



# Agenda

## Planning and Zoning Commission

September 17, 2019

6:00 PM

City Hall Council Chambers, 200 W. Fifth Street

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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.

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**I. Call Meeting To Order**

**II. Invocation - Chris West**

**III. Roll Call**

**IV. Approval of Minutes**

1. August 20th 2019

**V. New Business**

**Rezoning**

2. Ordinance requested by Happy Trail Farms, LLC to rezone 0.975 acres located between West Arlington Boulevard and Spring Forest Road from MCG (Medical-General Commercial) MR (Medical-Residential [High Density Multi-family]).
3. Ordinance requested by Liberty Free Will Baptist Church of Greenville to rezone 18.5428 acres located at the southeastern corner of the intersection of NC Highway 43 W and Martin Luther King, Jr. Highway from RA20 (Residential-Agricultural) to CH (Heavy Commercial).
4. Ordinance requested by University Medical Park North, LLC to rezone 1.133 acres located along the western right-of-way of Moye Boulevard and north of West 5th Street from MO (Medical-Office) to CG (General Commercial).

**Text Amendment**

5. Ordinance requested by Community Development Department Staff to amend the City Code by amending the use of recording studio by renaming it to "digital broadcast studio", adding a definition, additional standards and permissible zoning districts.
6. Ordinance requested by Michael Overton to amend the City Code by adding "pet grooming facility" as a use that is permitted in the CD (Downtown Commercial), CDF (Downtown Commercial Fringe), MCG (Medical-General Commercial), MCH (Medical-Heavy Commercial), CN (Neighborhood Commercial), CG (General Commercial) and CH (Heavy Commercial) zoning districts. The amendment includes a definition, additional standards and permissible zoning districts.

**Other**

7. Request by the Public Works Department to change the street name of "Farmville Boulevard" to "West 10<sup>th</sup> Street" for the segment between Memorial Drive and Dickinson Avenue.

**VI. Adjournment**

PROPOSED MINUTES TO BE ADOPTED BY THE GREENVILLE PLANNING AND ZONING COMMISSION

August 20, 2019

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

Mr. Michael Overton – Chair X  
Mr. Kevin Faison – X                      Ms. Chris Darden – \*  
Mr. Les Robinson – \*                      Mr. John Collins - \*  
Mr. Alan Brock - \*                          Mr. Hap Maxwell - X  
Mr. Billy Parker - \*                          Mr. Brad Guth - \*  
Mr. Max Ray Joyner III - X                  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; Domini Cunningham, Planner I; Camillia Smith, Secretary; Thomas Barnett, Director of Community Development

OTHERS PRESENT: Emanuel McGirt, City Attorney; Kelvin Thomas, Communication Technician

MINUTES: Mr. Collins identified an error in the minutes.

Motion made by Mr. West, seconded by Mr. Parker, to approve the minutes with the correction from Mr. Collins. Motion passed unanimously.

**NEW BUSINESS**

**Text Amendment**

1. Ordinance requested by the Community Development Department to change the name of the Community Development Department to the Planning and Development Services Department.

Ms. Gooby stated that the Community Development Department is requesting to change the name of the department to the Planning and Development Services Department. This change is to reflect the dynamic nature of the department that involves interactions with the public, community engagement, and working with the development community. Therefore, this name change is meant to reflect the reorientation and reorganization of the department to further this vision and these goals.

This change does not affect any existing standard, requirement, or level of service.

In staff's opinion, the request is in compliance with Horizons 2026: Greenville's Community Plan and *Vision Framework #8: Growing Together Greenville will be a place where people and organizations work together to achieve a vitality and character that cannot be accomplished without purposeful coordination and collaboration. This is a community rich with resources and leadership. Multiple governmental jurisdictions, institutions, organizations and business have worked over the years to contribute to the success and unique character of the City of Greenville. Relationships and partnerships will continue to evolve in a way that moves the community forward, Growing Together.*

Mr. Robinson opened the public hearing.

No one spoke in favor.

No one spoke in opposition.

Mr. Robinson closed the public hearing.

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

## **OTHER ITEMS OF BUSINESS**

2. Request by EWT 57 LLC to change the street name of “River Bluff Road” to “Harbor Pointe Lane” from East Tenth Street to its terminus.

Mr. Cunningham stated staff received a request from the property owner who desired to change the name of the street due to recent improvements to the property and the stigma attached to the existing street name. The City ordinance allows street name changes to be considered for a variety of reasons: duplicate or similar name street that may cause confusion for the traveling public, mail delivery and or emergency services or it may have a stigma tied to the name. The name request is then evaluated and reviewed by local agencies such as the police department, fire and rescue, US postal service, North Carolina Department of Transportation and others. Mr. Cunningham shared photo of the area and identified the stakeholders that would be affected by the name change and stated that the surrounding properties owners will all experience limited to no impact by the request.

Mr. Robinson opened the public hearing.

Ms. Deb Lasscalett, representative, spoke in favor of the request. She is the property manager and the parent company, Keystone Management, has invested over \$1 million dollars in the area to improve the properties that once an eyesore. The subject property and area has a stigma attached and this request would align with efforts of the company to make the area a more desirable place to live. Keystone Management donated money to the Greenville Police

Department to get street cameras purchased for the area and purchased the storage company adjacent to the apartment to ensure the entire area is revitalized.

No one spoke in opposition.

Mr. Robinson closed the public hearing.

**Motion made by Mr. Parker, seconded by Ms. Darden, to recommend approval of the street name change. Motion passed unanimously.**

### 3. Election of Officers

Mr. McGirt advise the board that it was time to elect a Chair and Vice chair. Michael Overton, the current chair, asked to not be re-elected as Chairman but would like to be considered for Vice chair.

Motion made by Mr. Parker to nominate Mr. Robinson for Chairman. Motion passed unanimously.

Motion made by Mr. Parker to nominate Mr. Overton for vice chair. Motion passed unanimously.

**With no further business, motion to adjourn made by Mr. West, seconded by Mr. Parker. Motion passed unanimously.**

Meeting adjourn at 6:18

Respectfully submitted,

*Chantae Gecby*

Chief Planner



## City of Greenville, North Carolina

Meeting Date: 9/17/2019  
Time: 6:00 PM

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**Title of Item:** Ordinance requested by Happy Trail Farms, LLC to rezone 0.975 acres located between West Arlington Boulevard and Spring Forest Road from MCG (Medical-General Commercial) MR (Medical-Residential [High Density Multi-family]).

**Explanation:** **Abstract:** The City has received a request from Happy Trail Farms, LLC to rezone 0.975 acres located between West Arlington Boulevard and Spring Forest Road from MCG (Medical-General Commercial) MR (Medical-Residential [High Density Multi-family]).

**Required Notices:**

Planning and Zoning meeting notice (property owner and adjoining property owner letter) mailed on September 3, 2019.

On-site sign(s) posted on September 3, 2019.

City Council public hearing notice (property owner and adjoining property owner letter) mailed - n/a at this time.

Public hearing legal advertisement published - n/a at this time.

**Comprehensive Plan:**

The Future Land Use and Character Map recommends mixed use (MU) along West Arlington Boulevard between Dickinson Avenue and the Norfolk Southern Railroad transitioning to commercial (C) to the south and residential, high density (HDR) to the west.

Further, potential conservation/open space is recommended along Greens Mill Run which is located in the northeastern section of the property.

The Future Land Use and Character Map identifies certain areas as Potential Conservation/Open Space (PCOS). 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.

### Mixed Use

Small-scale activity centers that contain places to live, work, and shop integrated in a walkable pattern. Mixed use buildings are located close together and near the street. Buildings tend to be smaller than mixed use center, high intensity (MUHI), supporting primarily locally-oriented uses and serving as a transition in intensity to nearby neighborhoods.

#### Intent:

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

#### Primary uses:

Office

Commercial

Multi-family residential

#### Secondary uses:

Institutional/Civic

### Commercial

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

#### Intent:

- Provide connectivity to nearby uses (paths, streets)
- Locate new buildings near street on at least one side and accommodate parking to the side or rear of buildings

- Improve/provide public realm features such as signs, sidewalks, landscaping
- Reduce access-points into development for pedestrian and vehicular safety
- Reduce and consolidate surface parking

Primary uses:

Commercial (small and large format)

Office

Secondary uses:

Institutional/civic

### Residential, High Density

Residential areas composed primarily of multi-family housing in various forms. Defined by existing development patterns where building size and style tend to be consistent within a development, with large blocks, and limited connectivity between different building types and uses. Future development should take a more traditional neighborhood pattern where different residential types are connected in a walkable pattern. High density residential is typically appropriate near activity centers and corridors.

Intent:

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

Primary uses:

Multi-family residential

Two-family residential

Attached residential (townhomes)

Secondary uses:

Office

Single-family residential detached (small lot)

Institutional/Civic (churches and schools)

There is a designated community activity center at the intersection of Dickinson Avenue and South Memorial Drive. These centers are intended to provide 50,000 - 250,000 square feet of commercial space serving an area of approximately three miles.

There is a designated neighborhood activity center at the intersection of Dickinson Avenue and Spring Forest Road. These centers are intended to provide 20,000-50,000 square feet of commercial space serving an area within one mile.



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

Staff does not anticipate a net increase in density. Therefore, a traffic report was not generated.

**History/Background:**

In 1972, the subject properties were incorporated into the City's ETJ (extra-territorial jurisdiction) and zoned RA20 (Residential-Agricultural). In 2018, the subject property was part of a large scale rezoning that resulted in the current zoning pattern.

**Present Land Use:**

Farmland

**Water/Sewer:**

Water and sanitary sewer are available to the properties.

**Historic Sites:**

There are no known effects on historic sites.

**Environmental Conditions/Constraints:**

The property is located in the Greens Mill Run Watershed. If stormwater rules apply, it would require 25-year detention and nitrogen and phosphorous reduction. It is not located in the Special Flood Hazards Area. Therefore, development is not subject to the Flood Damage Prevention Ordinance.

**Surrounding Land Uses and Zoning:**

North: RA20 - One (1) single-family residence

South: R6 - Spring Village Townhomes

East: MCG - Vacant (under common ownership of the applicant)

West: MR - Vacant (under common ownership of the applicant)

**Density Estimates:**

Staff does not anticipate a net increase in density.

**Fiscal Note:**

No cost to the City.

**Recommendation:**

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

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

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

"Motion to recommend approval of the proposed rezoning, to advise that it is consistent with the comprehensive plan and 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.

