



Agenda

Planning and Zoning Commission

February 19, 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 - Ken Wilson

III. Roll Call

IV. Approval of Minutes

1. January 15, 2019

V. New Business

Rezoning

2. Ordinance requested by Ocean Reef Investments, LLC to rezone 4.061 acres located on the southeastern corner of the intersection of MacGregor Downs Road and B's BBQ Road from MO (Medical-Office) to CG (General Commercial).
3. Ordinance requested by Happy Trail Farms, LLC to rezone 17.193 acres located near the northeastern corner of the intersection of East 10th Street and Port Terminal Road from RA20 (Residential-Agricultural) to R6A-RU (Residential [Medium Density])-Restricted Residential Overlay District.

VI. Adjournment



City of Greenville,
North Carolina

Meeting Date: 2/19/2019
Time: 6:00 PM

Title of Item: January 15, 2019

Explanation:

Fiscal Note:

Recommendation:

ATTACHMENTS:

PZ_MIN_DFT_JANUARY_15_2019_1099626

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

January 15, 2018

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

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

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

PLANNING STAFF: Chantae Gooby, Chief Planner; Thomas Barnett, Community Development Director; Camillia Smith, Secretary

OTHERS PRESENT: Emanuel McGirt, City Attorney; Cathy Meyer, Civil Engineer; Rick DiCesare, City Traffic Engineer; Scott Godefroy, City Engineer; Kelvin Thomas, Communication Technician.

MINUTES: Motion made by Ms. Darden, seconded by Mr. King, to accept the December 18th, 2018 minutes. Motion passed unanimously.

NEW BUSINESS

Closure of an Alleyway located on the east side of Cedar Lane and south of East Tenth Street.

Mr. Godefroy presented the Alleyway closure, describing the 300ft long and 20 wide alley he informed the commission that it has been in existence since 1956. Mr. Godefroy said that GUC would be able to use the alley way during utility repair.

**Motion to approve the Closure of the Alleyway located on the east side of Cedar Lane and south of East Tenth Street by John Collins
Seconded by Chris Darden**

Motion passed unanimously.

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

Mr. Godefroy characterize the Alleyway as being used for storm drainage since 1940, the city has resurface it and would like to give it back to the property owners. The drainage line went into the creek and long with GUC, City Staff has reviewed the closure of the alley.

**Motion to approve the closure of the Alleyway located on the east side of East Spring Road and south of East Tenth Street by Ken Wilson.
Seconded by Les Robinson**

Motion passed unanimously.

REZONINGS

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).

Ms. Gooby delineated the property. This rezoning was associated a Future Land Use Character Map Amendment that was denied by Council. While the amendment was denied, the applicant would still like the rezoning to be considered. The majority of the surrounding property is vacant. The Pitt County Landfill is located to the east. The property is not in the flood zone but is in the Greens Mill Run Watershed and will require 25-year storm water detention. Under current zoning, the property could accommodate 30 to 35 single-family lots and under the requested zoning it could accommodate 58,000 square feet of warehouse or industrial space. The Future Land Use Character Map recommends office/institutional (OI) is used as transition between the Southwest Bypass and the Residential to the west. The requested industrial zoning is not part of the office/institutional character. In staff's opinion, the request is not in compliance with the Horizons 2026: Greenville's Community Plan and the Future Land Use Character Map. Staff recommends denial.

Mr. Maxwell asked if this property is located at the beginning of Greens Mill Run.

Ms. Gooby replied yes.

Mr. Robinson asked staff to explain what 25-year storm water detention means.

Ms. Meyer explained there is a 5% chance of that type of storm happening at any point in time. A 10-year storm means that there is a 10% chance that it will happen at any point in time.

Mr. Maxwell stated you could have two 10-year storms in July.

Mr. Godefroy replied yes because this based on statistical information.

Mr. Overton stated that it all ultimately affects the size of the storm water retention.

Mr. Overton open the public hearing.

Mr. Mike Baldwin, Baldwin Design Consultants, spoke in favor, on behalf of the applicant. He stated he is not trying to pick apart the Comprehensive Plan. The Land Use Map Amendment that came before this board was approved. The most important thing is the noise coming from the Pitt County Landfill is not appropriate near offices. The noise and vibration from the railroad is not appropriate near offices. The noise from the by-pass is not appropriate near offices. Office zoning is one of the most restrictive zoning classifications. Business like banks, medical offices and real estate offices would find it difficult to operate here.

Mr. Robert O'Neal, spoke in opposition of the request, lives on Allen Road about ¼ miles from the landfill. He has been in contact with County Manager who told him the noise is coming from the lime distribution company that is leasing a portion of the County property. He is told that the use is allowed and there basically nothing that could be done. They operate from sunup to sundown. I am against the request if they want industrial. They should go across the river where everything is zoned industrial. I have a son with special-needs and he is afraid to go outside now with all the noise.

Mr. Baldwin replied he appreciated the gentlemen's concern but there is only have 32 feet of frontage along the railroad for this property. The noise he is referring to is from the lime distribution. It is the noisiest machine I have

ever heard. That is why I am here requesting industrial because residential and offices don't belong around that noise. I think the height of the Southwest Bypass is going to give this gentlemen plenty of noise protection.

Mr. O'Neal replied that I know he wants his zoning but even with the trees being thick in the summer time it doesn't buffer the noise. I think it should be denied. We families living there. There is a nice park that the City just built and we barely go there because of the noise. I think it should be denied.

Mr. Overton closed the public hearing.

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

Motion made by Mr. Schrade, seconded by Mr. Joyner, to recommend approval of the proposed amendment, to advise that, although it 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 and other matters. Voting in favor: Wilson (abstained), Joyner, King, Schrade, Darden, and West. Voting in opposition: Collins and Maxwell. Motion passed 6 to 2.

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).

Motion made by Ms. Darden, seconded by Mr. King, to recuse Chairman Overton. Motion passed unanimously.

Ms. Gooby delineated the property. It is located across the street from Physicians East. The 7.6 acre property is now adjacent to a new Dunkin Donuts. There is a neighborhood activity center at this property, which is where commercial is encouraged. These areas are intended to service a 1-mile radius. Staff anticipates about 60,000 square feet of mixed retail/restaurant and a convenience store at the corner. The Future Land Use Plan recommends mixed use at this corner, which is described as place to live, work and shop. The mixed use character allows a variety of zoning districts. In staff's opinion, the request is in compliance with the Horizons 2026: Greenville's Community Plan and the Future Land Use Character Map. Staff recommends approval.

