



# Agenda

## Planning and Zoning Commission

July 21, 2020  
6:00 PM  
City Council Chambers

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

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**I. Call Meeting To Order**

**II. Invocation - Billy Parker**

**III. Roll Call**

**IV. Approval of Minutes**

1. June 16, 2020 and June 18, 2020

**V. Old Business**

**Rezoning**

2. 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.
3. 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]).

**Text Amendment**

4. 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 and June 16, 2020 meetings. Staff is requesting this item be continued to the August 18, 2020 meeting. There have been positive discussions between the neighborhood and school. Staff held a neighborhood meeting on June 30, 2020 and will be holding another meeting on July 16, 2020 to gather more input and comments to potentially revise the proposed draft ordinance, as well as, answer questions.

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

5. Request 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.

## **VI. New Business**

### **Rezoning**

6. REVISED REQUEST

Request by John F. Moye, Sr. Heirs to rezone 23.9964 acres located south of Greenville Boulevard between Allendale Drive and Dickinson Avenue Extension from RA20 (Residential-Agricultural) to R6A-RU (Residential [Medium Density]) Restricted-Residential Overlay.

### **Preliminary Plats**

7. Request by HBL Investments, LLC. The proposed preliminary subdivision plat entitled, "Bent Creek - Phase 6", is located at the terminus of Gordon Drive. The property is further identified as being tax parcel number 79107. The proposed plat consists of 19 lots and totals 6.944 acres.
8. Request by Rocky Russell Development, LLC. The proposed preliminary subdivision plat entitled, "Stonehaven", is located at the terminus of Great Laurel Court, west of Allen Road and is further identified as being tax parcel number 76140. The proposed plat consists of 44 lots totaling 11.7957 acres.

## **VII. Other Items of Business**

9. Election of Chair and Vice Chair

## **VIII. Adjournment**

DRAFT MINUTES FOR THE GREENVILLE PLANNING AND ZONING COMMISSION

June 16, 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 June 18, 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 June 18, 2020 meeting. The commission will discuss the item and then vote on the item in question.

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

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

**VOTING MEMBERS:** Robinson, Overton, Parker, Joyner, Maxwell, Collins, Brock, Faison, West.

Ms. Gooby stated that Allen Thomas would not be voting due to not going through orientation. He will be ready to serve next month.

**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

**MINUTES:** Motion made by Mr. Overton, seconded by Mr. Parker, to accept the minutes from the May 19, 2020 and May 21, 2020 meetings. Motion passed unanimously.

**Changes to the Agenda:** Chair Robinson stated there were requests for Items 3, 4, and 5, to have those items continued to the July 21, 2020 P&Z meeting.

Motion made by Mr. West, seconded by Mr. Faison, to continue Item number 3 to the July 21, 2020 meeting. Motion passed unanimously.

Motion made by Mr. West, seconded by Mr. Brock, to continue Item number 4 to the July 21, 2020 meeting. Motion passed unanimously.

Motion made by Mr. Maxwell, seconded by Mr. Joyner, to continue Item number 5 to the July 21, 2020 meeting. Motion passed unanimously.

Chair Robinson stated that there has been a request by staff to continue Item number 6 to the July 21, 2020 meeting. Robinson then asked staff to present.

Ms. Chantae Gooby stated staff was requesting a continuance to allow staff to further reach out to the neighborhoods impacted by the ordinance. A neighborhood meeting has been scheduled for June 30<sup>th</sup>, 2020 in Council Chambers at City Hall, at 5:30PM.

Motion made by Mr. West, seconded by Mr. Collins, to continue Item number 6 to the July 21, 2020 meeting. Motion passed unanimously.

**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.

Mr. Overton spoke about the possible need for recusing himself from this item. One of his employees is the broker for this property.

Mr. Robinson opened up the floor for discussion of or a motion for recusing Mr. Overton. Hearing none Robinson moved ahead with the meeting.

Mr. Brad Sceviour delineated the property. It is located in the southwest quadrant of the city. The property is currently vacant but is surrounded by nearby neighborhoods. The land is located near the Greens Mill Run Watershed. If storm water rules apply, a 25-year detention and nitrogen and phosphorus reduction would be required. There currently are riparian buffers on the property. The new zoning would see an increase of 608 trips per day on Dickinson Avenue. The property will be able to accommodate 370 units. In staff's opinion the request in compliance with Horizons 2026 Community Plan and the Future Land Use Plan. Staff recommends approval.

Mr. Robinson opened the public hearing.

Bryan Fagundus, spoke in favor of the rezoning, discussed the conservation overlay and the traffic increases. This rezoning is compatible with the Future Land Use Plan.

No one spoke in opposition.

Mr. Robinson closed the public hearing.

8. ORDINANCE REQUESTED BY COLLICE AND ANN MOORE, ET AL, TO REZONE A TOTAL OF 2.3885 ACRES LOCATED AT THE SOUTHWEST CORNER OF MOYE BOULEVARD AND STANTONSBURG ROAD FROM MS (MEDICAL-SUPPORT) AND MCG (MEDICAL-GENERAL COMMERCIAL) TO MCH (MEDICAL-HEAVY COMMERCIAL).

Mr. Brad Sceviour delineated the property. The property is in the western portion of town and is on the corner of Moye Boulevard and Stantonsburg Road and includes a smaller parcel to the south for a total of 2.3885 acres. The northern tract is zoned commercial, and the southern portion is vacant. The property is not in the floodplain, but it is in the Schoolhouse Branch Watershed District. If storm water rules apply, then 10-year detention and nitrogen and phosphorus reduction would be required. There is no anticipated increase of traffic. Under the current zoning, there is approximately 11,000 square feet of retail space. Under the new zoning, there could be an increase of an additional 8,000 square feet of retail space. The change in zoning would impact allowable uses. Horizons 2026 Community Plan and the Future Land Use Plan and shows mixed use and medical transition for this area. In staff's opinion the request is in compliance with Horizons 2026 Community Plan and the Future Land Use Plan. Staff recommends approval.

Mr. Robinson opened the public hearing.

Mr. Ken Malpass represented the property owners and spoke in favor of the ordinance. This is a cleanup rezoning after the property was zoned MCH (Medical-Heavy Commercial).

No one spoke in opposition.

Mr. Robinson closed the public hearing.

#### 9. CLOSURE OF A PORTION OF JOSH COURT

Ms. Lisa Kirby, Director of Engineering, explained 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. The street closure has been reviewed by City staff and Greenville Utilities Commission (GUC). Budgeted funds for annual maintenance of this street section will not be affected by this street closure. Staff recommends approval.

Mr. Robinson opened the public hearing.

Ken Malpass spoke in behalf of the petitioner and in favor of the ordinance.

No one spoke in opposition.

Mr. Robinson closed the public hearing.

#### 10. CLOSURE OF A PORTION OF RIDGEWAY STREET.

Ms. Lisa Kirby, Director of Engineering, explained 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 the owner of all the property along the street section to be closed. The street closure map has been reviewed by City staff and Greenville Utilities Commission (GUC). Budgeted funds for annual maintenance of this street section will no longer be required upon closure. Staff recommends approval.

Mr. Robinson opened the public hearing.

No one spoke in favor or against.

Mr. Robinson closed the public hearing.

Mr. Robinson restated that the public had until 7PM, June 17, to email comments to staff. The commission would reconvene on June 18, 2020, at 6PM to discuss and vote on agenda items 7, 8, 9, and 10.

**Motion made by John Collins, seconded by Chris West, to recess the June 16, 2020 Planning and Zoning meeting until June 18, 2020 at 6PM. Motion passed unanimously.**

DRAFT MINUTES FOR THE GREENVILLE PLANNING AND ZONING COMMISSION

June 18, 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 June 16, 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 June 16, 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 items and then vote on the items in question.

Mr. Les Robinson - Chair \*

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

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

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

Ms. Gooby stated that Allen Thomas would not be voting due to not going through orientation. He will be ready to serve next month.

**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

Mr. Robinson asked if all those who were present on June 16, 2020, were present for tonight's meeting.

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

**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.

Chairman Robinson told the commission that there were two comments received with regards to this item. The first email was from Alex Kordis, DDS opposing the request. The second email was from Craig and Barbara Perdue, who also opposed the rezoning.

Michael Overton asked to be recused from item number 7 due to advice from his attorney.

Motion made by Alan Brock, seconded by Hap Maxwell, to recuse Michael Overton from item number 7. Motion passed unanimously.

John Collins asked if staff could address the concerns that were submitted by Dr. Kordis.

Chantae Gooby explained that the conservation overlay has to stay in its natural vegetation state, but can be counted as acreage for density matters. Traffic has been addressed in the traffic report, and the other comments will be addressed in the site plan approval process. The price of the housing and whether they are owner-occupied or rental properties are not germane to the rezoning request.

Hap Maxwell who is responsible for the maintenance of 25-year detention pond once the developer has finished the project.

