



Agenda

Planning and Zoning Commission

December 17, 2019

6:00 PM

City Hall Council Chambers, 200 W. Fifth Street

Assistive listening devices are available upon request for meetings held in the Council Chambers. If an interpreter is needed for deaf or hearing impaired citizens, please call 252-329-4422 (voice) or 252-329-4060 (TDD) no later than two business days prior to the meeting.

I. Call Meeting To Order

II. Invocation - Alan Brock

III. Roll Call

IV. Approval of Minutes

1. November 19 2019

V. New Business

Rezoning

2. Ordinance requested by Happy Trail Farms, LLC to rezone 17.193 acres located near the northeastern corner of the intersection of East 10th Street and Port Terminal Road from R6A-RU (Residential [Medium Density])-Restricted Residential Overlay District to R6A-RU (Residential [Medium Density]) .
3. Ordinance requested by East Carolina University to rezone 16.9+/- acres in an area beginning at the intersection of East 5th Street and Reade Street proceeding north along the same until reaching East 3rd Street and then proceeding one block west and north, bounded on the northern side by 1st Street and the western edge by Town Creek from OR (Office-Residential [High Density Multi-family]) to CD (Downtown Commercial).
4. Ordinance requested by 4JP II, LLC to rezone 31.038 acres located at the intersection of East 14th Street and Quail Ridge Road from RA20 (Residential-Agricultural) and R6 (Residential [Medium Density Multi-family]) to OR (Office-Residential [High Density Multi-family]).

Preliminary Plats

5. Request by V-SLEW, LLC for a preliminary plat entitled "River Bend". The property is located north of NC Highway 33 E at its intersection with L.T. Hardee Road and west of Rolling Meadows Subdivision. The proposed plat consists of one hundred and forty four (144) lots totaling 30.376 acres.

VI. Adjournment

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

November 19, 2019

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

Mr. Les Robinson - Chair *
Mr. Kevin Faison - * Ms. Chris Darden - *
Mr. Michael Overton - * Mr. John Collins - *
Mr. Alan Brock - * Mr. Hap Maxwell - *
Mr. Billy Parker - * Mr. Brad Guth - *
Mr. Max Ray Joyner III - * Mr. Chris West - *

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

VOTING MEMBERS: Robinson, Overton, Joyner, Maxwell, Joyner, Collins, West, Darden

PLANNING STAFF: Chantae Gooby, Chief Planner; Les Everett, Assistant Director of Planning and Development Services; Bradleigh Sceviour, Planner II and Camillia Smith, Secretary

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

MINUTES: Motion made by Mr. West, seconded by Mr. Darden, to accept the October 15, 2019 minutes. Motion passed unanimously.

NEW BUSINESS

Text Amendment

2. Ordinance requested by the Planning and Development Services Department to amend the City Code by altering regulations related to drive-through facilities and the number of allowed menu boards.

Mr. Brad Sceviour explained that the request is to update the City’s current standards relevant to the number of menu and pre-browse boards allowed at drive-through facilities. This text amendment was triggered through a cooperative effort with the McDonalds Corporation. This amendment will help to modernize the City’s current standards with modern fast food restaurant menu reader board standards related to the number of order points. This request will allow facilities with multiple order points to have a full menu reader board and a pre-browse board at each order point.

Mr. Robinson opened the public hearing.

Mr. Kenneth Hayward, McDonald's Corporation Representative, spoke in favor of the request.

No one spoke in opposition.

Mr. Robinson closed the public hearing.

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

Other Items of Business

This is a request for two (2) members of the Planning and Zoning Commission to serve on the Highway 43 South Land Use Plan Working Group.

Pitt County Government is leading the study of the proposed area that starts at Bells Fork and ends at Chicod. The Highway 43 Land Use Plan Working Group is a way for the city and county to look over its current Land Use Plan and consider if there are any changes needed. There will be four meetings in 2020, one being an all day meeting. The city is seeking two representatives for the Planning and Zoning Commission.

Chairman Robinson announced that Mr. Kevin Faison and Mr. Max Joyner III have agreed to be the board representatives.

Adjournment

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



City of Greenville, North Carolina

Meeting Date: 12/17/2019
Time: 6:00 PM

Title of Item: Ordinance requested by Happy Trail Farms, LLC to rezone 17.193 acres located near the northeastern corner of the intersection of East 10th Street and Port Terminal Road from R6A-RU (Residential [Medium Density])-Restricted Residential Overlay District to R6A-RU (Residential [Medium Density]) .

Explanation: **Abstract:** The City has received a request from Happy Trail Farms, LLC to rezone 17.193 acres located near the northeastern corner of the intersection of East 10th Street and Port Terminal Road from RA20 (Residential-Agricultural) to R6A-RU (Residential [Medium Density])-Restricted Residential Overlay District.

Required Notices:

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

On-site sign(s) posted on December 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 northeastern corner of the intersection of East 10th Street and Port Terminal Road transitioning to traditional neighborhood, medium-high density (TNMH) to the east along E. 10th Street. To the north, traditional neighborhood, low-medium density (TNLM) is recommended further transitioning to potential conservation/open space (PCOS).

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

Traditional Neighborhood, Low-Medium Density

Residential area with a mix of housing types on small lots with a single-family neighborhood appearance. Traditional neighborhoods should have a walkable street network of small blocks, a defined center and edges, and connections to surrounding development.

Intent:

- Provide streetscape features such as sidewalks, street trees, and lighting
- Introduce neighborhood-scale commercial centers at key intersections

Primary uses:

Single-family residential

Two-family residential

Attached residential (townhomes)

Secondary uses:

Multi-family residential

Small-scale Institutional/Civic (churches and school)

Traditional Neighborhood, Medium-High Density

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

small blocks, a defined center and edges, and connections to surrounding development.

Intent:

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

Primary uses:

Multi-family residential

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

Secondary uses:

Institutional (neighborhood scale)

Potential Conservation/Open Space

Potential conservation/open space land is typically located in areas that contain existing parkland, needed land buffers, exhibit potential for flooding, or are deemed inappropriate for development due to physical or environmental barriers. Some land within this area may not contain barriers to development, or there may be reasonable mitigation. Site analysis is needed to determine development capabilities in these areas.

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

Intent:

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

There is a designated community activity center at the intersection of East 10th Street and Port Terminal Road. These centers are intended to provide 50,000-

250,000 square feet of commercial space serving an area approximately 3 miles.

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

Based on the possible uses permitted by the requested rezoning, the proposed rezoning classification could generate 831 trips to and from the site on East 10th Street, which is a net increase of 238 additional trips per day.

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

History/Background:

In 1976, the property was incorporated into the City's extra-territorial jurisdiction (ETJ) and zoned RA20 as part of a large-scale ETJ extension.

In March 2019, the subject property was rezoned from RA20 (Residential-Agricultural) to R6A-RU (Residential [Medium Density])-Restricted Residential Overlay District.

Present Land Use:

Wooded

Water/Sewer:

Water will be provided by Eastern Pines Water Corporation. Sanitary sewer design plans are in process to extend sanitary sewer service to this parcel.

Historic Sites:

There are no known effects on historic sites.

Environmental Conditions/Constraints:

The property is located in the Hardee Creek Watershed. If stormwater rules apply, it would require 10-year detention and nitrogen and phosphorous reduction.

A small portion of the northwest corner of the property is located in the Special Flood Hazard Area (SFHA). Any development within the SFHA would be subject to the Flood Damage and Prevention Ordinance. Jurisdictional wetlands do exist on the property. Jurisdictional streams and 50' Riparian Buffers may exist on the property.

Surrounding Land Uses and Zoning:

North: RA20 - Wooded (City-owned)
South: CG - Two (2) vacant lots; CN - One (1) outbuilding; RA20 - One (1) single-family residence and two (2) vacant lots
East: RA20 - Farmland and wooded
West: CH - Three (3) single-family residences and RA20 - East Carolina Masonry and one (1) single-family residence and one (1) vacant lot

Density:

Under the current zoning, the site could accommodate 40-45 duplex lots (80-90 units).

Under the proposed zoning, the site could accommodate 115-125 multi-family units (1, 2 and 3 bedrooms).

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

Additional Staff Comments:

The RU (Restricted Residential) Overlay District was created in 2004. Since the R6A district allows single-family, duplex and multi-family development, the RU Overlay District was created to prohibit multi-family development by adding the overlay to the R6A zoning. This overlay can only be used in conjunction with the R6A district.

Section 9-4-51.2 R6A Restricted Residential Use (RU) Overlay District

The purpose of the R6A Restricted Residential Use (RU) Overlay District is to provide a residential development option designed to encourage single-family and/or two-family attached (duplex) development and prohibit multi-family development within the underlying R6A district included within the overlay.

Since the previous rezoning to R6A-RU only allowed single-family and duplexes, the estimated density would have been close to the density for the recommended traditional neighborhood, medium-high density (TNMH). If the property is rezoned without the overlay, the estimated density would exceed the density recommended for traditional neighborhood, medium-high density (TNMH).

Fiscal Note: No cost to the City.

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

"Not in compliance with the comprehensive plan" should be construed as meaning the requested zoning is (i) is specifically noncompliant with plan objectives and recommendations including the range of allowable uses in the

proposed zone, etc... and/or is of a scale, dimension, configuration or location that is not objectively in keeping with plan intent and (ii) does not promote or preserve the desired urban form. The requested zoning is considered undesirable and not in the public interest, and staff recommends denial of the requested rezoning.

