



Agenda

Planning and Zoning Commission

December 18, 2018

6:00 PM

City Hall Council Chambers, 200 W. Fifth Street

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

I. Call Meeting To Order

II. Invocation - Michael Overton

III. Roll Call

IV. Approval of Minutes

1. November 20 2018

V. New Business

Rezonings

2. Ordinance requested by Bent Creek, LLC to rezone 2.002 acres located along the western right-of-way of Port Terminal Road and 750+/- feet north of East 10th Street from RA20 (Residential-Agricultural) to CH (Heavy Commercial).
3. Ordinance requested by ACP Holdings, LLC to rezone a total of 14.925 acres located at the current terminus of Allen Ridge Drive from R9S (Residential-Single-family [Medium Density]) and OR (Office-Residential [High Density Multi-family]) to R6A-RU (Residential [Medium Density])-Restricted Residential Overlay District and OR (Office-Residential [High Density Multi-family]).
4. Ordinance received from by Happy Trail Farms, LLC to rezone 10.066 acres located between Stantonsburg Road and the Norfolk Southern Railroad and west of the Southwest Bypass from RA20 (Residential-Agricultural) to I (Industry).

VI. Adjournment

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

November 20, 2018

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

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

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

PLANNING STAFF: Chantae Gooby, Planner II; Wayne Harrison Planner II and Camillia Smith, Secretary

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

MINUTES: Motion made by Mr. Collins, seconded by Mr. King, to accept the October 16, 2018 minutes. Motion passed unanimously.

REZONINGS

ORDINANCE REQUESTED BY KENNETH AND CHRISTINE LLOYD, SR. TO REZONE 0.3416 ACRES LOCATED ALONG THE EASTERN RIGHT-OF-WAY OF WATAUGA AVENUE AND 130+/- FEET SOUTH OF FARMVILLE BOULEVARD FROM R6 (RESIDENTIAL [HIGH DENSITY MULTI-FAMILY]) TO CH (HEAVY COMMERCIAL). ** THIS REQUEST WAS CONSIDERED BY THE PLANNING AND ZONING COMMISSION ON SEPTEMBER 18, 2018 AND WAS RECOMMENDED FOR DENIAL UNANIMOUSLY. IT HAS BEEN AMENDED BY THE APPLICANT AND IS ON THE AGENDA TO BE RECONSIDERED.

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

Ms. Gooby delineated the property. The rezoning 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. There 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. 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 currently occupied.

Ms. Gooby replied yes.

Mr. Overton opened the public hearing.

Mr. Spruill, Spruill and Associates, spoke in favor, on behalf of the applicant. The property 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 remaining 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 behalf of this application. He stated that he has hired Mr. Dewitt to build something nice on the property and that he wouldn't put anything there that will bring down the neighborhood.

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

Speaking against the request

Mr. Rufus Huggins said that he was speaking on behalf of the five (5) churches in the neighborhood. The area is an old and beautiful neighborhood with a mixer 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, we have given some much already with the bridge and the new street that the prior City council asked not to be put there because it would destroy the neighborhood. Any commercial property that is 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 line 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 stated that she was the lone property owner living next to the proposed property and that no one has made an attempt to speak with her. Ms. Moore said that her home is the only one located on that side of the street and whatever they choose to put there will increase traffic. The home was built in 1979 and when the convenience store was there and the crime problems were happening. It took us a while but we did clean it up. I understand what the owner is saying but I do not want any commercial. 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 houses along Farmville Boulevard purchased for the Tenth Street Connector.

Mr. Spruill said that corner of the block is already zoned commercial and will eventually be developed and getting these other parcels will give my client flexibility. As it stands any business he will put there will have a hard time with parking because of the drainage and easement restriction the property possesses. The request will give more choices on the type of business he can put there and it be something that will benefit the neighborhood.

Mr. Overton asked about the accuracy right of way that is shown on the map.

Mr. Spruill said that the map shows the updated DOT right of way project that took some of the client's property.

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

Mr. Spruill said about six tenths of an acre.

Mr. Huggins said that the fact that the young lady that lives there is against it that 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 this will make it worst. We have homes being built in the area now and working with Housing Authority and the partnership with the city. So we know that home 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 the owner wanted to put a convenience store there he will be within his right to do so at this time.

Ms. Gooby replied that under zoning yes but she is unable to say if it is possible under the rules and regulations pertaining to setbacks and parking on this particular lot and the streets that surrounding it. Its eight tenth of an acre right but there are buffer yard, vegetation, setbacks and parking that all go into the recipe to build a building.

Mr. Schrade commented that he finds it strange that Ms. Moore was not contacted by the applicant and that she is the lone property owner.

Mr. Spruill replied that Ms. Moore wouldn't experience any more than she will be by the DOT construction as it pertains to traffic and buffers will ensure that she will be shielded by vegetation and fences. Also the driveway would be located on the other side of her house.

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

Ms. Gooby said that the more a request infringes on the neighborhood the more conscientious she would have to be regarding her approval.

Mr. Overton closed the public meeting.

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, King, West and Joyner. Voting in opposition: Collins and Maxwell. Motion passed.

VI. NEW BUSINESS

REZONINGS

ORDINANCE REQUESTED BY SCOTLAND MANAGEMENT, LLC AND HAPPY TRAIL FARMS, LLC TO REZONE A TOTAL OF 7.362 ACRES LOCATED ALONG THE EASTERN RIGHT-OF-WAY OF FROG LEVEL ROAD AND 250+/- FEET NORTH OF DAVENPORT FARM ROAD FROM O (OFFICE) TO R6A (RESIDENTIAL [MEDIUM DENSITY]) FOR 6.410 ACRES AND CN (NEIGHBORHOOD COMMERCIAL) FOR 0.952 ACRES.

Ms. Gooby delineated the property. It is located adjacent to Augusta Trail 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.

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).

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 Stantonsburg Road and 40% on Moye Boulevard. In the area bounded by Stantonsburg 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.

Preliminary Plats

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

Mr. Harrison delineated the parcel that consist of 11 lots with 7 fronting Arlington Blvd and 4 that are internal served by Gabriel Drive which connect Arlington Blvd with Spring Forest Rd. The current zoning is MCH along Arlington Blvd, MCG on the internal lot and MR at the bottom portion located in residential along Spring Forest Rd. A small portion of the property is located in the Flood Way and the 100 Year Flood Plain and the Tar and Pamlico River Riparian Buffer. Ads

were posted in the Daily Reflector on November 5th and 12th notices were mailed to property owners on the November 8th. The Technical Review Committee has reviewed and approved the Plat.

Ms. Palenti spoke on behalf of the applicant. She informed the Commission that traffic lights will be installed at Physician East Drive and Gabriel Drive to help with traffic flow into the project. It will also provide interconnectivity down into Spring Forest.

No one spoke in opposition.

Mr. Overton closed the public meeting.

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

Motion to adjourn by Mr. King

Seconded by Mr. Maxwell



City of Greenville, North Carolina

Meeting Date: 12/18/2018
Time: 6:00 PM

Title of Item: Ordinance requested by Bent Creek, LLC to rezone 2.002 acres located along the western right-of-way of Port Terminal Road and 750+/- feet north of East 10th Street from RA20 (Residential-Agricultural) to CH (Heavy Commercial).

Explanation: **Abstract:** The City has received a request from Bent Creek, LLC to rezone 2.002 acres located along the western right-of-way of Port Terminal Road and 750+/- feet north of East 10th Street from RA20 (Residential-Agricultural) to CH (Heavy Commercial).

Required Notices:

Planning and Zoning meeting notice (property owner and adjoining property owner letter) mailed on December 4, 2018.

On-site sign(s) posted on December 4, 2018.

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

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

Comprehensive Plan:

The Future Land Use and Character Map recommends commercial (C) at the northwestern corner of the intersection of East 10th Street and Port Terminal Road extending to the north and transitioning to traditional neighborhood, low-medium density (TNLM) to the west. Further, potential conservation/open space is recommended to the north.

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

There is a designated community activity center at the intersection of East 10th Street and Port Terminal Road. These centers are intended to provide 50,000-250,000 square feet of commercial space serving an area approximately 3 miles.

Traditional Neighborhood, Low-Medium Density

Residential area with a mix of housing types on small lots with a single-family neighborhood appearance. 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
- Introduce neighborhood-scale commercial centers at key intersections

Primary uses:

Single-family residential

Two-family residential

Attached residential (townhomes)

Secondary uses:

Multi-family residential

Small-scale Institutional/Civic (churches and school)

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 80 trips to and from the site on East 10th Street, which is a net increase of 42 additional trips per day.

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

History/Background:

In 1976, the property was incorporated into the City's extra-territorial jurisdiction (ETJ) and zoned RA20 as part of a large-scale ETJ extension.

Present Land Use:

Three (3) single-family residences

Water/Sewer:

Water will be provided by Eastern Pines Water Corporation. However, sanitary sewer is not currently available.

Historic Sites:

There are no known effects on historic sites.

Environmental Conditions/Constraints:

The property is located in the Hardee Creek Watershed. If stormwater rules applies, it would require 10-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: RA20 - East Carolina Masonry
South: RA20 - One (1) single-family residence
East: RA20 - Vacant
West: R6A - The Davis Apartments

Density Estimates:

Under the current zoning, the site could accommodate four (4) single-family lots.

Under the proposed zoning, the site could accommodate 17,000+/- square feet of auto/boat repair.

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

Fiscal Note: No cost to the City.

