



Agenda

Planning and Zoning Commission

January 21, 2020
6:00 PM

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 - Les Robinson

III. Roll Call

IV. Approval of Minutes

1. December 17 2019

V. Old Business

Rezoning

2. Ordinance requested by 4JP11, 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]).

VI. New Business

3. Closure of a portion of Atlantic Avenue
4. Closure of a portion of Bonners Lane
5. Closure of a portion of South Alley Street

Rezoning

6. Ordinance requested by Tipton Rentals, LLC to rezone 2.514 acres located at Sara Lane off of Evans Street from R9 (Residential [Medium Density]) to R6 (Residential [High Density Multi-family]).
7. Ordinance requested by HBL Investments, LLC to rezone 4.122 acres located at the terminii of Morton Drive and Gordon Drive from R6S (Residential [Medium Density Single-family]) to R6 (Residential [High Density Multi-family]).
8. Ordinance requested by Rocky Russell Development, LLC to rezone 0.1817 acres located at 4020 Laurel Ridge Drive from O (Office) to R6A (Residential [Medium Density Multi-family]).
9. Ordinance requested by John Marvin Taft to rezone 2.209 acres located at 3180 Charles Boulevard from RA20 (Residential-Agricultural) to OR (Office-Residential [High Density Multi-family]).

Preliminary Plats

10. Request by Ark Consulting Group, PLLC for a preliminary plat entitled "Farrington Trace". Located north of E. Fire Tower Road between the intersection of the same and Meeting Place and Kittrell Road and is further identified as being tax parcel number 12782. The proposed plat consists of three (3) lots totaling 12.943 acres.

Text Amendment

11. Ordinance requested by the Planning and Development Services Department to amend the City Code by altering regulations related to flag size and permitted locations.

VII. Adjournment

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

December 17, 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 - X Ms. Chris Darden - X
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, Parker, Guth and Brock

PLANNING STAFF: Chantae Gooby, Chief Planner; Thomas Barnett; Director of Planning and Development Services; 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. Joyner, seconded by Mr. West, to accept the November 19, 2019 minutes. Motion passed unanimously.

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[Medium-Density]).

Ms. Gooby delineated the property. The property is currently vacant. It's located in the Hardee Creek Watershed and there is a small area in the 100-year flood plain. Under its current zoning, the property can accommodate 80-90 duplex units or five units per acre. Under the requested zoning, it can accommodate 100-120 multi-family units or seven units per acre. The Future Land Use and Character Map recommends traditional neighborhood, low-medium density, which is

anticipated to have to have a density of roughly 6 units per acre. The potential density increase is more than what is recommended by the Future Land Use and Character Map.

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

Mr. Robinson opened the public hearing.

Mr. Mike Baldwin, Baldwin Design Consultants, spoke in favor on behalf of the applicant. Because of the wetlands delineation, the rezoning is needed to make up for the loss of developable land.

No one spoke in opposition.

Mr. Robinson closed the public hearing.

Mr. Maxwell stated that he is concerned with the impact of the development on the wetlands.

Motion made by Mr. Maxwell, seconded by Mr. Guth to recommend denial for 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. Voting in favor: Maxwell, Guth and Brock. Voting in opposition: West, Joyner, Parker, Overton and Collins. Motion failed 3:5

Motion made by Mr. West, seconded by Mr. Guth to recommend approval for the proposed amendment, to advise, although the proposed amendment is inconsistent with the Comprehensive Plan in this instance it is an appropriate zoning classification and to adopt the staff report which addresses plan consistency and other matters, in favor. Voting in favor: West, Joyner, Parker, Overton and Collins. Voting in opposition: Maxwell, Guth and Brock. Motion passed 5:3.

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).

Mr. Sceviour delineated the property. It is located in the Town Creek Watershed, which requires 25-year detention. The property is mostly institutional uses and surface parking lots. It is located within the Downtown regional activity, which is where commercial is anticipated and encouraged. This rezoning could generate a net increase of 924 trips per day. In staff's opinion, the request is in compliance with Horizons 2026: Greenville's Community Plan and the Future Land Use and Character Map. This request aligns with Goals 1.3 and 1.4 of Horizons 2026: Greenville's Community Plan. Staff recommends approval.

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.

Mr. Robinson opened the public hearing.

Mr. Merrill Flood, East Carolina University, spoke in favor on behalf of the applicant. The purpose of the rezoning is to facility the development of the Innovation Campus also known as Millennial Campus.

No one spoke in opposition.

Mr. Robinson closed the public hearing.

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

4. Ordinance requested by 4JPll, 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]).

Ms. Gooby delineated the 31-acre property and brought the board up to date with the submitted letters from the petitioner and other stakeholders. Ms. Gooby then shared the history of the property's Special Use Permit and its current zoning. Informing the board that if the rezoning is granted the Special Use Permit will be nullified. Ms. Gooby also gave the board the definition of "spot zoning" as it is has been a concern raised by the affected parties. Because of the noise and lighting use of the athletic complex, the surrounding neighborhoods have expressed dissatisfaction with the complex. Complaints have been voiced with the city, property owners and the benefactor; however, the rezoning request could open the door for the Special Use Permit conditions to be set

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

Mr. Parker asked if there were other avenues for the petitioner to take other than rezoning the entire property.

Ms. Gooby replied there were two different paths that both hold uncertain results. One path is to go back before the Board of Adjustment and re-open the Special Use Permit to change the conditions. Alternatively, the petitioner and staff possibly can work on a text amendment and that would be if appropriate terms could be met without compromising the city code. Both options have no certain outcome.

Mr. Robinson opened the public hearing.

Ms. Amanda Mann, attorney for the applicant, spoke in favor of the request. We would rather not go back before the Board of Adjustment and open up the Special Use Permit. I can assure you that there is no nefarious intent. While we have considered other routes and a text amendment is an option, JP II is ready now to resolve the matter. We are in compliance. There is room for mutual benefits, and I am sure there is a practical decision here if we would work through it.

Mr. Rich Balot, applicant for JP II, spoke in favor of the request. The concept here is to help local teams have a place to practice. This is not a revenue stream; we may charge a fee to compensate those that clean up after. We have been working with the HOAs to combat the lighting and sound concerns. Our concern is the risk associated with going back before a quasi-judicial board and losing the Special Use Permit. The school has 140 students so that is huge risk. There has been rapid growth since the complex was constructed.

Mr. Parker asked have you met with the HOAs.

Mr. Balot replied we've tried. There has been communication in various forms.

Mr. Parker asked is this just for practice or games?

Mr. Balot replied both.

Mr. Joyner asked if there is a limit on light and sound in the Special Use Permit.

Mr. Balot answered not associated with Special Use Permit but the city sound ordinance

Mr. Parker asked if the zoning is changed then is it possible for a four-story apartment complex to be built there.

Mr. Balot stated that he understands the concerns of the residents.

Mr. Dave Caldwell, Planters Walk resident, spoke in opposition. The importance of the Special Use Permit to the neighborhood, it is vital, and protects the residents. The petitioner has installed

stadium lighting and I can't enjoy my pool because the lights blind me. I can deal with it one or two days a week but if you take the restriction off, how many days will it be. Please consider that people live there.

Ms. Pat Anderson, President of the Board of Directors of Planters Walk, spoke against the request. We are very proud of our neighborhood and have over 100 homeowners that choose to live there. This rezoning would bring change to the neighborhood with sound, lighting and traffic increase. I want to make it clear that while there have been improvements, there are not sufficient for the neighborhood. We would like clear restriction on any expansion on the already appropriately zone property and would like to maintain the current zoning. The homeowners have signed petitions and written over 25 letters. We don't want to have to worry about a 7-11 coming behind our homes. Mr. Ballot assured me that wouldn't happen but what will happen when he is no longer there.

Mr. Overton asked what is the biggest concern future use or frequency of use.

Ms. Anderson replied the use is the concern. We understand the need for others in the city to be able to use it. We are concerned about large volume events like tournaments when we were just assured that football season would be seven to eight games. With this rezoning, how much will the use increase?

Mr. Parker asked if a solution could be met without the rezoning and limiting use of lighting and sound. Would the association be fine with that?

Ms. Anderson replied from my read of the group, yes that would be but I can't speak for 100 people. I can only speak to what I know.

Mr. Robinson asked if there had been real discussions between the two parties.

Ms. Anderson stated that she had spoken to Mr. Balot via phone but he didn't call until after I got the notice. The FAQ letter that he sent was informative and it quieted some concerns.

Mr. Robinson asked would you like the opportunity to be heard collectively.

Ms. Anderson said yes. I am sure the other homeowners would, however, we will need something more concrete than a nice man's word that this will never happen. We would need permanent restrictions to protect the neighborhood from any violations of any covenant.

Mr. Michael Da Silva, Planters Walk resident, spoke in opposition. We have been told that the facilities were only for JP II and St. Peters schools. We unable to enjoy our home because of the sound and lighting from the complex, as well as, new flooding issues. I can barely hear the television. If rezoned, what will prevent them from building a larger school building next to the complex?

Mr. Bret Keiper, Planters Trail resident, spoke in opposition. Most of our interaction has been with the school and the engineers. They have been responsive to our concerns about the lighting and the sound. Interaction with 4JP II, LLC and JP II School are entirely different. I understand his

benevolence and a \$10 million dollar complex deserves to be used however, it was not our idea to build there. The Special Use Permit came with conditions. We got assurance for JP II School, and we would like to hold to that. In my letter, I refer to this as a bait and switch because the school, complex and church were built under the Special Use Permit, now here is a rezoning request. To change that zoning, is in fact, a bait and switch.

Mr. Parker asked are you okay with other teams using the complex.

Mr. Keiper replied that we are not adverse to the use but rather the lights and sound.

Mr. Alan Howell, Quail Ridge Board of Owners, spoke in opposition. We have 255 units and we are experiencing the same light and sound issues like all the others. If this rezoning is granted, the Special Use Permit is nullified. We're the neighborhood that will be hit with an increase in traffic and water run off issues.

Mr. Alex Torres, Planters Walk resident, spoke in opposition. He asserted that if there was such a great need for sports complexes in the city that there should be a plan in place to build them. He stated that if a city wide sports complex was built under the pretext of some recreational fields for a small school then a bait and switch had been carried out. He talked about the size of the complex being disproportionate to the size of the school. This leads him to believe that outside income sources would be sought out to offset the cost of the project and maintenance. He also claimed that the main issue was a lack of communication between the applicants and the residents throughout the project.

Ms. Joanie Torres, Planters Walk resident, spoke in opposition. She stated that there were issues with light pollution and sound. She also stated that JP II were not good neighbors as they did not live within the community. She claimed that games and band practice created a negative quality of life for the residents.

Bill Jacobs, Planters Walk resident, spoke in opposition. My neighbors and I cannot enjoy our backyards because of the lighting. I cannot even have my screen door open because of the sound. Moreover, this has been only one football season. What about the baseball season and the other sports?

Carrie O'Peel, Planters Trail resident, spoke in opposition. All parties haven't been brought to the table in this process

Cindy Rumble, Planters Trail, spoke in opposition. Our residents feel very left out of the loop. The Special Use Permit was approved and it should remain the zoning it is currently.

Donna Jacobs, Planters Walk resident, spoke in opposition, I've lived here for 33 years. Mr. Balot stated in his letter that there is still an outdoor track and volleyball court to be constructed. There are no buffers or berm but there is a chain link fence.

Julie Young, Planters Trail resident, spoke in opposition, I live next to the football field and I know why they would not want to go before a quasi-judicial board again. They are in violation of their

permit. Ms. Young played a sound clip of a noise from a JPII football game recorded from her patio. Ms. Young pointed out that the speakers are not being used for announcements but rather just to blast music.

Kim Hinnant, Quail Ridge resident, spoke in opposition, it is only 0.10 of a mile from 14th Street to the complex. With the proposed increase in traffic, there will be a back up in traffic on Quail Ridge Road. That road isn't meant for a lot of traffic.

Catherine Verbanic, Quail Ridge resident, lived here for 25 years. I had to buy flood insurance for the first time. We have been flooded because of drainage. I object to the concept that they are trying to be a good neighbors. They have left the lights on the football field all night. I call them in the morning to tell them. Residents in Cherry Oaks can hear the noise from the football games as well. That's not how good neighbors treat each other.

On rebuttal, Ms. Mann, spoke in favor of the request, we are ready to work together with staff to do a text amendment or whatever other options may be available. We understand the concerns regarding the Special Use Permit. A developer from the private sector could come and do something else. We are proposing a longer duration of a guarantee to the neighborhoods of what would and wouldn't be there.

Mr. Parker asked under the existing Special Use Permit, would additional school buildings be allowed?

Ms. Gooby replied yes. However I think they would have to revisit the Special Use Permit because part of the approval process is to show what things you plan on doing there. Therefore, any change from the site plan that I showed early would have to go before the Board Of Adjustment.

Mr. Parker asked is there anything on the site plan that indicates for additional buildings

Ms. Gooby answered no there isn't any further expansion that she is aware of.

Mr. Overton stated this is a difficult situation. If this isn't spot zoning it is very close. Would a text amendment be a possibility? I do not want to just deny it without giving the parties a chance to resolve it. Maybe they can table it and continue talks.

Mr. Parker stated that it appears that more meetings need to occur between all the stakeholders. It appears that not all parties have been heard. In addition, because the intent is to bless other sports team then reopening communication is worth it. If I lived here I wouldn't want anything else bothering me. However, I think more time may be needed to achieve both goals. I do not think rezoning is the answer.

Mr. Robinson replied most of the speakers tonight stated that they haven't been fully heard or received insufficient notice of this request. I think more time is need to allow the parties to come together to express their concerns in an amicable and civil way. I hope that a resolution can be reached before we have to vote on it.

Mr. Maxwell stated this rezoning will take away the protection the Special Use Permit provides the neighborhood. This request is a concern and I don't think it is the best choice.

Mr. Collins stated the rezoning is not the best choice to remedy the matter. There are other options and wouldn't voting in favor of that tonight.

Mr. Joyner replied I am not sure if rezoning is the best option here. Of course there needs to be some give and take regarding the sound and lighting. More attention should have been paid to a better buffer between the neighborhood and the complex.

Mr. Robinson confirmed that the petitioner is requesting a continuance.

Motion made by Mr. Brock, seconded by Mr. Overton to continue the proposed amendment until the next meeting. Voting in favor: West, Joyner, Parker, Overton and Brock. Voting in opposition: Maxwell, Guth and Collins. Motion passed 5:3.

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.

Mr. Sceviour delineated the property. He stated that the project is just south of the Tar River and East 10th Street near the intersection of L.T. Hardee Road. This 144 lot subdivision totaling 30 acres which is not impacted by the flood plain. Zoned R6S, it has a single-family designation. The Future Land Use and Character Map shows it to be low to medium density development. This plat meets all the technical specifications however, not all of the street names have been approved for Emergency 911 addressing. We would like your approval now and will return once all the street names have been approved.

Mr. Robinson asked is that something we can do, approve and allow it to be changed later without our vote on it.

Mr. Sceviour replied that staff would approve it as a minor alteration and return to inform you that the names have been approved.

Mr. Baldwin, spoke in favor of the request, representing V-Slew LLC, this plat was approved in 2008 and had expired, however, additional property was acquired and they now have a builder for the lots. Street name creation is difficult but we submitted the last name today so hopefully E911 will approve it.

Mr. Overton asked does it have sewer accessibility

Mr. Baldwin replied yes, it's on the sewer that services the State Employees Credit Union, Verizon, Aldi and River Hills.

No one spoke in opposition.

Motion made by Mr. Overton, seconded by Mr. West to recommend approval of the proposed preliminary plat. Motion passed unanimously

Adjournment

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

Meeting adjourned at 8:30

Respectfully submitted,
Chantae Gooby
Chief Planner



City of Greenville, North Carolina

Meeting Date: 1/21/2020
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: ** The applicant has requested to withdraw this application from consideration. The Commission will need to take action on this request to withdraw the application. See attached letter.

At the December 17, 2019 Planning and Zoning Commission meeting, the public heard was held and closed. The item was continued until the January 21, 2020 meeting.

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 not 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:

Letter
Attachments

Chantae Gooby

From: Amanda Bambrick <abambrick@morningstarlawgroup.com>
Sent: Monday, January 13, 2020 2:02 PM
To: Chantae Gooby
Subject: Rezoning Withdrawal

Hi Chantae,

Please accept this email as written notice of the formal withdrawal of the rezoning application associated with:

Ordinance requested by 4JP11, 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]).

Please remove this item from the agenda on the 21st and let me know what else you may need. Thank you.

