



Agenda

Planning and Zoning Commission

July 16, 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. May 21 2019

V. Old Business

Rezoning

2. Ordinance requested by Ann C. Davis and James K. Cox to rezone 40.0635 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).

VI. New Business

Rezoning

3. Ordinance requested by Carl W. Blackwood to rezone 198.8 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 Collice and Ann Moore, LLC to rezone 1.4268 acres located at the southwestern corner of the intersection of Stantonsburg Road and Moye Boulevard from MS (Medical-Support) to MCG (Medical-General Commercial)

5. Ordinance requested by BMS Builders, LLC to rezone 7.42 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 Gregory Buck Welch Legacy, LLC to rezone a total of 65.9676 acres located near the intersection of NC Highway 33 West and Roosevelt Spain Road from RR (Rural Residential – Pitt County's Jurisdiction) to R6MH (Residential-Mobile Home).

Preliminary Plats

7. Request received for a preliminary subdivision plat from Buddy Lyons – LeoTerra Development, Incorporated. The subject property is within close proximity to your property. The proposed preliminary subdivision plat entitled, "Carter Ridge", is located along the western right-of-way of B's Barbeque Road and between West 5th Street and MacGregor Downs Road and is further identified as being tax parcel number 10084. The proposed plat consists of 324 lots totaling 127.58+/- acres.

VII. Adjournment

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

May 21, 2019

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

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

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

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

OTHERS PRESENT: Emanuel McGirt, City Attorney; Tom Barnett, Community Development, Director; Rick DiCesare, City Engineer; Scott Godefroy, City Engineer; Kelvin Thomas, Communication Technician.

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

AGENDA: The applicant of agenda Item 5 has asked for a continuous until the June commission meeting.

Ms. Gooby also informed the board that she will do one presentation for agenda items 3 and 6 now item 5 due to them being adjacent properties.

Motion made by Mr. Joyner to amend the agenda, seconded by Mr. Robinson. Motion passed unanimously.

OLD BUSINESS

Rezoning

2. Ordinance requested by Ocean Reef Investment, LCC 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).

Ms. Gooby described the property located in the western portion of the city, just a little over 4 acres the property is mostly residential and multifamily. Not located in the flood plain however it is within the Harris Mill Run Schoolhouse Watershed so a 10 year storm detention is required. A small portion of the property is in damage protection ordinance. This rezoning would not see an increase in traffic. The property is zoned Medical Office and the request is for General Commercial which is similar to the surrounding zoning. The request is in accordance with the Future Land Use Plan and Staff recommends approval

Mr. Overton opened the public hearing

Dawn Polittee spoke in favor, representing the applicant Ocean Reef, stating that she would answer any questions.

No one spoke in opposition

Motion made by Mr. Faison, seconded by Ms. Darden to recommend to approval for 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.

NEW BUSINESS

Rezoning

3. 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).

Ms. Gooby delineated the property located in the Harris Mill Schoolhouse Watershed. This 0.28 acres represents the last piece of property not zoned Commercial as the surrounding parcels are. Owned by Home Builders the property is zoned R6 (Residential) and the request is for CH (Heavy Commercial). The request is in accordance with the Future Land Use Character map and staff recommends approval.

Mr. Overton opened the public hearing

Mr. Darson Sowers spoke in favor, representing the applicant. Mr. Sowers stated that he has worked with City Council and has their support. He continued that the monument that was on the property was granted an easement for the city.

No one spoke in opposition.

Motion made by Mr. Joyner, seconded by Mr. King to recommend to approval for 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.

4. Ordinance requested by Carolina Eastern Homes LLC to rezone 85.1325 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 explained staff was providing one presentation for both the Carolina Eastern Homes, LLC and RDP Management Consulting, LLC rezoning requests since the properties are located in close proximity to each other. However, there will be two separate public hearings for each request. She delineated the properties. These properties are currently in Pitt County’s Jurisdiction. The City has also received annexation petitions for these properties to be annexed into the City. Since rezonings have to be considered by the Planning and Zoning Commission prior to City Council and annexations are only considered by City Council, these rezoning requests will be forwarded to City Council where Council will take action on the annexation requests first. If the annexation petitions are approved, then Council will take action on the rezoning request. If the annexation petitions are denied, there will be no action taken on the rezoning requests. Greenville Utilities Commission is in the process of constructing a pump station on Mills Road to provide sewer to this area. The developers of the subject properties would like to develop the properties with sewer, which necessitates annexing into the City. The Carolina Eastern Homes, LLC request could generate a net increase of 774 trips per day and the RDP Management Consulting, LLC request could generate a net increase of 230 trips per day. These properties were not included in the City’s Watershed Master Plan. These properties could drain to the Clayroot or Cow Swamp. Stormwater regulations would require 10-year detention with nitrogen and phosphorous reduction. Existing flood studies end to the east of these properties, therefore, prior to submission of development plans a flood study will be required along with wetland delineation. The flood study will be submitted to North Carolina Emergency Management for approval. Sagewood Subdivision, which is located to the west on Ivy Road, was developed in similar fashion. It has the same zoning as being requested tonight. Both of the properties are currently zoned RA under Pitt County’s Jurisdiction. Under the current zoning, the Carolina Eastern Homes, LLC request could accommodate 75-80 single-family lots and 160-165 single-family lots under the requested zoning. Under the current zoning, the RDP Management Consulting, LLC request could accommodate 20-22 single-family lots and 40-44 single-family lots under the requested zoning. The City’s Future Land Use and Character Map recommends traditional neighborhood, low-medium density (TNLM) in this area. The map covers this area since the map projects future growth outside of the city’s current jurisdiction. The requested R9S is in the traditional neighborhood, low-medium density (TNLM) character. In staff’s opinion, the request is in compliance with the Horizons 2026: Greenville’s Community Plan and the Future Land Use and Character Map. Staff recommends approval.

Mr. Overton opened the public hearing.

Mr. Linwood Stroud, Stroud Engineering, spoke in favor, representing the applicant. This development is because of the availability of sanitary sewer. GUC is planning to construct a new pump station that will serve this property.

Ms. Elizabeth Marsal, spoke in opposition. This board is attempting to rezone property that isn’t in the City’s Jurisdiction. She doesn’t think it was a fair depiction given of the area showing the

homes on one (1) or more acres of land. If you have ever drive down Mills Road, you know that it takes a while to get from point A to point B and to put that many house out there would add to the traffic in the area. With most of the major employers on the opposite side of town, this put strain to the outer roads, as well as, increase cost to the city to maintain the inner streets and the increase of potential accidents.

Ms. Wendy Fisher, spoke in opposition. She moved from California and wanted to live in place that was rural away from the rat race, she expressed how she and her husband search for over 10 years for somewhere that was away from crime and traffic. This rezoning may be single family homes but who is to say that they won't change their minds after it is approved and put apartments or Section 8 housing.

Mr. Jim Marsal, spoke in opposition, lives on Manor Court. This request is not in compliance with the area. He is concerned about the impacts on school and life safety. If you put that many house in the area, it would put additionally strain on Eastern Pines Fire Department, Chicod School, Hope Middle School and DH Conley High School. The roads that are already congested. Response times may not be met. He is concerned about the property values being affected by an increase in development.

Mr. Simonetti, spoke in opposition. He referenced a letter that he sent to the Commission. He is concerned that his pond, which runs along the southern border of the RDP Management Consulting rezoning will be flooded due to the development.

Mr. Ken Malpass, Malpass & Associates, representative of the RDP Management Consulting, LLC rezoning, explained that the northern edge of the RDP Management Consulting rezoning is the lowest point. Mr. Simonetti's pond is on the higher side of the property along Mills Road. There should be no run off headed towards him. The property drains from north to south and Cow Swap runs along the northern property line. We can only put 40+/- lots. A flood study hasn't been done yet but and only about 50% of this property developable.

Mr. Linwood Stroud, Stroud Engineering, representative of the applicant. He would like to address the four houses per acre. By the time we allow for streets and other physical restraints there is no way that we can get 4 houses per acre in R9S zoning. Our preliminary sketches say about 2.7 lots per acre. I understand the concern in traffic and we have to allow for the increase in traffic. You develop first then you bring the infrastructure to accommodate.

Dale Brit, applicant, my company doesn't actually do the building but rather the developing. The building company is Caviness and Cates. The typical home is 2000 sq. ft. with two car garages.

Mr. Jared Randel, spoke in opposition, lives in Manor Court. His house is located where Mr. Malpass said the run off will occur from this subdivision. There is currently a creek a little wider than Mr. Simonetti's. When it rains, it floods from the run off from Cow Head Swamp. Everything ends up there like a log jam when it rains. Therefore, adding this development would definitely impact the neighborhood to the west, Manor Court.

Mr. Rob Peaden, spoke in opposition, stating the flood plain on the maps do not reflect the amount of flooding that is in this area. This is the beginning of Chicod Creek that leads out into the Tar River. This is swamp land and it would difficult to walk through especially when it rains and the water is crossing Hudson's Crossroad. If the city is going to adopt this land, are they going to come out and keep Chicod Creek clean so the water can flow to the Tar River?

Ms. Janet Bass, spoke in opposition, is a public school employee and is concerned about the impact on schools. She explained that she knows the schools can't handle any more students. She understands the need for development and growth but wish it can be done the right way not the rich way.

Randy Carter, spoke in opposition, lives on Manor Court. Those on Manor Court have a problem with flooding when it rains because our properties were not drained properly. He would to request for a copy of the plan and have it on record.

Ms. Gooby replied that no plans have been submitted but any and all applications and request are public record and can a requested by calling the Planning Division. All agenda materials are available for public viewing on the city's website.

Mr. Dooget Mills, spoke in opposition, stating he farmed the land that is in question and it floods especially during hurricane season. He built his homes away from everything because he never enjoyed living "people on top of people" further explaining that he has 34 homes on 34 acres. He is opposed to having this development that puts 4 houses on an acre of land.

Mr. Collins Wiggs spoke in opposition. He is a lifelong resident of Mills Road. When used to attend DH Conley it should only take him a minute to get to school but with traffic it takes him 30 minutes. He attended 10 years ago.

Ms. Karen Nollkamper, spoke in opposition, she lives on 22 acres near Mr. Simonetti. The pond floods when it rains especially during hurricane season to the point that she is unable to get out of her driveway. I know other people would like to live out there but four house to an acre is unacceptable.

Mr. Brian Carawan, spoke in opposition, he owns property on Page and Mills Road. He has been in contact with the County and would like to know how this zoning fits in with what the surrounding county zoning.

Mr. Stroud, spoke in rebuttal in favor, the proposal is in accomplice with the City's Future Land Use and Character Map. To compare county and city zoning, county zoning was adopted because sewer wasn't available. This development is because of the availability of sanitary sewer and the amount of houses are based on the availability of jobs. You will also have an increase in traffic because of urban sprawl.

Mr. Wes Styles, spoke in rebuttal in opposition, saying that the drainage near his home on Mills Road flows south to north and it floods when it rains. I believe this is profit driven and they want the city to peddle this project so they can get more houses on smaller lots. I am an experienced fire

lieutenant and I could tell you I wouldn't want to be responsible for providing fire services to an area like what is being proposed. The roads don't have any shoulders and nowhere for cars to yield to emergency personnel. The schools that are 8-10 minutes away like Hope Middle School or 10-15 minutes like Chicod School and Wintergreen Primary and Intermediate Schools are overcrowded. There are no plans to build anymore, my drive to Wintergreen School with no traffic is 4 minutes and with traffic it is a 20-25 minute drive.

Chairman Overton closed the public hearing.

Mr. Maxwell stated that he had concerned about the water and the traffic on these roads. These are rural roads with no shoulder and it seem to me that Greenville may eventually stretch this far but for right now it doesn't seem to be a good fit.

Motion made by Mr. Maxwell, seconded by Mr. Collins to recommend denial of the proposed amendment, to advise that, although it is consistent with the Comprehensive Plan, there is a more appropriate zoning classification, and to adopt the staff report which addresses plan consistency and other matters. Voting in favor: Maxwell, Collins, Robinson, Darden and Faison. Voting in opposition: Joyner, King, and West. Motion passed.

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

Ms. Gooby explained staff was providing one presentation for both the Carolina Eastern Homes, LLC and RDP Management Consulting, LLC rezoning requests since the properties are located in close proximity to each other. However, there will be two separate public hearings for each request. She delineated the properties. These properties are currently in Pitt County's Jurisdiction. The City has also received annexation petitions for these properties to be annexed into the City. Since rezonings have to be considered by the Planning and Zoning Commission prior to City Council and annexations are only considered by City Council, these rezoning requests will be forwarded to City Council where Council will take action on the annexation requests first. If the annexation petitions are approved, then Council will take action on the rezoning request. If the annexation petitions are denied, there will be no action taken on the rezoning requests. Greenville Utilities Commission is in the process of constructing a pump station on Mills Road to provide sewer to this area. The developers of the subject properties would like to develop the properties with sewer, which necessitates annexing into the City. The Carolina Eastern Homes, LLC request could generate a net increase of 774 trips per day and the RDP Management Consulting, LLC request could generate a net increase of 230 trips per day. These properties were not included in the City's Watershed Master Plan. These properties could drain to the Clayroot or Cow Swamp. Stormwater regulations would require 10-year detention with nitrogen and phosphorous reduction. Existing flood studies end to the east of these properties, therefore, prior to submission of development plans a flood study will be required along with wetland delineation. The flood study will be submitted to North Carolina Emergency Management for approval. Sagewood Subdivision, which is located to the west on Ivy Road, was developed in similar fashion. It has the same zoning as being requested tonight. Both of the properties are currently zoned RA under Pitt County's

Jurisdiction. Under the current zoning, the Carolina Eastern Homes, LLC request could accommodate 75-80 single-family lots and 160-165 single-family lots under the requested zoning. Under the current zoning, the RDP Management Consulting, LLC request could accommodate 20-22 single-family lots and 40-44 single-family lots under the requested zoning. The City's Future Land Use and Character Map recommends traditional neighborhood, low-medium density (TNLM) in this area. The map covers this area since the map projects future growth outside of the city's current jurisdiction. The requested R9S is in the traditional neighborhood, low-medium density (TNLM) character. In staff's opinion, the request is in compliance with the Horizons 2026: Greenville's Community Plan and the Future Land Use and Character Map. Staff recommends approval.

