

# Agenda



## Planning and Zoning Commission

May 19, 2020

6:00 PM

This meeting will be virtual and conducted via Zoom.  
See the City's website ([www.greenvillenc.gov](http://www.greenvillenc.gov)) for details.

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

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**I. Call Meeting To Order**

**II. Invocation - Brad Guth**

**III. Roll Call**

**IV. Approval of Minutes**

1. April 21, 2020

**V. Old Business**

**Rezoning**

2. Ordinance requested by Amy A. Edwards to rezone a total of 14.221 acres located along Portertown Road between Eastern Pines Road and Norfolk Southern Railroad from RA20 (Residential-Agricultural) to (CG (General Commercial) – 5.038 acres and R6 (Residential [High Density Residential]) – 9.183 acres.
3. Ordinance requested by Happy Trail Farms, LLC to rezone a total of 33.849 acres located north of the intersection of Herman Garris Road and Portertown Road from RA20 (Residential-Agricultural) to R6S (Residential-Single-family [Medium Density]).

**VI. New Business**

**Rezoning**

4. Ordinance requested by East Carolina University to rezone a total of 19.0+/- acres in the area generally bounded by West 10<sup>th</sup> Street, South Washington Street, West 12<sup>th</sup> Street, West 13<sup>th</sup> Street and the Coastal Seaboard Railroad from IU (Unoffensive Industry), R6 (Residential [High density multi-family]) and CDF (Downtown Commercial Fringe) to MUI (Mixed Use Institutional).
5. Ordinance requested by Three Twenty Enterprises, LLC to rezone a total 8.2917 acres from General Business (GB) – Simpson’s Jurisdiction to General Commercial (CG) – Greenville’s Jurisdiction for 3.2917 acres – Tract 1 and from General Business (GB) – Simpson’s Jurisdiction to OR (Office-Residential [High density multi-family]) – Greenville’s Jurisdiction for 5.0 acres – Tract 2 for the property located at the southeastern corner of the intersection of East 10<sup>th</sup> Street and L. T. Hardee Road.

### **Preliminary Plats**

6. Request by Rocky Russell Development, LLC. The proposed preliminary subdivision plat entitled, "Barrington Fields, Sections 2, 3 and 4", is located west of Frog Level Road and adjacent to Taberna Subdivision and is further identified as being tax parcel numbers 22728, 32631 and 68998. The proposed plat consists of 40 lots totaling 19.1252 acres

### **Text Amendment**

7. Ordinance requested by the Planning and Development Services Department to amend the City Code to add a multi-family option to the MCG (Medical-General Commercial) and MCH (Medical-Heavy Commercial) zoning districts.
8. Ordinance requested by the Planning and Development Services Department to amend the City Code by creating a use classification and associated standards for small private schools.
9. Ordinance requested by the Planning and Development Services Department to amend the City Code by creating a new Recreational/Sport Hunting Overlay

### **Land Use Plan Map Amendment**

10. Ordinance requested by Langston Farms, LLC to amend the Future Land Use and Character Map for 1.881 acres from Office/Institutional to Commercial for the property located at the northeastern corner of the intersection of South Memorial Drive and Regency Boulevard.

## **VII. Adjournment**



DRAFT MINUTES FOR THE GREENVILLE PLANNING AND ZONING COMMISSION

April 21, 2020

The Greenville Planning and Zoning Commission met via electronic media on the above date at 6:00 pm. Due to COVID 19 safety measures, commission members connected electronically to the meeting from their own locations.

Chair Robinson began the meeting by reading aloud the procedures for the virtual meeting of the April 21, 2020 Planning and Zoning Commission. He mentioned that his reading of the procedures is item number two on the agenda.

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

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

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

**PLANNING STAFF:** Chantae Gooby, Chief Planner; Bradleigh Sceviour, Planner II; and Tony Parker, Planner I

**OTHERS PRESENT:** Camillia Smith, City Clerk’s Office; Emanuel McGirt, City Attorney; Kelvin Thomas, Communication Technician; and Rob Hudson, IT Manager

**MINUTES:** Motion made by Mr. West, seconded by Mr. Parker, to accept the February 17, 2020 minutes. Motion passed unanimously.

**Changes to the Agenda:** Chair Robinson stated there were requests for items 3 and 5 have to be continued to the May 19, 2020 P&Z meeting.

He asked for a motion to approve or deny the requests.

Motion made by Mr. Collins, seconded by Mr. Brock seconded the motion to approve the request. Motion passed unanimously.

Motion made by Mr. West, seconded by Mr. Parker seconded the motion to approve the request. Motion passed unanimously.

## **Rezoning**

4. ORDINANCE REQUESTED BY JOHN F. MOYE, SR. HEIRS TO REZONE 15.0936 ACRES LOCATED SOUTH OF GREENVILLE BOULEVARD BETWEEN ALLENDALE DRIVE AND DICKINSON AVENUE EXTENSION FROM RA20 (RESIDENTIAL-AGRICULTURAL) TO R6A-RU (RESIDENTIAL [MEDIUM DENSITY] RESTRICTED RESIDENTIAL OVERLAY - APPROVED

Chair Robinson requested the clerk poll the members to ask if they had received copies of the emails and the petition in opposition prior to today's meeting.

Mr. Sceviour delineated the property. Under the current zoning, the 15.0936-acre property can accommodate 30 single-family residences and under the requested zoning, it could accommodate 65 duplex buildings (130 units). The property is located within the Greens Mill Run Watershed. If stormwater rules apply, it would require 25-year detention and nitrogen and phosphorus reduction. This request could generate an increase 578 trips per day. The property is located near a designated community activity center in the Horizons Plan. The Future Land Use and Character Map recommends commercial (C) at the southwestern corner of the intersection of Dickinson Avenue and Greenville Boulevard transitioning to office/institutional (OI) to the east and traditional neighborhood medium-high density (TNMH) to the south. 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 opened the public hearing.

Mr. Ken Malpass, Malpass & Associates, spoke in favor on behalf of the applicant and the property owner. He noted the rezoning calls for medium density single-family housing and not for the original commercial designation on the Future Land Use map. People's Baptist Church, who is in opposition, is located next to the same land use zoning as at least 50% of the churches in Greenville.

Mr. Rocky Russell spoke in favor of the rezoning. He spoke of his previous experience building duplex communities and said he believes this high quality project will increase the tax value of the property and area.

Mr. Parker asked Mr. Russell if he has any intention on purchasing the remaining 50 acres of the parcel.

Mr. Russell stated he is under contract to buy the 15 acres.

Mr. John Moye, applicant, spoke in favor of the rezoning. The rezoning would not allow for high density housing and that a duplex community would work well on the property.

Mr. Mike Lopez, People's Baptist Church, spoke in opposition. His concern is for the safety of the children at the church, school, increased crime, and trespassing.

Mr. Paul Aynes, People's Baptist Church, spoke in opposition. His concerns are property values, traffic increase, and safety.

Pastor Tim Butler, People's Baptist Church, spoke in opposition. His concerns are property values and the occupancy of duplexes. The duplex community currently close to the People's Baptist Church has brought an increase in crime to the area.

Bishop Rosie S. O'Neal, Koinonia Christian Church, spoke in opposition. She is concerned about the infrastructure being overwhelmed by the needs created by duplex development.

Mr. Doug Weber, People's Baptist Church, spoke in opposition. He is concerned that the occupants of a duplex community are transient and not long-term residents which will drive down property values and increase crime in the vicinity.

Mr. Freddie Outterbridge, Red Oak Subdivision, spoke in opposition of the rezoning. He is concerned about the increased traffic on Greenville Boulevard.

Mrs. Lillian Outterbridge, Red Oak Subdivision, spoke in opposition. She is concerned about safety and the increase in traffic.

Mrs. Betsy Gray, People's Baptist Church, spoke in opposition. She is concerned that there will be a detrimental effect to the church property by the rezoning. She gave a chronology of negotiations between the church and Mr. Moye for the purchase of the property.

Mr. Faison asked Mrs. Gray if the church had asked if there was a comfortable buffer they would agree to.

Pastor Butler responded that a mile away from the church would be more appropriate.

Chair Robinson asked the clerk to read the email that contained a paragraph that was sent to the commission members and the name of those that sent the paragraph. He also noted that a petition had been submitted with over 200 signatures. See attachments.

Mr. Robinson closed the public hearing.

**Motion made by Mr. Collins, seconded by Mr. Faison to recommend approval of the proposed amendment. Voting in favor: Darden, Faison, Joyner, Overton, West, Collins, Parker. Voting in opposition: Maxwell. Motion passed 7:1.**

The following was read into the record

1. The following email was received:

“Greenville Christian Academy and People’s Baptist Church have been positively impacting generations of Greenville residents for over 50 years. I am in opposition to the rezoning by John F. Moye, Sr. Heirs for the following reasons: 1) This would create an increased traffic load on Greenville Blvd. 2) This would cause interruption to the campus with outside after-school care programs such as athletic competitions and playground time. 3) Crime could potentially rise as there are more people in a condensed area with multi-family dwelling units. 4) Any surrounding property to a duplex will experience a devaluation of their property. Thank you for your willingness to consider our opposition as it could impact all families here at Greenville Christian Academy and People’s Baptist Church.”

Senders of this same email:

George and Lois Heyboer  
Leslie Van Der Have  
Dr. David L. Batie and Mrs. Janice B. Batie  
Andy Blease  
Amy Hagenbush  
Pamela Settle  
Gray Harrison  
Jill Brown  
Rhonda Oakes  
Chris Haddock  
William Sanford  
tdawson@suddenlink.net  
Keith Jones  
Crystal Blease  
Melissa M. Greene  
Kelly Setzer  
Ray Morris  
TAJ Nesmith  
James and Sherri Woods  
Heather Miller  
Jennifer Suggs  
James K. Cratty  
Sherry Price  
Merrill Bright  
Keaton Browder  
Elyssa Sanford  
Gabi Ponthier  
Fred and Angie Wade  
Jessica Setzer  
Daniel Wetherington  
Susan M. Tugwell  
Wendy Swanner  
Janni Woods  
Renee and Artur Caputo

## **Preliminary Plats**

6. REQUEST BY ROCKY RUSSELL DEVELOPMENT, LLC. THE PROPOSED PRELIMINARY SUBDIVISION PLAT ENTITLED, “BARRINGTON FIELDS, SECTIONS 2, 3, AND 4”, IS LOCATED WEST OF FROG LEVEL ROAD AND ADJACENT TO TABERNA SUBDIVISION AND IS FURTHER IDENTIFIED AS BEING TAX PARCEL NUMBERS 22728, 32631, AND 68998. THE PROPOSED PLAT CONTAINS 40 LOTS TOTALING 19.1252 ACRES. – DENIED

Mr. Sceviour presented for the city. He explained that the property is in the southwest quadrant of the city, is abutting a subdivision, and is not in wetlands. Because there is no stub out to the west the plat does not meet technical requirements, therefore staff recommends denial.

Mr. Overton asked Mr. Sceviour why the developer did not include a stub out. Mr. Sceviour said the original plat did have a stub out, however the property developer and land owner approached a city engineer and the then director of planning and development, and asked if they could rescind the stub out requirement. He stated staff decided there was a wetlands issue, and to waive the requirement. Mr. Sceviour advised that staff does not have the authority to decide about the requirement, Planning and Zoning has the final decision.

Richie Brown, representative for the applicant, spoke in favor. Since the original development, stormwater rules have changed which now requires the development to have a storm water detention pond, thereby forcing the developer to relinquish three lots. He asked the commission to waive the required stub out and approve the preliminary plat.

Rocky Russell, developer and applicant for the property, spoke in favor. He feels they still have a need to eliminate the stub out because of the wetlands.

Mr. Robinson asked for the letter from Mike Baldwin be read into the record.

Ms. Chantae Gooby read the letter, see attachment.

Mr. Robinson closed the public hearing and asked for commission discussion.

Mr. Faison emphasized the commission should apply interconnectivity requirement consistently.

**Motion made by Mr. Maxwell, seconded by Mr. Faison, moved to recommend denial of the proposed amendment. Motion passed unanimously.**

7. REQUEST BY YBYA, LLC. THE PROPOSED PRELIMINARY SUBDIVISION PLAT ENTITLED , “RIDGEWOOD FARMS (CLUSTER SUBDIVISION)”, IS LOCATED ON THE

NORTH SIDE OF THOMAS LANGSTON ROAD DIRECTLY ADJACENT TO LANGSTON TOWNHOMES SUBDIVISION AND IS FURTHER IDENTIFIED AS BEING TAX PARCELS NUMBER 05383, 13364, AND 13877. THE PROPOSED PLAT CONSISTS OF 122 LOTS AND TOTALS 28.99 ACRES. APPROVED

Mr. Sceviour presented and delineated the property for the city. He stated that the Subdivision Review Committee examined the plat, and that the plat meets all technical requirements. Therefore, it is in staff's opinion the plat should be approved as presented.

Mr. Robinson opened up the public hearing.

Bryan Fagundus, representative for the applicant, spoke in favor. The developer met with appropriate staff and met all of the requirements for the property.

Mr. Aaron Lucier spoke in opposition. He listed the concerns the neighborhood has, including storm water runoff, accurate traffic measurements, and street lighting.

Mr. Robinson asked that three emails to the commissioners received be read into the record. They were from Greg and Ruth Pace, William C. Duffy, Jr., and Natalia Sira and Diane Pace. See attachments.

Mr. Robinson closed the public meeting and asked for commission comments or discussion. Mr. Joyner and Mr. Maxwell both commented on the need to postpone any traffic studies in the area until after the Shelter in Place order due to COVID 19 is lifted.

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

8. ORDINANCE AMENDING THE FLOOD DAMAGE PREVENTION ORDINANCE TEXT TO ADOPT UPDATED FLOOD INSURANCE RATE MAPS AND TO ALIGN WITH THE MODEL ORDINANCE. - APPROVED

Daryl Norris presented on behalf of the city. He stated there is a need to change the flood damage prevention ordinance initiated by FEMA insurance map updates. On January 2, 2004, and July 7, 2014, flood insurance studies (FIS) and flood insurance rate maps (FIRM) for Pitt County, which includes all the communities within the county, was published by FEMA and adopted by Council. On June 19, 2020, FEMA will publish an updated FIS for certain areas within the City's jurisdiction. The City is required to adopt the revised FIS and its accompanying FIRM to remain a member in good standing in the National Flood Insurance Program (NFIP).

City staff, along with staff of the NC Department of Public Safety (NCDPS), reviewed the City's Flood Damage Prevention Ordinance for compliance with the state model ordinance. It was determined the present ordinance requires some changes for clarification and to ensure

consistency with the state model ordinance and to maximize credits in the Community Rating System (CRS). The City is currently rated in the CRS program as a Classification 7 which provides for a 15% reduction in insurance premiums annually for all flood insurance policies. There are 10 classes and ten is the best. Each class represents 500 points from various activities in the program. The City is working to improve its class.

Required amendments:

- Adoption of the revised FIS and the accompanying FIRM;
- Various changes to update and align with the state model ordinance such as: updating definitions and local floodplain administrator's duties and responsibilities, detailing floodplain development plan requirements, adding survey datum references, etc.;

Suggested amendments:

- Change the substantial damage/improvements threshold from 50% to 49% of the market value of the structure before the damage/improvement to maximize credit (20 points) in the Community Rating System (CRS);
- Require Non-Conversion Agreements for enclosures below the Regulatory Flood Protection Elevation greater than four feet in height to maximize credit (60 points) in the Community Rating System (CRS).

Michael Overton asked if the City currently has non-conversion agreements.

Mr. Norris stated a non-conversion agreement is currently not in the ordinance. Non-conversion agreements are optional and not required by FEMA, but if they were required the City would get more points to help raise the City's classification for lower flood insurance premiums. While the City does not allow enclosure of this space for habitable use there is no requirement for a written agreement. The agreement will put a notification on property so future buyers will know that there is a non-conversion. This also allows the city to inspect for compliance. This would only apply to new development. However, Greenville has very few areas that would actually need this requirement, but this is an easy way to increase our points. In closing, there is very little change. Part of this amendment is includes updates maps which are available for viewing on the state's website.

Chair Robinson opened up the public hearing.

No one spoke in favor.

No one spoke in opposition.

Chair Robinson closed the public hearing.

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

9. ORDINANCE REQUESTED BY THE PLANNING AND DEVELOPMENT SERVICES DEPARTMENT TO AMEND THE CITY CODE BY CREATING A NEW MIXED USE INSTITUTIONAL ZONING DISTRICT. APPROVED

Mr. Brad Sceviour presented the staff report. The purpose of the Mixed Use Institutional (MUI) district is to encourage an innovative mixture of uses on a site or campus that is under the control of a single entity that has a controlling governmental interest, or that is controlled by a hospital, college or university. While this district is intended to be predominantly developed as an innovation park containing office/institutional and research activities, it may also contain a balanced mixture of residential, commercial and light industrial uses. There will be special standards such as reduced setbacks and other requirements and a focus on research and office/institutional uses with limited commercial and residential opportunities. This new use also allows for limited manufacturing in a controlled environment. This text amendment is supported by Horizons 2026: Greenville's Community Plan, Horizons 2026: Greenville's Community Plan, Chapter 1, Great Places, Goal 1.4 A Vibrant Uptown. *Policy 1.4.9 Work with ECU on the development of the Millennial Campus in Uptown. There should be harmony between the needs of the university and the plans of the city. Campus buildings can contribute to quality design in uptown.* Staff recommends approval.

Mr. Faison asked if this text amendment was approved would ECU and other entities have to appear before P&Z to request a rezoning.

Mr. Sceviour stated that this text amendment would require the property to be rezoned and when the property is developed a plan has to be approved the Technical Review Committee.

Mr. Robinson opened the public hearing.

Mr. Merrill Flood, representative of ECU, spoke in favor of the amendment. Mr. Flood explained that the Horace Williams Act authorizes any campus within the UNC system to be developed as the Millennial Campus. The act allows the university to partner with private entities to create and develop the campus. Any revenues generated by the Millennial Campus are to remain with and be reinvested in the campus. This concept is not new, and is in practice both state- and nationwide. The current focus is on the properties along 10<sup>th</sup> Street. This amendment will help the university preserve the warehouse district buildings in this corridor thereby protecting the heritage of Greenville. It also allows flexibility to preserve the current built environment. He appreciated the work of staff and that the university would continue to work with staff on this project.

No one spoke in opposition.

Mr. Robinson closed the public hearing.

**Motion made by Mr. Collins, seconded by Ms. Darden, to recommend approval for the proposed text amendment. Motion passed unanimously.**

10. ORDINANCE REQUESTED BY THREE TWENTY ENTERPRISES, LLC TO AMEND THE FUTURE LAND USE AND CHARACTER MAP FOR 8.3 ACRES FROM COMMERCIAL ON THE TOWN OF SIMPSON'S FUTURE LAND USE MAP TO TRACT 1 - COMMERCIAL (3 ACRES) AND TRACT 2 - HIGH DENSITY RESIDENTIAL (5.3 ACRES) ON THE CITY



OF GREENVILLE'S FUTURE LAND USE AND CHARACTER MAP FOR THE PROPERTY LOCATED AT THE SOUTHEASTERN CORNER OF THE INTERSECTION OF EAST 10TH STREET (HIGHWAY 33 EAST) AND L. T. HARDEE ROAD – APPROVED

Ms. Chantae Gooby delineated the property. The property is currently in the Simpson's Extra-territorial Jurisdiction (ETJ) and zoned commercial. The property owners have requested this change in anticipation of annexing into the city's jurisdiction to tap onto to sanitary sewer. Currently, Simpson does not have sewer in the area, but GUC has sewer near Wal-Mart on 10<sup>th</sup> Street. The request for Tract 1(3 acres) is for commercial and Tract 2 (5.3 acres) is for high density residential. The property abuts Greenville's ETJ. Along with the annexation request, the owner will need to request city zoning. This request follows the characteristics and principles of the City's Future Land Use and Character Plan. Staff recommends approval.

Mr. Robinson opened the public hearing.

Mr. Jon Day, representing the property owner, spoke in favor. He has worked with the Village of Simpson since November 2019 on developing the property, but unfortunately without sewer the property cannot be developed as fully as with sewer. The property owners asked the Village of Simpson to relinquish the property form its jurisdiction as to allow the property to be annexed into Greenville.

Mr. George Tullos, representing MVAH Partners, spoke in favor. The company will be developing Tract 2.

No one spoke in opposition to the amendment.

Mr. Robinson closed the public hearing.

**Motion by Mr. West, seconded by Mr. Overton, to approve the amendment. Motion passed unanimously.**

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

Meeting adjourned at 9:00

Respectfully submitted,

Chantae Gooby

Chief Planner



MEMORANDUM

To: Planning and Zoning Commission Members

From: Chantae Gooby, Chief Planner

Subject: Comments Received for the April 21, 2020 Meeting Agenda

Date: April 20, 2020

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The City of Greenville has received the following comments related to four (4) agenda items: Rezoning – John F. Moye, Sr. and Happy Trail Farms, LLC and Preliminary Plats – Ridgewood Farms and Barrington Fields. These emails were received prior to the deadline of no later than 5:00pm on Monday, April 20, 2020. This is a compilation of these comments.

Ordinance requested by John F. Moye, Sr. Heirs to rezone 15.0936 acres located south of Greenville Boulevard between Allendale Drive and Dickinson Avenue Extension from RA20 (Residential-Agricultural) to R6A-RU (Residential [Medium Density]) Restricted-Residential Overlay.

1. The following email was received:

“Greenville Christian Academy and People’s Baptist Church have been positively impacting generations of Greenville residents for over 50 years. I am in opposition to the rezoning by John F. Moye, Sr. Heirs for the following reasons: 1) This would create an increased traffic load on Greenville Blvd. 2) This would cause interruption to the campus with outside after-school care programs such as athletic competitions and playground time. 3) Crime could potentially rise as there are more people in a condensed area with multi-family dwelling units. 4) Any surrounding property to a duplex will experience a devaluation of their property. Thank you for your willingness to consider our opposition as it could impact all families here at Greenville Christian Academy and People’s Baptist Church. “

Senders of this same email:

George and Lois Heyboer  
Leslie Van Der Have  
Dr. David L. Batie and Mrs. Janice B. Batie  
Andy Blease  
Amy Hagenbush  
Pamela Settle  
Gray Harrison  
Jill Brown  
Rhonda Oakes  
Chris Haddock  
William Sanford  
tdawson@suddenlink.net  
Keith Jones

Crystal Blease  
Melissa M. Greene  
Kelly Setzer  
Ray Morris  
TAJ Nesmith  
James and Sherri Woods  
Heather Miller  
Jennifer Suggs  
James K. Cratty  
Sherry Price  
Merrill Bright  
Keaton Browder  
Elyssa Sanford  
Gabi Ponthier  
Fred and Angie Wade  
Jessica Setzer  
Daniel Wetherington  
Susan M. Tugwell  
Wendy Swanner  
Janni Woods  
Renee and Artur Caputo

See attached petitions.

Ordinance requested by Happy Trail Farms, LLC to rezone a total of 33.849 acres located north of the intersection of Herman Garris Road and Portertown Road from RA20 (Residential-Agricultural) to R6S (Residential-Single-family [Medium Density]).

1. Rob Klinger  
Portertown Rd property owner

I feel that inclusion of sufficient nearby property owners is lacking as none of the property owners for the neighborhoods Oak Hill or Oak Hill East appear to be included in this rezoning notification. These neighborhoods are sufficient in size and typical of the area and very close proximity to the subject property; even closer than some of the included properties. Not directly including these property owners is a disservice to the community and surrounding area.

The requested zoning of R6S is not consistent with surrounding neighborhoods and should not be approved. Rezoning of this tract of land should be consistent with surrounding properties and neighborhoods. These county roads are not designed for additional medium density traffic in the area and would put additional strain on local resources. Additionally, it would further strain the school district which is already at capacity.

Medium density housing is generally considered lower income housing with property values reflecting as such. Introducing these lower property values into this area will affect adjacent property values negatively. Forest Glenn, Oak Hill, Oak Hill East, and many other neighborhoods in the area will be subject to lower property values and likely widespread

discontent among those property owners, myself included. Lower property values creates lower property tax revenues.

As a licensed general contractor, real estate investor, and owner of an adjacent property, I understand the short and long term impacts of this drastic rezone request as it is not consistent with surrounding properties and not in the best interest of the community and other surrounding property owners.

I strongly disagree with this rezone request and urge the Zoning Commission and the City Council to reject this request for the reasons provided above.

In lieu of a zoning designation of R6S, I would be supportive of a rezoning request similar to that of Forest Glenn and Oak Hill neighborhoods as this would be much more consistent with surrounding properties and lessen the strains on infrastructure and school districts all while maintaining property values.

I appreciate your time and consideration of my comments. Please feel free to call or email with any questions.

2. Steven and Lena Preville  
Walden Drive

We are writing to share our concerns over the proposed rezoning of Happy Trail Farms LLC from RA20 (Residential-Agricultural) to R6S (Residential-Single-family [Medium Density]).

As residents of Walden Drive, we are concerned about the potential impact a large-scale residential subdivision (33.849 acres) will have on the Hardee Creek watershed. Developing this large tract of land into a subdivision will change the way this parcel of land handles large rainfall events during major storms.

Hardee Creek is prime to storm flooding. During Matthew, there was extensive damage to roads which crossed this watershed. Developing this land will rapidly increase the volume of water and speed with which it is added to the flow of Hardee Creek, thus increasing the severity and speed of flooding along this waterway. Potential impacts could include flooding of Portertown Road between the Firetower roundabout and 10th Street.

Additionally, property which my wife and I have witnessed flood in our neighborhood during large rainfall events would be impacted far more greatly with the increased runoff from a residential neighborhood. As it stands, we are already concerned about the 5 acre lot currently being developed behind our home and the impact it will have on disrupting the watershed. Rezoning Happy Trail Farms LLC will only further exacerbate the flooding issues already experienced.

We urge the Planning and Zoning Commission to deny the rezoning request.

Request by Rocky Russell Development, LLC. The proposed preliminary subdivision plat entitled, "Barrington Fields, Sections 2, 3 and 4", is located west of Frog Level Road and adjacent to Taberna Subdivision and is further identified as being tax parcel numbers 22728, 32631 and 68998. The proposed plat consists of 40 lots totaling 19.1252 acres.

See attached petition and map.

Request by YBYA, LLC. The proposed preliminary subdivision plat entitled, "Ridgewood Farms (Cluster Subdivision)", is located on the north side of Thomas Langston Road directly adjacent to the Langston Townhomes Subdivision and is further identified as being tax parcels number 05383, 13364 and 13877. The proposed plat consists of 122 lots and totals 28.99 acres.

1. Received from Don and Mary Rogers  
3529 Providence Place

In reference to the above subdivision, we are OPPOSED based upon the following major concerns:

1. Traffic Congestion.
2. Flooding

Traffic flow on Thomas Langston Road is already overcrowded and busy where having the addition of many single family homes within Thomas Langston Subdivision, Honor Ridge VA multi-family housing, Ridgewood School and currently the vacant building that was occupied by Wells Fargo Service Center. All of these additions to this area has created this traffic density and with the addition of either single family and any multi-family housing only adds to an already dangerous traffic flow.

Thomas Langston Road is a two lane roadway, which has no stop lights to help with traffic flow especially during school months and peak workday hours.

The infrastructure that will be placed upon this acreage will cause additional flooding, not only to the adjacent Langston Townhomes Subdivision, but currently the ditch drainage between the new Ridgewood Farms Subdivision and Providence Place Subdivision, already fills to the top of the ditch when we have heavy and/or continuous rain.

Just the nature of having hard surfaces replace the soil makes for a lack of water absorption, therefore having water backup. By allowing this development, it will certainly make this ditch overflow and cause localized flooding and damage to the properties that backup to this ditch.

Thank for your kind consideration,

2. Received from Gail Hart  
3701 Providence

I have concerns about this project. It appears, (from the map) that the ditch at the back of my property (and several others) is the property line. There is a small wooded area between this

ditch and the condos on the other side. This area provides privacy for both the condos and the homes on Providence Place. Also, Thomas Langston Rd. is already heavily traveled, I doubt that it can handle 122 more homes without being four-laned. That would be a major inconvenience for me, since I am on the corner of Thomas Langston and Providence Place. I am certain that there are many others in this subdivision who also have concerns

#### ASKED FOR COMMENT TO BE READ

3. Received from Greg and Ruth Thomas  
3525 Providence Place

Here are the questions and comments that concern us.

1. We need the deep drainage ditch and the row of trees behind our house. The backyards adjoining the ditch are low and connect directly to the drainage ditch for that reason. The trees provide some degree of privacy and give protection from the wind. We also enjoy watching the birds and squirrels that live in the trees. We must keep the drainage ditch, and earnestly hope to keep the row of trees for the reasons stated.
2. There are at least 20 deer living in the proposed subdivision area; we look for and enjoy watching them daily. Has the city thought about the ecological impact of putting 122 houses on these 28.99 acres and the displacing of these deer?
3. Bill Clark Homes has around 50 lots on the south end of Birch Hollow Drive and Moxie Lane. Some houses have already been built or are being built. Other lots have the sidewalks already built and are ready for construction. The great majority of these 50 lots/houses are currently unoccupied. The people that live or will live in these houses will all have to enter and exit on Thomas Langston Road. The 122 lots planned for Ridgewood Farms would also have to enter and exit on Thomas Langston Road. The road is already heavily travelled; getting out of our subdivision is sometimes quite time-consuming.
  - a. Is the city prepared to make Thomas Langston Road a four-lane road and/or install stoplights at the various subdivisions to alleviate traffic problems? Traffic is sometimes DANGEROUS at these subdivisions because of the increased number of cars on the road and the lack of visibility on the roads close to the subdivision entrances/exits. Traffic accidents/injuries and deaths will increase if the city does not address this issue before adding 122 new residences to an already over-crowded area.
  - b. Is the city prepared to expand and improve the intersection and stoplight systems at Thomas Langston and Memorial as well as Thomas Langston and Davenport Farm Road? Traffic accidents/injuries and deaths will increase if the city does not address this issue before adding 122 new residences to an already over-crowded area.
  - c. Is the city prepared to expand and improve the intersection and stoplight system at Davenport Farms Rd and Frog Level? Traffic going to/from the new interstate will most certainly increase with the addition of 122 new homes in a new subdivision. The wait time at this four-way stop sign is, at times, totally

unreasonable now. Traffic accidents/injuries and deaths will increase if the city does not address this issue before adding 122 new residences to an already over-crowded area.

