



Agenda

Planning and Zoning Commission

March 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 - Hap Maxwell

III. Roll Call

IV. Approval of Minutes

1. February 19th 2019

V. New Business

Rezoning

2. Ordinance requested by Blackwood, Parrott & Roberson, LLC to rezone 3.6167 acres located east of Corey Road and adjacent to Blackwood Ridge Subdivision from RR (Rural Residential – Pitt County’s Jurisdiction) to R9S (Residential-Single-family).

Text Amendment

3. Ordinance requested by Community Development Department Staff to amend Title 9, Chapter 4, Article U, Table of Uses (c) (3) to allow barber and beauty shops as a home occupation with a special use permit in the R6S, R9S and R15S zoning districts.

Land Use Plan Map Amendment

4. Ordinance requested by Ocean Reef Investments, LLC to amend the Future Land Use and Character Map for 3.058 acres from the Residential, High Density (HDR) land use character

to the Commercial (C) land use character for the property located on the southeastern corner of the intersection of MacGregor Downs Road and B's BBQ Road.

VI. Adjournment

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

February 19, 2019

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 – X Mr. John Collins - *
Mr. Kevin Faison - X Mr. Hap Maxwell - *
Mr. Ken Wilson - * Mr. Terry King - *
Mr. Max Ray Joyner III - X Mr. Chris West - X

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

PLANNING STAFF: Chantae Gooby, Chief Planner; Camillia Smith, Secretary

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

MINUTES: Motion made by Mr. Schrade, seconded by Mr. King, to accept the January 15, 2019 minutes. Motion passed unanimously.

NEW BUSINESS

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).

**Motion made by Ms. Darden, seconded by Mr. Wilson, to continue the item to a later date.
Motion passed unanimously**

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.

Ms. Gooby delineated the property. The area east of Port Terminal Road is mainly vacant. The request could generate a net increase of 73 trips per day. There is a small area located along the northern boundary that is impacted by the 100-year floodplain but the balance of property would not be subject to the Flood Damage Prevention Ordinance. The property is located in the Hardee Creek Watershed and stormwater rules apply. Under the current zoning the property could accommodate 50-55 single-family homes and under the proposed zoning it could accommodate 40-45 duplexes. The RU zoning is called Restricted Residential and is only associated with R6A district, which allows single family, multi-family and duplexes. When the RU overlay is added, the only development option is single-family and duplexes. 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 East 10th Street. To the north, traditional neighborhood, low-medium density (TNLM) is recommended further transitioning to potential conservation/open space (PCOS). Typically, the low-medium density (TNLM) character is associated

with R9, R9S and R15S zoning districts, however, when property is developed under R6A-RU the density is similar to the R9 zoning district. 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 the difference in the traditional neighborhood, low-medium character and the requested zoning.

Ms. Gooby replied that the main difference is the minimum lot size. In R9, the minimum lot size is 12,000 square feet per lot. In R6A, the minimum lot size is 9,000 square feet.

Mr. Overton opened the public hearing.

Mr. Mike Baldwin, Baldwin Design Consultants, spoke in favor, on behalf of the applicant. The northern line of the property is at the top of the drop off of the property which is adjacent to properties owned by the city. There is an agreement with Green Utilities Commission to provide sanitary sewer.

No one spoke in opposition.

Mr. Overton closed the public hearing.

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.

Motion made by Mr. by Schrade, seconded by Mr. Collins, to adjourn. Motion passed unanimously.

Meeting adjourned at 6:17 pm.

Submitted respectfully,

**Chantae Gooby
Chief Planner**



City of Greenville, North Carolina

Meeting Date: 3/19/2019
Time: 6:00 PM

Title of Item:

Ordinance requested by Blackwood, Parrott & Roberson, LLC to rezone 3.6167 acres located east of Corey Road and adjacent to Blackwood Ridge Subdivision from RR (Rural Residential – Pitt County’s Jurisdiction) to R9S (Residential-Single-family).

Explanation:

Abstract: The City has received a request from Blackwood, Parrott & Roberson, LLC to rezone 3.6167 acres located east of Corey Road and adjacent to Blackwood Ridge Subdivision from RR (Rural Residential – Pitt County’s Jurisdiction) to R9S (Residential-Single-family).

** There is a voluntary annexation request in conjunction with this rezoning.

Required Notices:

Planning and Zoning meeting notice (property owner and adjoining property owner letter) mailed on March 5, 2019.

On-site sign(s) posted on March 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 traditional neighborhood, low-medium density (TNLM) between Corey Road and County Home Road just south of Windsor and Farrington Subdivisions and north of Worthington Road.

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)

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

Since the current zoning and the proposed zoning will accommodate the same use and density, a traffic volume report was not generated.

History/Background:

This property is currently located in Pitt County's Jurisdiction and zoned RR (Rural Residential). There is a voluntary annexation request associated with this rezoning to incorporate this property into the City of Greenville's Jurisdiction and apply city zoning.

Present Land Use:

Woodland

Water/Sewer:

Water and sanitary sewer are available.

Historic Sites:

There are no known effects on historic sites.

Environmental Conditions/Constraints:

There is a blue line stream along the northern property line, which will require a 50-foot riparian buffer along the bank. There is not a mapped flood plain along the stream. Hydric soils may be present requiring a wetland delineation and possible permits before approval of a development plan.

The property is located in the Fork Swamp Tributary 1 Watershed. If stormwater rules apply, it would require 25-year detention and nitrogen reduction.

Surrounding Land Uses and Zoning:

North: RR - Farmland
South: RR - Farmland
East: RR - Woodland and farmland
West: R9S - Blackwood Ridge Subdivision

Density Estimates:

Under the current and proposed zoning, the site could accommodate three (3) single-family lots.

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 Plan Map. Therefore, staff recommends approval.