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

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

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

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

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

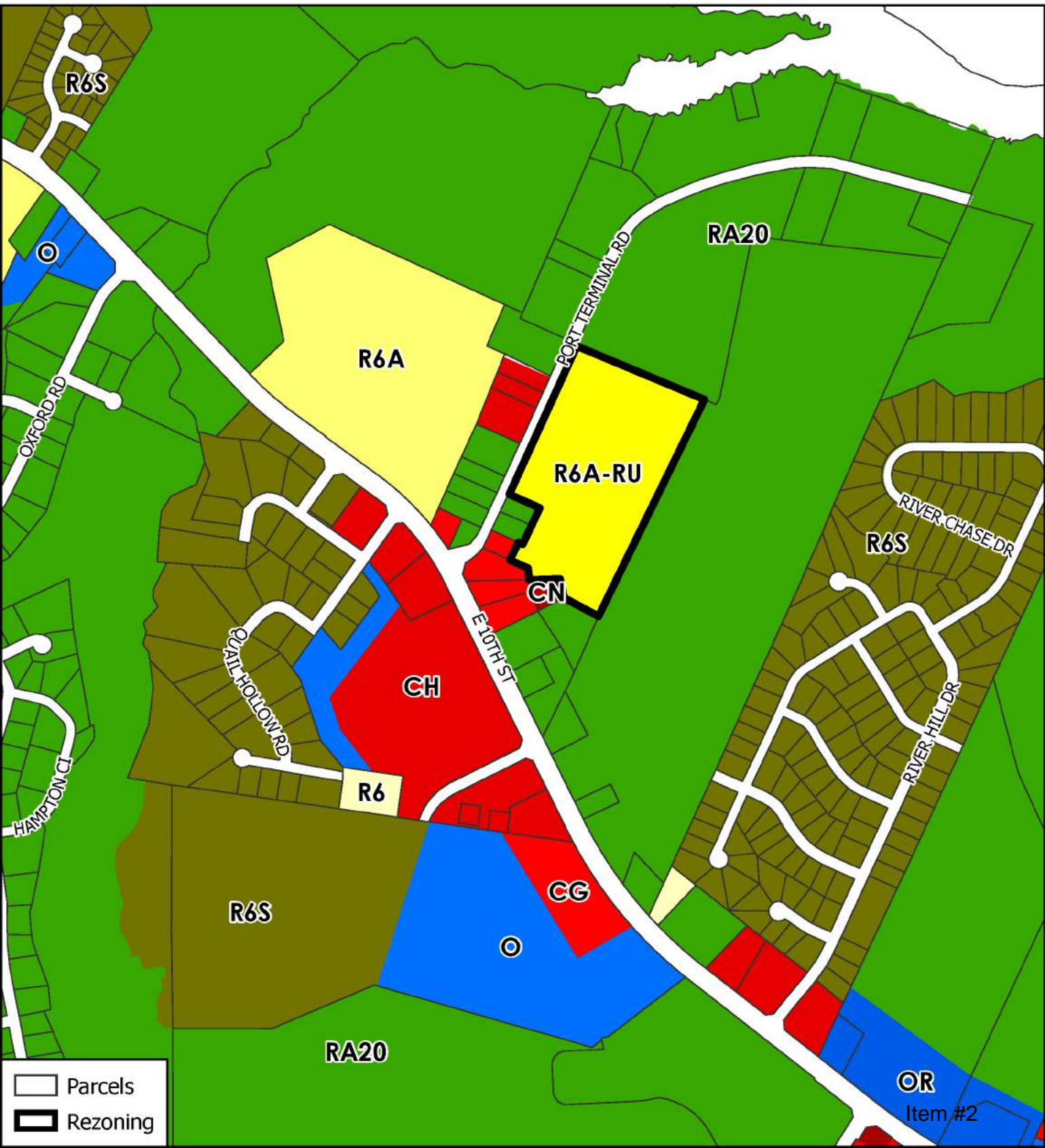
ATTACHMENTS:

Attachments

Happy Trail Farms
From: R6A-RU
To: R-6A
Acres: 17.20
December 3, 2019



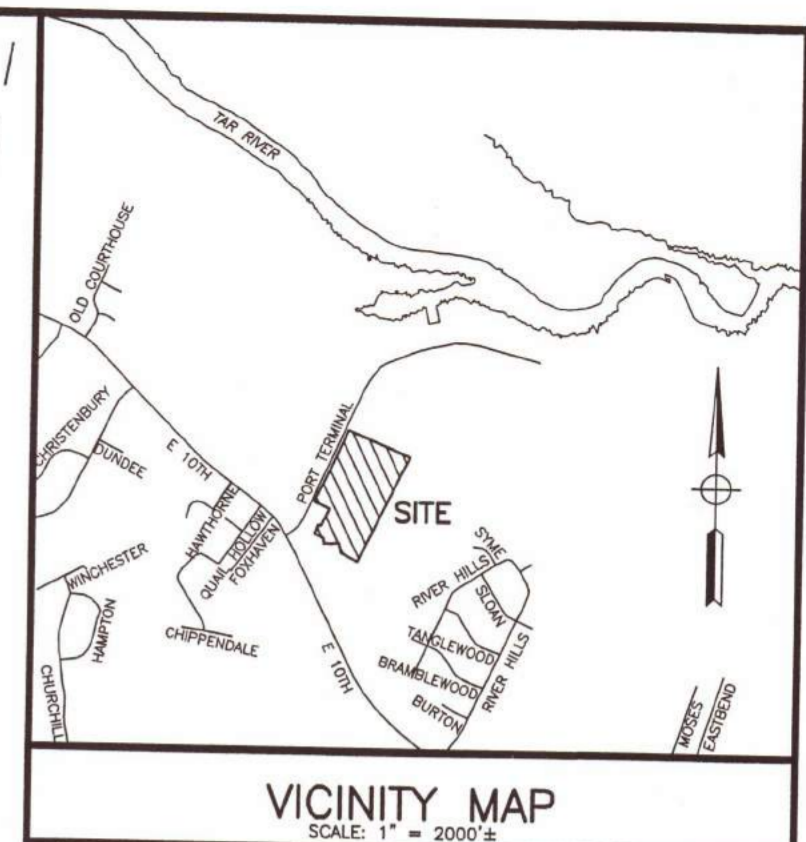
0 0.04 0.09 0.17 Miles



- Parcels
- Rezoning

OR
Item #2

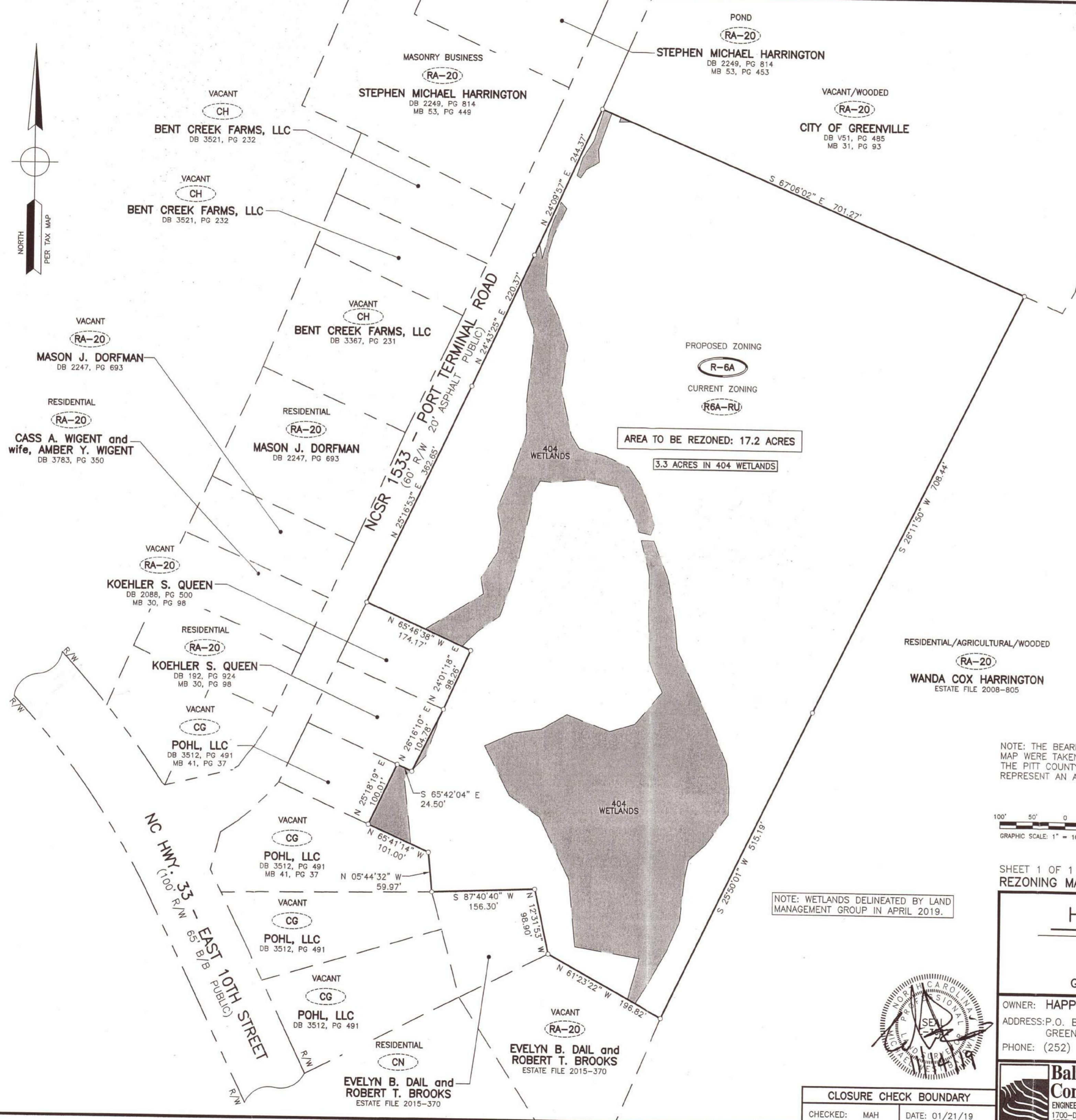
Y:\DRAWINGS\2015 Drawings\15-129 HT FARMS-PORT TERMINAL\HTF REZONING.dwg Thu, Nov 14, 2019-1:14pm RWELLS



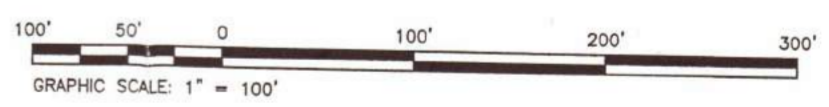
VICINITY MAP
SCALE: 1" = 2000'±

LEGEND

- R/W = RIGHT-OF-WAY
- EIP = EXISTING IRON PIPE
- EIS = EXISTING IRON STAKE
- SIP = SET IRON PIPE
- ECM = EXISTING CONCRETE MONUMENT
- C/L = CENTERLINE
- DB = DEED BOOK
- NPS = NO POINT SET
- EPKN = EXISTING PARKER KALON NAIL
- - - = NOT TO SCALE
- = ZONING EXISTING
- = ZONING PROPOSED



NOTE: THE BEARINGS AND DISTANCES SHOWN ON THIS MAP WERE TAKEN FROM INFORMATION PROVIDED BY THE PITT COUNTY OPIS WEBSITE AND DOES NOT REPRESENT AN ACTUAL SURVEY BY THIS FIRM.



