

**Email:** hembyg@gmail.com

**District #:** 1

# Applicants for Environmental Advisory Commission

Orrin Allen Beasley  
3601 Live Oak Lane  
Greenville, NC 27858

**District #:** 5

Eric Hogue  
2911 Tripp Lane  
Greenville, NC 27834

**District #:** 1

**Application Date:** 12/8/2015

**Home Phone:** (252) 216-6099

**Business Phone:** (252) 216-6099

**Email:** oab0119@gmail.com

**Application Date:** 9/01/2017

**Home Phone:**

**Business Phone:** (252) 375-1445

**Email:** ericdhogue@gmail.com

# Applicants for Historic Preservation Commission

Jeremy Miller  
2005B Coleman Dr.  
Greenville, NC 27834

**District #:** 5

Charles Ogletree  
2072 G Quail Ridge Road  
Greenville, NC 27858

**District #:** 4

Scott Snowden Wells  
406 Queen Anne's Road  
Greenville, NC 27858

**District #:** 5

**Application Date:** 11/27/2018

**Home Phone:** (252) 751-3392  
**Business Phone:** (252) 752-1100 x. 38219  
**Email:** Jermiller12@gmail.com

**Application Date:** 8/24/2017

**Home Phone:** (252) 689-4771  
**Business Phone:** (252) 796-7379  
**Email:** cwounc1962@gmail.com

**Application Date:** 6/9/2015

**Home Phone:** (252) 355-6480  
**Business Phone:**  
**Email:** wells1907@gmail.com

# Applicants for Human Relations Council

Eric Hogue  
2911 Tripp Lane  
Greenville, NC 27834

**District #:** 1

**Application Date:** 9/01/2017

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

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

**District #:** 2

**Application Date:** 9/4/2018

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

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

**District #:** 5

**Application Date:** 4/16/2017

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

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

**District #:** 4

**Application Date:** 4/24/2018

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

Stephanie Winfield  
1103 Red Banks Road  
Greenville, NC

**District #:** 4

**Application Date:** 7/14/2017

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

# Applicants for Investment Advisory Committee

Philip Nick Singleton  
203 Tuckahoe Drive  
Greenville, NC 27858

**Application Date:** 1/9/2018

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

**District #:** 4

# Applicants for Police Community Relations Committee

Alysa Aarup  
705 Kensington Dr.  
Greenville, NC 27858

**District #:** 5

Whitley Taylor Pollard  
609 Elm Street  
Greenville, NC 27858

**District #:** 3

Betsy Ray  
111 Jamestown Rd.  
Greenville, NC 27858

**District #:** 5

**Application Date:** 11/20/2018

**Home Phone:** (252) 347-6393

**Business Phone:**

**Email:** alysa.aarup@gmail.com

**Application Date:** 7/14/2016

**Home Phone:** (252) 717-6764

**Business Phone:**

**Email:** pollardwhitely@gmail.com

**Application Date:** 10/09/2018

**Home Phone:** (252) 714-8686

**Business Phone:**

**Email:** betsyray@greenvillenc.com

# Applicants for Redevelopment Commission

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

**Application Date:** 4/26/2017

**District #:** 4

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

Martin Tanski  
117 Baker Street  
Greenville, NC 27858

**Application Date:** 10/18/2018

**District #:** 3

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

Deryck Steven Wilson  
1744 Beaumont Drive  
Greenville, NC 27858

**Application Date:** 11/27/2017

**District #:** 4

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

# Applicants for Youth Council

None.





# City of Greenville, North Carolina

Meeting Date: 12/13/2018  
Time: 6:00 PM

**Title of Item:**

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

**Explanation:**

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

	<b>Current Zoning</b>	<b>Proposed Zoning</b>	<b>Acreage</b>
Tract 1	RA20	R9	7.443
Tract 2	RA20	I	22.413
Tract 3	RA20 and CG	CH	21.201
Tract 4	RA20 and CG	IU	9.860

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

\*\* This item was continued from the November 8, 2018 City Council meeting.

**Required Notices:**

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

On-site sign(s) posted on October 2, 2018.

City Council public hearing notice (property owner and adjoining property owner letter) mailed on November 27, 2018.

Public hearing legal advertisement published on December 3, 2018 and December 10, 2018.

**Comprehensive Plan:**

The Future Land Use and Character Map recommends commercial (C) at the northeastern corner of the intersection of Belvoir Highway and Sunnybrook Road transitioning to traditional neighborhood, medium - high density (TNMH) along Sunnybrook Road and industrial/logistics (IL) to the north.

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

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

Industrial/Logistics

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

Intent:

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

Primary uses:

Industrial  
Light industrial  
Research and assembly  
Warehousing

Secondary uses:

Office  
Commercial

Policy 4.1.3. Support the Economic Base

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

In particular:

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

### Commercial

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

#### Intent:

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

#### Primary uses:

Commercial (small and large format)

Office

#### Secondary uses:

Institutional/Civic

### Traditional Neighborhood, Medium - High Density

Primarily residential area featuring a mix of higher density housing types ranging from multi-family, townhomes, and small-lot single-family detached. They are typically located within a walkable distance to a neighborhood activity center. Traditional neighborhoods should have a walkable street network of small blocks, a defined center and edges, and connections to surrounding development.

#### Intent:

- Provide streetscape features such as sidewalks, street trees, and lighting
- Allow neighborhood-scale commercial or mixed use centers at key intersections within neighborhoods

#### Primary uses:

Multi-family residential

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

#### Secondary uses:

Institutional (neighborhood scale)

### Residential, Low - Medium Density

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

#### Intent:

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

#### Primary uses:

Single-family detached residential

#### Secondary uses:

Two-family residential

Institutional/civic (neighborhood scale)

### Potential Conservation/Open Space

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

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

#### Intent:

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

- Greenways and greenway connectors should be maintained to be consistent with the Greenway Plan.

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

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

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

**History/Background:**

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

**Present Land Use:**

Farmland

**Water/Sewer:**

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

**Historic Sites:**

There are no known effects on historic sites.

**Environmental Conditions/Constraints:**

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

**Surrounding Land Uses and Zoning:**

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

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

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

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

**Density Estimates:**

Tract 1:

Gross Acreage: 7.443  
Current Zoning: RA20 (Residential-Agricultural)  
Proposed Zoning: R9 (Residential)

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

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

Tract 2:

Gross Acreage: 22.413  
Current Zoning: RA20 (Residential-Agricultural)  
Proposed Zoning: I (Industry)

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

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

Tract 3:

Gross Acreage: 21.201  
Current Zoning: RA20 (Residential-Agricultural) and CG (General Commercial)  
Proposed Zoning: CH (Heavy Commercial)

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

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

Tract 4:

Gross Acreage: 9.860  
Current Zoning: RA20 (Residential-Agricultural) and CG (General Commercial)  
Proposed Zoning: IU (Unoffensive Industry)

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

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

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

**Fiscal Note:** No cost to the City.

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

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

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

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

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

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

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

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ATTACHMENTS:

▣ **Ordinance - Happy Trail Farms 18-20 1083491**

- ▢ **Minutes\_-\_HTF\_18-20\_1092019**
- ▢ **Attachments**



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

WHEREAS, the City Council of the City of Greenville, North Carolina, in accordance with Article 19, Chapter 160A, of the General Statutes of North Carolina, caused a public notice to be given and published once a week for two successive weeks in The Daily Reflector setting forth that the City Council would, on the 13<sup>th</sup> day of December, 2018, at 6:00 p.m., in the Council Chambers of City Hall in the City of Greenville, NC, conduct a public hearing on the adoption of an ordinance rezoning the following described territory;

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

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

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

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

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

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

TO WIT: Happy Trail Farms, LLC, Tract 1

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

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

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

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

TO WIT: Happy Trail Farms, LLC, Tract 2

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

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

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

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

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

TO WIT: Happy Trail Farms, LLC, Tract 3

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

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

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

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

TO WIT: Happy Trail Farms, LLC, Tract 4

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

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

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

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

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

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

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

ADOPTED this 13<sup>th</sup> day of December, 2018.

\_\_\_\_\_  
P. J. Connelly, Mayor

ATTEST:

\_\_\_\_\_  
Carol L. Barwick, City Clerk

1083491

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

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

Ms. Gooby delineated the property. The rezoning is for 60.917 acres that are divided into four separate tracts. The requested zoning is Tract 1: R9 – Residential, Tract 2: I – Industrial, Tract 3: CH - Heavy Commercial and Tract 4: IU - Unoffensive Industry. The property is not located in any flood hazard area. It is not located in the recognized industrial area. A net increase of 1,214 trips per day is anticipated. The area is mainly residential and agricultural. Under the proposed zoning, staff would anticipate the density for Tract 1: 20-22 duplex buildings (40-44 units), Tract 2: 151,000+/- square feet of industrial/warehouse space, Tract 3: 21,650 square feet of commercial space containing one (1) convenience store with gasoline sales (3,600 square feet), mini-storage (14,000 square feet), one (1) restaurant with drive-thru (2,000 sq. ft.), and restaurants with no drive-thru (2,050 sq. ft.) and Tract 4: 67,770+/- square feet of industrial/warehouse space. The Future Land Use and Character Map recommends commercial at the northeastern corner of the intersection of Belvoir Highway and Sunnybrook Road transitioning to traditional neighborhood, medium - high density along Sunnybrook Road and industrial/logistics (IL) to the north. Further, potential conservation/open space is recommended between the traditional neighborhood, medium - high density (TNMH) and industrial/logistics (IL) and the residential, low - medium density (LMDR) to the north. The Future Land Use and Character Map recommends industrial/logistics (IL) at the northeastern corner of the intersection of Belvoir Highway and Redmond Lane transitioning to residential, low - medium density (LMDR) and potential conservation/open space (PCOS) to the interior. In staff's opinion, the request is in compliance with Horizons 2026: Greenville's Community Plan the Future Land Use and Character Map. Staff recommends approval.

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

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

Chairman Overton opened the public hearing.

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

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

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

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

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

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

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

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

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

Chairman Overton offered opportunity for rebuttal.

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

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

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

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

Chairman Overton closed the public hearing.

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

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

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

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

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

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

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

**Motion made by Mr. Maxwell, seconded by Mr. Collins, to recommend denial of the proposed amendment, to advise that, although the proposed amendment is consistent with the comprehensive plan, there is a more appropriate zoning classification, and to adopt the staff report which addresses plan consistency and other matters. Voting in favor: Maxwell, Collins and Faison. Voting in opposition: Robinson, King, Joyner, Darden and West. Motion failed.**

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

# Happy Trail Farms, LLC (REVISED)

October 1, 2018

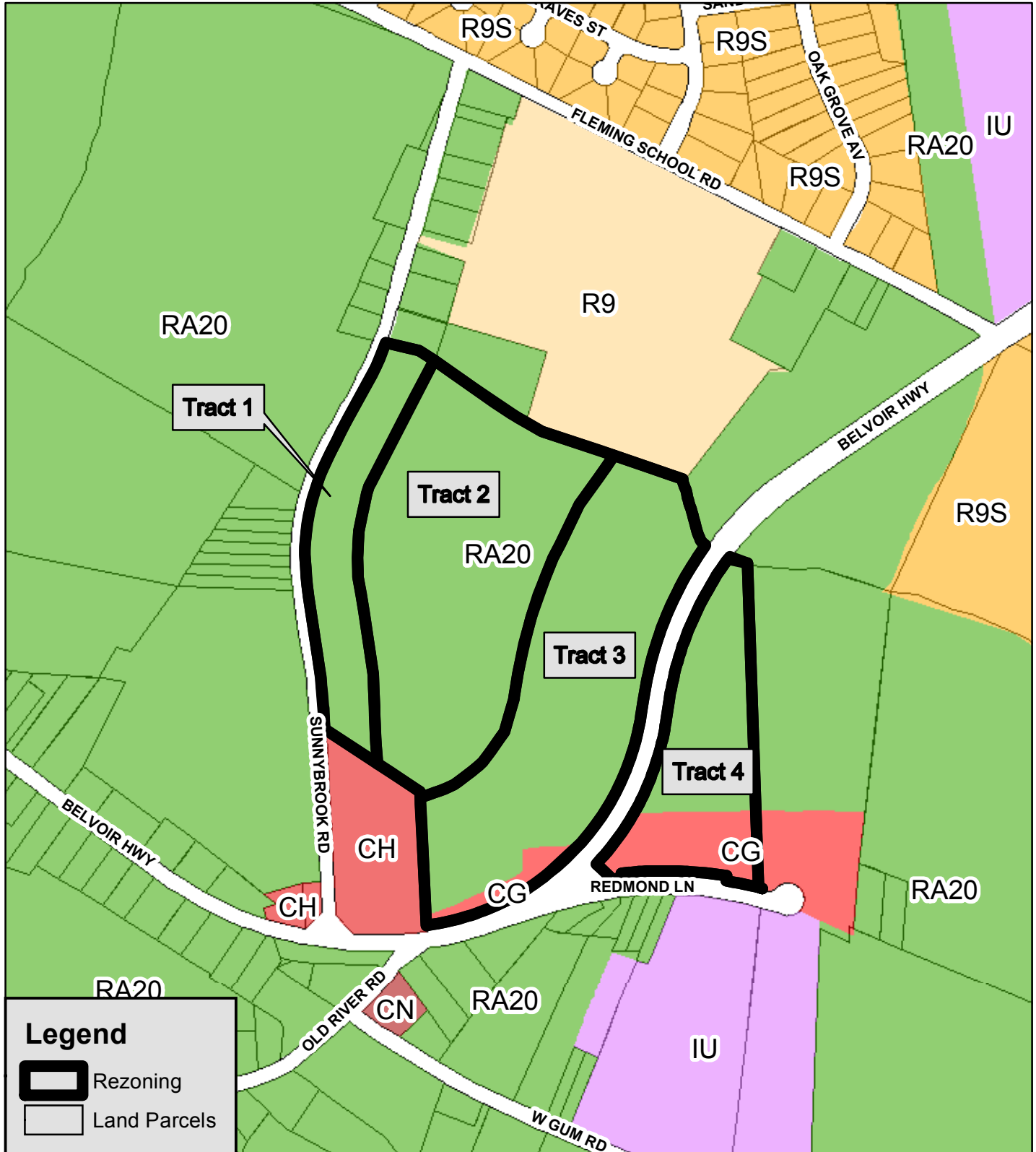
## Requested Zoning

Tract 1 - R9 (Residential) 7.443 acres

Tract 2 - I (Industry) 22.413 acres

Tract 3 - CH (Heavy Commercial) 21.201 acres

Tract 4 - IU (Unoffensive Industry) 9.860 acres





**Happy Trail Farms, LLC (REVISED)**

**October 1, 2018**

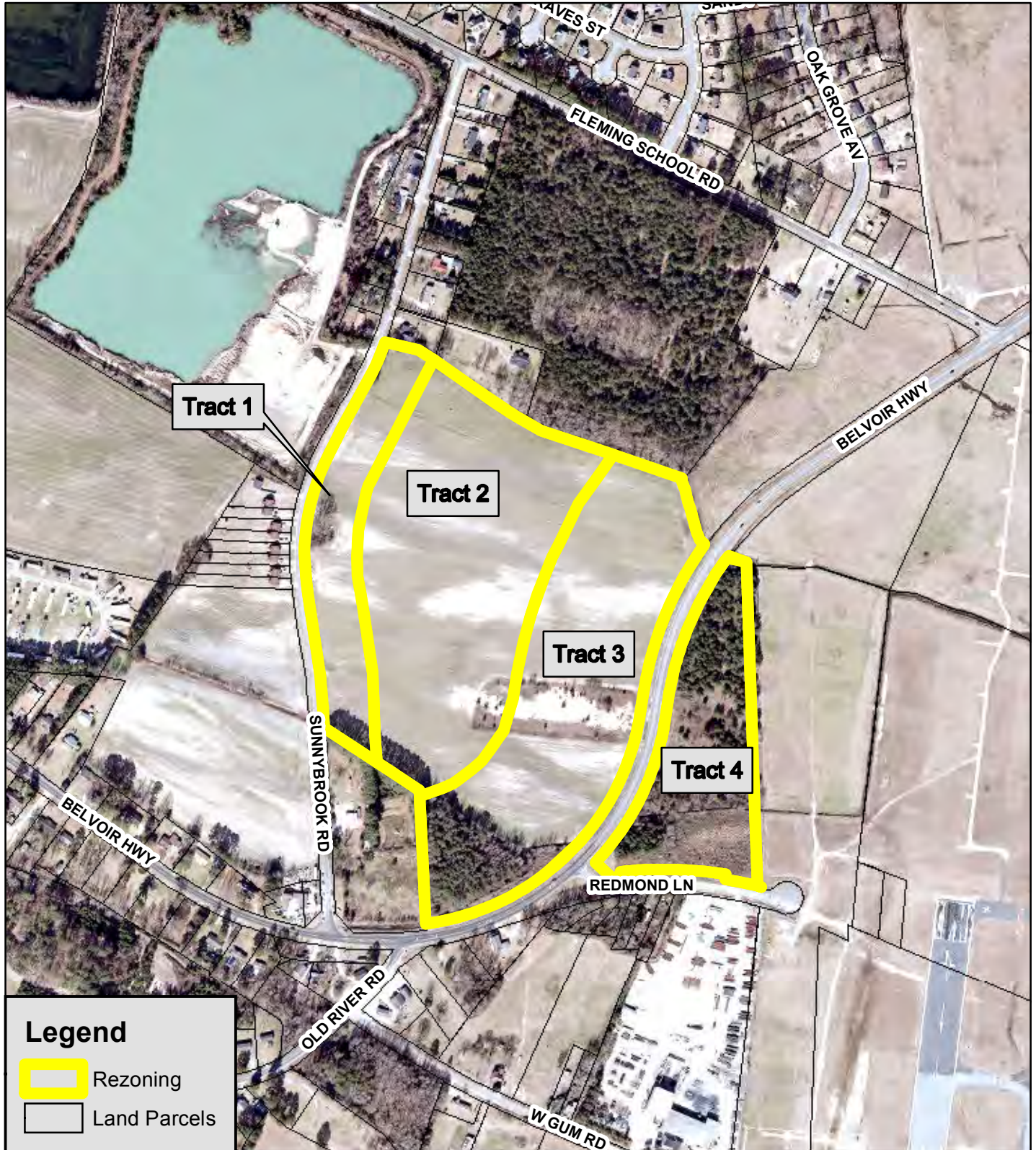
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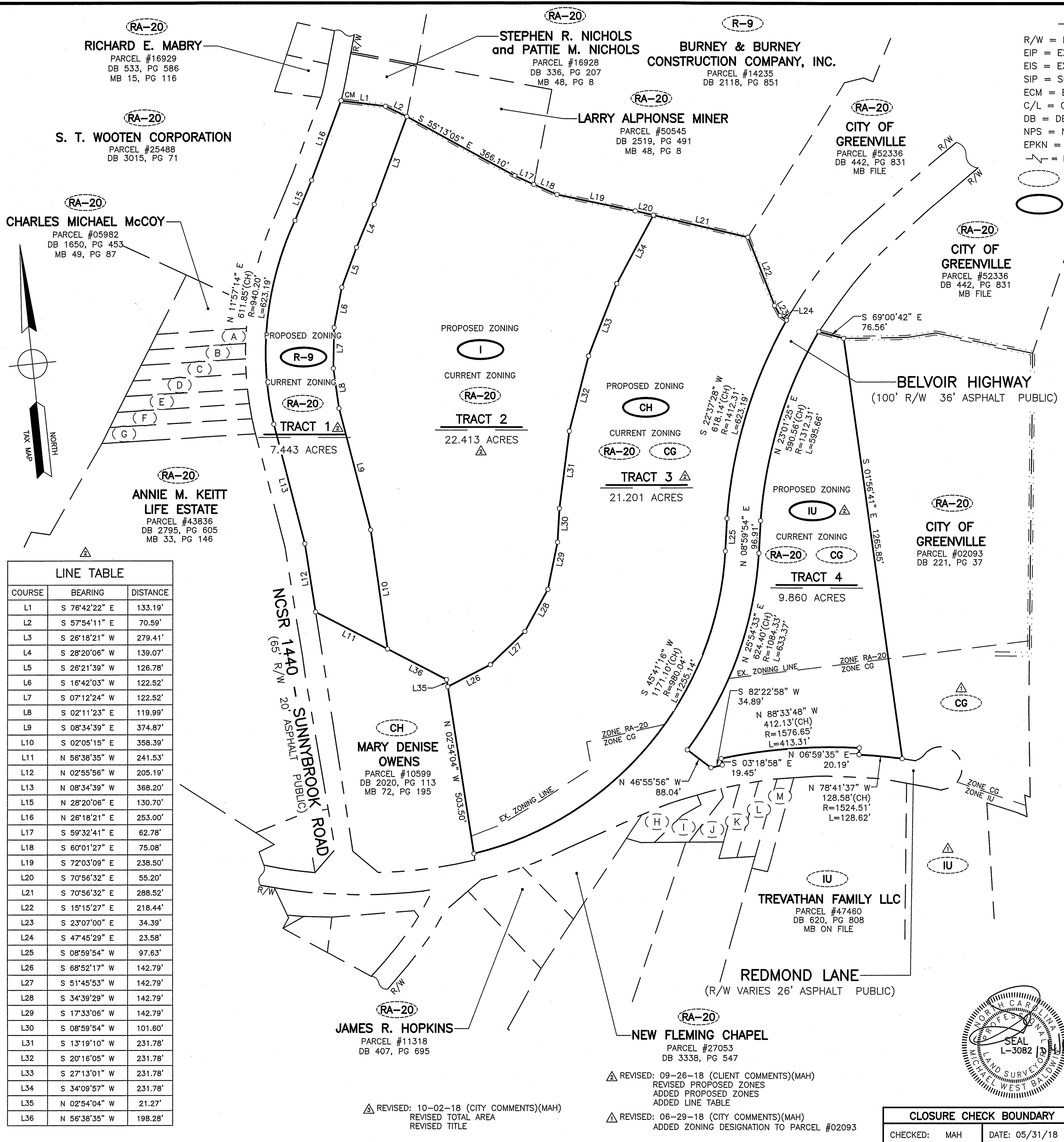
**Tract 3 - CH (Heavy Commercial) 21.201 acres**

