



Agenda

Planning and Zoning Commission

May 21, 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. March 19, 2019

V. Old Business

Rezoning

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

VI. New Business

Rezoning

3. Ordinance requested by Carolina Eastern Homes, LLC to rezone 85.1325 acres located near the intersection of Mills Road and Hudson's Crossroads Road from RA (Rural Agricultural – Pitt County's Jurisdiction) to R9S (Residential-Single-family).
4. Ordinance requested by Home Builders and Supply Company to rezone 0.28 acres located south of the intersection of Line Avenue and Wilson Street from R6 (Residential) to CH (Heavy Commercial).

5. Ordinance requested by Ann C. Davis and James K. Cox to rezone 35.4070 acres located near the intersection of Mills Road and Hudson's Crossroad Road from RA (Rural Agricultural – Pitt County's Jurisdiction) to R9S (Residential-Single-family).
6. Ordinance requested by RDP Management Consulting, LLC to rezone 50.1649 acres located near the intersection of Mills Road and Hudson's Crossroad Road from RA (Rural Agricultural – Pitt County's Jurisdiction) to R9S (Residential-Single-family).

Preliminary Plats

7. Request received for a preliminary subdivision plat from Robert D. Parrot and Carl Blackwood, et al. The proposed preliminary subdivision plat entitled, "Blackwood Ridge Subdivision, Phase 3", is located adjacent to Blackwood Ridge Subdivision, Phase 2, between Corey Road and County Home Road and is further identified as being tax parcel numbers 84273 and 84930. The proposed plat consists of seven (7) lots totaling 5.9162 acres.

VII. Adjournment

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

March 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- X	
Mr. Doug Schrade – *		Ms. Chris Darden – X
Mr. Les Robinson – X		Mr. John Collins - *
Mr. Kevin Faison - *		Mr. Hap Maxwell - *
Mr. Ken Wilson - X		Mr. Terry King - *
Mr. Max Ray Joyner III -*		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, Engineer; Rick DiCesare, City Engineer; Scott Godefroy, City Engineer; Kelvin Thomas, Communication Technician.

MINUTES: Motion made by Mr. Collins, seconded by Mr. Maxwell, to accept the February 19, 2019 minutes. Motion passed unanimously.

ELECTION: Due to the absence of the Chairman and Vice Chair, a temporary chairman was elected. Mr. Collins nominated Mr. King, seconded by Mr. Faison. Mr. King was unanimously elected Temporary Chairman.

NEW BUSINESS

Rezoning

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).

Ms. Gooby stated the property is located within Pitt County’s jurisdiction. Therefore, an annexation request and this rezoning be considered by City Council at the same meeting. This is because the developer wants sewer. The property is already zoned residential under Pitt County’s Jurisdiction. This request is for single-family under the city zoning. There is a blue line stream that runs along the northern property line. There may be hydric soils which would require wetland delineation. It is in the Fork Swamp Watershed and will require 25-year stormwater retention and nitrogen reduction. Because the property is zoned residential in both jurisdictions, there was no change in density. Therefore, no traffic report was generated. 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. King opened the public hearing.

Mr. Ken Malpass, Malpass & Associates, spoke in favor, on behalf of the applicant. He stated this piece would be combined with the 2 acres to the south resulting in 7 single-family lots in Blackwood Ridge, Phase 3.

No one spoke in opposition

Mr. King closed the public hearing.

Motion made by Mr. Schrade, seconded by Mr. Joyner, 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.

Text Amendment

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.

Ms. Gooby explained that a citizen had submitted a text amendment to allow barber and beauty shops as a home occupation in the R9S district (single-family). After research, staff determined that since this type of home occupation is only allowed in single-family dwellings, it made sense that this should be an allowable use in single-family zoning districts. Therefore, staff decided to process this request as staff initiated. Home occupation is defined as 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. The standards are:

- (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.

The intent of the standards is to keep the activity minimal and unobtrusive to neighboring properties. In staff's opinion, the request is in compliance with Horizons 2026: Greenville's Community Plan and 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.*

Mr. King opened the public hearing.

No one spoke in favor.

No one spoke in opposition.

Mr. King closed the public hearing.

Motion made by Mr. Schrade, seconded by Mr. Collins, to recommend approval of the proposed amendment. Motion passed unanimously.

Land Use Plan Map Amendment

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.

Ms. Gooby delineated the property. This request is in anticipation of a rezoning request. Since the request is from high density multi-family to commercial, a decrease in traffic is anticipated since the commercial would not likely be a large traffic generator, such as retail.. The property is located in the Harris Mill Run/Schoolhouse Branch Watershed and would require 10-year stormwater detention. There were many public engagements held in developing the Future Land Use and Character Map. One of the principles was: Sustainable development practices. Since the property is zoned Medical-Office and both of the characters allow office uses, it was staff's opinion that the intent of the Future Land Use and Character Map was met. There have been no unexpected changes in development pattern. Therefore, staff recommends denial.

Mr. King opened the public hearing.

Mr. Mike Baldwin, Baldwin Design Consultants, spoke in favor, on behalf of the applicant. He stated that he views the Future Land Use and Character Map as a general map and not specific for the 74,000 taxed parcels in Pitt County. This property has not had any prospects in the 5 years it has been on the market. . It is now a bank-owned property. Commercial makes more sense for this corner.

Mr. Faison stated that there is no immediate shopping there. Commercial does lend itself to the area because there is nothing but Wal-Mart nearby.

Mr. Maxwell stated there is no way to walk there. What type of business could be there?

Ms. Gooby answered that offices such as, a doctor, dentist or optometrist.

No one spoke in opposition.

Mr. King closed the public hearing.

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.

Motion made by Mr. Schrade, seconded by Mr. Faison, to recommend approval of the proposed amendment. Motion passed unanimously

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

Meeting adjourned at 6:35 pm.

Submitted respectfully,

**Chantae Gooby
Chief Planner**



City of Greenville, North Carolina

Meeting Date: 5/21/2019
Time: 6:00 PM

Title of Item:

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

** This item was originally scheduled to be considered by the Planning and Zoning Commission on February 19, 2019. At that meeting, the applicant requested a continuance in order to pursue a Future Land Use and Character Map amendment for the subject property, which was approved by the Commission. On March 19, 2019, the Commission unanimously recommended approval of that Future Land Use and Character Map amendment. On April 11, 2019, City Council approved (5:1) the amendment.

Required Notices:

Planning and Zoning meeting notice (property owner and adjoining property owner letter) mailed on May 7, 2019.

On-site sign(s) posted on May 7, 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 southeastern corner of the intersection of MacGregor Downs Road and B's BBQ

Road extending south along B's BBQ Road and residential, high density (HDR) to the east along MacGregor Downs Road.

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

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)

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.

On March 19, 2019, the Commission unanimously recommended approval of a Future Land Use and Character Map amendment for the subject property. On April 11, 2019, City Council approved (5:1) the request.

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

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

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

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

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

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

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

ATTACHMENTS:

Attachments

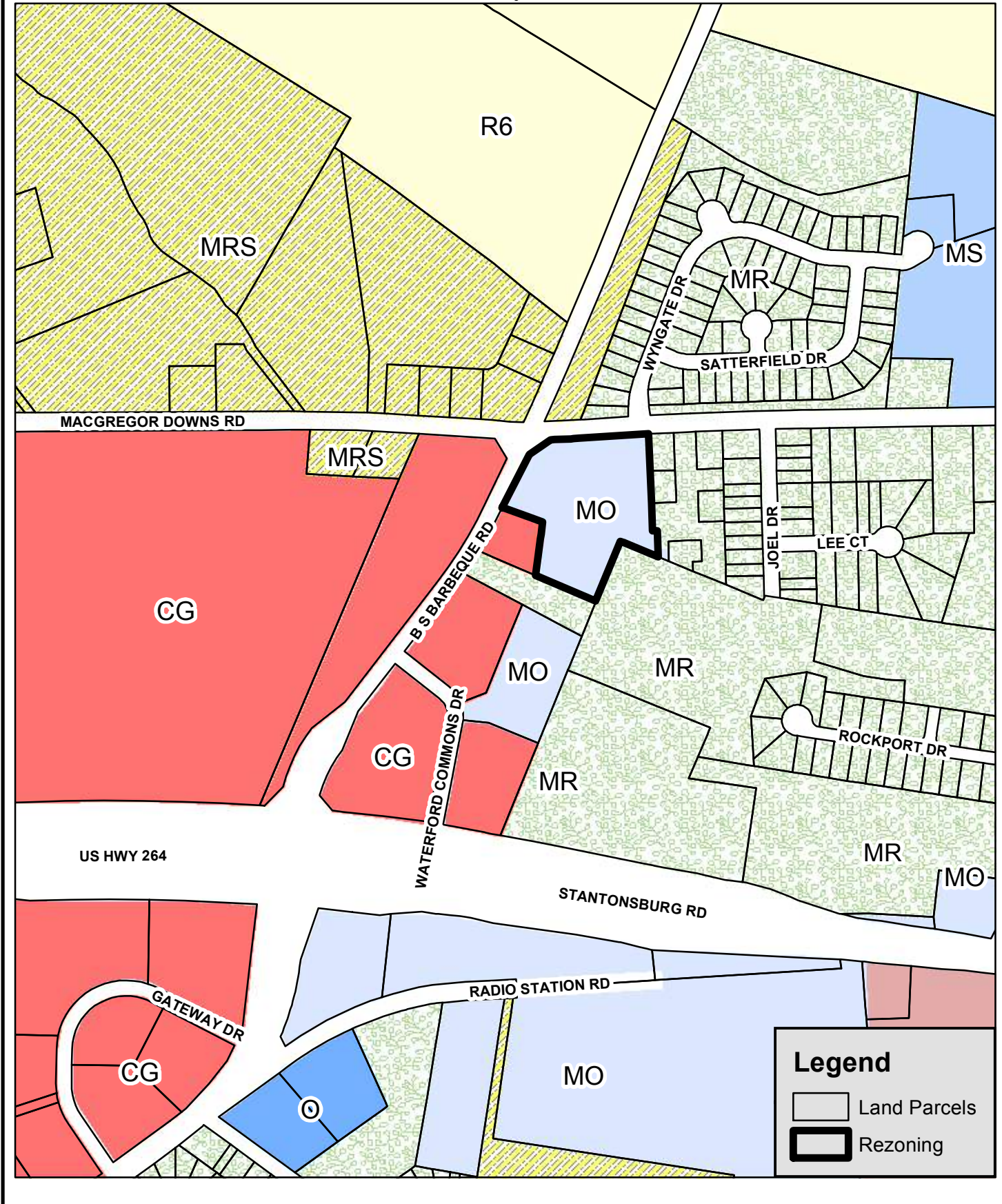
Ocean Reef Investments, LLC

Acres: 4.061

From: MO

To: CG

February 5, 2014



Ocean Reef Investments, LLC

Acres: 4.061

From: MO

To: CG

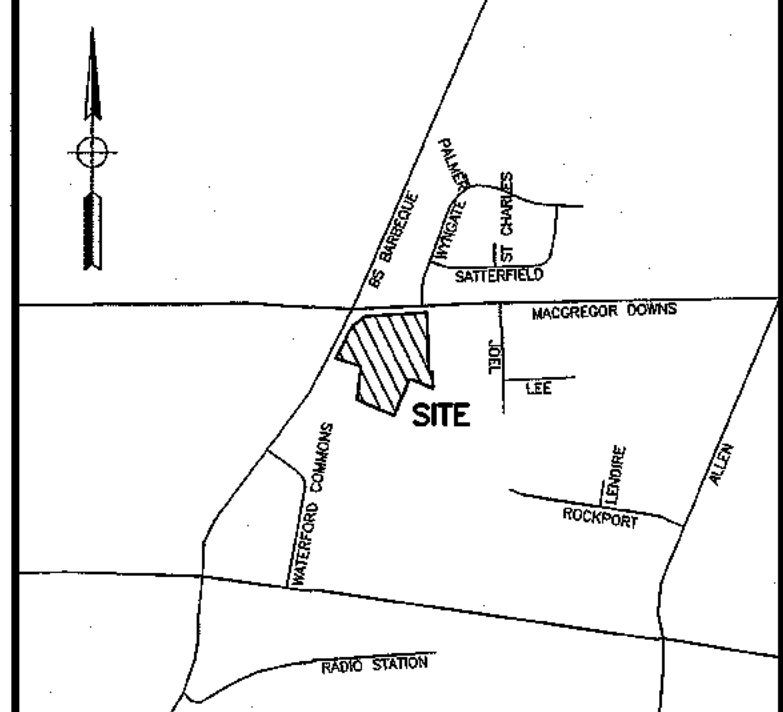
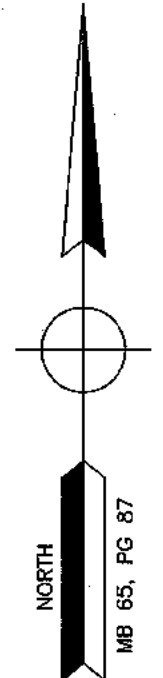
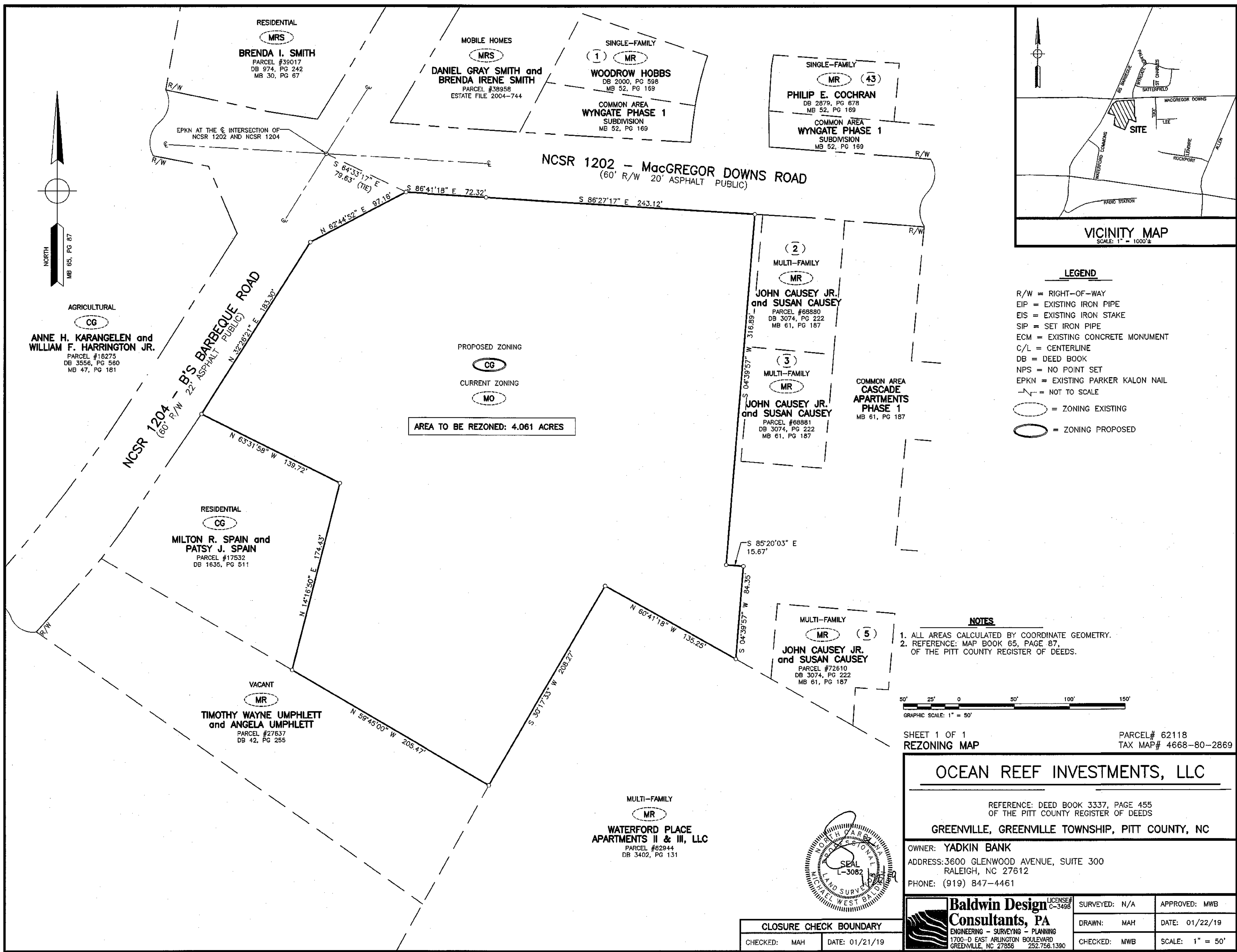
February 5, 2014