SHEET 1 OF 1
REZONING MAP
PARCEL# 02481
TAX MAP# 5607-04-5695

NOTE: WETLANDS DELINEATED BY LAND MANAGEMENT GROUP IN APRIL 2019.



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

HAPPY TRAIL FARMS, LLC

REFERENCE: DEED BOOK 3367, PAGE 289
OF THE PITT COUNTY REGISTER OF DEEDS
GREENVILLE TOWNSHIP, PITT COUNTY, NC

OWNER: HAPPY TRAIL FARMS, LLC
ADDRESS: P.O. BOX 1863
GREENVILLE, NC 27835
PHONE: (252) 916-9028

	LICENSE# C-3498	SURVEYED: N/A	APPROVED: MWB
	ENGINEERING - SURVEYING - PLANNING 1700-D EAST ARLINGTON BOULEVARD GREENVILLE, NC 27858 252.756.1390	DRAWN: MAH/NRW	DATE: 11/14/19
		CHECKED: MWB	SCALE: 1" = 100'

REZONING THOROUGHFARE/TRAFFIC VOLUME REPORT

Case No: 19-17

Applicant: Happy Trail Farms, LLC

Property Information

Current Zoning: R6A-RU (Residential [Medium Density])-Restricted Residential Overlay District

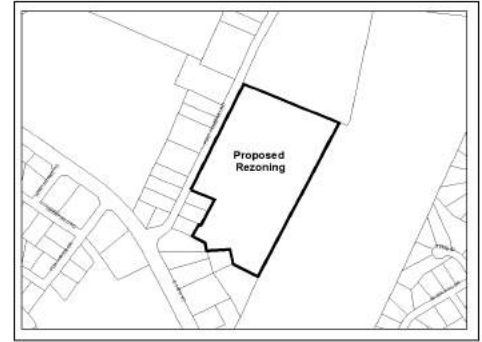
Proposed Zoning: R6A-RU (Residential [Medium Density])

Current Acreage: 17.20 acres

Location: Port Terminal Road, north of East 10th Street

Points of Access: East 10th Street

Location Map



Transportation Background Information

1.) E. 10th St- State maintained

	<u>Existing Street Section</u>	<u>Ultimate Thoroughfare Street Section</u>
Description/cross section	5 lanes - curb & gutter	no change
Right of way width (ft)	100	no change
Speed Limit (mph)	55	no change
Current ADT:	22,285 (*)	
Design ADT:	29,900 vehicles/day (**)	29,900 vehicles/day (**)
Controlled Access	No	

Thoroughfare Plan Status Major Thoroughfare

Other Information: There are sidewalks along E. 10th St that service this property.

- Notes:**
- (*) 2016 NCDOT count adjusted for a 2% annual growth rate
 - (**) Traffic volume based on 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: 593 -vehicle trips/day (*) **Proposed Zoning: 831** -vehicle trips/day (*)

Estimated Net Change: increase of 238 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 E. 10th St are as follows:

1.) E. 10th St , East of Site (40%): “No build” ADT of 22,285

Estimated ADT with Proposed Zoning (full build) – 22,617

Estimated ADT with Current Zoning (full build) – 22,522

Net ADT change = 95 (<1% increase)

2.) E. 10th St , West of Site (60%): "No build" ADT of 22,285

Estimated ADT with Proposed Zoning (full build) – 22,784

Estimated ADT with Current Zoning (full build) – 22,641

Net ADT change = 143 (<1% increase)

Staff Findings/Recommendations

Based on possible uses permitted by the requested rezoning, the proposed rezoning classification could generate 831 trips to and from the site on E. 10th St, which is a net increase of 238 additional trips per day.

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

R6A (RESIDENTIAL) - PERMITTED USES	
(1) General	
a.	Accessory use or building
c.	On-premise signs per Article N
(2) Residential	
a.	Single-family dwelling
b.	Two-family attached dwelling (duplex)
b(1).	Master Plan Community per Article J
c.	Multi-family development per Article I
f.	Residential cluster development per Article M
k.	Family care homes (see also 9-4-103)
q.	Room renting
(3) Home Occupations - None	
(4) Governmental	
b.	City of Greenville municipal government building or use (see also section 9-4-103)
(5) Agricultural/Mining	
a.	Farming; agricultural, horticulture, forestry (see also section 9-4-103)
l.	Beekeeping; minor use (see also section 9-4-103)
(6) Recreational/Entertainment	
f.	Public park or recreational facility
g.	Private noncommercial park or recreational facility
(7) Office/Financial/Medical - None	
(8) Services	
o.	Church or place of worship (see also section 9-4-103)
(9) Repair - None	
(10) Retail Trade - None	
(11) Wholesale/Rental/Vehicle-Mobile Home Trade - None	
(12) Construction	
c.	Construction office; temporary, including modular office (see also section 9-4-103)
(13) Transportation - None	
(14) Manufacturing/Warehousing - None	
(15) Other Activities (not otherwise listed - all categories) - None	
R6A (RESIDENTIAL) - SPECIAL USES	
(1) General - None	
(2) Residential	
d.	Land use intensity multi-family (LUI) development rating 50 per Article K
e.	Land use intensity multi-family (LUI) development rating 67 per Article K
l.	Group care facility
n.	Retirement center or home
o(1).	Nursing, convalescent or maternity home; minor care facility
p.	Board or rooming house
r.	Fraternity or sorority house
(3) Home Occupations	
a.	Home occupation; not otherwise listed
b.	Home occupation; barber and beauty shop
c.	Home occupation; manicure, pedicure or facial salon

(4) Governmental	
a.	Public utility building or use
(5) Agricultural/Mining - None	
	* None
(6) Recreational/Entertainment	
a.	Golf course; 18-hole regulation length (see also section 9-4-103)
a(1).	Golf course; 9-hole regulation length (see also section 9-4-103)
c(1).	Tennis club; indoor and outdoor facilities
(7) Office/Financial/Medical	
(8) Services	
a.	Child day care facilities
b.	Adult day care facilities
d.	Cemetery
g.	School; junior and senior high (see also section 9-4-103)
h.	School; elementary (see also section 9-4-103)
i.	School; nursery and kindergarten (see also section 9-4-103)
m.	Multi-purpose center
t.	Guest house for a college or other institution of higher learning
(9) Repair - None	
(10) Retail Trade - None	
(11) Wholesale/Rental/Vehicle-Mobile Home Trade - None	
(12) Construction - None	
(13) Transportation - None	
(14) Manufacturing/Warehousing - None	
(15) Other Activities (not otherwise listed - all categories) - None	

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: 12/17/2019
Time: 6:00 PM

Title of Item: Ordinance requested by East Carolina University to rezone 16.9+/- acres in an area beginning at the intersection of East 5th Street and Reade Street proceeding north along the same until reaching East 3rd Street and then proceeding one block west and north, bounded on the northern side by 1st Street and the western edge by Town Creek from OR (Office-Residential [High Density Multi-family]) to CD (Downtown Commercial).

Explanation: **Abstract:** The City has received a request from East Carolina University to rezone 16.9+/- acres in an area beginning at the intersection of East 5th Street and Reade Street proceeding north along the same until reaching East 3rd Street and then proceeding one block west and north, bounded on the northern side by 1st Street and the western edge by Town Creek from OR (Office-Residential [High Density Multi-family]) to CD (Downtown Commercial).

Required Notices:

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

On-site sign(s) posted on December 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:

Principles:

5. Uptown features a vibrant mix of businesses, residences, education, recreation, entertainment, and civic uses, and a distinctive character that is appealing to residents, visitors and investors.

As the historic and civic heart of Greenville, Uptown will be a focus for revitalization efforts, strengthening community pride and the city's image. Revitalization efforts will include both public and private investment.

- ECU's Main and Millennial Campuses will be leveraged to attract new development and help strengthen the city's core.
- Adaptive reuse of underutilized buildings will be encouraged.
- Development of buildings on existing surface parking areas will be encouraged, while parking needs will be addressed through sharing arrangements and parking structures.
- Policies will encourage investment in neighborhoods at the edge of Uptown.

The Future Land Use and Character Map recommends a mixture of Uptown Core (UC) and University Institutional (UI) throughout the subject properties.

Uptown Core:

Uptown core is composed of Greenville's historic core. It is the most urban and mixed use area of the city with buildings located close together and near the street. Small blocks, on-street parking, and street trees create a pedestrian-friendly district. New development is encouraged to fill-in vacant sites such as underutilized parking areas.

Intent:

- Infill vacant lots
- Encourage vertical mixed use development (residential or office above commercial)
- Adapt and reuse historic buildings
- Reduce/consolidate surface parking
- Maintain and expand public realm features such as street trees, lighting, and wayfinding signs.

Primary uses:

Commercial
Institutional/Civic
Neighborhood-scale commercial

Secondary uses:

Multifamily residential

University Institutional:

Mainly comprised of East Carolina University's (ECU) Main Campus and surrounding facilities. The core of the campus area tends to cluster buildings

in a walkable pattern. At the edges of the campus are related facilities and parking areas.