**Tract 4 - IU (Unoffensive Industry) 9.860 acres**





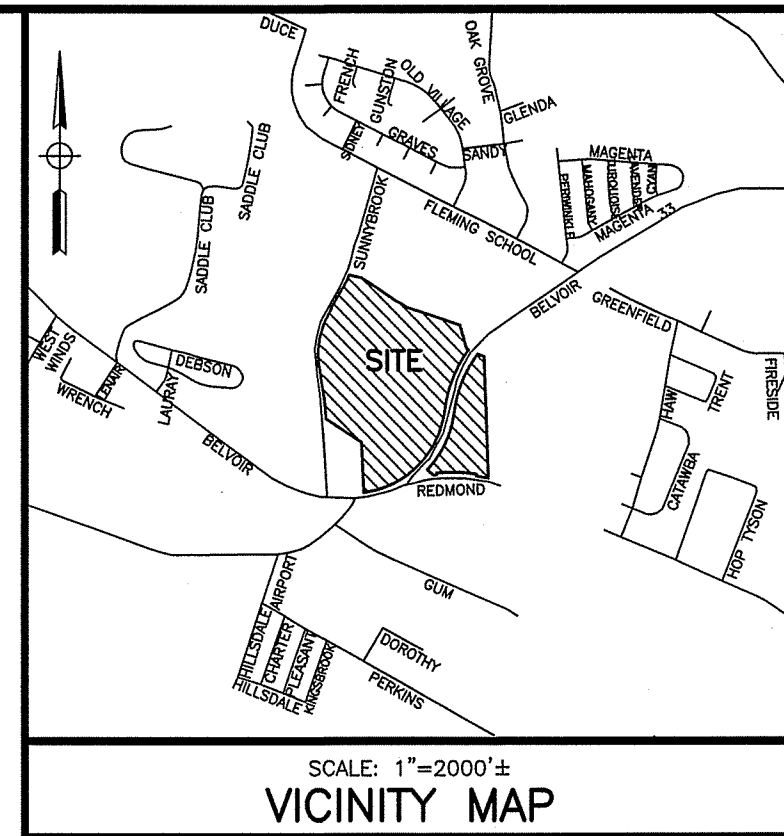
Y:\DRAWINGS\18-014 HAPPY TRAIL FARMS, LLC\REZONING REV.dwg Tue, Oct 02, 2018-4:15pm MHERREJON



**LEGEND**

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

○ = ZONING EXISTING  
 ○ = ZONING PROPOSED

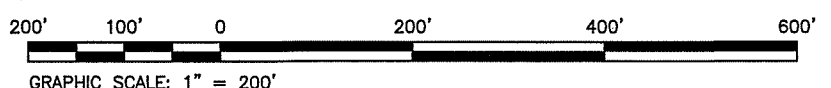


**ADJOINING PROPERTY OWNERS INDEX  
 WITHIN 100 FEET FROM PROPERTY**

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

**TOTAL AREA TO BE REZONED: 60.917 ACRES**

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



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

**HAPPY TRAIL FARMS, LLC REVISED**

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

**BELVOIR TOWNSHIP, PITT COUNTY, NC**

OWNERS: HAPPY TRAIL FARMS, LLC  
 ADDRESS: P.O. BOX 1863  
 GREENVILLE, NC 27835  
 PHONE: (252) 916-9028

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

**LINE TABLE**

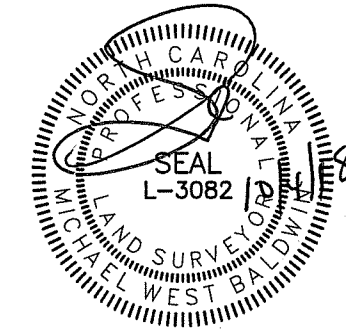
COURSE	BEARING	DISTANCE
L1	S 76°42'22" E	133.19'
L2	S 57°54'11" E	70.59'
L3	S 26°18'21" W	279.41'
L4	S 28°20'06" W	139.07'
L5	S 26°21'39" W	126.78'
L6	S 16°42'03" W	122.52'
L7	S 07°12'24" W	122.52'
L8	S 02°11'23" E	119.99'
L9	S 08°34'39" E	374.87'
L10	S 02°05'15" E	358.39'
L11	N 56°38'35" W	241.53'
L12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

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

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

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

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



**REZONING THOROUGHFARE/TRAFFIC VOLUME REPORT**

Case No: 18-20

Applicant: Happy Trails Farms, LLC (Revised)

**Property Information**

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

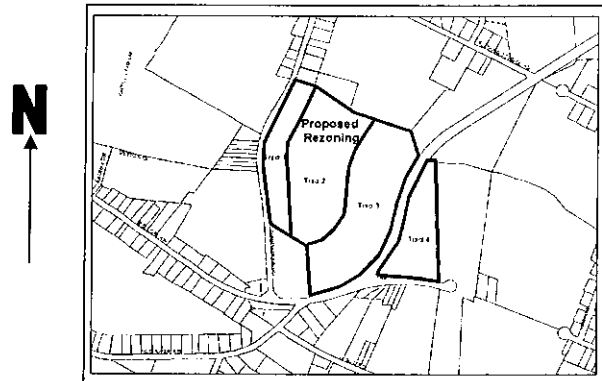
**Proposed Zoning:** Tract 1: R9 (Residential)  
 Tract 2: I (Industry)  
 Tract 3: CH (Heavy Commercial)  
 Tract 4: IU (Unoffensive Industry)

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

**Location:** Belvoir Highway, east of Sunnybrook Road

**Points of Access:** Belvoir Highway, Sunnybrook Road

**Location Map**



**Transportation Background Information**

**1.) Belvoir Hwy- State maintained**

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

**Thoroughfare Plan Status** Major Thoroughfare

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

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

**Transportation Improvement Program Status:** No projects planned.

**Trips generated by proposed use/change**

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

**Estimated Net Change: increase of 1214 vehicle trips/day (assumes full-build out)**

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

**Impact on Existing Roads**

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

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

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

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

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

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

Net ADT change = 850 (8% increase)

**Staff Findings/Recommendations**

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

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

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

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

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

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



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

	ff.	Tobacco shop (Class 1) (see also section 9-4-103)
	gg.	Tobacco shop (Class 2) (see also section 9-4-103)
	hh.	Hookah café (see also section 9-4-103)
(11) Wholesale/Rental/Vehicle-Mobile Home Trade		
	d.	Rental of automobiles, noncommercial trucks or trailers, recreational vehicles, motorcycles and boats
	f.	Automobile, truck, recreational vehicle, motorcycle and boat sales and service (see also major and minor repair)
(12) Construction - None		
(13) Transportation - None		
(14) Manufacturing/Warehousing		
	k.	Mini-storage warehouse; household excluding outside storage
(15) Other Activities (not otherwise listed - all categories)		
	a.	Other activities; personal services not otherwise listed
	b.	Other activities; professional services not otherwise listed
	c.	Other activities; commercial services not otherwise listed
	d.	Other activities; retail sales not otherwise listed
<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.	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)
<b>(6) Recreational/Entertainment</b>		
	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
<b>(7) Office/Financial/Medical</b>		
	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
<b>(8) Services</b>		
	c.	Funeral home
	e.	Barber or beauty salon
	f.	Manicure, pedicure or facial salon
	n.	Auditorium
	o.	Church or place of worship (see also section 9-4-103)
	q.	Museum
	r.	Art gallery
	s.	Hotel, motel bed and breakfast inn; limited stay lodging (see also residential quarters for resident manager, supervisor or caretaker and section 9-4-103)
	u.	Art studio including art and supply sales
	v.	Photography studio including photo and supply sales

y.	TV and/or radio broadcast facilities, including receiving and transmission equipment and towers or cellular telephone and wireless communication towers
z.	Printing or publishing service including graphic art, maps, newspapers, magazines and books
aa.	Catering service including food preparation (see also restaurant; conventional and fast food)
bb.	Civic organizations
cc.	Trade or business organizations
hh.	Exercise and weight loss studio; indoor only
kk.	Launderette; household users
ll.	Dry cleaners; household users
mm.	Commercial laundries; linen supply
oo.	Clothes alteration or shoe repair shop
pp.	Automobile wash
<b>(9) Repair</b>	
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
<b>(10) Retail Trade</b>	
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
	k.	Mini-storage warehouse, household; excluding outside storage
	m.	Warehouse; accessory to approved commercial or industrial uses within the district; excluding outside storage
	u.	Tire recapping or retreading plant
(15) Other Activities (not otherwise listed - all categories) - None		
<b>CH (HEAVY COMMERCIAL) - SPECIAL USES</b>		
(1) General - None		
(2) Residential		
	i.	Residential quarters for resident manager, supervisor or caretaker; excluding mobile home
	j.	Residential quarters for resident manager, supervisor or caretaker; including mobile home
(3) Home Occupations - None		
(4) Governmental - None		
(5) Agricultural/Mining		
	m.	Beekeeping; major use
(6) Recreational/Entertainment		
	d.	Game center
	l.	Billiard parlor or pool hall
	m.	Public or private club
	r.	Adult uses
	u.	Internet sweepstakes business (see also section 9-4-103)
(7) Office/Financial/Medical - None		
(8) Services		
	a.	Child day care facilities
	b.	Adult day care facilities
	l.	Convention center; private
	dd.	Massage establishment
	ff(1).	Mental health, emotional or physical rehabilitation day program facility
(9) Repair		
	a.	Major repair; as an accessory or principal use
(10) Retail Trade		
	j.	Restaurant and/or dining and entertainment establishment; regulated outdoor activities
	n.	Appliance; commercial use, sales and accessory repair; excluding outside storage
	z.	Flea market
	ff.	Tobacco shop (Class 1) (see also section 9-4-103)
	gg.	Tobacco shop (Class 2) (see also section 9-4-103)
	hh.	Hookah café (see also section 9-4-103)
(11) Wholesale/Rental/Vehicle-Mobile Home Trade - None		
(12) Construction - None		

(13) Transportation - None	
(14) Manufacturing/Warehousing	
d.	Stone or monument cutting, engraving
j.	Moving and storage; including outside storage
l.	Warehouse or mini-storage warehouse, commercial or industrial; including outside storage
y.	Recycling collection station or facilities
(15) Other Activities (not otherwise listed - all categories)	
a.	Other activities; personal services not otherwise listed
b.	Other activities; professional services not otherwise listed
c.	Other activities; commercial services not otherwise listed
d.	Other activities; retail sales not otherwise listed
<b>IU (UNOFFENSIVE INDUSTRY) - 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
(5) Agricultural/Mining	
a.	Farming; agricultural, horticulture, forestry (see also section 9-4-103)
b.	Greenhouse or plant nursery; including accessory sales
d.	Farmers market
e.	Kennel (see also section 9-4-103)
f.	Stable; horse only (see also section 9-4-103)
g.	Stable; per definition (see also section 9-4-103)
h.	Animal boarding not otherwise listed; outside facility, as an accessory or principal use
l.	Beekeeping; minor use (see also section 9-4-103)
(6) Recreational/Entertainment	
f.	Public park or recreational facility
g.	Private noncommercial park or recreational facility

	m(1).	Dining and entertainment establishment (see also section 9-4-103)
	p.	Circus, carnival, or fair
(7) Office/Financial/Medical		
	b.	Operation/processing center
	c.	Office; customer service, not otherwise listed, including accessory service delivery vehicle parking and indoor storage
	f.	Veterinary clinic or animal hospital (see also animal boarding; outside facility, kennel and stable)
	g.	Catalogue processing center
(8) Services		
	n.	Auditorium
	s.	Hotel, motel bed and breakfast inn; limited stay lodging (see also residential quarters for resident manager, supervisor or caretaker)
	y.	TV and/or radio broadcast facilities, including receiving and transmission equipment and towers or cellular telephone and wireless communication towers
	z.	Printing or publishing service including graphic art, maps, newspapers, magazines and books
	aa.	Catering service including food preparation (see also restaurant; conventional and fast food)
	bb.	Civic organizations
	gg.	Vocational rehabilitation center
	mm.	Commercial laundries; linen supply
	nn.	Industrial laundries
(9) Repair		
	b.	Minor repair; as an accessory or principal use
	c.	Upholsterer; automobile, truck, boat, or other vehicle, trailer or van
	d.	Upholsterer; furniture
	f.	Appliance; household and office equipment repair
	h.	Appliance; commercial and industrial equipment repair not otherwise listed
(10) Retail Trade		
	b.	Gasoline or automotive fuel sales; accessory or principal use, retail
	h.	Restaurant; conventional
	i.	Restaurant; fast food
	cc.	Farm supply and commercial implement sales
(11) Wholesale/Rental/Vehicle-Mobile Home Trade		
	a.	Wholesale; durable and nondurable goods, not otherwise listed
	d.	Rental of automobiles, noncommercial trucks or trailers, recreational vehicles, motorcycles and boats
	e.	Rental of tractors and/or trailers, or other commercial or industrial vehicles or machinery



<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)
d.	Building supply; lumber and materials sales, plumbing and/or electrical supply including outdoor sales
<b>(13) Transportation</b>	
a.	Railroad freight or distribution and/or passenger station
d.	Truck terminal or distribution center
e.	Parcel delivery service
f.	Ambulance service
g.	Airport and related activities; private
h.	Parking lot or structure; principal use
<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
d.	Stone or monument cutting, engraving
g.	Cabinet, woodwork or frame shop; excluding furniture manufacturing or upholstery
h.	Engraving; metal, glass or wood
j.	Moving and storage; including outside storage
k.	Mini-storage warehouse, household; excluding outside storage
l.	Warehouse or mini-storage warehouse, commercial or industrial; including outside storage
m.	Warehouse; accessory to approved commercial or industrial uses within the district; excluding outside storage
o.	Feed and grain elevator, mixing, redrying, storage or sales facility
p.	Tobacco redrying or processing plant
s.	Manufacture of nonhazardous products; general, including nonhazardous and nontoxic chemicals and/or materials not otherwise listed
t.	Manufacture of nonhazardous medical supplies or medical products, including distribution
u.	Tire recapping or retreading plant
v.	Bottling or packing plant for nonhazardous materials or products
y.	Recycling collection station or facilities
cc.	Manufacture of pharmaceutical, biological, botanical, medicinal, and cosmetic products, and related materials
<b>(15) Other Activities (not otherwise listed - all categories) - None</b>	
<b>IU (UNOFFENSIVE INDUSTRY) - SPECIAL USES</b>	

(1) General - None	
(2) Residential	
	i. Residential quarters for resident manager, supervisor or caretaker; excluding mobile home
	j. Residential quarters for resident manager, supervisor or caretaker; including mobile home
	o. Nursing, convalescent or maternity home; major care facility
(3) Home Occupations - None	
(4) Governmental - None	
(5) Agricultural/Mining	
	k. Sand mining(see also item (5)j)
	m. Beekeeping; major use
(6) Recreational/Entertainment	
	e. Miniature golf or putt-putt course
	i. Commercial recreation; indoor and outdoor, not otherwise listed
	k. Firearm ranges; indoor ot outdoor
(7) Office/Financial/Medical	
	a. Office; professional and business, not otherwise listed
(8) Services	
	a. Child day care facilities
	b. Adult day care facilities
	l. Convention center; private
	o. Church or place of worship (see also section 9-4-103)
	s(1). Hotel, motel bed and breakfast inn; extended stay lodging (see also residential quarters for resident manager, supervisor or caretaker and section 9-4-103)
(9) Repair	
	a. Major repair; as an accessory or principal use
(10) Retail Trade	
	j. Restaurant and/or dining and entertainment establishment; regulated outdoor activities
(11) Wholesale/Rental/Vehicle-Mobile Home Trade	
	g. Mobile home sales including accessory mobile home office
(12) Construction - None	
(13) Transportation	
	c. Taxi or limousine service
(14) Manufacturing/Warehousing	
	z. Metallurgy, steel fabrication, welding
(15) Other Activities (not otherwise listed - all categories)	
	c. Other activities; commercial services not otherwise listed
	e. Other activities; industrial uses not otherwise listed
<b>I (INDUSTRY) - 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
(5) Agricultural/Mining		
	a.	Farming; agricultural, horticulture, forestry (see also section 9-4-103)
	b.	Greenhouse or plant nursery; including accessory sales
	e.	Kennel (see also section 9-4-103)
	f.	Stable; horse only (see also section 9-4-103)
	g.	Stable; per definition (see also section 9-4-103)
	h.	Animal boarding not otherwise listed; outside facility, as an accessory or principal use
	i.	Livestock sales pavilion, auditorium, yard, distribution or transshipment facility
	j.	Quarrying, mining, excavation and works including material storage and distribution; sand, stone gravel
	l.	Beekeeping; minor use (see also section 9-4-103)
(6) Recreational/Entertainment		
	f.	Public park or recreational facility
	g.	Private noncommercial park or recreational facility
	m(1).	Dining and entertainment establishment (see also section 9-4-103)
	p.	Circus, carnival, or fair
(7) Office/Financial/Medical		
	b.	Operation/processing center
	c.	Office; customer service, not otherwise listed, including accessory service delivery vehicle parking and indoor storage
	g.	Catalogue processing center
(8) Services		
	n.	Auditorium

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

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

(2) Residential	
	i. Residential quarters for resident manager, supervisor or caretaker; excluding mobile home
	j. Residential quarters for resident manager, supervisor or caretaker; including mobile home
(3) Home Occupations - None	
(4) Governmental	
	f. Correctional facility
(5) Agricultural/Mining	
	m. Beekeeping; major use
(6) Recreational/Entertainment	
	e. Miniature golf or putt-putt course
	i. Commercial recreation; indoor and outdoor, not otherwise listed
	k. Firearm ranges; indoor or outdoor
(7) Office/Financial/Medical	
	a. Office; professional and business, not otherwise listed
(8) Services	
	a. Child day care facilities
	b. Adult day care facilities
	l. Convention center; private
	s(1). Hotel, motel bed and breakfast inn; extended stay lodging (see also residential quarters for resident manager, supervisor or caretaker and section 9-4-103)
(9) Repair - None	
(10) Retail Trade	
	j. Restaurant and/or dining and entertainment establishment; regulated outdoor activities
(11) Wholesale/Rental/Vehicle-Mobile Home Trade - None	
	g. Mobile home sales including accessory mobile home office
(12) Construction - None	
(13) Transportation - None	
(14) Manufacturing/Warehousing	
	f. Junkyard, automobile graveyard or materials reclamation facility
	x. Sanitary landfill or incinerator; public or private
(15) Other Activities (not otherwise listed - all categories)	
	c. Other activities; commercial services not otherwise listed
	e. Other activities; industrial uses not otherwise listed
<b>R9 (RESIDENTIAL) - PERMITTED USES</b>	
(1) General	
	a. Accessory use or building
	c. On-premise signs per Article N
(2) Residential	
	a. Single-family dwelling
	b. Two-family attached dwelling (duplex)
	b(1). Master Plan Community per Article J

	c.	Multi-family development per Article I
	f.	Residential cluster development per Article M
	k.	Family care homes (see also 9-4-103)
	q.	Room renting
(3) Home Occupations - None		
(4) Governmental		
	b.	City of Greenville municipal government building or use (see also section 9-4-103)
(5) Agricultural/Mining		
	a.	Farming; agricultural, horticulture, forestry (see also section 9-4-103)
	l.	Beekeeping; minor use (see also section 9-4-103)
(6) Recreational/Entertainment		
	f.	Public park or recreational facility
	g.	Private noncommercial park or recreational facility
(7) Office/Financial/Medical - None		
		* None
(8) Services		
	o.	Church or place of worship (see also section 9-4-103)
(9) Repair - None		
(10) Retail Trade - None		
(11) Wholesale/Rental/Vehicle-Mobile Home Trade - None		
(12) Construction		
	c.	Construction office; temporary, including modular office (see also section 9-4-103)
(13) Transportation - None		
(14) Manufacturing/Warehousing - None		
(15) Other Activities (not otherwise listed - all categories) - None		
<b>R9 (RESIDENTIAL) - SPECIAL USES</b>		
(1) General		
		* None
(2) Residential		
	o(1).	Nursing, convalescent or maternity home; minor care facility
(3) Home Occupations		
	a.	Home occupation; not otherwise listed
	c.	Home occupation; manicure, pedicure or facial salon
(4) Governmental		
	a.	Public utility building or use
(5) Agricultural/Mining - None		
(6) Recreational/Entertainment		
	a.	Golf course; 18-hole regulation length (see also section 9-4-103)
	a(1).	Golf course; 9-hole regulation length (see also section 9-4-103)
	c(1).	Tennis club; indoor and outdoor facilities
(7) Office/Financial/Medical - None		

(8) Services	
a.	Child day care facilities
b.	Adult day care facilities
d.	Cemetery
g.	School; junior and senior high (see also section 9-4-103)
h.	School; elementary (see also section 9-4-103)
i.	School; nursery and kindergarten (see also section 9-4-103)
(9) Repair - None	
(10) Retail Trade - None	
(11) Wholesale/Rental/Vehicle-Mobile Home Trade - None	
(12) Construction - None	
(13) Transportation - None	
(14) Manufacturing/Warehousing - None	
(15) Other Activities (not otherwise listed - all categories) - None	



## BUFFERYARD SETBACK AND VEGETATION SCREENING CHART

For Illustrative Purposes Only

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

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

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

Street trees may count toward the minimum acreage.

