



Agenda

Planning and Zoning Commission

February 18, 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 - Michael Overton

III. Roll Call

IV. Approval of Minutes

1. January 21 2020

V. Old Business

Text Amendment

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

VI. New Business

Rezoning

3. Ordinance requested by Bobby W. Joyner to rezone 7.426 acres located on the south side of East Fire Tower Road east of Kittrell Road from RA20 (Residential-Agricultural) to OR (Office-Residential [High Density Multi-Family]).

Preliminary Plats

4. Request by Rocky Russell Development, LLC for a preliminary plat entitled, "Fieldstone Section 2" located at the current terminus of Sweet Bay Drive in the Fieldstone Subdivision, west of Allen Road. The property is further identified as parcel numbers 86011 and 86012. The proposed plat consists of thirty seven (37) lots totaling 13.8097 acres.

VII. Adjournment

5. January 21 2020

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

January 21, 2020

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 - *
Mr. Michael Overton -*	Mr. John Collins - *
Mr. Alan Brock - X	Mr. Hap Maxwell - *
Mr. Billy Parker - *	Mr. Brad Guth - *
Mr. Max Ray Joyner III - *	Mr. Chris West – X

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

VOTING MEMBERS: Robinson, Overton, Joyner, Maxwell, Joyner, Collins, Darden, Parker, Guth and Faison

PLANNING STAFF: Chantae Gooby, Chief Planner; Thomas Barnett; 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: Mr. Guth proposed a correction to the minutes concerning a motion that was seconded incorrectly.

Motion made by Mr. Joyner, seconded by Mr. West, to accept the December 15, 2019 minutes. Motion passed unanimously.

OLD BUSINESS

Rezoning

2. 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) Residential Overlay District to R6A-RU[Medium-Density]).

Ms. Gooby provided the board with documentation from 4JP II LLC, representative Amanda Bambick, MorningStar Law Group, official withdrawing the rezoning request. The request to rezone 31.038 acres located at the intersection of East 14th Street and Quail Ridge Road from RA20 (Residential- Agricultural) Residential Overlay District to R6A-RU[Medium-Density]) was heard and continued on December 17th 2020.

Attorney McGirt informed the board that a motion was needed to accept the withdrawal thus removing the request from the agenda.

Motion made by Mr. Overton seconded by Mr. Joyner, to accept the rezoning withdrawal request from 4JPIL, LLC. Motion passed unanimously.

Items

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

Billy Merrill, Engineering Department, presented the three street closures requested by the city. All the street are connect by city property. Bonners Lane will used for parking lot and Atlantic and South Alley Street are part of the hotel project coming to the area.

Mr. Robinson open the hearing

No one spoke in opposition

Mr. Robinson closed the public hearing.

Motion made by Mr. Joyner, seconded by Ms. Darden to recommend the closure of Atlantic Avenue. Motion passed unanimously.

Motion made by Mr. Faison, seconded by Mr. Parker to recommend the closure of Bonners Lane. Motion passed unanimously.

Motion made by Mr. Parker, seconded by Mr. Collins to recommend the closure of South Alley Street. Motion passed unanimously.

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

Mr. Sceviour delineated the property. Currently, the both tracts contains eight (8) duplex buildings or 16 units. Although not in the flood plain, the tracts are located in the Fork Swap Watershed and if stormwater rules apply, 10-year detention and nitrogen reduction. A net increase of 95 trips per day is expected. Under the requested zoning, it can accommodate 25 - 30 multi-family units. The Future Land Use and Character Map recommends high density residential then transitioning to commercial along Greenville Blvd. In staff's opinion, the request is in compliance with Horizons

2026: Greenville's Community Plan and the Future Land Use and Character Map. Staff recommends approval

Mr. Bryan Fagundus, Tipton Rentals representative, spoke in favor of the request. He stated that with the existing duplexes being there 25 years it only made sense to update the zoning with all the land use changes taking place around the property.

No one spoke in opposition

Mr. Robinson closed the public hearing.

Motion made by Mr. Parker, seconded by Mr. Collins 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.

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

Ms. Gooby delineated the property. Both tracts are a little over 4 acres and are currently vacant. The property is in the Greens Mill Run Watershed. If stormwater rules apply, then 25-year detention and nitrogen and phosphorus reduction would be required. The property is not located in the flood plain. A net increase of 77 trip increase per day is expected. The interconnected road network has multiple points for traffic to be dispersed. The current single-family zoning will allow for eight (8) single-family lots. Under the requested zoning, it can accommodate eight (8) duplex buildings or 16 units. The Future Land Use and Character Map recommends high density residential along Spring Forest Road transitioning to low to medium density residential in the interior. In staff's opinion, the request is in compliance with Horizons 2026: Greenville's Community Plan and the Future Land Use and Character Map. Staff recommends approval

Bryan Fagundus, HBL Investments representative, speaking in favor of the request. The extension of Morton Lane is inevitable as it bisects a portion of one of the subject properties. Gordon Drive will then connect to Morton Lane. A plat is being recorded that combines all these properties and cleans up the zoning and street rights-of-way.

Erin Spangler, resident, spoke in opposition. Traffic is an issue. Buses and parents are going down that street as if it is freeway. The speed limit is 25 m.p.h. Getting out on Allen Road is impossible during school hours. She has lived there for 10 years. We have asked for speed bumps and are supposed to be getting them. Hopefully that will help with the traffic issues.

Erica Losatta, resident, spoke in opposition. She lives in the last home on Morton Lane and has been directly impacted by the construction of the new road. She has lived there for two (2) years. Although it's not open to traffic yet, people have removed the road blocks to walk from

the duplexes. She is concerned about how the city is going to help the long-time residents that are experiencing the increase in traffic. She suggested that speed bumps be installed.

Mr. Fagundus, spoke in rebuttal in favor of the request, he anticipates that any new construction will closely resemble the existing residences in the area.

Mr. Joyner asked if Morton Lane will eventually join with Ellsworth Drive.

Mr. Fagundus replied the streets will eventually join.

Mr. Faison asked if it was because of the current zoning, that the increase in traffic is expected?

Mr. Fagundus answered the traffic flow is already established.

Mr. Maxwell stated that anytime there is an increase in traffic in an establish neighborhood it is unfortunate.

Mr. Collins stated that if the requested duplexes were not built then eventually there would be houses there anyway.

Mr. Robinson agreed stating that he understands the concerns of the young lady that has enjoyed the dead end portion of the street, as well the inconveniences of construction.

Mr. Robinson closed the public hearing.

Motion made by Mr. Joyner, 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

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]).

Mr. Sceviour delineated the property. The property is currently vacant, it is surrounded by single-family development and vacant land. The property is not in the flood plain, however it is located in the Greens Mill Run Watershed and if stormwater rules were to apply then 25-year detention and nitrogen and phosphorus reduction would be required. This is a tweak of the zoning line that was established in 2003 to enable the developer to finish building out the existing subdivision. The Future Land Use and Character Map shows the property as low to medium density residential. In staff's opinion, the request is in compliance with Horizons 2026: Greenville's Community Plan and the Future Land Use and Character Map. Staff recommends approval.

Mr. Robinson asked if there is easement on this tract that can't be built on.

Mr. Sceviour replied that is correct, there is drainage easement, however it doesn't restrict use of the property because it falls outside of the building envelope.

Mr. Rocky Russell, petitioner, spoke in favor of the request, stating the firm that handled the 2003 rezoning did not line up the zoning map with the subdivision. This parcel being zoned office was an oversight.

No one spoke in opposition

Mr. Robinson closed the public hearing.

Motion made by Mr. Parker, seconded by Mr. Guth 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.

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]).