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

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

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

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

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

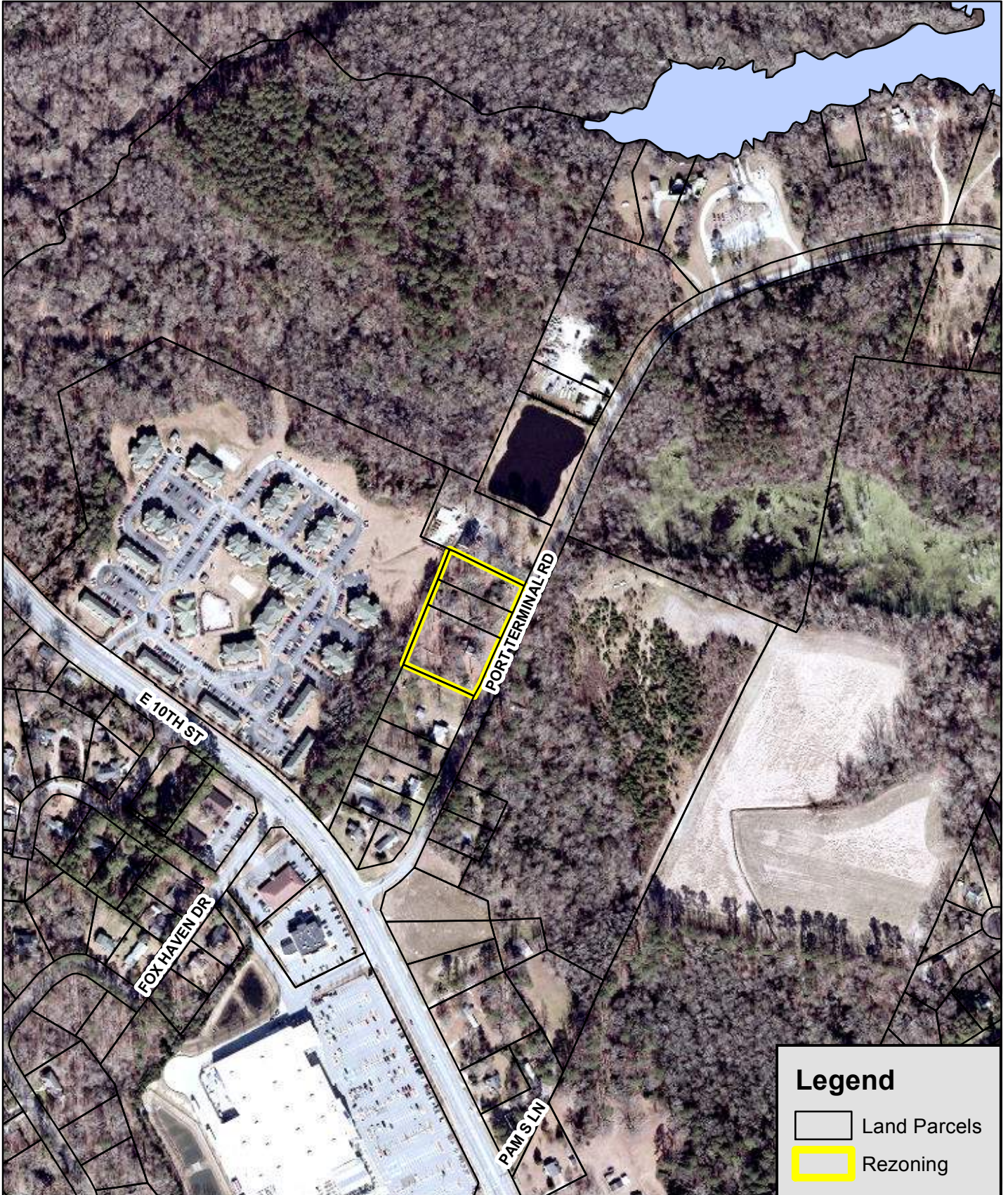
"Motion to recommend denial of the proposed rezoning, to advise that, although the proposed amendment is consistent with the comprehensive plan, there is a more appropriate zoning classification, and to adopt the staff report which addresses plan consistency."

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

ATTACHMENTS:

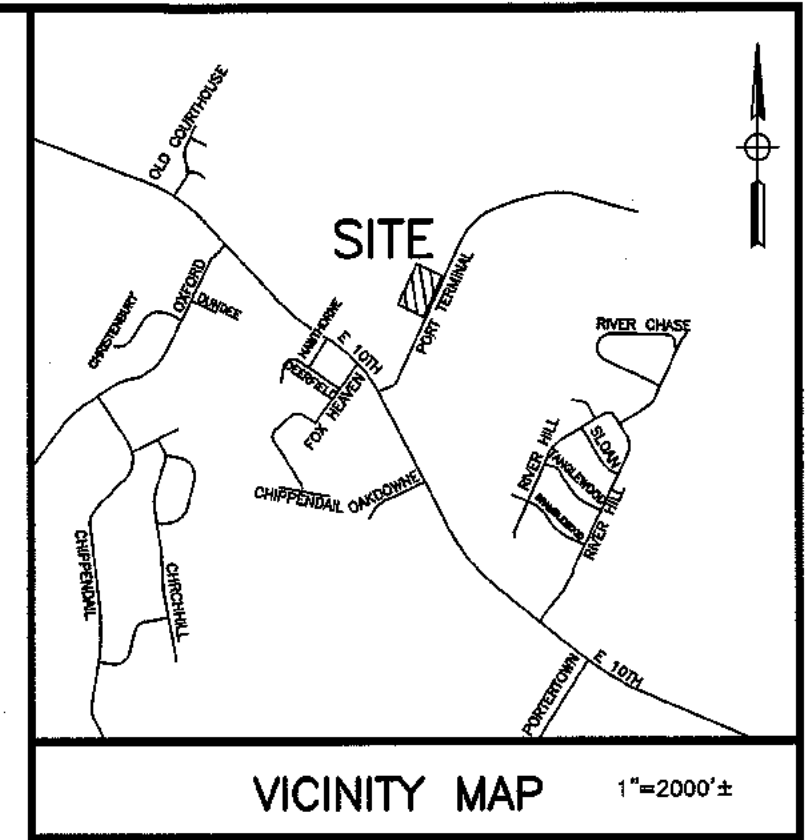
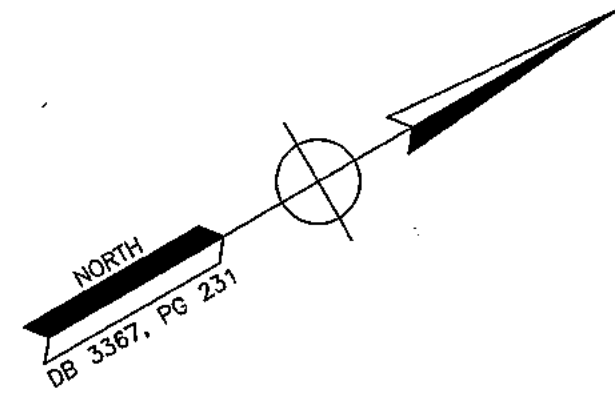
Attachments

Bent Creek, LLC
Acres: 2.002
From: RA20 To: CH
November 29, 2018



Legend

- Land Parcels
- Rezoning



MULTI-FAMILY RESIDENTIAL
R-6A
3535 E. 10th, LLC
 PARCEL #07149
 DB 3500, PG 611

SINGLE-FAMILY
RA-20
MASON J. DORFMAN
 PARCEL #10051
 DB 2247, PG 693

N 30°00'00" E 370.03'

TAX PARCEL #10043
 TAX PARCEL #19542
 TAX PARCEL #19542
 TAX PARCEL #09638

PROPOSED ZONING
CH
 CURRENT ZONING
RA-20

MASONRY BUSINESS
**PARCEL NO. ONE
 LOT 2**
RA-20
STEPHEN MICHAEL HARRINGTON
 PARCEL #16505
 DB 2249, PG 814

N 60°00'00" W 236.00'

S 58°45'00" E 236.00'

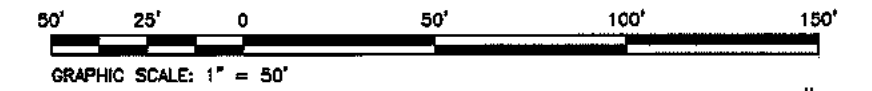
S 30°00'00" W 369.00'

NCSR 1533 - PORT TERMINAL ROAD
 (60' R/W 20' PAVEMENT PUBLIC)

WOODED &
 AGRICULTURAL
RA-20

HAPPY TRAIL FARMS, LLC
 PARCEL #02481
 DB 3367, PG 289

AREA TO BE REZONED: 2.002 ACRES



TAX PARCEL #09638
 TAX MAP #5607-05-2391
 TAX PARCEL #19542
 TAX MAP #5607-05-2263
 TAX PARCEL #10043
 TAX MAP #5607-05-2018

SHEET 1 OF 1
REZONING MAP

BENT CREEK FARMS, LLC

REFERENCE: DEED BOOK 3367, PAGE 231 AND DEED BOOK 3521, PAGE 232 OF THE PITT COUNTY REGISTER OF DEEDS

GREENVILLE TOWNSHIP, PITT COUNTY, N.C.

OWNER: **BENT CREEK FARMS, LLC**
 ADDRESS: P.O. BOX 1863
 GREENVILLE, NC 27835
 PHONE: (252) 916-9028

Baldwin Design Consultants, PA
 ENGINEERING - SURVEYING - PLANNING
 1700-D EAST ARLINGTON BOULEVARD
 GREENVILLE, NC 27838 252.756.1390

SURVEYED: N/A	APPROVED: MWB
DRAWN: JGG	DATE: 11/07/18
CHECKED: MWB	SCALE: 1" = 50'



CLOSURE CHECK BOUNDARY	
CHECKED: JGG	DATE: 11/07/18

LEGEND

R/W = RIGHT-OF-WAY
 = ZONING

+745' TO THE CENTERLINE
 INTERSECTION OF NCSR 1533
 (PORT TERMINAL ROAD) AND NC
 HWY 33 (EAST TENTH STREET)

NOTES

1. ALL AREAS CALCULATED BY COORDINATE GEOMETRY...
2. REFERENCE: DEED BOOK 3367, PAGE 231 AND DEED BOOK 3521, PAGE 232 OF THE PITT COUNTY REGISTER OF DEEDS.
3. SURVEY INFORMATION AS SHOWN HEREON TAKEN FROM DEEDS LISTED ABOVE AND DOES NOT REPRESENT AN ACTUAL FIELD SURVEY BY BALDWIN DESIGN CONSULTANTS, P.A.
4. THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. REFERENCE: PITT COUNTY FIRM 3720560700J, DATED 1/2/2004.

REZONING THOROUGHFARE/TRAFFIC VOLUME REPORT

Case No: 18-28

Applicant: Bent Creek Farms, LLC

Property Information

Current Zoning: RA20 (Residential-Agricultural)

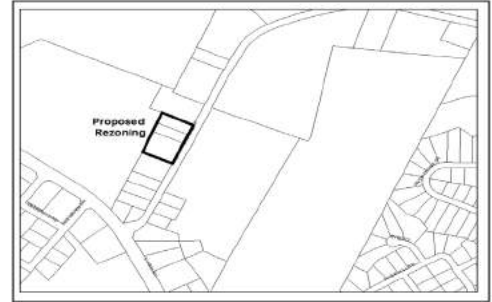
Proposed Zoning: CH (Heavy Commercial)

Current Acreage: 2.002 acres

Location: Port Terminal Rd, north of 10th St

Points of Access: 10th St

Location Map



Transportation Background Information

1.) 10th Street- State maintained

	<u>Existing Street Section</u>	<u>Ultimate Thoroughfare Street Section</u>
Description/cross section	5 lane - curb & gutter	4 lanes divided with raised median
Right of way width (ft)	100	no change
Speed Limit (mph)	45	no change
Current ADT:	37,455 (*)	
Design ADT:	33,500 vehicles/day (**)	39,700 vehicles/day (**)
Controlled Access	No	
Thoroughfare Plan Status	Major Thoroughfare	

Other Information: There are no sidewalks along 10th Street that service this property.