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

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

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

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

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

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

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

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

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

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

# RESIDENTIAL DENSITY CHART

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

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



## City of Greenville, North Carolina

Meeting Date: 12/13/2018  
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 on November 27, 2018.

Public hearing legal advertisement published on December 3, 2018 and December 10, 2018.

**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 they enhance the core.

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 area bounded by Stantonsburg Road, South Memorial Drive, and Moye Boulevard is designated as a community activity center. These centers are intended to contain 50,000-250,000 square feet of conditioned floor space and serve an area of 3 miles.

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

Based on the possible uses permitted by the requested rezoning, the proposed rezoning classification could generate 3,379 trips to and from the site on Stantonsburg Road, which is a net increase of 1,282 additional trips per day.

Based on the possible uses permitted by the requested rezoning, the proposed rezoning classification could generate 1,586 trips to and from the site on Moye Boulevard, which is a net increase of 854 additional trips per day.

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

**History/Background:**

In 1972, the property was incorporated into the City's extra-territorial jurisdiction (ETJ) 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 square feet 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.

The Planning and Zoning Commission voted unanimously to approve the request at its November 20, 2018 meeting.

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

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

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

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

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**ATTACHMENTS:**

- ❑ **Ordinance\_-East\_Carolina\_Inn,\_Inc\_1094672**
- ❑ **Minutes\_-East\_Carolina\_Inn\_1094522**
- ❑ **Attachments**

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

WHEREAS, the City Council of the City of Greenville, North Carolina, in accordance with Article 19, Chapter 160A, of the General Statutes of North Carolina, caused a public notice to be given and published once a week for two successive weeks in The Daily Reflector setting forth that the City Council would, on the 13<sup>th</sup> day of December, 2018, at 6:00 p.m., in the Council Chambers of City Hall in the City of Greenville, NC, conduct a public hearing on the adoption of an ordinance rezoning the following described territory;

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

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

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

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

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

Section 1. That the following described territory is rezoned from MS (Medical-Support) to MCH (Medical-Heavy Commercial).



TO WIT: East Carolina Inn, Incorporated

LOCATION: Located at the southeastern corner of the intersection of Stantonsburg Road and Moye Boulevard.

DESCRIPTION: Beginning at a point located at the intersection of the eastern right-of-way of Moye Boulevard and the southern right-of-way of SR 1200 – Stantonsburg Road thence running along the southern right-of-way of SR 1200 – Stantonsburg Road N 73-44-03 E, 70.84 feet to an existing iron pipe; thence N 81-28-19 E, 133.23 feet to an existing concrete right-of-way monument; thence continuing N 81-28-19 E, 265.99 feet to an existing concrete right-of-way monument; thence leaving the southern right-of-way of SR 1200 – Stantonsburg Road S 19-48-12 W, 150.07 feet to an existing concrete monument; thence S 19-37-17 W, 53.61 feet to a point; thence S 10-27-29 W, 42.91 feet to a point; thence S 03-24-18 E, 146.09 feet to an existing concrete monument; thence N 89-36-12 E, 87.82 feet to an existing concrete monument; thence S 00-03-21 E, 122.12 feet to an existing concrete monument; thence S 00-23-07 E, 90.95 feet to a point; thence S 85-22-17 W, 226.04 feet to an existing concrete monument; thence N 01-44-29 W, 104.87 feet to an existing concrete monument; thence S 89-43-02 W, 194.09 feet to a point located on the eastern right-of-way of Moye Boulevard; thence running along the eastern right-of-way of Moye Boulevard N 08-05-48 W, 431.85 feet to the point of beginning containing 4.793 acres.

Section 2. That the Director of Community Development is directed to amend the zoning map of the City of Greenville in accordance with this ordinance.

Section 3. That the Director of Community Development is directed to amend the Future Land Use and Character Map of the City of Greenville in accordance with this ordinance.

Section 4. That all ordinances and clauses of ordinances in conflict with this ordinance are hereby repealed.

Section 5. That this ordinance shall become effective upon its adoption.

ADOPTED this 13<sup>th</sup> day of December, 2018.

\_\_\_\_\_  
P. J. Connelly, Mayor

ATTEST:

\_\_\_\_\_  
Carol L. Barwick, City Clerk

1094672

**Excerpt from the draft Planning & Zoning Commission Minutes (11/20/2018)**

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) - APPROVED

Ms. Gooby delineated the property. It is located in the heart of the Medical District and is adjacent to ABC Moving and Storage. This request could generate an increase of 2,136 trips per day with 60% of the trips on Stantonburg Road and 40% on Moye Boulevard. In the area bounded by Stantonburg Road, South Memorial Drive and Moye Boulevard, all of the properties, except the subject property, are zoned MCH. The East Carolina Inn is located on the property and there is a portion of the property that is vacant. Under the current zoning, an additional 35,000-40,000 square of office space could be added. Under the proposed zoning, the property could accommodate a convenience store with a gasoline sales, and both a conventional and a fast food restaurant. 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. Overton opened the public hearing.

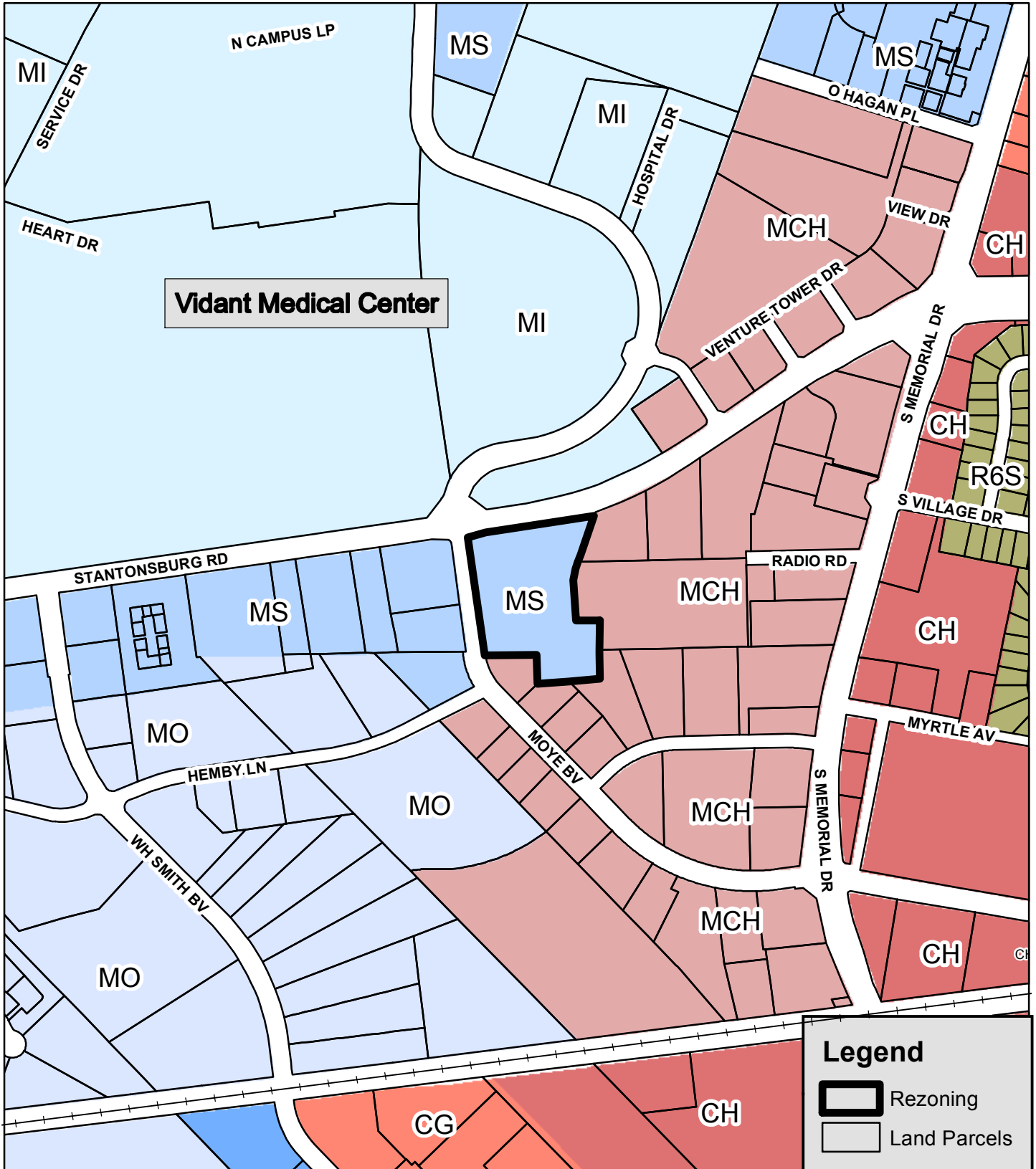
Mr. Bryan Fagundus, Ark Consulting Group, spoke in favor, representing the applicant. He stated that the proposed rezoning will be in harmony with the neighboring properties.

No one spoke in opposition.

Mr. Overton closed the public meeting.

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

**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

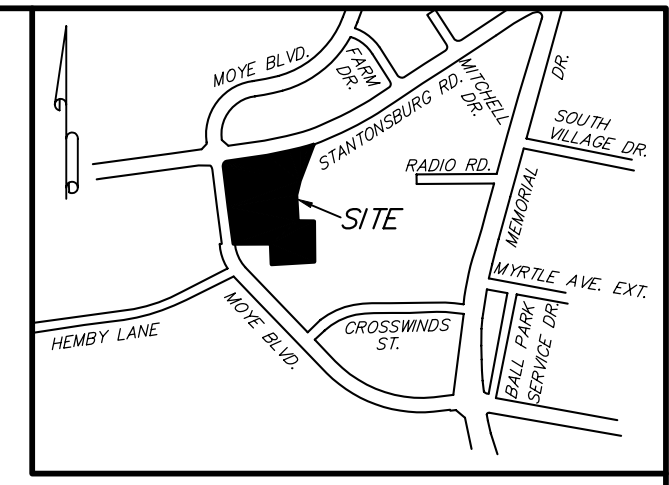
NORTHEAST PROPERTIES, LLC  
 D.B. 2172, PG. 436-437  
 M.B. 49, PG. 86  
 PARCEL # 50492  
 ZONED MCH

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

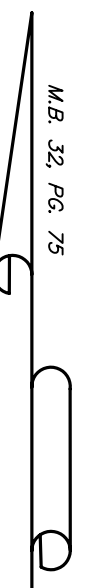
TAYLOR CAPITAL, LLC  
 D.B. 2962, PG. 166-169  
 M.B. 40, PG. 478  
 PARCEL # 30961  
 ZONED MCH

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



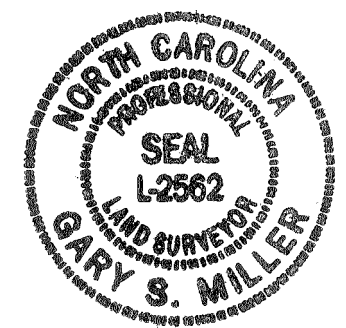
VICINITY MAP 1" = 1,000'



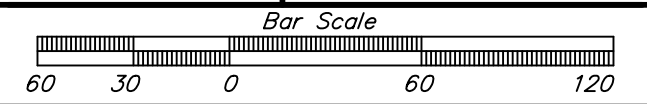
NOTE:  
 RECORDED PLAT DOES NOT CLOSE (MAP BK. 32, PG. 75)  
 SURVEY TAKEN FROM EXISTING POINTS FOUND ON GROUND.  
 SEE DEED OF TRUST IN DEED BK. 295, PAGE 226  
 REFERENCING SURVEY BY GARY S. MILLER & ASSOCIATES,  
 P.A. DATED DECEMBER 19, 1988.

SURVEYED BY: MCP  
 DRAWN BY: BLW  
 REFERENCE:  
 DEED BK. 207, PG. 349  
 DEED BK. 295, PG. 226  
 MAP BK. 32, PG. 75  
 TAX PARCEL # 41662

I, Gary S. Miller, certify to the following:  
 This survey is of an existing parcel or parcels of land and does not create a new street or change an existing street;  
 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.



Signed *G. Miller*  
 Professional Land Surveyor No. L-2562



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**

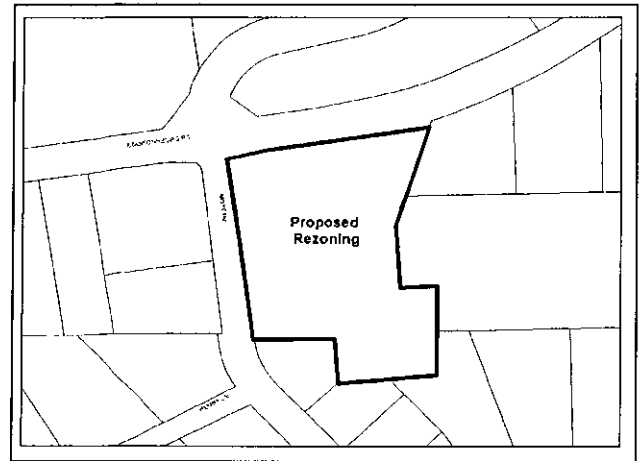
**Current Zoning:** MS (Medical-Support)

**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>	<b>No</b>	
<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>	<b>No</b>	
<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
<b>Net ADT change =</b>	<b>641 (3% increase)</b>

**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
<b>Net ADT change =</b>	<b>641 (3% increase)</b>

**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
<b>Net ADT change =</b>	<b>320 (3% increase)</b>

**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
<b>Net ADT change =</b>	<b>534 (5% increase)</b>

**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: 12/13/2018  
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 (Tract 1) and CN (Neighborhood Commercial) for 0.952 acres (Tract 2)

**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 from O (Office) to R6A (Residential [Medium Density]) for 6.410 acres (Tract 1) and CN (Neighborhood Commercial) for 0.952 acres (Tract 2).

**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 on November 27, 2018.

Public hearing legal advertisement published on December 3, 2018 and December 10, 2018.

**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 streetscape 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.

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

The Planning and Zoning Commission voted unanimously to approve the request at its November 20, 2018 meeting.

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

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

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

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

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**ATTACHMENTS:**

- ▣ **Ordinance\_-\_Scotland\_Mmgt\_and\_HTF\_1094555**
- ▣ **Minutes\_-\_Scotland\_Mmgt\_and\_HTF\_1094523**
- ▣ **Attachments**

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

WHEREAS, the City Council of the City of Greenville, North Carolina, in accordance with Article 19, Chapter 160A, of the General Statutes of North Carolina, caused a public notice to be given and published once a week for two successive weeks in The Daily Reflector setting forth that the City Council would, on the 13<sup>th</sup> day of December, 2018, at 6:00 p.m., in the Council Chambers of City Hall in the City of Greenville, NC, conduct a public hearing on the adoption of an ordinance rezoning the following described territory;

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

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

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

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

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

Section 1. That the following described territory is rezoned from O (Office) to R6A (Residential).

TO WIT: Scotland Management, LLC and Happy Trail Farms, LLC (Tract 1)

LOCATION: Located along the eastern right-of-way of Frog Level Road and 400+/- north of Davenport Farm Road.

DESCRIPTION: Beginning at a point on the eastern right-of-way of NCSR 1127 (Frog Level Road), said point being the southwestern corner of Lot 72A Augusta Trails, Section 1 as recorded in Map Book 55, Pages 107 and 107A of the Pitt County Register of Deeds. From the above described beginning, so located, running thence as follows:

Leaving the eastern right-of-way of NCSR 1127 (Frog Level Road), N 80°01'14" E 326.40', thence S 09°58'46" E 861.00', thence S 84°21'14" W 347.80' to the eastern right-of-way of NCSR 1127 (Frog Level Road), thence with the eastern right-of-way of NCSR 1127 (Frog Level Road) N 01°31'43" W 31.07', N 04°03'09" W 101.33', N 07°56'58" W 102.86', N 09°31'27" W 100.08', N 09°37'11" W 149.08' and N 09°58'46" W 351.25' to the point of beginning containing 6.410 acres and being a portion of the property described in Deed Book 3724, Page 616 of the Pitt County Register of Deeds.

Section 2. That the following described territory is rezoned from O (Office) to CN (Neighborhood Commercial).

TO WIT: Scotland Management, LLC and Happy Trail Farms, LLC (Tract 2)

LOCATION: Located along the eastern right-of-way of Frog Level Road and 275+/- north of Davenport Farm Road.

DESCRIPTION: Located at a point on the eastern right-of-way of NCSR 1127 (Frog Level Road), said point N 00°49'58" W 249.75' as measured along the eastern right-of-way of NCSR 1127 (Frog Level Road) from a point where the eastern right-of-way of NCSR 1127 (Frog Level Road) intersects the northern right-of-way of NCSR 1128 (Davenport Farm Road). From the above described beginning, so located, running thence as follows:

With the eastern right-of-way of NCSR 1127 (Frog Level Road), N 00°49'58" W 58.92', thence leaving the eastern right-of-way of NCSR 1127 (Frog Level Road) N 84°21'14" E 347.80', thence S 70°46'25" E 88.39', thence S 12°46'48" W 110.71', thence N 83°47'43" W 406.61' to the point of beginning containing 0.952 acre and being a portion of the property described in Deed Book 3724, Page 616 of the Pitt County Register of Deeds.

Section 3. That the Director of Community Development is directed to amend the zoning map of the City of Greenville in accordance with this ordinance.

Section 4. That the Director of Community Development is directed to amend the Future Land Use and Character Map of the City of Greenville in accordance with this ordinance.

Section 5. That all ordinances and clauses of ordinances in conflict with this ordinance are hereby repealed.

Section 6. That this ordinance shall become effective upon its adoption.

ADOPTED this 13<sup>th</sup> day of December, 2018.