4. We know expansion is coming, but is this the right time for this development?

Thank you very much.

#### ASKED FOR COMMENT TO BE READ

4. Received from William C. Duffy, Jr.  
3513 Providence Place

These are my questions to be answered at the public hearing on Tuesday, April 21, 2020 by the Greenville City Planning and Zoning Commission.

1. Three subdivisions are currently routed through Providence Place in order for citizens to get access to Thomas Langston Road even though there is another street access point for them to use. Very poor design by previous developers.

Over a 100 vehicles per day use Providence Place as a "cut through" to get to Thomas Langston Rd.

Will this development have direct street access to Thomas Langston Road without coming through Providence Place Subdivision?

2. An important drainage ditch (Swift Creek Lateral) separates Providence Place Subdivision from this adjacent proposed new subdivision. It serves at least 2 subdivisions for all ground and street storm drainage. It flows at maximum capacity during hurricanes and exceeds the pipe capacity under Thomas Langston Road causing flooding and road closure during these times. It is maintained by the County Southeast Drainage District.

Will this new subdivision use this Swift Creek Lateral for water drainage?

3. Will the trees and shrub brush be retained along the banks of the Swift Creek Lateral Ditch to serve as a buffer from new property owners' noise and offer a privacy screen for Providence Place residence? It also serves as a great bird sanctuary throughout the year

Thank you for the opportunity to present input for the developers and look forward to their responses.

#### ASKED FOR COMMENT TO BE READ

5. Natalia Sira & Diann Pace (Board co-Presidents of Legends HOA)  
1330-7 Thomas Langston Rd, Legends Townhomes

Ridgewood Farms (a cluster subdivision) is planned to be developed around our townhouse community, Legends, which consists of 29 units and was approved by your commission more



than 15 years ago. Despite that this area is not considered to be a flood prone area, for many years our community has suffered multiple floods due to retention pond and creek overflow. In addition to flooded homes, many residents have lost their vehicles due to thunderstorm rains and/or hurricanes, consequently suffering tremendous financial and emotional burden. For us, the residents of Legends, who go through floods a few times per year, it is clear that mistakes were made when planning the drainage system of our community, including miscalculations of rainfall and the need for proper water drainage in the area.

When our community raised questions about the problem of ongoing floods with the City Government, we were informed that the existing drainage problem and needed solution falls on the shoulders of the residents of Legends. As a small community, this task is impossible for us to conquer financially.

Currently, our Legends retention pond and the creek dividing Legends and the neighboring development, Providence Place, is not able to effectively direct the flow of rainwater after a good rain, which has resulted in a longstanding history of flooding, and has required attention from the DOT. Thomas Langston Rd also has a hole/defect in the asphalt above the creek which contributes to the flooding of the road. We request information on how calculations have been made for the construction of Ridgewood Farms to ensure that the retention pond and asphalt covering of the new development will not cause additional flooding to our neighborhood and the road. More specifically, how will the creek between Providence Place and Legends be maintained or widened to account for the additional stormwater drainage that is needed?

It is our knowledge that the City of Greenville approved the development of our Townhouse Community without proper inspection, and/or analyses of the drainage system using older code/standards. With climate change increasing the frequency of hurricanes and increasing rainfall, the residents of Legends would like to make sure that the committee takes our concerns seriously. We ask that you investigate ways to improve the surrounding area's drainage system, especially when considering the plan for a new development, so that more flooding and consequential harm to Legends residents does not occur. We believe it is the committee's responsibility to care about all residents' livelihood, to provide sensible direction, and suggest well informed changes if need be to new developments, which is exactly what is needed in this case.

We thank you for your serious consideration of our concerns and look forward to hearing your plan to address these issues.

203

Parents of  
a  
community  
of people's  
Baptist  
Church

We, the below mentioned, stand in opposition to John F. Moyer, Sr Heirs request to rezone 15.0936 acres of land located south of Greenville Boulevard between Allendale Drive and Dickinson Avenue Extension from RA20 (Residential-Agricultural) to R6A-RU (Residential Medium Density) Restricted-Residential.

Respectfully submitted:

Printed Name	Signature
1. Charles Kirby	
2. AKEMI HILL	Akemi Hill
3. Nathan Hill	Nathan Hill
4. Gladys B. Hill	Gladys B. Hill
5. Russell Hill	Russell Hill
6. Tashaunda Hill	Tashaunda Hill
7. Diane Lyons	Diane Lyons
8. Bob LYONS	Bob Lyons
9. Ricky Crocker	Ricky Crocker
10. Robin Hudson	Robin Hudson
11. <del>Mona</del> Khalil Farahani	<del>Mona</del>
12. Jeffery Wetherington	Jeffery Wetherington
13. CJ Wetherington	CJ Wetherington
14. MATTHEW JOHNSON	Matthew Johnson
15. HANNAH HATHAWAY	Hannah Hathaway
16. AUSMA KOONTE	Ausma Koonte
17. Lisa A. Berkebile	Lisa A. Berkebile
18. Devon Johnson	Devon Johnson
19. Brenda Allen	Brenda Allen
20. Jerry Allen	Jerry Allen
21. Jeremy Morris	Jeremy Morris
22. Hunter CLARK	Hunter Clark
23. ASHLEY CLARK	Ashley Clark
24. Amanda Poman	Amanda Poman
25. Teresa Harris	Teresa Harris

upward

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Respectfully submitted:

Printed Name	Signature
1. Heather Parker	Heather Parker
2. Thomas Parker	TP
3. Cindy Bunch	Cindy Bunch
4. Ellen Belch	Ellen Belch
5. Holly Horst	Holly Horst
6. Scott Chambers	Scott Chambers
7. Crystal Chambers	Crystal Chambers
8. Lisa Woodward	Lisa Woodward
9. Brandon Woodward	Brandon Woodward
10. Kim Woodworth	Kim Woodworth
11. Tiffany P. Everette	Tiffany P. Everette
12. Tor Kilstrom	Tor Kilstrom
13. Hope Kilstrom	Hope Kilstrom
14. Tammy Bullock	Tammy Bullock
15. JOSEPH BULLOCK	Joseph Bullock
16. Diana Coggin	Diana Coggin
17. Ray Coggin	Ray Coggin
18. Phyllis Combs	Phyllis Combs
19. RAYM Combs	Raym Combs
20. Karen Jones	Karen Jones
21. Barbara Jones	Barbara Jones
22. Misty M Pullinger	Misty M Pullinger
23. Kristen M. Harrell	Kristen M. Harrell
24. Timothy M. Harrell	Timothy M. Harrell
25. Matt Pullinger	Matt Pullinger

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*Upward*

Respectfully submitted:

Printed Name	Signature
1. Hope Smith	<i>Hope Smith</i>
2. Bobby Grimsley	<i>Bobby Grimsley</i>
3. TYLER HARRACE	<i>[Signature]</i>
4. Donnesha Moore	<i>[Signature]</i>
5. Stephen Jones	<i>Steph Jones</i>
6. Charles Neal	CHARLES NEAL
7. Darlene Neal	<i>Darlene Neal</i>
8. Kristi Oden	<i>Kristi Oden</i>
9. Vickie Tripp	<i>Vickie Tripp</i>
10. Mark Tripp	<i>Mark Tripp</i>
11. Chris Haldock	<i>[Signature]</i>
12. Sarelle Pendergraft	<i>Sarelle Pendergraft</i>
13. Austin Pendergraft	<i>Austin Pendergraft</i>
14. Brandon Venzel	<i>Brandon Venzel</i>
15. Kendall Paramore	<i>Kendall Paramore</i>
16. Ashley Allen	<i>Ashley A</i>
17. Meagan Rogerson	<i>Meagan Rogerson</i>
18. Jace Ruiz	<i>[Signature]</i>
19. HANNAH SANDERS	<i>Hannah Sanders</i>
20. Wendy Swanner	<i>Wendy Swanner</i>
21. Aaron Swanner	<i>Aaron Swanner</i>
22. Joel Daughtie	<i>Joel Daughtie</i>
23. Josh Wetherington	<i>Josh Wetherington</i>
24. Paul Ellis	<i>[Signature]</i>
25. Jeffrey Swanner	<i>Jeffrey Swanner</i>



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Respectfully submitted:

Printed Name	Signature
1. Denise D Rouse	
2. Wendy McLaughlin	
3. Nikki Dolenti	
4. Douglas Dolenti	
5. Nora Williams	
6. Bonnie E Rogerson	
7. Stacia Friend	
8. Patrick Warren	
9. Lesly Sutton	
10. David Brown	
11. Elizabeth Arnold	
12. Katharine C. Carpenter	
13. Bob Arnold	
14. Gretchen Jones	
15. Frederick Hayes	
16. Desoyne Hayes	
17. Celeste G. Harris	
18. D. Todd Harris	
19. Rodney Sanders	
20. Crystal Kirsch	
21. Candy Stotesbury	
22. Ryan Howey	
23. Elizabeth Wilson	
24. Brittany Gonzalez	
25. Fisher Gonzalez	

upward

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Respectfully submitted:

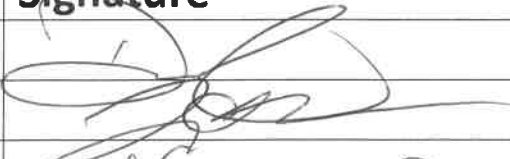

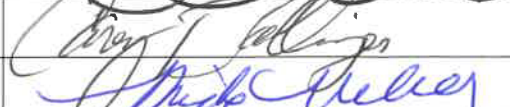
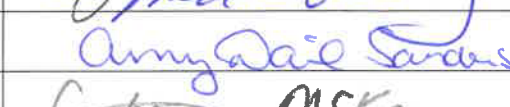


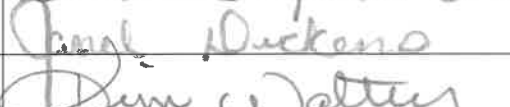
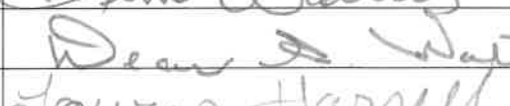

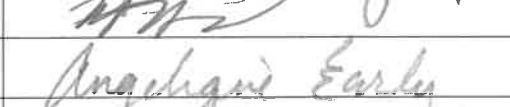


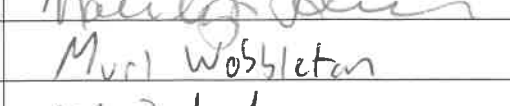
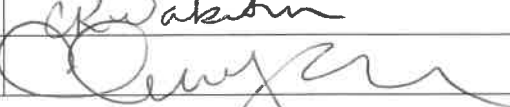


*Upward*

Printed Name	Signature
1. Marsha Paramore	Marsha Paramore
2. Amy Thigpen	Amy Thigpen
3. DONNA JONES	Donna Jones
4. JANET STRICKLAND	Janet Strickland
5. Graham Strickland	Graham Strickland
6. KEN THIGPEN	Ken Thigpen
7. Janice Morris	Jan Morris
8. Rob Arnold	Rob Arnold
9. Dexter Morrissey	Dexter Morrissey
10. Linda Daniels	Linda Daniels
11. Tracy Morrissey	Tracy Morrissey
12. Michael Meeks	Michael Meeks
13. Janet Gray	Janet Gray
14. Jake Gray	Jake Gray
15. Brenda Andrews	Brenda Andrews
16. Stacey Vernelson	Stacey Vernelson
17. Vickie McElhannon	Vickie McElhannon
18. Sherry Vernelson	Sherry Vernelson
19. Nancy Everette	Nancy Everette
20. Earlene Everette	Earlene Everette
21. Sammy Everette Jr	Sammy Everette Jr
22. Nicole Everette	Nicole Everette
23. Thomas Corprew	Thomas Corprew
24. Keiana Corprew	Keiana Corprew
25. Jeremiah Corprew	Jeremiah Corprew

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Respectfully submitted:

*upward*

Printed Name	Signature
1. Doreen Heint	
2. James Brown	
3. Leslie Coggins	
4. DAVID L. BATTLE	
5. <del>CAREY BALLENGER</del>	<del></del>
6. <del>MIKE WHEAKEY</del>	<del></del>
7. Amy Dail Sanders	
8. Catherine McKee	
9. AnneMarie McKee	
10. Chaka Fennell	
11. Sadi Stephenson	
12. Janet Dickson	
13. Kim Walters	
14. Dean Walters	
15. Lauren Harnell	
16. Stephanie Hager	
17. Matthew Hagg	
18. Angelique Early	
19. Kelly Setzer	
20. Jessica Setzer	
21. Amanda Willis	
22. Mavilyn Lavin	
23. Muri Wobbleton	
24. Callie Wobbleton	
25. Christy Kirby	



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Respectfully submitted:

*Upward*

Printed Name	Signature
1. Chris Jones	<i>[Signature]</i>
2. Eric Lloyd	<i>[Signature]</i>
3. Leslie Lloyd	<i>[Signature]</i>
4. Novella Lloyd	<i>[Signature]</i>
5. Susan Lloyd	<i>[Signature]</i>
6. Dick Lloyd	<i>[Signature]</i>
7. Esteban V. Marchetti	<i>[Signature]</i>
8. Luis Gonzalez	<i>[Signature]</i>
9. Tony Gonzalez	<i>[Signature]</i>
10. <i>[Signature]</i> Todd Powell	<i>[Signature]</i>
11. Kelly Harvey	<i>[Signature]</i>
12. CAROLYN M VICK	<i>[Signature]</i>
13. JACKIE VICK	<i>[Signature]</i>
14. Freda Ruffa	<i>[Signature]</i>
15. Lisa Ellis	<i>[Signature]</i>
16. Amanda Sanders	<i>[Signature]</i>
17. Laura Swartz	<i>[Signature]</i>
18. George Swartz	<i>[Signature]</i>
19. Hannah Letchworth	<i>[Signature]</i>
20. Carter Letchworth	<i>[Signature]</i>
21. Terry Miller	<i>[Signature]</i>
22. DAVID NEWBY	<i>[Signature]</i>
23. Melody Relford	<i>[Signature]</i>
24. <i>[Signature]</i> MELFORD	<i>[Signature]</i>
25. Jorge Ruiz	<i>[Signature]</i>



Upward

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Respectfully submitted:

Printed Name	Signature
1. Doug Davenport	Doug Davenport
2. Jennifer Davenport	Jennifer Davenport
3. Frances Sutton	Frances Sutton
4. Brooks Sutton	Brooks Sutton
5. Crystal Sutton	Crystal Sutton
6. Jennifer Lewis	Jennifer Lewis
7. Don Crawford	Don Crawford
8. Jean Crawford	Jean Crawford
9. Jeffrey Crawford	Jeffrey Crawford
10. Blythe Crawford	Blythe Crawford
11. Donald Crawford	Donald Crawford
12. Melissa C. Jones	Melissa C Jones
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*upward*

Respectfully submitted:

Printed Name	Signature
1. Carolyn Rouse	<i>Carolyn Rouse</i>
2. Carlton Rouse	<i>Carlton Rouse</i>
3. Michelle Ruiz	<i>Michelle Ruiz</i>
4. Jewel McLaughlin	<i>Jewel McLaughlin</i>
5. Daniel McLaughlin	<i>Daniel McLaughlin</i>
6. Dora Burton	<i>Dora Burton</i>
7. Bettie E BURTON	<i>Bettie Burton</i>
8. Haywood BURTON	<i>Haywood Burton</i>
9. Ramona Buchanan	<i>R Buchanan</i>
10. Nancy Pinto	<i>Nancy Pinto</i>
11. Francisco Pinto	<i>Francisco Pinto</i>
12. David Rogerson	<i>David Rogerson</i>
13. Maria Rogerson	<i>Maria Rogerson</i>
14. Faith Williams	<i>F. Faith Williams</i>
15. Grace Williams	<i>Grace Williams</i>
16. Jonathan N. Rice	<i>Jonathan N. Rice</i>
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*Upward*

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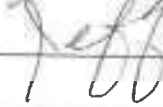
**Respectfully submitted:**

<b>Printed Name</b>	<b>Signature</b>
1. <i>Angelia Lake</i>	<i>Angelia Lake</i>
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Red Oak

We, the below mentioned, stand in opposition to John F. Moye, Sr Heirs request to rezone 15.0936 acres of land located south of Greenville Boulevard between Allendale Drive and Dickinson Avenue Extension from RA20 (Residential-Agricultural) to R6A-RU (Residential Medium Density) Restricted-Residential.

Respectfully submitted:

Printed Name	Signature
1. DAVID DOUGLAS	
2. Jeff Edmonds	Jeff Edmonds
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Red Oak

Submission off Greenville Blvd.

We, the below mentioned, stand in opposition to John F. Moye, Sr Heirs request to rezone 15.0936 acres of land located south of Greenville Boulevard between Allendale Drive and Dickinson Avenue Extension from RA20 (Residential-Agricultural) to R6A-RU (Residential Medium Density) Restricted-Residential.

Respectfully submitted:



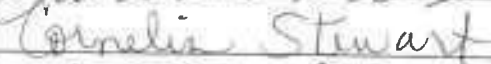
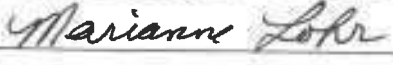
Printed Name	Signature
1. SHIRLEY NAPIER	Shirley Napier
2. Linda C. Baker	Linda C. Baker
3. Robert Lang	Robert Lang
4. Abdul Al-Amin	Abdul Al-Amin
5. Lillie Parker	Lillie Parker
6. Dina Blount	Dina Blount
7. Dorothy McLean	Dorothy McLean
8. Edna A Edwards	Edna A Edwards
9. Ferdinand Rouse	Ferdinand Rouse
10. Margie Johnson	Margie Johnson
11. Zula Jones	Zula Jones
12. Charlie Jones	Charlie Jones
13. Lulu Ruiz	Lulu Ruiz
14. Peter E. Lavin, Jr.	Peter E. Lavin, Jr.
15. Eric Sheppard	Eric Sheppard
16. Todd Ebron	Todd Ebron
17. Marjorie Foreman	Marjorie Foreman
18. Melvin Foreman	Melvin Foreman
19. Larcie Vines	Larcie Vines
20. Rayfield Vines	Rayfield Vines
21. Jimmie Wooten	Jimmie Wooten
22. Roy Johnson	Roy Johnson
23. Betty Mathis	Betty Mathis

33

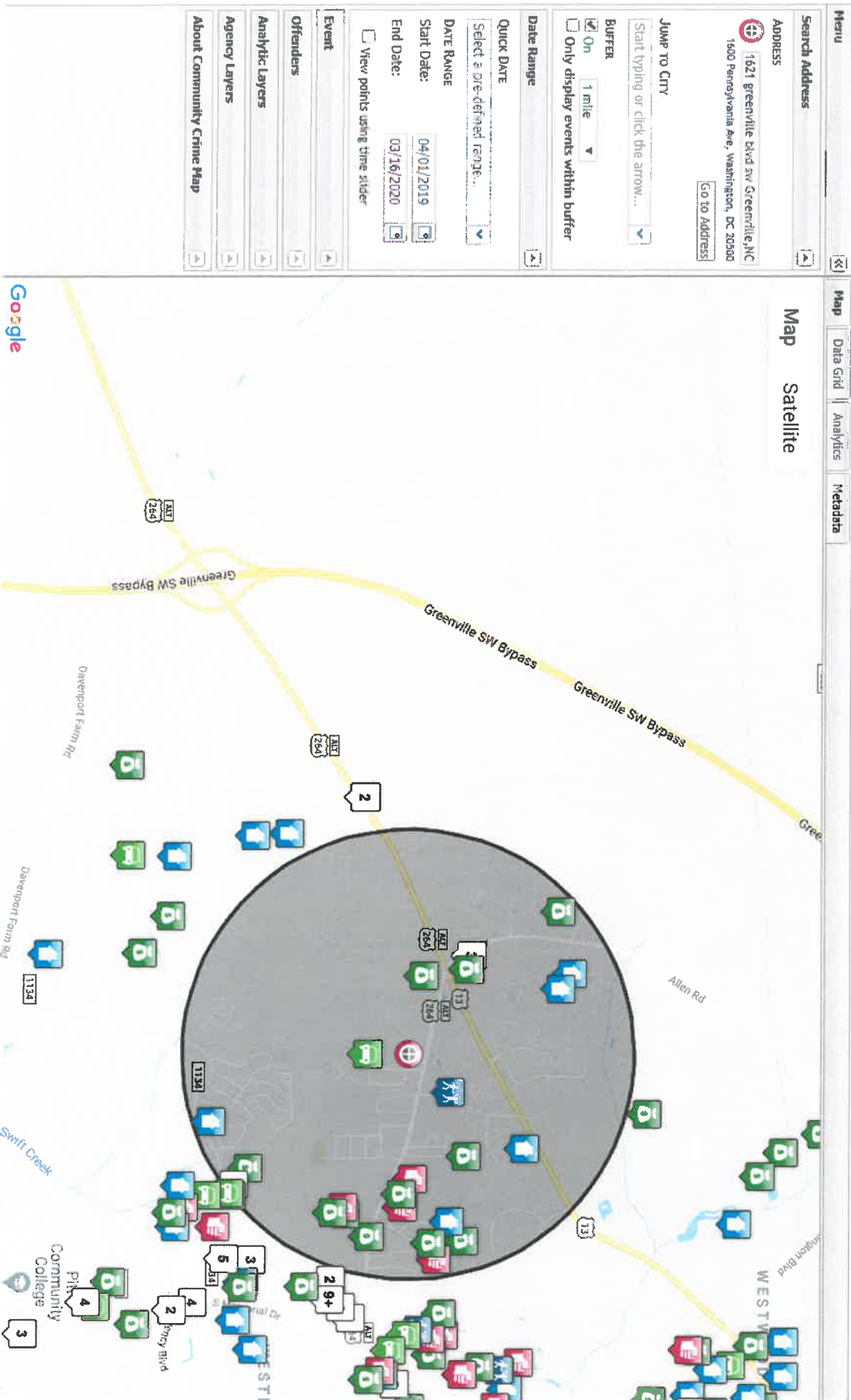
Red Oak

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Respectfully submitted:

Printed Name	Signature
1. Ed Tilley	
2. Sandvaler Mills	
3. Cornelia Stewart	
4. MARIANNE LOHR	
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April 1, 2019 – March 16, 2020:

23 Crimes

Theft – 11 (Dark Green)  
Burglary – 5 (Light Blue)

Motor Vehicle Theft – 2 (Lime Green)  
Aggravated Assault – 4 (Red)

Robbery (Individual) – 1 (Dark Blue)

March 16, 2020

Mr. Les Robinson, Chairman and  
City of Greenville Planning Board Members  
P.O. Box 7207  
Greenville, NC 27835-7207

VIA Email: PZC@greenvillenc.gov

REF: Proposed street access to Pitt County Tax Parcel 07096, James A. Evans  
Property, west of Barrington Fields, Section 2, 3 and 4

Dear Mr. Robinson and Board Members:

We have been retained by Charles “Don” Southerland to contact you regarding the lack of interconnectivity to the James A. Evans Property referenced above. Mr. Southerland has this tract of land under contract to purchase in the upcoming months. Mr. Southerland reached out to Ms. Chantae Gooby of the City of Greenville Planning Department to see if a street stub was going to be provided by the developer of Barrington Fields to the property he is purchasing. On March 10, 2020, Mr. Brad Sceviour emailed Mr. Southerland and indicated the Evans Land (Parcel 07096) is not being provided interconnectivity through Barrington Fields, Section 2, 3 and 4 due to environmental constraints (wetlands). Per Mr. Sceviour the waiver of the street stub was granted by the City Engineer. Mr. Sceviour also attached a copy of the Preliminary Plat for Barrington Fields, Section 2, 3 and 4 which is on your agenda Tuesday night.

When Mr. Southerland contacted me about this matter I found the waiver of the City’s Interconnectivity Policy extremely odd after I printed and reviewed a copy of the Preliminary Plat that is up for approval. Listed below are a few things that caught my attention:

1. The James A. Evans Land (Parcel 07096) is land locked.
2. The previously approved Preliminary Plat No. 05-14 approved in 2004 provided interconnectivity to the Evans Property (copy attached).
3. While there is approximately 750 lf of the western part of Barrington Fields that is affected by 404 wetlands, there is approximately **330 lf** of the western part of Barrington Fields that is not affected by 404 wetlands.
4. This **330 lf** of upland (no wetlands) area is an ideal location to provide the street stub to the Evans Property. Please see copy attached with an idea of where the street stub could be located.
5. Yes, if you installed the street stub where I have indicated, you would lose a lot but that loss of a lot is no different than any of the other lots developers have had to deal with since the Interconnectivity Policy came into effect.



Mr. Robinson and Planning Board Members  
Page 2

In closing, I have always refrained from being in conflict with what another consultant has presented to City Staff and your Board, however, not providing a street stub to the Evans Property via the road system in Barrington Fields, Section 2, 3 and 4 is in direct non-conformity with your Interconnectivity Policy that has been so strongly supported since its adoption.

Thank you for taking the time to review this information and please let me know if you have any questions.

Sincerely,  
Baldwin Design Consultants, PA

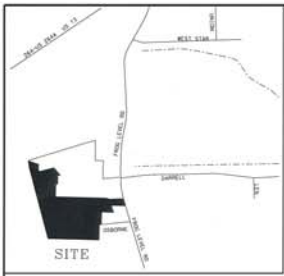


Michael W. Baldwin, PLS  
President

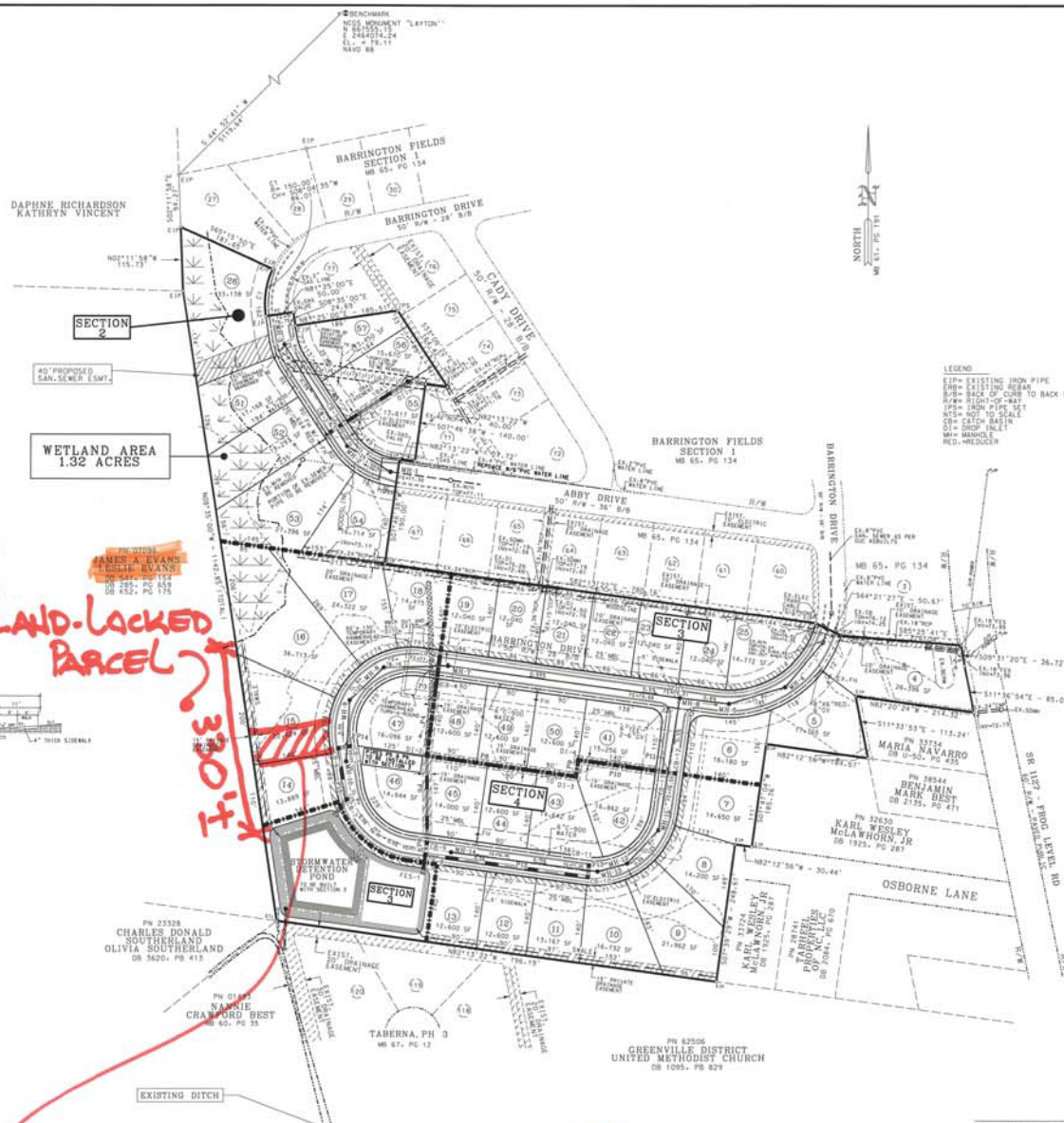
MWB/dp

cc: Charles D. Southerland  
File #20-027

Enclosures: Preliminary Plat, Barrington Fields, Section 2, 3 and 4 up for approval  
Previously approved Preliminary Plat of Barrington Fields



VICINITY MAP  
SCALE: 1"=1000'



SITE DATA	
TOTAL AREA	19.1252 AC
NO. OF LOTS	40
SECTION 2	8 LOTS
SECTION 3	14 LOTS
SECTION 4	18 LOTS
LINEAL FEET IN STREET	2330 LF
ZONING	R-9S
SMALLEST LOT SIZE	12,040 SF
ACRES IN PARKS, RECREATION	0
COMMON AREA (STORM WATER)	51,667 SF

- 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 SYSTEMS EXTENDING TO 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 PAVED EXCEPT FOR DITCHES WHICH HAVE BEEN DETERMINED BY G.U.C. TO BE WETLANDS. RATIOS OF THE UNPAVED DITCHES.
  - 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.
  - ALL DRIVEWAYS SERVING INDIVIDUAL LOTS WILL BE REQUIRED TO HAVE DRIVEWAYS INSTALLED AT PERMITS BY THE CITY OF GREENVILLE REGULATIONS. CURB AND GUTTER SECTIONS AT THE DRIVEWAYS MUST BE REMOVED AND POOLED BACK AT THE PROPOSED DRIVEWAY, BREAKING THE HEAD OFF OF THE BACK OF CURB WILL NOT BE ACCEPTABLE.
  - HYDRAULIC ANALYSIS IS REQUIRED.
  - CONDOMINIUM AREA IS PRIVATE AND WILL BE MAINTAINED BY HOMEOWNERS ASSOCIATION. DOCUMENTATION TO BE RECORDED PRIOR TO RECORDED OF ANY FINAL PLANS.
  - DRIVEWAY PERMITS TO BE APPROVED BY ACDOT PRIOR TO APPROVAL OF CONSTRUCTION PLANS BY THE CITY OF GREENVILLE.
  - 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 5100 FEET FROM OSBORNE LANE AND 100 FEET FROM LEVEL ROAD TO THE INTERSECTION OF OSBORNE LANE.
  - THIS PROPERTY IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA, COMMUNITY FLOOD #3700000000. EFFECTIVE DATE: 07-07-2014. ZONE 1.
  - ALL SIDEWALKS TO BE 5' CONCRETE.
  - BENCHMARK ELEVATIONS SHOWN ARE NAVD83 FROM NGSS MONUMENT "LAYTON" ELEVATION 75.11 NAVD83 DATUM.