Amanda



Amanda (Mann) Bambrick | Partner
421 Fayetteville Street | Suite 530 | Raleigh, NC 27601
direct 919.213.7320 | fax 919.882.8890 | mobile 919.609.7196
abambrick@morningstarlawgroup.com

4JPII

From: RA20 & R6

To: OR

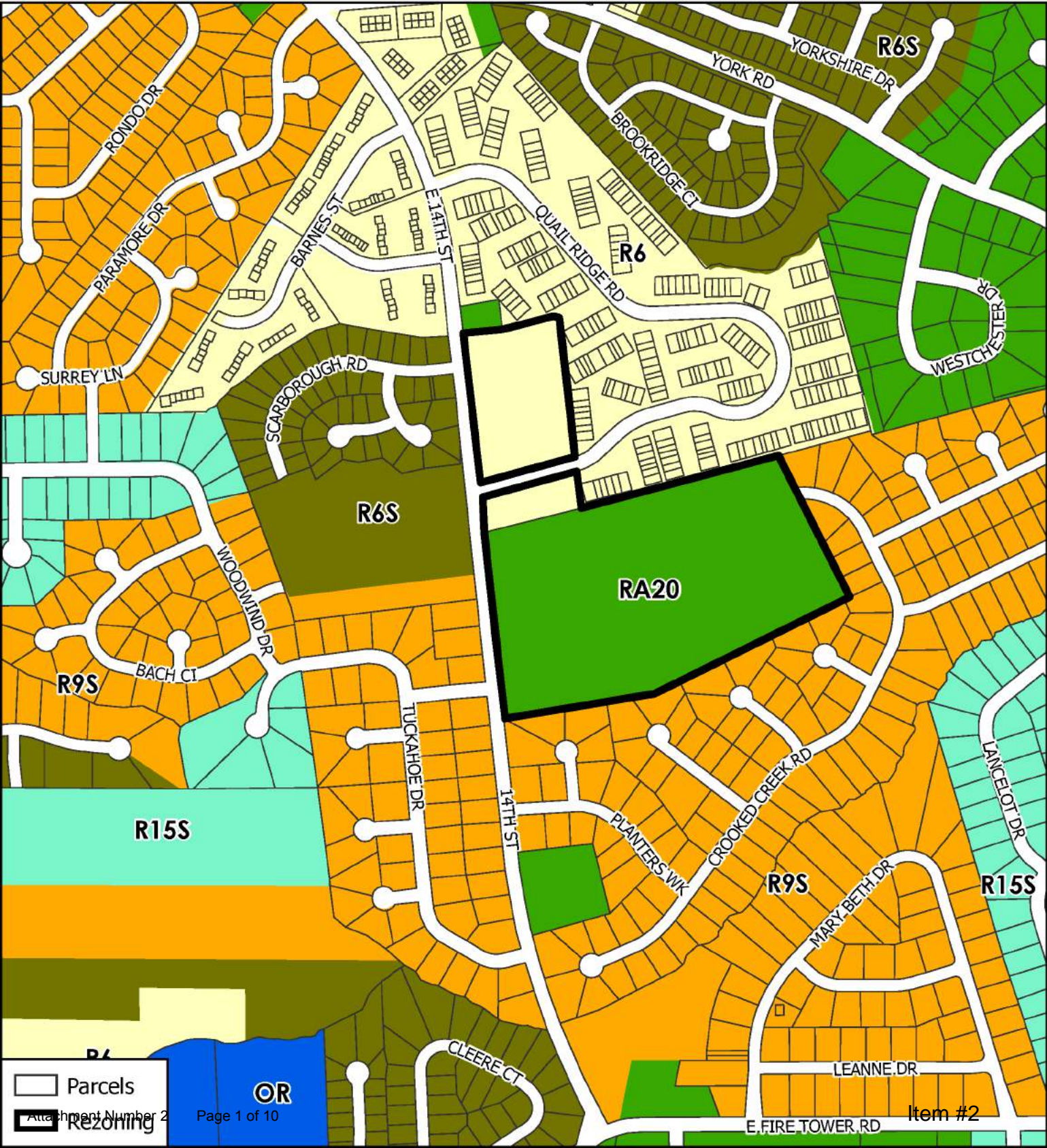
Total Acres: 31.038

December 3, 2019

N



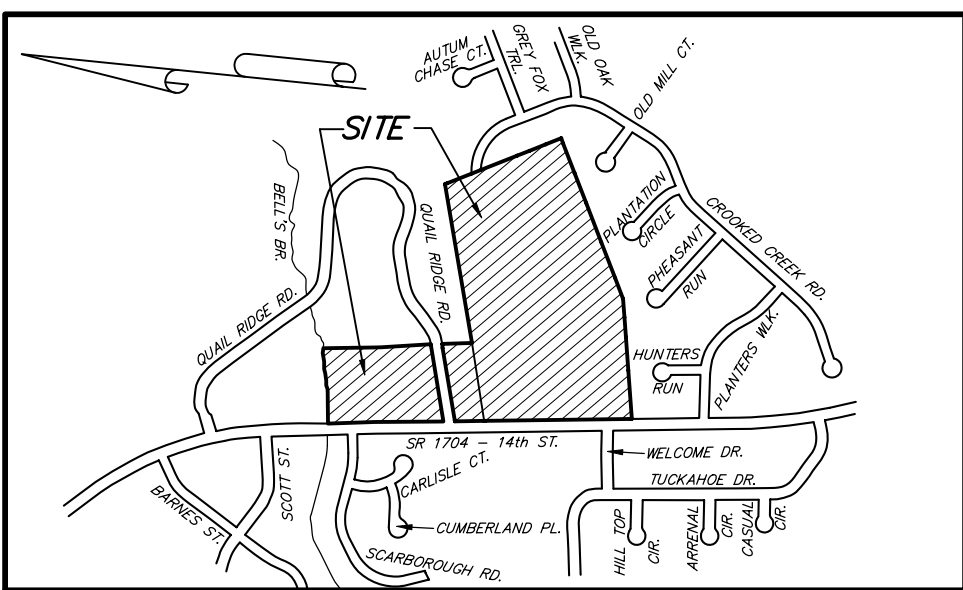
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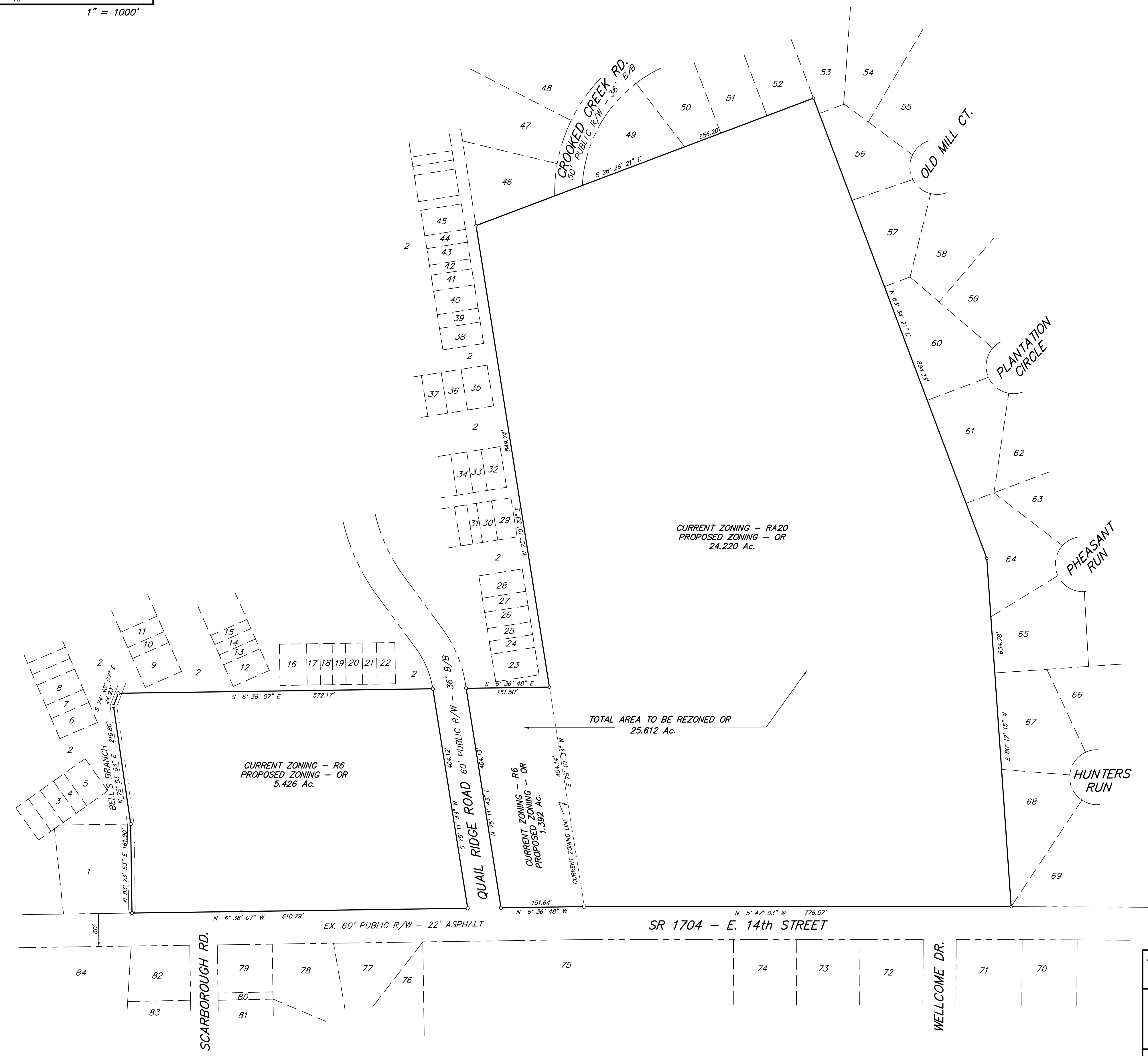
Parcels

Rezoning

OR



VICINITY MAP 1" = 1000'



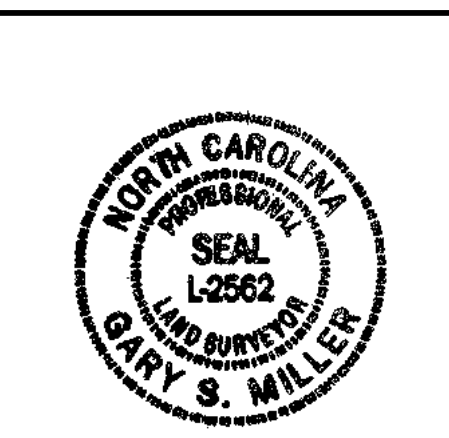
Lot - Parcel # - Owners - Reference - Zoning

- 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 Gu 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 Dalton 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: DBL 3246, PG. 22-27; THAT THE BOUNDARIES NOT SURVEYED ARE INDICATED AS DASHED LINES WITH INFORMATION IN BK. _____ OF OTHER REFERENCE SOURCE _____ SEE REF. _____; 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 06B.0200).

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

SIGNED _____
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

SURVEYED: MCP APPROVED: GSM

DRAWN: BLW DATE: 08-19-19

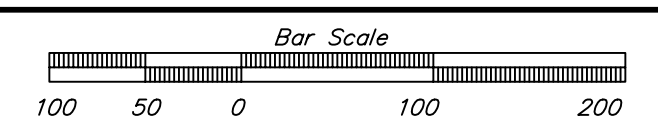
CHECKED: GSM SCALE: 1" = 100'

WO 19173

REZONING MAP FOR
4JPII, LLC

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

19173.dwg/17109.pdf



| 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 |

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| (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 | |

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| 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) |

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| 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 |

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| 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, OR | 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 (LMDR) | 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: 1/21/2020
Time: 6:00 PM

Title of Item: Closure of a portion of Atlantic Avenue

Explanation: **Abstract:** This item is to consider the closure of a portion of Atlantic Avenue from the southern right of way of Eight Street to a location about 405 feet north of Dickinson Avenue.

Explanation: This item is to consider the closure of a portion of Atlantic Avenue from the southern right of way of Eight Street to a location about 405 feet north of Dickinson Avenue.

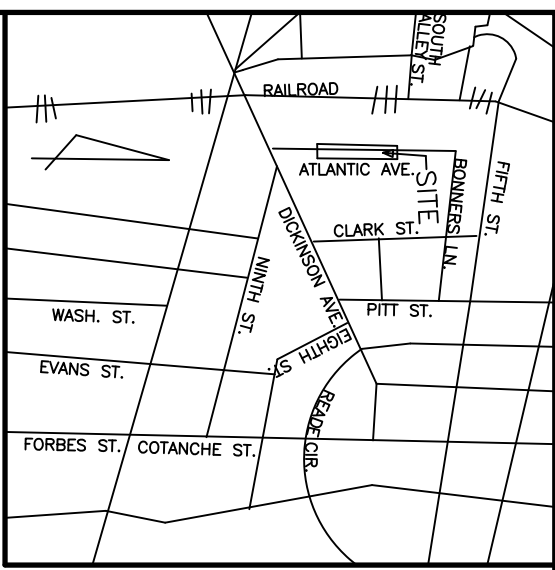
The street closure map has been reviewed by City staff and Greenville Utilities Commission (GUC). Staff and GUC request a utility easement over and upon the street section to be closed.

Fiscal Note: Budgeted funds for annual maintenance of this street section will no longer be required upon the effective date of the Resolution to Close by City Council.

Recommendation: Recommend to City Council the closure of a portion of Atlantic Avenue from the southern right of way of Eight Street to a location about 405 feet north of Dickinson Avenue.

ATTACHMENTS:

Map of Atlantic Ave

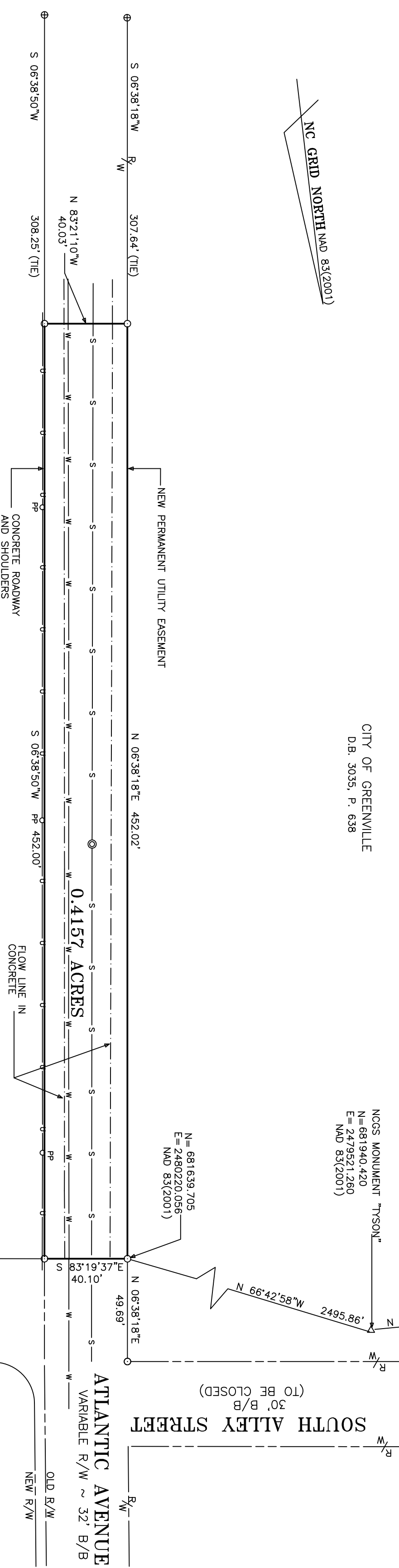


NOTES

- THIS IS A STREET CLOSING SURVEY OF A PORTION OF ATLANTIC AVENUE
- ALL DISTANCES SHOWN ARE HORIZONTAL FIELD DISTANCES; NO GRID FACTOR APPLIED
- THE COMBINED NC GRID FACTOR USED FOR GRID COORDINATE CALCULATIONS IS 0.99989763
- THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP 3720468800K, DATED 7/7/2014
- NO BUILDINGS, STRUCTURES, OR OTHER IMPROVEMENTS, MATERIALS AND SURFACES, INCLUDING BUT NOT LIMITED TO PRINCIPAL AND ACCESSORY STRUCTURES AND ADDITIONS AND APPURTENANCES THERETO, SIGNAGE, FENCES, WALLS, MECHANICAL EQUIPMENT, CANOPIES, ANTENNAS, MASTS, AERIALS, MONUMENTS, LANDSCAPE PLANTINGS, FILL MATERIALS, DEBRIS, SOLID WASTE COLLECTION CONTAINERS, MAIL RECEPTACLES AND IMPERVIOUS SURFACES SHALL ENCROACH WITHIN ANY DEDICATED EASEMENT WITHOUT PRIOR APPROVAL OF THE CITY OF GREENVILLE OR GREENVILLE UTILITIES COMMISSION
- THE DESIGNATION NOTED OVER NEW WATER, SANITARY SEWER, GAS OR ELECTRIC LINES IS FOR THE PURPOSE OF ESTABLISHING THE WIDTH OF SAID EASEMENTS THE EASEMENTS SHOWN ARE NOT EXCLUSIVE AND WILL PERMIT THE INSTALLATION OF WATER, SANITARY SEWER, GAS AND ELECTRIC LINES WITHIN THOSE DESIGNATED WIDTHS

LEGEND

- ◻ EXISTING GEODETIC MONUMENT
- P.I.K. NAIL SET
- ◊ IRON PIPE SET
- ⊕ EXISTING DRILL HOLE
- ⊙ POWER POLE
- U— OVERHEAD UTILITY LINE
- S— SANITARY SEWER LINE
- W— WATER LINE
- ⊙ EXISTING MANHOLE



**PRELIMINARY PLAT; NOT FOR RECORDATION,
CONVEYANCES, OR SALES**

STATE OF NORTH CAROLINA
COUNTY OF PITT
OFFICER OF PITT COUNTY REVIEW
TO THE BEST OF MY KNOWLEDGE & BELIEF
THAT THE MAP OR PLAT TO WHICH THIS
CERTIFICATION IS AFFIXED MEETS ALL
STATUTORY REQUIREMENTS FOR RECORDING.

REVIEW OFFICER _____
DATE: _____

I CERTIFY THAT THIS SURVEY IS A STREET CLOSURE SURVEY
AND IS AN EXCEPTION TO THE DEFINITION OF A SUBDIVISION
IN THE CITY OF GREENVILLE

STEPHEN N. SPRULL L-2723

GREENVILLE SUBDIVISION ADMINISTRATOR

MAYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT THE CITY COUNCIL OF THE
CITY OF GREENVILLE HAS PASSED A RESOLUTION TO
CLOSE A PORTION OF BONNERS LANE AND SOUTH ALLEY
STREET.
RESOLUTION No. _____

SIGNED _____ MAYOR
SIGNED _____ CITY CLERK

STATE OF NORTH CAROLINA, PITT COUNTY

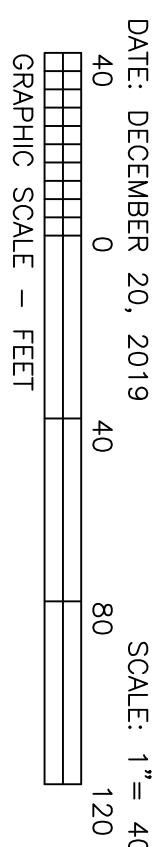
I, STEPHEN N. SPRULL, CERTIFY THAT THIS MAP WAS DRAWN
UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE
CALCULATED IS 116.164. THAT THE BOUNDARIES NOT
SURVEYED ARE SHOWN AS BROKEN LINES; THAT THIS PLAT
WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS
AMENDED. WITNESS MY HAND AND SEAL THIS DAY
OF _____ 2020

STEPHEN N. SPRULL L-2723

SOUTH ALLEY STREET
(TO BE CLOSED)
30' B/B

ATLANTIC AVENUE
VARIABLE R/W ~ 32' B/B

EIGHTH STREET
50' R/W



DATE: DECEMBER 20, 2019 SCALE: 1" = 40'

STREET CLOSING MAP FOR
A PORTION OF
ATLANTIC AVENUE
CITY OF GREENVILLE
GREENVILLE TOWNSHIP ~ PITT COUNTY
NORTH CAROLINA

Sprull & Associates Inc.
2747 East Tenth Street
Greenville, North Carolina 27658
(252) 757-1200
sprull@coastalnet.com

Firm No. C-978



City of Greenville, North Carolina

Meeting Date: 1/21/2020
Time: 6:00 PM

Title of Item: Closure of a portion of Bonners Lane

Explanation: **Abstract:** This item is to consider the closure of a portion of Bonners Lane located west of Atlantic Avenue and East of CSX Railroad.

Explanation: This item is to consider the closure of a portion of Bonners Lane located west of Atlantic Avenue and East of CSX Railroad.

The street closure map has been reviewed by City staff and Greenville Utilities Commission (GUC). Staff and GUC request a utility easement over and upon the street section to be closed.

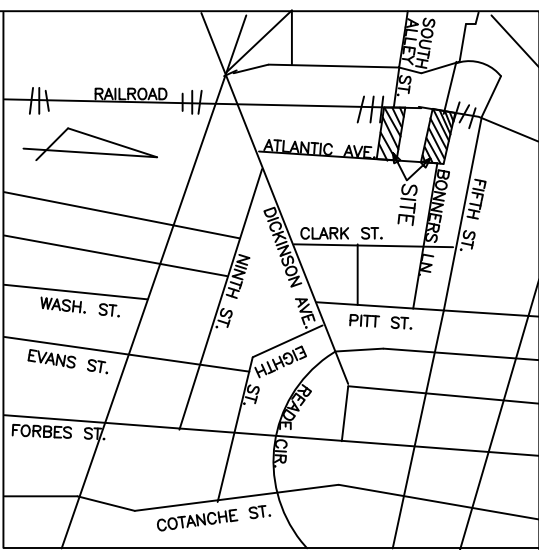
Fiscal Note: Budgeted funds for annual maintenance of this street section will no longer be required upon the effective date of the Resolution to Close by City Council.

