

City Council Meeting

June 13, 2019



Find yourself in good company®

Item 9

Public Hearing


Ordinance requested by Home
Builders and Supply Company to
rezone 0.28 acres





Find yourself in good company®

General Location Map

Map Legend

 Greenville's ETJ


 Tar River

 Pitt-Greenville Airport (PGV)

City Council Voting District


District

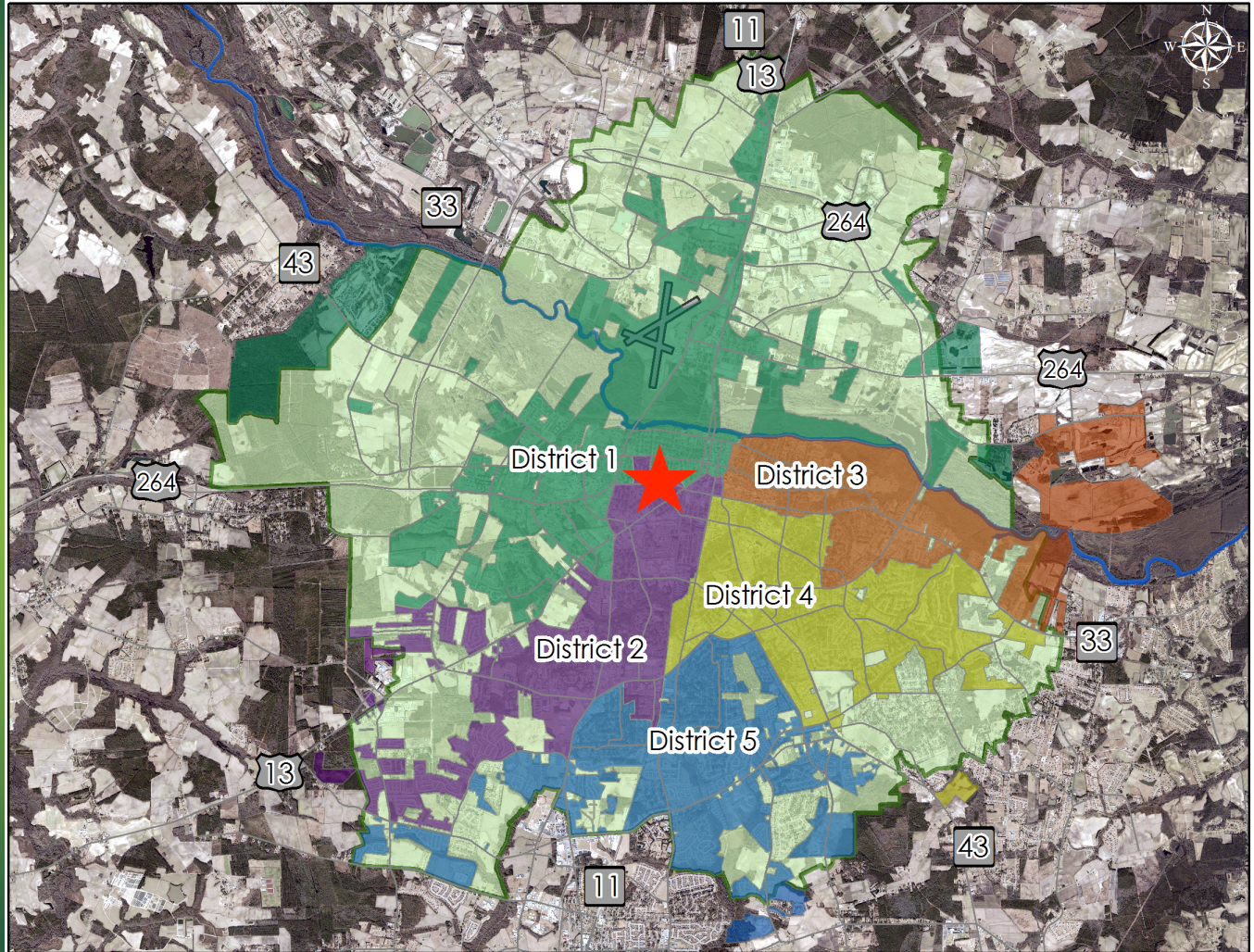
 District 1

 District 2

 District 3

 District 4

 District 5



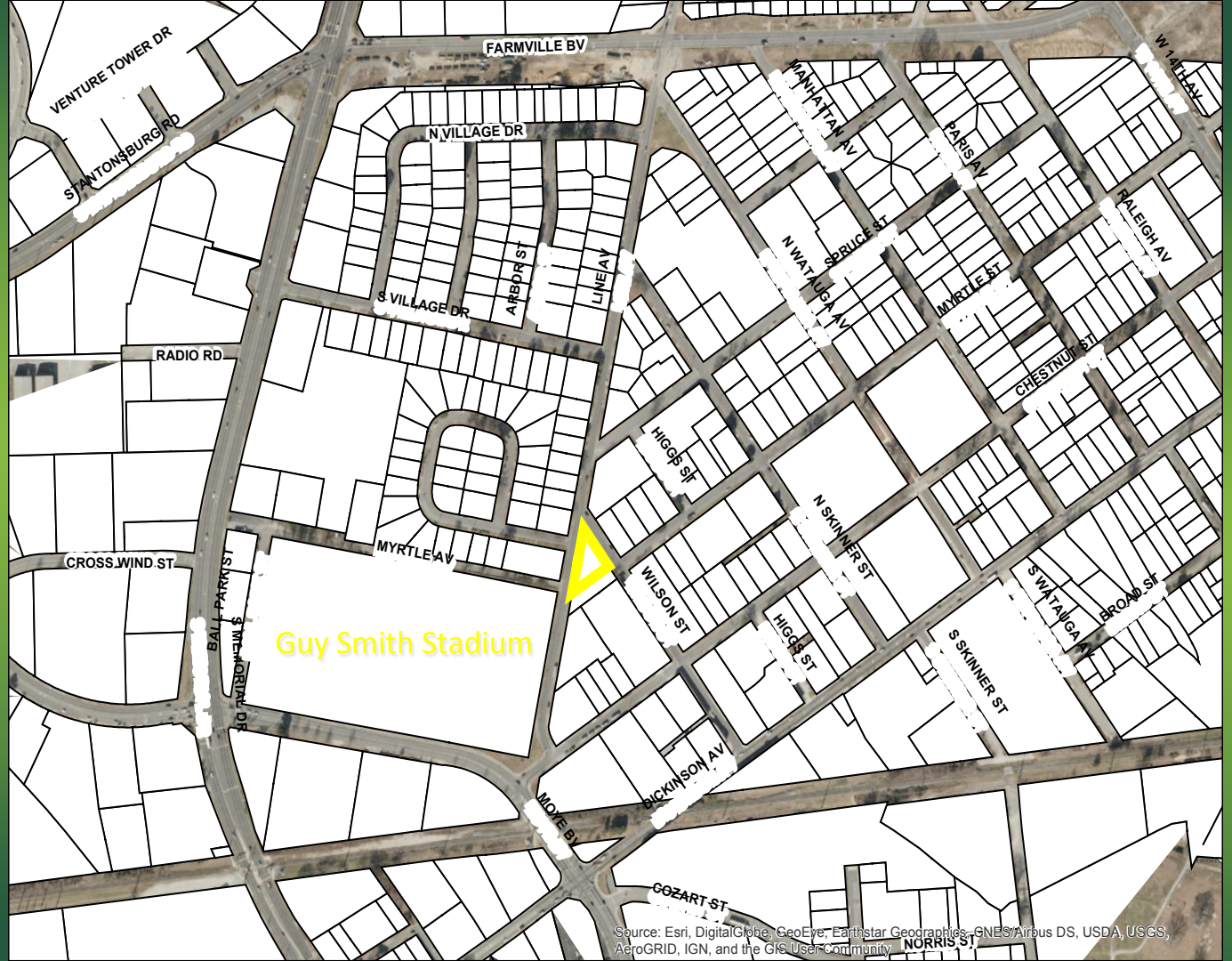
0 1 2 4 6 Miles



Greenville
NORTH CAROLINA

Find yourself in good company®

Aerial Map (2016)



Guy Smith Stadium



Greenville
NORTH CAROLINA

Find yourself in good company®

Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, GNS/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

Line Ave. & Wilson St.