Mr. Overton opened the public hearing.

Mr. Ken Malpass, Malpass & Associates, spoke in favor, representing the applicant. The pump station was put in for development. We are essentially taking advantage of the infrastructure that is in place and done based on Chicod School. The city and county had a bond program to come together, no one is asking for anything more. The roads are at 20 % capacity.

Mr. Rob Peaden, spoke in opposition, explaining that the original request for the pump station didn't include Ivy Road and when the request was made by other residents to be on sewer it was denied because it was for Chicod School only.

Ms. Jim Marsal, spoke in opposition, these rezoning requests are putting the cart before the horse. This will add to traffic and put a strain on the schools.

Mr. Ken Malpass, Malpass & Associates spoke in rebuttal in favor. Mills Road is under capacity for traffic. It has a 4,000 average daily trip count which is 25% of the capacity. Chicod School is not at capacity.

Mr. Faison asked Mr. Malpass, as an engineer, the roads are at 25% capacity, electricity, water and sewer are all able to support this development.

Mr. Malpass replied that the pump station was installed to support development and the schools. To not want to take advantage of the infrastructure is just surprising to me.

Mr. Eric Erikson, Director of Facility Services for Pitt County Schools, spoke in rebuttal in opposition that DH Conley High School and Hope Middle School are over capacity. The only reason Chicod School isn't over capacity is because of the recent additions made.

Mr. Overton closed the public hearing.

Motion made by Mr. Maxwell, seconded by Mr. Collins to recommend denial of the proposed amendment, to advise that, although it is consistent with the Comprehensive Plan, there is a more appropriate zoning classification, and to adopt the staff report which addresses plan consistency and other matters. Voting in favor: Maxwell, Collins, Robinson, Darden and Faison. Voting in opposition: Joyner, King, and West. Motion passed.

Preliminary Plats

6. 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.

Ms. Gooby delineated the seven (7) totaling 5.9162 located in the southern section of the city, between Corey Road and County Home Road. The lots cumulate in a cul-de-sac. Zoned R9S for single family, the plat is in accordance with Future Land Use Character Map and has been reviewed by the city's Subdivision Committee.

Mr. Overton opened the public hearing.

Mr. Ken Malpass, Malpass & Associates, spoke in favor, representing the applicant. Mr. Malpass stated that he was here to answer any questions.

No one spoke in opposition

Motion made by Mr. West, seconded by Ms. Darden to recommend approval of the preliminary plat as presented. Motion passed unanimously.

Meeting adjourned at 7:51 pm.

Submitted respectfully,

**Chantae Gooby
Chief Planner**



City of Greenville, North Carolina

Meeting Date: 7/16/2019
Time: 6:00 PM

Title of Item: Ordinance requested by Ann C. Davis and James K. Cox to rezone 40.0635 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 40.0635 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).

This item was continued from the May 21, 2019 Planning and Zoning Commission meeting.

*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 July 1, 2019.

On-site sign(s) posted on July 1, 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 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 2026: Greenville's Community Plan and the Future Land Use and Character Plan Map. Therefore, staff recommends approval.
"In compliance with the comprehensive plan" should be construed as meaning the requested zoning is (i) either specifically recommended in the text of the Horizons Plan (or addendum to the plan) or is predominantly or completely surrounded by the same or compatible and desirable zoning and (ii) promotes the desired urban form. The requested district is considered desirable and in the public interest, and staff recommends approval of the requested rezoning.
If the Planning and Zoning Commission determines to recommend approval of the request, in order to comply with statutory requirements, it is recommended that the motion be as follows:

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

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

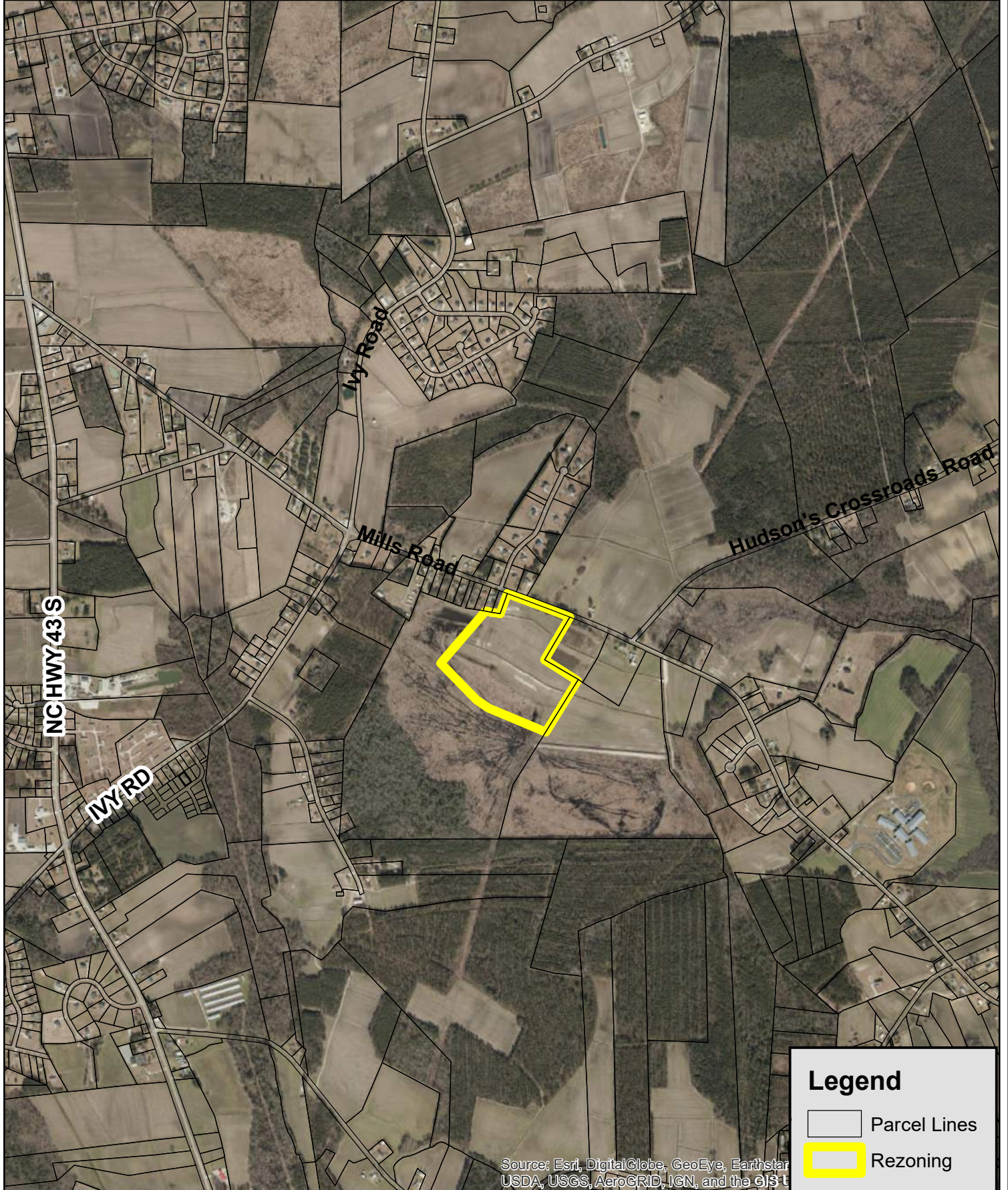
"Motion to recommend denial of the proposed rezoning, to advise that, although the proposed amendment is consistent with the comprehensive plan, there is a more appropriate zoning classification, and to adopt the staff report which addresses plan consistency."

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

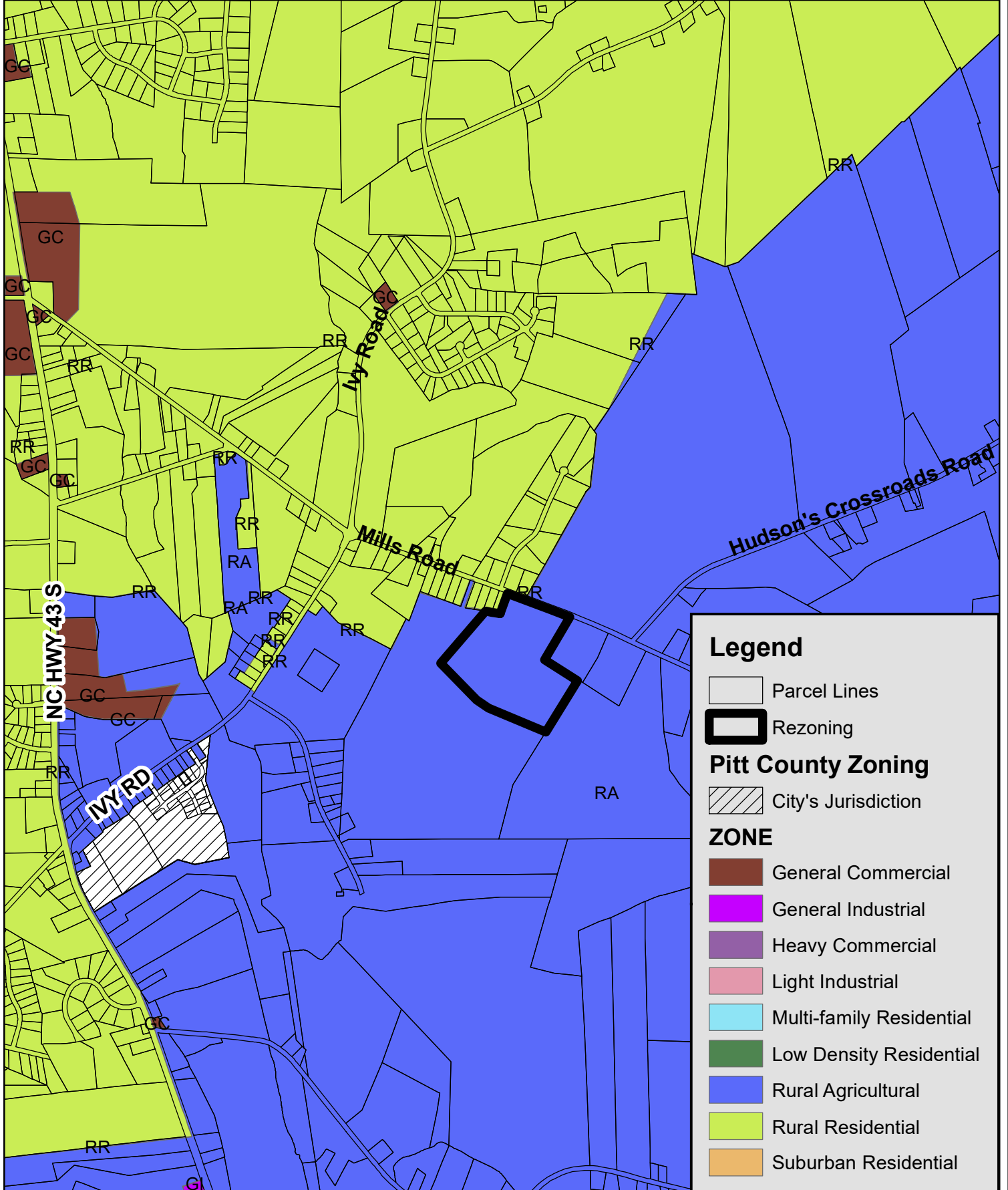
ATTACHMENTS:

Attachments

REVISED
Ann C. Davis and James K. Cox
Acres: 40.0635
From: RA (Rural Agricultural) Pitt County's Jurisdiction
To: R9S (Residential) City of Greenville's Jurisdiction



REVISED
 Ann C. Davis and James K. Cox
 Acres: 40.0635
 From: RA (Rural Agricultural) Pitt County's Jurisdiction
 To: R9S (Residential) City of Greenville's Jurisdiction



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

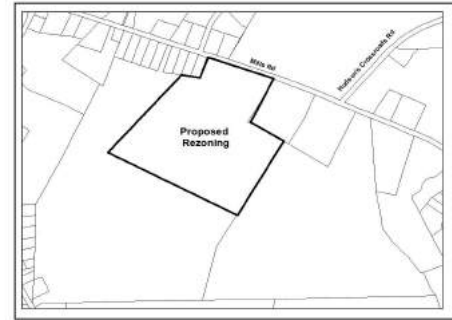
Proposed Zoning: R9S (Residential-Single-Family)

Current Acreage: 40.0635 (REVISED)

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: 7/16/2019
Time: 6:00 PM

Title of Item: Ordinance requested by Carl W. Blackwood to rezone to rezone 198.8 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 Carl W. Blackwood to rezone to rezone 198.8 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).

