

Agenda



Planning and Zoning Commission

June 16, 2020

6:00 PM

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

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

- I. **Call Meeting To Order**
- II. **Invocation - Max Ray Joyner, III**
- III. **Roll Call**
- IV. **Approval of Minutes**
 - 1. Minutes for May 19, 2020
 - 2. Minutes for May 21, 2020
- V. **Old Business**

Rezoning

- 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]).
- 4. 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.
- 5. 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.

Text Amendment

6. 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.

**Item continued from the May 19, 2020 meeting. Staff is requesting this item be continued to the July 21, 2020 meeting. There have been positive discussions between the neighborhood and school. Staff would like to hold a neighborhood meeting before bringing this item back to the Commission.

VI. New Business

Rezoning

7. Ordinance requested by CR Development, LLC to rezone a total of 71.691 acres located north of the intersection of Williams Road and Dickinson Avenue from RA20 (Residential-Agricultural) to R6 (Residential [High Density]) - 64.771 acres and R6-CA (Conservation Overlay) - 6.980 acres.
8. Ordinance requested by Collice and Ann Moore, LLC et al to rezone a total of 2.3885 acres located at the southwest corner of the intersection of Moye Boulevard and Stantonsburg Road from MS (Medical-Support) and MCG (Medical-General Commercial) to MCH (Medical-Heavy Commercial).

Other

9. Closure of a portion of Josh Court
10. Closure of a portion of Ridgeway Street

VII. Adjournment

DRAFT MINUTES FOR THE GREENVILLE PLANNING AND ZONING COMMISSION

May 19, 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.

Chairman Robinson said that recent actions by the North Carolina General Assembly has changed the way the commission will vote. Members will hear the item along with the public hearing, the public hearing will be closed, and the item will then be voted on to recess until a special meeting of the Planning and Zoning Commission on May 21, 2020 at 6PM. This will allow the public 24 hours after the hearing is closed to send in written comments via email which will then be presented to the commission. There will not be any public hearings or input during the May 21, 2020 meeting. The commission will discuss the item and then vote on the item in question.

Mr. Les Robinson - Chair *	
Mr. Kevin Faison - X	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 – X

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

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

PLANNING STAFF: Chantae Gooby, Chief Planner; Bradleigh Sceviour, Planner II; Tony Parker, Planner I; Margo Castro, GIS Technician II

OTHERS PRESENT: Emanuel McGirt, City Attorney; Kelvin Thomas, Communication Technician; and Rob Hudson, IT Manager

MINUTES: Motion made by Mr. Collins, seconded by Mr. Parker, to accept the April 21, 2020 minutes. Motion passed unanimously.

Changes to the Agenda: Chair Robinson stated there were requests for Items 2, 3 and 10 to have those items continued to the June 16, 2020 P&Z meeting.

Motion made by Mr. Overton, seconded by Mr. Brock, to continue Item number 2 to the June 16, 2020 meeting. Motion passed unanimously.

Motion made by Mr. Brock, seconded by Mr. Overton, to continue Item number 3 to the June 16, 2020 meeting. Motion passed unanimously.

Motion made by Mr. Overton, seconded by Mr. Maxwell, to continue Item number 10 to the June 16, 2020 meeting. Motion passed unanimously.

Rezoning:

4. ORDINANCE REQUESTED BY EAST CAROLINA UNIVERSITY TO REZONE A TOTAL OF 19.0+/- ACRES IN THE AREA GENERALLY BOUNDED BY WEST 10TH STREET, SOUTH WASHINGTON STREET, WEST 12TH STREET, WEST 13TH 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 RESIDENTIAL) - APPROVED

Mr. Brad Sceviour delineated the property. These properties are owned by ECU and are part of the Millennial Campus. These properties are slated to be re-developed which is the reason the Mixed Use Institutional Zoning District was crafted. On May 18, 2020, City Council approved the text amendment creating the Mixed Use Institutional Zoning District. This rezoning is within keeping of the Future Land Use and Character Map and Horizons 2026: Greenville's Community Plan. This is a continuation of the Horizon 2026 goal to create a more vibrant Uptown area, and to involve the university with this process. Therefore, staff recommends approval.

Commissioner Max Ray Joyner, III was recused from this item.

Chairman Robinson opened the public hearing.

Interim Chancellor Ron Mitchelson, East Carolina University, spoke on behalf of the rezoning. He believes this project will be a solid investment in Greenville and Eastern North Carolina (ENC). This project will become a destination project and will encourage investors and young professionals to be in this area.

Michelle Clements, The East Group, spoke in favor. The three warehouses will be redeveloped first. This will be a pedestrian-friendly campus.

Merrill Flood, ECU, spoke in favor of the rezoning. The Millennial Campus is important for Greenville and will spur further investment.

Bill Bagnell, ECU, spoke in favor of the rezoning.

Tim Elliot, Elliot Sidewalk Communities, spoke in favor of the rezoning. His company has been working with Greenville representatives since 2014 and he is excited about what this redevelopment project will have to offer Greenville and ENC.

No one spoke in opposition.

Chairman Robinson closed the public hearing.

Motion made by Mr. Overton, seconded by Mr. Parker, to recess consideration of this item until May 21, 2020 at 6PM. Motion passed unanimously.

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 NC HIGHWAY 33 EAST AND L. T. HARDEE ROAD - APPROVED

Ms. Chantae Gooby delineated the property. She explained that the property is associated with a Future Land Use and Character Map amendment that was just approved by Council. The Commission unanimously

recommended approval of that request. This rezoning request will be considered with along with an annexation petition at the June 11 Council meeting. The property owner wishes to develop the property with sanitary sewer, which is available from Greenville Utilities Commission (GUC). Annexation into the City is required to tap onto sewer and this also requires city zoning. The Future Land Use and Character Map recommends commercial at the corner of NC Highway 33 East and L. T. Hardee Road transitioning to high density residential to the south. This request is in compliance with Horizons 2026: Greenville's Community Plan and the Future Land Use and Character Map. Therefore, staff recommends approval

Chairman Robinson opened the public hearing.

George Tullos spoke in favor of the rezoning. His firm will be the developer of Tract 2.

Jon Day, spoke on behalf of the property owner, in favor of the request. This property is part of a commercial node.

No one spoke in opposition.

Chairman Robinson closed the public hearing.

Motion made by Mr. Collins, seconded by Mr. Joyner, to recess consideration of this item until May 21, 2020 at 6PM. Motion passed unanimously.

6. REQUEST BY ROCKY RUSSELL DEVELOPMENT, LLC. THE PROPOSED PRELIMINARY 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. – APPROVED

Mr. Brad Sceviour delineated the property. He explained that this property has come before the commission in April 21, 2020, and was not approved because it did not meet technical specifications for subdivisions. Since this time, the developer added a stub out to the plat to allow for interconnectivity. The plat fulfills the requirements. Staff recommends approval.

Chairman Robinson opened the public hearing.

Mr. Rocky Russell spoke in favor.

Mr. Richie Brown, spoke in favor, he stated that a stub-out was added for interconnectivity as required.

Chantae Gooby reminded the commission there was a memo sent to the Commissioners on May 15, 2020 that contained an email from James Merkel that was in opposition to the request.

Chairman Robinson closed the public hearing.

Motion made by Mr. Collins, seconded by Mr. Maxwell, to recess consideration of this item until May 21, 2020 at 6PM. Motion passed unanimously.

7. ORDINANCE REQUESTED BY THE PLANNING AND DEVELOPMENT SERVICES DEPARTMENT TO AMMEND THE CITY CODE TO ADD A MULTI-FAMILY OPTION TO THE MCG (MEDICAL-GENERAL COMMERCIAL) AND MCH (MEDICAL-HEAVY COMMERCIAL) ZONING DISTRICTS - APPROVED

Ms. Chantae Gooby presented for staff. This is a request to add a multi-family component to the MCG and MCH zoning districts. Both of these zoning districts are only allowed in the Medical Area. The will allow of mixing of uses on one property but does not allow for the uses to be mixed vertically. Staff has been working on a mixed use ordinance for the entire city that will allow the mixing of residential and non-residential uses in the same building. Due to COVID, this process has been hampered as this was intended to be a collaborative effort between staff, citizens and development professionals. This ordinance will allow for “mixed use” only in the Medical Area but not exactly in the same fashion as described in Horizons. As social distancing requirements ease, staff will resume working on the mixed use text amendment that will encompass the City as a whole. This text amendment is supported by the Horizons 2026: Greenville’s Community Plan

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.

Therefore, Staff recommends approval.

Chairman Robinson opened the public hearing.

No one spoke in favor.

No one spoke in opposition.

Chairman Robinson closed the public hearing.

Motion made by Mr. Collins, seconded by Mr. Brock, to recess consideration of this item until May 21, 2020 at 6PM. Motion passed unanimously.

8. ORDINANCE REQUESTED BY THE PLANNING AND DEVELOPMENT SERVICES DEPARTMENT TO AMEND THE CITY CODE BY CREATING A CLASSIFICATION AND ASSOCIATED STANDARDS FOR SMALL PRIVATE SCHOOLS. CONTINUED

Mr. Sceviour presented for staff. He stated the text amendment was requested by the developer, Mr. Rich Balot, for the John Paul II Catholic High School. The Board of Adjustments did issue a special use permit on February 2, 2017. There was a rezoning request heard by PZC January 21, 2020, the petitioners withdrew the request. A Text Amendment was drafted by the school, and edited by city staff. The goal was to create a regulatory framework for smaller private schools and to protect surrounding neighbors as well as accommodate community needs. The school is defined within the text amendment as small, private. It is a private educational institution providing full time instruction and includes 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.

Third party rentals will be allowed, and the operating hours of the facility will be limited. The outdoor recreational facility may not be operated independently of school. The parking requirements will follow the same standards as for other schools. All new driveways and new perimeter parking areas shall be placed as far from abutting 16 residential properties as is reasonably practical as determined by the Director of Engineering or their designee. Loading and unloading of students shall be off street.

Hours allowed for the athletic facility:

Field Hours

- Monday – Thursday 9:30pm
- Friday – Saturday 11:00pm
- Sunday 7:00pm

Outdoor Amplified Sound

- Monday – Friday 9:30am
- Saturday – Sunday 8:00am

There will be new regulations for ambient lighting levels (0.5 footcandles). Light measurements taken from property line. Third party validation of city measurements will be available at requestor's expense.

Mr. Joyner asked about the amplified sound and whether it would be required to stop at the end of the athletic event. Mr. Sceviour said yes.

Chairman Robinson opened up the public hearing.

Amanda Bambrick spoke in support of this text amendment. She gave a timeline for the text amendment. Currently, John Paul II High School (JP II) is operating under a special use permit. She spoke about the difficulties of amending a special use permit. The developer partnered with city staff to craft a text amendment that would have more measurable standards, especially with regards to light and sound. She stated that this complex is a community asset that is a benefit for the city.

Rich Balot spoke in favor of the text amendment. He stated that as the developer this was a charity project and hoped the facility could be used by teams throughout the community. He stated that the property is no longer able to host homeowner owner associations meetings (HOA), be used as a voting location, or other community needs.

Christopher Edwards spoke in opposition of the text amendment. Mr. Edwards represented the Planter's Walk Home Owners Association. He said the homeowners are concerned the amendment will impact their quality of life. The city already has a definition for schools and asks why there is a need for a re-definition for small private schools. He mentioned that the issue is not the school itself, but the athletic complex built on the 23.5 acres near the neighborhoods. The complex is built in an area surrounded by housing on three sides, and more housing already established across 14th Street. He concluded by stating the neighborhoods feel like the situation with lights and noise will go from bad to worse if the amendment is passed.

Commissioner Joyner asked Mr. Edwards if there has been a neighborhood meeting to gauge support or non-support of the amendment. He had not attended such a meeting, but that when he was retained as the homeowner's council he was told the opposition to the complex was nearly universal.

Joni Torres spoke against the amendment. She stated that the special use permit specifically forbade any third party usage of the complex. She said the developer agreed to this provision and said the homeowners ask that the developer to honor the provision. The amendment would allow third party use, the times the facilities would be available for use, and the use would be available year round, not just during the school year. The citizens strongly request the provisions of the special use permit be honored by the city and the developer. She said the language of the special use permit clearly was crafted to protect the neighborhood. The neighbors had no issue with the special use permit. The amendment would negatively impact all of the surrounding neighborhoods.

Donna Jacobs spoke against the proposed amendment. She stated this was the third time in six months she has spoken to the commission about this complex and property. The neighborhoods feel there is a bait and switch tactic happening. The neighborhood agreed to use by the school for their own events, but they did not agree to any third party rentals. The developer and city did not consider the surrounding neighborhoods when the amendment was crafted. She asked why the city is not developing practice fields for youth sports if there is already a big demand for them. She suggested the developer partner with the city and develop inexpensive practice fields on city owned property.

Julie Yount spoke against the proposed amendment. The amount of hours the complex could be open under the proposed text amendment is 87.5 hours per week which is unacceptable. She delineated the hours the complex would be open and explained that the impact on the neighborhoods would be great, and she urged the commissioners to vote against the amendment.

Kathryn Verbanac spoke against the proposed amendment. The greater community of Greenville is no longer traditional when it comes to sleep patterns, and the area surrounding the complex is no different. The vast medical community works on modified non-traditional schedules and that the amendment would be a detriment to those who do work in such a manner. The sleep patterns of children and how the lights and noise will impact their sleep. The hours of operation allowed for the complex should be limited, not expanded.

Thomas Huener spoke in opposition to the text amendment. He showed the commission photographs of the lights and stressed that the lights negatively impact those who live in the areas near the JP II athletic complex. The special use permit and his interpretation of the violation of the permit with regards to lighting. He asked the commission to vote no.

John Reisch spoke in opposition of the text amendment. There are issues of light and the interpretation of light measurement. The special use permit the complex is currently operating under offers a far more balanced approach to light usage by the complex. The proposed text amendment fails to protect surrounding neighborhoods.

Dave Caldwell spoke against the proposed amendment. The special use permit balanced the interests of JP II and the city. The proposed amendment is out of character and scalability for neighborhoods based on the Horizons 2026 plan. He asked that the commission read all of the comments submitted prior to this evening's meeting and to understand the amendment is not in keeping with neighborhood protection.

Thomas Feller spoke in opposition to the proposed amendment. The neighborhoods surrounding JP II were already in existence prior to the athletic complex being built. The property values of the home impacted by the light and noise have and or will go down due to the issues stated. The neighbors were not involved in the development of the amendment and only heard of it through a virtual meeting with the developer.

Melissa Feller spoke in opposition to the proposed amendment. She spoke of the Horizons 2026 plan and how this document can be used as an argument to deny the proposed amendment.

Chairman Robinson closed the public hearing noting that the allotted 30 minutes had been used.

Chairman Robinson addressed the public and reminded them that if they wish, they have 24 hours to submit materials and comments to the commission.

Motion made by Mr. Collins, seconded by Ms. Darden, to recess consideration of this item until May 21, 2020 at 6PM.

9. ORDINANCE REQUESTED BY THE PLANNING AND DEVELOPMENT SERVICES DEPARTMENT TO AMMEND THE CITY CODE BY CREATING A NEW RECREATIONAL/SPORT HUNTING OVERLAY. DENIED.

Mr. Brad Sceviour presented for staff. This type of an overlay is not unusual in Eastern North Carolina. This ordinance will enable recreational/sport hunting districts within the city limits. The first established specific district would be Sunnyside (named by the proximity to Sunnyside Road). The ordinance seeks to ensure public safety through sensible regulation. These regulations will include but not be limited to rifles only to be used from elevated platforms (8 ft. minimum). The property to be posted by state standards, and the property must be a designated area distant from residences and on land not suitable for development. During the writing of this ordinance, staff met with the Greenville Police Department along with officers from the North Carolina Wildlife Resources Commission.

Chairman Robinson asked about bow and crossbow hunting on this property.

Mr. Sceviour said that there were specific laws that the commission would review as these section were contained in the City Code but not the Zoning Code. Other reviewers would have the opportunity to address the laws concerning the weapons hunters will use as well as the age at which hunters will be allowed on this land to hunt.

Mr. Joyner asked if the owners could now hunt on the land, or would the ordinance enable them to do so.

Mr. Sceviour said hunting is currently not allowed on the property. The specific property associated with this request is practically undevelopable due environmental constraints.

Mr. Maxwell asked about the use of high powered rifles so close to the river where people may be fishing or doing other things. High powered slugs will travel a long way.

Mr. Sceviour stated that this was the first question that was discussed Greenville Police Department and game officials. They assured staff that the eight foot requirement was more than adequate to keep people safe outside of the property.

Chairman Robinson asked if other counties and municipalities have the eight foot height rule.

Mr. Sceviour said yes. In fact some counties now require the eight foot stand for any type of rifle hunting.

Chairman Robinson opened the public hearing.

No one spoke in favor.

No one spoke in opposition.

Chairman Robinson closed the public hearing.