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**ATTACHMENTS:**

Attachments

# Happy Trail Farms, LLC (19-12)

From: MCG

To: MR

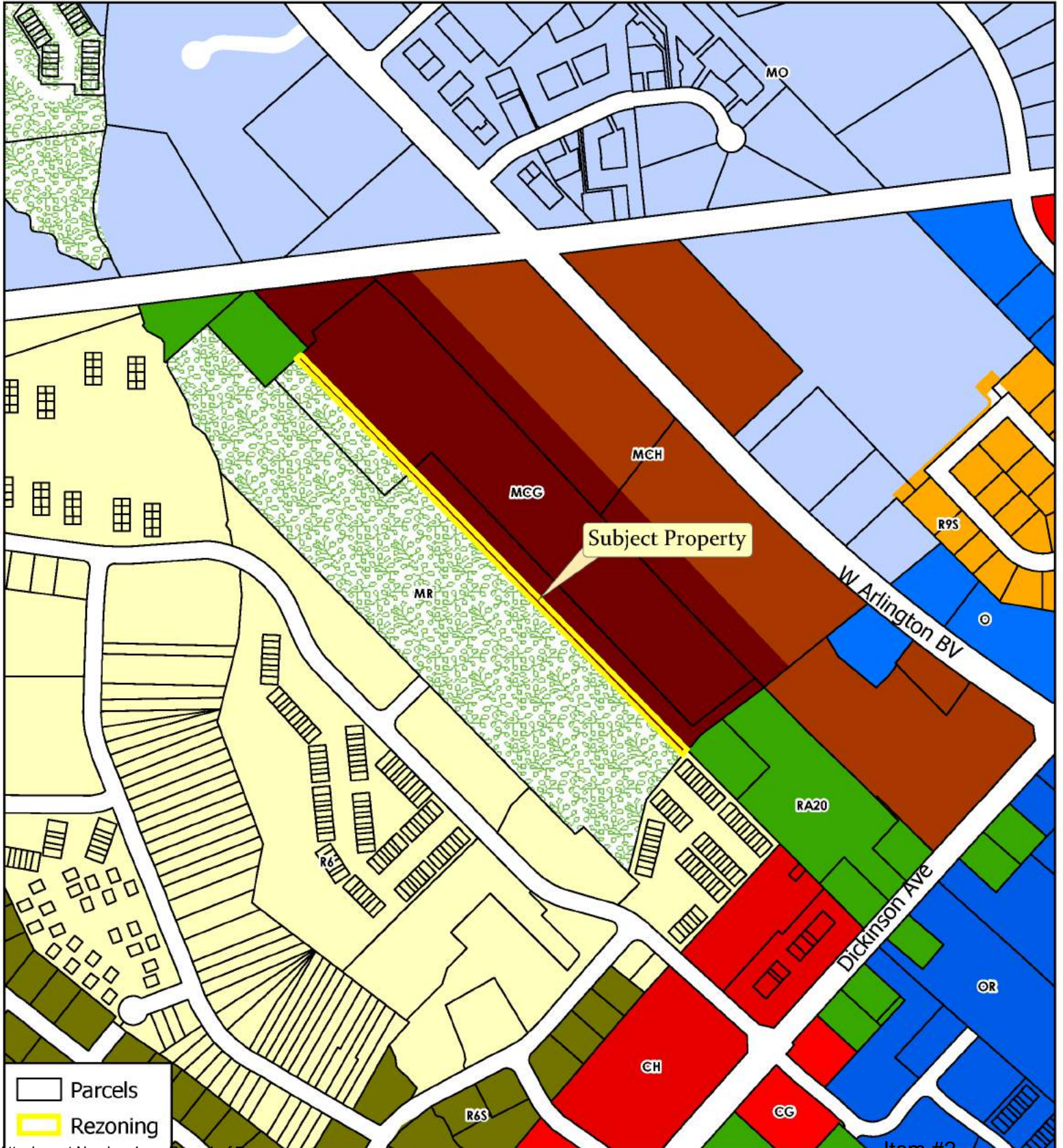
Acres: 0.975

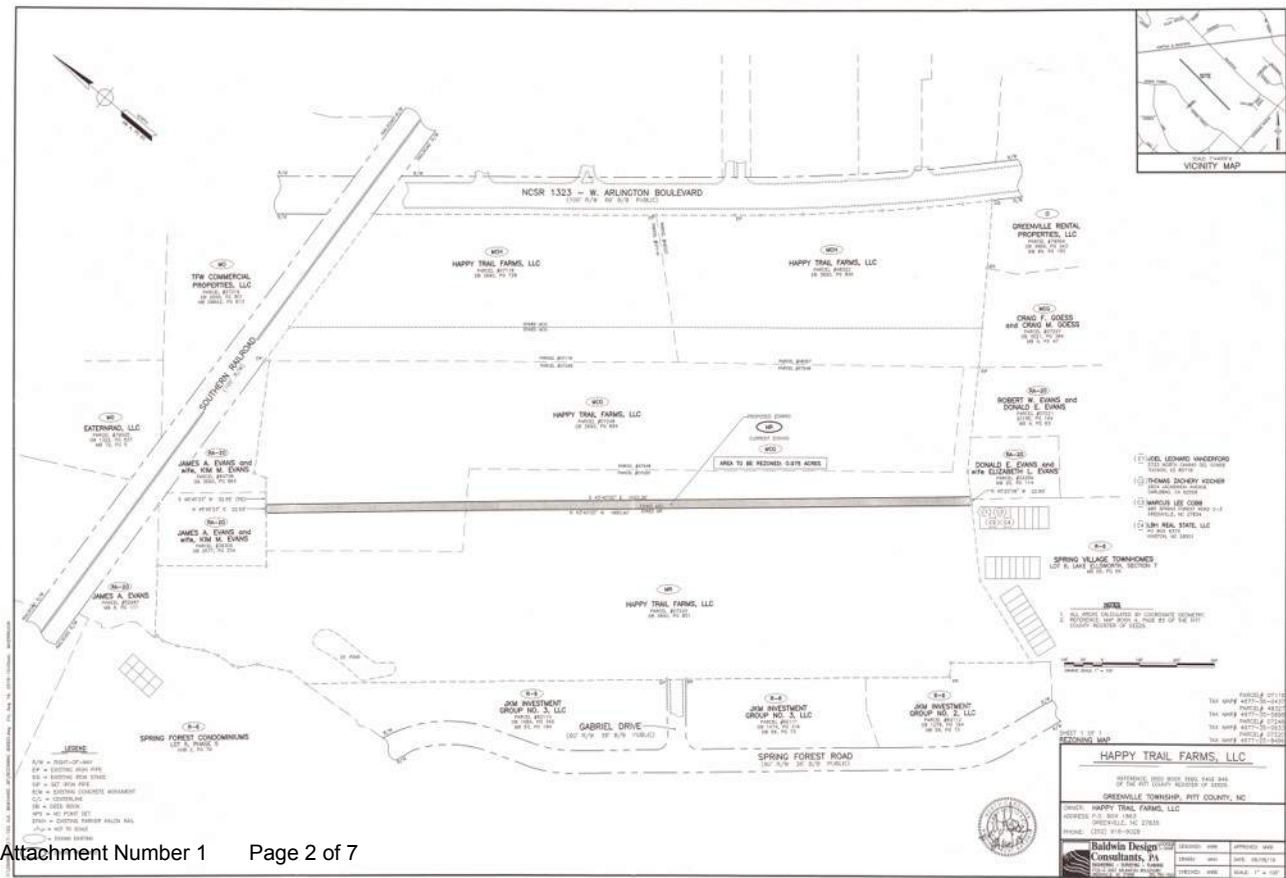
September 3, 2019

N



0 0.03 0.06 0.11 Miles





- (1) LARRY LEONARD UNDERWOOD  
1122 NORTH LANEWAY 960 STATES  
GREENVILLE, NC 27615
- (2) THOMAS DANCHEV KOCHER  
3000 UNIVERSITY AVENUE  
GREENVILLE, NC 27615
- (3) WARDLOW LLC  
3000 UNIVERSITY AVENUE 3-11  
GREENVILLE, NC 27615
- (4) SLM REAL ESTATE, LLC  
101 WEST 8TH STREET  
GREENVILLE, NC 27615

SPRING VILLAGE TOWNHOUSES  
LOT B, LAKE GLENNWOOD, SECTION F  
48.26 AC. 70.10

NOTE:  
ALL AREAS OUTLINED IN GREEN ARE SETBACKS.  
REDEVELOP MAP WITH A PILE BEYOND THE SET  
BACKS. REVISIONS TO BE MADE.



### HAPPY TRAIL FARMS, LLC

INTERLUDE, 1002 JONES FERRY ROAD AND  
OFF OF THE 4TH COUNTY, NORTHEAST OF GREENVILLE,  
GREENVILLE TOWNSHIP, PITT COUNTY, NC

OWNER: HAPPY TRAIL FARMS, LLC  
ADDRESS: 1002 JONES FERRY ROAD AND  
OFF OF THE 4TH COUNTY, NORTHEAST OF GREENVILLE,  
GREENVILLE TOWNSHIP, PITT COUNTY, NC 27833  
PHONE: (252) 949-9029



	Baldwin Design Group, Inc. 1002 JONES FERRY ROAD GREENVILLE, NC 27833	DESIGNED: 09/18 DRAWN: 09/18 CHECKED: 09/18 APPROVED: 09/18
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**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
y(4)	Distributed Antenna System (See also 9-4-103 (Q))
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	
<b>MCG (MEDICAL-GENERAL COMMERCIAL) - SPECIAL USES</b>	
(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	
<b>PROPOSED ZONING</b>	
<b>MR (MEDICAL-RESIDENTIAL) - PERMITTED USES</b>	
(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
f.	Residential cluster development per Article M
k.	Family care homes (see also 9-4-103)
q.	Room renting
(3) Home Occupations - None	

(4) Governmental
b. City of Greenville municipal government building or use (see also section 9-4-103)
(5) Agricultural/Mining
a. Farming; agricultural, horticulture, forestry (see also section 9-4-103)
l. Beekeeping; minor use (see also section 9-4-103)
(6) Recreational/Entertainment
f. Public park or recreational facility
g. Private noncommercial park or recreational facility
(7) Office/Financial/Medical - None
(8) Services
o. Church or place of worship (see also section 9-4-103)
y(4) Distributed Antenna System (See also 9-4-103 (Q))
(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
<b>MR (MEDICAL-RESIDENTIAL) - SPECIAL USES</b>
(1) General - None
(2) Residential
d. Land use intensity multi-family (LUI) development rating 50 per Article K
l. Group care facility
n. Retirement center or home
o. Nursing, convalescent or maternity home; major care facility
o(1). Nursing, convalescent or maternity home; minor care facility
(3) Home Occupations
a. Home occupation; not otherwise listed
(4) Governmental
a. Public utility building or use
(5) Agricultural/Mining - None
(6) Recreational/Entertainment
c(1). Tennis club; indoor and outdoor facilities
(7) Office/Financial/Medical - None
(8) Services
a. Child day care facilities
b. Adult day care facilities
g. School; junior and senior high (see also section 9-4-103)
h. School; elementary (see also section 9-4-103)
i. School; nursery and kindergarten (see also section 9-4-103)
(9) Repair - None
(10) Retail Trade - None
(11) Wholesale/Rental/Vehicle-Mobile Home Trade - None
(12) Construction - None
(13) Transportation - None
(14) Manufacturing/Warehousing - None
(15) Other Activities (not otherwise listed - all categories) - None

## BUFFERYARD SETBACK AND VEGETATION SCREENING CHART

For Illustrative Purposes Only

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

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

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

Street trees may count toward the minimum acreage.