\_\_\_\_\_  
P. J. Connelly, Mayor

ATTEST:

\_\_\_\_\_  
Carol L. Barwick, City Clerk

1094555

**Excerpt from the draft Planning & Zoning Commission Minutes (11/20/2018)**

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 (TRACT 1) AND CN (NEIGHBORHOOD COMMERCIAL) FOR 0.952 ACRES (TRACT 2) - APPROVED

Ms. Gooby delineated the property. It is located adjacent to Augusta Trails duplexes. The property is currently vacant and an increase in traffic isn't anticipated. In 1998, the intersection of Frog Level Road and Davenport Farm Road was incorporated into the City's extra-territorial jurisdiction and this corner was zoned commercial and office. Under the current zoning for Tract 1, staff would anticipate 40,000-50,000 square feet of office space. Under the proposed zoning for Tract 1, staff would anticipate 15-18 duplex buildings. Due to the size of Tract 2, staff anticipates it will be developed with the adjacent CN-zoned property. The Future Land Use Map recommends mixed use at the northeast corner of the intersection and then it transitions to traditional neighborhood, medium-high density to the north. The requested R6A zoning is part of that residential character. 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. Overton opened the public hearing.

Ms. Dawn Poaletti, Baldwin Design Consultants, spoke in favor, on behalf of the applicant. She said the requested zoning was compatible to the existing surrounding zoning.

No one spoke in opposition.

Mr. Overton closed the public meeting.

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

Scotland Management, LLC and  
Happy Trail Farms, LLC

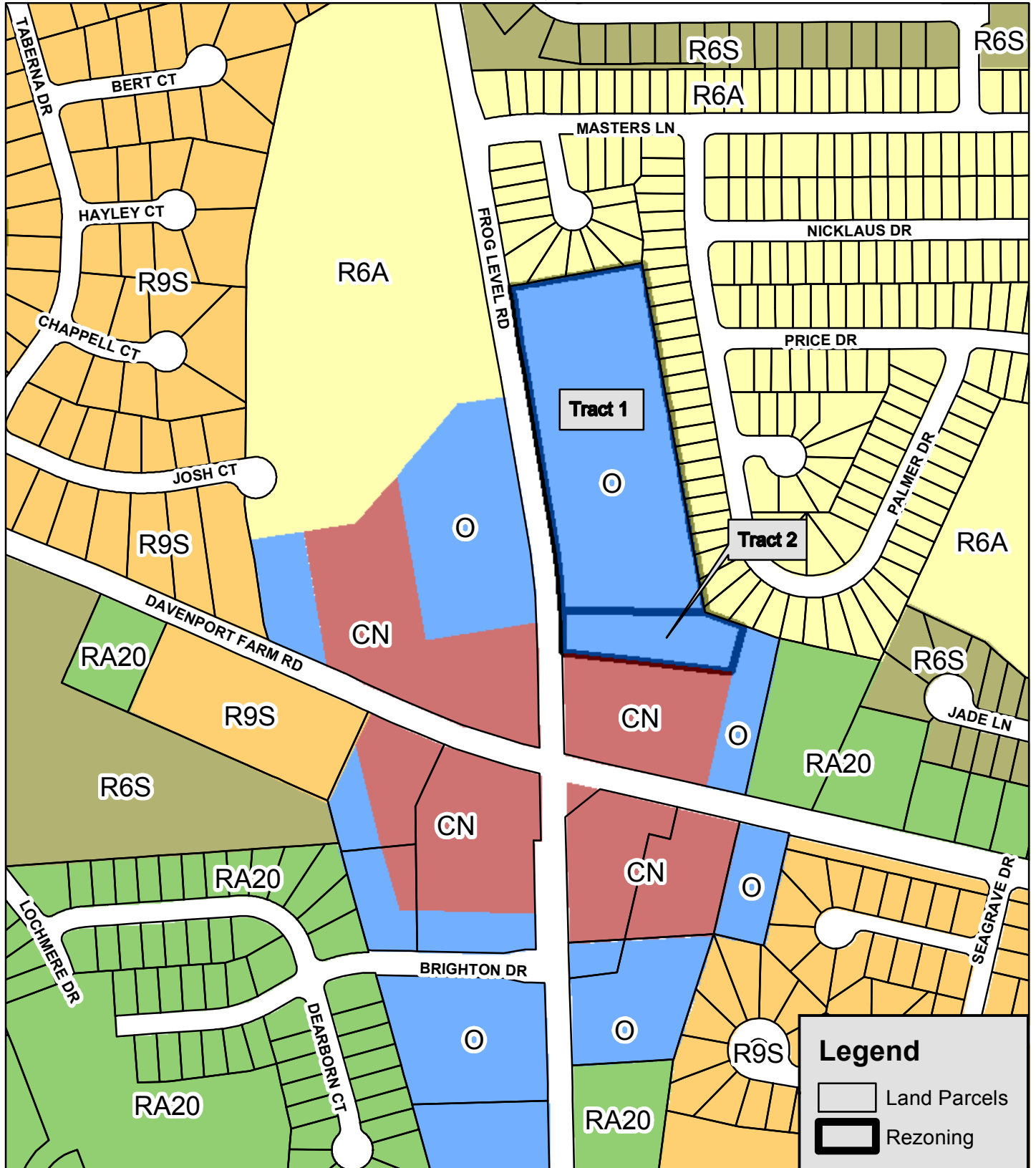
Total Acres: 7.362

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

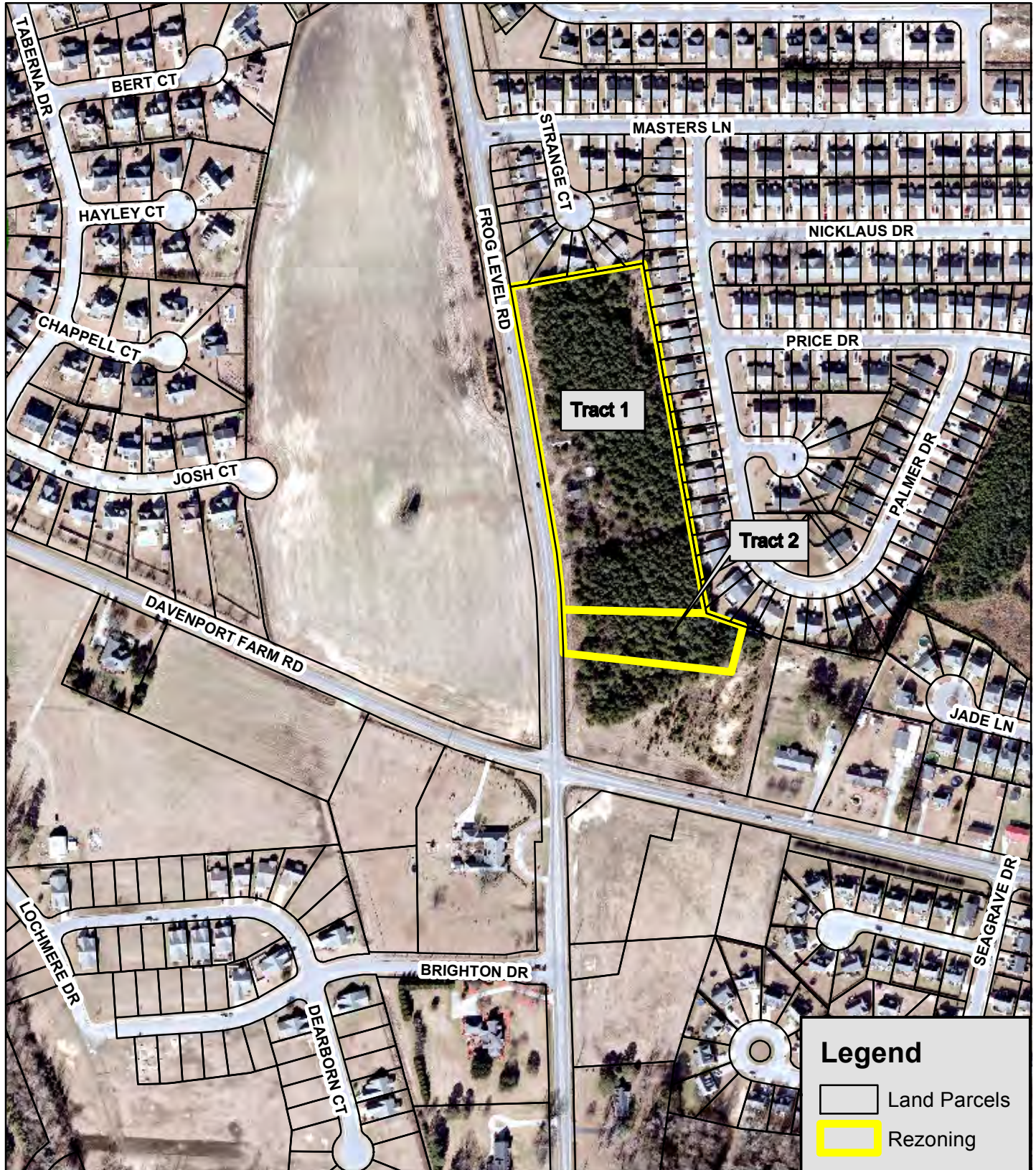
Total Acres: 7.362

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  
 CL = CENTERLINE  
 EIP = EXISTING IRON PIPE  
 B/B = BACK OF CURB  
 TO BACK OF CURB  
 ZONING

**R-6A**  
 VACANT  
**ROBERT D. PARROT, TRUSTEE**  
 DB W-41, PG 604  
**0**  
**CN**

**NCSR - 1127 FROG LEVEL ROAD**  
(60' R/W ASPHALT VARIES PUBLIC)

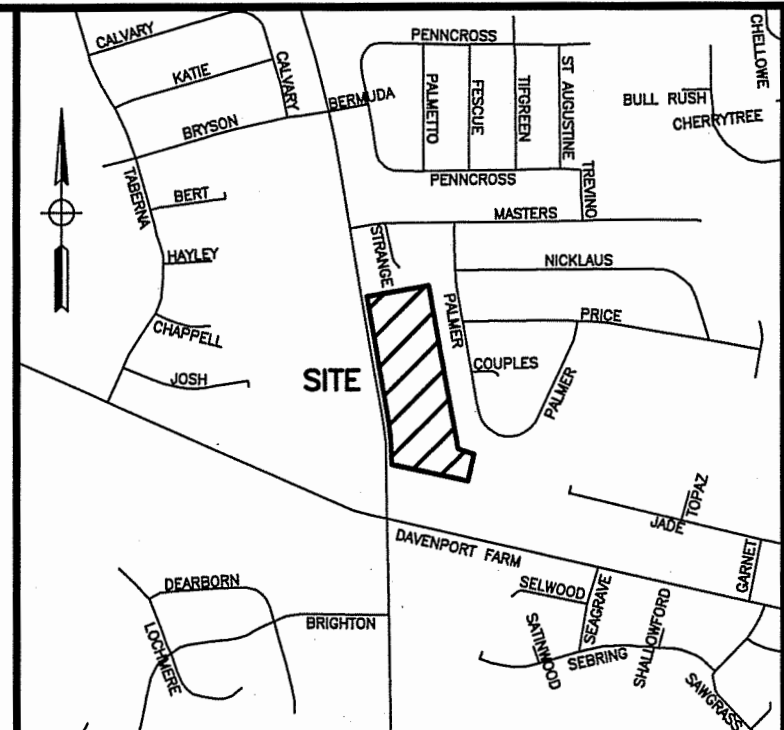
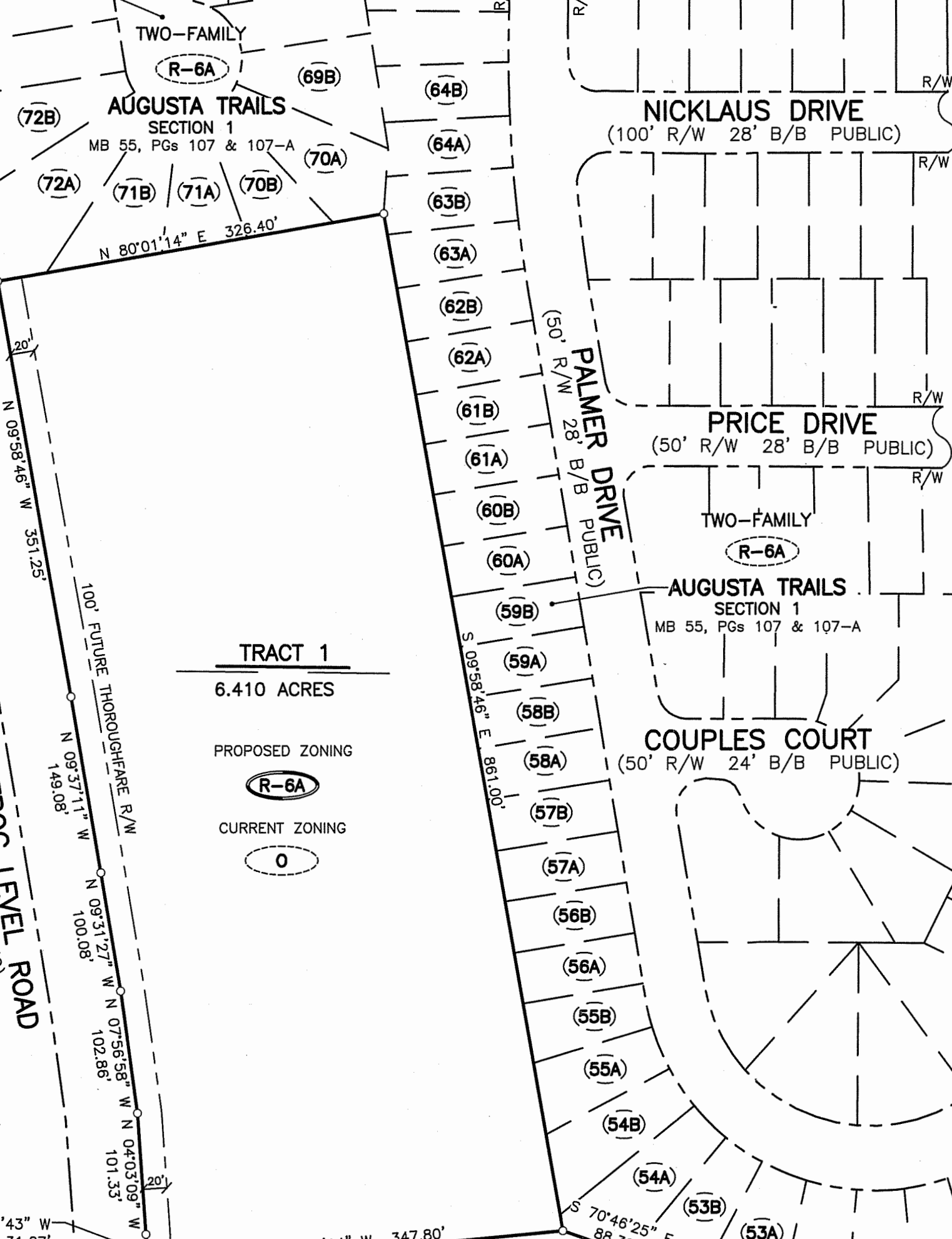
**TRACT 1**  
 6.410 ACRES  
 PROPOSED ZONING  
**R-6A**  
 CURRENT ZONING  
**0**

**TRACT 2**  
 0.952 ACRE  
 PROPOSED ZONING  
**CN**  
 CURRENT ZONING  
**0**

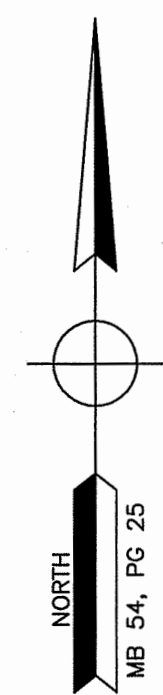
**WOODED**  
**CN**  
**SCOTLAND MANAGEMENT, LLC AND HAPPY TRAIL FARMS, LLC**  
 DB 3724, PG 616  
 MB 54, PG 25

**RESIDENTIAL**  
**RA-20**  
**JAMES W. HEATH and wife, A. PAIGE HEATH**  
 DB 2688, PG 204

**NCSR - 1128 DAVENPORT FARM ROAD**  
(R/W VARIES ASPHALT VARIES PUBLIC)



SCALE: 1"=1000'±  
**VICINITY MAP**

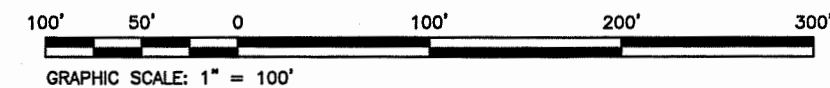


**NOTES**

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: 0**  
**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**

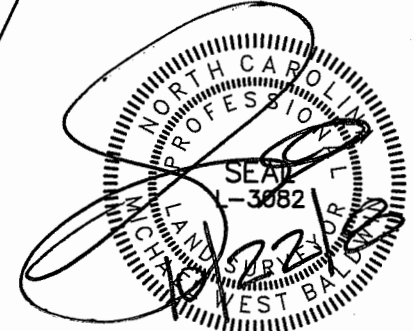
REFERENCE: DEED BOOK 3724, PAGE 616 OF THE PITT COUNTY REGISTER OF DEEDS

**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

**Baldwin Design Consultants, PA**  
 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: 12/13/2018  
Time: 6:00 PM

---

### **Title of Item:**

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)

### **Explanation:**

**Abstract:** The City has received a request from 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 item was continued from the October 11, 2018 City Council meeting. This request was revised by the applicant and reconsidered by the Planning and Zoning Commission on November 20, 2018.

### **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 on November 27, 2018.

Public hearing legal advertisement published on December 3, 2018 and December 10, 2018.

### **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.

The Planning and Zoning Commission voted (6:2) to approve the request at its November 20, 2018 meeting.

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

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

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

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

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ATTACHMENTS:

- ❑ **Ordinance\_-Kenneth\_and\_Christine\_Lloyd\_1089210**
- ❑ **Minutes\_-Kenneth\_Lloyd\_revised\_1094521**
- ❑ **Minutes\_-Kenneth\_and\_Christine\_Lloyd\_1088223**
- ❑ **Attachments**

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

WHEREAS, the City Council of the City of Greenville, North Carolina, in accordance with Article 19, Chapter 160A, of the General Statutes of North Carolina, caused a public notice to be given and published once a week for two successive weeks in The Daily Reflector setting forth that the City Council would, on the 13<sup>th</sup> day of December, 2018, at 6:00 p.m., in the Council Chambers of City Hall in the City of Greenville, NC, conduct a public hearing on the adoption of an ordinance rezoning the following described territory;

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

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

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

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

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

Section 1. That the following described territory is rezoned from R6 (Residential) to CH (Heavy Commercial).

TO WIT: Kenneth M. Lloyd, Sr. and Christine Lloyd

LOCATION: Located along the eastern right-of-way of Watauga Avenue and 130+/- feet south of Farmville Boulevard.

DESCRIPTION: Being those certain lots or parcels of land lying and being situate in the City of Greenville, Greenville Township, Pitt County, North Carolina, being bounded on the north by the properties of Kenneth M. Lloyd, Sr. and Christine Lloyd, on the east by the property of Sheila Moore and the property of Kenneth M. Lloyd, Sr. and Christine Lloyd, on the south by the property of Kenneth M. Lloyd, Sr. and Christine Lloyd, on the west by Watauga Avenue and being more particularly described as follows:

Commencing at NC Geodetic Survey Monument "Greenville" having NC grid coordinates of N=207864.207 meters and E=755397.423 meters (NAD83(2001)); thence S 71°37'33"W 755.64 feet to NC Geodetic Survey Monument "Lupton" having NC grid coordinates of N=207791.646 meters and E=755178.969 meters (NAD83(2001)); thence S 21°00'55"E 1816.31 feet to an existing P.K. nail on the south right-of-way line of Farmville Boulevard; thence with the south right-of-way line of Farmville Boulevard S 10°53'45"W 31.79 feet to an "X" chiseled in concrete on the east right-of-way line of Line Avenue; thence with said east right-of-way line of Line Avenue S 47°58'11"W 29.99 feet to an "X" chiseled in concrete on the northeast right-of-way line of Watauga Avenue; thence with the northeast right-of-way line of Watauga Avenue S 35°24'20"E 156.97 feet to an existing iron pipe located at the south corner of the property of Kenneth M. Lloyd, Sr. and Christine Lloyd as described in Deed Book 2686, Page 109 of the Pitt County Registry having NC grid coordinates of N=207220.284 meters and E=755396.578 meters (NAD83(2001)) and being the POINT OF BEGINNING; thence from said beginning point so established along the southeast line of said Lloyd property N 54°16'09"E 149.36 feet to an existing iron pipe at the western corner of the property of Sheila Moore as described in Deed Book 1893, Page 47 of the Pitt County Registry; thence with said Moore southwest line S 35°39'44"E 74.41 feet to an iron pipe set at the Moore southern corner common with the western most corner of the property of Kenneth M. Lloyd, Sr. and Christine Lloyd as described in Deed Book 3241, Page 413 of the Pitt County Registry; thence with said Lloyd southwest property line S 35°39'44"E 25.24 feet to an iron pipe set at the northern most corner of another property owned by Kenneth M. Lloyd, Sr. and Christine Lloyd as described in Deed Book 3262, Page 672 of the Pitt County Registry; thence with said Lloyd northwest property line S 54°27'35"W 149.97 feet to an iron pipe set on the northeast right-of-way line of Watauga Avenue; thence with the northeast right-of-way line of Watauga Avenue N 35°30'23"W 50.57 feet to an existing iron pipe; thence N 63°25'53"E 0.25 feet to a point on the northeast right-of-way line of Watauga Avenue as shown on NCDOT Highway plans for project number U-3315; thence with said northeast right-of-way line of Watauga Avenue as shown on the aforementioned NCDOT highway plans N 35°24'20"W 48.62 feet to the POINT OF BEGINNING containing 0.3416 acre and being Lots 5 and 6, Block Q of that subdivision entitled "Map Showing Property of E.B.-J.W. And J.S. Higgs" as recorded at Map Book 2, Page 180 of the Pitt County Registry.