Mr. Sceviour shared that the property is in the southeastern portion of the city. A single tract that has a single-family residence on it. The proposed request could generate 190 trips per day and the under the requested zoning, it can accommodate 25-30 multi-family units. Staff stated that the property is not in the flood plain. The property is in the Fork Swamp and Meeting House Branch Watersheds. If stormwater rules apply, it would require 25-year detention and nitrogen and phosphorus reduction. The Future Land Use and Character Map recommends high density residential. In staff's opinion, the request is in compliance with Horizons 2026: Greenville's Community Plan and the Future Land Use and Character Map. Staff recommends approval

Mike Baldwin, representative for John Marvin Taft, spoke in favor of the request, stating that the map speaks for itself. The traffic impact on Charles Blvd is minimal.

No one spoke in opposition

Mr. Robinson closed the public hearing.

Motion made by Mr. Overton, seconded by Ms. Darden 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.

Preliminary Plats

10. Request by Ark Consulting Group, PLLC for a preliminary plat entitled "Farrington Trace". The property is located on the western side of East Firetower Road north of the intersection with Charles Boulevard. The proposed plat consists of three lots totaling 12.943 acres.

Mr. Sceviour delineated the property. The property was previously brought to the Commission for rezoning a year prior. Staff stated that the property consists of three lots and has a stormwater feature on the northern portion of the property. The property is not in the flood plain, however there is a blue line stream running along one of the property lines. The current zoning is Office-Residential and if developed staff expects the site could accommodate 144-155 units. The Subdivision Review Board reviewed the plat and staff recommends approval.

Mr. Bryan Fagundus, Ark Consulting Group representative, spoke in favor stating that the 3 lots will be serviced by Greenville Utilities and require a public street extension. The driveway component, interconnection component has been discussed extensively with City staff, GUC staff and DOT.

Mr. Maxwell asked have there been discussion about a stop light with the NCDOT.

Mr. Fagundus replied yes there has been discussion, no stop light is proposed and no left turns will be allowed. The access point will be a right in, right out turning movement. There will be delineators and that will assist with Greenville Fire and Rescue.

Mr. Maxwell asked about the detention pond, I think it leads to Meetinghouse Branch Watershed

Mr. Fagundus replied yes, it does. Any development on these three lots will have to meet all city stormwater regulations.

Mr. Maxwell asked about the overflow of the stream and the history of the watershed.

Mr. Fagundus answered that is a DOT and it depends on the 14 street widening project question. Hopefully, what they do will affect Meetinghouse Branch for the better.

No one spoke in opposition

Mr. Robinson closed the public hearing.

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

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.

Mr. Sceviour stated that the proposed text amendment is needed to modernize the city code. New regulations on flag size and locations are being proposed to increase the total allowable size and total number of flags. Banner flags, which are flags that project from the side of buildings, are currently not permitted. This amendment will them. The amendment would also create a new Highway Sign Overlay District which would provide a more generous flag size allowance for properties along highways.

Mr. Faison asked is there a limitation of the content on the flags or is it just size.

Mr. Sceviour replied yes, this pertains to size and location and wouldn't moderate content.

Mr. Robinson stated I think the language that is mentioned regarding the condition of the flag should be applied to both types of flags. No flag should be torn or frayed no matter wither on a pole or attached to a building.

Mr. Sceviour replied that staff would accept that as a friendly amendment to the proposed ordinance.

Mr. Joyner asked did you increase residential flag size or cap it.

Mr. Sceviour replied that we capped it because we had no current regulations. It would now be 4'X6' with 24 square foot maximum size.

No one spoke in opposition

Mr. Robinson closed the public hearing.

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

Adjournment

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

Meeting adjourned at 7:00

Respectfully submitted,
Chantae Gooby
Chief Planner



City of Greenville, North Carolina

Meeting Date: 2/18/2020
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:

Staff is bringing this text amendment back to the commission due to an adjustment to the language related to step back rules for and flag pole height. This language is substantially the same as what was presented at the January 21, 2020 meeting. The previous draft applied a mandatory step back for all flag poles. This draft limits the step back requirements to flag poles only over 70 feet. Also, this draft includes the amendment proposed by the Planning and Zoning Commission that banner flags are to be kept in good repair. Staff has highlighted these two specific changes in the attached ordinance.

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:

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 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.)

...

SEC. 9-4-227 SIGNS NOT REQUIRING PERMITS.

(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. Flags without commercial messages are limited to 100 square feet in area;~~
- ~~2. Flags with commercial messages are limited to 50 square feet in area.~~
- ~~3. Only one permanent flagpole is permitted per lot.~~
 - 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:

<u>Pole Height (feet)</u>	<u>Max. Non-Commercial Flag Size (square feet)</u>	<u>Max. Commercial Flag Size (square feet)</u>
<u>Up to 25</u>	<u>24</u>	<u>24</u>
<u>25 to 29</u>	<u>28</u>	<u>28</u>

<u>30 to 34</u>	<u>40</u>	<u>40</u>
<u>35 to 39</u>	<u>60</u>	<u>50</u>
<u>40 to 49</u>	<u>96</u>	<u>50</u>
<u>50 to 59</u>	<u>150</u>	<u>50</u>
<u>60 to 70</u>	<u>216</u>	<u>50</u>

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.

SEC. 9-4-230 TOTAL ALLOWABLE SIGN SURFACE AREA.

(A) Unless otherwise provided in this article, the total surface area devoted to all signs on any building shall not exceed the maximum limitations set forth in this section.

(B) Temporary signs as well as on-premise flags, balloons, insignia and banner flags of nonprofit or governmental organizations shall not be included in this calculation.

(C) Unless otherwise provided in this article, the maximum sign surface area permitted for any residential use shall be three square feet.

(D) Unless otherwise provided in this article, the maximum wall sign surface area permitted for any nonresidential use shall be determined as follows.

(1) All wall signs for any one use shall not exceed one and one-half square feet of sign surface area per linear foot of building frontage occupied by such use.

(2) If a building has frontage on more than one qualifying area, then the total sign surface area permitted on the building shall be the sum of the sign surface area allotments related to each frontage.

(3) Signage may be allowed on any building wall, provided that the sign surface area of all signs located on a wall of a structure may not exceed 25% of the total surface area of the wall on which the signs are located. Wall signage may be placed on a canopy, provided that the sides of a canopy shall be considered as a wall, and the signage on a canopy shall be subject to the 25% limitations of this section.

(E) The display area of wall signs painted on, affixed to or otherwise displayed on or through a facade window shall not exceed 25% of the window area.

(F) In cases where the provisions of this section will not allow signage of at least 50 square feet, then the requirements of this section shall be waived to

the extent that a total wall sign allowance of 50 square feet or less, at the option of the owner, shall be permitted.

SEC. 9-4-234 LOCATION AND HEIGHT REQUIREMENTS.

(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.

14. The banner flag and pole or mast shall be maintained in good repair. A flagpole with broken halyards shall not be used and banner flags which are torn and frayed shall not be displayed.

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) A vertical flag pole shall be set back from all property boundaries a distance of at least one foot for each foot by which the pole in question exceeds 70 feet from finished grade.

(3) 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.

Additional staff comments:

The proposed changes will allow greater flexibility in both the size and location of flags on private property.

Comprehensive Plan

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

Chapter 1 Building Great Places, Goal 1.2 Active & Vibrant Places

Policy 1.2.1 Improve the design of First Floor Building Facades

First Floor Building facades along important pedestrian corridors, particularly in Uptown, should include a minimum percentage of windows. Other design strategies that showcase visible activity in the building may be an appropriate alternative. This visibility improves the walkability and safety of streets.

Policy 1.2.3 Frame Public Space

Great spaces are defined by their border. The borders of parks, plazas and other public spaces should have windows and active storefronts that provide vibrance and safety. When possible, blank walls and high speed roads should be avoided on these borders.