Recommendation: Recommend to City Council the closure of a portion of Bonners Lane located west of Atlantic Avenue and east of CSX Railroad.

ATTACHMENTS:

Map

PRELIMINARY PLAT; NOT FOR RECORDATION,
CONVEYANCES, OR SALES

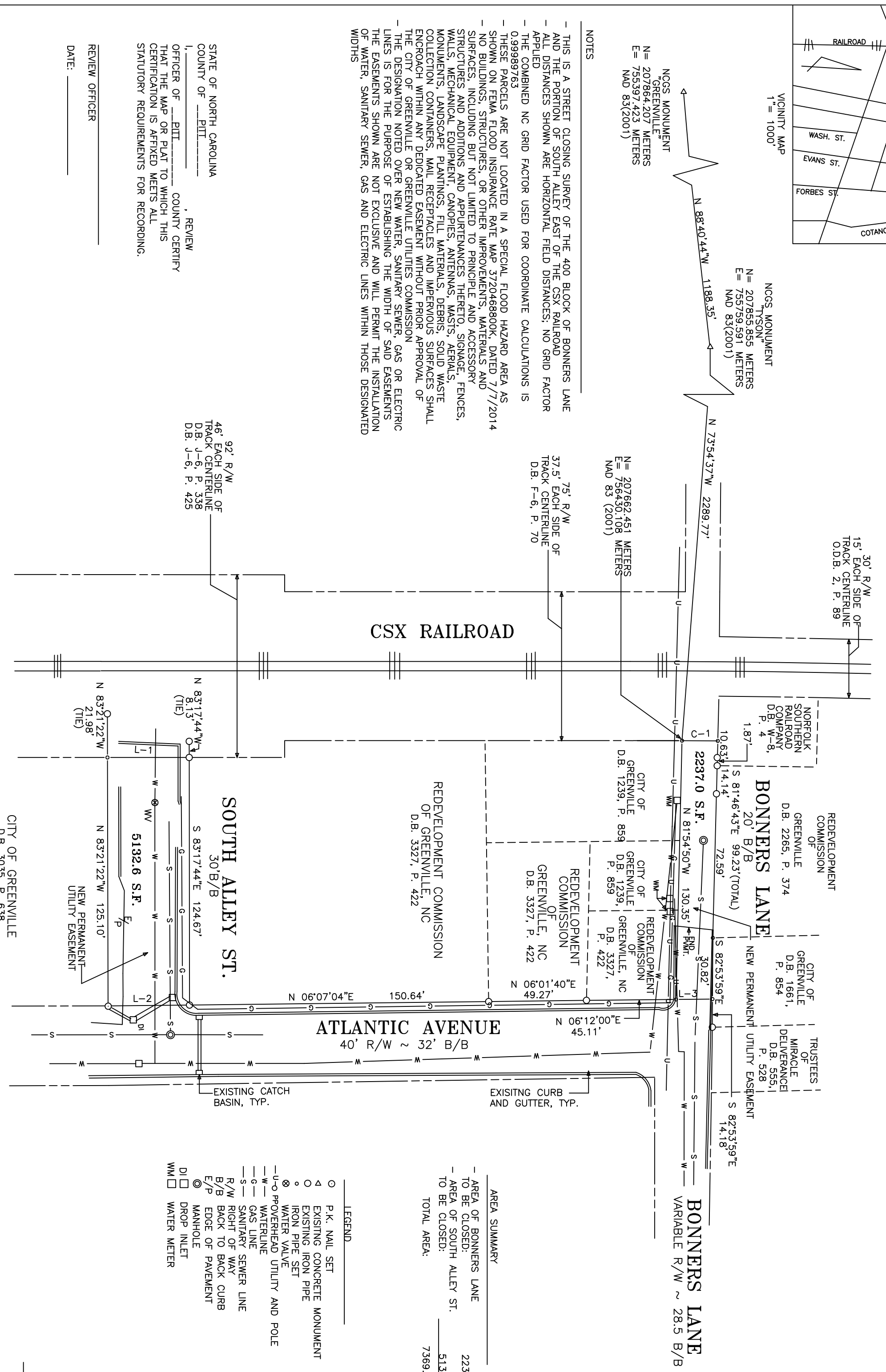


C-1 CURVE DATA

| |
|-----------------------------|
| R = 4462.34' |
| Δ = 0°13'54" |
| L = 18.03' |
| CHORD = N 07°07'53"E 18.03' |

LINE CALL TABLE

| COURSE | BEARING | DISTANCE |
|--------|--------------|----------|
| L-1 | N 06°46'33"E | 41.16' |
| L-2 | S 06°10'37"W | 41.03' |
| L-3 | S 06°12'00"W | 18.34' |



AREA SUMMARY

| | |
|---------------------------------------|--------------|
| AREA OF BONNERS LANE TO BE CLOSED: | 2237.0 S.F. |
| AREA OF SOUTH ALLEY ST. TO BE CLOSED: | 5132.6 S.F. |
| TOTAL AREA: | 7369.60 S.F. |

- LEGEND
- P.K. NAIL SET
 - ◊ EXISTING CONCRETE MONUMENT
 - EXISTING IRON PIPE
 - IRON PIPE SET
 - ⊗ WATER VALVE
 - W-0 PROWEREAD UTILITY AND POLE
 - W-1 WATERLINE
 - W-2 GAS LINE
 - W-3 SANITARY SEWER LINE
 - W-4 SANITARY WASTE
 - W-5 BACK TO BACK CURB
 - W-6 EDGE OF PAVEMENT
 - ⊙ MANHOLE
 - DROP INLET
 - WATER METER

NOTES

- THIS IS A STREET CLOSING SURVEY OF THE 400 BLOCK OF BONNERS LANE AND THE PORTION OF SOUTH ALLEY EAST OF THE CSX RAILROAD
- ALL DISTANCES SHOWN ARE HORIZONTAL FIELD DISTANCES; NO GRID FACTOR APPLIED
- THE COMBINED NC GRID FACTOR USED FOR COORDINATE CALCULATIONS IS 0.99989763
- THESE PARCELS ARE NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP 3720468800K, DATED 7/7/2014
- NO BUILDINGS, STRUCTURES, OR OTHER IMPROVEMENTS, MATERIALS AND SURFACES, INCLUDING BUT NOT LIMITED TO PRINCIPLE AND ACCESSORY STRUCTURES AND ADDITIONS AND APURTENANCES THERETO, SIGNAGE, FENCES, WALLS, MECHANICAL EQUIPMENT, CANOPIES, ANTENNAS, MASTS, AERIALS, MONUMENTS, LANDSCAPE PLANTINGS, FILL MATERIALS, DEBRIS, SOLID WASTE COLLECTION CONTAINERS, MAIL RECEPTACLES AND IMPROVED SURFACES SHALL ENCROACH WITHIN ANY DEDICATED EASEMENT WITHOUT PRIOR APPROVAL OF THE CITY OF GREENVILLE OR GREENVILLE UTILITIES COMMISSION
- THE DESIGNATION NOTED OVER NEW WATER, SANITARY SEWER, GAS OR ELECTRIC LINES IS FOR THE PURPOSE OF ESTABLISHING THE WIDTH OF SAID EASEMENTS THE EASEMENTS SHOWN ARE NOT EXCLUSIVE AND WILL PERMIT THE INSTALLATION OF WATER, SANITARY SEWER, GAS AND ELECTRIC LINES WITHIN THOSE DESIGNATED WIDTHS

STATE OF NORTH CAROLINA
COUNTY OF PITT
OFFICER OF P.L.L. REVIEW
THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

REVIEW OFFICER
DATE:

PRELIMINARY PLAT; NOT FOR RECORDATION,
CONVEYANCES, OR SALES

STATE OF NORTH CAROLINA, PITT COUNTY
I, STEPHEN N. SPRULL, CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION, THAT THE RATIO OF PRECISION AS CALCULATED IS 1:16,164. THAT THE BOUNDARIES NOT SURVEYED ARE SHOWN AS BROKEN LINES; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY HAND AND SEAL THIS

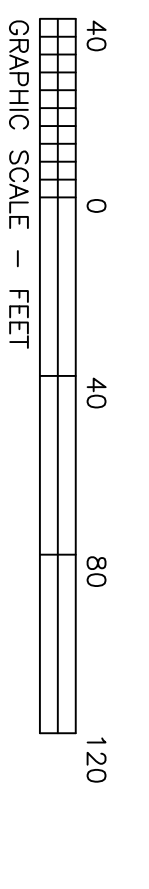
I CERTIFY THAT THIS SURVEY IS A STREET CLOSURE SURVEY AND IS AN EXCEPTION TO THE DEFINITION OF A SUBDIVISION IN THE CITY OF GREENVILLE

THIS IS TO CERTIFY THAT THE CITY COUNCIL OF THE CITY OF GREENVILLE HAS PASSED A RESOLUTION TO CLOSE A PORTION OF BONNERS LANE AND SOUTH ALLEY STREET.
RESOLUTION No. _____

MAYOR'S CERTIFICATE

SIGNED _____ MAYOR

SIGNED _____ CITY CLERK



DATE: SEPTEMBER 25, 2019
SCALE: 1" = 40'

STREET CLOSING MAP FOR
A PORTION OF
BONNERS LANE
AND
SOUTH ALLEY STREET
CITY OF GREENVILLE
GREENVILLE TOWNSHIP ~ PITT ~ COUNTY
NORTH CAROLINA

Sprull & Associates Inc.
2747 East Tenth Street
Greenville, North Carolina 27858
(252) 757-1200
sprull@coastalnet.com
Firm No. C-978

STEPHEN N. SPRULL L-2723

GREENVILLE SUBDIVISION ADMINISTRATOR



City of Greenville, North Carolina

Meeting Date: 1/21/2020
Time: 6:00 PM

Title of Item: Closure of a portion of South Alley Street

Explanation: **Abstract:** This item is to consider the closure of a portion of South Alley Street located west of Atlantic Avenue and East of CSX Railroad.

Explanation: This item is to consider the closure of a portion of South Alley Street located west of Atlantic Avenue and East of CSX Railroad.

The street closure map has been reviewed by City staff and Greenville Utilities Commission (GUC). Staff and GUC request a utility easement over and upon the street section to be closed.

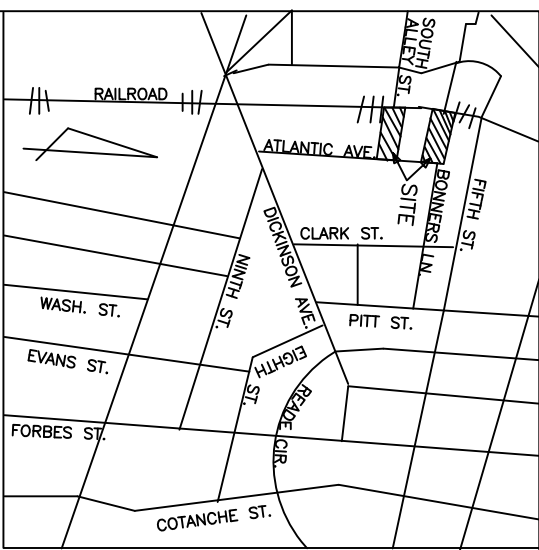
Fiscal Note: Budgeted funds for annual maintenance of this street section will no longer be required upon the effective date of the Resolution to Close by City Council.

Recommendation: Recommend to City Council the closure of a portion of South Alley Street located west of Atlantic Avenue and east of CSX Railroad.

ATTACHMENTS:

Map

PRELIMINARY PLAT; NOT FOR RECORDATION,
CONVEYANCES, OR SALES

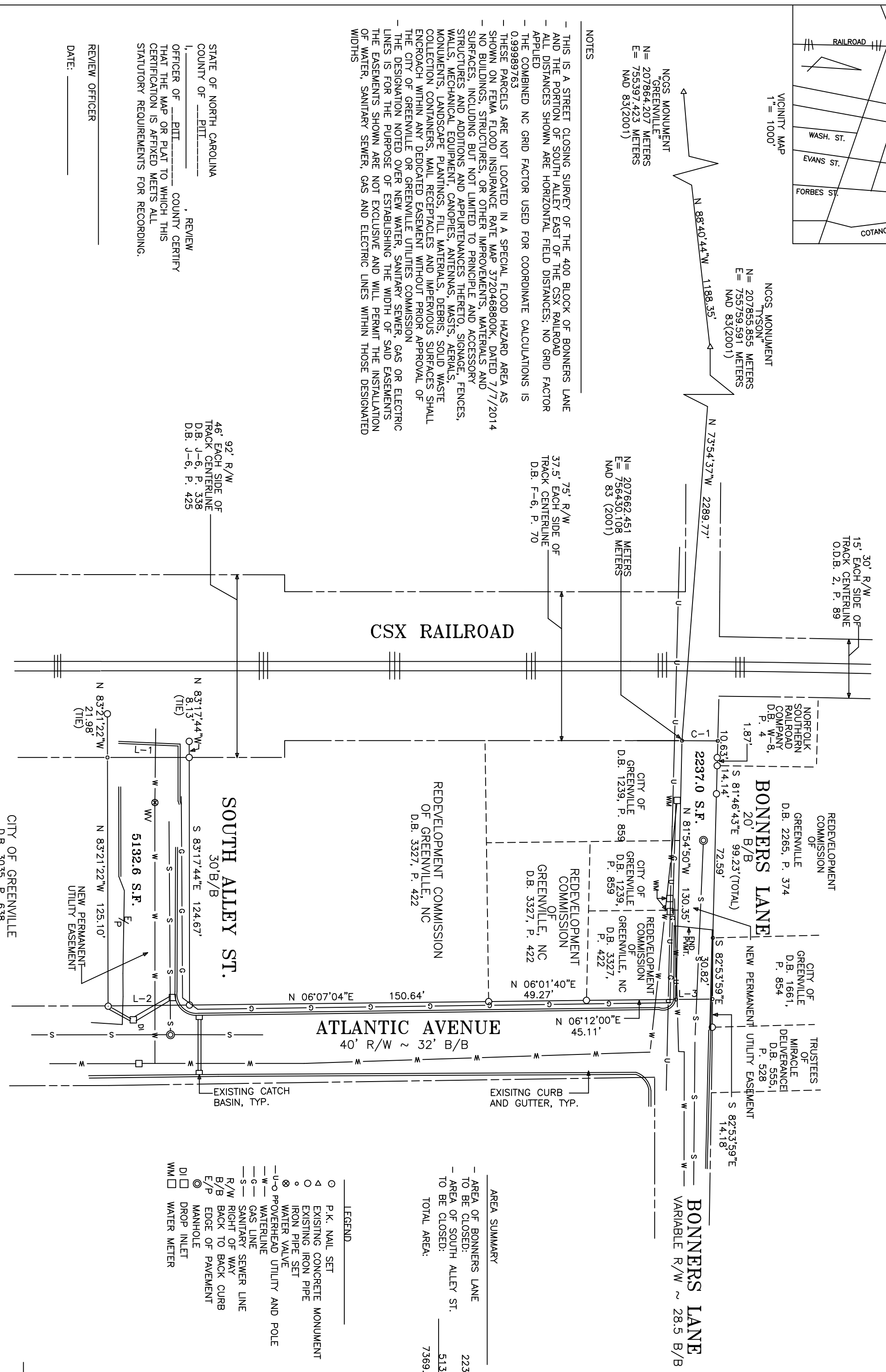


C-1 CURVE DATA

| |
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LINE CALL TABLE

| COURSE | BEARING | DISTANCE |
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AREA SUMMARY

| | |
|---------------------------------------|--------------|
| AREA OF BONNERS LANE TO BE CLOSED: | 2237.0 S.F. |
| AREA OF SOUTH ALLEY ST. TO BE CLOSED: | 5132.6 S.F. |
| TOTAL AREA: | 7369.60 S.F. |

- LEGEND
- P.K. NAIL SET
 - ◊ EXISTING CONCRETE MONUMENT
 - EXISTING IRON PIPE
 - IRON PIPE SET
 - ⊗ WATER VALVE
 - W-0 PROWEREAD UTILITY AND POLE
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 - W-4 SANITARY WASTE
 - W-5 BACK TO BACK CURB
 - W-6 EDGE OF PAVEMENT
 - ⊙ MANHOLE
 - DROP INLET
 - WATER METER

NOTES

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- ALL DISTANCES SHOWN ARE HORIZONTAL FIELD DISTANCES; NO GRID FACTOR APPLIED
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- THE DESIGNATION NOTED OVER NEW WATER, SANITARY SEWER, GAS OR ELECTRIC LINES IS FOR THE PURPOSE OF ESTABLISHING THE WIDTH OF SAID EASEMENTS THE EASEMENTS SHOWN ARE NOT EXCLUSIVE AND WILL PERMIT THE INSTALLATION OF WATER, SANITARY SEWER, GAS AND ELECTRIC LINES WITHIN THOSE DESIGNATED WIDTHS

STATE OF NORTH CAROLINA
COUNTY OF PITT
OFFICER OF P.L.L. REVIEW
THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

REVIEW OFFICER
DATE:

PRELIMINARY PLAT; NOT FOR RECORDATION,
CONVEYANCES, OR SALES

STATE OF NORTH CAROLINA, PITT COUNTY
I, STEPHEN N. SPRULL, CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION, THAT THE RATIO OF PRECISION AS CALCULATED IS 1:16,164. THAT THE BOUNDARIES NOT SURVEYED ARE SHOWN AS BROKEN LINES; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY HAND AND SEAL THIS

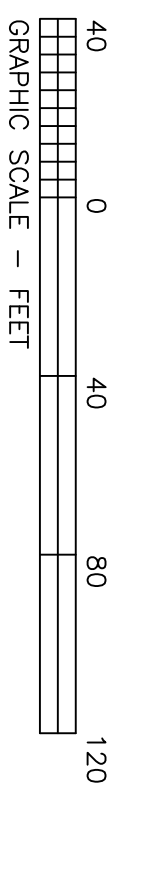
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THIS IS TO CERTIFY THAT THE CITY COUNCIL OF THE CITY OF GREENVILLE HAS PASSED A RESOLUTION TO CLOSE A PORTION OF BONNERS LANE AND SOUTH ALLEY STREET.
RESOLUTION No. _____

MAYOR'S CERTIFICATE

SIGNED _____ MAYOR

SIGNED _____ CITY CLERK



DATE: SEPTEMBER 25, 2019 SCALE: 1" = 40'

STREET CLOSING MAP FOR
A PORTION OF
BONNERS LANE
AND
SOUTH ALLEY STREET
CITY OF GREENVILLE
GREENVILLE TOWNSHIP ~ PITT ~ COUNTY
NORTH CAROLINA

Sprull & Associates Inc.
2747 East Tenth Street
Greenville, North Carolina 27858
(252) 757-1200
sprull@coastalnet.com
Firm No. C-978



City of Greenville, North Carolina

Meeting Date: 1/21/2020
Time: 6:00 PM

Title of Item: Ordinance requested by Tipton Rentals, LLC to rezone 2.514 acres located at Sara Lane off of Evans Street from R9 (Residential [Medium Density]) to R6 (Residential [High Density Multi-family]).