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

Transportation Improvement Program Status:

Trips generated by proposed use/change

Current Zoning: 38 -vehicle trips/day (*) **Proposed Zoning: 80** -vehicle trips/day (*)

Estimated Net Change: increase of 42 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 10th Street are as follows:

1.) 10th Street , East of Site (50%): **“No build” ADT of 37,455**

Estimated ADT with Proposed Zoning (full build) – 37,495
 Estimated ADT with Current Zoning (full build) – 37,474
Net ADT change = 21 (<1% increase)

2.) 10th Street , West of Site (50%): "No build" ADT of 37,455

Estimated ADT with Proposed Zoning (full build) – 37,495

Estimated ADT with Current Zoning (full build) – 37,474

Net ADT change = 21 (<1% increase)

Staff Findings/Recommendations

Based on possible uses permitted by the requested rezoning, the proposed rezoning classification could generate 80 trips to and from the site on 10th Street, which is a net increase of 42 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 9-4-103)
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
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	
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		
PROPOSED ZONING		
CH (HEAVY COMMERCIAL) - PERMITTED USES		
(1) General		
	a.	Accessory use or building
	b.	Internal service facilities
	c.	On-premise signs per Article N
	d.	Off-premise signs per Article N
	e.	Temporary uses; of listed district uses
	f.	Retail sales; incidental
	g.	Incidental assembly of products sold at retail or wholesale as an accessory to principal uses
(2) Residential - None		
(3) Home Occupations - None		
(4) Governmental		
	a.	Public utility building or use
	b.	City of Greenville municipal government building or use (see also section 9-4-103)
	c.	County or state government building or use not otherwise listed; excluding outside storage and major or minor repair

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

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

w.	Florist
x.	Sporting goods sales and rental shop
y.	Auto part sales (see also major and minor repair)
aa.	Pawnbroker
bb.	Lawn and garden supply and household implement sales and accessory service
cc.	Farm supply and commercial implement sales
ee.	Christmas tree sales lot; temporary only (see also section 9-4-103)
(11) Wholesale/Rental/Vehicle-Mobile Home Trade	
a.	Wholesale; durable and nondurable goods, not otherwise listed
b.	Rental of home furniture, appliances or electronics and medically-related products (see also division (10k.)
c.	Rental of clothes and accessories; formal wear, and the like
d.	Rental of automobiles, noncommercial trucks or trailers, recreational vehicles, motorcycles and boats
e.	Rental of tractors and/or trailers, or other commercial or industrial vehicles or machinery
f.	Automobiles, truck, recreational vehicle, motorcycles and boats sales and services (see also major and minor repair)
g.	Mobile home sales including accessory mobile home office
(12) Construction	
b.	Licensed contractor; general electrical, plumbing, mechanical, etc... including outside storage
c.	Construction office; temporary, including modular office (see also section 9-4-103)
e.	Building supply; lumber and materials sales, plumbing and/or electrical supply excluding outdoor sales
f.	Hardware store
(13) Transportation	
c.	Taxi or limousine service
e.	Parcel delivery service
f.	Ambulance service
h.	Parking lot or structure; principal use
(14) Manufacturing/Warehousing	
a.	Ice plant and freezer lockers
b.	Dairy; production, storage, and shipment facilities
c.	Bakery; production, storage, and shipment facilities
g.	Cabinet, woodwork or frame shop; excluding furniture manufacturing or upholstery
h.	Engraving; metal, glass or wood
i.	Moving and storage of nonhazardous materials; excluding outside storage
k.	Mini-storage warehouse, household; excluding outside storage
m.	Warehouse; accessory to approved commercial or industrial uses within the district; excluding outside storage
u.	Tire recapping or retreading plant
(15) Other Activities (not otherwise listed - all categories) - None	
CH (HEAVY COMMERCIAL) - SPECIAL USES	

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

d. Other activities; retail sales not otherwise listed
--

BUFFERYARD SETBACK AND VEGETATION SCREENING CHART

For Illustrative Purposes Only

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

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

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

Street trees may count toward the minimum acreage.

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

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

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

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

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

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

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

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

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

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

RESIDENTIAL DENSITY CHART

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

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



City of Greenville, North Carolina

Meeting Date: 12/18/2018
Time: 6:00 PM

Title of Item: Ordinance requested by ACP Holdings, LLC to rezone a total of 14.925 acres located at the current terminus of Allen Ridge Drive from R9S (Residential-Single-family [Medium Density]) and OR (Office-Residential [High Density Multi-family]) to R6A-RU (Residential [Medium Density])-Restricted Residential Overlay District and OR (Office-Residential [High Density Multi-family]).

Explanation: **Abstract:** The City has received a request from ACP Holdings, LLC to rezone a total of 14.925 acres located at the current terminus of Allen Ridge Drive from R9S (Residential-Single-family [Medium Density]) and OR (Office-Residential [High Density Multi-family]) to R6A-RU (Residential [Medium Density])-Restricted Residential Overlay District and OR (Office-Residential [High Density Multi-family]).

	Current Zoning	Proposed Zoning	Acreage
Tract 1	R9S	R6A-RU	14.408
Tract 2	R9S	OR	0.321
Tract 3	OR	R6A-RU	0.196

Required Notices:

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

Comprehensive Plan:

The Future Land Use and Character Map recommends industrial/logistics (IL) at the northwestern corner of the intersection of Allen Road and Allen Ridge Drive transitioning to residential, high density (HDR) to the west and south.

Industrial/Logistics

Area characterized by warehouses and light manufacturing operations and related to 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 high-visible sites

Primary Uses:

Industrial

Light Industrial

Research and assembly

Warehousing

Secondary uses:

Office

Commercial

Residential, High Density

Residential areas composed primarily of multi-family housing in various forms. Defined by existing development patterns where building size and style tend to be consistent within a development, with large blocks, and limited connectivity between different building types and uses. Future development should take a more traditional neighborhood pattern where different residential types are connected in a walkable pattern. High density residential is typically appropriate near activity centers and corridors.

Intent:

- Provide better vehicular and pedestrian connectivity between developments
- Improve architectural variety and site design for new developments
- Improve streetscape features such as consistent sidewalks, lighting and street trees

Primary uses:

Multi-family residential

Two-family residential

Attached residential (townhomes)

Secondary uses:

Office
Single-family residential detached (small lot)
Institutional/civic (churches and schools)

There is a designated neighborhood activity center at the intersection of Allen Road and Allen Ridge Drive. 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 possible uses permitted by the requested rezoning, the proposed rezoning classification could generate 531 trips to and from the site on Allen Road, which is a net increase of 110 additional trips per day.

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

History/Background:

In 2001, the subject property was part of a large-scale extra-territorial jurisdiction (ETJ) extension and was zoned OR (Office-Residential). In 2005, the subject properties was rezoned to its current zoning.

Present Land Use:

Allen Ridge Subdivison (single-family)

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 Greens Mill Run Watershed. If stormwater rules applies, it would 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: OR - Allen Ridge Subdivision (duplexes)
South: R9S - Allen Ridge Subdivision (single-family)
East: OR - Allen Ridge Subdivision (duplexes)
West: R9S - Allen Ridge (undeveloped)

Additional Staff Comments:

The RU (Restricted Residential) Overlay District was created in 2004. Since the R6A district allows single-family, duplex and multi-family development, the RU Overlay District was created to prohibit multi-family development by adding the overlay to the R6A zoning. This overlay can only be used in conjunction with the R6A district.

Section 9-4-51.2 R6A Restricted Residential Use (RU) Overlay District

The purpose of the R6A Restricted Residential Use (RU) Overlay District is to provide a residential development option designed to encourage single-family and/or two-family attached (duplex) development and prohibit multi-family development within the underlying R6A district included within the overlay.

Fiscal Note:

No cost to the City.

Recommendation:

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

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

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

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

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

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

Note: In addition to the other criteria, the Planning and Zoning Commission and City Council shall consider the entire range of permitted and special uses for the

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

ATTACHMENTS:

Attachments

ACP Holdings, LLC

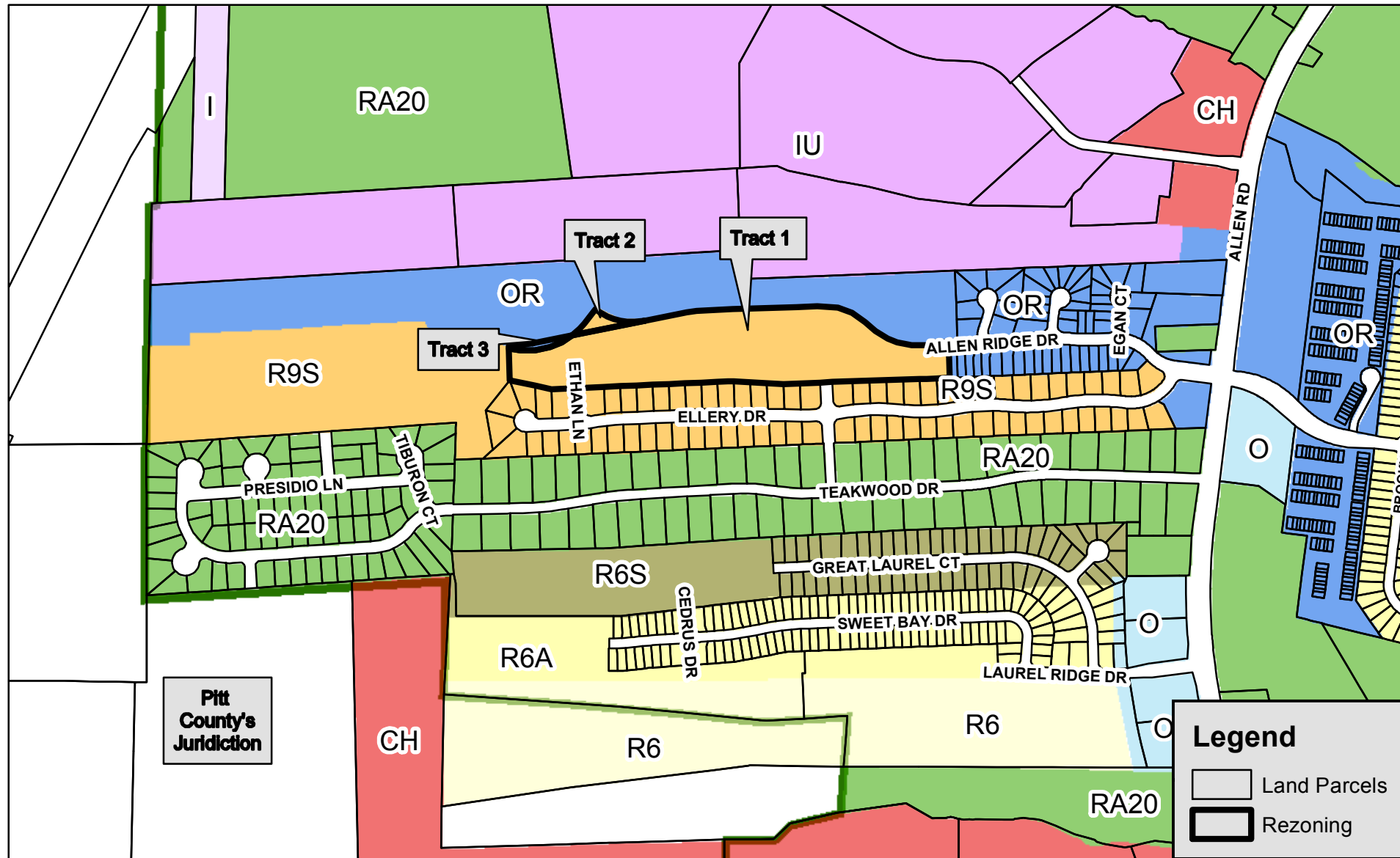
Total Acres: 14.925

Tract 1: From: R9S To: R6A-RU - 14.408 acres

Tract 2: From: R9S To: OR - 0.321 acres

Tract 3: From: OR To; R6A-RU - 0.196 acres

November 29, 2018



ACP Holdings, LLC

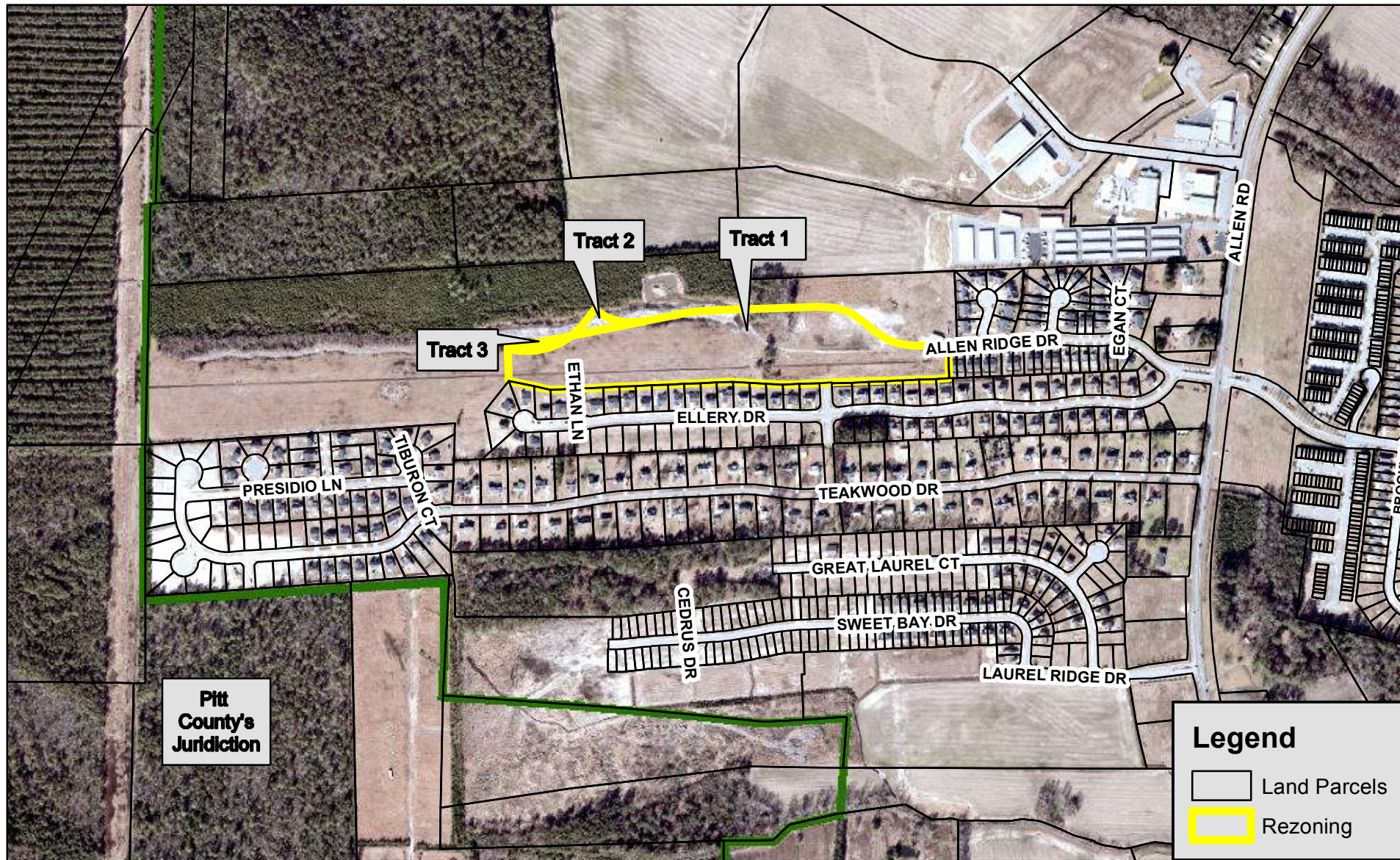
Total Acres: 14.925

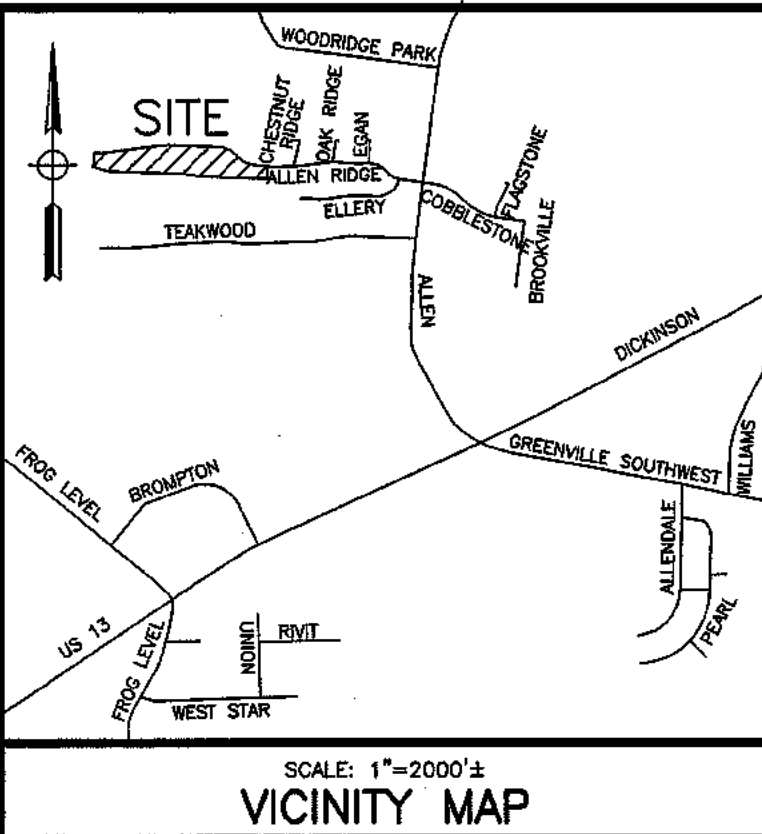
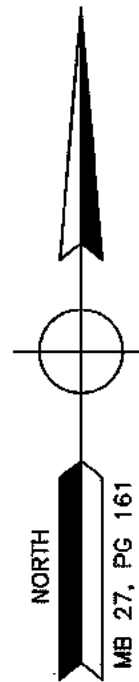
Tract 1: From: R9S To: R6A-RU - 14.408 acres