Chapter 1 Building Great Places, Goal 1.4 A Vibrant Uptown

Policy 1.4.6 Promote Quality Signage

Business and traffic signage in Uptown should enhance the character of Uptown. Traffic signage should be limited where alternative options are available.

Chapter 1 Building Great Places, Action 1.9: Develop Corridor Development Standards

Action 1.9

The city will undertake development of commercial corridor development standards that can be applied through established commercial zoning districts, or through an overlay district. These standards will be designed to achieve the policies of this plan, specifically to encourage the evolution of established commercial areas to be more vibrant and visually appealing places and to design commercial corridors to better accommodate multiple modes of transportation and improve safety for bikers and walkers. These standards could include requirements for placement of parking to the side or rear of buildings, orienting and placing buildings so that they frame the road, enhanced landscaping standards, building façade and roofline design standards, connectivity requirements with adjacent developments, or other requirements. The standards will often be applied in redevelopment contexts. To offset new regulations in a redevelopment context (which can sometimes be a deterrent to reinvestment) one option is to develop these standards as a menu for options using a point system, allowing individual owners the flexibility to determine what improvements will work for a given site and context.

Fiscal Note: No cost to the City.

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

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

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

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

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

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

ATTACHMENTS:

Flag_Regulation_Ordinance_Friendly_Amend_1122737

Highway Sign Overlay District

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 March 12, 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) A vertical flag pole shall be set back from all property boundaries a distance of at least one foot for each foot by which the pole in question exceeds 70 feet from finished grade.
- (3) 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. 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

4. Each property shall be allowed a maximum of three flagpoles.
5. A maximum of three flags shall be allowed per flagpole.
6. 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.
7. On United States and North Carolina holidays, there shall be no maximum flag size or number or other limitations on manner of display.
8. 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.

14. The banner flag and pole or mast shall be maintained in good repair. A flagpole with broken halyards shall not be used and banner flags which are torn and frayed shall not be displayed.

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.

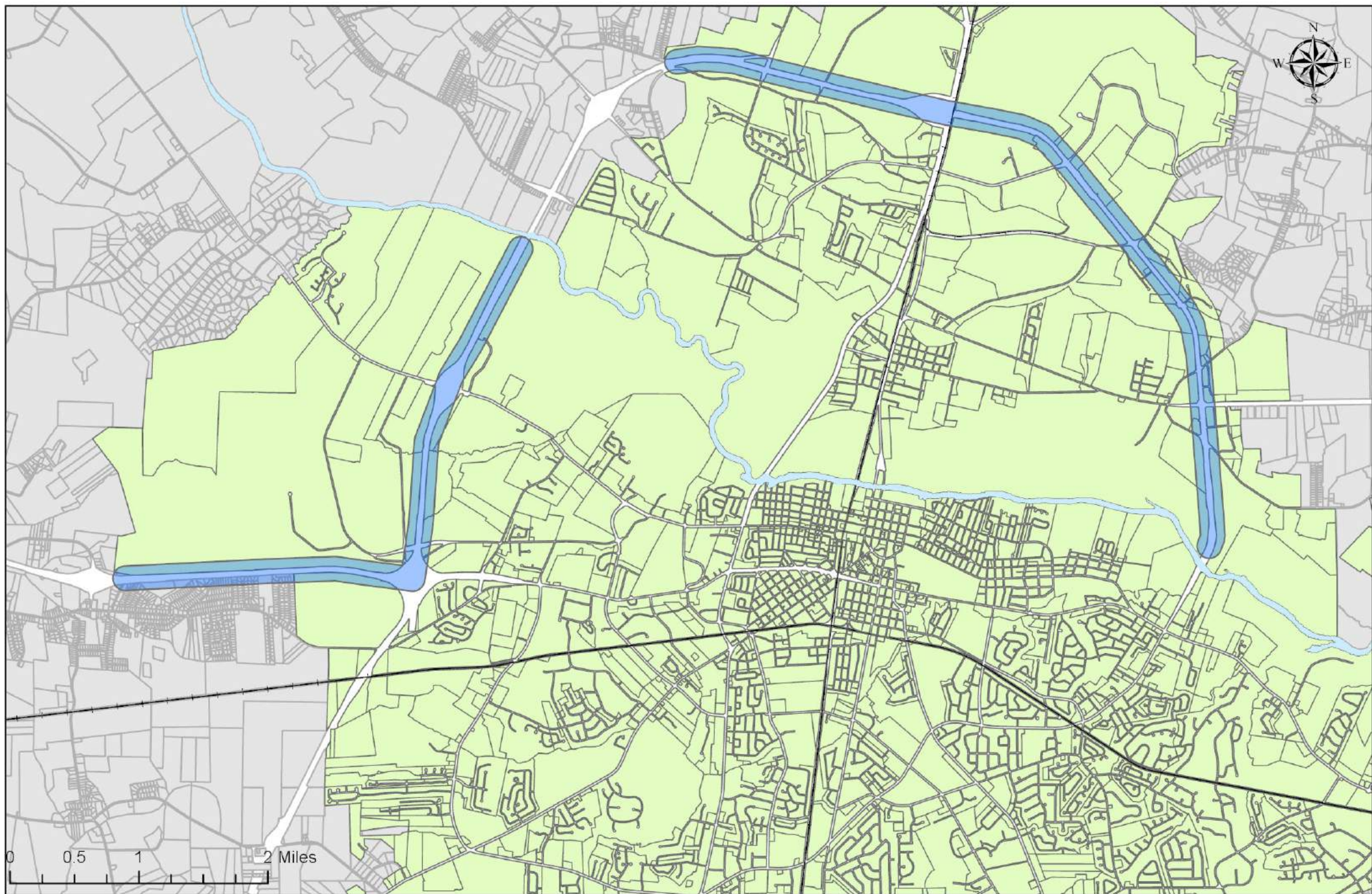
ADOPTED this 12th day of March, 2020.

P. J. Connelly, Mayor

ATTEST:

Valerie Shiuwegar, City Clerk

1122737



Greenville Jurisdiction

Attachment Number 2

Page 1 of 1

Highway Sign Overlay District

Item #2



City of Greenville, North Carolina

Meeting Date: 2/18/2020
Time: 6:00 PM

Title of Item: Ordinance requested by Bobby W. Joyner to rezone 7.426 acres located on the south side of East Fire Tower Road east of Kittrell Road from RA20 (Residential-Agricultural) to OR (Office-Residential [High Density Multi-Family]).

Explanation: **Abstract:** The City has received a request by Bobby W. Joyner to rezone 7.426 acres located on the south side of East Fire Tower Road east of Kittrell Road 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 February 4, 2020.
On-site sign(s) posted on February 4, 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 commercial (C) at the southeastern corner of the intersection of East Fire Tower Road and Charles Boulevard, transitioning to office/institutional (OI) and traditional neighborhood, medium-high density (TNMH) to the east.

Traditional Neighborhood, Medium Density

Primarily residential areas featuring a mix of higher density housing types ranging from multifamily, townhomes, and small-lot single-family detached. They are typically located within a walkable distance to a neighborhood activity

center. Traditional neighborhoods should have a walkable street network of small blocks, a defined center and edges and connections to surrounding development.

Intent:

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

Primary uses:

Multi-family residential

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

Secondary uses:

Institutional (neighborhood scale)

Office/Institutional:

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

Intent:

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

Primary Uses:

Office

Institutional/Civic

Commercial

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

Intent:

- Provide connectivity to nearby uses (paths, streets)

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

Primary uses:

Commercial (small and large format)

Office

Secondary uses:

Institutional/civic

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

Based on possible uses permitted by the requested rezoning, the proposed rezoning classification could generate 587 trips to and from the site on Fire Tower Road, which is a net increase of 453 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) and zoned to its present zoning.