All distances in this description are horizontal field distances, no grid factor applied; the NC grid factor used for grid coordinate calculations is 0.99989431.

Section 2. That the Director of Community Development is directed to amend the zoning map of the City of Greenville in accordance with this ordinance.

Section 3. That the Director of Community Development is directed to amend the Future Land Use and Character Map of the City of Greenville in accordance with this ordinance.

Section 4. That all ordinances and clauses of ordinances in conflict with this ordinance are hereby repealed.

Section 5. That this ordinance shall become effective upon its adoption.

ADOPTED this 13<sup>th</sup> day of December, 2018.

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P. J. Connelly, Mayor

ATTEST:

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Carol L. Barwick, City Clerk

1089210

**Excerpt from the adopted Planning & Zoning Commission Minutes (11/20/2018)**

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) - APPROVED

Ms. Gooby explained that this request was originally 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. She delineated the property. The rezoning has been reduced from the original 1.2 acres to 0.3 acres. The property is located in the West Greenville Revitalization area but was not included in any of the action areas. It is currently vacant and there is only one single-family home on the block. This area has mainly single-family homes and churches with a few vacant lots. An increase in traffic isn't anticipated due to small size of the lot. The property is adjacent to CH-zoned property that is under common ownership of the applicant. Staff would anticipate that the properties would be combine and developed at the same time as the CH-zoned properties. The Future Land Use and Character Map recommends commercial at the corner of Watauga Avenue and Farmville Boulevard then transitioning to mixed use to the east. To the south, uptown neighborhood is recommended. 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. Schrade asked if the house on the adjacent property is owned by the applicant.

Ms. Gooby replied no.

Mr. Schrade asked if the home is currently occupied.

Ms. Gooby replied yes.

Mr. Overton opened the public hearing.

Mr. Steve Spruill, Spruill and Associates, spoke in favor, on behalf of the applicant. The owner reduced the request from 7 parcels to 2 parcels to bring it in compliance with the Future Land Use and Character Map. Ms. Moore and Mr. Lenon Jenkins are the other property owners in this block. There have been meetings between the applicant and some of the surrounding property owners to share that Mr. Lloyd wants to build something positive for the neighborhood.

Mr. Schrade asked if the other lots were vacant.

Mr. Spruill replied that all of the lots except Ms. Moore's was vacant.

Mr. Kenneth Lloyd, Sr., spoke on in favor, on behalf of his application. He stated that he has hired Mr. Newkirk Dewitt to build something nice on the property and that he wouldn't put anything there that will bring down the neighborhood.

Mr. Dewitt, spoke in favor, stated that he will develop the property in a way to add to the neighborhood and uplift it.

Mr. Rufus Huggins, spoke in opposition, stated that he was speaking on behalf of the five (5) churches in the neighborhood. The area is an old and beautiful neighborhood with a mix of owners, renters and churches. Crime was very high when there were commercial properties in the area and this request would be a continuation of that past. We would like home ownership in the Higgs neighborhood. Any commercial property put there will destroy that neighborhood. The Higgs Neighborhood Association was the first in Greenville and was highlighted in The Daily Reflector. We are interested in the integrity of the neighborhood and its safety. This request doesn't align with the health and safety guidelines. The churches that I represent wanted me to relay that we support growth in the area but not at the expense of the neighborhood.

Ms. Moore, spoke in opposition, is the lone property owner living on this block. No one has attempted to speak with her. Whatever they choose to put there will increase traffic. My home was built in 1979 and when the convenience store was on the corner there was a lot crime. It took us a while but we did clean it up. I understand what the owner is saying but I do want anything commercial there. With the Tenth Street Connector I don't see the need to put anything there that will increase traffic and bring undesirables to the area.

Mr. Joyner asked how long it has been since the other house were there.

Ms. Moore replied that the house next to her has been gone about two years, the corner lot was never developed, and the houses in front of me were purchased by the Tenth Street Connector and they also purchased the ones along Farmville Boulevard.

Mr. Spruill, spoke in favor, in rebuttal, said that corner of the block is already zoned commercial and will eventually be developed. This rezoning will give my client flexibility in developing the lots. As it stands any business will have a hard time with parking because of the drainage and easement restrictions.

Mr. Overton asked if the rights-of-way shown on the map are correct.

Mr. Spruill replied yes.

Mr. Overton asked how much of the property is useable.

Mr. Spruill said about six tenths of an acre.

Mr. Huggins, spoke in opposition, in rebuttal, said that the fact that the young lady that lives there is against it should be enough to vote "no" on the request. Think about factors like crime and traffic that will change the neighborhood and our efforts to put homes there. We have homes being built in the area now and we are working with Housing Authority and the partnership with the city. We know homes can be done there but in my eyes they are looking at profit and not what is best for the neighborhood. I ask that you vote it down.

Mr. Wilson asked if a convenience store was permitted.

Ms. Gooby replied that the proposed zoning would allow a convenience store, but it would still have to meet the required parking, vegetation, and setbacks.

Mr. Schrade stated it was strange that Ms. Moore was not contacted by the applicant because she is the lone property owner on that block.

Mr. Spruill replied that Ms. Moore's property will have vegetation and a fence to help shield the commercial.

Mr. Wilson asked Ms. Gooby about the size reduction of the request and how it now helps the applicant conform to the Future Land Use Character Map.

Ms. Gooby said that since the acreage was reduced there is less commercial intruding into residential neighborhood. This change is less impactful than the original request

Mr. Overton closed the public meeting.

**Motion made by Mr. Collins, seconded by Mr. Maxwell, 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: Collins and Maxwell. Voting in opposition: Wilson, Joyner, King, Faison, Schrade and West. Motion failed.**

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

**Excerpt from the adopted Planning & Zoning Commission Minutes (09/18/2018)**

ORDINANCE REQUESTED BY KENNETH AND CHRISTINE LLOYD, SR. TO REZONE 1.2870 ACRES LOCATED ALONG THE EASTERN RIGHT-OF-WAY OF WATAUGA AVENUE AND 130+/- FEET SOUTH OF FARMVILLE BOULEVARD FROM R6 (RESIDENTIAL [HIGH DENSITY MULTI-FAMILY]) TO CH (HEAVY COMMERCIAL) - DENIED

Ms. Gooby delineated the property. This request consists of 7 vacant parcels. There are two churches to the south, single-family residences and clusters of duplexes. There are vacant lots, too. This rezoning could generate a net increase of 1,385 trips per day. However, the grid street pattern will help with dispersing traffic in multiple directions. There are city- and DOT-owned properties in the vicinity. Since the property is located in the Greenville Revitalization area, the property is exempt from water quality buffer requirements. The property is zoned for residential. Under the commercial zoning, the site could accommodate 11,150 square feet of commercial space (2,000 sq. ft. restaurant with drive-thru, 2,050 sq. ft. restaurant [no drive-thru] 3,000 personal services, and 4,100 sq. ft. retail. The Future Land Use and Character Map recommends commercial at the corner of Farmville Boulevard and Watauga Avenue and mixed along the frontage of Farmville Boulevard. Uptown neighborhood is recommended to the south. It is described as a residential area with a grid street pattern with neighbor-scale commercial at key intersections. The primary uses are single-family and duplex development. In staff's opinion, the request is not in compliance with Horizons 2026: Greenville's Community Plan the Future Land Use and Character Map. Therefore, staff recommends denial due to the commercial zoning encroaching into the residential neighborhood and the amount of commercial is beyond the neighborhood scale.

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

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

Mr. Overton opened the public hearing.

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

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

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

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

Mr. Robinson asked if he was compensated by DOT.

Mr. Lloyd stated yes.

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

Sheila Moore, 509 Manhattan Avenue, owns the remaining single-family home on the block, spoke in opposition. The neighborhood has been impacted by the 10<sup>th</sup> Street Connector project and the neighborhood has started to turnaround. A convenience store has already been there and it was trouble. Mr. Lloyd did tear down one of the houses that was in bad shape. This rezoning would not benefit the neighborhood.

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

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

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

Mr. Overton closed the public hearing.

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

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

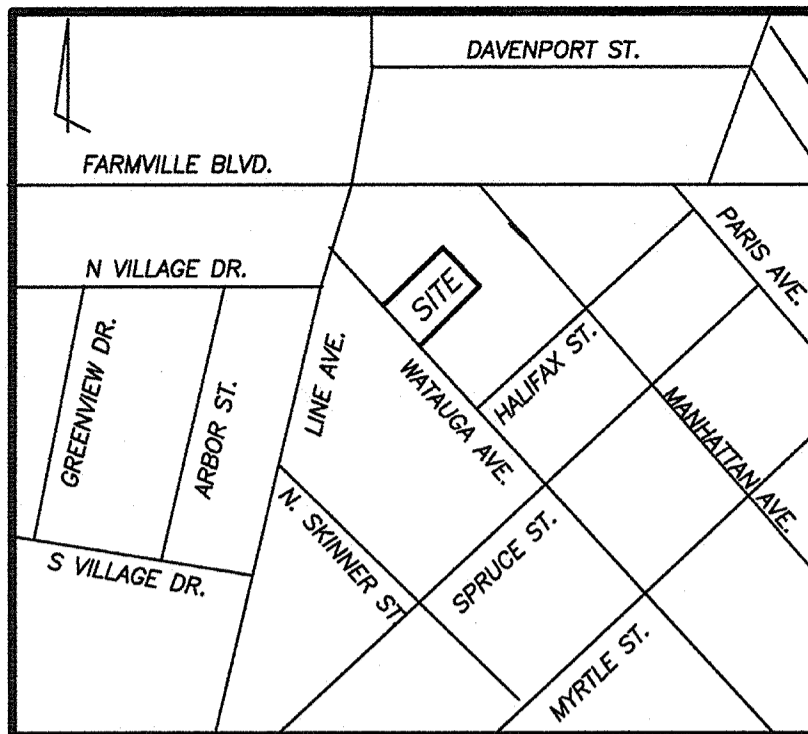
From: R6

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.**

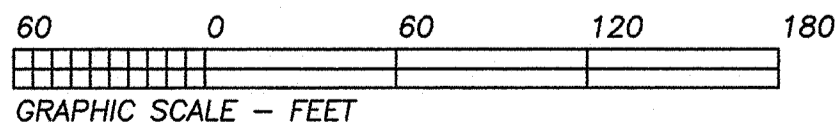
AND WIFE  
**CHRISTINE LLOYD**

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.**

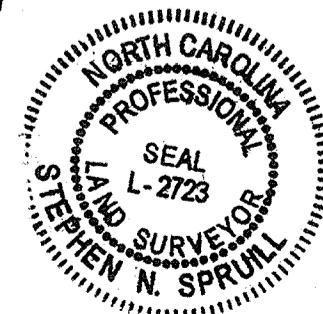
2747 East Tenth Street  
Greenville, North Carolina 27858  
(252) 757-1200  
spruill@coastalnet.com

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



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

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

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

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

**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)**

N. VILLAGE DRIVE  
60' R/W

LINE AVENUE  
50' R/W

FARMVILLE BOULEVARD  
VARIABLE R/W

WATAUGA AVENUE  
50' R/W

MANHATTAN AVENUE  
50' R/W

HALIFAX STREET  
50' R/W

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.

**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	
<b>R6 (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	
(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: 12/13/2018  
Time: 6:00 PM

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**Title of Item:**

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

**Explanation:**

**Abstract:** The City has received a request from 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.

\*\* This item was continued from the November 8, 2018 City Council meeting.

**Comprehensive Plan:**

Current Land Use Character: Office/Institutional

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

Intent:

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

Primary uses:  
Office

Institutional/civic

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

Proposed Land Use Character: Industrial/Logistics

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

Intent:

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

Primary uses:

Industrial

Light industrial

Research and assembly

Warehousing

Secondary uses:

Office

Commercial

### **History:**

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

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

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

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

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

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

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

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

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

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

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

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

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

Similarities to the past plan:

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

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

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

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

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

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

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

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

**Fiscal Note:** No cost to the City.

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

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

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

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**ATTACHMENTS:**

- ▣ **Ordinance - Happy Trail Farms, LLC 1091868**
- ▣ **Minutes - FLUC amendment HTF 1092020**
- ▣ **Attachments**

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

WHEREAS, the City Council of the City of Greenville, North Carolina, in accordance with Article 19, Chapter 160A, of the General Statutes of North Carolina, caused a public notice to be given and published once a week for two successive weeks in The Daily Reflector setting forth that the City Council would, on the 13<sup>th</sup> day of December, 2018 at 6:00 p.m. in the City Council Chambers of City Hall in the City of Greenville, NC, conduct a public hearing on the adoption of an ordinance amending the Future Land Use and Character Map for the following described territory;

WHEREAS, the Horizons 2026: Greenville's Community Plan was adopted on September 8, 2016, by the City Council by the adoption of Ordinance No. 16-055 and includes text and a Future Land Use and Character Map;

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

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

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

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

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

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

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

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

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

ADOPTED this 13<sup>th</sup> day of December, 2018.

\_\_\_\_\_  
P. J. Connelly, Mayor

ATTEST:

\_\_\_\_\_  
Carol L. Barwick, City Clerk

Doc. # 1091868



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

ORDINANCE REQUESTED BY HAPPY TRAIL FARMS, LLC TO AMEND THE FUTURE LAND USE AND CHARACTER MAP FOR 10.066 ACRES FROM THE OFFICE/INSTITUTIONAL (OI) LAND USE CHARACTER TO THE INDUSTRY/LOGISTICS (IL) LAND USE CHARACTER FOR THE PROPERTY LOCATED BETWEEN STANTONSBURG ROAD AND THE NORFOLK SOUTHERN RAILROAD AND WEST OF THE SOUTHWEST BYPASS - APPROVED

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

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

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

Chairman Overton opened the public hearing.

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

No one spoke in opposition.

Chairman Overton closed the public hearing.

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

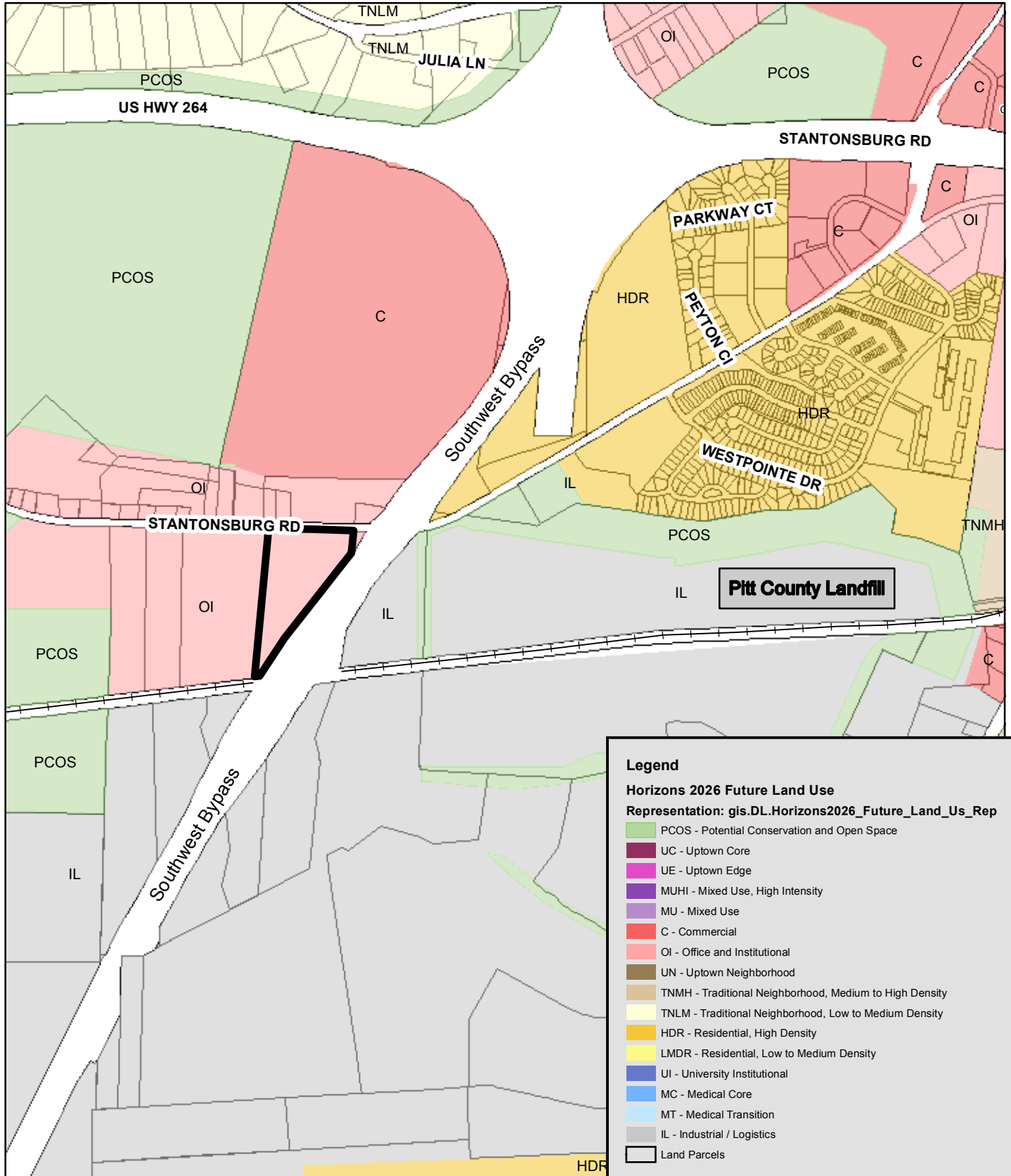
Ms. Gooby replied that the plan is barely 2 years old. Whenever a change is proposed to a long-range map that should last 5, 10 even 20 years, it should be carefully considered. The Comprehensive Plan Committee worked on the document for over a year, had many public meetings and workshops. Horizons was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