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

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

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

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

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

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

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

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

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

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



# RESIDENTIAL DENSITY CHART

Density Level	Future Land Use and Character Type	Applicable Zoning District(s)	Units per Acre***
High	Uptown Edge (UE)	CDF and CD*	17 units per acre
	Mixed Use, High Intensity (MUHI)	OR	17 units per acre
		R6, MR	17 units per acre
	Residential, High Density (HDR)	R6, MR	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, MR	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: 9/17/2019  
Time: 6:00 PM

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**Title of Item:** Ordinance requested by Liberty Free Will Baptist Church of Greenville to rezone 18.5428 acres located at the southeastern corner of the intersection of NC Highway 43 W and Martin Luther King, Jr. Highway from RA20 (Residential-Agricultural) to CH (Heavy Commercial).

**Explanation:** **Abstract:** The City has received a request from Liberty Free Will Baptist Church of Greenville to rezone 18.5428 acres located at the southeastern corner of the intersection of NC Highway 43 W and Martin Luther King, Jr. Highway from RA20 (Residential-Agricultural) to CH (Heavy Commercial).

### **Required Notices:**

Planning and Zoning meeting notice (property owner and adjoining property owner letter) mailed on September 3, 2019.  
On-site sign(s) posted on September 3, 2019.  
City Council public hearing notice (property owner and adjoining property owner letter) mailed - n/a at this time.  
Public hearing legal advertisement published - n/a at this time.

### **Comprehensive Plan:**

The Future Land Use and Character Map recommends commercial (C) at the southeastern corner of the intersection of NC Highway 43 W and Martin Luther King, Jr. Highway transitioning to office/institutional (OI) to the east.

Further, potential conservation/open space is recommended along Harris Mill Run located in the southern section of the property.

The Future Land Use and Character Map identifies certain areas as Potential Conservation/Open Space (PCOS). 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.

### Commercial

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

#### Intent:

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

#### Primary uses:

Commercial (small and large format)

Office

#### Secondary uses:

Institutional/civic

### Office/Institutional

These areas serve as a transition between more intense commercial areas and surrounding neighborhoods. The form of future development should take a more walkable pattern with shorter blocks, buildings near streets, shared parking, and connections to surrounding development.

#### Intent:

- Provide connectivity to nearby uses (paths, streets)
- Locate new buildings near street on at least one side and accommodate parking to the side or rear of buildings; cluster buildings to consolidate and share surface parking
- Improve/provide public realm features such as signs, sidewalks, landscaping

- Reduce access-points into development for pedestrian and vehicular safety

Primary uses:

Office

Institutional/civic

There is a designated community activity center at the intersection of NC Highway 43 W and Martin Luther King, Jr. Highway. These centers are intended to provide 50,000 - 250,000 square feet of commercial space serving an area of approximately three miles.

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

Based on the possible uses permitted by the requested rezoning, the proposed rezoning classification could generate approximately 2,924 trips to and from the site on NC Highway 43, which is a net increase of 2,582 trips per day.

During the review process, measures to mitigate traffic impacts will be determined. A Traffic Impact Analysis may be required.

**History/Background:**

In 2001, the subject property was incorporated into the City's extra-territorial jurisdiction (ETJ) and zoned RA20 (Residential-Agricultural).

**Present Land Use:**

One (1) vacant non-residential building (11,280 sq. ft.).

**Water/Sewer:**

Water is available however, sanitary sewer is not available at this time.

**Historic Sites:**

There are no known effects on designated sites.

**Environmental Conditions/Constraints:**

A small portion of the property is located in the Special Flood Hazards Area. Any development in this area is subject to the Flood Damage Prevention Ordinance.

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

**Surrounding Land Uses and Zoning:**

North: RA20 - One (1) single-family residence  
South: R6 - Woodlands  
East: RA20 - Vacant  
West: CH - Future site of the Greenville Utilities Commission Operations Center

**Density Estimates:**

Currently, the property current contains a vacant non-residential building (11,280 sq. ft.) and could accommodate an additional 20-25 single-family lots on the residual area of the parcel.

Under the proposed zoning, the site could accommodate a total of 50,484 sq. ft. of commercial and office space (11,280 sq. ft. church, one (1) conventional restaurant (5,600 sq. ft.), one (1) gasoline/convenience store (4,500 sq. ft.), and remaining area retail/office space.

The anticipated build-out is within 4-5 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 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.

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**ATTACHMENTS:**

Attachments

Liberty Free Will Baptist Church  
of Greenville NC (inc)

From: RA20

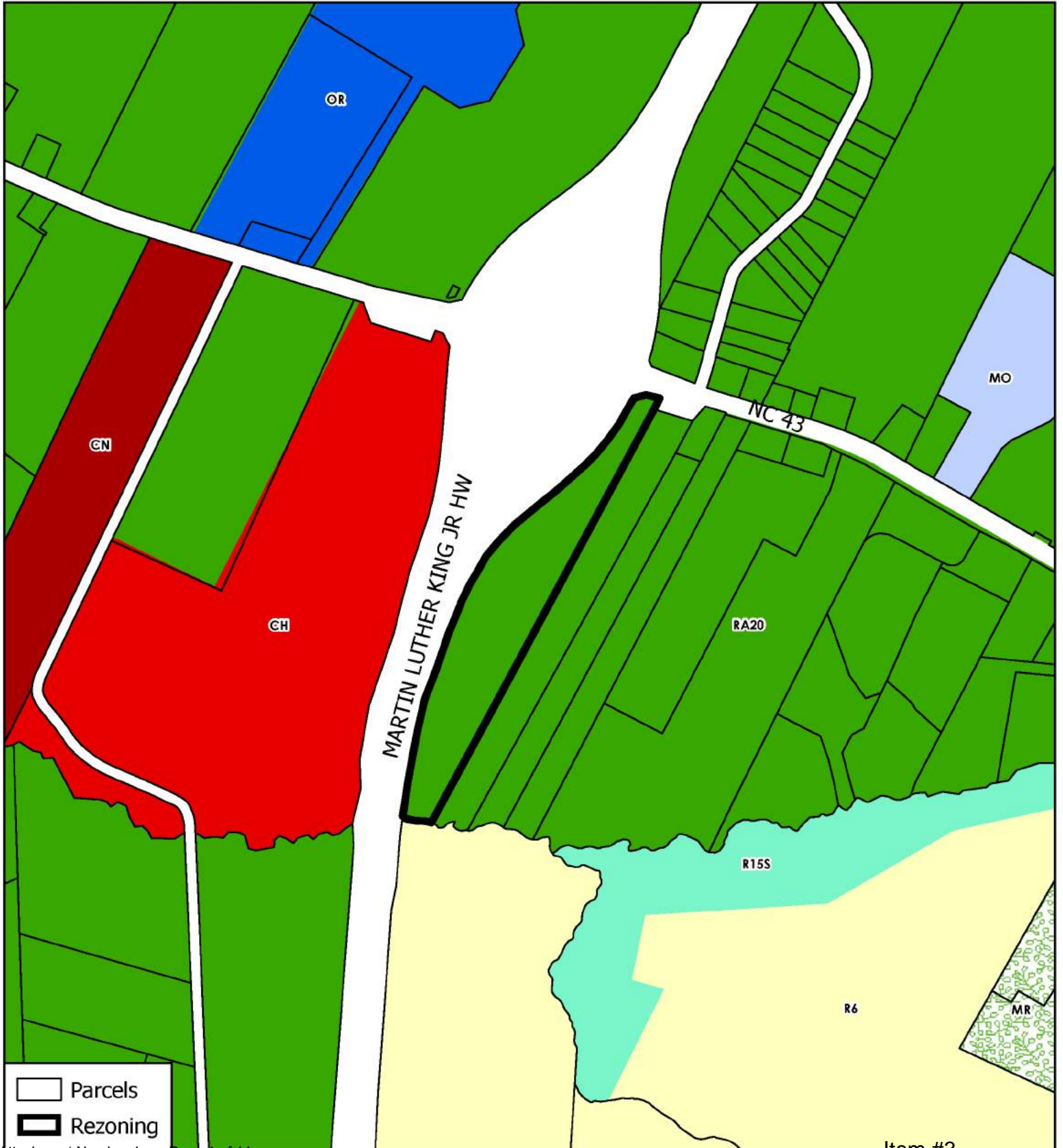
To: CH

Acres: 18.5428

September 3, 2019



0 0.04 0.09 0.18 Miles

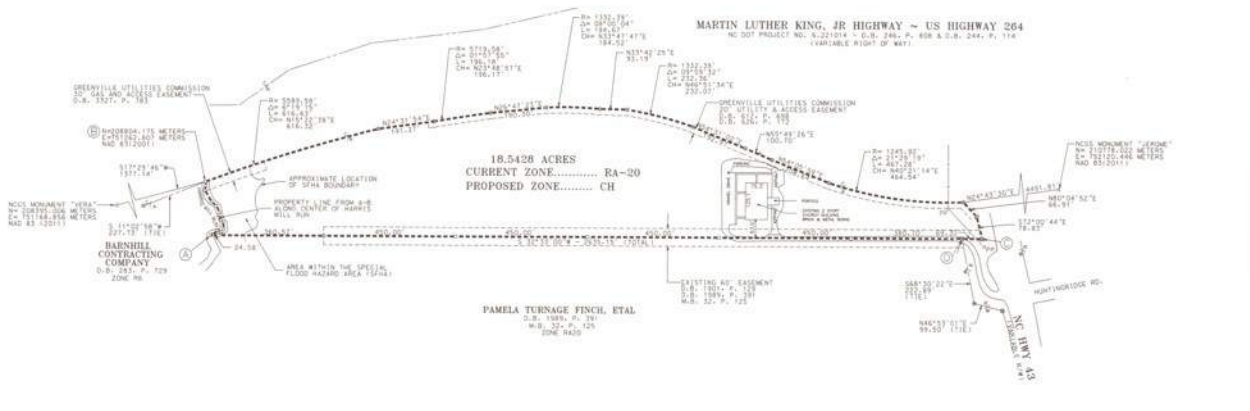




VICINITY MAP, N.T.S.

