



Agenda

Planning and Zoning Commission

January 15, 2019

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. December 18th 2018

V. New Business

2. Closure of an Alleyway located on the east side of Cedar Lane and south of East Tenth Street.
3. Closure of an Alleyway located on the east side of East Rock Spring Road and south of East Tenth Street

Rezoning

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).
5. Ordinance requested by Craig F. Goess and Craig M. Goess to rezone 7.687 acres located on the northwestern corner of the intersection of West Arlington Boulevard and Dickinson Avenue from MCG (Medical-General Commercial) to MCH (Medical-Heavy Commercial).
6. Ordinance requested by Carolina Penn Investment Group, LLC to rezone a total of 0.939 acres located along West 3rd Street between South Pitt Street and the CSX

Railroad from CDF (Downtown Commercial Fringe) and R6 (Residential [High Density Multi-family]) to CD (Downtown Commercial).

7. Ordinance requested by Bent Creek Farms, LLC to rezone 1.362 acres located along the western right-of-way of Allen Road and 400+/- feet north of Woodridge Park Drive from RA20 (Residential-Agricultural) to CH (Heavy Commercial).
8. Ordinance requested by Bobby W. Joyner to rezone 12.943 acres located along the northern right-of-way of East Fire Tower Road and adjacent to Meeting Place Subdivision from RA20 (Residential-Agricultural) to OR (Office-Residential [High Density Multi-family]).

Land Use Plan Map Amendment

9. Ordinance initiated by the Greenville City Council to amend the Greenville Future Land Use and Character Map for the area located adjacent to the East Carolina University (ECU) Main Campus roughly between East 5th Street and Shady Lane and 130+/- feet west of Maple Street containing 0.90+/- acres from University/Institutional (UI) to Traditional Neighborhood, Medium-High Density (TNMH).

VI. Adjournment

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

December 18, 2018

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

Mr. Michael Overton – Chair X
Mr. Doug Schrade – * Ms. Chris Darden – *
Mr. Les Robinson – * Mr. John Collins - *
Mr. Kevin Faison - X 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 and Camillia Smith, Secretary

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

MINUTES: Motion made by Mr. Wilson, seconded by Mr. King, to accept the November 20, 2018 minutes. Motion passed unanimously.

REZONINGS

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) - APPROVED

Ms. Gooby delineated the property. It is located adjacent to The Davis Apartment. Currently, there are two abandoned structures on the property. There are single-family dwellings to the south of the request. This request could generate a net increase in traffic of 42 trips per day. There is a community activity center at the intersection of East 10th Street and Port Terminal Road which is where commercial is anticipated. These areas serve a 3-mile area. The property is not located in a flood hazard area. Under the current zoning, the property could accommodate three (3) single-family residences. Under the proposed zoning, the property could accommodate 17,000 square of commercial space. Retail is not anticipated since the property does not front along East 10th Street. 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 potential conservation/open space (PCOS) toward the river. In staff's opinion, the request is in compliance with Horizons 2026: Greenville's Community Plan and the Future Land Use and Character Map. Staff recommends approval.

Mr. Robinson opened the public hearing.

Mr. Mike Baldwin, Baldwin Design Consultants, spoke in favor, on behalf of the applicant. The anticipated use of this property would most likely be a boat or auto repair shop of some sort of flex space. Retail would not be likely due to lack of visibility from 10th Street. The area is not on major thoroughfare so there wouldn't be much increase in traffic and there are abandon structures on the property right now.

Mason Dorfman, spoke in opposition, stated that he is an adjacent property owner and doesn't see the need to rezone the property to commercial. It would disrupt the peace of the neighborhood. He doesn't see the need for development on a side street that leads to a boat ramp. I would like to see the homes that are there be repaired and have families in them.

Mr. Baldwin, spoke in rebuttal in favor, he informed the Commission that there is a pending agreement with GUC to bring sewer to the property and that commercial adjacent to residential would require a strict bufferyard, which could be 30 feet wide. The width can reduced to half if there is a 6-foot tall opaque fence.

Mr. Dorfman, spoke in rebuttal in opposition, he doesn't want commercial next door to his property. He is for progress but not on a side street.

Mr. Robinson closed the public meeting.

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

ORDINANCE REQUESTED BY ACP HOLDINGS, LLC TO REZONE A TOTAL OF 14.925 ACRES LOCATED AT THE CURRENT TERMINUS OF ALLEN RIDGE DRIVE FROM 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]) - APPROVED

	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

Ms. Gooby delineated the property. It is located at the end of Allen Ridge Subdivision. The area is a mix of duplexes and single-family. Commercial is to the north. Since the request is going

from single-family to duplexes, a net increase in traffic of 110 trips per day is anticipated. There is a neighborhood activity center at Allen Road and Woodridge Park Road, which is where commercial is anticipated. These areas serve a 1-mile area. It is not located in the Special Flood Hazards Area. The R6A-RU zoning district contains the restricted residential overlay. Since the R6A district allows single-family, duplex and multi-family, the overlay district eliminates the multi-family option. Under the current zoning, the property could accommodate 40 single-family lots. Under the proposed zoning, the property could accommodate 44 duplex lots or (88 units). The Future Land Use and Character Map recommends industrial/logistics (IL) to the north and commercial © to the south along Dickinson Avenue with residential in between. High density residential (HDR) is recommended in the area around the rezoning. The requested R6A-RU is part of the HDR 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. Robinson opened the public hearing.

Mr. Mike Baldwin, Baldwin Design Consultants, spoke in favor, on behalf of the applicant. The requested zoning is compatible to the existing uses. There are duplexes adjacent to the rezoning to the east and single-family to the south. Multi-family is not allowed under the requested R6A-RU zoning district.

Mr. Mike Barnum, spoke in opposition. He stated that he had concerns about the environmental impacts the rezoning would have on the area and what protective measure should be taken.

Mr. Robinson 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 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).

Motion made by Mr. Wilson, seconded by Ms. Darden, to continue the item to January 15, 2019.

Motion passed unanimously.

Motion to adjourn by Mr. King, seconded by Mr. Maxwell. Motion passed unanimously.

Meeting adjourned at 6:45pm

Respectfully

Chantae Gooby,
Chief Planner



City of Greenville, North Carolina

Meeting Date: 1/15/2019
Time: 6:00 PM

- Title of Item:** Closure of an Alleyway located on the east side of Cedar Lane and south of East Tenth Street.
- Explanation:** **Abstract:** This item is to consider the closure of an alleyway located on the east side of Cedar Lane and south of East Tenth Street.
- Explanation:** This item is to consider the closure of an alleyway located on the east side of Cedar Lane and south of East Tenth Street. The street closure map has been reviewed by City staff and Greenville Utilities Commission (GUC). GUC requests an easement over and upon the alleyway for maintenance of utilities.
- Fiscal Note:** The City receives no Powell Bill funds for maintenance of alleyways. Budgeted funds for annual maintenance of this alleyway will no longer be required upon the effective date of the Resolution to Close by City Council. The City has incurred the expense of \$4,700 for the preparation of the street closing map.
- Recommendation:** Recommend to City Council the closure of the alleyway located on the east side of Cedar Lane and south of East Tenth Street.
-

ATTACHMENTS:

Cedar_Lane_Alleyway_closing_resolution_1098894
Cedar Lane Alley

RESOLUTION NO. _____
RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GREENVILLE
DECLARING ITS INTENT TO CLOSE AN ALLEYWAY LOCATED ON THE
EAST SIDE OF CEDAR LANE AND SOUTH OF E. TENTH STREET

WHEREAS, the City Council intends to close an Alleyway in accordance with the provisions of G.S. 160A-299;

THEREFORE, BE IT RESOLVED by the City Council of the City of Greenville, North Carolina, that it is the intent of the City Council to close said alleyway, more particularly described as follows:

To Wit: Being 20 foot wide alleyway as shown on that plat entitled "Street Closing Map For 20' Alley - Map Book 8, Page 34", prepared by Rivers & Associates, Inc.

Location: Lying and being in the City of Greenville, Pitt County, North Carolina and being located on the east side of Cedar Lane and 172.5 feet south of E. Tenth Street, and being more particularly described as follows:

Description: BEGINNING at an iron pipe set at the intersection of the eastern right of way of Cedar Lane with the northern line of a 20' alleyway, with side iron being referenced as N 33°12'43" E to an existing iron pipe located at the intersection of the eastern right of way of Cedar Lane with the southern right of way of East Tenth Street; thence from said BEGINNING POINT and running along the northern boundary of the 20' alleyway, S60°33'55"E – 206.05' to an existing iron pipe; thence S60°33'55"E – 75.00' to an existing iron pipe; thence S60°33'55"E – 50.01' to a mag nail set in the common line with the Tash Dellagatta, et al, property as recorded in Deed Book 3138, Page 356; thence running along the common line with the Dellagatta property, S30°45'43"W – 20.00 feet to an iron pipe set in the southern boundary of the alleyway; thence running along the southern boundary of the alleyway, N60°30'24"W – 115.98' to an existing iron pipe; thence, N60°24'26"W – 89.93' to an existing iron pipe; thence, N60°47'20"W – 126.02' to an iron pipe set in the eastern right of way of Cedar Lane; thence running along the eastern right of way of Cedar Lane, N33°11'10"E – 20.16' to the POINT OF BEGINNING containing 6,584.2 square feet.

BE IT FURTHER RESOLVED that a public hearing will be held in the Council Chamber, City Hall, Greenville, North Carolina, on the 14th day of February, 2019, at 6:00 p.m., to consider the advisability of closing the aforesaid alleyway. At such public hearing, all

objections and suggestions will be duly considered.

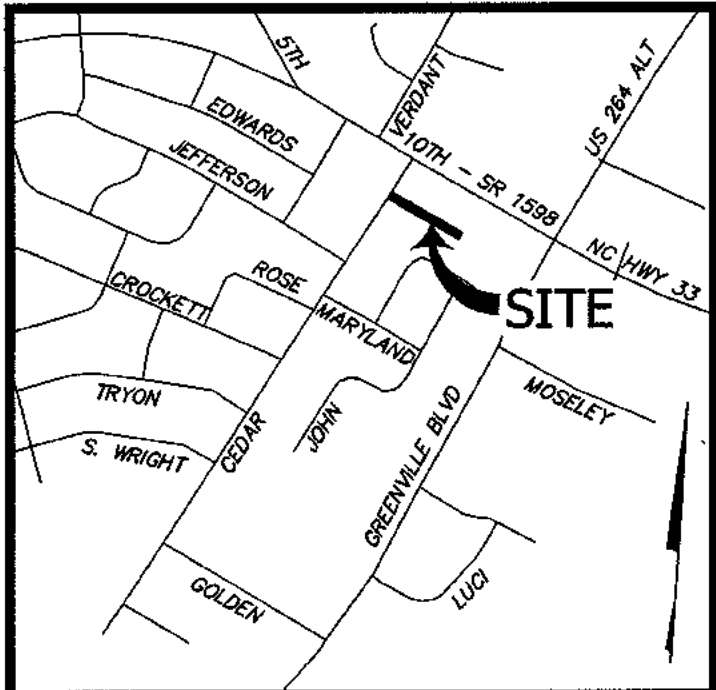
BE IT FURTHER RESOLVED that a copy of this resolution be published once a week for four (4) consecutive weeks in The Daily Reflector; that a copy of this resolution be sent by certified mail to the owners of property adjacent to the above described street, as shown on the County tax records, and that a copy of this resolution be posted in at least two (2) places along the portion of the street to be closed.

Duly adopted this the 7th day of January, 2019.

P.J. Connelly, Mayor

ATTEST:

Carol L. Barwick, City Clerk



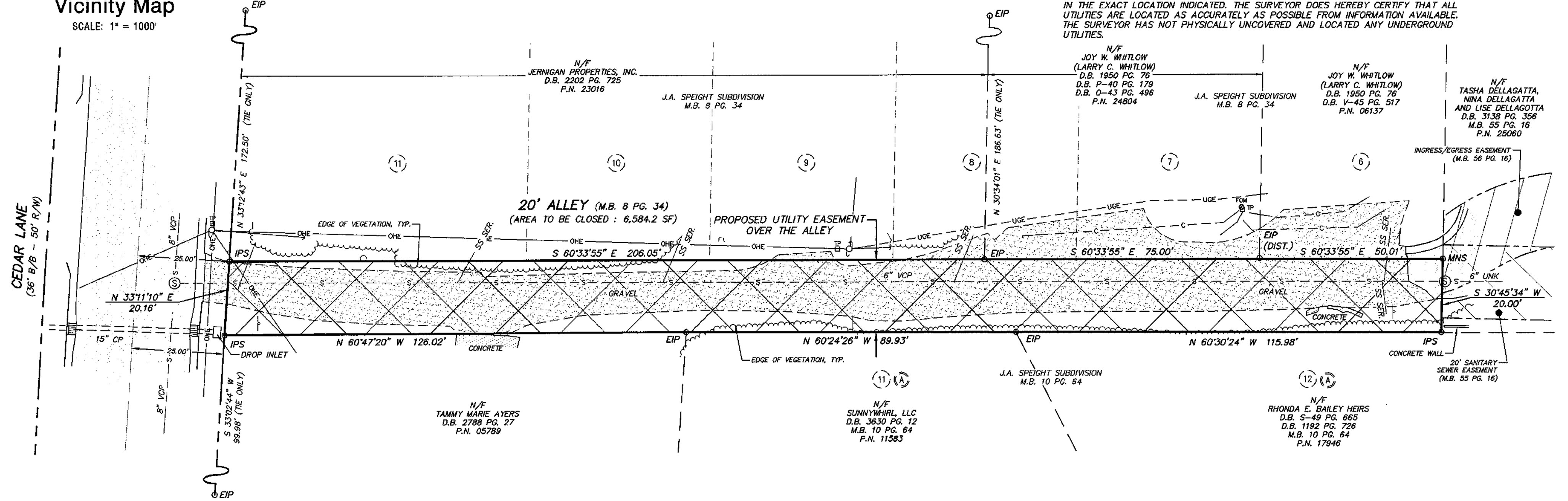
Vicinity Map
SCALE: 1" = 1000'

REFERENCES:

- M.B. 8 PG. 34
- M.B. 10 PG. 64
- M.B. 55 PG. 16
- D.B. 3630 PG. 12
- D.B. 3138 PG. 356
- D.C. 2728 PG. 27
- D.C. 2202 PG. 725
- D.B. 104 PG. 253
- D.B. V 45 PG. 517
- D.B. P 40 PG. 179
- D.B. 1950 PG. 76
- D.B. 0 43 PG. 496

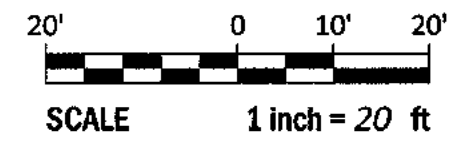
NOTES:

1. ALL DISTANCES ARE HORIZONTAL GROUND MEASUREMENTS.
2. NO POINTS SET UNLESS OTHERWISE INDICATED.
3. THIS PROPERTY IS LOCATED WITHIN A MINIMAL FLOOD RISK AREA, "ZONE X" (AREAS OUTSIDE THE 0.02% ANNUAL CHANCE FLOOD), AS DETERMINED FROM FIRM MAP NUMBER 3720468800K PANEL 4688, EFFECTIVE JULY 7, 2014.
4. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT REPORT. RIVERS AND ASSOCIATES DOES NOT CLAIM THAT ALL MATTERS OF RECORD WHICH MAY OR MAY NOT AFFECT THIS PROPERTY ARE SHOWN HEREON.
5. PROPERTY SUBJECT TO ANY AND ALL EASEMENTS, RIGHTS OF WAY, RESTRICTIVE COVENANTS WHICH MAY BE OF RECORD.
6. UNDERGROUND UTILITIES PLOTTED IN PART FROM ACTUAL MAPS PROVIDED BY OTHERS AS NOTED. ACTUAL LOCATIONS MAY VARY. OTHER UTILITIES MAY EXIST. SURVEYOR CANNOT PROVIDE ACCURACY OF NC811 MARKINGS. CONTRACTOR SHOULD CONTACT NC811 AT 1-800-632-4949 TO HAVE UNDERGROUND UTILITIES LOCATED PRIOR TO EXCAVATING OR TRENCHING. TICKET NUMBER C183091670.
7. THE SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES SHOWN ARE COMPRISED OF ALL SUCH UTILITIES IN THE AREA OF SURVEY EITHER IN SERVICE OR ABANDONED. THE SURVEY FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. THE SURVEYOR DOES HEREBY CERTIFY THAT ALL UTILITIES ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY UNCOVERED AND LOCATED ANY UNDERGROUND UTILITIES.



LEGEND

— R/W —	RIGHT-OF-WAY (R/W)	B/B	BACK TO BACK	⊙	SEWER MANHOLE	[Hatched Box]	INGRESS/EGRESS EASEMENT (D.B. 1101 PG. 524)
-c-	COMMUNICATION LINE (OLD MARKINGS BY OTHERS)	M.B.	MAP BOOK	⊕	TELEPHONE PEDESTAL	[Diagonal Hatched Box]	SANITARY SEWER EASEMENT (M.B. 55 PG. 16)
-OHE-	OVERHEAD ELECTRIC	D.B.	DEED BOOK	⊥	SIGN	[Stippled Box]	GRAVEL
-UGE-	UNDERGROUND ELECTRIC (GUC/NC811 MARKING)	P.G.	PAGE	⊕	GUY WIRE	[Dotted Box]	CONCRETE
-s-	ALLEY CLOSING BOUNDARY	P.N.	PARCEL NUMBER	⊕	UTILITY POLE	[Cross-hatched Box]	ASPHALT
-s-	SANITARY SEWER	R/W	RIGHT OF WAY	⊕	FIBER OPTIC MARKER	[Diagonal Hatched Box]	PROPOSED EASEMENT (AS NOTED)
-SD-	STORM DRAIN	EIP	EXISTING IRON PIPE	⊕	NO POINT SET	[Stippled Box]	
-E.V.-	EDGE OF VEGETATION	CP	CONCRETE PIPE	⊕	PLATTED BLOCK/LOT NO	[Stippled Box]	
-A.P.-	ADJOINER PARCEL LINE	IPS	IRON PIPE SET	⊕	CATCH BASIN	[Stippled Box]	
-SS SER.-	SANITARY SEWER SERVICE (NC 811 MARKING)	MNS	MAG NAIL SET	⊕	SHRUB	[Stippled Box]	
-VCP-	VITRIFIED CONCRETE PIPE	DIST.	DISTURBED	⊕			



REVISIONS: #1 - 11/29/2018: REVISED CITY OF GREENVILLE COMMENTS

MAYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT THE CITY COUNCIL OF THE CITY OF GREENVILLE HAS PASSED A RESOLUTION TO CLOSE 20' ALLEY AS SHOWN HEREON.

RESOLUTION NO. _____

SIGNED _____ MAYOR

SIGNED _____ CITY CLERK

STATE OF NORTH CAROLINA
COUNTY OF PITT

I, _____
A REVIEW OFFICER OF PITT COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

REVIEW OFFICER _____
DATE _____

SOURCE OF TITLE

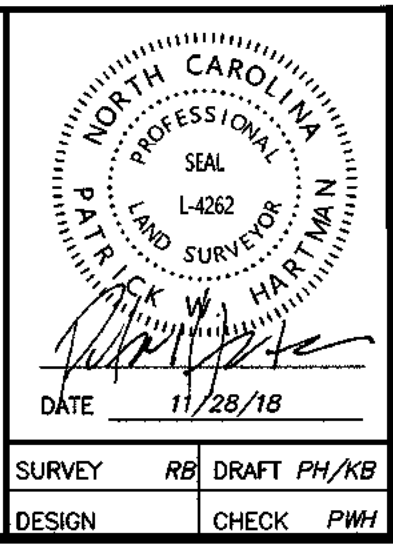
THIS IS TO CERTIFY THAT THE LAST INSTRUMENT(S) IN THE CHAIN OF TITLE OF THIS PROPERTY AS RECORDED IN THE PITT COUNTY REGISTRY AT GREENVILLE, NORTH CAROLINA IS: (AS NOTED ABOVE)

[Signature]
PROFESSIONAL LAND SURVEYOR
REGISTRATION NO. L-4262

NORTH CAROLINA, PITT COUNTY

I, PATRICK W. HARTMAN, CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE BY RB/JA ON 11/04/18 - 11/28/2018; THAT THE RATIO OF PRECISION IS 1:10,000+; THAT BOUNDARIES NOT SURVEYED ARE SHOWN AS BROKEN LINES PLOTTED FROM INFORMATION FOUND IN BOOKS REFERENCED HEREON; THAT THIS MAP WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. I FURTHER CERTIFY PURSUANT TO G.S. 47-30 (f) (1) THAT THIS SURVEY IS OF ANOTHER CATEGORY, BEING A SURVEY FOR A STREET CLOSING. WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS 28TH DAY OF NOVEMBER, 2018.

[Signature]
PROFESSIONAL LAND SURVEYOR
REGISTRATION NUMBER L-4262



NC License: F-0384

Rivers & Associates, Inc.
riversandassociates.com Since 1918

Engineers
Planners
Surveyors
Landscape Architects
107 East Second Street
Greenville, NC 27858
(252) 752-4135

STREET CLOSING MAP FOR
20' ALLEY - MAP BOOK 8 PAGE 34

CITY OF GREENVILLE, GREENVILLE TOWNSHIP, PITT CO., N.C.

SURVEY	RB	DRAFT	PH/KB	SCALE	1" = 20'	DRAWING NO.	Z-2641	SHEET	1 OF 1
DESIGN		CHECK	PWH						



City of Greenville, North Carolina

Meeting Date: 1/15/2019
Time: 6:00 PM

Title of Item: Closure of an Alleyway located on the east side of East Rock Spring Road and south of East Tenth Street

Explanation: **Abstract:** This item is to consider the closure an alleyway located on the east side of East Rock Spring Road and south of East Tenth Street.

Explanation: This item is to consider the closure an alleyway located on the east side of East Rock Spring Road and south of East Tenth Street. The street closure map has been reviewed by City staff and Greenville Utilities Commission (GUC). Staff and GUC request a utility, drainage, and ingress/egress easement over and upon the alleyway.

Fiscal Note: The City receives no Powell Bill funds for maintenance of alleyways. Budgeted funds for annual maintenance of this alleyway will no longer be required upon the effective date of the Resolution to Close by City Council. The City has paved the alleyway as part of the 2018 resurfacing project at the estimated cost of \$10,000 and has incurred the expense of \$4,600 for the preparation of the street closing map.

Recommendation: Recommend to City Council the closure of the alleyway located on the east side of East Rock Spring Road and south of East Tenth Street.