Lisa Kirby, Director of Engineering, stated the homeowners are responsible.

Mr. Maxwell asked what procedures the city has in place to monitor these detention ponds.

Ms. Kirby stated there are two mechanisms. The property owners are required to do monthly inspections, and then they are required to have an inspection done annually by a professional engineer. The engineer will examine the functionality of the pond, and the homeowners will provide the engineer with their monthly maintenance log. Once the annual review is done, the engineer will then provide the city with a report of findings on the pond. The city will then do an inspection to verify the work found in the engineer's report.

Chairman Robinson asked if the city had to prompt the parties responsible for the ponds for these reports.

Ms. Kirby said no. The reports are required to be done as a set of agreements signed prior to the development of the property. If the city does not receive the report, then there is an enforcement procedure that will be used.



**Motion made by Mr. Joyner, 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.**

8. ORDINANCE REQUESTED BY COLLICE AND ANN MOORE, ET AL, TO REZONE A TOTAL OF 2.3885 ACRES LOCATED AT THE SOUTHWEST CORNER OF MOYE BOULEVARD AND STANTONSBURG ROAD FROM MS (MEDICAL-SUPPORT) AND MCG (MEDICAL-GENERAL COMMERCIAL) TO MCH (MEDICAL-HEAVY COMMERCIAL).

**Motion made by Mr. West, seconded by Mr. Faison 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.**

9. CLOSURE OF A PORTION OF JOSH COURT

**Motion made by Mr. Collins, seconded by Mr. West, to close a portion of Josh Court. Motion passed unanimously.**

10. CLOSURE OF A PORTION OF RIDGEWAY STREET.

**Motion made by Mr. Brock, seconded by Mr. Maxwell, to close a portion of Josh Court. Motion passed unanimously.**

**Motion made by Chris West, seconded by Kevin Faison, to adjourn the June 18, 2020 meeting of the Planning and Zoning Commission. Motion passed unanimously.**



## City of Greenville, North Carolina

Meeting Date: 7/21/2020  
Time: 6:00 PM

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**Title of Item:**

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.

**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 and June 16, 2020 meetings.

**Required Notices:**

Planning and Zoning meeting notice (property owner and adjoining property owner letter) mailed on July 7, 2020.

On-site sign(s) posted on July 7, 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.