*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 July 1, 2019.

On-site sign(s) posted on July 1, 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 1,914 trips to and from the site on Mills Road, which is a net increase of 957 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 and one (1) mobile home residence

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.

Pitt County Drainage District 9 laterals and drainage easements transect the property. 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. Property may be subject to the Tar-Pamlico Riparian Buffer rules.

Surrounding Land Uses and Zoning:

North: RR - Farmland

South: RA - Ann C. Davis and James Cox Rezoning, Greenville Utilities Commission, and one (1) single-family residence

East: RA - Woodlands (under common ownership of the applicant), one (1) single-family residence, and RDP Management Consultants, LLC Rezoning

West: RR - Manor Court Subdivision and woodlands

Anticipated Density:

Under the current zoning, the site could yield 90 - 100 single-family lots.

Under the proposed zoning, the site could yield 190 - 200 single-family lots.

The anticipated build-out for is 5-10 years.

Fiscal Note: No cost to the City.

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

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

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

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

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

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

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

ATTACHMENTS:

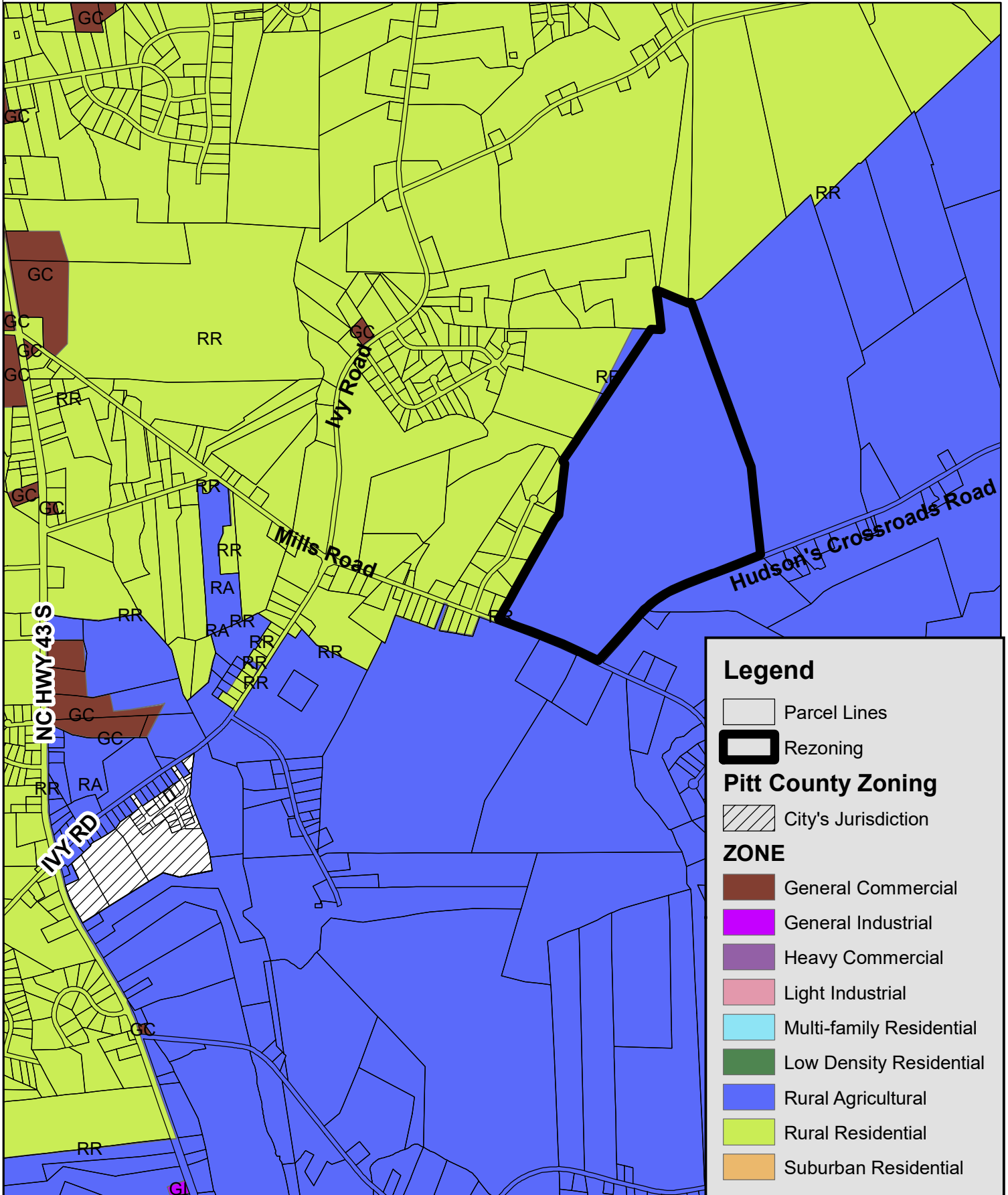
Attachments

Carl W. Blackwood

Acres: 198.8

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

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

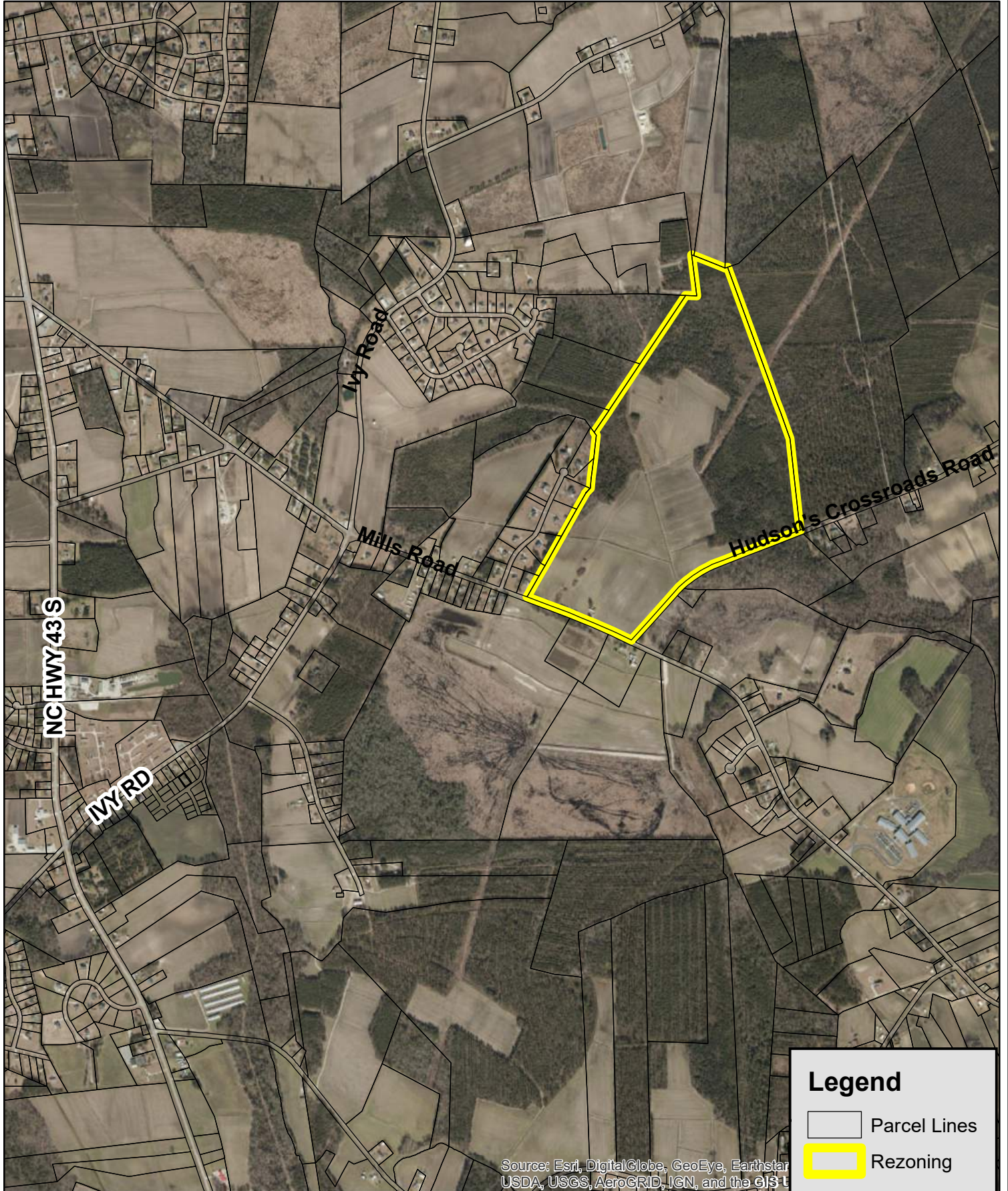


Carl W. Blackwood

Acres: 198.8

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

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



Source: Esri, DigitalGlobe, GeoEye, Earthstar
USDA, USGS, AeroGRID, IGN, and the GIS U

REZONING THOROUGHFARE/TRAFFIC VOLUME REPORT

Case No: 19-08

Applicant: Carl W. Blackwood

Property Information

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

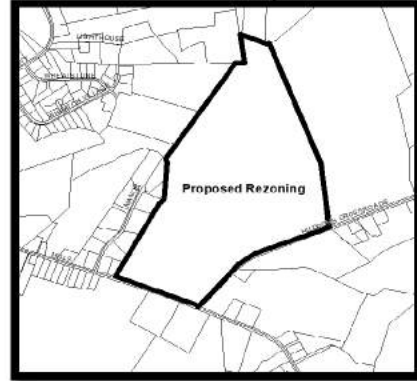
Proposed Zoning: R9S (Residential-Single-Family [Medium Density])

Current Acreage: 198.8 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 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: 957 -vehicle trips/day (*) **Proposed Zoning: 1,914** -vehicle trips/day (*)

Estimated Net Change: increase of 957 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) –	5,454
Estimated ADT with Current Zoning (full build) –	5,167
Net ADT change =	287 (6% increase)

2.) Mills Rd , West of Site (70%):**“No build” ADT of 4,880**

Estimated ADT with Proposed Zoning (full build) – 6,220

Estimated ADT with Current Zoning (full build) – 5,550**Net ADT change = 670 (12% increase)****Staff Findings/Recommendations**

Based on possible uses permitted by the requested rezoning, the proposed rezoning classification could generate 1914 trips to and from the site on Mills Rd, which is a net increase of 957 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: 7/16/2019
Time: 6:00 PM

Title of Item: Ordinance requested by Collice and Ann Moore, LLC to rezone 1.4268 acres located at the southwestern corner of the intersection of Stantonsburg Road and Moye Boulevard from MS (Medical-Support) to MCG (Medical-General Commercial)

Explanation: **Abstract:** The City has received a request from Collice and Ann Moore, LLC to rezone 1.4268 acres located at the southwestern corner of the intersection of Stantonsburg Road and Moye Boulevard from MS (Medical-Support) to MCG (Medical-General Commercial)

Required Notices:

Planning and Zoning meeting notice (property owner and adjoining property owner letter) mailed on July 1, 2019.
On-site sign(s) posted on July 1, 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 medical-transition (MT) at the southwestern corner of the intersection of Stantonsburg Road and Moye Boulevard transitioning to mixed use, high intensity (MUHI) further along Moye Boulevard.

Medical-Transition

- Area surrounding the medical core with a mix of related medical and institutional uses in a similar pattern to office / institutional. This area may serve

as a future expansion of the medical core, but should offer amenities that support or complement the vitality of the medical core.

Intent:

- Allow development of locally-serving commercial, accommodation, and residential uses
- Improve/provide public realm features such as signs, sidewalks, landscaping
- Reduce access-points into development for pedestrian and vehicular safety
- Locate new buildings near street on at least one side and accommodate parking to the side or rear of buildings; cluster buildings to consolidate and share surface parking
- Consider accessibility to transit services and pedestrian connectivity within the medical core and adjacent area

Primary uses:

Institutional/civic
Medical Office

Secondary uses:

Mixed Use
Multi-family residential

Mixed Use, High Intensity

Large-scale activity centers that contain places to live, work, and shop integrated in a walkable pattern. Multi-story mixed use buildings are located close together and near the street. Large floorplate buildings may support uses that serve the broader community and region.

Intent:

- Vertical mixed use buildings (residential or office above commercial) as well as multi-story 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

Appendix 10b Special Area Plan: Medical Area

A legacy of planning: There have been several land use plans for the Medical Area which have guided this plan. Most significant are the Medical District and Environs Land Use Plan (1993), which provided the vision underlying the city's planning for the area, and the Medical District Land Use Plan Update (2007), which recommended specific changes to the city's Future Land Use Map based on conditions at the time.

The Area Tomorrow: Our Intent

Land Use Design and Direction: Overview

1. Within the medical core: Maintain the primacy of the medical uses while encouraging more efficient and intense development.

Growth of medical, institutional and related office uses will be encouraged to occur primarily through infill development and redevelopment on existing sites utilizing multi-story buildings and minimizing surface parking in favor of parking structures or shared off-site shuttle lots. While medical is the primary use, it should not preclude the development of limited commercial services should they enhance one.