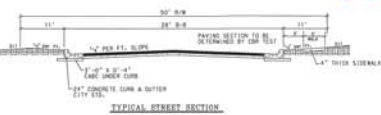
LEGEND

- ELP= EXISTING IRON PIPE
- ELP= EXISTING STEEL PIPE
- S/B= BACK OF CURB TO BACK OF CURB
- W/S= WETLANDS
- IPS= IRON PIPE SET
- W/S= NOT TO SCALE
- CB= CATCH BASIN
- CS= CATCH BASIN
- MANHOLE
- WEL= WELDER

**LAND-LOCKED PARCEL**

330 FT

**POSSIBLE INTERCONNECTIVITY LOCATION**



TYPICAL STREET SECTION

PIPE CHART

PIPE#	TYPE	CLASS	SIZE	LENGTH	SLOPE	INVERTS
P1	RCP	111	18"	130'	0.30%	E+71.90   E+72.74
P2	RCP	111	15"	24'	0.30%	E+72.38   E+72.45
P3	RCP	111	18"	24'	0.30%	E+74.65   E+74.58
P4	RCP	111	24"	150'	0.30%	E+74.58   E+74.13
P5	RCP	111	24"	152'	0.38%	E+74.12   E+73.55
P6	RCP	111	20"	24'	0.30%	E+73.55   E+73.48
P7	RCP	111	20"	24'	0.36%	E+73.48   E+73.40
P8	RCP	111	18"	270'	0.30%	E+74.12   E+74.93
P9	RCP	111	15"	32'	0.30%	E+74.93   E+75.02
P10	RCP	111	15"	150'	0.30%	E+75.02   E+75.47
P11	RCP	111	15"	24'	0.50%	E+75.47   E+75.59
P12	RCP	111	24"	290'	0.25%	E+75.48   E+74.21
P13	RCP	111	15"	24'	0.30%	E+74.21   E+74.29
P14	RCP	111	15"	24'	0.30%	E+74.24   E+73.96
P15	RCP	111	18"	108'	0.41%	E+73.96   E+73.53
P16	RCP	111	18"	32'	0.41%	E+73.53   E+73.40

PROJECT NO.: IP1634-001  
DRAWING NO.: 002



**SURVEYOR'S CERTIFICATE**

I, **WILLIAM B. WILSON**, CERTIFY THAT THE FOREGOING SURVEY, ORIGINALLY SURVEYED AND HORIZONTAL CONTROL, AND ALL OTHER DATA HEREON SHOWN, WERE OBTAINED FROM THE ORIGINAL SURVEY RECORDS AND THAT THE SAME WERE RECHECKED AND FOUND TO BE CORRECT AND ACCURATE. I HAVE REVIEWED THE RECORDS OF THIS SURVEY AND AM SURE THAT THE SAME WERE CORRECTLY REPRODUCED ON THESE PLANS. I HAVE ALSO REVIEWED THE RECORDS OF THIS SURVEY AND AM SURE THAT THE SAME WERE CORRECTLY REPRODUCED ON THESE PLANS. I HAVE ALSO REVIEWED THE RECORDS OF THIS SURVEY AND AM SURE THAT THE SAME WERE CORRECTLY REPRODUCED ON THESE PLANS.

WITNESSED BY ORIGINAL SIGNATURE AND SEAL THIS 15 DAY OF NOVEMBER, 2014.

**WILLIAM B. WILSON**, PROFESSIONAL LAND SURVEYOR - REG. NO. 3789

**APPROVAL**

THIS PRELIMINARY PLAT NO. 1 AND STREET NAMES SHOWN HEREON WERE APPROVED BY THE GREENVILLE PLANNING AND ZONING COMMISSION AT A MEETING.

20 15 NOV 2014

SIGNED \_\_\_\_\_ CHAIRMAN  
SIGNED \_\_\_\_\_ CITY PLANNER

REVISIONS

NO.	DATE	DESCRIPTION

PRELIMINARY PLAT  
**BARRINGTON FIELDS**  
SECTION 2, 3 AND 4

ARTHUR TOWNSHIP PITT COUNTY NORTH CAROLINA

OWNED BY **ROCKY RUSSELL DEVELOPMENT, LLC**

ADDRESS: **108 REGENCY BLVD., GREENVILLE, SC 29634**

PHONE: **1252-355-7812**

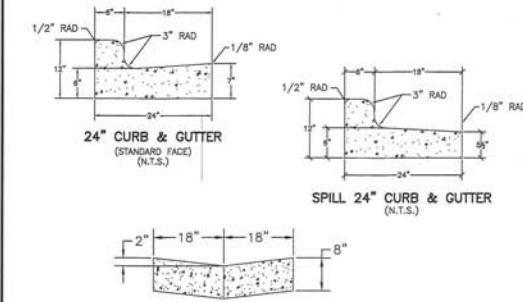
DESIGNED BY: **STROUD ENGINEERING, P.A.**  
DRAWN BY: **STROUD ENGINEERING, P.A.**

DATE: **1/17/20**  
SCALE: **1"=400'**

APPROVED BY: \_\_\_\_\_  
SHEET **1** OF **1**

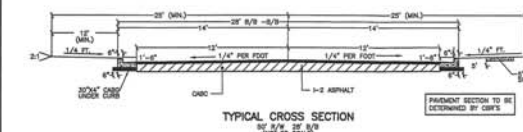
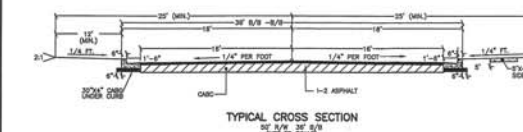
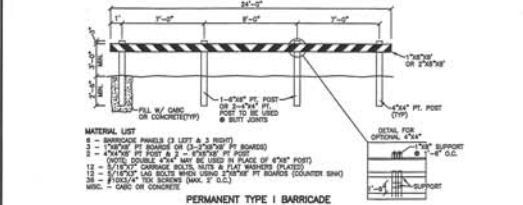
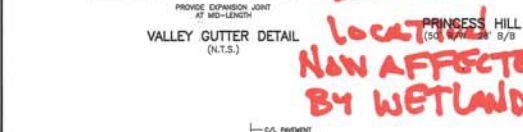


SITE DATA	
TOTAL AREA IN TRACT	39.257 ACRES
NUMBER OF LOTS CREATED (TOTAL)	91
AREA IN COMMON AREA	0.00
AREA IN PARKS, RECREATION AREA	0
AND THE LINE	RA-20
ZONING CLASSIFICATION	6,299 S.F.
LINEAR FEET IN STREETS	

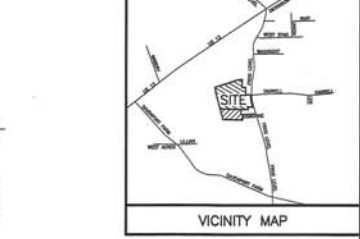


**Street Stub**

**Location Not Affected By Wetlands**



DRAINAGE EASEMENTS ON STORM DRAINAGE PIPES & SNAILES SHOULD BE AS FOLLOWS	
15" RCP	10' EASEMENT
18" RCP	15' EASEMENT
24" RCP	20' EASEMENT
30" RCP	25' EASEMENT
36" RCP	30' EASEMENT
42" RCP	35' EASEMENT
48" RCP	40' EASEMENT
SNAILES	20' EASEMENT



- GENERAL NOTES**
1. WATER SUPPLIED BY BELL ARTHUR WATER CORP.
  2. SERVICE DEPOSIT TO BE PROVIDED BY GREENVILLE UTILITIES COMMISSION.
  3. ALL UTILITIES ARE TO BE UNDERGROUND.
  4. EROSION CONTROL PLAN WILL BE REQUIRED.
  5. 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 SYSTEM.
  6. ALL LOTS SHOWN ON THIS PLAN SHALL EQUAL OR EXCEED THE MINIMUM DEVELOPMENT STANDARDS OF THE CITY OF GREENVILLE, NORTH CAROLINA ZONING ORDINANCE.
  7. ALL REQUIRED IMPROVEMENTS SHALL CONFORM TO THE CITY OF GREENVILLE MANUAL OF STANDARD DESIGN AND DETAILS AND TO THE MANUAL FOR THE DESIGN AND CONSTRUCTION OF WATER AND WASTE-WATER SYSTEM EXTENSIONS FOR GREENVILLE UTILITIES COMMISSION, EXCEPT AS OTHERWISE NOTED.
  8. HYDRAULIC ANALYSIS REQUIRED.
  9. THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARDOUS AREA AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. REF. FIRM 372046600 J, DATED JANUARY 2, 2004.
  10. ANNEXATION IS REQUIRED PRIOR TO FINAL PLATTING.
  11. SEWER MAIN AND OUTFALL ACRESAGE FEES ARE DUE.
  12. PIPE SIZES ARE PRELIMINARY. FINAL PIPE SIZES AND SUPPORTING CALCULATIONS WILL BE PROVIDED WITH CONSTRUCTION PLANS. ANY OPEN DITCHES WHICH REQUIRE LESS THAN A 48" PIPE SHALL BE PEPEL. DITCHES WHICH REQUIRE A PIPE GREATER THAN 48" WILL BE ELEVATED FOR A 100 YEAR FLOOD ELEVATION.
  13. ALL ELEVATIONS SHOWN AREA BASED ON NATIONAL GEODETIC VERTICAL DATUM (1929).
  14. NC DOT DRAINAGE PERMIT IS REQUIRED.
  15. NC DOT ENCRICHMENT AGREEMENT IS REQUIRED.
  16. 25'x25' SIGHT TRIANGLE IS REQUIRED AT ALL STREET INTERSECTIONS UNLESS OTHERWISE NOTED.
  17. DEPRESS CURBS FOR HO RAMP AT ALL STREET INTERSECTIONS THAT HAVE SIDEWALKS.
  18. G.U. GAS/UTILITY EASEMENT IS 10' IN WIDTH AND CENTERED OVER GAS LINES AS INSTALLED. REFER TO UTILITY RECORDS FOR LOCATION.
  19. LANDSCAPED MEDIANS TO BE MAINTAINED BY A HOMEOWNERS ASSOCIATION.
  20. LANE WIDENING REQUIREMENTS TO BE DETERMINED BY NC DOT.
  21. ALL LOTS SHALL BE ACCESSED INTERNALLY, LOTS 1 THRU 4 SHALL NOT HAVE DRIVEWAY ACCESS TO NC 811.

**LEGEND**

R/W	= RIGHT-OF-WAY
MBL	= MINIMUM BUILDING LINE
B/B	= BACK OF CURB TO BACK OF CURB
ESP	= EXISTING SIDEWALK
SIP	= SET IRON PIPE
EXP	= EXISTING EXHAUST PIPE
EPRI	= EXISTING PARKER PALON NAIL
SP	= SET POINT SET
R	= RADIUS
PC	= POINT OF CURVATURE
PVI	= POINT OF VERTICAL INTERSECTION
PP	= POWER POLE
MV	= MANHOLE
ELEV	= ELEVATION
C/L R	= CENTERLINE OF RADUS
C/L S	= CENTERLINE OF SLOPE
EP	= EDGE OF PAVEMENT
OC	= BACK OF CURB
PH	= FIRE HYDRANT
WV	= WATER VALVE
CMP	= CORRUGATED METAL PIPE
PCP	= REINFORCED CONCRETE PIPE
PVC	= POLYVINYL CHLORIDE
GV	= GATE VALVE
VG	= VALLEY GUTTER

NOTE: THIS PRELIMINARY PLAT WAS REVISED ON 09/02/09 TO SHOW THE PHASE LINE. ALL OTHER INFO REMAINS THE SAME.

GRAPHIC SCALE 1" = 30'

SHEET 1 OF 1  
**PRELIMINARY PLAT**

MINOR ALTERATION  
**BARRINGTON FIELDS**

REFERENCE: DEED BOOK 0-24, PAGE 680 (TRACT 1), DEED BOOK P-43, PAGE 84 (TRACT 2) & DEED BOOK 1-45, PAGE 539 (TRACT 3) OF THE PITT COUNTY REGISTRY, ARTHUR TOWNSHIP, PITT COUNTY, NORTH CAROLINA

OWNER:  
JOSEPHINE TRIPP, HEIRS  
c/o LOUIS BLOODWORTH  
GREENVILLE, NC 27834  
PHONE: (252) 755-0330

OWNER/DEVELOPER: RT DEVELOPMENT INC.  
3902 BACH CIRCLE  
GREENVILLE, NC 27858  
PHONE: (252) 355-7812

APPROVAL  
THIS PRELIMINARY PLAT IS APPROVED BY THE GREENVILLE PLANNING AND ZONING COMMISSION AT A MEETING HELD THE DAY OF [DATE] 2004.

SIGNED: [Signature] CHAIRMAN  
SIGNED: [Signature] CITY PLANNER

DESIGNED: MMB  
DRAWN: CLM/JLR/DM  
1518 CONFERENCE DRIVE  
GREENVILLE, NC 27834  
(252) 755-1300

APPROVED: [Signature]  
DATE: 09/02/09  
CHECKED: MMB  
SCALE: AS SHOWN



## City of Greenville, North Carolina

Meeting Date: 5/19/2020  
Time: 6:00 PM

---

**Title of Item:** Ordinance requested by Amy A. Edwards to rezone a total of 14.221 acres located along Portertown Road between Eastern Pines Road and Norfolk Southern Railroad from RA20 (Residential-Agricultural) to (CG (General Commercial) – 5.038 acres and R6 (Residential [High Density Residential]) – 9.183 acres.

**Explanation:** **Abstract:** The City has received a request by Amy A. Edwards to rezone a total of 14.221 acres located along Portertown Road between Eastern Pines Road and Norfolk Southern Railroad from RA20 (Residential-Agricultural) to CG (General Commercial) – 5.038 acres and R6 (Residential [High Density Residential]) – 9.183 acres.

### **Required Notices:**

Planning and Zoning meeting notice (property owner and adjoining property owner letter) mailed on May 5, 2020.

On-site sign(s) posted on May 5, 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 Portertown and Eastern Pines Roads transitioning to traditional neighborhood, medium-high density (TNMH) to the east and south.

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

Primary uses:

Commercial (small and large format)

Office

Secondary uses:

Institutional/Civic

### Traditional Neighborhood, Medium-High 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)

**Thoroughfare/Traffic Report Summary (Engineering Department:**

Based on possible uses permitted by the requested rezoning, the proposed rezoning classification could generate 3,402 trips to and from the site on Portertown Road, which is a net increase of 3,282 additional trips per day.

Based on possible uses permitted by the requested rezoning, the proposed rezoning classification could generate 1,458 trips to and from the site on Eastern Pines Road, which is a net increase of 1,406 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 Hardee Creek Watershed. If stormwater rules apply, it would require 10-year detention and nitrogen and phosphorous reduction.

It is not located in the Special Flood Hazards Area. Therefore, development is not subject to the Flood Damage Prevention Ordinance. No jurisdictional wetlands or streams exist on the property.

This property is outside of the reach of our Watershed Master Plan Study but drains upstream of the bridge on Portertown Road that is not currently meeting the desired 25-year level of service. It is also upstream of some proposed pipe improvements through Willow Run Subdivision and proposed floodplain benching improvements further downstream.

**Surrounding Land Uses and Zoning:**

North: RA20- Two (2) single-family residences

South: RA20 - Lake Glenwood Subdivision (single-family) and one (1) vacant parcel  
East: CG - One (1) vacant lot  
West: CN - Bill's Hot Dogs, Greater Life Ministry, and three (3) single-family residences

**Density Estimates:**

Under the current zoning, the site could accommodate 18 single-family residences.

Under the proposed zoning, the site could accommodate 110-117 multi-family units (1,2 and 3 bedrooms) and 43,560 sq. ft. of commercial space consisting of one (1) freestanding convenience store - 1,500 sq. ft. and a strip center containing: retail - 6,000 sq. ft., sit down restaurant 2,000 sq. ft., fast food [no drive-thru] - 3,000 sq. ft., and office - 4,000 sq. ft. and mini-storage - 27,060 sq. ft.

The anticipated build-out is within 3-5 years.

**Fiscal Note:**

No cost to the City.

**Recommendation:**

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



Amy A. Edwards

Tract 1:  
From: RA-20  
To: CG

Tract 2:  
From: RA-20  
To: R-6

Total Acres: 14.221

March 3, 2020

N



0 0.04 0.07 0.14 Miles



Re zoning  
Parcels

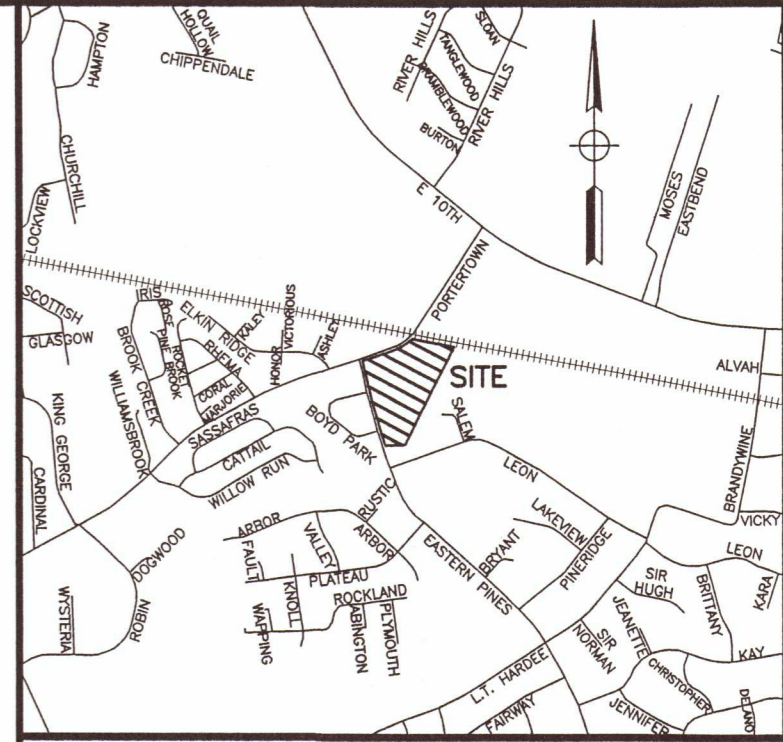
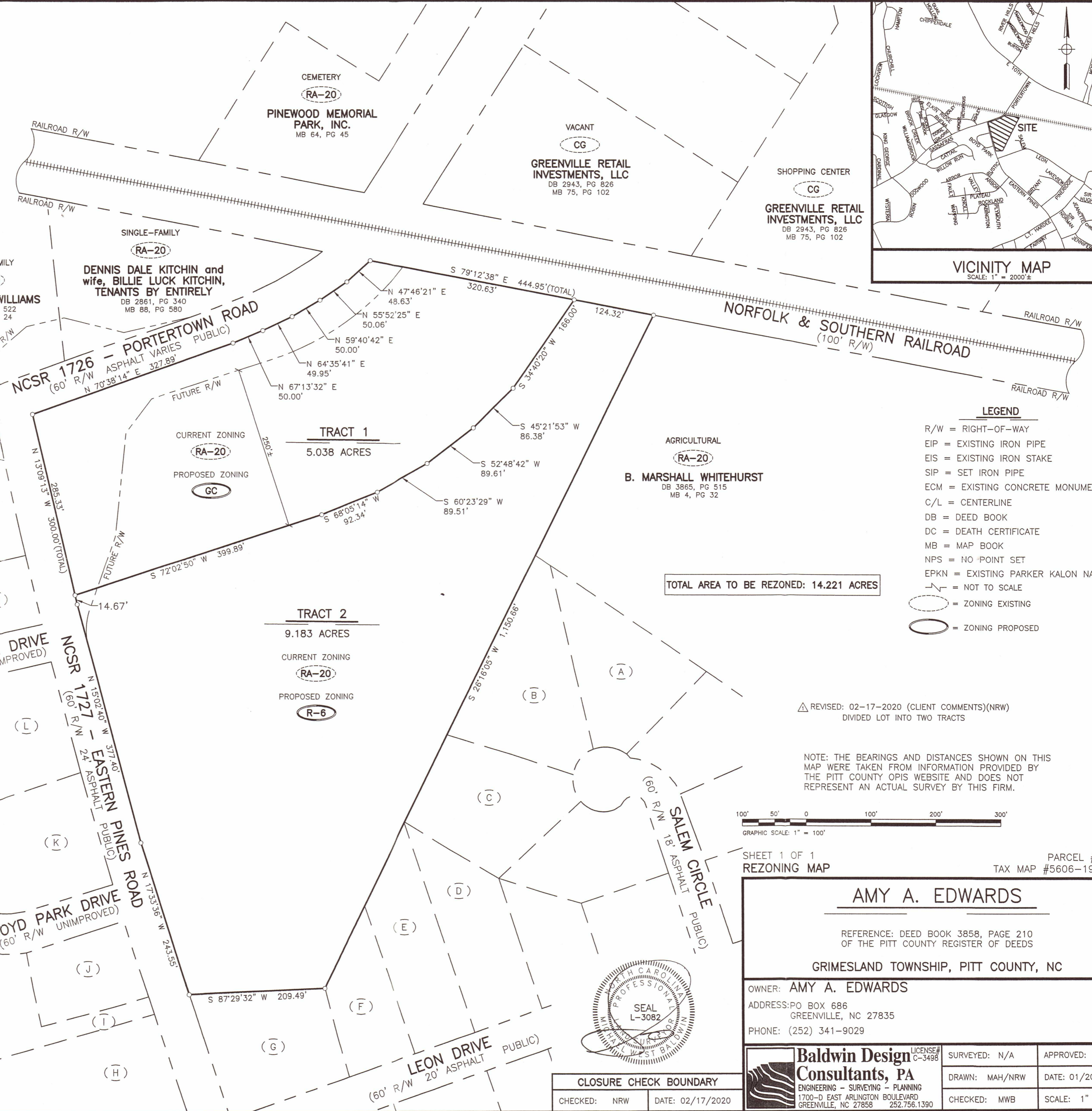
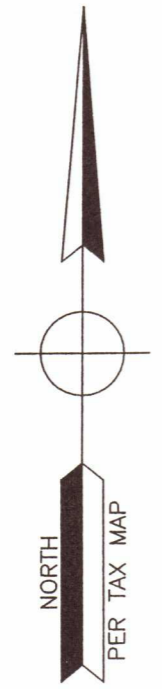
Attachment Number 1

Page 1 of 13

Item #2



- (A) SINGLE-FAMILY  
GARY JERMAINE HOWARD (RA-20)  
and wife, MONISHA  
LATASHA HOWARD  
DB 2700, PG 199  
MB 16, PG 58
- (B) SINGLE-FAMILY  
JOSEPH EDWARD DAVIS (RA-20)  
and wife, AU'KRYATL  
NOBLES DAVIS  
DB 816, PG 94  
MB 16, PG 58
- (C) SINGLE-FAMILY  
JACK WILSON RICHARDSON (RA-20)  
2016E, PG 338  
MB 16, PG 58
- (D) SINGLE-FAMILY  
PATRICIA L. BONNER (RA-20)  
DB 3829, PG 637  
MB 16, PG 58
- (E) SINGLE-FAMILY  
THOMAS CHRISTOPHER (RA-20)  
PORTER  
DB 3031, PG 592  
MB 16, PG 58
- (F) SINGLE-FAMILY  
NOCOLE S. DRUBY and (RA-20)  
husband KEITH G. DRURY  
DB 1164, PG 473  
MB 16, PG 58
- (G) SINGLE-FAMILY  
EDWARD EARL BRILEY (RA-20)  
and wife, SHERRE BRILEY  
DB H-42, PG 131  
MB 16, PG 58
- (H) MULTI-FAMILY  
CAPPS ENTERPRISES OF (R-6)  
GREENVILLE, LLC  
DB 3597, PG 174  
MB 80, PG 58
- (I) WOODED/VACANT  
GLENWOOD PROPERTIES (RA-20)  
OF GREENVILLE, LLC  
DB 2404, PG 230  
MB 13, PG 118
- (J) SINGLE-FAMILY  
MARGIE DIXON SPAIN (RA-20)  
DC 95, PG 320  
MB 13, PG 118
- (K) SINGLE-FAMILY  
FREDA BLACKBURN (RA-20)  
POLLARD  
DB, 3178, PG 811  
MB 77, PG 50
- (L) SINGLE-FAMILY  
KYAO SOE and (RA-20)  
wife, HNIN EIEI SOE  
DB, 2274, PG 1  
MB 13, PG 118
- (M) CHURCH  
THE GREATER LIFE (RA-20)  
MINISTRY, INC  
DB, 1720, PG 219
- (N) BARBERSHOP/RESTAURANT  
STUART MICHAEL (CN)  
EDWARDS  
DB, 3303, PG 796

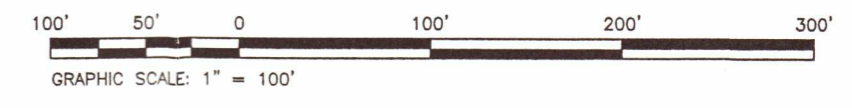


- LEGEND**
- R/W = RIGHT-OF-WAY
  - EIP = EXISTING IRON PIPE
  - EIS = EXISTING IRON STAKE
  - SIP = SET IRON PIPE
  - ECM = EXISTING CONCRETE MONUMENT
  - C/L = CENTERLINE
  - DB = DEED BOOK
  - DC = DEATH CERTIFICATE
  - MB = MAP BOOK
  - NPS = NO POINT SET
  - EPKN = EXISTING PARKER KALON NAIL
  -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

TOTAL AREA TO BE REZONED: 14.221 ACRES

△ REVISED: 02-17-2020 (CLIENT COMMENTS)(NRW)  
DIVIDED LOT INTO TWO TRACTS

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



SHEET 1 OF 1  
REZONING MAP

PARCEL #14114  
TAX MAP #5606-19-1742

**AMY A. EDWARDS**

REFERENCE: DEED BOOK 3858, PAGE 210  
OF THE PITT COUNTY REGISTER OF DEEDS

GRIMESLAND TOWNSHIP, PITT COUNTY, NC

OWNER: AMY A. EDWARDS  
ADDRESS: PO BOX 686  
GREENVILLE, NC 27835  
PHONE: (252) 341-9029

<b>Baldwin Design Consultants, PA</b> ENGINEERING - SURVEYING - PLANNING 1700-D EAST ARLINGTON BOULEVARD GREENVILLE, NC 27858 252.756.1390	LICENSE # C-3498 SURVEYED: N/A DRAWN: MAH/NRW CHECKED: MWB	APPROVED: MWB DATE: 01/20/2020 SCALE: 1" = 100'
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CLOSURE CHECK BOUNDARY	
CHECKED: NRW	DATE: 02/17/2020

Y:\DRAWINGS\20-003 AMY EDWARDS\REZONING.dwg Wed, Feb 19, 2020-9:03am RWELLS



# REZONING THOROUGHFARE/TRAFFIC VOLUME REPORT

**Case No:** 20-3

**Applicant:** Amy A. Edwards

**Property Information**

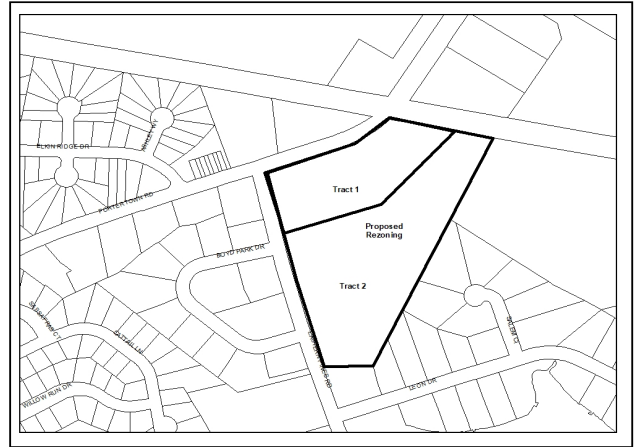
**Current Zoning:** Tract 1: RA20 (Residential-Agricultural)  
Tract 2: RA20 (Residential-Agricultural)

**Proposed Zoning:** Tract 1: GC (General Commerical)  
Tract 2: R6 (Residential)

**Current Acreage:** Tract 1: 5.038 acres  
Tract 2: 9.183 acres

**Location:** Southeast corner of Portertown Rd and Eastern Pines Rd

**Points of Access:** Portertown Rd, Eastern Pines Rd



**Location Map**

**Transportation Background Information**

**1.) Portertown Rd- State maintained**

	<u>Existing Street Section</u>	<u>Ultimate Thoroughfare Street Section</u>
Description/cross section	2 lanes - paved shoulder	4 lane - with raised median
Right of way width (ft)	60	100
Speed Limit (mph)	45	
<b>Current ADT:</b>	14,072 (*)	
<b>Design ADT:</b>	13,300 vehicles/day (**)	39,700 vehicles/day (**)
<b>Controlled Access</b>	<b>No</b>	
<b>Thoroughfare Plan Status:</b>	Major Thoroughfare	
<b>Other Information:</b>		

**Notes:** (\*) 2016 NCDOT count adjusted for a 2% annual growth rate  
(\*\*) Traffic volume based an operating Level of Service D for existing geometric conditions  
ADT – Average Daily Traffic volume

**Transportation Improvement Program Status:** Project U-5870, which involves widening Fire Tower Road to Portertown Road and widening Portertown Road to 10th Street (N.C. 33), a distance of 2.2 miles.