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

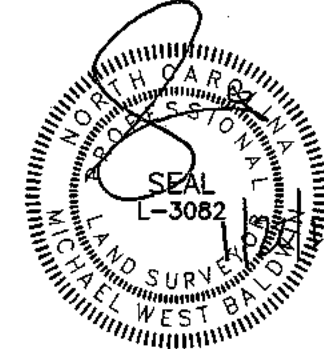
REFERENCE: DEED BOOK 3337, PAGE 455
OF THE PITT COUNTY REGISTER OF DEEDS

GREENVILLE, GREENVILLE TOWNSHIP, PITT COUNTY, NC

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

<p>Baldwin Design Consultants, PA ENGINEERING - SURVEYING - PLANNING 1700-D EAST ARLINGTON BOULEVARD GREENVILLE, NC 27858 252.756.1390</p>	LICENSE# C-3498	SURVEYED: N/A	APPROVED: MWB
		DRAWN: MAH	DATE: 01/22/19
	CHECKED: MWB	SCALE: 1" = 50'	

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



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: 5/21/2019
Time: 6:00 PM

Title of Item: Ordinance requested by Carolina Eastern Homes, LLC to rezone 85.1325 acres located near the intersection of Mills Road and Hudson's Crossroads Road from RA (Rural Agricultural – Pitt County's Jurisdiction) to R9S (Residential-Single-family).

Explanation: **Abstract:** The City has received a request by Carolina Eastern Homes, LLC to rezone 85.1325 acres located near the intersection of Mills Road and Hudson's Crossroad Road from RA (Rural Agricultural – Pitt County's Jurisdiction) to R9S (Residential-Single-family).

*Since this property is located in Pitt County's Jurisdiction, an annexation petition has been submitted and will be considered by City Council at the same meeting as this rezoning request.

Required Notices:

Planning and Zoning meeting notice (property owner and adjoining property owner letter) mailed on May 7, 2019.

On-site sign(s) posted on May 7, 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) at the intersection of Mills Road and Hudson's Crossroads 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):

Based on possible uses permitted by the requested rezoning, the proposed rezoning classification could generate 1,640 trips to and from the site on Mills Road, which is a net increase of 774 additional trips per day.

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

History/Background:

The property is located in Pitt County's Jurisdiction.

Present Land Use:

Farmland

Water/Sewer:

A public sanitary sewer extension project to serve this property has been budgeted and an engineer is under contract for its design. Water is available from Eastern Pines Water Corporation.

Historic Sites:

There are no known effects on historic sites.

Environmental Conditions/Constraints:

The subject property was not included in the Watershed Master Plan study area. The property could drain to either: Clayroot Swamp – a tributary of Swift Creek (Neuse River Basin) or, Cow Swamp – a tributary of Chicod Creek (Tar River Basin).

If stormwater rules apply, it would require 10-year detention and nitrogen and phosphorous reduction.

The property is impacted by drainage laterals, blue line streams, riparian buffers, and possible wetlands. The existing flood study ends east of the property. Prior to submitting development plans the flood study must to be extended by developer to determine the base flood elevations. That study would be submitted to North Carolina Emergency Management for approval and addition to the Flood insurance maps. Wetland delineation is required prior to development.

Surrounding Land Uses and Zoning:

North: RA- RDP Management Consulting, LLC Rezoning

South: RA - Woodlands

East: RA - Farmland

West: RA - One (1) single-family residence and Ann C. Davis and James K. Cox Rezoning

Anticipated Density:

Under the current zoning, the site could yield 75-80 single-family lots.

Under the proposed zoning, the site could yield 160-165 single-family lots.

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

Fiscal Note:

No cost to the City.

Recommendation:

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

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

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

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

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

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

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

ATTACHMENTS:

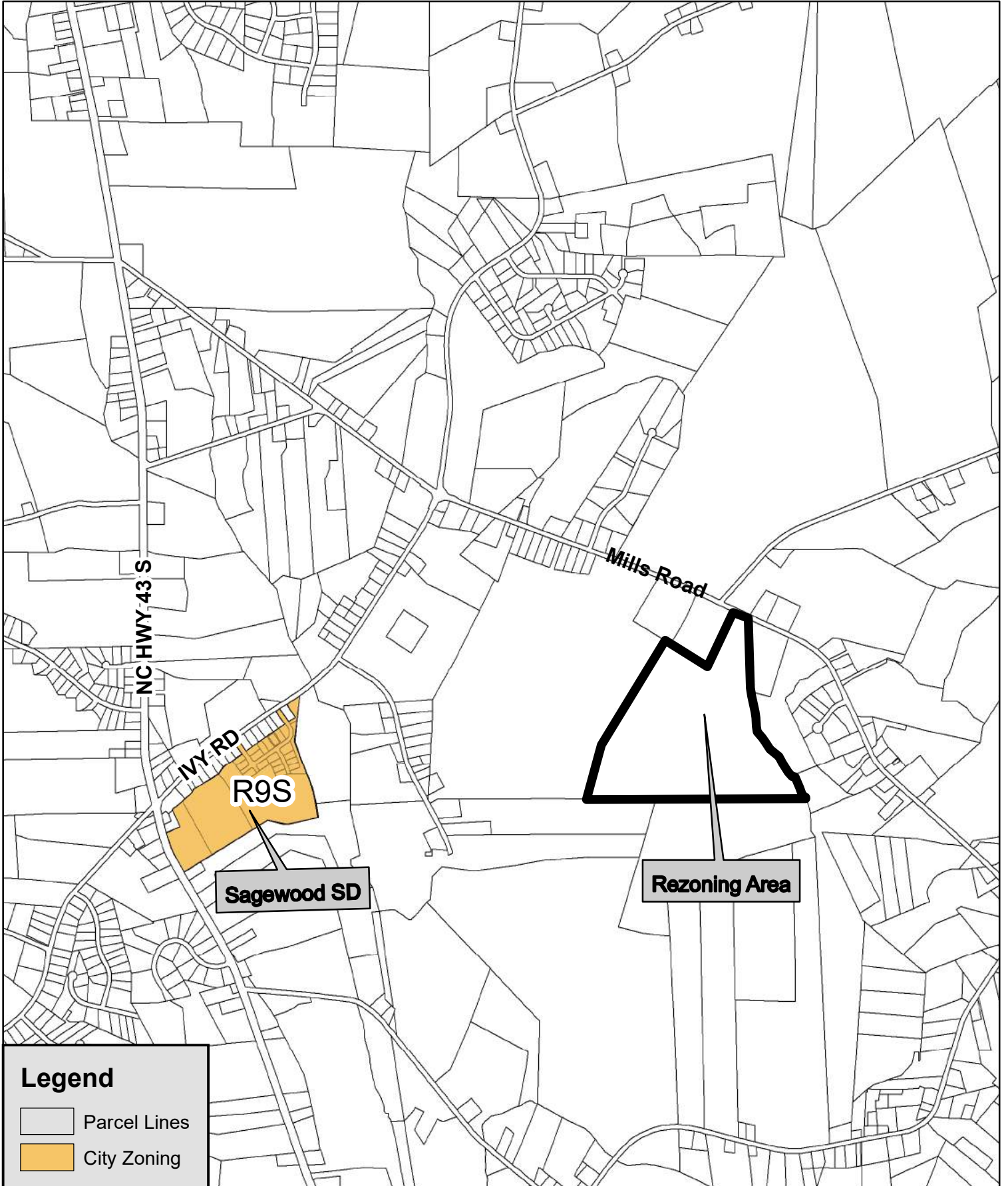
Map
Survey
Traffic Report
List of Uses
Vegetation Standards
Residential Density Chart

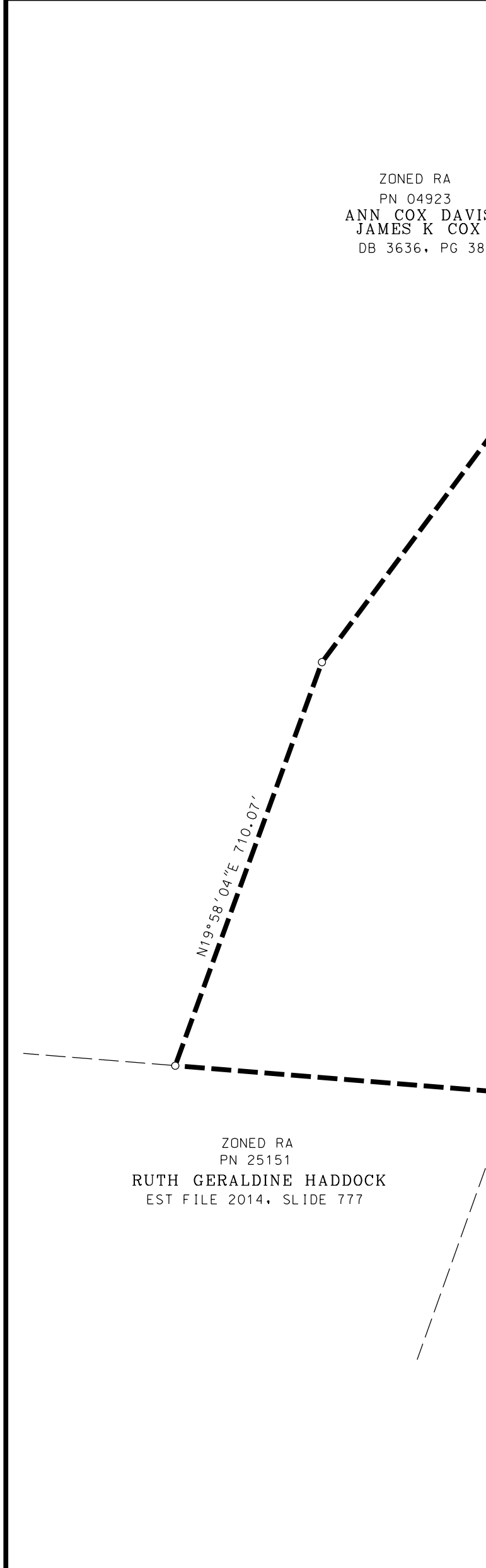
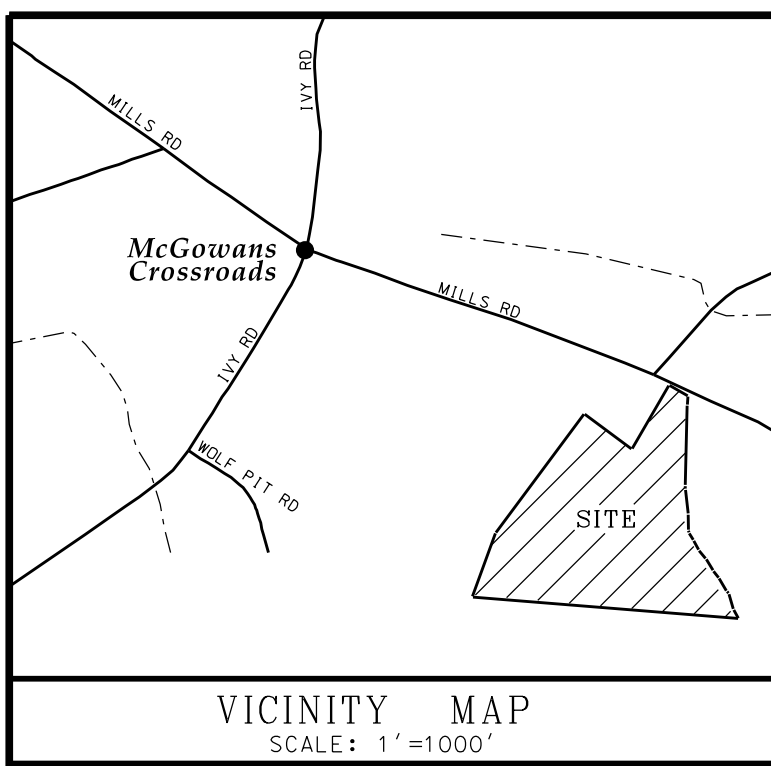
Carolina Eastern Homes, LLC

Acres: 85.1325

From: RA (Rural Agricultural) Pitt County's Jurisdiction

To: R9S (Residential) City of Greenville's Jurisdiction





TOTAL ACREAGE TO BE REZONED - 85.1325 ACRES
PROPOSED ZONE R-9S



I, DEBORAH T. BOYETTE, CERTIFY THAT THIS MAP IS OF ANOTHER CATEGORY AND IS AN EXCEPTION TO THE DEFINITION OF A SUBDIVISION.