Intent:

- Encourage better physical links between Uptown and ECU
- Support Campus development as described in A Campus Within Context, A Comprehensive Plan Master Plan for East Carolina University (2012) and in potential master plan updates by coordinating infrastructure improvements and leveraging investments to revitalize adjacent areas

Primary Uses:
Institutional/Civic

Secondary uses:
Office
Multifamily residential

The property is considered part of the Regional Activity Center in the Uptown area. These types of centers are defined as commercial or mixed uses nodes generally providing 250,000-300,000 square feet and serving 10+ area.

Chapter 1 Building Great Places

Goal 1.3 High Quality Infill and Redevelopment

Policy 1.3.1 Support Infill and Redevelopment

Promote development and redevelopment throughout the city with a concentration of these projects in the Uptown Core of the Future Land Use and Character map and the Primary Service Area of the Tiered Growth Map in order to balance the city's tax base, reduce service and maintenance expenditures, and make smart long term investments that use taxpayer dollars wisely. This is generally preferred over new peripheral development.

Goal 1.4 A Vibrant Uptown

Policy 1.4.2 Foster High Density Infill Development

Foster development of high density mixed use buildings in and around Uptown that create a more vibrant pedestrian environment and provide a mix of new housing and office spaces.

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

Based on possible uses permitted by the requested rezoning, the proposed rezoning classification could generate 2,186 trips to and from the site on Reade St, which is a net increase of 924 additional trips per day.

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

History/Background:

In 1969, the property was zoned its current zoning.

Present Land Use:

ECU administrative offices, Willis Building, and student parking lots

Water/Sewer:

Water and sanitary sewer are available.

Historic Sites:

There is no known effect on designated properties.

Environmental Conditions/Constraints:

The property is located in the Town Creek Watershed. If stormwater rule applies, it would require 25-year detention. It would be exempt from Nitrogen and Phosphorus reductions as part of Center City Revitalization Area. It discharges directly to and includes areas of the Town Creek Culvert project. A portion of the property is located in the Special Flood Hazard Area (SFHA). Any development within the SFHA would be subject to the Flood Damage and Prevention Ordinance. No jurisdictional wetlands exist on the property. Jurisdictional stream (Town Creek) and 50' Riparian Buffer does exist on the property. Any development that results in a change of use would require restoration of the riparian buffer

Surrounding Land Uses and Zoning:

North: OR - Town Common
South: OR - ECU Main Campus
East: R6/OR - St. Paul's Episcopal Church and various residential uses
West: CD - Sup Dogs, various law firms and assorted commercial and institutional uses

Density Estimates:

Under the current zoning, the site contains 53,300+/- sq. ft. of institutional office space and 450+/- student parking spaces.

Under the proposed zoning, the site could accommodate a 100-bed hotel with 10,000+/- associated retail, 250-seat performing arts center, 40,000+/- sq. ft. of

institutional office space, and 20,000+/- sq. ft. of mixed use and office (private) space.

The anticipated build-out is within 10-15 years.

Fiscal Note: No cost to the City.

Recommendation: In staff's opinion, the request is in compliance with Horizons2026: Greenville's Community Plan and the Future Land Use and Character Map.

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

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

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

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

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

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

ATTACHMENTS:

Attachments

East Carolina University

From: OR

To: CD

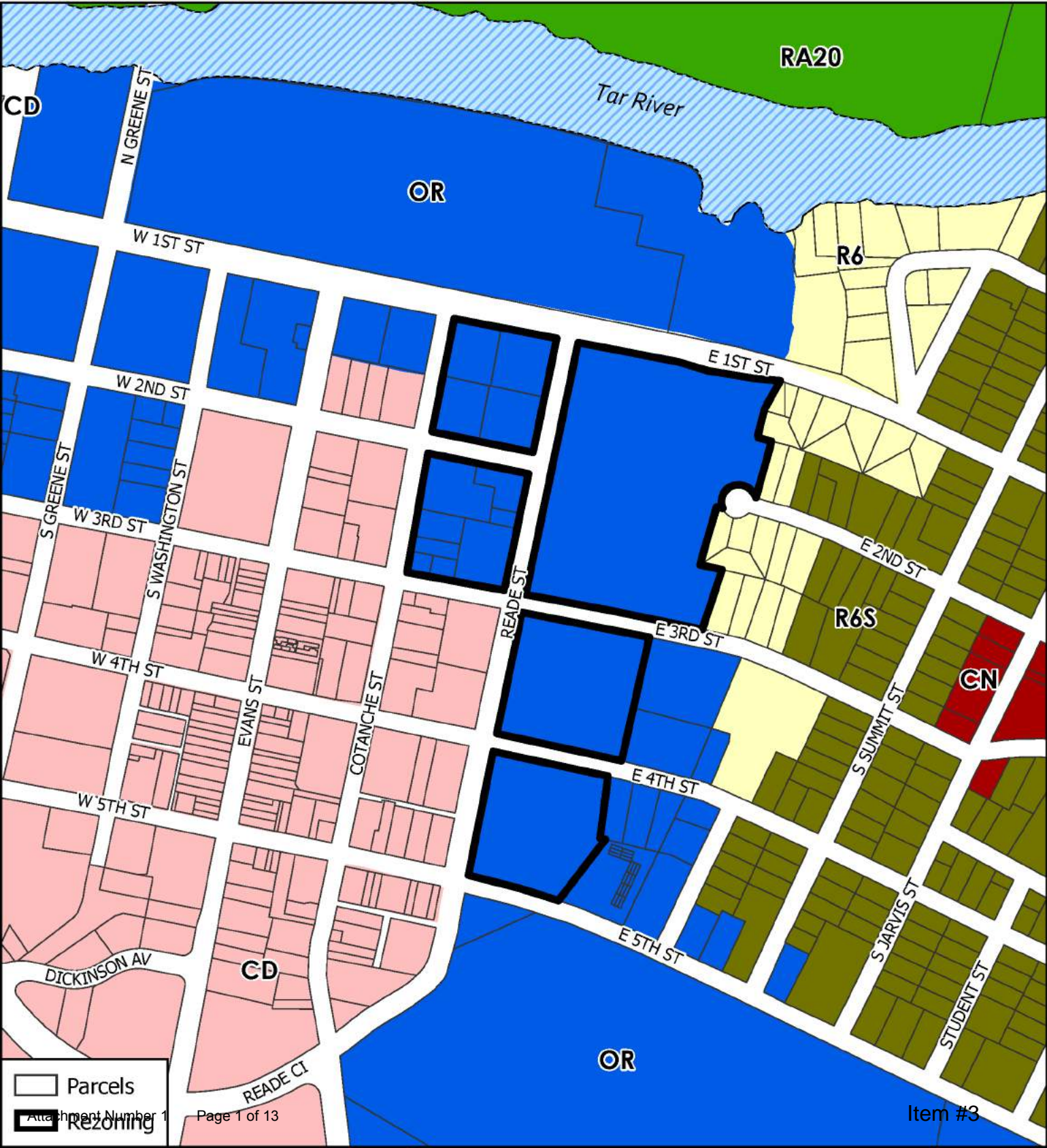
Total Acres: 13

December 3, 2019

N



0 0.02 0.04 0.09 Miles



Parcels
Rezoning

NOTES:

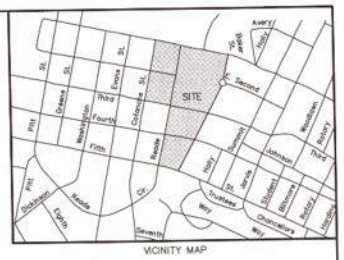
- 1) ALL DISTANCES SHOWN ARE HORIZONTAL GROUND DISTANCES.
- 2) THIS PROPERTY IS SUBJECT TO THE TAR/PAMLICO RIVER RIPARIAN BUFFER RULES.
- 3) THE SURVEYOR MADE NO ATTEMPT TO LOCATE OR DELINEATE ANY WETLANDS LOCATED ON THE SUBJECT PROPERTY.
- 4) THIS PROPERTY IS LOCATED IN ZONE X AND IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA AS TAKEN FROM N.F.I.P. RATE MAP DATED JANUARY 2, 2004 COMMUNITY PANEL 37234677001.
- 5) FOR BUILDING SETBACK RESTRICTIONS REFER TO THE CITY OF GREENVILLE ZONING REQUIREMENTS.
- 6) THIS MAP IS A GRAPHICAL REPRESENTATION OF THE EXISTING AND PROPOSED ZONING FOR THE SUBJECT PROPERTIES AND DOES NOT REPRESENT A BOUNDARY SURVEY. PROPERTY IMPROVEMENTS AND EASEMENTS THAT BENEFIT AND BURDEN THE PROPERTY ARE NOT SHOWN.