ATTACHMENTS:

East_Rock_Spring_Road_Alley_Closing_Resolution_1098915

East Rock Spring Alley

RESOLUTION NO. _____
RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GREENVILLE
DECLARING ITS INTENT TO CLOSE AN ALLEYWAY LOCATED ON THE
EAST SIDE OF EAST ROCK SPRING ROAD AND SOUTH OF E. TENTH STREET

WHEREAS, the City Council intends to close an Alleyway in accordance with the provisions of G.S. 160A-299;

THEREFORE, BE IT RESOLVED by the City Council of the City of Greenville, North Carolina, that it is the intent of the City Council to close said alleyway, more particularly described as follows:

To Wit: Being 20 foot wide alleyway as shown on that plat entitled “Street Closing Map For 20’ Alley - Map Book 3, Page 141”, prepared by Rivers & Associates, Inc.

Location: Lying and being in the City of Greenville, Pitt County, North Carolina and being located on the east side of East Rock Spring Road and about 360 feet south of E. Tenth Street, and being more particularly described as follows:

Description: BEGINNING at an existing iron pipe at the intersection of the eastern right of way of East Rock Spring Road with the northern line of a 20’ alleyway, with side iron being referenced as S14°26’24”E from an existing iron pipe located at the northwestern corner of Lot 18, Block B, Rock Spring Park Subdivision; thence from said BEGINNING POINT and running along the northern boundary of the 20’ alleyway, N75°24’48”E – 144.05’ to an existing iron pipe; thence N75°24’48”E – 24.95’ to a drill hole set in a concrete parking pad; thence S73°12’55”E – 83.32’ to an existing iron pipe in concrete; thence S73°12’55”E – 80.13’ to an iron pipe set in, a common corner with the property of East Carolina University; thence running along the common line with East Carolina University, S26°50’55”W – 20.31 feet to an iron pipe set in the southern boundary of the alleyway; thence running along the southern boundary of the alleyway, N73°12’56”W – 153.28’ to a mag nail set in the asphalt pavement; thence, S75°24’48”W – 162.96’ to an existing iron pipe in the eastern right of way of East Rock Spring Road; thence running along the eastern right of way of East Rock Spring Road, N15°48’15”E – 20.00’ to the POINT OF BEGINNING containing 6,476.9 square feet.

BE IT FURTHER RESOLVED that a public hearing will be held in the Council Chamber, City Hall, Greenville, North Carolina, on the 14th day of February, 2019, at 6:00 p.m., to consider the advisability of closing the aforesaid alleyway. At such public hearing, all

objections and suggestions will be duly considered.

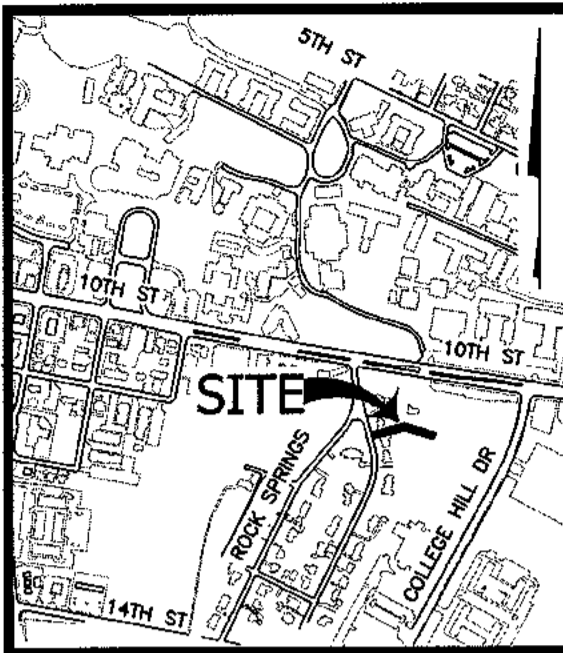
BE IT FURTHER RESOLVED that a copy of this resolution be published once a week for four (4) consecutive weeks in The Daily Reflector; that a copy of this resolution be sent by certified mail to the owners of property adjacent to the above described street, as shown on the County tax records, and that a copy of this resolution be posted in at least two (2) places along the portion of the street to be closed.

Duly adopted this the 7th day of January, 2019.

P.J. Connelly, Mayor

ATTEST:

Carol L. Barwick, City Clerk



Vicinity Map
SCALE: 1" = 1000'

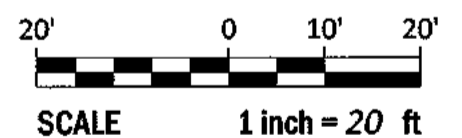
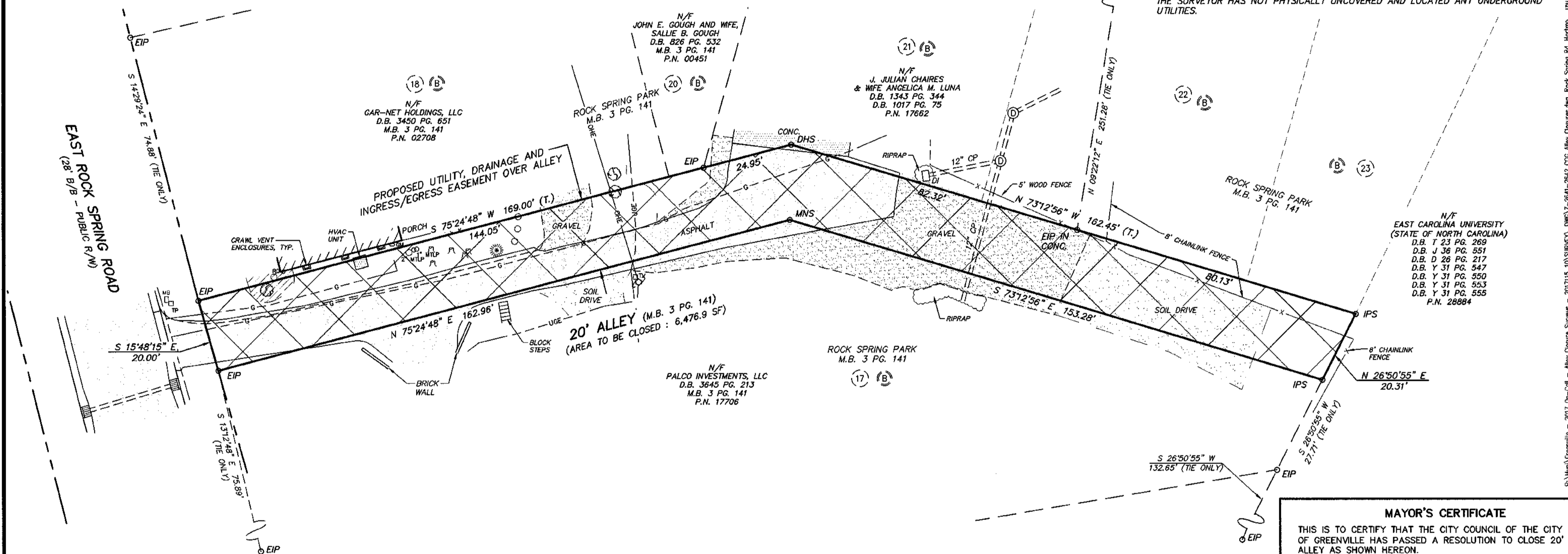


LEGEND

---	RIGHT-OF-WAY (R/W)	[Hatched Box]	LANDSCAPE AREA	CP	CONCRETE PIPE
[Solid Line]	EXISTING BUILDING	[Dotted Box]	GRAVEL/CRUSHED ROCK	[Grid Box]	CATCH BASIN
[Dashed Line]	OVERHEAD ELECTRIC	[Stippled Box]	UNPAVED	DI	DROP INLET
[Dashed Line]	STREET CLOSING BOUNDARY	[White Box]	ASPHALT	[Circle with D]	STORM DRAIN MANHOLE
[Dashed Line]	STORM DRAIN	[White Box]	CONCRETE	[Square with T]	TELEPHONE PEDESTAL
[Dashed Line]	CHAINLINK FENCE	[White Box]	PROPOSED EASEMENT (AS NOTED)	ROD	ROOF DRAIN
[Dashed Line]	ADJOINER PARCEL LINE	[White Box]		MB	MAILBOX
[Dashed Line]	VACATED PLATTED LOT LINE	[White Box]		TV	CATV
[Dashed Line]	GAS LINE (GUC/NCB11 MARKING)	[White Box]		[Star]	LIGHT POLE
[Dashed Line]	UNDERGROUND ELECTRIC (GUC/NCB11 MARKING)	[White Box]		[Circle with U]	UTILITY POLE
B/B	BACK TO BACK	[Circle]	SHRUB	CONC.	CONCRETE
M.B.	MAP BOOK	[Circle with S]	ORNAMENTAL TREE	[Circle with R]	TREE STUMP
D.B.	DEED BOOK	[Circle with T]	CEDAR TREE	DHS	DRILL HOLE SET
P.G.	PAGE	[Circle with B]	PLATTED BLOCK/LOT NO	MNS	MAG NAIL SET
P.N.	PARCEL NUMBER			EIP	EXISTING IRON PIPE
R/W	RIGHT OF WAY			IPS	IRON PIPE SET
				MTLP	METAL PIPE WITH CAP

NOTES:

- ALL DISTANCES ARE HORIZONTAL GROUND MEASUREMENTS.
- NO POINTS SET UNLESS OTHERWISE INDICATED.
- THIS PROPERTY IS LOCATED WITHIN A MINIMAL FLOOD RISK AREA, "ZONE X" (AREAS OUTSIDE THE 0.02% ANNUAL CHANCE FLOOD), AS DETERMINED FROM FIRM MAP NUMBER 37204688BOOK PANEL 4688, EFFECTIVE JULY 7, 2014.
- THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT REPORT. RIVERS AND ASSOCIATES DOES NOT CLAIM THAT ALL MATTERS OF RECORD WHICH MAY OR MAY NOT AFFECT THIS PROPERTY ARE SHOWN HEREON.
- PROPERTY SUBJECT TO ANY AND ALL EASEMENTS, RIGHTS OF WAY, RESTRICTIVE COVENANTS WHICH MAY BE OF RECORD.
- UNDERGROUND UTILITIES PLOTTED IN PART FROM ACTUAL MAPS PROVIDED BY OTHERS AS NOTED. ACTUAL LOCATIONS MAY VARY. OTHER UTILITIES MAY EXIST. SURVEYOR CANNOT PROVIDE ACCURACY OF NCB11 MARKINGS. CONTRACTOR SHOULD CONTACT NCB11 AT 1-800-632-4949 TO HAVE UNDERGROUND UTILITIES LOCATED PRIOR TO EXCAVATING OR TRENCHING. TICKET NUMBER: C183091737 (NO CATV OR TELEPHONE MARINGS)
- THE SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES SHOWN ARE COMPRISED OF ALL SUCH UTILITIES IN THE AREA OF SURVEY EITHER IN SERVICE OR ABANDONED. THE SURVEY FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. THE SURVEYOR DOES HEREBY CERTIFY THAT ALL UTILITIES ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY UNCOVERED AND LOCATED ANY UNDERGROUND UTILITIES.



MAYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT THE CITY COUNCIL OF THE CITY OF GREENVILLE HAS PASSED A RESOLUTION TO CLOSE 20' ALLEY AS SHOWN HEREON.

RESOLUTION NO. _____

SIGNED _____ MAYOR

SIGNED _____ CITY CLERK

REFERENCES:

- M.B. 3 PG. 141
- D.B. 3645 PG. 213
- D.B. 3450 PG. 651
- D.B. 1343 PG. 344
- D.B. 1017 PG. 75
- D.B. 826 PG. 532

STATE OF NORTH CAROLINA
COUNTY OF PITT

I, _____
A REVIEW OFFICER OF PITT COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

REVIEW OFFICER _____
DATE _____

SOURCE OF TITLE

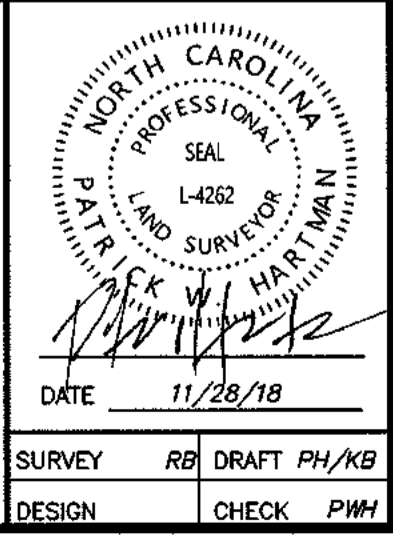
THIS IS TO CERTIFY THAT THE LAST INSTRUMENT(S) IN THE CHAIN OF TITLE OF THIS PROPERTY AS RECORDED IN THE PITT COUNTY REGISTRY AT GREENVILLE, NORTH CAROLINA IS: (AS NOTED ABOVE)

Patrick W. Hartman
PROFESSIONAL LAND SURVEYOR
REGISTRATION NO. L-4262

NORTH CAROLINA, PITT COUNTY

I, PATRICK W. HARTMAN, CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE BY RB/JA ON 11/04/18 - 11/28/2018; THAT THE RATIO OF PRECISION IS 1:10,000+; THAT BOUNDARIES NOT SURVEYED ARE SHOWN AS BROKEN LINES PLOTTED FROM INFORMATION FOUND IN BOOKS REFERENCED HEREON; THAT THIS MAP WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. I FURTHER CERTIFY PURSUANT TO G.S. 47-30 (f) (11) THAT THIS SURVEY IS OF ANOTHER CATEGORY, BEING A SURVEY FOR A STREET CLOSING. WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS 28TH DAY OF NOVEMBER, 2018.

PROFESSIONAL LAND SURVEYOR *Patrick W. Hartman*
REGISTRATION NUMBER L-4262



NC License: F-0394

Rivers & ASSOCIATES, INC.
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Engineers
Planners
Surveyors
Landscape Architects

107 East Second Street
Greenville, NC 27838
(252) 762-4195

STREET CLOSING MAP FOR
20' ALLEY - MAP BOOK 3 PAGE 141
CITY OF GREENVILLE, GREENVILLE TOWNSHIP, PITT CO., N.C.

SURVEY	RB	DRAFT	PH/KB	SCALE	1" = 20'	DRAWING NO.	Z-2642	SHEET	1 OF 1
DESIGN		CHECK	PWH						

REVISIONS: #1- 11/29/2018: REVISED CITY OF GREENVILLE COMMENTS

F:\Mani\Greenville - 2017 On-Call - Alley Closure Surveys - 20171105_10\SURVEY_DRAWING\Z-2642_COC Alley Closures.dwg, Rock Spring Rd, Hartmo, Thu Nov 23, 2018 01:12:46PM



City of Greenville, North Carolina

Meeting Date: 1/15/2019
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).

** This item was continued from the December 18, 2018 Planning and Zoning Commission.

Required Notices:

Planning and Zoning meeting notice (property owner and adjoining property owner letter) mailed on December 31, 2018.

On-site sign(s) posted on December 31, 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.

There was a Future Land Use and Character Map Amendment associated with this request to amend the Future Land Use and Character Map for 10.066 acres from the Office/Institutional (OI) land use character to the Industry/Logistics (IL) land use character for the property located between Stantonsburg Road and the Norfolk Southern Railroad and west of the Southwest Bypass.

At its December 13, 2018 meeting, City Council denied the amendment.

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:

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. Therefore, staff recommends denial.

"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:

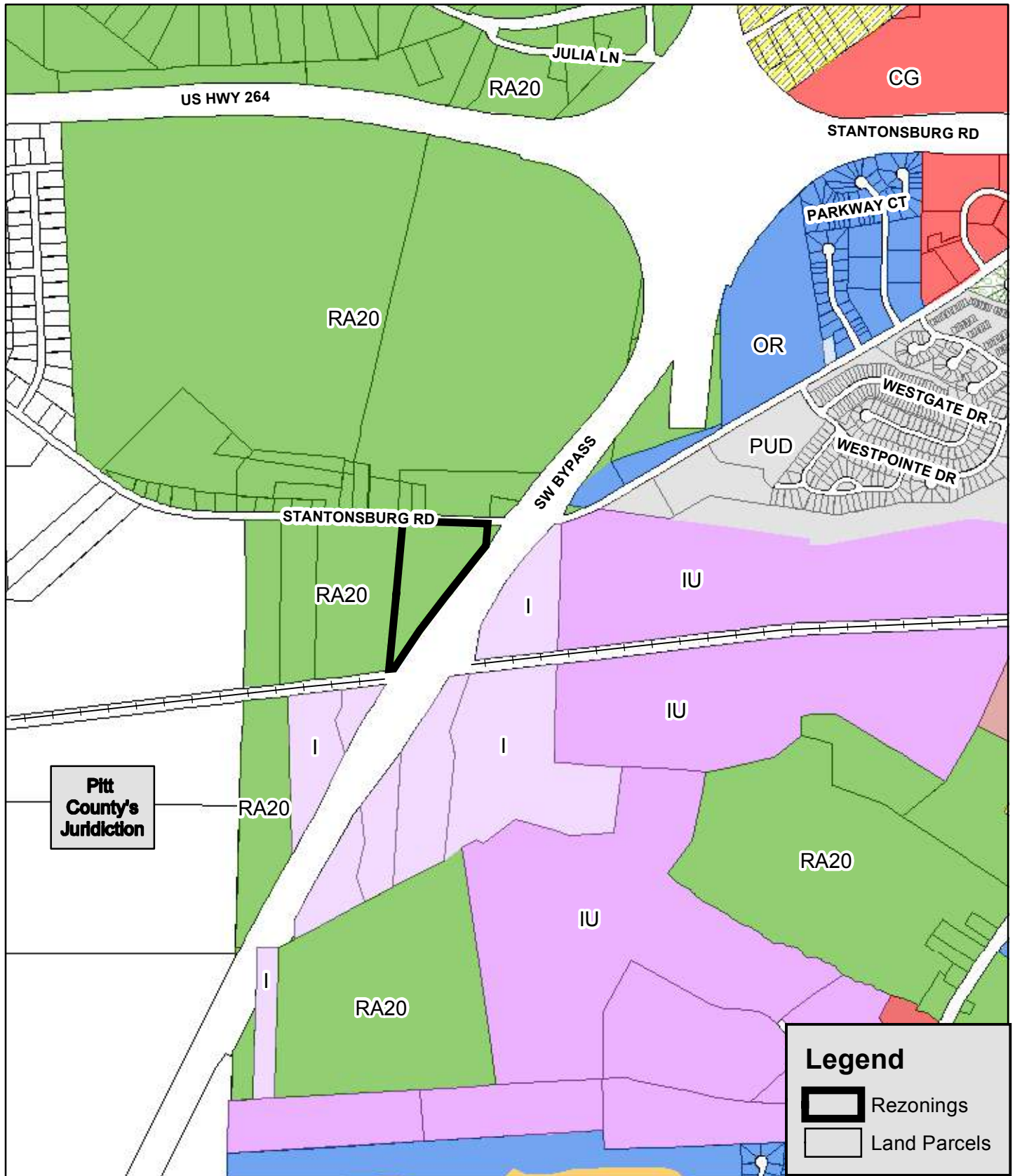
"Motion to recommend denial of the proposed rezoning, to advise that it is inconsistent with the comprehensive plan, and to adopt the staff report which addresses plan consistency and other matters."