Existing Land Uses:

Vacant

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 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. Therefore, development is not subject to the Flood Damage Prevention Ordinance.

Surrounding Land Uses and Zoning:

North: OR - One (1) single-family residence
South: RA20 - Three (3) single-family residences
East: RA20 - Southridge Subdivision (single-family)
West: CG - One (1) single-family residence

Density Estimates:

Under the current zoning, the site could accommodate 14 single-family residences.

Under the proposed zoning, the site could accommodate 83-89 multi-family units. (1, 2 and 3 bedroom)

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

Bobby Joyner

From: RA-20

To: OR

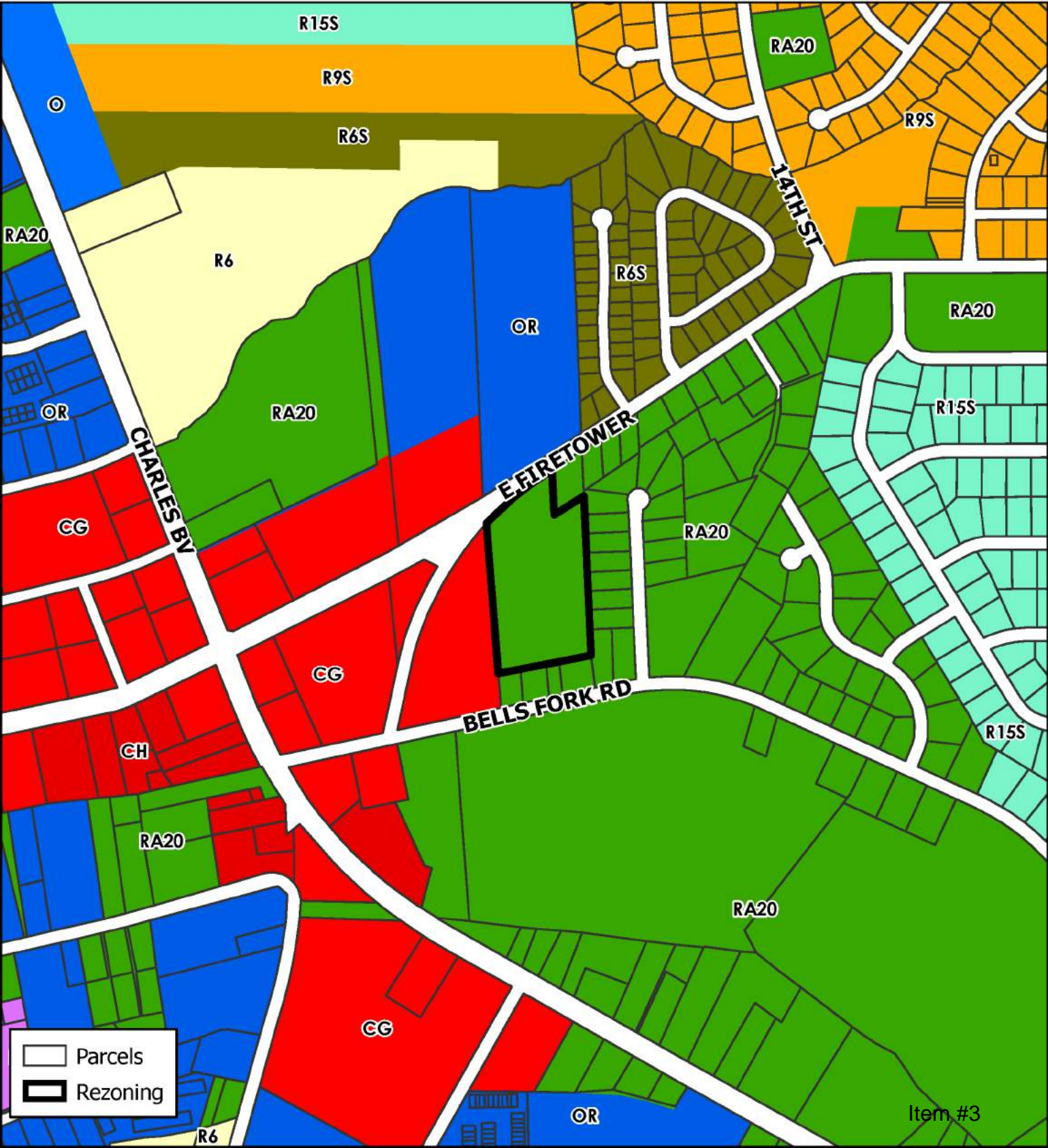
Acres: 7.426

February 4th, 2020

N

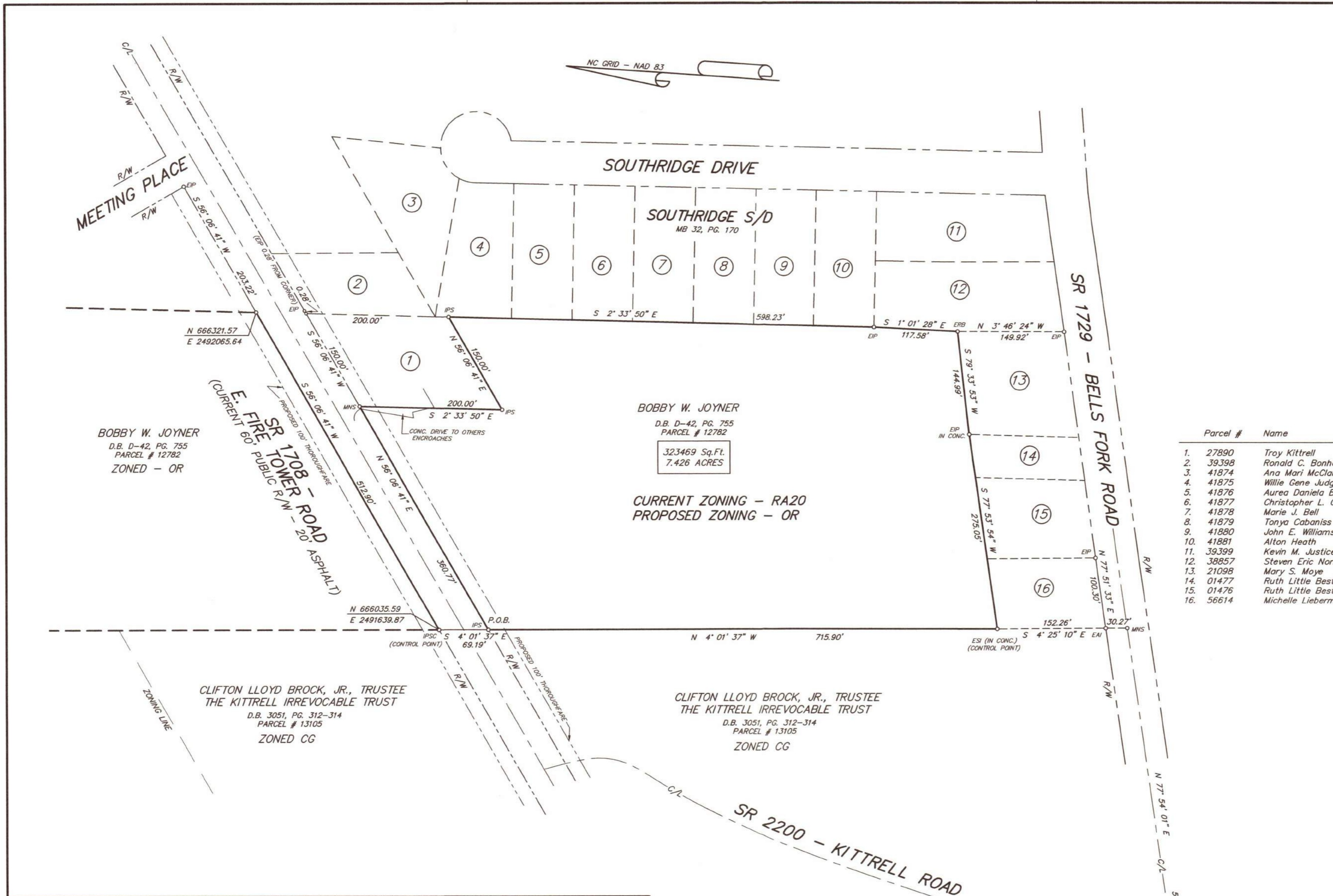
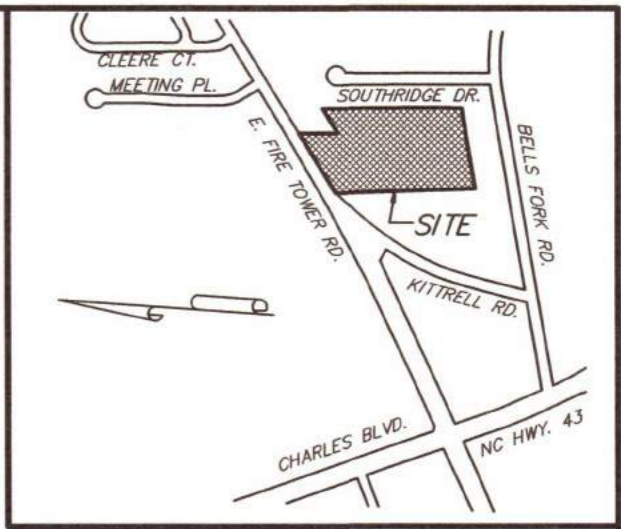