Greenville
NORTH CAROLINA

Find yourself in good company®

Survey 0.28 acres



VICINITY MAP
1" = 200'

ADDRESSES OF ADJOINERS WITHIN 100 FEET OF SITE

HOME BUILDERS & SUPPLY COMPANY
PO BOX 27835
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 1307
GREENVILLE, NC 27835

JAMES HYMAN
650 SENNELL ROAD
GREENVILLE, NC 27834

CHRIS CHERRY, JR.
424 HANBY LANE
WINTERVILLE, NC 28580

HELPING HAND INVESTMENT GROUP LLC
PO BOX 245
CHARLOTTE, NC 28256

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 O1
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

LINE AVENUE (50' PUBLIC R/W - 33' B/R)

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: FRM 372048700K, DATED: JULY 7, 2019.
5. CURRENT ZONING LINE, TAKEN FROM PITT COUNTY ONLINE PARCEL INFORMATION SYSTEM.

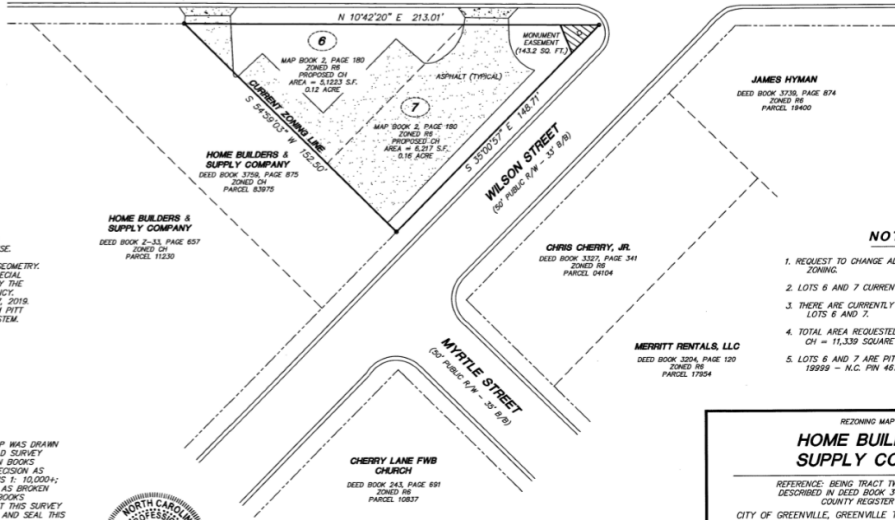
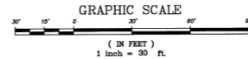
CERTIFICATION

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 BASIS 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



JAMES HYMAN
DEED BOOK 3763, PAGE 874
ZONED R6
PARCEL 16490

CHRIS CHERRY, JR.
DEED BOOK 3322, PAGE 341
ZONED R6
PARCEL 04104

MERRITT RENTALS, LLC
DEED BOOK 3204, PAGE 120
ZONED R6
PARCEL 1794

CHERRY LANE F.W.B. CHURCH
DEED BOOK 243, PAGE 691
ZONED R6
PARCEL 10637

NOTES

1. REQUEST TO CHANGE ALL OF LOTS 6 AND 7 TO OH 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 OH = 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 3763, 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) 341-5588
www.landsurvey.webs.com

SURVEYED: BJP	APPROVED: BJP
DRAWN: BJP	DATE: 04/16/19
CHECKED: BJP	SCALE: 1" = 30'



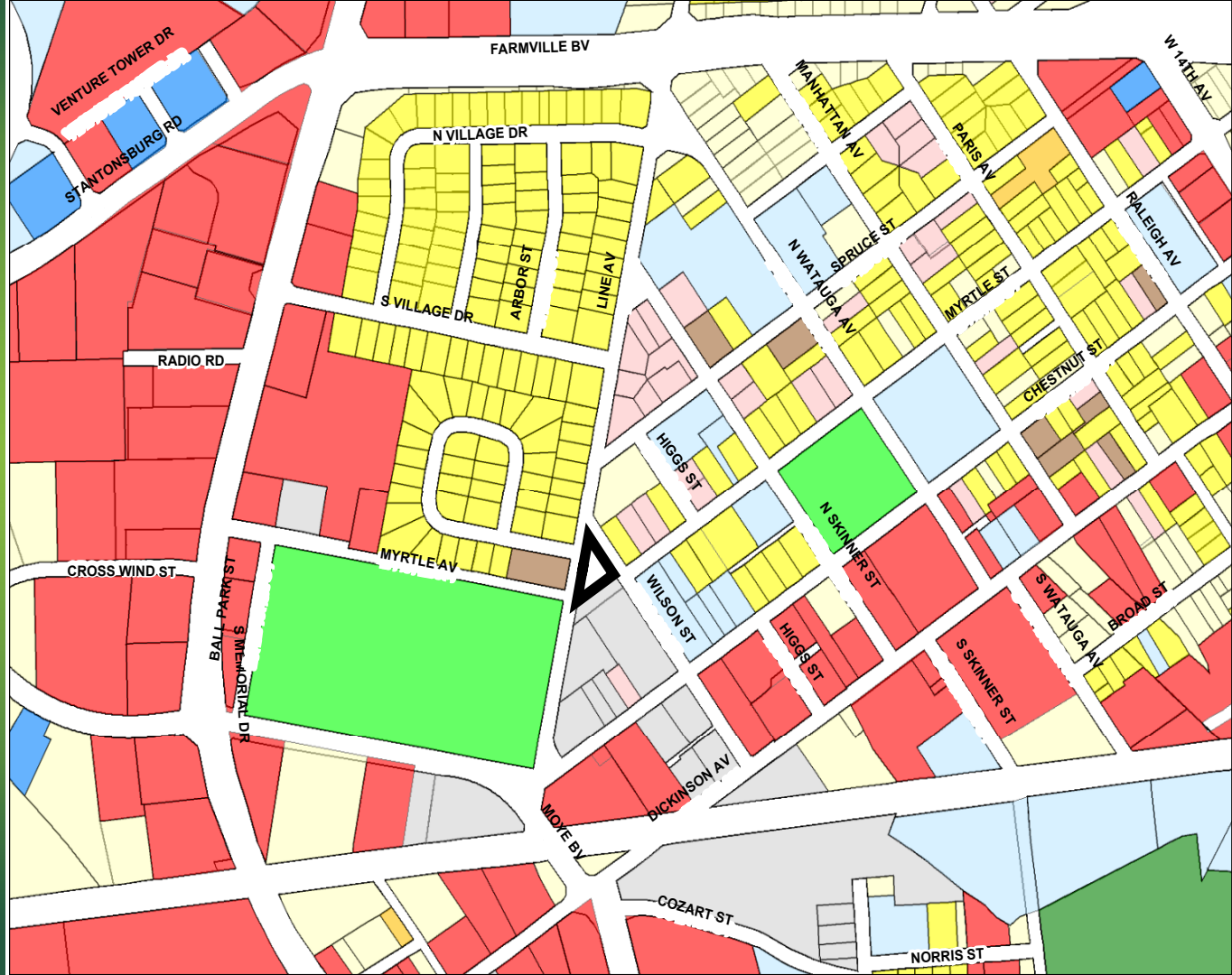
Greenville
NORTH CAROLINA

Find yourself in good company®

Existing Land Use

Existing Land Use

- Cemetery
- Commercial
- Duplex
- Industrial
- Institutional
- Landfill
- Mobile Home
- Mobile Home Park
- Multi-Family
- Office
- Public Parking
- Recreation
- Single Family
- Utility
- Vacant









Greenville
NORTH CAROLINA

Find yourself in good company®

Activity Centers

Legend

Growth Frame Work

-  Neighborhood Activity Center
-  Community Activity Center
-  Regional Activity Center
-  Employment Center
-  Rezoning
-  Land Parcels

No increase in traffic anticipated.