2. Provide additional amenities for visitors and employees such as locally-serving retail, accommodation, restaurants and services.

While the area known as Medical Transition that surrounds the Medical Core will emphasize uses that benefit from proximity to the major institutions (office, research and medical), integrating a greater mix of uses is key to district's long-term health.

3. Encourage the development of mixed-use activity centers at nodes dispersed through the area.

At key nodes, mixed-use centers will integrate places to live, work, and shop in a walkable configuration. Typical of these activity centers is a vertical mixing of uses where multi-story buildings include office or residential above ground-floor commercial space.

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

Based on the analysis comparing the existing zoning (994 trips) and the requested rezoning, the proposed rezoning could generate approximately 500 trips to and from the site on Stantonsburg Road, which is a net decrease of 494 less 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 the traffic will be determined.

History/Background:

In 1972, the property was incorporated into the City's extra-territorial jurisdiction (ETJ) and zoned MA (Medical Arts). In 1985, the Medical District was adopted by City Council. The subject site was included as part of the Medical District and rezoned to it's current zoning.

Present Land Use:

Vacant commercial building

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/School House Branch Watershed. If stormwater rules apply, it would require 10-year detention and nitrogen and phosphorous reduction.

It is not located in the Special Flood Hazards Area.

Surrounding Land Uses and Zoning:

North: MI - Vidant Medical Center

South: MS - One (1) vacant lot (under common ownership of the applicant)

East: MCH - East Carolina Inn

West: MS - One (1) vacant lot

Density Estimates:

Currently, the property current contains a vacant commercial building (11,280 sq. ft.) that was used a pharmacy.

Under the proposed zoning, the site could accommodate 11,280 sq. ft. of retail.

The anticipated build-out is within one (1) year.

Fiscal Note: No cost to the city.

Recommendation: In staff's opinion, the request is not in compliance with Horizons 2026: Greenville's Community Plan and the Future Land Use and Character Plan Map. Therefore, staff recommends denial.

"Not in compliance with the comprehensive plan" should be construed as meaning the requested zoning is (i) is specifically noncompliant with plan objectives and recommendations including the range of allowable uses in the proposed zone, etc... and/or is of a scale, dimension, configuration or location that is not objectively in keeping with plan intent and (ii) does not promote or preserve the desired urban form. The requested zoning is considered undesirable and not in the public interest, and staff recommends denial of the requested rezoning.

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

"Motion to recommend approval of the proposed amendment, to advise that, although the proposed amendment is not consistent with the comprehensive plan, in this instance it is an appropriate zoning classification, and to adopt the staff report which addresses plan consistency."

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

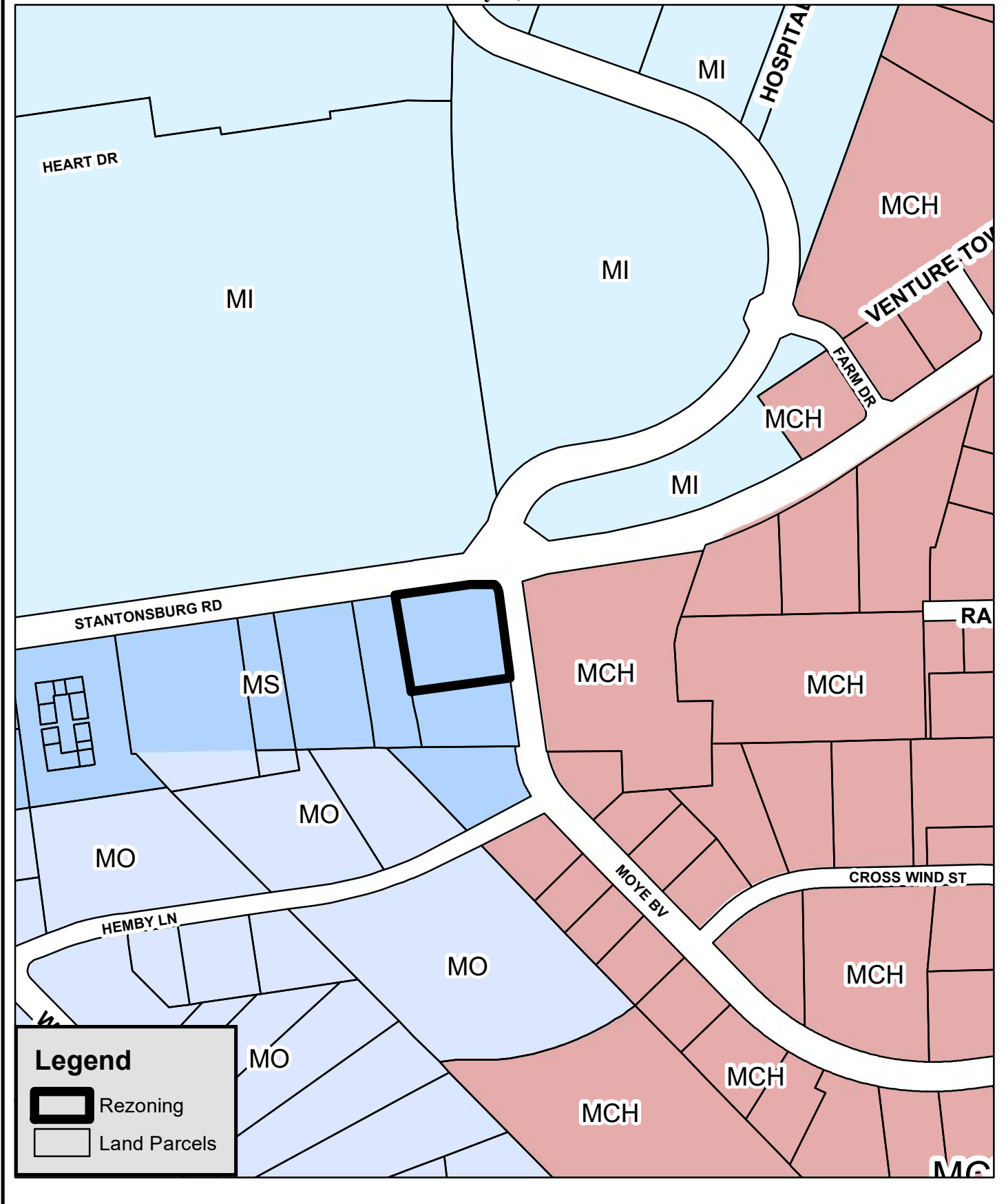
"Motion to recommend denial of the proposed amendment, to advise that it is inconsistent with the comprehensive plan and to adopt the staff report which addresses plan consistency and other matters."

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

ATTACHMENTS:

Attachments

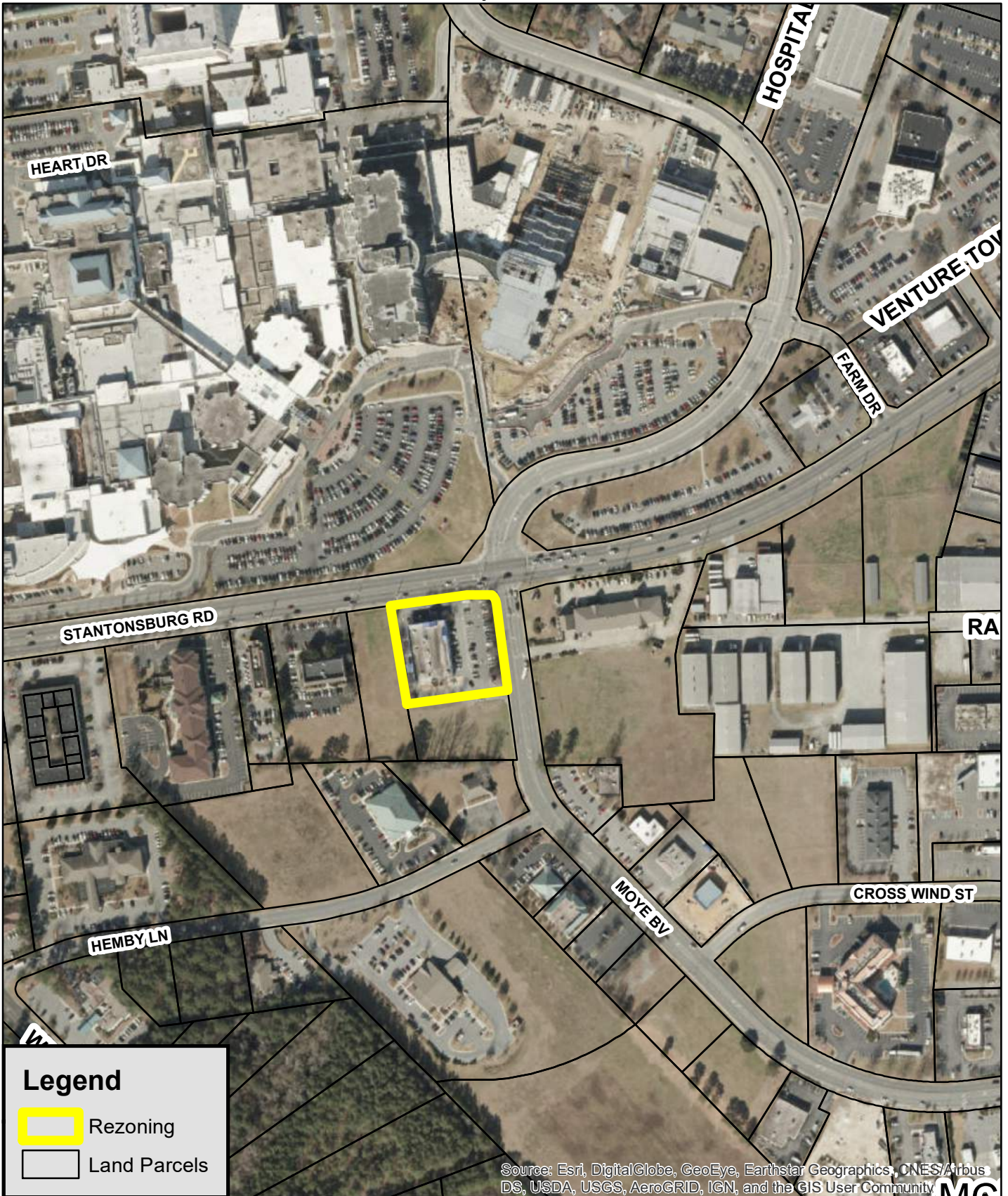
Collice and Ann Moore, LLC
Acres: 1.4268
From: MS (Medical - Support)
To: MCG (Medical - General Commercial)
July 1, 2019



Legend

- Rezoning
- Land Parcels

Collice and Ann Moore, LLC
Acres: 1.4268
From: MS (Medical - Support)
To: MCG (Medical - General Commercial)
July 1, 2019



EXISTING ZONING	
MS (MEDICAL-SUPPORT) - 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
(7) Office/Financial/Medical	
e.	Medical, dental, ophthalmology or similar clinic, not otherwise listed
(8) Services	
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
ff.	Mental health, emotional or physical rehabilitation day program facility
ff(1).	Mental health, emotional or physical rehabilitation day program facility
(9) Repair - None	
(10) Retail Trade	
d.	Pharmacy
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	
h.	Parking lot or structure; principal use
(14) Manufacturing/Warehousing - None	
(15) Other Activities (not otherwise listed - all categories) - None	
MS (MEDICAL-SUPPORT) - SPECIAL USES	
(1) General - None	
(2) Residential	
e.	Land use intensity multi-family (LUI) development rating 67 per Article K
i.	Residential quarters for resident manager, supervisor or caretaker; excluding mobile home

(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)
(7) Office/Financial/Medical
a. Office; professional and business, not otherwise listed
d. Bank, savings and loans or other savings or investment institutions
(8) Services
a. Child day care facilities
b. Adult day care facilities
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)
gg. Vocational rehabilitation center
jj. Health services not otherwise listed
(9) Repair - None
(10) Retail Trade
h. Restaurant; conventional
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
(11) Wholesale/Rental/Vehicle-Mobile Home Trade - None
(12) Construction - None
(13) Transportation - None
(14) Manufacturing/Warehousing
t. Manufacture of nonhazardous medical supplies or medical products, including distribution
(15) Other Activities (not otherwise listed - all categories) - None
REQUESTED ZONING
MCG (MEDICAL-GENERAL COMMERCIAL) - PERMITTED USES
(1) General
a. Accessory use or building
b. Internal service facilities
c. On-premise signs per Article N
f. Retail sales; incidental
(2) Residential - None
(3) Home Occupations - None
(4) Governmental
b. City of Greenville municipal government building or use (see also section 9-4-103)
c. County or state government building or use not otherwise listed; excluding outside storage and major or minor repair

d.	Federal government building or use
(5) Agricultural/Mining	
a.	Farming; agricultural, horticulture, forestry (see also section 9-4-103)
(6) Recreational/Entertainment	
f.	Public park or recreational facility
s.	Athletic club; indoor only
(7) Office/Financial/Medical	
a.	Office; professional and business, not otherwise listed
d.	Bank, savings and loans or other savings or investment institutions
(8) Services	
e.	Barber or beauty salon
f.	Manicure, pedicure or facial salon
v.	Photography studio including photo and supply sales
y(3).	TV and/or radio broadcast facilities, including receiving and transmission equipment and towers or cellular telephone and wireless communication towers not exceeding 80 feet in height
z.	Printing or publishing service including graphic art, maps, newspapers, magazines and books
aa.	Catering service including food preparation (see also restaurant; conventional and fast food)
hh.	Exercise and weight loss studio; indoor only
ii.	Wellness center, indoor and outdoor facilities
kk.	Launderette; household users
ll.	Dry cleaners; household users
(9) Repair	
g.	Jewelry, watch, eyewear or other personal item repair
(10) Retail Trade	
a.	Miscellaneous retail sales; non-durable goods, not otherwise listed
d.	Pharmacy
f.	Office and school supply, equipment sales
h.	Restaurant; conventional
i.	Restaurant; fast food
k.	Medical supply sales and rental of medically-related products including uniforms and related accessories
l.	Electronic; stereo, radio, computer, TV, etc... sales and accessory repair
s.	Book or card store, news stand
t.	Hobby or craft shop
v.	Video or music store; records, tape, CD and the like sales
w.	Florist
(11) Wholesale/Rental/Vehicle-Mobile Home Trade - None	
(12) Construction	
c.	Construction office; temporary, including modular office (see also section 9-4-103)
(13) Transportation - None	
(14) Manufacturing/Warehousing	
c.	Bakery; production, storage, and shipment facilities
(15) Other Activities (not otherwise listed - all categories) - None	