Explanation: **Abstract:** The City has received a request by Tipton Rentals, LLC to rezone 2.514 acres located at Sara Lane off of Evans Street from R9 (Residential [Medium Density]) to R6 (Residential [High Density Multi-family]).

Required Notices:

Planning and Zoning meeting notice (property owner and adjoining property owner letter) mailed on January 6, 2020.

On-site sign(s) posted on January 6, 2020.

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 high density residential (HDR) in this area.

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 development
- Improve streetscape features such as consistent sidewalks, lighting and street trees

Primary uses:

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

Secondary uses:

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

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

Based on possible uses permitted by the requested rezoning, the proposed rezoning classification could generate 200 trips to and from the site on Evans Street, which is a net increase of 95 additional trips per day.

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

History/Background:

In 1972, the property was incorporated into the City's extra-territorial jurisdiction (ETJ) as part of a large-scale ETJ extension and was zoned RA20. By 1976, it was rezoned to its current zoning.

Existing Land Uses:

Currently, the property contains eight (8) duplex buildings (16 units).

Water/Sewer:

Water and sanitary sewer are available to the property.

Historic Sites:

There are no known effects on historic sites.

Environmental Conditions/Constraints:

The property is located in the Fork Swamp Watershed. If stormwater rules apply, it would require 10-year detention and nitrogen 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: R6 - Brookfield Apartments
South: R6 - Willoughby Park Apartments
East: R9S - Pinewood Forest Subdivision
West: R6- Elizabeth Heights Duplexes

Density Estimates:

Currently, the property contains eight (8) duplex buildings (16 units).

Under the proposed zoning, the site could accommodate 25-30 multi-family units.

Anticipated buildout is 2-3 years.

Fiscal Note:

No cost to the City.

Recommendation:

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

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

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

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

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

"Motion to recommend denial of the proposed rezoning, to advise that, although the proposed amendment is consistent with the comprehensive plan, there is a

more appropriate zoning classification, and to adopt the staff report which addresses plan consistency."

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

ATTACHMENTS:

Attachments

Tipton Rentals, LLC

From: R9

To: R6

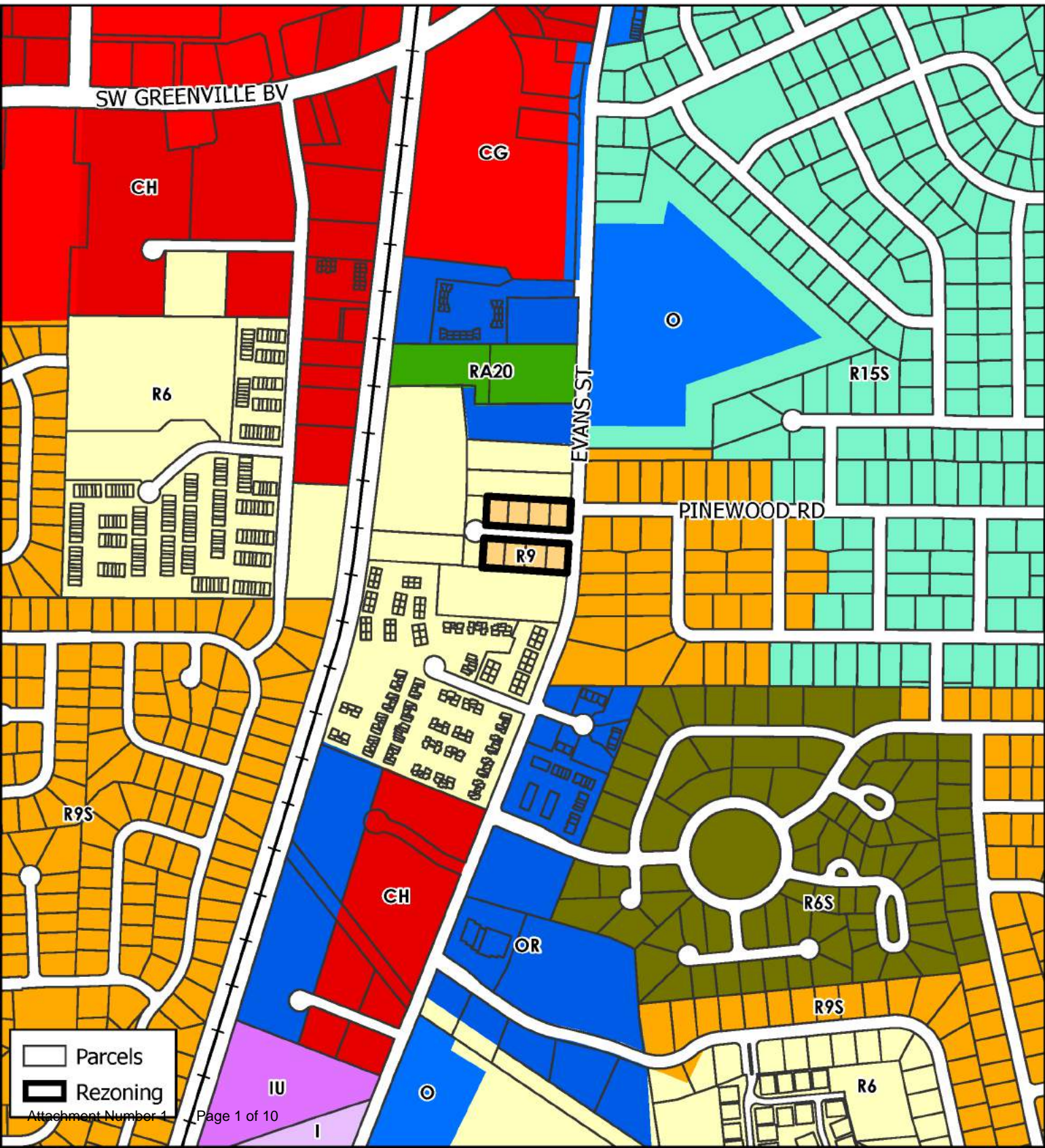
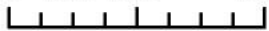
Total Acres: 2.51

January 6, 2019

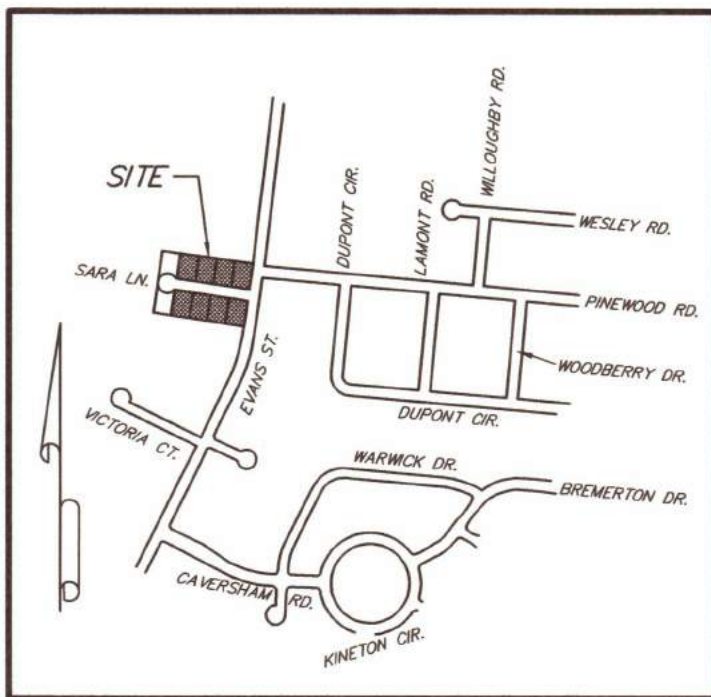
N



0 0.04 0.07 0.15 Miles



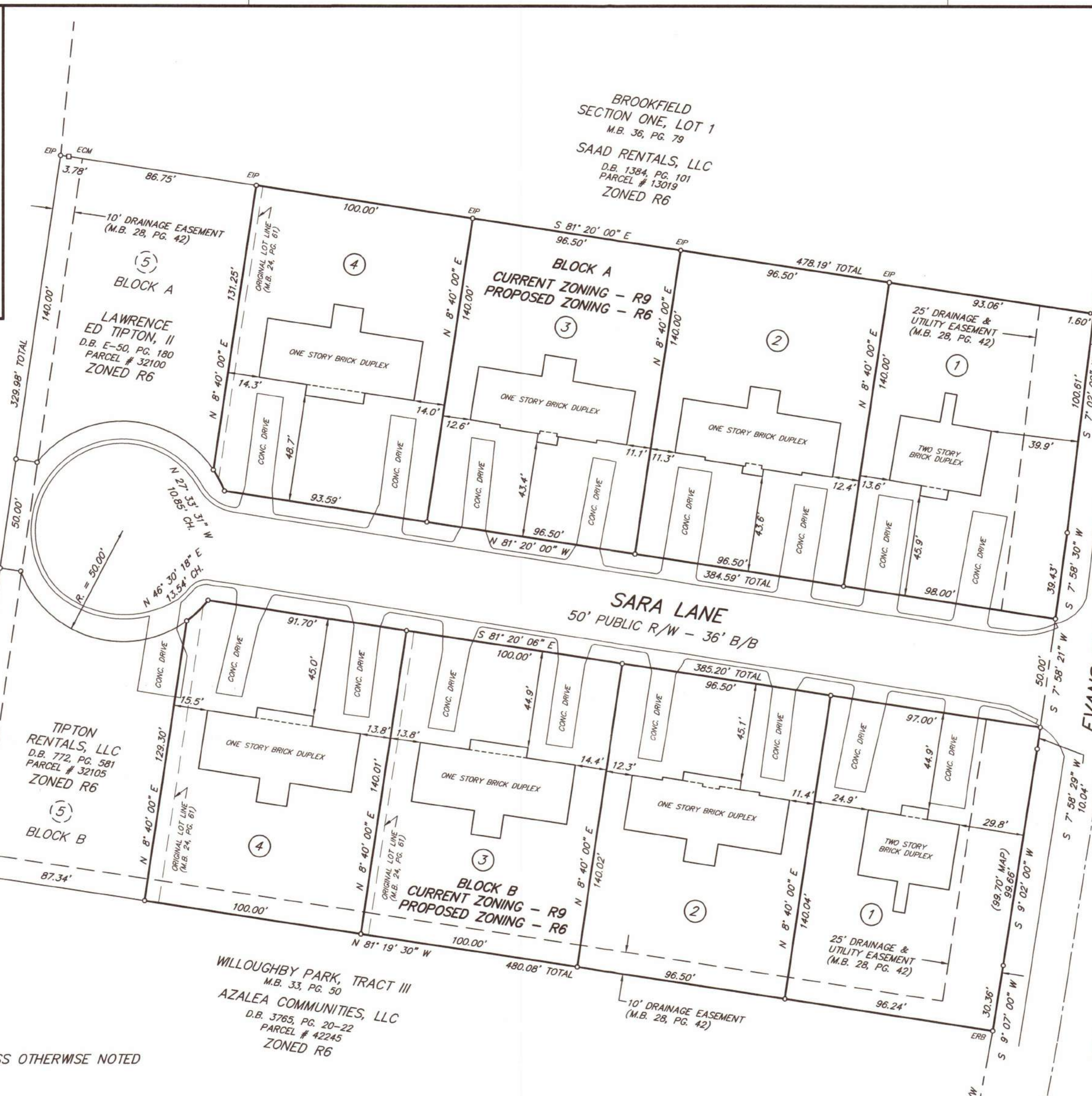
- Parcels
- Rezoning



VICINITY MAP 1" = 1,000'

TIPTON RENTALS, LLC
D.B. 3662, PG. 621-623
PARCEL # 35345
ZONED R6

TIPTON RENTALS, LLC
D.B. 3662, PG. 621-623
PARCEL # 09506
ZONED R6



WADE A. STANLEY
D.B. 2401, PG. 869-871
PARCEL # 23129
ZONED R9S

STA HOLDINGS, LLC
D.B. 3426, PG. 404-406
PARCEL # 16070
ZONED R9S

ZIA UR REHMAN
D.B. 3335, PG. 559-561
PARCEL # 01743
ZONED R9S

DENNIS T. WALSTON
D.B. 181, PG. 308
PARCEL # 01742
ZONED R9S

WILLOUGHBY PARK, TRACT III
M.B. 33, PG. 50
AZALEA COMMUNITIES, LLC
D.B. 3765, PG. 20-22
PARCEL # 42245
ZONED R6

NOTE: NO POINTS SET UNLESS OTHERWISE NOTED



REFERENCE:
MAP BK. 28, PG. 42
MAP BK. 24, PG. 61
DEED BK. 772, PG. 581
DEED BK. 2699, PG. 442-443
DEED BK. N-46, PG. 300
DEED BK. 754, PG. 662
DEED BK. 2699, PG. 440-441
PARCEL #S 32096, 32097, 32098,
32099, 32101, 32102, 32103 & 32104

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 Book SEE, Page REF. or other reference source); that the boundaries not surveyed are indicated as drawn from information in Book SEE, Page REF. or 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 56.1600).
Witness my hand and seal this 13th day of DECEMBER, 2019.

Signed G. Miller
Professional Land Surveyor No. L-2562

LEGEND:
EIP - EXISTING IRON PIPE
ERB - EXISTING RE-BAR
ECM - EXISTING CONCRETE MONUMENT
C/L - CENTERLINE
R/W - RIGHT OF WAY
B/B - BACK TO BACK

REZONING MAP FOR
TIPTON RENTALS, LLC

LOTS 1, 2, 3 & 4, BLOCK A
& LOTS 1, 2, 3 & 4, BLOCK B
ELIZABETH HEIGHTS SUBDIVISION (REVISED)
AS RECORDED IN MAP BK. 28, PG. 42
OF THE PITT COUNTY REGISTRY
GREENVILLE, WINTERVILLE TOWNSHIP
PITT COUNTY, NORTH CAROLINA

OWNER(S) TIPTON RENTALS, LLC
ADDRESS 234 GREENVILLE BLVD., GREENVILLE, NC 27858
PHONE 252-756-0911

GARY S. MILLER & ASSOCIATES, P.A.
LAND SURVEYORS

GARY S. MILLER, PLS
Phone (252)756-7878
Fax (252)756-0785

1803 South Charles Blvd.
Greenville, N.C. 27858
License # C-0225

SURVEYED: MCP
DRAWN: BLW
CHECKED: GSM
APPROVED: GSM
DATE: 12-13-19
SCALE: 1" = 40'

AREA TO BE REZONED

BLOCK A, LOTS 1, 2, 3 & 4 - 54,509 Sq. Ft. / 1.251 Ac.
BLOCK B, LOTS 1, 2, 3 & 4 - 55,010 Sq. Ft. / 1.263 Ac.

TOTAL - 109,519 Sq. Ft. / 2.514 Ac.

REZONING THOROUGHFARE/TRAFFIC VOLUME REPORT

Case No: 19-22

Applicant: Tipton Rentals, LLC

Property Information

Current Zoning: R9 (Residential [Medium Density Multi-Family])

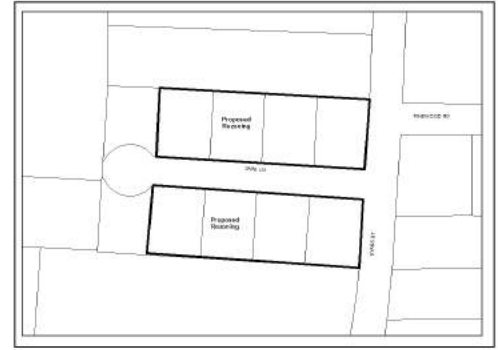
Proposed Zoning: R6 (Residential [High Density Multi-Family])

Current Acreage: 2.514 acres

Location: Evans St, south of Pinewood Road

Points of Access: Evans Street

Location Map



Transportation Background Information

1.) Evans Street- State maintained

| | <u>Existing Street Section</u> | <u>Ultimate Thoroughfare Street Section</u> |
|---------------------------|--------------------------------|---|
| Description/cross section | 3 lanes - paved shoulder | 4 lanes divided with raised median |
| Right of way width (ft) | 60 | 100 |
| Speed Limit (mph) | 45 | no change |
| Current ADT: | 25,980 (*) | |
| Design ADT: | 14,300 vehicles/day (**) | 39,700 vehicles/day (**) |
| Controlled Access | No | |

Thoroughfare Plan Status Major Thoroughfare

Other Information: There are no sidewalks along Evans Street 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: U-2817 - SR 1711 (WORTHINGTON ROAD) IN WINTERVILLE TO US 264 ALTERNATE (GREENVILLE BOULEVARD) IN GREENVILLE. WIDEN TO MULTI-LANES.

Trips generated by proposed use/change

Current Zoning: 105 -vehicle trips/day (*) **Proposed Zoning: 200** -vehicle trips/day (*)

Estimated Net Change: increase of 95 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 Evans Street are as follows:

1.) Evans Street , North of Site (60%): “No build” ADT of 25,980

Estimated ADT with Proposed Zoning (full build) – 26,100
 Estimated ADT with Current Zoning (full build) – 26,043
Net ADT change = 57 (<1% increase)

2.) Evans Street , South of Site (40%): “No build” ADT of 25,980

Estimated ADT with Proposed Zoning (full build) – 26,060

Estimated ADT with Current Zoning (full build) – 26,022

Net ADT change = 38 (<1% increase)

Staff Findings/Recommendations

Based on possible uses permitted by the requested rezoning, the proposed rezoning classification could generate 200 trips to and from the site on Evans Street, which is a net increase of 95 additional trips per day.

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

| EXISTING ZONING | |
|--|--|
| R9 (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 | |
| | * 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 | |
| R9 (RESIDENTIAL) - SPECIAL USES | |
| (1) General | |
| | * None |
| (2) Residential | |

| | | |
|--|-------|---|
| | o(1). | Nursing, convalescent or maternity home; minor care facility |
| (3) Home Occupations | | |
| | a. | Home occupation; not otherwise listed |
| | 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) |
| (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 | | |
| 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 | |

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, OR | 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 (LMDR) | 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: 1/21/2020
Time: 6:00 PM

Title of Item: Ordinance requested by HBL Investments, LLC to rezone 4.122 acres located at the terminii of Morton Drive and Gordon Drive from R6S (Residential [Medium Density Single-family) to R6 (Residential [High Density Multi-family]).

Explanation: **Abstract:** The City has received a request by HBL Investments, LLC to rezone 4.122 acres located at the terminii of Morton Drive and Gordon Drive from R6S (Residential [Medium Density Single-family) to R6 (Residential [High Density Multi-family]).

Required Notices:

Planning and Zoning meeting notice (property owner and adjoining property owner letter) mailed on January 6, 2020.

On-site sign(s) posted on January 6, 2020.

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 high density residential (HDR) along Spring Forest Road south of the Norfolk Southern Railroad and along Nantucket Road and Ellsworth Drive transitioning to low-medium density residential (LMDR) to the south.