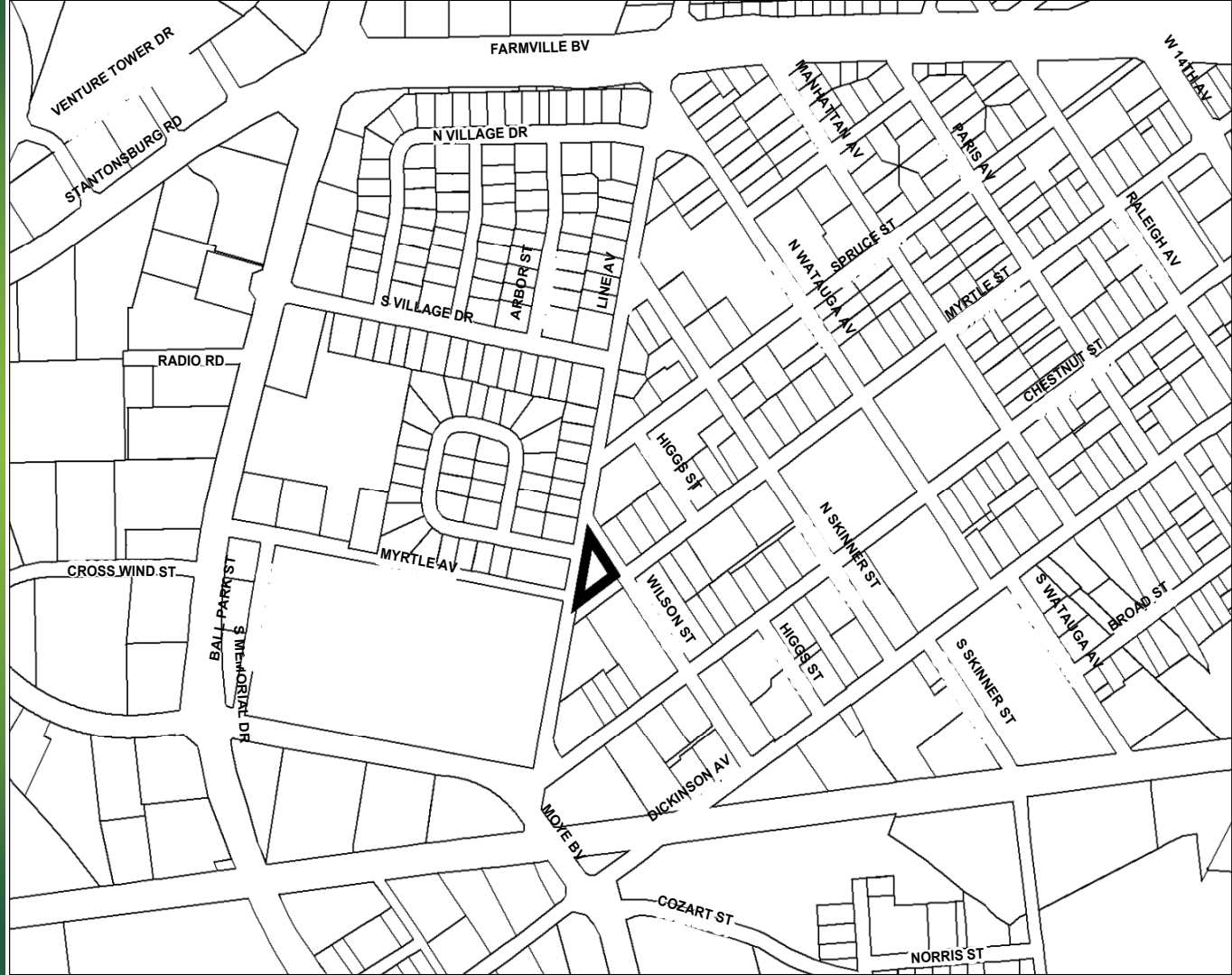


Greenville
NORTH CAROLINA

Find yourself in good company®

Flood Plain Map

- AE = Floodway
- AE= Base Flood Elevations
- ▨ NEA (Non-Encroachment Area)
- ▨ A= 1% Chance of Annual Flood Hazard
- 0.2% Chance of Annual Flood Hazard



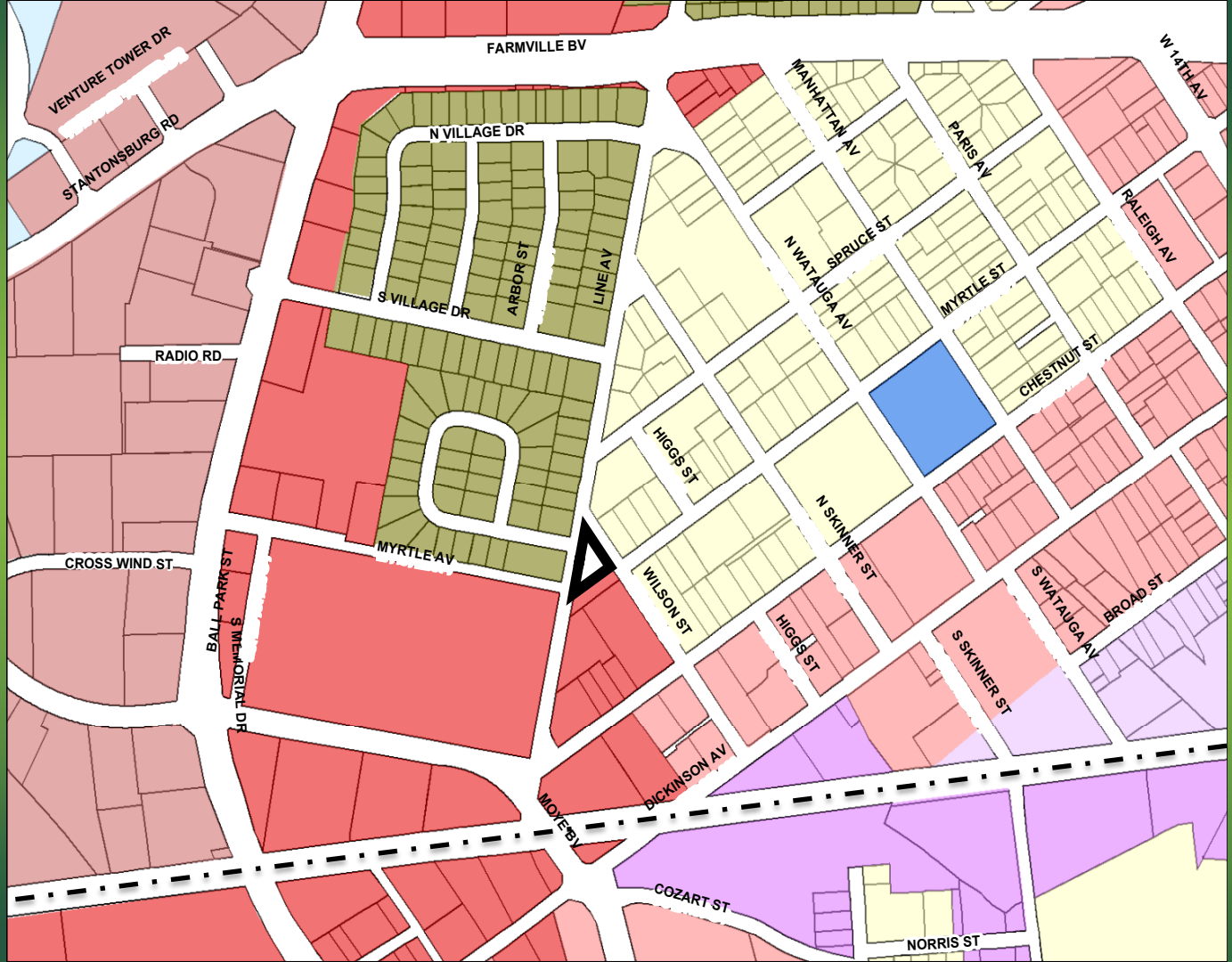
Greenville
NORTH CAROLINA

Find yourself in good company®

Zoning Map

Map Legend

CD	MI	R6S
CDF	MO	R9
CDF-UC	MS	R9S
CG	O	R9S-CA
CH	OR	R15S
CN	OR-UC	PUD
MCH	R6	MR
MCG	R6A	MRS
I	R6A-CA	RA20
IU	R6A-RU	
PIU	R6MH	