Mr. Mike Baldwin, Baldwin Design Consultants, spoke in favor, on behalf of the applicant. The property was rezoned to MCG (Medical-General Commercial) 2016 right after the Horizons 2026 was adopted. The request will be in harmony with the surrounding zoning pattern. While it would require strong traffic mitigation, it still an appropriate zoning for this area.

No one spoke in opposition.

Mr. Overton closed the public hearing.

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

Ordinance requested by 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).

Motion made by Mr. Joyner, seconded by Mr. West, to recuse Chairman Overton. Motion passed unanimously.

Ms. Gooby delineated the three (3) tracts. The Uptown Area contains a variety of uses. This rezoning could generate a net increase of 93 trips per day. Over the last few years, the trend has been for properties in the Uptown Area to be rezoned to CD because it allows more uses with relaxed standards that allows for more intensive and appropriate development. The Future Land Use Character Map recommends urban core (UC) in the “horse shoe” area transitioning to urban edge (UE) to the west and south. The request is a natural progression between Uptown and West Greenville. In staff’s opinion, the request is in compliance with the Horizons 2026: Greenville’s Community Plan and the Future Land Use Character Map. Staff recommends approval.

Mr. Mike Baldwin, Baldwin Design Consultants, spoke in favor, on behalf of the applicant. The vision for the property is to have something there that will fit in with the existing developments being done in the downtown area. The requested CD zoning gives more flexibility.

Mr. Overton, spoke in favor, that he has no intention of doing anything commercial on the street. I own the property across the street under another company. The setbacks are eased under the CD zoning. I see the street with really nice townhouses. The houses that were there were beyond repair. The intention is put residences that would appeal to the young professionals, doctors, professors that want to live downtown but not alongside students.

Ms. Ann Harrington, spoke in opposition. She lives on West 4th Street and would prefer single-families.

Ms. Darden asked if Ms. Harrington was opposed to the dilapidated houses being torn down.

Ms. Harrington replied that she wasn’t because they were in bad shape.

Mr. Overton, spoke in rebuttal in favor that he would like to see single-family homes in this area. My goal is to split the three (3) single-homes on one (1) lot into three (3) separate lots.

Ms. Harrington, spoke in rebuttal in opposition, that potential is the key word. The property would be a rental for a long time. Its many things that it could be but who knows what it will be.

Ms. Darden stated she frequents the area and has seen the positive impact the development has had on the area. The area need it and I don’t understand why anyone wouldn’t want to see the dilapidated duplexes gone.

Mr. Schrade replied I never thought it would turned around, I understand your concern, but on this particular road change would be good for the city.

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

Ordinance requested by 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).

Ms. Gooby delineated the property. Currently, there are three mobile homes and one single-family home on the site. The request could generate a net increase of 92 trips per day. There is a neighborhood activity center at the

intersection of Allen Road and Allen Ridge Road, which is where commercial is encouraged. These areas are intended to serve a 1-mile radius. A portion of the property is located in the floodplain and floodway and the entire property is located in the Greens Mill Run Watershed, which would require 25-year stormwater detention. There are only a few properties in this area that are still zoned RA20. Surrounding properties are zoned commercial and industrial and this trend will likely continue with the remaining properties. The Future Land Use Plan recommends commercial © at the southwestern corner of the intersection of Allen Road and the Norfolk Southern Railroad transitioning to industrial/logistics (IL) to the east and south. Potential conservation area/open space (PCOS) is recommended along Greens Mill Run. In staff's opinion, the request is in compliance with the Horizons 2026: Greenville's Community Plan and the Future Land Use Character Map. Staff recommends approval.

Mr. Maxwell asked about the wetlands subject to riparian and buffer rules mentioned in the report.

Ms. Gooby replied that riparian buffer rules apply if there is a blue line stream, which would require a 50-foot buffer along the edge of the stream that would remain undisturbed.

Mr. Mike Baldwin, Baldwin Design Consultants, spoke in favor, on behalf of the applicant. With the widening of Allen Road and a grass median, there will be only right-in and right-out of this property. As far as the wetlands/riparian area, the wetlands are a question mark. The riparian buffer is required as there is a blue line stream there. We are trying to emulate what is already commercial in the area.

Mr. O'Neal, spoke in opposition, stated he didn't see how a small piece of property can be developed. I'm against it because it is close to my house. During Hurricanes Floyd and Irene, the water went over the road, and the trailer in the picture was covered with water within 6 inches of its roof.

Mr. Maxwell asked doesn't the Watershed Master Plan discourage building on flood prone land. With this degree of flooding and it being at the head of Greens Mill Run at what point do we look at the PCOS character. Shouldn't this land be deemed as conservation/open space for no further development?

Ms. Gooby replied that the zoning of a property has nothing to do with if it's suited for development. You can have a commercial property that is located in the flood plain that may not be developed. That is the purpose of PCOS on the map caution someone of potential environmental constraints.

Mr. Faison replied so green is buyer beware.

Ms. Gooby replied yes.

Mr. Robinson asked if the widening of Allen Road will affect the flooding.

Mr. Godefroy, City Engineer, stated that the widening of the road will be on the east side of Allen Road and the culverts will be upsized.

Mr. O'Neal stated that flooding will only worsen with the construction.

Mr. Baldwin replied that culverts under city streets are designed for 10-year storms and NCDOT designs for 25-year storms on secondary road.

Motion made by Mr. Schrade, seconded by Mr. Robinson, 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: Joyner, Collins, King, Schrade, Darden, and West. Voting in opposition: Wilson and Maxwell. Motion passed.

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]).

Ms. Gooby delineated the property. There is a community activity center at the intersection of Charles Boulevard and Fire Tower Road, which is where commercial is encouraged. These areas are intended to service a 3-mile radius. This request could generate net an increase of 600 trips per day. This area will be impacted by the planned road widening for Fire Tower Road, which will make it a 4-lane divided median highway. All traffic leaving from this property will eventually be required to make a right-hand turn. Under the current zoning, the property could accommodate 40-45 single-family lots. Under the proposed zoning, the property could accommodate 150 multi-family units. The Future Land Use Plan recommends commercial © at the intersection of Charles Boulevard and Fire Tower Road transitioning to office/institutional (OI) to the north and traditional neighborhood, medium-high density (TNMH). The requested OR zoning is part of the TNMH character. Further, potential conservation/open space (PCOS) is shown along the northern property line and along Meeting House Branch (which traverses the property). Meeting House Branch is a blue line stream, which may be subject to riparian buffer rules. In staff's opinion, the request is in compliance with the Horizons 2026: Greenville's Community Plan and the Future Land Use Character Map. Staff recommends approval.