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November 29, 2018





WOODED-AGRICULTURAL
IU
HARDEE FAMILY HOLDINGS, LLC
DB 2972, PG 626
MB 62, PG 81

MINI-STORAGE FACILITY
IU
HARDEE FAMILY HOLDINGS, LLC
DB 2972, PG 626
MB 62, PG 81

VACANT
OR
HODGE & MORRIS, LLC
DB 1845, PG 170

TRACT 2
0.321 ACRES
CURRENT ZONING
R-9S
PROPOSED ZONING
OR

VACANT
R-9S
HODGE & MORRIS, LLC
DB 1845, PG 170

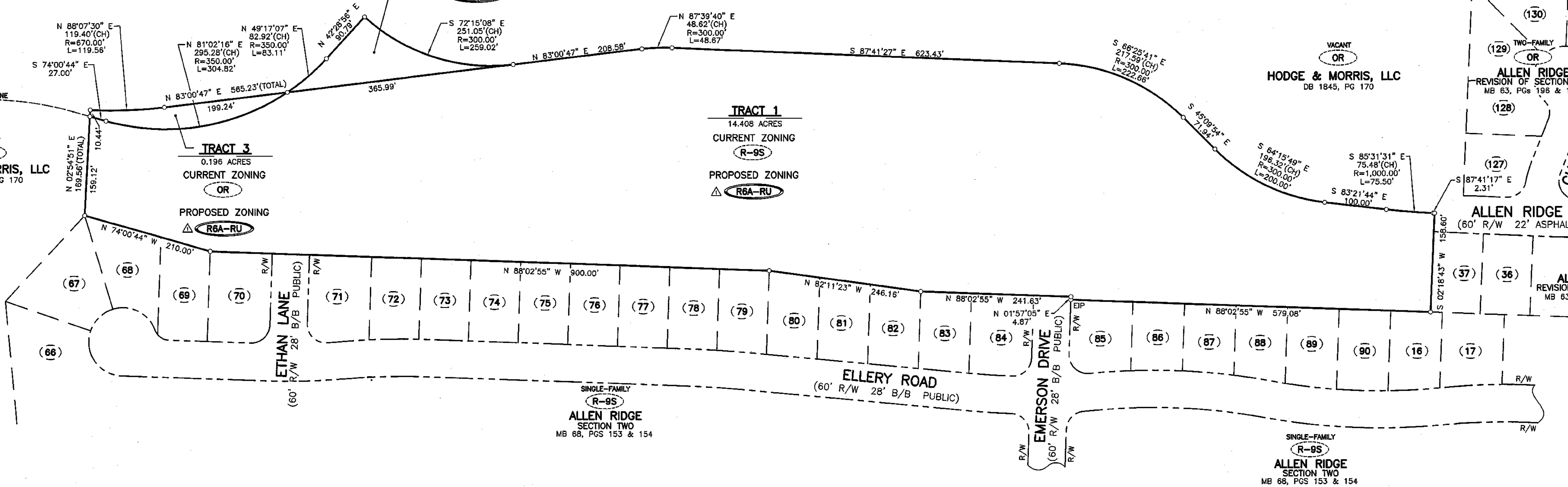
TRACT 3
0.196 ACRES
CURRENT ZONING
OR
PROPOSED ZONING
R6A-RU

TRACT 1
14.408 ACRES
CURRENT ZONING
R-9S
PROPOSED ZONING
R6A-RU

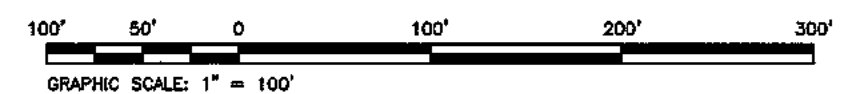
VACANT
OR
HODGE & MORRIS, LLC
DB 1845, PG 170

(130)
(129) TWO-FAMILY
OR
ALLEN RIDGE
REVISION OF SECTION ONE
MB 63, PGS 196 & 197
(128)

ALLEN RIDGE DRIVE
(60' R/W 22' ASPHALT PUBLIC)
R/W
TWO-FAMILY
OR
ALLEN RIDGE
REVISION OF SECTION ONE
MB 63, PGS 196 & 197
(37) (36)



TOTAL AREA TO BE REZONED: 14.925 ACRES



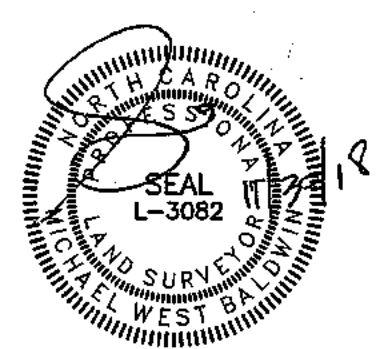
LEGEND
EIP = EXISTING IRON PIPE
R/W = RIGHT-OF-WAY
R = RADIUS
CH = CHORD
L = LENGTH

○ = EXISTING ZONING
○ = PROPOSED ZONING

NOTES

1. ALL AREAS CALCULATED BY COORDINATE GEOMETRY.
2. REFERENCE: DEED BOOK 1845, PAGE 170 OF THE PITT COUNTY REGISTER OF DEEDS.
3. THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. REFERENCE: PITT COUNTY FIRM 3720466700K, DATED 7/7/2014.

REVISOR: 11/30/18 (CITY COMMENTS)(JGG)
CORRECTED PROPOSED ZONING TO R6A-RU
CHANGED TITLE BLOCK TO ACP HOLDINGS, LLC



SHEET 1 OF 1
REZONING MAP
A PORTION OF TAX PARCEL #20522
PIN #4667-31-9583

ACP HOLDINGS, LLC
REFERENCE: DEED BOOK 1845, PAGE 170 OF THE
PITT COUNTY REGISTER OF DEEDS
GREENVILLE, ARTHUR TOWNSHIP, PITT COUNTY, N.C.
OWNER: HODGE & MORRIS, LLC
ADDRESS: 3335 BELLAHTOWN ROAD
KENLY, NC 27542
PHONE: 252-236-3663

CLOSURE CHECK BOUNDARY
CHECKED: JGG DATE: 11/15/18

Baldwin Design Consultants, PA
LICENSED PROFESSIONAL ENGINEER
C-3498
SURVEYED: TS APPROVED: MWB
DRAWN: JGG DATE: 11/15/18
CHECKED: MWB SCALE: 1" = 100'
1700-D EAST ARLINGTON BOULEVARD
GREENVILLE, NC 27639 252.758.1350

REZONING THOROUGHFARE/TRAFFIC VOLUME REPORT

Case No: 18-29

Applicant: ACP Holdings, LLC

Property Information

Current Zoning: Tract 1: R9S (Residential-Single-Family)
 Tract 2: R9S (Residential-Single-Family)
 Tract 3: OR (Office-Residential [High Density Multi-Family])

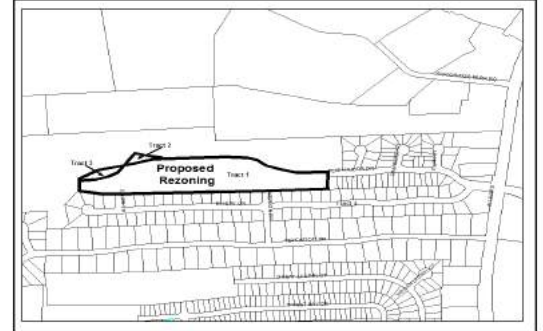
Proposed Zoning: Tract 1: R6A-RU (Residential [Medium-Density]) - Restricted
 Tract 2: OR (Office-Residential [High Density Multi-Family])
 Tract 3: R6A

Current Acreage: Tract 1: 14.408 acres
 Tract 2: 0.321 acres
 Tract 3: 0.196 acres

Location: Allen Rd, at the end of Allen Ridge Dr

Points of Access: Allen Road

Location Map



Transportation Background Information

1.) Allen Road- State maintained

	<u>Existing Street Section</u>	<u>Ultimate Thoroughfare Street Section</u>
Description/cross section	3-lanes - paved shoulder	4 lanes divided with raised median
Right of way width (ft)	60	90
Speed Limit (mph)	50	no change
Current ADT:	18,730 (*)	
Design ADT:	12,000 vehicles/day (**)	39,700 vehicles/day (**)
Controlled Access	No	

Thoroughfare Plan Status Major Thoroughfare

Other Information: There are no sidewalks along Allen Road that service this property.

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

Transportation Improvement Program Status: U-5875 - widen approximately 2.3 miles of Allen Road from a two-lane roadway to a four-lane, median-divided roadway from Stantonsburg Road to Dickinson Avenue Extension (U.S. 13)

Trips generated by proposed use/change

Current Zoning: 421 -vehicle trips/day (*) **Proposed Zoning: 531** -vehicle trips/day (*)

Estimated Net Change: increase of 110 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 Allen Road are as follows:

1.) Allen Road , North of Site (50%): **“No build” ADT of 18,730**

Estimated ADT with Proposed Zoning (full build) – 18,996
 Estimated ADT with Current Zoning (full build) – 18,941
Net ADT change = 55 (<1% increase)

2.) Allen Road , South of Site (50%): “No build” ADT of 18,730

Estimated ADT with Proposed Zoning (full build) – 18,996

Estimated ADT with Current Zoning (full build) – 18,941**Net ADT change = 55 (<1% increase)****Staff Findings/Recommendations**

Based on possible uses permitted by the requested rezoning, the proposed rezoning classification could generate 531 trips to and from the site on Allen Road, which is a net increase of 110 additional trips per day.

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

PROPOSED ZONING	
R9S (RESIDENTIAL-SINGLE-FAMILY) - PERMITTED USES	
(1) General	
	a. Accessory use or building
	c. On-premise signs per Article N
(2) Residential	
	a. Single-family dwelling
	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	
R9S (RESIDENTIAL-SINGLE-FAMILY) - SPECIAL USES	
(1) General - None	
(2) Residential - None	
(3) Home Occupations	
	a. Home occupation; not otherwise listed
(4) Governmental	
	a. Public utility building or use
(5) Agricultural/Mining	
	l. Beekeeping; minor use (see also section 9-4-103)
(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	
	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		
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		
R6A (RESIDENTIAL) - SPECIAL USES		
(1) General - None		
(2) Residential		
	d.	Land use intensity multi-family (LUI) development rating 50 per Article K
	e.	Land use intensity multi-family (LUI) development rating 67 per Article K

	l. Group care facility
	n. Retirement center or home
	o(1). Nursing, convalescent or maternity home; minor care facility
	p. Board or rooming house
	r. Fraternity or sorority house
(3) Home Occupations	
	a. Home occupation; not otherwise listed
	b. Home occupation; barber and beauty shop
	c. Home occupation; manicure, pedicure or facial salon
(4) Governmental	
	a. Public utility building or use
(5) Agricultural/Mining - None	
	* 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	
OR (OFFICE-RESIDENTIAL) - 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	
	b. Two-family attached dwelling (duplex)
	c. Multi-family development per Article I
	k. Family care homes (see also 9-4-103)
	n. Retirement center or home
	o. Nursing, convalescent or maternity home; major care facility
	p. Boarding or rooming house

	q. Room renting
(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
	g. Private noncommercial recreation; indoor only, not otherwise listed
(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
(8) Services	
	c. Funeral home
	e. Barber or beauty salon
	f. Manicure, pedicure or facial 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)
	j. College and other institutions of higher learning
	k. Business or trade school
	n. Auditorium
	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
	y(2) TV and/or radio broadcast facilities, including receiving and transmission equipment and towers not exceeding 120 feet in height or cellular telephone and wireless communication towers not exceeding 120 feet in height (see also section 9-4-103)
	bb. Civic organizations
	cc. Trade or business organizations
(9) Repair - None	
(10) Retail Trade	
	s. Book or card store, news stand
	w. Florist

	ee. Christmas tree sales lot; temporary only (see also section 9-4-103)
(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)
(13) Transportation - None	
(14) Manufacturing/Warehousing - None	
(15) Other Activities (not otherwise listed - all categories) - None	
OR (OFFICE-RESIDENTIAL) - SPECIAL USES	
(1) General - None	
(2) Residential	
	d. Land use intensity multi-family (LUI) development rating 50 per Article K
	e. Land use intensity multi-family (LUI) development rating 67 per Article K
	i. Residential quarters for resident manager, supervisor or caretaker; excluding mobile home
	m. Shelter for homeless or abused (see also section 9-4-103)
	o(1). Nursing, convalescent or maternity home; minor care facility
	r. Fraternity or sorority house
(3) Home Occupations - None	
(4) Governmental	
	a. Public utility building or use
(5) Agricultural/Mining - None	
(6) Recreational/Entertainment	
	c(1). Tennis club; indoor and outdoor facilities
	h. Commercial recreation; indoor only, not otherwise listed
	m(1). Dining and entertainment establishment (see also section 9-4-103)
(7) Office/Financial/Medical	
	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
	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)
	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 - None	
	h. Restaurant; conventional
	j. Restaurant and/or dining and entertainment establishment; regulated outdoor activities
(11) Wholesale/Rental/Vehicle-Mobile Home Trade - None	
(12) Construction - None	
(13) Transportation	

h.	Parking lot or structure; principal use
(14) Manufacturing/Warehousing - None	
(15) Other Activities (not otherwise listed - all categories)	
a.	Other activities; personal services not otherwise listed
b.	Other activities; professional services 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: 12/18/2018
Time: 6:00 PM

Title of Item:

Ordinance received from by Happy Trail Farms, LLC to rezone 10.066 acres located between Stantonsburg Road and the Norfolk Southern Railroad and west of the Southwest Bypass from RA20 (Residential-Agricultural) to I (Industry).