DEBORAH T. BOYETTE, PLS L-4146

I, DEBORAH T. BOYETTE, CERTIFY THAT THIS MAP WAS DRAWN FROM INFORMATION FOUND IN DEEDS AND MAPS REFERENCED HEREON; THAT THE BOUNDARIES NOT SURVEYED ARE SHOWN AS BROKEN LINES AND DO NOT REPRESENT AN ACTUAL FIELD SURVEY BY STROUD ENGINEERING, PA.

WITNESS MY HAND AND SEAL THIS _____ DAY OF _____.

PROFESSIONAL LAND SURVEYOR L-4146


NORTH CAROLINA, PITT COUNTY

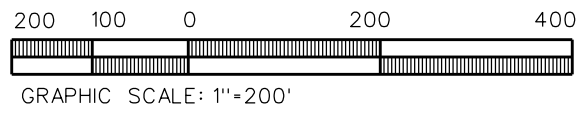
I, A NOTARY PUBLIC OF THE COUNTY AND STATE AFORESAID, CERTIFY THAT DEBORAH T. BOYETTE, A PROFESSIONAL LAND SURVEYOR, PERSONALLY APPEARED BEFORE ME THIS DAY AND ACKNOWLEDGED THE EXECUTION OF THE FOREGOING INSTRUMENT. WITNESS MY HAND AND OFFICIAL STAMP OR SEAL THIS _____ DAY OF _____.

NOTARY PUBLIC
MY COMMISSION EXPIRES _____

REVIEW ONLY

PARCEL NUMBER 85240
REFERENCE: BEING THE PROPERTY RECORDED IN DEED BOOK 3761, PAGE 570 AND MAP BOOK 83, PAGE 194 OF THE PITT COUNTY REGISTRY

REZONING MAP FOR	
CAROLINA EASTERN HOMES, LLC	
CHICOD TOWNSHIP	PITT COUNTY NORTH CAROLINA
OWNER: CAROLINA EASTERN HOMES, LLC ADDRESS: 2012 SHEPARD STREET MOREHEAD CITY, NC 28557 C/O R. DALE BRITT	SURVEYED: N/A
PHONE:	DRAWN: DTB
 STROUD ENGINEERING, P.A. 107B COMMERCE ST. GREENVILLE, NC (252) 756-9352	APPROVED: DTB
	DATE: 3/22/19
	SCALE: 1" = 200'
LICENSE NO. C-0647	SHEET 1 OF 1



REZONING THOROUGHFARE/TRAFFIC VOLUME REPORT

Case No: 19-04

Applicant: Carolina Eastern Homes, LLC

Property Information

Current Zoning: RA (Rural-Agricultural) Pitt County Jurisdiction

Proposed Zoning: R9S (Residential-Single-Family)

Current Acreage: 85.1325 acres

Location: Mills Rd, east of Ivy Rd

Points of Access: Mills Rd

Location Map



Transportation Background Information

1.) Mills Rd- State maintained

	<u>Existing Street Section</u>	<u>Ultimate Thoroughfare Street Section</u>
Description/cross section	2 lanes - paved shoulder	no change
Right of way width (ft)	60	no change
Speed Limit (mph)	55	no change
Current ADT:	4,880 (*)	
Design ADT:	16,400 vehicles/day (**)	16,400 vehicles/day (**)
Controlled Access	No	
Thoroughfare Plan Status:	Minor Thoroughfare	

Other Information: There are no sidewalks along Mills Rd 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: 866 -vehicle trips/day (*) Proposed Zoning: 1,640 -vehicle trips/day (*)

Estimated Net Change: increase of 774 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 Mills Rd are as follows:

1.) Mills Rd , East of Site (30%):	`No build_ ADT of 4,880
Estimated ADT with Proposed Zoning (full build) -	5,372
Estimated ADT with Current Zoning (full build) -	5,140
Net ADT change =	232 (5% increase)

2.) Mills Rd , West of Site (70%): `No build_ ADT of 4,880

Estimated ADT with Proposed Zoning (full build) -	6,028
Estimated ADT with Current Zoning (full build) -	<u>5,486</u>
Net ADT change =	542 (10% increase)

Staff Findings/Recommendations

Based on possible uses permitted by the requested rezoning, the proposed rezoning classification could generate 1640 trips to and from the site on Mills Rd, which is a net increase of 774 additional trips per day.

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

EXISTING ZONING

RA DISTRICT (County's Jurisdiction)

(Per zoning permit and by-right - subject to standards)

SELECT USES

Bed and breakfast inn
Family Care Home
Halfway House
Mobile home on individual lot
Mobile home park (5 or less units per park)
Single-family dwelling
Civic, social, and fraternal associations
Private campground and RV Park
Race Track Operation
Riding Academy
Blacksmith
Shooting Range, Outside
Kennels or Pet Grooming
Taxidermist
Welding Shop
Convenience Store
Service Station, Gasoline Sales
Airport or Air Transportation Facility
Landfill, Construction and Demolition
Salvage Yards, Auto Parts
Animal Shelter
Turkey Shoots
Private club or recreational center
Swim and tennis club
Church
Day care center
Nursing home
Retreat or conference center

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 home (see also section 9-4-103)
- q. Room renting

*(3) Home Occupations (see all categories):*None*

(4) Governmental:

b. City of Greenville municipal government building or use (see also section 9-4-103)

(5) Agricultural/ Mining:

a. Farming; agriculture, horticulture, forestry (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 (see all categories):

b. Home occupation; excluding barber and beauty shops

c. Home occupation; excluding manicure, pedicure or facial salon

(4) Governmental:

a. Public utility building or use

(5) Agricultural/ Mining: None*

(6) Recreational/ Entertainment:

a. Golf course; regulation

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; kindergarten or nursery (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*	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: 5/21/2019
Time: 6:00 PM

Title of Item: Ordinance requested by Home Builders and Supply Company to rezone 0.28 acres located south of the intersection of Line Avenue and Wilson Street from R6 (Residential) to CH (Heavy Commercial).

Explanation: **Abstract:** The City has received a request from Home Builders and Supply Company to rezone 0.28 acres located south of the intersection of Line Avenue and Wilson Street from R6 (Residential) to CH (Heavy Commercial).

Required Notices:

Planning and Zoning meeting notice (property owner and adjoining property owner letter) mailed on May 7, 2019.

On-site sign(s) posted on May 7, 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 mixed use (MU) between Dickinson Avenue and Myrtle Street from West 14th Avenue to Line Avenue and Moye Boulevard transitioning to Uptown Neighborhood to the north. Further, potential conservation/open space (PCOS) is recommended for the Dream Park and Guy Smith Stadium.

Mixed Use

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

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

Intent:

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

Primary uses:

Office

Commercial

Multi-family residential

Secondary uses:

Institutional/civic

Uptown Neighborhood

Uptown neighborhood is a primarily residential area surrounding the uptown core and uptown edge. It features a grid street pattern and mix of residential building types on small lots, with some commercial, office and civic uses.

Intent:

- Improve/maintain streetscape features such as consistent sidewalks, street trees, and lighting
- Introduce neighborhood-scale commercial centers at key intersections
- Address blight/property maintenance
- Address historic preservation efforts

Primary uses:

Single-family residential

Two-family residential

Secondary uses:

Multi-family residential

Commercial (neighborhood scale)

Institutional/civic (neighborhood scale)

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

Due to the size of the tract, it is undevelopable. Therefore, a traffic volume report was not generated.

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

History/Background:

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

Existing Land Uses:

Parking lot

Water/Sewer:

Water and sanitary sewer are available to the property.

Historic Sites:

There are no known effects are on the designated properties.

Environmental Conditions/Constraints:

The property is located in the Harris Mill Run / Schoolhouse Branch Watershed. Since the property is less than 0.5 acres, stormwater rules will not apply. If stormwater rules apply, 10-year detention would be required.

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:

South: CH - Home Builders and Supply (under common ownership of the applicant)

East: R6 - One (1) single-family residence and one (1) vacant lot

West: R6S - One (1) single-family residence and one (1) apartment complex (6 units)

Density Estimates:

Due to the size of the tract, it is undevelopable but staff would anticipate the tract to be incorporated into the adjoining CH-zoned tracts to the south that are under common ownership.

The anticipated build-out is within 1 year.

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:

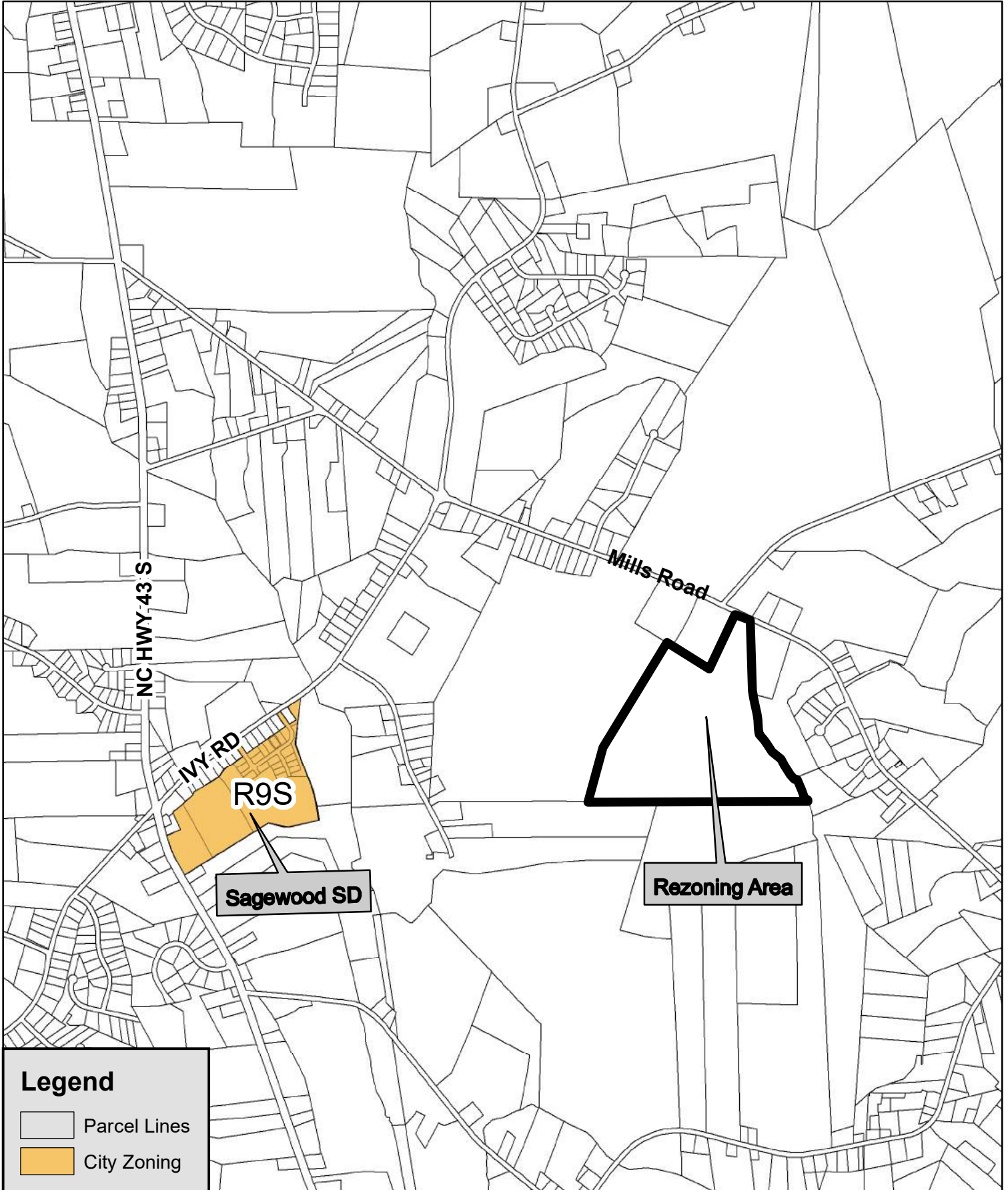
Map
Survey
List of Uses
Vegetation Table
Density Chart