Mr. Scott Anderson, Ark Consulting, spoke in favor, representing the applicant. The request is in compliance with Future Land Use Plan and the proposed OR zoning provides a transition from the commercial at Charles Boulevard and Fire Tower Road. The rear of the property drops off significantly and 25-year storm water detention required. So, that is where the storm water detention will be located. The property will be affected by the Fire Tower widening project so access will be limited to right-in and right-out.

Ms. Nikki Coutouzis, spoke in opposition. She lives on Cleere Court in the Red Banks Subdivision. She has 16 signatures of people that are in opposition that live in Meeting Place Subdivision, which is adjacent to the rezoning. There are no trees and is completely open to their homes. The biggest concern is traffic. The intersection has already deemed one of the most accident prone intersection in the city and with the increase of 600 trips per day and the DOT widening project this project is at a bad time. We would like to see the area stay single-family.

Ms. Scott, spoke in opposition. She lives on Cleere Court in the Red Banks Subdivision. Her main concern is with traffic and how horrible it is at certain times of the day. The overall plan should be considered to keep our neighborhood safe. If you look at accident reports, our neighborhood isn't safe. We don't have turning lane so please consider this.

Mr. Anderson, spoke in rebuttal, in favor. He stated traffic is bad and the roadway was designed to handle 12,000 trips per day and the new road is designed to handle 39,000 trips per day. The owner doesn't have any immediate plans for the area.

Mr. DiCesare, City Traffic Engineer, stated that City and NCDOT will work together to properly position the driveway of the proposed project. NCDOT would mostly likely request a dedicated right turn lane into the property. There will be signalized, time and coordinated traffic lights. The time of construction is 2020-2024. The efficacy will help flush out congestion.

Mr. Wilson stated he has a problem with putting additional traffic in that area. 600 trips doesn't seem like a lot but at 8:00 a.m. it is. If this was 2 years from now, once the widening begins it would be different.

Motion made by Mr. Wilson, seconded by Mr. Maxwell to recommend denial of the proposed amendment, to advise that, although it is consistent with the Comprehensive Plan, there is a more appropriate zoning classification, and to adopt the staff report which addresses plan consistency and other matters. Voting in

favor: Maxwell and Wilson. Voting in opposition: Joyner, Collins, King, Schrade, Darden and West. Motion failed.

Motion made by Mr. King, seconded by Mr. Schrade to recommend approval of the proposed amendment and 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: Joyner, Collins, King, Schrade, Darden (abstained) and West. Voting in opposition: Maxwell and Wilson. Motion passed.

Land Use Plan Map Amendment

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).

Motion made by Mr. Robinson, seconded by Ms. Darden to recuse Mr. Maxwell. Motion passed unanimously.

Ms. Gooby detailed the history of the request. This originally started as a result of a rezoning on East 6th Street, which is located in the subject area. The TRUNA Neighborhood Association initially requested this same amendment last year, but withdrew the request. City Council asked staff to do an assessment and bring back a recommendation. On City Council initiated this request. City staff met with representative of the TRUNA Neighborhood and ECU in eight (8) separate occasions related to this request. Within the subject area, there is a parking lot and a single-family home owned by for ECU, two (2) privately owned single-family homes and a vacant lot. In 2015, the Comprehensive Plan Committee was established to work on an update of the Horizons plan. This committee held nine (9) meeting. Of those meeting, there were (2) meetings and a workshop specifically for the Future Land Use and Character Map. One of the guiding principles for the Future Land Use and Character Map is: sustainable development practices. This property is adjacent to the ECU Main Campus and ECU owns almost half of the subject property. Due to the location of this property, it is an area for the natural progression of ECU. During the eight meetings, there was not support from either side for a compromise. In staff's opinion, the current version of the Future Land Use and Character Map still supports a sustainable pattern of development. Staff recommends denial.

Mr. King asked although this was initiated by City Council, staff is recommending denial.

Ms. Gooby replied yes. Horizons and the Future Land Use and Character Map are only two years old. There has not been any significant change in the development pattern that would warrant such a change.

Ms. Ann Maxwell, spoke in favor of the request. She is a longtime resident and homeowner in the neighborhood. They live with sense of community and this "bump out" had to be a mistake that intends to steal the peacefulness and safety of their neighborhood.

Mr. John Gresham, spoke in favor of the request. He is a longtime resident and homeowner in the neighborhood.

Ms. Marty Priddy, spoke in favor of the request. She is a longtime resident and homeowner in the neighborhood.

Mr. John Whacker, spoke in favor of the request. He is a longtime resident and homeowner in the neighborhood.

Ms. Marty Vainwright, spoke in favor of the request. She is a longtime resident and homeowner in the neighborhood.

Mr. Hap Maxwell, spoke in favor of the request. He is a longtime resident and homeowner in the neighborhood.

Ms. Susan Redding, spoke in favor of the request. She is a longtime resident and homeowner in the neighborhood.

Mr. William Hanlon, spoke in favor of the request. He is a longtime resident and homeowner in the neighborhood.

Mr. Bill Redding, spoke in favor of the request. He is a longtime resident and homeowner in the neighborhood.

Mr. Greg Gurble, spoke in favor of the request. He is a longtime resident and homeowner in the neighborhood.

Mr. Bagnell, Vice Chancellor of Campus Operations at ECU, spoke in opposition, replied that ECU has no plans at this time but needs to protect its future. I don't think that the Future Land Use and Character Map should be challenged in this way. Development is accruing within the current zoning and ECU can still proceed through the State.

Mr. Schrade stated I think it should be left the way it is, but I don't think it was a mistake.

Mr. Robinson replied the neighborhood is a beautiful to drive through. I think ECU benefits from having future parents see what a beautiful and safe area they are dropping their kids in. The neighborhood give a great impression of the University and community. I think we should give the neighbors what they want but keep in mind ECU can proceed through the State.

Mr. Wilson replied while I think it should be changed. I commend staff for defending the Plan.

Mr. Overton commented I do agree, it doesn't make sense why it is there. I also agree with staff by defending it. The Future Land Use and Character Map is not perfect map and we are going to a micro level. Changes and flexibility will be needed for the future.

Motion made by Mr. Schrade to approve the request.

Seconded by Mr. Robinson

Motion passed unanimously

Motion to adjourn by Mr. Robinson

Seconded by Mr. King

Motion passed unanimously

Meeting adjourned at 8:53 pm

Submitted respectfully,

Chantae Gooby



City of Greenville, North Carolina

Meeting Date: 2/19/2019
Time: 6:00 PM

Title of Item: Ordinance requested by Ocean Reef Investments, LLC to rezone 4.061 acres located on the southeastern corner of the intersection of MacGregor Downs Road and B's BBQ Road from MO (Medical-Office) to CG (General Commercial).