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**ATTACHMENTS:**

-  
Attachments

Amy A. Edwards

Tract 1

From: RA-20 To: CG Acres: 5.038

Tract 2

From: RA-20 To: R-6 Acres: 9.138

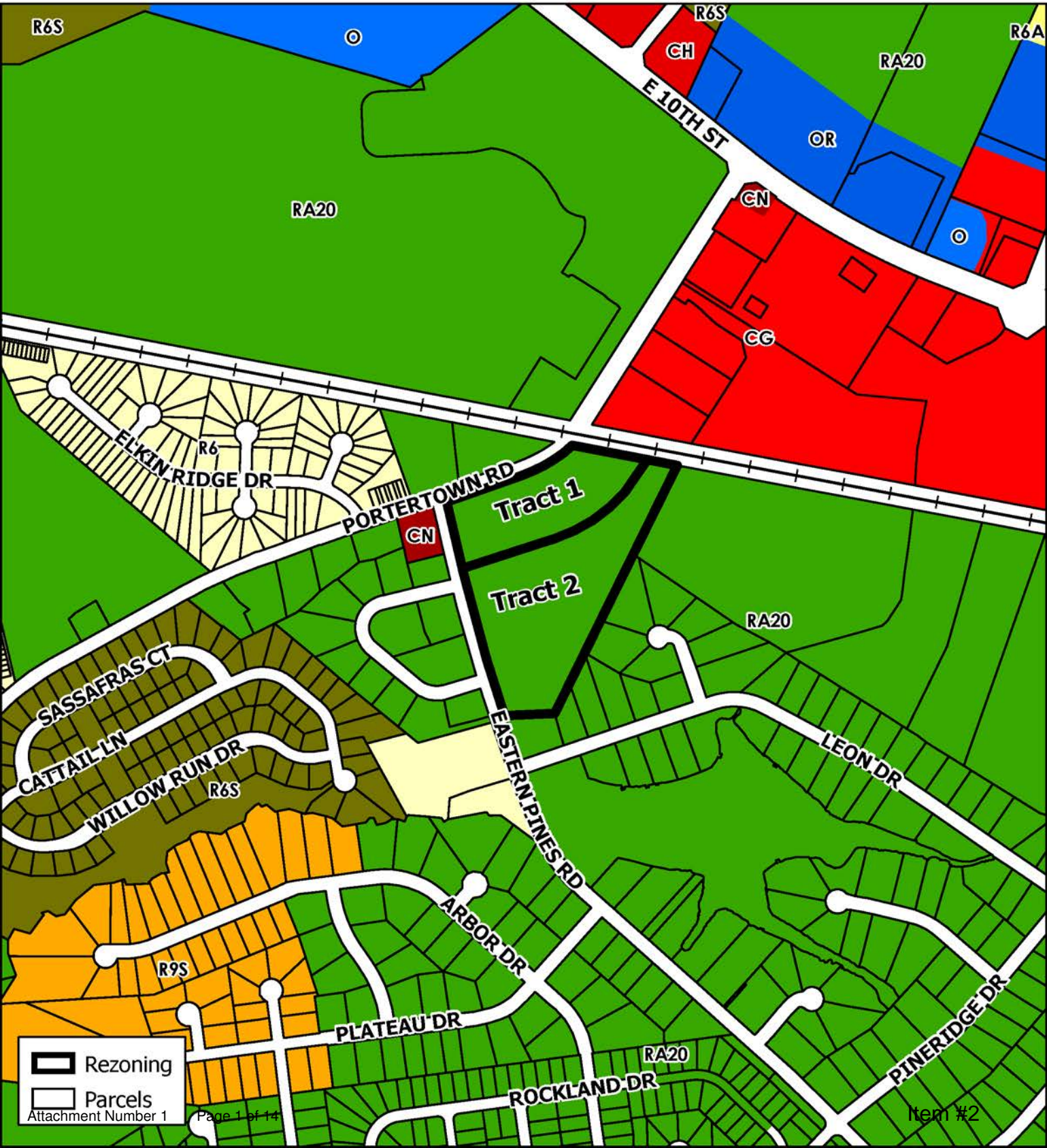
Total Acres: 14.221

July 7th, 2020

N



0 0.04 0.07 0.14 Miles

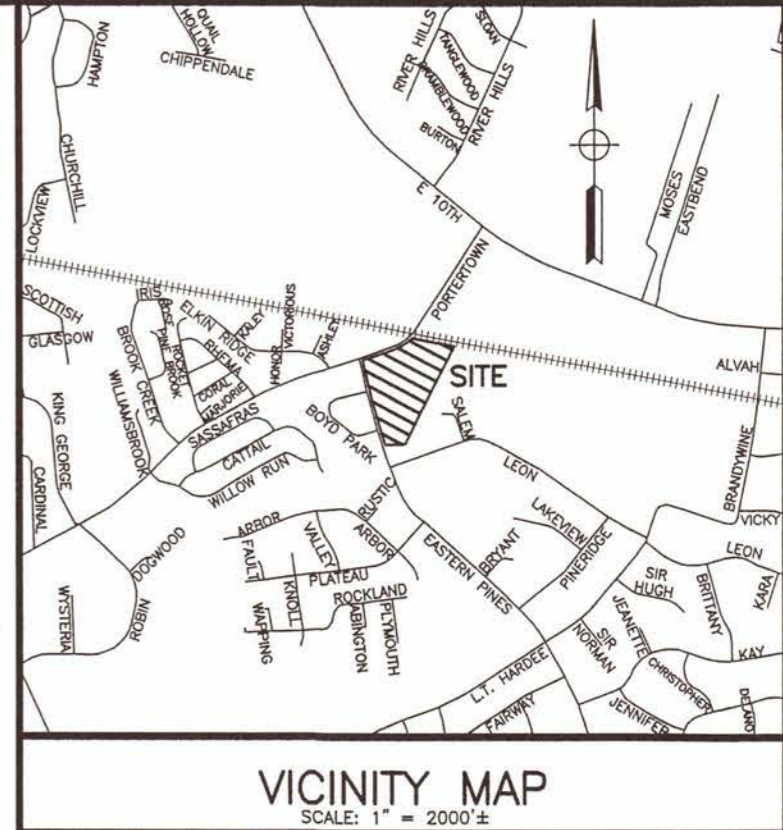
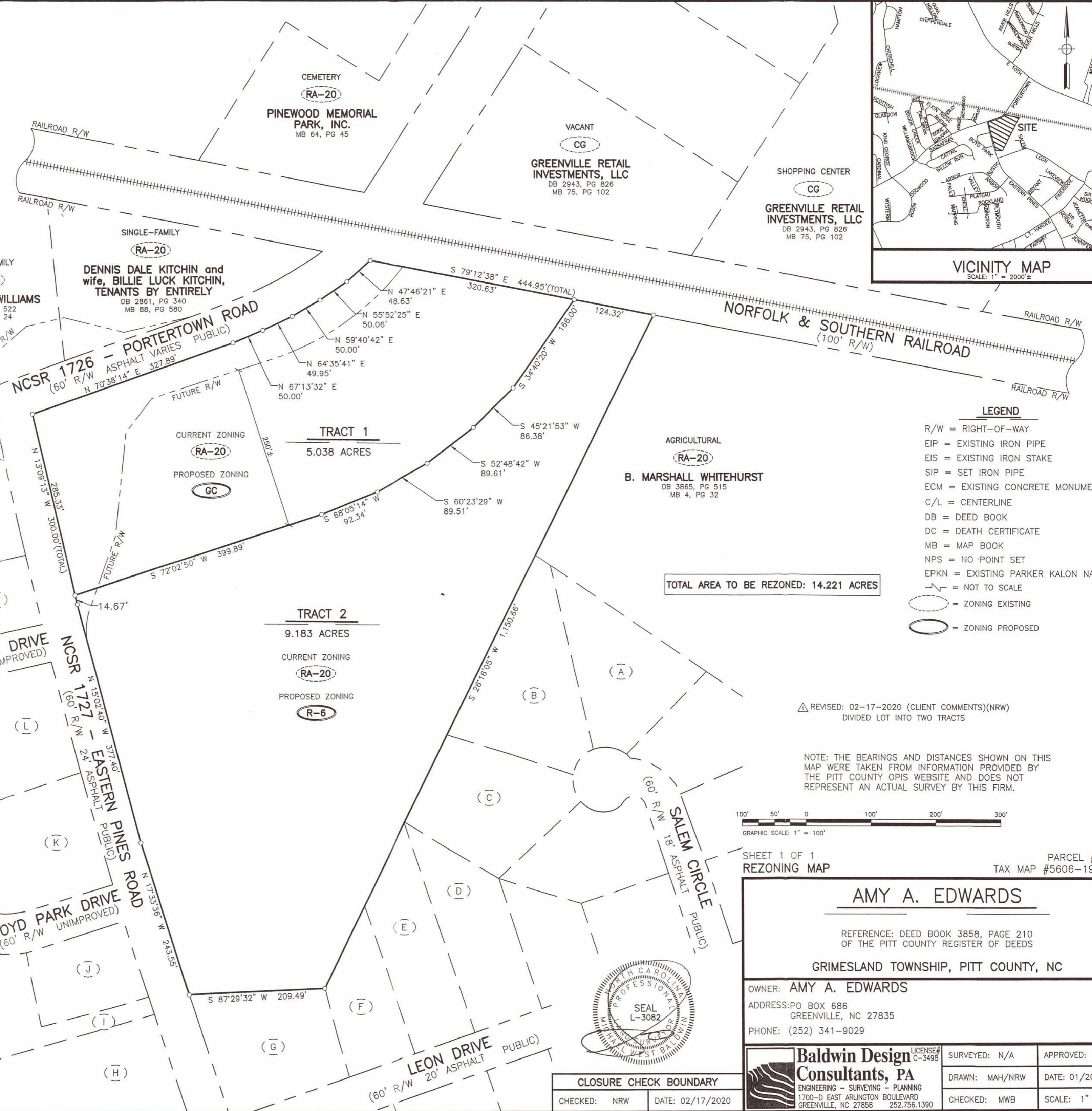
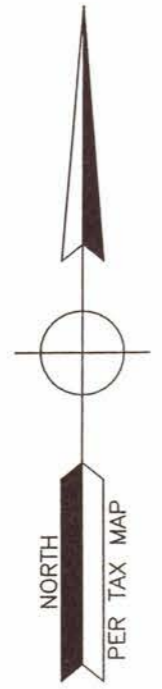


Rezoning

Parcels

Attachment Number 1

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

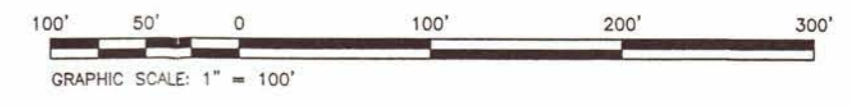


- LEGEND**
- R/W = RIGHT-OF-WAY
  - EIP = EXISTING IRON PIPE
  - EIS = EXISTING IRON STAKE
  - SIP = SET IRON PIPE
  - ECM = EXISTING CONCRETE MONUMENT
  - C/L = CENTERLINE
  - DB = DEED BOOK
  - DC = DEATH CERTIFICATE
  - MB = MAP BOOK
  - NPS = NO POINT SET
  - EPKN = EXISTING PARKER KALON NAIL
  -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

TOTAL AREA TO BE REZONED: 14.221 ACRES

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

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



SHEET 1 OF 1  
REZONING MAP

PARCEL #14114  
TAX MAP #5606-19-1742

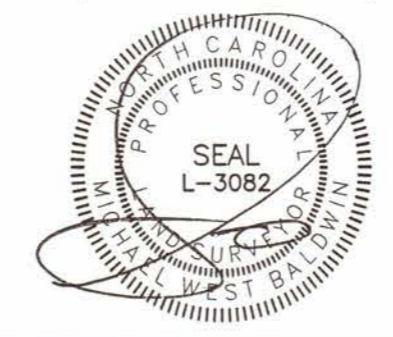
**AMY A. EDWARDS**

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

GRIMESLAND TOWNSHIP, PITT COUNTY, NC

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

<b>Baldwin Design Consultants, PA</b>	LICENSE# C-3498	SURVEYED: N/A	APPROVED: MWB
ENGINEERING - SURVEYING - PLANNING 1700-D EAST ARLINGTON BOULEVARD GREENVILLE, NC 27858 252.756.1390		DRAWN: MAH/NRW	DATE: 01/20/2020
		CHECKED: MWB	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**

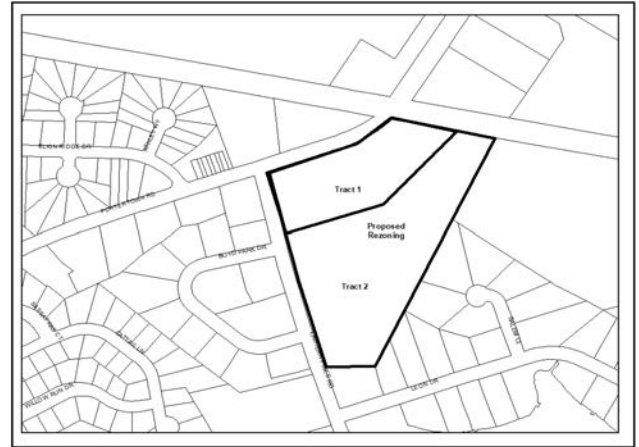
**Current Zoning:** Tract 1: RA20 (Residential-Agricultural)  
Tract 2: RA20 (Residential-Agricultural)

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

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

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

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

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

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

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

**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.

<b>RA20 (RESIDENTIAL-AGRICULTURAL) - PERMITTED USES</b>	
(1) General	
a.	Accessory use or building
c.	On-premise signs per Article N
(2) Residential	
a.	Single-family dwelling
b(1).	Master Plan Community per Article J
f.	Residential cluster development per Article M
k.	Family care homes (see also 9-4-103)
q.	Room renting
(3) Home Occupations - None	
(4) Governmental	
b.	City of Greenville municipal government building or use (see also section 9-4-103)
(5) Agricultural/Mining	
a.	Farming; agricultural, horticulture, forestry (see also section 9-4-103)
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	
<b>RA20 (RESIDENTIAL-AGRICULTURAL) - SPECIAL USES</b>	