MCG (MEDICAL-GENERAL COMMERCIAL) - SPECIAL USES

(1) General - None	
(2) Residential	
i.	Residential quarters for resident manager, supervisor or caretaker; excluding mobile home
(3) Home Occupations - None	
(4) Governmental	
a.	Public utility building or use
(5) Agricultural/Mining - None	
(6) Recreational/Entertainment	
m(1).	Dining and entertainment establishment (see also section 9-4-103)
t.	Athletic club; indoor and outdoor facilities
(7) Office/Financial/Medical - None	
(8) Services	
a.	Child day care facilities
b.	Adult day care facilities
ff(1).	Mental health, emotional or physical rehabilitation day program facility
jj.	Health services not otherwise listed
(9) Repair - None	
(10) Retail Trade	
c.	Wine shop; including on-premise consumption (see also section 9-4-103)
j.	Restaurant and/or dining and entertainment establishment; regulated outdoor activities
(11) Wholesale/Rental/Vehicle-Mobile Home Trade - None	
(12) Construction - None	
(13) Transportation - None	
(14) Manufacturing/Warehousing - None	
(15) Other Activities (not otherwise listed - all categories) - None	
(7) Office/Financial/Medical	
c.	Office; customer service, not otherwise listed, including accessory service delivery vehicle parking and indoor storage
(8) Services	
a.	Child day care facilities
b.	Adult day care facilities
j.	College and other institutions of higher learning
s(1).	Hotel, motel bed and breakfast inn; extended stay lodging (see also residential quarters for resident manager, supervisor or caretaker and section 9-4-103)
ff(1).	Mental health, emotional or physical rehabilitation day program facility
gg.	Vocational rehabilitation center
jj.	Health services not otherwise listed
(9) Repair	
a.	Minor repair; as an accessory or principal use
(10) Retail Trade	
c.	Wine shop; including on-premise consumption (see also section 9-4-103)
y.	Auto part sales (see also major and minor repair)
ff.	Tobacco shop (Class 1) (see also section 9-4-103)
(11) Wholesale/Rental/Vehicle-Mobile Home Trade - None	

(12) Construction - None	
(13) Transportation - None	
(14) Manufacturing/Warehousing	
m.	Warehouse; accessory to approved commercial or industrial uses within the district; excluding outside storage
t.	Manufacture of nonhazardous medical supplies or medical products, including distribution
(15) Other Activities (not otherwise listed - all categories) - None	

BUFFERYARD SETBACK AND VEGETATION SCREENING CHART

For Illustrative Purposes Only

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

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

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

Street trees may count toward the minimum acreage.

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

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

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

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

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

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

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

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

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

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



City of Greenville, North Carolina

Meeting Date: 7/16/2019
Time: 6:00 PM

Title of Item: Ordinance requested by BMS Builders, LLC to rezone 7.42 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 BMS Builders, LLC to rezone 7.42 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 July 1, 2019.

On-site sign(s) posted on July 1, 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 144 trips to and from the site on Mills Road, which is a net increase of 48 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 not located in a Special Flood Hazard Area. Pitt County Drainage District 9 Lateral 11-H is located along the western property line along a 110' drainage easement. Property maybe subject to the Tar-Pamlico Riparian Buffer rules.

Surrounding Land Uses and Zoning:

North: RA- Two (2) single-family residences
South: RA - One (1) single-family residence
East: RA - One (1) single-family residence
West: RA - Carolina Eastern Homes, LLC Rezoning

Anticipated Density:

Under the current zoning, the site could yield ten (10) single-family lots.

Under the proposed zoning, the site could yield fifteen (15) 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 2026: Greenville's Community Plan and the Future Land Use and Character Plan Map. Therefore, staff recommends approval.

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

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

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

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

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

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

ATTACHMENTS:

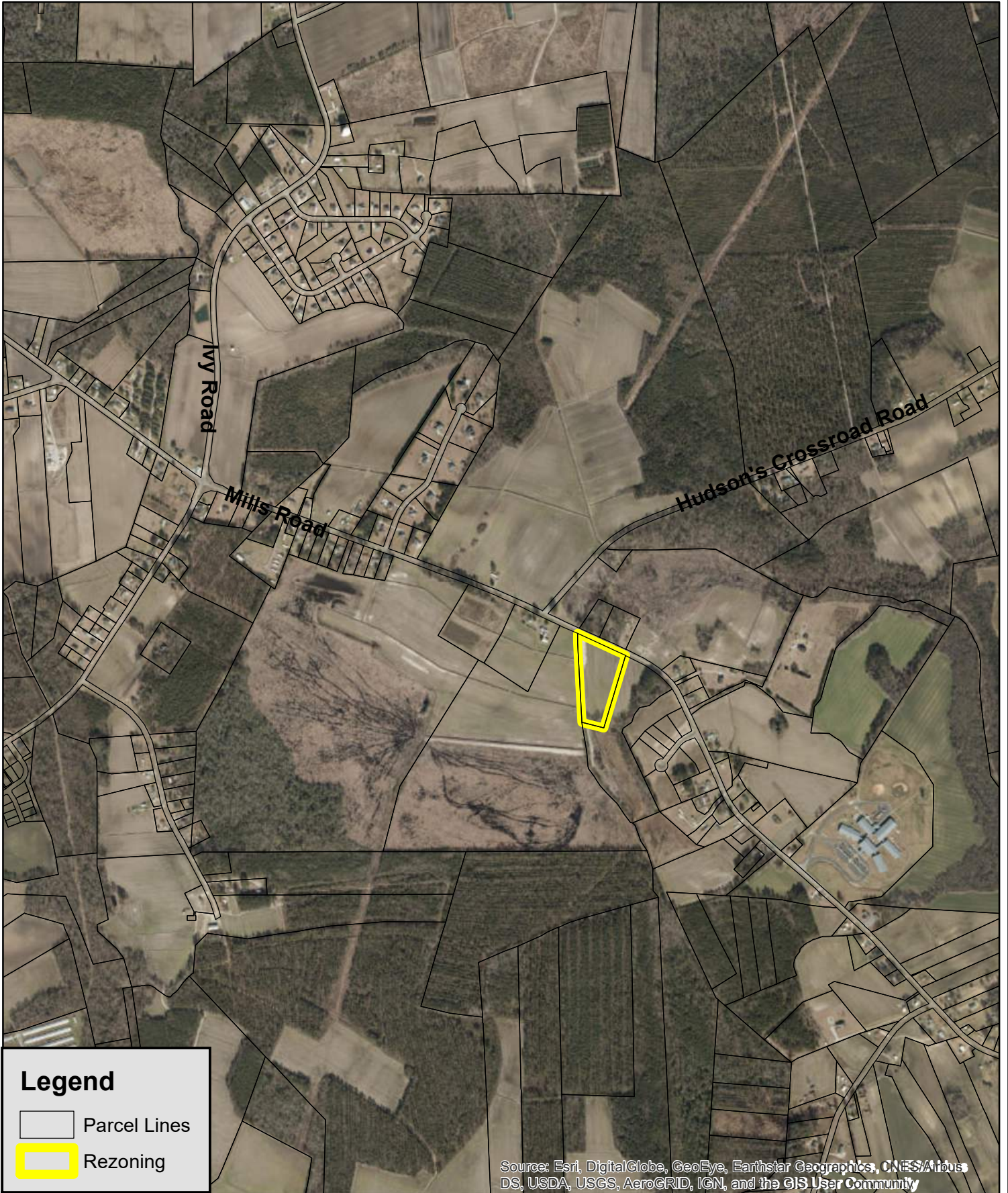
Attachments

BMS Builders, LLC

Acres: 7.42

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

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

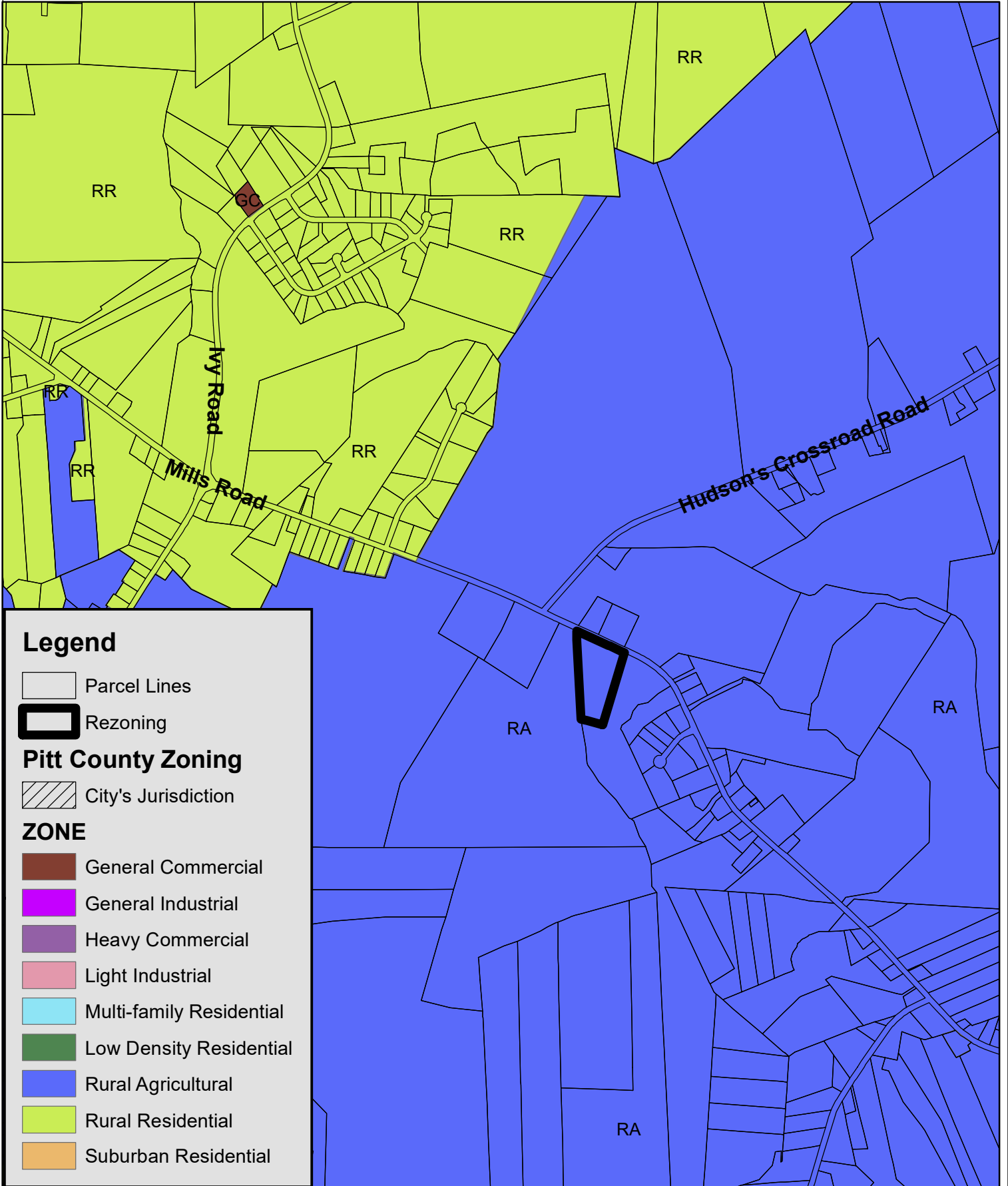


BMS Builders, LLC

Acres: 7.42

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

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



REZONING THOROUGHFARE/TRAFFIC VOLUME REPORT

Case No: 19-11

Applicant: BMS Builders, LLC

Property Information

Current Zoning: RA (Rural-Agricultural -Pitt County Jurisdiction)
Proposed Zoning: R9S (Residential-Single-Family [Medium Density])
Current Acreage: 7.42 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 an operating Level of Service D for existing geometric conditions
 ADT – Average Daily Traffic volume

Transportation Improvement Program Status: n/a

Trips generated by proposed use/change

Current Zoning: 96 -vehicle trips/day (*) **Proposed Zoning: 144** -vehicle trips/day (*)

Estimated Net Change: increase of 48 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) – 4,923
 Estimated ADT with Current Zoning (full build) – 4,909
Net ADT change = 14 (<1% increase)

2.) Mills Rd , West of Site (70%):**“No build” ADT of 4,880**

Estimated ADT with Proposed Zoning (full build) – 4,981

Estimated ADT with Current Zoning (full build) – 4,947**Net ADT change = 34 (<1% increase)****Staff Findings/Recommendations**

Based on possible uses permitted by the requested rezoning, the proposed rezoning classification could generate 144 trips to and from the site on Mills Rd, which is a net increase of 48 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: 7/16/2019
Time: 6:00 PM

Title of Item: Ordinance requested by Gregory Buck Welch Legacy, LLC to rezone a total of 65.9676 acres located near the intersection of NC Highway 33 West and Roosevelt Spain Road from RR (Rural Residential – Pitt County’s Jurisdiction) to R6MH (Residential-Mobile Home).