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 development
- 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)

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)

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

Based on the analysis comparing the existing rezoning (77 daily trips) and requested rezoning, the proposed rezoning could generate approximately 105 trips to and from the site. Since the increase is small and there are several

roadways in the surrounding network for the traffic to disperse, a traffic volume report was not generated.

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) as part of a large-scale ETJ extension and was zoned RA20. By 1976, the property had been rezoned to R6. In 2006, it was rezoned to its current zoning R6-S.

Existing Land Uses:

Vacant (platted as part of the Bent Creek Subdivision)

Water/Sewer:

Water and sanitary sewer are available to the property.

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: R6 - Bent Creek Subdivision
South: R6S - Lake Ellsworth Subdivision (single-family)
East: R6 - Moss Creek Villas
West: R6 - Bent Creek Subdivision (duplexes)

Density Estimates:

Under the current zoning, the site could accommodate eight (8) single-family lots.

Under the proposed zoning, the site could accommodate eight (8) duplex buildings (16 units).

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

Fiscal Note: No cost to the City.

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

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

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

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

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

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

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

ATTACHMENTS:

-
Attachments

HBL Investments, LLC

From: R6S

To: R6

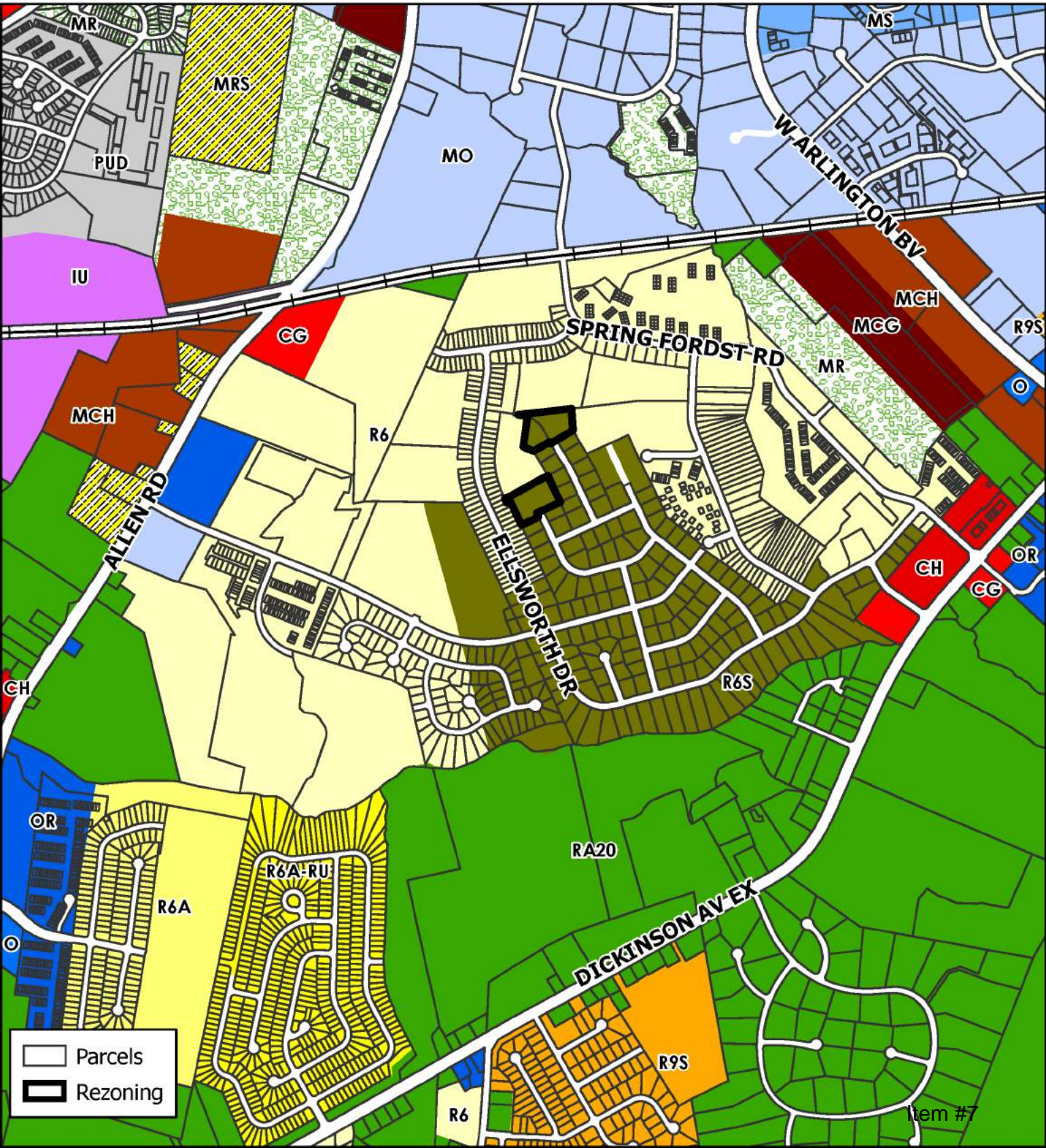
Total Acres: 4.12

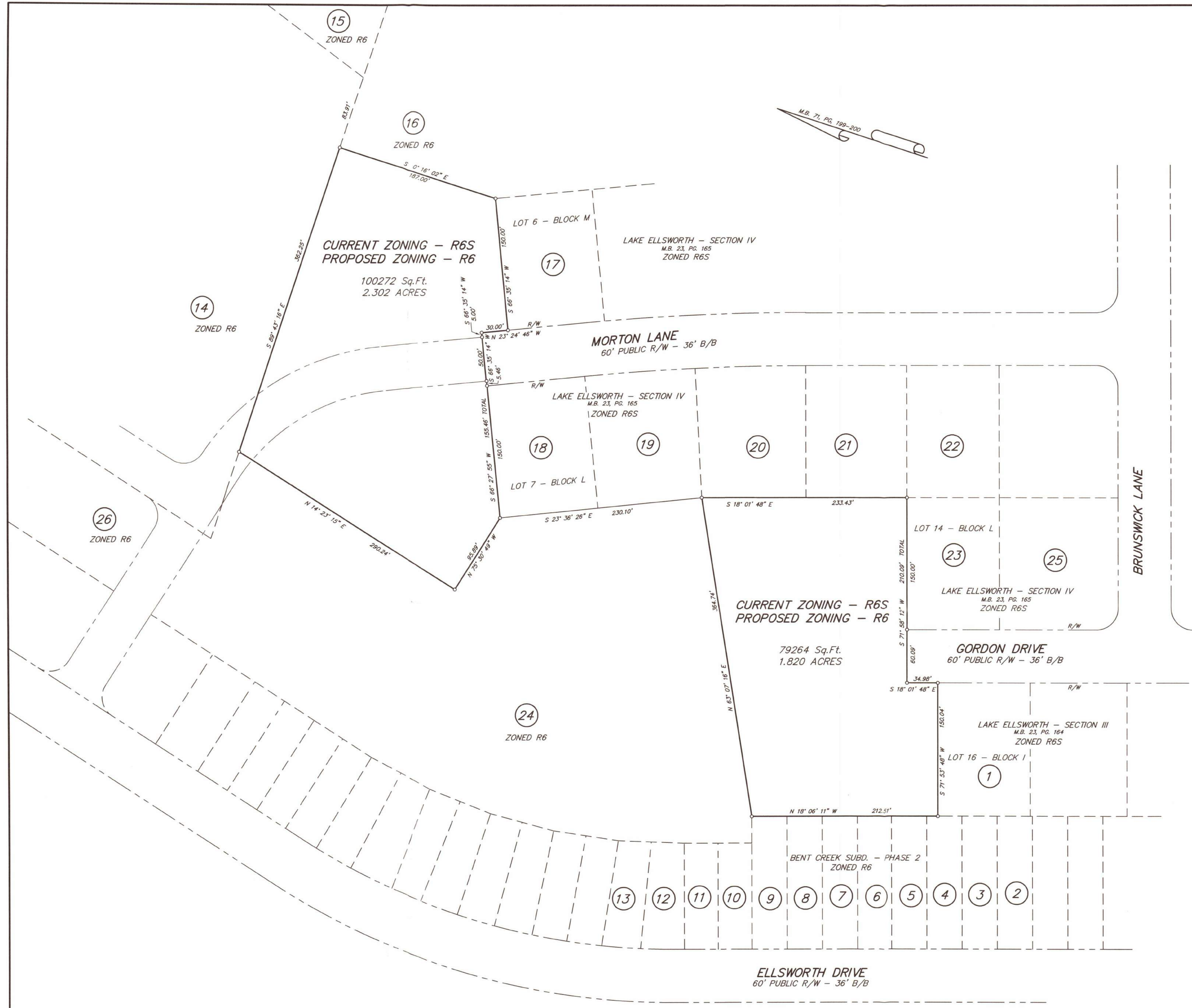
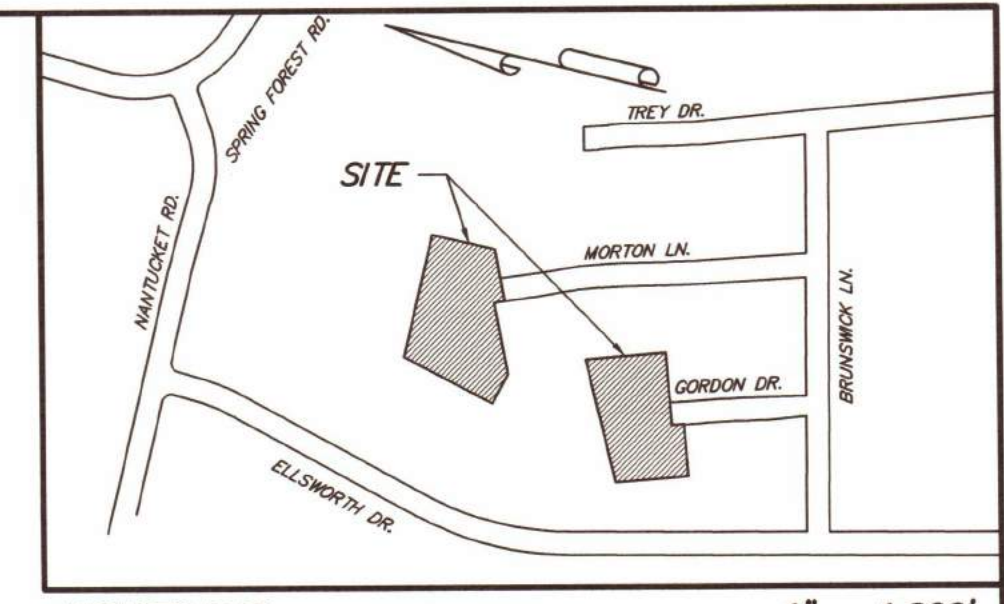
January 6, 2019

N



0 0.05 0.1 0.2 Miles





| Parcel # | Name | Deed Bk/Page # | Zoning |
|----------|---|----------------|--------|
| 1. | 31154 ABC Family, LLC | 3614/4 | R6S |
| 2. | 79137 Roselyn F. and Dale Spencer O'Bryant | 3031/74 | R6 |
| 3. | 79136 Kandice J. Franklin | 3037/382 | R6 |
| 4. | 79139 Dennis B. Langston | 2970/142 | R6 |
| 5. | 79138 James and Brenda Mercer | 3043/55 | R6 |
| 6. | 79141 Abdul Ghani Najeeb Jabr | 3533/750 | R6 |
| 7. | 79140 Charlotte M. Cox | 3089/823 | R6 |
| 8. | 79143 Abdul Ghani Najeeb Jabr | 3688/580 | R6 |
| 9. | 79142 Holly H. James | 2908/688 | R6 |
| 10. | 79145 Prain Chacko and Simi Ninan | 3688/523 | R6 |
| 11. | 79144 Thelma J. Carlisle Life Estate | 3520/485 | R6 |
| 12. | 79147 Kenneth A. Robal Remainder | | |
| | Gwyneth King Moore FNA | 2875/224 | R6 |
| | Gwyneth McCabe Moore | | |
| 13. | 79146 Allison Bailey Parks | 3787/446 | R6 |
| 14. | 62136 HBL Investments, LLC | 3745/79 | R6 |
| 15. | 79699 Crystal Springs Apartments, LLC | 2691/656 | R6 |
| 16. | 59674 ABJ Enterprises Inc. Etal | 3051/165 | R6 |
| 17. | 31192 Kelvin Troy and Sonia Cobb Williams | 625/278 | R6S |
| 18. | 31179 Erika Maria Lozano and Gustavo Ramos Gonzalez | 3590/126 | R6S |
| 19. | 31180 Clifton E. and Devicky C. Whitfield | 622/427 | R6S |
| 20. | 31181 Ramus M. and Keimasha Lee | 1906/680 | R6S |
| 21. | 31182 Dennis Wayne Gibson and Shirley Darden | 897/315 | R6S |
| 22. | 31183 Tia Johnson | 2301/373 | R6S |
| 23. | 31186 Kenneth Bryant | 3670/249 | R6S |
| 24. | 79107 HBL Investments, LLC | 3764/237 | R6 |
| 25. | 31185 Lynette Vangeem Peterson | 262/827 | R6S |
| 26. | 79098 HBL Investments, LLC | 3764/237 | R6 |

TOTAL AREA TO BE REZONED FROM R6S TO R6
179536 Sq. Ft. / 4.122 Ac.

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.

THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BK. 3764 PG. 237-242 OR OTHER REFERENCE SOURCE); THAT THE BOUNDARIES NOT SURVEYED ARE INDICATED AS DRAWN FROM INFORMATION IN BK. PG. OR OTHER REFERENCE SOURCE.

SEE REF. 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 56.1600).

WITNESS MY HAND AND SEAL THIS 18th DAY OF DECEMBER, 2019.

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

REFERENCE: MAP BK. 71, PG. 116;
 DEED BK. 3764, PG. 237-242
 TAX PARCEL # 79107
 TAX PARCEL # 79108

OWNER(S) HBL INVESTMENTS, LLC
 ADDRESS: 2582 BLUE CREEK LN., GRIMESLAND, NC 27837
 PHONE: _____

APPROVED: GSM
 DATE: 12-16-19
 SCALE: 1" = 60'

Bar Scale

60 30 0 60 120

REZONING MAP FOR
HBL INVESTMENTS, LLC

BEING A PORTION OF TAX PARCEL 79107 & TAX PARCEL 79108
 GREENVILLE, GREENVILLE TOWNSHIP
 PITT COUNTY, NORTH CAROLINA

| EXISTING ZONING | |
|--|--|
| R6S (RESIDENTIAL-SINGLE-FAMILY) - PERMITTED USES | |
| (1) General | |
| | a. Accessory use or building |
| | c. On-premise signs per Article N |
| (2) Residential | |
| | a. Single-family dwelling |
| | 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) |
| (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 | |
| R6S (RESIDENTIAL-SINGLE-FAMILY) - SPECIAL USES | |
| (1) General - None | |
| (2) Residential - None | |
| (3) Home Occupations | |
| | a. Home occupation; not otherwise listed |
| | d. Home occupation; bed and breakfast inn |
| (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 | |
| 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) |
| 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 | |
| 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 |
| | i. 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 | |

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, OR | 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 (LMDR) | 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: 1/21/2020
Time: 6:00 PM

Title of Item: Ordinance requested by Rocky Russell Development, LLC to rezone 0.1817 acres located at 4020 Laurel Ridge Drive from O (Office) to R6A (Residential [Medium Density Multi-family]).

Explanation: **Abstract:** The City has received a request by Rocky Russell Development, LLC to rezone 0.1817 acres located at 4020 Laurel Ridge Drive from O (Office) to R6A (Residential [Medium Density Multi-family]).

Required Notices:

Planning and Zoning meeting notice (property owner and adjoining property owner letter) mailed on January 6, 2020.
On-site sign(s) posted on January 6, 2020.
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 low-medium density residential (LMDR) at the southeast corner of the intersection of Allen Drive and Laurel Ridge Road and extending to the west

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)

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

Based on the analysis comparing the existing zoning (11 daily trips) and requested rezoning, the proposed rezoning could generate approximately 10 trips to and from the site on Allen Road, which is a net decrease of 1 less trip per day. Since the traffic analysis for the requested rezoning indicates that the proposal would generate less traffic than the existing zoning, a traffic volume report was not generated.

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

History/Background:

In 1972, the property was incorporated into the City's extra-territorial jurisdiction (ETJ) as part of a large-scale ETJ extension and was zoned RA20. In 2003, the property was rezoned to its current zoning.

Existing Land Uses:

Vacant (platted as part of the Stonehaven Subdivision)

Water/Sewer:

Water and sanitary sewer are available to the property.

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: O - Stonehaven Subdivision
South: O - One (1) vacant lot
East: O - One (1) vacant lot
West: R6A - Stonehaven Subdivision

Density Estimates:

Under the current zoning, the site could 1,000+/- sq. ft. of office space

Under the proposed zoning, the site could accommodate one (1) single-family lot.

The anticipated build-out is within 1 year.

Fiscal Note: No cost to the City.