- LEGEND**
- EXISTING IRON PIPE
  - IRON PIPE SET
  - ⊖ EXISTING WIDTH OF WAY DISK
  - ⊖ NC GEODETIC SURVEY MONUMENT
  - ⊖ EXISTING IRON BAR
  - NO POINT SET
  - ⊖ POWER POLE
  - OVERHEAD UTILITY LINE
  - R/W RIGHT OF WAY
  - ⊖ CONTROLLED ACCESS RIGHT OF WAY

- PROPERTY LINE CALLS FROM  
+R# ALONG THE CENTER OF  
ROADS, MILL RUN**
- N 10°21'00"E - 6.73'
  - N 27°48'34"W - 20.85'
  - N 47°00'25"E - 12.17'
  - N 09°04'47"W - 11.02'
  - N 04°01'58"W - 49.40'
  - S 64°34'47"W - 9.37'
  - N 75°29'18"W - 19.54'
  - N 81°11'32"W - 25.15'
  - S 79°08'50"W - 22.07'
  - N 87°37'25"W - 48.23'
  - N 49°09'52"W - 16.88'
  - N 64°58'58"W - 13.28'



I, DEBORAH T. BEYETTE, CERTIFY THAT THIS MAP IS OF MY OWN PREPARATION AND IS AN EXCEPTION TO THE DECLARATION OF A SUBDIVISION.

Deborah T. Beyette  
DEBORAH T. BEYETTE, P.E. L-4148



I, DEBORAH T. BEYETTE, CERTIFY THAT THIS MAP WAS DRAWN FROM INFORMATION FOUND ON MAP BY SPINELLI & ASSOCIATES, INC. UNDATED SURVEY FOR LIBERTY FREE WILL BAPTIST CHURCH OF GREENVILLE, NC INC. DATED AUGUST 9, 2018 THAT THE BOUNDARIES NOT SURVEYED ARE SHOWN AS BROKEN LINES AND DO NOT REPRESENT AN ACTUAL FIELD SURVEY BY STRONG ENGINEERING, P.A.

WITNESS MY HAND AND SEAL THIS 19th DAY OF AUGUST 2023.  
Deborah T. Beyette  
PROFESSIONAL LAND SURVEYOR L-4148

- REFERENCES**
- N.C. 1001 P. 128
  - G.S. 1701 P. 153
  - N.C. 2177.020 METERS
  - M.S. 32 P. 124
  - M.S. 32 P. 275
  - R.W. BOOK 2, P. 36 & 38 P. PITT COUNTY REGISTER

PN 07111

REZONING MAP FOR  
**LIBERTY FREE WILL BAPTIST CHURCH  
OF GREENVILLE, NC INC.**

REFERENCE BEING THE PROPERTY RECORDED IN  
DEED BOOK 1701 PAGE 153 AND DEED BOOK 901, PAGE 153  
OF THE PITT COUNTY REGISTER

FALKLAND TOWNSHIP PITT COUNTY NORTH CAROLINA

OWNER	LIBERTY FREE WILL BAPTIST CHURCH	SURVEYED N/A
ADDRESS	PO BOX 11017 GREENVILLE, NC 27633	DRAWN LJA
PHONE		APPROVED DTS
		DATE 8/19/19
		SCALE 1" = 200'
		SHEET 1 OF 1

**STROUD ENGINEERING, P.A.**  
1078 COMMERCE ST.  
GREENVILLE, NC  
(252) 758-9252

LICENSE NO. C-0647





EXISTING ZONING	
RA20 (RESIDENTIAL-AGRICULTURAL) - PERMITTED USES	
(1) General	
a.	Accessory use or building
c.	On-premise signs per Article N
(2) Residential	
a.	Single-family dwelling
b(1).	Master Plan Community per Article J
f.	Residential cluster development per Article M
k.	Family care homes (see also 9-4-103)
q.	Room renting
(3) Home Occupations - None	
(4) Governmental	
b.	City of Greenville municipal government building or use (see also section 9-4-103)
(5) Agricultural/Mining	
a.	Farming; agricultural, horticulture, forestry (see also section 9-4-103)
c.	Wayside market for farm products produced on-site
e.	Kennel (see also section 9-4-103)
f.	Stable; horse only (see also section 9-4-103)
g.	Stable; per definition (see also section 9-4-103)
h.	Animal boarding not otherwise listed; outside facility, as an accessory or principal use
l.	Beekeeping; minor use (see also section 9-4-103)
(6) Recreational/Entertainment	
f.	Public park or recreational facility
g.	Private noncommercial park or recreational facility
(7) Office/Financial/Medical - None	
(8) Services	
o.	Church or place of worship (see also section 9-4-103)
(9) Repair - None	
(10) Retail Trade - None	
(11) Wholesale/Rental/Vehicle-Mobile Home Trade - None	
(12) Construction	
c.	Construction office; temporary, including modular office (see also section 9-4-103)
(13) Transportation - None	
(14) Manufacturing/Warehousing - None	
(15) Other Activities (not otherwise listed - all categories) - None	
RA20 (RESIDENTIAL-AGRICULTURAL) - SPECIAL USES	
(1) General - None	
(2) Residential	
b.	Two-family attached dwelling (duplex)
g.	Mobile home (see also section 9-4-103)
n.	Retirement center or home
o.	Nursing, convalescent or maternity home; major care facility
o(1).	Nursing, convalescent or maternity home; minor care facility
(3) Home Occupations	
a.	Home occupation; not otherwise listed

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

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

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

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

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

# REZONING THOROUGHFARE/TRAFFIC VOLUME REPORT

**Case No:** 19-13

**Applicant:** Liberty Free Will Baptist Church

**Property Information**

**Current Zoning:** RA20 (Residential-Agricultural)

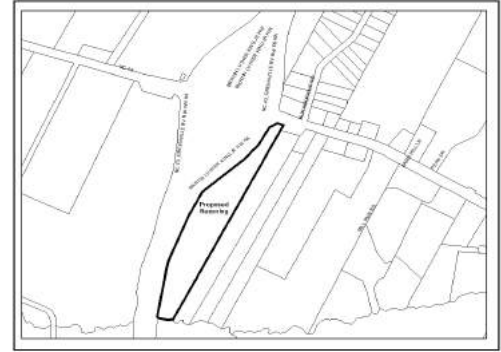
**Proposed Zoning:** CH (Heavy Commercial)

**Current Acreage:** 18.543

**Location:** NC Hwy 43, just east of US 264

**Points of Access:** NC Hwy 43

**Location Map**



**Transportation Background Information**

**1.) NC Hwy 43- State maintained**

	<u>Existing Street Section</u>	<u>Ultimate Thoroughfare Street Section</u>
Description/cross section	4 lanes with raised median	no change
Right of way width (ft)	100	no change
Speed Limit (mph)	55	no change
<b>Current ADT:</b>	10,400 (*)	
<b>Design ADT:</b>	47,200 vehicles/day (**)	
<b>Controlled Access</b>	<b>No</b>	
<b>Thoroughfare Plan Status:</b>	Major Thoroughfare	

**Other Information:** There are no sidewalks along NC Hwy 43 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: 342** -vehicle trips/day (\*)                      **Proposed Zoning: 2,924** -vehicle trips/day (\*)

**Estimated Net Change: increase of 2582 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 NC Hwy 43 are as follows:

**1.) NC Hwy 43 , East of Site (40%):                      “No build” ADT of 10,400**

Estimated ADT with Proposed Zoning (full build) – 11,570

Estimated ADT with Current Zoning (full build) – 10,537

**Net ADT change = 1,033 (10% increase)**

2.) NC Hwy 43 , West of Site (60%):                    “No build” ADT of 10,400

Estimated ADT with Proposed Zoning (full build) – 12,154

Estimated ADT with Current Zoning (full build) – 10,605

Net ADT change = 1,549 (15% increase)

**Staff Findings/Recommendations**

Based on possible uses permitted by the requested rezoning, the proposed rezoning classification could generate 2924 trips to and from the site on NC Hwy 43, which is a net increase of 2582 additional trips per day.

During the review process, measures to mitigate the traffic will be determined. A Traffic Impact Analysis may be required.



## 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: 9/17/2019  
Time: 6:00 PM

---

**Title of Item:** Ordinance requested by University Medical Park North, LLC to rezone 1.133 acres located along the western right-of-way of Moye Boulevard and north of West 5th Street from MO (Medical-Office) to CG (General Commercial).

**Explanation:** **Abstract:** The City has received a request from University Medical Park North, LLC to rezone 1.133 acres located along the western right-of-way of Moye Boulevard and north of West 5th Street from MO (Medical-Office) to CG (General Commercial).

### **Required Notices:**

Planning and Zoning meeting notice (property owner and adjoining property owner letter) mailed on September 3, 2019.

On-site sign(s) posted on September 3, 2019.

City Council public hearing notice (property owner and adjoining property owner letter) mailed - n/a at this time.

Public hearing legal advertisement published - n/a at this time.

### **Comprehensive Plan:**

The Future Land Use and Character Map recommends mixed use (MU) along Moye Boulevard north of its intersection with West 5th Street transitioning to residential, high density residential (HDR) to the east and west.

Further, potential conservation/open space is recommended to the north toward the Tar River.

The Future Land Use and Character Map identifies certain areas as Potential Conservation/Open Space (PCOS). 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.

### Mixed Use

Small-scale activity centers that contain places to live, work, and shop integrated in a walkable pattern. Mixed use buildings are located close together and near the street. Buildings tend to be smaller than mixed use center, high intensity (MUHI), supporting primarily locally-oriented uses and serving as a transition in intensity to nearby neighborhoods.

#### Intent:

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

#### Primary uses:

Office

Commercial

Multi-family residential

#### Secondary uses:

Institutional/Civic

### Residential, High Density

Residential areas composed primarily of multi-family housing in various forms. Defined by existing development patterns where building size and style tend to be consistent within a development, with large blocks, and limited connectivity between different building types and uses. Future development should take a more traditional neighborhood pattern where different residential types are connected in a walkable pattern. High density residential is typically appropriate near activity centers and corridors.

#### Intent:

- Provide better vehicular and pedestrian connectivity between developments

- Improve architectural variety and site design for new developments
- Improve streetscape features such as consistent sidewalks, lighting and street trees

Primary uses:

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

Secondary uses:

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

There is a designated employment community center located between Stantonsburg Road and West 5th Street west of South Memorial Drive. These are special employment districts with a regional-scale concentration of non-retail jobs (institutional, office, and industrial).

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 the core.

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.

The area bounded by Stantonsburg Road, South Memorial Drive, and Moye Boulevard is designated as a community activity center. These centers are intended to contain 50,000-250,000 square feet of conditioned floor space and serve an area of 3 miles.

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

Based on possible uses permitted by the requested rezoning, the proposed rezoning classification could generate 1,380 trips to and from the site on West 5th Street, which is a net increase of 998 trips per day.