Motion made by John Collins, seconded by Max Ray Joyner, to recess consideration of this item until 6PM, May 21, 2020. Motion passed unanimously.

Motion made by Mr. Overton, seconded by Ms. Darden, to recess the May 19, 2020 Planning and Zoning meeting until May 21, 2020 at 6PM. Motion passed unanimously.

Meeting recessed at 8:00PM.

Respectfully submitted,

Chantae Gooby

Chief Planner

DRAFT MINUTES FOR THE GREENVILLE PLANNING AND ZONING COMMISSION

May 21, 2020

The Greenville Planning and Zoning Commission met via electronic media on the above date at 6:00 pm.as a continuation of the recessed meeting from May 19, 2020. Due to COVID 19 safety measures, commission members connected electronically to the meeting from their own locations.

Chairman Robinson said that recent actions by the North Carolina General Assembly has changed the way the commission will vote. The Planning and Zoning Commission met on May 19, 2020 at 6PM via ZOOM and in keeping with the laws related to electronic meeting the items from that meeting were recesses until today. The public hearings were already held. This meeting is to discuss the item and then vote on the item in question.

Mr. Les Robinson - Chair *
Mr. Kevin Faison - X 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 – X

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

Mr. Robinson asked if all those who were present on May 19, 2020, were present for tonight’s meeting.

The Clerk confirmed that the same members were present for both meetings.

Chairman Robinson asked the commission if they all received the public comments pertaining to the agenda items. Chantae Gooby said that late in the afternoon she sent an email with items that were sent to her for the commission. A few members of the commission had not received the email. Ms. Gooby then forwarded the email out to those members who did not receive it.

Mr. Robinson asked for a motion to go into a five minute recess so that the commission could read and review the new information.

Motion made by Max Ray Joyner, seconded by John Collins, to recess the May 21, 2020 Planning and Zoning meeting for five minutes for members to be able to review the information. Motion passed unanimously.

After a five minute recess, Mr. Robinson asked for a motion to reconvene.

Motion made by Mr. Parker, seconded by Mr. Maxwell, to reconvene. Motion passed unanimously.

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

PLANNING STAFF: Chantae Gooby, Chief Planner; Bradleigh Sceviour, Planner II; Tony Parker, Planner I; Margo Castro, GIS Technician II

OTHERS PRESENT: Emanuel McGirt, City Attorney; Kelvin Thomas, Communication Technician; and Rob Hudson, IT Manager

Rezoning:

4. ORDINANCE REQUESTED BY EAST CAROLINA UNIVERSITY TO REZONE A TOTAL OF 19.0+/- ACRES IN THE AREA GENERALLY BOUNDED BY WEST 10TH STREET, SOUTH WASHINGTON STREET, WEST 12TH STREET, WEST 13TH 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 RESIDENTIAL) - APPROVED

Mr. Robinson reminded the commission that Max Ray Joyner was recused.

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

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 NC HIGHWAY 33 EAST AND L. T. HARDEE ROAD – APPROVED

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

6. REQUEST BY ROCKY RUSSELL DEVELOPMENT, LLC. THE PROPOSED PRELIMINARY 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 – APPROVED

Motion made by Mr. Brock, seconded by Mr. Collins, to approve the Barrington Fields, Sections 2, 3 and 4 Preliminary Plat. Motion passed unanimously.

7. ORDINANCE REQUESTED BY THE PLANNING AND DEVELOPMENT SERVICES DEPARTMENT TO AMMEND THE CITY CODE TO ADD A MULTI-FAMILY OPTION TO THE MCG (MEDICAL-GENERAL COMMERCIAL) AND MCH (MEDICAL-HEAVY COMMERCIAL) ZONING DISTRICTS – APPROVED

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

8. ORDINANCE REQUESTED BY THE PLANNING AND DEVELOPMENT SERVICES DEPARTMENT TO AMEND THE CITY CODE BY CREATING A CLASSIFICATION AND ASSOCIATED STANDARDS FOR SMALL PRIVATE SCHOOL – CONTINUED UNTIL THE JUNE 16, 2020 MEETING

Mr. Maxwell stated that when they met for the December Planning & Zoning meeting both sides agreed to continued conversations. He felt this has not happened and believes there needs to be further discussion between all of the concerned parties prior to a vote.

Mr. Joyner agreed with Mr. Maxwell, and that although progress is being made, the proposed hours of operation for the complex are unacceptable.

Mr. Collins is strongly opposed to the amendment. He feels at minimum there needs to be a limit on the number of events.

Mr. Brock felt there were too many hours proposed in the text amendment.

Mr. Joyner stated there should be some sort of percentage for public and private use of the facility. He also reiterated that the hours of proposed operation were unacceptable.\

Mr. Guth asked if staff could speak about the difference between a rezoning request, special use permit, and a text amendment.

Ms. Gooby stated a special use permit is granted by the Board of Adjustments. When the Unity Baptist Church owned the property, they had to apply for a special use permit. When JP II became the owners and wanted to develop an athletic complex, they then had to amend the permit. They developer withdrew his rezoning request and now asks for a text amendment to allow third party rentals.

Mr. Guth asked if the applicant could go back and have the special use permit adjusted to allow third party rentals.

Ms. Gooby said yes, however this may not be in the best interest of the applicant. Any and all conditions on the original permit could be reconsidered.

Mr. Maxwell asked if all of the groups could get back together and come to terms with changes to the special use permit which would satisfy all parties.

Mr. McGirt stated the Board of Adjustments would have to hold another hearing to amend a special use permit, and this may not be in the best interest of both parties.

Mr. Maxwell asked what options the parties had to go back and discuss in order to move forward.

Mr. McGirt said that if the amendment is passed the use would be by-right and the special use permit is overridden.

Chairman Robinson agreed with Mr. Maxwell and said there needs to be more conversation between the two parties. He also referenced the lights, noise, and hours of operation and stated these items need to be negotiated in good faith and all parties come to a compromise.

Motion made by Mr. Maxwell, seconded by Mr. Joyner, to table this item until the June 16, 2020 meeting. Motion passed unanimously.

9. ORDINANCE REQUESTED BY THE PLANNING AND DEVELOPMENT SERVICES DEPARTMENT TO AMMEND THE CITY CODE BY CREATING A NEW RECREATIONAL/SPORT HUNTING OVERLAY- DENIED.

Mr. Maxwell stated that there were no speakers in favor or against the proposed amendment, and that staff had told them during presentation that they had conversations with the Greenville Police Department, NC Wildlife Enforcement Officers, and others. He felt the commissioners should have the opportunity to speak with them as well. The property is in the city limits, and this overlay does not make any sense to him.

Mr. Joyner said that he supported Mr. Maxwell. He did not see a need for this overlay and would like to hear from the officials as well.

Ms. Gooby said that staff would do its best to try to get those experts to attend the next meeting.

Mr. Robinson said he could help bring a NC Wildlife Officer to the meeting.

Mr. Maxwell said that there has been a considerable amount of work done to create a Master Plan for the use of the Tar River. The proposed overlay could jeopardize the work that has been done to create the Tar River Legacy Plan.

Motion made by Mr. Maxwell, seconded by Mr. Joyner, to recommend denial of the proposed amendment and to advise that it is inconsistent with the comprehensive plan, and to adopt the staff report which addresses plan consistency and other matters. Motion passed unanimously.

Motion made by Mr. Overton, seconded by Mr. Parker, to adjourn. Motion passed unanimously.

Meeting adjourned at 7:05PM.

Respectfully submitted,

Chantae Gooby

Chief Planner



City of Greenville, North Carolina

Meeting Date: 6/16/2020
Time: 6:00 PM

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]).

**Item continued from the May 19, 2020 meeting

Required Notices:

Planning and Zoning meeting notice (property owner and adjoining property owner letter) mailed on June 3, 2020.

On-site sign(s) posted on June 3, 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

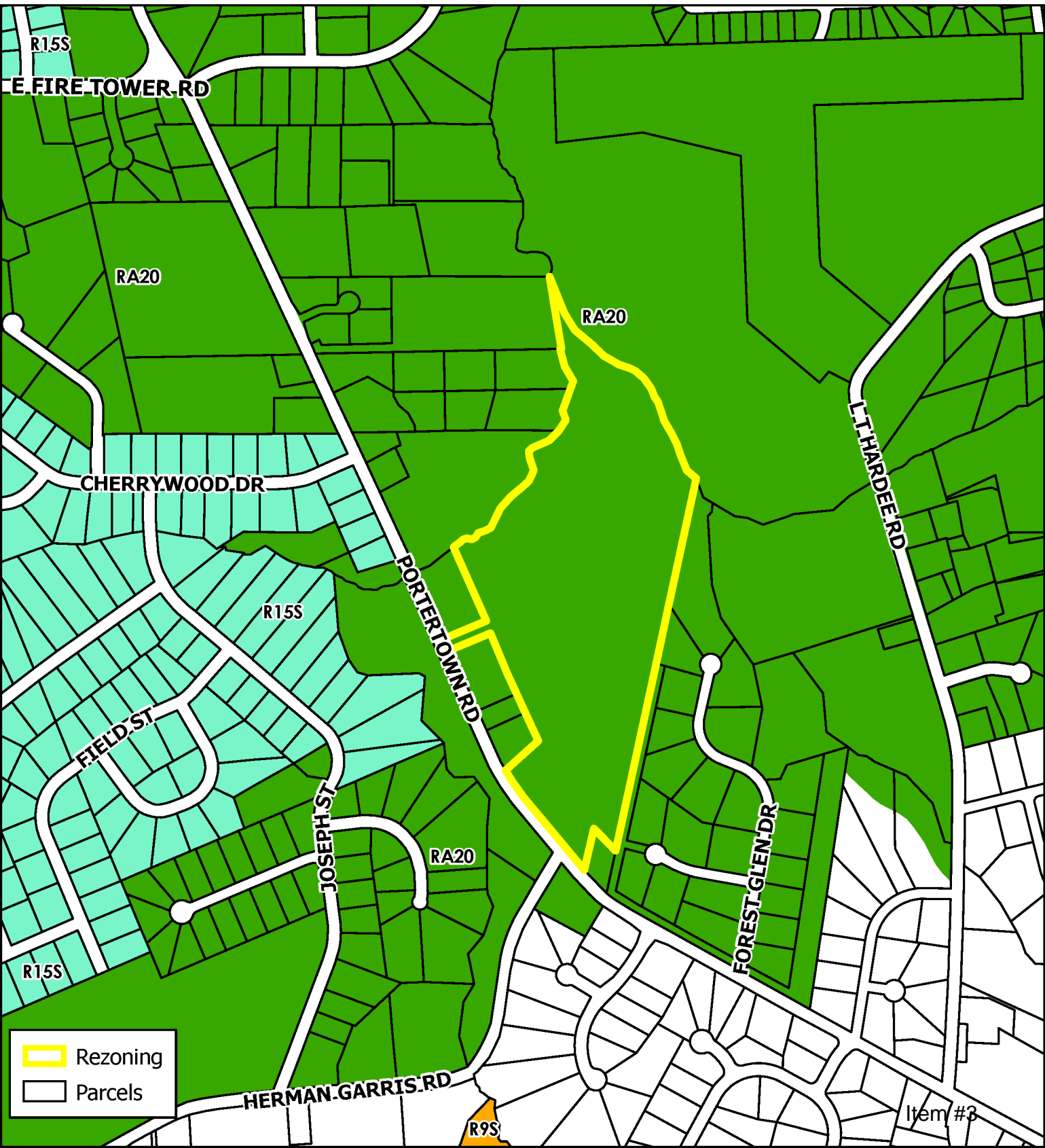
Acres: 33.849



March 3, 2020

N

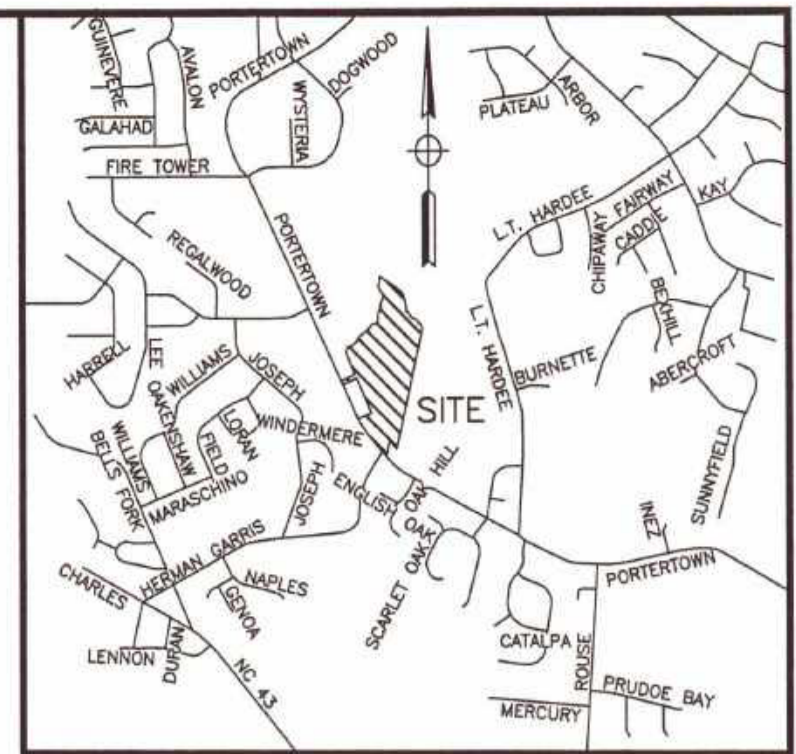
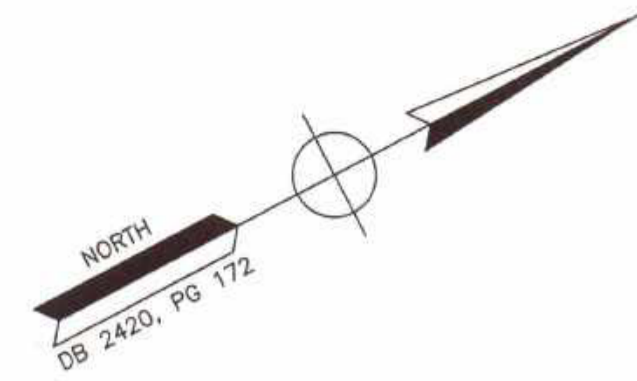


0 0.04 0.07 0.15 Miles



-  Rezoning
-  Parcels

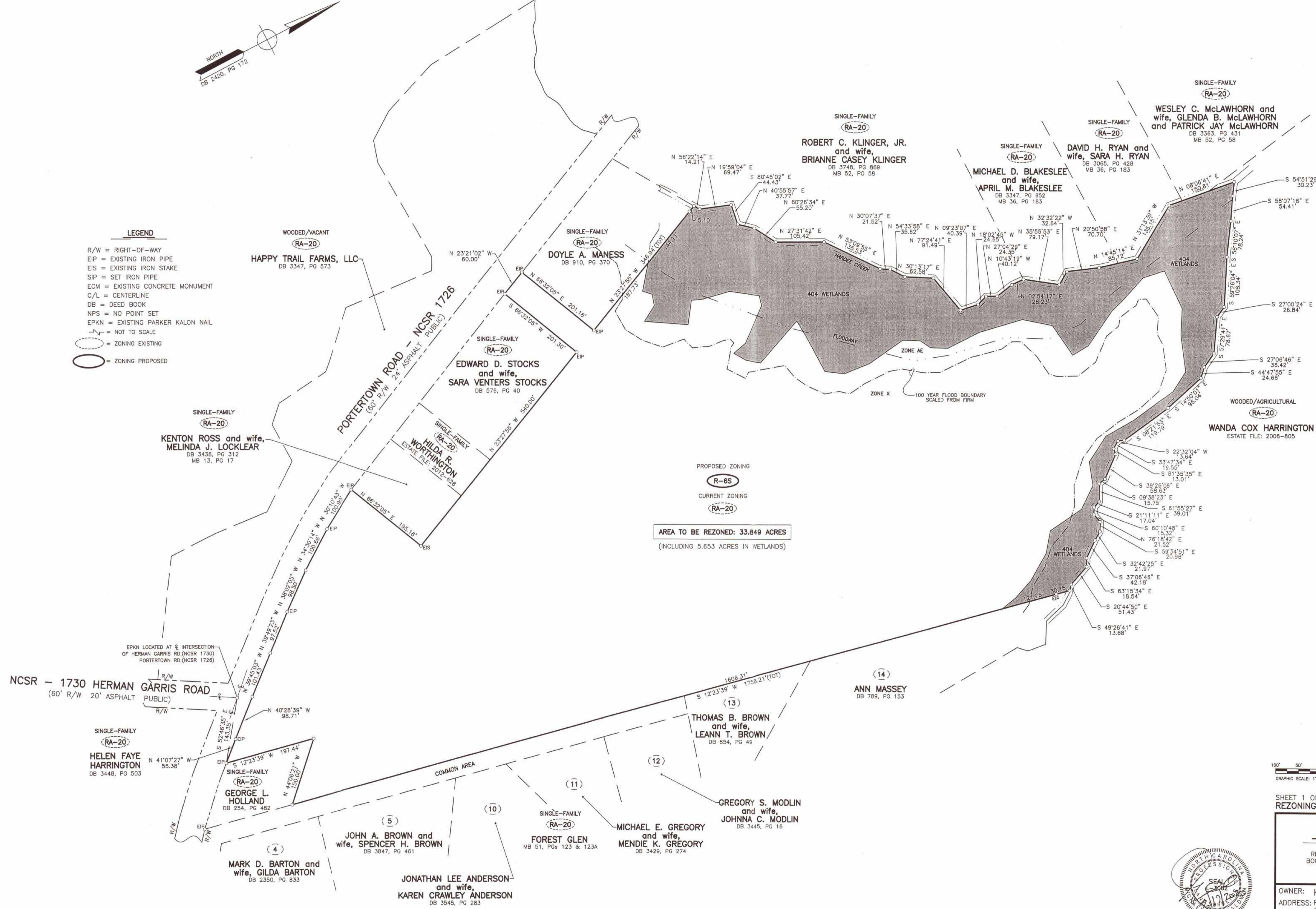
Item #3



VICINITY MAP

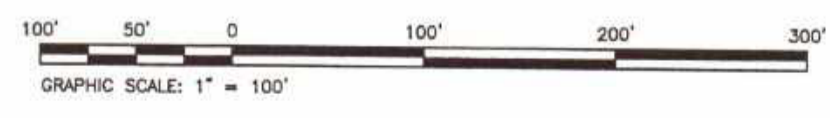
LEGEND

- 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
- () = ZONING EXISTING
- () = ZONING PROPOSED