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

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

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

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

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

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

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

ATTACHMENTS:

Attachments

Rocky Russel Development, LLC

From: O

To: R6A

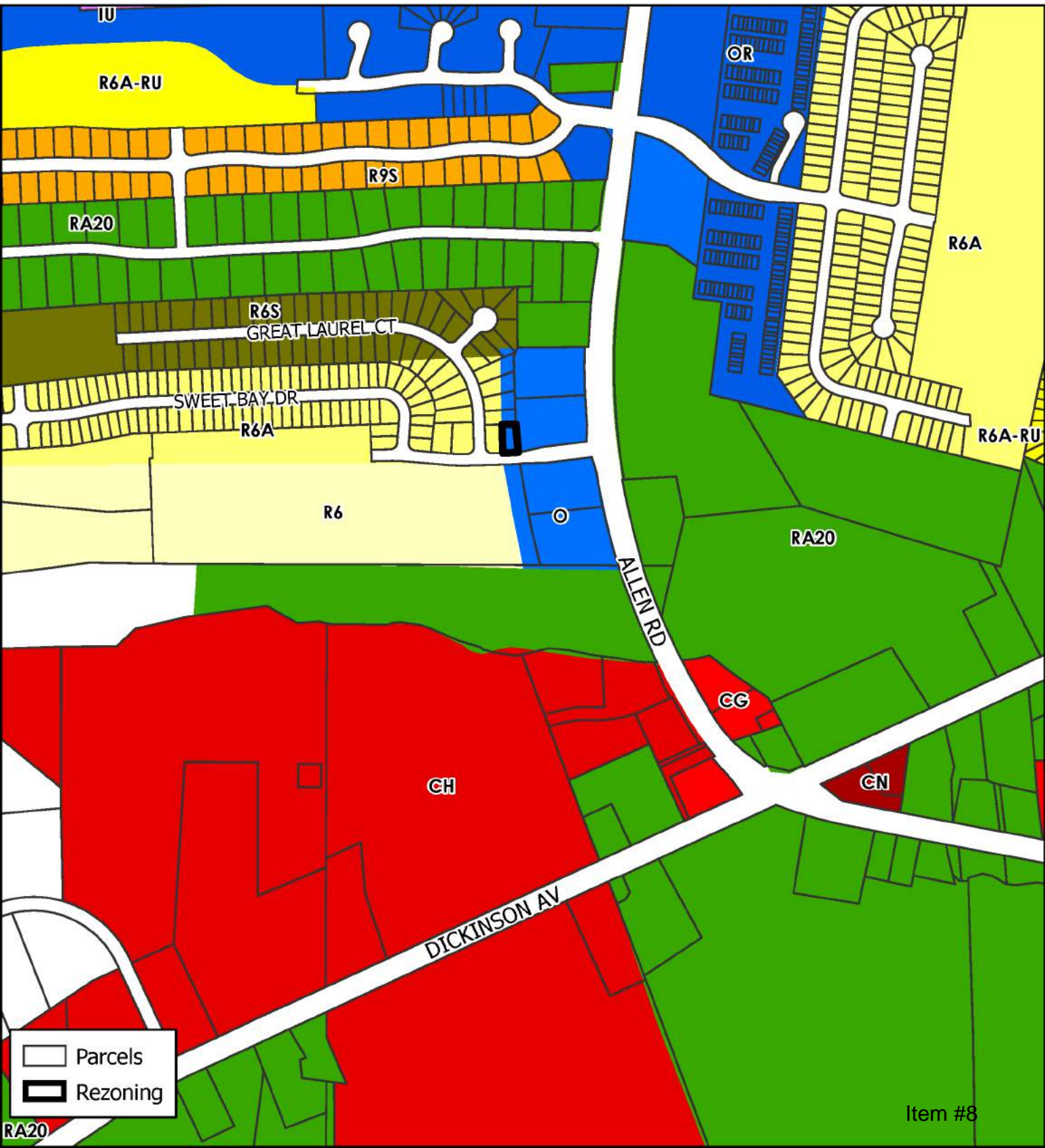
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January 6, 2019

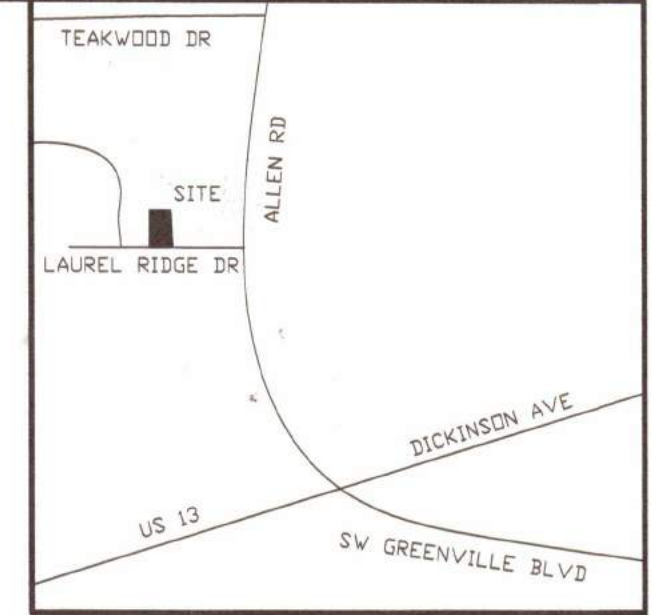
N



0 0.04 0.07 0.14 Miles

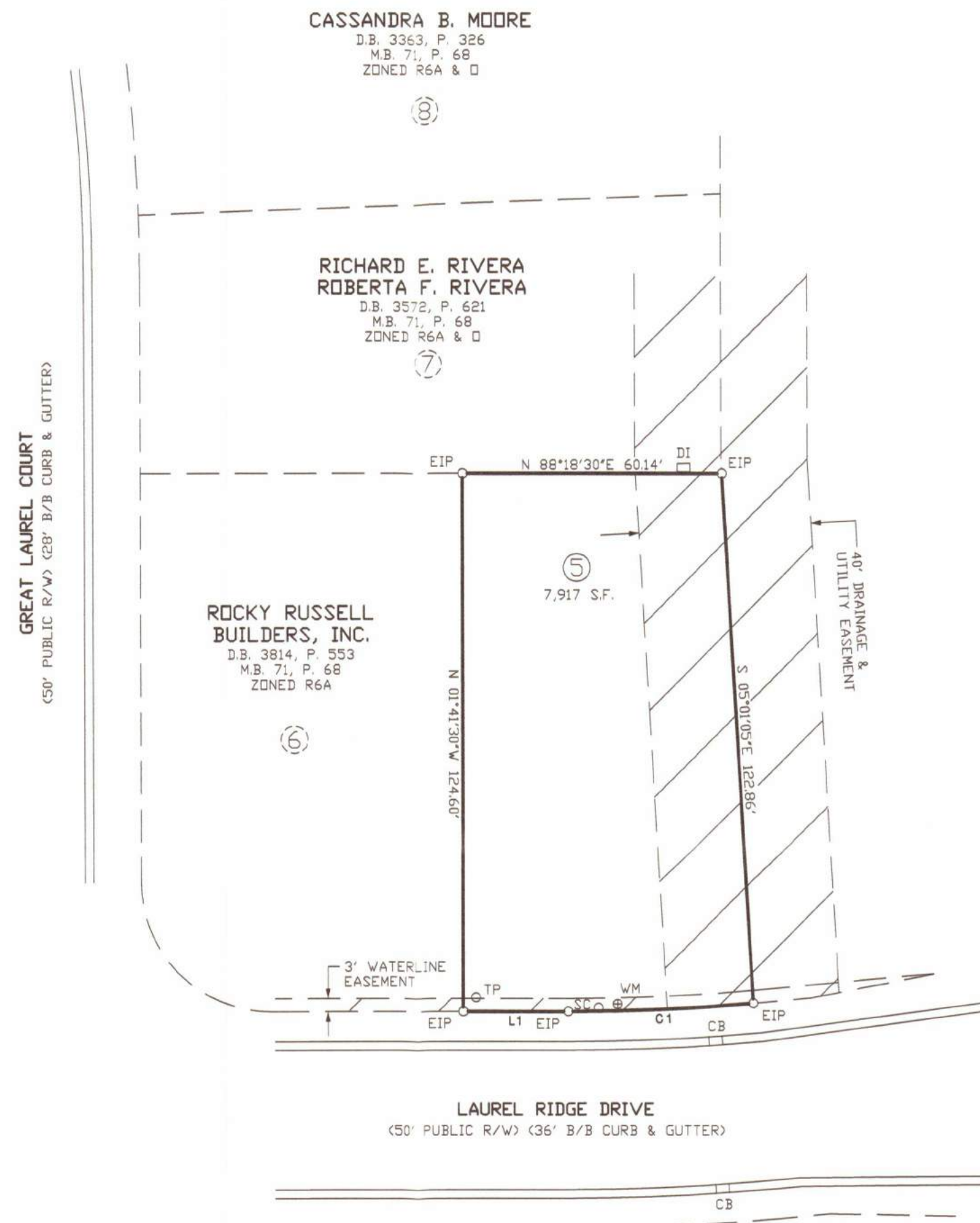


- Parcels
- Rezoning



VICINITY MAP
SCALE: 1" = 1000'

- LEGEND**
- EIP = EXISTING IRON PIPE
 - R/W = RIGHT-OF-WAY
 - SF = SQUARE FEET
 - TP = TELEPHONE PEDESTAL
 - CB = CATCH BASIN
 - DI = DROP INLET
 - WM = WATER METER
 - SC = SEWER CLEANOUT

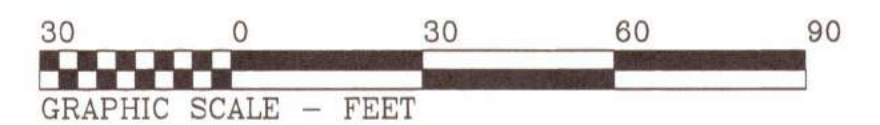


DVML, LLC
D.B. 2714, P. 325
M.B. 72, P. 58
ZONED D

| Course | Bearing | Distance | |
|--------|---------------|----------|---------------|
| L1 | S 88°18'30" W | 24.34' | |
| Curve | Radius | Chord | |
| C1 | 475.00' | 42.98' | S 85°42'42" W |

NOTES

1. LOT IS CURRENTLY ZONED D. PROPOSED ZONING IS R6A.
2. THIS LOT IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON FIRM MAP 3720466700K DATED 7/7/14.
3. PROPERTY SIZE IS 0.1817 ACRES



I, Blake K. Bjerkeset, certify that this plat was drawn under my supervision from an actual survey made under my supervision (Reference: Deed Book 2399, Page 285; Map Book 71, Page 68); that the boundaries not surveyed are clearly shown as broken lines drawn from information found in referenced deeds; that the ratio of precision as calculated is 1:10,000+; that this plat was prepared in accordance with G.S. 47-30 as amended.

Witness my original signature, registration number and seal this 4th day of December, A.D., 2019



Blake K. Bjerkeset
Blake K. Bjerkeset L-3891

Rezoning Map
for
ROCKY RUSSELL BUILDERS, INC.

Being LOT 5, STONE HAVEN @ LANDOVER,
SECTION 1 as recorded in Map Book 71, Pages 68-71
of the Pitt County Registry

Greenville, Arthur Township, Pitt County, North Carolina

| | | |
|---|---|-----------------|
| OWNER: ROCKY RUSSELL DEVELOPMENT, LLC 106 REGENCY DRIVE GREENVILLE, NC 27858 (252)355-7812 | BJERKESET LAND SURVEYING F-0732 6718 GLENWOOD DRIVE GRIFTON, NC 28530 (252)757-3277 | Surveyed: BKB |
| | | Date: 12/4/19 |
| | | Scale: 1" = 30' |

EXISTING ZONING

O (OFFICE) - PERMITTED USES

| | |
|--|--|
| (1) General | |
| a. | Accessory use or building |
| b. | Internal service facilities |
| c. | On-premise signs per Article N |
| f. | Retail sales; incidental |
| (2) Residential - 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 |
| (7) Office/Financial/Medical | |
| a. | Office; professional and business, not otherwise listed |
| d. | Bank, savings and loans or other savings or investment institutions |
| e. | Medical, dental, ophthalmology or similar clinic, not otherwise listed |
| (8) Services | |
| c. | Funeral home |
| e. | Barber or beauty 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) |
| 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 |
| (9) Repair - None | |
| (10) Retail Trade | |
| s. | Book or card store, news stand |
| w. | Florist |
| (11) Wholesale/Rental/Vehicle-Mobile Home Trade - None | |
| (12) Construction | |
| c. | Construction office; temporary, including modular office (see also section 9-4-103) |
| (13) Transportation - None | |
| (14) Manufacturing/Warehousing - None | |
| (15) Other Activities (not otherwise listed - all categories) - None | |

| O (OFFICE) - SPECIAL USES | |
|--|---|
| (1) General - None | |
| (2) Residential | |
| i. | Residential quarters for resident manager, supervisor or caretaker; excluding mobile home |
| (3) Home Occupations - None | |
| (4) Governmental | |
| a. | Public utility building or use |
| (5) Agricultural/Mining - None | |
| (6) Recreational/Entertainment - None | |
| (7) Office/Financial/Medical - None | |
| (8) Services | |
| a. | Child day care facilities |
| b. | Adult day care facilities |
| j. | College and other institutions of higher learning |
| l. | Convention center; private |
| bb. | Civic organizations |
| cc. | Trade or business organizations |
| (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 | |
| 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, OR | 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 (LMDR) | 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: 1/21/2020
Time: 6:00 PM

Title of Item: Ordinance requested by John Marvin Taft to rezone 2.209 acres located at 3180 Charles Boulevard from RA20 (Residential-Agricultural) to OR (Office-Residential [High Density Multi-family]).

Explanation: **Abstract:** The City has received a request by John Marvin Taft to rezone 2.209 acres located at 3180 Charles Boulevard from RA20 (Residential-Agricultural) to OR (Office-Residential [High Density Multi-family]).

Required Notices:

Planning and Zoning meeting notice (property owner and adjoining property owner letter) mailed on January 6, 2020.

On-site sign(s) posted on January 6, 2020.

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 high density residential (HDR) along the western portion of Charles Boulevard from Turnbury Drive to Red Banks Road.

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 development
- Improve streetscape features such as consistent sidewalks, lighting and street trees

Primary uses:

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

Secondary uses:

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

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

Based on possible uses permitted by the requested rezoning, the proposed rezoning classification could generate 200 trips to and from the site on Charles Boulevard, which is a net increase of 190 additional trips per day.

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

History/Background:

In 1972, the property was incorporated into the City's extra-territorial jurisdiction (ETJ) as part of a large-scale ETJ extension and was zoned it's current zoning.

Existing Land Uses:

One single-family residence.

Water/Sewer:

Water and sanitary sewer are available to the property.

Historic Sites:

There are no known effects on historic sites.

Environmental Conditions/Constraints:

The property is located in the Fork Swamp and Meeting House Branch Watersheds. 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: OR - The Landing Student Living

South: OR - Tara Condominiums - NC Farm Bureau Insurance/REMAX Preferred Realty

East: O - One (1) vacant lot; R6 - One (1) single-family residence

West: OR - Tara Condominiums

Density Estimates:

Currently, there is one (1) single-family residence on the property.

Under the proposed zoning, the site could accommodate 25-30 multi-family units.

The anticipated buildout is 1-2 years.

Fiscal Note: No cost to the City.

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

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

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

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

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

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

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

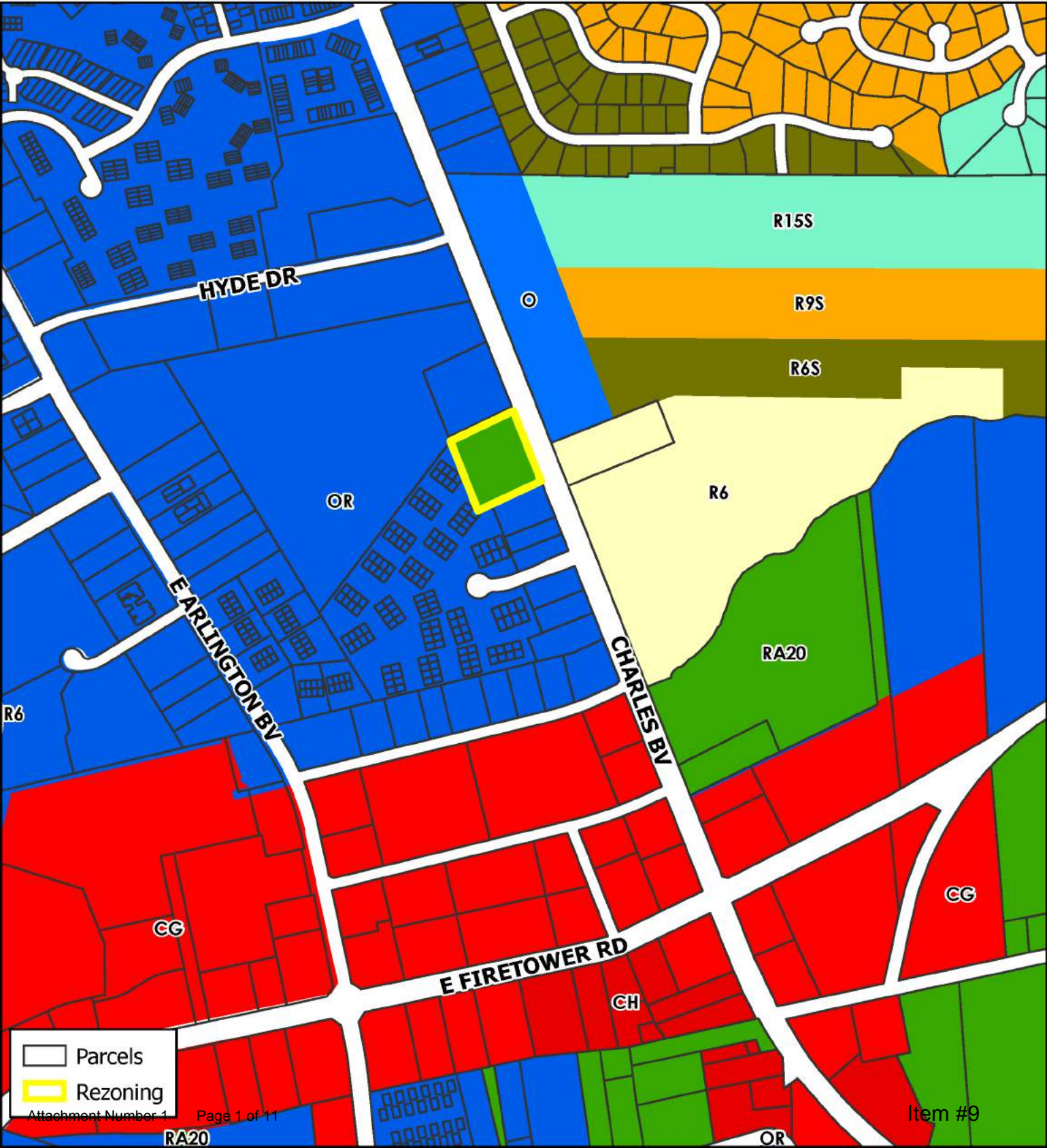
ATTACHMENTS:

Attachments

John Marvin Taft
From: RA-20
To: OR
Acres: 2.21
January 6, 2019



0 0.04 0.07 0.14 Miles



Parcels
Rezoning

REZONING THOROUGHFARE/TRAFFIC VOLUME REPORT

Case No: 19-19

Applicant: John Marvin Taft

Property Information

Current Zoning: RA20 (Residential-Agricultural)

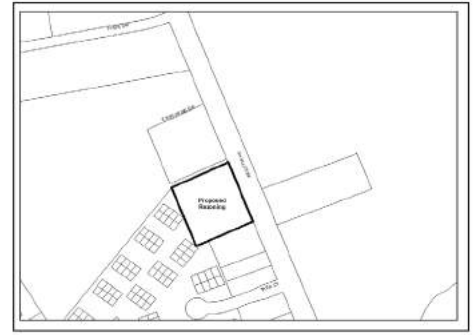
Proposed Zoning: OR (Office-Residential [High Density Multi-Family])

Current Acreage: 2.209 acres

Location: Charles Blvd, north of Tara Court

Points of Access: Charles Blvd

Location Map



Transportation Background Information

1.) Charles Blvd- 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) | 45 | no change |
| Current ADT: | 25,440 (*) | |
| Design ADT: | 29,900 vehicles/day (**) | 29,900 vehicles/day (**) |
| Controlled Access | No | |

Thoroughfare Plan Status Major Thoroughfare

Other Information: There are no sidewalks along Charles Blvd 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: U-6147 - US 264A (GREENVILLE BOULEVARD) TO SR 1726 (BELLS FORK ROAD). ACCESS MANAGEMENT.