0 0.04 0.07 0.15 Miles



Parcels
Rezoning

Item #3



Parcel #	Name	Deed Bk/Page #	Zoning
1.	27890 Troy Kittrell	3808/431	RA20
2.	39398 Ronald C. Bonham	961/785	RA20
3.	41874 Ana Mari McClanahan	1810/688	RA20
4.	41875 Willie Gene Judge	819/649	RA20
5.	41876 Aurea Daniela Batchelor	3441/307	RA20
6.	41877 Christopher L. Crutchfie	3351/323	RA20
7.	41878 Marie J. Bell	3250/372	RA20
8.	41879 Tonya Cabaniss	3532/803	RA20
9.	41880 John E. Williams	2010E/421	RA20
10.	41881 Alton Heath	3528/808	RA20
11.	39399 Kevin M. Justice	1121/383	RA20
12.	38857 Steven Eric Norris	2000E/476	RA20
13.	21098 Mary S. Moye	319/47	RA20
14.	01477 Ruth Little Best	K-35/719	RA20
15.	01476 Ruth Little Best	2320/739	RA20
16.	56614 Michelle Lieberman	1291/442	RA20

BOBBY W. JOYNER
D.B. D-42, PG. 755
PARCEL # 12782
ZONED - OR

BOBBY W. JOYNER
D.B. D-42, PG. 755
PARCEL # 12782
323469 Sq.Ft.
7.426 ACRES

CURRENT ZONING - RA20
PROPOSED ZONING - OR

CLIFTON LLOYD BROCK, JR., TRUSTEE
THE KITTRELL IRREVOCABLE TRUST
D.B. 3051, PG. 312-314
PARCEL # 13105
ZONED CG

CLIFTON LLOYD BROCK, JR., TRUSTEE
THE KITTRELL IRREVOCABLE TRUST
D.B. 3051, PG. 312-314
PARCEL # 13105
ZONED CG

SURVEYED BY: MCP
DRAWN BY: GSM / BLW

REFERENCE:
DEED BK D-42, PG. 755

PARCEL NO. 12782

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 D-42, Page 755 or other reference source _____); that the boundaries not surveyed are indicated as drawn from information in Book _____ 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 8th day of JANUARY, 2020.



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

Bar Scale
100 50 0 100 200

REZONING MAP
FOR
BOBBY W. JOYNER

BEING A PORTION OF
TAX PARCEL # 12782
WINTERVILLE TOWNSHIP
PITT COUNTY
NORTH CAROLINA
SCALE: 1" = 100'
JANUARY 8, 2020

WO 19248 FB 383

GM GARY S. MILLER & ASSOCIATES, P.A.
LAND SURVEYORS
1803 South Charles Blvd. Phone (252)756-7878
Greenville, N.C. 27838 Fax (252)756-0785
License # C-0225

LEGEND:
EIP - EXISTING IRON PIPE
IPSC - IRON PIPE SET WITH CAP
R/W - RIGHT OF WAY
C/L - CENTERLINE
ERB - EXISTING RE-BAR
MNS - MAGNETIC NAIL SET
IPSC - IRON PIPE SET WITH CAP
ESI - EXISTING SOLID IRON
EAI - EXISTING ANGLE IRON
P.O.B. - POINT OF BEGINNING

REZONING THOROUGHFARE/TRAFFIC VOLUME REPORT

Case No: 20-1

Applicant: Bobby W. Joyner

Property Information

Current Zoning: RA20 (Residential-Agricultural)

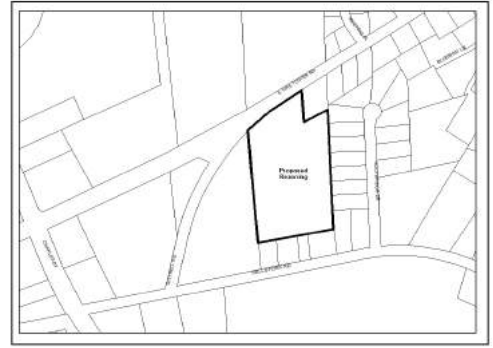
Proposed Zoning: OR (Office-Residential [High Density Multi-Family])

Current Acreage: 7.43 acres

Location: Fire Tower Rd, east of Charles Blvd

Points of Access: Fire Tower Rd

Location Map



Transportation Background Information

1.) Fire Tower Rd- State maintained

	<u>Existing Street Section</u>	<u>Ultimate Thoroughfare Street Section</u>
Description/cross section	2 lanes - paved shoulder	4 lanes divided with raised median
Right of way width (ft)	60	100
Speed Limit (mph)	45	no change
Current ADT:	23,815 (*)	
Design ADT:	13,300 vehicles/day (**)	39,700 vehicles/day (**)
Controlled Access	No	

Thoroughfare Plan Status Major Thoroughfare

Other Information: There are no sidewalks along Fire Tower Rd 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: Project U-5785, which involves widening a 0.6-mile stretch of Fire Tower Road between Charles Boulevard (N.C. 143) and 14th Street

Trips generated by proposed use/change

Current Zoning: 134 -vehicle trips/day (*) **Proposed Zoning: 587** -vehicle trips/day (*)

Estimated Net Change: increase of 453 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 Fire Tower Rd are as follows:

1.) Fire Tower Rd , West of Site (60%): “No build” ADT of 23,815

Estimated ADT with Proposed Zoning (full build) –	24,167
Estimated ADT with Current Zoning (full build) –	<u>23,895</u>
Net ADT change =	272 (1% increase)

2.) Fire Tower Rd , East of Site (40%): “No build” ADT of 23,815

Estimated ADT with Proposed Zoning (full build) – 24,050

Estimated ADT with Current Zoning (full build) – 23,869

Net ADT change = 181 (<1% increase)

Staff Findings/Recommendations

Based on possible uses permitted by the requested rezoning, the proposed rezoning classification could generate 587 trips to and from the site on Fire Tower Rd, which is a net increase of 453 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: 2/18/2020
Time: 6:00 PM

Title of Item: Request by Rocky Russell Development, LLC for a preliminary plat entitled, "Fieldstone Section 2" located at the current terminus of Sweet Bay Drive in the Fieldstone Subdivision, west of Allen Road. The property is further identified as parcel numbers 86011 and 86012. The proposed plat consists of thirty seven (37) lots totaling 13.8097 acres.