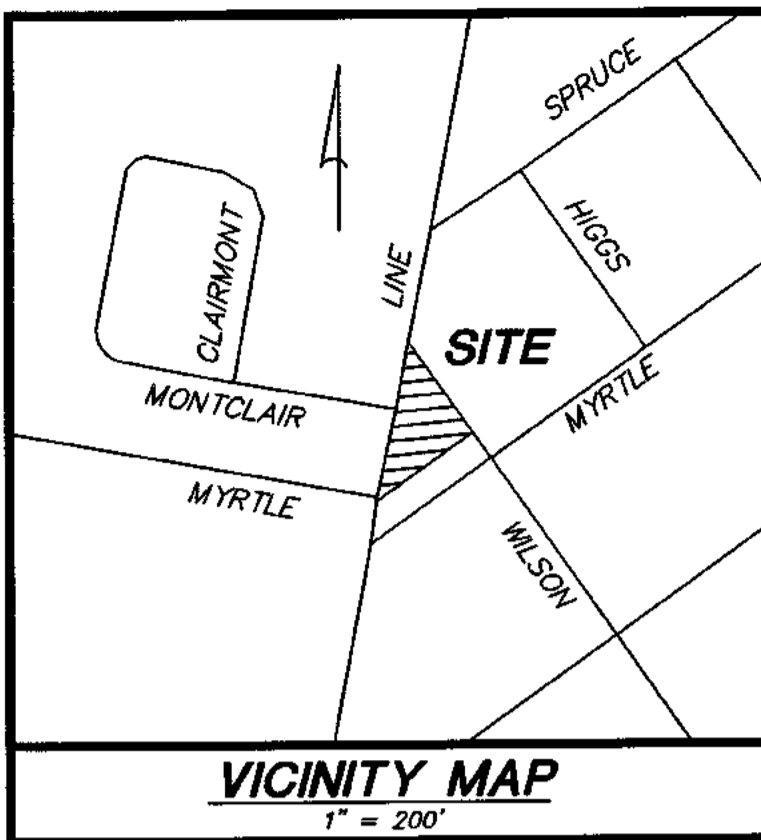
Carolina Eastern Homes, LLC

Acres: 85.1325

From: RA (Rural Agricultural) Pitt County's Jurisdiction

To: R9S (Residential) City of Greenville's Jurisdiction





ADDRESSES OF ADJOINERS WITHIN 100 FEET OF SITE

HOME BUILDERS & SUPPLY COMPANY
PO BOX 7226
GREENVILLE, NC 27835

MARY MOYE ANDERSON HEIRS
PO BOX 245
GREENVILLE, NC 27834

CHERRY LANE F.W.B. CHURCH
PO BOX 313
GREENVILLE, NC 27835

CITY OF GREENVILLE, NC
PO BOX 7207
GREENVILLE, NC 27835

JAMES HYMAN
560 SEVILLE ROAD
GREENVILLE, NC 27834

CHRIS CHERRY, JR.
4004 RANDY LANE
WINTERVILLE, NC 28590

HELPING HAND INVESTMENT GROUP LLC
PO BOX 677801
CHARLOTTE, NC 28266

MARY ANDERSON HEIRS
PO BOX 245
GREENVILLE, NC 27834

MERRITT RENTALS, LLC
422 EVANS STREET
GREENVILLE, NC 27858

CITY OF GREENVILLE
DEED BOOK M-22, PAGE 186
ZONED CH
PARCEL 28991

HELPING HAND INVESTMENT GROUP, LLC
DEED BOOK 3763, PAGE 794
ZONED R6S
PARCEL 16490

MARY ANDERSON HEIRS
DEED BOOK V-45, PAGE 608
ZONED R6S
PARCEL 10230

MARY ANDERSON HEIRS
DEED BOOK V-45, PAGE 608
ZONED R6S
PARCEL 10231



LEGEND

- B/B = BACK OF CURB TO BACK OF CURB
- R/W = RIGHT-OF-WAY
- = NO POINT SET
- = MONUMENT
- S.F. = SQUARE FEET

NOTES

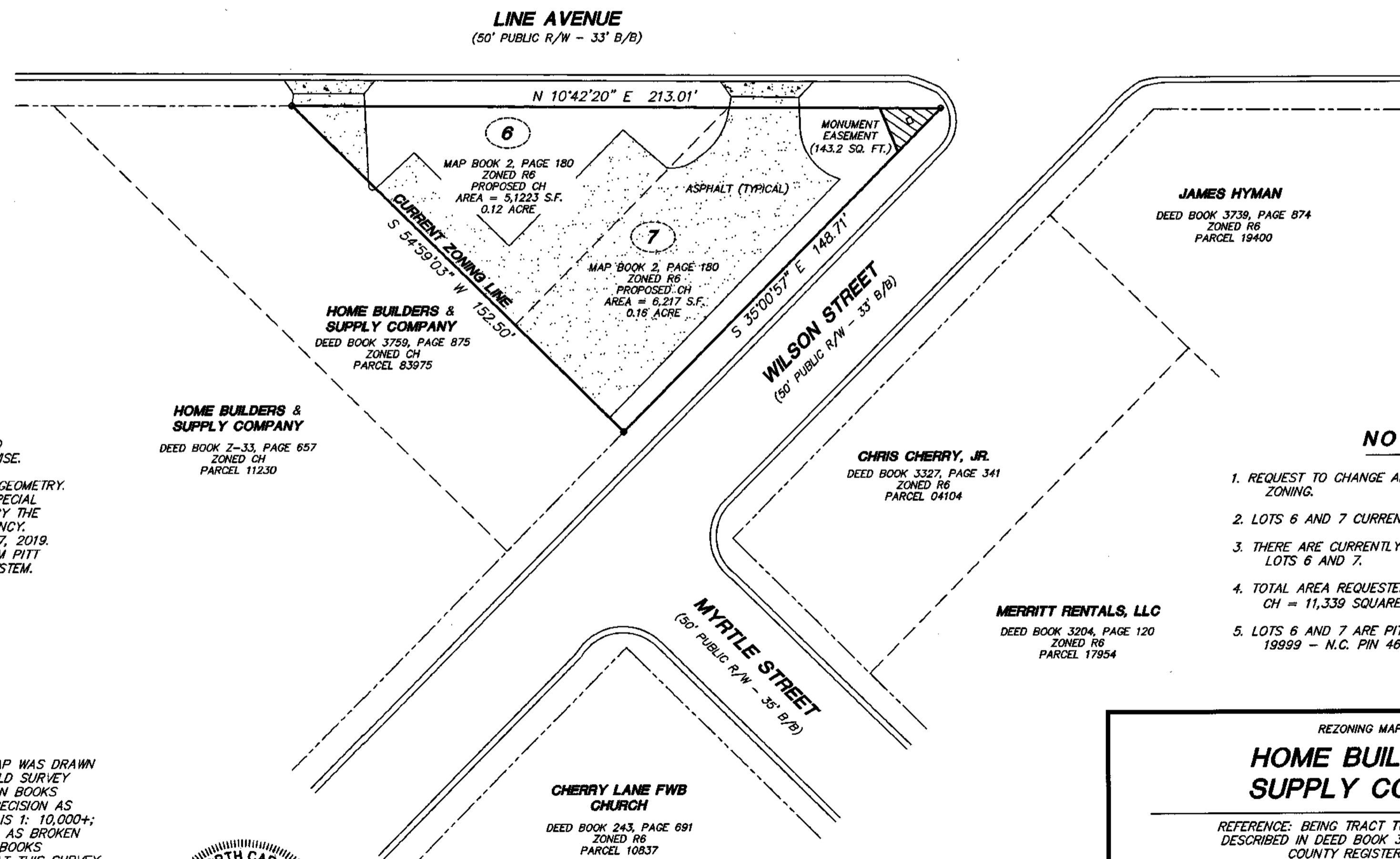
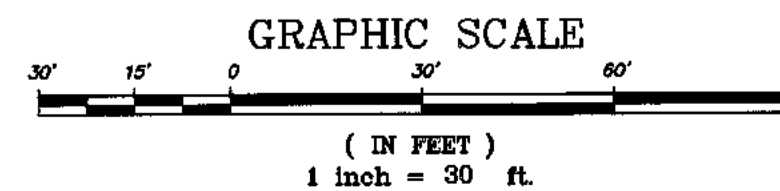
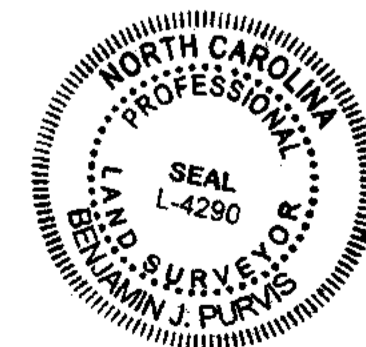
1. ALL DISTANCES ARE HORIZONTAL GROUND MEASUREMENTS UNLESS SHOWN OTHERWISE.
2. ALL BEARINGS ARE BASED ON N.C. GRID.
3. LOT AREA CALCULATED BY COORDINATE GEOMETRY.
4. THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. REF: FIRM 3720467700K, DATED: JULY 7, 2019.
5. CURRENT ZONING LINE TAKEN FROM FROM PITT COUNTY ONLINE PARCEL INFORMATION SYSTEM.

CERTIFICATION

I, BENJAMIN J. PURVIS, CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL FIELD SURVEY MADE BY ME FROM DESCRIPTIONS RECORDED IN BOOKS REFERENCED HEREON; THAT THE RATIO OF PRECISION AS CALCULATED BY LATITUDES AND DEPARTURES IS 1: 10,000+; THAT BOUNDARIES NOT SURVEYED ARE SHOWN AS BROKEN LINES PLOTTED FROM INFORMATION FOUND IN BOOKS REFERENCED HEREON; I FURTHER CERTIFY THAT THIS SURVEY IS OF ANOTHER CATEGORY. WITNESS MY HAND AND SEAL THIS 2ND DAY OF MAY, A.D. 2019.

Benjamin J. Purvis
BENJAMIN J. PURVIS, P.L.S.

L-4290



NOTES

1. REQUEST TO CHANGE ALL OF LOTS 6 AND 7 TO CH ZONING.
2. LOTS 6 AND 7 CURRENTLY ZONED R6.
3. THERE ARE CURRENTLY NO STRUCTURES LOCATED ON LOTS 6 AND 7.
4. TOTAL AREA REQUESTED TO BE REZONED FROM R6 TO CH = 11,339 SQUARE FEET (0.26 ACRE).
5. LOTS 6 AND 7 ARE PITT COUNTY TAX PARCEL NUMBER 19999 - N.C. PIN 4677788397.

REZONING MAP FOR
HOME BUILDERS & SUPPLY COMPANY

REFERENCE: BEING TRACT TWO OF THE PROPERTY DESCRIBED IN DEED BOOK 3759, PAGE 875, PITT COUNTY REGISTER OF DEEDS
CITY OF GREENVILLE, GREENVILLE TOWNSHIP, PITT COUNTY, N.C.

OWNER: HOME BUILDERS & SUPPLY COMPANY
ADDRESS: 2000 DICKINSON AVENUE
GREENVILLE, NC 27858
PHONE: (252) 458-4151

BENJAMIN J. PURVIS, P.L.S. 2004 B. EAST 3RD, ST. GREENVILLE, N.C. 27858 (252) 341-5568 www.landsurvey.webs.com	SURVEYED: BJP	APPROVED: BJP
	DRAWN: BJP	DATE: 04/16/19
	CHECKED: BJP	SCALE: 1" = 30'

EXISTING ZONING

R6 (RESIDENTIAL) - PERMITTED USES

(1) General	
a.	Accessory use or building
c.	On-premise signs per Article N
(2) Residential	
a.	Single-family dwelling
b.	Two-family attached dwelling (duplex)
b(1).	Master Plan Community per Article J
c.	Multi-family development per Article I
f.	Residential cluster development per Article M
k.	Family care homes (see also 9-4-103)
q.	Room renting
(3) Home Occupations - None	
(4) Governmental	
b.	City of Greenville municipal government building or use (see also section 9-4-103)
(5) Agricultural/Mining	
a.	Farming; agricultural, horticulture, forestry (see also section 9-4-103)
l.	Beekeeping; minor use (see also section 9-4-103)
(6) Recreational/Entertainment	
f.	Public park or recreational facility
g.	Private noncommercial park or recreational facility
(7) Office/Financial/Medical - None	
(8) Services	
o.	Church or place of worship (see also section 9-4-103)
(9) Repair - None	
(10) Retail Trade - None	
(11) Wholesale/Rental/Vehicle-Mobile Home Trade - None	
(12) Construction	
c.	Construction office; temporary, including modular office (see also section 9-4-103)
(13) Transportation - None	
(14) Manufacturing/Warehousing - None	
(15) Other Activities (not otherwise listed - all categories) - None	
R6 (RESIDENTIAL) - SPECIAL USES	
(1) General - None	
(2) Residential	
d.	Land use intensity multi-family (LUI) development rating 50 per Article K
e.	Land use intensity multi-family (LUI) development rating 67 per Article K
l.	Group care facility
n.	Retirement center or home
o(1).	Nursing, convalescent or maternity home; minor care facility
p.	Board or rooming house
r.	Fraternity or sorority house
(3) Home Occupations	
a.	Home occupation; not otherwise listed
b.	Home occupation; barber and beauty shop

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

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

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

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

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

BUFFERYARD SETBACK AND VEGETATION SCREENING CHART

For Illustrative Purposes Only

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

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

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

Street trees may count toward the minimum acreage.

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

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

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

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

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

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

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

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

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

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

RESIDENTIAL DENSITY CHART

Density Level	Future Land Use and Character Type	Applicable Zoning District(s)	Units per Acre***
High	Uptown Edge (UE)	CDF and CD*	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: 5/21/2019
Time: 6:00 PM

Title of Item: Ordinance requested by Ann C. Davis and James K. Cox to rezone 35.4070 acres located near the intersection of Mills Road and Hudson's Crossroad Road from RA (Rural Agricultural – Pitt County's Jurisdiction) to R9S (Residential-Single-family).

Explanation: **Abstract:** The City has received a request by Ann C. Davis and James K. Cox to rezone 35.4070 acres located near the intersection of Mills Road and Hudson's Crossroad Road from RA (Rural Agricultural – Pitt County's Jurisdiction) to R9S (Residential-Single-family).

*Since this property is located in Pitt County's Jurisdiction, an annexation petition has been submitted and will be considered by City Council at the same meeting as this rezoning request.

Required Notices:

Planning and Zoning meeting notice (property owner and adjoining property owner letter) mailed on May 7, 2019.

On-site sign(s) posted on May 7, 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) at the intersection of Mills Road and Hudson's Crossroads 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):

Based on possible uses permitted by the requested rezoning, the proposed rezoning classification could generate 1,630 trips to and from the site on Mills Road, which is a net increase of 1,090 additional trips per day.

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

History/Background:

The property is located in Pitt County's Jurisdiction.

Present Land Use:

Farmland

Water/Sewer:

A public sanitary sewer extension project to serve this property has been budgeted and an engineer is under contract for its design. Water is available from Eastern Pines Water Corporation.

Historic Sites:

There are no known effects on historic sites.

Environmental Conditions/Constraints:

The subject property was not included in the Watershed Master Plan study area. The property could drain to either: Clayroot Swamp – a tributary of Swift Creek (Neuse River Basin) or, Cow Swamp – a tributary of Chicod Creek (Tar River Basin).

If stormwater rules apply, it would require 10-year detention and nitrogen and phosphorous reduction.

The property is impacted by drainage laterals, blue line streams, riparian buffers, and possible wetlands. The existing flood study ends east of the property. Prior to submitting development plans the flood study must to be extended by developer to determine the base flood elevations. That study would be submitted to North Carolina Emergency Management for approval and addition to the Flood insurance maps. Wetland delineation is required prior to development.

Surrounding Land Uses and Zoning:

North: RA- Farmland and RR- Three (3) single-family residences
South: RA - Farmland (under common ownership of the applicant)
East: RA - City-owned (Greenville Utilities Commission)
West: RA - Farmland (under common ownership of the applicant)

Anticipated Density:

Under the current zoning, the site could yield 45-50 single-family lots.

Under the proposed zoning, the site could yield 160-165 single-family lots.

The anticipated build-out for is 3-5 years.

Fiscal Note: No cost to the City.