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

(1) General	
	a. Accessory use or building
	b. Internal service facilities
	c. On-premise signs per Article N
	e. Temporary uses; of listed district uses
	f. Retail sales; incidental
	g. Incidental assembly of products sold at retail or wholesale as an accessory to principal uses
(2) Residential - None	
(3) Home Occupations - None	
(4) Governmental	
	b. City of Greenville municipal government building or use (see also section 9-4-103)
	c. County or state government building or use not otherwise listed; excluding outside storage and major or minor repair
	d. Federal government building or use
	g. Liquor store, state ABC
(5) Agricultural/Mining	
	a. Farming; agricultural, horticulture, forestry (see also section 9-4-103)
	l. Beekeeping; minor use (see also section 9-4-103)
(6) Recreational/Entertainment	
	f. Public park or recreational facility
	h. Commercial recreation; indoor only, not otherwise listed
	j. Bowling alley
	m(1). Dining and entertainment establishment (see also section 9-4-103)
	n. Theater; movie or drama, indoor only
	q. Circus, carnival, or fair, temporary only (see also section 9-4-103)
	s. Athletic club; indoor only
(7) Office/Financial/Medical	
	a. Office; professional and business, not otherwise listed
	b. Operation/processing center
	d. Bank, savings and loans or other savings or investment institutions
	e. Medical, dental, ophthalmology or similar clinic, not otherwise listed
	g. Catalogue processing center
(8) Services	
	c. Funeral home
	e. Barber or beauty salon
	f. Manicure, pedicure or facial salon
	k. Business or trade school
	o. Church or place of worship (see also section 9-4-103)
	q. Museum
	r. Art gallery
	s. Hotel, motel bed and breakfast inn; limited stay lodging (see also residential quarters for resident manager, supervisor or caretaker and section 9-4-103)

u.	Art studio including art and supply sales
v.	Photography studio including photo and supply sales
w.	Digital broadcast studio (see also section 9-4-103)
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
qq.	Pet grooming facility (see also section 9-4-103)
(9) Repair	
g.	Jewelry, watch, eyewear or other personal item repair
(10) Retail Trade	
a.	Miscellaneous retail sales; non-durable goods, not otherwise listed
d.	Pharmacy
e.	Convenience store (see also gasoline sales)
f.	Office and school supply, equipment sales
g.	Fish market; excluding processing or packing
h.	Restaurant; conventional
i.	Restaurant; fast food (see also section 9-4-103)
k.	Medical supply sales and rental of medically-related products including uniforms and related accessories
l.	Electronic; stereo, radio, computer, TV and the like, sales and accessory repair
m.	Appliance; household use, sales and accessory repair, excluding outside storage
p.	Furniture and home furnishing sales not otherwise listed
q.	Floor covering, carpet and wall covering sales
r.	Antique sales, excluding vehicles
s.	Book or card store, news stand
t.	Hobby or craft shop
u.	Pet shop (see also animal boarding; outside facility)
v.	Video or music store; records, tape, CD and the like sales
w.	Florist
x.	Sporting goods sales and rental shop
y.	Auto part sales (see also major and minor repair)

	aa.	Pawnbroker
	bb.	Lawn and garden supply and household implement sales and accessory service
	ee.	Christmas tree sales lot; temporary only (see also section 9-4-103)
(11) Wholesale/Rental/Vehicle-Mobile Home Trade		
	b.	Rental of home furniture, appliances or electronics and medically-related products (see also division (10k.))
	c.	Rental of clothes and accessories; formal wear, and the like
(12) Construction		
	c.	Construction office; temporary, including modular office (see also section 9-4-103)
	e.	Building supply; lumber and materials sales, plumbing and/or electrical supply excluding outdoor sales
	f.	Hardware store
(13) Transportation		
	c.	Taxi or limousine service
	h.	Parking lot or structure; principal use
(14) Manufacturing/Warehousing - None		
(15) Other Activities (not otherwise listed - all categories) - None		
<b>CG (GENERAL COMMERCIAL) - SPECIAL USES</b>		
(1) General - None		
(2) Residential		
	i.	Residential quarters for resident manager, supervisor or caretaker; excluding mobile home
(3) Home Occupations - None		
(4) Governmental		
	a.	Public utility building or use
(5) Agricultural/Mining - None		
(6) Recreational/Entertainment		
	d.	Game center
	l.	Billiard parlor or pool hall
	m.	Public or private club
	t.	Athletic club; indoor and outdoor facilities
	u.	Internet sweepstakes business (see also section 9-4-103)
(7) Office/Financial/Medical		
	c.	Office; customer service, not otherwise listed, including accessory service delivery vehicle parking and indoor storage
	f.	Veterinary clinic or animal hospital (see also animal boarding; outside facility, kennel and stable)
(8) Services		

	a.	Child day care facilities
	b.	Adult day care facilities
	l.	Convention center; private
(9) Repair		
	a.	Major repair; as an accessory or principal use
	b.	Minor repair; as an accessory or principal use
(10) Retail Trade		
	b.	Gasoline or automotive fuel sales; accessory or principal use, retail
	c.	Wine shop; including on-premise consumption (see also section 9-4-103)
	j.	Restaurant and/or dining and entertainment establishment; regulated outdoor activities
	n.	Appliance; commercial use, sales and accessory repair; excluding outside storage
	ff.	Tobacco shop (Class 1) (see also section 9-4-103)
	gg.	Tobacco shop (Class 2) (see also section 9-4-103)
	hh.	Hookah café (see also section 9-4-103)
(11) Wholesale/Rental/Vehicle-Mobile Home Trade		
	d.	Rental of automobiles, noncommercial trucks or trailers, recreational vehicles, motorcycles and boats
	f.	Automobile, truck, recreational vehicle, motorcycle and boat sales and service (see also major and minor repair)
(12) Construction - None		
(13) Transportation - None		
(14) Manufacturing/Warehousing		
	k.	Mini-storage warehouse; household excluding outside storage
(15) Other Activities (not otherwise listed - all categories)		
	a.	Other activities; personal services not otherwise listed
	b.	Other activities; professional services not otherwise listed
	c.	Other activities; commercial services not otherwise listed
	d.	Other activities; retail sales not otherwise listed
<b>Proposed Zoning</b>		
<b>R6 (RESIDENTIAL) - PERMITTED USES</b>		
(1) General		
	a.	Accessory use or building
	c.	On-premise signs per Article N
(2) Residential		
	a.	Single-family dwelling
	b.	Two-family attached dwelling (duplex)



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

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

## BUFFERYARD SETBACK AND VEGETATION SCREENING CHART

For Illustrative Purposes Only

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

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

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

Street trees may count toward the minimum acreage.

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

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

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

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

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

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

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

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

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

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

# RESIDENTIAL DENSITY CHART

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

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

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



## City of Greenville, North Carolina

Meeting Date: 7/21/2020  
Time: 6:00 PM

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**Title of Item:** 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]).

**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 and June 16, 2020 meetings.

### **Required Notices:**

Planning and Zoning meeting notice (property owner and adjoining property owner letter) mailed on July 7, 2020.

On-site sign(s) posted on July 7, 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.