**2.) Eastern Pines Rd- State maintained**

	<u>Existing Street Section</u>	<u>Ultimate Thoroughfare Street Section</u>
Description/cross section	2 lanes - paved shoulder	2 lanes - wide shoulders
Right of way width (ft)	60	70
Speed Limit (mph)	45	no change
<b>Current ADT:</b>	3,680 (*)	UltimateDesign ADT: 13,300 vehicles/day (**)
<b>Design ADT:</b>	13,300 vehicles/day (**)	
<b>Controlled Access</b>	<b>No</b>	
<b>Thoroughfare Plan Status:</b>	Minor Thoroughfare	
<b>Other Information:</b>		

**Notes:** (\*) 2016 NCDOT count adjusted for a 2% annual growth rate  
(\*\*) Traffic volume based an operating Level of Service D for existing geometric conditions  
ADT – Average Daily Traffic volume

**Transportation Improvement Program Status:** Project U-5870, which involves widening Fire Tower Road to Portertown Road and widening Portertown Road to 10th Street (N.C. 33), a distance of 2.2 miles. Will add a roundabout to the Portertown Road and Eastern Pines Road intersection.

COG-#1124550-v1-Rezoning\_Case\_#20-3\_-\_Amy\_A\_\_Edwards\_(2\_roads)

**Trips generated by proposed use/change****Current Zoning: 172** -vehicle trips/day (\*)**Proposed Zoning: 4,860** -vehicle trips/day (\*)**Estimated Net Change: increase of 4688 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 Portertown Rd and Eastern Pines Rd are as follows:****1.) Portertown Rd, West of Site (35%): "No build" ADT of 14,072**

Estimated ADT with Proposed Zoning (full build) – 15,773

Estimated ADT with Current Zoning (full build) – 14,132**Net ADT change = 1,641 (12% increase)****2.) Portertown Rd, East of Site (35%): "No build" ADT of 14,072**

Estimated ADT with Proposed Zoning (full build) – 15,773

Estimated ADT with Current Zoning (full build) – 14,132**Net ADT change = 1,641 (12% increase)****4.) Eastern Pines Rd, South of Site (30%): "No build" ADT of 3,680**

Estimated ADT with Proposed Zoning (full build) – 5,138

Estimated ADT with Current Zoning (full build) – 3,732**Net ADT change = 1,406 (38% increase)****Staff Findings/Recommendations**

Based on possible uses permitted by the requested rezoning, the proposed rezoning classification could generate 3402 trips to and from the site on Portertown Rd, which is a net increase of 3282 additional trips per day.

Based on possible uses permitted by the requested rezoning, the proposed rezoning classification could generate 1458 trips to and from the site on Eastern Pines Rd, which is a net increase of 1406 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	
<b>PROPOSED ZONING</b>	
<b>CG (GENERAL COMMERCIAL) - PERMITTED USES</b>	
(1) General	
a.	Accessory use or building
b.	Internal service facilities
c.	On-premise signs per Article N
e.	Temporary uses; of listed district uses
f.	Retail sales; incidental
g.	Incidental assembly of products sold at retail or wholesale as an accessory to principal uses
(2) Residential - None	
(3) Home Occupations - None	
(4) Governmental	
b.	City of Greenville municipal government building or use (see also section 9-4-103)

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

	pp.	Automobile wash
(9) Repair		
	g.	Jewelry, watch, eyewear or other personal item repair
(10) Retail Trade		
	a.	Miscellaneous retail sales; non-durable goods, not otherwise listed
	d.	Pharmacy
	e.	Convenience store (see also gasoline sales)
	f.	Office and school supply, equipment sales
	g.	Fish market; excluding processing or packing
	h.	Restaurant; conventional
	i.	Restaurant; fast food (see also section 9-4-103)
	k.	Medical supply sales and rental of medically-related products including uniforms and related accessories
	l.	Electronic; stereo, radio, computer, TV and the like, sales and accessory repair
	m.	Appliance; household use, sales and accessory repair, excluding outside storage
	p.	Furniture and home furnishing sales not otherwise listed
	q.	Floor covering, carpet and wall covering sales
	r.	Antique sales, excluding vehicles
	s.	Book or card store, news stand
	t.	Hobby or craft shop
	u.	Pet shop (see also animal boarding; outside facility)
	v.	Video or music store; records, tape, CD and the like sales
	w.	Florist
	x.	Sporting goods sales and rental shop
	y.	Auto part sales (see also major and minor repair)
	aa.	Pawnbroker
	bb.	Lawn and garden supply and household implement sales and accessory service
	ee.	Christmas tree sales lot; temporary only (see also section 9-4-103)
(11) Wholesale/Rental/Vehicle-Mobile Home Trade		
	b.	Rental of home furniture, appliances or electronics and medically-related products (see also division (10k.))
	c.	Rental of clothes and accessories; formal wear, and the like
(12) Construction		
	c.	Construction office; temporary, including modular office (see also section 9-4-103)
	e.	Building supply; lumber and materials sales, plumbing and/or electrical supply excluding outdoor sales
	f.	Hardware store
(13) Transportation		
	c.	Taxi or limousine service
	h.	Parking lot or structure; principal use
(14) Manufacturing/Warehousing - None		
(15) Other Activities (not otherwise listed - all categories) - None		



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

(15) Other Activities (not otherwise listed - all categories)	
a.	Other activities; personal services not otherwise listed
b.	Other activities; professional services not otherwise listed
c.	Other activities; commercial services not otherwise listed
d.	Other activities; retail sales not otherwise listed
<b>R6 (RESIDENTIAL) - PERMITTED USES</b>	
(1) General	
a.	Accessory use or building
c.	On-premise signs per Article N
(2) Residential	
a.	Single-family dwelling
b.	Two-family attached dwelling (duplex)
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	
<b>R6 (RESIDENTIAL) - SPECIAL USES</b>	
(1) General - None	
(2) Residential	
d.	Land use intensity multi-family (LUI) development rating 50 per Article K
e.	Land use intensity multi-family (LUI) development rating 67 per Article K
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: 5/19/2020  
Time: 6:00 PM

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**Title of Item:**

Ordinance requested by Happy Trail Farms, LLC to rezone a total of 33.849 acres located north of the intersection of Herman Garris Road and Portertown Road from RA20 (Residential-Agricultural) to R6S (Residential-Single-family [Medium Density]).

**Explanation:**

**Abstract:** The City has received a request by Happy Trail Farms, LLC to rezone a total of 33.849 acres located north of the intersection of Herman Garris Road and Portertown Road from RA20 (Residential-Agricultural) to R6S (Residential-Single-family [Medium Density]).

**Required Notices:**

Planning and Zoning meeting notice (property owner and adjoining property owner letter) mailed on May 5, 2020.

On-site sign(s) posted on May 5, 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 traditional neighborhood low-medium density (TNLM) north of the intersection of Herman Garris Road and Portertown Road transitioning to residential, low-medium density to the south. Further, potential conservation/open space (PCOS) is shown for Hardee Creek.

**Traditional Neighborhood, Low-Medium Density**

Residential area with a mix of housing types on small lots with a single-family neighborhood appearance. Traditional neighborhoods should have a walkable



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

Intent:

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

Primary uses:

Single-family residential

Two-family residential

Attached residential (townhomes)

Secondary uses:

Multifamily residential

Small-scale 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)

### Potential Conservation/Open Space

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

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

**Intent:**

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

**Thoroughfare/Traffic Report Summary (Engineering Department):**

Based on possible uses permitted by the requested rezoning, the proposed rezoning classification could generate 1,407 trips to and from the site on Portertown Road, which is a net increase of 766 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.

**Present Land Use:**

Vacant

**Water/Sewer:**

Water and sanitary sewer are available.

**Historic Sites:**

There are no known effects on designated sites.

**Environmental Conditions/Constraints:**

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

A portion of the property is located in the Special Flood Hazard Area (SFHA) and floodway. Any development within the SFHA would be subject to the Flood Damage and Prevention Ordinance. Jurisdictional wetlands and streams exist on the property. A 50' riparian buffers exists on the property and may require restoration.

This property is outside of the reach of our Watershed Master Plan Study but drains upstream of the bridge on Portertown Road which is not currently meeting the desired 25-year level of service. It is also upstream of some proposed floodplain benching improvements.

**Surrounding Land Uses and Zoning:**

- North: RA20 - Woodlands
- South: RA20 - Four (4) single family residences and woodlands (under common ownership of the applicant)
- East: RA20 - Forest Glen Subdivision (single-family)
- West: RA20 - Woodlands and three (3) single family residences

**Density Estimate**

Under the current zoning, the site could accommodate 67 single-family residences.

Under the proposed zoning, the site could accommodate 147 single-family residences.

The anticipated build-out is within 3-5 years.

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

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

# Happy Trail Farms, LLC

From: RA-20

To: R-6S

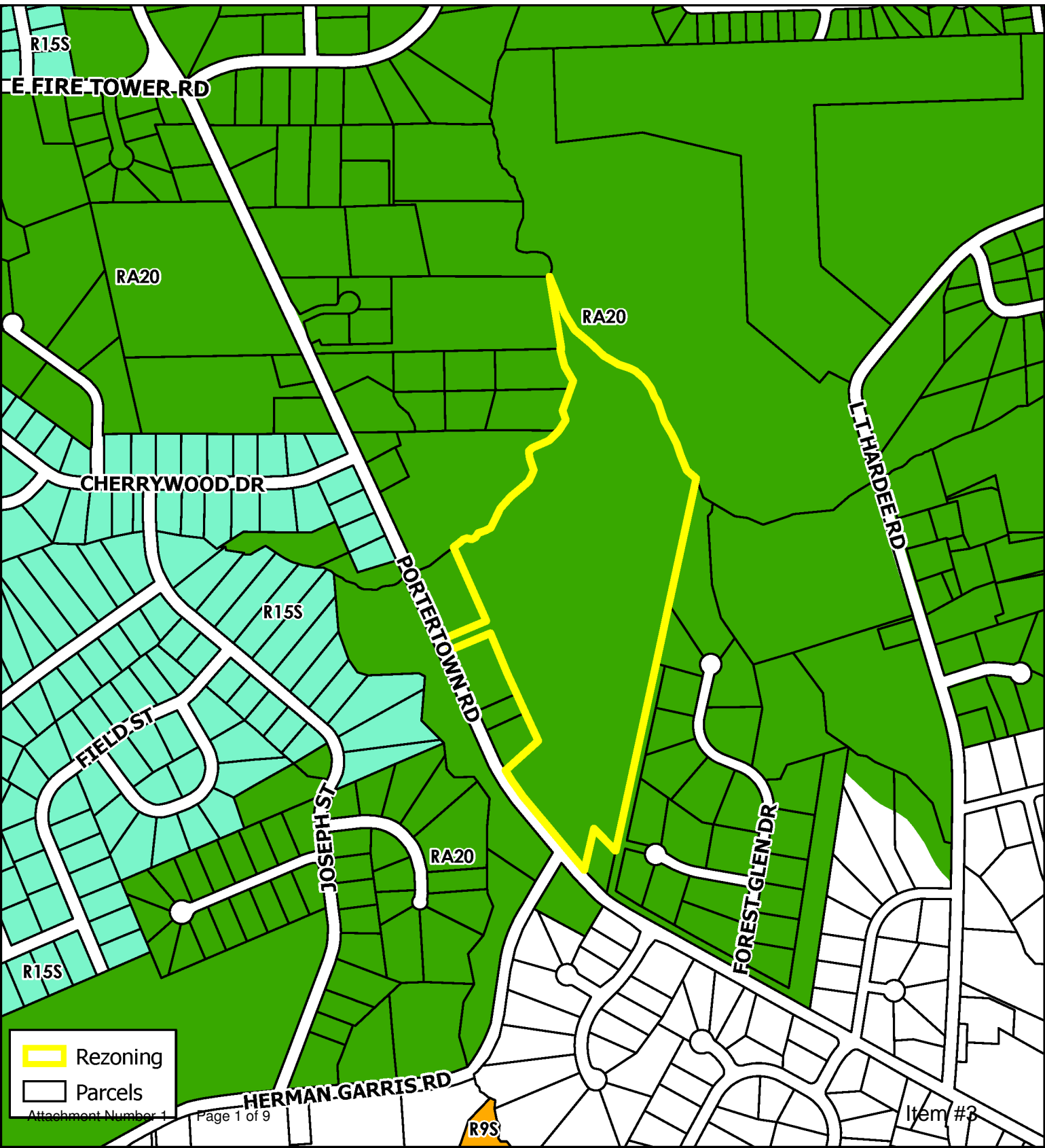
Acres: 33.849

March 3, 2020

N

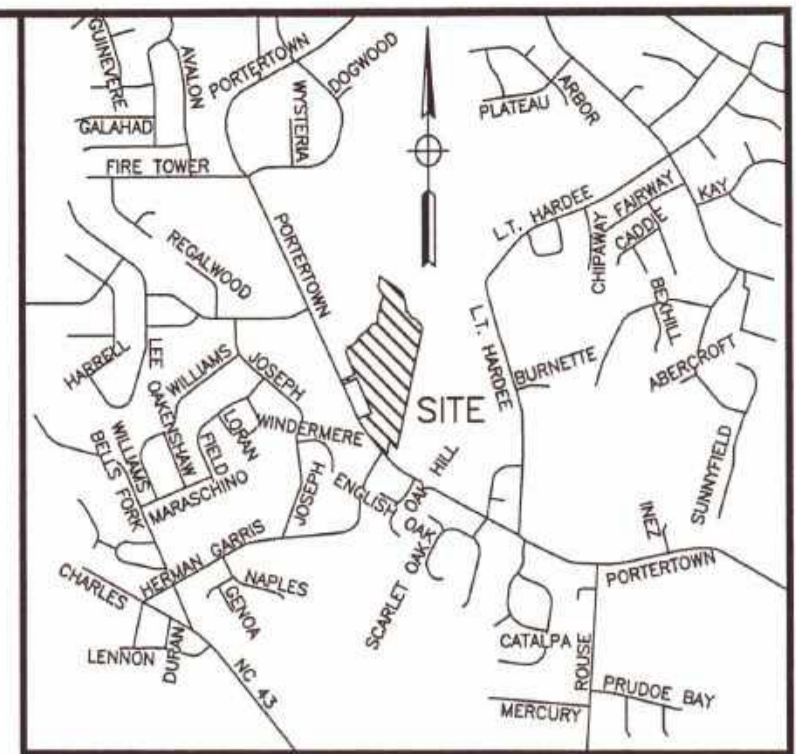
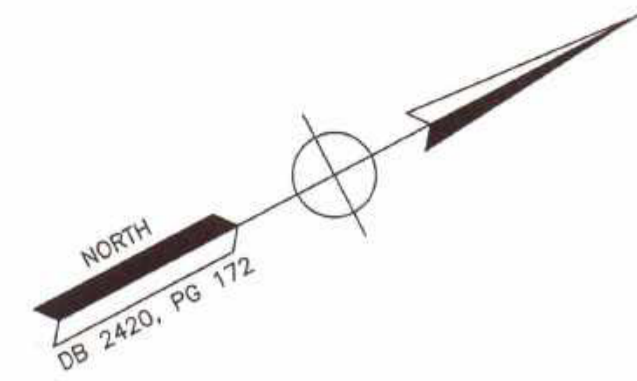


0 0.04 0.07 0.15 Miles



Rezoning  
Parcels





VICINITY MAP

**LEGEND**

- R/W = RIGHT-OF-WAY
- EIP = EXISTING IRON PIPE
- EIS = EXISTING IRON STAKE
- SIP = SET IRON PIPE
- ECM = EXISTING CONCRETE MONUMENT
- C/L = CENTERLINE
- DB = DEED BOOK
- NPS = NO POINT SET
- EPKN = EXISTING PARKER KALON NAIL
- = NOT TO SCALE
- (RA-20) = ZONING EXISTING
- (R-6S) = ZONING PROPOSED

WOODED/VACANT  
(RA-20)  
**HAPPY TRAIL FARMS, LLC**  
DB 3347, PG 573

SINGLE-FAMILY  
(RA-20)  
**DOYLE A. MANESS**  
DB 910, PG 370

SINGLE-FAMILY  
(RA-20)  
**EDWARD D. STOCKS and wife, SARA VENTERS STOCKS**  
DB 576, PG 40

SINGLE-FAMILY  
(RA-20)  
**HILDA R. WORTHINGTON**  
ESTATE FILE: 2012-428

SINGLE-FAMILY  
(RA-20)  
**KENTON ROSS and wife, MELINDA J. LOCKLEAR**  
DB 3436, PG 312  
MB 13, PG 17

SINGLE-FAMILY  
(RA-20)  
**ROBERT C. KLINGER, JR. and wife, BRIANNE CASEY KLINGER**  
DB 3745, PG 869  
MB 52, PG 58

SINGLE-FAMILY  
(RA-20)  
**MICHAEL D. BLAKESLEE and wife, APRIL M. BLAKESLEE**  
DB 3347, PG 852  
MB 36, PG 183

SINGLE-FAMILY  
(RA-20)  
**DAVID H. RYAN and wife, SARA H. RYAN**  
DB 3065, PG 428  
MB 36, PG 183

SINGLE-FAMILY  
(RA-20)  
**WESLEY C. McLAWHORN and wife, GLENDA B. McLAWHORN and PATRICK JAY McLAWHORN**  
DB 3363, PG 431  
MB 52, PG 58

WOODED/AGRICULTURAL  
(RA-20)  
**WANDA COX HARRINGTON**  
ESTATE FILE: 2008-805

PROPOSED ZONING  
(R-6S)  
CURRENT ZONING  
(RA-20)

**AREA TO BE REZONED: 33.849 ACRES**  
(INCLUDING 5.653 ACRES IN WETLANDS)

**NOTES**

1. ALL AREAS CALCULATED BY COORDINATE GEOMETRY.
2. REFERENCE: DEED BOOK 3347, PAGE 573 OF THE PITT COUNTY REGISTER OF DEEDS.

GRAPHIC SCALE: 1" = 100'

SHEET 1 OF 1  
REZONING MAP  
A PORTION PARCEL #11123  
TAX MAP #4696-94-0688

**HAPPY TRAIL FARMS, LLC**

REFERENCE: A PORTION OF THE PROPERTY DESCRIBED IN DEED BOOK 3347, PAGE 573 OF THE PITT COUNTY REGISTER OF DEEDS  
CHICOD TOWNSHIP, PITT COUNTY, N.C.  
OWNER: HAPPY TRAIL FARMS, LLC  
ADDRESS: P.O. BOX 1863  
GREENVILLE, NC 27835  
PHONE: (252) 916-9028



<b>Baldwin Design Consultants, PA</b> ENGINEERING - SURVEYING - PLANNING 1700-D EAST ARLINGTON BOULEVARD GREENVILLE, NC 27858 252.756.1390	LICENSE # C-3466	SURVEYED: RA	APPROVED: MWB
CHECKED: MWB	DATE: 02/17/2020	DRAWN: NRW	SCALE: 1" = 100'

<b>CLOSURE CHECK BOUNDARY</b>	
CHECKED: NRW	DATE: 02/17/2020

Y:\DRAWINGS\07-150 Portertown Rezone\07-150 Portertown Rezone.dwg Mon, Feb 17, 2020 - 12:37pm RWELLS



# REZONING THOROUGHFARE/TRAFFIC VOLUME REPORT

**Case No:** 20-4

**Applicant:** Happy Trail Farms, LLC

**Property Information**

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

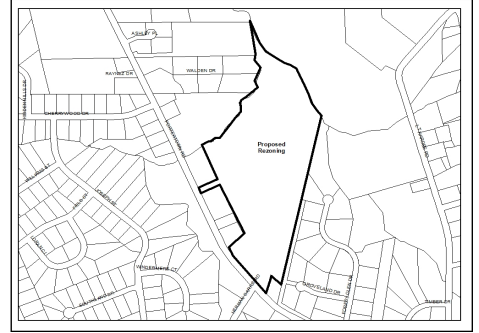
**Proposed Zoning:** R6S (Residential-Single-Family)

**Current Acreage:** 33.849

**Location:** Portertown Rd, south of Fire Tower Rd

**Points of Access:** Portertown Rd

**Location Map**



**Transportation Background Information**

**1.) Portertown Rd- State maintained**

	<u>Existing Street Section</u>	<u>Ultimate Thoroughfare Street Section</u>
Description/cross section	2 lanes - paved shoulders	2 lanes - wide shoulders
Right of way width (ft)	60	no change
Speed Limit (mph)	45	no change
<b>Current ADT:</b>	5,955 (*)	
<b>Design ADT:</b>	13,300 vehicles/day (**)	
<b>Controlled Access</b>	No	

**Thoroughfare Plan Status** Minor Thoroughfare

**Other Information:** There are no sidewalks along Portertown Rd that service this property.

- Notes:**
- (\*) 2016 NCDOT count adjusted for a 2% annual growth rate
  - (\*\*) Traffic volume based on an operating Level of Service D for existing geometric conditions
  - ADT – Average Daily Traffic volume

**Transportation Improvement Program Status:**

**Trips generated by proposed use/change**

**Current Zoning: 641** -vehicle trips/day (\*)                      **Proposed Zoning: 1,407** -vehicle trips/day (\*)

**Estimated Net Change: increase of 766 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 Portertown Rd are as follows:**

**1.) Portertown Rd, North of Site (70%):                      “No build” ADT of 5,955**

Estimated ADT with Proposed Zoning (full build) – 6,940

Estimated ADT with Current Zoning (full build) – 6,404

**Net ADT change = 536 (8% increase)**

**2.) Portertown Rd, South of Site (30%): "No build" ADT of 5,955**

Estimated ADT with Proposed Zoning (full build) – 6,377

Estimated ADT with Current Zoning (full build) – 6,147**Net ADT change = 230 (4% increase)****Staff Findings/Recommendations**

Based on possible uses permitted by the requested rezoning, the proposed rezoning classification could generate 1407 trips to and from the site on Portertown Rd, which is a net increase of 766 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		
<b>PROPOSED ZONING</b>		
<b>R6S (RESIDENTIAL-SINGLE-FAMILY) - PERMITTED USES</b>		
(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	
<b>R6S (RESIDENTIAL-SINGLE-FAMILY) - SPECIAL USES</b>	
(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	

## 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: 5/19/2020  
Time: 6:00 PM

---

**Title of Item:** Ordinance requested by East Carolina University to rezone a total of 19.0+/- acres in the area generally bounded by West 10<sup>th</sup> Street, South Washington Street, West 12<sup>th</sup> Street, West 13<sup>th</sup> Street and the Coastal Seaboard Railroad from IU (Unoffensive Industry), R6 (Residential [High density multi-family]) and CDF (Downtown Commercial Fringe) to MUI (Mixed Use Institutional).

**Explanation:** **Abstract:** The City has received a requested by East Carolina University to rezone a total of 19.0+/- acres in the area generally bounded by West 10<sup>th</sup> Street, South Washington Street, West 12<sup>th</sup> Street, West 13<sup>th</sup> Street and the Coastal Seaboard Railroad from IU (Unoffensive Industry), R6 (Residential [High density multi-family]) and CDF (Downtown Commercial Fringe) to MUI (Mixed Use Institutional).

Due to changes in the NC General Statutes related to public bodies holding electronic meetings, the City Council is scheduled to meet on Monday, May 18, 2020 to vote on the associated text amendment establishing the Mixed Use Institutional zoning district. Therefore, this staff report doesn't contain a staff recommendation. Staff will present this item with the staff opinion at the May 19, 2020 Commission meeting.

### **Required Notices:**

Planning and Zoning meeting notice (property owner and adjoining property owner letter) mailed on May 5, 2020.

On-site sign(s) posted on May 5, 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 University Institutional (UI) on the entirety of the site.

University Institutional

Mainly comprised of ECU's Main Campus, surrounding facilities (athletic fields), and the future Millennial Campus, The core of the campus area tends to cluster buildings in a walkable pattern. At the edges of the campus are related facilities and parking areas.

Intent:

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

Primary uses:

Institutional/Civic

Secondary uses:

Office

Multifamily residential

**Thoroughfare/Traffic Report Summary (Engineering Department):**

Based on possible uses permitted by the requested zoning, the proposed zoning classification could generate 12,111 trips to and from the site on W. 10th St, which is a net increase of 11,623 additional trips per day.

A Traffic Impact Analysis (TIA) will be required, that defines the sites access points and the related trips destined to each. An appropriate plan to mitigate any traffic impact will be included in the TIA.

It is noted on a site such as this, with this type of trip generation, the site plan that develops may include multiple access points to the site and the surrounding roadway network. This analysis presents the worst case scenario by assuming all site trips will be accessed from 10th St.

**History/Background:**

This property has been zoned it current zoning since 1969.

**Present Land Use:**

Vacant land and warehouses

**Water/Sewer:**

Water and sanitary sewer are available.

**Historic Sites:**

A portion of this site is within the Tobacco Warehouse District. This is a National Register Historic District and is not subject to local regulation.

**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 (SFHA).

**Surrounding Land Uses and Zoning:**

North: CDF/IU -Two warehouses and industrial/commercial storage lots

South: R6- Single family residential neighborhood

East: CDF -Vacant land and three (3) single family residences

West: R6/CDF-Railroad tracks

**Density Estimates**

With the requested rezoning the site could accommodate the following:

600,000 square feet of office/research and development space

60,000 square feet of commercial space

136 units of multi-family housing (1, 2 and 3 bedroom units).

The anticipated build-out is within 15-20 years.

**Fiscal Note:**

No cost to the city.

**Recommendation:**

Due to changes in the NC General Statutes related to public bodies holding electronic meetings, the City Council is scheduled to meet on Monday, May 18, 2020 to vote on the associated text amendment establishing the Mixed Use Institutional zoning district. Therefore, this staff report doesn't contain a staff recommendation. Staff will present this item with the staff opinion at the May 19, 2020 Commission meeting.