PRELIMINARY
NOT FOR RECORDATION
CONVEYANCE OR SALES

SOURCE OF TITLE

DEED BOOK	PAGE	MAP BOOK	PAGE
K38	712	20	63
A40	186	20	66
U47	511	25	175
625	95		
636	500		
954	157		
1155	485		
1239	839		
1516	745		
3423	774		



Parcel Line Table

Line #	Length	Direction
L1	78.43	S 38°21'00" W
L2	74.30	S 19°28'00" W
L3	41.50	S 68°39'00" E
L4	16.46	N 71°09'19" W
L5	20.00	S 70°53'20" E
L6	13.99	S 72°00'53" E
L100	60.00	N 18°00'14" E
L101	55.59	N 18°27'18" E
L102	75.01	S 72°46'10" E
L103	75.00	S 72°26'00" E
L104	60.00	N 17°19'00" E

PRELIMINARY
NOT FOR RECORDATION
CONVEYANCE OR SALES

STATE OF NORTH CAROLINA PITT COUNTY

I, WILLIAM B. HILLIARD, CERTIFY AS TO THE SURVEY ITEMS SHOWN ON THIS DRAWING, THAT THIS PLAT WAS DRAWN FROM MY SUPERVISION, THAT THE RATIO OF PRECISION AS CALCULATED IS 1:10000.; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH THE STANDARDS OF PRACTICE. WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS THE

DAY OF _____, 20____

L-4509



PRELIMINARY
NOT FOR RECORDATION
CONVEYANCE OR SALES

Curve Table

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	13.79	16.00	49.39	S46°27'22"E	13.37
C2	142.06	47.00	173.17	S71°38'50"W	93.83

REZONING PLAT
FOR
EAST CAROLINA UNIVERSITY

CITY OF GREENVILLE DATE
PITT COUNTY NORTH CAROLINA

OWNER : EAST CAROLINA UNIVERSITY
ADDRESS : 1001 EAST 4TH STREET GREENVILLE, NC 27858
PHONE : 523-1737

THE EAST GROUP
324 S. EVANS ST. 4325 LAKE BOONE TRAIL
GREENVILLE, NC 27834 SUITE 311
(252) 758-3746 RALEIGH, NC 27607

CORPORATE LICENSE NO. 00000000 (919) 784-9330

SURVEYED BY: GDF	PROJECT #: 20191000
DRAWN BY: WBH	DATE: DATE
CHECKED: WBH	SCALE: 1" = 100'

PARCEL	OWNER	DEED BK	PAGE	MAP BK	PAGE	ZONING	PARCEL	OWNER	DEED BK	PAGE	MAP BK	PAGE	ZONING
1	STATE OF NORTH CAROLINA	217	188			OR	19	JM BLOUNT PROPERTIES, LLC	3236	453	14	14	R6
2	EAST CAROLINA UNIVERSITY	N-40	403			OR	20	CITY OF GREENVILLE	3785	116	84	37	R6&OR
3	W AND P PROPERTIES OF NC LLC	2383	492	U0B1	15	OR	21	CITY OF GREENVILLE	3785	116	84	37	OR
4	ALEXIS ROXANNE THONEN	3755	483	27	159	OR	22	EAST CAROLINA FARM CREDIT FLCA	T-41	358			OR
5	SANDRA BUTTERWORTH, ET AL	3396	724			OR	23	RPO INC	64	41	10	115	CD
6	EPISCOPAL DIOCESE OF EAST CAROLINA TRUSTEES	3484	240			OR	24	CITY OF GREENVILLE	P-44	403			CD
7	EPISCOPAL DIOCESE OF EAST CAROLINA TRUSTEES	3484	240			OR	25	EVANS STREET PROPERTIES LLC	2475	141	69	26	CD
8	ROBERT THOMAS MONTAQUILA	936	698	1	131	R6	26	STEPHEN F HORNE & PA	2016E	528	(ESTATE FILE)		CD
9	TIMOTHY E LEONARD	1649	429			R6	27	STATE OF NORTH CAROLINA	673	809	24	185	CD
10	BROWN & BROWN OF CAROLINA, LLC	3606	780	22	85	R6	28	STATE OF NORTH CAROLINA	673	809	24	185	CD
11	ERIC PAYNE	2296	41	22	85	R6	29	STATE OF NORTH CAROLINA	673	809	24	185	CD
12	EDMUND HOOVER TAFT, III	Y-41	636	22	85	R6	30	STATE OF NORTH CAROLINA	673	809	24	185	CD
13	JM BLOUNT PROPERTIES, LLC	3224	247	1	131	R6	31	STATE OF NORTH CAROLINA	673	809	24	185	CD
14	JM BLOUNT PROPERTIES, LLC	3224	247	1	131	R6	32	STATE OF NORTH CAROLINA	673	809	24	185	CD
15	DEVELOPMENT TRUST, LLC	3317	37	15	89	R6	33	CLASSY PROPERTY ASSOCIATION, LLC	3240	771	210	99	CD
16	JC HAZELTON PROPERTIES OF GREENVILLE NC	3327	540	15	89	R6	34	HAFCO, INC	755	853			CD
17	THE DEVELOPMENT TRUST, LLC	3234	416	14	14	R6	35	ALTON W. HOLLOWMAN	T-46	521			CD
							36	ALTON W. HOLLOWMAN	T-47	522			CD

REZONING THOROUGHFARE/TRAFFIC VOLUME REPORT

Case No: 19-18

Applicant: East Carolina University

Property Information

Current Zoning: OR (Office-Residential [High Density Multi-Family])

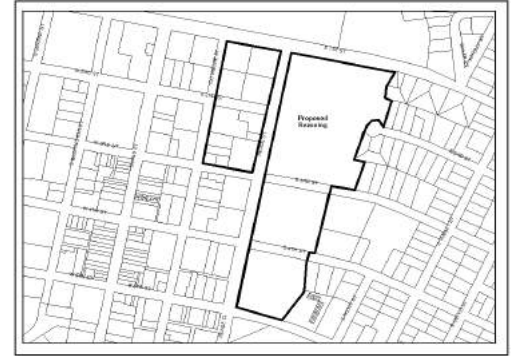
Proposed Zoning: CD (Downtown Commercial)

Current Acreage: 16.9 acres

Location: Reade St, between 5th St & 1st St

Points of Access: Reade St

Location Map



Transportation Background Information

1.) Reade St- City maintained

	<u>Existing Street Section</u>	<u>Ultimate Thoroughfare Street Section</u>
Description/cross section	2 lanes with parking on both sides	no change
Right of way width (ft)	75	no change
Speed Limit (mph)	25	no change
Current ADT:	3,925 (*)	
Design ADT:	12,000 vehicles/day (**)	
Controlled Access	No	

Thoroughfare Plan Status Major Thoroughfare

Other Information: There are sidewalks along Reade St that service this property.

Notes: (*) 2016 NCDOT count adjusted for a 2% annual growth rate
 (**) Traffic volume based on 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: 1,262 -vehicle trips/day (*) **Proposed Zoning:** 2,186 -vehicle trips/day (*)

Estimated Net Change: increase of 924 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 Reade St are as follows:

1.) Reade St , Between 5th & 1st: **“No build” ADT of 3,925**

Estimated ADT with Proposed Zoning (full build) – 6,111
 Estimated ADT with Current Zoning (full build) – 5,187
Net ADT change = 924 (18% increase)

Staff Findings/Recommendations

Based on possible uses permitted by the requested rezoning, the proposed rezoning classification could generate 2186 trips to and from the site on Reade St, which is a net increase of 924 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		
OR (OFFICE-RESIDENTIAL) - SPECIAL USES		
(1) General - None		
(2) Residential		
	d.	Land use intensity multi-family (LUI) development rating 50 per Article K
	e.	Land use intensity multi-family (LUI) development rating 67 per Article K
	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
PROPOSED ZONING	
CD (DOWNTOWN COMMERCIAL) - PERMITTED USES	
(1) General	
	a. Accessory use or building
	b. Internal service facilities
	c. On-premise signs per Article N
	e. Temporary uses; of listed district uses
	f. Retail sales; incidental
	Incidental assembly of products sold at retail or wholesale as an accessory to
	g. principal uses
(2) Residential	
	c. Multi-family development per Article I
	i. Residential quarters for resident manager, supervisor or caretaker; excluding mobile home
	n. Retirement center or home
	o. Nursing, convalescent or maternity home; major care facility
	q. Room renting
(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
	g.	Liquor store, state ABC
(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
	h.	Commercial recreation; indoor only, not otherwise listed
	j.	Bowling alley
	o.	Theater; movie or drama, including outdoor facilities
	s.	Athletic club; indoor only
(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
	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
	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
	w.	Recording studio
	x.	Dance studio
	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.	Launderette; household users
	ll.	Dry cleaners; household users
	oo.	Clothes alteration or shoe repair shop
(9) Repair		
	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
	d.	Pharmacy
	e.	Convenience store (see also gasoline sales)
	f.	Office and school supply, equipment sales
	h.	Restaurant; conventional
	i.	Restaurant; fast food
	l.	Electronic; stereo, radio, computer, TV, etc... 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)
	ee.	Christmas tree sales lot; temporary only (see also section 9-4-103)
(11) Wholesale/Rental/Vehicle-Mobile Home Trade		
	c.	Rental of clothes and accessories; formal wear, and the like
	d.	Rental of automobiles, noncommercial trucks or trailers, recreational vehicles, motorcycles and boats
(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)
	f.	Hardware store
(13) Transportation		
	b.	Bus station; passenger and related freight

	c.	Taxi or limousine service
	e.	Parcel delivery service
	h.	Parking lot or structure; principal use
(14) Manufacturing/Warehousing		
	g.	Cabinet, woodwork or frame shop; excluding furniture manufacturing or upholstery
	h.	Engraving; metal, glass or wood
(15) Other Activities (not otherwise listed - all categories) - None		
CD (DOWNTOWN COMMERCIAL) - SPECIAL USES		
(1) General - None		
(2) Residential		
	e(1).	Dormitory Development
(3) Home Occupations - None		
(4) Governmental - None		
(5) Agricultural/Mining - None		
(6) Recreational/Entertainment		
	d.	Game center
	l.	Billiard parlor or pool hall
	m.	Public or private club
	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
	i.	School; nursery and kindergarten (see also section 9-4-103)
	l.	Convention center; private
	ff(1).	Mental health, emotional or physical rehabilitation day program facility
(9) Repair		
	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)
	g.	Fish market; excluding processing or packing
	j.	Restaurant and/or dining and entertainment establishment; regulated outdoor activities
	n.	Appliance; commercial use, sales and accessory repair; excluding outside storage
	aa.	Pawnbroker
	ff.	Tobacco shop (Class 1) (see also section 9-4-103)
	hh.	Hookah café (see also section 9-4-103)
	ii.	Microbrewery (see also section 9-4-103)
(11) Wholesale/Rental/Vehicle-Mobile Home Trade - None		
(12) Construction - None		

(13) Transportation - None	
(14) Manufacturing/Warehousing	
	y. Recycling collection station or facilities
(15) Other Activities (not otherwise listed - all categories)	
	a. Other activities; personal services not otherwise listed
	b. Other activities; professional services not otherwise listed
	c. Other activities; commercial services not otherwise listed
	d. Other activities; retail sales not otherwise listed

BUFFERYARD SETBACK AND VEGETATION SCREENING CHART

For Illustrative Purposes Only

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

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

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

Street trees may count toward the minimum acreage.