Explanation: **Abstract:** The City has received a request from Ocean Reef Investments, LLC to rezone 4.061 acres located on the southeastern corner of the intersection of MacGregor Downs Road and B's BBQ Road from MO (Medical-Office) to CG (General Commercial).

Required Notices:

Planning and Zoning meeting notice (property owner and adjoining property owner letter) mailed on February 5, 2019.
On-site sign(s) posted on February 5, 2019.
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 residential, high density (HDR) on the southeastern corner of the intersection of MacGregor Downs Road and B's BBQ Road extending to the east along MacGregor Downs Road and transitioning to commercial to the south along B's BBQ Road.

Residential, High Density

Residential areas composed primarily of multi-family housing in various forms. Defined by existing development patterns where building size and style tend to be consistent within a development, with large blocks, and limited connectivity

between different building types and uses. Future development should take a more traditional neighborhood pattern where different residential types are connected in a walkable pattern. High density residential is typically appropriate near activity centers and corridors.

Intent:

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

Primary uses:

Multi-family residential
Two-family residential
Attached residential (townhomes)

Secondary uses:

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

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

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

Based on the analysis comparing the existing zoning (384 daily trips) and requested rezoning, the proposed rezoning classification could generate approximately 274 trips to and from the site on B's BBQ Road, which is a net *decrease* of 110 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 1976, the property was incorporated into the City's extra-territorial jurisdiction (ETJ) and zoned RA20 as part of a large-scale ETJ extension. In 1985, the Medical District was adopted by City Council. The subject site was included as part of the Medical District and rezoned to MR (Medical-Residential). In 2005, the property was rezoned to its current zoning.

Present Land Use:

Vacant

Water/Sewer:

Water and sanitary sewer are available.

Historic Sites:

There are no known effects on historic sites.

Environmental Conditions/Constraints:

The property is located in the Harris Mill Run/Schoolhouse Branch Watershed. If stormwater rules apply, it would require 10-year detention and nitrogen and phosphorous reduction.

There is a small portion (0.18 acres) of the property located in the northwestern corner that is located in the 100-year floodplain. Development within this area would have to comply with the Flood Damage Prevention Ordinance.

Surrounding Land Uses and Zoning:

North: RA20 - one (1) mobile home park and MR - Wyngate Subdivision (single-family)

South: CG - One (1) single-family residence and MR - One (1) single-family residence and Waterford Place Apartments

East: MR - Cascade Apartments

West: CG - One (1) vacant lot

Density:

Under the current zoning, the site could accommodate 34,850+/- square feet of office space.

Under the current zoning, the site could accommodate 109,600+/- square feet of mini-storage.

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

Fiscal Note:

No cost to the City.

Recommendation:

In staff's opinion, the current zoning already meets the goals and objectives of Horizons 2026: Greenville's Community Plan and the Future Land Use and Character Map. The Future Land and Character Map recommends the residential, high density character in this area and one of the secondary uses within this character is "office". This 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."