Explanation:

Abstract: The City has received a request from by Happy Trail Farms, LLC to rezone 10.066 acres located between Stantonsburg Road and the Norfolk Southern Railroad and west of the Southwest Bypass from RA20 (Residential-Agricultural) to I (Industry).

Required Notices:

Planning and Zoning meeting notice (property owner and adjoining property owner letter) mailed on December 4, 2018.

On-site sign(s) posted on December 4, 2018.

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

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

Comprehensive Plan:

The Future Land Use and Character Map recommends office/institutional (OI) at the southwestern corner of the intersection of Stantonsburg Road and the Southwest Bypass transitioning to industry/logistic (IL) to the south and potential conservation/ open space (PCOS) to the west.

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

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

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 analysis comparing the existing zoning (335 daily trips) and requested rezoning, the proposed rezoning classification could generate approximately 209 trips to and from the site on Stantonsburg Road, which is a net *decrease* of 126 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 2001, the subject property was part of a large-scale extra-territorial jurisdiction (ETJ) extension and was zoned its current zoning.

Currently, there is a Future Land Use and Character Map Amendment associated with this request that is scheduled for City Council consideration on December 13, 2018.

Present Land Use:

Farmland

Water/Sewer:

Water will be provided by Bell Arthur Water Corporation. However, sanitary sewer is not currently available.

Historic Sites:

There are no known effects on historic sites.

Environmental Conditions/Constraints:

The property is located in the Greens Mill Run Watershed. If stormwater rules applies, it would require 10-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: RA20 - Four (4) vacant lots
East: I - Pitt County Landfill
West: RA20 - One (1) vacant lot

Density Estimates:

Under the current zoning, the site could accommodate 30-35 single-family lots.

Under the proposed category, the site could yield 58,800+/- square feet of industrial/warehouse space.

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

Fiscal Note:

No cost to the City.

Recommendation:

Since there is a Future Land Use and Character Map Amendment associated with this request that is scheduled for City Council consideration on December 13, 2018, staff and the applicant request that this item be continued until the January 15, 2019 Planning and Zoning Commission meeting. This will allow for City Council to have made a decision on the Future Land Use and Character Map Amendment prior to Planning and Zoning Commission consideration.

As of the writing of this staff report, in staff's opinion, the request is not in compliance with Horizons 2026: Greenville's Community Plan and the Future Land Use and Character Map.

"Not in compliance with the comprehensive plan" should be construed as meaning the requested zoning is (i) is specifically noncompliant with plan objectives and recommendations including the range of allowable uses in the proposed zone, etc... and/or is of a scale, dimension, configuration or location

that is not objectively in keeping with plan intent and (ii) does not promote or preserve the desired urban form. The requested zoning is considered undesirable and not in the public interest, and staff recommends denial of the requested rezoning.

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

"Motion to recommend approval of the proposed rezoning, to advise that, although the proposed amendment is not consistent with the comprehensive plan, in this instance it is an appropriate zoning classification, and to adopt the staff report which addresses plan consistency.

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

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

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

ATTACHMENTS:

Attachments

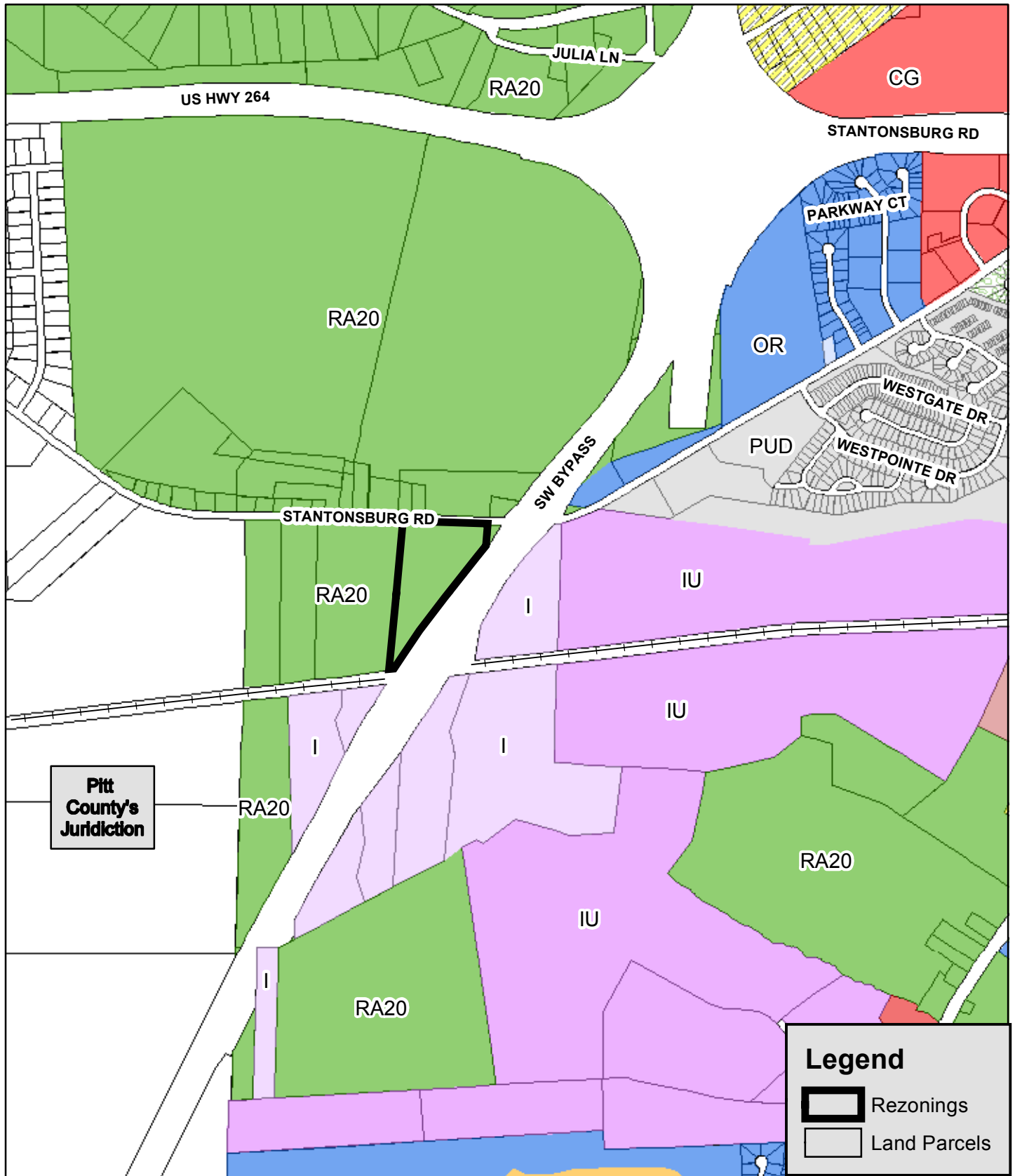
Happy Trail Farms, LLC

Acres: 10.066

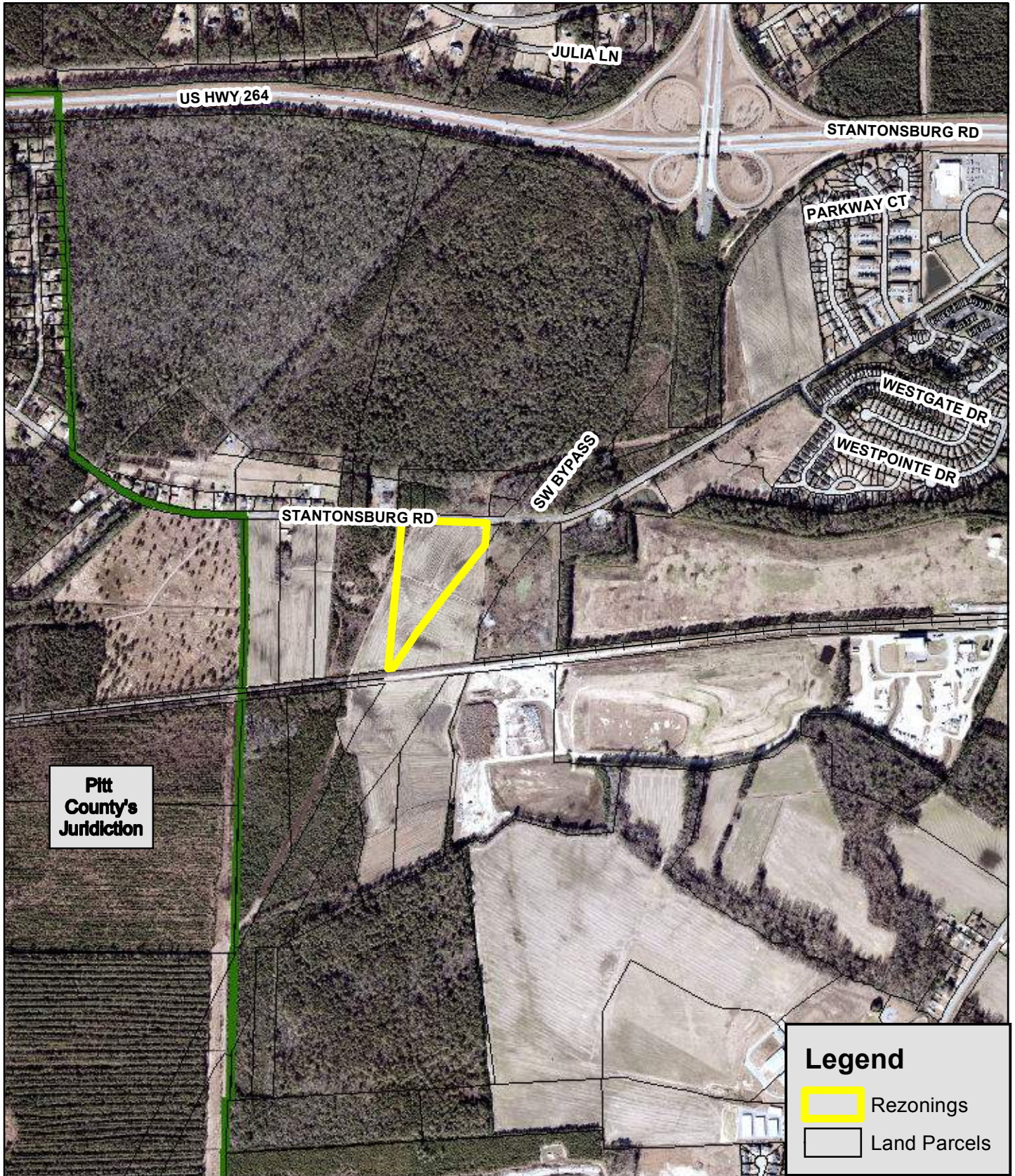
From: RA20

To: I

November 26, 2018





Happy Trail Farms, LLC
Acres: 10.066
From: RA20
To: I
November 26, 2018

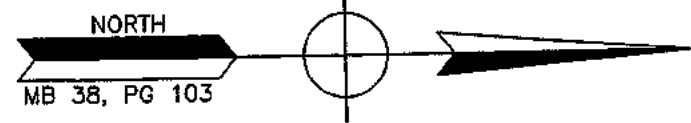


Pitt
County's
Jurisdiction

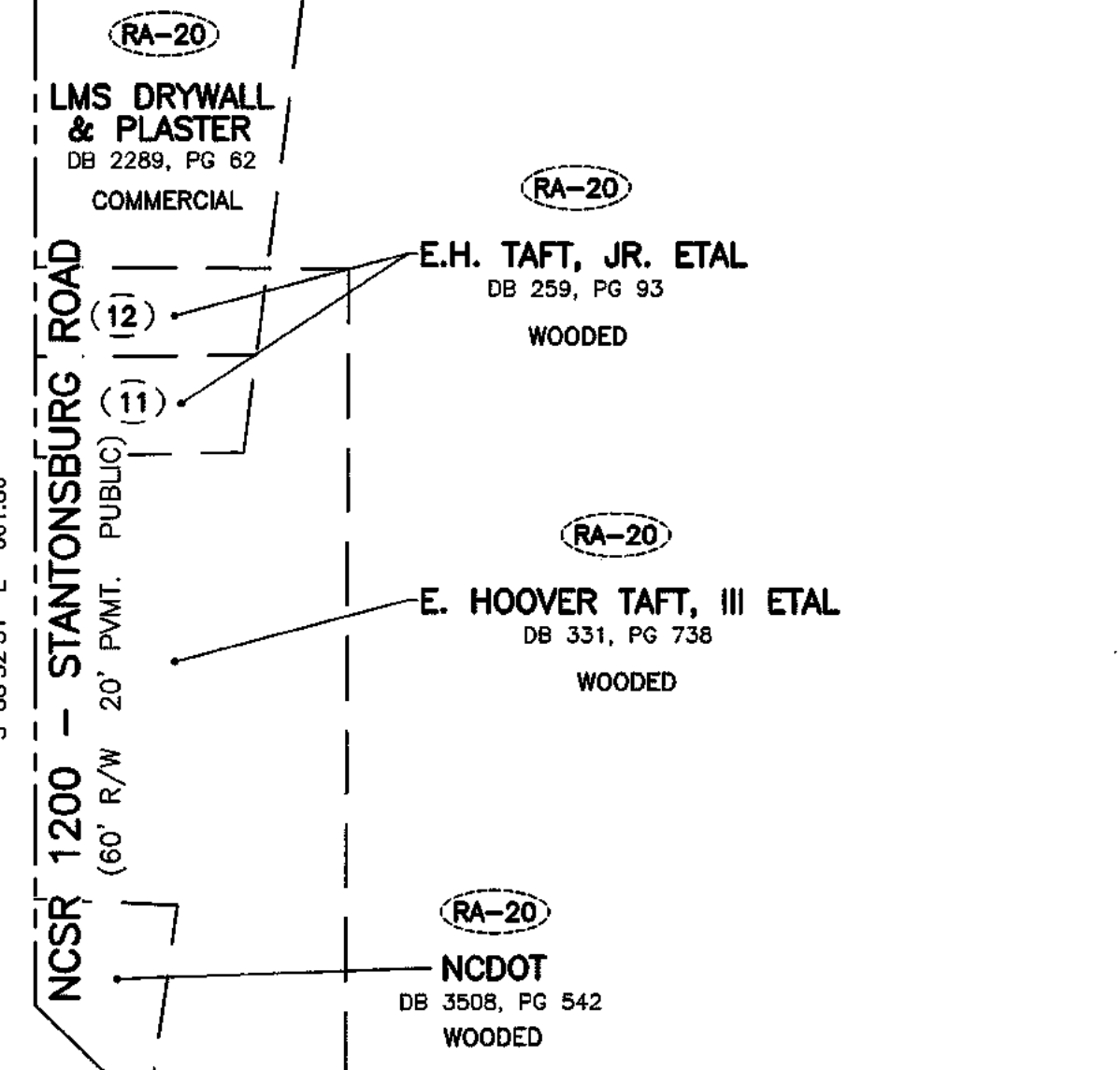
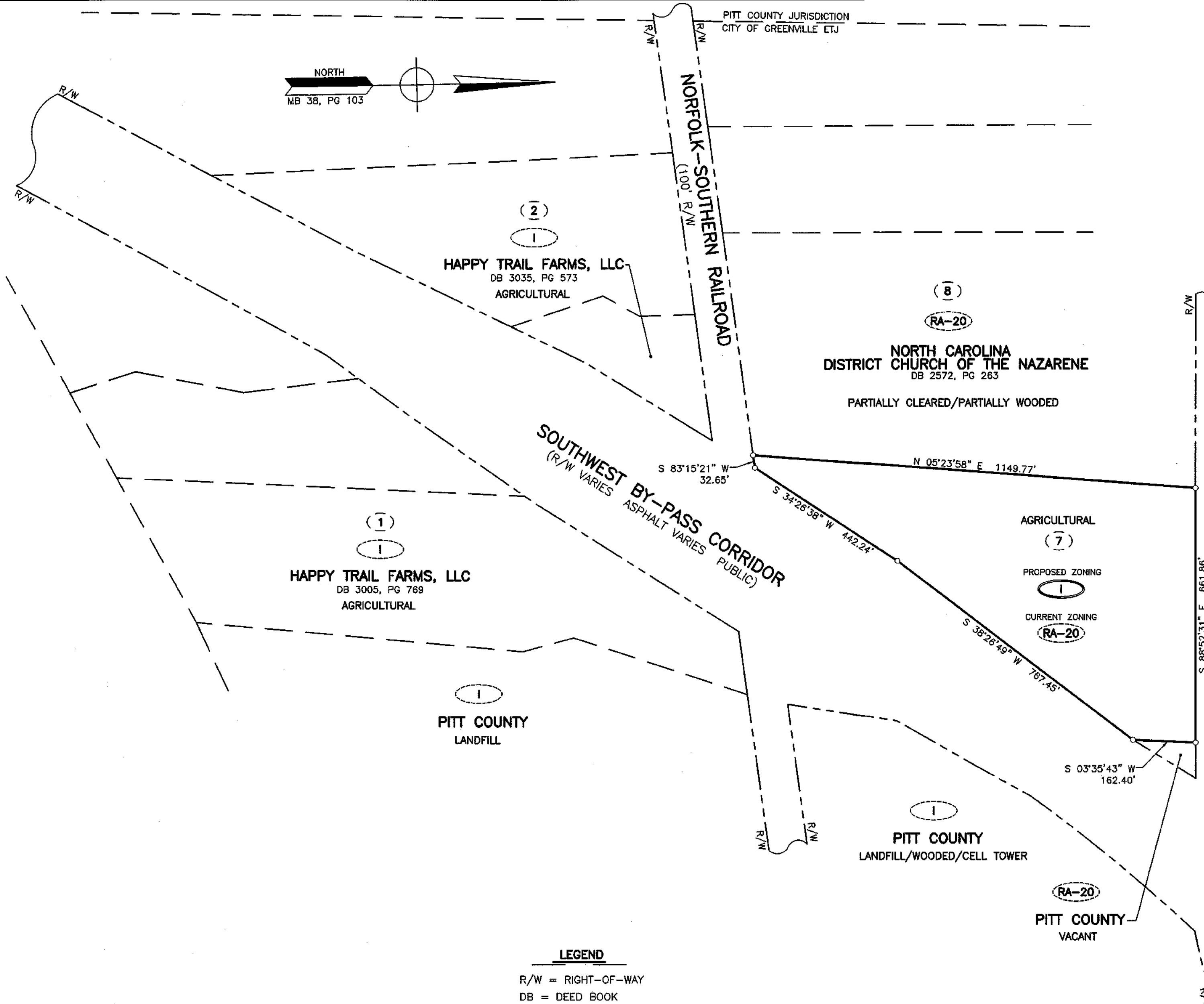
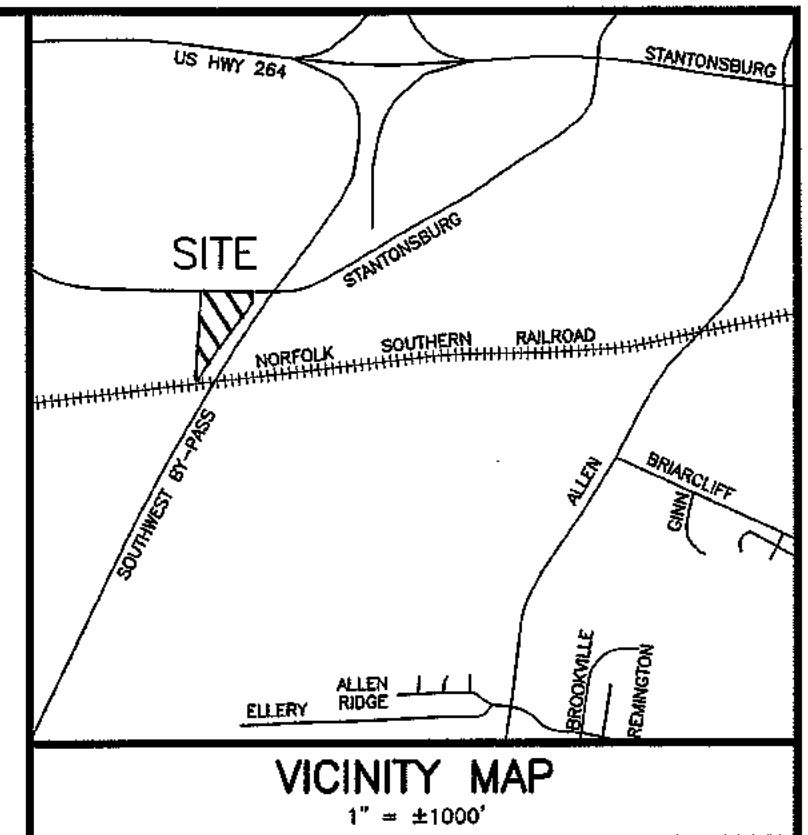
Legend