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

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

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

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

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

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

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

ATTACHMENTS:

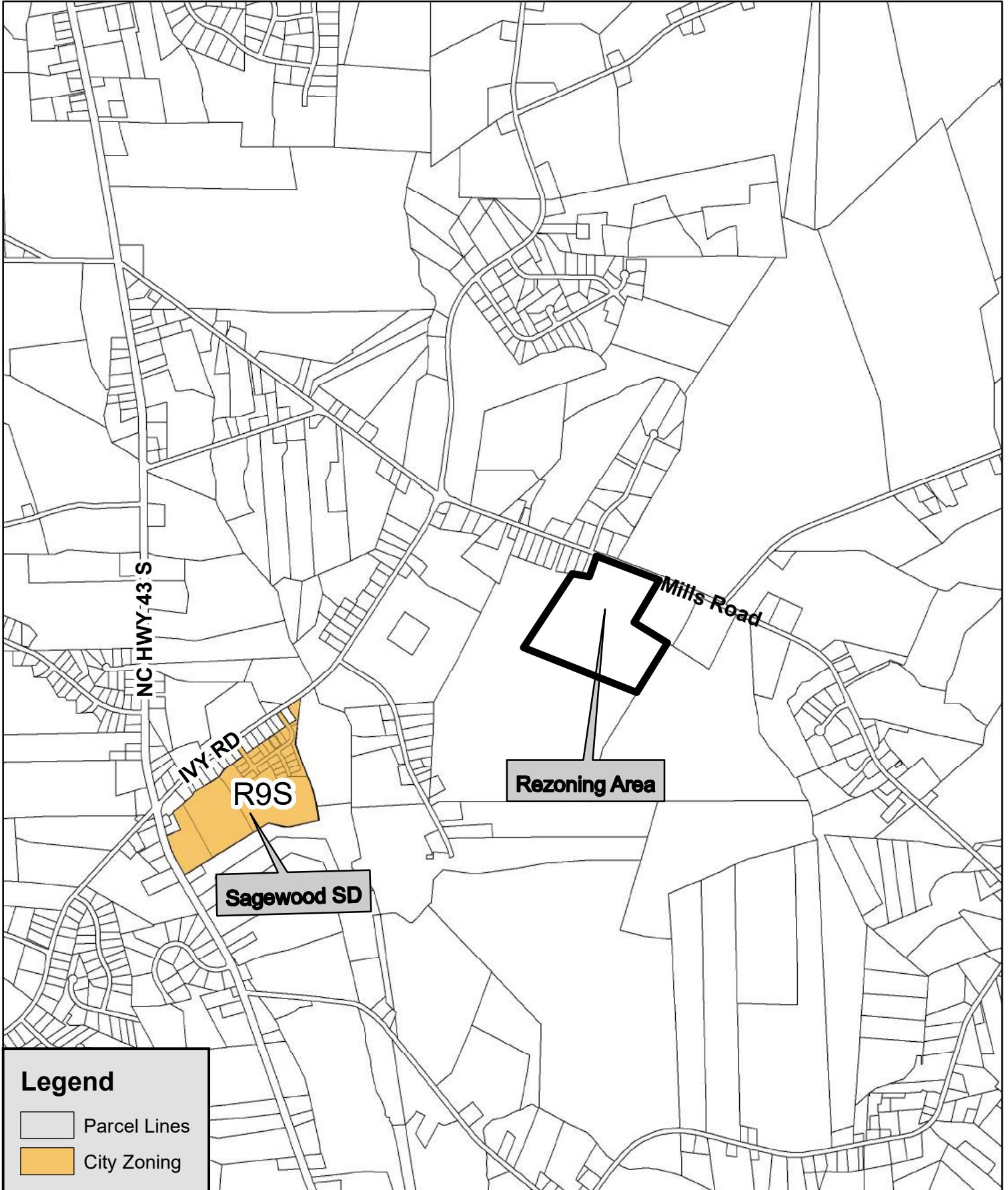
-
Map
Survey
Traffic report
List of Uses
Vegetation Standards
Residential Density Chart

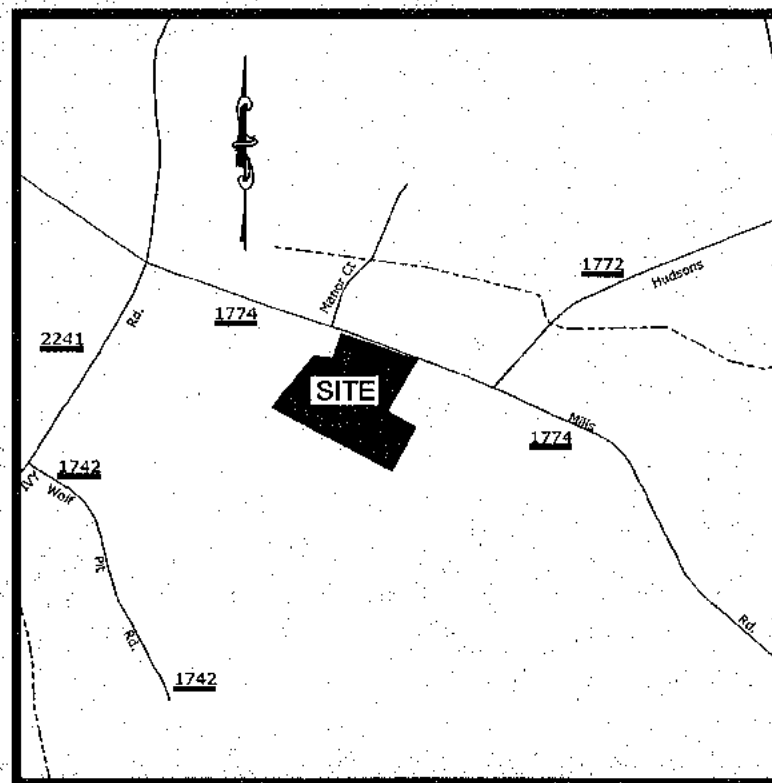
Ann C. Davis and James K. Cox

Acres: 35.4070

From: RA (Rural Agricultural) Pitt County's Jurisdiction

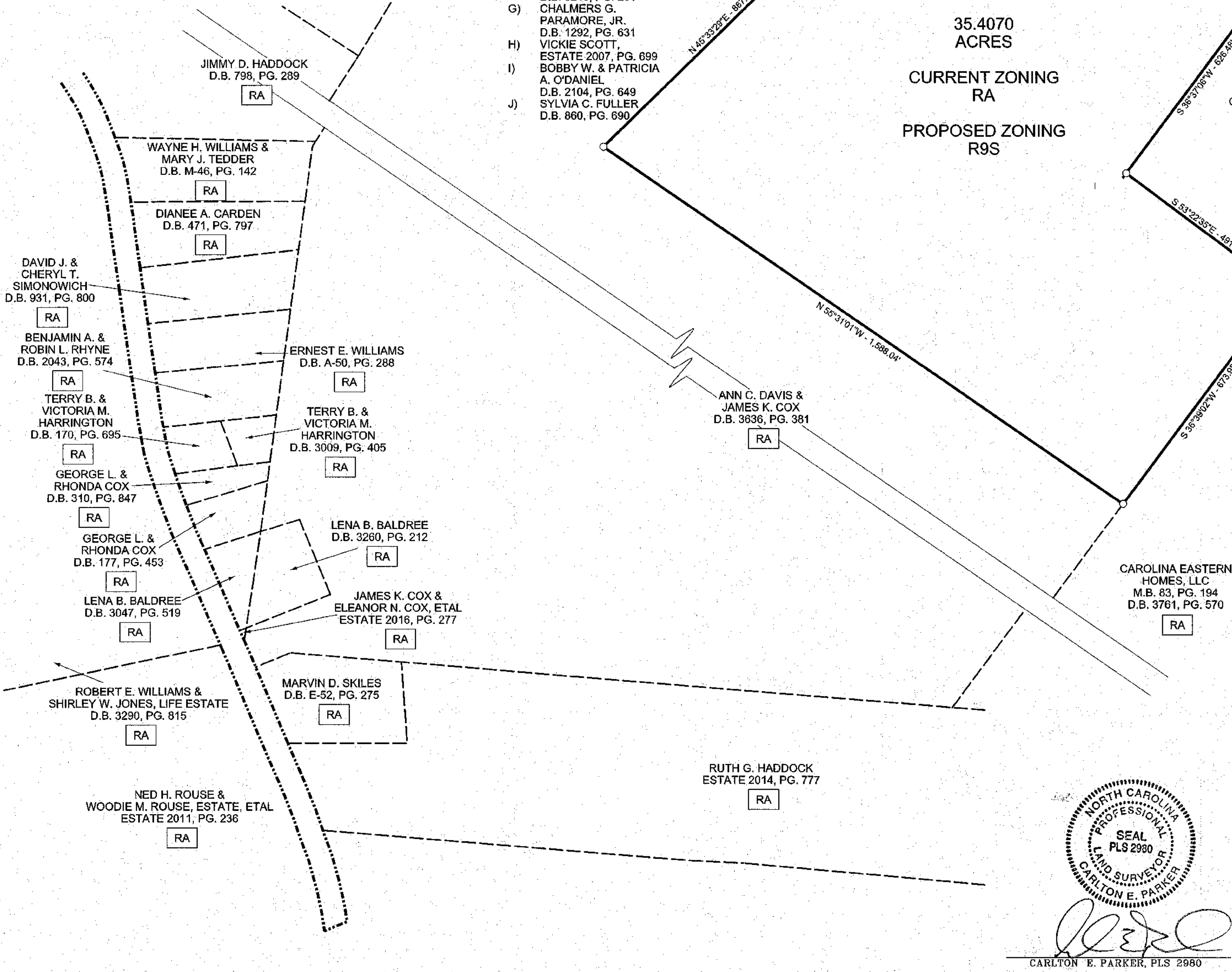
To: R9S (Residential) City of Greenville's Jurisdiction





VICINITY MAP
1"=1000'

- ADJACENT PROPERTY OWNERS
- A) ROSE L. EDWARDS DB 2402, PG. 125
 - B) ROSE L.W. EDWARDS ESTATE 2003, PG. 379
 - C) MICHAEL A. & JEANNIE WOOLVERTON D.B. 1079, PG. 556
 - D) RICHARD FISHER D.B. 808, PG. 686
 - E) MICHAEL GRAY D.B. 3155, PG. 269
 - F) STEVIE WAYNE YATES II D.B. 3248, PG. 281
 - G) CHALMERS G. PARAMORE, JR. D.B. 1292, PG. 631
 - H) VICKIE SCOTT, ESTATE 2007, PG. 699
 - I) BOBBY W. & PATRICIA A. O'DANIEL D.B. 2104, PG. 649
 - J) SYLVIA C. FULLER D.B. 860, PG. 690



35.4070 ACRES
CURRENT ZONING RA
PROPOSED ZONING R9S



A PORTION OF PARCEL NUMBER 04923

REZONING MAP FOR
ANN C. DAVIS & JAMES K. COX

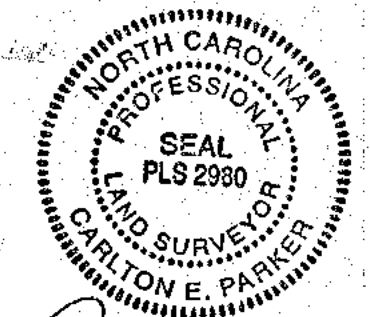
REFERENCE DEED BOOK 3636, PAGE 381
OF THE PITT COUNTY REGISTRY

CHICOD TOWNSHIP	PITT COUNTY	NORTH CAROLINA
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OWNER: ANN C. DAVIS & JAMES K. COX
ADDRESS: 100 HICKORY ST., APARTMENT B221
GREENVILLE, NC 27858
PHONE: (804) 370-7359

SURVEYED:	CEP	APPROVED:	CEP
DRAWN:	WCO	DATE:	03/21/19
CHECKED:	CEP	SCALE:	1" = 200'

MALPASS & ASSOCIATES
1645 E. ARLINGTON BLVD., SUITE D
GREENVILLE, N.C. 27858
(252) 756-1780



Carlton E. Parker
CARLTON E. PARKER, PLS 2980

REZONING THOROUGHFARE/TRAFFIC VOLUME REPORT

Case No: 19-05

Applicant: Ann C. Davis and James K. Cox

Property Information

Current Zoning: RA (Rural-Agricultural) Pitt County Jurisdiction

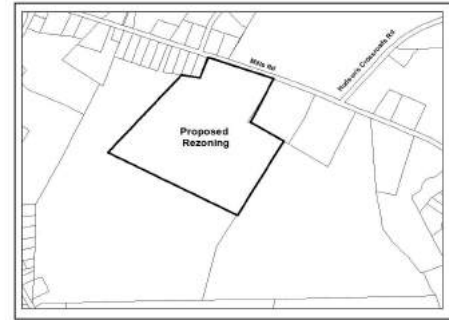
Proposed Zoning: R9S (Residential-Single-Family)

Current Acreage: 35.407

Location: Mills Rd, east of Ivy Rd

Points of Access: Mills Rd

Location Map



Transportation Background Information

1.) Mills Rd- State maintained

	<u>Existing Street Section</u>	<u>Ultimate Thoroughfare Street Section</u>
Description/cross section	2 lanes - paved shoulder	no change
Right of way width (ft)	60	no change
Speed Limit (mph)	55	no change
Current ADT:	4,880 (*)	
Design ADT:	16,400 vehicles/day (**)	16,400 vehicles/day (**)
Controlled Access	No	
Thoroughfare Plan Status:	Minor Thoroughfare	

Other Information: There are no sidewalks along Mills Rd 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: 540 -vehicle trips/day (*) Proposed Zoning: 1,630 -vehicle trips/day (*)

Estimated Net Change: increase of 1090 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 Mills Rd are as follows:

1.) Mills Rd , East of Site (30%):	`No build_ ADT of 4,880
Estimated ADT with Proposed Zoning (full build) -	5,369
Estimated ADT with Current Zoning (full build) -	5,042
Net ADT change =	327 (6% increase)

2.) Mills Rd , West of Site (70%): `No build_ ADT of 4,880

Estimated ADT with Proposed Zoning (full build) -	6,021
Estimated ADT with Current Zoning (full build) -	5,258
Net ADT change =	763 (15% increase)

Staff Findings/Recommendations

Based on possible uses permitted by the requested rezoning, the proposed rezoning classification could generate 1630 trips to and from the site on Mills Rd, which is a net increase of 1090 additional trips per day.