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

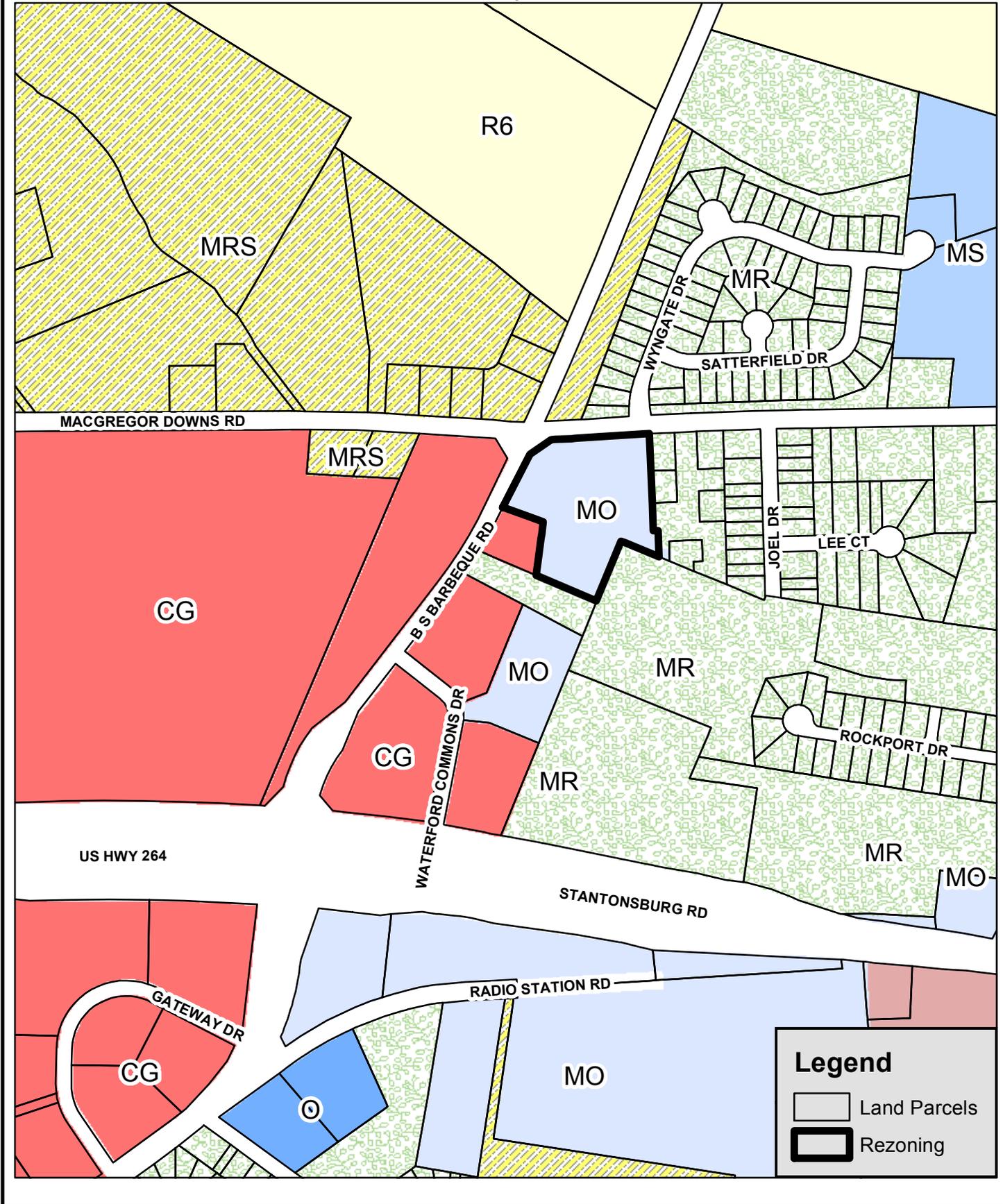
Ocean Reef Investments, LLC

Acres: 4.061

From: MO

To: CG

February 5, 2014



Ocean Reef Investments, LLC

Acres: 4.061

From: MO

To: CG

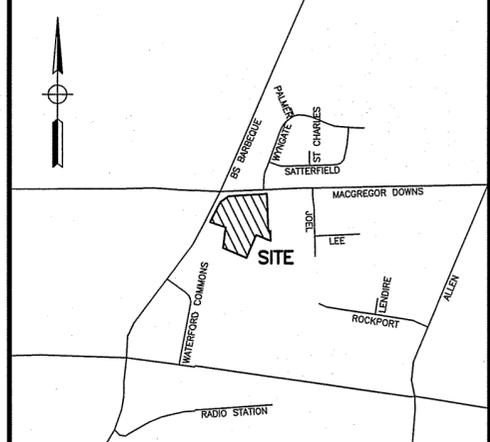
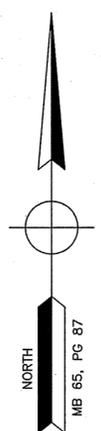
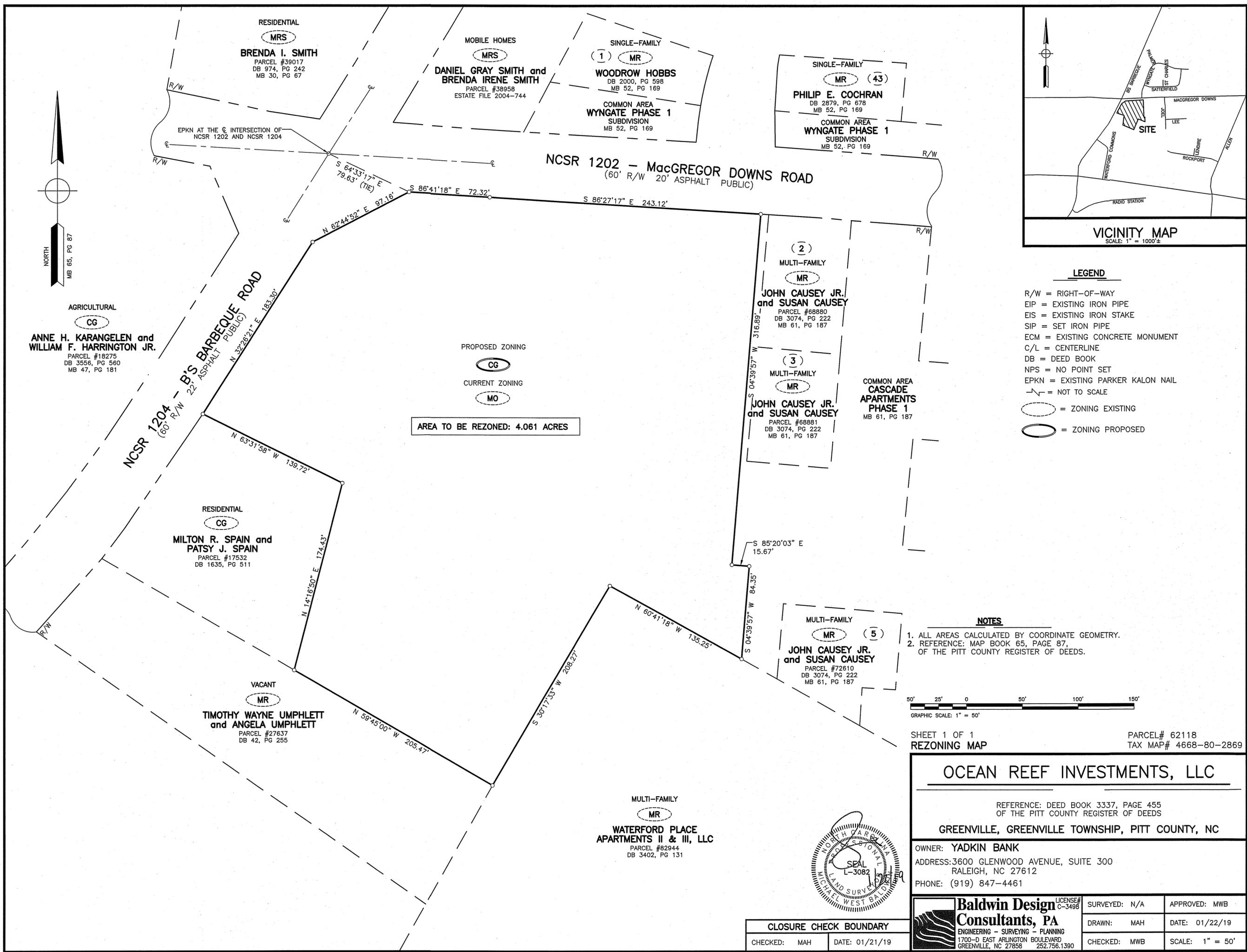
February 5, 2014



Legend

- Land Parcels
- Rezoning

Y:\DRAWINGS\19-018 OCEAN REEF INVESTMENTS, LLC\REZONING.dwg Tue, Jan 22, 2019-12:10pm MHERREJON



VICINITY MAP
SCALE: 1" = 1000'±

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

PROPOSED ZONING
 ○ CG
 CURRENT ZONING
 ○ MO
AREA TO BE REZONED: 4.061 ACRES

NOTES

- ALL AREAS CALCULATED BY COORDINATE GEOMETRY.
- REFERENCE: MAP BOOK 65, PAGE 87, OF THE PITT COUNTY REGISTER OF DEEDS.