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**ATTACHMENTS:**

Attachments

# Happy Trail Farms LLC

From: RA-20

To: R-6S

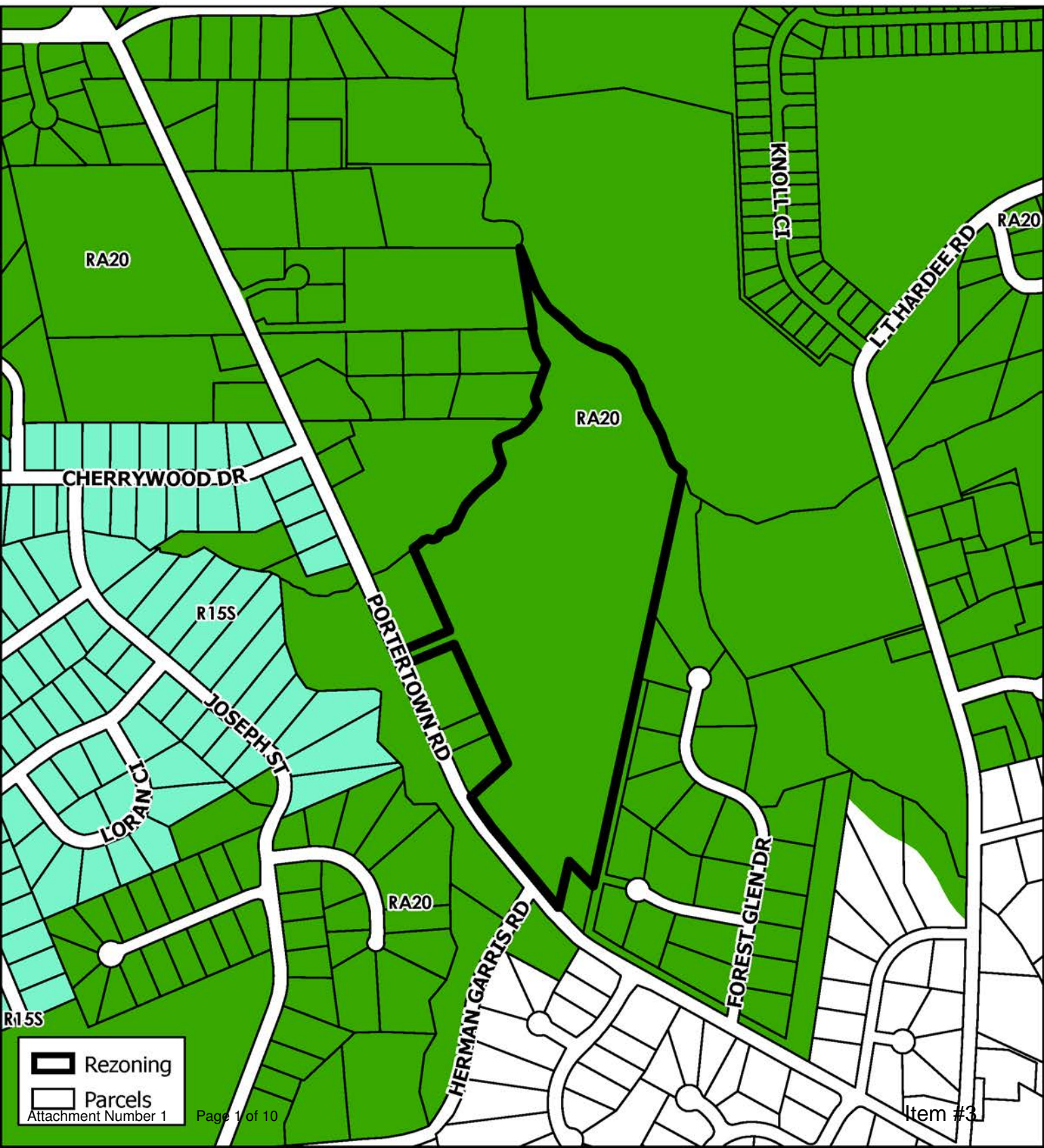
Acres: 33.849

July 7th, 2020

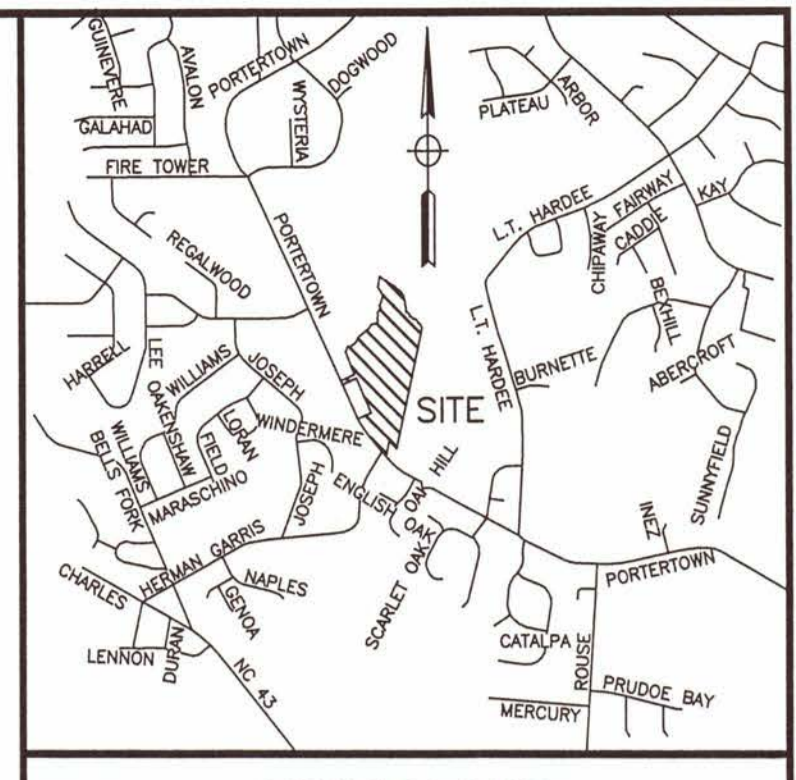
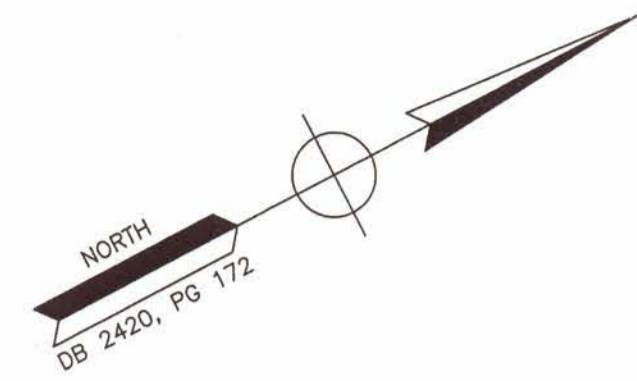
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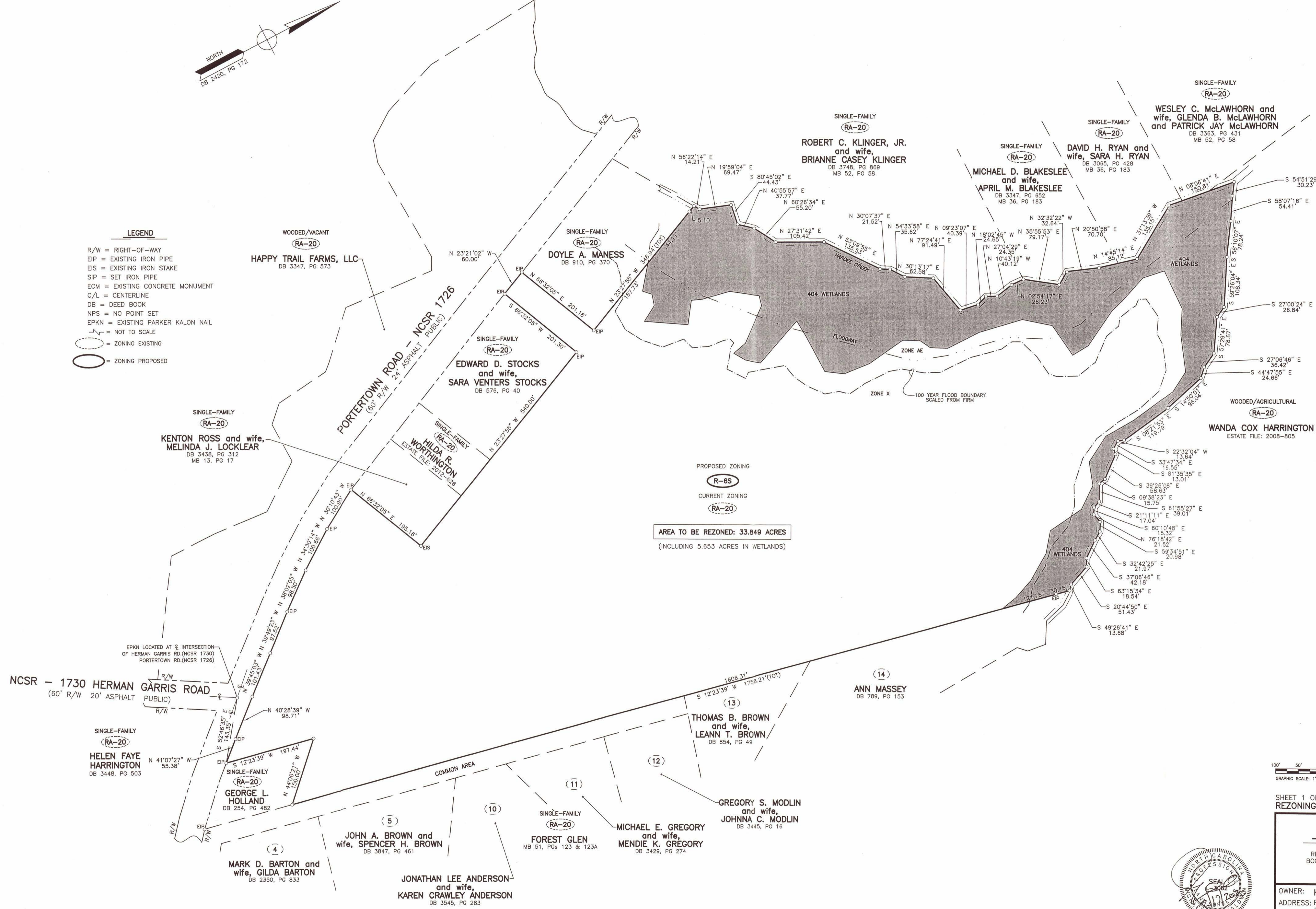


 Rezoning  
 Parcels



VICINITY MAP

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

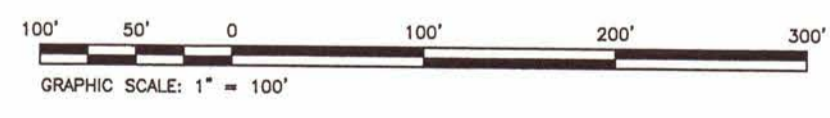


PROPOSED ZONING  
**(R-6S)**

CURRENT ZONING  
**(RA-20)**

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

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



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



	SURVEYED: RA	APPROVED: MWB
	DRAWN: NRW	DATE: 02/17/2020
CHECKED: MWB	SCALE: 1" = 100'	

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

Y:\DRAWINGS\07-150 Porters 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
<b>Current ADT:</b>	5,955 (*)	
<b>Design ADT:</b>	13,300 vehicles/day (**)	
<b>Controlled Access</b>	No	

**Thoroughfare Plan Status** Minor Thoroughfare

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

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

**Transportation Improvement Program Status:**

**Trips generated by proposed use/change**

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

**Estimated Net Change: increase of 766 vehicle trips/day (assumes full-build out)**

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

**Impact on Existing Roads**

**The overall estimated trips presented above are distributed based on current traffic patterns. The estimated ADTs on Portertown Rd are as follows:**

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

Estimated ADT with Proposed Zoning (full build) – 6,940  
 Estimated ADT with Current Zoning (full build) – 6,404  
**Net ADT change = 536 (8% increase)**

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

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

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

Based on possible uses permitted by the requested rezoning, the proposed rezoning classification could generate 1407 trips to and from the site on Portertown Rd, which is a net increase of 766 additional trips per day.