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



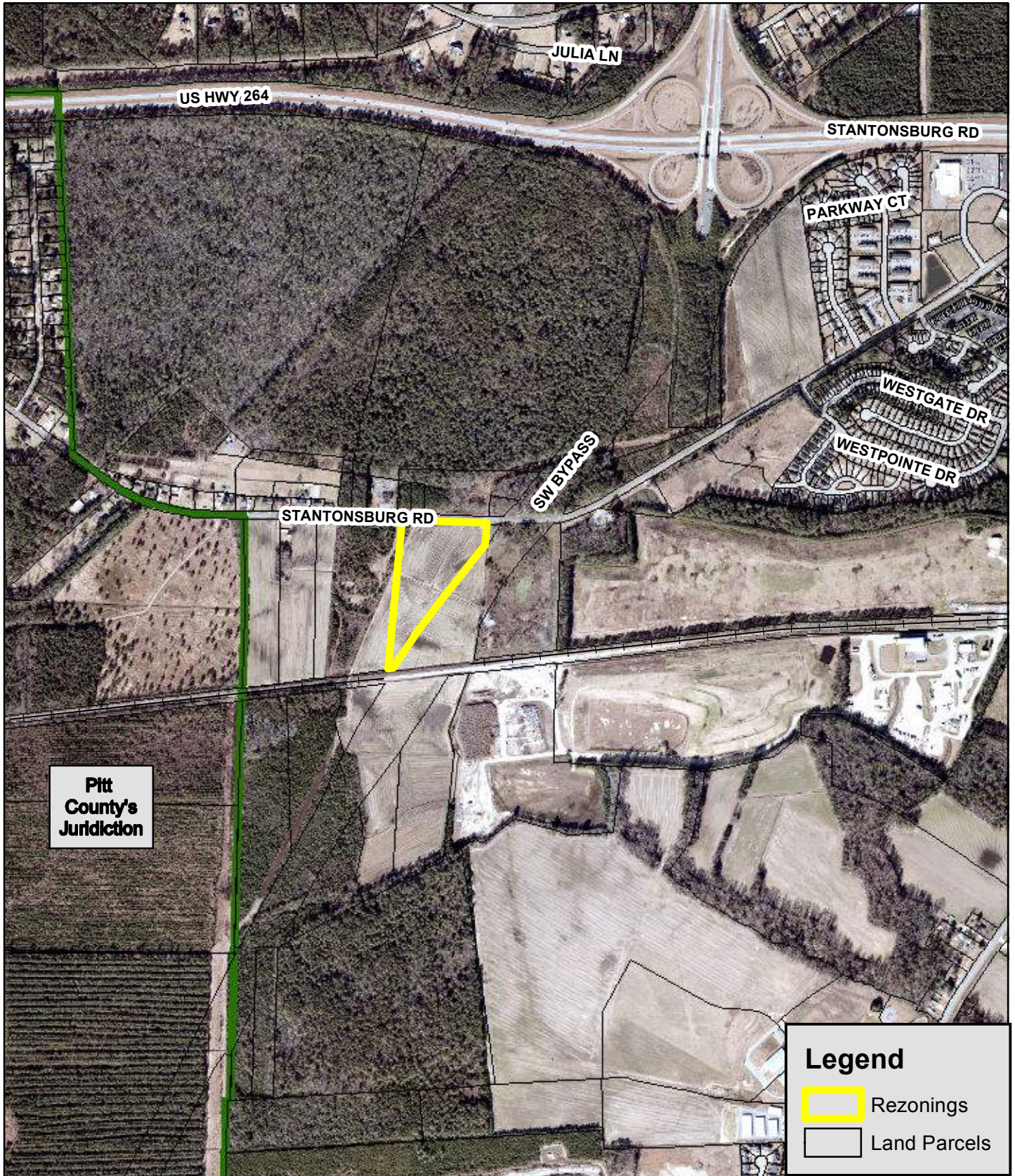
Happy Trail Farms, LLC

Acres: 10.066

From: RA20



To: I

November 26, 2018

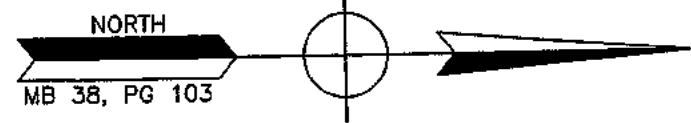


Pitt
County's
Jurisdiction

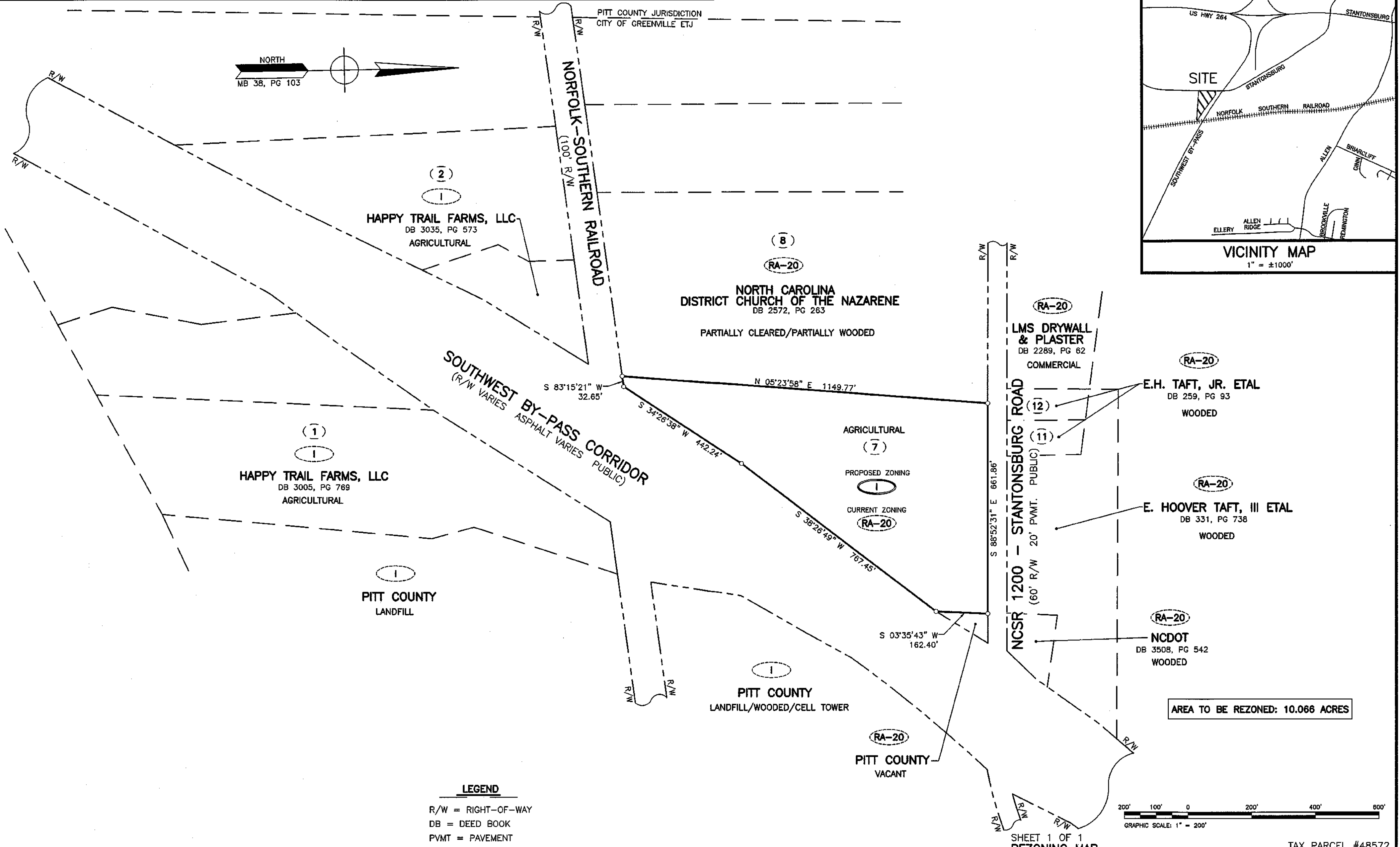
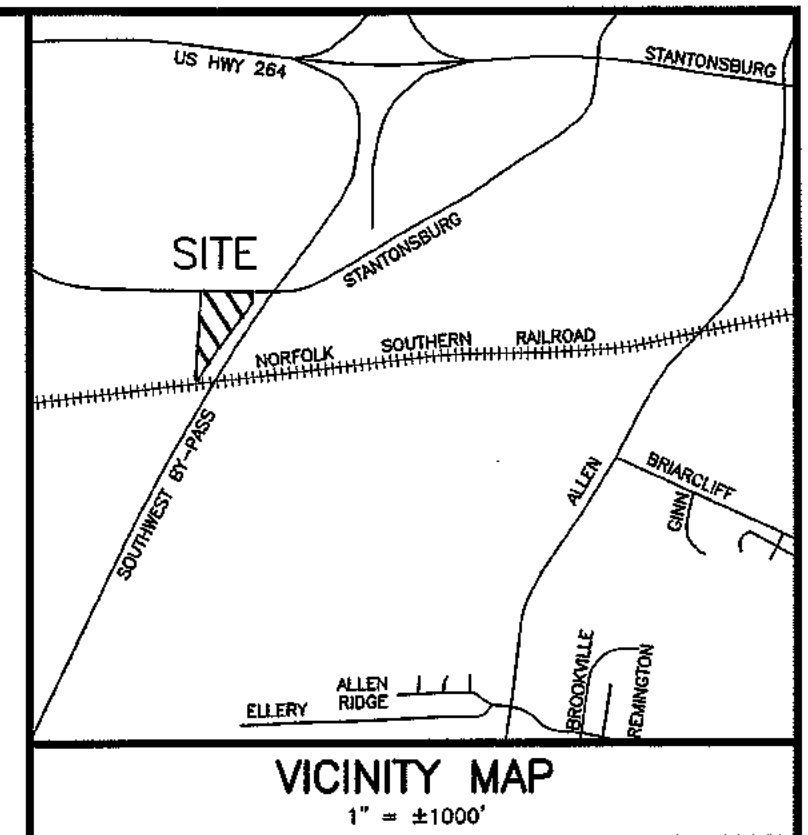
Legend

-  Rezoning
-  Land Parcel

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

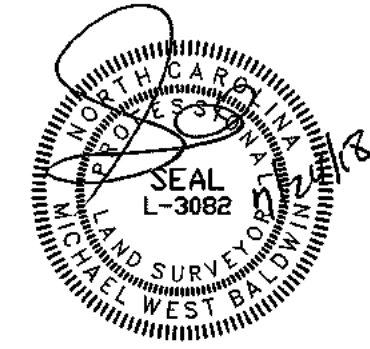


PITT COUNTY JURISDICTION
CITY OF GREENVILLE ETJ



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

AREA TO BE REZONED: 10.066 ACRES

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

Baldwin Design Consultants, PA
 LICENSE # C-3498
 SITE & SUBMISSION DESIGN - SURVEYING - PLANNING
 3740-B EVANS STREET
 GREENVILLE, NC 27834 252.756.1390

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 and CD*	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

* The residential density of the CD zoning district is based on the size of the mechanically conditioned floor area. See Section 9-4-153 in the City Code for development standards.

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



City of Greenville, North Carolina

Meeting Date: 1/15/2019
Time: 6:00 PM

Title of Item: Ordinance requested by Craig F. Goess and Craig M. Goess to rezone 7.687 acres located on the northwestern corner of the intersection of West Arlington Boulevard and Dickinson Avenue from MCG (Medical-General Commercial) to MCH (Medical-Heavy Commercial).

Explanation: **Abstract:** The City has received a request from Craig F. Goess and Craig M. Goess to rezone 7.687 acres located on the northwestern corner of the intersection of West Arlington Boulevard and Dickinson Avenue from MCG (Medical-General Commercial) to MCH (Medical-Heavy Commercial).

Required Notices:

Planning and Zoning meeting notice (property owner and adjoining property owner letter) mailed on December 31, 2018.

On-site sign(s) posted on December 31, 2018.

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

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

Comprehensive Plan:

The Future Land Use and Character Map recommends mixed use (MU) northwestern corner of the intersection of West Arlington Boulevard and Dickinson Avenue.

Mixed Use

Small-scale activity centers that contain places to live, work, and shop integrated in a walkable pattern. Mixed use buildings are located close together and near the street. Buildings tend to be smaller than mixed use center, high intensity

(MUHI), supporting primarily locally-oriented uses and serving as a transition in intensity to nearby neighborhoods.

Intent:

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

Primary uses:

Office

Commercial

Multi-family residential

Secondary uses:

Institutional/Civic

There is a designated neighborhood activity center at the northwestern corner of the intersection of West Arlington Boulevard and Dickinson Avenue. These centers are intended to provide 20,000-50,000 square feet of commercial space serving an area within one mile.

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

Based on the analysis comparing the existing zoning (10,188 trips) and requested rezoning, the proposed rezoning could generate approximately 8,736 trips to and from the site on Arlington Boulevard and Dickinson Avenue, which is a *decrease* of 1,452 less trips per day. The traffic analysis for the requested rezoning indicates that the proposal would generate approximately 15% less traffic than the existing rezoning. Therefore a traffic volume report was not generated.

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

History/Background:

In 1972, the subject properties were incorporated into the City's ETJ (extra-territorial jurisdiction) and zoned RA20 (Residential-Agricultural). In 2007, the property was rezoned to MO (Medical-Office). In 2016, the property was rezoned to its current zoning (MCG).

A portion of the property is included in the approved preliminary plat for Arlington West Office Park.

Present Land Use:

Vacant

Water/Sewer:

Water and sanitary sewer are available to the properties.

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 apply, 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: O - Arlington West Office Park; MCG and MCH - One (1) vacant lot
South: OR - Two (2) vacant lots; RA20 - Two (2) vacant lots
East: O - Bowman, Padgett and Associates Denistry
West: RA20 - One (1) single-family residence and farmland;

Density Estimates:

Under the current zoning, the site could accommodate 60,800 +/- square foot mixed retail/restaurant/service development including: one (1) conventional restaurant (5,600 sq. ft.), personal service (5,000 sq. ft.), fast food restaurants (10,000 sq. ft.), and office space (5,000). The remaining area would be used for miscellaneous retail.

Under the proposed zoning, the site could accommodate 60,800 +/- square foot mixed retail/restaurant/service development including: one (1) convenience store with gasoline sales (3,600 square feet), one (1) conventional restaurant (5,600 sq. ft.), personal service (2,000 sq. ft.), two (2) fast food restaurant (4,000 sq. ft.), and office space (2,000 sq. ft.). The remaining area would be used for miscellaneous retail.

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

Fiscal Note:

No cost to the City.

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

"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
Pre Plat

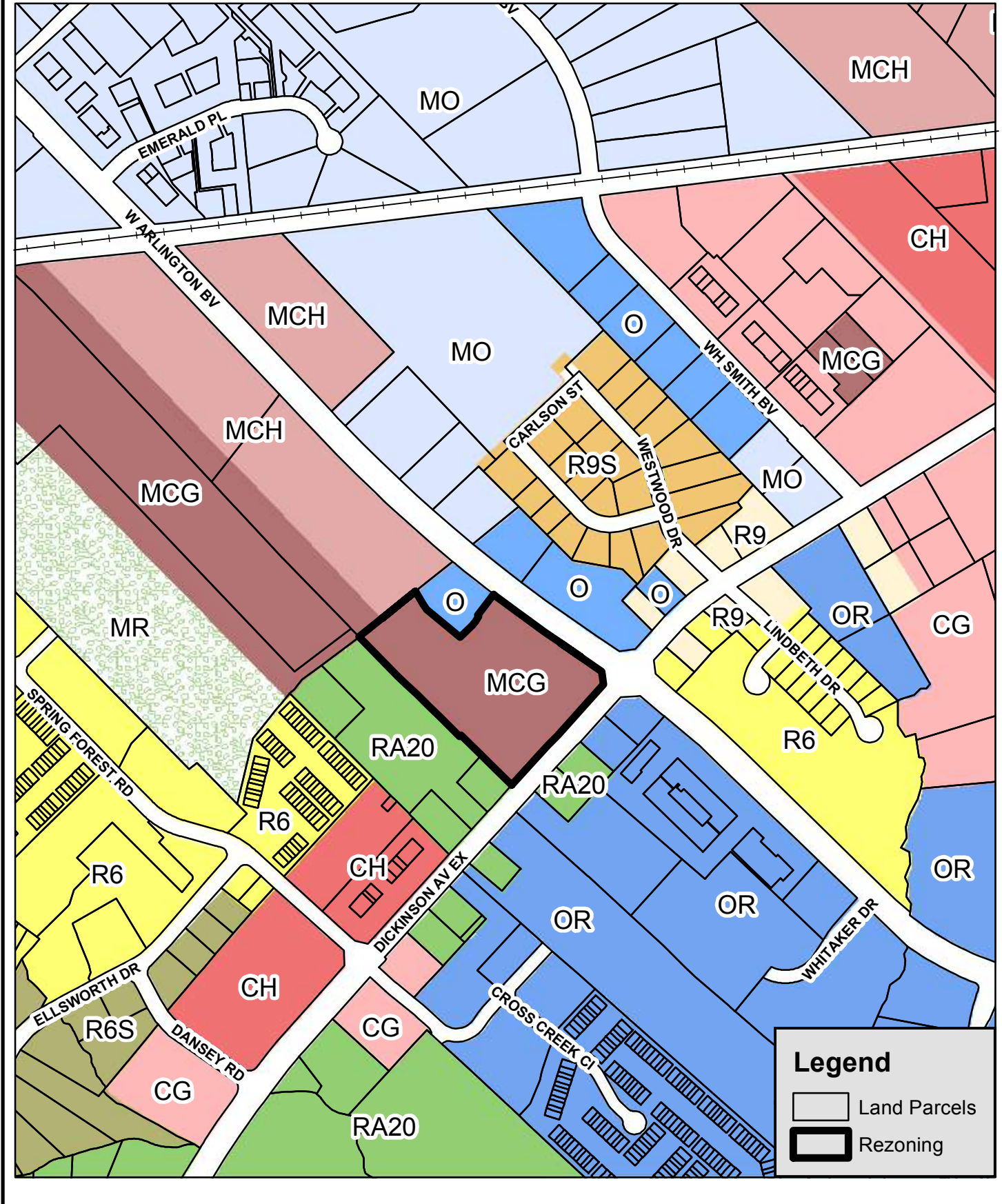
Craig F. Goess and Craig M. Goess

Acres: 7.687

From: MCG

To: MCH

December 21, 2018



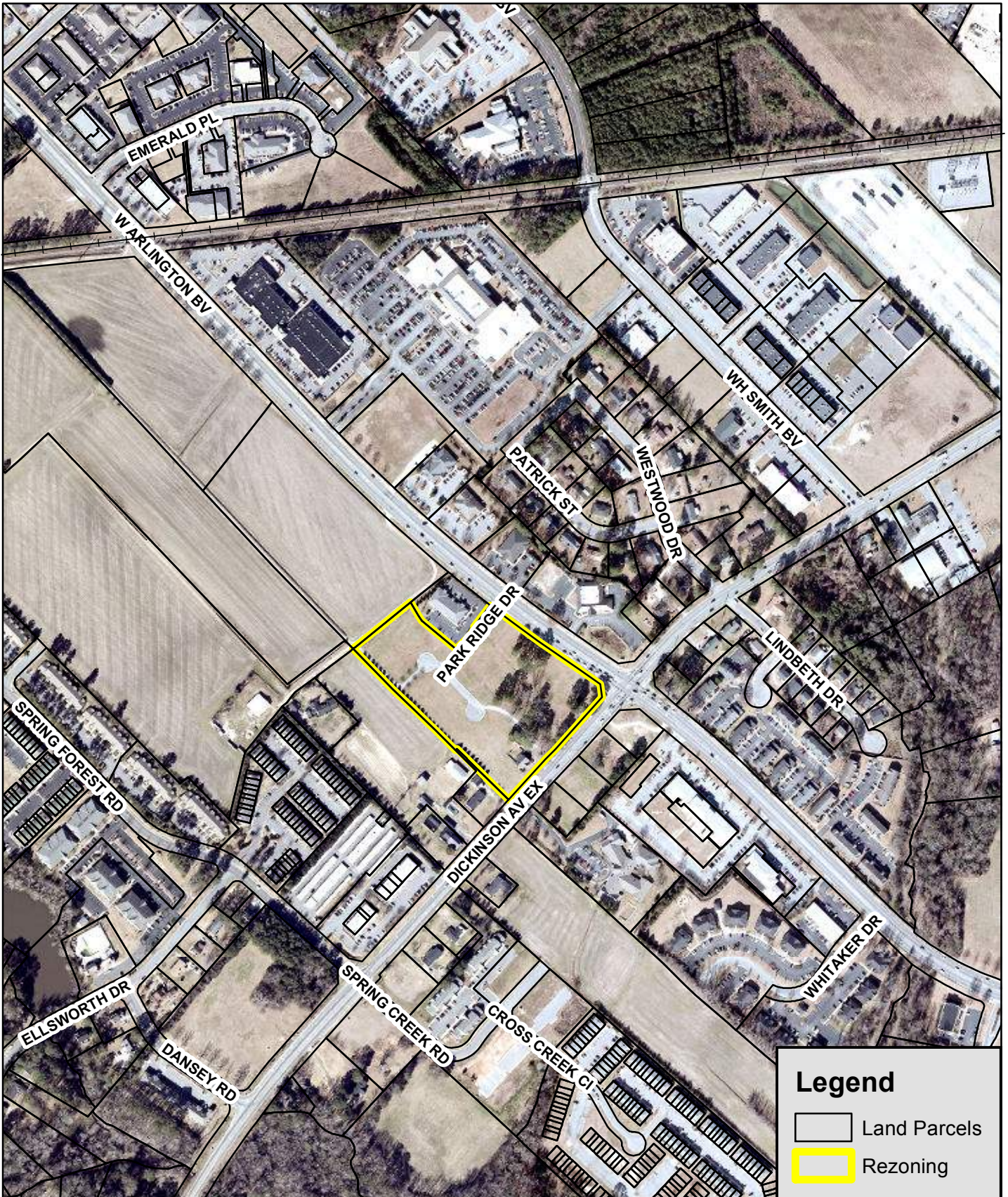
Craig F. Goess and Craig M. Goess

Acres: 7.687

From: MCG

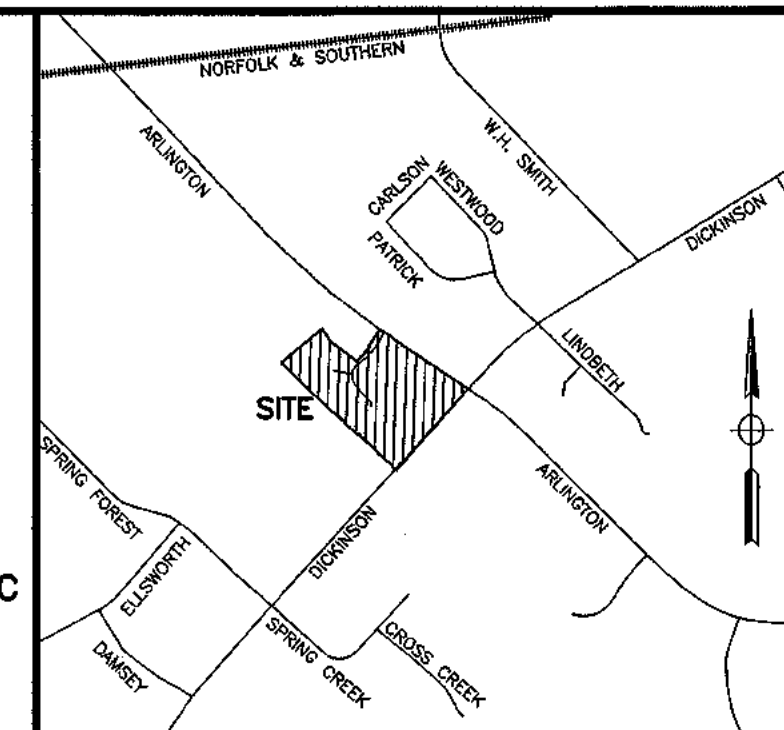
To: MCH

December 21, 2018



LEGEND

- R/W = RIGHT-OF-WAY
- C = CENTERLINE
- EIP = EXISTING IRON PIPE
- ECM = EXISTING CONCRETE MOUNUMENT
- B/B = BACK OF CURB TO BACK OF CURB
- () = ZONING