GRAPHIC SCALE: 1" = 50'

SHEET 1 OF 1
REZONING MAP

PARCEL# 62118
 TAX MAP# 4668-80-2869

OCEAN REEF INVESTMENTS, LLC

REFERENCE: DEED BOOK 3337, PAGE 455
 OF THE PITT COUNTY REGISTER OF DEEDS

GREENVILLE, GREENVILLE TOWNSHIP, PITT COUNTY, NC

OWNER: YADKIN BANK
 ADDRESS: 3600 GLENWOOD AVENUE, SUITE 300
 RALEIGH, NC 27612
 PHONE: (919) 847-4461



CLOSURE CHECK BOUNDARY	
CHECKED: MAH	DATE: 01/21/19

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	DATE: 01/22/19
	CHECKED: MWB	SCALE: 1" = 50'

EXISTING ZONING	
MO (MEDICAL-OFFICE) - PERMITTED USES	
(1) General	
a.	Accessory use or building
b.	Internal service facilities
c.	On-premise signs per Article N
f.	Retail sales; incidental
(2) Residential	
l.	Group care facility
n.	Retirement center or home
o.	Nursing, convalescent or maternity home; major care facility
(3) Home Occupations - None	
(4) Governmental	
b.	City of Greenville municipal government building or use (see also section 9-4-103)
c.	County or state government building or use not otherwise listed; excluding outside storage and major or minor repair
d.	Federal government building or use
(5) Agricultural/Mining	
a.	Farming; agricultural, horticulture, forestry (see also section 9-4-103)
(6) Recreational/Entertainment	
f.	Public park or recreational facility
g.	Private noncommercial recreation; indoor only, not otherwise listed
(7) Office/Financial/Medical	
a.	Office; professional and business, not otherwise listed
d.	Bank, savings and loans or other savings or investment institutions
e.	Medical, dental, ophthalmology or similar clinic, not otherwise listed
(8) Services	
n.	Auditorium
r.	Art gallery
u.	Art studio including art 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
ee.	Hospital
ii.	Wellness center, indoor and outdoor facilities
(9) Repair - None	
(10) Retail Trade	
d.	Pharmacy
s.	Book or card store, news stand
w.	Florist
(11) Wholesale/Rental/Vehicle-Mobile Home Trade - None	
(12) Construction	
c.	Construction office; temporary, including modular office (see also section 9-4-103)
(13) Transportation - None	

(14) Manufacturing/Warehousing - None	
(15) Other Activities (not otherwise listed - all categories) - None	
MO (MEDICAL-OFFICE) - SPECIAL USES	
(1) General - None	
(2) Residential	
i.	Residential quarters for resident manager, supervisor or caretaker; excluding mobile home
(3) Home Occupations - None	
(4) Governmental	
a.	Public utility building or use
(5) Agricultural/Mining - None	
(6) Recreational/Entertainment	
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
e.	Barber or beauty salon
f.	Manicure, pedicure or facial salon
j.	College and other institutions of higher learning
l.	Convention center; private
s.	Hotel, motel bed and breakfast inn; limited stay lodging (see also residential quarters for resident manager, supervisor or caretaker and section 9-4-103)
s(1).	Hotel, motel bed and breakfast inn; extended stay lodging (see also residential quarters for resident manager, supervisor or caretaker and section 9-4-103)
ff(1).	Mental health, emotional or physical rehabilitation day program facility
hh.	Exercise and weight loss studio; indoor only
jj.	Health services not otherwise listed
ll(1).	Dry cleaners; household users; drop-off/pick-up station only
(9) Repair- None	
(10) Retail Trade	
c.	Wine shop; including on-premise consumption (see also section 9-4-103)
f.	Office and school supply, equipment sales
h.	Restaurant; conventional
i.	Restaurant; fast food (limited to multi-unit structures which contain not less than three separate uses)
j.	Restaurant and/or dining and entertainment establishment; regulated outdoor activities
k.	Medical supply sales and rental of medically-related products including uniforms and related accessories
t.	Hobby or craft shop
(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	
CG (GENERAL COMMERCIAL) - PERMITTED USES	
(1) General	
a.	Accessory use or building
b.	Internal service facilities
c.	On-premise signs per Article N
e.	Temporary uses; of listed district uses
f.	Retail sales; incidental
g.	Incidental assembly of products sold at retail or wholesale as an accessory to principal uses
(2) Residential - None	
(3) Home Occupations - None	
(4) Governmental	
b.	City of Greenville municipal government building or use (see also section 9-4-103)
c.	County or state government building or use not otherwise listed; excluding outside storage and
d.	Federal government building or use
g.	Liquor store, state ABC
(5) Agricultural/Mining	
a.	Farming; agricultural, horticulture, forestry (see also section 9-4-103)
l.	Beekeeping; minor use (see also section 9-4-103)
(6) Recreational/Entertainment	
f.	Public park or recreational facility
h.	Commercial recreation; indoor only, not otherwise listed
j.	Bowling alley
m(1).	Dining and entertainment establishment (see also section 9-4-103)
n.	Theater; movie or drama, indoor only
q.	Circus, carnival, or fair, temporary only (see also section 9-4-103)
s.	Athletic club; indoor only
(7) Office/Financial/Medical	
a.	Office; professional and business, not otherwise listed
b.	Operation/processing center
d.	Bank, savings and loans or other savings or investment institutions
e.	Medical, dental, ophthalmology or similar clinic, not otherwise listed
g.	Catalogue processing center
(8) Services	
c.	Funeral home
e.	Barber or beauty salon
f.	Manicure, pedicure or facial salon
k.	Business or trade school
o.	Church or place of worship (see also section 9-4-103)
q.	Museum
r.	Art gallery
s.	Hotel, motel bed and breakfast inn; limited stay lodging (see also residential quarters for resident manager, supervisor or caretaker and section 9-4-103)
u.	Art studio including art and supply sales

	v.	Photography studio including photo and supply sales
	y(1)	TV and/or radio broadcast facilities, including receiving and transmission equipment and towers not exceeding 200 feet in height or cellular telephone and wireless communication towers not exceeding 200 feet in height (see also section 9-4-103)
	z.	Printing or publishing service including graphic art, maps, newspapers, magazines and books
	aa.	Catering service including food preparation (see also restaurant; conventional and fast food)
	hh.	Exercise and weight loss studio; indoor only
	kk.	Launderette; household users
	ll.	Dry cleaners; household users
	oo.	Clothes alteration or shoe repair shop
	pp.	Automobile wash
(9) Repair		
	g.	Jewelry, watch, eyewear or other personal item repair
(10) Retail Trade		
	a.	Miscellaneous retail sales; non-durable goods, not otherwise listed
	d.	Pharmacy
	e.	Convenience store (see also gasoline sales)
	f.	Office and school supply, equipment sales
	g.	Fish market; excluding processing or packing
	h.	Restaurant; conventional
	i.	Restaurant; fast food (see also section 9-4-103)
	k.	Medical supply sales and rental of medically-related products including uniforms and related accessories
	l.	Electronic; stereo, radio, computer, TV and the like, sales and accessory repair
	m.	Appliance; household use, sales and accessory repair, excluding outside storage
	p.	Furniture and home furnishing sales not otherwise listed
	q.	Floor covering, carpet and wall covering sales
	r.	Antique sales, excluding vehicles
	s.	Book or card store, news stand
	t.	Hobby or craft shop
	u.	Pet shop (see also animal boarding; outside facility)
	v.	Video or music store; records, tape, CD and the like sales
	w.	Florist
	x.	Sporting goods sales and rental shop
	y.	Auto part sales (see also major and minor repair)
	aa.	Pawnbroker
	bb.	Lawn and garden supply and household implement sales and accessory service
	ee.	Christmas tree sales lot; temporary only (see also section 9-4-103)
(11) Wholesale/Rental/Vehicle-Mobile Home Trade		
	b.	Rental of home furniture, appliances or electronics and medically-related products (see also division (10k.)
	c.	Rental of clothes and accessories; formal wear, and the like
(12) Construction		
	c.	Construction office; temporary, including modular office (see also section 9-4-103)