NOTES

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



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



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

CLOSURE CHECK SUMMARY	
CHECKED: NRW	DATE: 02/17/2020

Y:\DRAWINGS\07-150 Portiers Pointe\REZONING.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)

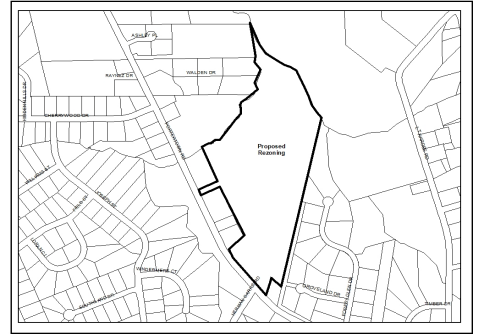
Proposed Zoning: R6S (Residential-Single-Family)

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
Current ADT:	5,955 (*)	
Design ADT:	13,300 vehicles/day (**)	
Controlled Access	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
i.	Beekeeping; minor use (see also section 9-4-103)
(6) Recreational/Entertainment	
f.	Public park or recreational facility
g.	Private noncommercial park or recreational facility
(7) Office/Financial/Medical - None	
(8) Services	
o.	Church or place of worship (see also section 9-4-103)
(9) Repair - None	
(10) Retail Trade - None	
(11) Wholesale/Rental/Vehicle-Mobile Home Trade - None	
(12) Construction	
c.	Construction office; temporary, including modular office (see also section 9-4-103)
(13) Transportation - None	
(14) Manufacturing/Warehousing - None	
(15) Other Activities (not otherwise listed - all categories) - None	
RA20 (RESIDENTIAL-AGRICULTURAL) - SPECIAL USES	
(1) General - None	
(2) Residential	
b.	Two-family attached dwelling (duplex)
g.	Mobile home (see also section 9-4-103)
n.	Retirement center or home
o.	Nursing, convalescent or maternity home; major care facility
o(1).	Nursing, convalescent or maternity home; minor care facility
(3) Home Occupations	
a.	Home occupation; not otherwise listed

	b.	Home occupation; barber and beauty shop
	c.	Home occupation; manicure, pedicure or facial salon
(4) Governmental		
	a.	Public utility building or use
(5) Agricultural/Mining		
	b.	Greenhouse or plant nursery; including accessory sales
	m.	Beekeeping; major use
	n.	Solar energy facility
(6) Recreational/Entertainment		
	a.	Golf course; 18-hole regulation length (see also section 9-4-103)
	a(1).	Golf course; 9-hole regulation length (see also section 9-4-103)
	c(1).	Tennis club; indoor and outdoor facilities
(7) Office/Financial/Medical - None		
(8) Services		
	a.	Child day care facilities
	b.	Adult day care facilities
	d.	Cemetery
	g.	School; junior and senior high (see also section 9-4-103)
	h.	School; elementary (see also section 9-4-103)
	i.	School; nursery and kindergarten (see also section 9-4-103)
(9) Repair - None		
(10) Retail Trade - None		
(11) Wholesale/Rental/Vehicle-Mobile Home Trade - None		
(12) Construction - None		
(13) Transportation - None		
(14) Manufacturing/Warehousing - None		
(15) Other Activities (not otherwise listed - all categories) - None		
PROPOSED ZONING		
R6S (RESIDENTIAL-SINGLE-FAMILY) - PERMITTED USES		
(1) General		
	a.	Accessory use or building
	c.	On-premise signs per Article N
(2) Residential		
	a.	Single-family dwelling
	b(1).	Master Plan Community per Article J
	f.	Residential cluster development per Article M
	k.	Family care homes (see also 9-4-103)
	q.	Room renting
(3) Home Occupations - None		
(4) Governmental		
	b.	City of Greenville municipal government building or use (see also section 9-4-103)
(5) Agricultural/Mining		
	a.	Farming; agricultural, horticulture, forestry (see also section 9-4-103)
(6) Recreational/Entertainment		
	f.	Public park or recreational facility
	g.	Private noncommercial park or recreational facility

(7) Office/Financial/Medical - None	
(8) Services	
	o. Church or place of worship (see also section 9-4-103)
(9) Repair - None	
(10) Retail Trade - None	
(11) Wholesale/Rental/Vehicle-Mobile Home Trade - None	
(12) Construction	
	c. Construction office; temporary, including modular office (see also section 9-4-103)
(13) Transportation - None	
(14) Manufacturing/Warehousing - None	
(15) Other Activities (not otherwise listed - all categories) - None	
R6S (RESIDENTIAL-SINGLE-FAMILY) - SPECIAL USES	
(1) General - None	
(2) Residential - None	
(3) Home Occupations	
	a. Home occupation; not otherwise listed
	d. Home occupation; bed and breakfast inn
(4) Governmental	
	a. Public utility building or use
(5) Agricultural/Mining - None	
(6) Recreational/Entertainment	
	a. Golf course; 18-hole regulation length (see also section 9-4-103)
	a(1). Golf course; 9-hole regulation length (see also section 9-4-103)
	c(1). Tennis club; indoor and outdoor facilities
(7) Office/Financial/Medical - None	
(8) Services	
	d. Cemetery
	g. School; junior and senior high (see also section 9-4-103)
	h. School; elementary (see also section 9-4-103)
	i. School; nursery and kindergarten (see also section 9-4-103)
	t. Guest house for a college or other institution of higher learning
(9) Repair - None	
(10) Retail Trade - None	
(11) Wholesale/Rental/Vehicle-Mobile Home Trade - None	
(12) Construction - None	
(13) Transportation - None	
(14) Manufacturing/Warehousing - None	
(15) Other Activities (not otherwise listed - all categories) - None	

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: 6/16/2020
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.

** Item continued from the May 19, 2020 meeting

Required Notices:

Planning and Zoning meeting notice (property owner and adjoining property owner letter) mailed on June 3, 2020.

On-site sign(s) posted on June 3, 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

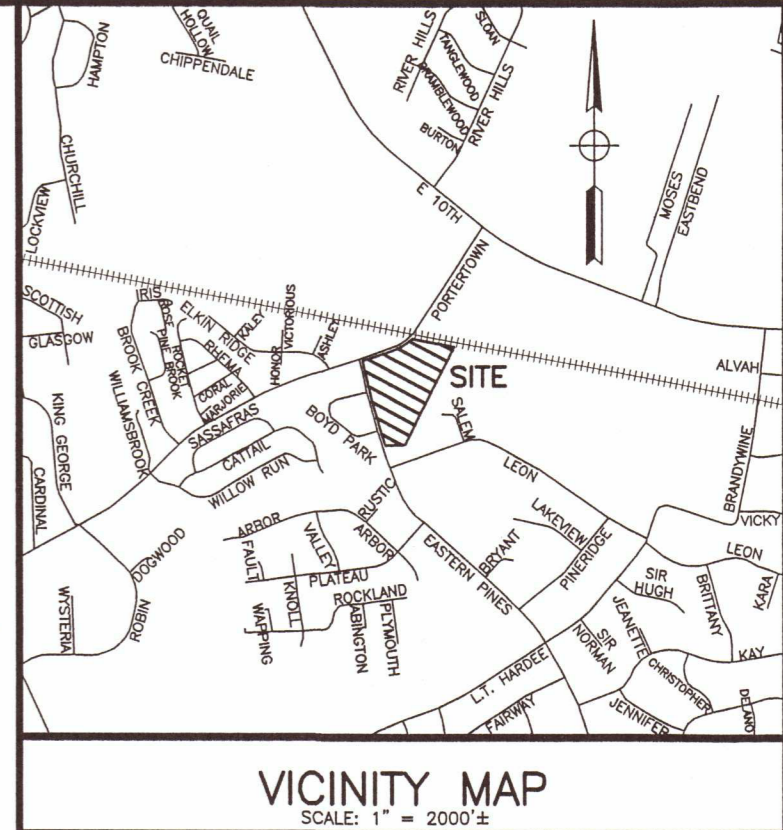
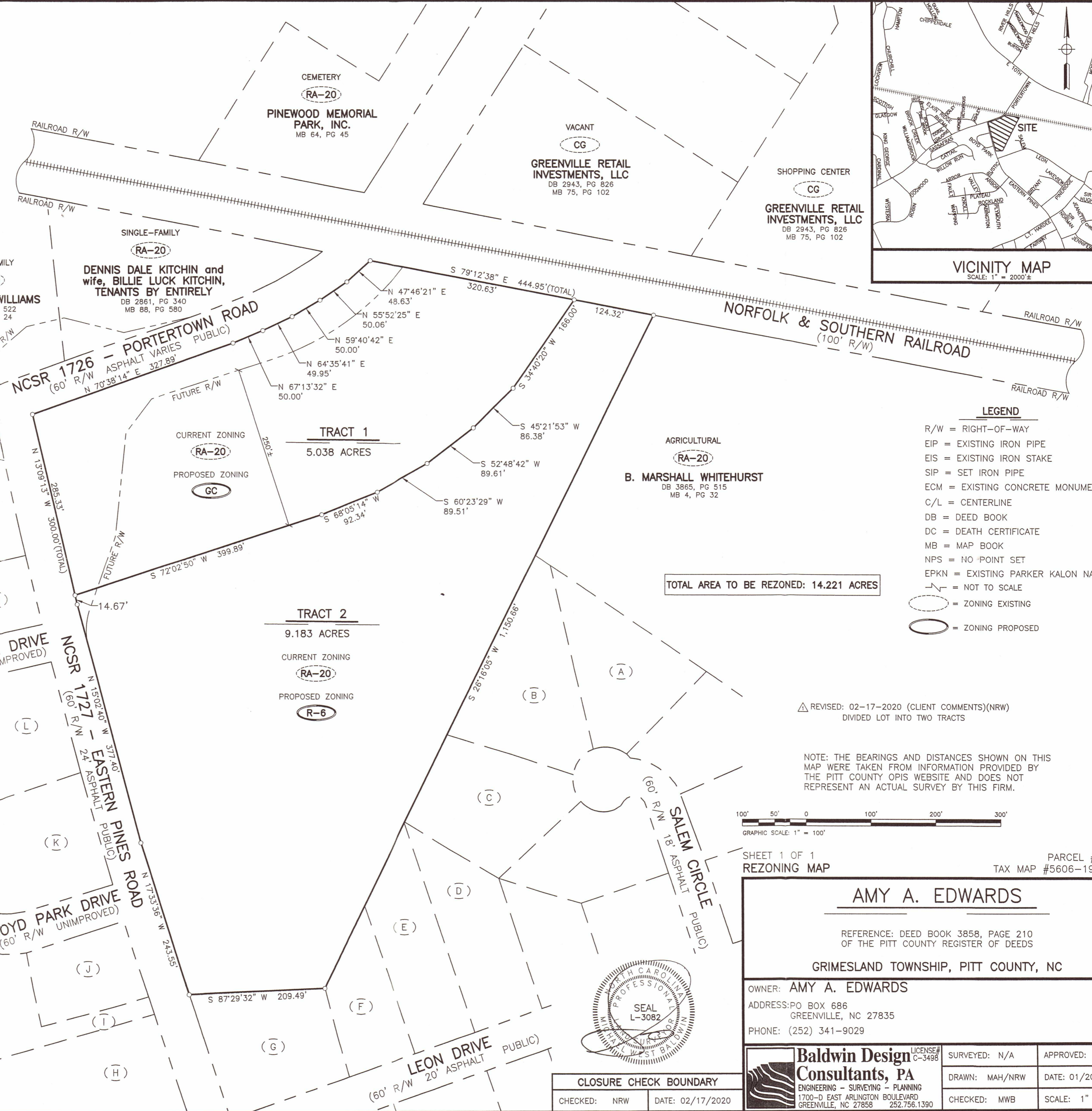
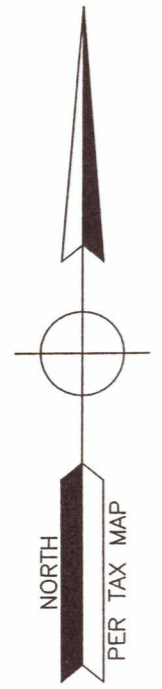


0 0.04 0.07 0.14 Miles



Re zoning
Parcels

- (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

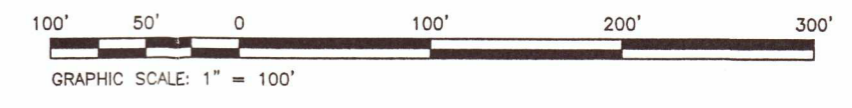


- LEGEND**
- R/W = RIGHT-OF-WAY
 - EIP = EXISTING IRON PIPE
 - EIS = EXISTING IRON STAKE
 - SIP = SET IRON PIPE
 - ECM = EXISTING CONCRETE MONUMENT
 - C/L = CENTERLINE
 - DB = DEED BOOK
 - DC = DEATH CERTIFICATE
 - MB = MAP BOOK
 - NPS = NO POINT SET
 - EPKN = EXISTING PARKER KALON NAIL
 - = NOT TO SCALE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

Baldwin Design Consultants, PA 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'
-----------------------------------------------------------------------------------------------------------------------------------------------------	---------------------------------------------------------------------	-------------------------------------------------------



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

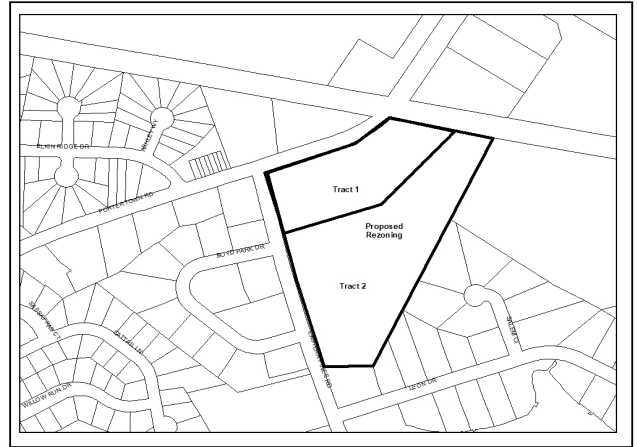
Current Zoning: Tract 1: RA20 (Residential-Agricultural)
Tract 2: RA20 (Residential-Agricultural)

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	
Current ADT:	14,072 (*)	
Design ADT:	13,300 vehicles/day (**)	39,700 vehicles/day (**)
Controlled Access	No	
Thoroughfare Plan Status:	Major Thoroughfare	
Other Information:		

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
Current ADT:	3,680 (*)	UltimateDesign ADT: 13,300 vehicles/day (**)
Design ADT:	13,300 vehicles/day (**)	
Controlled Access	No	
Thoroughfare Plan Status:	Minor Thoroughfare	
Other Information:		

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.