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

# East Carolina University

From: IU/R6/CDF

To: MUI

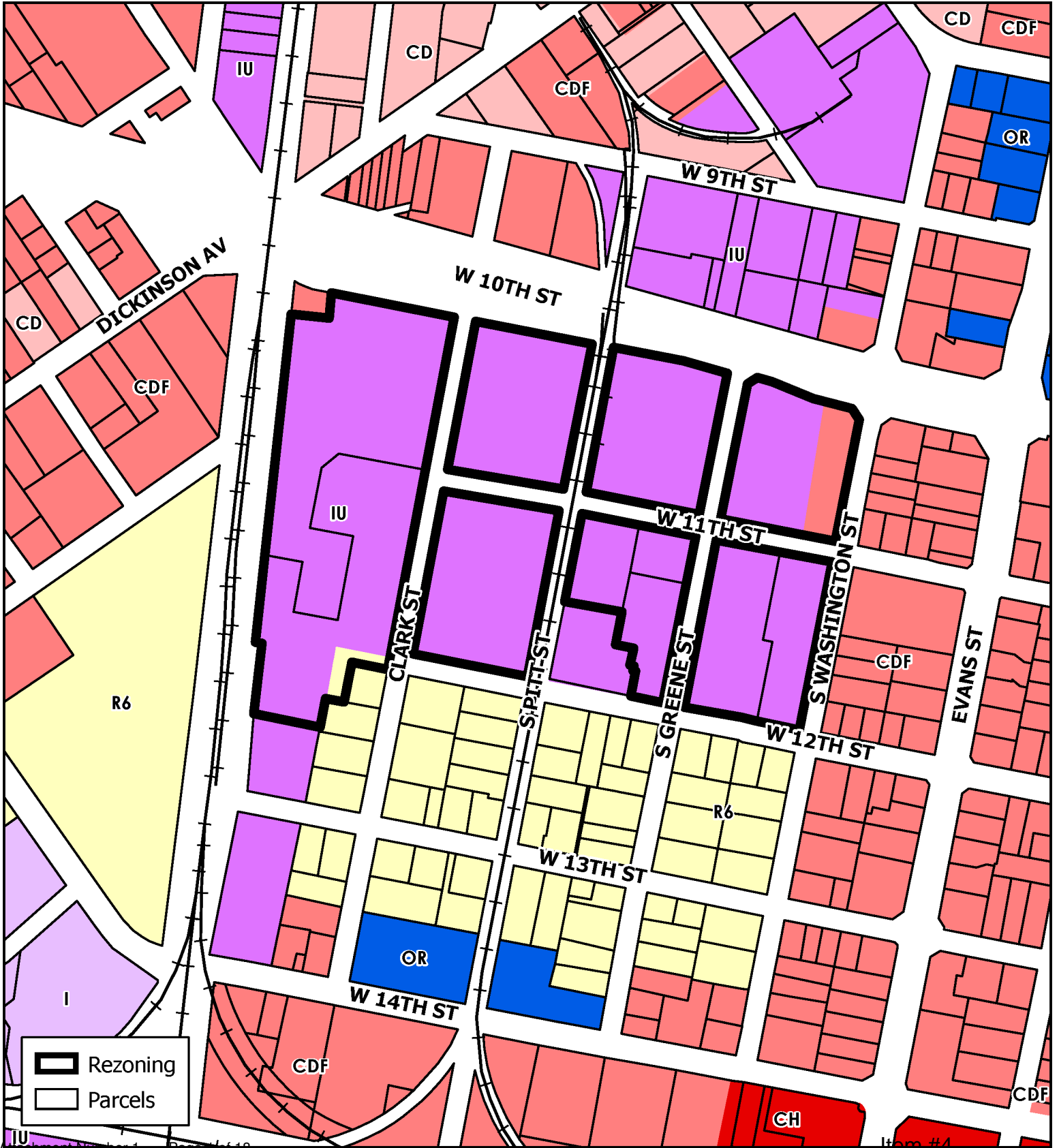
Total Acres: 19.0 +/-

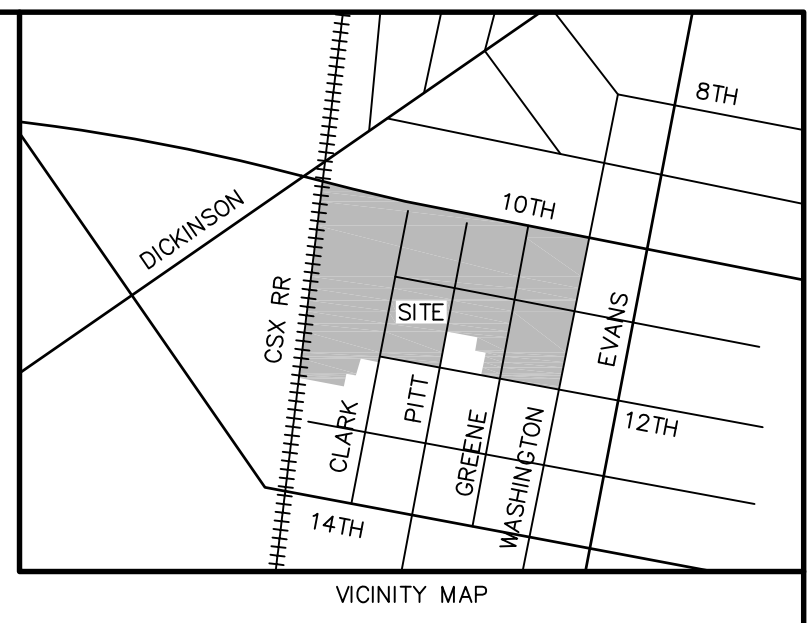
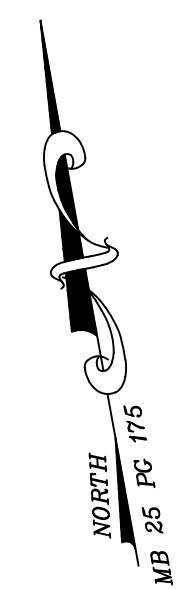
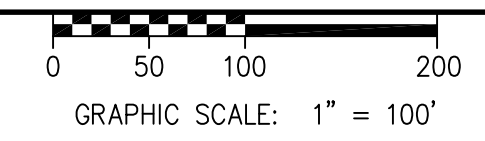
May 5th, 2020

N



0 0.02 0.04 0.07 Miles





**PRELIMINARY**  
NOT FOR RECORDATION  
CONVEYANCE OR SALES

**AREA "A"**  
EXISTING ZONING: IU/R6  
PROPOSED ZONING: MUI  
AREA TO BE REZONED: 7.0 AC. ±

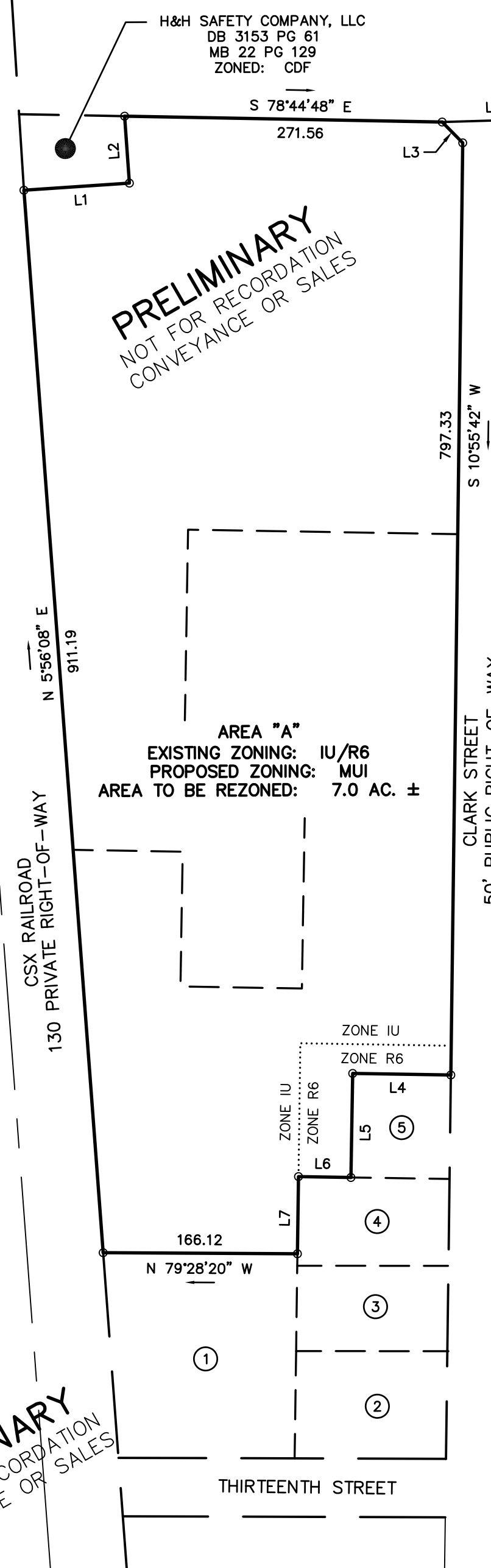
**AREA "B"**  
EXISTING ZONING: IU  
PROPOSED ZONING: MUI  
AREA TO BE REZONED: 2.1 AC. ±

**AREA "C"**  
EXISTING ZONING: IU  
PROPOSED ZONING: MUI  
AREA TO BE REZONED: 2.0 AC. ±

**AREA "D"**  
EXISTING ZONING: IU/CDP  
PROPOSED ZONING: MUI  
AREA TO BE REZONED: 1.9 AC. ±

**AREA "F"**  
EXISTING ZONING: IU  
PROPOSED ZONING: MUI  
AREA TO BE REZONED: 1.5 AC. ±

**AREA "G"**  
EXISTING ZONING: IU  
PROPOSED ZONING: MUI  
AREA TO BE REZONED: 2.3 AC. ±



Line #	Length	Direction
L1	90.41	N 83°40'48" W
L2	57.40	N 6°04'12" E
L3	25.08	S 34°25'03" E
L4	84.00	N 78°50'56" W
L5	89.00	S 11°09'04" W
L6	44.82	S 78°55'37" E
L7	65.97	N 10°59'19" E
L8	67.90	S 81°26'11" E
L9	50.00	S 79°10'17" E
L10	69.16	S 74°39'35" E
L11	34.46	S 74°27'11" E
L12	101.09	S 67°41'38" E
L13	29.97	S 33°26'16" E

Line #	Length	Direction
L14	26.69	N 57°58'23" E
L15	49.50	N 11°11'23" W
L16	51.82	S 0°16'57" E
L17	57.51	N 78°50'56" W
L18	58.05	N 10°41'48" E
L19	6.00	N 79°07'12" W
L20	10.11	N 10°52'48" E
L21	8.00	N 79°07'12" W
L22	39.73	N 10°52'48" E
L23	41.80	N 79°07'12" W
L24	75.81	N 10°52'48" E
L25	45.01	S 9°43'53" W

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	90.89	5072.00	1.03	S75° 19' 45"E	90.89

**NOTES:**

- 1) ALL DISTANCES SHOWN ARE HORIZONTAL GROUND DISTANCES.
- 2) THIS PROPERTY IS SUBJECT TO THE TAR/PAMLICO RIVER RIPARIAN BUFFER RULES.
- 3) THE SURVEYOR MADE NO ATTEMPT TO LOCATE OR DELINEATE ANY WETLANDS LOCATED ON THE SUBJECT PROPERTY.
- 4) THIS PROPERTY IS LOCATED IN ZONE X AND IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA AS TAKEN FROM N.F.I.P. RATE MAP DATED JANUARY 2, 2004 COMMUNITY PANEL 3720467700J.
- 5) FOR BUILDING SETBACK RESTRICTIONS REFER TO THE CITY OF GREENVILLE ZONING REQUIREMENTS.
- 6) THIS MAP IS A GRAPHICAL REPRESENTATION OF THE EXISTING AND PROPOSED ZONING FOR THE SUBJECT PROPERTIES AND DOES NOT REPRESENT A BOUNDARY SURVEY. PROPERTY IMPROVEMENTS AND EASEMENTS THAT BENEFIT AND BURDEN THE PROPERTY ARE NOT SHOWN.

DEED BOOK	PAGE	MAP BOOK	PAGE	ZONING
1438	71	21	20	IU
1550	446			R6
1550	477			R6
1550	483			R6
1550	766			R6

STATE OF NORTH CAROLINA      PITT COUNTY

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

DAY OF \_\_\_\_\_, 2019

**PRELIMINARY**  
NOT FOR RECORDATION  
CONVEYANCE OR SALES

**PRELIMINARY**  
NOT FOR RECORDATION  
CONVEYANCE OR SALES

**REZONING PLAT**  
FOR  
**EAST CAROLINA UNIVERSITY**

CITY OF GREENVILLE      DATE  
PITT COUNTY      NORTH CAROLINA

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

<p><b>THE EAST GROUP</b> 324 S. EVANS ST.      4325 LAKE BOONE TRAIL GREENVILLE, NC 27834      SUITE 311 (252) 758-3746      RALEIGH, NC 27607 CORPORATE LICENSE NO. 00206      (919) 784-9330 Engineering • Architecture • Surveying • Technology</p>	SURVEYED : GDF	PROJECT # : 20191000
	DRAWN BY : WBH	DATE : DATE
	CHECKED : WBH	SCALE : 1" = 100'

PARCEL	OWNER	DEED BK	PAGE	MAP BK	PAGE	ZONING	PARCEL	OWNER	DEED BK	PAGE	MAP BK	PAGE	ZONING
1	J CORE HOLDINGS, LLC	3492	860	32	249	IU	15	ROVER INVESTMENTS, LLC	3368	568	31	155	R6
2	BARBARA HYMAN	134	12	5	167	R6	16	RESHONDA SMALL	3433	820			CDF
3	BARBARA HYMAN	DC104	914	5	167	R6	17	JILL ANDREWS	2990	759			CDF
4	ELIZABETH PONCE	3131	378			R6	18	INDY, LLC	585	720	DB277	748	CDF
5	RC RENTALS, LLC	2392	858			R6	19	JENNIFER JONES	2013E	588			CDF
6	MICHELLE CHANDLER	2013E	588	31	285	R6	20	WARD HOLDINGS, LLC	3731	191			CDF
7	CHESTER NEWTON	DC88	569	39	195	R6	21	WARD HOLDINGS, LLC	3213	497			CDF
8	CHARLES HIGHSMITH	426	731	41	71	R6	22	WARD HOLDINGS, LLC	3471	35			CDF
9	A&K PROPERTY, LLC	3305	533			R6	23	WARD HOLDINGS, LLC	2975	666			CDF
10	TANIA DIAZ	3820	467			R6	24	WARD HOLDINGS, LLC	2760	560	37	35	CDF
11	JAMES DIXON	DC101	1466			R6	25	WARD HOLDINGS, LLC	2760	560	37	35	CDF
12	ROVER INVESTMENTS, LLC	3323	813	31	155	R6	26	WARD HOLDINGS, LLC	2760	560	37	35	CDF
13	BRENDA EDWARDS	371	742	31	155	R6	27	WARD HOLDINGS, LLC	2760	560	37	35	CDF
14	FELECIA WHEAT	3152	872	31	155	R6	28	WARD HOLDINGS, LLC	2760	560	37	35	CDF

# REZONING THOROUGHFARE/TRAFFIC VOLUME REPORT

**Case No:** 20-06

**Applicant:** ECU Innovation Campus

**Property Information**

**Current Zoning:** IU (Unoffensive Industry), CDF (Downtown Commercial Fringe), R6 (Residential Medium Density)

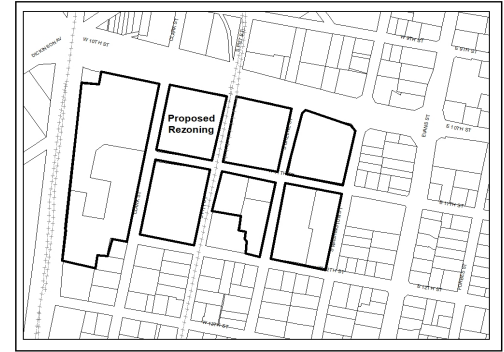
**Proposed Zoning:** MUI (Mixed Use - Institutional)

**Current Acreage:** 19 gross acres

**Location:** W. 10th St, between RR track and Evans St

**Points of Access:** W. 10th St

**Location Map**



**Transportation Background Information**

**1.) W. 10th St- State maintained**

	<u>Existing Street Section</u>	<u>Ultimate Thoroughfare Street Section</u>
Description/cross section	5-lane with curb & gutter	no change
Right of way width (ft)	varies	no change
Speed Limit (mph)	35	no change
<b>Current ADT:</b>	20,565 (*)	
<b>Design ADT:</b>	28,100 vehicles/day (**)	
<b>Controlled Access</b>	<b>No</b>	
<b>Thoroughfare Plan Status</b>	Major Thoroughfare	

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

**Notes:** (\*) 2016 NCDOT count adjusted for a 2% annual growth rate  
 (\*\*) Traffic volume based an operating Level of Service D for existing geometric conditions  
 ADT – Average Daily Traffic volume

**Transportation Improvement Program Status:**

**Trips generated by proposed use/change**

**Current Zoning: 488** -vehicle trips/day (\*)      **Proposed Zoning: 12,111** -vehicle trips/day (\*)

**Estimated Net Change: increase of 11623 vehicle trips/day (assumes full-build out)**

(\* - These volumes are estimated and based on an average of the possible uses permitted by the current and proposed zoning.)

**Impact on Existing Roads**

**The overall estimated trips presented above are distributed based on current traffic patterns. The estimated ADTs on W. 10th St are as follows:**

**1.) W. 10th St , West of Site (30%):**      **“No build” ADT of 20,565**

Estimated ADT with Proposed Zoning (full build) – 24,198  
 Estimated ADT with Current Zoning (full build) – 20,711  
**Net ADT change = 3,487 (17% increase)**



2.) W. 10th St , East of Site (70%): "No build" ADT of 20,565

Estimated ADT with Proposed Zoning (full build) – 29,043

Estimated ADT with Current Zoning (full build) – 20,907

**Net ADT change = 8,136 (39% increase)**

### **Staff Findings/Recommendations**

Based on possible uses permitted by the requested zoning, the proposed zoning classification could generate 12111 trips to and from the site on W. 10th St, which is a net increase of 11623 additional trips per day.

A Traffic Impact Analysis (TIA) will be required, that defines the sites access points and the related trips destined to each. An appropriate plan to mitigate any traffic impact will be included in the TIA.

It is noted on a site such as this, with this type of trip generation, the site plan that develops may include multiple access points to the site and the surrounding roadway network. This analysis presents the worst case scenario by assuming all site trips will be accessed from 10th St.

EXISTING ZONING	
CDF (DOWNTOWN COMMERCIAL FRINGE) - PERMITTED USES	
(1) General	
	a. Accessory use or building
	b. Internal service facilities
	c. On-premise signs per Article N
	e. Temporary uses; of listed district uses
	f. Retail sales; incidental
	g. Incidental assembly of products sold at retail or wholesale as an accessory to principal uses
(2) Residential	
	a. Single-family dwelling
	b. Two-family attached dwelling (duplex)
	c. Multi-family development per Article I
	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)
	c. County or state government building or use not otherwise listed; excluding outside storage and major or minor repair
	d. Federal government building or use
	g. Liquor store, state ABC
(5) Agricultural/Mining	
	a. Farming; agricultural, horticulture, forestry (see also section 9-4-103)
	l. Beekeeping; minor use (see also section 9-4-103)
(6) Recreational/Entertainment	
	f. Public park or recreational facility
	g. Private noncommercial park or recreational facility
	n. Theater; movie or drama, indoor only
(7) Office/Financial/Medical	
	a. Office; professional and business, not otherwise listed
	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)
	k. Business or trade school
	n. Auditorium

	o.	Church or place of worship (see also section 9-4-103)
	p.	Library
	q.	Museum
	r.	Art gallery
	s.	Hotel, motel bed and breakfast inn; limited stay lodging (see also residential quarters for resident manager, supervisor or caretaker and section 9-4-103)
	u.	Art studio including art and supply sales
	v.	Photography studio including photo and supply sales
	w.	Recording studio
	y(4)	Distributed Antenna System (See also 9-4-103 (Q))
	z.	Printing or publishing service including graphic art, maps, newspapers, magazines and books
	aa.	Catering service including food preparation (see also restaurant; conventional and fast food)
	kk.	Launderette; household users
	ll.	Dry cleaners; household users
	mm.	Commercial laundries; linen supply
	oo.	Clothes alteration or shoe repair shop
	pp.	Automobile wash
(9) Repair		
	d.	Upholsterer; furniture
	f.	Appliance; household and office equipment repair
	g.	Jewelry, watch, eyewear or other personal item repair
(10) Retail Trade		
	a.	Miscellaneous retail sales; non-durable goods, not otherwise listed
	d.	Pharmacy
	e.	Convenience store (see also gasoline sales)
	f.	Office and school supply, equipment sales
	g.	Fish market; excluding processing or packing
	h.	Restaurant; conventional
	i.	Restaurant; fast food
	l.	Electronic; stereo, radio, computer, TV, etc... sales and accessory repair
	m.	Appliance; household use, sales and accessory repair, excluding outside storage
	n.	Appliance; commercial use, sales and accessory repair, excluding outside storage
	p.	Furniture and home furnishing sales not otherwise listed
	q.	Floor covering, carpet and wall covering sales
	r.	Antique sales, excluding vehicles
	s.	Book or card store, news stand
	v.	Video or music store; records, tape, CD and the like sales
	w.	Florist
	x.	Sporting goods sales and rental shop
	y.	Auto part sales (see also major and minor repair)
	ee.	Christmas tree sales lot; temporary only (see also section 9-4-103)
(11) Wholesale/Rental/Vehicle-Mobile Home Trade		

	c.	Rental of clothes and accessories; formal wear, and the like
	d.	Rental of automobiles, noncommercial trucks or trailers, recreational vehicles, motorcycles and boats
	f.	Automobiles, truck, recreational vehicle, motorcycles and boats sales and services (see also major and minor repair)
<b>(12) Construction</b>		
	a.	Licensed contractor; general electrical, plumbing, mechanical, etc... excluding outside storage
	c.	Construction office; temporary, including modular office (see also section 9-4-103)
	e.	Building supply; lumber and materials sales, plumbing and/or electrical supply excluding outdoor sales
	f.	Hardware store
<b>(13) Transportation</b>		
	b.	Bus station; passenger and related freight
	c.	Taxi or limousine service
	e.	Parcel delivery service
	f.	Ambulance service
<b>(14) Manufacturing/Warehousing</b>		
	c.	Bakery; production, storage, and shipment facilities
<b>(15) Other Activities (not otherwise listed - all categories) - None</b>		
<b>CDF (DOWNTOWN COMMERCIAL FRINGE) - SPECIAL USES</b>		
<b>(1) General - None</b>		
<b>(2) Residential</b>		
	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)
	n.	Retirement center or home
	o(1).	Nursing, convalescent or maternity home; minor care facility
	o.	Nursing, convalescent or maternity home; major care facility
	r.	Fraternity or sorority house
<b>(3) Home Occupations</b>		
	a.	Home occupation; not otherwise listed
	b.	Home occupation; barber and beauty shop
	c.	Home occupation; manicure, pedicure or facial salon
<b>(4) Governmental</b>		
	a.	Public utility building or use
<b>(5) Agricultural/Mining - None</b>		
<b>(6) Recreational/Entertainment</b>		
	d.	Game center
	i.	Commercial recreation; indoor and outdoor, not otherwise listed
	l.	Billiard parlor or pool hall
	m.	Public or private club
	m(1).	Dining and entertainment establishment (see also section 9-4-103)

	s.	Athletic club; indoor only
(7) Office/Financial/Medical - None		
(8) Services		
	a.	Child day care facilities
	b.	Adult day care facilities
	l.	Convention center; private
	x.	Dance studio
	bb.	Civic organizations
	cc.	Trade or business organization
	ff(1).	Mental health, emotional or physical rehabilitation day program facility
	hh.	Exercise and weight loss studio; indoor only
(9) Repair		
	a.	Major repair; as an accessory or principal use
	b.	Minor repair; as an accessory or principal use
(10) Retail Trade		
	b.	Gasoline or automotive fuel sales; accessory or principal use, retail
	c.	Wine shop; including on-premise consumption (see also section 9-4-103)
	g.	Fish market; excluding processing or packing
	j.	Restaurant and/or dining and entertainment establishment; regulated outdoor activities
	t.	Hobby or craft shop
	u.	Pet shop (see also animal boarding; outside facility)
	ff.	Tobacco shop (Class 1) (see also section 9-4-103)
	hh.	Hookah café (see also section 9-4-103)
(11) Wholesale/Rental/Vehicle-Mobile Home Trade - None		
(12) Construction		
	d.	Building supply; lumber and materials sales, plumbing and/or electrical supply including outdoor sales
(13) Transportation		
	h.	Parking lot or structure; principal use
(14) Manufacturing/Warehousing		
	g.	Cabinet, woodwork or frame shop; excluding furniture manufacturing or upholstery
(15) Other Activities (not otherwise listed - all categories)		
	a.	Other activities; personal services not otherwise listed
	b.	Other activities; professional services not otherwise listed
	c.	Other activities; commercial services not otherwise listed
	d.	Other activities; retail sales not otherwise listed

**EXISTING 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	

**IU (UNOFFENSIVE INDUSTRY) - PERMITTED USES**

**(1) General**

- a. Accessory use or building
- b. Internal service facilities
- c. On-premise signs per Article N
- d. Off-premise signs per Article N
- e. Temporary uses; of listed district uses
- f. Retail sales; incidental
- g. Incidental assembly of products sold at retail or wholesale as an accessory to principal uses

**(2) Residential - None**

**(3) Home Occupations - None**

**(4) Governmental**

- a. Public utility building or use
- b. City of Greenville municipal government building or use (see also section 9-4-103)
- c. County or state government building or use not otherwise listed; excluding outside storage and major or
- d. Federal government building or use
- e. County government operation center

**(5) Agricultural/Mining**

- a. Farming; agricultural, horticulture, forestry (see also section 9-4-103)
- b. Greenhouse or plant nursery; including accessory sales
- d. Farmers market
- e. Kennel (see also section 9-4-103)
- 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
- m(1). Dining and entertainment establishment (see also section 9-4-103)
- p. Circus, carnival, or fair

**(7) Office/Financial/Medical**

- b. Operation/processing center
- c. Office; customer service, not otherwise listed, including accessory service delivery vehicle parking and indoor storage
- f. Veterinary clinic or animal hospital (see also animal boarding; outside facility, kennel and stable)
- g. Catalogue processing center

**(8) Services**

- n. Auditorium
- s. Hotel, motel bed and breakfast inn; limited stay lodging (see also residential quarters for resident manager,
- y. TV and/or radio broadcast facilities, including receiving and transmission equipment and towers or cellular telephone and wireless communication towers
- y(4) Distributed Antenna System (See also 9-4-103 (Q))
- z. Printing or publishing service including graphic art, maps, newspapers, magazines and books
- aa. Catering service including food preparation (see also restaurant; conventional and fast food)
- bb. Civic organizations

gg.	Vocational rehabilitation center
mm.	Commercial laundries; linen supply
nn.	Industrial laundries
(9) Repair	
b.	Minor repair; as an accessory or principal use
c.	Upholsterer; automobile, truck, boat, or other vehicle, trailer or van
d.	Upholsterer; furniture
f.	Appliance; household and office equipment repair
h.	Appliance; commercial and industrial equipment repair not otherwise listed
(10) Retail Trade	
b.	Gasoline or automotive fuel sales; accessory or principal use, retail
h.	Restaurant; conventional
i.	Restaurant; fast food
cc.	Farm supply and commercial implement sales
(11) Wholesale/Rental/Vehicle-Mobile Home Trade	
a.	Wholesale; durable and nondurable goods, not otherwise listed
d.	Rental of automobiles, noncommercial trucks or trailers, recreational vehicles, motorcycles and boats
e.	Rental of tractors and/or trailers, or other commercial or industrial vehicles or machinery
(12) Construction	
b.	Licensed contractor; general electrical, plumbing, mechanical, etc... including outside storage
c.	Construction office; temporary, including modular office (see also section 9-4-103)
d.	Building supply; lumber and materials sales, plumbing and/or electrical supply including outdoor sales
(13) Transportation	
a.	Railroad freight or distribution and/or passenger station
d.	Truck terminal or distribution center
e.	Parcel delivery service
f.	Ambulance service
g.	Airport and related activities; private
h.	Parking lot or structure; principal use
(14) Manufacturing/Warehousing	
a.	Ice plant and freezer lockers
b.	Dairy; production, storage, and shipment facilities
c.	Bakery; production, storage, and shipment facilities
d.	Stone or monument cutting, engraving
g.	Cabinet, woodwork or frame shop; excluding furniture manufacturing or upholstery
h.	Engraving; metal, glass or wood
j.	Moving and storage; including outside storage
k.	Mini-storage warehouse, household; excluding outside storage
l.	Warehouse or mini-storage warehouse, commercial or industrial; including outside storage
m.	Warehouse; accessory to approved commercial or industrial uses within the district; excluding outside
o.	Feed and grain elevator, mixing, redrying, storage or sales facility
p.	Tobacco redrying or processing plant
s.	Manufacture of nonhazardous products; general, including nonhazardous and nontoxic chemicals and/or materials not otherwise listed
t.	Manufacture of nonhazardous medical supplies or medical products, including distribution

u.	Tire recapping or retreading plant
v.	Bottling or packing plant for nonhazardous materials or products
y.	Recycling collection station or facilities
cc.	materials
(15) Other Activities (not otherwise listed - all categories) - None	
<b>IU (UNOFFENSIVE INDUSTRY) - SPECIAL USES</b>	
(1) General - None	
(2) Residential	
i.	Residential quarters for resident manager, supervisor or caretaker; excluding mobile home
j.	Residential quarters for resident manager, supervisor or caretaker; including mobile home
o.	Nursing, convalescent or maternity home; major care facility
(3) Home Occupations - None	
(4) Governmental - None	
(5) Agricultural/Mining	
k.	Sand mining(see also item (5)j)
m.	Beekeeping; major use
(6) Recreational/Entertainment	
e.	Miniature golf or putt-putt course
i.	Commercial recreation; indoor and outdoor, not otherwise listed
k.	Firearm ranges; indoor ot outdoor
(7) Office/Financial/Medical	
a.	Office; professional and business, not otherwise listed
(8) Services	
a.	Child day care facilities
b.	Adult day care facilities
l.	Convention center; private
o.	Church or place of worship (see also section 9-4-103)
s(1).	Hotel, motel bed and breakfast inn; extended stay lodging (see also residential quarters for resident
(9) Repair	
a.	Major repair; as an accessory or principal use
(10) Retail Trade	
j.	Restaurant and/or dining and entertainment establishment; regulated outdoor activities
(11) Wholesale/Rental/Vehicle-Mobile Home Trade	
g.	Mobile home sales including accessory mobile home office
(12) Construction - None	
(13) Transportation	
c.	Taxi or limousine service
(14) Manufacturing/Warehousing	
z.	Metallurgy, steel fabrication, welding
(15) Other Activities (not otherwise listed - all categories)	
c.	Other activities; commercial services not otherwise listed
e.	Other activities; industrial uses not otherwise listed