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

EXISTING ZONING

RA DISTRICT (County's Jurisdiction)

(Per zoning permit and by-right - subject to standards)

SELECT USES

Bed and breakfast inn
Family Care Home
Halfway House
Mobile home on individual lot
Mobile home park (5 or less units per park)
Single-family dwelling
Civic, social, and fraternal associations
Private campground and RV Park
Race Track Operation
Riding Academy
Blacksmith
Shooting Range, Outside
Kennels or Pet Grooming
Taxidermist
Welding Shop
Convenience Store
Service Station, Gasoline Sales
Airport or Air Transportation Facility
Landfill, Construction and Demolition
Salvage Yards, Auto Parts
Animal Shelter
Turkey Shoots
Private club or recreational center
Swim and tennis club
Church
Day care center
Nursing home
Retreat or conference center

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 home (see also section 9-4-103)
- q. Room renting

*(3) Home Occupations (see all categories):*None*

(4) Governmental:

- b. City of Greenville municipal government building or use (see also section 9-4-103)

(5) Agricultural/ Mining:

- a. Farming; agriculture, horticulture, forestry (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 (see all categories):

- b. Home occupation; excluding barber and beauty shops
- c. Home occupation; excluding manicure, pedicure or facial salon

(4) Governmental:

- a. Public utility building or use

(5) Agricultural/ Mining: None*

(6) Recreational/ Entertainment:

- a. Golf course; regulation
- 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; kindergarten or nursery (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*	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: 5/21/2019
Time: 6:00 PM

Title of Item: Ordinance requested by RDP Management Consulting, LLC to rezone 50.1649 acres located near the intersection of Mills Road and Hudson's Crossroad Road from RA (Rural Agricultural – Pitt County's Jurisdiction) to R9S (Residential-Single-family).

Explanation: **Abstract:** The City has received a request by RDP Management Consulting, LLC to rezone 50.1649 acres located near the intersection of Mills Road and Hudson's Crossroad Road from RA (Rural Agricultural – Pitt County's Jurisdiction) to R9S (Residential-Single-family).

*Since this property is located in Pitt County's Jurisdiction, an annexation petition has been submitted and will be considered by City Council at the same meeting as this rezoning request.

Required Notices:

Planning and Zoning meeting notice (property owner and adjoining property owner letter) mailed on May 7, 2019.

On-site sign(s) posted on May 7, 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) at the intersection of Mills Road and Hudson's Crossroads 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):

Based on possible uses permitted by the requested rezoning, the proposed rezoning classification could generate 488 trips to and from the site on Mills Road, which is a net increase of 230 additional trips per day.

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

History/Background:

The property is located in Pitt County's Jurisdiction.

Present Land Use:

Farmland

Water/Sewer:

A public sanitary sewer extension project to serve this property has been budgeted and an engineer is under contract for its design. Water is available from Eastern Pines Water Corporation.

Historic Sites:

There are no known effects on historic sites.

Environmental Conditions/Constraints:

The subject property was not included in the Watershed Master Plan study area. The property could drain to either: Clayroot Swamp – a tributary of Swift Creek (Neuse River Basin) or, Cow Swamp – a tributary of Chicod Creek (Tar River Basin).

If stormwater rules apply, it would require 10-year detention and nitrogen and phosphorous reduction.

The property is impacted by drainage laterals, blue line streams, riparian buffers, and possible wetlands. The existing flood study ends east of the property. Prior to submitting development plans the flood study must to be extended by developer to determine the base flood elevations. That study would be submitted to North Carolina Emergency Management for approval and addition to the Flood insurance maps. Wetland delineation is required prior to development.

Surrounding Land Uses and Zoning:

North: RA- Woodlands

South: RA - Scattered single-family residences and Eastern Carolina Homes, LLC Rezoning

East: RA - One (1) single-family residence

West: RA - Farmland and one (1) single-family residence

Anticipated Density:

Under the current zoning, the site could yield 20-22 single-family lots.

Under the proposed zoning, the site could yield 40-44 single-family lots.

The anticipated build-out for is 3-5 years.

Fiscal Note:

No cost to the City.

Recommendation:

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

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

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

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

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

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

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

ATTACHMENTS:

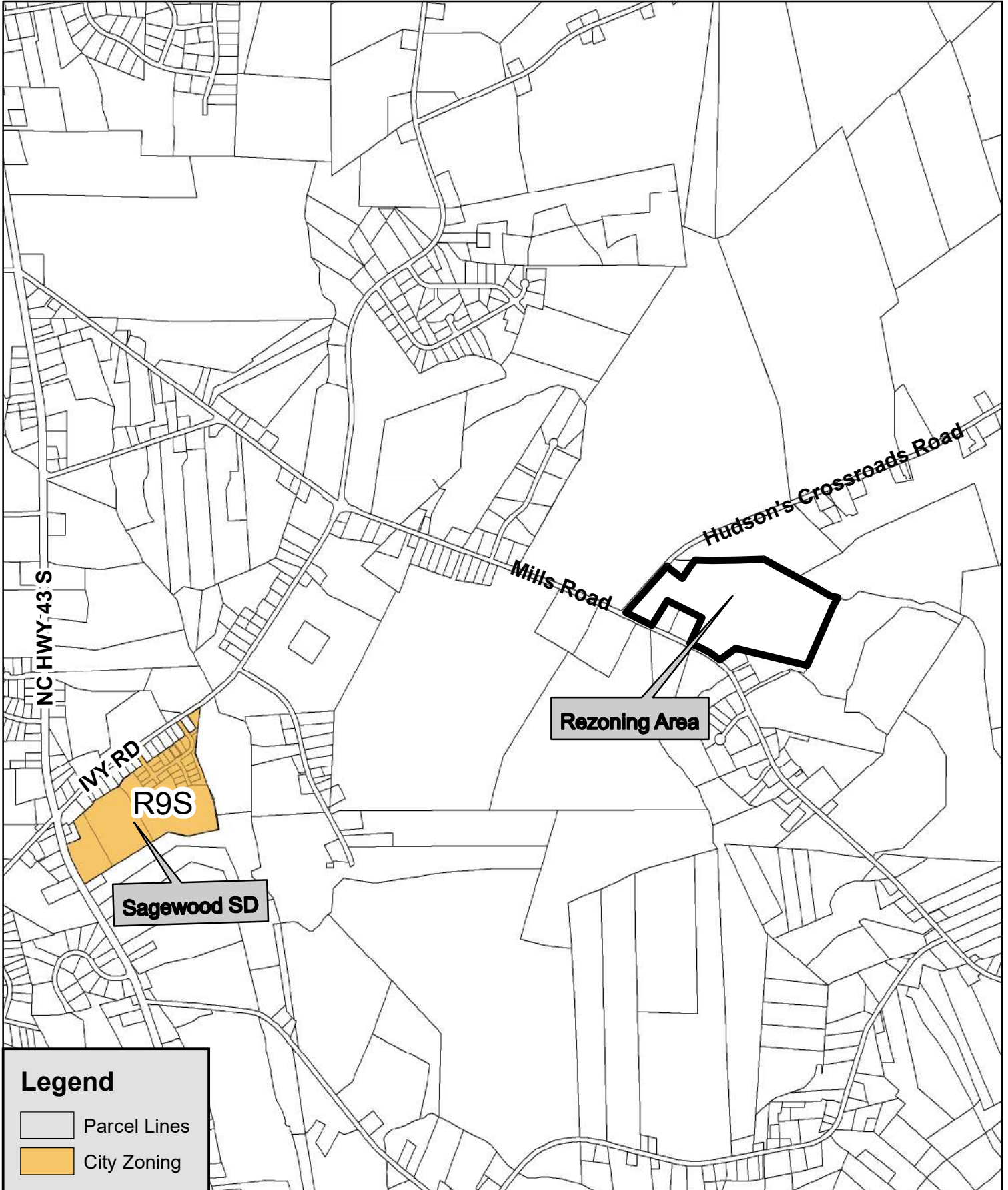
-
Map
Survey
Traffic Report
Vegetation Standards
Residential Density Chart
List of Uses

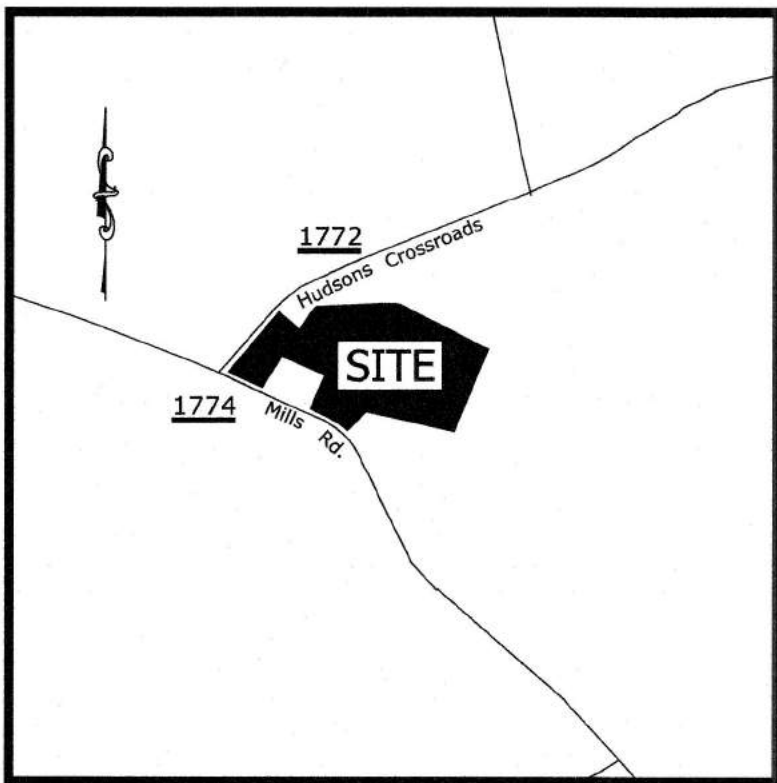
RDP Management Consulting, LLC

Acres: 50.1660

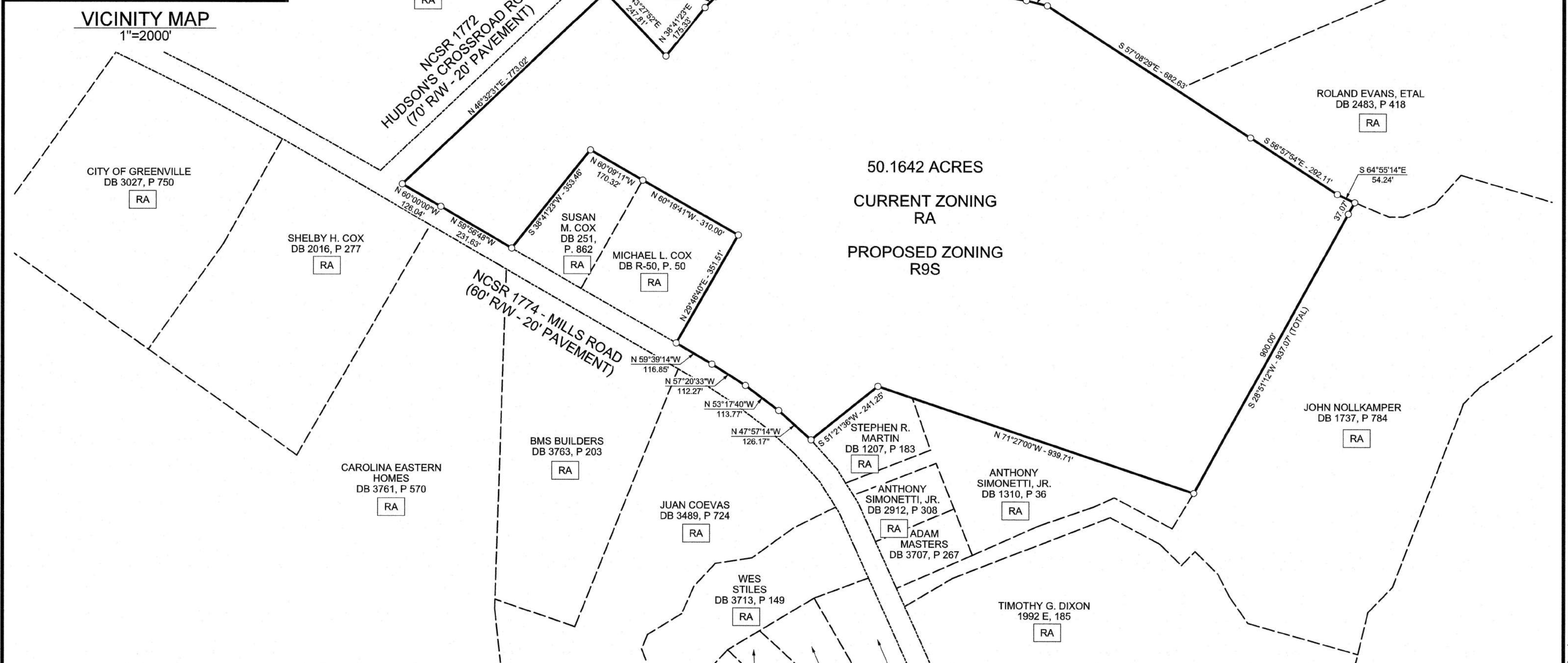
From: RA (Rural Agricultural) Pitt County's Jurisdiction

To: R9S (Residential) City of Greenville's Jurisdiction



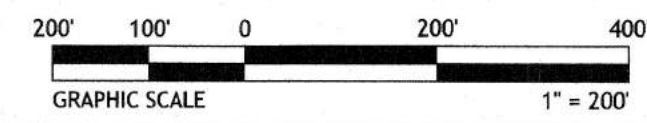


VICINITY MAP
1"=2000'



PARCEL NUMBER 84393

REZONING MAP FOR			
RDP MANAGEMENT CONSULTING, LLC			
REFERENCE DEED BOOK 3636, PAGE 388 OF THE PITT COUNTY REGISTRY			
CHICOD TOWNSHIP	PITT COUNTY	NORTH CAROLINA	
OWNER: RDP MANAGEMENT CONSULTING, LLC			
ADDRESS: 1003 RED BANKS ROAD GREENVILLE, NC 27858			
PHONE: (252) 531-5824			
MALPASS & ASSOCIATES 1645 E. ARLINGTON BLVD., SUITE D GREENVILLE, N.C. 27858 (252) 756-1780	SURVEYED: CEP	APPROVED: CEP	
	DRAWN: WCO	DATE: 03/25/19	
	CHECKED: CEP	SCALE: 1" = 200'	



CARLTON E. PARKER, PLS 2980

L:\Vgn\p1200-p1299\p-1237_Parcel No. 84393, Mills Road, Don Parrott\p1237rez.dgn 5/10/2019 9:40:15 AM