Explanation: **Abstract:** The City has received a request by Gregory Buck Welch Legacy, LLC to rezone a total of 65.9676 acres located near the intersection of NC Highway 33 West and Roosevelt Spain Road from RR (Rural Residential – Pitt County’s Jurisdiction) to R6MH (Residential-Mobile Home).

*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 July 1, 2019.
On-site sign(s) posted on July 1, 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 intersection of NC Highway 33 West and Martin Luther King, Jr. Highway, transitioning to the west to traditional neighborhood, medium-high density (TNLM) then traditional neighborhood, low-medium density (TNLM). Further, potential conservation/open space (PCOS) is recommended along Parkers Creek.

Traditional Neighborhood, Medium-High Density

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

Intent:

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

Primary uses:

Multi-family residential

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

Secondary uses:

Institutional (neighborhood scale)

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)

Potential Conservation/Open Space

Potential conservation/open space land is typically located in areas that contain existing parkland, needed land buffers, exhibit potential for flooding, or are deemed inappropriate for development due to physical or environmental

barriers. Some land within this area may not contain barriers to development, or there may be reasonable mitigation. Site analysis is needed to determine development capabilities in these areas.

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

Intent:

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

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

The request is for three (3) existing mobile home parks and is in conjunction with an annexation request. Since no increase in density is anticipated, a traffic volume report was not generated.

History/Background:

The property is located in Pitt County's Jurisdiction.

Present Land Use:

Three (3) mobile home parks:

Water/Sewer:

These properties are currently served by septic tanks and private water wells. Sanitary sewer is available at Belvoir Elementary School. Water is available in the rights-of-way of Roosevelt Spain Road and Highway 33 West.

Historic Sites:

There are no known effects on historic sites.

Environmental Conditions/Constraints:

The property is located in the Parkers Creek/Johnson Mill Run Watershed. If stormwater rules apply, 10-year detention would be required.

The subject properties were not included in the Watershed Master Plan study area and are not located in a Special Flood Hazard Area.

Surrounding Land Uses and Zoning:

Tract 1

North: RR- Farmland
South: RR- Farmland
East: RR- Farmland
West: RR- One (1) single-family residence

Tract 2

North: RR- Farmland
South: RR - Farmland and two (2) single-family residences
East: RR - Gregory Buck Welch Legacy, LLC Rezoning (Tract 3), two (2) single-family residences and Belvoir Elementary School
West: RR- Farmland

Tract 3

North: RR - Farmland and one (1) single-family residence
South: RR - Farmland and one (1) single-family residence
East: RR - Farmland
West: RR- Gregory Buck Welch Legacy, LLC Rezoning (Tract 2)

Anticipated Density:

No change in use is expected.

Fiscal Note:

No cost to the City.

Recommendation:

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

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

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

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

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

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

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

ATTACHMENTS:

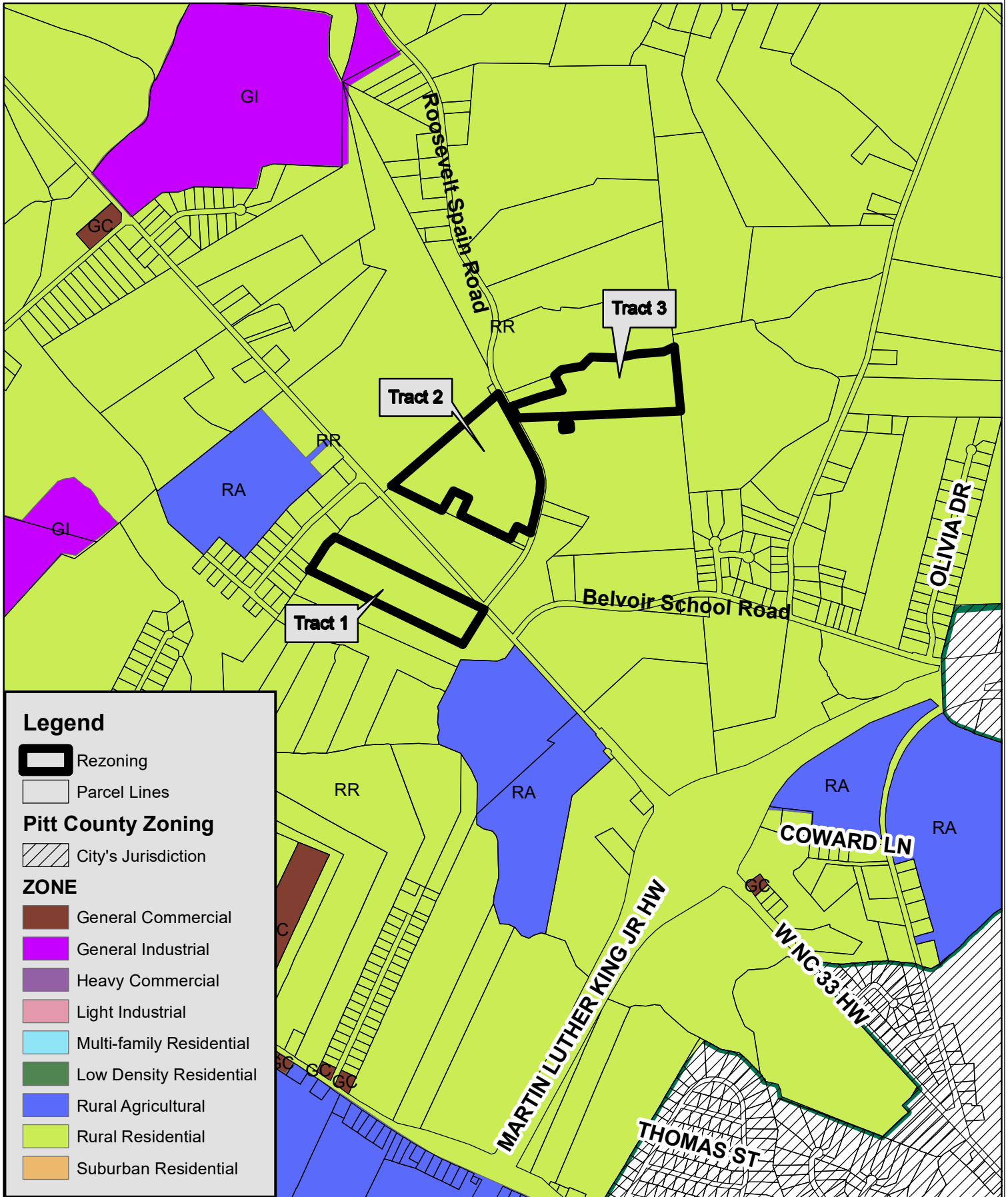
Attachments

Gregory Buck Welch Legacy, LLC

Total Acres: 65.9676

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

To: R6MH (Residential-Mobile Home) City of Greenville's Jurisdiction



Legend

Rezoning

Parcel Lines

Pitt County Zoning

City's Jurisdiction

ZONE

General Commercial

General Industrial

Heavy Commercial

Light Industrial

Multi-family Residential

Low Density Residential

Rural Agricultural

Rural Residential

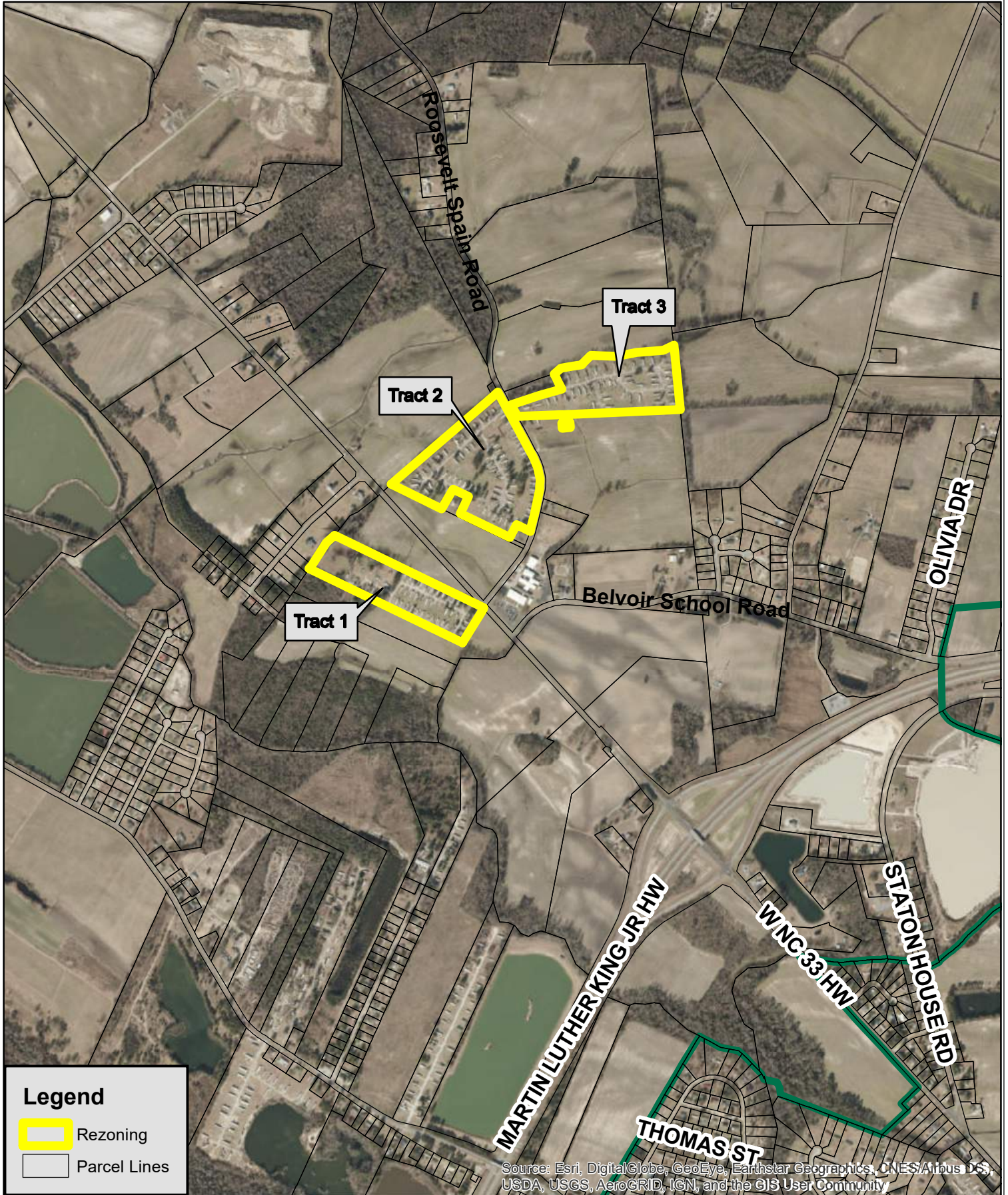
Suburban Residential

Gregory Buck Welch Legacy, LLC

Total Acres: 65.9676

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

To: R6MH (Residential-Mobile Home) City of Greenville's Jurisdiction



EXISTING ZONING

RR Rural Residential District (County's Jurisdiction)
(Per zoning permit and by-right - subject to standards)

SELECT USES

Bed and breakfast inn

Family Care Home

Mobile home on individual lot

Mobile home park (5 or less units per park)

Multi-family (5 or less units)

Single-family dwelling

Civic, social, and fraternal associations

Riding Academy

Animal Shelter

R6MH (RESIDENTIAL-MOBILE HOME) - 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)
c.	Multi-family development per Article I
g.	Mobile home (see also section 9-4-103)
h.	Mobile home park
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	
R6MH (RESIDENTIAL-MOBILE HOME) - SPECIAL USES	
(1) General - None	
(2) Residential - None	
(3) Home Occupations	
a.	Home occupation; not otherwise listed
(4) Governmental	
a.	Public utility building or use
(5) Agricultural/Mining - None	
(6) Recreational/Entertainment - None	
(7) Office/Financial/Medical - None	
(8) Services	
a.	Child day care facilities
b.	Adult day care facilities
d.	Cemetery

(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: 7/16/2019
Time: 6:00 PM

Title of Item: Request received for a preliminary subdivision plat from Buddy Lyons – LeoTerra Development, Incorporated. The subject property is within close proximity to your property. The proposed preliminary subdivision plat entitled, "Carter Ridge", is located along the western right-of-way of B's Barbeque Road and between West 5th Street and MacGregor Downs Road and is further identified as being tax parcel number 10084. The proposed plat consists of 324 lots totaling 127.58+/- acres.