Explanation: The subject property is currently vacant. It is bounded on the north by Fieldstone Subdivision and vacant property on the north, east, south and west.

The purpose of this preliminary plat is to create 37 duplex lots. The proposed plat also establishes the street pattern, utilities extensions, drainage and stormwater features that will serve the future development.

There are 2,500 linear feet of proposed streets to be built. Sidewalks will be constructed on one side of all proposed streets.

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.

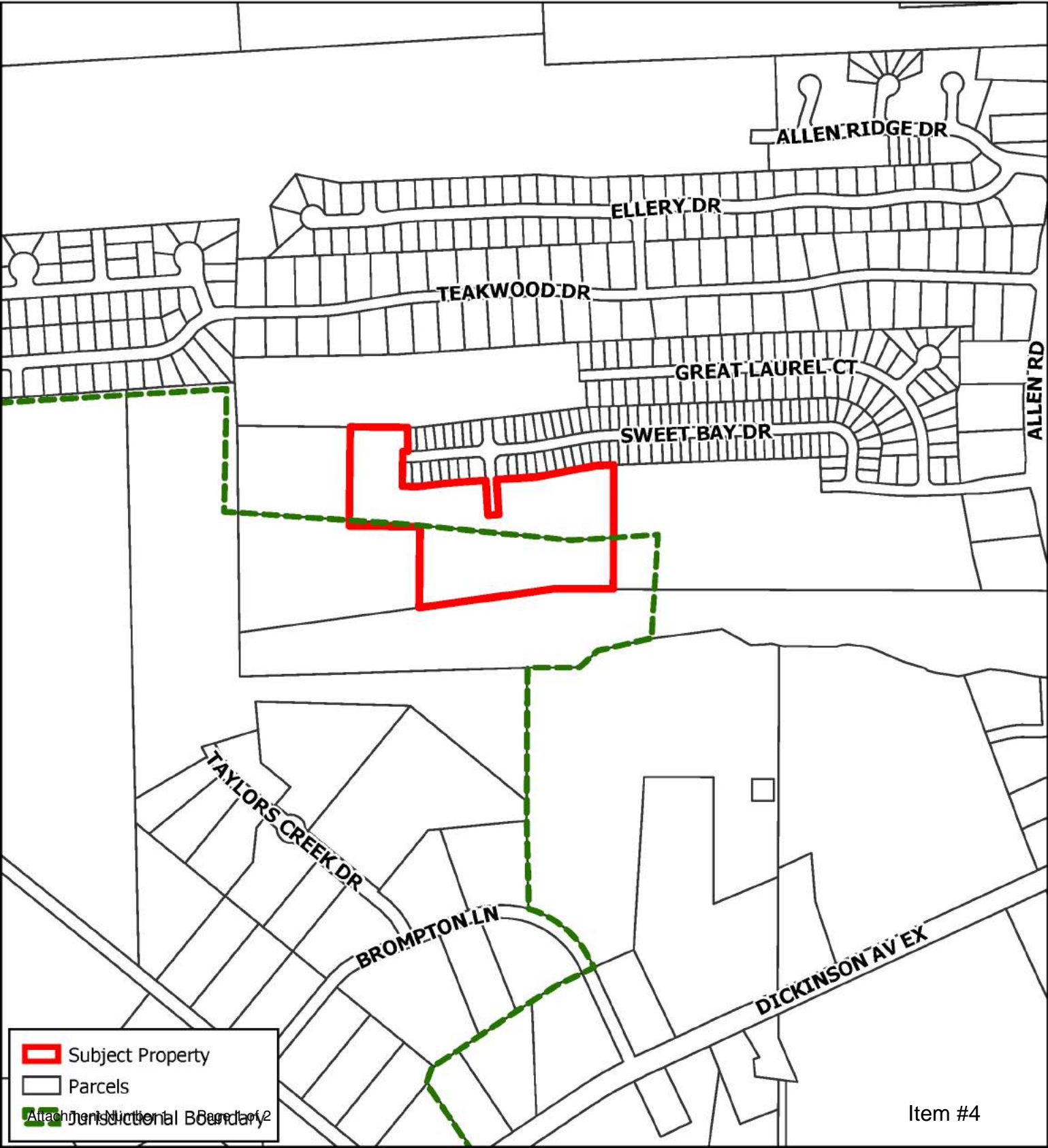
ATTACHMENTS:

Attachments

Pitt Land Development, LLC
"Fieldstone", Section 2
Proposed Lots: 37
Acres: 13.8097
February 4th, 2020