**MUI (Mixed Use Institutional) - PERMITTED USES**

<b>(1) General</b>	
a.	Accessory use or building
b.	Internal service facilities
c.	On-premise signs per Article N
d.	Off-premise signs per Article N
e.	Temporary uses; of listed district uses
f.	Retail sales; incidental
g.	Incidental assembly of products sold at retail or wholesale as an accessory to principal uses
<b>(2) Residential - None</b>	
c.	Multi-family development per Article I
i.	Residential quarters for resident manager, supervisor or caretaker; excluding mobile homes.
q.	Room renting
<b>(3) Home Occupations - None</b>	
<b>(4) Governmental</b>	
a.	Public utility building or use
b.	City of Greenville municipal government building or use (see also section 9-4-103)
c.	County or state government building or use not otherwise listed; excluding outside storage and major or minor repair
d.	Federal government building or use
e.	County government operation center
<b>(5) Agricultural/Mining</b>	
b.	Greenhouse or plant nursery; including accessory sales
d.	Farmers Market
k.	Beekeeping; major use
l.	Beekeeping; minor use (see also section 9-4-103)
<b>(6) Recreational/Entertainment</b>	
c(1).	Tennis club; indoor and outdoor facilities
f.	Public park or recreational facility
g.	Private noncommercial park or recreational facility
i.	Commercial recreation; indoor and outdoor, not otherwise listed
j.	Bowling alleys
l.	Billard parlor or pool hall
m(1).	Dining and entertainment establishment
n.	Theater; movie or drama; indoor only
t.	Athletic club; indoor and outdoor facilities
<b>(7) Office/Financial/Medical</b>	
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 loan or other savings or investment institution

	f.	Veterinary clinic or animal hospital
	g.	Catalogue processing center
(8) Services		
	a	Child day care facilities
	e.	Barber or beauty shop
	f.	Manicure, pedicure or facial salon
	j.	College and other institutions of higher learning
	k.	Business or trade schools
	l.	Convention center; private
	m.	multi-purpose center
	n.	Auditorium
	o.	Church or place of worship
	p.	Library
	q.	Museum
	r.	Art Galley
	s.	Hotel, motel bed and breakfast inn; limited stay lodging (see also residential quarters for resident manager, supervisor or caretaker and section 9-4-103)
	u.	Art studio including art and supply sales
	v.	Photography studio including photo and supply sales
	w.	Digital Broadcast Studio
	x.	Dance Studio
	y(4).	Distributed Antenna System
	z.	Printing or publishing service including graphic art, maps, newspapers, magazines and books
	aa.	Catering service including food preparation (see also restaurant; conventional and fast food)
	bb.	Civic organizations
	cc.	Trade or business organizations
	ee.	Hospital
	ff.	Mental health, emotional or physical rehabilitation day program facility
	ff(1).	Mental health, emotional or physical rehabilitation center
	gg.	Vocational rehabilitation center
	hh.	Exercise and weight loss studios; indoor only
	ii.	Wellness center, indoor and outdoor facilities
	jj.	Health services not otherwise listed
	kk.	Launderette; household users
	ll(1).	Dry cleaners; household users; drop-off/pick-up station only
	oo.	Clothes alteration or shoe repair shop
(10) Retail Trade		
	a.	Miscellaneous retail sales; nondurable goods, not otherwise listed
	c.	Wine and craft beer shop
	d.	Pharmacy
	e.	Convenience store
	h.	Restaurant; conventional



	Restaurant and/or dining and entertainment establishment; regulated j. outdoor activities
	Electronic; stereo, radio, computer, television and the like, sales and l. accessory repair
	s. Book or card store, news stand
	w. Florist
	ii. Microbrewery
	kk. Live performance theater
<b>(12) Construction</b>	
	c. Construction office; temporary, including modular office (see also section 9-4-103)
<b>(13) Transportation</b>	
	b. Bus station; passenger and related freight
	e. Parcel delivery service
	h. Parking lot or structure; principal use
<b>(14) Manufacturing/Warehousing</b>	
	h. Engraving; metal, glass or wood
	m. Warehouse; accessory to approved commercial or industrial uses within the district; excluding outside storage
	s. Manufacture of nonhazardous products; general, including nonhazardous and nontoxic chemicals and/or materials not otherwise listed
	t. Manufacture of nonhazardous medical supplies or medical products, including distribution
	cc. Manufacture of pharmaceutical, biological, botanical, medicinal, and cosmetic products, and related materials
<b>(15) Other Activities (not otherwise listed - all categories) - None</b>	
<b>MUI (Mixed Use Institutional)- SPECIAL USES</b>	
<b>(15) Other Activities (not otherwise listed - all categories)</b>	
	a. Other activities; personal services not otherwise listed
	b. Other activities; professional services not otherwise listed
	c. Other activities; commercial services not otherwise listed
	d. Other activities; retail sales not otherwise listed
	e. Other activities; industrial uses 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: 5/19/2020  
Time: 6:00 PM

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**Title of Item:** Ordinance requested by Three Twenty Enterprises, LLC to rezone a total 8.2917 acres from General Business (GB) – Simpson’s Jurisdiction to General Commercial (CG) – Greenville’s Jurisdiction for 3.2917 acres – Tract 1 and from General Business (GB) – Simpson’s Jurisdiction to OR (Office-Residential [High density multi-family]) – Greenville’s Jurisdiction for 5.0 acres – Tract 2 for the property located at the southeastern corner of the intersection of East 10<sup>th</sup> Street and L. T. Hardee Road.

**Explanation:** **Abstract:** The City has received a request by Three Twenty Enterprises, LLC to rezone a total 8.2917 acres from General Business (GB) – Simpson’s Jurisdiction to General Commercial (CG) – Greenville’s Jurisdiction for 3.2917 acres – Tract 1 and from General Business (GB) – Simpson’s Jurisdiction to OR (Office-Residential [High density multi-family]) – Greenville’s Jurisdiction for 5.0 acres – Tract 2 for the property located at the southeastern corner of the intersection of East 10<sup>th</sup> Street and L. T. Hardee Road.

Due to changes in the NC General Statutes related to public bodies holding electronic meetings, the City Council is scheduled to meet on Monday, May 18, 2020 to vote on the associated Future Land Use and Character Map Amendment. Therefore, this staff report doesn't contain a staff recommendation. Staff will present this item with the staff opinion at the May 19, 2020 Commission meeting.

**Required Notices:**

Planning and Zoning meeting notice (property owner and adjoining property owner letter) mailed on May 5, 2020.

On-site sign(s) posted on May 5, 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 10<sup>th</sup> Street and L. T. Hardee Road transitioning to High Density Residential (HDR) to the south and residential to the east along East 10th Street.

### 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 near by 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

### High Density Residential

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

#### Intent:

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

#### Primary uses:

- Multi-family residential

- Two-family residential
- Attached residential (townhomes)

Secondary Uses:

- Office
- Single-family detached residential (small lot)
- Institutional/Civic (neighborhood scale)

**Thoroughfare/Traffic Report Summary (Engineering Department):**

Based on possible uses permitted by the requested zoning, the proposed zoning classification could generate 2720 trips to and from the site on E. 10th Street, which is a net increase of 342 additional trips per day.

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

**History/Background:**

Currently, this property is located in the Town of Simpson's Extra-territorial Jurisdiction (ETJ).

**Present Land Use:**

One (1) single-family residence and a mobile home park (9 lots).

**Water/Sewer:**

Water is available. Sanitary sewer will be available when the property is annexed into the City's city limits.

**Historic Sites:**

There are no known effects on designated sites.

**Environmental Conditions/Constraints:**

The property is located in the Hardee Watershed. If stormwater rules apply, it would require 10-year detention and nitrogen and phosphorous reduction. It is not located in the Special Flood Hazards Area (SFHA).

**Surrounding Land Uses and Zoning:**

North: Simpson-Two (2) single-family residences  
South: Simpson-Two (2) single-family residences  
East: Simpson - Five (5) single-family residences  
West: CG-Hardee's Body Shop

**Density Estimates:**

Under the current zoning, the site could accommodate 34,848 +/- square feet of commercial space consisting of one (1) freestanding convenience store - 1,500 sq. ft. and a strip center containing: retail - 6,000 sq. ft., sit down restaurant 2,000 sq. ft., fast food [no drive-thru] - 1,500 sq. ft., office - 2,000 sq. ft., and mini-storage - 21,848 sq. ft.

Under the proposed zoning, Tract 1 could accommodate 26,136 +/- square feet of commercial space consisting of one (1) freestanding convenience store - 1,500 sq. ft. and a strip center containing: retail - 6,000 sq. ft., sit down restaurant 2,000 sq. ft., fast food [no drive-thru] - 1,500 sq. ft., and mini-storage - 15,136 sq. ft.

Under the proposed zoning, Tract 2 could accommodate 60-70 multi-family units (1, 2 and 3 bedroom units).

The anticipated build-out is within 3-5 years.

**Fiscal Note:**

No cost to the city.

**Recommendation:**

Due to changes in the NC General Statutes related to public bodies holding electronic meetings, the City Council is scheduled to meet on Monday, May 18, 2020 to vote on the associated Future Land Use and Character Map Amendment. Therefore, this staff report doesn't contain a staff recommendation. Staff will present this item with the staff opinion at the May 19, 2020 Commission meeting.

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.

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**ATTACHMENTS:**

Attachments

# Three Twenty Enterprises, LLC

Tract 1

Tract 2

From: Simpson

From: Simpson

To: CG

To: OR

Acres: 3.2917

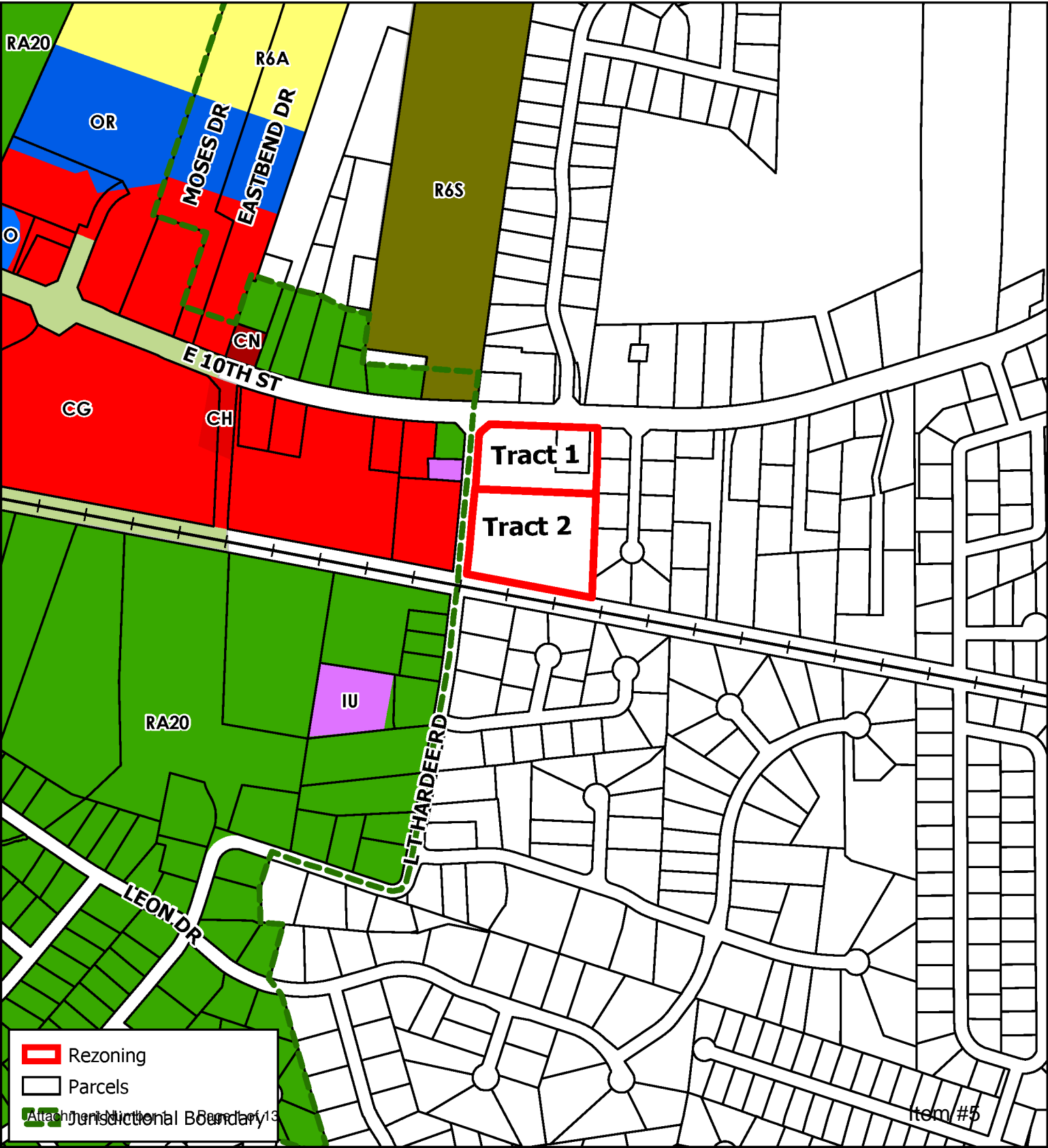
Acres: 5

May 5th, 2020

N

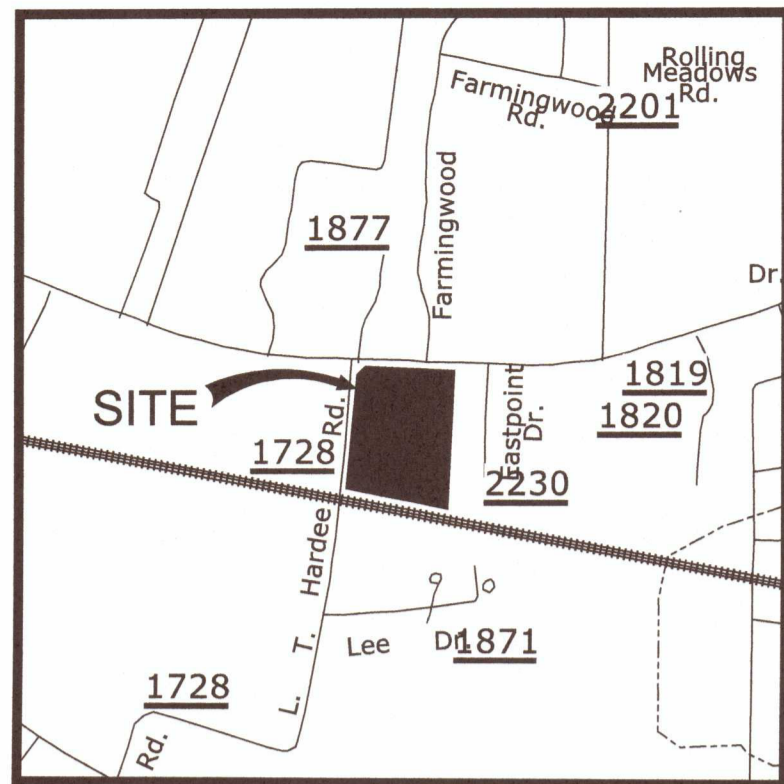


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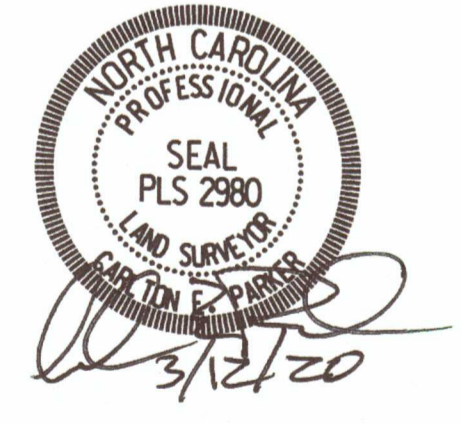
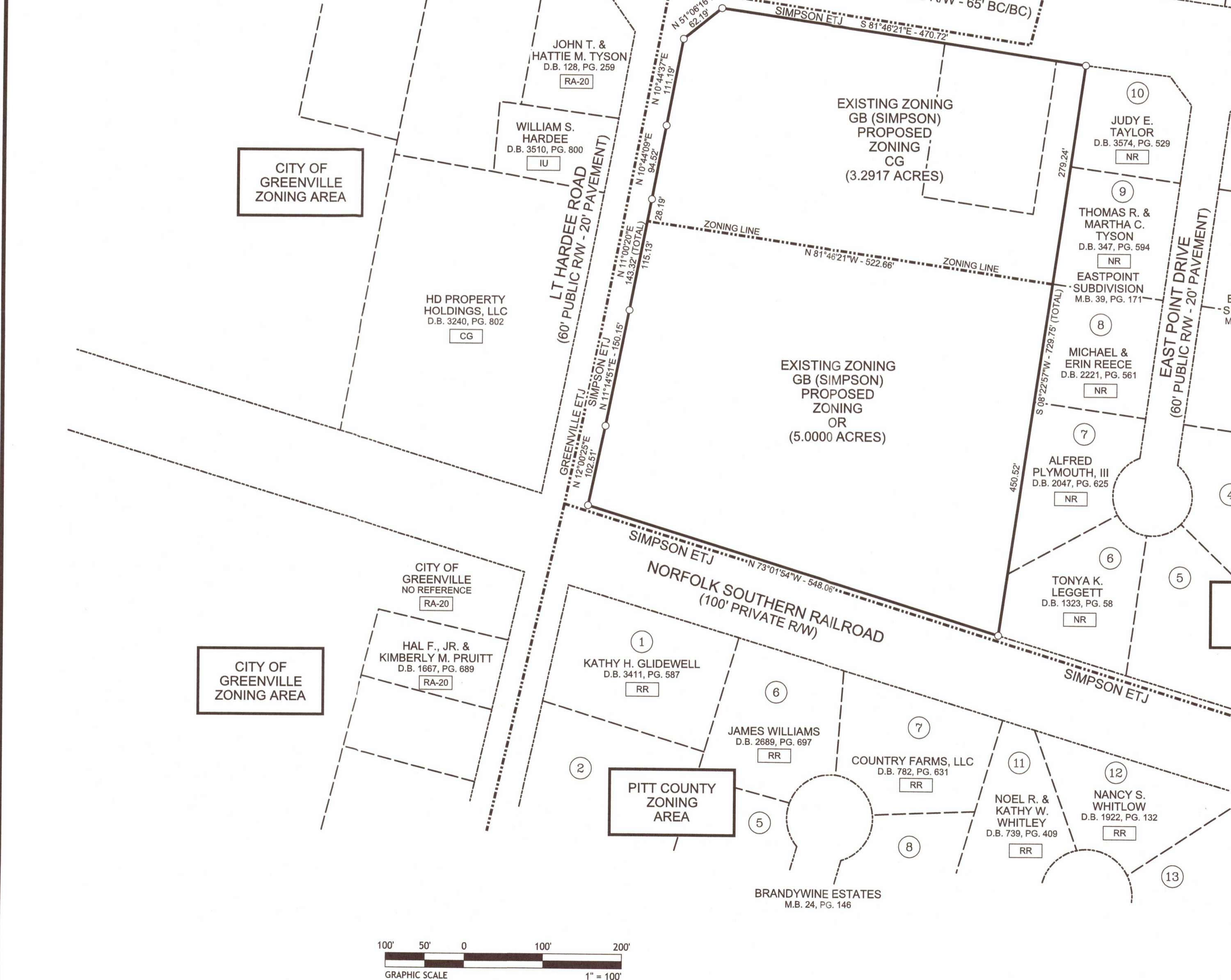


- Rezoning
- Parcels
- Attachment Jurisdictional Boundary





VICINITY MAP  
1" = 2000'



CARLTON E. PARKER, PLS 2980

**REZONING MAP FOR  
THREE TWENTY ENTERPRISES, LLC**

REFERENCE DEED BOOK 3825, PAGE 811, AND MAP BOOK 84, PAGE 128  
OF THE PITT COUNTY REGISTRY

GRIMESLAND TOWNSHIP	PITT COUNTY	NORTH CAROLINA
OWNER:	THREE TWENTY ENTERPRISES LLC C/O MR. GERALD BARFIELD PO BOX 188 SIMPSON, NC 27879 (252) 560-1515	SURVEYED: N/A
ADDRESS:		DRAWN: WCO
PHONE:		APPROVED: CEP
<b>MALPASS &amp; ASSOCIATES</b> NC LICENSE NO. C-1289 1645 EAST ARLINGTON BLVD., SUITE D GREENVILLE, N.C. 27858 (252) 756-1780		DATE: 3/4/20
		SCALE: 1" = 100'
		SHEET 1 OF 1





# REZONING THOROUGHFARE/TRAFFIC VOLUME REPORT

**Case No:** 20-05

**Applicant:** Three Twenty Enterprises, LLC

**Property Information**

**Current Zoning:** GB (General Business - Simpson)

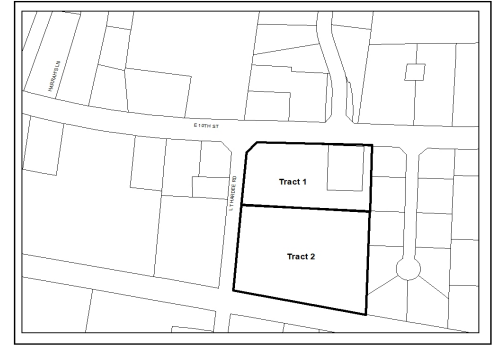
**Proposed Zoning:** Tract 1: Commercial (3.3 acres)  
Tract 2: OR (5.0 acres)

**Current Acreage:** 8.3 gross acres

**Location:** E. 10th St, east of LT Hardee Rd

**Points of Access:** E. 10th St, LT Hardee Rd

**Location Map**



**Transportation Background Information**

**1.) E. 10th St- State maintained**

	<u>Existing Street Section</u>	<u>Ultimate Thoroughfare Street Section</u>
Description/cross section	5-lane with curb & gutter	no change
Right of way width (ft)	100	no change
Speed Limit (mph)	55	no change
<b>Current ADT:</b>	20,566 (*)	
<b>Design ADT:</b>	34,500 vehicles/day (**)	
<b>Controlled Access</b>	No	

**Thoroughfare Plan Status** Major Thoroughfare

**Other Information:** There are no sidewalks along E. 10th St that service this property.

**Notes:** (\*) 2016 NCDOT count adjusted for a 2% annual growth rate  
(\*\*) Traffic volume based on operating Level of Service D for existing geometric conditions  
ADT – Average Daily Traffic volume

**Transportation Improvement Program Status:**

**Trips generated by proposed use/change**

**Current Zoning:** 2,973 -vehicle trips/day (\*)      **Proposed Zoning:** 3,400 -vehicle trips/day (\*)

**Estimated Net Change: increase of 427 vehicle trips/day (assumes full-build out)**

(\* - These volumes are estimated and based on an average of the possible uses permitted by the current and proposed zoning.)

**Impact on Existing Roads**

**The overall estimated trips presented above are distributed based on current traffic patterns. The estimated ADTs on E. 10th St are as follows:**

**1.) E. 10th St , West of Site (40%):                      “No build” ADT of 20,566**

Estimated ADT with Proposed Zoning (full build) – 21,926

Estimated ADT with Current Zoning (full build) – 21,755

**Net ADT change = 171 (<1% increase)**

**2.) E. 10th St , East of Site (40%):** "No build" ADT of 20,566

Estimated ADT with Proposed Zoning (full build) – 21,926

Estimated ADT with Current Zoning (full build) – 21,755

Net ADT change = 171 (&lt;1% increase)

**3.) LT Hardee Rd , South of Site (20%)****Staff Findings/Recommendations**

Based on possible uses permitted by the requested zoning, the proposed zoning classification could generate 2720 trips to and from the site on E. 10th St, which is a net increase of 342 additional trips per day.

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

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

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



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

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

	oo.	Clothes alteration or shoe repair shop
	pp.	Automobile wash
(9) Repair		
	g.	Jewelry, watch, eyewear or other personal item repair
(10) Retail Trade		
	a.	Miscellaneous retail sales; non-durable goods, not otherwise listed
	d.	Pharmacy
	e.	Convenience store (see also gasoline sales)
	f.	Office and school supply, equipment sales
	g.	Fish market; excluding processing or packing
	h.	Restaurant; conventional
	i.	Restaurant; fast food (see also section 9-4-103)
	k.	Medical supply sales and rental of medically-related products including uniforms and related accessories
	l.	Electronic; stereo, radio, computer, TV and the like, sales and accessory repair
	m.	Appliance; household use, sales and accessory repair, excluding outside storage
	p.	Furniture and home furnishing sales not otherwise listed
	q.	Floor covering, carpet and wall covering sales
	r.	Antique sales, excluding vehicles
	s.	Book or card store, news stand
	t.	Hobby or craft shop
	u.	Pet shop (see also animal boarding; outside facility)
	v.	Video or music store; records, tape, CD and the like sales
	w.	Florist
	x.	Sporting goods sales and rental shop
	y.	Auto part sales (see also major and minor repair)
	aa.	Pawnbroker
	bb.	Lawn and garden supply and household implement sales and accessory service
	ee.	Christmas tree sales lot; temporary only (see also section 9-4-103)
(11) Wholesale/Rental/Vehicle-Mobile Home Trade		
	b.	Rental of home furniture, appliances or electronics and medically-related products (see also division (10k.))
	c.	Rental of clothes and accessories; formal wear, and the like
(12) Construction		
	c.	Construction office; temporary, including modular office (see also section 9-4-103)
	e.	Building supply; lumber and materials sales, plumbing and/or electrical supply excluding outdoor sales
	f.	Hardware store
(13) Transportation		
	c.	Taxi or limousine service
	h.	Parking lot or structure; principal use
(14) Manufacturing/Warehousing - None		

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

(15) Other Activities (not otherwise listed - all categories)	
a.	Other activities; personal services not otherwise listed
b.	Other activities; professional services not otherwise listed
c.	Other activities; commercial services not otherwise listed
d.	Other activities; retail sales not otherwise listed

## BUFFERYARD SETBACK AND VEGETATION SCREENING CHART

For Illustrative Purposes Only

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

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

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

Street trees may count toward the minimum acreage.

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

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

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

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

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

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

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

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

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

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

# 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: 5/19/2020  
Time: 6:00 PM

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**Title of Item:** Request by Rocky Russell Development, LLC. The proposed preliminary subdivision plat entitled, "Barrington Fields, Sections 2, 3 and 4", is located west of Frog Level Road and adjacent to Taberna Subdivision and is further identified as being tax parcel numbers 22728, 32631 and 68998. The proposed plat consists of 40 lots totaling 19.1252 acres

**Explanation:** The subject property is currently vacant. It is bounded on the east by Barrington Fields Section 1 Subdivision, the south by Taberna Subdivision, and the north and west by timber and farmland.

The purpose of this preliminary plat is to create 40 single-family lots. The proposed plat also establishes the street pattern, utilities extensions, drainage and stormwater features that will serve the future development.

There is 2,330 linear feet of proposed streets to be built. Sidewalks will be constructed on one side of all proposed streets and a stormwater 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.