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

<b>RA20 (RESIDENTIAL-AGRICULTURAL) - PERMITTED USES</b>	
(1) General	
a.	Accessory use or building
c.	On-premise signs per Article N
(2) Residential	
a.	Single-family dwelling
b(1).	Master Plan Community per Article J
f.	Residential cluster development per Article M
k.	Family care homes (see also 9-4-103)
q.	Room renting
(3) Home Occupations - None	
(4) Governmental	
b.	City of Greenville municipal government building or use (see also section 9-4-103)
(5) Agricultural/Mining	
a.	Farming; agricultural, horticulture, forestry (see also section 9-4-103)
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	

<b>Proposed Zoning</b>	
<b>RA20 (RESIDENTIAL-AGRICULTURAL) - SPECIAL USES</b>	
(1) General - None	
(2) Residential	
	b. Two-family attached dwelling (duplex)
	g. Mobile home (see also section 9-4-103)
	n. Retirement center or home
	o. Nursing, convalescent or maternity home; major care facility
	o(1). Nursing, convalescent or maternity home; minor care facility
(3) Home Occupations	
	a. Home occupation; not otherwise listed
	b. Home occupation; barber and beauty shop
	c. Home occupation; manicure, pedicure or facial salon
(4) Governmental	
	a. Public utility building or use
(5) Agricultural/Mining	
	b. Greenhouse or plant nursery; including accessory sales
	m. Beekeeping; major use
	n. Solar energy facility
(6) Recreational/Entertainment	
	a. Golf course; 18-hole regulation length (see also section 9-4-103)
	a(1). Golf course; 9-hole regulation length (see also section 9-4-103)
	c(1). Tennis club; indoor and outdoor facilities
(7) Office/Financial/Medical - None	
(8) Services	
	a. Child day care facilities
	b. Adult day care facilities
	d. Cemetery
	g. School; junior and senior high (see also section 9-4-103)
	h. School; elementary (see also section 9-4-103)
	i. School; nursery and kindergarten (see also section 9-4-103)
(9) Repair - None	
(10) Retail Trade - None	
(11) Wholesale/Rental/Vehicle-Mobile Home Trade - None	
(12) Construction - None	
(13) Transportation - None	
(14) Manufacturing/Warehousing - None	
(15) Other Activities (not otherwise listed - all categories) - None	
<b>R6S (RESIDENTIAL-SINGLE-FAMILY) - PERMITTED USES</b>	
(1) General	

	a.	Accessory use or building
	c.	On-premise signs per Article N
(2) Residential		
	a.	Single-family dwelling
	b(1).	Master Plan Community per Article J
	f.	Residential cluster development per Article M
	k.	Family care homes (see also 9-4-103)
	q.	Room renting
(3) Home Occupations - None		
(4) Governmental		
	b.	City of Greenville municipal government building or use (see also section 9-4-103)
(5) Agricultural/Mining		
	a.	Farming; agricultural, horticulture, forestry (see also section 9-4-103)
(6) Recreational/Entertainment		
	f.	Public park or recreational facility
	g.	Private noncommercial park or recreational facility
(7) Office/Financial/Medical - None		
(8) Services		
	o.	Church or place of worship (see also section 9-4-103)
(9) Repair - None		
(10) Retail Trade - None		
(11) Wholesale/Rental/Vehicle-Mobile Home Trade - None		
(12) Construction		
	c.	Construction office; temporary, including modular office (see also section 9-4-103)
(13) Transportation - None		
(14) Manufacturing/Warehousing - None		
(15) Other Activities (not otherwise listed - all categories) - None		
<b>R6S (RESIDENTIAL-SINGLE-FAMILY) - SPECIAL USES</b>		
(1) General - None		
(2) Residential - None		
(3) Home Occupations		
	a.	Home occupation; not otherwise listed
	d.	Home occupation; bed and breakfast inn
(4) Governmental		
	a.	Public utility building or use
(5) Agricultural/Mining - None		
(6) Recreational/Entertainment		



	a.	Golf course; 18-hole regulation length (see also section 9-4-103)
	a(1).	Golf course; 9-hole regulation length (see also section 9-4-103)
	c(1).	Tennis club; indoor and outdoor facilities
(7) Office/Financial/Medical - None		
(8) Services		
	d.	Cemetery
	g.	School; junior and senior high (see also section 9-4-103)
	h.	School; elementary (see also section 9-4-103)
	i.	School; nursery and kindergarten (see also section 9-4-103)
	t.	Guest house for a college or other institution of higher learning
(9) Repair - None		
(10) Retail Trade - None		
(11) Wholesale/Rental/Vehicle-Mobile Home Trade - None		
(12) Construction - None		
(13) Transportation - None		
(14) Manufacturing/Warehousing - None		
(15) Other Activities (not otherwise listed - all categories) - None		

## BUFFERYARD SETBACK AND VEGETATION SCREENING CHART

For Illustrative Purposes Only

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

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

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

Street trees may count toward the minimum acreage.

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

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

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

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

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

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

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

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

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

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

# RESIDENTIAL DENSITY CHART

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

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

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



## City of Greenville, North Carolina

Meeting Date: 7/21/2020  
Time: 6:00 PM

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**Title of Item:**

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

\*\*Item continued from the May 19, 2020 and June 16, 2020 meetings. Staff is requesting this item be continued to the August 18, 2020 meeting. There have been positive discussions between the neighborhood and school. Staff held a neighborhood meeting on June 30, 2020 and will be holding another meeting on July 16, 2020 to gather more input and comments to potentially revise the proposed draft ordinance, as well as, answer questions.

**Explanation:**

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

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

On May 5, 2020, representative of JPII hosted a ZOOM meeting with the property owners to address issues related to the school as well as the proposed amendment. Planning Staff was invited to attend and gave a presentation on the

proposed amendment. There have been some changes to hours of operation and amplified sound based on the feedback that was received at that meeting.

Proposed changes and additions:

Definition:

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

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

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

(EE) School; small, private

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

12. Lighting of outdoor sports fields and performance areas shall be designed to meet the standards found in the document “Lighting Standards for the City of Greenville” as well as in accordance with the following requirements:

- a. All such lighting fixtures shall be equipped with a glare control package (e.g. directional LED lighting, louvers, shields or similar devices), and any fixtures shall be aimed so that their beams are directed within the playing or performance area.
- b. Light levels at adjacent property lines shall not exceed ambient light levels by 0.5 foot candles in any circumstance.
- d. Light measurement technique: Light level measurements shall be made at the property line of the property upon which light to be measured is being generated. Measurements will first be taken with the light off and then with the light on to establish a baseline for ambient light conditions. If measurement on private property is not possible or practical, light level measurements may be made at the boundary of the public street right-of-way that adjoins the property of the complainant or at any other location on the property of the complainant. Measurements shall be made at finished grade (ground level), with the light registering portion of the meter held parallel to the ground pointing up. The meter shall have cosine and color correction and have an accuracy tolerance of no greater than plus or minus five percent. Measurements shall be taken with a light meter that has been calibrated within two years. Light levels are specified, calculated and measured in foot candles.
- e. In the event a dispute between the City and the property owner or lessee over the validity of any light measurements taken by the City arises, then at the expense of the party disputing the claim, an independent engineer may be hired to conduct new measurements. The engineer shall be licensed by the state and shall take all measurements while accompanied by a representative of the city. Both parties shall certify the readings on the independent engineer’s light meter and measurements shall be taken in the same way as described above in 9-4-103 (EE)(7)(d).

**Additional staff comments:**

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

**Comprehensive Plan**

Chapter 5 Creating Complete Neighborhoods, Goal 5.2.Complete Neighborhoods

Policy 5.2.3. Improve Access to 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.