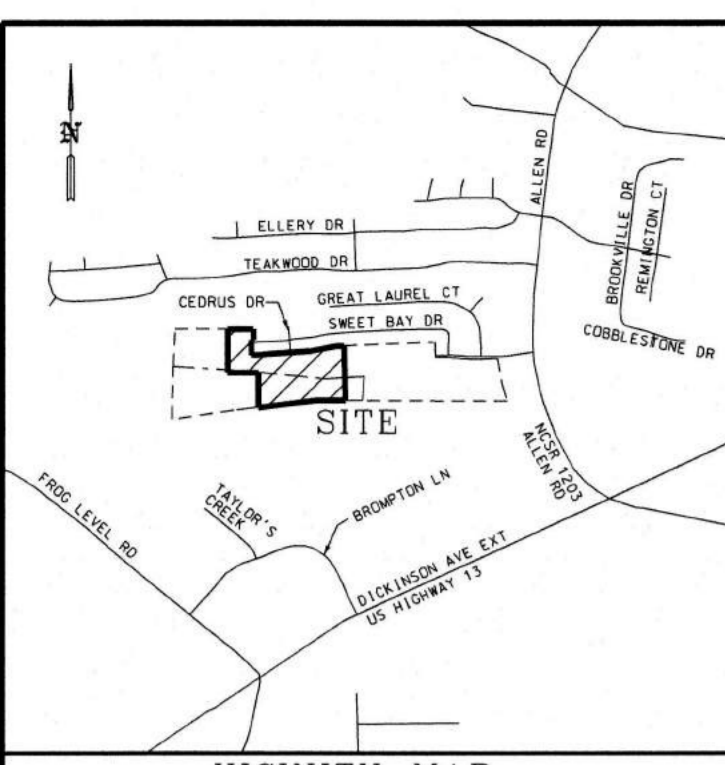
0 0.04 0.07 0.15 Miles



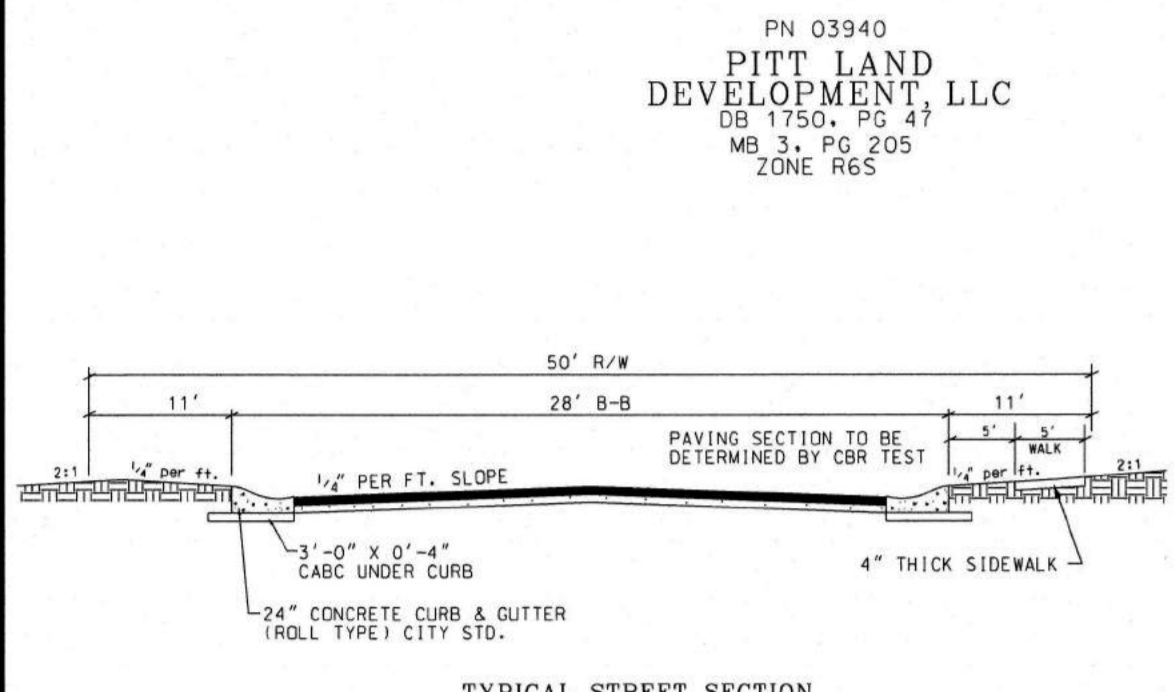
-  Subject Property
-  Parcels
-  Attachment Boundary

SITE DATA

TOTAL AREA.....13.8097 AC
 ZONING.....R6 AND R6S
 R6.....8.05 AC
 R6S.....5.77 AC
 NO. OF LOTS.....37
 SMALLEST LOT SIZE.....8,123 SF
 LINEAL FEET IN STREET.....2500 LF
 ACRES IN PARKS, RECREATION.....0
 WETLANDS.....1.14589 AC
 COMMON AREA.....6544 SF
 PARCEL NO.....03940 AND 67549



VICINITY MAP
SCALE: 1"=200'

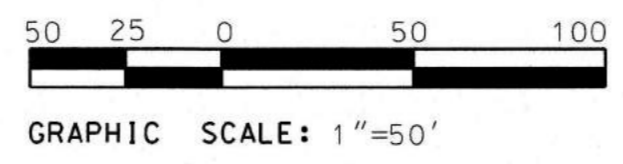


TYPICAL STREET SECTION
(28' BC/BC)

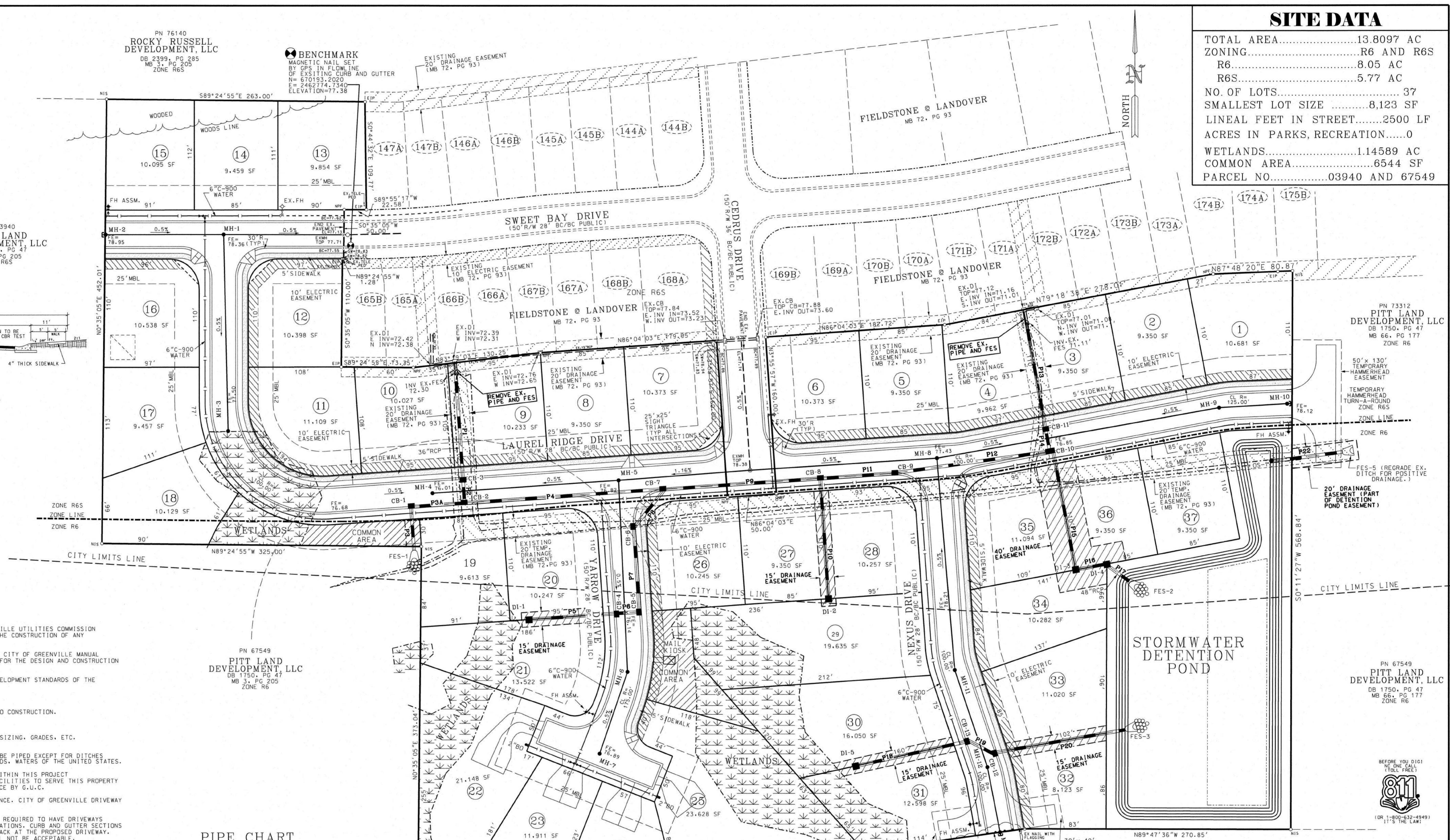
- NOTES**
- CONSTRUCTION PLANS SHALL BE APPROVED BY GREENVILLE UTILITIES COMMISSION (G.U.C.) AND THE CITY OF GREENVILLE PRIOR TO THE CONSTRUCTION OF ANY SEWER OR STORM DRAINAGE.
 - ALL REQUIRED IMPROVEMENTS SHALL CONFORM TO THE CITY OF GREENVILLE MANUAL OF STANDARD DESIGN AND DETAILS AND THE MANUAL FOR THE DESIGN AND CONSTRUCTION OF WASTEWATER SYSTEM EXTENSIONS FOR G.U.C.
 - ALL LOTS SHALL EQUAL OR EXCEED THE MINIMUM DEVELOPMENT STANDARDS OF THE CITY OF GREENVILLE ZONING ORDINANCE.
 - SEWER SERVICE BY G.U.C.
 - EROSION CONTROL PLAN APPROVAL REQUIRED PRIOR TO CONSTRUCTION.
 - ALL UTILITIES SHALL BE UNDERGROUND.
 - STORM DRAIN PIPE SIZES ARE APPROXIMATE. FINAL SIZING, GRADES, ETC. SHALL BE SUBMITTED WITH CONSTRUCTION PLANS.
 - DITCHES REQUIRING 48" OR LESS PIPE DIA. SHALL BE PIPED EXCEPT FOR DITCHES WHICH HAVE BEEN DETERMINED BY CDE TO BE WETLANDS. WATERS OF THE UNITED STATES.
 - NO SEWER SERVICES SHALL BE PROVIDED FOR LOTS WITHIN THIS PROJECT UNTIL ALL OF THE NECESSARY WATER AND SEWER FACILITIES TO SERVE THIS PROPERTY HAVE BEEN INSTALLED AND ACCEPTED FOR MAINTENANCE BY G.U.C.
 - NCDDT DRIVEWAY PERMIT REQUIRED FOR MAIN ENTRANCE. CITY OF GREENVILLE DRIVEWAY PERMITS REQUIRED FOR INDIVIDUAL LOTS.
 - ALL DRIVEWAYS SERVING INDIVIDUAL LOTS WILL BE REQUIRED TO HAVE DRIVEWAYS INSTALLED AS PER THE CITY OF GREENVILLE REGULATIONS. CURB AND GUTTER SECTIONS AT THE DRIVEWAYS MUST BE REMOVED AND POURED BACK AT THE PROPOSED DRIVEWAY. BREAKING THE HEAD OFF OF THE BACK OF CURB WILL NOT BE ACCEPTABLE.
 - HYDRAULIC ANALYSIS IS REQUIRED.
 - COMMON AREA IS PRIVATE AND WILL BE MAINTAINED BY HOMEOWNERS ASSOCIATION. HOMEOWNERS ASSOCIATION DOCUMENTATION TO BE RECORDED PRIOR TO RECORDED OF ANY FINAL PLATS.
 - DRIVEWAY PERMITS TO BE APPROVED BY NCDDT PRIOR TO APPROVAL OF CONSTRUCTION PLANS BY THE CITY OF GREENVILLE.
 - MAIN AND OUTFALL ACRES FEES ARE DUE.
 - WATER SUPPLIED BY GREENVILLE UTILITIES COMMISSION.
 - STREET LIGHTS TO BE INSTALLED NO MORE THAN 400' APART.
 - ELECTRIC SERVICE SUPPLIED BY GREENVILLE UTILITIES COMMISSION.
 - CONSTRUCTION PLAN AND SPECIFICATIONS SHALL BE APPROVED BY G.U.C. PRIOR TO THE CONSTRUCTION OF ANY WATER MAINS.
 - THIS PROPERTY IS LOCATED IN THE RED OAK FIRE DISTRICT.
 - PROPERTY IS LOCATED APPROXIMATELY 1.5 MILES WEST OF RED OAK FIRE DEPARTMENT.
 - NO PORTION OF THIS PROPERTY IS LOCATED IN A DESIGNATED FLOOD HAZARD AREA AS SHOWN ON PANEL NUMBER 4667, MAP NUMBER 572466/BOOK OF THE FIRM MAP DATED 7/7/2014.
 - STORMWATER DETENTION POND IS NOT CALCULATED AS PART OF OPEN SPACE.
 - ALL SIDEWALKS TO BE 5" CONCRETE.
 - PARKING IS ONLY ALLOWED ON ONE SIDE OF THE STREET WITH A 28 FT. BC/BC.
 - MUST MEET ALL CURRENT NC BUILDING CODES.