REZONING THOROUGHFARE/TRAFFIC VOLUME REPORT

Case No: 19-06

Applicant: RDP Management Consulting, LLC

Property Information

Current Zoning: RA (Rural-Agricultural) Pitt County Jurisdiction

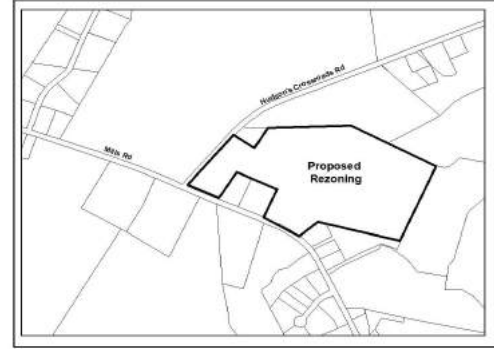
Proposed Zoning: R9S (Residential-Single-Family)

Current Acreage: 50.165

Location: Mills Rd, east of Ivy Rd

Points of Access: Mills Rd

Location Map



Transportation Background Information

1.) Mills Rd- State maintained

	<u>Existing Street Section</u>	<u>Ultimate Thoroughfare Street Section</u>
Description/cross section	2 lanes - paved shoulder	no change
Right of way width (ft)	60	no change
Speed Limit (mph)	55	no change
Current ADT:	4,880 (*)	
Design ADT:	16,400 vehicles/day (**)	16,400 vehicles/day (**)
Controlled Access	No	
Thoroughfare Plan Status:	Minor Thoroughfare	

Other Information: There are no sidewalks along Mills Rd 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: 258 -vehicle trips/day (*) Proposed Zoning: 488 -vehicle trips/day (*)

Estimated Net Change: increase of 230 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 Mills Rd are as follows:

1.) Mills Rd , East of Site (30%):	`No build_ ADT of 4,880
Estimated ADT with Proposed Zoning (full build) -	5,026
Estimated ADT with Current Zoning (full build) -	4,957
Net ADT change =	69 (1% increase)

2.) Mills Rd , West of Site (70%): `No build_ ADT of 4,880

Estimated ADT with Proposed Zoning (full build) -	5,222
Estimated ADT with Current Zoning (full build) -	5,061
Net ADT change =	161 (3% increase)

Staff Findings/Recommendations

Based on possible uses permitted by the requested rezoning, the proposed rezoning classification could generate 488 trips to and from the site on Mills Rd, which is a net increase of 230 additional trips per day.

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

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*	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.

EXISTING ZONING

RA DISTRICT (County's Jurisdiction)

(Per zoning permit and by-right - subject to standards)

SELECT USES

Bed and breakfast inn
Family Care Home
Halfway House
Mobile home on individual lot
Mobile home park (5 or less units per park)
Single-family dwelling
Civic, social, and fraternal associations
Private campground and RV Park
Race Track Operation
Riding Academy
Blacksmith
Shooting Range, Outside
Kennels or Pet Grooming
Taxidermist
Welding Shop
Convenience Store
Service Station, Gasoline Sales
Airport or Air Transportation Facility
Landfill, Construction and Demolition
Salvage Yards, Auto Parts
Animal Shelter
Turkey Shoots
Private club or recreational center
Swim and tennis club
Church
Day care center
Nursing home
Retreat or conference center

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 home (see also section 9-4-103)
- q. Room renting

*(3) Home Occupations (see all categories):*None*

(4) Governmental:

b. City of Greenville municipal government building or use (see also section 9-4-103)

(5) Agricultural/ Mining:

a. Farming; agriculture, horticulture, forestry (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 (see all categories):

b. Home occupation; excluding barber and beauty shops

c. Home occupation; excluding manicure, pedicure or facial salon

(4) Governmental:

a. Public utility building or use

(5) Agricultural/ Mining: None*

(6) Recreational/ Entertainment:

a. Golf course; regulation

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; kindergarten or nursery (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*



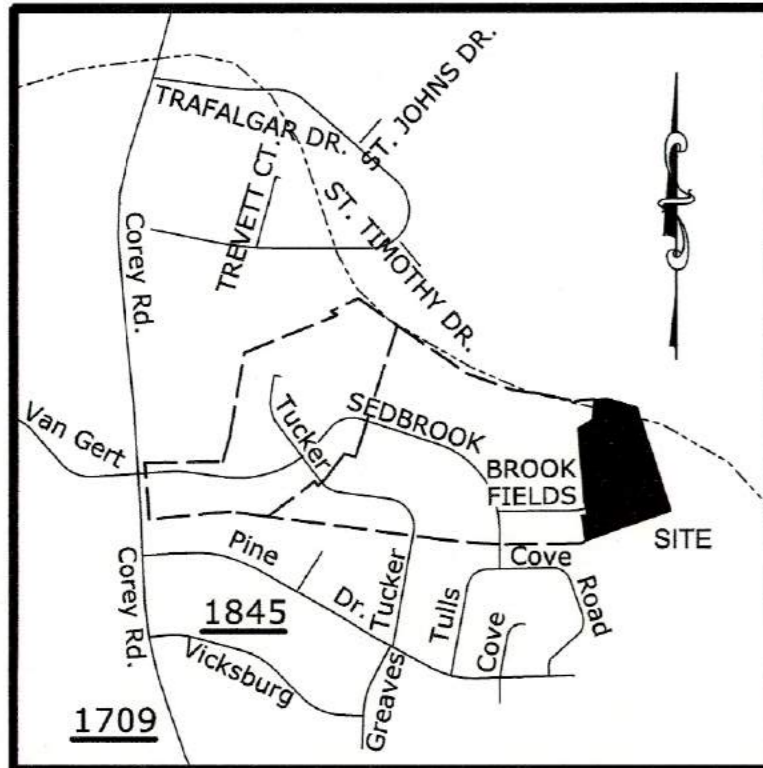
City of Greenville, North Carolina

Meeting Date: 5/21/2019
Time: 6:00 PM

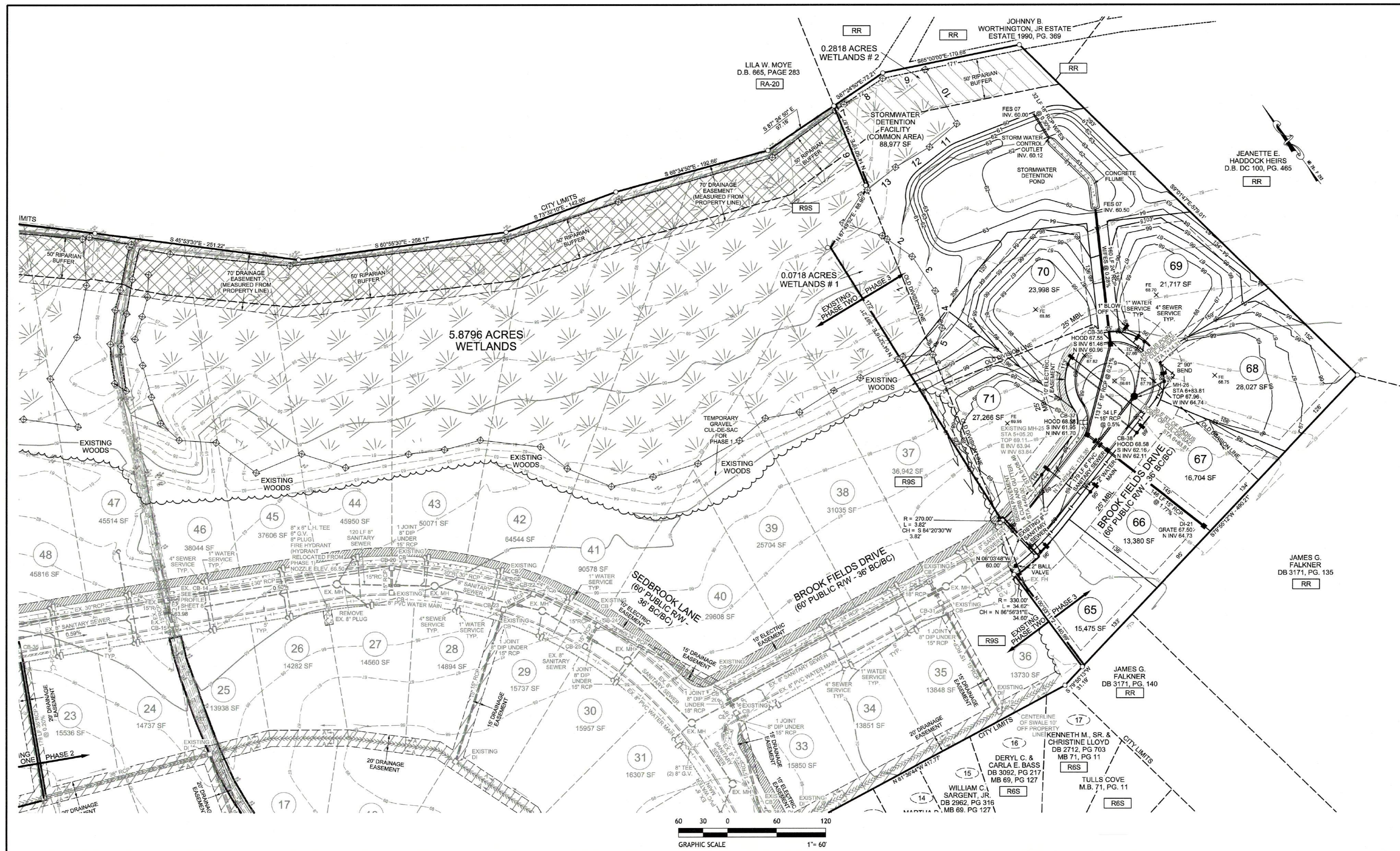
- Title of Item:** Request received for a preliminary subdivision plat from Robert D. Parrot and Carl Blackwood, et al. The proposed preliminary subdivision plat entitled, "Blackwood Ridge Subdivision, Phase 3", is located adjacent to Blackwood Ridge Subdivision, Phase 2, between Corey Road and County Home Road and is further identified as being tax parcel numbers 84273 and 84930. The proposed plat consists of seven (7) lots totaling 5.9162 acres.
- Explanation:** The purpose of this preliminary plat is to create seven (7) single-family lots. The proposed plat also establishes the street pattern, utilities extensions, drainage and stormwater features that will serve the future development.
- The property is zoned R9S (Residential-Single-family).
- The public hearing for this preliminary plat request was advertised in The Daily Reflector on May 13 and 20, 2019.
- Fiscal Note:** There will be no costs to the City of Greenville associated with this subdivision other than routine costs to provide public services.
- Recommendation:** Staff recommends approval.
-

ATTACHMENTS:

-
Plat



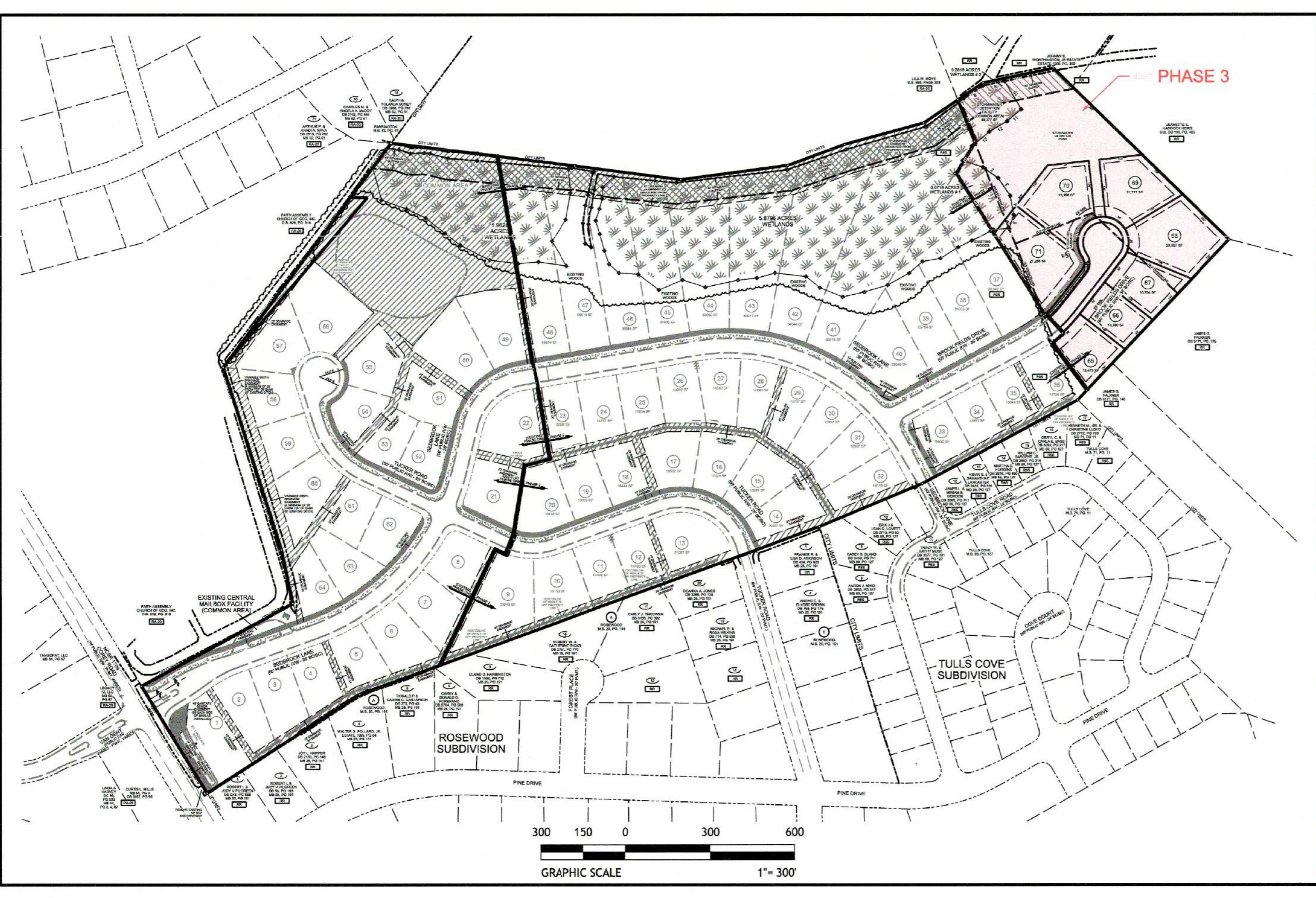
VICINITY MAP
1" = 1000'