Trips generated by proposed use/change

Current Zoning: 10 -vehicle trips/day (*) **Proposed Zoning: 200** -vehicle trips/day (*)

Estimated Net Change: increase of 190 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 Charles Blvd are as follows:

1.) Charles Blvd , North of Site (60%): “No build” ADT of 25,440

Estimated ADT with Proposed Zoning (full build) – 25,560
 Estimated ADT with Current Zoning (full build) – 25,446
Net ADT change = 114 (<1% increase)

2.) Charles Blvd , South of Site (40%): "No build" ADT of 25,440

Estimated ADT with Proposed Zoning (full build) – 25,520

Estimated ADT with Current Zoning (full build) – 25,444

Net ADT change = 76 (<1% increase)

Staff Findings/Recommendations

Based on possible uses permitted by the requested rezoning, the proposed rezoning classification could generate 200 trips to and from the site on Charles Blvd, which is a net increase of 190 additional trips per day.

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

| 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 | | |
| 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) |
| | 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, OR | 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 (LMDR) | 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: 1/21/2020
Time: 6:00 PM

Title of Item: Request by Ark Consulting Group, PLLC for a preliminary plat entitled "Farrington Trace". Located north of E. Fire Tower Road between the intersection of the same and Meeting Place and Kittrell Road and is further identified as being tax parcel number 12782. The proposed plat consists of three (3) lots totaling 12.943 acres.

Explanation: The subject property is currently vacant. It is bounded on the east by Meeting Place Subdivision, the south by one (1) single family residence and farmland, and the north and west by farmland.

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

There is seven hundred and seventy four (774) linear feet of proposed streets to be built. 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: The City's Subdivision Review Committee has reviewed the plat and it meets all technical requirements. Therefore, Staff recommends approval of the preliminary plat as presented.

ATTACHMENTS:

-
Attachement

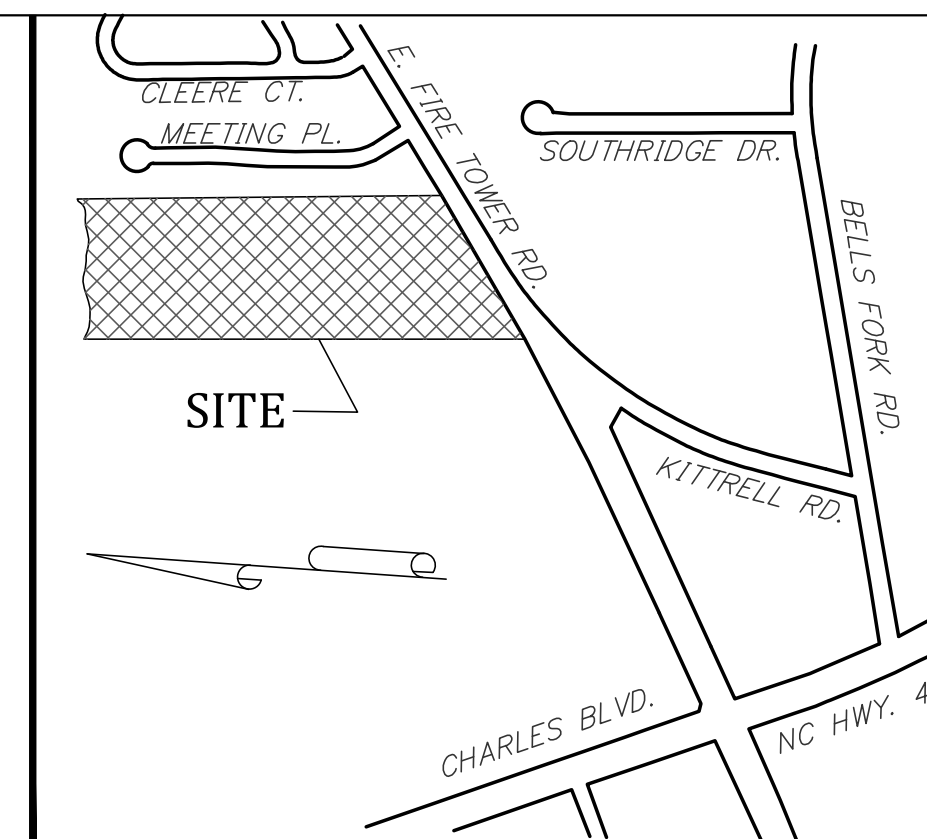
Preliminary Plat
Farrington Trace
Acres: 12.943
January 13, 2019



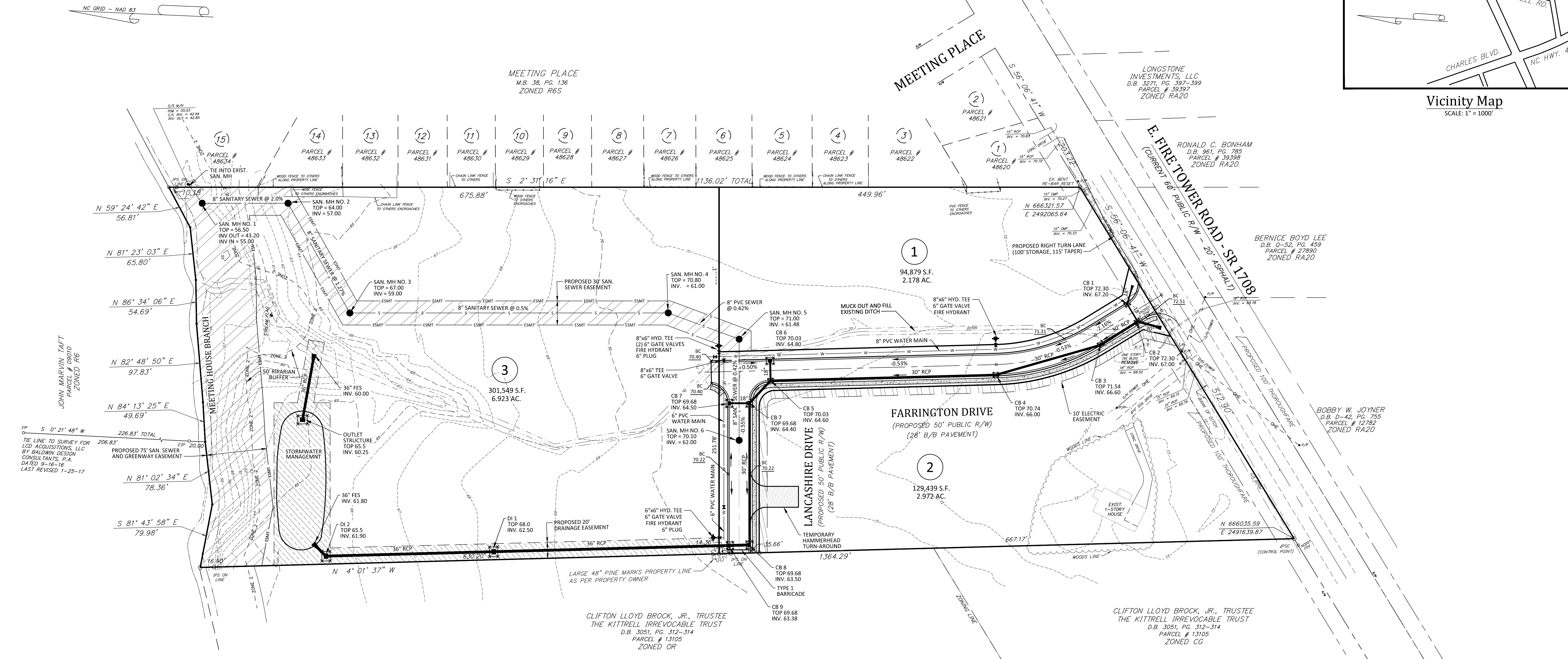
0 0.04 0.09 0.17 Miles



Subject Property
 Parcels



Vicinity Map
SCALE: 1" = 1000'



GENERAL NOTES:

- CONSTRUCTION PLAN APPROVAL FROM GREENVILLE UTILITIES COMMISSION AND THE CITY OF GREENVILLE SHALL BE OBTAINED PRIOR TO CONSTRUCTION OF ANY STREET, WATER, AND/OR SANITARY SEWER AND STORM DRAINAGE SYSTEMS.
- ALL REQUIRED IMPROVEMENTS SHALL CONFORM TO THE CITY OF GREENVILLE MANUAL OF STANDARD DESIGNS AND DETAILS AND THE MANUAL FOR THE DESIGN AND CONSTRUCTION OF WATER AND WASTEWATER SYSTEMS EXTENSIONS OF GREENVILLE UTILITIES COMMISSION.
- ALL LOTS SHALL EQUAL OR EXCEED THE MINIMUM DEVELOPMENT STANDARDS OF THE CITY OF GREENVILLE ZONING ORDINANCE.
- ELECTRIC, WATER AND SANITARY SEWER SERVICE IS PROVIDED BY GREENVILLE UTILITIES COMMISSION.
- ELECTRIC AND TELEPHONE UTILITIES SHALL BE INSTALLED UNDERGROUND.
- STREET LIGHTS TO BE INSTALLED BY GREENVILLE UTILITIES COMMISSION.
- DEPRESS CURBS FOR HANDICAP RAMPS AT STREET INTERSECTIONS THAT HAVE SIDEWALKS
- ANNEXATION REQUIRED PRIOR TO RECORDATION OF FINAL PLATS INCLUDING AREAS NOT WITHIN THE CITY LIMITS.
- EROSION CONTROL PLAN APPROVAL REQUIRED PRIOR TO CONSTRUCTION.
- STORMWATER MANAGEMENT PLAN APPROVAL REQUIRED PRIOR TO CONSTRUCTION.
- HYDRAULIC ANALYSIS OF THE WATER MAINS ARE REQUIRED PRIOR TO CONSTRUCTION.
- NO SEWER SERVICE SHALL BE PROVIDED FOR LOTS WITHIN THIS PROJECT UNTIL ALL MAINS AND SERVICES HAVE BEEN INSTALLED AND ACCEPTED FOR MAINTENANCE BY G.U.C.
- ALL DITCHES WITHIN PROJECT LIMITS, WITH NO ASSOCIATED FLOODWAY, SHALL BE PIPED IF 48" OR LESS DIAMETER PIPE IS REQUIRED.
- STORM DRAIN PIPE SIZES ARE APPROXIMATE. FINAL SIZING, GRADES, ETC. SHALL BE SUBMITTED WITH CONSTRUCTION PLANS.
- WETLANDS ARE A VALUABLE NATURAL RESOURCE WHICH PROVIDE IMPORTANT ECOLOGICAL FUNCTIONS. WETLANDS ARE REGULATED BY THE FEDERAL GOVERNMENT UNDER SECTION 404 OF THE CLEAN WATER ACT. THIS PROPERTY HAS BEEN EVALUATED FOR AREAS THAT MAY EXHIBIT THE INDICATORS OF THE THREE MAJOR CHARACTERISTICS OF WETLANDS: HYDROPHYC VEGETATION, HYDRIC SOILS, AND WETLAND HYDROLOGY. WETLAND AND STREAM BUFFERS SHOWN ON THIS PLAT ARE APPROXIMATE AND REQUIRE VERIFICATION FROM THE US ARMY CORPS OF ENGINEERS AND NC DEPARTMENT OF ENVIRONMENTAL QUALITY. WETLAND DELINEATION WILL BE REQUIRED WITH SUBMITTAL OF A CONSTRUCTION PLAN.
- NC DOT DRIVEWAY PERMIT REQUIRED. ALL DRIVEWAYS SERVING INDIVIDUAL LOTS WILL BE REQUIRED TO HAVE A CITY OF GREENVILLE DRIVEWAY PERMIT. REQUIRED ROADWAY IMPROVEMENTS ON FIRE TOWER ROAD WILL BE DETERMINED BY CITY STAFF AND NCDOT. ROADWAY IMPROVEMENT DESIGN SHALL BE INCLUDED IN THE CONSTRUCTION DRAWINGS.
- ALL 28" WIDE STREETS SECTIONS SHALL HAVE PARKING ALLOWED ON ONLY ONE SIDE OF STREET.
- STORM SEWER INFRASTRUCTURE DESIGN SHALL BE SUBMITTED AND REVIEWED BY THE CITY OF GREENVILLE DURING THE CONSTRUCTION PLAN REVIEW.
- SIDEWALK ALONG FIRE TOWER ROAD WILL BE CONSTRUCTED AS PART OF THE DEVELOPMENT OF OUTPARCELS 1 AND 2.

SURVEY NOTES:

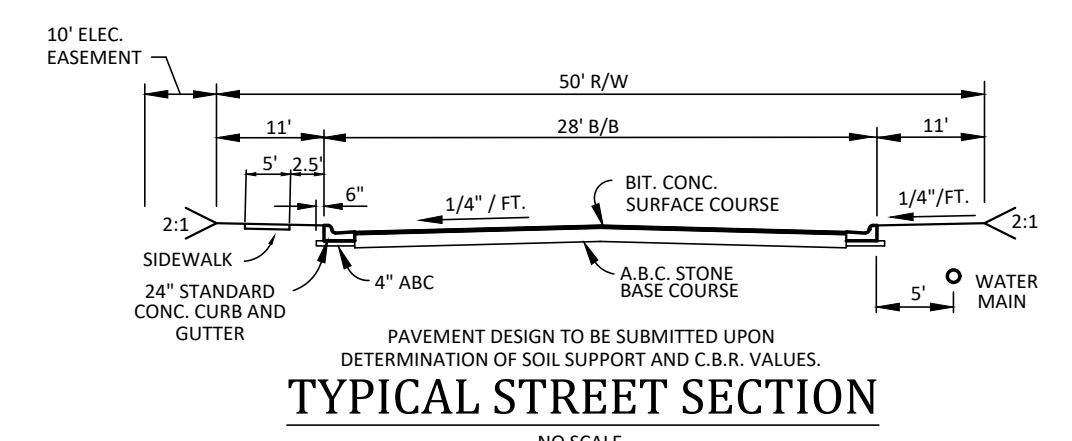
- BOUNDARY AND TOPOGRAPHICAL SURVEY INFORMATION SHOWN HEREON WAS TAKEN FROM A SURVEY PERFORMED BY GARY S. MILLER AND ASSOCIATES, PA ENTITLED BOUNDARY AND TOPOGRAPHICAL SURVEY FOR FARRINGTON TRACE DATED NOVEMBER 25, 2019 AND REVISED DECEMBER 10, 2019.
- ELEVATIONS SHOWN ARE NAVD 88 DATUM.
- THIS PROPERTY IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA. COMMUNITY PANEL # 37204696001, EFFECTIVE DATE: 01-02-2004, ZONE X.
- REFERENCES:
DEED BK. D-42, PG. 755
PARCEL # 12782

SITE DATA:

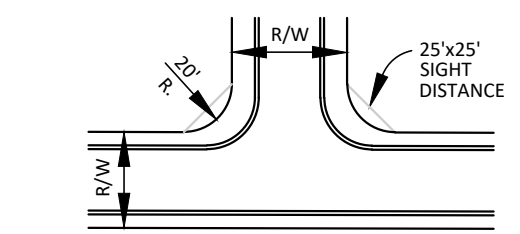
| | |
|--|------------------|
| PARCEL NUMBER: | PORTION OF 12782 |
| TAX MAP NUMBER: | 4696.16 |
| CURRENT ZONING: | OR |
| ACREAGE IN TOTAL TRACT: | 12.943 AC ± |
| NUMBER OF LOTS CREATED: | 3 |
| LINEAL FEET IN STREETS: | 774 L.F. |
| ACREAGE IN NEW PUBLIC R/W: | 0.871 AC. |
| ACREAGE IN PARKS, RECREATION AREAS, COMMON AREAS AND THE LIKE: | NONE |

SHEET INDEX

| | |
|-------------|---|
| Sheet No. 1 | Preliminary Plat |
| Sheet No. 2 | Boundary and Topographical Survey (By Gary S. Miller & Associates) |



TYPICAL STREET SECTION
NO SCALE



TYPICAL INTERSECTION
NO SCALE



SCALE 1 inch = 60 ft



APPROVAL
THIS PRELIMINARY PLAT, # _____ AND THE STREET NAME(S) HEREON WERE APPROVED BY THE GREENVILLE PLANNING AND ZONING COMMISSION AT A MEETING HELD THE DAY OF _____ 2020.

SIGNED _____ CHAIRMAN
SIGNED _____ CITY PLANNER

SHEET 1 OF 2 PARCEL # 12782

**PRELIMINARY PLAT
FARRINGTON TRACE**

City of Greenville, Winterville Township, Pitt County NC

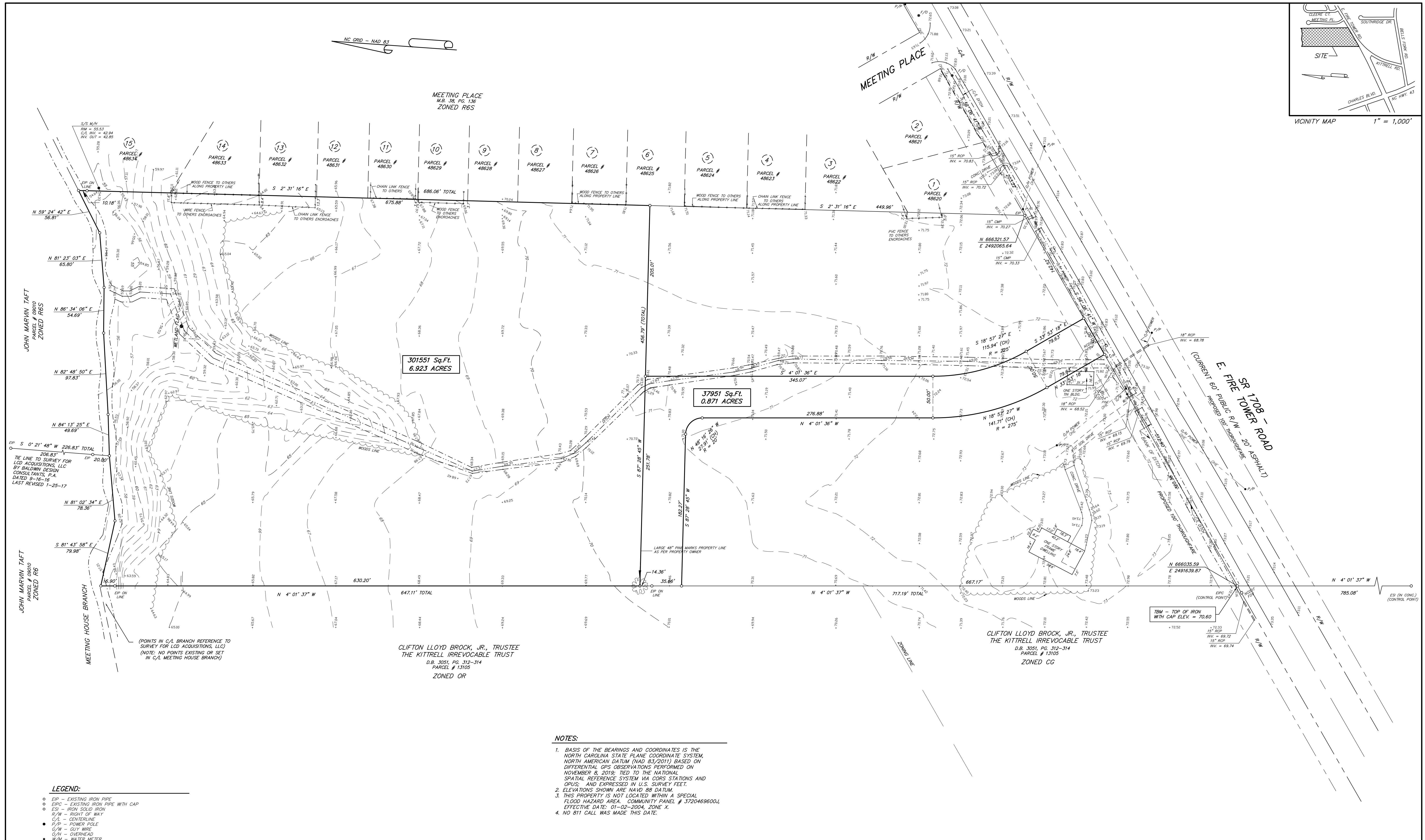
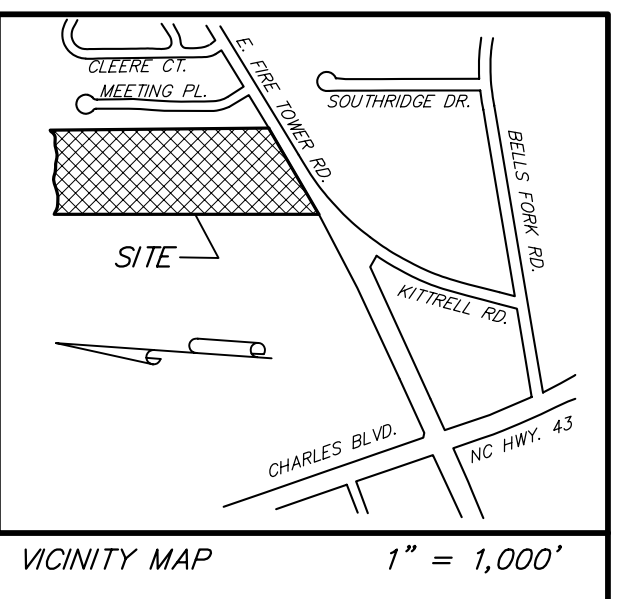
OWNER(S): BOBBY W. JOYNER
ADDRESS: 2345 E. FIRE TOWER ROAD, GREENVILLE, NC 27858
PHONE: (252) 756-4964

| | | |
|---|------------------|---------------|
| SURVEYED BY OTHERS (GARY S. MILLER AND ASSOC. PA) | | APPROVED: STA |
| DRAWN: RIL | DATE: 11-13-2019 | |
| CHECKED: STA | SCALE: 1" = 60' | |