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

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

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

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

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

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

ATTACHMENTS:

Attachments

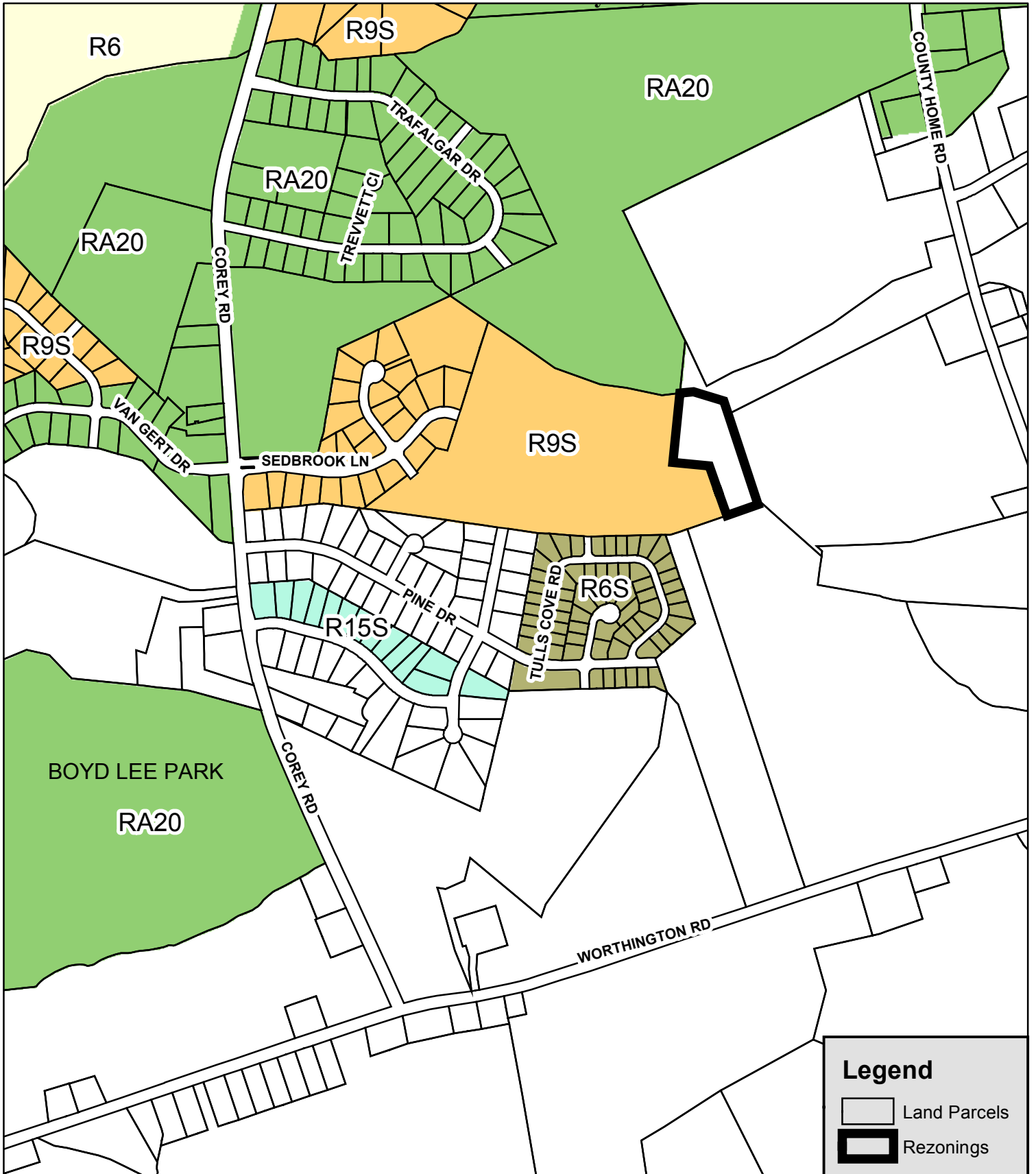
Blackwood, Parrott & Roberson, LLC

Acres: 3.6167

From: RR (Rural Residential - Pitt County's Jurisdiction)

To: R9S (Residential-Single-family)

March 1, 2019



Legend

- Land Parcels
- Rezoning

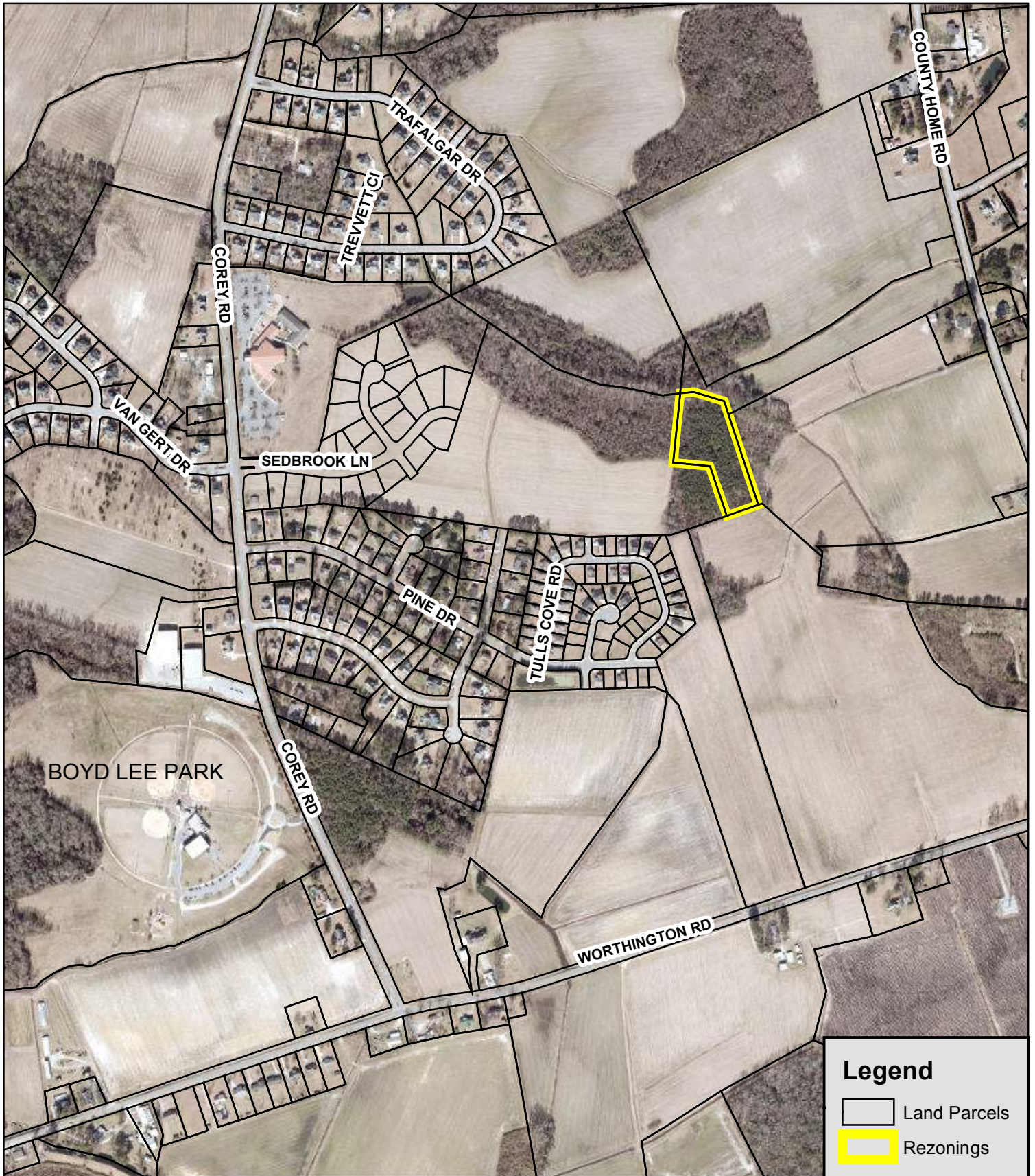
Blackwood, Parrott & Roberson, LLC

Acres: 3.6167



From: RR (Rural Residential - Pitt County's Jurisdiction)