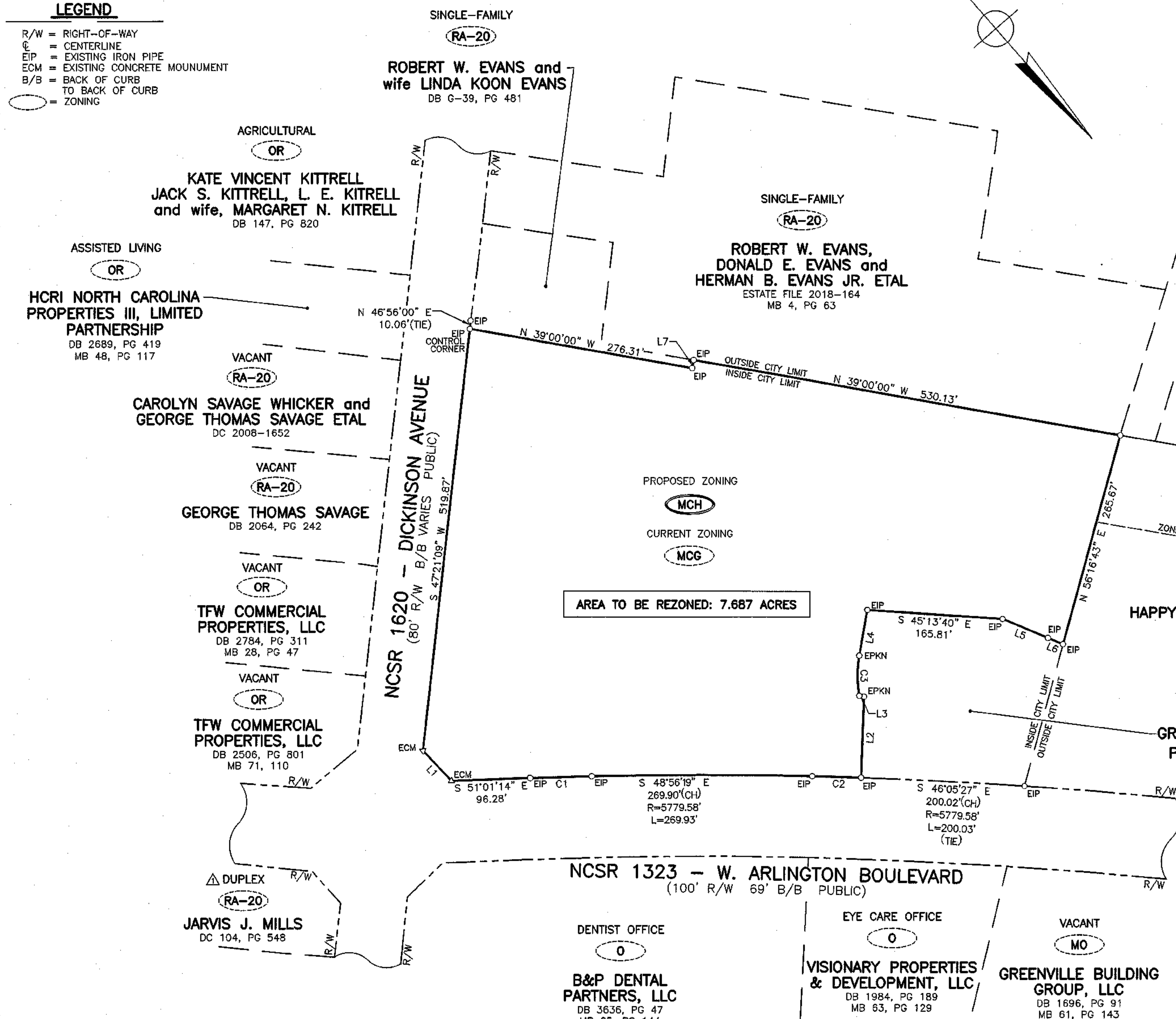
SCALE: 1"=1000'±
VICINITY MAP

LINE TABLE

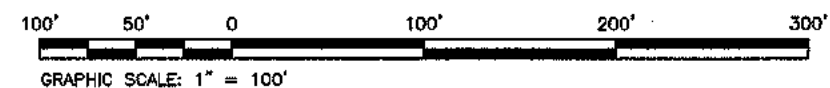
COURSE	BEARING	DISTANCE
L1	S 02°24'01" E	50.85'
L2	N 43°01'53" E	99.65'
L3	N 38°51'57" W	5.72'
L4	N 50°57'12" E	57.00'
L5	S 2°05'29" E	60.24'
L6	S 2°04'14" E	20.06'
L7	S 51°32'21" W	9.99'

CURVE TABLE

CURVE	BEARING	CHORD	RADIUS	LENGTH
C1	S 50°39'13" E	75.39'	5779.58'	75.39
C2	S 47°25'30" E	59.91'	5779.58'	59.91
C3	N 41°03'32" E	48.93'	143.00'	49.17



△ REVISED: 12-28-18 (CITY OF GREENVILLE COMMENTS)(NRW)
REVISED CURRENT USE ON ADJOINING PROPERTY



SHEET 1 OF 1
REZONING MAP
PARCEL# 07247
TAX MAP# 4677-45-3093

CRAIG F. GOESS AND CRAIG M. GOESS

REFERENCE: DEED BOOK 3521, PAGE 394 OF
THE PITT COUNTY REGISTER OF DEEDS

GREENVILLE, GREENVILLE TOWNSHIP, PITT COUNTY, NC

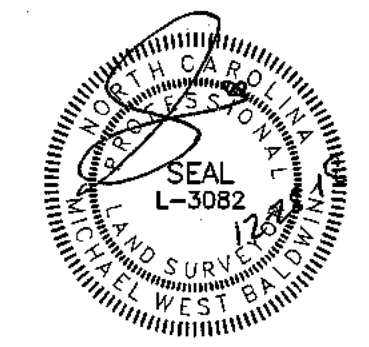
OWNER: **CRAIG F. GOESS and CRAIG M. GOESS**
ADDRESS: 3615 S. MEMORIAL DRIVE
GREENVILLE NC, 27834
PHONE: (252) 769-7738

Baldwin Design Consultants, PA
ENGINEERING - SURVEYING - PLANNING
1700-D EAST ARLINGTON BOULEVARD
GREENVILLE, NC 27858 252.756.1390

SURVEYED: N/A	APPROVED: MWB
DRAWN: NRW	DATE: 12/10/18
CHECKED: MWB	SCALE: 1" = 100'

CLOSURE CHECK BOUNDARY

CHECKED: NRW	DATE: 12/10/18
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GENERAL NOTES

- ALL AREAS CALCULATED BY COORDINATE GEOMETRY.
- REFERENCE: A PORTION OF A PROPERTY AS SHOWN ON RECORDED MAP BOOK 58, PAGE 57 OF THE PITT COUNTY REGISTER OF DEEDS.

Y:\DRAWINGS\17-008 CRAIG F. GOESS-ARLINGTON WEST SURVEY\REZONING MAP.dwg Fri, Dec 28, 2018-8:34am RWELLS

EXISTING ZONING	
MCG (MEDICAL-GENERAL COMMERCIAL) - PERMITTED USES	
(1) General	
a.	Accessory use or building
b.	Internal service facilities
c.	On-premise signs per Article N
f.	Retail sales; incidental
(2) Residential - None	
(3) Home Occupations - None	
(4) Governmental	
b.	City of Greenville municipal government building or use (see also section 9-4-103)
c.	County or state government building or use not otherwise listed; excluding outside storage and major or minor repair
d.	Federal government building or use
(5) Agricultural/Mining	
a.	Farming; agricultural, horticulture, forestry (see also section 9-4-103)
(6) Recreational/Entertainment	
f.	Public park or recreational facility
s.	Athletic club; indoor only
(7) Office/Financial/Medical	
a.	Office; professional and business, not otherwise listed
d.	Bank, savings and loans or other savings or investment institutions
(8) Services	
e.	Barber or beauty salon
f.	Manicure, pedicure or facial salon
v.	Photography studio including photo and supply sales
y(3).	TV and/or radio broadcast facilities, including receiving and transmission equipment and towers or cellular telephone and wireless communication towers not exceeding 80 feet in height
z.	Printing or publishing service including graphic art, maps, newspapers, magazines and books
aa.	Catering service including food preparation (see also restaurant; conventional and fast food)
hh.	Exercise and weight loss studio; indoor only
ii.	Wellness center, indoor and outdoor facilities
kk.	Launderette; household users
ll.	Dry cleaners; household users
(9) Repair	
g.	Jewelry, watch, eyewear or other personal item repair
(10) Retail Trade	
a.	Miscellaneous retail sales; non-durable goods, not otherwise listed
d.	Pharmacy
f.	Office and school supply, equipment sales
h.	Restaurant; conventional
i.	Restaurant; fast food
k.	Medical supply sales and rental of medically-related products including uniforms and related accessories

	i.	Electronic; stereo, radio, computer, TV, etc... sales and accessory repair
	s.	Book or card store, news stand
	t.	Hobby or craft shop
	v.	Video or music store; records, tape, CD and the like sales
	w.	Florist
(11) Wholesale/Rental/Vehicle-Mobile Home Trade - None		
(12) Construction		
	c.	Construction office; temporary, including modular office (see also section 9-4-103)
(13) Transportation - None		
(14) Manufacturing/Warehousing		
	c.	Bakery; production, storage, and shipment facilities
(15) Other Activities (not otherwise listed - all categories) - None		
MCG (MEDICAL-GENERAL COMMERCIAL) - SPECIAL USES		
(1) General - None		
(2) Residential		
	i.	Residential quarters for resident manager, supervisor or caretaker; excluding mobile home
(3) Home Occupations - None		
(4) Governmental		
	a.	Public utility building or use
(5) Agricultural/Mining - None		
(6) Recreational/Entertainment		
	m(1).	Dining and entertainment establishment (see also section 9-4-103)
	t.	Athletic club; indoor and outdoor facilities
(7) Office/Financial/Medical - None		
(8) Services		
	a.	Child day care facilities
	b.	Adult day care facilities
	ff(1).	Mental health, emotional or physical rehabilitation day program facility
	jj.	Health services not otherwise listed
(9) Repair - None		
(10) Retail Trade		
	c.	Wine shop; including on-premise consumption (see also section 9-4-103)
	j.	Restaurant and/or dining and entertainment establishment; regulated outdoor activities
(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		
MCH (MEDICAL-HEAVY COMMERCIAL) - PERMITTED USES		
(1) General		
	a.	Accessory use or building
	b.	Internal service facilities
	c.	On-premise signs per Article N
	f.	Retail sales; incidental
(2) Residential - None		

(3) Home Occupations - None	
(4) Governmental	
b.	City of Greenville municipal government building or use (see also section 9-4-103)
c.	County or state government building or use not otherwise listed; excluding outside storage and major or minor repair
d.	Federal government building or use
(5) Agricultural/Mining	
a.	Farming; agricultural, horticulture, forestry (see also section 9-4-103)
b.	Greenhouse or plant nursery; including accessory sales
(6) Recreational/Entertainment	
f.	Public park or recreational facility
s.	Athletic club; indoor only
(7) Office/Financial/Medical	
a.	Office; professional and business, not otherwise listed
d.	Bank, savings and loans or other savings or investment institutions
e.	Medical, dental, ophthalmology or similar clinic, not otherwise listed
f.	Veterinary clinic or animal hospital (see also animal boarding; outside facility, kennel and stable)
(8) Services	
e.	Barber or beauty salon
f.	Manicure, pedicure or facial salon
n.	Auditorium
o.	Church or place of worship (see also section 9-4-103)
r.	Art gallery
s.	Hotel, motel bed and breakfast inn; limited stay lodging (see also residential quarters for resident manager, supervisor or caretaker and section 9-4-103)
u.	Art studio including art and supply sales
v.	Photography studio including photo and supply sales
y(3).	TV and/or radio broadcast facilities, including receiving and transmission equipment and towers or cellular telephone and wireless communication towers not exceeding 80 feet in height
aa.	Catering service including food preparation (see also restaurant; conventional and fast food)
hh.	Exercise and weight loss studio; indoor only
ii.	Wellness center, indoor and outdoor facilities
kk.	Launderette; household users
ll.	Dry cleaners; household users
(9) Repair	
g.	Jewelry, watch, eyewear or other personal item repair
(10) Retail Trade	
a.	Miscellaneous retail sales; non-durable goods, not otherwise listed
b.	Gasoline or automotive fuel sales; accessory or principal use, retail
d.	Pharmacy
e.	Convenience store (see also gasoline sales)
f.	Office and school supply, equipment sales
h.	Restaurant; conventional
i.	Restaurant; fast food

k.	Medical supply sales and rental of medically-related products including uniforms and related accessories
p.	Furniture and home furnishing sales not otherwise listed
s.	Book or card store, news stand
t.	Hobby or craft shop
v.	Video or music store; records, tape, CD and the like sales
w.	Florist
(11) Wholesale/Rental/Vehicle-Mobile Home Trade - None	
(12) Construction	
a.	Licensed contractor; general electrical, plumbing, mechanical, etc... excluding outside storage
c.	Construction office; temporary, including modular office (see also section 9-4-103)
f.	Hardware store
(13) Transportation	
h.	Parking lot or structure; principal use
(14) Manufacturing/Warehousing	
c.	Bakery; production, storage, and shipment facilities
i.	Moving and storage of nonhazardous materials; excluding outside storage
k.	Mini-storage warehouse, household; excluding outside storage
(15) Other Activities (not otherwise listed - all categories) - None	
MCH (MEDICAL-HEAVY COMMERCIAL) - SPECIAL USES	
(1) General	
g.	Incidental assembly of products sold at retail or wholesale as an accessory to principal uses
(2) Residential	
i.	Residential quarters for resident manager, supervisor or caretaker; excluding mobile home
(3) Home Occupations - None	
(4) Governmental	
a.	Public utility building or use
(5) Agricultural/Mining - None	
(6) Recreational/Entertainment	
m(1).	Dining and entertainment establishment (see also section 9-4-103)
t.	Athletic club; indoor and outdoor facilities
(7) Office/Financial/Medical	
c.	Office; customer service, not otherwise listed, including accessory service delivery vehicle parking and indoor storage
(8) Services	
a.	Child day care facilities
b.	Adult day care facilities
j.	College and other institutions of higher learning
s(1).	Hotel, motel bed and breakfast inn; extended stay lodging (see also residential quarters for resident manager, supervisor or caretaker and section 9-4-103)
ff(1).	Mental health, emotional or physical rehabilitation day program facility
gg.	Vocational rehabilitation center
jj.	Health services not otherwise listed
(9) Repair	

a.	Minor repair; as an accessory or principal use
(10) Retail Trade	
c.	Wine shop; including on-premise consumption (see also section 9-4-103)
y.	Auto part sales (see also major and minor repair)
ff.	Tobacco shop (Class 1) (see also section 9-4-103)
(11) Wholesale/Rental/Vehicle-Mobile Home Trade - None	
(12) Construction - None	
(13) Transportation - None	
(14) Manufacturing/Warehousing	
m.	Warehouse; accessory to approved commercial or industrial uses within the district; excluding outside storage
t.	Manufacture of nonhazardous medical supplies or medical products, including distribution
(15) Other Activities (not otherwise listed - all categories) - None	

BUFFERYARD SETBACK AND VEGETATION SCREENING CHART

For Illustrative Purposes Only

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

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

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

Street trees may count toward the minimum acreage.

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

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

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

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

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

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

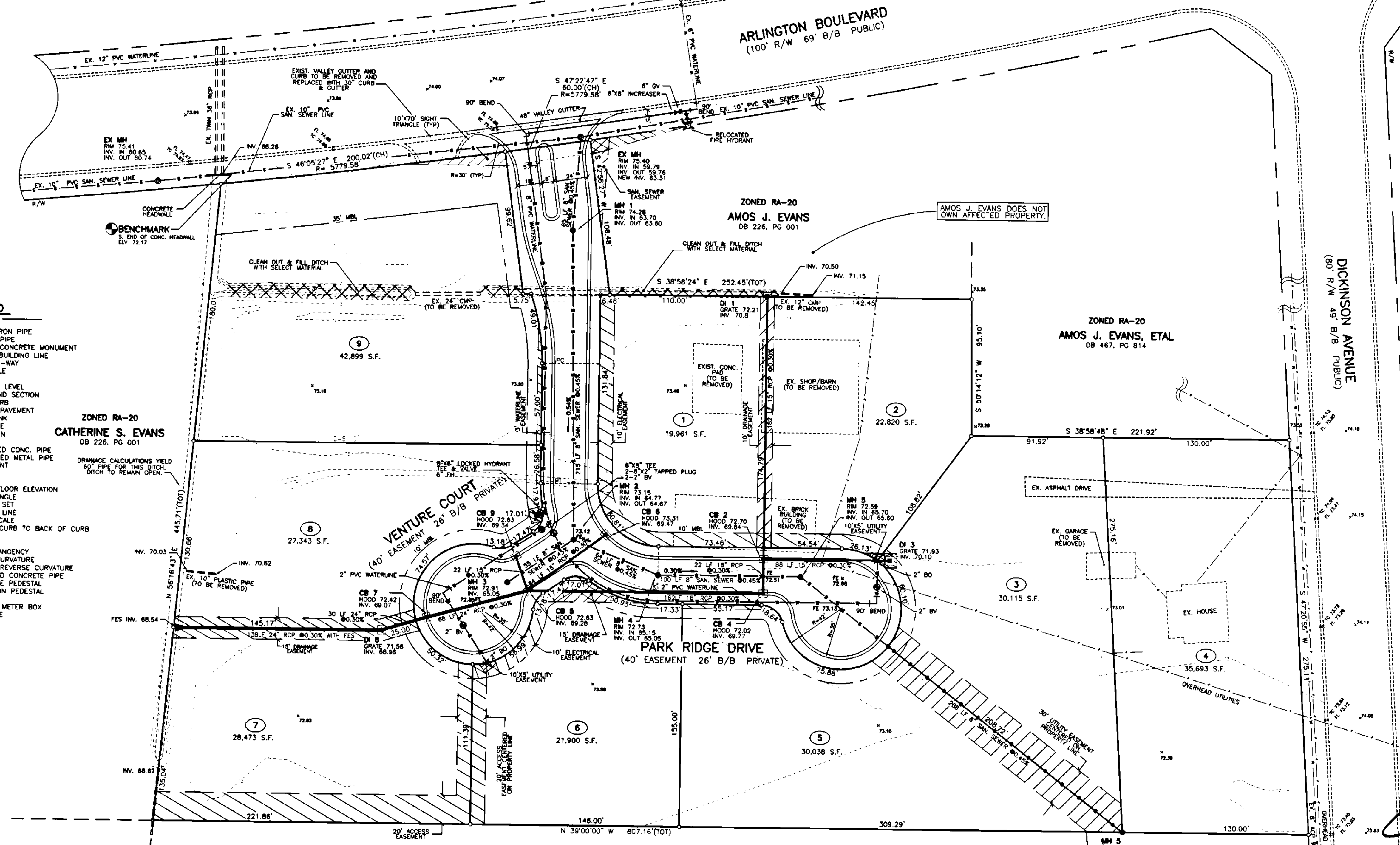
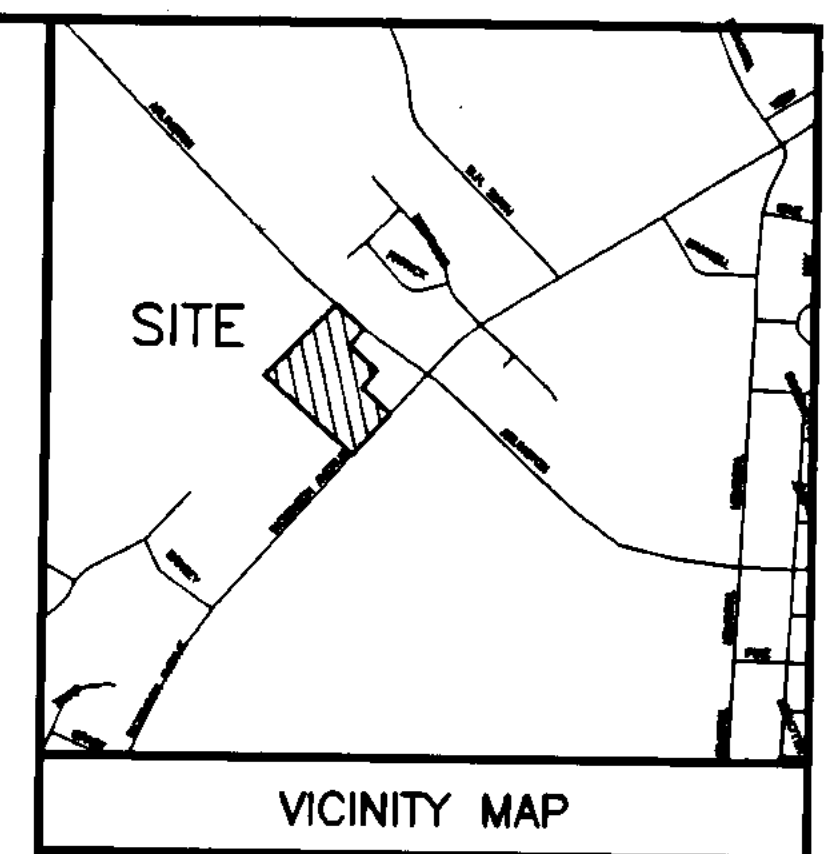
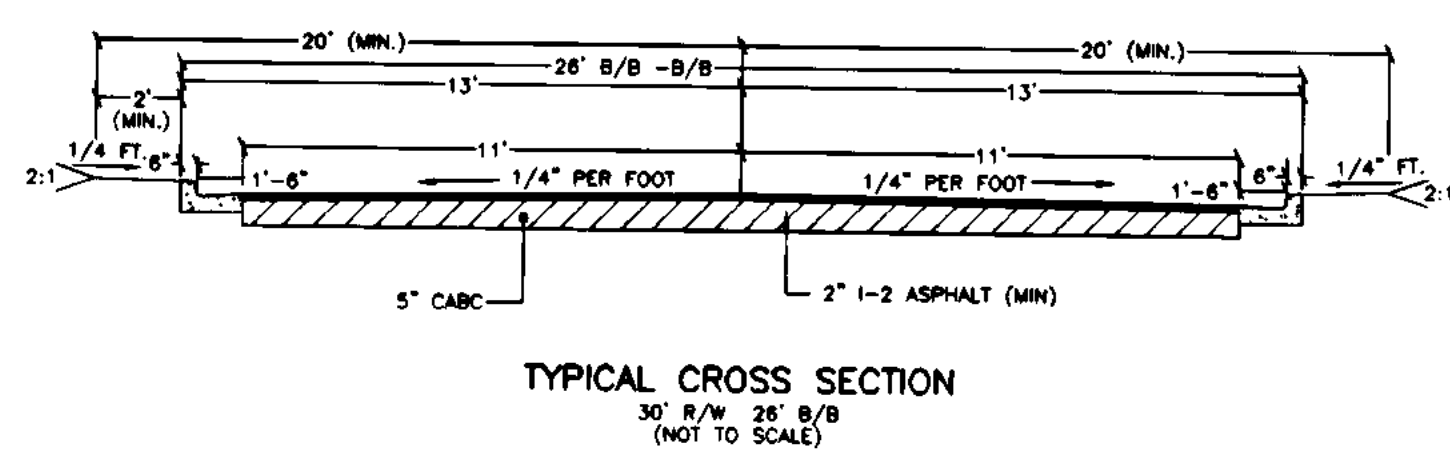
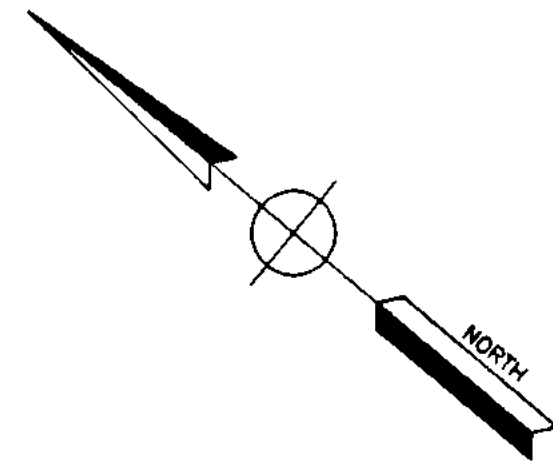
Bufferyard width may be reduced by fifty (50%) percent if a fence, evergreen hedge (additional material) or earth berm is provided.