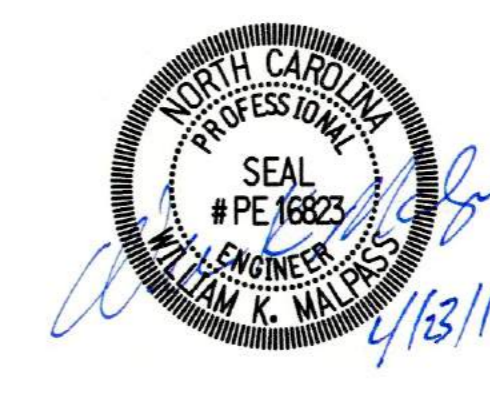
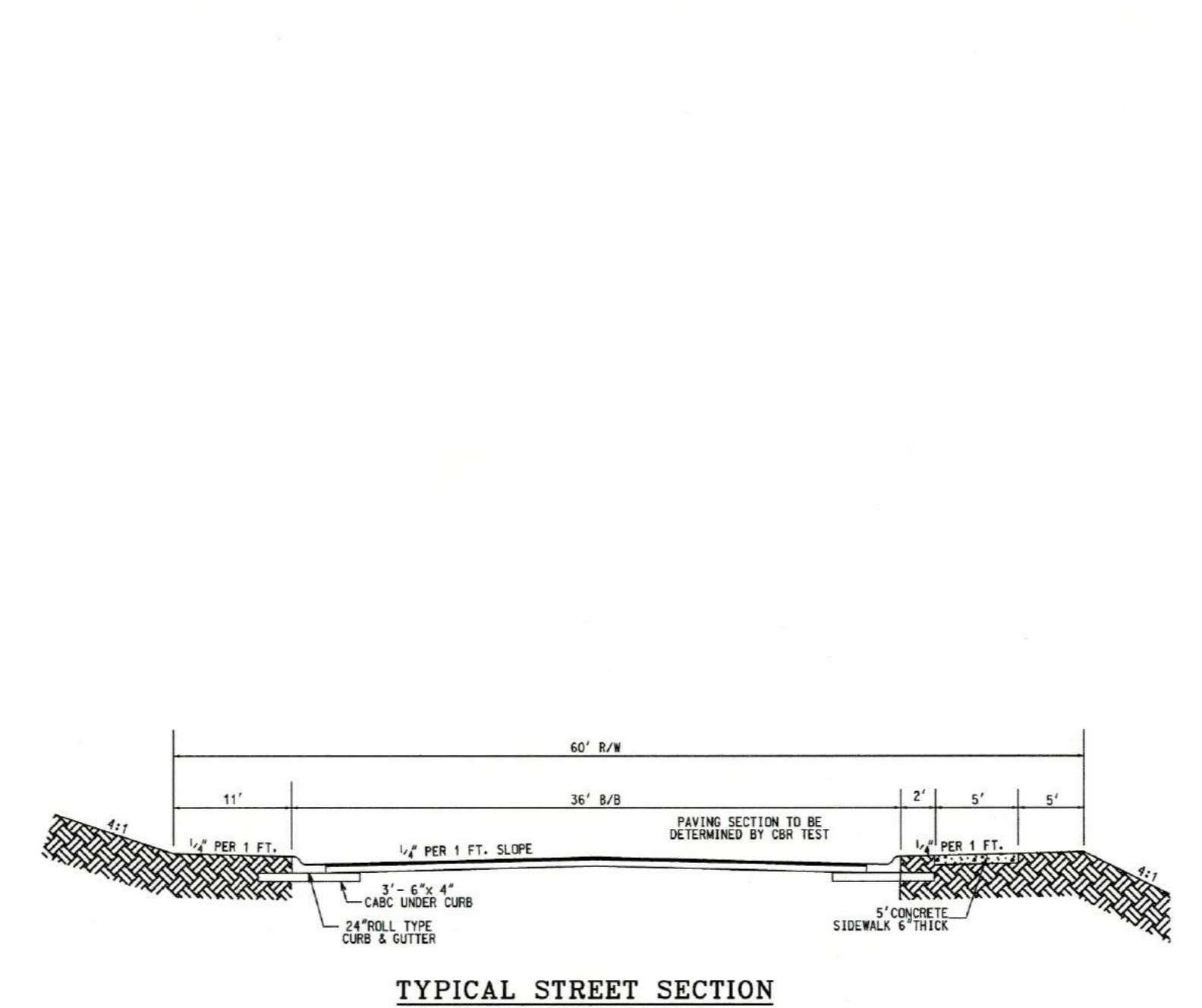
SITE DATA

PHASE 3 AREA	5.9162 AC
PARCEL	84273, 84930
ZONING	R9S
TOTAL NUMBER OF LOTS	7
TOTAL LINEAR FEET IN STREET	254 FT
TOTAL AREA IN STREETS	0.51 AC
TOTAL AREA IN COMMON AREA, RECREATION, ETC.	2.0426 AC

- NOTES:
- CONSTRUCTION PLANS SHALL BE APPROVED BY GREENVILLE UTILITIES COMMISSION (GUC) AND THE CITY OF GREENVILLE PRIOR TO THE CONSTRUCTION OF ANY SANITARY SEWER OR STORM DRAINAGE.
 - ALL REQUIRED IMPROVEMENTS SHALL CONFORM TO THE CITY OF GREENVILLE MANUAL OF STANDARD DESIGNS AND DETAILS AND THE MANUAL FOR THE DESIGN AND CONSTRUCTION OF WATER AND WASTEWATER SYSTEM EXTENSIONS FOR GUC.
 - ALL LOTS SHALL EQUAL OR EXCEED THE MINIMUM DEVELOPMENT STANDARDS OF THE CITY OF GREENVILLE ZONING ORDINANCE.
 - SANITARY SEWER AND ELECTRICAL SERVICE PROVIDED BY GREENVILLE UTILITIES COMMISSION.
 - EROSION CONTROL PLAN APPROVAL REQUIRED PRIOR TO CONSTRUCTION.
 - ALL UTILITIES SHALL BE UNDERGROUND.
 - BOUNDARY AND TOPOGRAPHIC SURVEY BY PARKER AND ASSOCIATES LAND SURVEYING.
 - STORM DRAINAGE PIPE SIZES ARE APPROXIMATE. SIZES WILL BE FINALIZED ON THE CONSTRUCTION PLANS.
 - HYDRAULIC ANALYSIS OF THE WATER MAIN IS REQUIRED TO EVALUATE FIRE FLOW.
 - ANNEXATION REQUIRED PRIOR TO RECODIFICATION OF THE FINAL PLAN.
 - PROJECT IS NOT LOCATED WITHIN THE 100 YEAR FLOOD PLAIN (FIRM PANEL NUMBERS 372468500K, DATED JULY 7, 2014).
 - NO SEWER SERVICE SHALL BE PROVIDED FOR LOTS WITHIN THIS PROJECT UNTIL ALL THE NECESSARY SEWER FACILITIES TO SERVE THIS PROPERTY HAVE BEEN INSTALLED, PLACED IN SERVICE AND ACCEPTED FOR MAINTENANCE BY GREENVILLE UTILITIES COMMISSION.
 - ALL DITCHES WHICH REQUIRE LESS THAN OR EQUAL TO 48" RCP SHALL BE PIPED.
 - A HOMEOWNERS ASSOCIATION WILL BE ESTABLISHED PRIOR TO THE RECODIFICATION OF THE FINAL PLAN FOR THIS PROJECT TO PROVIDE MAINTENANCE FOR THE COMMON AREAS (STORM WATER DETENTION AREAS, ENTRANCE SIGN ETC.).
 - GUC GAS/UTILITY EASEMENT IS 10' IN WIDTH AND CENTERED OVER GAS LINES AS INSTALLED.
 - OPEN SPACE (COMMON AREA) SHALL BE MAINTAINED BY THE HOME OWNER'S ASSOCIATION (SEE NOTE 14).
 - THE WETLAND DELINEATION WAS COMPLETED BY ENVIRONMENTAL AND SOIL SERVICE INC.
 - THE PROPOSED STORM WATER FACILITY IS FOR DETENTION ONLY. THE PROJECT DRAINS TO THE NEUSE RIVER BASIN (MUC 030202) AND IS SUBJECT TO NITROGEN LIMITS ONLY. THE PROPOSED DEVELOPMENT HAS A POST DEVELOPED NITROGEN RATE OF LESS THAN 4.0 LBS/AC/YR AND THEREFORE NO TREATMENT OR BUDYDOWN IS REQUIRED FOR ANY NUTRIENTS FOR THE PROPOSED DEVELOPMENT.
 - PROPOSED PROJECT IS LOCATED WITHIN 1/2 OF A MILE OF A PUBLIC PARK (ROYD LEE PARK) THEREFORE ONSITE DEDICATION OF A RECREATION AREA IS NOT REQUIRED.
 - WETLANDS ARE VALUABLE NATURAL RESOURCES THAT PROVIDE IMPORTANT ECOLOGICAL FUNCTIONS. BE ADVISED THAT ACTIVITIES IN WETLANDS ARE REGULATED BY THE FEDERAL GOVERNMENT UNDER SECTION 404 OF THE CLEAN WATER ACT. IF ANY PRIVATE LANDOWNER, DEVELOPER, CORPORATION, OR OTHER PERSON PROPOSES TO UNDERTAKE CONSTRUCTION/FILLING ACTIVITIES IN OR NEAR A LAKE, STREAM, CREEK, TRIBUTARY, OR ANY UNNAMED BODY OF WATER INCLUDING ITS ADJACENT WETLANDS, FEDERAL PERMIT AUTHORIZATION MAY BE REQUIRED FROM THE US ARMY CORPS OF ENGINEERS PRIOR TO COMMENCEMENT OF SUCH LAND DISTURBING ACTIVITIES. PLEASE CONTACT MR. RALEIGH BLAND, FIELD COORDINATOR, US ARMY CORPS OF ENGINEERS REGULATORY FIELD OFFICE, WASHINGTON, NC, TELEPHONE (252) 975-1616 OR (252) 975-5811 FOR A WETLAND DETERMINATION AND INFORMATION REGARDING SPECIFIC PERMIT REQUIREMENTS.



- LEGEND**
- CLR CENTERLINE OF ROAD
 - EXTC EXISTING TOP OF CURB
 - FL FLOW LINE OF CURB
 - TC TOP OF CURB
 - TP TOP OF PAVEMENT
 - TSW TOP OF SIDEWALK
 - TB TOP OF BANK
 - BB BOTTOM OF BANK
 - EX EXISTING CONTOUR
 - CB CATCH BASIN
 - FES FLARED END SECTION
 - FF FINISHED FLOOR
 - INV INVERT
 - RCP REINFORCED CONCRETE PIPE
 - LF LINEAL FEET
 - X SILT FENCE
 - LD LIMITS OF DISTURBANCE
 - DR DRAINAGE SWALE
 - BP BREAK POINT
 - CO PROPOSED CLEAN OUT
 - CO EXISTING CLEAN OUT
 - EXH EXISTING MANHOLE
 - EXH EXISTING SANITARY SEWER MAIN
 - EXH EXISTING BALL VALVE
 - EXH EXISTING GATE VALVE
 - EXH EXISTING WATER MAIN
 - EXH EXISTING WATER MAIN
 - EXH EXISTING FIRE HYDRANT
 - EXH EXISTING CATCH BASIN OR DROP INLET
 - EXH EXISTING STORM DRAINAGE
 - EXH EXISTING UNDERGROUND ELECTRIC
 - EXH EXISTING UNDERGROUND ELECTRIC
 - EXH EXISTING PRIMARY OVERHEAD ELECTRIC
 - EXH EXISTING SECONDARY OVERHEAD ELECTRIC
 - EXH PROPOSED AREA/PARKING LOT LIGHT
 - EXH BACTERIOLOGICAL SAMPLING POINT



REVISIONS

BY	NO.	DATE	DESCRIPTION



SURVEYOR'S CERTIFICATION

I, CARLTON E. PARKER, CERTIFY THAT THE SURVEY, TOPOGRAPHICAL SURVEY AND HORIZONTAL AND VERTICAL CONTROL SHOWN HEREON WERE COMPLETED UNDER MY DIRECT AND RESPONSIBLE CHARGE FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION. GREENVILLE RECORDS IN BOOK, SHEET, PAGE 88, OR FROM BOOKS REFERENCED HEREON, THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION AS SHOWN ON THE ATTACHED PLAT OR AS REFERENCED HEREON. THAT THE RATIO OF PRECISION AS CALCULATED IS 1:10,000. THAT ALL INTERIOR LOT LINES SHOWN ARE PROPOSED AND SHALL NOT BE USED FOR THE CONVEYANCE OF PROPERTY. THAT THE TOPOGRAPHICAL SURVEY WAS PERFORMED TO MEET THE FEDERAL GEOGRAPHICAL DATA COMMITTEE STANDARDS AS APPLICABLE. THAT THE TOPOGRAPHICAL DATA WAS OBTAINED ON 04/23/2019. THAT THE SURVEY WAS COMPLETED ON 04/23/2019. THAT THE CONTROLS SHOWN AS BOUNDARIES MAY NOT MEET THE STATED STANDARD. THAT VERTICAL CONTROL WAS ESTABLISHED AT THE SITE TO THE CLASS STANDARD AND THAT THE MAP MEETS THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA (21 NCAC 18 100).

WITNESS MY ORIGINAL SIGNATURE AND SEAL THIS 23rd DAY OF APRIL 2019.

SIGNED: *[Signature]* CARLTON E. PARKER 1280

APPROVAL

THIS PRELIMINARY PLAT NO. _____ AND STREET NAMES SHOWN HEREON WERE APPROVED BY THE GREENVILLE PLANNING AND ZONING COMMISSION AT A MEETING HELD THE _____ DAY OF _____, 2019.

CHAIRMAN _____ CITY PLANNER _____

PRELIMINARY PLAT
BLACKWOOD RIDGE SUBDIVISION
PHASE 3

WINTERVILLE TOWNSHIP PITT COUNTY NORTH CAROLINA

OWNER/DEVELOPER: ROBERT D. PARROTT
ADDRESS: CARL BLACKWOOD, ETAL
P.O. BOX 20157
GREENVILLE, NC 27858
PHONE: (252) 531-5824

DESIGNED: WKM
DRAWN: WCD
APPROVED: WKM

DATE: 03/19/19
SCALE: 1" = 60'
SHEET 1 OF 1

MALPASS & ASSOCIATES
LICENSE NO. C-12889
1645 EAST BRINGTON BLVD, SUITE D
GREENVILLE, N.C. 27858
(252) 756-1780