**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.

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**ATTACHMENTS:**

-  
Small\_Private\_Schools\_Ordinance\_1129231



ORDINANCE NO. 20-  
AN ORDINANCE AMENDING THE CITY CODE  
OF THE CITY OF GREENVILLE, NORTH CAROLINA

WHEREAS, the City Council of the City of Greenville, North Carolina, in accordance with Article 19, Chapter 160A, of the General Statutes of North Carolina, caused a public notice to be given and published once a week for two successive weeks in The Daily Reflector setting forth that the City Council would, on the 11<sup>th</sup> day of June, 2020, at 6:00 p.m., conduct an electronic meeting and conduct a public hearing on the adoption of an ordinance amending the City Code;

WHEREAS, in accordance with the provisions of North Carolina General Statute 160A-383, the City Council of the City of Greenville does hereby find and determine that the adoption of the ordinance involving the text amendment is consistent with the adopted comprehensive plan and other officially adopted plans that are applicable and that the adoption of the ordinance involving the text amendment is reasonable and in the public interest due to its consistency with the comprehensive plan and other officially adopted plans that are applicable and, as a result, its furtherance of the goals and objectives of the comprehensive plan and other officially adopted plans that are applicable;

WHEREAS, as a further description as to why the action taken is consistent with the comprehensive plan and other officially adopted plans that are applicable in compliance with the provisions of North Carolina General Statute 160A-383, the City Council of the City of Greenville does hereby find and determine that the adoption of this ordinance is consistent with provisions of the comprehensive plan including, but not limited to, Horizons 2026: Greenville's Community Plan, Chapter 5, Creating Complete Neighborhoods, Goal 5.2 Complete Neighborhoods. *Policy 5.2.3 Improve Access to Civic Sites*

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

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

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

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

“(EE) School; small, private

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

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

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

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

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

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

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

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

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

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

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

ATTEST:

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

1129231



## City of Greenville, North Carolina

Meeting Date: 7/21/2020  
Time: 6:00 PM

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**Title of Item:**

Request 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 and June 16, 2020 meetings.

**Current Land Use Character: Office/Institutional**

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

Intent:

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

Primary uses:  
Office

Institutional/civic

**Proposed Land Use Character: Commercial**

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

Intent:

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

Primary uses:

Commercial (small and large format)

Office

Secondary uses:

Institutional/civic

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

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

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

**Density:**

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

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

The anticipated build-out is within one year.

**History:**

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

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

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

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

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

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

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

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

- Many of the action items have been accomplished;
- The population has grown and changed, resulting in new needs and demands;
- Local, regional, national, and global changes have resulted in a new social, economic, and environmental context; and

- New research and information have expanded the knowledge and thinking about community planning best practices.

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

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

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

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

Similarities to the past plan:

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

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

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

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

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

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

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

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

Staff recommends approval of the request.

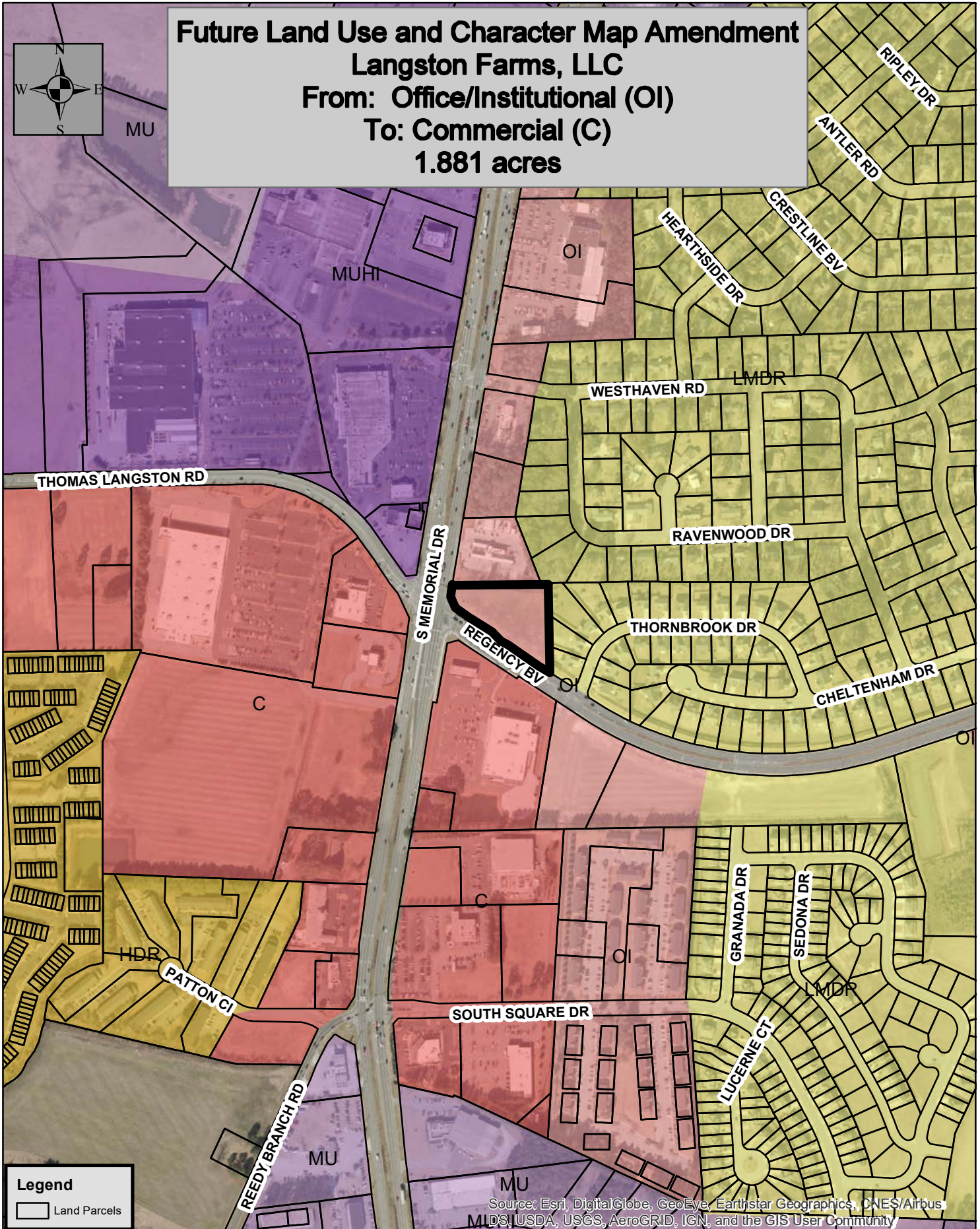
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**ATTACHMENTS:**