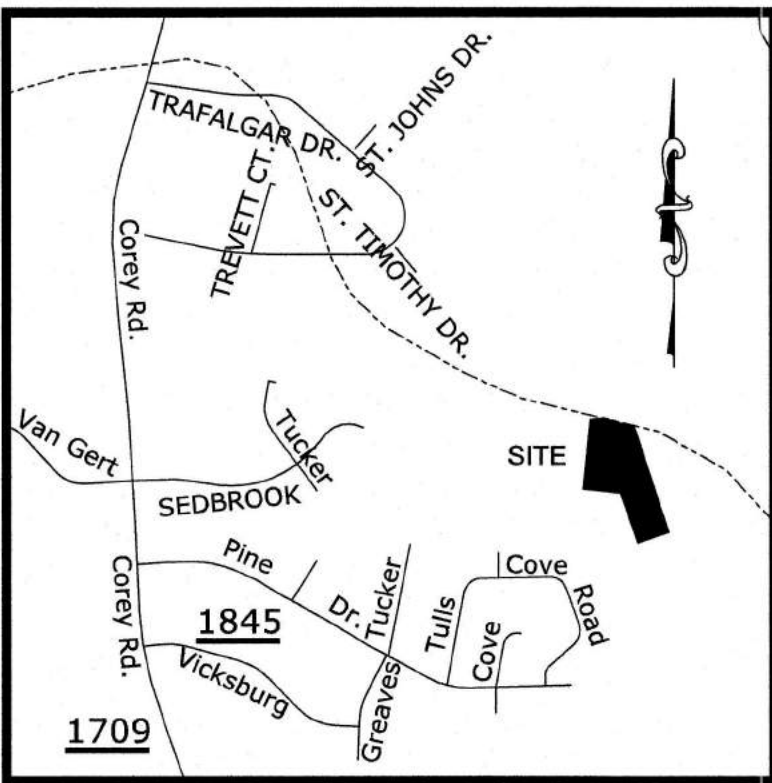
To: R9S (Residential-Single-family)

March 1, 2019

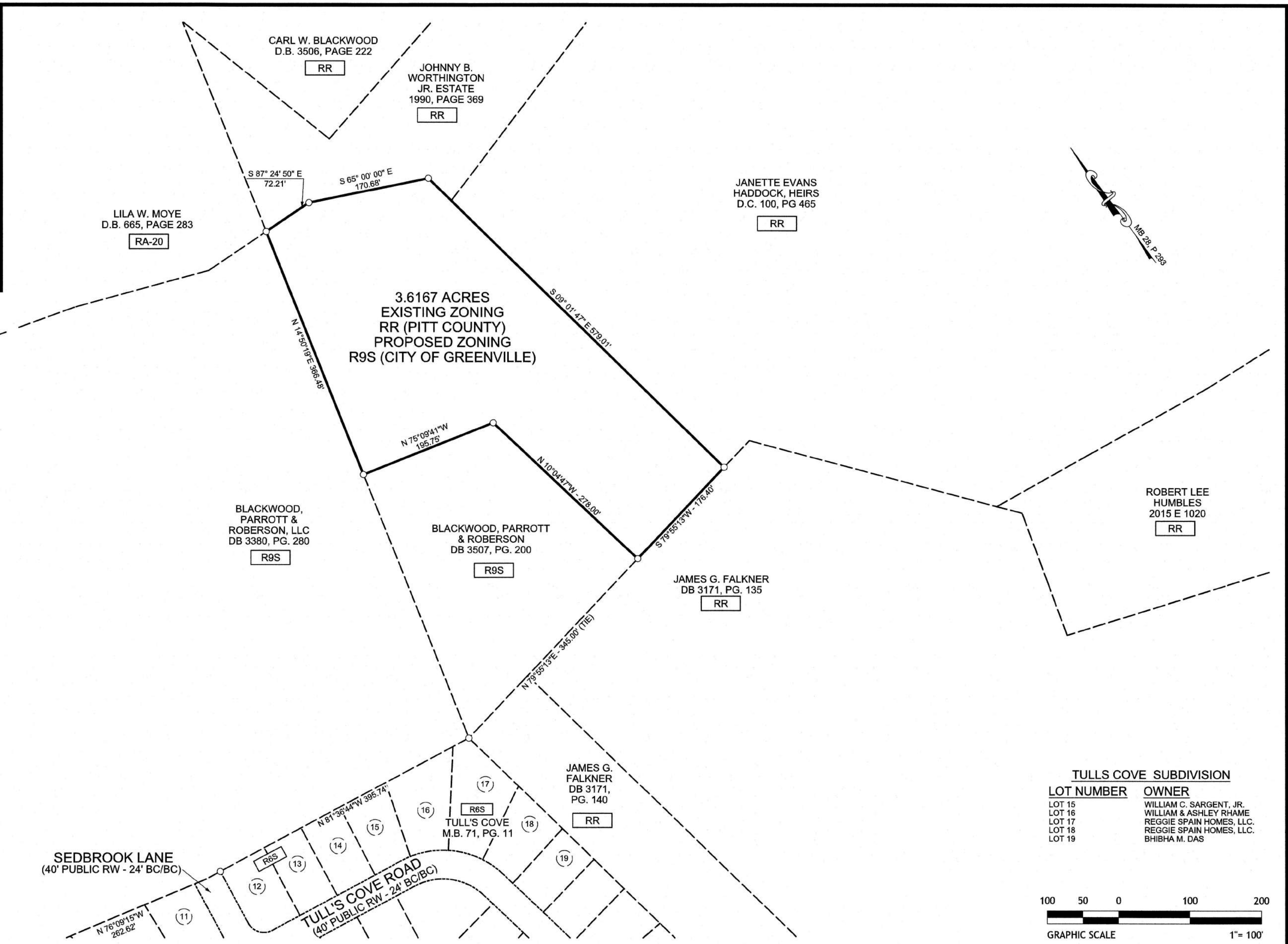


Legend

-  Land Parcels
-  Rezoning



VICINITY MAP
1" = 1000'



TULLS COVE SUBDIVISION

LOT NUMBER	OWNER
LOT 15	WILLIAM C. SARGENT, JR.
LOT 16	WILLIAM & ASHLEY RHAME
LOT 17	REGGIE SPAIN HOMES, LLC.
LOT 18	REGGIE SPAIN HOMES, LLC.
LOT 19	BHIBHA M. DAS