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	
PROPOSED ZONING	
CG (GENERAL COMMERCIAL) - PERMITTED USES	
(1) General	
a.	Accessory use or building
b.	Internal service facilities
c.	On-premise signs per Article N
e.	Temporary uses; of listed district uses
f.	Retail sales; incidental
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		

CG (GENERAL COMMERCIAL) - SPECIAL USES	
(1) General - None	
(2) Residential	
	i. Residential quarters for resident manager, supervisor or caretaker; excluding mobile home
(3) Home Occupations - None	
(4) Governmental	
	a. Public utility building or use
(5) Agricultural/Mining - None	
(6) Recreational/Entertainment	
	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
R6 (RESIDENTIAL) - PERMITTED USES	
(1) General	
a.	Accessory use or building
c.	On-premise signs per Article N
(2) Residential	
a.	Single-family dwelling
b.	Two-family attached dwelling (duplex)
b(1).	Master Plan Community per Article J
c.	Multi-family development per Article I
f.	Residential cluster development per Article M
k.	Family care homes (see also 9-4-103)
q.	Room renting
(3) Home Occupations - None	
(4) Governmental	
b.	City of Greenville municipal government building or use (see also section 9-4-103)
(5) Agricultural/Mining	
a.	Farming; agricultural, horticulture, forestry (see also section 9-4-103)
l.	Beekeeping; minor use (see also section 9-4-103)
(6) Recreational/Entertainment	
f.	Public park or recreational facility
g.	Private noncommercial park or recreational facility
(7) Office/Financial/Medical - None	
(8) Services	
o.	Church or place of worship (see also section 9-4-103)
(9) Repair - None	
(10) Retail Trade - None	
(11) Wholesale/Rental/Vehicle-Mobile Home Trade - None	
(12) Construction	
c.	Construction office; temporary, including modular office (see also section 9-4-103)
(13) Transportation - None	
(14) Manufacturing/Warehousing - None	
(15) Other Activities (not otherwise listed - all categories) - None	
R6 (RESIDENTIAL) - SPECIAL USES	
(1) General - None	
(2) Residential	
d.	Land use intensity multi-family (LUI) development rating 50 per Article K
e.	Land use intensity multi-family (LUI) development rating 67 per Article K
l.	Group care facility
n.	Retirement center or home
o(1).	Nursing, convalescent or maternity home; minor care facility

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

BUFFERYARD SETBACK AND VEGETATION SCREENING CHART

For Illustrative Purposes Only

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

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

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

Street trees may count toward the minimum acreage.

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

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

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

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

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

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

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

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

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

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

RESIDENTIAL DENSITY CHART

Density Level	Future Land Use and Character Type	Applicable Zoning District(s)	Units per Acre***
High	Uptown Edge (UE)	CDF and CD*	17 units per acre
	Mixed Use, High Intensity (MUHI)	OR	17 units per acre
		R6, MR	17 units per acre
	Residential, High Density (HDR)	R6, MR, OR	17 units per acre
		R6MH	17 units per acre
Medical-Transition (MT)	MR	17 units per acre	
High to Medium	Mixed Use (MU)	OR	17 units per acre
		R6, MR	17 units per acre
		R6A	9 units per acre
	Uptown Neighborhood (UN)	R6S	7 units per acre
	Traditional Neighborhood, Medium-High Density (TNMH)	R6	17 units per acre
		R6A	9 units per acre
		R6S	7 units per acre
Medium to Low	Traditional Neighborhood, Low-Medium Density (TNLM)	R9	6 units per acre
		R9S	5 units per acre
		R15S	3 units per acre
	Residential, Low-Medium Density (LMDR)	R9S	5 units per acre
		R15S	3 units per acre
		RA20	4 units per acre
		MRS	4 units per acre

* The residential density of the CD zoning district is based on the size of the mechanically conditioned floor area. See Section 9-4-153 in the City Code for development standards.

*** Maximim allowable density in the respective zoning district.



City of Greenville, North Carolina

Meeting Date: 6/16/2020
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.

** Item continued from the May 19, 2020 meeting

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.

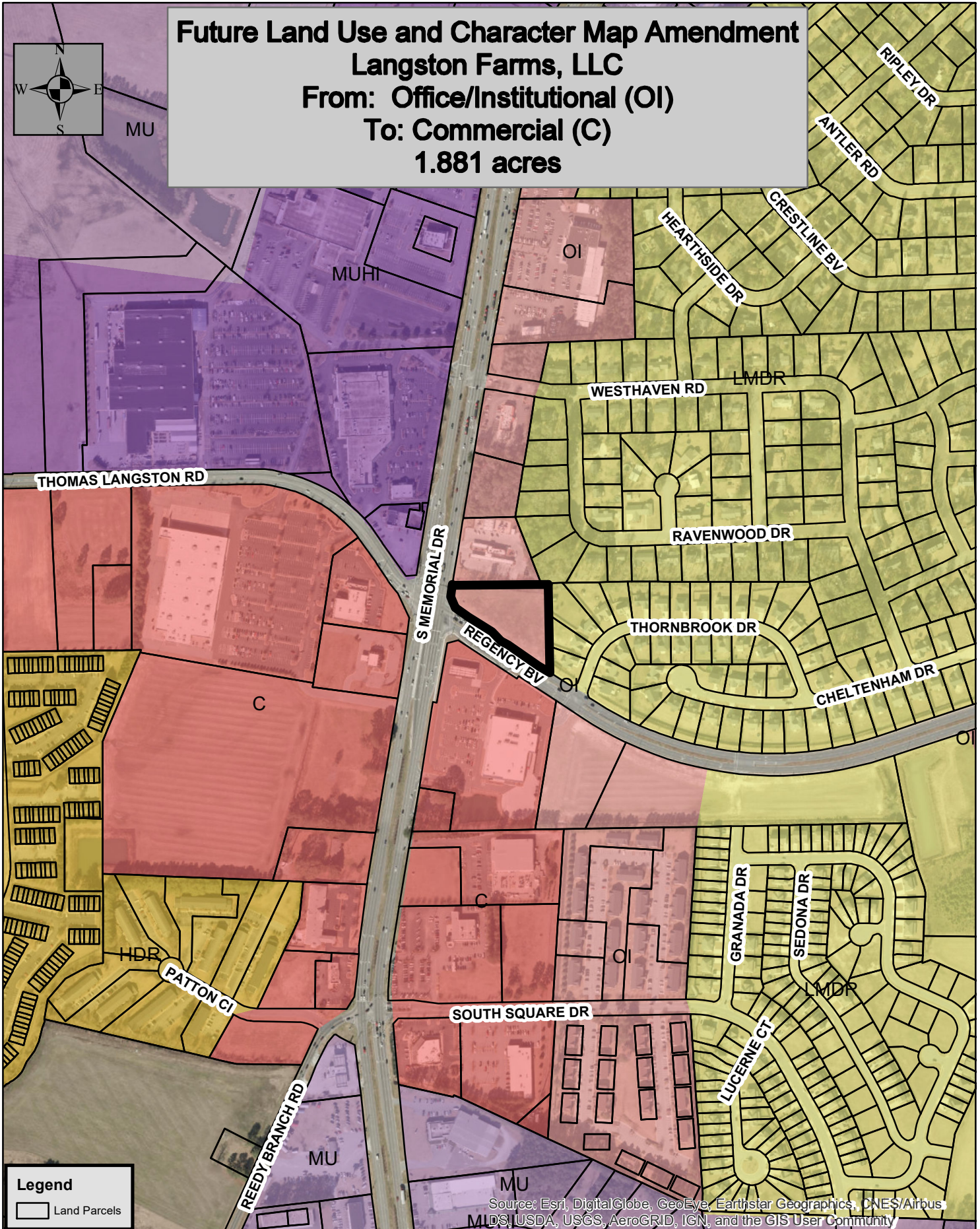
Horizons 2026: Greenville's Community Plan and the Future Land Use and Character Map are the results of multiple opportunities of public-engagement and input from all interested parties.

Staff recommends approval of the request.

ATTACHMENTS:

Attachments

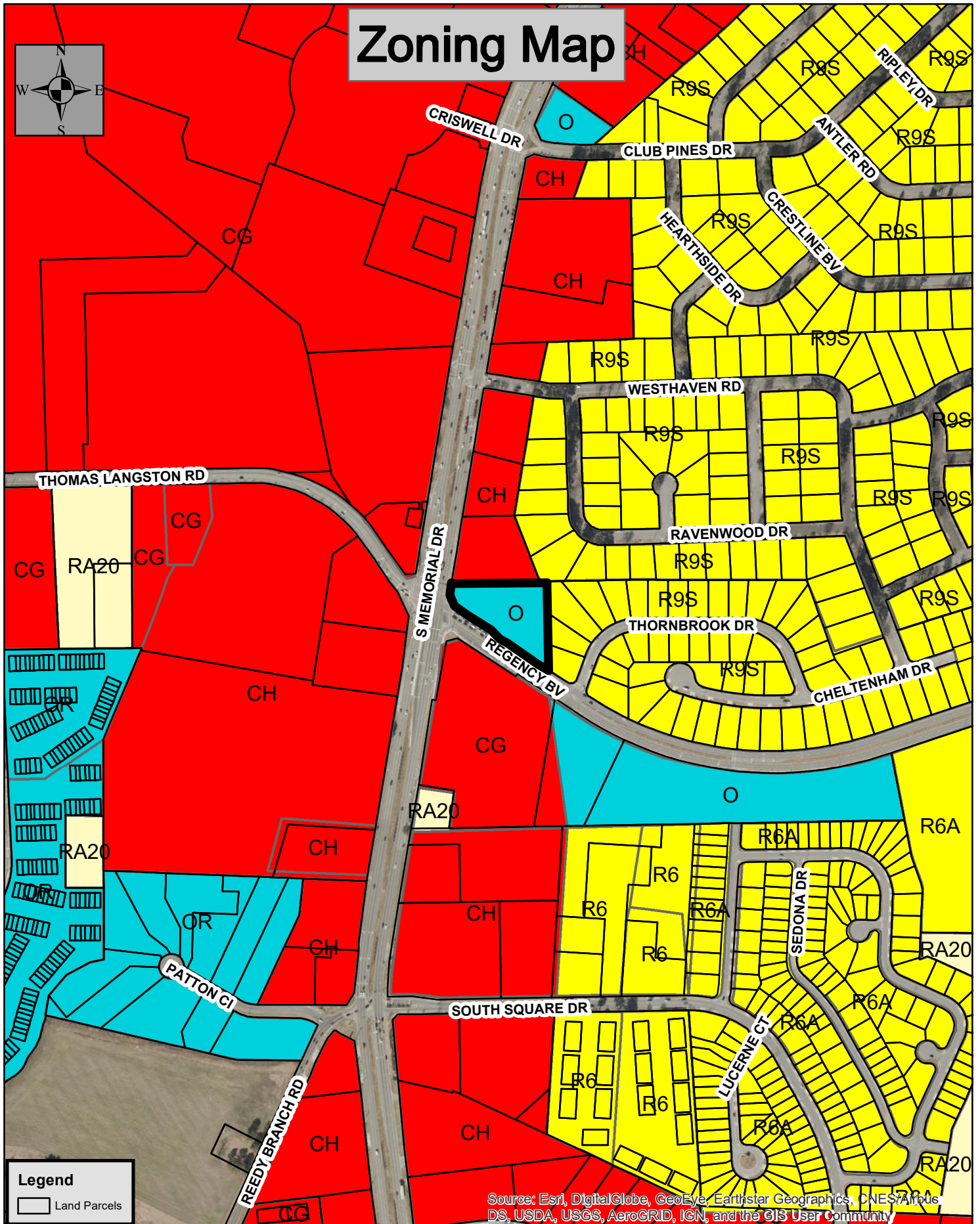
Future Land Use and Character Map Amendment
Langston Farms, LLC
From: Office/Institutional (OI)
To: Commercial (C)
1.881 acres



Legend
 □ Land Parcels

Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus, LDS, 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

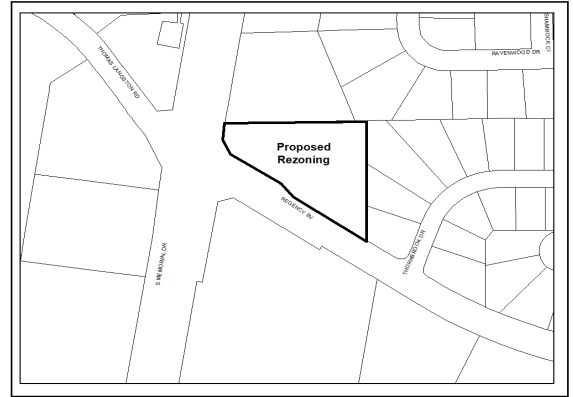
Current Land Use: Office-Institutional

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	
Current ADT:	16,235 (*)	
Design ADT:	39,700 vehicles/day (**)	
Controlled Access	No	
Thoroughfare Plan Status:	Minor Thoroughfare	
Other Information:		

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	
Current ADT:	41,130 (*)	
Design ADT:	59,600 vehicles/day (**)	
Controlled Access	No	
Thoroughfare Plan Status:	Major Thoroughfare	
Other Information:		

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.



City of Greenville, North Carolina

Meeting Date: 6/16/2020
Time: 6:00 PM

Title of Item:

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

**Item continued from the May 19, 2020 meeting. Staff is requesting this item be continued to the July 21, 2020 meeting. There have been positive discussions between the neighborhood and school. Staff would like to hold a neighborhood meeting before bringing this item back to the Commission.

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 (JP II). 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 JP II 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 JP II 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 Civil 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.

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 11th 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 11th day of June, 2020.

P. J. Connelly, Mayor

ATTEST:

Valerie Shiuwegar, City Clerk

1129231



City of Greenville, North Carolina

Meeting Date: 6/16/2020
Time: 6:00 PM

Title of Item: Ordinance requested by CR Development, LLC to rezone a total of 71.691 acres located north of the intersection of Williams Road and Dickinson Avenue from RA20 (Residential-Agricultural) to R6 (Residential [High Density]) - 64.771 acres and R6-CA (Conservation Overlay) - 6.980 acres.

Explanation: **Abstract:** Ordinance requested by CR Development, LLC to rezone a total of 71.691 acres located north of the intersection of Williams Road and Dickinson Avenue from RA20 (Residential-Agricultural) to R6 (Residential [High Density]) - 64.771 acres and R6-CA (Conservation Overlay) - 6.980 acres.

Required Notices:

Planning and Zoning meeting notice (property owner and adjoining property owner letter) mailed on June 3, 2020.
On-site sign(s) posted on June 3, 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 medium-high density (TNMH) north of the intersection of Dickinson Avenue and Williams Road. Further, potential conservation/open space (PCOS) is shown for on the property's northern edge.

Traditional Neighborhood, Medium-High Density

Primarily residential area 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:

Multifamily residential

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

Secondary uses:

Institutional (neighborhood scale)

Potential Conservation/Open Space

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

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

Intent:

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

- Greenways and greenway connectors should be maintained to be consistent with the Greenway Plan.

Thoroughfare/Traffic Report Summary (Engineering Department):

Based on possible uses permitted by the requested rezoning, the proposed rezoning classification could generate 2,149 trips to and from the site on Dickinson Ave, which is a net increase of 608 additional trips per day along Dickinson Ave.

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 Greens Mill Run Watershed. If stormwater rules apply, it would require 25-year detention and nitrogen and phosphorous reduction.

A portion of the property is located in the Special Flood Hazard Area (SFHA) and floodway. Impacts in the SFHA would require a Floodplain Development Permit. Impacts in the floodway would require no-rise certification. Jurisdictional wetlands may exist on the property. A Jurisdictional Stream (Greens Mill Run) and Riparian Buffers exist on the property. No public stormwater drainage currently exists serving this property.

Surrounding Land Uses and Zoning:

North: R6/R6S - Medford Point South Subdivision
South: RA20/R9S -Tyson Farms Subdivision
East: RA20 - Saint Gabriel Catholic Church

West: R6A-RU - Brook Hollow Subdivision

Density Estimate

Under the current zoning, the site could accommodate 145 single-family residences.

Under the proposed zoning, the site could accommodate 150 multi-family units and 110 duplex buildings (220 units).