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

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

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

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

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

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

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

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

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

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

RESIDENTIAL DENSITY CHART

Density Level	Future Land Use and Character Type	Applicable Zoning District(s)	Units per Acre***
High	Uptown Edge (UE)	CDF and CD*	17 units per acre
	Mixed Use, High Intensity (MUHI)	OR	17 units per acre
		R6, 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: 12/17/2019
Time: 6:00 PM

Title of Item: Ordinance requested by 4JP II, LLC to rezone 31.038 acres located at the intersection of East 14th Street and Quail Ridge Road from RA20 (Residential-Agricultural) and R6 (Residential [Medium Density Multi-family]) to OR (Office-Residential [High Density Multi-family]).

Explanation: **Abstract:** The City has received a request from 4JP II, LLC to rezone 31.038 acres located at the intersection of East 14th Street and Quail Ridge Road from RA20 (Residential-Agricultural) and R6 (Residential [Medium Density Multi-family]) to OR (Office-Residential [High Density Multi-family]).

Required Notices:

Planning and Zoning meeting notice (property owner and adjoining property owner letter) mailed on December 3, 2019.
On-site sign(s) posted on December 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 residential low-medium density (LMDR) at the northeastern corner of the intersection of East 14th Street and East Fire Tower Road transitioning to high density residential (HDR) near the intersection of East 14th Street and Quail Ridge Road.

Residential, Low-Medium Density

Residential, low to medium density areas are primarily single-family developments arranged along wide, curvilinear streets with few intersections. Building and lot size range in size and density but tend to be highly consistent

within a development with limited connectivity between different residential types and non-residential uses.

Intent:

- Provide better pedestrian and vehicular connectivity between residential developments
- Improve streetscape features such as consistent sidewalks, lighting, and street trees

Primary uses:

Single-family detached residential

Secondary uses:

Two-family residential

Institutional/civic (neighborhood scale)

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

Primary uses:

Multi-family residential

Two-family residential

Attached residential (townhomes)

Secondary uses:

Office

Single-family residential detached (small lot)

Institutional/civic (churches and schools)

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

Since an increase in density is not anticipated, a traffic report was not generated.

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 1984, the school property was rezoned from RA20 to R6. The school was formerly Unity Free Will Baptist Church.

On January 15, 2015, a special use permit was granted for the John Paul II High School. On December 21, 2017, the special use permit was amended to add the athletic complex as an ancillary use to the school.

There have been meetings between the representatives of the school and Quail Ridge and Planter's Walks Subdivision residents concerning the special use permit.

If approved, the rezoning would nullify the special use permit for the school and athletic complex.

Present Land Use:

JPII Catholic High School and Athletic Complex

Water/Sewer:

Water and sanitary sewer are available.

Historic Sites:

There are no known effects on designated sites.

Environmental Conditions/Constraints:

The property is located in the Bells Branch and Meetinghouse Branch 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 (SFHA). There are no jurisdictional wetlands, streams, or riparian buffers on the property.

Surrounding Land Uses and Zoning:

North: R6 - Quail Ridge Townhomes

South: R9S - Planter's Walk SD

East: R9S - Planter's Walk SD

West: R9S and R6S - Tuckahoe SD and First Christian Church

Additional Staff Comments:

Staff has a concern that this rezoning could potentially be considered "spot-zoning". The burden is on the local government to establish reasonableness for approving the request.

Factors for determining reasonableness include:

1. Size of area and its particular characteristics
2. Relation to comprehensive plan
3. Degree of change in uses between the current zoning and proposed zoning
4. Relative harm and/or benefit to the owner(s), neighborhood and community.

With respect to this request, the proposed zoning is in compliance with the Horizons 2026: Greenville's Community Plan and the Future Land Use and Character Plan Map.

Fiscal Note:

No cost to the city.

Recommendation:

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

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

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

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

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

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

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

ATTACHMENTS:

Attachments

4JPII

From: RA20 & R6

To: OR

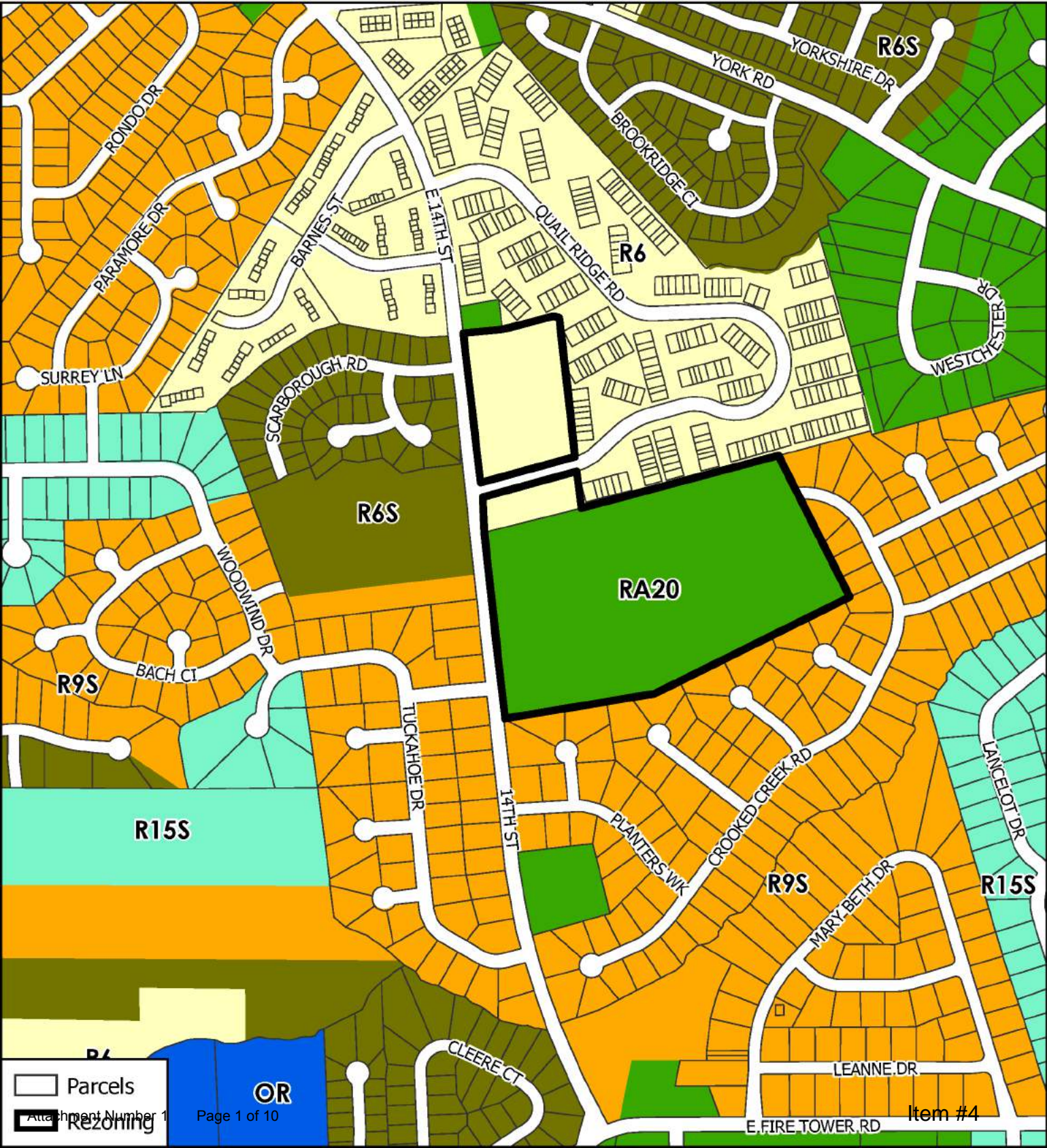
Total Acres: 31.038

December 3, 2019

N



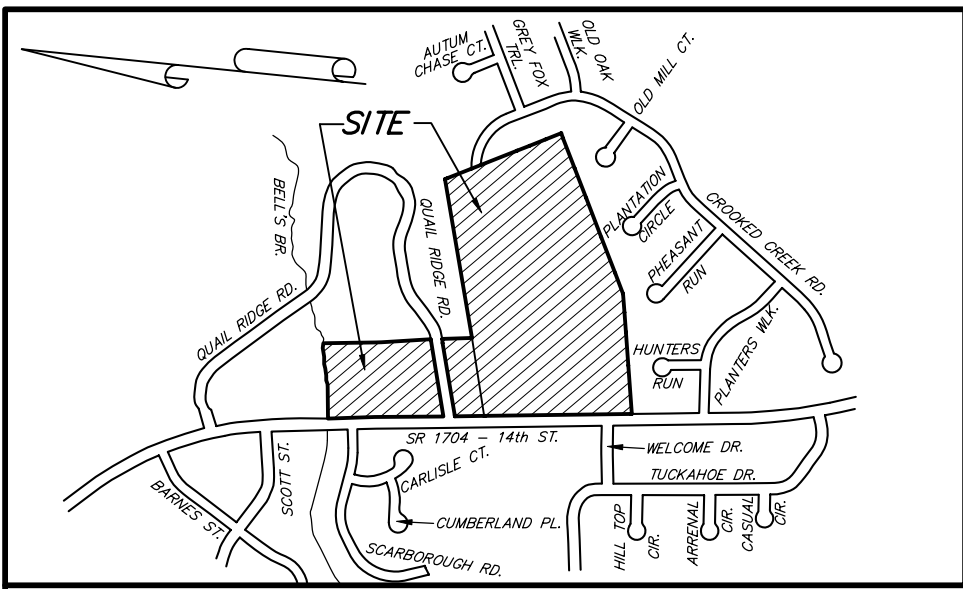
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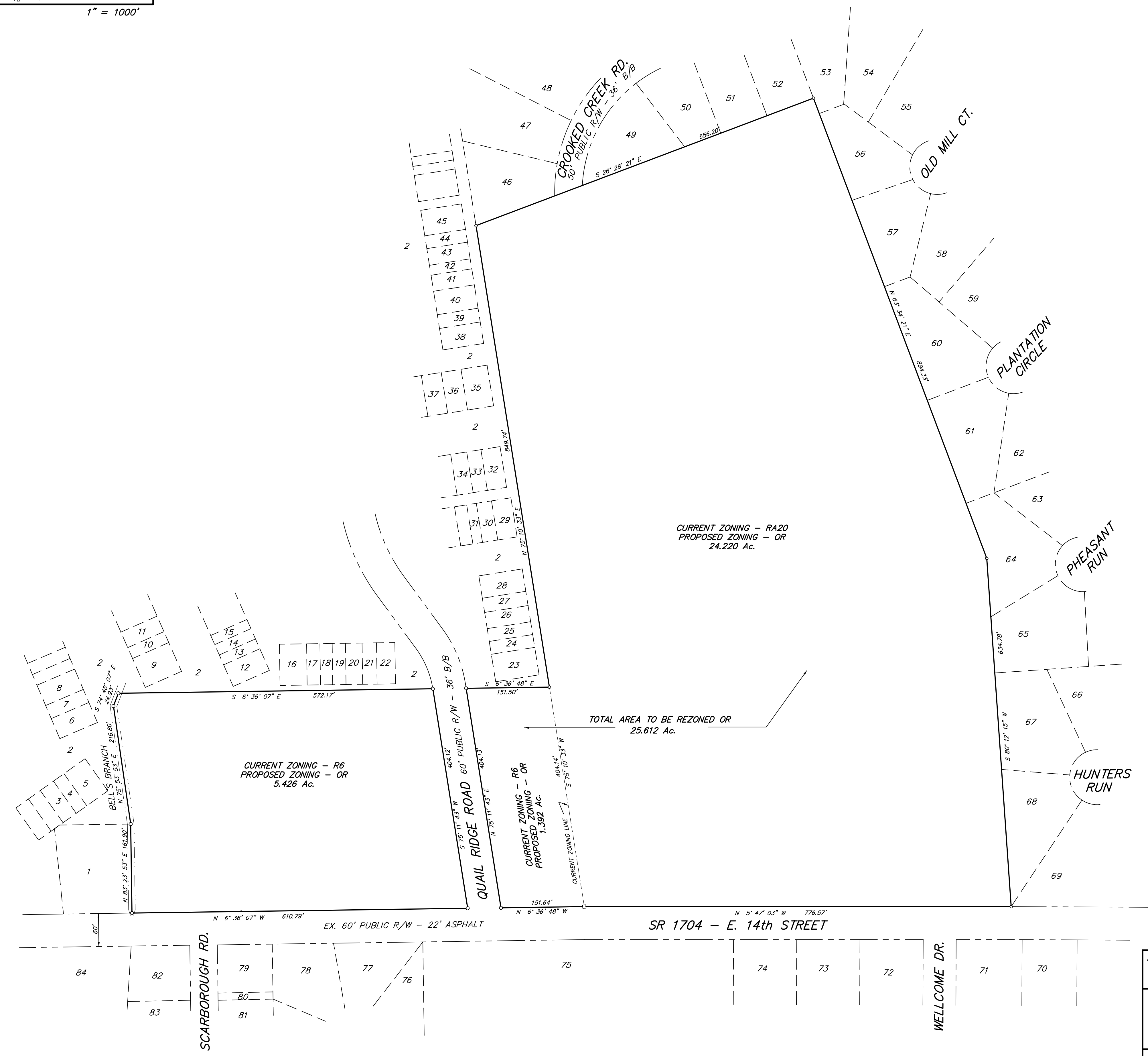
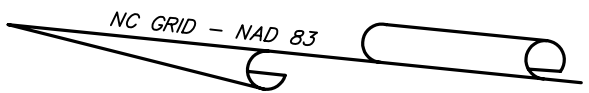
Parcels

Rezoning

OR



VICINITY MAP 1" = 1000'



Lot - Parcel # - Owners - Reference - Zoning

- 1 - 00985 - Roy Sadler Selby & Letha D. Selby - d.b. 1923, pg. 53 - RA20
- 2 - 36955 - The Quail Ridge HOA - d.b. D-49, pg. 266 - R6
- 3 - 40047 - Elva P. Murray - d.b. 550, pg. 436 - R6
- 4 - 40046 - Thomas D. Haigwood & Sarah W. Haigwood - d.b. 1636, pg. 809 - R6
- 5 - 37925 - Anne C. Leahy Becker & Thomas Edward Leahy - 2014E, pg. 558 - R6
- 6 - 39682 - Catherine M. White - d.b. 1704, pg. 509 - R6
- 7 - 39681 - Maude C. Bishop - d.b. 3137, pg. 751 - R6
- 8 - 39680 - Jane Taylor Moore - 90E, pg. 360 - R6
- 9 - 39675 - Pamela B. Duncan - d.b. 1578, pg. 56 - R6
- 10 - 40051 - Brian Patrick Peaden - d.b. 3545, pg. 395 - R6
- 11 - 40052 - Victor W. Blalock - d.b. 1853, pg. 54 - R6
- 12 - 40424 - Wachovia Bank & Trust Co. - Trustee for Retha Hice Cash - d.b. 176, pg. 439 - R6
- 13 - 40423 - Cara B. Midyette - d.b. 3351, pg. 547 - R6
- 14 - 40422 - Halabi Hussam El - d.b. 3692, pg. 534 - R6
- 15 - 40421 - Jimmy S. Creech - d.b. 192, pg. 473 - R6
- 16 - 48615 - Charles F. Ogletree & Mary E. Ogletree - d.b. 3519, pg. 724 - R6
- 17 - 48614 - Jeffrey S. Beasley & Kendall G. Beasley - d.b. 3580, pg. 114 - R6
- 18 - 48613 - John H.P. Williams & Diana W. Williams - d.b. 1330, pg. 591 - R6
- 19 - 48612 - Deborah R. Barnes - d.b. 1269, pg. 207 - R6
- 20 - 48611 - Jean F. Pezzula - d.b. 2804, pg. 333 - R6
- 21 - 48610 - LPM Rentals, LLC - d.b. 3665, pg. 323 - R6
- 22 - 48147 - Adam G. Thomas & Mary Catherine Thomas - d.b. 3765, pg. 681 - R6
- 23 - 38450 - Hilda L. Lloyd Life Estate, Rose S. Pittman, Remainder - d.b. 3244, pg. 784 - R6
- 24 - 49355 - Zachary Bullock & Callie Boyd - d.b. 3595, pg. 328 - R6
- 25 - 49354 - Jahnathan Rivera Rios & Zenaida Miranda Colon - d.b. 3640, pg. 170 - R6
- 26 - 49353 - Alice L. Carris - d.b. 385, pg. 447 - R6
- 27 - 49352 - Beverly L. Bowser - d.b. 2778, pg. 427 - R6
- 28 - 49351 - Elizabeth L. Wilk - DC97, pg. 686A - R6
- 29 - 49350 - James O. Ensor, Jr. - d.b. 2038, pg. 358 - R6
- 30 - 49349 - Frank L. Wingo & Dorothy S. Wingo - d.b. 3163, pg. 476 - R6
- 31 - 49348 - NGZ Rentals, LLC - d.b. 2876, pg. 305 - R6
- 32 - 44979 - Kathleen L. Harvey - d.b. 1268, pg. 784 - R6
- 33 - 47778 - Deborah Lilley - d.b. 2731, pg. 238 - R6
- 34 - 47779 - Gail Daniels - d.b. 3693, pg. 189 - R6
- 35 - 46192 - Lausanne M. Culver - 2014E, pg. 671 - R6
- 36 - 46191 - Alice Gibbs Memorial, LLC of NC - d.b. 3217, pg. 129 - R6
- 37 - 46190 - NGZ Rentals LLC - d.b. 3040, pg. 271 - R6
- 38 - 44977 - Martha M. Buck & Sheri Buck Tyson - d.b. 3321, pg. 791 - R6
- 39 - 44976 - Sarah W. Winbourne - DC102, pg. 611 - R6
- 40 - 44975 - Jane K. Bennett - DC94 ROD - R6
- 41 - 44974 - Margaret Powers - d.b. 1769, pg. 456 - R6
- 42 - 44973 - TAG Development East LLC - d.b. 3731, pg. 204 - R6
- 43 - 44972 - Joe Michael Wilson - d.b. 3401, pg. 267 - R6
- 44 - 44971 - Loretta A. McPhail - d.b. 1367, pg. 276 - R6
- 45 - 44970 - John A. Bassos - d.b. 2886, pg. 264 - R6
- 46 - 52241 - NRYK Properties, LLC - d.b. 3389, pg. 461 - R9S
- 47 - 52240 - Inkyoung Yoo & Young Gyu Yoo - d.b. 1069, pg. 562 - R9S
- 48 - 52239 - Roy M. Roop II & Karen Oppelt Roop - d.b. 1119, pg. 685 - R9S
- 49 - 52219 - Brett D. Kelper - d.b. 3143, pg. 769 - R9S
- 50 - 52220 - Bradley J. Yount & Julie A. Daniel - d.b. 1581, pg. 275 - R9S
- 51 - 52221 - Patricia G. Morris - d.b. 522, pg. 467 - R9S
- 52 - 52222 - Derrick C. Smith & Julie A. Smith - d.b. 2909, pg. 331 - R9S
- 53 - 43067 - Gary W. Mayo & Jody L. Mayo - d.b. 2061, pg. 862 - R9S
- 54 - 43066 - Mark Gregory Angolia & Patricia Burton Angolia - d.b. 529, pg. 819 - R9S
- 55 - 43064 - David J. Sheppard & Kathleen M. Sheppard - d.b. 3601, pg. 875 - R9S
- 56 - 43063 - Edwin Ryan Grabill & Nikki Rae Grabill - d.b. 3743, pg. 93 - R9S
- 57 - 43062 - Thomas J. Huener & Kathryn M. Verbanac - d.b. 891, pg. 476 - R9S
- 58 - 43061 - Thomas R. Feller, Jr. & Melissa Feller - d.b. 3249, pg. 679 - R9S
- 59 - 43055 - Tyree Walker Trustee Revocable Living Trust - d.b. 2692, pg. 82 - R9S
- 60 - 43054 - John Reisch & Michelle Reisch - d.b. 3772, pg. 78 - R9S
- 61 - 43053 - Charles T. Wall & Betty M. Wall - d.b. 297, pg. 178 - R9S
- 62 - 43052 - Dennis T. Best & Lydia Best - d.b. 847, pg. 133 - R9S
- 63 - 43044 - Margaret Kathleen Gregg Remainder & Robert W. Gregg Life Estate - d.b. 3544, pg. 49 - R9S
- 64 - 43043 - Leland Geletka & Anna W. Geletka - d.b. 3745, pg. 22 - R9S
- 65 - 43042 - Robert D. Caldwell & Anita Godley Caldwell - d.b. 725, pg. 848 - R9S
- 66 - 43029 - Amy McDowell & Sterling McDowell - d.b. 3692, pg. 314 - R9S
- 67 - 43028 - Kimberly L. Miller - d.b. 3047, pg. 751 - R9S
- 68 - 43027 - Patricia J. Anderson - d.b. 3195, pg. 272 - R9S
- 69 - 43026 - Ryan Dahms & Melissa Taylor - d.b. 2445, pg. 767 - R9S
- 70 - 01887 - James M. Butler & Annelle W. Butler - d.b. 2700, pg. 236 - R9S
- 71 - 25533 - Gary Dolton Woods - 2018E, pg. 1038 - R9S
- 72 - 02119 - Donald Richard Hoffman & Valeria Mossey Hoffman - d.b. 975, pg. 706 - R9S
- 73 - 00775 - Norman R. Vanhorne & Janelle Vanhorne - d.b. N-43, pg. 428 - R9S
- 74 - 26558 - John Michael Hammond - d.b. 324, pg. 168 - R9S
- 75 - 47572 - First Christian Church Trustees - d.b. 1734, pg. 305 - R6S
- 76 - 44703 - Michael McGrath & Kimberly R. McGrath - d.b. 3163, pg. 350 - R6S
- 77 - 44704 - Nicholas Bryant Hatch - d.b. 3056, pg. 387 - R6S
- 78 - 44705 - Lakshmi M. Narasimhan & Vjayanthi Narasimhan - d.b. 579, pg. 814 - R6S
- 79 - 44709 - John Scott Eagle & Lisa Sink Eagle - d.b. 1000, pg. 401 - R6S
- 80 - 62140 - Daniel J. McCarty & Angela B. McCarty - d.b. 2727, pg. 828 - R6S
- 81 - 44708 - Daniel J. McCarty & Angela B. McCarty - d.b. 724, pg. 712 - R6S
- 82 - 44679 - Christa Edwards & Marous Edwards - d.b. 3638, pg. 92 - R6S
- 83 - 44680 - Brian J. Sorenson & Kimberly M. Sorenson - d.b. 1090, pg. 305 - R6S
- 84 - 31518 - Windy Ridge HOA - d.b. E-46, pg. 379 - R6S