GRAPHIC SCALE 1" = 100'



Carlton E. Parker
CARLTON E. PARKER, PLS 2980

REZONING MAP FOR
BLACKWOOD, PARROTT & ROBERSON, LLC

REFERENCE DEED BOOK 3727 PAGES 85-91
OF THE PITT COUNTY REGISTRY

WINTERVILLE TOWNSHIP PITT COUNTY NORTH CAROLINA

OWNER: BLACKWOOD, PARROTT & ROBERSON, LLC SURVEYED: CEP

ADDRESS: 2635A CHARLES BLVD.
GREENVILLE, NC 27858 DRAWN: WKM

PHONE: (252) 531-5824 APPROVED: CEP

MALPASS & ASSOCIATES
NC LICENSE NO. C-1289
1645 EAST ARLINGTON BLVD., SUITE D
GREENVILLE, N.C. 27858
(252) 756-1780

DATE: 02/04/19 SCALE: 1" = 100' SHEET 1 OF 1

EXISTING ZONING	
RR (Rural Residential) - County Zoning	
Per zoning permit and by-right subject to standards (selected uses)	
Residential	
	Single-family dwelling – (25,000 sq. ft. lot per each detached unit)
	Duplex dwelling (37,500 sq. ft. lot for 2 attached units)
	Mobile home on individual lot
	Mobile home park (5 or less units per park)
	Nursing home
	Multi-family dwelling (less than 5 units per lot) – (62,500 sq. ft. for 4 attached units)
Agricultural/Mining	
	Farming
Recreational/Entertainment	
	Private campground and RV Park
	Athletic fields
	Swim and tennis club
	Private club or recreational center
Services	
	Church or place of worship
	Civic, social, and fraternal associations
	Emergency shelter
	Day care center
	Retreat or conference center
	Bed and breakfast inn
	Communication towers (60 feet in height or less)
PROPOSED ZONING	
R9S (RESIDENTIAL-SINGLE-FAMILY) - PERMITTED USES	
(1) General	
	a. Accessory use or building
	c. On-premise signs per Article N
(2) Residential	
	a. Single-family dwelling
	f. Residential cluster development per Article M
	k. Family care homes (see also 9-4-103)
	q. Room renting
(3) Home Occupations - None	
(4) Governmental	
	b. City of Greenville municipal government building or use (see also section 9-4-103)
(5) Agricultural/Mining	
	a. Farming; agricultural, horticulture, forestry (see also section 9-4-103)
	l. Beekeeping; minor use (see also section 9-4-103)
(6) Recreational/Entertainment	
	f. Public park or recreational facility
	g. Private noncommercial park or recreational facility

(7) Office/Financial/Medical - None	
(8) Services	
	o. Church or place of worship (see also section 9-4-103)
(9) Repair - None	
(10) Retail Trade - None	
(11) Wholesale/Rental/Vehicle-Mobile Home Trade - None	
(12) Construction	
	c. Construction office; temporary, including modular office (see also section 9-4-103)
(13) Transportation - None	
(14) Manufacturing/Warehousing - None	
(15) Other Activities (not otherwise listed - all categories) - None	
R9S (RESIDENTIAL-SINGLE-FAMILY) - SPECIAL USES	
(1) General - None	
(2) Residential - None	
(3) Home Occupations	
	a. Home occupation; not otherwise listed
(4) Governmental	
	a. Public utility building or use
(5) Agricultural/Mining	
	l. Beekeeping; minor use (see also section 9-4-103)
(6) Recreational/Entertainment	
	a. Golf course; 18-hole regulation length (see also section 9-4-103)
	a(1). Golf course; 9-hole regulation length (see also section 9-4-103)
	c(1). Tennis club; indoor and outdoor facilities
(7) Office/Financial/Medical - None	
(8) Services	
	d. Cemetery
	g. School; junior and senior high (see also section 9-4-103)
	h. School; elementary (see also section 9-4-103)
	i. School; nursery and kindergarten (see also section 9-4-103)
(9) Repair - None	
(10) Retail Trade - None	
(11) Wholesale/Rental/Vehicle-Mobile Home Trade - None	
(12) Construction - None	
(13) Transportation - None	
(14) Manufacturing/Warehousing - None	
(15) Other Activities (not otherwise listed - all categories) - None	

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: 3/19/2019
Time: 6:00 PM

Title of Item: Ordinance requested by Community Development Department Staff to amend Title 9, Chapter 4, Article U, Table of Uses (c) (3) to allow barber and beauty shops as a home occupation with a special use permit in the R6S, R9S and R15S zoning districts.

Explanation: **Abstract:** The City of Greenville received a text amendment application to amend Section the Zoning Ordinance Table of Uses to allow barber and beauty shops as a home occupation in the R6S, R9S and R15S zoning districts.

Explanation: The City of Greenville received a text amendment application from Ms. Sharnisha Little to amend the table of uses that would allow a barber and beauty shop as a home occupation. The applican'ts property was zoned R9S, which is zoned for single-family. After researching the proposed text amendment, staff determined that the text amendment should be more broad and include other zoning districts to meet the intent and definition of a home occupation. Therefore, staff refunded the applicant's fee and determined it should be a staff initiated request in order to meet the intent of home occupations.

ARTICLE B. DEFINITIONS

Section 9-4-22 Words and Terms Defined

Home occupation. An activity conducted for financial gain as an accessory use to a detached single-family dwelling unit by a member of the family residing in the dwelling unit.

ARTICLE E. STANDARDS AND CRITERIA FOR SPECIAL USES

9-4-86 Listed Uses; Specific Criteria

(U) Home occupations.

- (1) Except as otherwise provided, all home occupations shall comply with all of the following standards:
- (a) Shall only be permitted within single-family dwelling units;
 - (b) Shall not be permitted within any detached accessory structure or building;
 - (c) Shall constitute an accessory use to the principal use;
 - (d) Shall not occupy more than 20% of the mechanically conditioned enclosed floor space of the dwelling unit;
 - (e) Shall not employ more than one person other than those persons legally residing within the principal use dwelling;
 - (f) Shall not be visible from any public right-of-way or adjacent property line;
 - (g) Shall not involve the on-site sales of products;
 - (h) Shall not involve any outside storage of related materials, parts or supplies;
 - (i) Shall have signage in accordance with Article N; and
 - (j) Shall not create any hazard or nuisance to the occupants residing or working within the principal use dwelling or to area residents or properties.
- (3) Barber and beauty shop; manicure, pedicure or facial salon; and other similar personal service activities not otherwise listed: shall be limited to not more than one operator or service provider at all times. Concurrent and/or shift employment shall not be permitted.