Greenville
NORTH CAROLINA

















Find yourself in good company®

Future Land Use & Character Map

Map Legend

-  Rezoning
-  Land Parcels

Horizons2026 Future Land Use

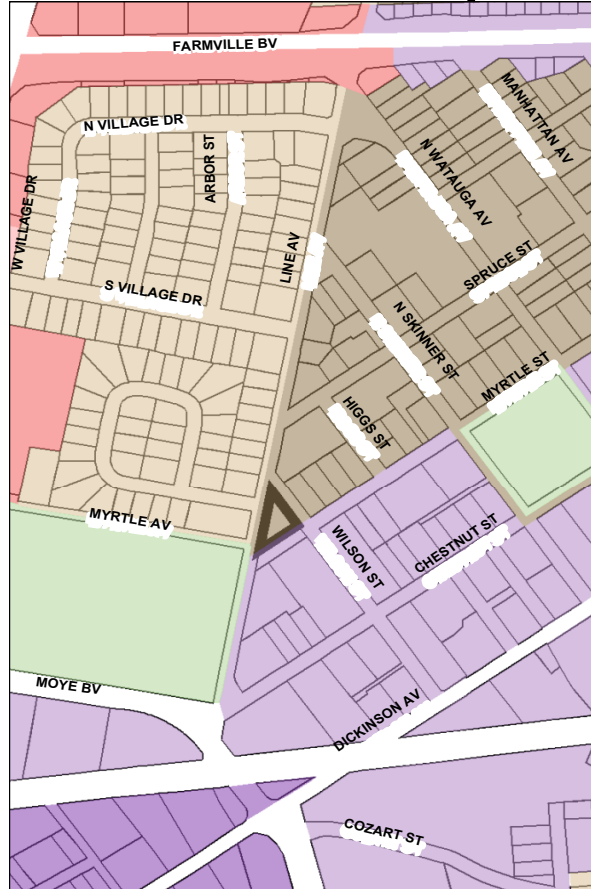
-  PCOS - Potential Conservation and Open Space
-  UC - Uptown Core
-  UE - Uptown Edge
-  MUHI - Mixed Use, High Intensity
-  MU - Mixed Use
-  C - Commercial
-  OI - Office and Institutional
-  UN - Uptown Neighborhood
-  TNMH - Traditional Neighborhood, Medium to High Density
-  TNLM - Traditional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



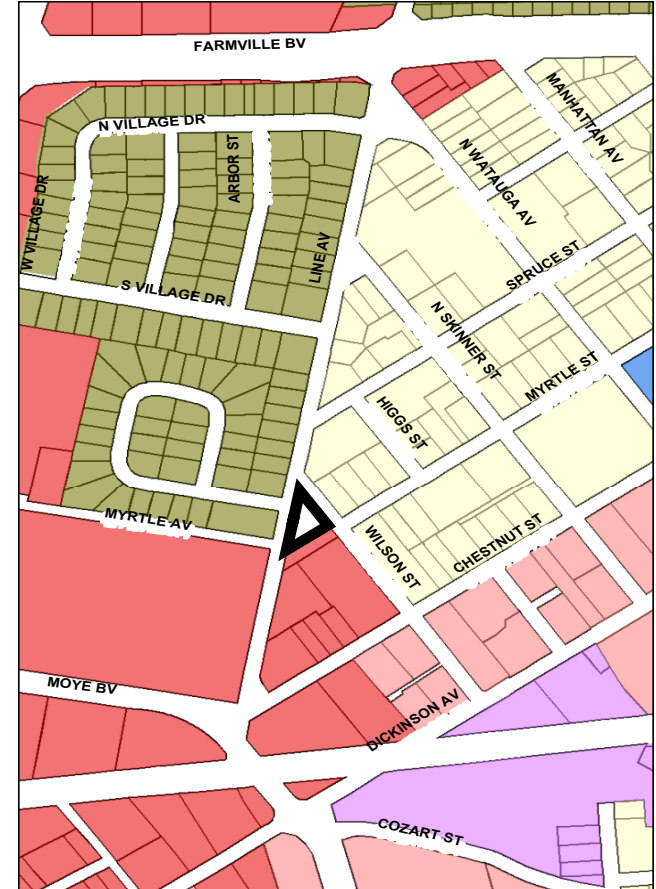
Greenville
NORTH CAROLINA

Find yourself in good company®



Future Land Use & Character Map



Zoning Map



Map Legend

-  Rezoning Sites
-  Land Parcels



Greenville
NORTH CAROLINA

Find yourself in good company®

The Planning and Zoning Commission voted unanimously to approve the request at its May 21, 2019 meeting.



Find yourself in good company®

Item 10

Public Hearing


Ordinance requested by Ocean Reef Investments, LLC to rezone 4.061 acres





Find yourself in good company®

General Location Map

Map Legend

 Greenville's ETJ


 Tar River

 Pitt-Greenville Airport (PGV)