PIPE CHART

PIPE#	TYPE	CLASS	SIZE	LENGTH	SLOPE	INVERTS
P1	RCP	III	30"	120'	0.30%	N=72.30 S=71.94
P2	RCP	III	30"	24'	0.48%	N=71.94 S=71.82
P3	RCP	III	18"	44'	0.50%	S=73.00 N=72.78
P3A	RCP	III	18"	55'	0.50%	W=72.78 R=72.50
P4	RCP	III	36"	200'	0.38%	W=71.79 E=70.74
P5	RCP	III	15"	86'	0.30%	W=72.52 E=72.26
P6	RCP	III	15"	32'	0.50%	W=72.26 E=72.14
P7	RCP	III	18"	86'	0.50%	S=72.14 N=71.71
P8	RCP	III	18"	44'	0.50%	W=71.71 E=71.49
P9	RCP	III	36"	160'	0.52%	W=70.74 E=69.90
P10	RCP	III	15"	120'	0.50%	S=72.25 N=71.65
P11	RCP	III	36"	75'	0.56%	W=69.90 E=69.48
P12	RCP	III	36"	160'	0.56%	W=69.48 E=68.58
P13	RCP	III	36"	120'	0.46%	N=71.01 S=70.46
P14	RCP	III	36"	24'	0.57%	N=70.46 S=70.32
P15	RCP	III	48"	120'	0.55%	N=70.30 S=67.94
P16	RCP	III	48"	30'	0.55%	W=67.94 E=67.77
P17	RCP	III	48"	30'	0.55%	N=67.77 S=67.61
P18	RCP	III	15"	108'	0.50%	W=73.75 E=73.21
P19	RCP	III	15"	28'	0.50%	W=73.21 E=73.04
P20	RCP	III	15"	132'	0.50%	W=73.04 E=72.38



PROJECT NO. : P1633-001
 DRAWING NO. :



PN 67549
PITT LAND DEVELOPMENT, LLC
 DB 1750, PG 47
 MB 3, PG 205
 ZONE R6

PN 05187
NANNIE SUE CRAWFORD BEST FIELDS
 DB 9-23, PG 425
 LOT 3C, NDAH TYSON HEIRS
 MB 3, PG 205
 ZONE R6



Richard A. Brown 2/12/20
 RICHARD A. BROWN, P.E.



SURVEYOR'S CERTIFICATE
 I, DEBORAH H. BOYETTE, CERTIFY THAT THIS PROJECT WAS COMPLETED UNDER MY DIRECT AND RESPONSIBLE CHARGE FROM AN ACTUAL GROUND SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BOOK 506, PAGE 1642), OR FROM BOOKS REFERENCED HEREIN; THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN BOOKS, PAGES, PLATS OR AS REFERENCED HEREIN; THAT THE RATIO OF PRECISION IS CALCULATED AS 1:12,460,732; THAT THIS TOPOGRAPHIC SURVEY WAS PERFORMED TO MEET FEDERAL GEOGRAPHIC DATA COMMITTEE STANDARDS AS APPLICABLE; THAT THE TOPOGRAPHIC DATA WAS OBTAINED ON 10-13-1983; THAT THE SURVEY WAS COMPLETED ON 11/13/1993; THAT THE COURSERS SHOWN AS BROKEN LINES 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 12th DAY OF FEB, 2020.
 SIGNED: *Deborah H. Boyette*
 PROFESSIONAL LAND SURVEYOR PLS L-4146

APPROVAL
 THIS PRELIMINARY PLAT NO. _____ AND STREET NAMES SHOWN HEREON WERE APPROVED BY THE GREENVILLE PLANNING AND ZONING COMMISSION AT A MEETING HELD THE _____ DAY OF _____ 20____.
 SIGNED _____ CHAIRMAN
 SIGNED _____ CITY PLANNER

PRELIMINARY DRAWING DO NOT USE FOR CONSTRUCTION

REVISIONS

BY	NO.	DATE	DESCRIPTION
DM	1	2/11/20	CDG COMMENTS

PRELIMINARY PLAT
FIELDSTONE SECTION 2
 GREENVILLE ARTHUR TOWNSHIP PITT COUNTY NORTH CAROLINA
OWNER: PITT LAND DEVELOPMENT, LLC
ADDRESS: 1319 HUNTINGWOOD DRIVE GREENVILLE, NC 27858
PHONE: 252-431-8982
DESIGNED: RAB **DATE:** 11/20/19
DRAWN: LHJ **SCALE:** 1"=50'
APPROVED: RAB **SHEET 1 OF 1**



STROUD ENGINEERING, P.A.
 107-B COMMERCE STREET
 GREENVILLE, NORTH CAROLINA 27858
 (252) 756-9352
 LICENSE NO. C-9647