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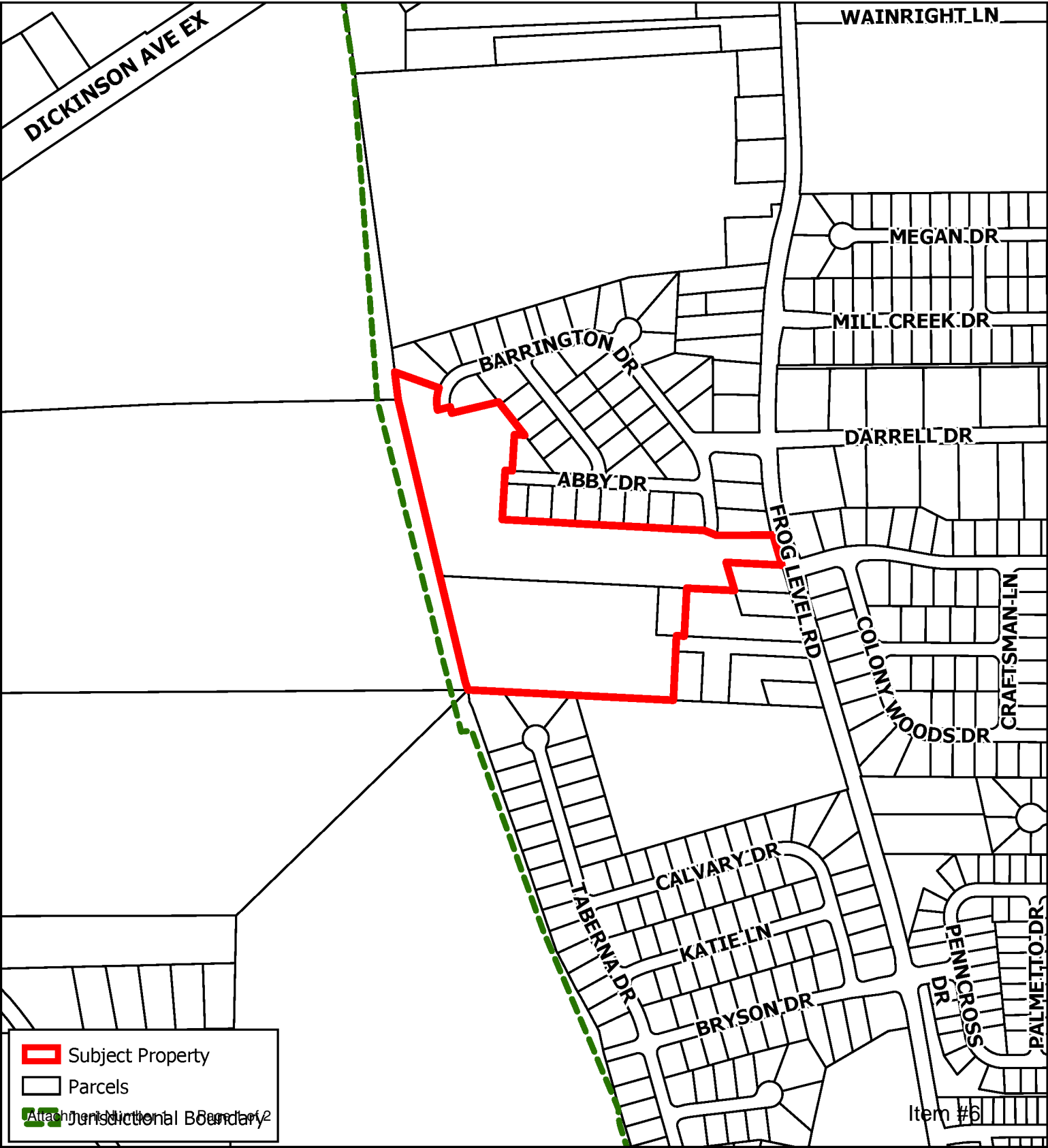
### **ATTACHMENTS:**




## Attachments

Rocky Russell Development, LLC  
Barrington Fields  
Section 2, 3, and 4  
Proposed Lots: 40  
Acres: 19.1252  
February 3rd, 2020



0 0.03 0.07 0.13 Miles



-  Subject Property
-  Parcels
-  Attachment Jurisdictional Boundary

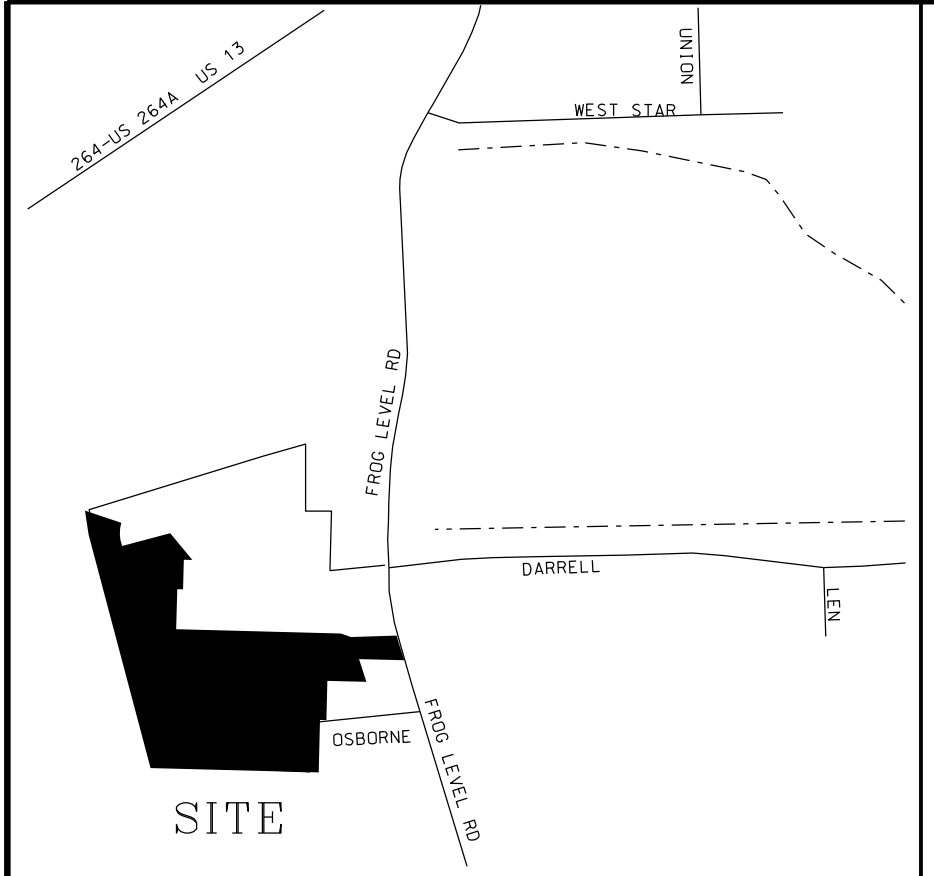
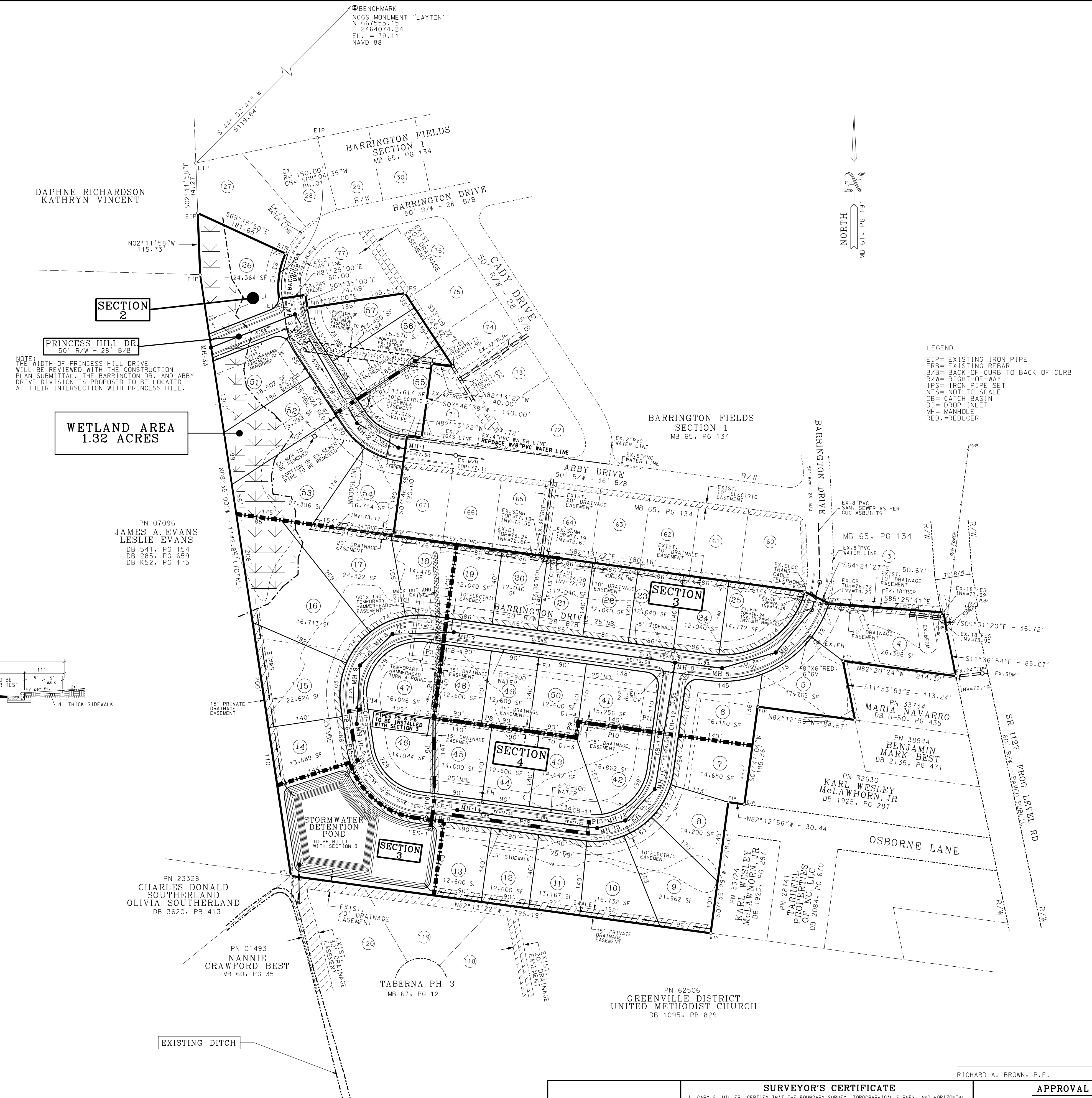
# SITE DATA

TOTAL AREA.....19.1252 AC  
 NO. OF LOTS.....40  
 SECTION 2.....8 LOTS  
 SECTION 3.....14 LOTS  
 SECTION 4.....18 LOTS  
 LINEAL FEET IN STREET.....2330 LF  
 ZONING.....R-9S  
 SMALLEST LOT SIZE .....12,040 F  
 ACRES IN PARKS, RECREATION.....0  
 COMMON AREA (STORM WATER).....51,667 SF

### 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 COE 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.
- 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 RECORDATION OF ANY FINAL PLATS.
- DRIVEWAY PERMITS TO BE APPROVED BY NCDOT PRIOR TO APPROVAL OF CONSTRUCTION PLANS BY THE CITY OF GREENVILLE.
- 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 3192 FEET SOUTH OF RED OAK RED OAK FIRE DEPARTMENT ALONG FROG LEVEL ROAD TO THE INTERSECTION OF OSBORNE LANE.
- THIS PROPERTY IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA. COMMUNITY PANEL #3720466600J, EFFECTIVE DATE: 07-07-2014, ZONE X.
- ALL SIDEWALKS TO BE 5' CONCRETE.
- BENCHMARK ELEVATIONS SHOWN ARE NAVD88 FROM NCGS MONUMENT "LAYTON", ELEVATION 79.11 NAVD88 DATUM.

**LEGEND**  
 EIP= EXISTING IRON PIPE  
 ERB= EXISTING REBAR  
 B/B= BACK OF CURB TO BACK OF CURB  
 R/W= RIGHT-OF-WAY  
 IPS= IRON PIPE SET  
 NTS= NOT TO SCALE  
 CB= CATCH BASIN  
 DI= DROP INLET  
 MH= MANHOLE  
 RED.= REDUCER

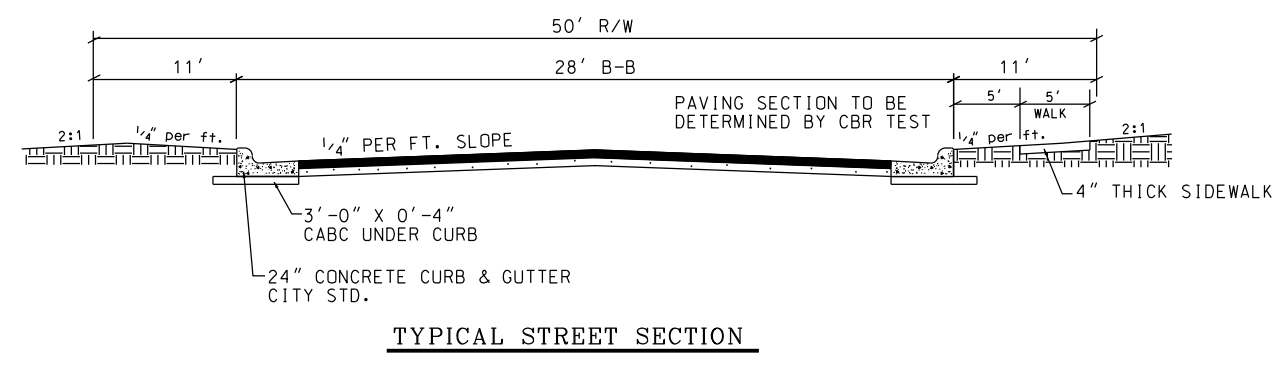


VICINITY MAP  
 SCALE: 1"=1000'

**SECTION 2**  
**PRINCESS HILL DR**  
 50' R/W - 28' B/B  
 NOTE: THE WIDTH OF PRINCESS HILL DRIVE WILL BE REVIEWED WITH THE CONSTRUCTION PLAN SUBMITTAL. THE BARRINGTON DR. AND ABBY DRIVE DIVISION IS PROPOSED TO BE LOCATED AT THEIR INTERSECTION WITH PRINCESS HILL.

**WETLAND AREA**  
 1.32 ACRES

PN 07096  
**JAMES A. EVANS**  
 LESLIE EVANS  
 DB 541, PG 154  
 DB 285, PG 659  
 DB K52, PG 175



TYPICAL STREET SECTION

### PIPE CHART

PIPE#	TYPE	CLASS	SIZE	LENGTH	SLOPE	INVERTS
P1	RCP	111	18"	136'	0.35%	E=71.90 W=72.38
P2	RCP	111	15"	24'	0.30%	E=72.38 W=72.45
P3	RCP	111	18"	24'	0.30%	N=74.65 S=74.58
P4	RCP	111	24"	150'	0.30%	N=74.58 S=74.12
P5	RCP	111	24"	152'	0.38%	N=74.12 S=73.55
P6	RCP	111	30"	24'	0.30%	N=73.55 S=73.48
P7	RCP	111	30"	24'	0.36%	N=73.48 S=73.40
P8	RCP	111	18"	270'	0.30%	W=74.12 E=74.93
P9	RCP	111	15"	30'	0.30%	S=74.93 N=75.02
P10	RCP	111	15"	150'	0.30%	W=75.02 E=75.47
P11	RCP	111	15"	24'	0.50%	W=75.47 E=75.59
P12	RCP	111	24"	290'	0.25%	W=73.48 E=74.21
P13	RCP	111	15"	24'	0.30%	S=74.21 N=74.29
P14	RCP	111	15"	24'	0.30%	E=74.04 W=73.96
P15	RCP	111	18"	104'	0.41%	N=73.96 S=73.53
P16	RCP	111	18"	32'	0.41%	E=73.53 W=73.40

PN 23328  
**CHARLES DONALD**  
**SOUTHERLAND**  
 OLIVIA SOUTHERLAND  
 DB 3620, PB 413

PN 01493  
**NANNIE**  
**CRAWFORD BEST**  
 MB 60, PG 35

PN 62506  
**GREENVILLE DISTRICT**  
**UNITED METHODIST CHURCH**  
 DB 1095, PB 829

PN 32630  
**KARL WESLEY**  
**McLAWHORN, JR**  
 DB 1925, PG 287

PN 38544  
**BENJAMIN**  
**MARK BEST**  
 DB 2135, PG 471

PN 33724  
**KARL WESLEY**  
**McLAWHORN, JR**  
 DB 1925, PG 287

PN 28741  
**BARRELL**  
**OPPORTUNITIES**  
 DB 2084, PG 670

REVISIONS			
BY	NO.	DATE	DESCRIPTION
DM	1	8/29/20	CITY COMMENTS

REFERENCES  
 MB 61, PG 191  
 MB 65, PG 134

PRELIMINARY PLAT  
**BARRINGTON FIELDS**  
 SECTION 2,3 AND 4

ARTHUR TOWNSHIP      PITT COUNTY      NORTH CAROLINA  
**OWNER: ROCKY RUSSELL DEVELOPMENT, LLC**  
**ADDRESS: 106 REGENCY BLVD, GREENVILLE, NC 27834**  
**PHONE: (252)355-7812**

DESIGNED: RAB      DATE: 1/15/20  
 DRAWN: DM      SCALE: 1"=100'  
 APPROVED: RAB      SHEET 1 OF 1

**SURVEYOR'S CERTIFICATE**  
 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 3924, PAGE 35-36, OR FROM BOOKS REFERENCED HEREON); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN BOOK 388, PAGE 182, OR AS REFERENCED HEREON; THAT THE RATIO OF PRECISION AS CALCULATED IS 1:110,000+1 THAT ALL INTERIOR LOT LINES SHOWN ARE PROPOSED AND SHALL NOT BE USED FOR THE CONVEYANCE OF PROPERTY; THAT THE TOPOGRAPHICAL SURVEY WAS PERFORMED TO MEET FEDERAL GEOGRAPHIC DATA COMMITTEE STANDARDS AS APPLICABLE; THAT THE TOPOGRAPHICAL DATA WAS OBTAINED ON 08/21/2018; THAT THE SURVEY WAS COMPLETED ON 08/21/2018; THAT THE CONTOURS SHOWN AS BROWN LINES MAY NOT MEET THE STATED STANDARDS THAT VERTICAL CONTROL WAS ESTABLISHED AT THE SITE TO THE CLASS "A" STANDARD; AND THAT THIS MAP MEETS THE REQUIREMENTS OF THE 2011 STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA" 121 NCAC 56.16001.  
 WITNESS MY ORIGINAL SIGNATURE AND SEAL THIS THE \_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_.

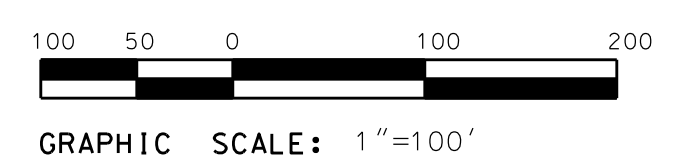
SIGNED: GARY S. MILLER, PROFESSIONAL LAND SURVEYOR      REG. NO. L-2562

**APPROVAL**  
 THIS PRELIMINARY PLAT NO. \_\_\_\_\_ AND STREET NAMES SHOWN HEREON WERE APPROVED BY THE GREENVILLE PLANNING AND ZONING COMMISSION AT A MEETING 20\_\_.

SIGNED: \_\_\_\_\_ CHAIRMAN  
 SIGNED: \_\_\_\_\_ CITY PLANNER

**STROUD ENGINEERING, P.A.**  
 107-B COMMERCE STREET  
 GREENVILLE, NORTH CAROLINA 27858  
 (252) 756-9352  
 LICENSE NO. C-0647

PROJECT NO. : P1634~001  
 DRAWING NO. : 002



GRAPHIC SCALE: 1"=100'



# City of Greenville, North Carolina

Meeting Date: 5/19/2020  
Time: 6:00 PM

**Title of Item:** Ordinance requested by the Planning and Development Services Department to amend the City Code to add a multi-family option to the MCG (Medical-General Commercial) and MCH (Medical-Heavy Commercial) zoning districts.

**Explanation:** **Abstract:** The Planning and Development Services Department seeks to amend the City Code by adding a multi-family option to the MCG (Medical-General Commercial) and MCH (Medical-Heavy Commercial) zoning districts

## **Explanation**

Both of these districts are only found in the Medical Area. These zoning districts do not have a residential component. This means that no residential development is allowed on properties that are zoned MCG and MCH. Planning staff is currently working on a mixed use district that will allow the mixing of uses (residential and commercial) in a vertical fashion (multi-story building). While this text amendment does not allow the vertical mixing of uses, it does allow mix of uses to be located in close proximity. This is a common theme in Horizons 2026: Greenville's Community Plan. This type of development promotes more compact development, pedestrian connectivity, and less reliance on vehicles.

Horizons encourage a collaboration between the community and stakeholders in these development decisions.

## **Comprehensive Plan**

Horizons 2026 Big Ideas

#2 Support a More Walkable and Livable Community that Promotes Health and Safety

- Provide new development approaches that support walkable, mixed use developments

This style of development is in keeping with the intents of the Medical Transition, Mixed Use, High Intensity, and Mixed Use Future Land Use Characters. All three of these characters speak to locating residential, office, institutional and commercial uses in close proximity to one another.

### Concepts and Best Practices to Address Community Concerns

#### 1. Mix of land uses.

By putting residential, commercial and recreational uses in close proximity to one another, alternatives to driving, such as walking or biking, become viable. Mixed land uses also provide a diverse and sizable commercial base for supporting transit.

#### Principles

3. A greater intensity of development that integrates a mix of uses (residential, commercial, office, institutional, civic, etc) and connects with existing developed areas is encouraged in strategic locations.

Places will be created with multiple uses - residential, commercial, and institutional among others - in proximity to each other, perhaps on the same site and/or in the same structure. Close attention will be given to the compatibility of those uses and their surroundings. Uses will be arranged in a manner that maximizes pedestrian activity.

- Mixed use centers will be an encouraged development pattern in the city. These places mix retail, residences, offices and civic uses at various scale.

### Future Land Use and Character Map

#### Medical Transition

Area surrounding the medical core with a mix of related medical and institutional uses in a similar pattern to office / institutional. This area may serve as a future expansion of the medical core, but should offer amenities that support or complement the vitality of the medical core.

#### Intent:

- Allow development of locally-serving commercial, accommodation, and residential uses
- Improve/provide public realm features such as signs, sidewalks, landscaping
- Reduce access-points into development for pedestrian and vehicular safety



- Locate new buildings near street on at least one side and accommodate parking to the side or rear of buildings; cluster buildings to consolidate and share surface parking
- Consider accessibility to transit services and pedestrian connectivity within the medical core and adjacent area

Primary uses:  
Institutional/civic  
Medical Office

Secondary uses:  
Mixed Use  
Multi-family residential

Mixed Use, High Intensity

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

Intent:

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

Primary uses:  
Office  
Commercial  
Multi-family residential

Secondary uses:  
Institutional/civic

Mixed Use

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

Intent:

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

Primary uses:

Office

Commercial

Multi-family residential

Secondary uses:

Institutional/civic

Chapter 1, Great Places, Goal 1.1 Focused Approach to Growth and Reinvestment

Policy 1.1.2 Promote Transit Supportive Nodes

Promote the development of a network of compact nodes of walkable mixed use development that can support the transit

Action 1.1 Adopt Mixed Use Zoning Districts

The City should act quickly to adopt a minimum of two new mixed use zoning districts that are consistent with the descriptions, intent of the building blocks of the Mixed Use, High Intensity (MUHI) and Mixed Use (MU) character districts outlined in this chapter. Additionally, a strategy should be developed for implementing the Uptown Core (UC) and Uptown Edge (UE) districts that may be enacted through new zoning districts or overlay districts. The City may consider implementing a form based code in certain areas. To ensure the application of the zoning district, incentives could be provided for new developments within these areas.

Action Plan 1.1

Mixed use development is not a current part of Greenville's zoning and subdivision ordinances, but vertically mixed use buildings and mixed use developments are a part of the vision of the Future land Use and Character Map of this plan. Having districts for Mixed Used High Intensity and Mixed Use

defined within the ordinances will expedite the ability of City staff to deploy the plan in areas where that designation has been given on the map. Along with other regulations, incentives, and programs, mixed use districts can also help preserve and grow the vibrant uptown neighborhoods. This action adds to the City's tool kit for overall implementation. This action was a top ten priority at the public open house.

#### Appendix 10b Special Area Plan: Medical Area

#### Land Use and Design Direction: Overview

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

Integrated places. Create mixed use centers as indicated on the Future land Use and Character Map each could contains places to live, work and shop integrated in a walkable pattern. These centers may include an integrated mix of building types and uses (residential, office, and retail etc.) and could include vertically mixed buildings that generally include commercial on the ground floor and office space or residential on upper floors.

4. Improve connectivity and safety for pedestrians, bicycles, and vehicular traffic.

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

**Recommendation:** In staff's opinion, the request is in compliance with Horizons 2026: Greenville's Community Plan, Chapter 1, Great Places, Goal 1.1 Focused Approach to Growth and Reinvestment

#### *Action 1.1 Adopt Mixed Use Zoning Districts*

*The City should act quickly to adopt a minimum of two new mixed use zoning districts that are consistent with the descriptions, intent of the building blocks of the Mixed Use, High Intensity (MUHI) and Mixed Use (MU) character districts outlined in this chapter. Additionally, a strategy should be developed for implementing the Uptown Core (UC) and Uptown Edge (UE) districts that may be enacted through new zoning districts or overlay districts. The City may consider implementing a form based code in certain areas. To ensure the application of the zoning district, incentives could be provided for new developments within these areas.*

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 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."

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**ATTACHMENTS:**

Ordinance\_to\_allow\_multi-family\_in\_MCG\_and\_MCH\_1129287

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 the 11<sup>th</sup> day of June, 2020, at 6:00 p.m., conduct an electronic meeting and conduct a public hearing on the adoption of an ordinance amending the City Code;

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, Great Places, Chapter 1, Great Places, Goal 1.1 Focused Approach to Growth and Reinvestment

*Action 1.1 Adopt Mixed Use Zoning Districts*

*The City should act quickly to adopt a minimum of two new mixed use zoning districts that are consistent with the descriptions, intent of the building blocks of the Mixed Use, High Intensity (MUHI) and Mixed Use (MU) character districts outlined in this chapter. Additionally, a strategy should be developed for implementing the Uptown Core (UC) and Uptown Edge (UE) districts that may be enacted through new zoning districts or overlay districts. The City may consider implementing a form based code in certain areas. To ensure the application of the zoning district, incentives could be provided for new developments within these areas.*

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

Section 1: That Title 9, Chapter 4, Article U, Appendix A Table of Uses (2), of the City Code is hereby amended by adding "c. Multi-family development per Article I" as a permitted use in the MCG (Medical-General Commercial) and MCH (Medical-Heavy Commercial) zoning districts.

Section 2: That all ordinances and clauses of ordinances in conflict with this ordinance are hereby repealed.

Section 3: 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 4: That this ordinance shall become effective upon its adoption.

ADOPTED this 11<sup>th</sup> day of June, 2020.

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P. J. Connelly, Mayor

ATTEST:

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Valerie Shiuwegar, City Clerk

1129287





# City of Greenville, North Carolina

Meeting Date: 5/19/2020  
Time: 6:00 PM

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**Title of Item:** Ordinance requested by the Planning and Development Services Department to amend the City Code by creating a use classification and associated standards for small private schools.

**Explanation:** **Abstract:** Ordinance requested by the Planning and Development Services Department to amend the City Code by creating a use classification and associated standards for small private schools.

**History:** Over the past couple of years there has been a project to construct outdoor athletic fields at the John Paul II High School (JPII). At the January 1, 2020 Planning and Zoning Commission meeting there was an application to rezone the school's property to OR (Office-Residential )High density multi-family]), the property owner withdrew the application after deciding to pursue a text amendment instead. This was due to neighborhood concerns over the potential redevelopment of the area for multi-family purposes. allowed under the requested OR zoning. Staff took the lead on the amendment after initial conversations with JPII representatives to insure the concerns of the neighborhoods were reflected in the proposed amendment to the best extent possible.

On May 5, 2020, representative of JPII hosted a ZOOM meeting with the property owners to address issues related to the school as well as the proposed amendment. Planning Staff was invited to attend and gave a presentation on the proposed amendment. There have been some changes to hours of operation and amplified sound based on the feedback that was received at that meeting.

Proposed changes and additions:

Definition:

**SEC. 9-4-22 DEFINITIONS.**

School; small, private. A private educational institution providing full time instruction and including accessory facilities traditionally associated with a program of study, which meets the requirements of the laws of the state, that has no more than 500 students.

#### **SEC. 9-4-103 SPECIAL STANDARDS FOR SPECIFIC USES.**

(EE) School; small, private

1. All associated recreational facilities shall be treated as an accessory use.
2. No musical concerts shall be held at any outdoor recreation field located at the Small Private School. This prohibition shall in no aspect be interpreted so as to preclude marching or other school bands practicing on any such outdoor recreation field or performing during any sporting or other event, including pep rallies.
3. May be located on one or more parcels of land.
4. All new driveways and new perimeter parking areas shall be placed as far from abutting residential properties as is reasonably practical as determined by the Director of Engineering or their designee.
5. Parking requirements shall either comply with the Article O requirements for School; elementary and junior high, or School: senior high depending on grades served, k-8 and 9-12 respectively. In the event that any outdoor recreation fields are located at a school\_serving grades k-8 then an additional requirement of one space per 10 seats shall also be enforced.
6. Loading and unloading of students shall be off-street.
7. Maximum building coverage shall not exceed the underlying district requirements.
8. Notwithstanding the Noise Ordinance of the City of Greenville, there shall be no amplified sound not related to ongoing school events or athletic competitions.
9. Any event not related to the school or to regular sporting fixtures (i.e. tournaments) or competitions shall require an event permit.
10. On weekends (Friday-Saturday) the hours of operation for outdoor recreation fields for any game, event, or practice shall not exceed one (1) hour after the end of the game, event, or practice and/or 11pm, whichever comes first. On Sunday, the hours of operation shall not exceed 7:00 pm. On all other days, the hours of operation shall not exceed 9:30 pm.
11. No outdoor amplified sound equipment shall be operated prior to 9:30 am Monday-Friday and 8 am on Saturday and Sunday
12. Lighting of outdoor sports fields and performance areas shall be designed to meet the standards found in the document "Lighting Standards for the City of Greenville" as well as in accordance with the following requirements:
  - a. All such lighting fixtures shall be equipped with a glare control package (e.g. directional LED lighting, louvers, shields or similar devices), and any fixtures shall be aimed so that their beams are directed within the playing or performance area.

b. Light levels at adjacent property lines shall not exceed ambient light levels by 0.5 foot candles in any circumstance.

d. Light measurement technique: Light level measurements shall be made at the property line of the property upon which light to be measured is being generated. Measurements will first be taken with the light off and then with the light on to establish a baseline for ambient light conditions. If measurement on private property is not possible or practical, light level measurements may be made at the boundary of the public street right-of-way that adjoins the property of the complainant or at any other location on the property of the complainant. Measurements shall be made at finished grade (ground level), with the light registering portion of the meter held parallel to the ground pointing up. The meter shall have cosine and color correction and have an accuracy tolerance of no greater than plus or minus five percent. Measurements shall be taken with a light meter that has been calibrated within two years. Light levels are specified, calculated and measured in foot candles.

e. In the event a dispute between the City and the property owner or lessee over the validity of any light measurements taken by the City arises, then at the expense of the party disputing the claim, an independent engineer may be hired to conduct new measurements. The engineer shall be licensed by the state and shall take all measurements while accompanied by a representative of the city. Both parties shall certify the readings on the independent engineer's light meter and measurements shall be taken in the same way as described above in 9-4-103 (EE)(7)(d).

**Additional staff comments:**

The proposed changes will give staff the tools necessary to address the challenges associated with a small private school development.

**Comprehensive Plan**

Chapter 5 Creating Complete Neighborhoods, Goal 5.2.Complete Neighborhoods

Policy 5.2.3. Improve Access to Civic Sites

Redevelopment and new development projects should improve access to civic sites including parks, squares, playgrounds, and schools. Ideally, most residential properties will be within a quarter-mile of at least one future or existing civic site, Civic sites should occupy prominent parcels in new development and neighborhoods, elevated areas, and parcels located at the end of a corridor that provides an opportunity to create a quality terminating vista.