Article N. SIGNS

SEC. 9-4-233 SPECIAL PROVISIONS FOR CERTAIN SIGNS.

(H) Home occupations.

- (1) Freestanding signs shall be prohibited.
- (2) Except as otherwise provided, wall signs shall be limited to two square feet of total sign display area.

ARTICLE O. PARKING

SEC. 9-4-252 SCHEDULE OF REQUIRED PARKING SPACES

Dwelling, single-family 2 spaces

Barber or beauty shop; principal or accessory use 2 spaces per barber, beautician or other employee

All home occupations require a special use permit from the Board of Adjustment in the permissible zoning districts.

In summary, there are no changes to the standards for home occupations, but the proposed text amendment would allow home occupations (with an approved special use permit) in three additional single-family zoning districts.

Comprehensive Plan

In staff's opinion, the proposed Zoning Ordinance Text Amendment is in compliance with the following adopted policy in Horizons 2026: Greenville's Community Plan.

Chapter 4, Growing the Economic Hub, Goal 4.1 A Vibrant and Growing Economic Hub

Policy 4.2.5 Support Home Offices and Telecommuting

Support the use of home offices as an essential workspace for small business and small firms. Many entrepreneurs begin working out of their own home before committing to designated office space. Support infrastructure necessary for telecommuting, which can provide flexibility for workers and businesses to expand.

Fiscal Note: No cost to the City.

Recommendation: In staff's opinion, the proposed Zoning Ordinance Text Amendment is in compliance with Horizons 2026: Greenville's Community Plan. Therefore, staff recommends approval.

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 text amendment, 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 text amendment, 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:

-
- Current Districts Map
- Additional districts Map

ORDINANCE NO. 19-
AN ORDINANCE AMENDING THE ZONING ORDINANCE
OF THE CITY OF GREENVILLE, NORTH CAROLINA

WHEREAS, the City Council of the City of Greenville, North Carolina, in accordance with Article 19, Chapter 160A, of the General Statutes of North Carolina, caused a public notice to be given and published once a week for two successive weeks in The Daily Reflector setting forth that the City Council would, on April 11, 2019, at 6:00 p.m., in the City Council Chambers of City Hall in the City of Greenville, NC, conduct a public hearing on the adoption of an ordinance amending the City Code; and

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

WHEREAS, as a further description as to why the action taken is consistent with the comprehensive plan and other officially adopted plans that are applicable in compliance with the provisions of North Carolina General Statute 160A-383, the City Council of the City of Greenville does hereby find and determine that the adoption of this ordinance is consistent with provisions of the comprehensive plan including, but not limited to, Horizons 2026: Greenville's Community Plan, Chapter 4, Growing the Economic Hub, Goal 4.1 A Vibrant and Growing Economic Hub Policy 4.2.5 Support Home Offices and Telecommuting Support the use of home offices as an essential workspace for small business and small firms. Many entrepreneurs begin working out of their own home before committing to designated office space. Support infrastructure necessary for telecommuting, which can provide flexibility for workers and businesses to expand.

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

Section 1: That Title 9, Chapter 4, Article U, Appendix A Table of Uses (3)c, of the City Code is hereby amended by adding "Home occupation; barber and beauty shop" as a special use in the R6S (Residential-Single-family), R9S (Residential-Single-family), and R15S (Residential-Single-family) zoning districts.

Section 2. That any part or provision of this ordinance found by a court of competent jurisdiction to be in violation of the Constitution or laws of the United States or North Carolina is hereby deemed severable and shall not affect the validity of the remaining provisions of the ordinance.

Section 3. That this ordinance shall become effective immediately upon adoption.

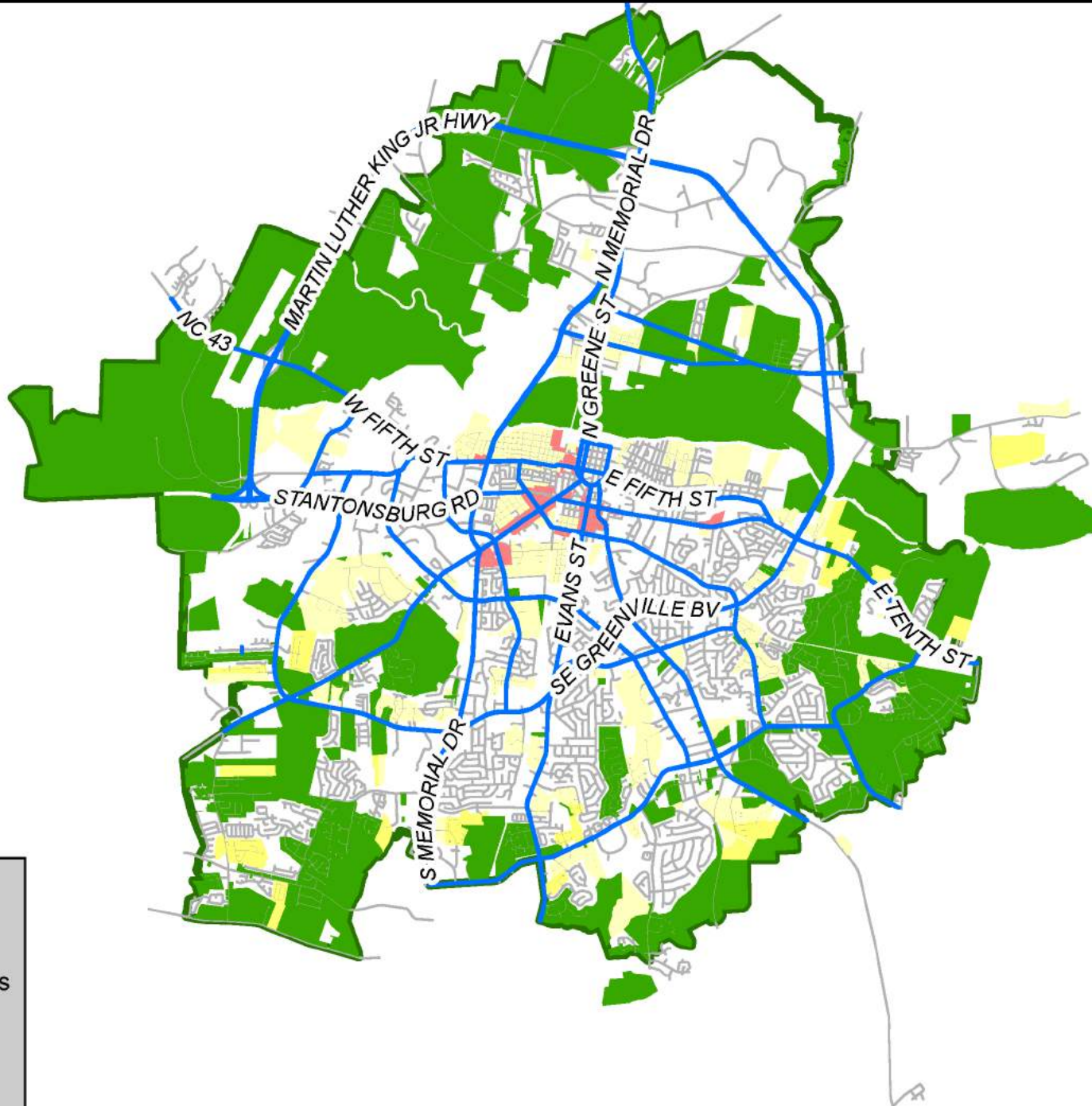
Adopted this 11th day of April, 2019.