Explanation: The purpose of this preliminary plat is to create 322 single-family lots and two (2) lots (17.75+/- acres) for multi-family development. The proposed plat also establishes the street pattern, utilities extensions, drainage and stormwater features that will serve the future development.

The property is zoned R6 (Residential) and R9S (Residential-Single-family).

The public hearing for this preliminary plat request was advertised in The Daily Reflector on July 7 and 14, 2019.

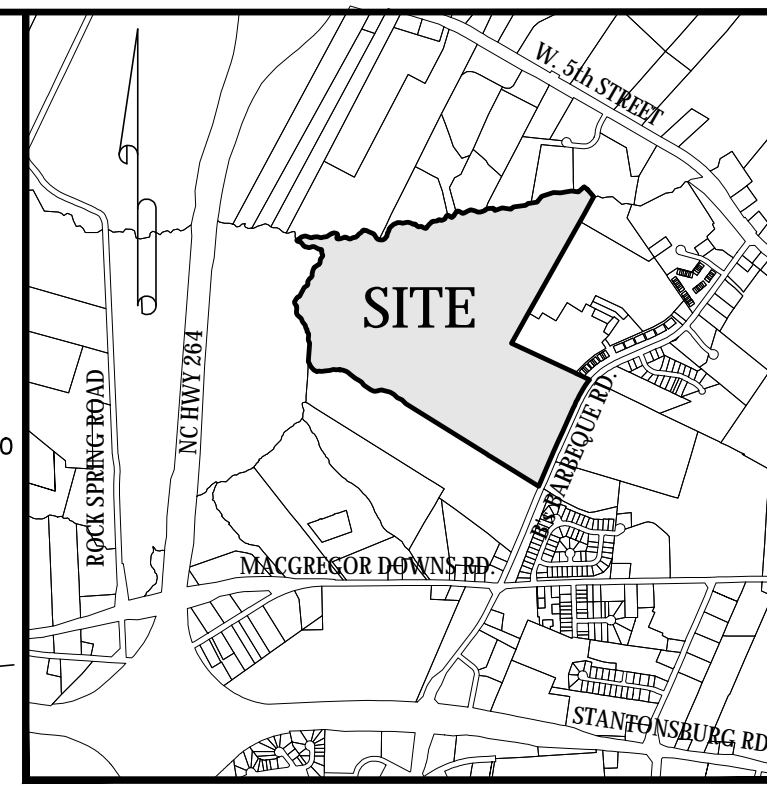
Fiscal Note: There will be no costs to the City of Greenville associated with this subdivision other than routine costs to provide public services.

Recommendation: Staff is attempting to keep the item on the agenda but there are still some issues to be resolved. Staff hopes to have a recommendation at the meeting when all the issues have been addressed.

ATTACHMENTS:

Plat

- GENERAL NOTES:**
- CONSTRUCTION PLAN APPROVAL FROM GREENVILLE UTILITIES COMMISSION AND THE CITY OF GREENVILLE SHALL BE OBTAINED PRIOR TO CONSTRUCTION OF ANY STREET, WATER, AND/OR SANITARY SEWER AND STORM DRAINAGE SYSTEMS.
 - ALL REQUIRED IMPROVEMENTS SHALL CONFORM TO THE CITY OF GREENVILLE MANUAL OF STANDARD DETAILS AND THE MANUAL FOR THE DESIGN AND CONSTRUCTION OF WATER AND WASTEWATER SYSTEMS EXTENSIONS OF GREENVILLE UTILITIES COMMISSION.
 - ALL LOTS SHALL EQUAL OR EXCEED THE MINIMUM DEVELOPMENT STANDARDS OF THE CITY OF GREENVILLE ZONING ORDINANCE.
 - ELECTRIC WATER AND SANITARY SEWER SERVICE IS PROVIDED BY GREENVILLE UTILITIES COMMISSION. ELECTRIC AND TELEPHONE UTILITIES SHALL BE INSTALLED UNDERGROUND.
 - STREET LIGHTS TO BE INSTALLED BY GREENVILLE UTILITIES COMMISSION.
 - SPRINKLER CURBS FOR HANDICAPPED AT STREET INTERSECTIONS THAT HAVE SIDEWALKS.
 - ANNEXATION REQUIRED PRIOR TO RECORDATION OF FINAL PLATS INCLUDING AREAS NOT WITHIN THE CITY LIMITS.
 - EROSION CONTROL PLAN APPROVED PRIOR TO CONSTRUCTION.
 - STORMWATER MANAGEMENT PLAN APPROVED PRIOR TO CONSTRUCTION.
 - HYDRAULIC ANALYSIS OF THE WATER MAINS IS REQUIRED PRIOR TO CONSTRUCTION.
 - NO SEWER SERVICE SHALL BE PROVIDED FOR LOTS WITHIN THIS PROJECT UNTIL ALL MAINS AND SERVICES HAVE BEEN INSTALLED AND ACCEPTED FOR MAINTENANCE BY C.U.C.C.
 - ALL DITCHES WITHIN PROJECT LIMITS, WITH NO ASSOCIATED FLOODWAY, SHALL BE PIPED IF 48" OR LESS DIAMETER PIPE IS REQUIRED.
 - STORM DRAIN PIPE SIZES ARE APPROXIMATE. FINAL SIZES, GRADES, ETC. SHALL BE SUBMITTED WITH CONSTRUCTION PLANS.
 - WETLANDS ARE A VALUABLE NATURAL RESOURCE WHICH PROVIDE IMPORTANT ECOLOGICAL FUNCTIONS. THIS PROPERTY HAS BEEN EVALUATED FOR AREAS THAT MAY EXHIBIT THE INDICATORS OF THE THREE MAJOR CHARACTERISTICS OF WETLANDS: HYDROPHYTE VEGETATION, POOR SOILS, AND WETLAND HYDROLOGY. WETLAND AND STREAM BUFFERS SHOWN ON THIS PLAN ARE APPROXIMATE AND REQUIRE VERIFICATION FROM THE US ARMY CORPS OF ENGINEERS AND NC DEPARTMENT OF ENVIRONMENTAL QUALITY. WETLAND DELINEATION WILL BE REQUIRED WITH SUBMITTAL OF A CONSTRUCTION PLAN.
 - NC DOT DRIVEWAY PERMIT REQUIRED FOR MAIN ENTRANCE. ALL DRIVEWAYS SERVING INDIVIDUAL LOTS WILL BE REQUIRED TO HAVE A CITY OF GREENVILLE DRIVEWAY PERMIT. REQUIRED ROADWAY IMPROVEMENTS ON S'S BARRIQUE ROAD WILL BE DETERMINED BY CITY STAFF AND NC DOT. ROADWAY IMPROVEMENT DESIGN SHALL BE INCLUDED IN THE CONSTRUCTION DRAWINGS.
 - OPEN SPACE IS TO BE PERPETUALLY OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION. THESE AREAS SHALL BE CAPABLE OF BEING USED FOR PURPOSES OF INFORMAL AND UNSTRUCTURED RECREATION AND RELAXATION OR FOR HOBBY CULTURE IF NOT DEVOTED TO OTHER ALLOWABLE USES. THE OWNER SHALL PURSUANT TO THE SUBDIVISION REGULATIONS, CAUSE A FINAL SUBDIVISION PLAT TO BE RECORDED IN THE PITT COUNTY REGISTER OF DEEDS WHICH CLEARLY DESCRIBES THE OPEN SPACES AND CONDITIONS THEREOF. PRIOR TO THE ISSUANCE OF ANY BUILDING PERMITS.
 - SIDEWALKS ALONG S'S BARRIQUE ROAD WILL BE REQUIRED IN CONJUNCTION WITH THE DEVELOPMENT OF THE ADJACENT COTTAGE LOTS PER CITY OF GREENVILLE ORDINANCE.
 - ALL DRIVEWAYS SHALL REMAIN OUTSIDE OF DRAINAGE BASINMENTS.
 - ALL 28" WIDE STREET SECTIONS SHALL BE OPEN TO PARKING ALLOWED ON ONLY ONE SIDE OF STREET.
 - NO PARKING ALLOWED WITHIN CUL-DE-SACS.
 - MAIL BOXES / CLUSTER BOX UNITS LOCATIONS WILL BE COORDINATED WITH THE USPS AND WILL BE LOCATED ON LOTS 211 AND 222 WITH ADEQUATE PARKING, EASEMENTS AND ADA ACCESS. DETAILS OF THE CBSU'S WILL BE PROVIDED WITH THE SUBMITTAL OF THE CONSTRUCTION PLAN.
 - STORM SEWER INFRASTRUCTURE DESIGN SHALL BE SUBMITTED AND REVIEWED BY THE CITY OF GREENVILLE DURING THE CONSTRUCTION PLAN REVIEW.



Parcel #	Area	Parcel #	Area	Parcel #	Area	Parcel #	Area
1	5933	87	4200	172	4897	257	5181
2	5744	88	4200	173	4897	258	5181
3	5689	89	4360	174	5176	259	6181
4	5689	90	4111	175	5789	260	6181
5	5689	91	4071	176	6021	261	6021
6	5598	92	5919	177	5851	262	4902
7	5553	93	4562	178	5715	263	4483
8	5508	94	4451	179	5996	264	4275
9	5462	95	4200	180	4300	265	4559
10	5417	96	4200	181	4200	266	4558
11	4814	97	4200	182	4300	267	4558
12	5590	98	4200	183	4242	268	4558
13	5977	99	4135	184	5075	269	4558
14	5208	100	5405	185	4644	270	4558
15	5208	101	4948	186	4644	271	4558
16	5394	102	4300	187	5956	272	4866
17	5488	103	4941	188	5956	273	5134
18	5581	104	4860	189	5956	274	4845
19	5674	105	4860	190	5956	275	6734
20	5491	106	4860	191	6886	276	6734
21	6250	107	4300	192	4744	277	6181
22	10543	108	4810	193	5867	278	6181
23	8983	109	4300	194	5200	279	6181
24	6675	110	4274	195	3979	280	6181
25	4115	111	4447	196	5956	281	7028
26	4060	112	4840	197	4518	282	6900
27	5003	113	4320	198	4945	283	6190
28	5280	114	4320	199	5471	284	5590
29	5280	115	4320	200	5471	285	5280
30	5280	116	4320	201	4296	286	5280
31	5280	117	5254	202	5343	287	5280
32	5280	118	6156	203	6943	288	5280
33	5280	119	6156	204	6181	289	5280
34	6184	120	6156	205	6181	290	6184
35	6331	121	6156	206	5956	291	6184
36	5403	122	6227	207	4772	292	4516
37	5403	123	6771	208	4772	293	4516
38	5403	124	4320	209	4772	294	4516
39	5403	125	5242	210	4772	295	4516
40	5403	126	4860	211	4772	296	4516
41	5403	127	4300	212	4772	297	4516
42	5403	128	4320	213	4772	298	3869
43	5403	129	4332	214	4772	299	3871
44	5334	130	5079	215	3979	300	3728
45	5218	131	4921	216	4296	301	5280
46	4995	132	5847	217	5008	302	4300
47	4500	133	5800	218	5469	303	4300
48	4961	134	5637	219	4651	304	4707
49	5273	135	5829	220	4950	305	4707
50	4891	136	5867	221	5246	306	4707
51	4085	137	5530	222	5160	307	4753
52	4085	138	5550	223	5160	308	5328
53	4085	139	4740	224	5160	309	6005
54	4085	140	4729	225	5160	310	4844
55	5218	141	4921	226	4601	311	4844
56	5219	142	5961	227	4664	312	4844
57	4300	143	6866	228	4366	313	4844
58	4300	144	4645	229	4366	314	4844
59	4300	145	4815	230	4366	315	4844
60	4300	146	4901	231	4366	316	4844
61	4407	147	5170	232	4300	317	4844
62	5099	148	5633	233	4300	318	4844
63	5873	149	6097	234	4516	319	4998
64	7606	150	6586	235	4652	320	5091
65	8021	151	6006	236	4652	321	5770
66	6340	152	5495	237	5258	322	5167.99
67	7598	153	5461	238	4300	323	256,827.57
68	8420	154	5001	239	4300	324	1,087,898
69	8910	155	4546	240	4471		
70	7213	156	5441	241	4518		
71	6215	157	6080	242	4518		
72	5520	158	5090	243	4518		
73	5520	159	5405	244	4518		
74	5520	160	5643	245	4460		
75	5520	161	5246	246	4421		
76	5520	162	5460	247	4421		
77	5520	163	5460	248	4421		
78	5520	164	5188	249	4300		
79	5520	165	4802	250	4300		
80	4400	166	4626	251	4626		
81	4902	167	4614	252	4476		
82	4200	168	5287	253	4300		
83	4200	169	5627	254	4337		
84	4200	170	4461	255	7354		
85	4200	171	4440	256	6380		

SITE DATA:
 PARCEL NUMBER: 10084
 TAX MAP NUMBER: 4668.15
 R-15, R6
 CURRENT ZONING: 127-58 AC±
 NUMBER OF LOTS CREATED: 324
 LINEAL FEET IN STREETS: 11,068 L.F.
 ACRES IN PARKS, RECREATION AREAS, COMMON AREAS AND THE LIKE: 57.16 AC.