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

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

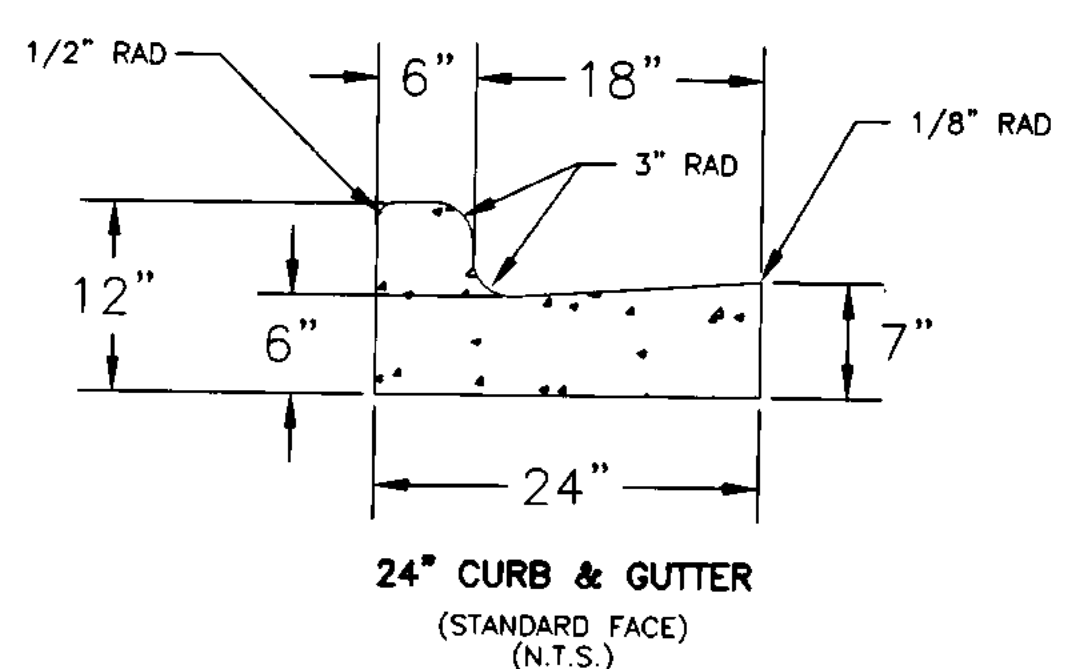
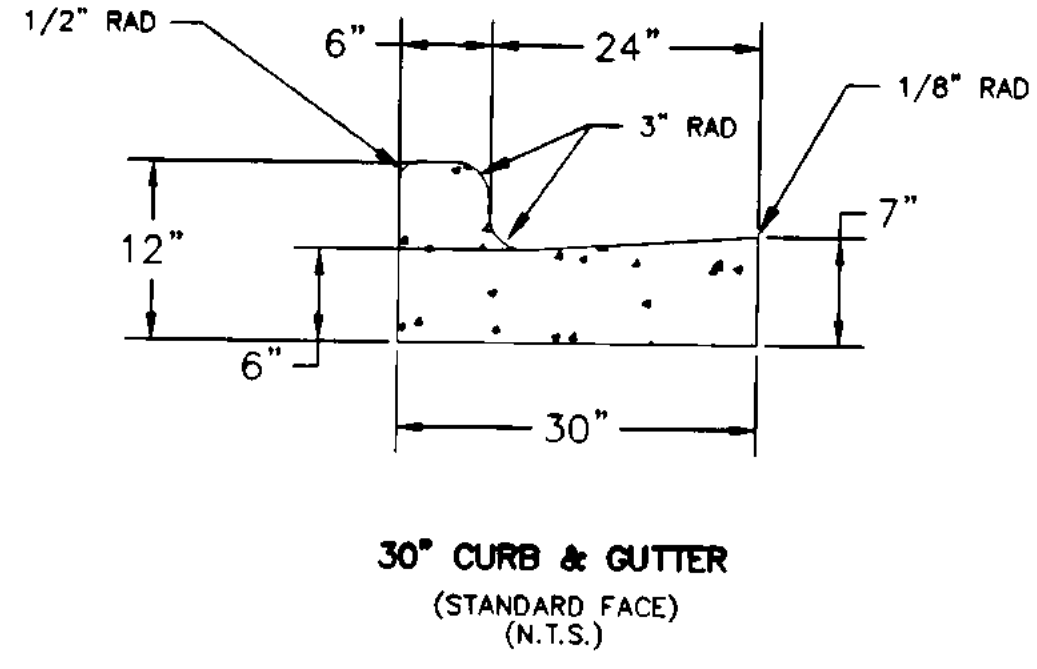
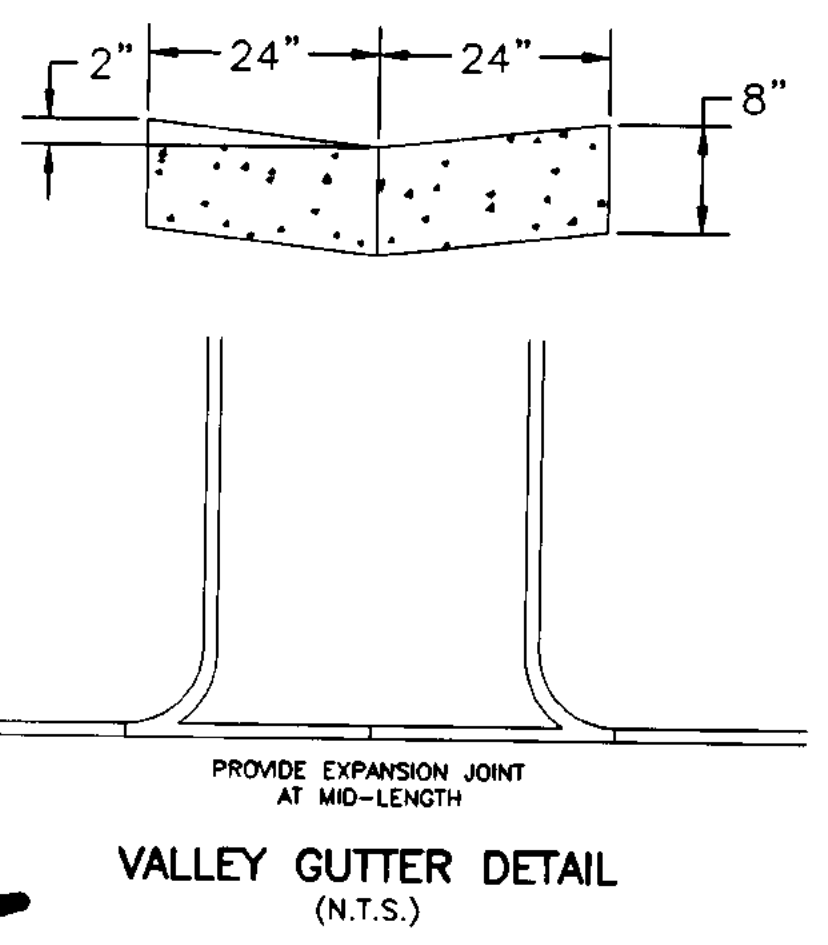
Parking Area: Thirty (30) inch high screen required for all parking areas located within fifty (50) feet of a street right-of-way.

SITE DATA	
TOTAL AREA IN TRACT	6.683 ACRES
NO. OF LOTS CREATED	9
ZONING CLASSIFICATION	0
LINEAR FEET IN ACCESS EASEMENTS	0
AREA IN STREETS	26,245 S.F.
ACREAGE IN PARKS, RECREATION AREAS, COMMON AREAS AND THE LIKE	0



- GENERAL NOTES**
- ALL REQUIRED IMPROVEMENTS TO BE BUILT IN ACCORDANCE WITH THE CITY OF GREENVILLE MANUAL OF STANDARD DESIGN AND DETAILS.
 - NC DOT DRIVEWAY PERMIT REQUIRED.
 - EROSION CONTROL PLAN IS REQUIRED.
 - THIS SITE IS NOT LOCATED IN A SPECIAL FLOOD HAZARDOUS AREA AS DETERMINED BY THE DEPT. OF HOUSING AND URBAN DEVELOPMENT. REF: FIRM 370191 0010 B, DATED APRIL 30, 1986.
 - A STORM WATER DETENTION PLAN IS REQUIRED FOR ALL LOTS.
 - THIS SITE IS NOT IN THE GREENVILLE WATER SUPPLY WATERSHED BOUNDARY.
 - CONSTRUCTION PLANS AND SPECIFICATIONS SHALL BE APPROVED BY GREENVILLE UTILITIES COMMISSION PRIOR TO CONSTRUCTION OF ANY WATER SEWER MAINS.
 - ALL REQUIRED IMPROVEMENTS SHALL CONFORM TO THE GREENVILLE UTILITIES MANUAL FOR THE DESIGN AND CONSTRUCTION OF WATER AND WASTEWATER SYSTEM EXTENSIONS.
 - HYDRAULIC ANALYSIS REQUIRED.
 - A PIGGING PLAN SHALL BE SUBMITTED TO AND APPROVED BY GUC PRIOR TO BEGINNING CONSTRUCTION OF THE WATERLINE.
 - ALL LOT AREAS ARE CALCULATED TO EDGE OF EASEMENTS.
 - 30' INGRESS, EGRESS AND REGRESS EASEMENT TO BE MAINTAINED BY OWNERS ASSOCIATION.
 - THIS MAP IS A SURVEY THAT CREATES A SUBDIVISION OF LAND WITHIN A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.
 - MAN & ACREAGE FEES ARE DUE.
 - ALL OPEN WATERCOURSES REQUIRING 48" PIPE OR LESS MUST BE PIPED, WATERCOURSES TO REMAIN OPEN ARE TO BE EVALUATED FOR 100 YEAR FLOOD ELEVATION.
 - MAINTENANCE FOR PRIVATE STREETS IS THE RESPONSIBILITY OF THE PROPERTY OWNERS. STREETS AS PROPOSED DO NOT MEET MINIMUM REQUIREMENTS FOR DIMENSIONS AND CONSTRUCTION STANDARDS FOR STREET EXTENSIONS AND WILL NOT BE CONSIDERED FOR PUBLIC DEDICATION. (A NOTE REFLECTING THIS WILL BE PLACED ON FINAL PLAT)
 - ANNEXATION IS REQUIRED.

- LEGEND**
- EIP = EXISTING IRON PIPE
 - SIP = SET IRON PIPE
 - ECM = EXISTING CONCRETE MONUMENT
 - MBL = MINIMUM BUILDING LINE
 - R/W = RIGHT-OF-WAY
 - PP = POWER POLE
 - INV = INVERT
 - MSL = MEAN SEA LEVEL
 - FES = FLARED END SECTION
 - TC = TOP OF CURB
 - E/P = EDGE OF PAVEMENT
 - TB = TOP OF BANK
 - C/L = CENTERLINE
 - CB = CATCH BASIN
 - MH = MANHOLE
 - RCP = REINFORCED CONC. PIPE
 - CMP = CORRUGATED METAL PIPE
 - CMP = CORRUGATED METAL PIPE
 - FNH = FIRE HYDRANT
 - BV = BALL VALVE
 - GV = GATE VALVE
 - FFE = FINISHED FLOOR ELEVATION
 - ST = SIGHT TRIANGLE
 - NPS = NO POINT SET
 - P/L = PROPERTY LINE
 - N/S = NOT TO SCALE
 - B/B = BACK OF CURB TO BACK OF CURB
 - R = RADIUS
 - CH = CHORD
 - PT = POINT OF TANGENCY
 - PC = POINT OF CURVATURE
 - PRC = POINT OF REVERSE CURVATURE
 - RCP = REINFORCED CONCRETE PIPE
 - TRPED = TELEPHONE PEDESTAL
 - TVPED = TELEVISION PEDESTAL
 - CO = CLEANOUT
 - EBOX = ELECTRIC METER BOX
 - WV = WATER VALVE



APPROVAL

THIS PRELIMINARY PLAT, # 02-10 AND THE STREET NAME(S) HEREON WERE APPROVED BY THE GREENVILLE PLANNING AND ZONING COMMISSION AT A MEETING HELD THE 16TH DAY OF JULY 2002.

SIGNED: *[Signature]* CHAIRMAN
 SIGNED: *[Signature]* CITY PLANNER

REVISIONS: 7/05/02(CITY COMMENTS)
 REVISED: 6/27/02(ACCESS EASEMENT)

TAX PARCEL# 7247
 TAX MAP# 4677.10-45-3093
 TAX PARCEL# 61091
 TAX MAP# 4677.10-45-0355

ARLINGTON WEST OFFICE PARK

REFERENCE: DEED BOOK F-25, PAGE 287, DEED BOOK 485, PAGE 573 AND DEED BOOK 973, PAGE 779 OF THE PITT COUNTY REGISTRY

GREENVILLE TOWNSHIP, PITT COUNTY, NORTH CAROLINA

OWNER: JAMES A. EVANS, ETAL
 ADDRESS: 1861 WEST ARLINGTON BOULEVARD
 GREENVILLE, NC 27834
 PHONE: (252) 756-8996

Baldwin and Associates
 ENGINEERING, LAND SURVEYING AND PLANNING
 1015 CONFERENCE DRIVE
 GREENVILLE, NC 27836
 (252) 756-1390

DESIGNED: MWB
 DRAWN: KMH/DWL
 CHECKED: MWB

APPROVED: MWB/JSJ
 DATE: 06/17/02
 SCALE: 1" = 40'



City of Greenville, North Carolina

Meeting Date: 1/15/2019
Time: 6:00 PM

Title of Item: Ordinance requested by Carolina Penn Investment Group, LLC to rezone a total of 0.939 acres located along West 3rd Street between South Pitt Street and the CSX Railroad from CDF (Downtown Commercial Fringe) and R6 (Residential [High Density Multi-family]) to CD (Downtown Commercial).

Explanation: **Abstract:** The City has received a request from Carolina Penn Investment Group, LLC to rezone a total of 0.939 acres located along West 3rd Street between South Pitt Street and the CSX Railroad from CDF (Downtown Commercial Fringe) and R6 (Residential [High Density Multi-family]) to CD (Downtown Commercial).

Required Notices:

Planning and Zoning meeting notice (property owner and adjoining property owner letter) mailed on December 31, 2018.

On-site sign(s) posted on December 31, 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 uptown edge (UE) for the area bounded by South Pitt Street, West 5th Street, the CSX Railroad and north of West 3rd Street.

Further, the Future Land Use and Character Map recommends potential conservation/open space (PCOS) to the north of Tract 1.

Uptown Edge:

Uptown Edge surrounds the Uptown Core and continues the urban street grid. It includes the Warehouse District and the area near the future ECU Millennial Campus. Development should extend the mixed use and walkable pattern of the core. With parcels generally larger than in Uptown Core, this area offers opportunity for larger-scale infill and redevelopment projects.

Intent:

- Infill and redevelopment with a mix of uses
- Adapt and reuse existing buildings for non-industrial uses
- Improve public realm with sidewalks and street trees
- Reduce/consolidate surface parking

Primary Uses:

Commercial

Institutional/Civic

Neighborhood-scale commercial

Secondary uses:

Multi-family residential

Potential conservation/open space (PCOS)

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 (59 trips) and requested rezoning, the proposed rezoning could generate approximately 93 trips to and from the site on West 3rd Street. Since the increase is small and there are several roadways in the surrounding network for the traffic to disperse, a traffic volume report was not generated.

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

History/Background:

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

Present Land Use:

Vacant

Water/Sewer:

Water and sanitary sewer are available.

Historic Sites:

There are no known effects on designated properties.

Environmental Conditions/Constraints:

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

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: R6 - Greenville Utilities Commission property; CD - one (1) vacant lot
South: CDF - Three (3) vacant lots and one (1) single-family dwelling
East: CD - One (1) vacant lot and Instigator Marketing; CDF - one (1) commercial building
West: R6 - Two (2) vacant parcels and one (1) multi-family building

Density

Tract 1

Gross Acreage: 0.270 (11,761 sq. ft.)
Current Zoning: R6 (Residential [High Density Multi-family])
Proposed Zoning: CD (Downtown Commercial)

Under the current zoning, the site could accommodate one (1) duplex building.
Under proposed zoning, the site could accommodate the site could accommodate one (1) duplex building.

Tract 2

Gross Acreage: 0.414 (18,034 sq. ft.)
Current Zoning: CDF (Downtown Commercial Fringe)
Proposed Zoning: CD (Downtown Commercial)

Under the current zoning, the site could accommodate no more five (5) multi-family units (1 and 2 bedroom units).

Under proposed zoning the site could accommodate 10 multi-family units (1, 2 and 3 bedroom units).

Tract 3

Gross Acreage: 0.255 (11,108 sq. ft.)
Current Zoning: CDF (Downtown Commercial Fringe)
Proposed Zoning: CD (Downtown Commercial)

Under the current zoning, the site could accommodate one (1) duplex building.

Under proposed zoning, the site could accommodate the site could accommodate one (1) duplex building.

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

Fiscal Note: No cost to the City.

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

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

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

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

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

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

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

ATTACHMENTS:

Attachments

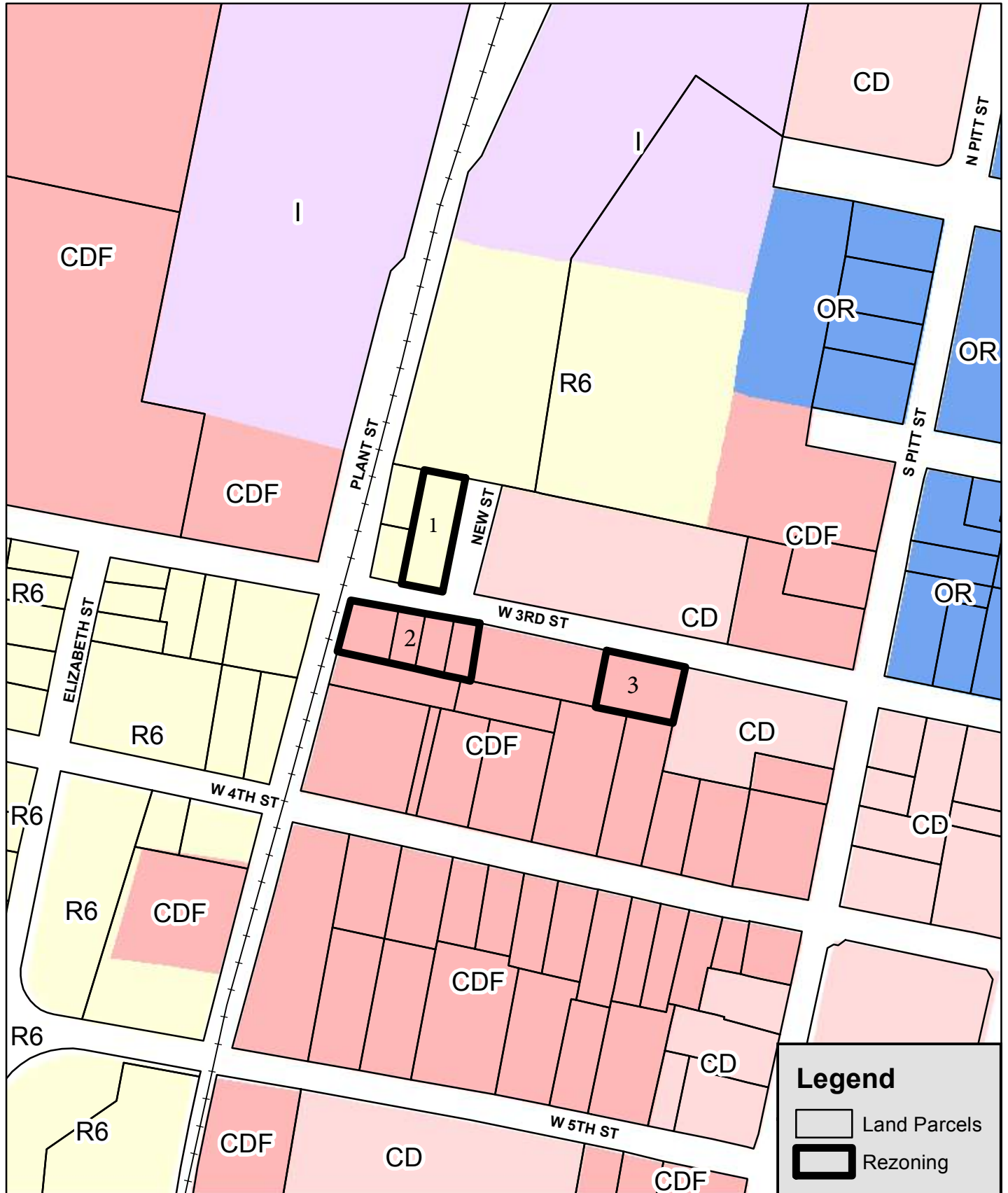
Carolina Penn Investment Group, LLC

Total acres: 0.939

From: R6 and CDF

To: CD

December 20, 2018



Legend

- Land Parcels
- Rezoning

Carolina Penn Investment Group, LLC

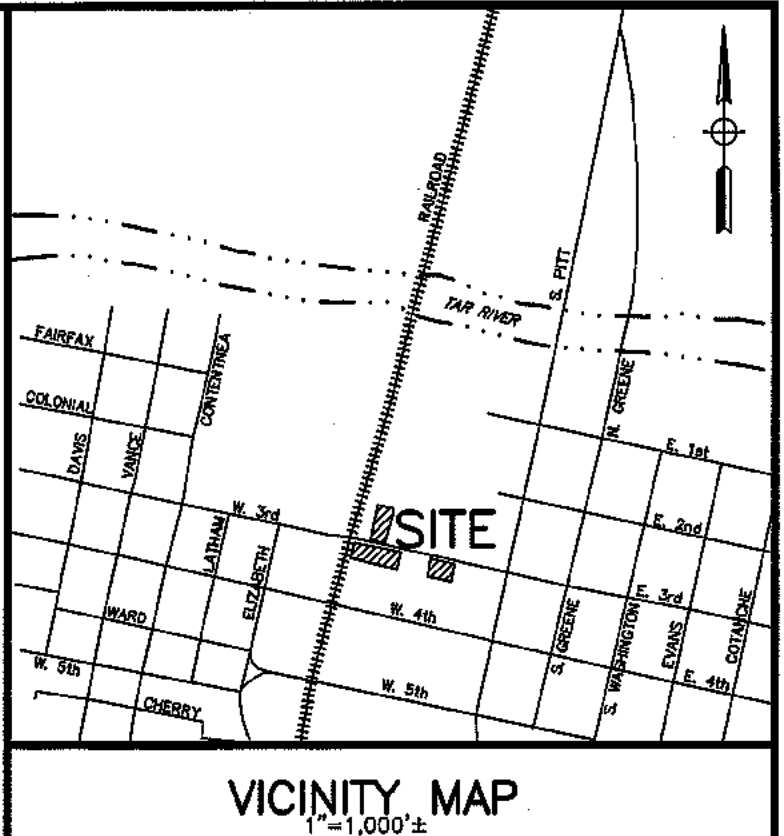
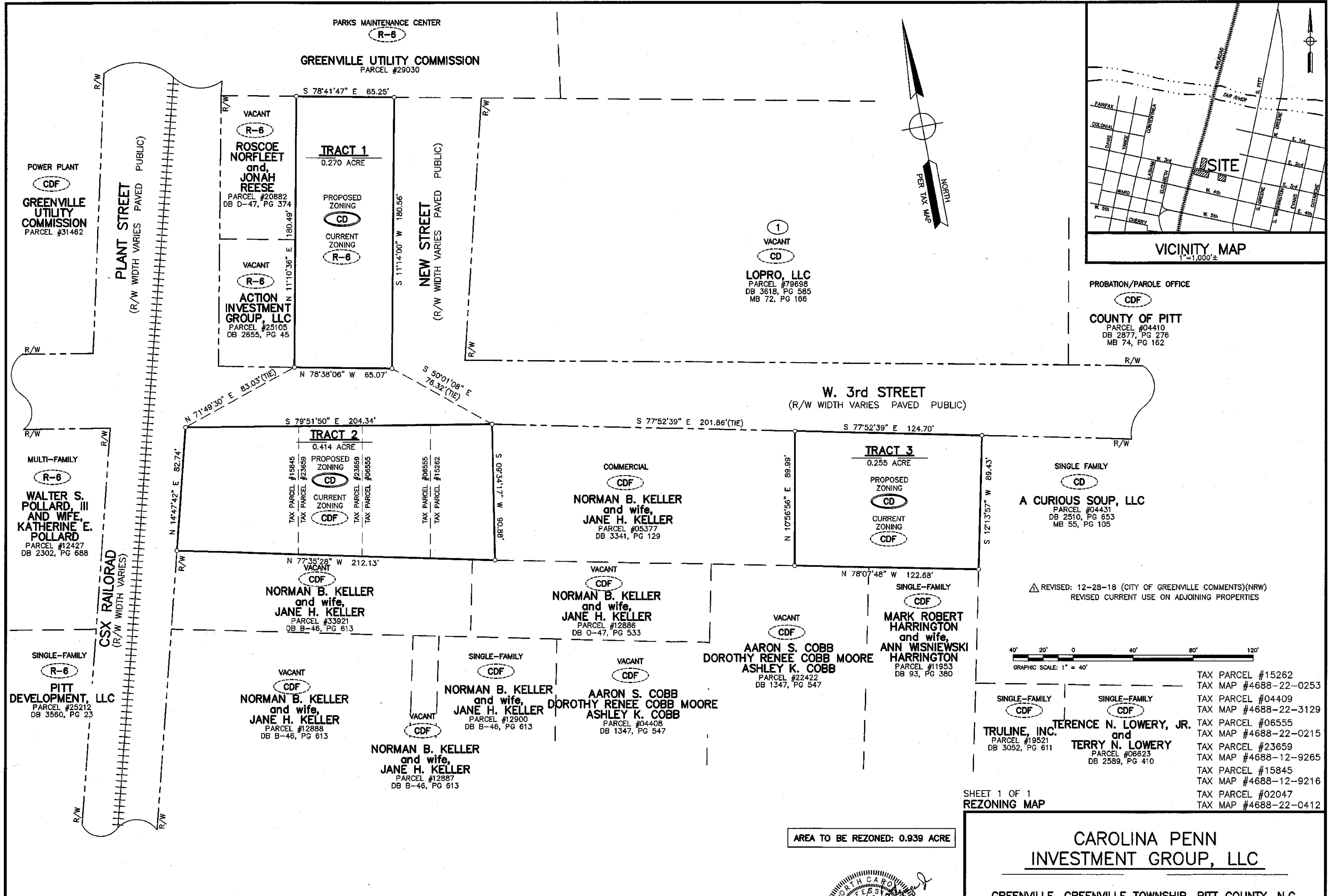
Total acres: 0.939

From: R6 and CDF

To: CD

December 20, 2018





PROBATION/PAROLE OFFICE
 COUNTY OF PITT
 PARCEL #04410
 DB 2877, PG 276
 MB 74, PG 162

REVISD: 12-28-18 (CITY OF GREENVILLE COMMENTS)(NRW)
 REVISED CURRENT USE ON ADJOINING PROPERTIES

GRAPHIC SCALE: 1" = 40'

TAX PARCEL #15262	TAX MAP #4688-22-0253
TAX PARCEL #04409	TAX MAP #4688-22-3129
TAX PARCEL #06555	TAX MAP #4688-22-0215
TAX PARCEL #23659	TAX MAP #4688-12-9265
TAX PARCEL #15845	TAX MAP #4688-12-9216
TAX PARCEL #02047	TAX MAP #4688-22-0412

AREA TO BE REZONED: 0.939 ACRE

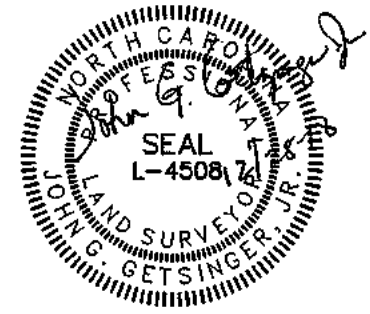
CAROLINA PENN INVESTMENT GROUP, LLC

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

OWNER: CAROLINA PENN INVESTMENT GROUP, LLC
 ADDRESS: 401 W. FIRST STREET
 GREENVILLE, NC 27834
 PHONE: (252) 355-7006

	SURVEYED: N/A	APPROVED: MWB
	DRAWN: JGG	DATE: 12/11/18
LICENSE # C-3498 ENGINEERING - SURVEYING - PLANNING 1700-D EAST ARLINGTON BOULEVARD GREENVILLE, NC 27858 252.758.1390	CHECKED: MWB	SCALE: 1" = 40'

CLOSURE CHECK BOUNDARY	
CHECKED: JGG	DATE: 12/11/18



NOTES

- ALL AREAS CALCULATED BY COORDINATE GEOMETRY.
- REFERENCE: DEED BOOK 3605, PAGE 206; DEED BOOK 3724, PAGE 684; DEED BOOK 3724, PAGE 687; DEED BOOK 3591, PAGE 818 AND DEED BOOK 3590, PAGE 123 OF THE PITT COUNTY REGISTER OF DEEDS.
- SURVEY INFORMATION AS SHOWN HEREON TAKEN FROM PITT COUNTY OPIS AND DOES NOT REPRESENT AN ACTUAL FIELD SURVEY BY BALDWIN DESIGN CONSULTANTS, P.A.
- THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. REFERENCE: PITT COUNTY FIRM 3720468800K, DATED 7/7/2014.

LEGEND

- R/W = RIGHT-OF-WAY
- = ZONING

Y:\DRAWINGS\18-158 CAROLINA PENN INVEST GROUP\REZONING.dwg Fri, Dec 28, 2018 - 8:39am RWELLS

EXISTING ZONING

R6 (RESIDENTIAL) - PERMITTED USES

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

R6 (RESIDENTIAL) - SPECIAL USES

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

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

	g. Liquor store, state ABC
(5) Agricultural/Mining	
	a. Farming; agricultural, horticulture, forestry (see also section 9-4-103)
	l. Beekeeping; minor use (see also section 9-4-103)
(6) Recreational/Entertainment	
	f. Public park or recreational facility
	g. Private noncommercial park or recreational facility
	n. Theater; movie or drama, indoor only
(7) Office/Financial/Medical	
	a. Office; professional and business, not otherwise listed
	c. Office; customer service, not otherwise listed, including accessory service delivery vehicle parking
	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)
	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
	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
	w. Recording studio
	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)
	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	
	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
	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
l.	Electronic; stereo, radio, computer, TV, etc... sales and accessory repair
m.	Appliance; household use, sales and accessory repair, excluding outside storage
n.	Appliance; commercial use, sales and accessory repair, excluding outside storage
p.	Furniture and home furnishing sales not otherwise listed
q.	Floor covering, carpet and wall covering sales
r.	Antique sales, excluding vehicles
s.	Book or card store, news stand
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)
ee.	Christmas tree sales lot; temporary only (see also section 9-4-103)
(11) Wholesale/Rental/Vehicle-Mobile Home Trade	
c.	Rental of clothes and accessories; formal wear, and the like
d.	Rental of automobiles, noncommercial trucks or trailers, recreational vehicles, motorcycles and boats
f.	Automobiles, truck, recreational vehicle, motorcycles and boats sales and services (see also major and minor repair)
(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)
e.	Building supply; lumber and materials sales, plumbing and/or electrical supply excluding outdoor sales
f.	Hardware store
(13) Transportation	
b.	Bus station; passenger and related freight
c.	Taxi or limousine service
e.	Parcel delivery service
f.	Ambulance service
(14) Manufacturing/Warehousing	
c.	Bakery; production, storage, and shipment facilities
(15) Other Activities (not otherwise listed - all categories) - None	
CDF (DOWNTOWN COMMERCIAL FRINGE) - 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)

n.	Retirement center or home
o(1).	Nursing, convalescent or maternity home; minor care facility
o.	Nursing, convalescent or maternity home; major care facility
r.	Fraternity or sorority house
(3) Home Occupations	
a.	Home occupation; not otherwise listed
b.	Home occupation; barber and beauty shop
c.	Home occupation; manicure, pedicure or facial salon
(4) Governmental	
a.	Public utility building or use
(5) Agricultural/Mining - None	
(6) Recreational/Entertainment	
d.	Game center
i.	Commercial recreation; indoor and outdoor, not otherwise listed
l.	Billiard parlor or pool hall
m.	Public or private club
m(1).	Dining and entertainment establishment (see also section 9-4-103)
s.	Athletic club; indoor only
(7) Office/Financial/Medical - None	
(8) Services	
a.	Child day care facilities
b.	Adult day care facilities
l.	Convention center; private
x.	Dance studio
bb.	Civic organizations
cc.	Trade or business organization
ff(1).	Mental health, emotional or physical rehabilitation day program facility
hh.	Exercise and weight loss studio; indoor only
(9) Repair	
a.	Major repair; as an accessory or principal use
b.	Minor repair; as an accessory or principal use
(10) Retail Trade	
b.	Gasoline or automotive fuel sales; accessory or principal use, retail
c.	Wine shop; including on-premise consumption (see also section 9-4-103)
g.	Fish market; excluding processing or packing
j.	Restaurant and/or dining and entertainment establishment; regulated outdoor activities
t.	Hobby or craft shop
u.	Pet shop (see also animal boarding; outside facility)
ff.	Tobacco shop (Class 1) (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	
d.	Building supply; lumber and materials sales, plumbing and/or electrical supply including outdoor sales
(13) Transportation	

	h. Parking lot or structure; principal use
(14) Manufacturing/Warehousing	
	g. Cabinet, woodwork or frame shop; excluding furniture manufacturing or upholstery
(15) Other Activities (not otherwise listed - all categories)	
	a. Other activities; personal services not otherwise listed
	b. Other activities; professional services not otherwise listed
	c. Other activities; commercial services not otherwise listed
	d. Other activities; retail sales not otherwise listed
PROPOSED ZONING	
CD (DOWNTOWN COMMERCIAL) - PERMITTED USES	
(1) General	
	a. Accessory use or building
	b. Internal service facilities
	c. On-premise signs per Article N
	e. Temporary uses; of listed district uses
	f. Retail sales; incidental
	g. Incidental assembly of products sold at retail or wholesale as an accessory to principal uses
(2) Residential	
	c. Multi-family development per Article I
	i. Residential quarters for resident manager, supervisor or caretaker; excluding mobile home
	n. Retirement center or home
	o. Nursing, convalescent or maternity home; major care facility
	q. Room renting
(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
	g. Liquor store, state ABC
(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
	h. Commercial recreation; indoor only, not otherwise listed
	j. Bowling alley
	o. Theater; movie or drama, including outdoor facilities
	s. Athletic club; indoor only
(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
	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
	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
	w. Recording studio
	x. Dance studio
	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
	oo. Clothes alteration or shoe repair shop
(9) Repair	
	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
	d. Pharmacy
	e. Convenience store (see also gasoline sales)
	f. Office and school supply, equipment sales
	h. Restaurant; conventional
	i. Restaurant; fast food

	l. Electronic; stereo, radio, computer, TV, etc... sales and accessory repair
	m. Appliance; household use, sales and accessory repair, excluding outside storage
	p. Furniture and home furnishing sales not otherwise listed
	q. Floor covering, carpet and wall covering sales
	r. Antique sales, excluding vehicles
	s. Book or card store, news stand
	t. Hobby or craft shop
	u. Pet shop (see also animal boarding; outside facility)
	v. Video or music store; records, tape, CD and the like sales
	w. Florist
	x. Sporting goods sales and rental shop
	y. Auto part sales (see also major and minor repair)
	ee. Christmas tree sales lot; temporary only (see also section 9-4-103)
(11) Wholesale/Rental/Vehicle-Mobile Home Trade	
	c. Rental of clothes and accessories; formal wear, and the like
	d. Rental of automobiles, noncommercial trucks or trailers, recreational vehicles, motorcycles and boats
(12) Construction	
	a. Licensed contractor; general electrical, plumbing, mechanical, etc... excluding outside storage
	c. Construction office; temporary, including modular office (see also section 9-4-103)
	f. Hardware store
(13) Transportation	
	b. Bus station; passenger and related freight
	c. Taxi or limousine service
	e. Parcel delivery service
	h. Parking lot or structure; principal use
(14) Manufacturing/Warehousing	
	g. Cabinet, woodwork or frame shop; excluding furniture manufacturing or upholstery
	h. Engraving; metal, glass or wood
(15) Other Activities (not otherwise listed - all categories) - None	
CD (DOWNTOWN COMMERCIAL) - SPECIAL USES	
(1) General - None	
(2) Residential	
	e(1). Dormitory Development
(3) Home Occupations - None	
(4) Governmental - None	
(5) Agricultural/Mining - None	
(6) Recreational/Entertainment	
	d. Game center
	l. Billiard parlor or pool hall
	m. Public or private club
	m(1). Dining and entertainment establishment (see also section 9-4-103)
	t. Athletic club; indoor and outdoor facilities

(7) Office/Financial/Medical - None	
(8) Services	
a.	Child day care facilities
b.	Adult day care facilities
i.	School; nursery and kindergarten (see also section 9-4-103)
l.	Convention center; private
ff(1).	Mental health, emotional or physical rehabilitation day program facility
(9) Repair	
b.	Minor repair; as an accessory or principal use
(10) Retail Trade	
b.	Gasoline or automotive fuel sales; accessory or principal use, retail
c.	Wine shop; including on-premise consumption (see also section 9-4-103)
g.	Fish market; excluding processing or packing
j.	Restaurant and/or dining and entertainment establishment; regulated outdoor activities
n.	Appliance; commercial use, sales and accessory repair; excluding outside storage
aa.	Pawnbroker
ff.	Tobacco shop (Class 1) (see also section 9-4-103)
hh.	Hookah café (see also section 9-4-103)
ii.	Microbrewery (see also section 9-4-103)
(11) Wholesale/Rental/Vehicle-Mobile Home Trade - None	
(12) Construction - None	
(13) Transportation - None	
(14) Manufacturing/Warehousing	
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 and CD*	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

* The residential density of the CD zoning district is based on the size of the mechanically conditioned floor area. See Section 9-4-153 in the City Code for development standards.

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



City of Greenville, North Carolina

Meeting Date: 1/15/2019
Time: 6:00 PM

Title of Item: Ordinance requested by Bent Creek Farms, LLC to rezone 1.362 acres located along the western right-of-way of Allen Road and 400+/- feet north of Woodridge Park Drive from RA20 (Residential-Agricultural) to CH (Heavy Commercial).

Explanation: **Abstract:** The City has received a request from Bent Creek Farms, LLC to rezone 1.362 acres located along the western right-of-way of Allen Road and 400+/- feet north of Woodridge Park Drive 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 31, 2018.
On-site sign(s) posted on December 31, 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 intersection of Allen Road and Woodridge Park Road.

Further, the Future Land Use and Character recommends potential conservation/open space (PCOS) along Greens Mill Run.

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

Potential conservation/open space (PCOS)

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.

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 122 trips to and from the site on Allen Road, which is a net increase of 92 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 its current zoning.

Present Land Use:

One (1) single-family dwelling and three (3) mobile homes.

Water/Sewer:

Water and sanitary sewer are available.

Historic Sites:

There are no known effects on designated sites.

Environmental Conditions/Constraints:

Greens Mill Run is along the southern property line. A portion of the property is within the 100-year floodplain and floodway. This property may contain wetlands and is subject to the riparian buffer rules.

The property is located in the Greens Mill Run Watershed. If stormwater rules apply, it would require 25-year detention and nitrogen and phosphorus reduction.

Surrounding Land Uses and Zoning:

North: RA20 - One (1) single-family dwelling
South: CH - Woodridge Corporate Park
East: RA20 - One (1) vacant lot (NCDOT-owned) and farmland
West: RA20 - Farmland

Density Estimate:

Currently, there is one single-family dwelling and three (3) mobile homes.

Under the proposed zoning, the site could accommodate 11,050+/- square feet of office space.

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 Farms, LLC

Acres: 1.362

From: RA20

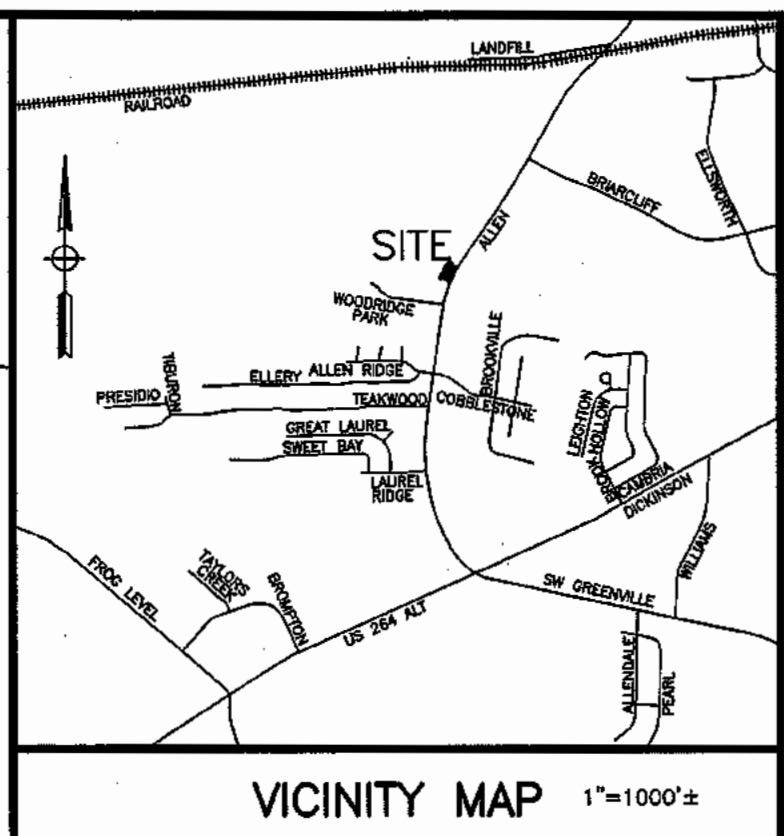
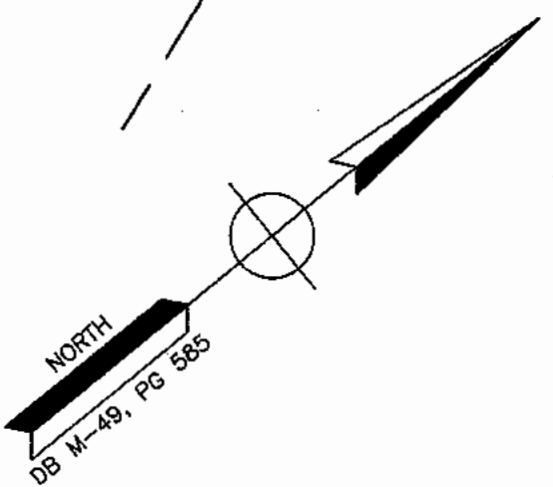
To: CH

December 21, 2018



Bent Creek Farms, LLC
Acres: 1.362
From: RA20 To: CH
December 20, 2018





AGRICULTURAL/WOODED
RA-20
THOMAS J. ANDREWS and
NORMA S. HARRELL ANDREWS, ETAL.
 DB N-50, PG 721
 MB 13, PGs 37-37A

COMMERCIAL
(1)
CH
HARDEE FAMILY HOLDINGS, LLC
 SECTION 1
 DB 2972, PG 626
 MB 60, PG 62

PROPOSED ZONING
CH
 CURRENT ZONING
RA-20

AREA TO BE REZONED: 1.362 ACRES

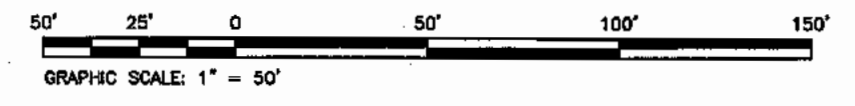
SINGLE-FAMILY
RA-20
HERBERT S. COREY
 DB 3444, PG 129

S 34°07'00" W
 292.16' (CH)
 R=1949.97'
 L=292.43'
NCSR 1203 - ALLEN ROAD
 (100' R/W 38' ASPHALT PUBLIC)

WOODED
RA-20
NC DEPARTMENT
OF TRANSPORTATION
 DB 1822, PG 449

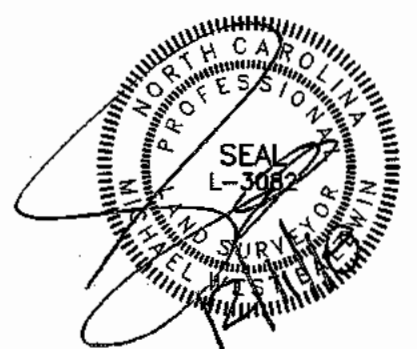
AGRICULTURAL/WOODED
RA-20
HARRELL LEE BRADLEY
and NORMA S. HARRELL

LEGEND
 R/W = RIGHT-OF-WAY
 MB = MAP BOOK
 DB = DEED BOOK
 - - - = NOT TO SCALE



SHEET 1 OF 1
REZONING MAP
 PARCEL# 00294
 TAX MAP# 4667-53-8099

BENT CREEK FARMS, LLC
 REFERENCE: DEED BOOK 3367, PAGE 444
 OF THE PITT COUNTY REGISTER OF DEEDS
ARTHUR TOWNSHIP, PITT COUNTY, NC
 OWNER: BENT CREEK FARMS, LLC
 ADDRESS: P.O. BOX 1863
 GREENVILLE, NC 27835
 PHONE: (252) 916-9028



- NOTES**
1. ALL AREAS CALCULATED BY COORDINATE GEOMETRY.
 2. REFERENCE: DEED BOOK M-49, PAGE 583 OF THE PITT COUNTY REGISTER OF DEEDS.