P. J. Connelly, Mayor

ATTEST:

Carol L. Barwick, City Clerk

Current zoning districts that allow barber and beauty shops as a home occupation.

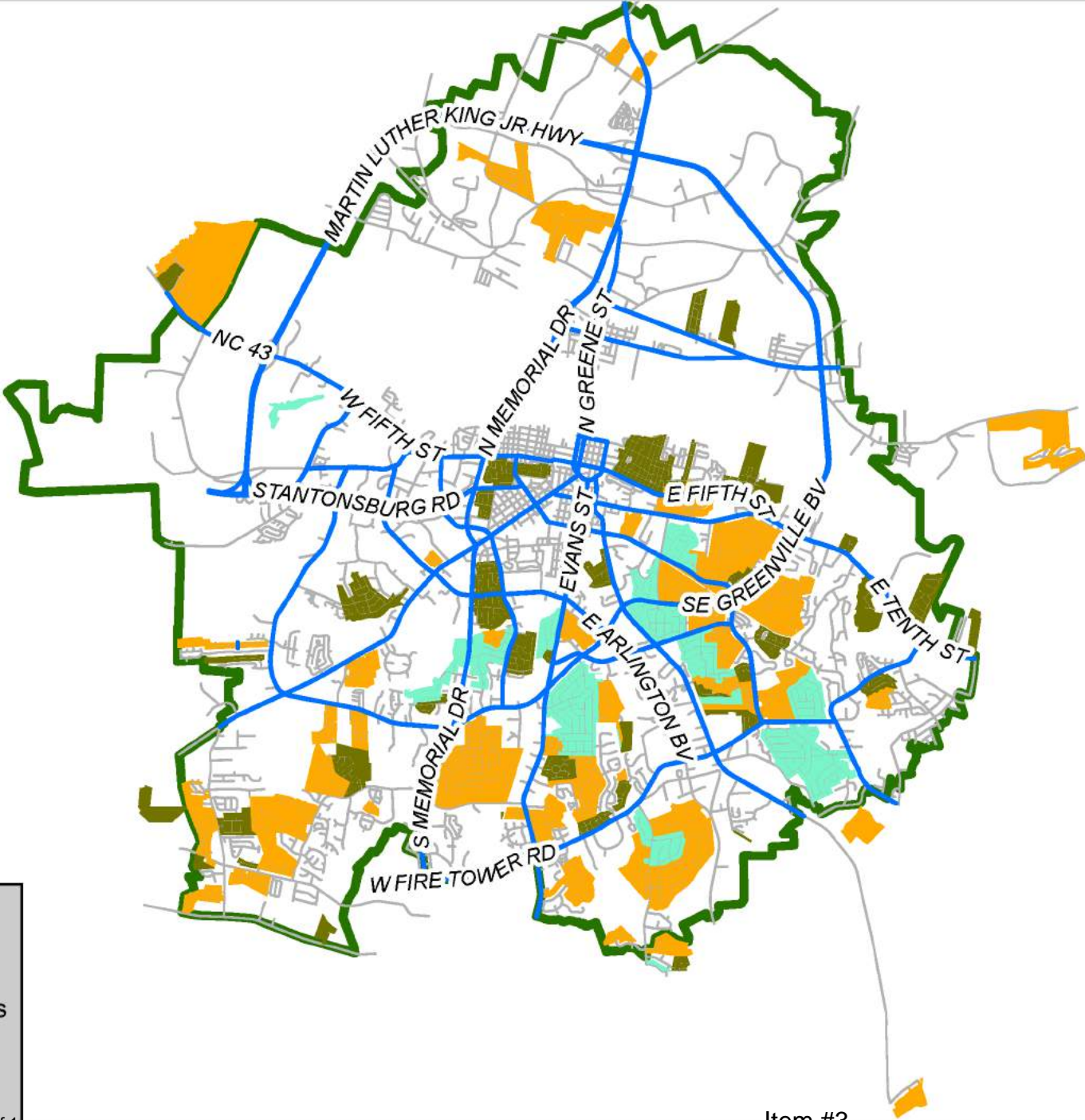


Legend

- ETJ
- Major Roads
- Zoning Districts
 - CDF
 - R6
 - R6A
 - RA20



Additional zoning districts that would allow barber and beauty shops as a home occupation as proposed under this text amendment.



Legend

- ETJ
- Major Roads
- Zoning Districts**
- R6S
- R9S
- R15S





City of Greenville, North Carolina

Meeting Date: 3/19/2019
Time: 6:00 PM

Title of Item:

Ordinance requested by Ocean Reef Investments, LLC to amend the Future Land Use and Character Map for 3.058 acres from the Residential, High Density (HDR) land use character to the Commercial (C) land use character for the property located on the southeastern corner of the intersection of MacGregor Downs Road and B's BBQ Road.

Explanation:

Abstract: The City received a request from Ocean Reef Investments, LLC to amend the Future Land Use and Character Map for 3.058 acres from the Residential, High Density (HDR) land use character to the Commercial (C) land use character for the property located on the southeastern corner of the intersection of MacGregor Downs Road and B's BBQ Road.

Comprehensive Plan:

Current Land Use Character: 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)

Proposed Land Use Character: 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

History:

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

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

In addition to attendance by the appointed 24 CPC members, Community Partners were also invited to all Committee meetings to review drafts and provide input throughout development of the plan. The Community Partners

invited to participate included representatives from various City of Greenville departments, the Town of Winterville, Pitt County Government (Planning Department), Pitt County Schools, Greenville Utilities Commission, and NCDOT. Presentations and summaries from the CPC meetings were posted online following each meeting at the project website.

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

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

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

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

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

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

During the November 16, 2015 and January 26, 2016 CPC meetings and the 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.

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

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

Based on the analysis comparing the existing land use category (384 daily trips) and requested land use category, the proposed land use category could generate approximately 274 trips to and from the site on B's BBQ Road, which is a net *decrease* of 110 trips less trips per day. Since the traffic analysis indicates that the proposal would generate less traffic than the existing land use category, a traffic volume report was not generated.