TOTAL AREA TO BE REZONED OR
25.612 Ac.

TOTAL AREA TO BE REZONED OR ON SOUTH SIDE QUAIL RIDGE ROAD
25.612 Ac.

REVISED: 11-27-19 ADD NOTATION OF AREA TO BE REZONED



CERTIFICATION

I, GARY S. MILLER, CERTIFY TO THE FOLLOWING:

THIS SURVEY IS OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT CREATE A NEW STREET OR CHANGE AN EXISTING STREET;

THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BK. 3627 - PG. 718-719); OTHER REFERENCE SOURCE: D.B. 3246, PG. 22-22; THAT THE BOUNDARIES NOT SURVEYED ARE INDICATED AS DASHED LINES WITH INFORMATION IN BK. OF OTHER REFERENCE SOURCE; THAT THE RATIO OF PRECISION OR POSITIONAL ACCURACY IS 1:10,000+; AND THAT THIS MAP MEETS THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA (21 NCAC 06.0200);

WITNESS MY HAND AND SEAL THIS 19th DAY OF AUGUST, 2019.

SIGNED: *G. Miller*
PROFESSIONAL LAND SURVEYOR No. L-2562

REFERENCE: PARCEL # 06793 & 39147
DEED BK. 3627, PG. 719-718
DEED BK. 3246, PG. 22-27

OWNER(S) 4JPII, LLC
ADDRESS P.O. BOX 2067 GREENVILLE MC 27836
PHONE

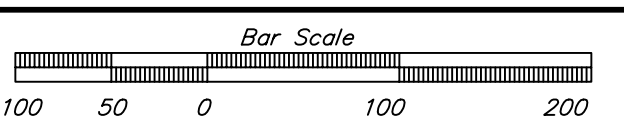
GARY S. MILLER & ASSOCIATES, P.A.
LAND SURVEYORS
1803 South Chaves Blvd.
Greenville, N.C. 27838
Phone (252)756-0785
Fax (252)756-0785
License # C-0225

SURVEYED: MCP APPROVED: GSM
DRAWN: BLW DATE: 08-19-19
CHECKED: GSM SCALE: 1" = 100'

REZONING MAP FOR
4JPII, LLC

TAX PARCEL # 39147 & 06793
GREENVILLE, WINTERVILLE TOWNSHIP
PITT COUNTY, NORTH CAROLINA

WO 19173



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
	i. 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	
R6 (RESIDENTIAL) - PERMITTED USES	
(1) General	
a.	Accessory use or building
c.	On-premise signs per Article N
(2) Residential	
a.	Single-family dwelling
b.	Two-family attached dwelling (duplex)
b(1).	Master Plan Community per Article J
c.	Multi-family development per Article I
f.	Residential cluster development per Article M
k.	Family care homes (see also 9-4-103)
q.	Room renting
(3) Home Occupations - None	
(4) Governmental	
b.	City of Greenville municipal government building or use (see also section 9-4-103)
(5) Agricultural/Mining	

a.	Farming; agricultural, horticulture, forestry (see also section 9-4-103)
l.	Beekeeping; minor use (see also section 9-4-103)
(6) Recreational/Entertainment	
f.	Public park or recreational facility
g.	Private noncommercial park or recreational facility
(7) Office/Financial/Medical - None	
(8) Services	
o.	Church or place of worship (see also section 9-4-103)
(9) Repair - None	
(10) Retail Trade - None	
(11) Wholesale/Rental/Vehicle-Mobile Home Trade - None	
(12) Construction	
c.	Construction office; temporary, including modular office (see also section 9-4-103)
(13) Transportation - None	
(14) Manufacturing/Warehousing - None	
(15) Other Activities (not otherwise listed - all categories) - None	
R6 (RESIDENTIAL) - SPECIAL USES	
(1) General - None	
(2) Residential	
d.	Land use intensity multi-family (LUI) development rating 50 per Article K
e.	Land use intensity multi-family (LUI) development rating 67 per Article K
l.	Group care facility
n.	Retirement center or home
o(1).	Nursing, convalescent or maternity home; minor care facility
p.	Board or rooming house
r.	Fraternity or sorority house
(3) Home Occupations	
a.	Home occupation; not otherwise listed
b.	Home occupation; barber and beauty shop
c.	Home occupation; manicure, pedicure or facial salon
(4) Governmental	
a.	Public utility building or use
(5) Agricultural/Mining - None	
(6) Recreational/Entertainment	
a.	Golf course; 18-hole regulation length (see also section 9-4-103)
a(1).	Golf course; 9-hole regulation length (see also section 9-4-103)
c(1).	Tennis club; indoor and outdoor facilities
(7) Office/Financial/Medical - None	
(8) Services	
a.	Child day care facilities
b.	Adult day care facilities
d.	Cemetery
g.	School; junior and senior high (see also section 9-4-103)
h.	School; elementary (see also section 9-4-103)
i.	School; nursery and kindergarten (see also section 9-4-103)

m.	Multi-purpose center
t.	Guest house for a college or other institution of higher learning
(9) Repair - None	
(10) Retail Trade - None	
(11) Wholesale/Rental/Vehicle-Mobile Home Trade - None	
(12) Construction - None	
(13) Transportation - None	
(14) Manufacturing/Warehousing - None	
(15) Other Activities (not otherwise listed - all categories) - None	
PROPOSED ZONING	
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	
OR (OFFICE-RESIDENTIAL) - SPECIAL USES	
(1) General - None	
(2) Residential	
d.	Land use intensity multi-family (LUI) development rating 50 per Article K
e.	Land use intensity multi-family (LUI) development rating 67 per Article K
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

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: 12/17/2019
Time: 6:00 PM

Title of Item: Request by V-SLEW, LLC for a preliminary plat entitled "River Bend". The property is located north of NC Highway 33 E at its intersection with L.T. Hardee Road and west of Rolling Meadows Subdivision. The proposed plat consists of one hundred and forty four (144) lots totaling 30.376 acres.

Explanation: The purpose of this preliminary plat is to create 144 single-family lots. The proposed plat also establishes the street pattern, utilities extensions, drainage and stormwater features that will serve the future development.

On June 9, 2011, this property was annexed into the City and zoned to R6S (single-family).

Sidewalks will be constructed on one side of all proposed streets and a detention pond will be provided.

Fiscal Note: There will be no costs to the City of Greenville associated with this development.

Recommendation: Staff is attempting to keep this item on the agenda, but some of the street names need to be changed due to concern over duplicate street names. Other than the street names, the City's Subdivision Review Committee has reviewed the plat and it meets all technical requirements with the Planning and Zoning Commission making a determination on public street access. Therefore, the street names on the preliminary plat are subject to change.

ATTACHMENTS:

Plat