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

**History/Background:**

In 1972, the property was incorporated into the City's extra-territorial jurisdiction (ETJ) and zoned RA20 as part of a large-scale ETJ extension. In 1985, the Medical District was adopted by City Council. The subject site was included as part of the Medical District and rezoned to its current zoning.

**Present Land Use:**

Vacant

**Water/Sewer:**

Water and sanitary sewer are available.

**Historic Sites:**

There are no known effects on designated sites.

**Environmental Conditions/Constraints:**

This property is not located in the Special Flood Hazards Area.

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

**Surrounding Land Uses and Zoning:**

North: MO - Greenville VA Health Care Center  
South: CG - Vacant (under common ownership of the applicant)  
East: MO - Vacant  
West: MR - Vacant

**Density Estimates:**

Under the current zoning, the site could accommodate 10,857+/- sq. ft. of medical office space.

Under the proposed zoning, the site could accommodate 10,857+/- sq. ft. of conventional restaurant space.

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

**Fiscal Note:** No cost to the City.

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

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

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

"Motion to recommend approval of the proposed rezoning, to advise that it is consistent with the comprehensive plan and 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.

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**ATTACHMENTS:**

-  
Attachments

# University Medical Park North, LLC

From: MO

To: CG

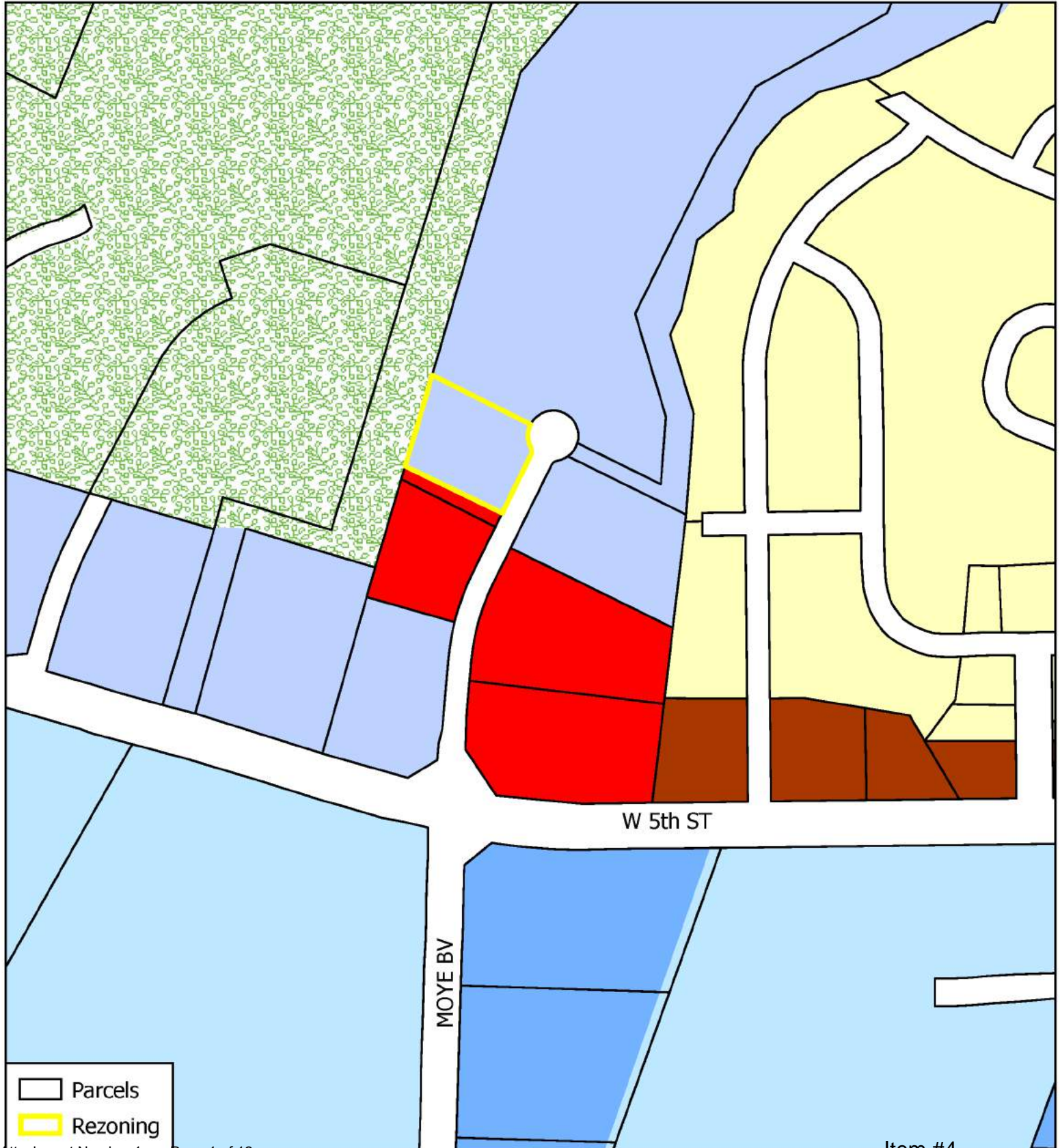
Acres: 1.133

September 3, 2019

N

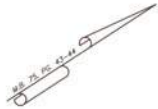


0 0.02 0.04 0.07 Miles

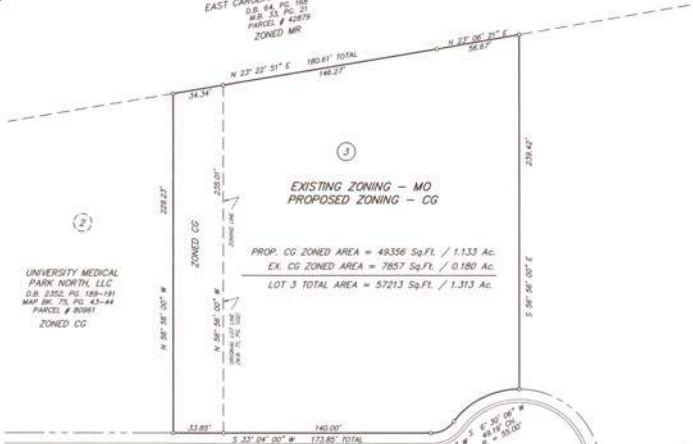


- Parcels
- Rezoning





MEDICAL FOUNDATION OF  
EAST CAROLINA UNIVERSITY, INC.  
D.B. 44, PG. 158  
D.B. 33, PG. 31  
PARCEL # 42879  
ZONED MR



EXISTING ZONING - MO  
PROPOSED ZONING - CG

PROP. CG ZONED AREA = 49,356 Sq.Ft. / 1.133 Ac.  
EX. CG ZONED AREA = 7857 Sq.Ft. / 0.180 Ac.  
LOT 3 TOTAL AREA = 57,213 Sq.Ft. / 1.313 Ac.

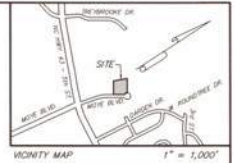
UNIVERSITY MEDICAL  
PARK NORTH, LLC  
D.B. 2352, PG. 189-191  
MAP BK. 75, PG. 43-44  
PARCEL # 80961  
ZONED CG

UNIVERSITY MEDICAL  
PARK NORTH, LLC  
D.B. 2352, PG. 189-191  
MAP BK. 75, PG. 43-44  
PARCEL # 78569  
ZONED CG

UNIVERSITY MEDICAL  
PARK NORTH  
D.B. 2352, PG. 189-191  
MAP BK. 75, PG. 43-44  
PARCEL # 80964  
ZONED MO

UNIVERSITY MEDICAL  
PARK NORTH  
OWNERS' ASSOCIATION, INC.  
D.B. 3176, PG. 629-630  
MAP BK. 75, PG. 43-44  
PARCEL # 80965  
ZONED MO

401 MOYE BOULEVARD  
REALTY, DST.  
D.B. 3175, PG. 242-248  
MAP BK. 75, PG. 43-44  
PARCEL # 80963  
ZONED MO



DRAWN BY: **ELW**  
19159.dwg/19159.psd  
REFERENCE:  
MAP BK. 75, PG. 43-44  
DEED BK. 2352, PG. 189-191  
PARCEL NO. 80962

CERTIFICATION  
I, GARY S. MILLER, CERTIFY THAT THIS  
PLAN WAS DRAWN UNDER MY SUPERVISION  
FROM INFORMATION AS RECORDED IN MAP  
BOOK, SEE PAGE, AND THAT THE  
INFORMATION CONTAINED HEREIN IS TRUE  
AND ACCURATE TO THE BEST OF MY  
KNOWLEDGE AND BELIEF.  
WITNESS MY HAND AND SEAL THIS 1<sup>ST</sup>  
DAY OF AUGUST, 2018.

REZONING MAP FOR  
**UNIVERSITY MEDICAL  
PARK NORTH, LLC**  
PORTION OF LOT 3  
UNIVERSITY MEDICAL PARK NORTH  
REVISION OF LOTS 2-10, AND 13  
GREENVILLE, GREENVILLE TWP.  
PITT CO., N.C.  
SCALE: 1" = 40'  
AUGUST 1, 2019



19159 FB -  
Signed *G. Miller*  
Professional Land Surveyor No. L-2562

19159 FB -  
**GARY S. MILLER**  
REGISTERED PROFESSIONAL  
**LAND SURVEYOR**  
1602 South Carolina Blvd. | Greenville, N.C. 27608  
Phone: 864.278.2222 | Fax: 864.278.2222  
www.gsmiller.com | License # L-2562

LEGEND:  
B/W - RIGHT OF WAY  
B/R - BACK TO BACK  
R - RADUS

# REZONING THOROUGHFARE/TRAFFIC VOLUME REPORT

**Case No:** 19-15

**Applicant:** University Medical Park North, LLC

**Property Information**

**Current Zoning:** MO (Medical-Office)

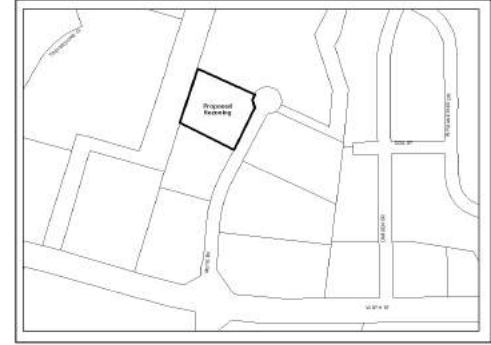
**Proposed Zoning:** CG (General Commercial)

**Current Acreage:** 1.133

**Location:** Moye Blvd, north of W. 5th St

**Points of Access:** W. 5th Street

**Location Map**



**Transportation Background Information**

**1.) W. 5th St- State maintained**

	<u>Existing Street Section</u>	<u>Ultimate Thoroughfare Street Section</u>
Description/cross section	4 lanes divided with raised median	no change
Right of way width (ft)	100	no change
Speed Limit (mph)	45	no change
<b>Current ADT:</b>	17,510 (*)	
<b>Design ADT:</b>	39,700 vehicles/day (**)	
<b>Controlled Access</b>	<b>No</b>	
<b>Thoroughfare Plan Status:</b>	Major Thoroughfare	

**Other Information:** There are sidewalks along W. 5th St 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: 392** -vehicle trips/day (\*)                      **Proposed Zoning: 1,380** -vehicle trips/day (\*)

**Estimated Net Change: increase of 988 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 W. 5th St are as follows:**

**1.) W. 5th St , East of Site (50%):                      “No build” ADT of 17,510**

Estimated ADT with Proposed Zoning (full build) – 18,200

Estimated ADT with Current Zoning (full build) – 17,706

**Net ADT change = 494 (3% increase)**

2.) W. 5th St , West of Site (50%):

“No build” ADT of 17,510

Estimated ADT with Proposed Zoning (full build) – 18,200

Estimated ADT with Current Zoning (full build) – 17,706

Net ADT change = 494 (3% increase)

**Staff Findings/Recommendations**

Based on possible uses permitted by the requested rezoning, the proposed rezoning classification could generate 1380 trips to and from the site on W. 5th St, which is a net increase of 988 additional trips per day.