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

Zoning and Density:

Currently, the property is zoned MO (Medical-Office) which meets the intent of the Horizons 2026: Greenville's Community Plan and the Future Land Use and Character Map because office is a secondary use in the Residential, High Density land use character.

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

Under the proposed category, 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 Future Land Use and Character Map recommendations for this area still fulfill the principles that guided the Comprehensive Plan Committee. There have been no unexpected changes in development patterns that would warrant an amendment to the Future Land Use and Character Map since its adoption on September 8, 2016. Also, the property is currently zoned MO (Medical-Office) which meets the intent of the Horizons 2026: Greenville's Community Plan and the Future Land Use and Character Map because office is a secondary use in the Residential, High Density land use character.

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

Staff recommends denial of the request.

ATTACHMENTS:

Map
Survey

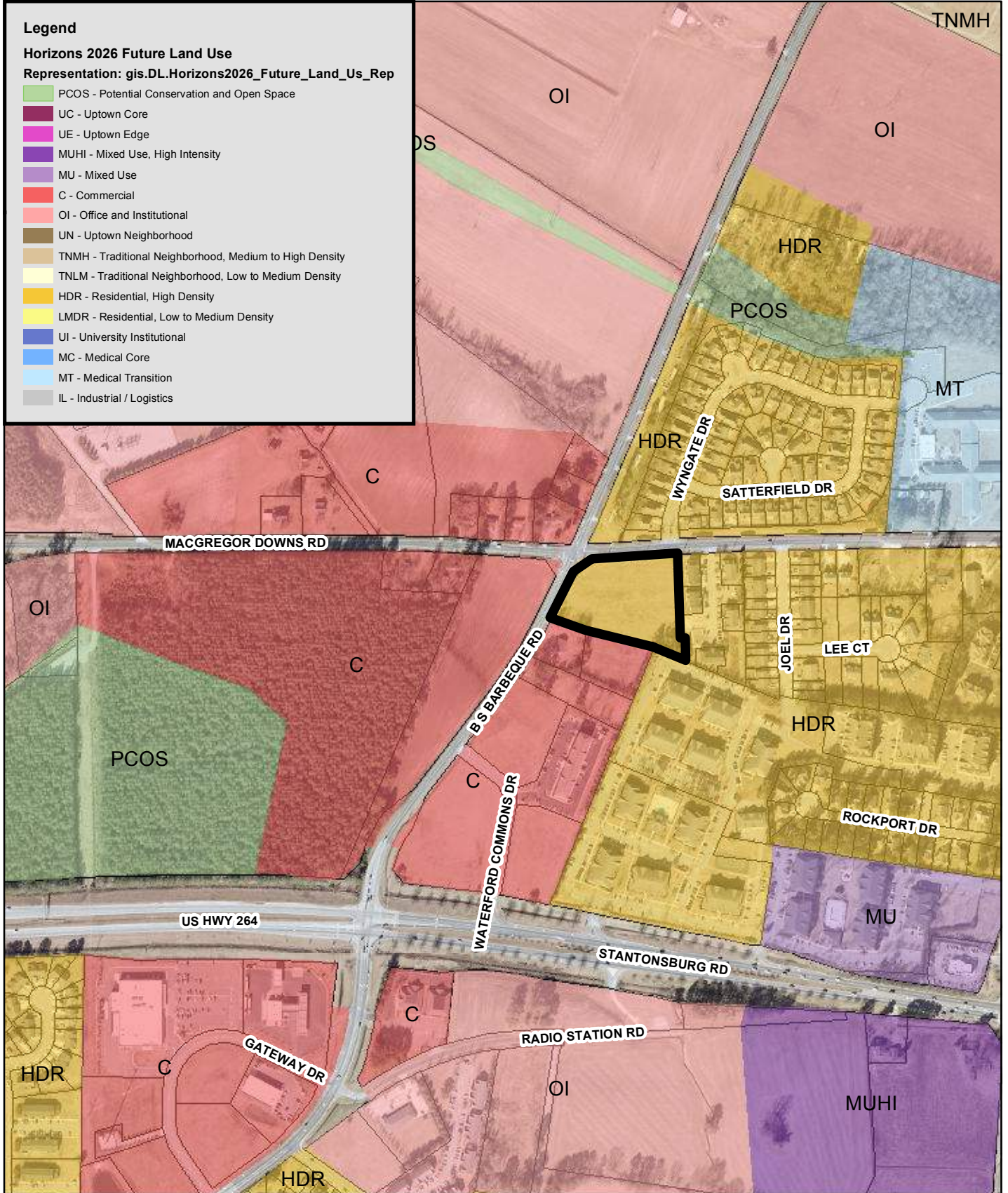
Ocean Reef Investments, LLC
Acres: 3.058
From: HDR (Residential, High Density)
To: C (Commercial)
February 25, 2019