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

CR Development, LLC

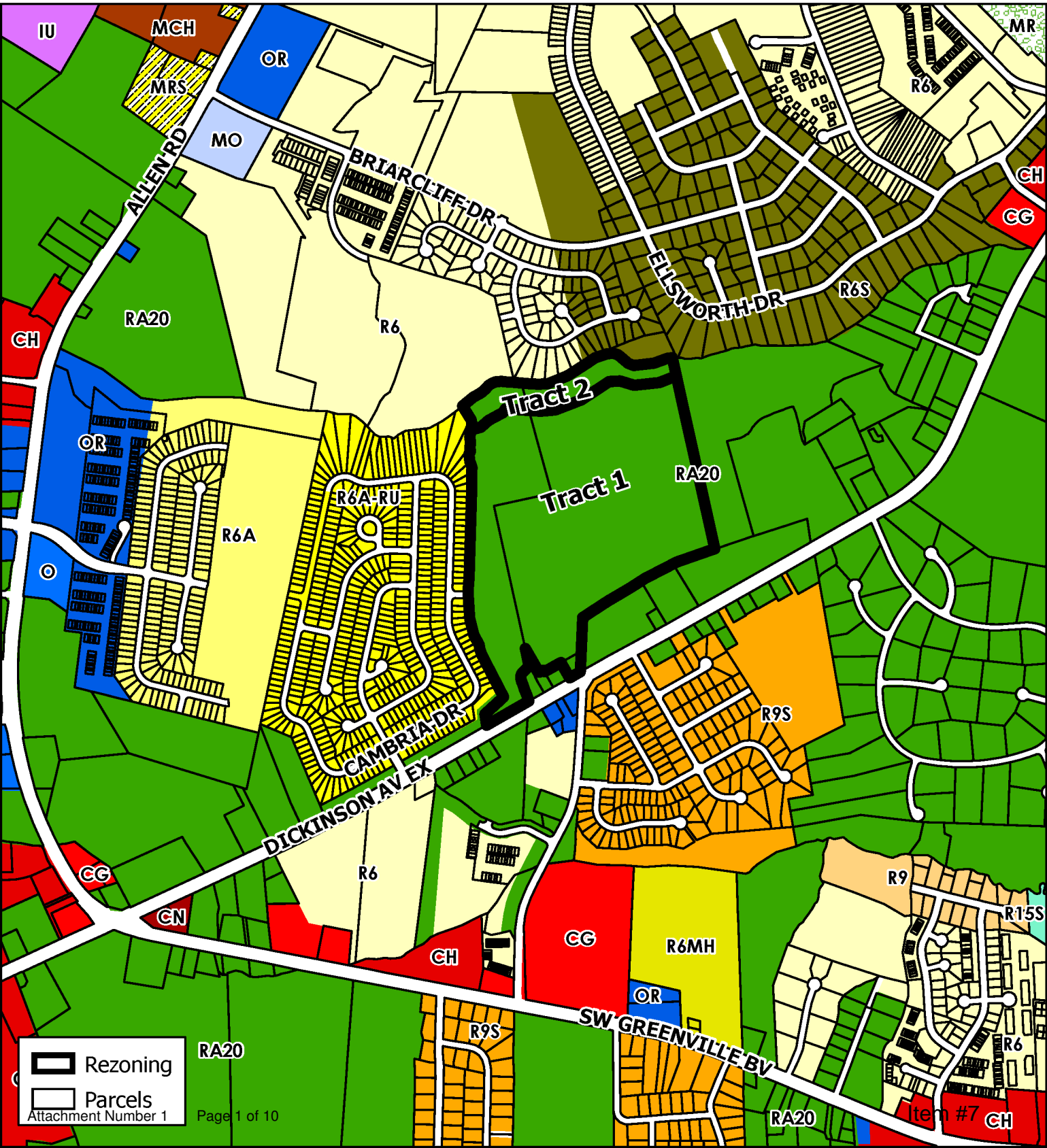
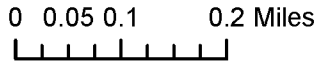
Tract 1
From: RA20
To: R6
Acres: 64.711

Tract 2
From: RA20
To: R6-CA
Acres: 6.980

Total Acres: 71.691

June 2nd, 2020

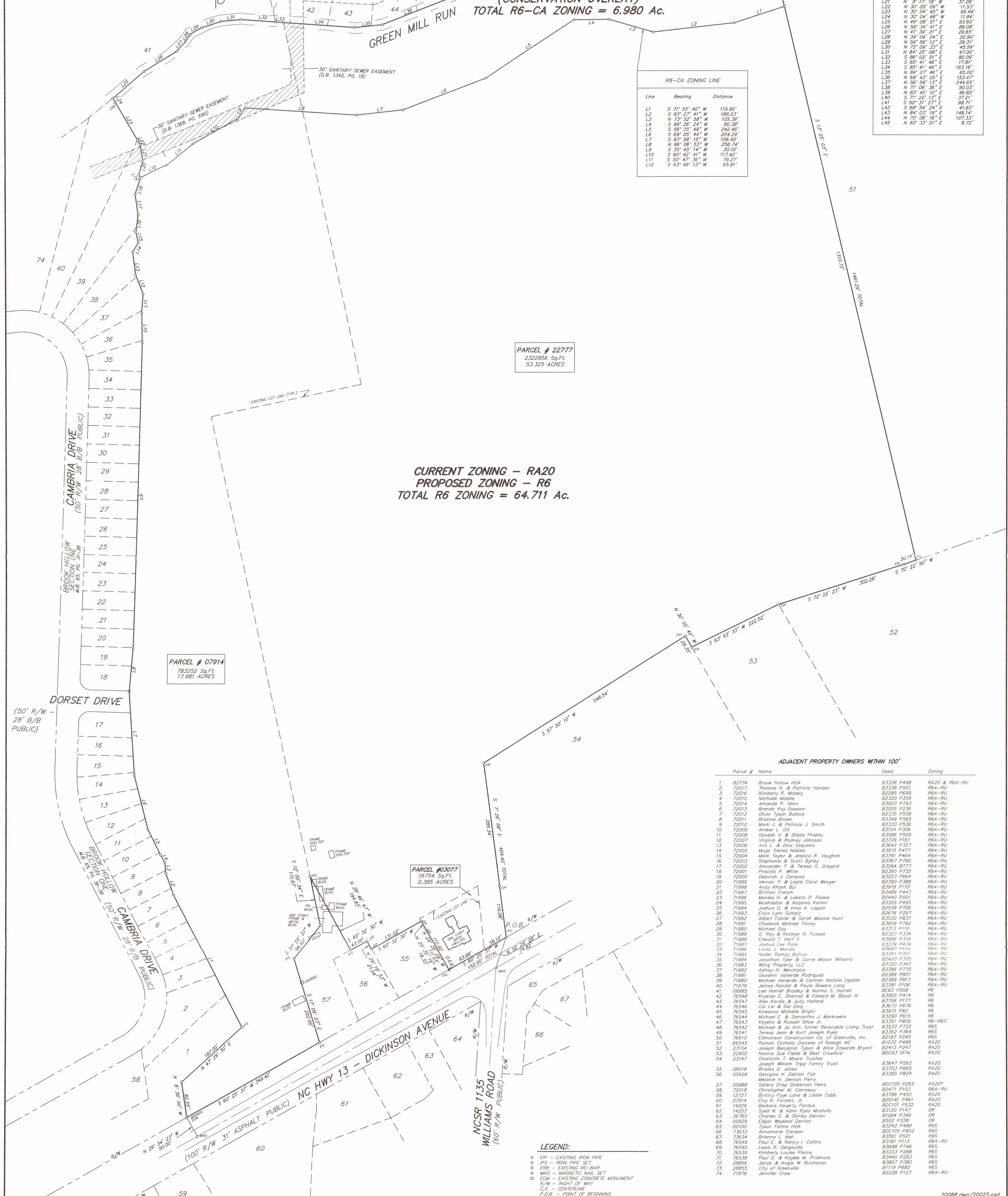
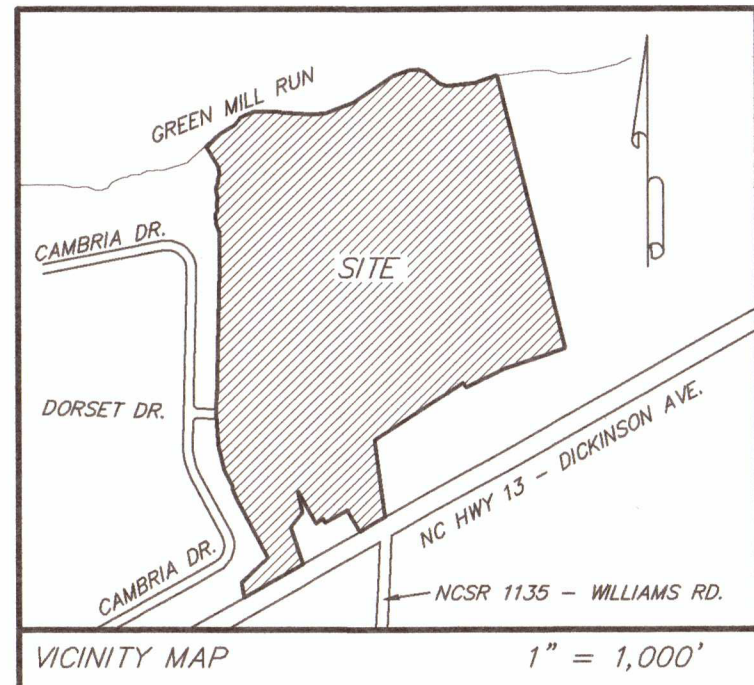
N



Re zoning

Parcels

Attachment Number 1



EXTERIOR BOUNDARY LINES		
Line	Bearing	Distance
L1	N 27° 21' 16" W	345.43'
L2	N 19° 49' 53" W	51.79'
L3	N 5° 32' 22" W	51.79'
L4	N 30° 13' 28" W	19.14'
L5	N 26° 19' 34" W	65.71'
L6	N 14° 12' 10" W	127.61'
L7	N 3° 34' 06" W	183.78'
L8	N 5° 03' 49" E	101.27'
L9	N 1° 46' 54" E	703.33'
L10	N 1° 00' 47" W	62.14'
L11	N 4° 08' 13" E	44.45'
L12	N 21° 08' 51" W	46.55'
L13	N 7° 14' 14" W	53.48'
L14	N 31° 24' 36" E	24.79'
L15	N 2° 58' 02" W	35.13'
L16	N 7° 35' 06" E	39.83'
L17	N 8° 07' 54" W	48.00'
L18	N 6° 03' 18" E	40.74'
L19	N 36° 12' 36" W	7.04'
L20	N 14° 31' 50" E	36.23'
L21	N 9° 17' 18" W	37.28'
L22	N 30° 05' 09" W	11.53'
L23	N 30° 04' 45" W	99.49'
L24	N 30° 04' 48" W	11.84'
L25	N 49° 08' 51" E	93.60'
L26	N 58° 34' 41" E	69.08'
L27	N 41° 39' 21" E	29.65'
L28	N 54° 04' 24" E	20.80'
L29	N 59° 56' 12" E	59.31'
L30	N 72° 09' 33" E	45.59'
L31	N 84° 25' 08" E	47.00'
L32	S 86° 02' 51" E	80.09'
L33	S 85° 41' 46" E	17.91'
L34	S 85° 41' 46" E	163.16'
L35	N 84° 27' 46" E	65.00'
L36	N 84° 03' 19" E	148.14'
L37	N 56° 59' 13" E	244.65'
L38	N 71° 06' 36" E	90.03'
L39	N 83° 45' 10" E	46.85'
L40	S 71° 22' 13" E	37.21'
L41	S 50° 31' 27" E	98.71'
L42	S 68° 54' 24" E	41.63'
L43	N 84° 03' 19" E	148.14'
L44	N 70° 06' 16" E	107.33'
L45	N 83° 33' 01" E	8.72'

R6-CA ZONING LINE		
Line	Bearing	Distance
L1	S 71° 55' 40" W	119.85'
L2	S 83° 27' 41" W	188.23'
L3	N 73° 52' 58" W	103.30'
L4	S 69° 26' 24" W	80.38'
L5	S 56° 35' 49" W	242.46'
L6	S 69° 05' 44" W	204.29'
L7	S 63° 58' 15" W	106.45'
L8	N 86° 06' 53" W	258.74'
L9	S 35° 45' 14" W	30.01'
L10	S 60° 42' 41" W	117.42'
L11	S 50° 47' 36" W	79.27'
L12	S 63° 49' 13" W	65.81'

CURRENT ZONING - RA20
PROPOSED ZONING - R6
TOTAL R6 ZONING = 64.711 Ac.

PARCEL # 22777
 2,322,856 Sq.Ft.
 53.328 ACRES

PARCEL # 07914
 783,352 Sq.Ft.
 17.981 ACRES

PARCEL # 03077
 16754 Sq.Ft.
 0.385 ACRES

ADJACENT PROPERTY OWNERS WITHIN 100'				
Parcel #	Name	Deed	Zoning	
1	82734 Brook Hollow HOA	B3338 P498	RA20 & R6A-RU	
2	72017 Thomas H. & Patricia Hansen	B3338 P501	R6A-RU	
3	72015 Kimberly R. Mosely	B2285 P699	R6A-RU	
4	72015 Nathalie Mizelle	B2320 P359	R6A-RU	
5	72014 Amanda P. Vann	B3007 P793	R6A-RU	
6	72014 Brianna Koy Dawson	B3005 P636	R6A-RU	
7	72012 Olivia Tyson Bullock	B2335 P558	R6A-RU	
8	72011 Brianna Brown	B3349 P565	R6A-RU	
9	72010 Mark J. & Patricia J. Smith	B2333 P536	R6A-RU	
10	72009 Amber L. Gill	B3154 P306	R6A-RU	
11	72008 Ganesha K. & Shaila Prabhu	B3122 P684	R6A-RU	
12	72008 Virginia & Rodney Johnson	B3128 P161	R6A-RU	
13	72006 Anil L. & Dina Siqueira	B3642 P327	R6A-RU	
14	72005 Moya Trenez Hobbs	B3515 P477	R6A-RU	
15	72004 Mark Taylor & Jessica R. Vaughan	B3791 P464	R6A-RU	
16	72003 Stephanie & Scott Byrley	B3767 P790	R6A-RU	
17	72002 Alexander T. & Teresa O. Greyard	B3094 B177	R6A-RU	
18	72001 Priscilla P. White	B2390 P732	R6A-RU	
19	72000 Deborah J. Campos	B3221 P684	R6A-RU	
20	71999 Vernon Y. & Leslie Carol Wenger	B2390 P389	R6A-RU	
21	71998 Andy Khonh Bul	B3918 P170	R6A-RU	
22	71997 Britanni French	B3489 P447	R6A-RU	
23	71996 Manika H. & Laketa P. Parker	B2440 P001	R6A-RU	
24	71995 Mushabbir & Nazema Karim	B3305 P495	R6A-RU	
25	71994 Joshua D. & Irma A. Lappin	B2558 P706	R6A-RU	
26	71993 Erica Lynn Schatz	B2678 P297	R6A-RU	
27	71992 Albert Foster & Sarah Maxine Hunt	B3305 P637	R6A-RU	
28	71991 Chadwick Michael Toney	B3029 P792	R6A-RU	
29	71990 Michael Gay	B3713 P110	R6A-RU	
30	71989 G. Roy & Katelyn H. Fussell	B2323 P334	R6A-RU	
31	71988 Edward J. Hart II	B3586 P318	R6A-RU	
32	71987 Joshua Lee Pate	B3379 P434	R6A-RU	
33	71986 Lewis J. Warren	B3685 P114	R6A-RU	
34	71985 Nader Romzy Balros	B3341 P151	R6A-RU	
35	71984 Jonathan Tyler & Carrie Mason Williams	B2420 P335	R6A-RU	
36	71983 Wang Property, LLC	B3720 P147	R6A-RU	
37	71982 Ashley N. Wercholak	B3796 P770	R6A-RU	
38	71981 Giovanni Valverde Rodriguez	B2389 B01	R6A-RU	
39	71980 Michaela Valverde & Carmen Natalia Ugadde	B2388 P817	R6A-RU	
40	71979 James Ronald & Paula Bowers Long	B3781 P106	R6A-RU	
41	09065 Les Harris Bradley & Norma S. Harrell	B2353 P364	R6S	
42	76548 Kretien E. Sherrod & Edward M. Boust III	B3563 P414	R6	
43	76547 Alex Korcia & Judy Holland	B3706 P177	R6	
44	76546 Cal-Lin & Dai Ding	B3701 P676	R6	
45	76545 Kawanna Michelle Bright	B3915 P82	R6	
46	76544 Michael E. & Samantha J. Markowin	B3351 P809	R6-RES	
47	76543 Kynthia & Russell Shaw Jr.	B3533 P722	R6S	
48	76542 Michael & Jo Ann Turner Revocable Living Trust	B2187 P245	R6S	
49	76541 Teresa Jean & Kurt Joseph Ryan	B1072 P488	RA20	
50	Edmonson Construction Co. of Greenville, Inc.	B2415 P247	RA20	
51	66545 Roman Catholic Diocese of Raleigh NC	BDC53 Ofc	RA20	
52	23104 Joseph Benjamin Tyson & Alice Edwards Bryant	BDC53 Ofc	RA20	
53	22902 Nannie Sue Fields & Best Crawford	B3647 P593	RA20	
54	23197 Charlotte T. Moore Trustee	B3703 P660	RA20	
55	08018 Joseph William Tapp Family Trust	B3385 P624	RA20	
56	05928 Brooks D. Jones	BDC105 P265	RA20P	
57	05988 Georgina H. Denton Fair	B2471 P103	RA20-RU	
58	05988 Sellers Crisp Dickerson Heirs	B3786 P452	RA20	
59	72018 Christopher M. Carroway	B2016 P461	RA20	
60	12727 Brittny Foye Lane & Leslie Cobb	BDC101 P532	RA20P	
61	07914 Eloy K. Forrest, Jr.	B3120 P147	OR	
62	14229 Barbara Hovarty Pardue	B1024 P349	OR	
63	14203 Syed N. & Azmi Ryoze Mustafa	B5242 P488	R9S	
64	36765 Charles S. & Shirley Denton	BDC105 P252	R9S	
65	05929 Edgar Wayne Denton	B2561 P521	R9S	
66	82100 Tyson Farms HOA	B3181 P113	R6A-RU	
67	73633 Annamarie Stevan	B3588 P746	R6S	
68	73634 Brianna L. Hall	B3333 P288	R6S	
69	76549 Paul E. & Nancy L. Collins	B3440 P293	R6S	
70	76540 Lewis R. Gerould & Norma S. Harrell	B3857 P390	R6S	
71	76539 Paul D. & Koyce M. Pridmore	B1119 P682	R6S	
72	28856 Jacob & Angie W. Buchanan	B2228 P127	R6A-RU	
73	28855 City of Greenville			
74	71978 Jennifer Crow			