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

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

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

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

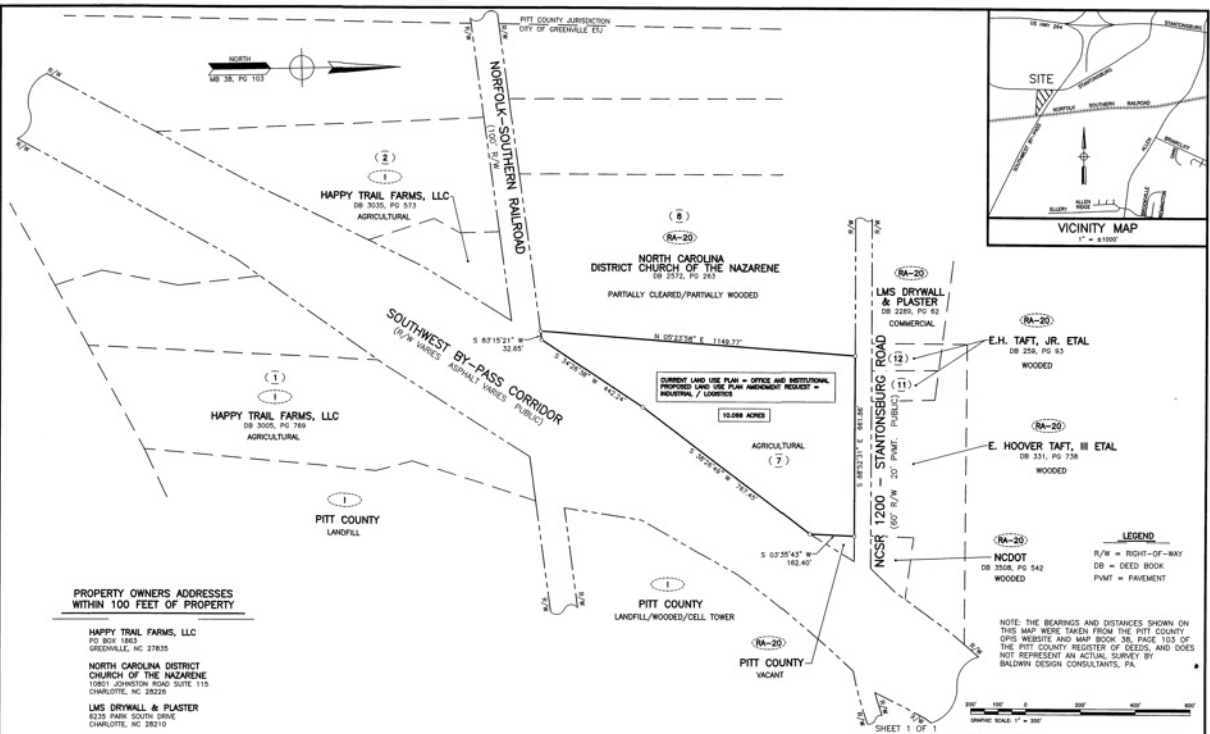


**Legend**

**Horizons 2026 Future Land Use**  
 Representation: gis.DL.Horizons2026\_Future\_Land\_Us\_Rep

- PCOS - Potential Conservation and Open Space
- UC - Uptown Core
- UE - Uptown Edge
- MUHI - Mixed Use, High Intensity
- MU - Mixed Use
- C - Commercial
- OI - Office and Institutional
- UN - Uptown Neighborhood
- TNMH - Traditional Neighborhood, Medium to High Density
- TNLM - Traditional Neighborhood, Low to Medium Density
- HDR - Residential, High Density
- LMDR - Residential, Low to Medium Density
- UI - University Institutional
- MC - Medical Core
- MT - Medical Transition
- IL - Industrial / Logistics
- Land Parcels

V:\WORKMATS\14-112 HAPPY TRAIL FARMS - RAILROAD - MOORE\14-112 LUMR.dwg Thu, Aug 23, 2018 2:23pm AMBERLEON



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

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

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

**HAPPY TRAIL FARMS, LLC**

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

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



	SURVEYED: NA DRAWN: MRW/MAH 100-S EAST WILSON BOULEVARD GREENVILLE, NC 27608	APPROVED: MMB DATE: 08/23/18 SCALE: 1" = 200'
	CHECKED: MMB	DATE: 07/24/18

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



## City of Greenville, North Carolina

Meeting Date: 12/13/2018  
Time: 6:00 PM

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**Title of Item:**

Ordinance to designate the Navigation Locks on the Tar River, located at the north end of Ash Street (extended) where it intersects the Tar River and is further located running approximately 200 feet along the south bank of the Tar River and in the Tar River roughly between Oak Street (extended) and Warren Street and along Pitt County Tax Parcel Number 05511 at and in the Tar River in the City of Greenville, as a Historic Landmark

**Explanation:**

**Abstract:** Ordinance to designate the Navigation Locks on the Tar River, located at the north end of Ash Street (extended) where it intersects the Tar River and is further located running approximately 200 feet along the south bank of the Tar River and in the Tar River roughly between Oak Street (extended) and Warren Street and along Pitt County Tax Parcel Number 05511 at and in the Tar River in the City of Greenville, as a Historic Landmark.

**Background:** Along with the College View Historic District, there are currently 24 local Historic Landmarks, which are individually designated because of their significance in terms of history, prehistory, cultural importance, and architecture. Examples of Local Landmarks include the Greenville Municipal Building (201 West Fifth Street), the William H. Long House (200 East Fourth Street), King Simmons Lodge (505 West Fourteenth Street), and the Robert Lee Humber House (117 West Fifth Street).

Recommendations for local Historic Landmark designations are made by the Historic Preservation Commission. City Council makes the final decision on which locations are given this honor.

The designation as a Historic Landmark is an honor. It signifies recognition that the property is important to the heritage and character of the community and that its protection enriches all the community's residents. The following types of properties can be designated as historic landmarks: Buildings, Sites, Areas, and Objects.

Before recommending that a property be designated as a Historic Landmark, the commission must investigate the property's significance and find that:

1. It has special historical, prehistorical, architectural, or cultural significance *and*
2. It shows integrity of design, setting, workmanship, materials, feeling, or association.

#### Criteria for Significance

To have special significance, a property should meet at least one (1) of these criteria:

1. It is associated with events that have contributed significantly to our history.
2. It is associated with the life of a person significant in our past.
3. It embodies the distinctive characteristics of a type, period, or method of construction.
4. It represents the work of a master or possesses high artistic values.
5. It has yielded or is likely to yield important historical or prehistorical information.

#### Aspects of Integrity

A property has integrity if it is able to convey its significance to the observer. In other words, the significance can be seen or experienced, not just imagined.

These aspects of properties contribute to their integrity:

1. "Design" refers to the combination of elements that create the form, plan, space, structure, and style of a property, as it was originally conceived. It includes such elements as organization of space, proportion, scale, technology, ornamentation, and materials.
2. "Setting" is the property's "setting" is its physical environment (including natural or man-made features) as it relates to a property's functions, its significant role, or its design. Setting refers to the character of the place where a property played its significant role.
3. "Workmanship" is the physical evidence of the crafts of a particular culture or people during the period in history or prehistory when a property was created.
4. "Materials" are the physical elements that originally were combined to form a property. It must be an actual historic property, not a re-creation.
5. "Feeling" is a property's expression of the historical or aesthetic sense of a particular period of time. A property has integrity of feeling when its physical features together enable it to evoke a sense of its historical character.
6. "Association" is a property's direct connection with a significant event or person. It must be sufficiently intact to convey the connection to an observer.

On May 22, 2017, the Selection Committee of the Historic Preservation Commission selected the Navigation Locks on the Tar River to be considered for a Historic Landmark.

On March 27, 2018, the Historic Preservation Commission determined the Navigation Locks on the Tar River had special significance in terms of its historical, prehistorical, architectural, or cultural importance and that the Navigation Locks on the Tar River possess integrity of design, setting, workmanship, materials, feelings and/or associations.

Further, the Historic Preservation Commission approved the Historic Landmark Application and the Navigation Locks on the Tar River Report as prepared by Vince Bellis with edits made by Collette Kinane.

On November 27, 2018, the Historic Preservation Commission voted unanimously to formally recommend to City Council that the Navigational Locks on the Tar River be designated a local historic landmark.

**Fiscal Note:** Costs associated with the purchase and installation of a historic landmark plaque.

**Recommendation:** Adoption of the ordinance designating the Navigation Locks on the Tar River as a local Historic Landmark.

At its November 27, 2018 regular meeting, the Historic Preservation Commission unanimously voted to formally recommend to City Council that the Navigation Locks on the Tar River be designated a local historic landmark.

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ATTACHMENTS:

- ❑ **HPC--Local\_Landmark\_Ordinance--  
the\_Navigation\_Locks\_on\_the\_Tar\_River\_at\_Greenville\_1091800**
- ❑ **Report**

ORDINANCE NO. 18-\_\_\_\_\_

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GREENVILLE  
DESIGNATING THE PROPERTY KNOWN AS THE NAVIGATION LOCKS ON THE TAR  
RIVER AT GREENVILLE IN GREENVILLE, NORTH CAROLINA, AS A HISTORIC  
LANDMARK

**WHEREAS**, all of the prerequisites to the adoption of this ordinance prescribed in Chapter 160A, Article 19, Part 3C (Historic Districts and Landmarks) of the North Carolina General Statutes and Title 9, Chapter 7 of the Code of Ordinances for the City of Greenville have been met; and

**WHEREAS**, the City Council of the City of Greenville has taken into full consideration all statements and information in the survey and research report prepared by the City of Greenville Historic Preservation Commission and presented to the City Council on the 13<sup>th</sup> day of December, 2018, on the question of designating the property known as the Navigation Locks on the Tar River at Greenville as a historic landmark; and

**WHEREAS**, the property known as the Navigation Locks on the Tar River at Greenville is located at the north end of Ash Street (extended) where it intersects the Tar River and is further located running approximately 200 feet along the south bank of the Tar River and in the Tar River roughly between Oak Street (extended) and Warren Street and along Pitt County Tax Parcel Number 05511 at and in the Tar River in the City of Greenville, including the northern (river or “outer” side) wall of lock consisting of a series of approximately 16 cribs constructed of 12-inch squared timbers with plank cladding, each crib being filled with river sediment and partly covered by trees, which are best seen when low water conditions exist in and along the Tar River; and

**WHEREAS**, the property known as the Navigation Locks on the Tar River at Greenville was built starting in 1853 and completed on October 18, 1856, is a legacy of State investment and engineering in Greenville, is significant due to documenting the modes of transport through and economic history of Pitt County, is one of the last remaining examples of similar mid-nineteenth century structures, and is a lasting example of W. Beverhout Thompson’s engineering skill and mid-1800s technology; and

**WHEREAS**, the property known as the Navigation Locks on the Tar River at Greenville has been deemed and found by the City of Greenville Historic Preservation Commission to be of special significance in terms of its historical, prehistorical, architectural, or cultural importance, and to possess integrity of design, setting, workmanship, materials, feeling and/or association; and the City of Greenville Historic Preservation Commission has recommended that the property be designated an “historic landmark” pursuant to Chapter 160A, Article 19, Part 3C of the North Carolina General Statutes and Title 9, Chapter 7 of the Code of Ordinances of the City of Greenville and as further defined in City Code § 9-7-2; and



**NOW, THEREFORE,** be it ordained by the City Council of the City of Greenville, North Carolina, that:

Section 1. The property known as the Navigation Locks on the Tar River at Greenville is located at the north end of Ash Street (extended) where it intersects the Tar River and is further located running approximately 200 feet along the south bank of the Tar River and in the Tar River roughly between Oak Street (extended) and Warren Street and along Pitt County Tax Parcel Number 05511 at and in the Tar River in the City of Greenville, including the northern (river or “outer” side) wall of lock consisting of a series of approximately 16 cribs constructed of 12-inch squared timbers with plank cladding, each crib being filled with river sediment and partly covered by trees, which are best seen when low water conditions exist in and along the Tar River in the City of Greenville, North Carolina, jurisdictional area, is hereby designated a historic landmark pursuant to Chapter 160A, Article 19, Part 3C of the North Carolina General Statutes and Title 9, Chapter 7 of the Code of Ordinances of the City of Greenville. The name of the owner of the property is the City of Greenville.

Section 2. The waiting period set forth in Chapter 160A, Article 19, Part 3C of the North Carolina General Statutes shall be observed prior to the demolition of the property known as the Navigation Locks on the Tar River at Greenville.

Section 3. That the owner and occupants of the property known as the Navigation Locks on the Tar River at Greenville be given notice of this ordinance as required by applicable law, and that copies of this ordinance be filed and indexed in the office of the City Clerk, Pitt County Register of Deeds, Pitt County Tax Supervisor, and City Community Development Department as required by applicable law.

Section 4. All ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of such conflict.

Section 5. Any part of this ordinance determined by a court of competent jurisdiction to be in violation of any law or constitutional provision shall be deemed severable and shall not affect the validity of the remainder.

Section 6. That this ordinance shall become effective immediately upon its adoption.

Duly adopted this 13<sup>th</sup> day of December, 2018.

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P. J. Connelly, Mayor

ATTEST:

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Carol L. Barwick, City Clerk

# City of Greenville Historic Preservation Commission Report and Local Landmark Application for the Tar River Navigation Locks

(contained within Parcel Number 005511)



Remains of Navigation Locks. Photo by V. Bellis, 2016.

Prepared by Vince Bellis

Contributions and edits by Collette Kinane, City of Greenville Planner II, July 2017

On March 27, 2018, the Historic Preservation Commission approved the Historic Landmark Application and the Navigation Locks on the Tar River Report as prepared by Vince Bellis with edits made by Collette Kinane.

On November 27, 2018 regular meeting, the Historic Preservation Commission unanimously voted to formally recommend to City Council that the Navigation Locks on the Tar River be designated a local historic landmark..

## Table of Contents

- I. General Information
  - II. Abstract
  - III. Historic Background
  - IV. Assessment
  - V. Supporting Documentation
  - VI. Bibliography
- Appendices

- I. General Information
  1. Historic Name of Property  
Navigation Locks on the Tar River at Greenville
  2. Physical Address or Location  
At the north end of Ash Street (extended) where it intersects the Tar River
  3. Tax Parcel Identification Number (PIN)  
005511 (current)
  4. Current Owner's Name  
City of Greenville, North Carolina  
(This is "buyout" property obtained by the city following hurricane Floyd (1999), it is currently managed by the City of Greenville Recreation and Parks Department as part of the proposed River's Edge Park.)
  5. Current Owner's Mailing Address  
City of Greenville: Recreation and Parks Department  
PO Box 7207  
Greenville, NC 27835
  6. Appraised Value of the Property  
\$266,318.00

II. Abstract

1. Summary Statement  
The Tar River Navigation Locks are the legacy of state investment and engineering in Greenville. On the cusp of the Civil War, the growth in economy and interest in Greenville and Eastern North Carolina required advancement in transportation and access. Though the lock never operated as intended, the remains continue to exist as an educational site showing a lasting example of W. Beverhout Thompson's engineering skill and mid-19<sup>th</sup> century technology.
2. Land Area to be Designated  
The navigation lock site runs for approximately 200 feet along the south bank of the Tar River, roughly between Oak Street (extended) and Warren Street. A dredge was used to remove sediment from the lock channel and a topographic map (Appendix B) of the area indicates that this material was spread on the land surface south of the channel. Due to the archaeological potential from the dredged material and the possible existence of a worker's camp on the site, the immediately adjacent area is proposed to be included as well (see Appendix B).

III. Historic Background

1. Narrative

Before 1853, the only way to travel between Rocky Mount and Washington, NC was by stagecoach. In January 1852, *The Southerner* published the schedule and fares, “[the stage] will run as follows: Leave Rocky Mount every Sunday, Wednesday, and Friday at 6 o’clock, A.M. and arrive in Washington at 11 o’clock P.M. same day. Leave Washington every Tuesday, Thursday and Saturday at 1 o’clock, A.M. and arrive at Rocky Mount at 5 o’clock, P.M. in time for passengers to take the cars [train] going North.”<sup>1</sup> The entire trip from Rocky Mount, including possible ‘rest’ stops, took 17 hours and cost \$5, equivalent to \$135 in 2012 dollars. Land transportation was slow, uncomfortable, and expensive.

In 1853, thanks to Greenville’s place as the northern-most point on the Tar-Pamlico River able to be reached year-round by steamer, the grueling stagecoach journey between Rocky Mount and Washington became more comfortable: the steamer *Amidas*, owned by the Myers family in Washington, was added to the transportation mix. Now stagecoach passengers from Rocky Mount could board the steamship in Greenville for the continued journey to Washington.

Washington served as a major port for trans-shipment of cotton and other commodities to markets in the North. In April 1853, M. Brown of Washington advertised in *The Southerner* that he was willing to “receive and forward any number of bales of Cotton from Planters or Merchants of the counties of Edgecombe, Pitt, and Greene, sent to me to be consigned to Mess. Blossom & Son, merchants of New York, free of storage labor and all charges whatever to the owners of the Cotton; and will pay all the attention required, in shipping as early as possible as and at the lowest rate of freight.”

Also in April 1853, *The Southerner* reported progress on construction of the Tarboro to Washington plank road. This plank road followed a route midway between the Roanoke and Tar rivers and was intended to serve farmers and citizens who did not have ready access to boat landings.

Simultaneously, Mr. R.L. Myers of Washington, whose family owned and operated the mail and passenger steamer *Amidas*, and had laid plans for a second steamer to join the *Amidas* “in a few months,” announced the appropriation of \$25,000 from the N.C. General Assembly’s Railroad Commission. This commission, established in 1848, supported plank roads and river improvements in counties not likely to benefit directly from the railroad. This sum, Myers predicted, would be “amply sufficient” to construct two locks on the Tar River making it “navigable at all seasons.” The Governor appointed W. Norfleet (Tarboro), Dr. W.J. Blow (Greenville), and Myers as the Tar River Improvement Commission.

The Tar River was not the only river system slated for improvement. River improvement commissions had been appointed for most of the state’s major rivers. A civil engineer, W. Beverhout Thompson, had designed locks and dams for the Cape Fear River, and he was selected to do the same for the Tar River.

Thompson completed a survey of the Tar River between Hardee Creek in Greenville and the Tarboro waterfront during the summer of 1853. The survey consisted of a level line made along the North side of the river. Locations of shoals and sand bars were noted and sediment cores were obtained along selected cross-sections of the river. Thompson

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<sup>1</sup> *The Southerner*, Jan. 1852

concluded that the difference in elevation of the river surface between Greenville and Tarboro was 12 and 3/10 feet.

Merchants, many farmers, and especially the operators of steamboats supported the proposal to build dams on the Tar River. But support was not universal. Several commercial fisheries depended upon spring runs of river herring and rockfish for their annual catch as did many private citizens who maintained dip nets. Some farmers voiced concern that farm land would be flooded. Engineer Thompson addressed these concerns by designing a very low-profile dam. None of the four proposed dams would raise the level of the water more than five feet above mean low water. Flood waters would flow over the entire structure to allow fish movement.

Thompson's report to the Tar River Improvement Commission included an economic analysis citing the benefits of the lock and dam system. He presented a table enumerating the agricultural commodities received in Washington from Greenville and points upriver during the period July 1852 to June 1853. This included 81,000 barrels of turpentine, 22,000 barrels of tar, 2,800 barrels of spirits of turpentine, 5,200 barrels of rosin, 7,000 bales of cotton, and 111,000 bushels of corn. He estimated that the toll charges on these shipments would generate \$3,700 annually. Although quantitative data was not available, toll revenue would also be generated from the "large amount of bacon, green pork, lard, peas, beans, etc., etc., which is received or sold to victualers." Additional tolls would be generated by "up-stream freight" such as groceries, salt, lime, plaster, and guano. Even more revenue could be derived from renting land to stations harnessing the water-power generated by the dams. Thompson estimated that the return on investment in the form of transportation tolls alone would be in excess of 6 percent annually.

Thompson ended his optimistic report of the river improvements proposal as follows, "In conclusion, gentlemen, it appears to me that you must adopt the opinions which have been irresistibly forced upon my mind, that the Improvement in every point of view is eminently desirable—that it will be promotive of all the true interests of the country—that it would have the tendency to add greatly to the growth and business of the flourishing town of Tarborough, as well as of Greenville and Washington. They would become the deposits for the drainage of the productions of rich and fertile districts of the country; and finally that so inconsiderable an investment to accomplish such great ends cannot fail to prove a paying one." Newbern, Sept. 20, 1853

The Tar River Improvement Commission authorized construction of the first, and largest, of the lock and dam structures designed by Engineer Thompson. This lock was to be constructed "below sycamore shoal, about two miles downstream from Greenville." The top of the dam would rise four feet above low water and would create a navigable pool seven miles long. The Greenville lock was to be 130 feet long and 25 feet wide. It was to be constructed of wooden planks secured to the river bottom by pilings driven into the sediment. This work was to be supervised by S.T. Albert, an assistant engineer to Mr. Thompson. Albert held this position until November 1854, when his duties were assumed by J.C. Turner.

Notices calling for laborers and construction materials appeared in The Southerner on October 22, 1854. One notice called for delivery of 955 pilings of sound, straight Cypress, White Oak, Pitch Pine, Gum, or Poplar. The piles were to be 16 ½ feet long and 10 to 14 inches in diameter, bark removed; to be delivered near the Red Banks below Greenville, 80

pilings per week, beginning in November 1853. Lumber requested included 300,000 board feet of good heart pine 12 inches square, in lengths above 23 feet. It was to be delivered at Red Banks on, or before, April 1, 1854. Bids for these materials were to be addressed to Dr. W.J. Blow, Greenville, N.C.

A separate notice in the same paper called for laborers “to work on the Tar River below Greenville,” starting November 1, 1853. Daily laborers were to be paid 80 cents per day. Food would be furnished. Monthly laborers would be paid \$15 per month and their food furnished. The notice continued, “[a]lso wanted to hire by the year, for the year 1854, Fifty able bodied negroes, for which good wages can be obtained. They will be well treated, comfortably provided for and furnished with dry quarters to sleep in. As the work required of them will be chiefly executed upon Boats and Flats, they will be but slightly exposed to the water.” Applications for this work were to be sent to R.L. Myers, Washington N.C.