CLOSURE CHECK BOUNDARY	
CHECKED: NRW	DATE: 12/10/2018

Baldwin Design Consultants, PA ENGINEERING - SURVEYING - PLANNING 1700-D EAST ARLINGTON BOULEVARD GREENVILLE, NC 27858 252.756.1390	SURVEYED: N/A	APPROVED: MWB
	DRAWN: MAH/NRW	DATE: 12/10/2018
	CHECKED: MWB	SCALE: 1" = 50'

Y:\DRAWINGS\2015 Drawings\15-147 BENT CREEK FARMS\Rezoning Map.dwg Tue, Dec 11, 2018-11:59am RWELLS

REZONING THOROUGHFARE/TRAFFIC VOLUME REPORT

Case No: 18-31

Applicant: Bent Creek Farms, LLC

Property Information

Current Zoning: RA20 (Residential-Agricultural)

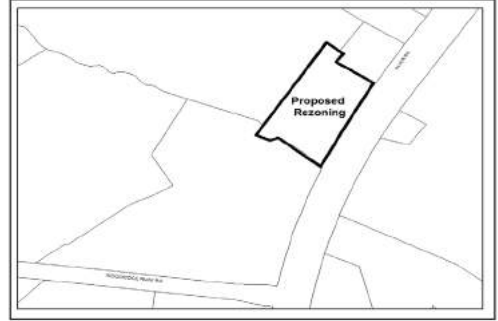
Proposed Zoning: CH (Heavy Commercial)

Current Acreage: 1.362 acres

Location: Allen Rd, north of Woodridge Park Dr

Points of Access: Allen Rd

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	45
Current ADT:	16,980 (*)	
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: Project U-5875 to 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) in Greenville.

Trips generated by proposed use/change

Current Zoning: 30 -vehicle trips/day (*) **Proposed Zoning: 122** -vehicle trips/day (*)

Estimated Net Change: increase of 92 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 , East of Site (50%): “No build” ADT of 16,980

Estimated ADT with Proposed Zoning (full build) – 17,041
 Estimated ADT with Current Zoning (full build) – 16,995
Net ADT change = 46 (<1% increase)

2.) Allen Road , West of Site (50%): "No build" ADT of 16,980

Estimated ADT with Proposed Zoning (full build) – 17,041

Estimated ADT with Current Zoning (full build) – 16,995

Net ADT change = 46 (<1% increase)

Staff Findings/Recommendations

Based on possible uses permitted by the requested rezoning, the proposed rezoning classification could generate 122 trips to and from the site on Allen Road, which is a net increase of 92 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
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		
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.	Laundrette; 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 and CD*	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

* The residential density of the CD zoning district is based on the size of the mechanically conditioned floor area. See Section 9-4-153 in the City Code for development standards.

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



City of Greenville, North Carolina

Meeting Date: 1/15/2019
Time: 6:00 PM

Title of Item: Ordinance requested by Bobby W. Joyner to rezone 12.943 acres located along the northern right-of-way of East Fire Tower Road and adjacent to Meeting Place Subdivision from RA20 (Residential-Agricultural) to OR (Office-Residential [High Density Multi-family]).

Explanation: **Abstract:** The City has received a request from Bobby W. Joyner to rezone 12.943 acres located along the northern right-of-way of East Fire Tower Road and adjacent to Meeting Place Subdivision from RA20 (Residential-Agricultural) to OR (Office-Residential [High Density Multi-family]).

Required Notices:

Planning and Zoning meeting notice (property owner and adjoining property owner letter) mailed on December 31, 2018.
On-site sign(s) posted on December 31, 2018.
City Council public hearing notice (property owner and adjoining property owner letter) mailed - N/A at this time.
Public hearing legal advertisement published - N/A at this time.

Comprehensive Plan:

The Future Land Use and Character Map recommends commercial (C) at the northeastern corner of the intersection of East Fire Tower Road and Charles Boulevard, transitioning to office/institutional (OI) to the north and traditional neighborhood, medium-high density (TNMH) to the east.

Further, the Future Land Use and Character Map recommends potential conservation/open space (PCOS) along Meeting House Branch.

Traditional Neighborhood, Medium-High Density

-

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

Intent:

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

Primary Uses:

Multi-family residential

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

Secondary Uses:

Institutional (neighborhood scale)

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

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

Potential conservation/open space (PCOS)

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 possible uses permitted by the requested rezoning, the proposed rezoning classification could generate 1,031 trips to and from the site on East Fire Tower Road, which is a net increase of 600 trips per day.

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

History/Background:

In 1972, the property was incorporated into the City's extra-territorial jurisdiction (ETJ) and zoned to its present zoning.

Present Land Use:

One (1) single-family residence and farmland

Water/Sewer:

Water and sanitary sewer are available to the subject property.

Historic Sites:

There are no known effects on designated sites.

Environmental Conditions/Constraints:

Meeting House Branch is along the northern property line and a blue line stream traverses the property. There is not mapped flood plain on the subject property. This property may contains wetlands and is subject to the riparian buffer rules.

The property is located in the Meeting House Branch Watershed. If stormwater rules apply, it would require 10-year detention and nitrogen and phosphorous reduction.

Surrounding Land Uses and Zoning:

North: R6 and R6S - Farmland

South: RA20 - Farmland (under common ownership of the applicant) and one (1) single-family dwelling

East: R6S - Meeting Place Subdivision (single-family)

West: CG and OR - Farmland

Density Estimates:

Under the current zoning, the site could accommodate 40-45 single-family lots.

Under proposed zoning, the site could accommodate 145-155 multi-family units (1, 2 and 3 bedroom units).

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

Fiscal Note:

No cost to the City.

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

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

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

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

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

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

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

ATTACHMENTS:

Attachments

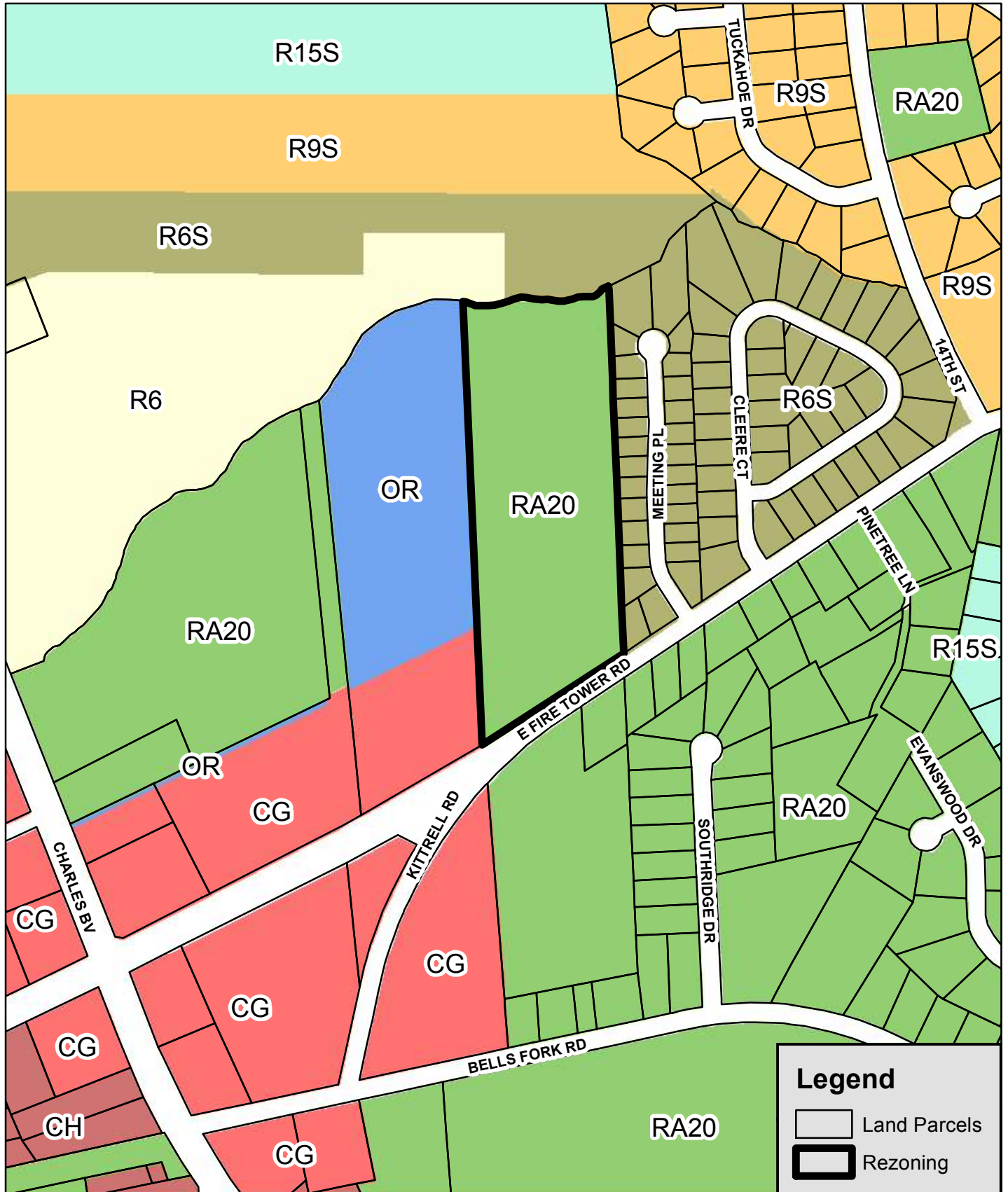
Bobby W. Joyner

Acres: 12.943

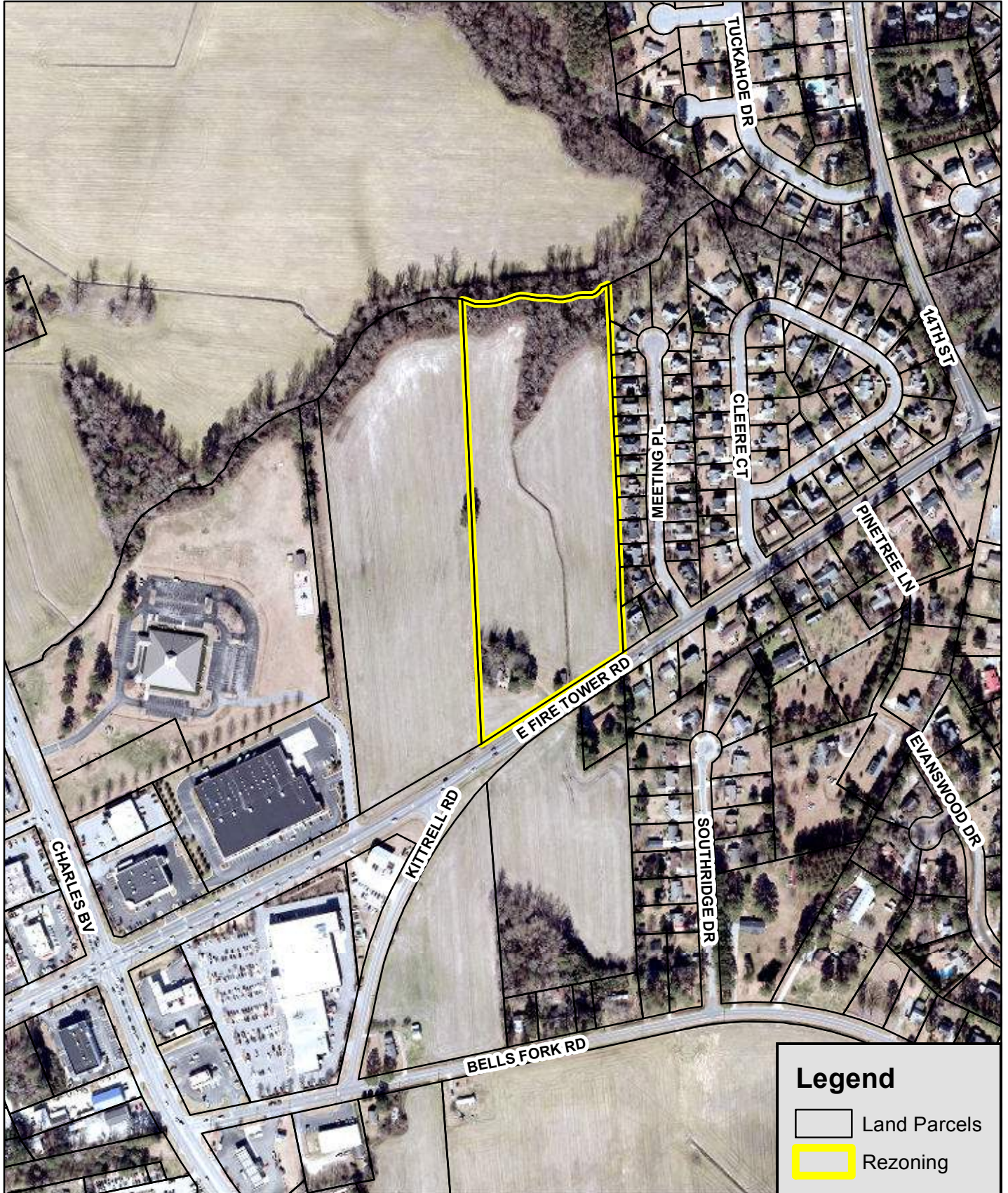
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To: OR



December 21, 2018

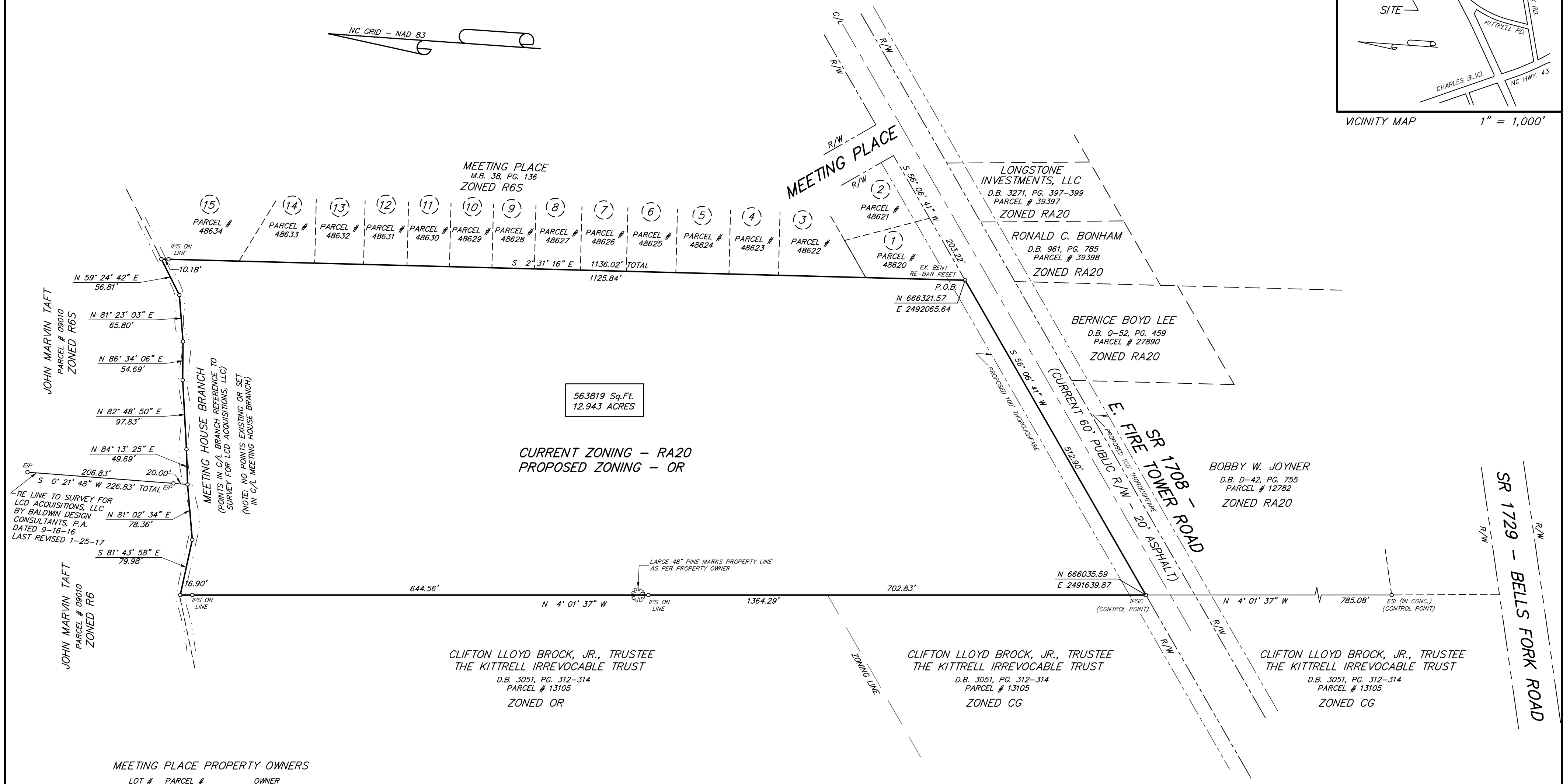
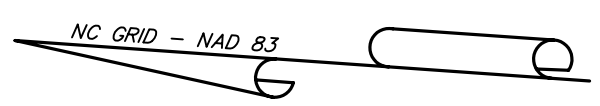
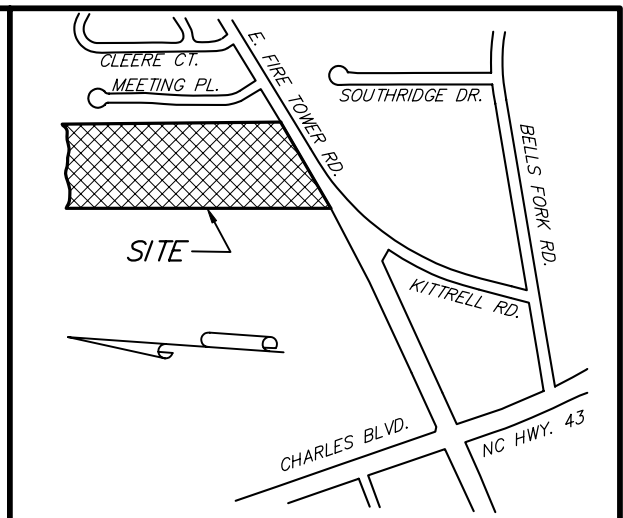


Bobby W. Joyner
Acres: 12.943
From: RA20
To: OR
December 21, 2018



Legend

-  Land Parcels
-  Rezoning



563819 Sq.Ft.
12.943 ACRES

CURRENT ZONING - RA20
PROPOSED ZONING - OR

MEETING PLACE PROPERTY OWNERS

LOT #	PARCEL #	OWNER
1	48620	KAY S. HINES
2	48621	AUSTIN RAE JOHNSON
3	48622	MELANIE D. BOYER
4	48623	JENNIFER P. QUINN
5	48624	KELLI A. BOWE
6	48625	PAMELA JOYNER
7	48626	CHRISTIAN ALYSSA STANLEY
8	48627	NANCY M. AUSTIN HEIRS
9	48628	PATRICIA C. HODGES
10	48629	JORDAN PAUL LEE
11	48630	EDWARD WAYNE HARRISON
12	48631	ABC FAMILY, LLC
13	48632	COLTEN PROPERTIES, LLC
14	48633	AMANDA C. MARTIN
15	48634	PAUL BERNIER

LEGEND:
EIP - EXISTING IRON PIPE
IPS - IRON PIPE SET
R/W - RIGHT OF WAY
C/L - CENTERLINE
IPSC - IRON PIPE SET WITH CAP
ESI - EXISTING SOLID IRON
P.O.B. - POINT OF BEGINNING

SURVEYED BY: MCP
DRAWN BY: GSM / BLW

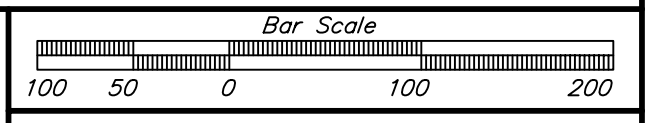
REFERENCE:
DEED BK D-42, PG. 755

PARCEL NO. 12782



I, Gary S. Miller, certify to the following:
This survey is of an existing parcel or parcels of land and does not create a new street or change an existing street;
that this map was drawn under my supervision from an actual survey made under my supervision (deed description recorded in Book D-42, Page 755 or other reference source _____); that the boundaries not surveyed are indicated as drawn from information in Book _____ Page _____ or other reference source SEE REF. _____; that the ratio of precision or positional accuracy is 1:10,000+; and that this map meets the requirements of The Standards of Practice for Land Surveying in North Carolina (21 NCAC 56.1600).
Witness my hand and seal this 5th day of DECEMBER, 2018.

Signed _____
Professional Land Surveyor No. L-2562



REZONING MAP FOR
BOBBY W. JOYNER

BEING A PORTION OF
TAX PARCEL # 12782
WINTERVILLE TOWNSHIP
PITT COUNTY
NORTH CAROLINA
SCALE: 1" = 100'
DECEMBER 5, 2018

WO 18233 FB 383
GARY S. MILLER & ASSOCIATES, P.A.
LAND SURVEYORS
1803 South Charles Blvd. Phone (252)756-7878
Greenville, N.C. 27858 Fax (252)756-0785
License # C-0225

REZONING THOROUGHFARE/TRAFFIC VOLUME REPORT

Case No: 18-33

Applicant: Bobby W. Joyner

Property Information

Current Zoning: RA20 (Residential-Agricultural)

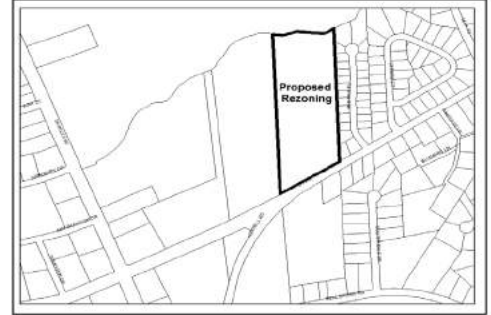
Proposed Zoning: OR (Office-Residential [High Density Multi-Family])

Current Acreage: 12.943 acres

Location: Fire Tower Rd, east of Charles Blvd

Points of Access: Fire Tower Rd

Location Map



Transportation Background Information

1.) Fire Tower Road- State maintained

	<u>Existing Street Section</u>	<u>Ultimate Thoroughfare Street Section</u>
Description/cross section	2 lanes - paved shoulder	4 lanes divided with raised median
Right of way width (ft)	60	100
Speed Limit (mph)	45	no change
Current ADT:	23,350 (*)	
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 Fire Tower Road that service this property.