LEGEND:
 ○ EIP - EXISTING IRON PIPE
 ○ IBS - IRON PIPE SET
 ○ ERB - EXISTING RE-BAR
 ○ MNS - MAGNETIC NAIL SET
 ○ ECM - EXISTING CONCRETE MONUMENT
 R/W - RIGHT OF WAY
 C/L - CENTERLINE
 P.O.B. - POINT OF BEGINNING



I, GARY S. MILLER, CERTIFY TO THE FOLLOWING:
 THIS SURVEY IS OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT CREATE A NEW STREET OR CHANGE AN EXISTING STREET;
 THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BK. ___ SEE ___ PG. ___) OR OTHER REFERENCE SOURCE AS DRAWN FROM INFORMATION IN BK. ___ PG. ___ OR OTHER REFERENCE SOURCE. SEE REF. ___ THAT THE RATIO OF PRECISION OR POSITIONAL ACCURACY IS 1:10,000+; AND THAT THIS MAP MEETS THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA (21 NCAC 56.1600).
 WITNESS MY HAND AND SEAL THIS 14th DAY OF MAY 2020

G. Miller
 GARY S. MILLER, P.L.S.
 PROFESSIONAL LAND SURVEYOR No. L-2562

REFERENCE: DEED BK. T-40, PG. 400
 DEED BK. 1072, PG. 488
 DEED BK. 3903, PG. 465-467
 DEED BK. 821, PG. 390
 DEED BK. 821, PG. 385

DEED BK. 1342, PG. 18
 MAP BK. 34, PG. 55
 MAP BK. 21, PG. 77
 MAP BK. 1, PG. 42

TAX PARCEL # 22777
 TAX PARCEL # 07914
 TAX PARCEL # 03077

OWNERS: CR INVESTMENT HOLDINGS, LLC
 1645 E. ARLINGTON BLVD., SUITE E GREENVILLE, NC 27688

ROMAN CATHOLIC DIOCESE OF RALEIGH
 7200 STONEHENGE DR., RALEIGH, NC 27613

ELVY K. FORREST, JR.
 894 DARRELL DR. GREENVILLE, NC 27834

PHONE:

APPROVED: GSM
 DATE: 05-14-2020

DRAWN: BLW
 CHECKED: GSM

SCALE: 1" = 100'

REZONING MAP FOR CR DEVELOPMENT, LLC

GREENVILLE TOWNSHIP
 PITT COUNTY, NORTH CAROLINA

SCALE: 1" = 100'
 MAY 14, 2020

2008B.dwg/2025.psd
 FB 390

REZONING THOROUGHFARE/TRAFFIC VOLUME REPORT

Case No: 20-8

Applicant: CR Development, LLC

Property Information

Current Zoning: RA20 (Residential-Agricultural)

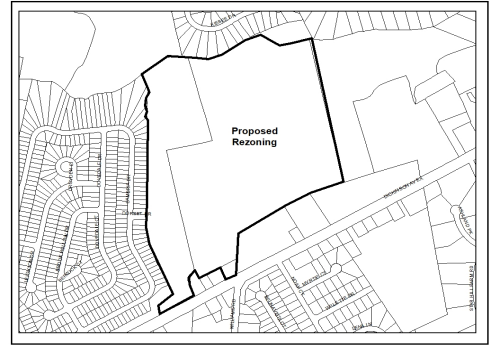
Proposed Zoning: R6 (Residential)

Current Acreage: 64.711

Location: Dickinson Ave, north of Williams Rd

Points of Access: Dickinson Ave

Location Map



Transportation Background Information

1.) Dickinson Ave- State maintained

	<u>Existing Street Section</u>	<u>Ultimate Thoroughfare Street Section</u>
Description/cross section	2 lanes with paved shoulder	4-lane with raised median
Right of way width (ft)	100	no change
Speed Limit (mph)	55	no change
Current ADT:	8,845 (*)	
Design ADT:	15,800 vehicles/day (**)	43,900 vehicles/day (**)
Controlled Access	No	

Thoroughfare Plan Status Major Thoroughfare

Other Information: There are no sidewalks along Dickinson Ave that service this property.

Notes: (*) 2018 NCDOT count adjusted for a 2% annual growth rate
 (**) Traffic volume based on operating Level of Service D for existing geometric conditions
 ADT – Average Daily Traffic volume

Transportation Improvement Program Status:

Trips generated by proposed use/change

Current Zoning: 1,388 -vehicle trips/day (*) **Proposed Zoning:** 2,149 -vehicle trips/day (*)

Estimated Net Change: increase of 761 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 Dickinson Ave are as follows:

1.) Dickinson Ave , West of Site (20%): “No build” ADT of 8,845

Estimated ADT with Proposed Zoning (full build) – 9,275
 Estimated ADT with Current Zoning (full build) – 9,123
Net ADT change = 152 (2% increase)

2.) Dickinson Ave , East of Site (60%): "No build" ADT of 8,845

Estimated ADT with Proposed Zoning (full build) – 10,134

Estimated ADT with Current Zoning (full build) – 9,678

Net ADT change = 456 (5% increase)

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

Based on possible uses permitted by the requested zoning, the proposed zoning classification could generate 2149 trips to and from the site on Dickinson Ave, which is a net increase of 608 additional trips per day along Dickinson Ave.

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

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

(2) Residential	
	b. Two-family attached dwelling (duplex)
	g. Mobile home (see also section 9-4-103)
	n. Retirement center or home
	o. Nursing, convalescent or maternity home; major care facility
	o(1). Nursing, convalescent or maternity home; minor care facility
(3) Home Occupations	
	a. Home occupation; not otherwise listed
	b. Home occupation; barber and beauty shop
	c. Home occupation; manicure, pedicure or facial salon
(4) Governmental	
	a. Public utility building or use
(5) Agricultural/Mining	
	b. Greenhouse or plant nursery; including accessory sales
	m. Beekeeping; major use
	n. Solar energy facility
(6) Recreational/Entertainment	
	a. Golf course; 18-hole regulation length (see also section 9-4-103)
	a(1). Golf course; 9-hole regulation length (see also section 9-4-103)
	c(1). Tennis club; indoor and outdoor facilities
(7) Office/Financial/Medical - None	
(8) Services	
	a. Child day care facilities
	b. Adult day care facilities
	d. Cemetery
	g. School; junior and senior high (see also section 9-4-103)
	h. School; elementary (see also section 9-4-103)
	i. School; nursery and kindergarten (see also section 9-4-103)
(9) Repair - None	
(10) Retail Trade - None	
(11) Wholesale/Rental/Vehicle-Mobile Home Trade - None	
(12) Construction - None	
(13) Transportation - None	
(14) Manufacturing/Warehousing - None	
(15) Other Activities (not otherwise listed - all categories) - None	
Proposed Zoning	
R6 (RESIDENTIAL) - PERMITTED USES	
(1) General	
	a. Accessory use or building

	c.	On-premise signs per Article N
(2) Residential		
	a.	Single-family dwelling
	b.	Two-family attached dwelling (duplex)
	b(1).	Master Plan Community per Article J
	c.	Multi-family development per Article I
	f.	Residential cluster development per Article M
	k.	Family care homes (see also 9-4-103)
	q.	Room renting
(3) Home Occupations - None		
(4) Governmental		
	b.	City of Greenville municipal government building or use (see also section 9-4-103)
(5) Agricultural/Mining		
	a.	Farming; agricultural, horticulture, forestry (see also section 9-4-103)
	l.	Beekeeping; minor use (see also section 9-4-103)
(6) Recreational/Entertainment		
	f.	Public park or recreational facility
	g.	Private noncommercial park or recreational facility
(7) Office/Financial/Medical - None		
(8) Services		
	o.	Church or place of worship (see also section 9-4-103)
(9) Repair - None		
(10) Retail Trade - None		
(11) Wholesale/Rental/Vehicle-Mobile Home Trade - None		
(12) Construction		
	c.	Construction office; temporary, including modular office (see also section 9-4-103)
(13) Transportation - None		
(14) Manufacturing/Warehousing - None		
(15) Other Activities (not otherwise listed - all categories) - None		
R6 (RESIDENTIAL) - SPECIAL USES		
(1) General - None		
(2) Residential		
	d.	Land use intensity multi-family (LUI) development rating 50 per Article K
	e.	Land use intensity multi-family (LUI) development rating 67 per Article K
	l.	Group care facility

	n.	Retirement center or home
	o(1).	Nursing, convalescent or maternity home; minor care facility
	p.	Board or rooming house
	r.	Fraternity or sorority house
(3) Home Occupations		
	a.	Home occupation; not otherwise listed
	b.	Home occupation; barber and beauty shop
	c.	Home occupation; manicure, pedicure or facial salon
(4) Governmental		
	a.	Public utility building or use
(5) Agricultural/Mining - None		
(6) Recreational/Entertainment		
	a.	Golf course; 18-hole regulation length (see also section 9-4-103)
	a(1).	Golf course; 9-hole regulation length (see also section 9-4-103)
	c(1).	Tennis club; indoor and outdoor facilities
(7) Office/Financial/Medical - None		
(8) Services		
	a.	Child day care facilities
	b.	Adult day care facilities
	d.	Cemetery
	g.	School; junior and senior high (see also section 9-4-103)
	h.	School; elementary (see also section 9-4-103)
	i.	School; nursery and kindergarten (see also section 9-4-103)
	m.	Multi-purpose center
	t.	Guest house for a college or other institution of higher learning
(9) Repair - None		
(10) Retail Trade - None		
(11) Wholesale/Rental/Vehicle-Mobile Home Trade - None		
(12) Construction - None		
(13) Transportation - None		
(14) Manufacturing/Warehousing - None		
(15) Other Activities (not otherwise listed - all categories) - None		

BUFFERYARD SETBACK AND VEGETATION SCREENING CHART

For Illustrative Purposes Only

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

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

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

Street trees may count toward the minimum acreage.

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

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

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

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

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

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

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

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

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

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

RESIDENTIAL DENSITY CHART

Density Level	Future Land Use and Character Type	Applicable Zoning District(s)	Units per Acre***
High	Uptown Edge (UE)	CDF and CD*	17 units per acre
	Mixed Use, High Intensity (MUHI)	OR	17 units per acre
		R6, MR	17 units per acre
	Residential, High Density (HDR)	R6, MR, OR	17 units per acre
		R6MH	17 units per acre
Medical-Transition (MT)	MR	17 units per acre	
High to Medium	Mixed Use (MU)	OR	17 units per acre
		R6, MR	17 units per acre
		R6A	9 units per acre
	Uptown Neighborhood (UN)	R6S	7 units per acre
	Traditional Neighborhood, Medium-High Density (TNMH)	R6	17 units per acre
		R6A	9 units per acre
		R6S	7 units per acre
Medium to Low	Traditional Neighborhood, Low-Medium Density (TNLM)	R9	6 units per acre
		R9S	5 units per acre
		R15S	3 units per acre
	Residential, Low-Medium Density (LMDR)	R9S	5 units per acre
		R15S	3 units per acre
		RA20	4 units per acre
		MRS	4 units per acre

* The residential density of the CD zoning district is based on the size of the mechanically conditioned floor area. See Section 9-4-153 in the City Code for development standards.

*** Maximim allowable density in the respective zoning district.



City of Greenville, North Carolina

Meeting Date: 6/16/2020
Time: 6:00 PM

Title of Item: Ordinance requested by Collice and Ann Moore, LLC et al to rezone a total of 2.3885 acres located at the southwest corner of the intersection of Moye Boulevard and Stantonsburg Road from MS (Medical-Support) and MCG (Medical-General Commercial) to MCH (Medical-Heavy Commercial).

Explanation: **Abstract:** The City has received a request by Collice and Ann Moore, LLC et al to rezone a total of 2.3885 acres located at the southwest corner of the intersection of Moye Boulevard and Stantonsburg Road from MS (Medical-Support) and MCG (Medical-General Commercial) to MCH (Medical-Heavy Commercial).

Required Notices:

Planning and Zoning meeting notice (property owner and adjoining property owner letter) mailed on June 3, 2020.
On-site sign(s) posted on June 3, 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 mixed use, high intensity (MUHI) at the southwest corner of the intersection of Moye Boulevard and Stantonsburg Road transitioning to medical transition (MT) to the west and south.

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

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

Multifamily residential

History/Background:

In 2019, a portion of the property was rezoned from Medical-Support (MS) to Medical-General Commercial (MCG).

Existing Land Uses:

Vacant commercial building

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 Schoolhouse Branch 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.

A storm drain line with public water runs along the north side along Stantonsburg Road

Surrounding Land Uses and Zoning:

North: MI - Vidant Hospital
South: MS - Vacant
East: MCH - Office building
West: MS - Vacant

Density Estimates:

Under the current zoning, the site contains 11,282 sq. ft. of retail space and could accommodate a further 8,000 sq. ft. of office space.

Under the proposed zoning, the site could accommodate 19,282 sq. ft. of commercial space consisting of a strip retail center containing: retail - 11,282 sq. ft., sit down restaurant 2,000 sq. ft., and office - 6,000 sq. ft.

The anticipated build-out is within 2 years.

Fiscal Note: No cost to the City.

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

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

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

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

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

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

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

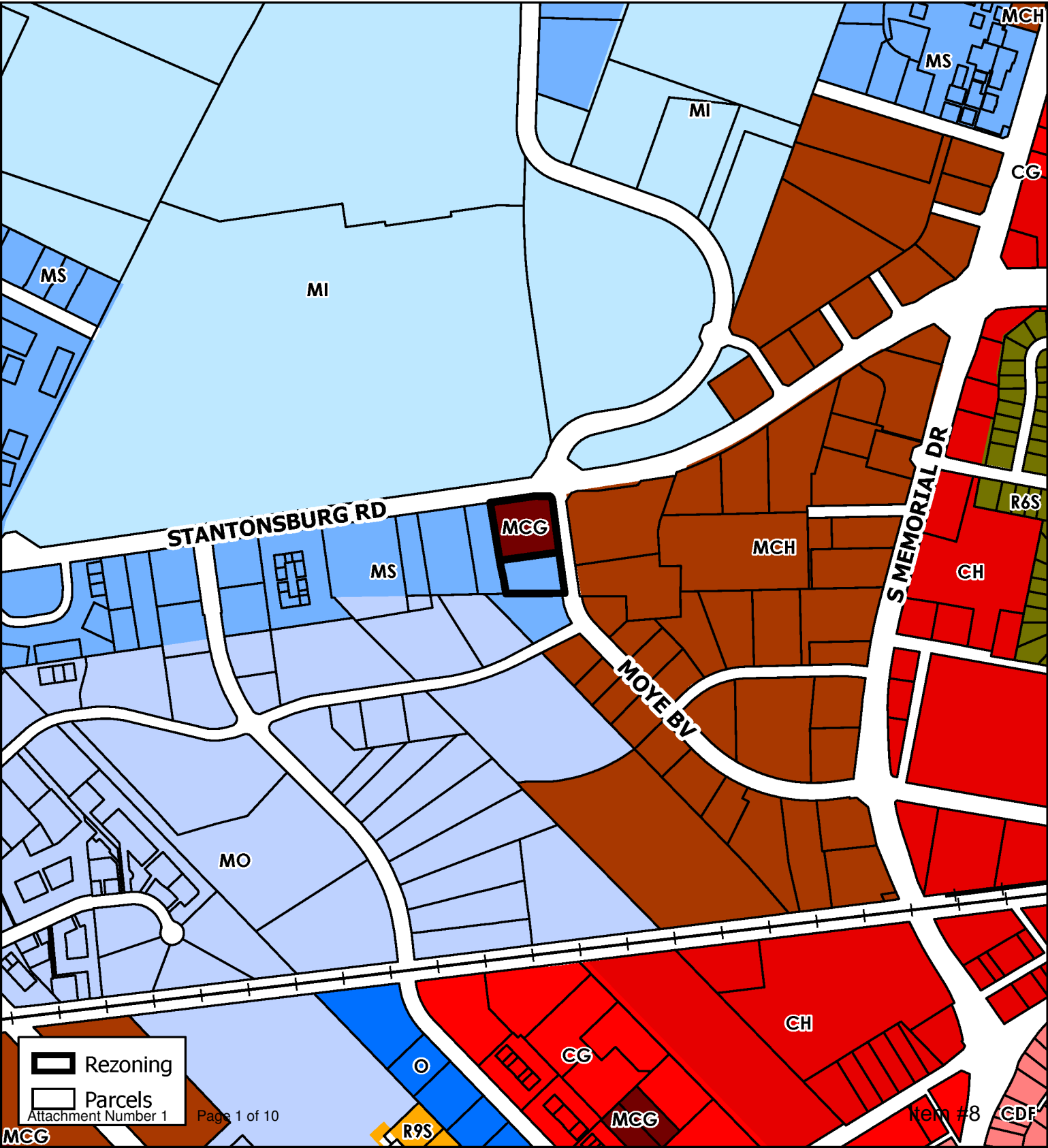
ATTACHMENTS:

Attachments

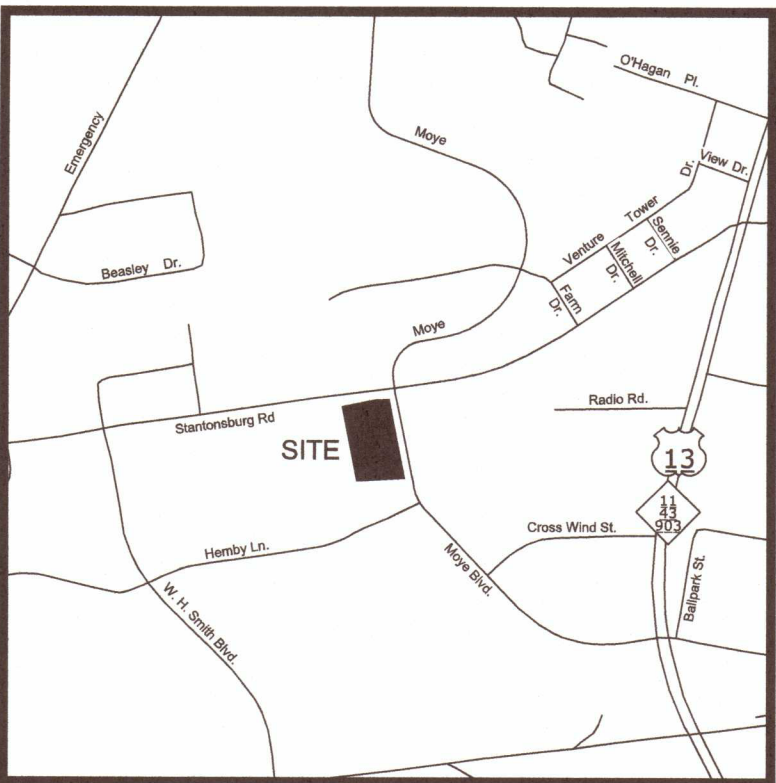
Collice and Ann Moore, LLC
From: MCG / MS
To: MCH
Total Acres: 2.3885
June 2nd, 2020



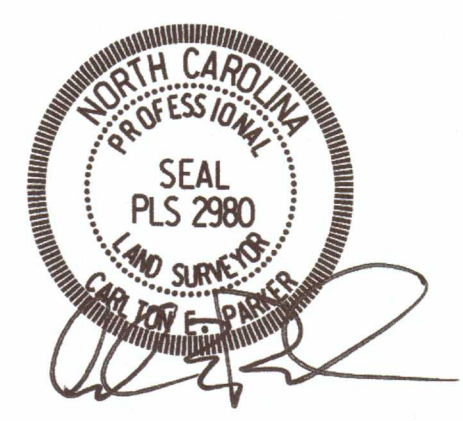
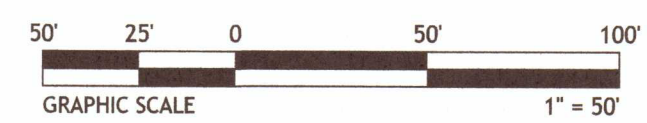
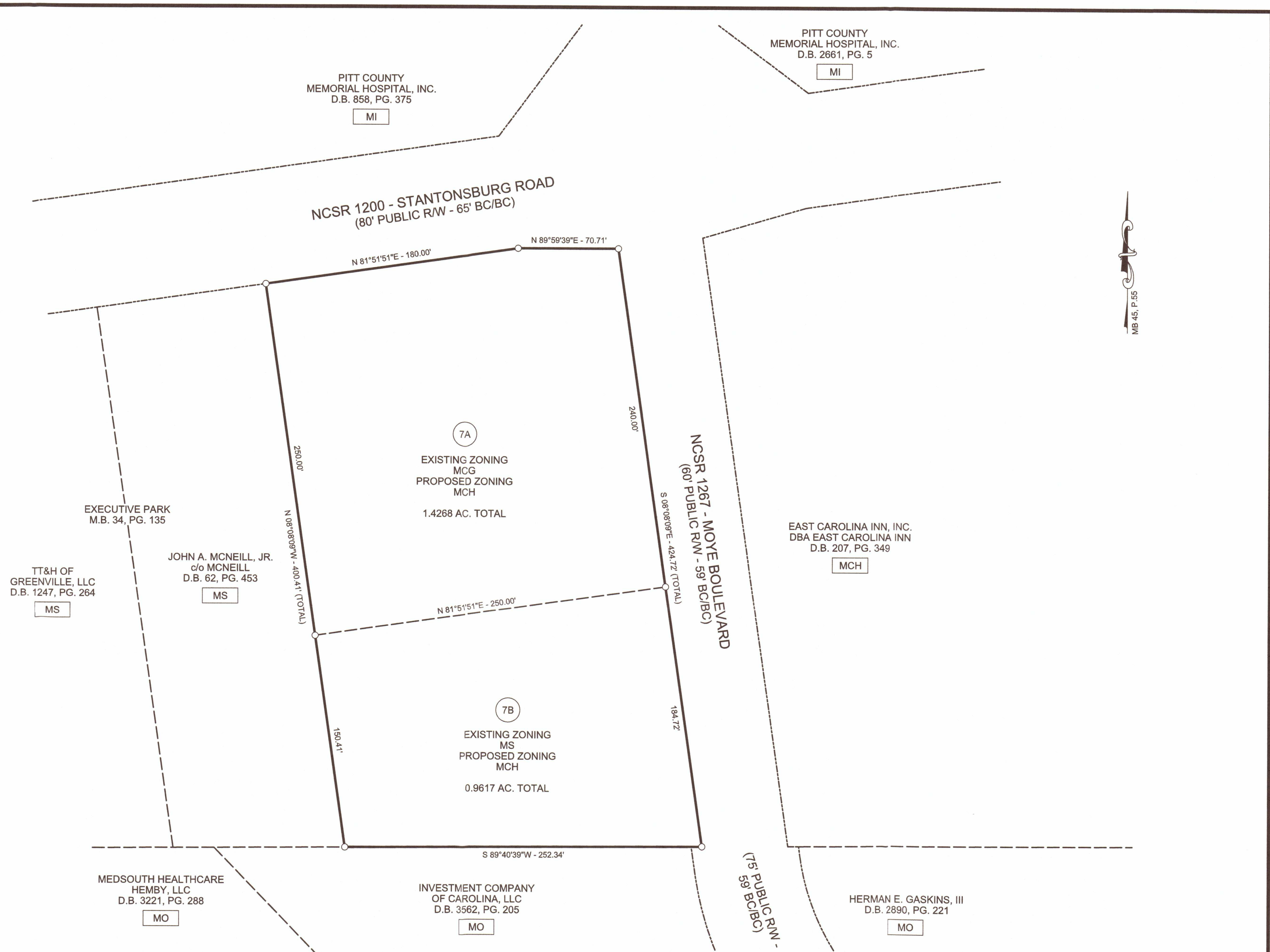
0 0.04 0.07 0.14 Miles



Rezoning
 Parcels



VICINITY MAP
1" = 2000'



CARLTON E. PARKER, PLS 2980

PARCEL NUMBERS 41661 AND 55190

REZONING MAP FOR

COLLICE AND ANN MOORE, LLC, ETAL

LOT 7A & 7B EXECUTIVE PARK AS RECORDED IN
MAP BOOK 45, PAGE 55 OF THE PITT COUNTY REGISTRY
GREENVILLE GREENVILLE TWP. PITT COUNTY NORTH CAROLINA

OWNERS:	LOTS 7A & 7B: COLLICE AND ANN MOORE, LLC, ETAL	SURVEYED:	CEP
ADDRESS:	4300 SAPPHIRE CT, SUITE 116 GREENVILLE, NC 27834	DRAWN:	WCO
PHONE:	(252) 231-2588	APPROVED:	CEP

DATE:	05/18/20
SCALE:	1" = 50'
SHEET	1 OF 1

MALPASS & ASSOCIATES
NC LICENSE NO. C-1289
1645 EAST ARLINGTON BLVD., SUITE D
GREENVILLE, N.C. 27858
(252) 756-1780

MS (MEDICAL-SUPPORT) - PERMITTED USES

(1) General	
a.	Accessory use or building
b.	Internal service facilities
c.	On-premise signs per Article N
f.	Retail sales; incidental
(2) Residential	
l.	Group care facility
n.	Retirement center or home
o.	Nursing, convalescent or maternity home; major care facility
(3) Home Occupations - None	
(4) Governmental	
b.	City of Greenville municipal government building or use (see also section 9-4-103)
c.	County or state government building or use not otherwise listed; excluding outside storage and major or minor repair
d.	Federal government building or use
(5) Agricultural/Mining	
a.	Farming; agricultural, horticulture, forestry (see also section 9-4-103)
(6) Recreational/Entertainment	
f.	Public park or recreational facility
(7) Office/Financial/Medical	
e.	Medical, dental, ophthalmology or similar clinic, not otherwise listed
(8) Services	
y(3).	TV and/or radio broadcast facilities, including receiving and transmission equipment and towers or cellular telephone and wireless communication towers not exceeding 80 feet in height
y(4)	Distributed Antenna System (See also 9-4-103 (Q))
ee.	Hospital
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	
d.	Pharmacy
w.	Florist
(11) Wholesale/Rental/Vehicle-Mobile Home Trade - None	
(12) Construction	
c.	Construction office; temporary, including modular office (see also section 9-4-103)
(13) Transportation	
h.	Parking lot or structure; principal use
(14) Manufacturing/Warehousing - None	
(15) Other Activities (not otherwise listed - all categories) - None	

MS (MEDICAL-SUPPORT) - SPECIAL USES

(1) General - None	
(2) Residential	

EXISTING ZONING	
MCG (MEDICAL-GENERAL COMMERCIAL) - PERMITTED USES	
(1) General	
a.	Accessory use or building
b.	Internal service facilities
c.	On-premise signs per Article N
f.	Retail sales; incidental
(2) Residential - None	
(3) Home Occupations - None	
(4) Governmental	
b.	City of Greenville municipal government building or use (see also section 9-4-103)
c.	County or state government building or use not otherwise listed; excluding outside storage and major or minor repair
d.	Federal government building or use
(5) Agricultural/Mining	
a.	Farming; agricultural, horticulture, forestry (see also section 9-4-103)
(6) Recreational/Entertainment	
f.	Public park or recreational facility
s.	Athletic club; indoor only
(7) Office/Financial/Medical	
a.	Office; professional and business, not otherwise listed
d.	Bank, savings and loans or other savings or investment institutions
(8) Services	
e.	Barber or beauty salon
f.	Manicure, pedicure or facial salon
v.	Photography studio including photo and supply sales
y(3).	TV and/or radio broadcast facilities, including receiving and transmission equipment and towers or cellular telephone and wireless communication towers not exceeding 80 feet in height
y(4)	Distributed Antenna System (See also 9-4-103 (Q))
z.	Printing or publishing service including graphic art, maps, newspapers, magazines and books
aa.	Catering service including food preparation (see also restaurant; conventional and fast food)
hh.	Exercise and weight loss studio; indoor only
ii.	Wellness center, indoor and outdoor facilities
kk.	Launderette; household users
ll.	Dry cleaners; household users
(9) Repair	
g.	Jewelry, watch, eyewear or other personal item repair
(10) Retail Trade	
a.	Miscellaneous retail sales; non-durable goods, not otherwise listed
d.	Pharmacy
f.	Office and school supply, equipment sales
h.	Restaurant; conventional
i.	Restaurant; fast food

	k.	Medical supply sales and rental of medically-related products including uniforms and related accessories
	l.	Electronic; stereo, radio, computer, TV, etc... sales and accessory repair
	s.	Book or card store, news stand
	t.	Hobby or craft shop
	v.	Video or music store; records, tape, CD and the like sales
	w.	Florist
(11) Wholesale/Rental/Vehicle-Mobile Home Trade - None		
(12) Construction		
	c.	Construction office; temporary, including modular office (see also section 9-4-103)
(13) Transportation - None		
(14) Manufacturing/Warehousing		
	c.	Bakery; production, storage, and shipment facilities
(15) Other Activities (not otherwise listed - all categories) - None		
MCG (MEDICAL-GENERAL COMMERCIAL) - SPECIAL USES		
(1) General - None		
(2) Residential		
	i.	Residential quarters for resident manager, supervisor or caretaker; excluding mobile home
(3) Home Occupations - None		
(4) Governmental		
	a.	Public utility building or use
(5) Agricultural/Mining - None		
(6) Recreational/Entertainment		
	m(1).	Dining and entertainment establishment (see also section 9-4-103)
	t.	Athletic club; indoor and outdoor facilities
(7) Office/Financial/Medical - None		
(8) Services		
	a.	Child day care facilities
	b.	Adult day care facilities
	ff(1).	Mental health, emotional or physical rehabilitation day program facility
	jj.	Health services not otherwise listed
(9) Repair - None		
(10) Retail Trade		
	c.	Wine shop; including on-premise consumption (see also section 9-4-103)
	j.	Restaurant and/or dining and entertainment establishment; regulated outdoor activities
(11) Wholesale/Rental/Vehicle-Mobile Home Trade - None		
(12) Construction - None		
(13) Transportation - None		
(14) Manufacturing/Warehousing - None		
(15) Other Activities (not otherwise listed - all categories) - None		
PROPOSED ZONING		
MCH (MEDICAL-HEAVY COMMERCIAL) - PERMITTED USES		
(1) General		
	a.	Accessory use or building
	b.	Internal service facilities

	c.	On-premise signs per Article N
	f.	Retail sales; incidental
(2) Residential - None		
(3) Home Occupations - None		
(4) Governmental		
	b.	City of Greenville municipal government building or use (see also section 9-4-103)
	c.	County or state government building or use not otherwise listed; excluding outside storage and major or minor repair
	d.	Federal government building or use
(5) Agricultural/Mining		
	a.	Farming; agricultural, horticulture, forestry (see also section 9-4-103)
	b.	Greenhouse or plant nursery; including accessory sales
(6) Recreational/Entertainment		
	f.	Public park or recreational facility
	s.	Athletic club; indoor only
(7) Office/Financial/Medical		
	a.	Office; professional and business, not otherwise listed
	d.	Bank, savings and loans or other savings or investment institutions
	e.	Medical, dental, ophthalmology or similar clinic, not otherwise listed
	f.	Veterinary clinic or animal hospital (see also animal boarding; outside facility, kennel and stable)
(8) Services		
	e.	Barber or beauty salon
	f.	Manicure, pedicure or facial salon
	n.	Auditorium
	o.	Church or place of worship (see also section 9-4-103)
	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(3).	TV and/or radio broadcast facilities, including receiving and transmission equipment and towers or cellular telephone and wireless communication towers not exceeding 80 feet in height
	y(4)	Distributed Antenna System (See also 9-4-103 (Q))
	aa.	Catering service including food preparation (see also restaurant; conventional and fast food)
	hh.	Exercise and weight loss studio; indoor only
	ii.	Wellness center, indoor and outdoor facilities
	kk.	Launderette; household users
	ll.	Dry cleaners; household users
(9) Repair		
	g.	Jewelry, watch, eyewear or other personal item repair
(10) Retail Trade		
	a.	Miscellaneous retail sales; non-durable goods, not otherwise listed
	b.	Gasoline or automotive fuel sales; accessory or principal use, retail

d.	Pharmacy
e.	Convenience store (see also gasoline sales)
f.	Office and school supply, equipment sales
h.	Restaurant; conventional
i.	Restaurant; fast food
k.	Medical supply sales and rental of medically-related products including uniforms and related accessories
p.	Furniture and home furnishing sales not otherwise listed
s.	Book or card store, news stand
t.	Hobby or craft shop
v.	Video or music store; records, tape, CD and the like sales
w.	Florist
(11) Wholesale/Rental/Vehicle-Mobile Home Trade - None	
(12) Construction	
a.	Licensed contractor; general electrical, plumbing, mechanical, etc... excluding outside storage
c.	Construction office; temporary, including modular office (see also section 9-4-103)
f.	Hardware store
(13) Transportation	
h.	Parking lot or structure; principal use
(14) Manufacturing/Warehousing	
c.	Bakery; production, storage, and shipment facilities
i.	Moving and storage of nonhazardous materials; excluding outside storage
k.	Mini-storage warehouse, household; excluding outside storage
(15) Other Activities (not otherwise listed - all categories) - None	
MCH (MEDICAL-HEAVY COMMERCIAL) - SPECIAL USES	
(1) General	
g.	Incidental assembly of products sold at retail or wholesale as an accessory to principal uses
(2) Residential	
i.	Residential quarters for resident manager, supervisor or caretaker; excluding mobile home
(3) Home Occupations - None	
(4) Governmental	
a.	Public utility building or use
(5) Agricultural/Mining - None	
(6) Recreational/Entertainment	
m(1).	Dining and entertainment establishment (see also section 9-4-103)
t.	Athletic club; indoor and outdoor facilities
(7) Office/Financial/Medical	
c.	Office; customer service, not otherwise listed, including accessory service delivery vehicle parking and indoor storage
(8) Services	
a.	Child day care facilities
b.	Adult day care facilities
j.	College and other institutions of higher learning

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)
ff(1).	Mental health, emotional or physical rehabilitation day program facility
gg.	Vocational rehabilitation center
jj.	Health services not otherwise listed
(9) Repair	
a.	Minor repair; as an accessory or principal use
(10) Retail Trade	
c.	Wine shop; including on-premise consumption (see also section 9-4-103)
y.	Auto part sales (see also major and minor repair)
ff.	Tobacco shop (Class 1) (see also section 9-4-103)
(11) Wholesale/Rental/Vehicle-Mobile Home Trade - None	
(12) Construction - None	
(13) Transportation - None	
(14) Manufacturing/Warehousing	
m.	Warehouse; accessory to approved commercial or industrial uses within the district; excluding outside storage
t.	Manufacture of nonhazardous medical supplies or medical products, including distribution
(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.