Doubts about the feasibility of the several river navigation projects then under way in North Carolina began to surface. In 1855, the editor of The Wilmington Herald opined, “[t]he contemplated improvement in Tar River has paralysed or suspended all other projects until the result . . . can be known, which we fear will be at some distant period.”

Apparently slow progress with the Tar River lock and dam caused some investors to question whether such projects would ever “equal the hopes of their projectors.” The Deep River improvements had been delayed over and over again and Chatham County coal was not reaching the Port of Wilmington as had been promised.

Seeing funds in the Tar River Improvement Commission budget were insufficient, the commissioners requested an additional appropriation in late 1854. In February 1855 the House of Commons (General Assembly) voted 24 to 18 to provide \$15,000 to the Tar River Improvement Commission.

Three months later, in May 1855, after viewing the lock and dam construction site in Greenville, the editor of The Southerner stated, “20 to 30 workers were employed but ... funds appropriated by our last legislature will soon be expended and further work stopped until additional funds can be obtained.”

In July 1855, Engineer Turner appointed H.M. Patton as his assistant engineer and tasked him with assessing project status and getting it back on track. Turner resigned his position as chief engineer three months later. Patton, who assumed the role as chief engineer after Turner’s resignation, in a Tar River Improvement Commission report to the General Assembly in December 1856, described the construction timeline for the project and presented reasons for failure to complete it.

Patton complained that the lumber delivered to the site was not of uniform dimensions. No plan (construction drawing) of the lock had ever been made. This made it impossible to accurately determine the amount and sizes of lumber required. He complained that pilings for the lock foundation had been set four feet apart and that only after the pilings had been set was a coffer dam constructed around them. Laborers with wheel barrows were then sent into the pit to excavate river sediment to the required depth of four or five feet below the river bottom. Patton stated that the excavation should have been accomplished by use of the dredge before the pilings were driven. This approach would have saved considerable labor cost and time. He stated in his report, “My own opinion is, that the work

was commenced without proper understanding of what was really required; and prosecuted with no fixed determination ever to finish it.”

During the following year, Patton worked to complete the lock. Despite frequent floods that set the work back weeks at a time and equipment failures, he was able to announce completion of the lock on October 18, 1856.

By this time the Tar River Improvement Commission had expended all of its funds and carried a debt of about \$2400. The largest amount owed was \$515 to Patton for his services. Other amounts owed were for Negro hire, store accounts, lumber, and blacksmith. Prominent Pitt County names on the list of those still owed money included: Cherry, Blow, Brown, Ernul, Taft, Delany, Forbes, Latham, Collins, and Dancey.

Since the lock was useless on its own, Patton proposed asking the General Assembly for the funds needed to build a dam. He presented a general construction description and an estimate of \$7,000 to build the dam.

Instead of responding with the requested \$7119 to complete the dam, the 1856-7 General Assembly appointed a six-member Joint Select Committee to review the Tar River Improvement project.

The Joint Committee reported to the 1858-9 General Assembly, “[f]or the want of a dam the entire work so far from being a benefit, is in its present condition a nuisance, and in times of high water, may become a dangerous obstruction.” They reviewed the expenditures and concluded that the figures were in order.

In addition to providing for the disposal of remaining equipment, much of which was not salvageable, the committee was “of the opinion that the State was honor bound for payment of (remaining debts), both principal and interest, and recommend that they be paid accordingly.”

In 1861, national political events would soon occupy the wealth and interests of North Carolinians, leaving the lock and dam project forgotten. A devastated economy following the Civil War contributed to loss of interest in renewing the lock and dam plan. Rapid expansion of railroads during and immediately following the war may have been an even more important reason why interest in the river improvements was not renewed.

The eventual fate of the lock is unclear. Longtime residents report that remains of a wooden structure could be seen at the end of Warren Street in Greenville until the 1970s. Some say that the lock was removed by the US Army Corps of Engineers during subsequent efforts to improve navigation on the Tar River. During WWII, a navigation channel was maintained up the Tar River as far as Port Terminal (east of Greenville). The Port Terminal served as a loading platform for sugar beets grown in the area as part of a wartime effort. It is not clear whether the dredging continued upriver to the Greenville Town Common. It seems unlikely given that the pilings installed to make the lock foundation are still in place.

1. Construction on the locks occurred between late 1853 and October 18, 1856.
2. After 1856, no further alterations or additions were made to the lock. There is no documented evidence of organized demolition or removal of the locks by local, state,



or federal government entities. Natural deterioration, regular flooding and other natural disasters, and the possibility of theft of the timbers are the likely causes of the destruction of the locks.

#### IV. Assessment

1. The remains of the Tar River Navigation Locks are significant due to their documenting the modes of transport through and economic history of Pitt County. Very little evidence of these mid-nineteenth century structures remains as many were destroyed by the Army Corps of Engineers in the early 1900s and rebuilt using concrete and other modern engineering technologies. As the possibility of war between the states became a reality, many civil engineering projects were abandoned.

W. Beverhout Thompson, the project's engineer, was a graduate of West Point Military Academy in the class of 1824. He served on topographical duty with the Army until 1830. Following his military career, he served as an engineer for the Charleston and Hamburg Railroad (S.C.), the Norfolk and Portsmouth Railroad (Va.), and the Board of Public Works of Virginia. He then worked as contractor and engineer for several river projects: Chesapeake and Ohio Canal (Md.), Cape Fear and Deep River Navigation (N.C.), and the Neuse and Tar River Improvements.

2. A complete architectural description of the property. For architecturally significant properties, the description should focus on the elements that define the building's design.

The navigation lock site runs for approximately 200 feet along the south bank of the Tar River, roughly between Oak Street (extended) and Warren Street. An early description of the lock as documented by \_\_\_\_\_ was

“The top of the dam would rise four feet above low water and would create a navigable pool seven miles long. The Greenville lock was to be 130 feet long and 25 feet wide. It was to be constructed of wooden planks secured to the river bottom by pilings driven into the sediment.”

Remnants of the lock include: northern (river or “outer” side) wall of lock consisting of a series of approximately 16 cribs constructed of 12-inch squared timbers with plank cladding. Each crib is filled with river sediment. This structure has been partly covered by trees and is best seen when low water conditions exist in the river (see figures 1-4). Remains of the lock channel can be discerned as a depression (approximately 30 feet wide) between the cribs and the river bank. During the 155 years since the lock was abandoned, this channel has been filled with sand and flood debris. The river bank shows signs of having been shaped to accommodate the lock. A dredge was used to remove sediment from the lock channel and a topographic map (Appendix B) of the area indicates that this material was spread on the land surface south of the channel.

3. Archaeological Significance

4. Integrity of Setting

The site of the navigation locks has been exposed to 155 years of natural erosion, natural disasters, and urban renewal. Much of the lock remains have been covered by sediment and foliage. This natural erosion may have acted to preserve portions

of the lock construction that are currently unseen; however, it is impossible to know without conducting an archaeological investigation. The foundations and timbers that remain have been preserved by their primarily underwater placement. Exposure at low tides has caused some deterioration. An apartment building was located on the site for several years until Hurricane Floyd in 1999. Extreme flooding and subsequent property damage led to a buyout process. The property was acquired by the City Of Greenville and the structures located on the property were demolished. Today the site is a city park. Though no photographs of this specific site in the mid-1850s have been discovered, compared to slightly later photographs from the area, that the site is slowly returning to the state it was in the nineteenth century – partially wooded, partially grassy land.

5. Justification of the proposed boundaries of the designation.

The proposed boundaries include the raised area on the topographical plan that is the suspected dumping location of the dredged matter from the river bed and banks that was removed to create the locks. The area immediately adjacent the locks and potential dredged remains is included as well due to the likelihood it was used as a construction staging area and the location where workers were camped during the day. The location of the worker's camp during the lock's construction is unknown.

V. Supporting Documentation

1. Digital photographs

Attached as Appendix A and by accompanying files

2. Site plan

Attached as Appendix B

3. Plat or tax map

Attached as Appendix C

VI. Bibliography/Source Citations

Appendix A:

Digital photographs

(Also included as digital files in accompanying folder.)



View of Navigation Lock Remains Looking East. "Lock\_ViewEast.jpg" V. Bellis. 2017.



View of Joinery. "Joinery\_closeup.jpg" V. Bellis. 2017





View of Lock Remains Looking West. "West\_overallview.jpg" V. Bellis. 2017





View of Lock Remains Looking East. "East\_overallview.jpg" V. Bellis. 2017



Close-up View of Spike. "Spike\_closeup.jpg" V. Bellis. 2017



View of Exposed Spike. "FullSpike.jpg" V. Bellis. 2017.





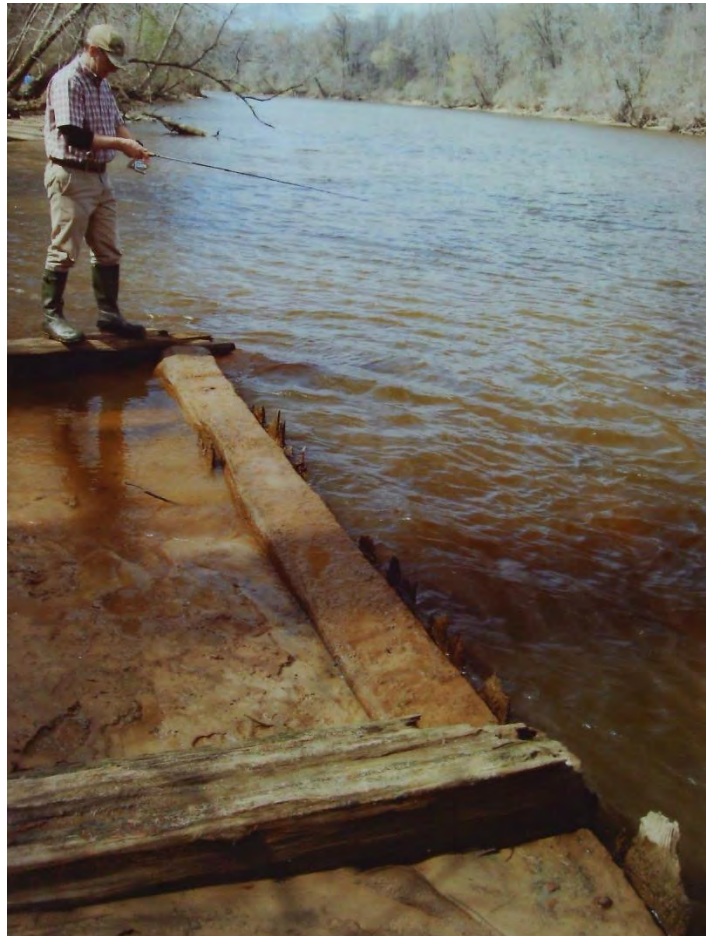
Close-up View of Remains Under Overgrowth. "Overgrowth\_closeup.jpg" V. Bellis. 2017



Overgrowth over Lock Remains. "Overgrowth.jpg" V. Bellis. 2017



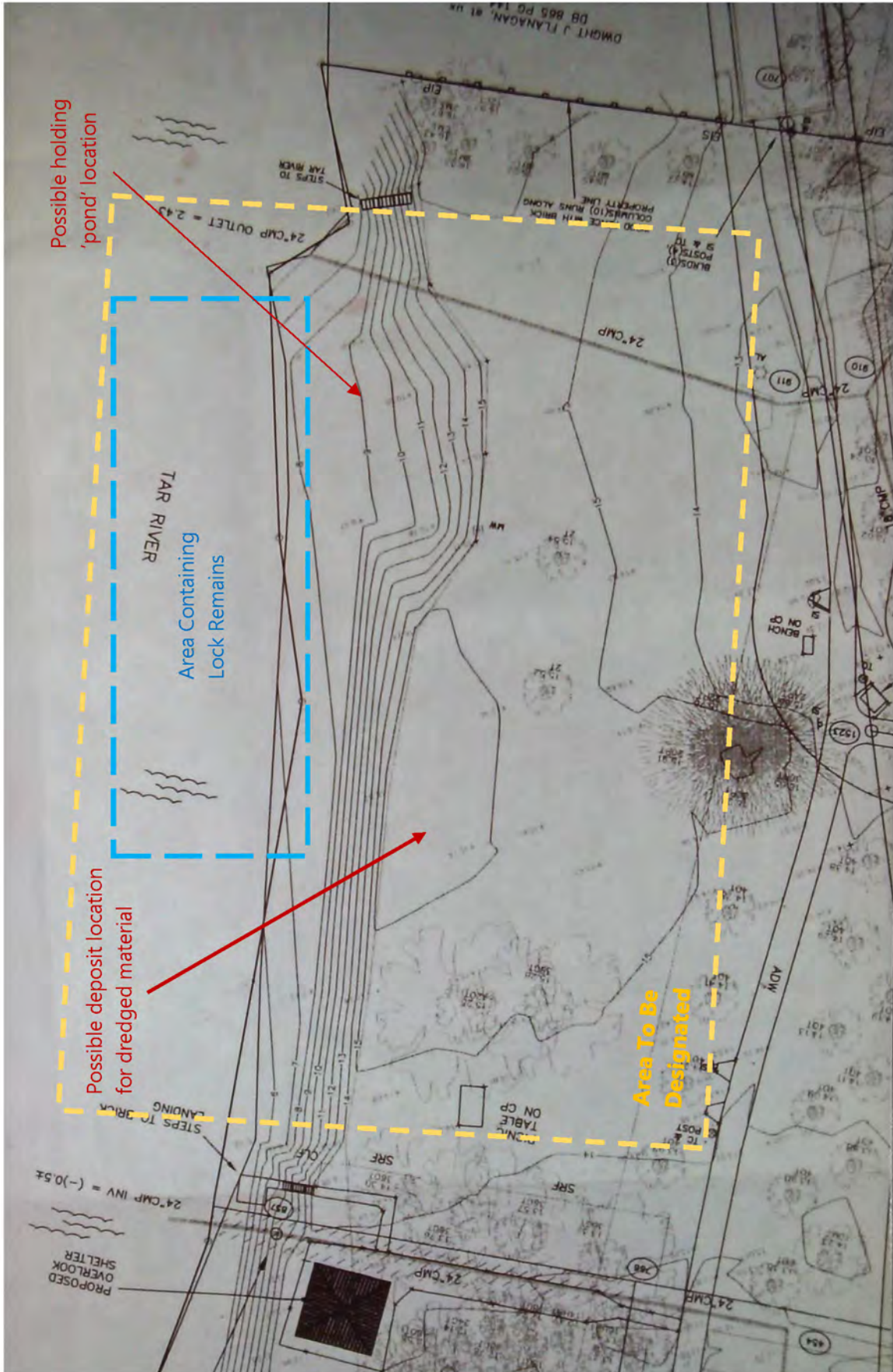
View of Overgrowth Covering Northern Edge. "Overgrowth\_2" V. Bellis. 2017.



Fisherman Standing on Northeastern Edge. "fishingfromremains.jpg" V. Bellis. 2017



Appendix B:  
Site Plan  
(On following page)



Appendix C:

Plat or tax map, including the tax appraised value of the property.  
(On following page)





# Pitt County Government

Greenville, North Carolina

[www.pittcountync.gov](http://www.pittcountync.gov)



Parcel:	05511
Physical Address:	300 ASH ST
Owner Name:	GREENVILLE CITY OF
Owner Address 1:	PO BOX 7207
Owner Address 2:	
Owner Address 3:	
City / State / Zip:	GREENVILLE NC 27835
NC PIN:	4688824341
Subdivision / Section / Phase:	
Prior Legal Description:	TAR RIVER ESTATES LO 2,4A
Block / Lot:	
Tract:	
Building Number / Unit:	
Acres:	14.01
Current Owner Deed Document:	
Map Book:	56-86
Deed / Document Date:	05/2007
Deed / Document Sales Price:	\$0
Building Type / Use:	COMMERCIAL(Town House Apartment)
Number of Buildings:	0
Year Built:	
Total Living Area:	
Building Value:	
Extra Features Value:	\$0
Land Value:	\$262,688
Total Current Market Value:	\$262,688
Total 2015 Market Value:	\$266,190
Revaluation Year:	2016
Municipality:	GREENVILLE
Township:	GREENVILLE
Fire Service District:	INSIDE MUNICIPALITY
Census Tract:	201
Neighborhood:	004178
Elementary School:	Wahl-Coates ES
Middle School:	C M Eppes MS
High School:	J H Rose HS

**Disclaimer:** This tax record is prepared for the inventory of real property within Pitt County and is compiled from recorded deeds, plats, tax maps, surveys, and other public records. Users of this data are hereby notified that the aforementioned public primary information sources should be consulted for verification. Pitt County assumes no legal responsibility for the information contained herein.

Copyright © 2017, Pitt County, North Carolina.

**PLEASE NOTE:**

The parcel ownership information is updated nightly and reflects current property values.



## City of Greenville, North Carolina

Meeting Date: 12/13/2018  
Time: 6:00 PM

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**Title of Item:** First public hearing for the 2019-2020 Annual Action Plan for the CDBG and HOME Investment Partnerships Funds

**Explanation:** **Abstract:** As a requirement of receiving Community Development Block Grant (CDBG) and HOME Investment Partnerships funds, the City must prepare an Annual Action Plan every year of its 2018-2022 Consolidated Plan, outlining planned activities and funding amounts.

**Explanation:** The Community Development Department Housing Division is in the process of identifying activities for the 2019-2020 fiscal year Annual Action Plan. As a requirement to receive funding from the U. S. Department of Housing and Urban Development, the City must prepare an Annual Action Plan each year. The Plan details all anticipated projects and their associated funding amounts. The following are the projects which the Housing Division proposes to deliver to the community:

- Planning and Administration
- Owner-Occupied Home Rehabilitation
- Down Payment Assistance
- New Construction
- Acquisition of Substandard Properties
- Public Service
- Public Facility Improvements
- Demolition and Clearance

**Fiscal Note:** Exact funding amounts have not been awarded. However, it has been standard practice to use the current year award amount as a base for the upcoming allocation. This year, the City of Greenville was notified of awards in the amount of \$906,560 and \$527,575 for CDBG and HOME, respectively. Once the U. S. Congress has approved a budget, the City will be notified of the program funding for the upcoming year.

**Recommendation:** Staff recommends that City Council hold the first Annual Action Plan public hearing.

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## City of Greenville, North Carolina

Meeting Date: 12/13/2018  
Time: 6:00 PM

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**Title of Item:** Discussion of ditch clean-up next to St. Mary's

**Explanation:** Council Member Kandie Smith requested an item be placed on the agenda to discuss ditch clean-up next to St. Mary's, particularly the expected date of project start and completion as well as what this clean-out is expected to achieve.

**Fiscal Note:** No cost to discuss the issue

**Recommendation:** Discuss the issue as requested by Council Member Smith

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## City of Greenville, North Carolina

Meeting Date: 12/13/2018  
Time: 6:00 PM

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**Title of Item:** Update on funding for Pitt Community College workforce development program

**Explanation:** Council Member Kandie Smith requested an item be added to the agenda to discuss funding for Pitt Community College for the workforce development program and that staff provide an update on the project and possible future plans.

**Fiscal Note:** No direct cost to discuss the issue. City Council previously allocated \$15,000 to Pitt Community College for the workforce development program.

**Recommendation:** Discuss the issue as requested by Council Member Smith.

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City of Greenville,  
North Carolina

Meeting Date: 12/13/2018  
Time: 6:00 PM

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**Title of Item:** Update on federal funds for rape kit testing

**Explanation:** Council Member Kandie Smith requested an item be added to the agenda for staff to provide an update on federal funds for rape kit testing, to include how many cases have been closed and the procedures used.

**Fiscal Note:** No direct cost to discuss the issue.

**Recommendation:** Discuss the issue as requested by Council Member Smith.

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## City of Greenville, North Carolina

Meeting Date: 12/13/2018  
Time: 6:00 PM

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**Title of Item:** Update on State Theater

**Explanation:** Council Member Kandie Smith requested an update on the State Theater project, to include the current status, expected completion date, and fines being paid to the City.

**Fiscal Note:** No direct cost to discuss the issue.

**Recommendation:** Provide an update on the State Theater renovation project, as requested by Council Member Smith.

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## City of Greenville, North Carolina

Meeting Date: 12/13/2018  
Time: 6:00 PM

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**Title of Item:** Discussion of solutions to rentals of dining and entertainment establishments for private parties

**Explanation:** Council Member Kandie Smith requested an item be added to the agenda to discuss solutions to rentals of dining and entertainment establishments for private parties.