-  Rezoning
-  Land Parcel

Y:\DRAWINGS\14-112 HAPPY TRAIL FARMS-ROBERT MOORE\14-112 REZONING-REV.dwg Tue, Jul 24, 2018-12:54pm RWELLS



PITT COUNTY JURISDICTION
CITY OF GREENVILLE ETJ

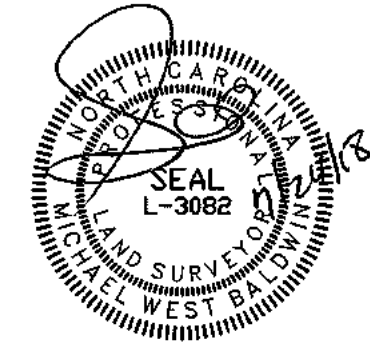


AREA TO BE REZONED: 10.066 ACRES



LEGEND
R/W = RIGHT-OF-WAY
DB = DEED BOOK
PVMT = PAVEMENT

NOTE: THE BEARINGS AND DISTANCES SHOWN ON THIS MAP WERE TAKEN FROM THE PITT COUNTY OPIS WEBSITE AND MAP BOOK 38, PAGE 103 OF THE PITT COUNTY REGISTER OF DEEDS, AND DOES NOT REPRESENT AN ACTUAL SURVEY BY THIS BALDWIN DESIGN CONSULTANTS, PA.



SHEET 1 OF 1
REZONING MAP TAX PARCEL #48572

HAPPY TRAIL FARMS, LLC

REFERENCE: MAP BOOK 38, PAGE 103, AND A PORTION OF THE PROPERTY DESCRIBED IN DEED BOOK 3005, PAGE 769 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)-916-9028

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

<p>Baldwin Design Consultants, PA SITE & SUBMISSION DESIGN - SURVEYING - PLANNING 3740-B EVANS STREET GREENVILLE, NC 27834 252.756.1390</p>	LICENSE# C-3498	SURVEYED: NA	APPROVED: MWB
		DRAWN: JGG/NRW	DATE: 07/24/18
		CHECKED: MWB	SCALE: 1" = 200'

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 9-4-103)
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		
PROPOSED ZONING		
I (INDUSTRY) - PERMITTED USES		
(1) General		
	a.	Accessory use or building
	b.	Internal service facilities
	c.	On-premise signs per Article N
	d.	Off-premise signs per Article N
	e.	Temporary uses; of listed district uses
	f.	Retail sales; incidental
	g.	Incidental assembly of products sold at retail or wholesale as an accessory to principal uses
(2) Residential - None		
(3) Home Occupations - None		
(4) Governmental		
	a.	Public utility building or use

	b.	City of Greenville municipal government building or use (see also section 9-4-103)
	c.	County or state government building or use not otherwise listed; excluding outside storage and major or minor repair
	d.	Federal government building or use
	e.	County government operation center
(5) Agricultural/Mining		
	a.	Farming; agricultural, horticulture, forestry (see also section 9-4-103)
	b.	Greenhouse or plant nursery; including accessory sales
	e.	Kennel (see also section 9-4-103)
	f.	Stable; horse only (see also section 9-4-103)
	g.	Stable; per definition (see also section 9-4-103)
	h.	Animal boarding not otherwise listed; outside facility, as an accessory or principal use
	i.	Livestock sales pavilion, auditorium, yard, distribution or transshipment facility
	j.	Quarrying, mining, excavation and works including material storage and distribution; sand, stone gravel
	l.	Beekeeping; minor use (see also section 9-4-103)
(6) Recreational/Entertainment		
	f.	Public park or recreational facility
	g.	Private noncommercial park or recreational facility
	m(1).	Dining and entertainment establishment (see also section 9-4-103)
	p.	Circus, carnival, or fair
(7) Office/Financial/Medical		
	b.	Operation/processing center
	c.	Office; customer service, not otherwise listed, including accessory service delivery vehicle parking and indoor storage
	g.	Catalogue processing center
(8) Services		
	n.	Auditorium
	s.	Hotel, motel bed and breakfast inn; limited stay lodging (see also residential quarters for resident manager, supervisor or caretaker and section 9-4-103)
	y.	TV and/or radio broadcast facilities, including receiving and transmission equipment and towers or cellular telephone and wireless communication towers
	z.	Printing or publishing service including graphic art, maps, newspapers, magazines and books
	aa.	Catering service including food preparation (see also restaurant; conventional and fast food)
	gg.	Vocational rehabilitation center
	nn.	Industrial laundries
(9) Repair		
	a.	Major repair; as an accessory or principal use
	b.	Minor repair; as an accessory or principal use
	c.	Upholsterer; automobile, truck, boat, or other vehicle, trailer or van

	d. Upholsterer; furniture
	e. Furniture refinishing, stripping, or repair facility
	f. Appliance; household and office equipment repair
	h. Appliance; commercial and industrial equipment repair not otherwise listed
(10) Retail Trade	
	b. Gasoline or automotive fuel sales; accessory or principal use, retail
	h. Restaurant; conventional
	i. Restaurant; fast food
	cc. Farm supply and commercial implement sales
	dd. Industrial implement, machinery or tool sales
(11) Wholesale/Rental/Vehicle-Mobile Home Trade	
	a. Wholesale; durable and nondurable goods, not otherwise listed
	d. Rental of automobiles, noncommercial trucks or trailers, recreational vehicles, motorcycles and boats
	e. Rental of tractors and/or trailers, or other commercial or industrial vehicles or machinery
(12) Construction	
	b. Licensed contractor; general electrical, plumbing, mechanical, etc... including outside storage
	c. Construction office; temporary, including modular office (see also section 9-4-103)
	d. Building supply; lumber and materials sales, plumbing and/or electrical supply including outdoor sales
(13) Transportation	
	a. Railroad freight or distribution and/or passenger station
	d. Truck terminal or distribution center
	e. Parcel delivery service
	f. Ambulance service
	g. Airport and related activities; private
	h. Parking lot or structure; principal use
(14) Manufacturing/Warehousing	
	a. Ice plant and freezer lockers
	b. Dairy; production, storage, and shipment facilities
	c. Bakery; production, storage, and shipment facilities
	d. Stone or monument cutting, engraving
	e. Mobile home repair or rework facility; no sales allowed
	g. Cabinet, woodwork or frame shop; excluding furniture manufacturing or upholstery
	h. Engraving; metal, glass or wood
	j. Moving and storage; including outside storage
	k. Mini-storage warehouse, household; excluding outside storage
	l. Warehouse or mini-storage warehouse, commercial or industrial; including outside storage
	m. Warehouse; accessory to approved commercial or industrial uses within the district; excluding outside storage
	n. Petroleum (bulk) storage facility; excluding retail sales

	o.	Feed and grain elevator, mixing, redrying, storage or sales facility
	p.	Tobacco redrying or processing plant
	q.	Fertilizer or lime manufacture or bulk storage
	r.	Manufacturing of acid, toxic chemicals or other hazardous materials or explosive products not otherwise listed
	s.	Manufacture of nonhazardous products; general, including nonhazardous and nontoxic chemicals and/or materials not otherwise listed
	t.	Manufacture of nonhazardous medical supplies or medical products, including distribution
	u.	Tire recapping or retreading plant
	v.	Bottling or packing plant for nonhazardous materials or products
	w.	Bottling or packing plant for hazardous, flammable or explosive materials or products
	y.	Recycling collection station or facilities
	z.	Metallurgy, steel fabrication, welding
	aa.	Meat, poultry, or fish processing or packing plant
	bb.	Slaughterhouse
	cc.	Manufacture of pharmaceutical, biological, botanical, medicinal, and cosmetic products, and related materials
(15) Other Activities (not otherwise listed - all categories) - None		
I (INDUSTRY) - SPECIAL USES		
(1) General - None		
(2) Residential		
	i.	Residential quarters for resident manager, supervisor or caretaker; excluding mobile home
	j.	Residential quarters for resident manager, supervisor or caretaker; including mobile home
(3) Home Occupations - None		
(4) Governmental		
	f.	Correctional facility
(5) Agricultural/Mining		
	m.	Beekeeping; major use
(6) Recreational/Entertainment		
	e.	Miniature golf or putt-putt course
	i.	Commercial recreation; indoor and outdoor, not otherwise listed
	k.	Firearm ranges; indoor or outdoor
(7) Office/Financial/Medical		
	a.	Office; professional and business, not otherwise listed
(8) Services		
	a.	Child day care facilities
	b.	Adult day care facilities
	l.	Convention center; private
	s(1).	Hotel, motel bed and breakfast inn; extended stay lodging (see also residential quarters for resident manager, supervisor or caretaker and section 9-4-103)
(9) Repair - None		

(10) Retail Trade	
j.	Restaurant and/or dining and entertainment establishment; regulated outdoor activities
(11) Wholesale/Rental/Vehicle-Mobile Home Trade - None	
g.	Mobile home sales including accessory mobile home office
(12) Construction - None	
(13) Transportation - None	
(14) Manufacturing/Warehousing	
f.	Junkyard, automobile graveyard or materials reclamation facility
x.	Sanitary landfill or incinerator; public or private
(15) Other Activities (not otherwise listed - all categories)	
c.	Other activities; commercial services not otherwise listed
e.	Other activities; industrial uses not otherwise listed

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.