2755-B Charles Blvd. Greenville, NC 27858
252-538-0888 www.arkconsultinggroup.com

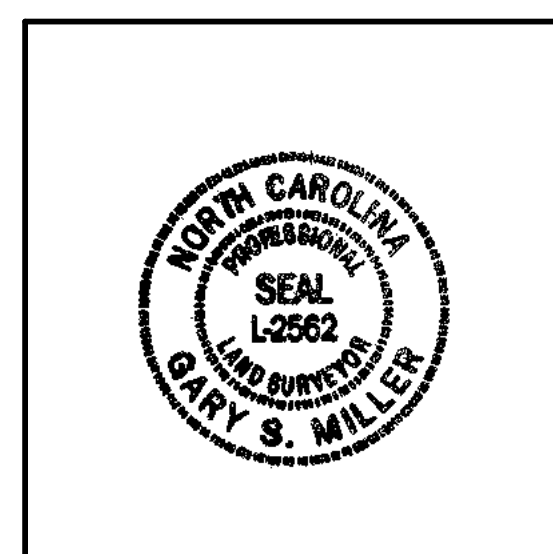
REVISED 1/13/2020 PER CITY OF GREENVILLE COMMENTS

ACG DRAWING NO. D-1198



- LEGEND:**
- EIP - EXISTING IRON PIPE
 - EPC - EXISTING IRON PIPE WITH CAP
 - ESI - IRON SOLID IRON
 - R/W - RIGHT OF WAY
 - C/L - CENTERLINE
 - P/P - POWER POLE
 - G/W - GUY WIRE
 - O/W - OVERHEAD
 - W/M - WATER METER
 - M/H - MANHOLE
 - S/S - SANITARY SEWER
 - R - RADIUS
 - RCP - REINFORCED CONCRETE PIPE
 - CWP - CORRUGATED METAL PIPE
 - NCDOT - NORTH CAROLINA DEPT. OF TRANSPORTATION
 - FOV - FIBER OPTIC VAULT
 - FOP - FIBER OPTIC WITNESS POST
 - E/B - ELECTRIC BOX
 - E/T - ELECTRIC TRANSFORMER
 - T/P - TELEPHONE PEDESTAL
 - F/H - FIRE HYDRANT
 - T-114 - EXISTING SPOT ELEVATION
 - TBM - TEMPORARY BENCHMARK

(POINTS IN C/L BRANCH REFERENCE TO SURVEY FOR LCO ACQUISITIONS, LLC)
 (NOTE: NO POINTS EXISTING OR SET IN C/L MEETING HOUSE BRANCH)



SURVEYOR'S CERTIFICATION

I, GARY S. MILLER, CERTIFY THAT THE BOUNDARY SURVEY, TOPOGRAPHICAL SURVEY, AND HORIZONTAL AND VERTICAL CONTROL SHOWN HEREON WERE COMPLETED UNDER MY DIRECT AND RESPONSIBLE CHARGE FROM AN ACTUAL GROUND SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BOOK D-42, PAGE 789 - OR FROM BOOKS REFERENCED HEREON); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN BOOK [SEE PAGE] REF. OR AS REFERENCED HEREON; THAT THE RATIO OF PRECISION AS CALCULATED IS 1:10,000+; THAT ALL INTERIOR LOT LINES SHOWN ARE PROPOSED AND SHALL NOT BE USED FOR THE CONVEYANCE OF PROPERTY; THAT THE TOPOGRAPHIC SURVEY WAS PERFORMED TO MEET FEDERAL GEOGRAPHIC DATA COMMITTEE STANDARDS AS APPLICABLE; THAT THE TOPOGRAPHIC DATA WAS OBTAINED ON NOVEMBER 8, 2019; THAT THE CONTOURS SHOWN MAY NOT MEET THE STATED STANDARD; THAT VERTICAL CONTROL WAS ESTABLISHED AT THE SITE TO THE CLASS "A" STANDARD; AND THAT THIS MAP MEETS THE REQUIREMENTS OF THE "STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA" (21 NCAC 56.1600).

WITNESS MY ORIGINAL SIGNATURE AND SEAL THIS 25th DAY OF NOVEMBER, 2019.

G. S. Miller

SIGNED: GARY S. MILLER, PROFESSIONAL LAND SURVEYOR REG. NO. L-2562

REFERENCE: DEED BK D-42, PG. 755
 TAX PARCEL # 12782

OWNER(S): BOBBY W. JOYNER

ADDRESS: 2345 FIRE TOWER ROAD, GREENVILLE, NC 27858

PHONE:

GARY S. MILLER & ASSOCIATES, P.A.
 LAND SURVEYORS
 1803 South, Charles Blvd
 Greenville, N.C. 27858
 Phone (252)756-7878
 Fax (252)756-0785
 License # C-0225

SURVEYED: MCP
DRAWN: BLW
CHECKED: GSM

APPROVED: GSM
DATE: 11-25-19
SCALE: 1" = 50'

Bar Scale
 50 25 0 50 100

| REVISIONS | |
|-----------|-------------|
| DATE | EXPLANATION |
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BOUNDARY AND TOPOGRAPHICAL SURVEY FOR FARRINGTON TRACE

BEING A PORTION OF TAX PARCEL # 12782
 WINTERVILLE TOWNSHIP
 PITT COUNTY, NORTH CAROLINA

SCALE: 1" = 50' NOVEMBER 25, 2019
 WO 19227 FB 383



City of Greenville, North Carolina

Meeting Date: 1/21/2020
Time: 6:00 PM

Title of Item: Ordinance requested by the Planning and Development Services Department to amend the City Code by altering regulations related to flag size and permitted locations.

Explanation: **Abstract:** Ordinance requested by the Planning and Development Services Department to amend the City Code by altering regulations related to flag size and permitted locations.

History: As part of the desire to update the City Code to be more compatible with modern development, the department is proposing to alter the restrictions on flag size and permitted locations.

Currently, the City's zoning ordinance has a very one size fits all policy with regards to flag size, quantity and location. The proposed changes would permit a broader range of options for flags both commercially and non-commercially throughout the city.

These changes would not have any impact on car dealerships in terms of using light poles as flag mounts.

Proposed changes and additions:

Definition:

SEC. 9-4-222 DEFINITIONS.

...

Banner Flag. A non-self-supporting fabric or film display that is supported only along the top (highest side) by a pole or mast that is not curved and is affixed to the side of a building.

...

Flag. A non-self supporting fabric or film display that is supported on one side by a pole or mast, and is allowed to hang limp without vertical or horizontal structure

ORDINANCE NO. 20-
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 February 13, 2020, 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 1, Building Great Places, Goal 1.2 Active and Vibrant Places. *Policies 1.2.1 Improve the Design of First Floor Building Facades and 1.2.3 Frame Public Spaces, as well as Action 1.9 Develop Corridor Development Standards.*

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

Section 1: That Title 9, Chapter 4, Article L, Special Districts, of the City Code is hereby amended by creating Section 200.3 and inserting the following:

"SEC. 9-4-200.3 HIGHWAY SIGN OVERLAY DISTRICT.

- (A) *Highway sign overlay district established.* The highway sign overlay district is hereby established as a district which overlays existing zoning districts. The boundaries of the highway sign overlay district are as shown on the official zoning map, which are the same as shown on the map entitled "Highway Sign Overlay District," prepared by the Planning and Development Services Department of the City of Greenville.
- (B) *Statement of intent.* It is the intent of this section to provide greater flexibility for signs in the area of the overlay and specifically near interstate and future interstate highways.
- (C) *Standards.* The following standards shall apply to signs in the overlay.

- (1) When located in a commercial or industrial zoning district, heights of flagpoles can be a maximum of one hundred thirty (130) feet and the maximum size of the flag cannot exceed twenty-five (25) feet by forty (40) feet and only (1) per site is permitted. Flagpole plans must have an engineer's seal for stress load and wind shear.
- (2) In all other respects signs shall follow the requirements of Article N of Title 9 Chapter 4 of the City of Greenville's code of ordinances."

Section 2: That Title 9, Chapter 4, Article N, Signs, Section 222 of the City Code is hereby amended by adding the following definition in alphabetical order:

"Banner Flag. A non-self-supporting fabric or film display that is supported only along the top (highest side) by a pole or mast that is not curved and is affixed to the side of a building."

Section 3: That Title 9, Chapter 4, Article n, Signs, Section 222 of the City Code is hereby amended by deleting the definition for flag and substituting the following:

"Flag. A non-self supporting fabric or film display that is supported on one side by a pole or mast, and is allowed to hang limp without vertical or horizontal structure and/or to move freely when struck by wind. A non-self-supporting fabric or film display that is supported on two or more sides or corners, or that is supported only along the top (highest) side-shall constitute a banner. (See also definition of banner, banner flag.)"

Section 4: That Title 9, Chapter 4, Article N, Signs, Section 227(D) of the City Code is hereby amended by deleting said subsection in its entirety and substituting the following:

"(D) On-premise flags, balloons, insignia of nonprofit or governmental organizations shall be allowed subject to all of the following requirements:

- (1) Flags and wind blades are permitted as follows:
 - (a) Temporary freestanding flags and wind blades are not permitted.
 - (b) Flags with or without commercial messages that are located on functioning light poles internal to the business lot shall be no more than 50 square feet in area. There is no limitation on the number permitted per lot.
 - (c) Flags attached to permanent poles shall be permitted as follows:
 1. In nonresidential zoning districts, flagpoles shall not exceed the maximum height allowed in the zoning district or 70 feet, whichever is less.
 2. In residential districts, flagpoles shall not exceed 25 feet in height.
 3. A vertical flag pole shall be set back from all property boundaries a distance which is at least equal to the height of the pole.
 4. The maximum dimensions of any flagpole mounted flag shall be proportional to the flagpole height. The hoist side of the flag shall not

exceed 20% of the vertical height of the pole. In addition flags are subject to the dimensional limits found in the following table:

| Pole Height (feet) | Max. Non-Commercial Flag Size (square feet) | Max. Commercial Flag Size (square feet) |
|---------------------------|--|--|
| Up to 25 | 24 | 24 |
| 25 to 29 | 28 | 28 |
| 30 to 34 | 40 | 40 |
| 35 to 39 | 60 | 50 |
| 40 to 49 | 96 | 50 |
| 50 to 59 | 150 | 50 |
| 60 to 70 | 216 | 50 |

5. Each property shall be allowed a maximum of three flagpoles.
6. A maximum of three flags shall be allowed per flagpole.
7. The flag and flagpole shall be maintained in good repair. A flagpole with broken halyards shall not be used and flags which are torn and frayed shall not be displayed.
8. On United States and North Carolina holidays, there shall be no maximum flag size or number or other limitations on manner of display.
9. Flags shall not be mounted directly on a building wall.”

Section 5: That Title 9, Chapter 4, Article N, Signs, Section 234 of the City Code is hereby amended by the addition of the following subsection:

(7) Banner Flags.

- (a) Banner flag signs shall be allowed only in office and commercial districts and such signs shall be subject to compliance with all of the following requirements:
 1. Shall be permanently attached to an exterior wall of a building in a manner approved by the Building Inspector.
 2. Banner flag fixtures shall project a minimum of 18 inches from a building.
 3. Shall not be attached to the outside edge of a canopy or extend beyond any outside edge of a canopy.
 4. May project horizontally from the building wall not more than four feet.
 5. Banner flags shall be located on private property, provided however, a banner flag sign may encroach into the street right-of-way in accordance with an encroachment agreement approved by the city, and where applicable, the State Department of Transportation.
 6. One (1) banner flag shall be allowed per 25 feet of building frontage along a public right of way or one (1) per individual principal use establishment, whichever is greater.
 7. A banner flag may only be located on the side of a building which provided the frontage to allow it.
 8. There shall be no minimum spacing between banner flags.

9. Banner flags signs for individual principal use establishments located in a common building shall not be located closer than eight feet along a horizontal plane from any projection wall sign located on the same building.

10. All banner flags signs for individual principal use establishments located on a common building facade shall be of equal dimension, including but not limited to, individual sign display area, width, height, horizontal projection. Sign height above grade may vary provided compliance with subsection (c) below.

11. Non-commercial banner flags shall not be considered part of the total wall sign allowance.

12. Minimum height of a banner flag, as measured from the finished grade directly below the sign to the lowest point of the sign, shall be not less than eight feet, except as further provided. Banner flags subject to street right-of-way encroachment agreement approval shall have a minimum height of not less than ten feet, or per encroachment agreement condition, whichever is greater.

13. If required, all right-of-way encroachment agreement(s) must be granted by the approval authority prior to sign permit application. A copy of any encroachment agreement and any conditions shall be attached to the sign permit application.

Section 6: That all ordinances and clauses of ordinances in conflict with this ordinance are hereby repealed.

Section 7: 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 8: That this ordinance shall become effective upon its adoption.

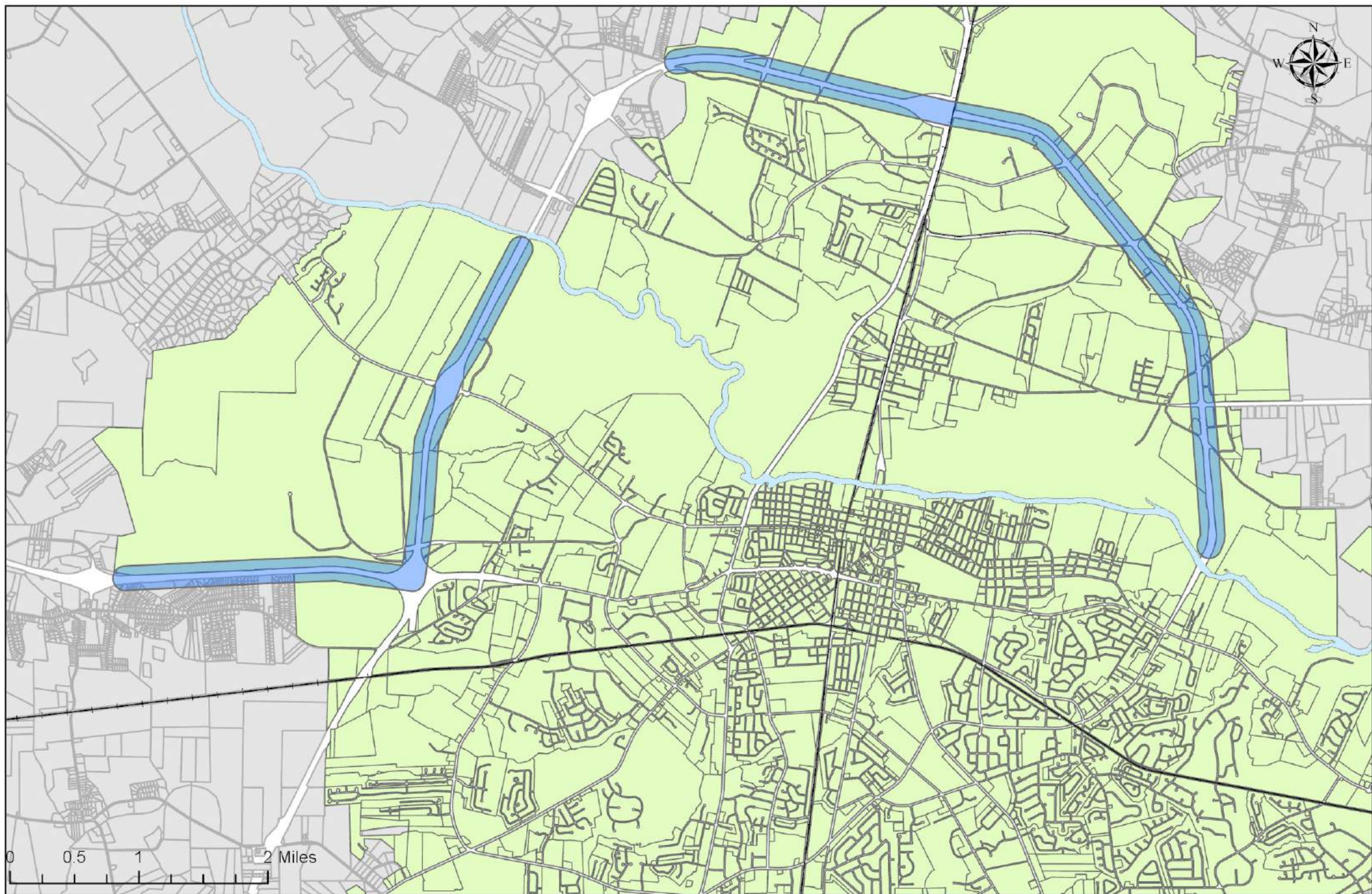
ADOPTED this 13th day of February, 2020.

P. J. Connelly, Mayor

ATTEST:

Valerie Shiuwegar, City Clerk

1122169



Greenville Jurisdiction

Attachment Number 2

Page 1 of 1

Highway Sign Overlay District

Item # 1