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

	f.	Automobile, truck, recreational vehicle, motorcycle and boat sales and service (see also major and minor repair)
(12) Construction - None		
(13) Transportation - None		
(14) Manufacturing/Warehousing		
	k.	Mini-storage warehouse; household excluding outside storage
(15) Other Activities (not otherwise listed - all categories)		
	a.	Other activities; personal services not otherwise listed
	b.	Other activities; professional services not otherwise listed
	c.	Other activities; commercial services not otherwise listed
	d.	Other activities; retail sales not otherwise listed

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: 2/19/2019
Time: 6:00 PM

Title of Item: Ordinance requested by Happy Trail Farms, LLC to rezone 17.193 acres located near the northeastern corner of the intersection of East 10th Street and Port Terminal Road from RA20 (Residential-Agricultural) to R6A-RU (Residential [Medium Density])-Restricted Residential Overlay District.

Explanation: **Abstract:** The City has received a request from Happy Trail Farms, LLC to rezone 17.193 acres located near the northeastern corner of the intersection of East 10th Street and Port Terminal Road from RA20 (Residential-Agricultural) to R6A-RU (Residential [Medium Density])-Restricted Residential Overlay District.

Required Notices:

Planning and Zoning meeting notice (property owner and adjoining property owner letter) mailed on February 5, 2019.
On-site sign(s) posted on February 5, 2019.
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 10th Street and Port Terminal Road transitioning to traditional neighborhood, medium-high density (TNMH) to the east along E. 10th Street. To the north, traditional neighborhood, low-medium density (TNLM) is recommended further transitioning to potential conservation/open space (PCOS).

Commercial:

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

Intent:

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

Primary uses:

Commercial (small and large format)

Office

Secondary uses:

Institutional/civic

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

Traditional Neighborhood, Low-Medium Density

Residential area with a mix of housing types on small lots with a single-family neighborhood appearance. Traditional neighborhoods should have a walkable street network of small blocks, a defined center and edges, and connections to surrounding development.

Intent:

- Provide streetscape features such as sidewalks, street trees, and lighting
- Introduce neighborhood-scale commercial centers at key intersections

Primary uses:

Single-family residential

Two-family residential

Attached residential (townhomes)

Secondary uses:

Multi-family residential

Small-scale Institutional/Civic (churches and school)

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)

Potential Conservation/Open Space

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

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

Intent:

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

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

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

Based on the possible uses permitted by the requested rezoning, the proposed rezoning classification could generate 599 trips to and from the site on East 10th Street, which is a net increase of 73 additional trips per day.

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

History/Background:

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

Present Land Use:

Wooded

Water/Sewer:

Water will be provided by Eastern Pines Water Corporation. Sanitary sewer is located near The Davis Apartments.

Historic Sites:

There are no known effects on historic sites.

Environmental Conditions/Constraints:

The property is located in the Hardee Creek Watershed. If stormwater rules apply, 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 - Wooded (City-owned)

South: CG - Two (2) vacant lots; CN - One (1) outbuilding; RA20 - One (1) single-family residence and two (2) vacant lots

East: RA20 - Farmland and wooded

West: CH - Three (3) single-family residences and RA20 - East Carolina Masonry and one (1) single-family residence and one (1) vacant lot

Density:

Under the current zoning, the site could accommodate 50-55 single-family lots.

Under the proposed zoning, the site could accommodate 40-45 duplex lots (80-90 units).

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

Additional Staff Comments:

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

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

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

Fiscal Note:

No cost to the City.

Recommendation:

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

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

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

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

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

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

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

ATTACHMENTS:

Attachments

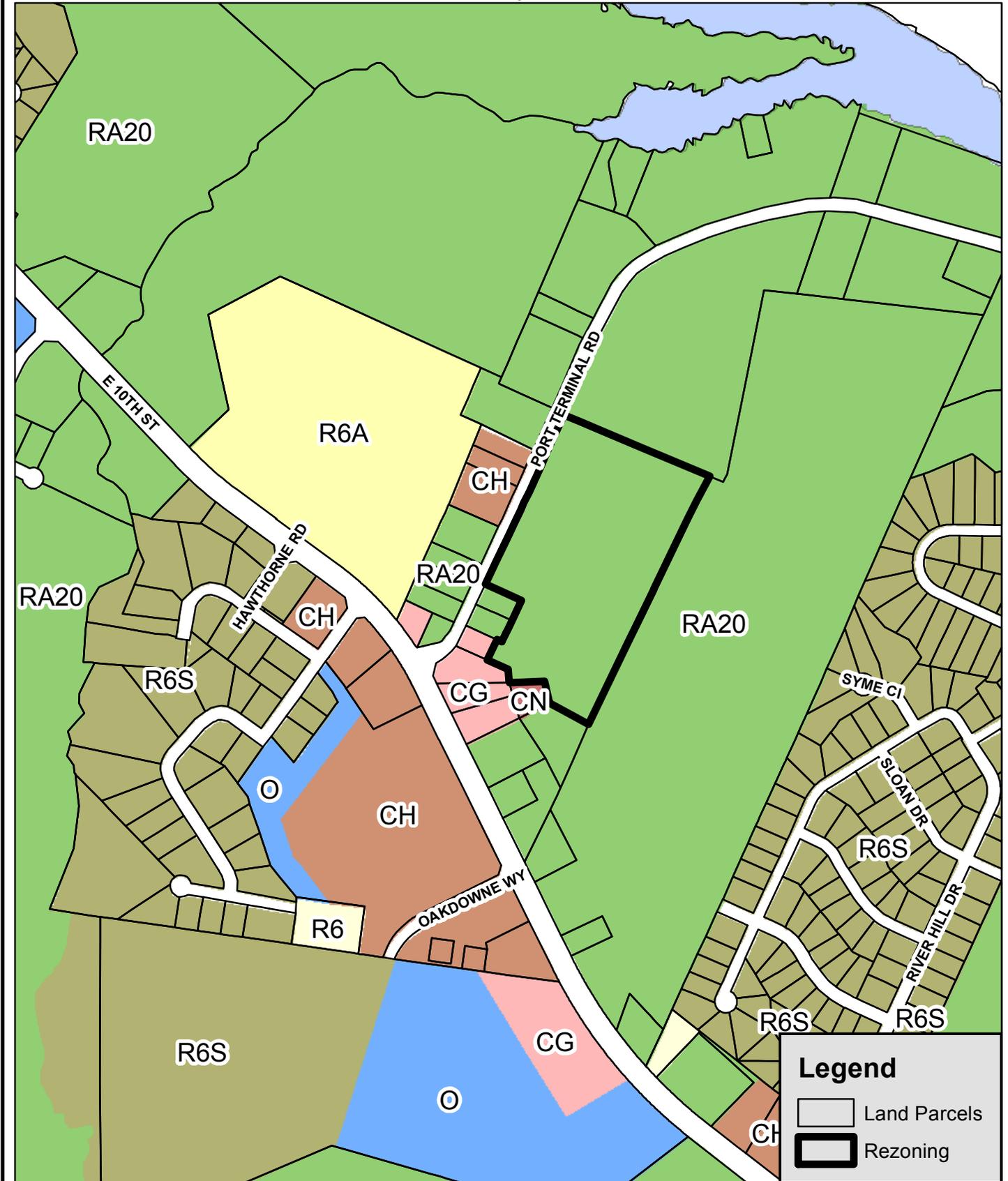
Happy Trail Farms, LLC

Acres: 17.193

From: RA20

To: R6A-RU

February 5, 2019



Happy Trail Farms, LLC

Acres: 17.193

From: RA20

To: R6A-RU

February 5, 2019



Legend

-  Land Parcels
-  Rezoning

REZONING THOROUGHFARE/TRAFFIC VOLUME REPORT

Case No: 19-02

Applicant: Happy Trail Farms, LLC

Property Information

Current Zoning: RA20 (Residential-Agricultural)

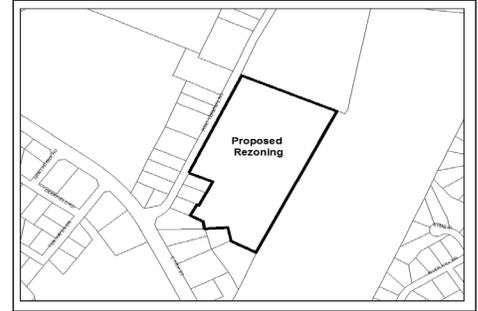
Proposed Zoning: R6A-RU (Residential [Medium Density])
Restricted Residential Overlay District

Current Acreage: 17.193 acres

Location: Port Terminal Road, north of East 10th Street

Points of Access: East 10th Street

Location Map



Transportation Background Information

1.) E. 10th St- State maintained

	<u>Existing Street Section</u>	<u>Ultimate Thoroughfare Street Section</u>
Description/cross section	5 lanes - curb & gutter	no change
Right of way width (ft)	100	no change
Speed Limit (mph)	55	no change
Current ADT:	22,285 (*)	
Design ADT:	29,900 vehicles/day (**)	29,900 vehicles/day (**)
Controlled Access	No	

Thoroughfare Plan Status Major Thoroughfare

Other Information: There are no sidewalks along E. 10th St 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:

Trips generated by proposed use/change

Current Zoning: 526 -vehicle trips/day (*) **Proposed Zoning: 599** -vehicle trips/day (*)

Estimated Net Change: increase of 73 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 E. 10th St are as follows:

1.) E. 10th St , East of Site (40%): **“No build” ADT of 22,285**

Estimated ADT with Proposed Zoning (full build) – 22,525
Estimated ADT with Current Zoning (full build) – 22,495
Net ADT change = 30 (<1% increase)

2.) E. 10th St , West of Site (60%):**“No build” ADT of 22,285**

Estimated ADT with Proposed Zoning (full build) – 22,644

Estimated ADT with Current Zoning (full build) – 22,601**Net ADT change = 43 (<1% increase)****Staff Findings/Recommendations**

Based on possible uses permitted by the requested rezoning, the proposed rezoning classification could generate 599 trips to and from the site on E. 10th St, which is a net increase of 73 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		
R6A (RESIDENTIAL) - PERMITTED USES		
(1) General		
	a.	Accessory use or building
	c.	On-premise signs per Article N
(2) Residential		
	a.	Single-family dwelling
	b.	Two-family attached dwelling (duplex)
	b(1).	Master Plan Community per Article J
	c.	Multi-family development per Article I
	f.	Residential cluster development per Article M
	k.	Family care homes (see also 9-4-103)
	q.	Room renting
(3) Home Occupations - None		
(4) Governmental		
	b.	City of Greenville municipal government building or use (see also section 9-4-103)
(5) Agricultural/Mining		
	a.	Farming; agricultural, horticulture, forestry (see also section 9-4-103)

	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	
R6A (RESIDENTIAL) - SPECIAL USES	
(1) General - None	
(2) Residential	
	d. Land use intensity multi-family (LUI) development rating 50 per Article K
	e. Land use intensity multi-family (LUI) development rating 67 per Article K
	l. Group care facility
	n. Retirement center or home
	o(1). Nursing, convalescent or maternity home; minor care facility
	p. Board or rooming house
	r. Fraternity or sorority house
(3) Home Occupations	
	a. Home occupation; not otherwise listed
	b. Home occupation; barber and beauty shop
	c. Home occupation; manicure, pedicure or facial salon
(4) Governmental	
	a. Public utility building or use
(5) Agricultural/Mining - None	
	* None
(6) Recreational/Entertainment	
	a. Golf course; 18-hole regulation length (see also section 9-4-103)
	a(1). Golf course; 9-hole regulation length (see also section 9-4-103)
	c(1). Tennis club; indoor and outdoor facilities
(7) Office/Financial/Medical	
(8) Services	
	a. Child day care facilities
	b. Adult day care facilities
	d. Cemetery
	g. School; junior and senior high (see also section 9-4-103)
	h. School; elementary (see also section 9-4-103)

	i.	School; nursery and kindergarten (see also section 9-4-103)
	m.	Multi-purpose center
	t.	Guest house for a college or other institution of higher learning
(9) Repair - None		
(10) Retail Trade - None		
(11) Wholesale/Rental/Vehicle-Mobile Home Trade - None		
(12) Construction - None		
(13) Transportation - None		
(14) Manufacturing/Warehousing - None		
(15) Other Activities (not otherwise listed - all categories) - None		
	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.