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

CURRENT ZONING	
OR (OFFICE-RESIDENTIAL) - 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	
	b. Two-family attached dwelling (duplex)
	c. Multi-family development per Article I
	k. Family care homes (see also 9-4-103)
	n. Retirement center or home
	o. Nursing, convalescent or maternity home; major care facility
	p. Boarding or rooming house
	q. Room renting
(3) Home Occupations - None	
(4) Governmental	
	b. City of Greenville municipal government building or use (see also section 9-4-103)
	c. County or state government building or use not otherwise listed; excluding outside storage and major or minor repair
	d. Federal government building or use
(5) Agricultural/Mining	
	a. Farming; agricultural, horticulture, forestry (see also section 9-4-103)
(6) Recreational/Entertainment	
	f. Public park or recreational facility
	g. Private noncommercial recreation; indoor only, not otherwise listed
(7) Office/Financial/Medical	
	a. Office; professional and business, not otherwise listed
	b. Operation/processing center
	c. Office; customer service, not otherwise listed, including accessory service delivery vehicle parking and indoor storage
	d. Bank, savings and loans or other savings or investment institutions
	e. Medical, dental, ophthalmology or similar clinic, not otherwise listed
(8) Services	
	c. Funeral home
	e. Barber or beauty salon
	f. Manicure, pedicure or facial salon
	g. School; junior and senior high (see also section 9-4-103)
	h. School; elementary (see also section 9-4-103)
	i. School; nursery and kindergarten (see also section 9-4-103)
	j. College and other institutions of higher learning
	k. Business or trade school
	n. Auditorium
	o. Church or place of worship (see also section 9-4-103)

	p.	Library
	q.	Museum
	r.	Art gallery
	u.	Art studio including art and supply sales
	v.	Photography studio including photo and supply sales
	w.	Recording studio
	x.	Dance studio
	y(2)	TV and/or radio broadcast facilities, including receiving and transmission equipment and towers not exceeding 120 feet in height or cellular telephone and wireless communication towers not exceeding 120 feet in height (see also section 9-4-103)
	y(4)	Distributed Antenna System (See also 9-4-103 (Q))
	bb.	Civic organizations
	cc.	Trade or business organizations
(9) Repair - None		
(10) Retail Trade		
	s.	Book or card store, news stand
	w.	Florist
	ee.	Christmas tree sales lot; temporary only (see also section 9-4-103)
(11) Wholesale/Rental/Vehicle-Mobile Home Trade - None		
(12) Construction		
	a.	Licensed contractor; general electrical, plumbing, mechanical, etc... excluding outside storage
	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		
<b>OR (OFFICE-RESIDENTIAL) - SPECIAL USES</b>		
(1) General - None		
(2) Residential		
	d.	Land use intensity multi-family (LUI) development rating 50 per Article K
	e.	Land use intensity multi-family (LUI) development rating 67 per Article K
	i.	Residential quarters for resident manager, supervisor or caretaker; excluding mobile home
	m.	Shelter for homeless or abused (see also section 9-4-103)
	o(1).	Nursing, convalescent or maternity home; minor care facility
	r.	Fraternity or sorority house
(3) Home Occupations - None		
(4) Governmental		
	a.	Public utility building or use
(5) Agricultural/Mining - None		

(6) Recreational/Entertainment	
c(1).	Tennis club; indoor and outdoor facilities
h.	Commercial recreation; indoor only, not otherwise listed
m(1).	Dining and entertainment establishment (see also section 9-4-103)
(7) Office/Financial/Medical	
f.	Veterinary clinic or animal hospital (see also animal boarding; outside facility, kennel and stable)
(8) Services	
a.	Child day care facilities
b.	Adult day care facilities
l.	Convention center; private
s.	Hotel, motel bed and breakfast inn; limited stay lodging (see also residential quarters for resident manager, supervisor or caretaker and section 9-4-103)
ff.	Mental health, emotional or physical rehabilitation day program facility
ff(1).	Mental health, emotional or physical rehabilitation day program facility
(9) Repair- None	
(10) Retail Trade - None	
h.	Restaurant; conventional
j.	Restaurant and/or dining and entertainment establishment; regulated outdoor activities
(11) Wholesale/Rental/Vehicle-Mobile Home Trade - None	
(12) Construction - None	
(13) Transportation	
h.	Parking lot or structure; principal use
(14) Manufacturing/Warehousing - None	
(15) Other Activities (not otherwise listed - all categories)	
a.	Other activities; personal services not otherwise listed
b.	Other activities; professional services not otherwise listed
<b>PROPOSED ZONING</b>	
<b>CG (GENERAL COMMERCIAL) - PERMITTED USES</b>	
(1) General	
a.	Accessory use or building
b.	Internal service facilities
c.	On-premise signs per Article N
e.	Temporary uses; of listed district uses
f.	Retail sales; incidental
g.	Incidental assembly of products sold at retail or wholesale as an accessory to principal uses
(2) Residential - None	
(3) Home Occupations - None	
(4) Governmental	
b.	City of Greenville municipal government building or use (see also section 9-4-103)

	c.	County or state government building or use not otherwise listed; excluding outside storage and major or minor repair
	d.	Federal government building or use
	g.	Liquor store, state ABC
(5) Agricultural/Mining		
	a.	Farming; agricultural, horticulture, forestry (see also section 9-4-103)
	l.	Beekeeping; minor use (see also section 9-4-103)
(6) Recreational/Entertainment		
	f.	Public park or recreational facility
	h.	Commercial recreation; indoor only, not otherwise listed
	j.	Bowling alley
	m(1).	Dining and entertainment establishment (see also section 9-4-103)
	n.	Theater; movie or drama, indoor only
	q.	Circus, carnival, or fair, temporary only (see also section 9-4-103)
	s.	Athletic club; indoor only
(7) Office/Financial/Medical		
	a.	Office; professional and business, not otherwise listed
	b.	Operation/processing center
	d.	Bank, savings and loans or other savings or investment institutions
	e.	Medical, dental, ophthalmology or similar clinic, not otherwise listed
	g.	Catalogue processing center
(8) Services		
	c.	Funeral home
	e.	Barber or beauty salon
	f.	Manicure, pedicure or facial salon
	k.	Business or trade school
	o.	Church or place of worship (see also section 9-4-103)
	q.	Museum
	r.	Art gallery
	s.	Hotel, motel bed and breakfast inn; limited stay lodging (see also residential quarters for resident manager, supervisor or caretaker and section 9-4-103)
	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)
	u.	Art studio including art and supply sales
	v.	Photography studio including photo and supply sales
	y(1)	TV and/or radio broadcast facilities, including receiving and transmission equipment and towers not exceeding 200 feet in height or cellular telephone and wireless communication towers not exceeding 200 feet in height (see also section 9-4-103)
	y(4)	Distributed Antenna System (See also 9-4-103 (Q))
	z.	Printing or publishing service including graphic art, maps, newspapers, magazines and books
	aa.	Catering service including food preparation (see also restaurant; conventional and fast food)
	hh.	Exercise and weight loss studio; indoor only

	kk.	Launderette; household users
	ll.	Dry cleaners; household users
	oo.	Clothes alteration or shoe repair shop
	pp.	Automobile wash
(9) Repair		
	g.	Jewelry, watch, eyewear or other personal item repair
(10) Retail Trade		
	a.	Miscellaneous retail sales; non-durable goods, not otherwise listed
	d.	Pharmacy
	e.	Convenience store (see also gasoline sales)
	f.	Office and school supply, equipment sales
	g.	Fish market; excluding processing or packing
	h.	Restaurant; conventional
	i.	Restaurant; fast food (see also section 9-4-103)
	k.	Medical supply sales and rental of medically-related products including uniforms and related accessories
	l.	Electronic; stereo, radio, computer, TV and the like, sales and accessory repair
	m.	Appliance; household use, sales and accessory repair, excluding outside storage
	p.	Furniture and home furnishing sales not otherwise listed
	q.	Floor covering, carpet and wall covering sales
	r.	Antique sales, excluding vehicles
	s.	Book or card store, news stand
	t.	Hobby or craft shop
	u.	Pet shop (see also animal boarding; outside facility)
	v.	Video or music store; records, tape, CD and the like sales
	w.	Florist
	x.	Sporting goods sales and rental shop
	y.	Auto part sales (see also major and minor repair)
	aa.	Pawnbroker
	bb.	Lawn and garden supply and household implement sales and accessory service
	ee.	Christmas tree sales lot; temporary only (see also section 9-4-103)
(11) Wholesale/Rental/Vehicle-Mobile Home Trade		
	b.	Rental of home furniture, appliances or electronics and medically-related products (see also division (10k.)
	c.	Rental of clothes and accessories; formal wear, and the like
(12) Construction		
	c.	Construction office; temporary, including modular office (see also section 9-4-103)
	e.	Building supply; lumber and materials sales, plumbing and/or electrical supply excluding outdoor sales
	f.	Hardware store
(13) Transportation		
	c.	Taxi or limousine service



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

(13) Transportation - None	
(14) Manufacturing/Warehousing	
k.	Mini-storage warehouse; household excluding outside storage
(15) Other Activities (not otherwise listed - all categories)	
a.	Other activities; personal services not otherwise listed
b.	Other activities; professional services not otherwise listed
c.	Other activities; commercial services not otherwise listed
d.	Other activities; retail sales not otherwise listed

## BUFFERYARD SETBACK AND VEGETATION SCREENING CHART

For Illustrative Purposes Only

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

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

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

Street trees may count toward the minimum acreage.