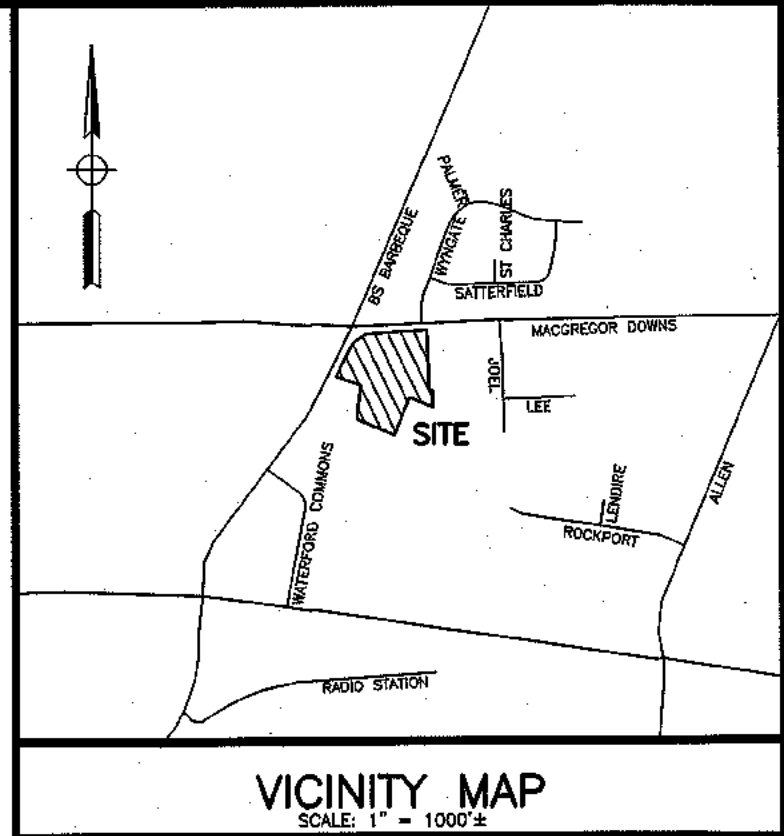
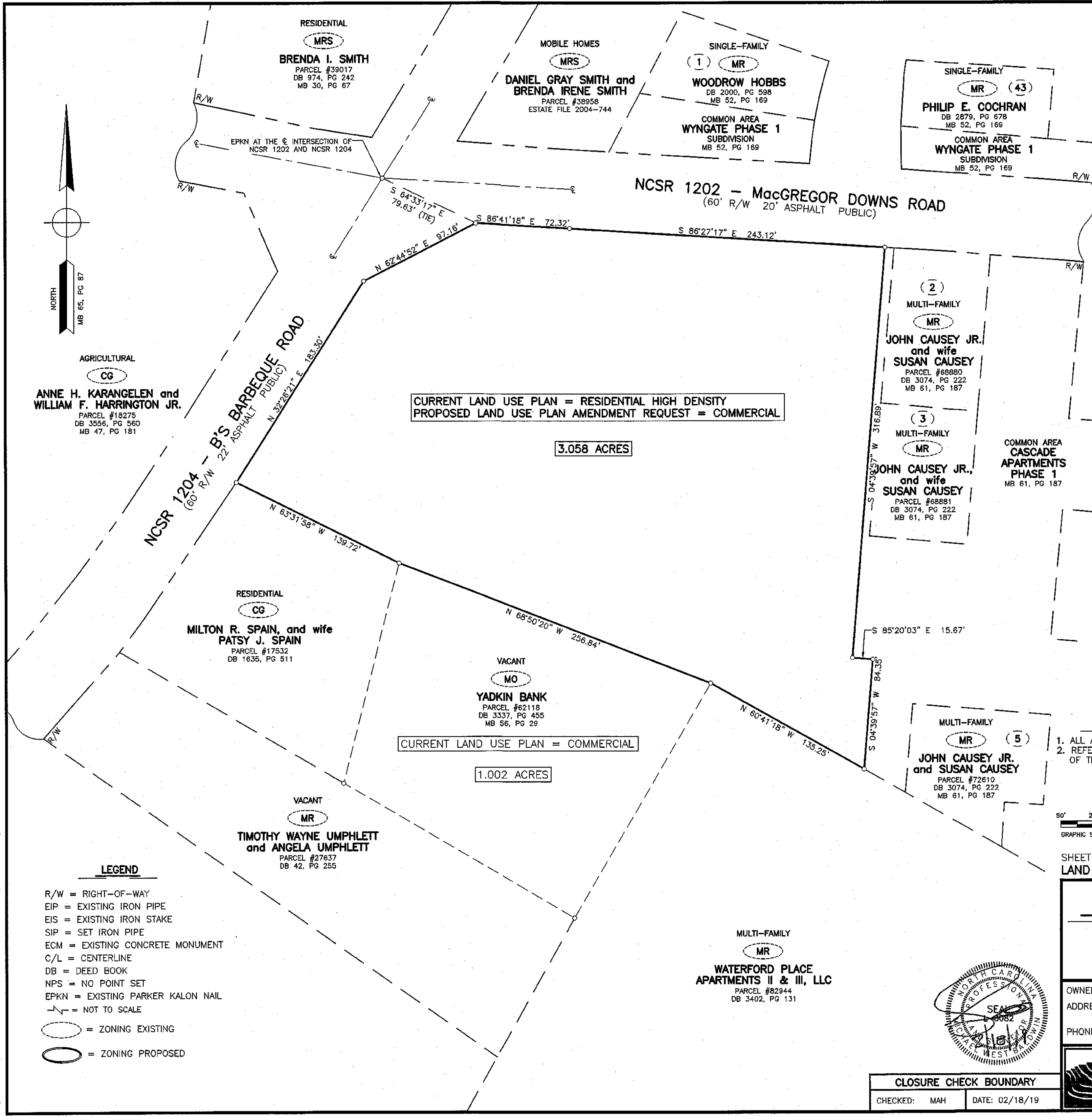
Legend

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

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



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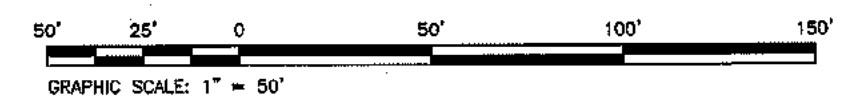


PROPERTY OWNERS ADDRESSES WITHIN 100 FEET OF PROPERTY

- | | |
|---|--|
| BRENDA I. SMITH
833 DARRELL DRIVE
GREENVILLE, NC 27834 | WATERFORD PLACE APARTMENTS II & III, LLC
PO BOX 566
GREENVILLE, NC 27835 |
| DANIEL GRAY SMITH, and BRENDA IRENE SMITH
PO BOX 434
BELHAVEN, NC 47810 | MILTON R. SPAIN, and wife PATSY J. SPAIN
569 BRILEY ROAD
GREENVILLE, NC 27834 |
| WOODROW HOBBS
22 CEDAR STREET
CENTRAL ISLIP, NY 11722 | ANNE H. KARANGELEN, and WILLIAM F. HARRINGTON JR.
322 WHICHARD LANE
CHOCOWINITY, NC 27817 |
| PHILIP E. COCHRAN
428 PIRATE COVE ROAD
WASHINGTON, NC 27889 | YADKIN BANK
3600 GLENWOOD AVENUE, SUITE 300
RALEIGH, NC 27612 |
| JOHN CAUSEY JR., and wife SUSAN CAUSEY
301 SLANEY LOOP
WINTERVILLE, NC 28590 | |

NOTES

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



SHEET 1 OF 1 TAX MAP# 4668-80-2869
LAND USE MAP PLAN AMENDMENT REQUEST PARCEL# 62118

OCEAN REEF INVESTMENTS, LLC

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

GREENVILLE, GREENVILLE TOWNSHIP, PITT COUNTY, NC

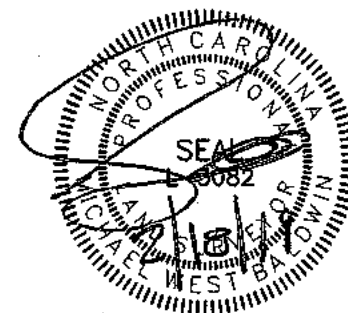
OWNER: YADKIN BANK
ADDRESS: 3600 GLENWOOD AVENUE, SUITE 300
RALEIGH, NC 27612
PHONE: (919) 847-4461

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: 02/18/19
CHECKED: MWB	SCALE: 1" = 50'

CLOSURE CHECK BOUNDARY

CHECKED: MAH	DATE: 02/18/19
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- 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