SHEET INDEX
 Sheet No. C-1 Cover Sheet
 Sheet No. C-2 - C-4 Plan Sheets
 Survey 2 Sheets
 (Sorrell Land Surveying, Inc.)

SHEET 1 OF 4 PARCEL # 10084

PRELIMINARY PLAT - COVER SHEET
CARTER RIDGE SUBDIVISION
(CLUSTER SUBDIVISION)
 City of Greenville, Pitt County, NC

DEVELOPER: LEOTERRA DEVELOPMENT, INC.
 ADDRESS: 3608 W. FRIENDLY AVE., SUITE 202 GREENSBORO, NC 27410
 PHONE: (336) 279-7280

APPROVED: [Signature]
 DATE: 07-11-2019
 SCALE: 1" = 100'

2715 S. Charles Blvd., Greenville, NC 27188
 (252) 518-0888 www.acongroup.com

MATCHLINE "A"

MATCHLINE "A"

Now or Formerly
 The Barnhill Company
 Deed Book 1539 Page 462
 Zoned R6

Owner
 ANNE H. KARANGLEN, ETAL
 322 WHICHAUD LANE
 CHOCOWINITY, NC 27817

Developer
 LEOTERRA DEVELOPMENT INC.
 3608 W. FRIENDLY AVE., SUITE 202
 GREENSBORO, NC 27410
 PHONE: (336) 279-7280

Engineer
 ARK CONSULTING GROUP, PLLC
 2755-B CHARLES BLVD.
 GREENVILLE, NC 27858
 CONTACT: BRIAN O'KANE
 PHONE: (252) 965-1026

Surveyor
 SORRELL LAND SURVEYING, INC.
 107 UNION DRIVE, SUITE 101
 WASHINGTON, NC 27889
 PHONE: (252) 948-2464

CLUSTER SUBDIVISION
 AREA WITHIN PROPOSED CLUSTER DEVELOPMENT: 63.44 AC
 NUMBER OF SINGLE FAMILY LOTS: 324

OPEN SPACE:
 OPEN SPACE MUST BE 15% OF TOTAL AREA. 9.52 AC
 REQUIRED OPEN SPACE (63.45 x 15%): 9.52 AC
 PROVIDED OPEN SPACE: 22.45 AC (35%)

WOODED AREAS SHALL BE LEFT IN THEIR NATURAL OR UNDISTURBED STATE, EXCEPT FOR CUTTING OF TRAILS FOR WALKING OR JOGGING.

MAXIMUM DENSITY:
 RESIDENTIAL DENSITY SHALL NOT EXCEED THAT WHICH WOULD NORMALLY BE PERMITTED UNDER SINGLE FAMILY STANDARDS WITH THE PREVAILING ZONING DISTRICT ON A NET AREA BASIS.

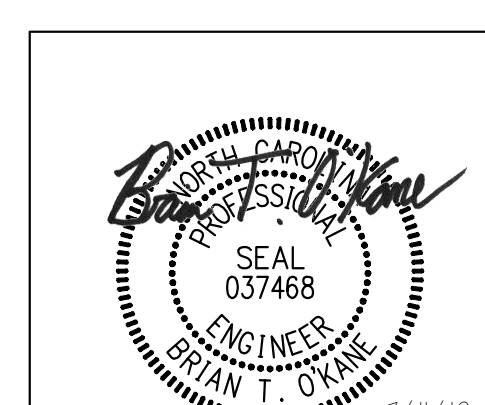
TOTAL AREA IN TRACT: 127.58 AC.
 AREA WITHIN R15 ZONING: 32.19 AC.
 AREA FOR FUTURE MULTIFAMILY: 17.89 AC.
 AREA WITHIN PUBLIC R/W: 13.95 AC.

TOTAL AREA WITHIN CLUSTER BOUNDARY: 63.55 AC.
 R6 MINIMUM LOT SIZE = 6,000 SF.

MAXIMUM NUMBER OF LOTS = 461
 TOTAL NUMBER OF SINGLE FAMILY LOTS = 321

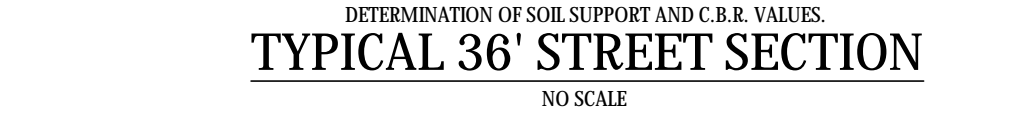
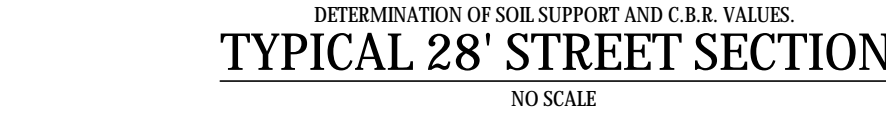
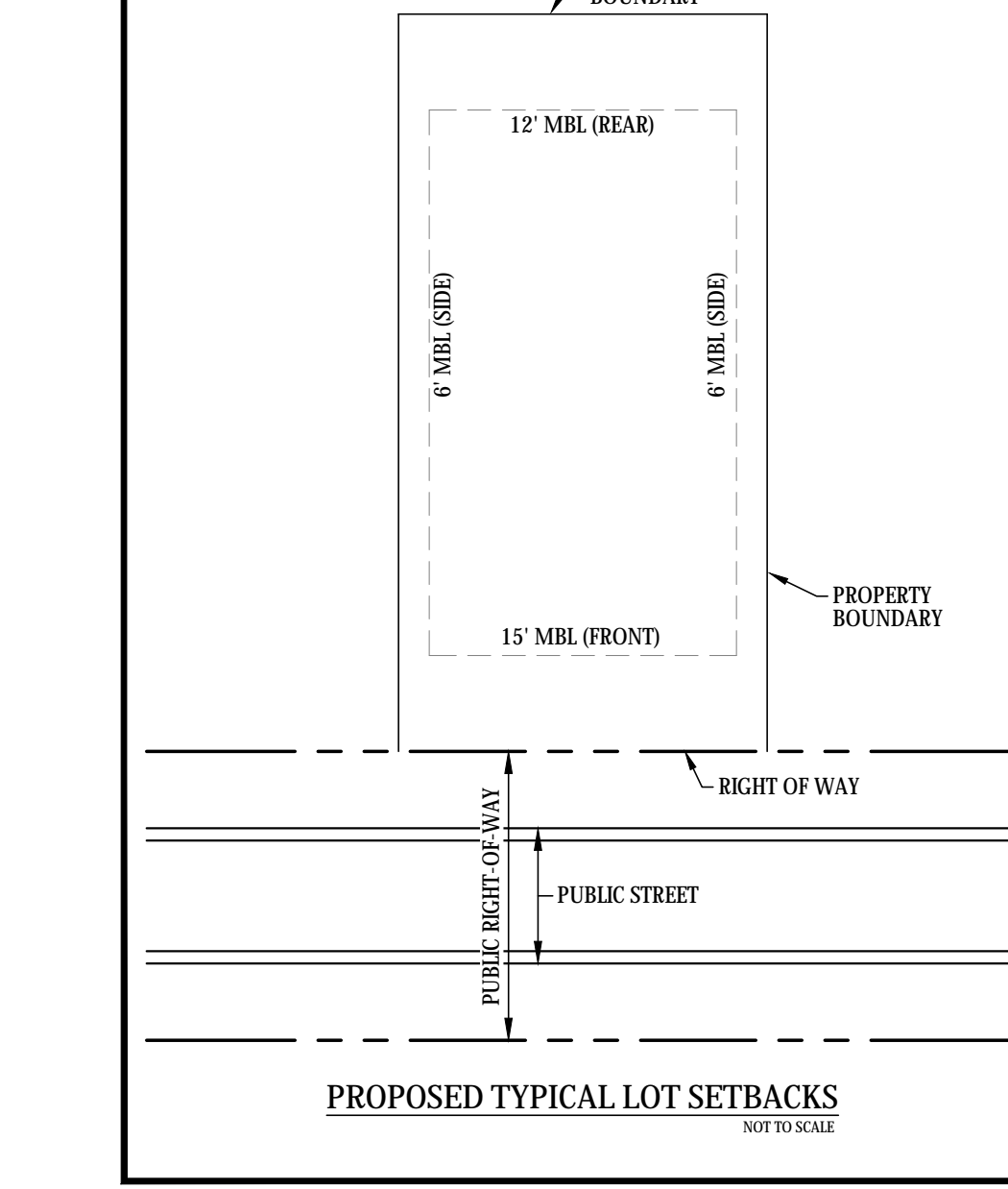
SURVEY NOTES:

- BOUNDARY AND TOPOGRAPHICAL SURVEY INFORMATION SHOWN HEREON WAS TAKEN FROM A SURVEY PERFORMED BY SORRELL LAND SURVEYING, INC. ENTITLED "A PARTIAL BOUNDARY AND TOPOGRAPHICAL SURVEY FOR DATED JUNE 3, 2019".
- CONTOURS SHOWN WITHIN "LIMITS OF TOPOGRAPHICAL SURVEY LINE" ARE TAKEN FROM SURVEY REFERENCE ABOVE. ALL OTHER EXISTING CONTOURS ARE TAKEN FROM GIS LIDAR DATA.
- ELEVATIONS SHOWN ARE NAD 83 DATUM. REFER TO ATTACHED SURVEY FOR VERTICAL DATUM.
- A PORTION OF THIS PROPERTY IS LOCATED WITHIN A SPECIAL HAZARDOUS AREA, COMMUNITY PANEL # 3720466800K. EFFECTIVE DATE: 07/07/14.
- REFERENCES:
 DEED BOOK 3556, PAGE 560-564
 MAP BOOK 46, PAGE 57
 PARCEL # 10084



APPROVAL
 THIS PRELIMINARY PLAT, # [] AND THE STREET NAME(S) PROPOSED WERE APPROVED BY THE GREENVILLE PLANNING AND ZONING COMMISSION AT A MEETING HELD THE DAY OF [] 2019.

SIGNED: [Signature] CHAIRMAN
 [Signature] CITY PLANNER



D:\Projects\2019\10084\Carter Ridge Subdivision\2019 - Sorrell Land Surveying, Inc. - Drawings\10084 - Prelim Plat - Cover Sheet.dwg, 07/11/2019, 11:28:08 AM, User: bjo



Legend:

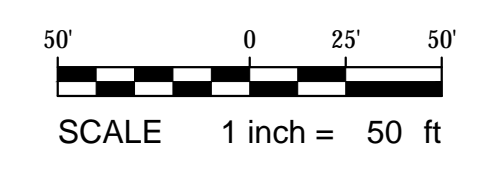
EXISTING

- C/B - CATCH BASIN
- M/M - MANHOLE
- WATER VALVE
- F/H - FIRE HYDRANT
- D/I - DROP INLET
- SANITARY SEWER
- WATER MAIN
- CONTOUR
- WATER MAIN
- GROUND ELEVATION
- CONCRETE SIDEWALK
- TREELINE

PROPOSED

- C/B
- M/M
- WATER VALVE
- F/H
- D/I
- SANITARY SEWER
- WATER MAIN
- CONTOUR
- WATER MAIN
- GROUND ELEVATION
- CONCRETE SIDEWALK
- TREELINE

PG 22.00



SHEET 3 OF 4 PARCEL # 10084

PRELIMINARY PLAT
CARTER RIDGE SUBDIVISION
(CLUSTER SUBDIVISION)
 City of Greenville, Pitt County, NC

DEVELOPER: LEOTERRA DEVELOPMENT, INC
 ADDRESS: 3608 W. FRIENDLY AVE., SUITE 202 GREENSBORO, NC 27410
 PHONE: (336) 279-7280

APPROVAL
 THIS PRELIMINARY PLAT, # _____, AND THE STREET NAME(S) HERON WERE APPROVED BY THE GREENVILLE PLANNING AND ZONING COMMISSION AT A MEETING HELD THE _____ DAY OF _____ 2019.

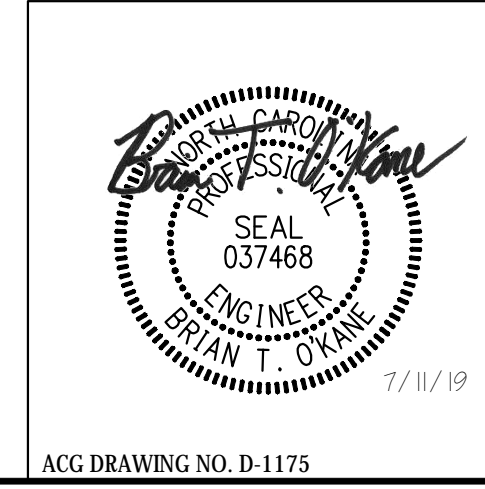
SIGNED: _____
 CHAIRMAN

SIGNED: _____
 CITY PLANNER

SEAL
 037468
 7/17/19

APPROVED: _____
 DATE: 07-11-2019

SCALE: 1" = 50'



ACG DRAWING NO. D-1175

MATCHLINE - SEE SHEET 2

Now or Form