**Fiscal Note:** No direct cost to discuss the issue

**Recommendation:** Discuss the issue as requested by Council Member Smith

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## City of Greenville, North Carolina

Meeting Date: 12/13/2018  
Time: 6:00 PM

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**Title of Item:** Discussion of 500-foot spacing rule

**Explanation:** Council Member Kandie Smith requested an item be added to the agenda to discuss the 500-foot spacing rule

**Fiscal Note:** No direct cost to discuss the issue

**Recommendation:** Discuss the issue as requested by Council Member Smith

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City of Greenville,  
North Carolina

Meeting Date: 12/13/2018  
Time: 6:00 PM

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**Title of Item:** Discussion of hiring/recruiting process for the Police Department

**Explanation:** Council Member Kandie Smith has requested an item be added to the agenda to discuss the hiring/recruiting process for the Police Department, to include an explanation of "sponsorship for Police Department".

**Fiscal Note:** No direct cost

**Recommendation:** Discuss the issue as requested by Council Member Smith

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## City of Greenville, North Carolina

Meeting Date: 12/13/2018  
Time: 6:00 PM

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**Title of Item:** Discussion of plan to deal with excessive littering in the city

**Explanation:** Council Member Kandie Smith requested that an item be added to the agenda to discuss a plan to deal with excessive littering in the city.

**Fiscal Note:** No direct cost to discuss the issue.

**Recommendation:** Discuss the issue as requested by Council Member Smith

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## City of Greenville, North Carolina

Meeting Date: 12/13/2018  
Time: 6:00 PM

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**Title of Item:** Discussion of requested change to the Future Land Use and Character Map

**Explanation:** Council Member Will Bell requested an item be added to the agenda to discuss a requested change to the Future Land Use and Character Map for 0.25 acres on East Sixth Street adjacent to East Carolina University.

**Fiscal Note:** No direct cost to discuss the issue

**Recommendation:** Discuss the issue as requested by Council Member Bell

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### ATTACHMENTS:

- ❑ **Memo re Requested Change to FLUCM**

DEPARTMENT

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**TO:** Ann E. Wall, City Manager

**FROM:** Thomas Barnett, Director of Community Development Department 

**DATE:** November 28, 2018

**SUBJECT:** Notes to Council – Requested Changes Future Land Use and Character Map Amendment – TRUNA (ECU)

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On August 9, 2018, City Council held a public hearing on a rezoning request from Jeff Daniels and Timothy McCarthy (Daniels/McCarthy) to rezone 0.25 acres from R9S (Residential – Single-family) to OR (Office-Residential) located on East 6<sup>th</sup> Street adjacent to the East Carolina University (ECU) Main Campus. During the public hearing, several property owners in the vicinity spoke in opposition to the request. After the hearing, Mr. Daniels requested to withdrawal the item for consideration. Council approved the request and further asked staff to make an assessment and/or recommendation on the appropriateness of the adopted Future Land Use and Character Map FLUCM and to hold a stakeholder meeting to gather input.

After several discussions with all interested parties, in staff's opinion, there does not seem to be support from either side on working out a compromise. If it is the desire of City Council, an amendment to the FLUCM could be initiated. That amendment would be considered by the Planning and Zoning Commission for a recommendation and then considered for adoption by City Council.

Below is a timeline of events:

September 8, 2016 City Council adopted Horizons 2026: Greenville's Community Plan and the FLUCM.

April 17, 2018 – Planning Staff received a request from the Daniels/McCarthy request to rezone 0.25 acres. The subject property was a vacant lot. See Map 1.

May 9, 2018 – Tom Weitnauer, Chief Planner and Chantae Gooby, Planner, met with Ann and Hap Maxwell, at their request, who owned property near the Daniels/ McCarthy request. Ms. Maxwell served on the Comprehensive Plan Committee (CPC) for the Horizons 2026: Greenville's Community Plan and the FLUCM. As a CPC member, she did not recall the FLUCM recommending the area near the Daniels/McCarthy rezoning for University/institutional (UI). The Maxwells were concerned that the adopted FLUCM



was not in harmony with the surrounding neighborhood. Another concern was if the rezoning was approved the lot could be developed into a private parking lot. See Map

May 15, 2018 – The Planning and Zoning Commission considered the Daniels/McCarthy request. Some of the property owners who spoke in opposition were: Ann and Hap Maxwell, Inez Fridley, John Whacker, and Michael Barnum. The Commission recommended denial (unanimously).

May 21, 2018 - Tom Weitnauer and Chantae Gooby, Planner, met with Ann and Hap Maxwell and Inez Fridley to discuss the Daniels/McCarthy request relative to the adopted FLUCM. See Map 2. Ms. Maxwell and Ms. Fridley were both members of the CPC and were concerned that the adopted version of the FLUCM was a mistake. Specifically, the area near the Daniels/McCarthy request should have been designated as “residential” instead of University/Institutional.

June 14, 2018 - City Council approved Mr. Daniels’ request to continue the item to the August 8, 2018 City Council meeting. No public hearing was held. Ann Maxwell, Hap Maxwell and Inez Fridley spoke during the public comment period relative to the rezoning request.

June 29, 2018 – Planning Staff received a request from Hap Maxwell, President of TRUNA, to amend the FLUCM in the vicinity of the Daniels/McCarthy request from UI to “residential”. The request consisted of six (6) parcels. The property owners were: Jeff Daniels and Timothy McCarthy (two parcels), State of NC (3 parcels) and Hatteras Properties III, LLC (Walter R. Perkins, Jr.) (1 parcel). See Map 3.

July 16, 2018 - Emanuel McGirt, City Attorney and Ken Graves, Assistant City Manager met with Ann and Hap Maxwell to discuss the Daniels/McCarthy request and the TRUNA request.

July 17, 2018 – The Planning and Zoning Commission approved a request from Hap Maxwell, President of TRUNA, to withdraw the request to amend the FLUCM.

August 7, 2018 - Thomas Barnett, Community Development Department Director, Tom Weitnauer and Chantae Gooby met with Ann and Hap Maxwell to discuss the Daniels/McCarthy request and the adopted FLUCM.

August 9, 2018 - City Council held a public hearing on the Daniels/McCarthy request. During the public hearing, several property owners in the vicinity spoke in opposition to the request. After the hearing, Mr. Daniels requested to withdrawal the item for consideration. Council approved the request and further asked staff to make an assessment and/or recommendation on the appropriateness of the adopted FLUCM and to hold a stakeholder meeting to gather input.

September 12, 2018 - Thomas Barnett and Chantae Gooby held a stakeholder meeting with several property owners and Jeff Daniels to gather input. Along with Mr. Daniels, additional property owners that attended the meeting were: Ann and Hap Maxwell, William Hanlon, Marti Priddy, Michael Barnum, John and Lisa Weathington, and Lori and John Whacker. While several options were discussed, there was no clear consensus on a potential solution. Mr. Daniels expressed his willingness to work with



the neighborhood, but opposed amending the FLUCM.

October 4, 2018 - Tom Barnett and Chantae Gooby met with ECU representatives: James Hopf, Chief of Staff, Sara Thorndike, Vice Chancellor for Administration and Finance, and Bill Bagnell, Associate Vice Chancellor for Campus Operations. The representatives were in support of the adopted FLUCM. ECU expressed concern that the TRUNA request to amend the adopted FLUCM did not include or have the support of any property owners whose properties were included in the request. While there were no immediate plans for the university's properties, amending the FLUCM to a residential designation could negatively impact any future plans or actions by ECU. Currently, the three parcels owned by the State of NC are used as a parking lot and one (1) single-family residence for traveling faculty.

October 9, 2018 - Tom Barnett and Chantae Gooby met with Michael Barnum as a follow-up to the September 12, 2018 meeting. Mr. Barnum stated that he was representing himself and asked if staff would coordinate a meeting with ECU representatives.

November 6, 2018 - Tom Barnett and Chantae Gooby held a meeting with Mr. Barnum and Mr. Bagnell to discuss potentially amending the FLUCM. Mr. Bagnell reiterated ECU's desire to maintain the adopted FLUCM. While there were no immediate plans for the area, amending the FLUCM could negatively impact any future plans or actions by ECU. The current focus of ECU is the Reade Street and Millennial Campus areas. Mr. Barnum stated that the neighborhood does not support the adopted FLUCM and would like for the area to be recommended as residential.

November 19, 2018 - Bill Bagnell sent an email to staff that he had consulted with ECU leadership again and the university supports the adopted FLUCM.

Attch: Maps 1-3

cc: Ken Graves, Assistant City Manager



# MAP 1

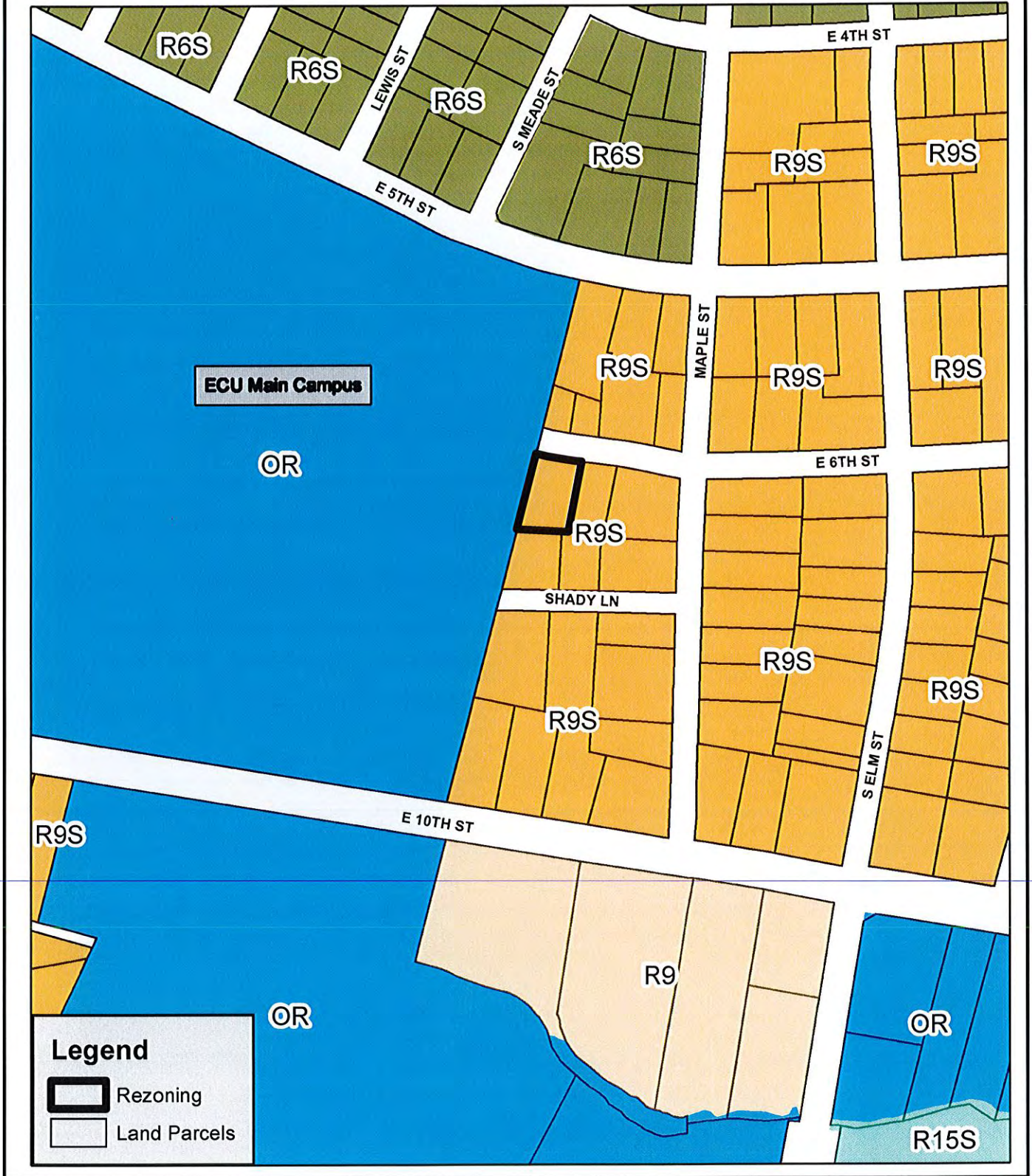
Jeffrey Daniels and Timothy McCarthy

From: R9S

To: OR

Acres: 0.246

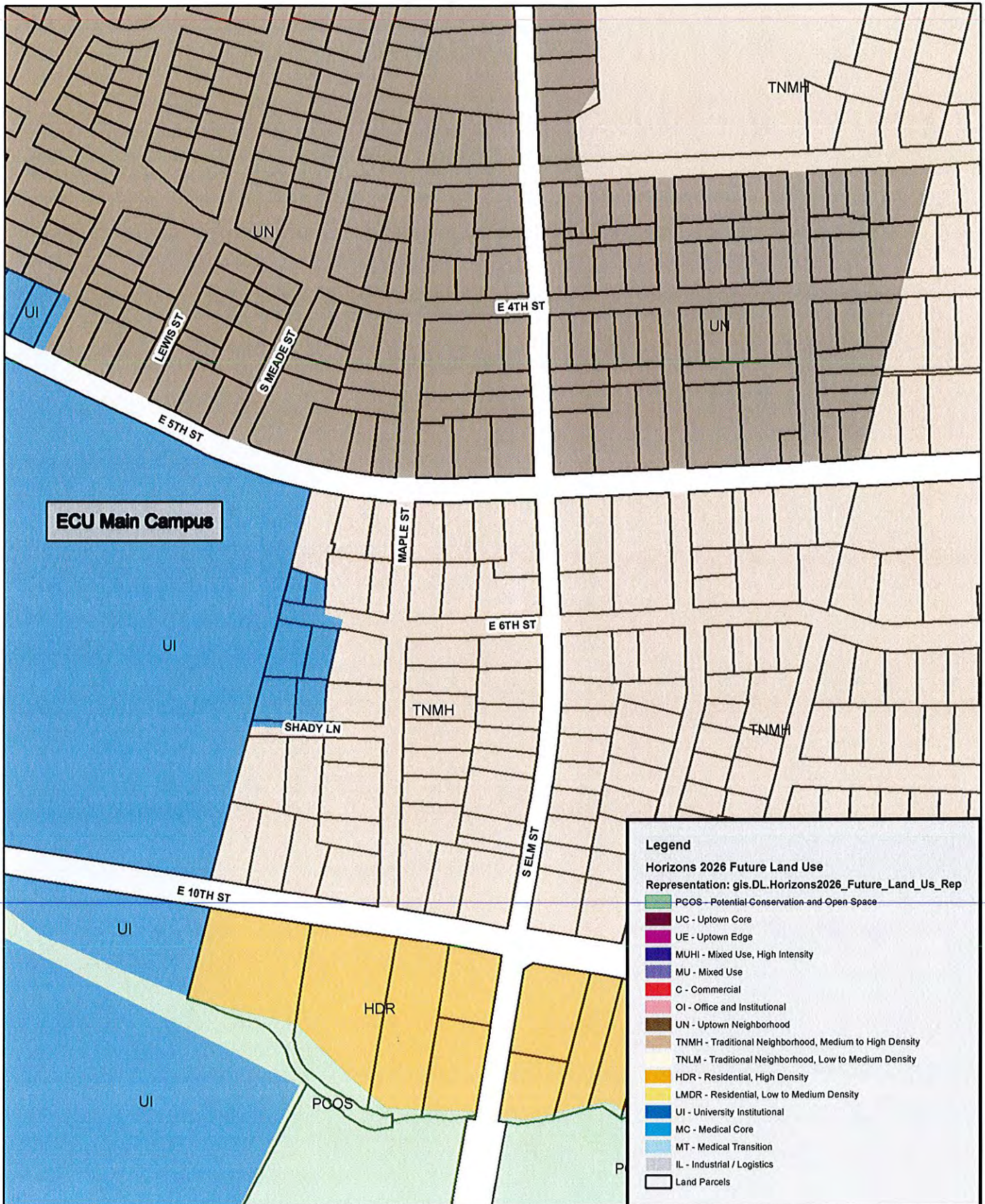
May 1, 2018





# MAP 2

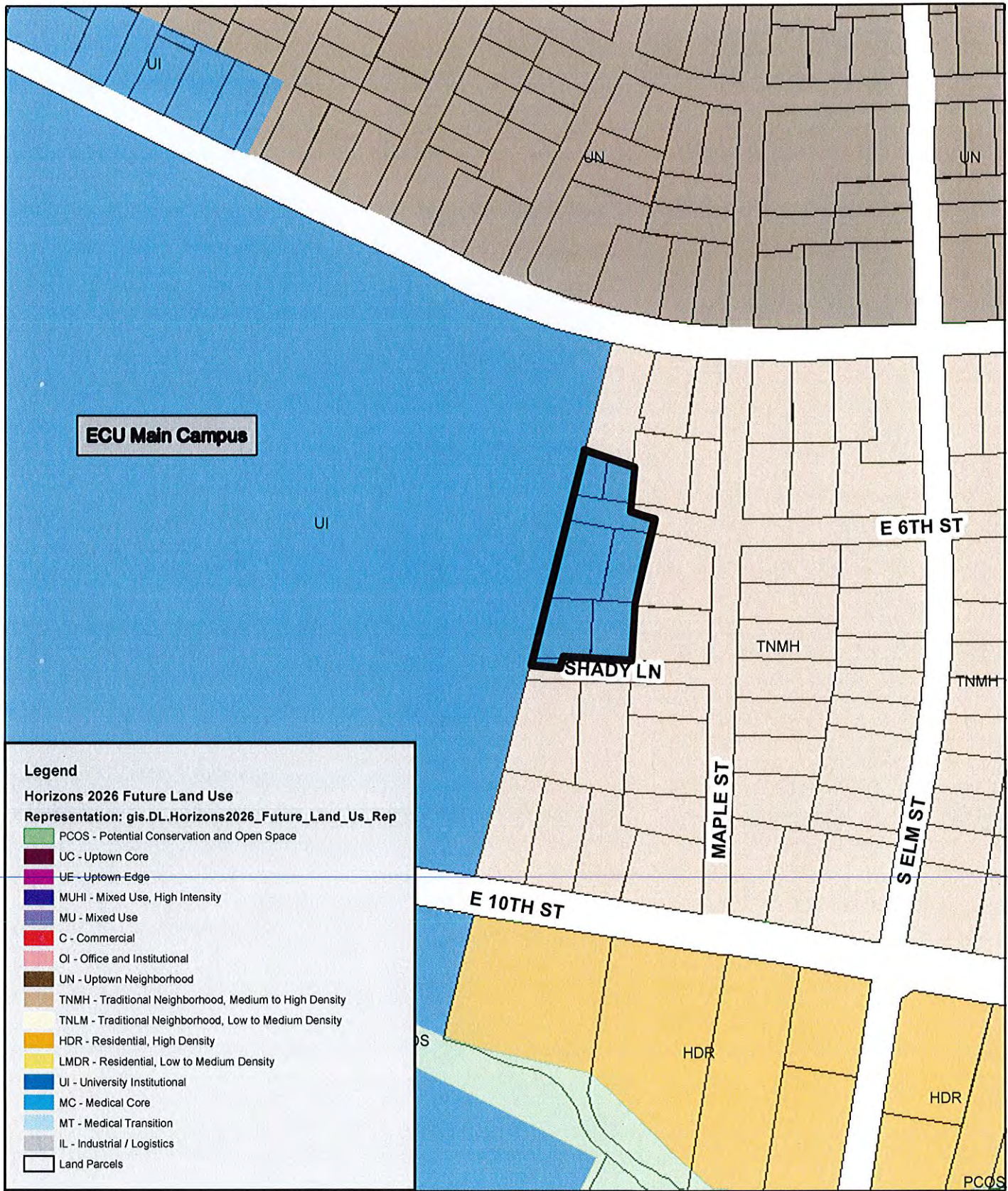
## Future Land Use and Character Map





# MAP 3

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



**Legend**

**Horizons 2026 Future Land Use**  
**Representation: gis.DL.Horizons2026\_Future\_Land\_Us\_Rep**

- PCOS - Potential Conservation and Open Space
- UC - Uptown Core
- UE - Uptown Edge
- MUHI - Mixed Use, High Intensity
- MU - Mixed Use
- C - Commercial
- OI - Office and Institutional
- UN - Uptown Neighborhood
- TNMH - Traditional Neighborhood, Medium to High Density
- TNLM - Traditional Neighborhood, Low to Medium Density
- HDR - Residential, High Density
- LMDR - Residential, Low to Medium Density
- UI - University Institutional
- MC - Medical Core
- MT - Medical Transition
- IL - Industrial / Logistics
- Land Parcels