City Council Voting District

District

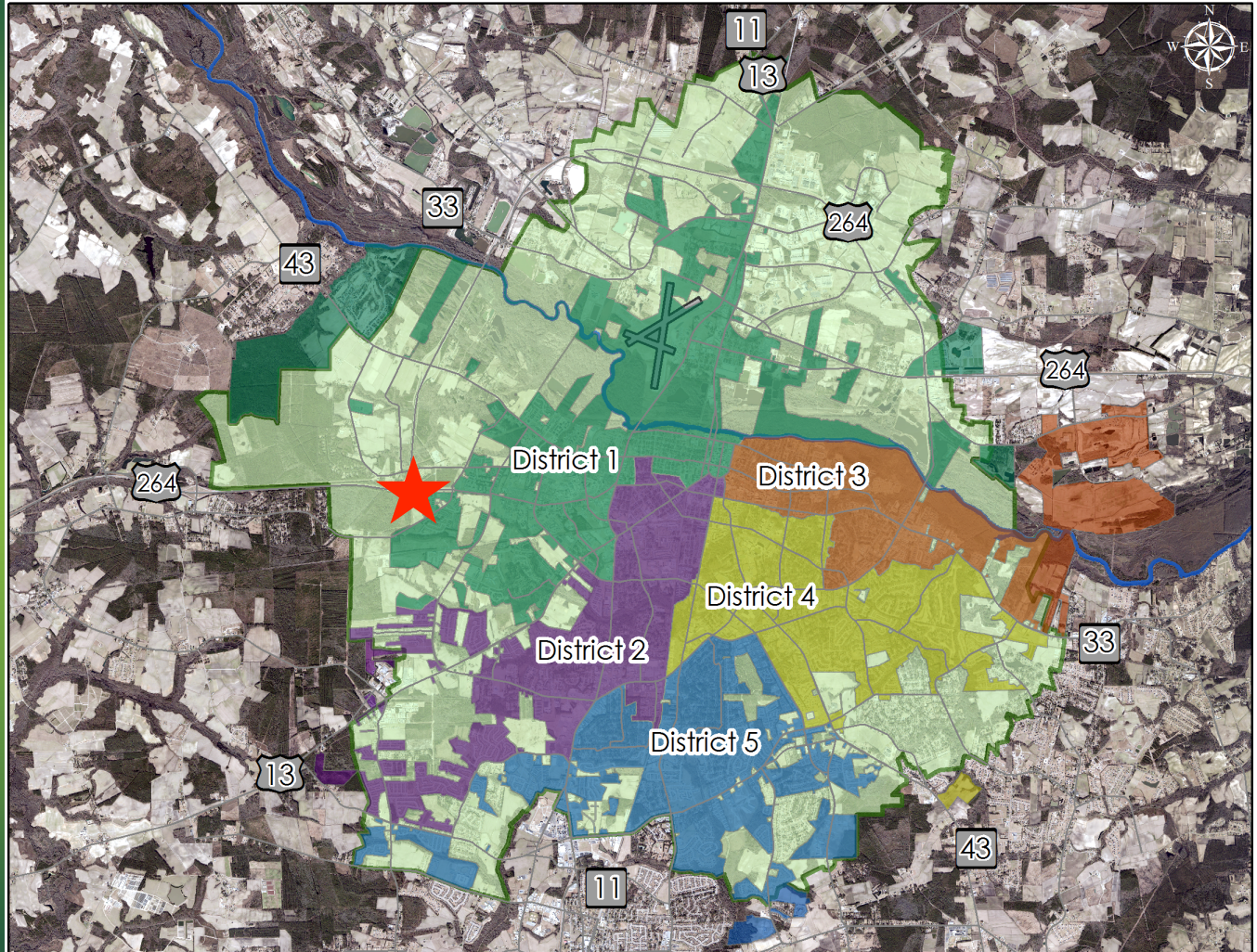
 District 1

 District 2

 District 3

 District 4

 District 5





Greenville
NORTH CAROLINA

Find yourself in good company®

Aerial Map (2016)

Map Legend

-  Rezoning
-  Land Parcels



0 0.1 0.2 0.4 Miles




Greenville
NORTH CAROLINA

Find yourself in good company®

B' s BBQ Rd and MacGregor Downs Rd

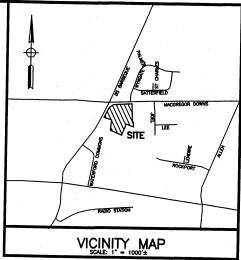
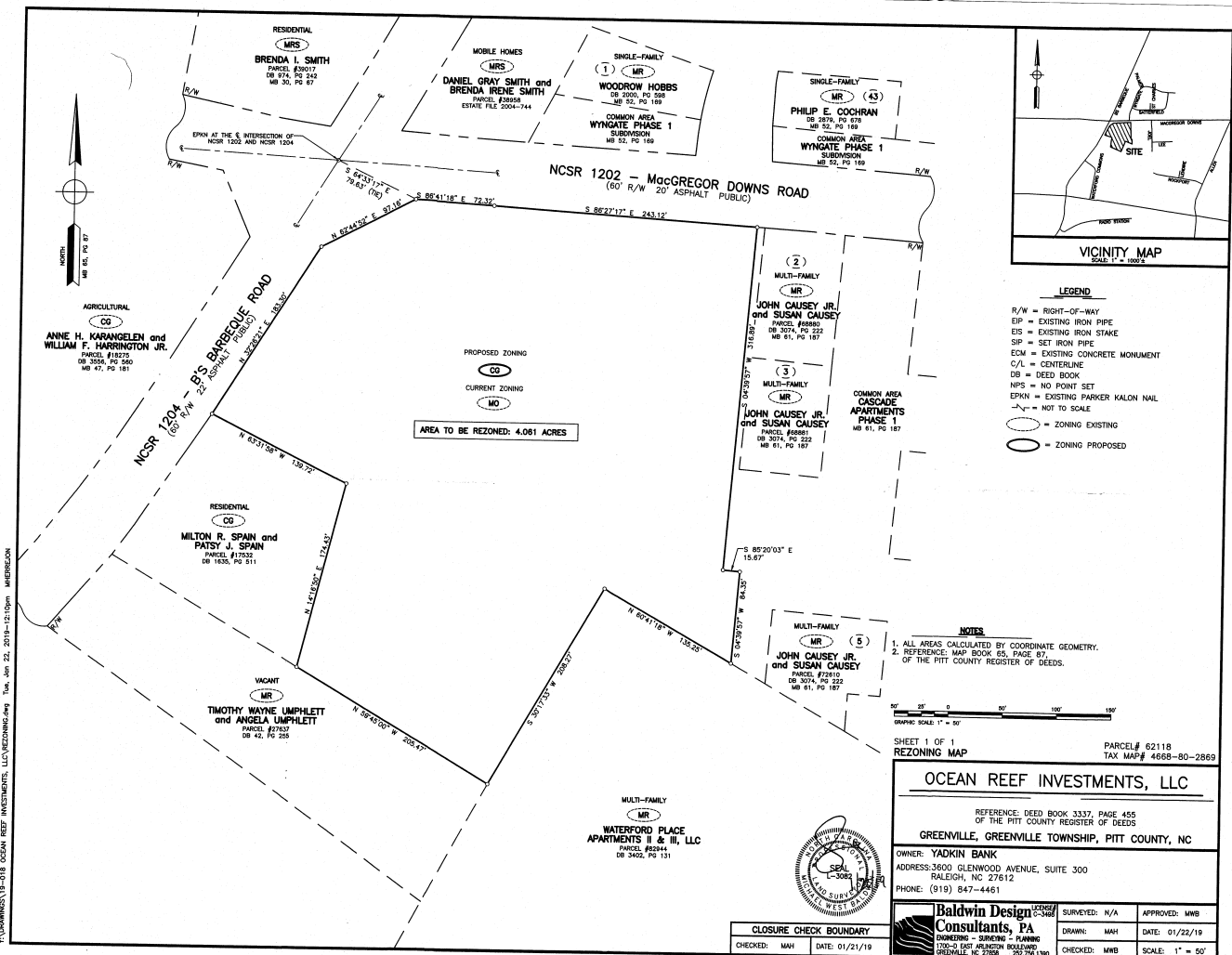


Greenville
NORTH CAROLINA

Find yourself in good company®

Total Area To Be Rezoned: 4.061 Acres

Y:\D:\MMS\19-018 OCEAN REEF INVESTMENTS, LLC\REZONING.dwg Tue, Jan 22, 2019 - 12:09m MBERLEON



- 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

NOTES

- ALL AREAS CALCULATED BY COORDINATE GEOMETRY.
- REFERENCE: MAP BOOK 65, PAGE 67, OF THE PITT COUNTY REGISTER OF DEEDS.

GRAPHIC SCALE: 1" = 50'

SHEET 1 OF 1
REZONING MAP

PARCEL# 62118
TAX MAP# 4568-80-2869

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

LOGGED: 3-368
SURVEYED: N/A
APPROVED: MMB

DRAWN: MAH
DATE: 01/22/19

DIVIDING - SURVEY - PLANNING
1700-C EAST PARKWAY HOLLOWAY
GREENVILLE, NC 27603 252.736.1300

CHECKED: MMB
SCALE: 1" = 50'