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

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

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

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

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

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

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

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

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

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



## City of Greenville, North Carolina

Meeting Date: 9/17/2019  
Time: 6:00 PM

---

**Title of Item:** Ordinance requested by Community Development Department Staff to amend the City Code by amending the use of recording studio by renaming it to "digital broadcast studio", adding a definition, additional standards and permissible zoning districts.

**Explanation:** **Abstract:** The Community Development Department Staff to amend the City Code by amending the use of recording studio by renaming it to "digital broadcast studio", adding a definition, additional standards and permissible zoning districts.

**Explanation:** This a text amendment to modernize the use of "recording studio". Currently, the City's zoning ordinance allows a recording studio as permitted use in the O (Office), OR (Office-Residential), CD (Downtown Commercial), and CDF (Downtown Commercial Fringe) zoning districts. Also, the ordinance does not contain a specific definition and advances in technology in this field no longer fit within the generic use of a recording studio. After researching this subject, staff is proposing to specifically define "digital broadcast studio", add additional standards and permissible zoning districts.

The proposed definition:

*Digital broadcast studio.* An establishment containing one or more studios for the staging and recording, as well as digital distribution, of video or audio productions. Such productions include, but are not limited to, music, web streaming and non-feature length film.

The proposed additional standards are:

- No living quarters shall be allowed.
- No transmission towers allowed.

The proposed additional zoning districts are:

- CG (General Commercial)
- CN (Neighborhood Commercial)
- CH (Heavy Commercial)

The proposed changes will modernize the use of recording studio and allow this use in additional zoning districts, while providing specific standards to this use.

**Comprehensive Plan**

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

Chapter 4, Growing the Economic Hub, Goal 4.3 A Stable & Resilient Economy

*Policy 4.3.1 Modernize and Diversify Local Economy*

*Support the growth of a variety of employment opportunities and businesses that diversify Greenville's economy and provide workers with a range of skill sets and training. Encourage business growth within incorporated areas to expand and diversify Greenville's tax base.*

**Fiscal Note:** No cost to the City.

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

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

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

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

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

Note: In addition to the other criteria, the Planning and Zoning Commission and City Council shall consider the entire range of permitted and special uses for the

existing and proposed zoning districts as listed under Title 9, Chapter 4, Article D of the Greenville City Code.

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**ATTACHMENTS:**

Ordinance\_-\_recording\_studio\_digital\_broadcast\_studio\_1114751

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

WHEREAS, the City Council of the City of Greenville, North Carolina, in accordance with Article 19, Chapter 160A, of the General Statutes of North Carolina, caused a public notice to be given and published once a week for two successive weeks in The Daily Reflector setting forth that the City Council would, on October 10, 2019, at 6:00 p.m., in the City Council Chambers of City Hall in the City of Greenville, NC, conduct a public hearing on the adoption of an ordinance amending the City Code; and

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

WHEREAS, as a further description as to why the action taken is consistent with the comprehensive plan and other officially adopted plans that are applicable in compliance with the provisions of North Carolina General Statute 160A-383, the City Council of the City of Greenville does hereby find and determine that the adoption of this ordinance is consistent with provisions of the comprehensive plan including, but not limited to, Horizons 2026: Greenville's Community Plan, Chapter 4, Growing the Economic Hub, Goal 4.3 A Stable & Resilient Economy. *Policy 4.3.1 Modernize and Diversify Local Economy. Support the growth of a variety of employment opportunities and businesses that diversify Greenville's economy and provide workers with a range of skill sets and training. Encourage business growth within incorporated areas to expand and diversify Greenville's tax base.*

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

Section 1: That Title 9, Chapter 4, Article B, Definitions, Section 22 of the City Code is hereby amended adding "*Digital broadcast studio. Digital broadcast studio: An establishment containing one or more studios for the staging and recording, as well as digital distribution, of video or audio productions. Such productions include, but are not limited to, music, web streaming and non-feature length film.*"

Section 2: That Title 9, Chapter 4, Article U, Appendix A Table of Uses (8)w, of the City Code is hereby amended by deleting "Recording studio" and replacing with "Digital broadcast studio (see also 9-4-103)" and adding as a permitted use in the CG (General Commercial), CN (Neighborhood Commercial), and CH (Heavy Commercial) zoning districts.

Section 3: That Title 9, Chapter 4, Article F. Dimensional Standards, Modifications, and Special Standards, Section 9-4-103 Special Standards for Certain Specific Uses of the City Code is hereby amended adding:

(EE) *Digital broadcast studio.*

- 1) No living quarters shall be allowed.
- 2) No transmission towers allowed.

Section 4: That all ordinances and clauses of ordinances in conflict with this ordinance are hereby repealed.

Section 5: Any part or provision of this ordinance found by a court of competent jurisdiction to be in violation of the Constitution or laws of the United States or North Carolina is hereby deemed severable and shall not affect the validity of the remaining provisions of the ordinance.

Section 6: That this ordinance shall become effective upon its adoption.

ADOPTED this 10<sup>th</sup> day of October, 2019.

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P. J. Connelly, Mayor

ATTEST:

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Polly Jones, Interim City Clerk

1114751





## City of Greenville, North Carolina

Meeting Date: 9/17/2019  
Time: 6:00 PM

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### **Title of Item:**

Ordinance requested by Michael Overton to amend the City Code by adding "pet grooming facility" as a use that is permitted in the CD (Downtown Commercial), CDF (Downtown Commercial Fringe), MCG (Medical-General Commercial), MCH (Medical-Heavy Commercial), CN (Neighborhood Commercial), CG (General Commercial) and CH (Heavy Commercial) zoning districts. The amendment includes a definition, additional standards and permissible zoning districts.

### **Explanation:**

**Abstract:** The Community Development Department Staff received a request by Michael Overton to amend the City Code by adding "pet grooming facility" as a use that is permitted in the CD (Downtown Commercial), CDF (Downtown Commercial Fringe), MCG (Medical-General Commercial), MCH (Medical-Heavy Commercial), CN (Neighborhood Commercial), CG (General Commercial) and CH (Heavy Commercial) zoning districts. The amendment includes a definition, additional standards and permissible zoning districts.

**History:** Mr. Overton applied for a text amendment to add "pet grooming" as a permitted use in the MCG zoning district. After staff discussions with Mr. Overton and research, the original text amendment was broadened to the following: to add the specific use of a "pet grooming facility" to the City's zoning ordinance as a permitted use in the CD, CDF, MCG, MCH, CN, CG and CH zoning districts, and to add specific standards.

Currently, the City's zoning ordinance considers pet grooming, doggie daycare, and/or training, as a "personal service, not otherwise listed" as a special use in the OR (Office-Residential), CD (Downtown Commercial), CDF (Downtown Commercial Fringe), CG (General Commercial), and CH (Heavy Commercial) zoning districts.

In the recent past, there have been requests to offer pet grooming as a standalone use, which required a special use permit. Since pet grooming is a less intensive use as to volume of pets, length of stay, and hours of operation, staff felt that pet

grooming, as a standalone use, would be appropriate as a permitted use instead of a special use.

Proposed changes:

Definition:

*Pet Grooming Facility*

Any premises containing four or more domesticated animals, which are five months or older, where these domestic animals are dropped off and picked up for temporary care on site related to grooming. Grooming activities include both the hygienic care and cleaning of a dog, as well as a process by which a dog's physical appearance is enhanced for showing or other types of competition.

Additional standards:

- (1) Pet grooming and holding will not extend before 7 a.m. or beyond 8 p.m.
- (2) Standalone pet grooming facilities are not to include training, exercise, socialization, keeping or boarding, breeding or sale or rental of pets.
- (3) In the event of a combined use within a single premise any and all pet grooming activities shall occur exclusively within an enclosed area.
- (4) In no event shall pets be kept outside of the structure for purposes of grooming or holding.

Zoning districts are:

- CD (Downtown Commercial)
- CDF (Downtown Commercial Fringe)
- MCG (Medical-General Commercial)
- MCH (Medical-Heavy Commercial)
- CG (General Commercial)
- CN (Neighborhood Commercial)
- CH (Heavy Commercial)

Additional staff comments:

The proposed changes will allow the standalone use of pet grooming to be a permitted use in all of the city's commercial districts, while providing specific standards to minimize/eliminate any unintended negative effects of pet grooming to neighboring businesses and or residential properties. Incidental retail sales of related products, dog food, shampoo, treats etc..., are allowed.

**Comprehensive Plan**

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

Chapter 4, Growing the Economic Hub, Goal 4.3 A Stable & Resilient Economy

*Policy 4.3.1 Modernize and Diversify Local Economy*

*Support the growth of a variety of employment opportunities and businesses that diversify Greenville's economy and provide workers with a range of skill sets and training. Encourage business growth within incorporated areas to expand and diversify Greenville's tax base.*

**Fiscal Note:** No cost to the City.

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

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

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

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

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

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

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**ATTACHMENTS:**

Text\_amendment\_for\_pet\_grooming\_1114867

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

WHEREAS, the City Council of the City of Greenville, North Carolina, in accordance with Article 19, Chapter 160A, of the General Statutes of North Carolina, caused a public notice to be given and published once a week for two successive weeks in The Daily Reflector setting forth that the City Council would, on October 10, 2019, at 6:00 p.m., in the City Council Chambers of City Hall in the City of Greenville, NC, conduct a public hearing on the adoption of an ordinance amending the City Code; and

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

WHEREAS, as a further description as to why the action taken is consistent with the comprehensive plan and other officially adopted plans that are applicable in compliance with the provisions of North Carolina General Statute 160A-383, the City Council of the City of Greenville does hereby find and determine that the adoption of this ordinance is consistent with provisions of the comprehensive plan including, but not limited to, Horizons 2026: Greenville's Community Plan, Chapter 4, Growing the Economic Hub, Goal 4.3 A Stable & Resilient Economy. *Policy 4.3.1 Modernize and Diversify Local Economy. Support the growth of a variety of employment opportunities and businesses that diversify Greenville's economy and provide workers with a range of skill sets and training. Encourage business growth within incorporated areas to expand and diversify Greenville's tax base.*

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

Section 1: That Title 9, Chapter 4, Article B, Definitions, Section 22 of the City Code is hereby amended adding "*Pet Grooming Facility. Any premises containing four or more domesticated animals, which are five months or older, where these domestic animals are dropped off and picked up for temporary care on site related to grooming. Grooming activities include both the hygienic care and cleaning of a dog, as well as a process by which a dog's physical appearance is enhanced for showing or other types of competition.*"

Section 2: That Title 9, Chapter 4, Article U, Appendix A Table of Uses (8), of the City Code is hereby amended by adding "qq. Pet grooming facility (see also 9-4-103)" and adding as a permitted use in the CD (Downtown Commercial), CDF (Downtown Commercial Fringe),

MCG (Medical-General Commercial), MCH (Medical-Heavy Commercial), CN (Neighborhood Commercial), CG (General Commercial) and CH (Heavy Commercial) zoning districts.