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

Transportation Improvement Program Status: Project U-5785, which involves widening a 0.6-mile stretch of Fire Tower Road between Charles Boulevard (N.C. 143) and 14th Street and Project U-5870, which involves widening Fire Tower Road to Portertown Road and widening Portertown Road to 10th Street (N.C. 33), a distance of 2.2 miles.

Trips generated by proposed use/change

Current Zoning: 431 -vehicle trips/day (*) **Proposed Zoning:** 1,031 -vehicle trips/day (*)

Estimated Net Change: increase of 600 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 Fire Tower Road are as follows:

1.) Fire Tower Road , East of Site (40%): “No build” ADT of 23,350

Estimated ADT with Proposed Zoning (full build) –	23,762
Estimated ADT with Current Zoning (full build) –	<u>23,522</u>
Net ADT change =	240 (1% increase)

2.) Fire Tower Road , West of Site (60%): “No build” ADT of 23,350

Estimated ADT with Proposed Zoning (full build) – 23,969

Estimated ADT with Current Zoning (full build) – 23,609**Net ADT change = 360 (2% increase)****Staff Findings/Recommendations**

Based on possible uses permitted by the requested rezoning, the proposed rezoning classification could generate 1031 trips to and from the site on Fire Tower Road, which is a net increase of 600 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		
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 and CD*	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

* The residential density of the CD zoning district is based on the size of the mechanically conditioned floor area. See Section 9-4-153 in the City Code for development standards.

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



City of Greenville, North Carolina

Meeting Date: 1/15/2019
Time: 6:00 PM

Title of Item: Ordinance initiated by the Greenville City Council to amend the Greenville Future Land Use and Character Map for the area located adjacent to the East Carolina University (ECU) Main Campus roughly between East 5th Street and Shady Lane and 130+/- feet west of Maple Street containing 0.90+/- acres from University/Institutional (UI) to Traditional Neighborhood, Medium-High Density (TNMH).

Explanation: **Abstract:** The City Council initiated a request to amend the City of Greenville Future Land Use and Character Map for the area located adjacent to the East Carolina University (ECU) Main Campus roughly between East 5th Street and Shady Lane and 130+/- feet west of Maple Street containing 0.90+/- acres from University/Institutional (UI) to Traditional Neighborhood, Medium-High Density (TNMH).

Comprehensive Plan:

Current Land Use Character: University/Institutional (UI)

Mainly comprised of ECU's Main Campus, surrounding facilities (athletic fields), and the future Millennial Campus. The core of the campus area tends to cluster buildings in a walkable pattern. At the edges of the campus are related facilities and parking areas.

Intent:

- Encourage better physical links between Uptown and ECU
- Support campus development as described in A Campus Within Context, A Comprehensive Master Plan for East Carolina University(2012) and in potential master plan updates by coordinating infrastructure improvements and leveraging investments to revitalize adjacent areas

Primary uses:
Institutional/civic

Secondary uses:
Office
Multi-family residential

Proposed Land Use Character: Traditional Neighborhood, Medium-High Density

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

Intent:

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

Primary uses:
Multi-family residential
Single-family residential attached (townhomes) and detached (small-lot)

Secondary uses:
Institutional (neighborhood scale)

History of Horizons 2026: Greenville's Community Plan and the Future Land Use and Character Map

In 2015, a Comprehensive Plan Committee (CPC) was established by City Council to update Horizons: Greenville's Community Plan and the Future Land Use map.

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

In addition to attendance by the appointed 24 CPC members, Community Partners were also invited to all Committee meetings to review drafts and provide input throughout development of the plan. The Community Partners invited to participate included representatives from various City of Greenville departments, the Town of Winterville, Pitt County Government (Planning Department), Pitt County Schools, Greenville

Utilities Commission, and NCDOT. Presentations and summaries from the CPC meetings were posted online following each meeting at the project website.

In addition to these meetings, two open houses were held at the Convention Center, and a 2-day workshop was held at the Willis Building.

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

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

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

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

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

During the November 16, 2015 and January 26, 2016 CPC meetings and the 2-day workshop, the draft Future Land Use and Character Map was specifically discussed.

At the 2-day workshop on November 4 and 5, 2015, the draft Future Land Use and Character Maps were presented to gather ideas, input and comments from all interested parties.

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

1. Infill and redevelopment are priorities
2. Quality design
3. Greater intensity of development in some locations
4. Create well-connected places

5. A vibrant Uptown
6. Create neighborhoods, maintain established ones
7. Protect natural features/amenities
8. Sustainable development practices

Similarities to the past plan:

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

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

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

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

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

Present Land Use:

The subject area contains a total of six (6) parcels. Three (3) parcels are owned by ECU and the remaining three (3) parcels are privately-owned. Two of the ECU-owned parcels contain a university parking lot and the third parcel contains a single-family dwelling that is used for visiting faculty. The three privately-owned parcels contain two (2) single-family dwellings and one (1) vacant lot. One of the single-family dwellings and the vacant lot are under common ownership.

Summarized History of this Request:

The vacant lot and one of the single-family dwellings, included in this request, are adjacent to each other and under common ownership. These same lots were involved in a rezoning request that was unanimously denied by the Planning and Zoning Commission on May 15, 2018. This request was withdrawn from consideration by City Council on August 9, 2018 at the request of the applicant. On that same date, City

Council asked staff to make an assessment and/or recommendation on the appropriateness of the adopted Future Land Use and Character Map. On

On July 17, 2018, the Planning and Zoning Commission was scheduled to consider a request from Hap Maxwell, President of TRUNA, to amend the Future Land Use and Character Map that was identical to the current request. This request was withdrawn from consideration by the Planning and Zoning Commission at the request of the applicant.

Please see the attached memo for a more detailed history.

Fiscal Note: No cost to the City.

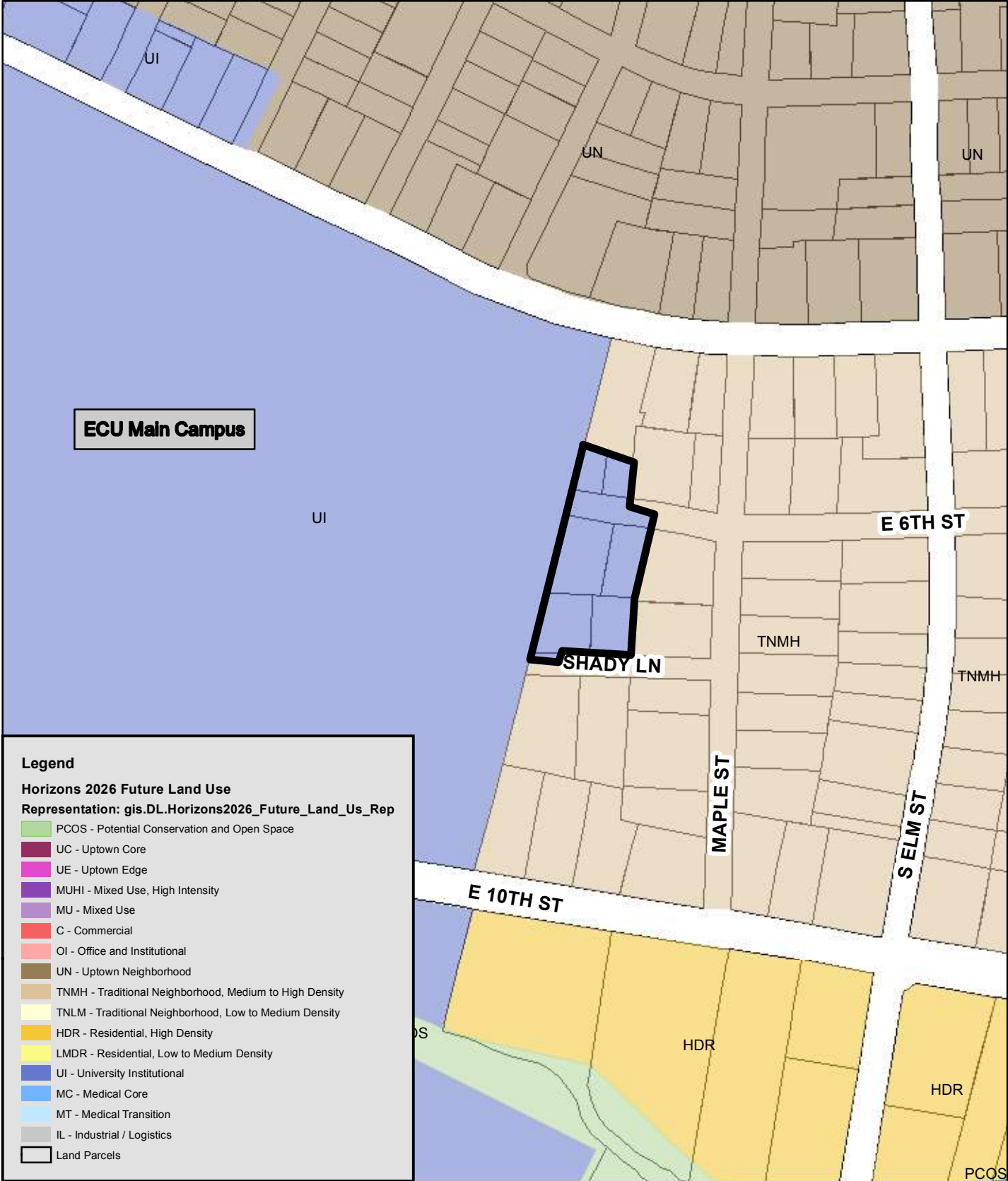
Recommendation: The current character designations for this area on the Future Land Use and Character Map support a sustainable development pattern. Therefore, staff recommends denial of this request.

On September 8, 2016, Horizons 2026: Greenville's Community Plan and the Future Land Use and Character Map were lawfully adopted by City Council. The adopted plan was the result of numerous meetings, workshops, and open houses that engaged the public.

ATTACHMENTS:

-
Map
Notes to Council
Residential Density Chart

Future Land Use and Character Map Amendment
From: UI (University/Institutional)
To: TNMH (Traditional Neighborhood, Medium - High Density)
Acres: 0.90+/-
December 31, 2018



MEMO

DEPARTMENT

TO: Ann E. Wall, City Manager

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

DATE: November 28, 2018

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

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

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

Below is a timeline of events:

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

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

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

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

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

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

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

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

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

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

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

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

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

the neighborhood, but opposed amending the FLUCM.

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

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

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

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

Attch: Maps 1-3

cc: Ken Graves, Assistant City Manager

MAP 1

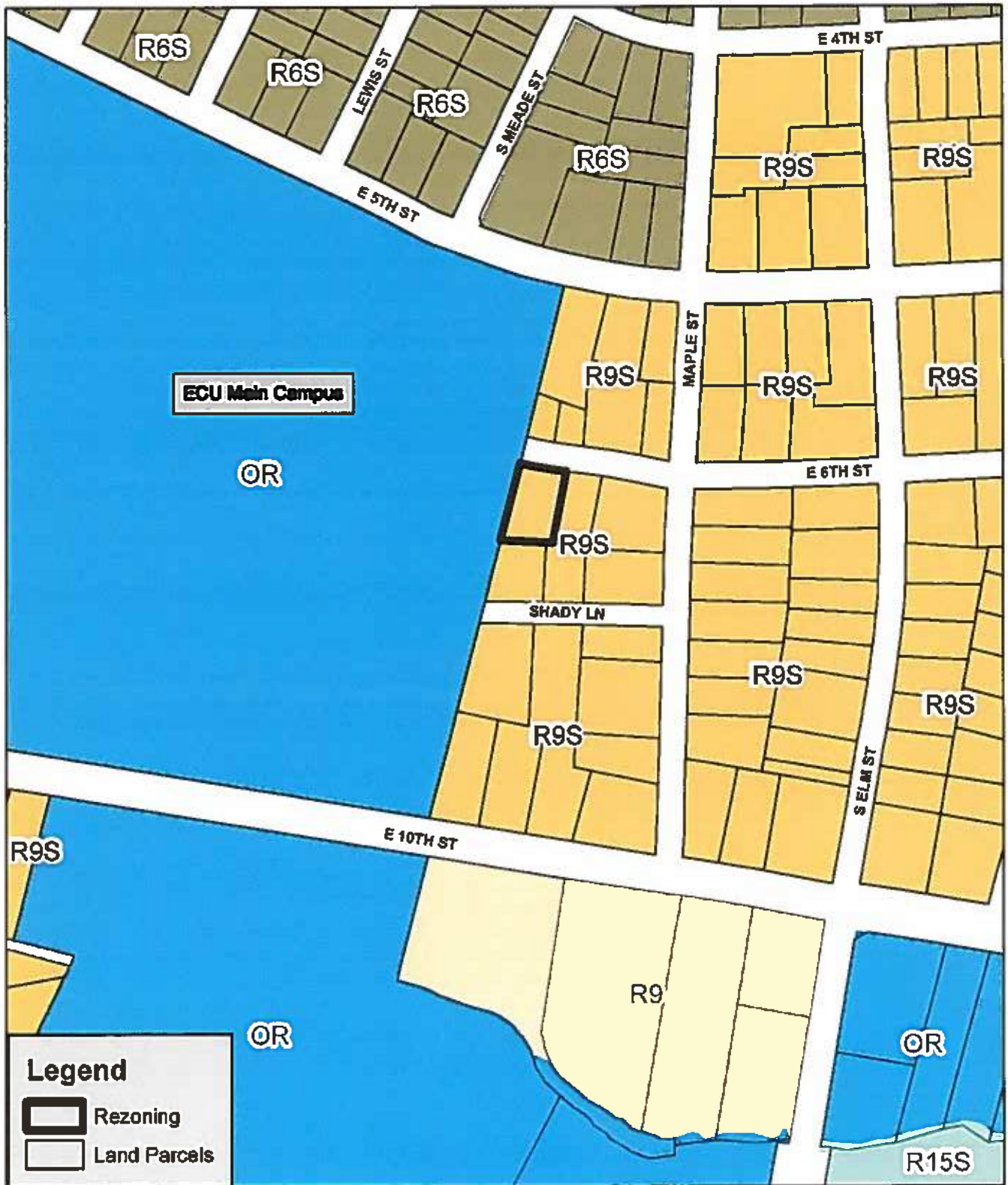
Jeffrey Daniels and Timothy McCarthy

From: R9S

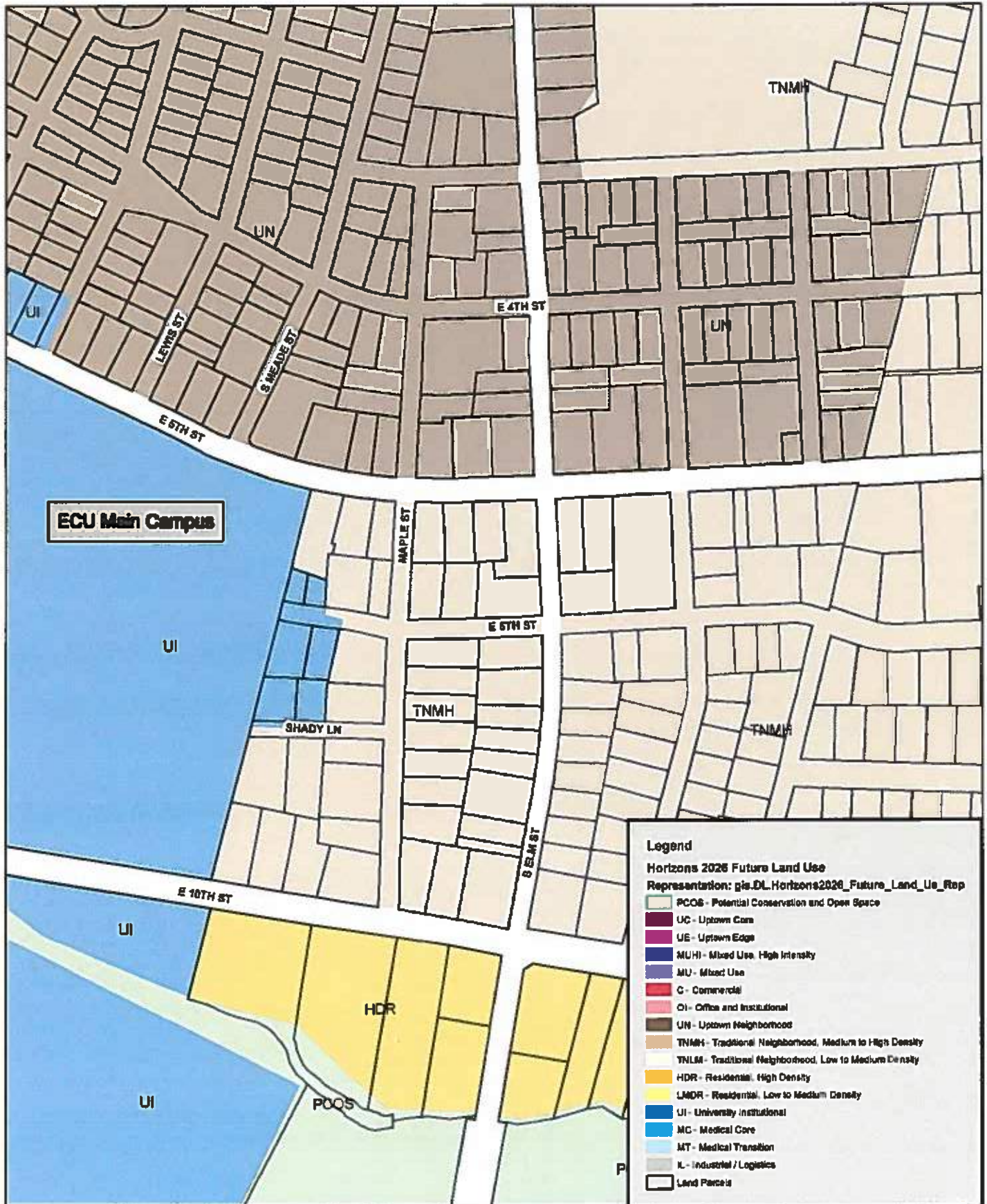
To: OR

Acres: 0.246

May 1, 2018

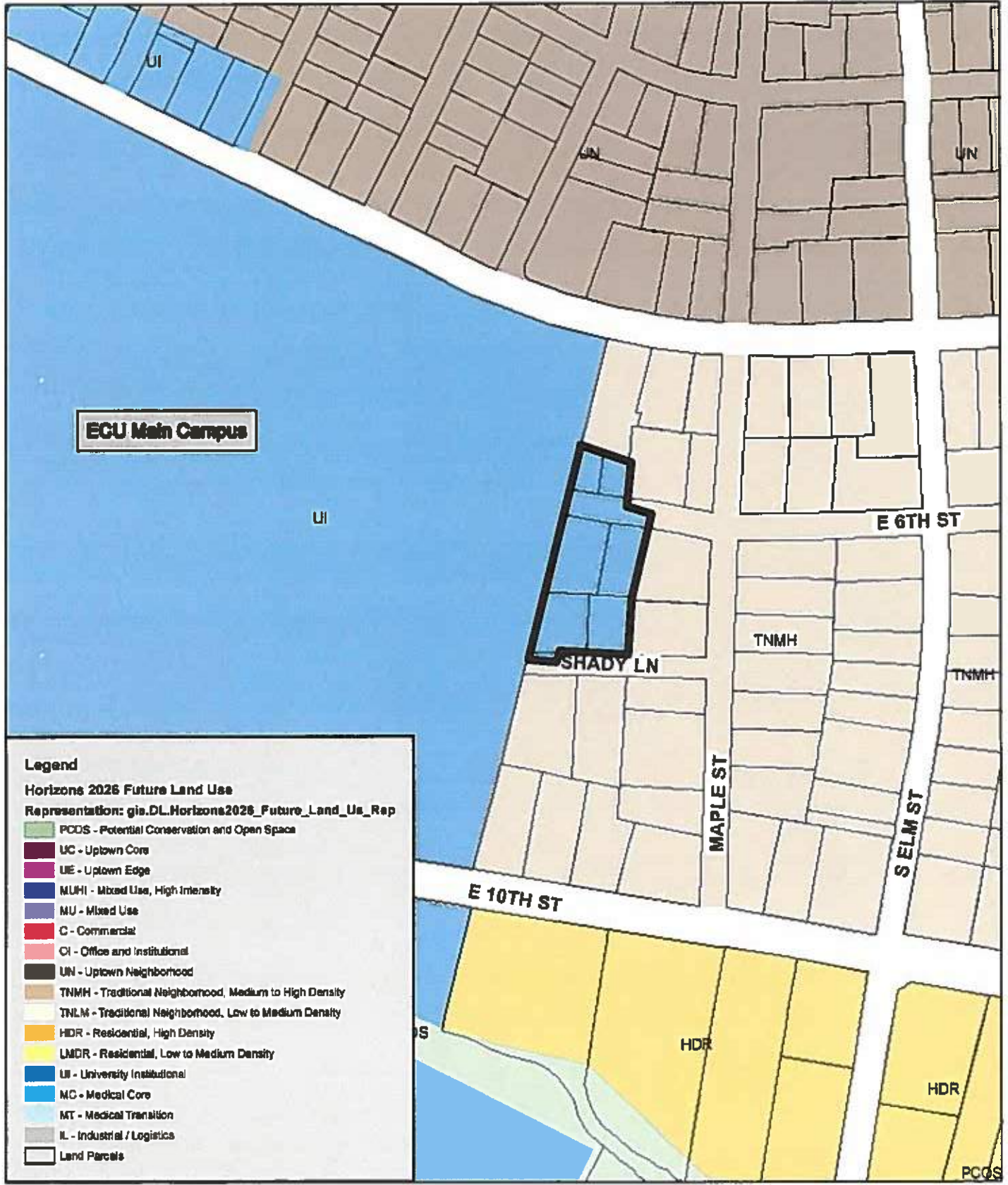


MAP 2 Future Land Use and Character Map



MAP 3

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



Legend

Horizons 2026 Future Land Use
Representation: gis.DL.Horizons2026_Future_Land_Us_Rep

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

RESIDENTIAL DENSITY CHART

Density Level	Future Land Use and Character Type	Applicable Zoning District(s)	Units per Acre***
High	Uptown Edge (UE)	CDF and CD*	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

* The residential density of the CD zoning district is based on the size of the mechanically conditioned floor area. See Section 9-4-153 in the City Code for development standards.

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