**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 Chapter 5 Creating Complete Neighborhoods, Goal 5.2. Complete Neighborhoods

*Policy 5.2.3. Improve Access to Civic Sites*

*Redevelopment and new development projects should improve access to civic sites including parks, squares, playgrounds, and schools. Ideally, most residential properties will be within a quarter-mile of at least one future or existing civic site, Civic sites should occupy prominent parcels in new development and neighborhoods, elevated areas, and parcels located at the end of a corridor that provides an opportunity to create a quality terminating vista.*

Therefore, staff recommends approval.

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

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

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

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

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

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**ATTACHMENTS:**

Small\_Private\_Schools\_Ordinance\_1129231

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 the 11<sup>th</sup> day of June, 2020, at 6:00 p.m., conduct an electronic meeting and conduct a public hearing on the adoption of an ordinance amending the City Code;

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 5, Creating Complete Neighborhoods, Goal 5.2 Complete Neighborhoods. *Policy 5.2.3 Improve Access to Civic Sites*

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

Section 1: That Title 9, Chapter 4, Article B, Section 22 of the City Code is hereby amended by inserting the following definition alphabetically:

“School; small, private. A private educational institution providing full time instruction and including accessory facilities traditionally associated with a program of study, which meets the requirements of the laws of the state, that has no more than 500 students.”

Section 2: That Title 9, Chapter 4, Article F, Section 103 of the City Code is hereby amended by adding the following as subsection (EE):

“(EE) School; small, private

1. All associated recreational facilities shall be treated as an accessory use.
2. No musical concerts shall be held at any outdoor recreation field located at the Small Private School. This prohibition shall in no aspect be interpreted so as to preclude

marching or other school bands practicing on any such outdoor recreation field or performing during any sporting or other event, including pep rallies.

3. May be located on one or more parcels of land.
4. All new driveways and new perimeter parking areas shall be placed as far from abutting residential properties as is reasonably practical as determined by the Director of Engineering or their designee.
5. Parking requirements shall either comply with the Article O requirements for School; elementary and junior high, or School: senior high depending on grades served, k-8 and 9-12 respectively. In the event that any outdoor recreation fields are located at a school serving grades k-8 then an additional requirement of one space per 10 seats shall also be enforced.
6. Loading and unloading of students shall be off-street.
7. Maximum building coverage shall not exceed the underlying district requirements.
8. Notwithstanding the Noise Ordinance of the City of Greenville, there shall be no amplified sound not related to ongoing school events or athletic competitions.
9. Any event not related to the school or to regular sporting fixtures (i.e. tournaments) or competitions shall require an event permit.
10. On weekends (Friday-Saturday) the hours of operation for outdoor recreation fields for any game, event, or practice shall not exceed one (1) hour after the end of the game, event, or practice and/or 11pm, whichever comes first. On Sunday the hours of operation shall not exceed 7:00 pm. On all other days the hours of operation shall not exceed 9:30 pm.
11. No outdoor amplified sound equipment shall be operated prior to 9:30 am Monday-Friday and 8 am on Saturday and Sunday.
12. Lighting of outdoor sports fields and performance areas shall be designed to meet the standards found in the document "Lighting Standards for the City of Greenville" as well as in accordance with the following requirements:
  - a. All such lighting fixtures shall be equipped with a glare control package (e.g. directional LED lighting, louvers, shields or similar devices), and any fixtures shall be aimed so that their beams are directed within the playing or performance area.
  - b. Light levels at adjacent property lines shall not exceed ambient light levels by 0.5 foot candles in any circumstance.
  - d. Light measurement technique: Light level measurements shall be made at the property line of the property upon which light to be measured is being generated. Measurements will first be taken with the light off and then with the light on to establish a baseline for ambient light conditions. If measurement on private property is not possible or practical, light level measurements may be made at the boundary of the public street right-of-way that adjoins the property of the complainant or at any other location on the property of the complainant. Measurements shall be made at finished grade (ground level), with the light registering portion of the meter held parallel to the ground pointing up. The meter shall have cosine and color correction and have an accuracy tolerance of no



greater than plus or minus five percent. Measurements shall be taken with a light meter that has been calibrated within two years. Light levels are specified, calculated and measured in foot candles.

- e. In the event a dispute between the City and the property owner or lessee over the validity of any light measurements taken by the City arises, then at the expense of the party disputing the claim, an independent engineer may be hired to conduct new measurements. The engineer shall be licensed by the state and shall take all measurements while accompanied by a representative of the city. Both parties shall certify the readings on the independent engineer’s light meter and measurements shall be taken in the same way as described above in 9-4-103 (EE)(7)(d). ”

Section 3: That Title 9, Chapter 4, Article U, Appendix A Table of Uses, of the City Code is hereby amended by adding “School; small, private” as use code (8)(qq) and allowing it as a permitted use in the following districts: RA20 (Residential-Agricultural), R9 (Residential), R6 (Residential), OR (Office-Residential), CG General Commercial), CN (Neighborhood Commercial) and CH (Heavy Commercial).

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

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

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

ADOPTED this 11<sup>th</sup> day of June, 2020.

\_\_\_\_\_  
P. J. Connelly, Mayor

ATTEST:

\_\_\_\_\_  
Valerie Shiuwegar, City Clerk

1129231



# City of Greenville, North Carolina

Meeting Date: 5/19/2020  
Time: 6:00 PM

**Title of Item:** Ordinance requested by the Planning and Development Services Department to amend the City Code by creating a new Recreational/Sport Hunting Overlay

**Explanation:** **Abstract:** Ordinance requested by the Planning and Development Services Department to amend the City Code by creating a new Recreational/Sport Hunting Overlay

**History:** Recreational/Sport hunting is a popular area pass time. The opportunity has arisen to create an overlay enabling sport hunting in an area of the city that occupies the flood way and is not suitable for development or habitation.

Proposed changes and additions:

Definition:

#### **SEC. 9-4-357 STATEMENT OF INTENT.**

The recreational/sport hunting district is an overlay district designed to provide sportsmen with an area in which hunting and the discharge of firearms by properly licensed individuals during established hunting seasons is allowed.

#### **SEC. 9-4-358 DISCHARGE OF FIREARMS**

(A) It shall be unlawful for any person to fire or discharge any firearm, including guns, rifles, pistols, pellet guns, air guns or air rifles within the city, on or off his or her premises, except that this section shall not be construed to prohibit any law enforcement officer or authorized employee in the Division of Animal Control from discharging a firearm in the performance of his or her duty, nor to prohibit any citizen from discharging a firearm when lawfully defending person or property, or a properly licensed individual for hunting purposes in the following area(s) only with the permission of the property owner and only during established hunting seasons as determined by the state wildlife resources commission:

(1) *Sunny Side area.* The area, as shown on the official zoning map of the city, encompassing approximately 158 acres and more specifically delineated by the map prepared by the City of Greenville Planning and Development Services Department entitled “Sunny Side Hunting Overlay”.

(B) Said discharge of firearms for hunting purposes shall be restricted from within 300 feet of residences and street rights-of-way.

(C) It shall be unlawful to take deer with rifles, except in one of the aforementioned areas and from a position elevated at least eight feet above the ground and not affixed to a motor vehicle. As used in this section, ‘to take’ means to take as that term is defined in G.S. 113-130(7).

(D) Any property used for hunting purposes must be posted in accordance with G.S. §14-159.7. Regulations as to posting of property.

**Additional staff comments:**

This would not be a publicly owned or operated area.

**Comprehensive Plan**

Chapter 6 Fostering a Resilient City, Goal 6.1. Environmental Conservation

Policy 6.1.3. Preserve Natural Infrastructure

Preserve valued open space in floodplains and other environmentally-sensitive areas through regulations, including overlay districts, incentives, conservation easements, and/or public acquisition. Conserve and grow contiguous forests.

**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 Chapter 6 Fostering a Resilient City, Goal 6.1. Environmental Conservation

*Policy 6.1.3. Preserve Natural Infrastructure*

*Preserve valued open space in floodplains and other environmentally-sensitive areas through regulations, including overlay districts, incentives, conservation easements, and/or public acquisition. Conserve and grow contiguous forests.*

Therefore, staff recommends approval.

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

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

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

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

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

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**ATTACHMENTS:**

Recreational\_Sport\_Hunting\_Overlay\_1129230  
Overlay Map

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 June 11, 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 6, Fostering a Resilient City, Goal 6.1 Environmental Conservation. *Policy 6.1.3 Preserve Natural Infrastructure.*

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

Section 1: That Title 9, Chapter 4 of the City Code is hereby amended by creating Article V. and Section 9-4-357 and inserting the following:

**"SEC. 9-4-357 STATEMENT OF INTENT.**

The recreational/sport hunting district is an overlay district designed to provide the sportsmen with an area in which hunting and the discharge of firearms by properly licensed individuals during established hunting seasons is allowed."

Section 2: That Title 9, Chapter 4, Article V of the City Code is hereby amended by creating Section 9-4-358 and inserting the following:

**“SEC. 9-4-358 DISCHARGE OF FIREARMS**

- (A) It shall be unlawful for any person to fire or discharge any firearm, including guns, rifles, pistols, pellet guns, air guns or air rifles within the city, on or off his or her premises, except that this section shall not be construed to prohibit any law enforcement officer or authorized employee in the Division of Animal Control from discharging a firearm in the performance of his or her duty, nor to prohibit any citizen from discharging a firearm when lawfully defending person or property, or a properly licensed individual for hunting purposes in the following area(s) only with the permission of the property owner and only during established hunting seasons as determined by the state wildlife resources commission:
- (1) *Sunny Side area.* The area, as shown on the official zoning map of the city, encompassing approximately 158 acres and more specifically delineated by the map prepared by the City of Greenville Planning and Development Services Department entitled “Sunny Side Hunting Overlay”.
- (B) Said discharge of firearms for hunting purposes shall be restricted from within 300 feet of residences and street rights-of-way.
- (C) It shall be unlawful to take deer with rifles, except in one of the aforementioned areas and from a position elevated at least eight feet above the ground and not affixed to a motor vehicle. As used in this section, ‘to take’ means to take as that term is defined in G.S. 113-130(7).
- (D) Any property used for hunting purposes must be posted in accordance with G.S. §14-159.7. Regulations as to posting of property.”

Section 3: That all ordinances and clauses of ordinances in conflict with this ordinance are hereby repealed.

Section 4: 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 5: That this ordinance shall become effective upon its adoption.

ADOPTED this 11<sup>th</sup> day of June, 2020.

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P. J. Connelly, Mayor

ATTEST:

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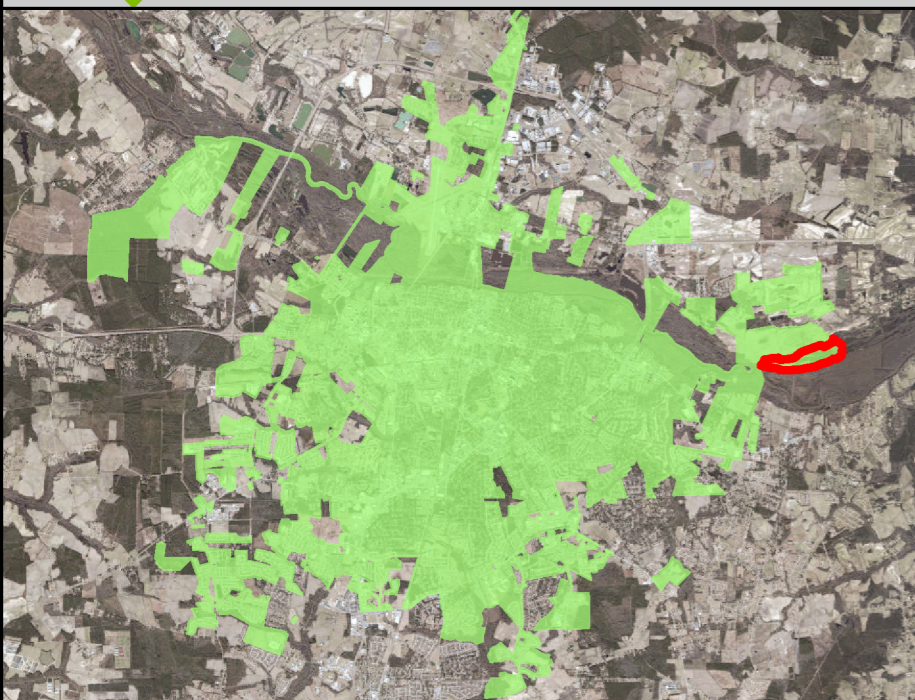
Valerie Shiuwegar, City Clerk

1129230

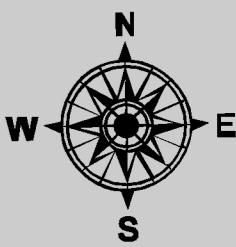
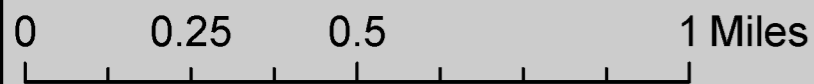




# Sunny Side Hunting Overlay



 Sunny Side Hunting Overlay







# City of Greenville, North Carolina

Meeting Date: 5/19/2020  
Time: 6:00 PM

**Title of Item:**

Ordinance requested by Langston Farms, LLC to amend the Future Land Use and Character Map for 1.881 acres from Office/Institutional to Commercial for the property located at the northeastern corner of the intersection of South Memorial Drive and Regency Boulevard.

**Explanation:**

**Abstract:** The City received a request from Langston Farms, LLC to amend the Future Land Use and Character Map for 1.881 acres from Office/Institutional to Commercial for the property located at the northeastern corner of the intersection of South Memorial Drive and Regency Boulevard.

**Current Land Use Character: 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

## **Proposed Land Use Character: 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 the possible uses permitted by the requested land use category, the proposed land use category could generate 744 trips to and from the site on Regency Boulevard, which is a net increase of 689 additional trips per day. Of those, it is estimated that 413 trips would travel north on Memorial Drive and 276 trips would travel south on Memorial Drive.

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

### **Density:**

Under the current category, the site could accommodate 5,000+/- square feet of office space.

Under the proposed category, the site could accommodate 1,500+/- square feet of commercial space (fast food restaurant).

The anticipated build-out is within one year.

### **History:**

On September 8, 2016, the City Council adopted Horizons 2026: Greenville's Community Plan and the Future Land Use and Character Map.

During 2015-2016, the Comprehensive Plan Committee (CPC) held nine meetings to update Horizons: Greenville's Comprehensive Plan. The CPC was comprised of representatives from eight city boards and/or commissions along with invited representation from East Carolina University, Vidant Medical Center, Uptown Greenville, the Home Builders Association, Pitt County Committee of 100, Greenville-Pitt County Chamber of Commerce, and Mayor and City Council Member appointees.

In addition to attendance by the appointed 24 CPC members, Community Partners were also invited to all Committee meetings to review drafts and provide input throughout development of the plan. The Community Partners invited to participate included representatives from various City of Greenville departments, the Town of Winterville, Pitt County Government (Planning Department), Pitt County Schools, Greenville Utilities Commission, and NCDOT. Presentations and summaries from the CPC meetings were posted online following each meeting at the project website.

In addition to these meetings, two open houses were held at the Convention Center and a 2-day workshop was held at the Willis Building.

All meetings, workshops, open houses, public hearings were advertised in The Daily Reflector. All information related to CPC meetings was posted on the City's website.

The Horizons 2026 update was an important opportunity to study current trends and conditions, re-evaluate the community's priorities, and create a renewed vision for Greenville.

The comprehensive plan serves as a tool that expresses the values, aspirations, and vision of the community, along with goals, policies, and strategies to achieve that vision. It sets forth long-range planning in categories including transportation, housing, environment, and economic development, and weaves these elements through thematic topics.

Horizons 2009-2010 is the City's previous comprehensive plan, and prior plans were adopted in 2004, 1997, and 1992. There are several reasons the Horizons 2010 plan needed to be updated, including:

- Many of the action items have been accomplished;
- The population has grown and changed, resulting in new needs and demands;
- Local, regional, national, and global changes have resulted in a new social, economic, and environmental context; and
- New research and information have expanded the knowledge and thinking about community planning best practices.

During the November 16, 2015 and January 26, 2016 CPC meetings and the 2-day workshop, the draft Future Land Use and Character Map was specifically discussed.

At the 2-day workshop on November 4 and 5, 2015, the draft Future Land Use and Character Maps were presented to gather ideas, input and comments from all interested parties.

At the January 25, 2016 CPC meeting, the principles discussed related to the draft Future Land Use and Character map were:

1. Infill and redevelopment are priorities
2. Quality design
3. Greater intensity of development in some locations
4. Create well-connected places
5. A vibrant Uptown
6. Create neighborhoods, maintain established ones
7. Protect natural features/amenities
8. Sustainable development practices

Similarities to the past plan:

1. Reduce "strip commercialization" emphasize nodal development
2. Incorporate mixed uses
3. Promote inter-connectivity
4. Create walkable (human-scale) developments

In conclusion, the Horizons 2026: Greenville's Community Plan and the Future Land Use and Character Map are the result of a year-long process of CPC meetings, workshops, and open houses. A public meeting was held by the Planning and Zoning Commission, and a public hearing was held by City Council.

On August 8, 2016, the Comprehensive Plan Committee voted unanimously to endorse the Horizons 2026: Greenville's Community Plan and the Future Land Use and Character Map.

On August 16, 2016 the Planning and Zoning Commission voted unanimously to recommend approval of the Horizons 2026: Greenville's Community Plan and the Future Land Use and Character Map.

On September 8, 2016, the City Council voted unanimously to approve the Horizons 2026: Greenville's Community Plan and the Future Land Use and Character Map.

**Fiscal Note:**

No cost to the City.

**Recommendation:** In staff's opinion, the proposed Future Land Use and Character Map amendment fulfills the principles that guided the Comprehensive Plan Committee.

Horizons 2026: Greenville's Community Plan and the Future Land Use and Character Map are the results of multiple opportunities of public-engagement and input from all interested parties.

Staff recommends approval of the request.

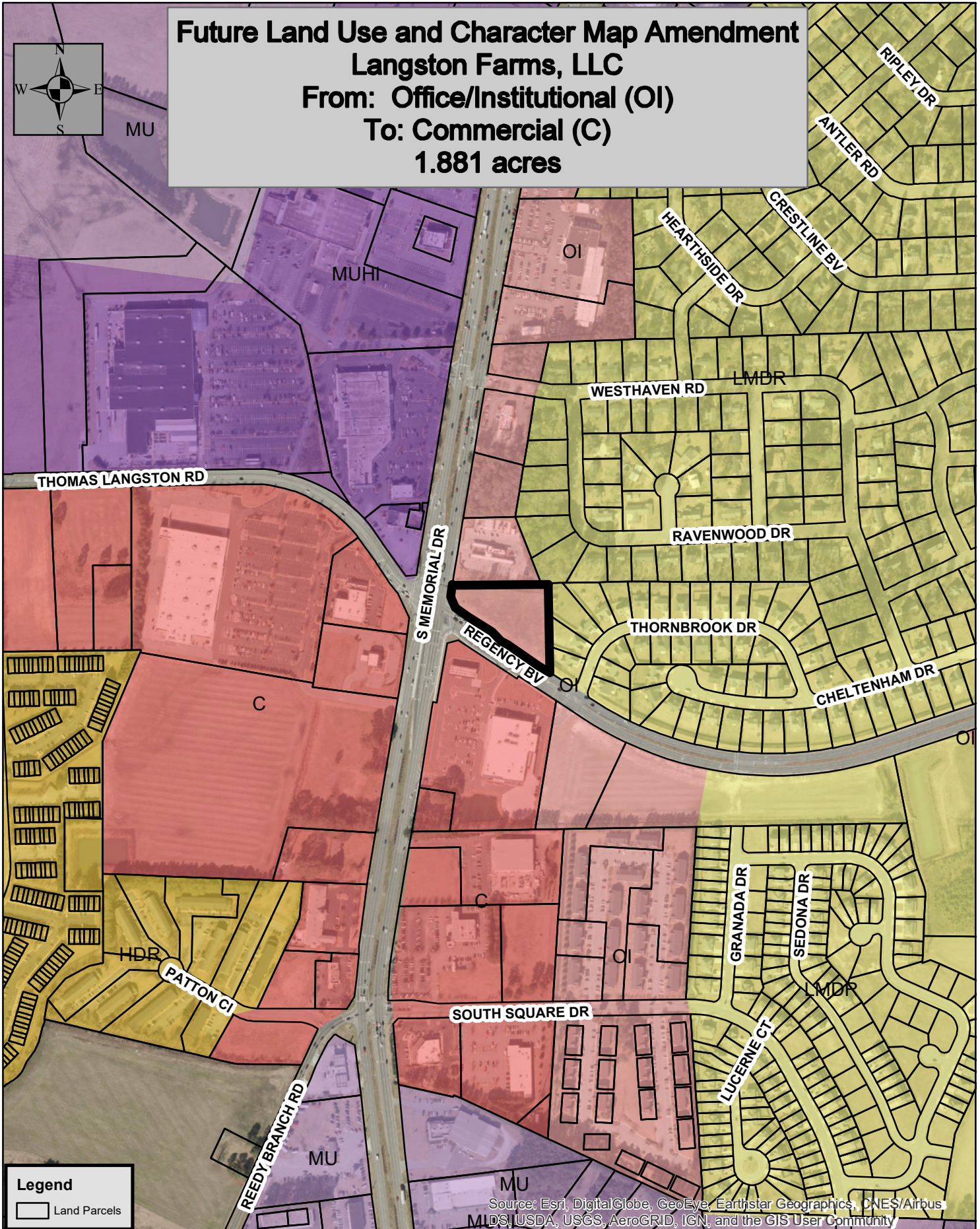
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**ATTACHMENTS:**

Attachments



**Future Land Use and Character Map Amendment**  
**Langston Farms, LLC**  
**From: Office/Institutional (OI)**  
**To: Commercial (C)**  
**1.881 acres**



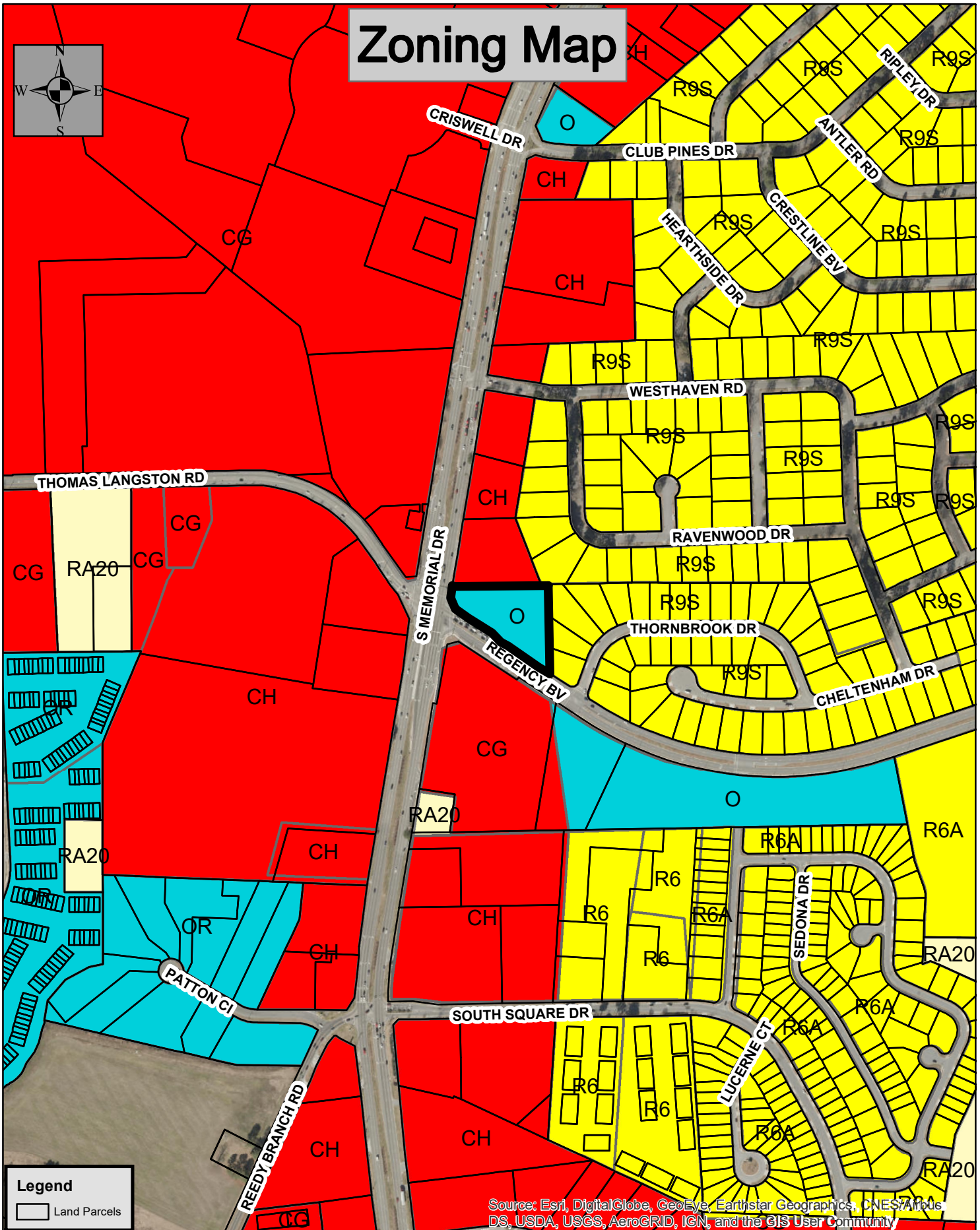
**Legend**

□ Land Parcels

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



# Zoning Map



# LAND USE AMENDMENT THOROUGHFARE/TRAFFIC VOLUME REPORT

Case No: 20-02

Applicant: Langston Farms, LLC

**Property Information**

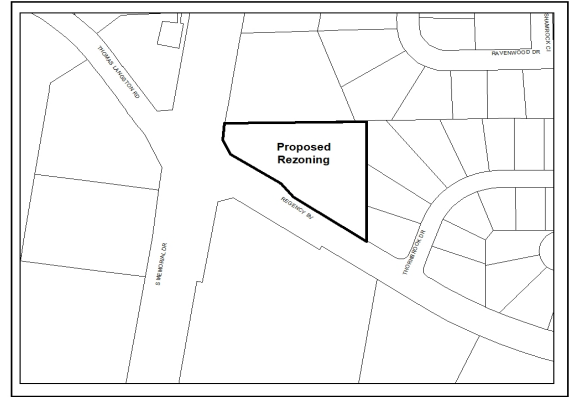
**Current Land Use:** Office-Institutional

**Proposed Land Use:** Commercial

**Current Acreage:** 1.881 gross acres

**Location:** northeast corner of Memorial Dr and Regency Blvd

**Points of Access:** Regency Blvd



**Location Map**

**Transportation Background Information**

**1.) Regency Blvd- City maintained**

	<u>Existing Street Section</u>	<u>Ultimate Thoroughfare Street Section</u>
Description/cross section	4 lanes with raised median	no change
Right of way width (ft)	80-100	no change
Speed Limit (mph)	45	
<b>Current ADT:</b>	16,235 (*)	
<b>Design ADT:</b>	39,700 vehicles/day (**)	
<b>Controlled Access</b>	<b>No</b>	
<b>Thoroughfare Plan Status:</b>	Minor Thoroughfare	
<b>Other Information:</b>		

**Notes:** (\*) 2016 NCDOT count adjusted for a 2% annual growth rate  
 (\*\*) Traffic volume based an operating Level of Service D for existing geometric conditions  
 ADT – Average Daily Traffic volume

**Transportation Improvement Program Status:**

**2.) Memorial Dr- State maintained**

	<u>Existing Street Section</u>	<u>Ultimate Thoroughfare Street Section</u>
Description/cross section	6 lanes with raised median	no change
Right of way width (ft)	150	no change
Speed Limit (mph)	45	
<b>Current ADT:</b>	41,130 (*)	
<b>Design ADT:</b>	59,600 vehicles/day (**)	
<b>Controlled Access</b>	<b>No</b>	
<b>Thoroughfare Plan Status:</b>	Major Thoroughfare	
<b>Other Information:</b>		

**Notes:** (\*) 2016 NCDOT count adjusted for a 2% annual growth rate  
 (\*\*) Traffic volume based an operating Level of Service D for existing geometric conditions  
 ADT – Average Daily Traffic volume

**Transportation Improvement Program Status:**

**Trips generated by proposed use/change****Current Land Use: 55** -vehicle trips/day (\*)**Proposed Land Us 744** -vehicle trips/day (\*)**Estimated Net Change: increase of 689 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 land use.)

**Impact on Existing Roads****The overall estimated trips presented above are distributed based on current traffic patterns. The estimated ADTs on Regency Blvd and Memorial Dr are as follows:****1.) Regency Blvd, At Site (100%):** "No build" ADT of **16,235**

Estimated ADT with Proposed Land Use (full build) – 16,979

Estimated ADT with Current Land Use (full build) – 16,290**Net ADT change =** 689 (4% increase)**2.) Memorial Dr, North of Site (60%):** "No build" ADT of **41,130**

Estimated ADT with Proposed Land Use (full build) – 41,576

Estimated ADT with Current Land Use (full build) – 41,163**Net ADT change =** 413 (1% increase)**4.) Memorial Dr, South of Site (40%):** "No build" ADT of **41,130**

Estimated ADT with Proposed Land Use (full build) – 41,428

Estimated ADT with Current Land Use (full build) – 41,152**Net ADT change =** 276 (<1% increase)**Staff Findings/Recommendations**

Based on possible uses permitted by the requested land use, the proposed land use classification could generate 744 trips to and from the site on Regency Blvd, which is a net increase of 689 additional trips per day. Of those, it is estimated that 413 trips would travel north on Memorial Drive and 276 trips would travel south on Memorial Drive.

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