CLOSURE CHECK BOUNDARY

CHECKED: MAH	DATE: 01/21/19
--------------	----------------


















Find yourself in good company®

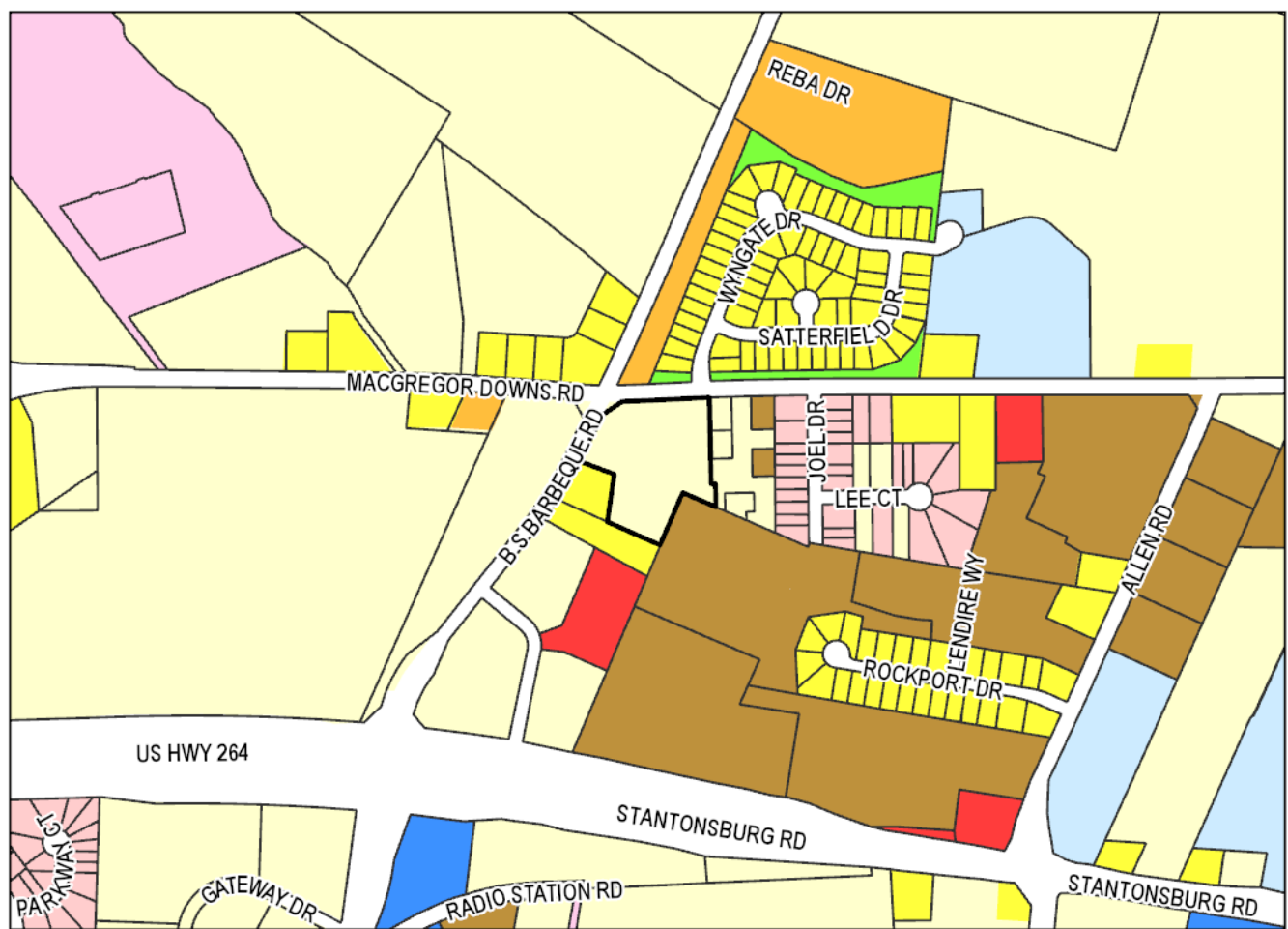
Existing Land Use

Map Legend

-  Rezoning
-  Land Parcels

Existing Land Use

-  Cemetery
-  Commercial
-  Duplex
-  Industrial
-  Institutional
-  Landfill
-  Mobile Home
-  Mobile Home Park
-  Multi-Family
-  Office
-  Public Parking
-  Recreation
-  Single Family
-  Utility
-  Vacant

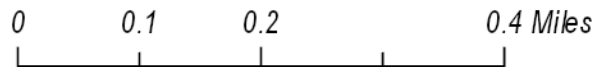
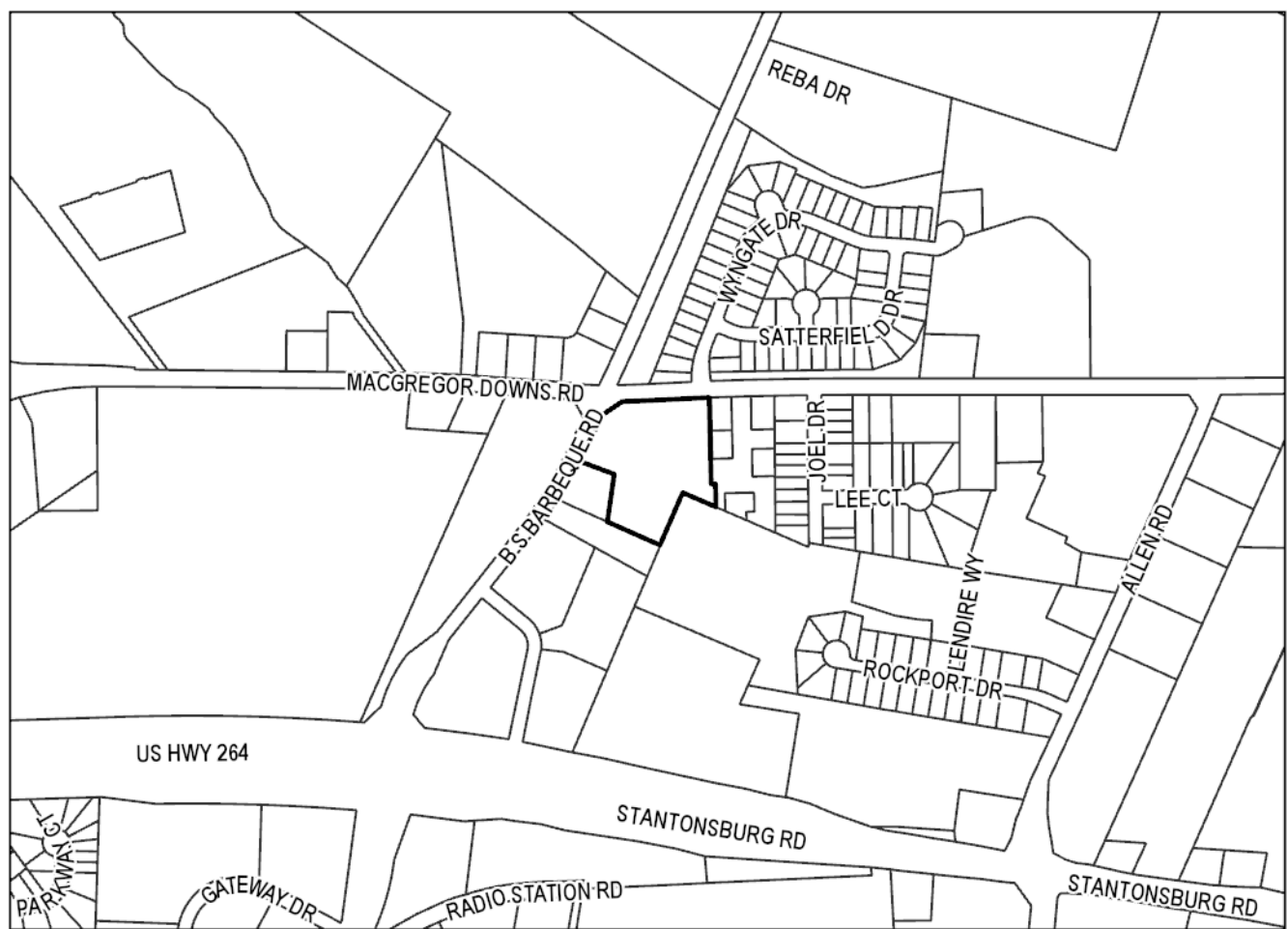
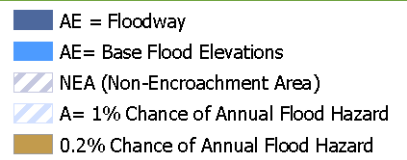