Section 3: That Title 9, Chapter 4, Article F. Dimensional Standards, Modifications, and Special Standards, Section 9-4-103 Special Standards for Certain Specific Uses of the City Code is hereby amended adding:

(FF) *Pet grooming facility.*

- (1) Pet grooming and holding will not extend before 7 a.m. or beyond 8 p.m.
- (2) Standalone pet grooming facilities are not to include training, exercise, socialization, keeping or boarding, breeding or sale or rental of pets.
- (3) In the event of a combined use within a single premise any and all pet grooming activities shall occur exclusively within an enclosed area.
- (4) In no event shall pets be kept outside of the structure for purposes of grooming or holding.

Section 4: That all ordinances and clauses of ordinances in conflict with this ordinance are hereby repealed.

Section 5: Any part or provision of this ordinance found by a court of competent jurisdiction to be in violation of the Constitution or laws of the United States or North Carolina is hereby deemed severable and shall not affect the validity of the remaining provisions of the ordinance.

Section 6: That this ordinance shall become effective upon its adoption.

ADOPTED this 10<sup>th</sup> day of October, 2019.

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P. J. Connelly, Mayor

ATTEST:

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Polly Jones, Interim City Clerk

1114867



## City of Greenville, North Carolina

Meeting Date: 9/17/2019  
Time: 6:00 PM

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**Title of Item:** Request by the Public Works Department to change the street name of “Farmville Boulevard” to “West 10<sup>th</sup> Street” for the segment between Memorial Drive and Dickinson Avenue.

**Explanation:** Planning staff received a request by the Public Works Department to change the street name of “Farmville Boulevard” to “West 10<sup>th</sup> Street” for the segment between Memorial Drive and Dickinson Avenue.

A street name change may be considered in accordance with City Code - Section 6-2-13(c):

- (1) When there is duplication of names or other conditions which tend to confuse the traveling public or delivery of mail, orders, messages or emergency services;
- (2) When it is found that a change may simplify making or giving directions to persons seeking to locate addresses; or
- (3) Upon other good and just reason.

Evaluation criteria. The Planning and Zoning Commission or City Council shall consider the following criteria when evaluating any resolution for a street name change under their respective authority:

- (1) The delivery of personal, public and emergency services;
- (2) The similarity to existing street names;
- (3) Any condition which may confuse the traveling public;
- (4) Ease of giving directions;
- (5) Place, name association or history;
- (6) Pronunciation and spelling;
- (7) The expense to abutting property owners; and

(8) The expense to effected governmental agencies, including but not limited to the City of Greenville, The County of Pitt, N.C. Department of Transportation, Greenville Utilities Commission and U.S. Postal Service.

The Planning and Zoning Commission will have final approval authority on this request.

The following agencies were given the opportunity to review this request: City of Greenville Departments: Police, Public Works, Fire/Rescue, Recreation and Parks, Financial Services, and Community Development, N. C. Department of Transportation, Greenville Utilities Commission, U. S. Postal Service, and the County of Pitt Planning Department.

The public hearing for this street name change request was advertised in The Daily Reflector on September 2 and 9, 2019. Signs were posted on August 29, 2019. Certified letters to the properties owners were mailed on July 19, 2019.

**Fiscal Note:** There will be limited costs associated with changing street signage upon approval.

**Recommendation:** Conduct a public hearing and consider action on the proposed street name change. Staff recommends approval.

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**ATTACHMENTS:**

Farmville\_Bldv\_to\_West\_Tenth\_Street\_Resolution\_1113441  
Map

RESOLUTION NO. 19-02

A RESOLUTION RENAMING FARMVILLE BOULEVARD TO WEST TENTH STREET

WHEREAS, the Planning and Zoning Commission of the City of Greenville, North Carolina in accordance with the provisions of Section 6-2-13 of the Greenville City Code, caused a notice of public hearing to be published once a week for two successive weeks in The Daily Reflector setting forth that the Planning and Zoning Commission would on September 17<sup>th</sup>, 2019 at 6:00 p.m. in the Council Chambers of City Hall in the City of Greenville, North Carolina conduct a public hearing on the consideration of a resolution to change the name of a street;

WHEREAS, the owners of property along Farmville Boulevard were notified by certified mail of the proposed street name change and the public hearing date; and

WHEREAS, a public hearing was held this date to consider changing the name of Farmville Boulevard;

WHEREAS, those persons wishing to speak for and against the requested name change were given an opportunity to express their opinion at such hearing; and

WHEREAS, The Planning and Zoning Commission is authorized by Section 6-2-13 of the Greenville City Code, to change the name of this street located within the City of Greenville;

NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF GREENVILLE:

Section 1. The Planning and Zoning Commission finds, by the placement of an X in the blank prior to the finding, that:

\_\_\_\_\_ There is a duplication of name on two streets which tends to confuse the traveling public or the delivery of mail, orders, messages or emergency services.

\_\_\_\_\_ There are conditions which tend to confuse the traveling public or the delivery of mail, orders, messages or emergency services.

  X   A change in the name of Farmville Boulevard may simplify making or giving



directions to persons seeking to locate addresses.

\_\_\_\_\_ Upon other good or just reason, specifically:

Section 2. The name of Farmville Boulevard is hereby renamed West Tenth Street.

Section 3. From and after the passage of this resolution, the public street name changed herein shall be and shall be known only by the name as provided in this resolution.

Section 4. The Director of Community Development shall cause a copy of this resolution to be recorded in the office of the Pitt County Register of Deeds.

Section 5. The City Engineer shall amend the Official Maps of the City of Greenville in accordance with this resolution.

Section 6. The Public Works Department is authorized to change street signs in accordance with this resolution.

ADOPTED this the 17th day of September, 2019.

\_\_\_\_\_  
CHAIRMAN

ATTEST:

\_\_\_\_\_  
SECRETARY

NORTH CAROLINA  
PITT COUNTY

I, \_\_\_\_\_, a Notary Public in and for said County and State, do hereby certify that Thomas Barnett, Director of Community Development of the City of Greenville, North Carolina, and, by virtue of his office, Secretary of the Planning and Zoning Commission, personally appeared before me this day who, being by me duly sworn, says that the foregoing Resolution was adopted by the Planning and Zoning Commission of the City of Greenville, North Carolina on the 17th day of September, 2019 and that said Resolution was thereafter duly signed by \_\_\_\_\_ Chairman of the Planning and Zoning Commission, and was attested by himself as Secretary of the Planning and Zoning Commission.

Witness my hand and official seal this \_\_\_\_\_ day of \_\_\_\_\_,  
\_\_\_\_\_.

\_\_\_\_\_  
NOTARY PUBLIC

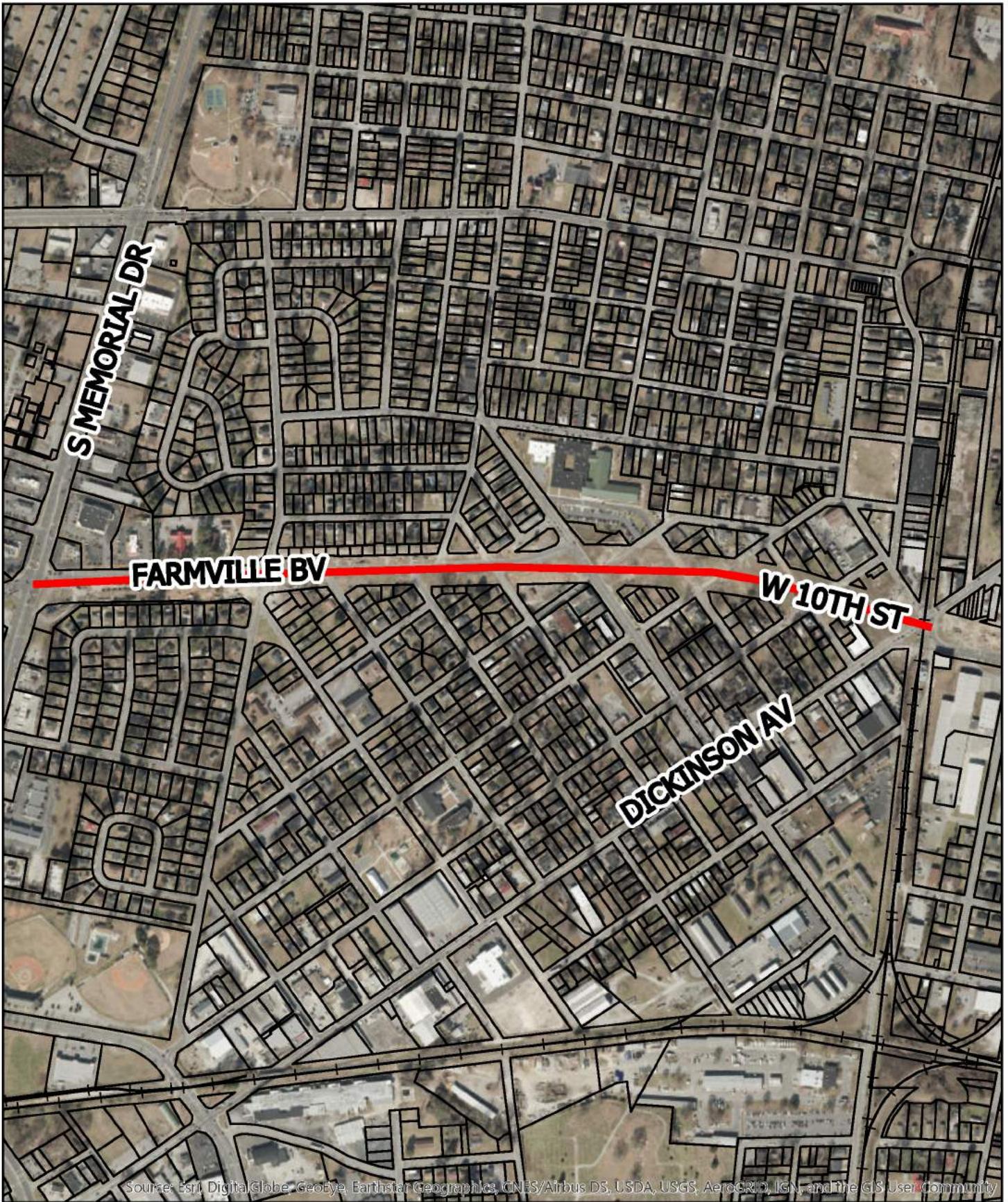
MY COMMISSION EXPIRES:

\_\_\_\_\_

Doc. # 1113441



# Proposed Street Name Change Farmville Boulevard to West 10th Street



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