City of Greenville, North Carolina

Meeting Date: 6/16/2020
Time: 6:00 PM

Title of Item: Closure of a portion of Josh Court

Explanation: **Abstract:** This item is to consider the closure of a portion of Josh Court. A portion of the Cul-de-sac is being removed and the street will be extended into the adjoining property by the petitioner.

Explanation: This item is to consider the closure of a portion of Josh Court. A portion of the Cul-de-sac is being removed and the street will be extended into the adjoining property by the petitioner.

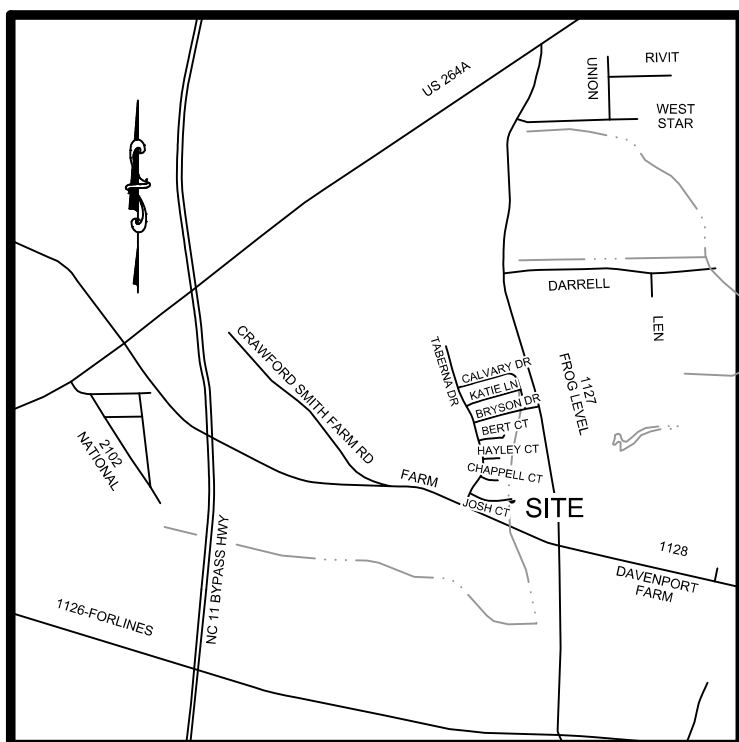
Staff Comments: The street closure map has been reviewed by City staff and Greenville Utilities Commission (GUC). Staff and GUC request a utility easement over and upon the street section to be closed.

Fiscal Note: Budgeted funds for annual maintenance of this street section will not be affected by this street closure.

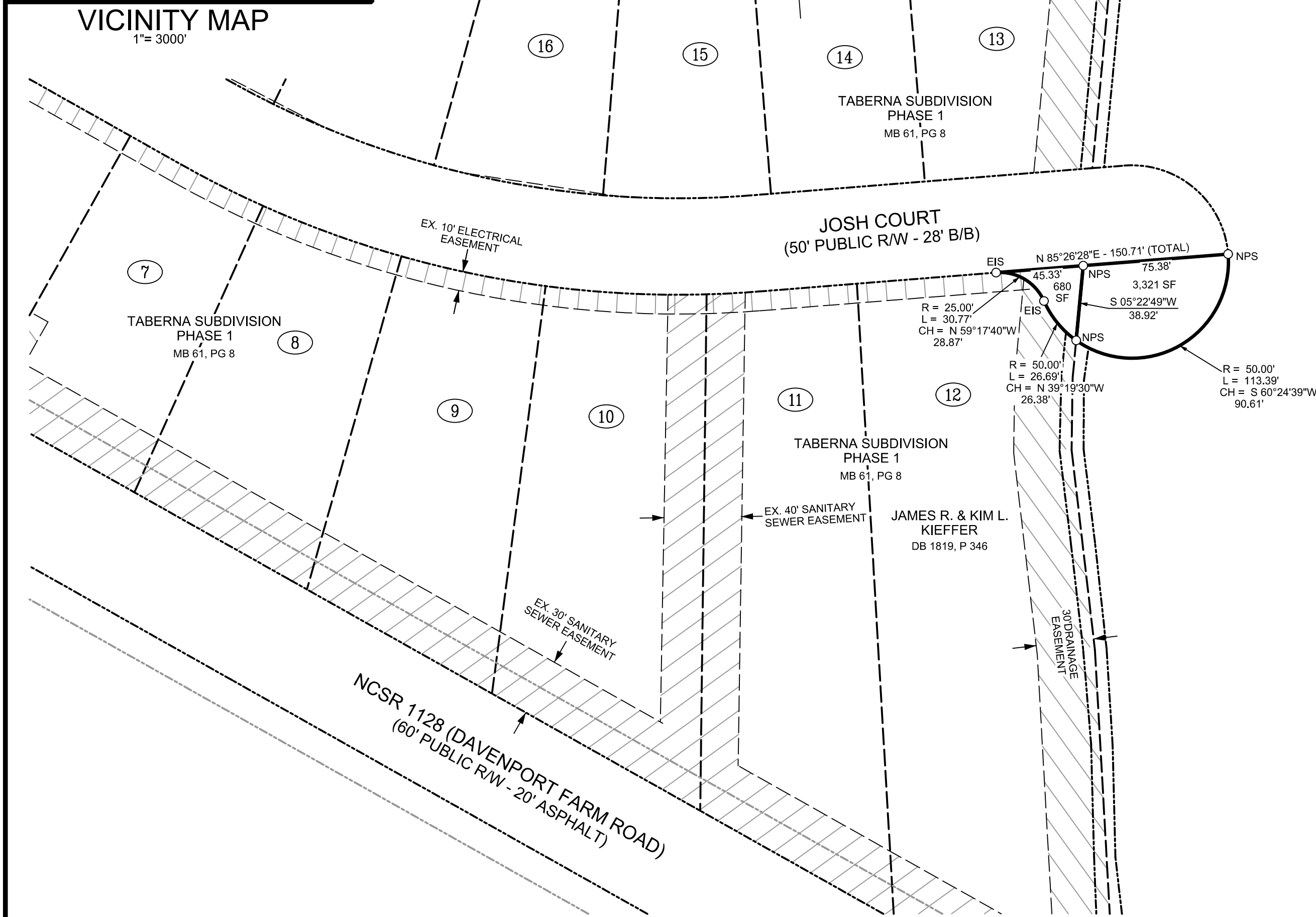
Recommendation: Recommend to City Council the closure of a portion of Josh Court.

ATTACHMENTS:

Josh Court Map



VICINITY MAP
1"= 3000'



ROBERT D. PARROTT
TRUSTEE
DB W 41, P.604

**PROGRESS
DRAWING**

LEGEND
NIS = NEW IRON STAKE
NPS = NO POINT SET
EIP = EXISTING IRON PIPE
EIS = EXISTING IRON STAKE



CERTIFICATION

I, CARLTON E. PARKER, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL FIELD SURVEY MADE BY ME; THAT THE ERROR OF CLOSURE AS CALCULATED BY LATITUDES AND DEPARTURES IS 1:10,000+; THAT BOUNDARIES NOT SURVEYED ARE SHOWN AS BROKEN LINES PLATTED FROM MAPS AND DEED REFERENCED HEREON; AND THIS MAP WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY HAND AND SEAL THIS THE ___ DAY OF _____, 2020.

CARLTON E. PARKER, PLS NC L-2980

CERTIFICATION

I, CARLTON E. PARKER, CERTIFY THIS SURVEY IS OF ANOTHER CATEGORY, SUCH AS THE RECOMBINATION OF EXISTING PARCELS, A COURT ORDERED SURVEY OR OTHER EXCEPTION TO THE DEFINITION OF SUBDIVISION.

CARLTON E. PARKER, PLS NC L-2980

REVIEW OFFICERS CERTIFICATE

STATE OF NORTH CAROLINA
COUNTY OF PITT

I, _____, REVIEW OFFICER OF PITT COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

DATE: _____, 2020

REVIEW OFFICER

MAYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT THE CITY COUNCIL OF THE CITY OF GREENVILLE HAS PASSED A RESOLUTION TO CLOSE _____

RESOLUTION NUMBER _____

SIGNED _____
MAYOR

SIGNED _____
CITY CLERK

STREET CLOSING MAP FOR
A PORTION OF JOSH COURT

TABERNA SUBDIVISION PHASE 1 SECTION 1 AS RECORDED IN MAP BOOK 61, PAGE 8 OF THE PITT COUNTY REGISTRY
GREENVILLE WINTERVILLE TWP. PITT CO. NORTH CAROLINA

OWNER:	CITY OF GREENVILLE	SURVEYED:	CEP
ADDRESS:	201 WEST FIFTH STREET GREENVILLE, NC 27834	DRAWN:	WCO
TELEPHONE:	(252) 329-4504	APPROVED:	CEP
MALPASS & ASSOCIATES NC LICENSE NO. C-1289 1645 EAST ARLINGTON BLVD., SUITE D GREENVILLE, N.C. 27858 (252) 756-1780		DATE:	04/29/20
		SCALE:	1"= 50'
		SHEET	1 OF 1



City of Greenville, North Carolina

Meeting Date: 6/16/2020
Time: 6:00 PM

Title of Item: Closure of a portion of Ridgeway Street

Explanation: **Abstract:** This item is to consider the closure of a portion of Ridgeway Street from Broad Street to the southern terminus of Ridgeway St. The petitioner is owner of all the property along the street section to be closed.

Explanation: This item is to consider the closure of a portion of Ridgeway Street from Broad Street to the southern terminus of Ridgeway St. The petitioner is owner of all the property along the street section to be closed.

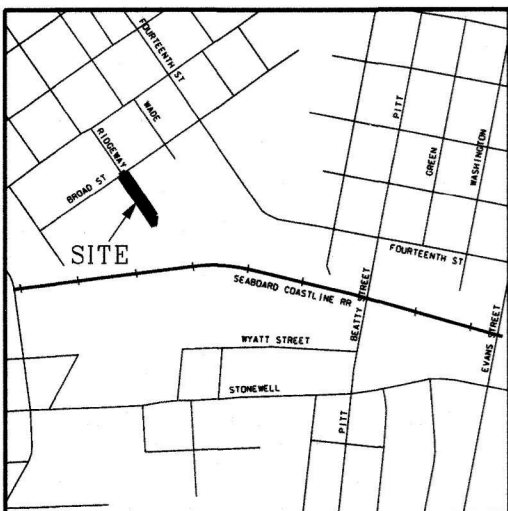
Staff Comments: The street closure map has been reviewed by City staff and Greenville Utilities Commission (GUC). Staff and GUC request a utility easement over and upon the street section to be closed.

Fiscal Note: Budgeted funds for annual maintenance of this street section will no longer be required upon closure.

Recommendation: Recommend to City Council the closure of this portion of Ridgeway Street.

ATTACHMENTS:

Ridgewood Street Map



VICINITY MAP
SCALE: 1" = 1000'

REVIEW OFFICER CERTIFICATION

I, _____, REVIEW OFFICER OF PITT COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

REVIEW OFFICER _____ DATE _____

APPROVAL STATEMENT

APPROVED, EXEMPT FROM SUBDIVISION REGULATIONS

CITY OF GREENVILLE SUBDIVISION ADMINISTRATOR

I, HOWARD O. BARNUM, CERTIFY THAT THIS MAP IS OF A SURVEY OF ANOTHER CATEGORY, SUCH AS THE RECOMBINATION OF EXISTING PARCELS, A COURT-ORDERED SURVEY, OR OTHER EXEMPTION OR EXCEPTION TO THE DEFINITION OF A SUBDIVISION.

Howard O. Barnum
PROFESSIONAL LAND SURVEYOR L-3634



BROAD ST. (50')

RIDGEWAY ST. (40')

WADE ST. (40')

GARRIS EVANS LUMBER COMPANY, INC DB 1839 PG. 38

GARRIS EVANS LUMBER COMPANY, INC DB 321 PG. 117

GARRIS EVANS LUMBER COMPANY, INC DB V 42 PG. 429

GARRIS EVANS LUMBER COMPANY, INC DB I 25 PG. 360

GARRIS EVANS LUMBER COMPANY, INC DB M 31 PG. 487

GARRIS EVANS LUMBER COMPANY, INC DB 126 PG. 265

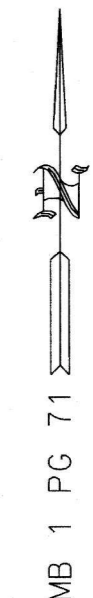
GARRIS EVANS LUMBER COMPANY, INC DB W 49 PG. 397

NOTES

1. THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARDOUS AREA AS DETERMINED BY THE NATIONAL FLOOD INSURANCE PROGRAM. REFERENCE: FIRM NUMBER 3720468700K DATE 07/07/2014.
2. WATER SUPPLY PROVIDED BY GREENVILLE UTILITIES COMMISSION.
3. ELECTRICITY PROVIDED BY GREENVILLE UTILITIES COMMISSION.
4. SEWER PROVIDED BY GREENVILLE UTILITIES COMMISSION.
5. GAS PROVIDED BY GREENVILLE UTILITIES COMMISSION.
6. OVERHEAD POWER RUNS ALONG SE. SIDE OF BROAD ST. AND SW. SIDE OF RIDGEWAY ST. NOT SHOWN FOR CLARITY.
7. THE ENTIRETY OF THE PROPOSED STREET CLOSING IS TO BECOME A UTILITY EASEMENT.

LEGEND

- EIP= EXISTING IRON PIPE
- EIR= EXISTING IRON ROD
- NIS= NEW IRON STAKE
- NPS= NO POINT SET
- NPF= NO POINT FOUND
- R/W= RIGHT OF WAY
- CC= CONTROL CORNER



AREA OF STREET CLOSING = 0.2957 ACRE



"I CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION FOUND IN DEEDS REFERENCED ON PLAT; THAT THE BOUNDARIES NOT SURVEYED ARE INDICATED AS DRAWN FROM MAP BOOK 1 PAGE 71; THAT THE RATIO OF PRECISION IS 36.653; AND THAT THIS MAP MEETS THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA (21 NCAC 56.1600)"

THIS _____ DAY OF MAY, 2020
PROFESSIONAL LAND SURVEYOR *Howard O. Barnum*



GRAPHIC SCALE: 1" = 40'

John H. Evans
President
Garris Evans Lumber Co Inc
5/4/20

OWNERS SIGNATURE(S)

PROJECT NO.: P-1321-002
DRAWING NO.:

STREET CLOSING MAP	
A PORTION OF RIDGEWAY STREET	
GREENVILLE GREENVILLE TOWNSHIP PITT COUNTY NORTH CAROLINA	
OWNER: GARRIS EVANS LUMBER CO., INC.	SURVEYED: HOB
ADDRESS: 701 W. 14th ST. GREENVILLE, NC 27834	DRAWN: HOB
PHONE: 752-2106	APPROVED: HOB
STROUD ENGINEERING, P.A.	DATE: 5/01/2020
107-B COMMERCE STREET GREENVILLE, NORTH CAROLINA 27858 (252) 756-9352	SCALE: 1" = 40'
	SHEET 1 OF 1