0 0.1 0.2 0.4 Miles



Find yourself in good company®

Flood Plain Map




Find yourself in good company®

Activity Centers

Legend

Growth Frame Work


 Neighborhood Activity Center

 Community Activity Center

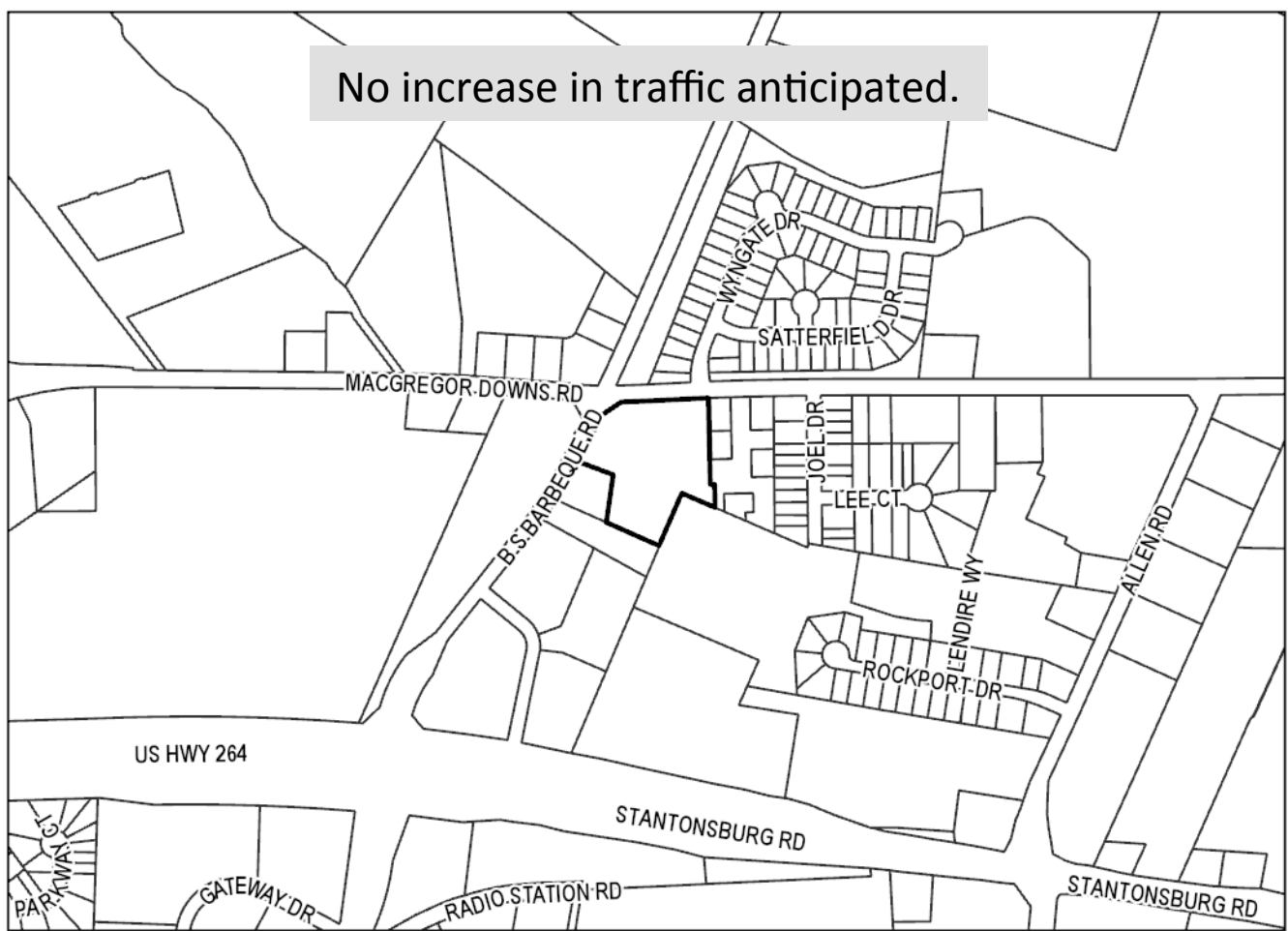
 Regional Activity Center

 Employment Center

 Rezonings

 Land Parcels

No increase in traffic anticipated.



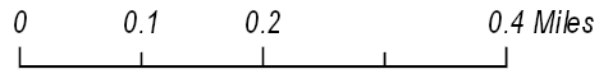
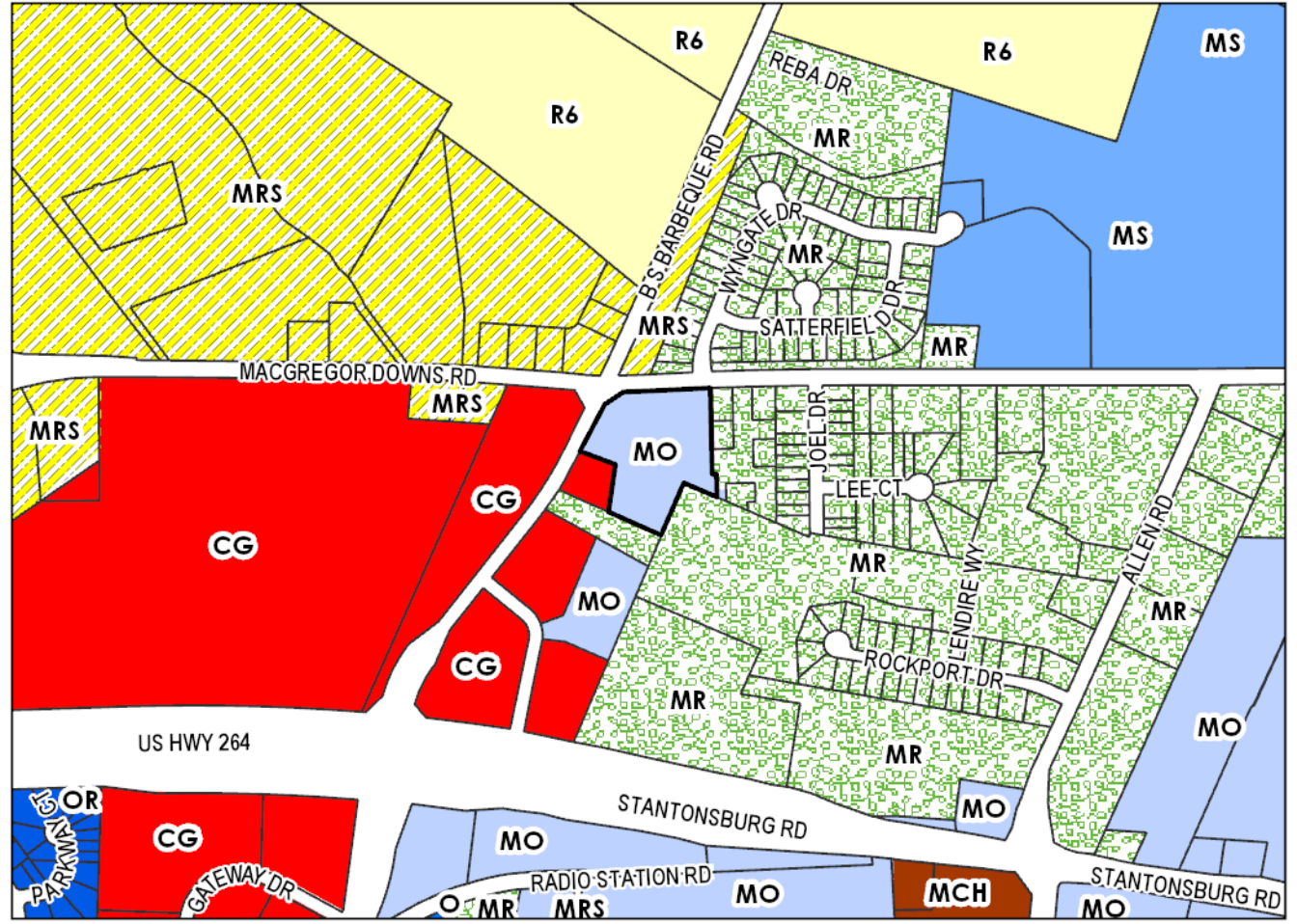
0 0.1 0.2 0.4 Miles



Zoning Map

Map Legend



Rezoning	PIU	R6MH
Land Parcels	MI	R6N
CD	MO	R6S
CDF	MS	R9
CG	O	R9S
CH	OR	R9S-CA
CN	OR-UC	R15S
MCH	R6	PUD
MCG	R6A	MR
I	R6A-CA	MRS
IU	R6A-RU	RA20



















Find yourself in good company®

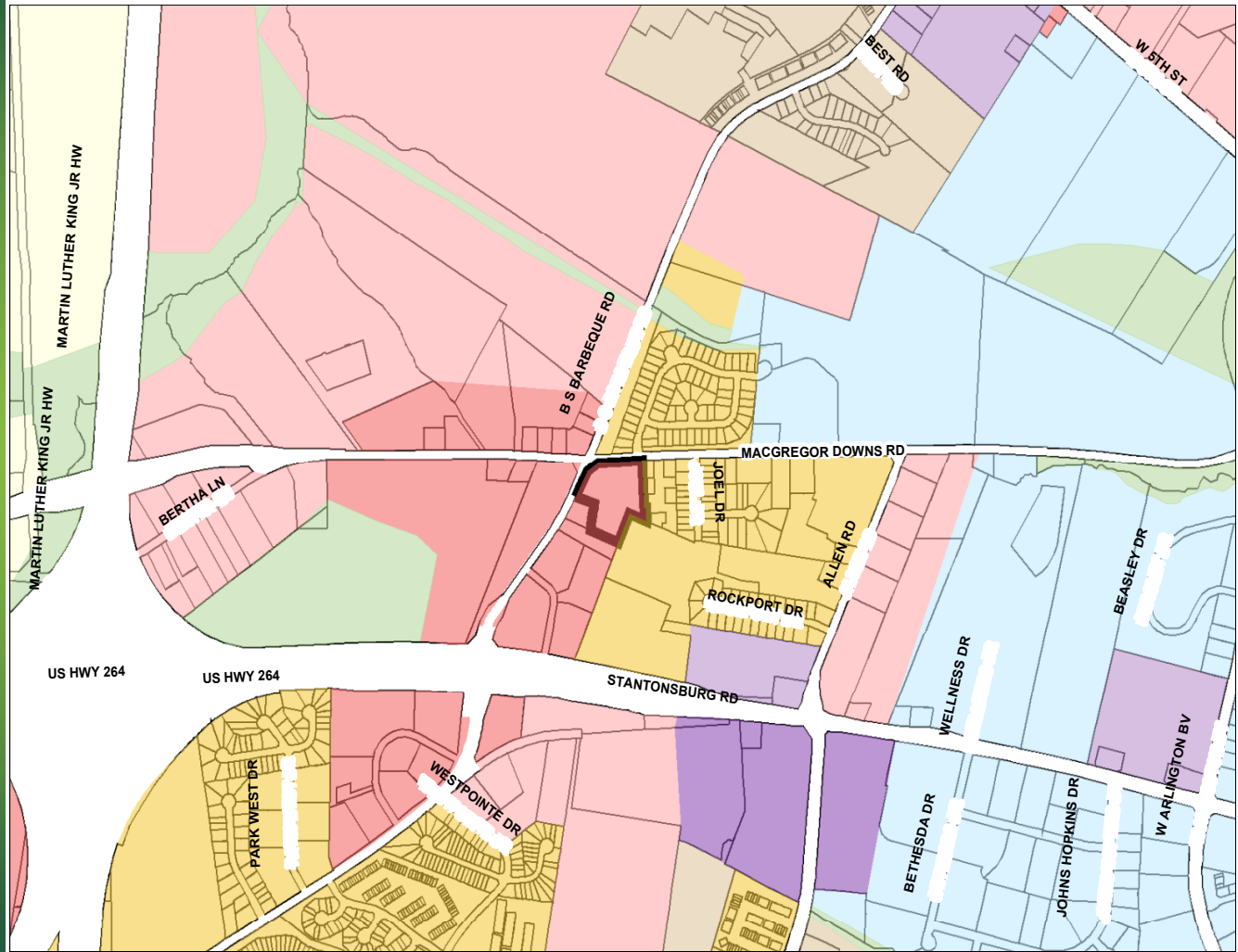
Future Land Use & Character Map

Map Legend

-  Rezoning
-  Land Parcels

Horizons2026 Future Land Use

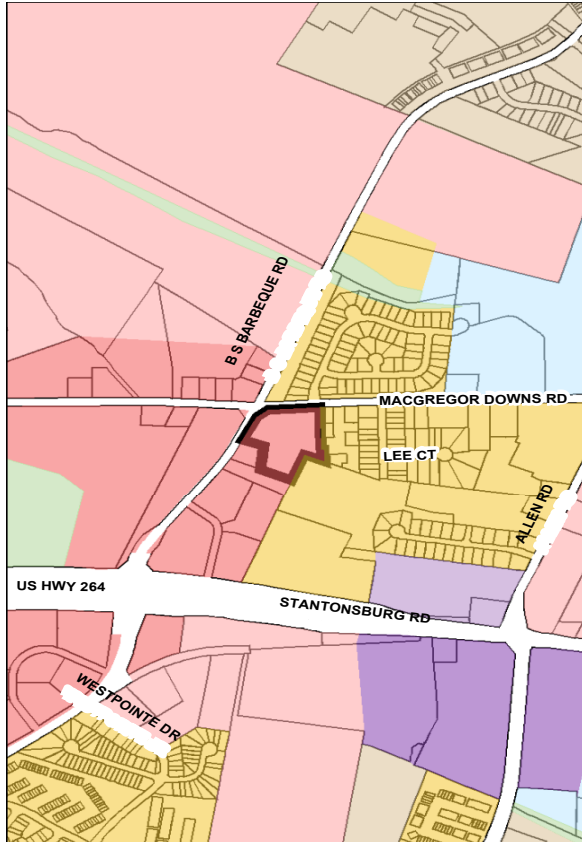
-  PCOS - Potential Conservation and Open Space
-  UC - Uptown Core
-  UE - Uptown Edge
-  MUHI - Mixed Use, High Intensity
-  MU - Mixed Use
-  C - Commercial
-  OI - Office and Institutional
-  UN - Uptown Neighborhood
-  TNMH - Traditional Neighborhood, Medium to High Density
-  TNLM - Traditional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



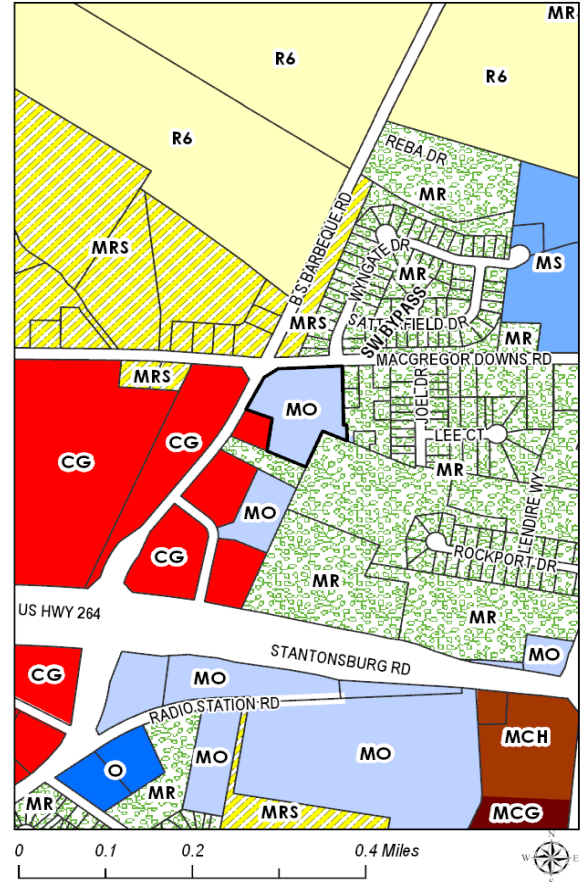
Greenville
NORTH CAROLINA

Find yourself in good company®

Future Land Use & Character Map



Zoning Map



Map Legend

- Rezoning Sites
- Land Parcels



Greenville
NORTH CAROLINA

Find yourself in good company®

The Planning and Zoning Commission voted unanimously to approve the request at its May 21, 2019 meeting.



Find yourself in good company®

City Council Meeting

June 13, 2019



Greenville
NORTH CAROLINA

Find yourself in good company®