Attachments



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

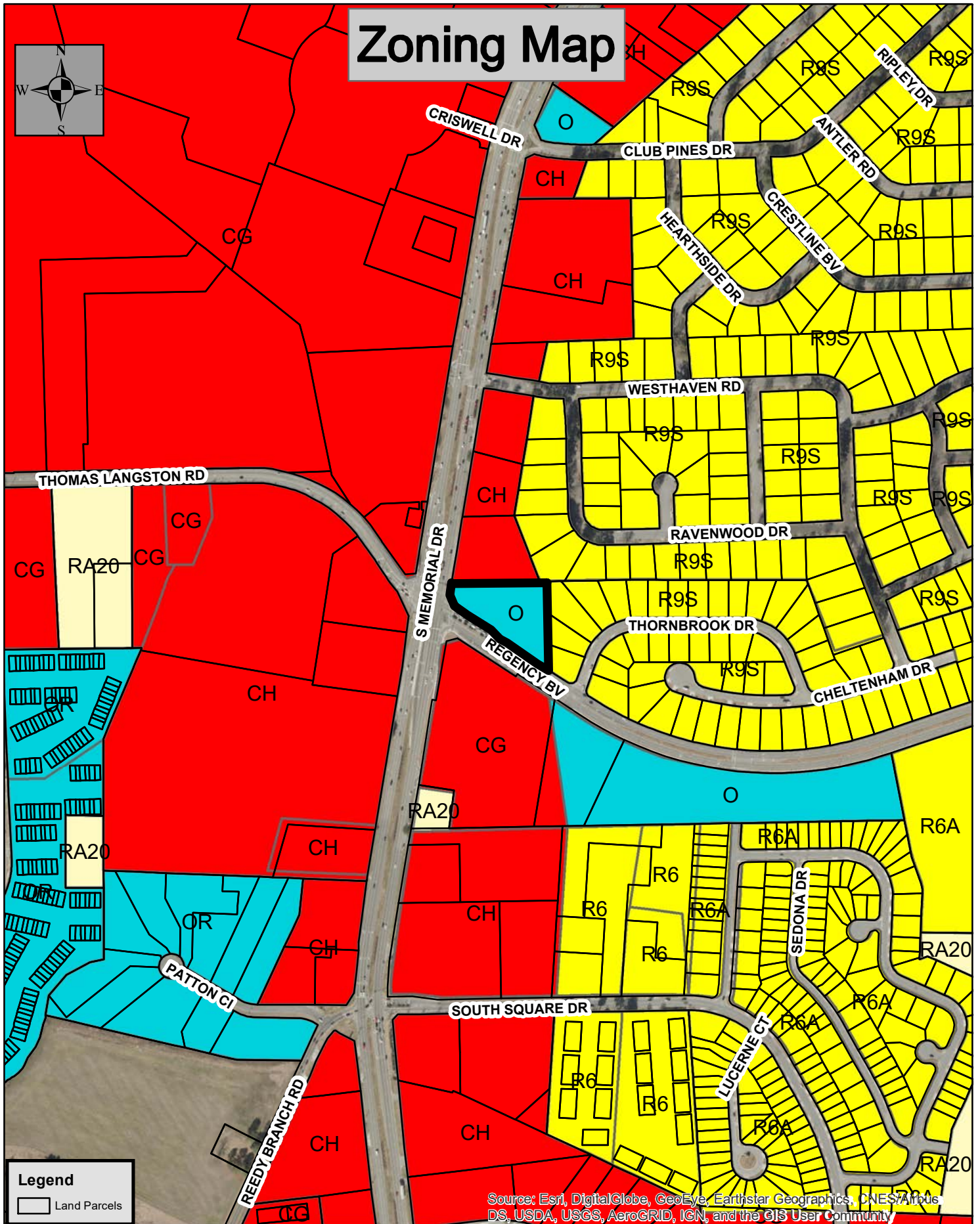


**Legend**

- Land Parcels

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

# Zoning Map



**Legend**  
Land Parcels

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

# LAND USE AMENDMENT THOROUGHFARE/TRAFFIC VOLUME REPORT

Case No: 20-02

Applicant: Langston Farms, LLC

**Property Information**

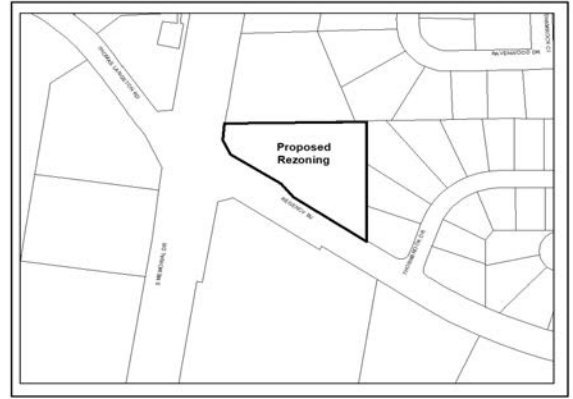
**Current Land Use:** Office-Institutional

**Proposed Land Use:** Commercial

**Current Acreage:** 1.881 gross acres

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

**Points of Access:** Regency Blvd



**Location Map**

**Transportation Background Information**

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

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

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

**Transportation Improvement Program Status:**

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

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

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

**Transportation Improvement Program Status:**

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

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

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

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

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

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

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

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

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

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

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



## City of Greenville, North Carolina

Meeting Date: 7/21/2020  
Time: 6:00 PM

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**Title of Item:** REVISED REQUEST

Request by John F. Moye, Sr. Heirs to rezone 23.9964 acres located south of Greenville Boulevard between Allendale Drive and Dickinson Avenue Extension from RA20 (Residential-Agricultural) to R6A-RU (Residential [Medium Density]) Restricted-Residential Overlay.

**Explanation:** **Abstract:** The City has received a request by John F. Moye, Sr. Heirs to rezone 23.9964 acres located south of Greenville Boulevard between Allendale Drive and Dickinson Avenue Extension from RA20 (Residential-Agricultural) to R6A-RU (Residential [Medium Density]) Restricted-Residential Overlay.

**Required Notices:**

Planning and Zoning meeting notice (property owner and adjoining property owner letter) mailed on July 7, 2020.

On-site sign(s) posted on July 7, 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 southwestern corner of the intersection of Dickinson Avenue and Greenville Boulevard transitioning to office/institutional (OI) to the east and traditional neighborhood medium-high density (TNMH) to the south. Further, potential conservation/open space (PCOS) is recommended.

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

#### 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

#### 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)

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 1511 trips to and from the site on Greenville Boulevard, which is a net increase of 1109 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 Greens Mill Run Watershed. If stormwater rules apply, it would require 25-year detention and nitrogen and phosphorous reduction. It is not located in the Special Flood Hazards Area (SFHA). There are no jurisdictional wetlands on the property. Jurisdictional streams do exist along the west and north of the property. The stream along the north of the property near Greenville Boulevard is a main tributary to Greens Mill Run. A 50' Riparian buffer exists on these jurisdictional streams and may require restoration.

**Surrounding Land Uses and Zoning:**

North: CG - Family Dollar; RA20 - three (3) vacant lots (2 lots are under common ownership of the applicant)

South: RA20 - Vacant (under common ownership of the applicant)

East: RA20 - One (1) single-family residence (under common ownership of the applicant), People's Baptist Church and Greenville Christian Academy

West: RA20 - Farmland

**Density Estimates:**

Under the current zoning, the site could accommodate 42 single-family residences.



Under the proposed zoning, the site could accommodate 103 duplex buildings (260 units).

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

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

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

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

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

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

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

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

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

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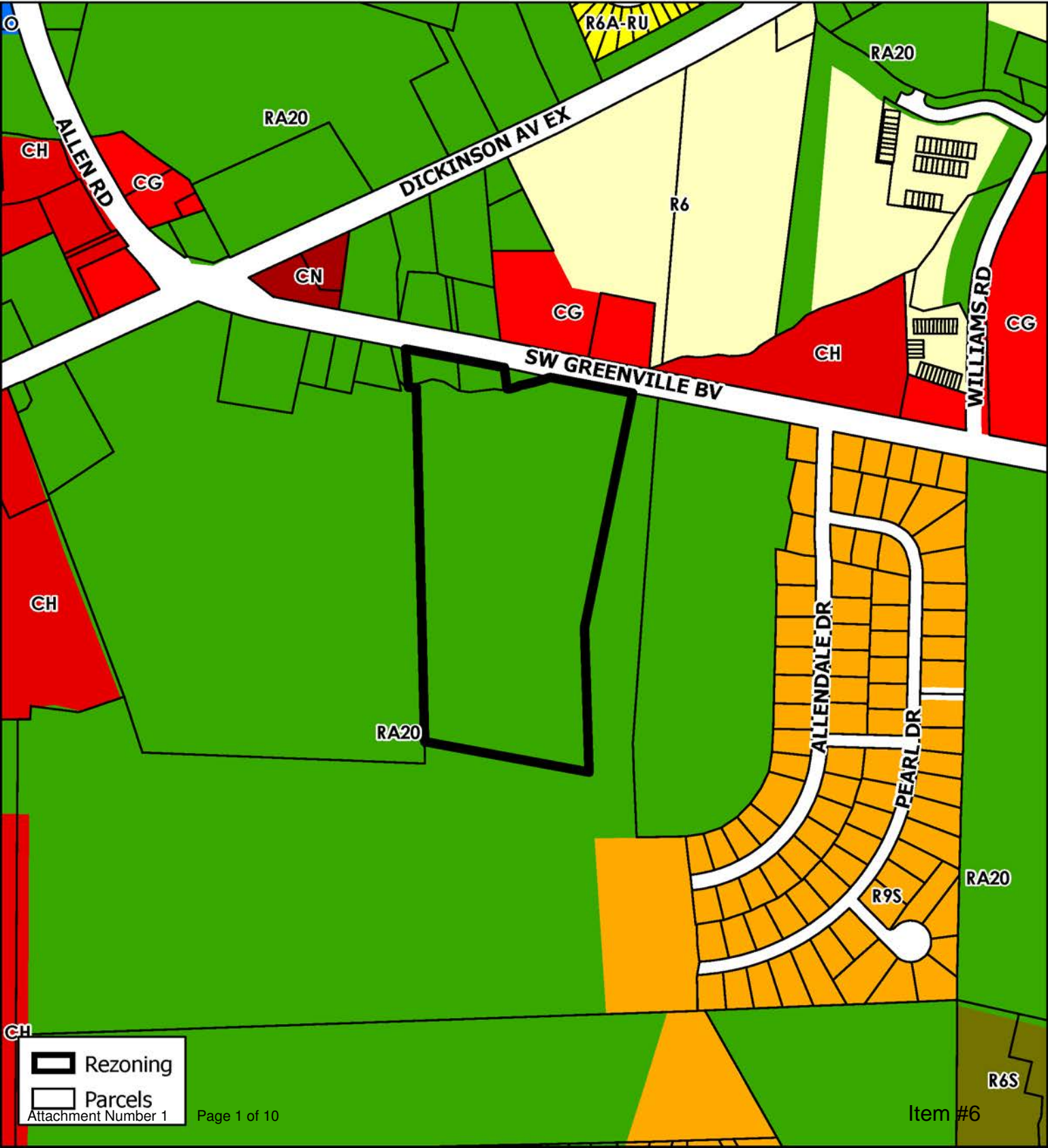
**ATTACHMENTS:**

-  
Attachments

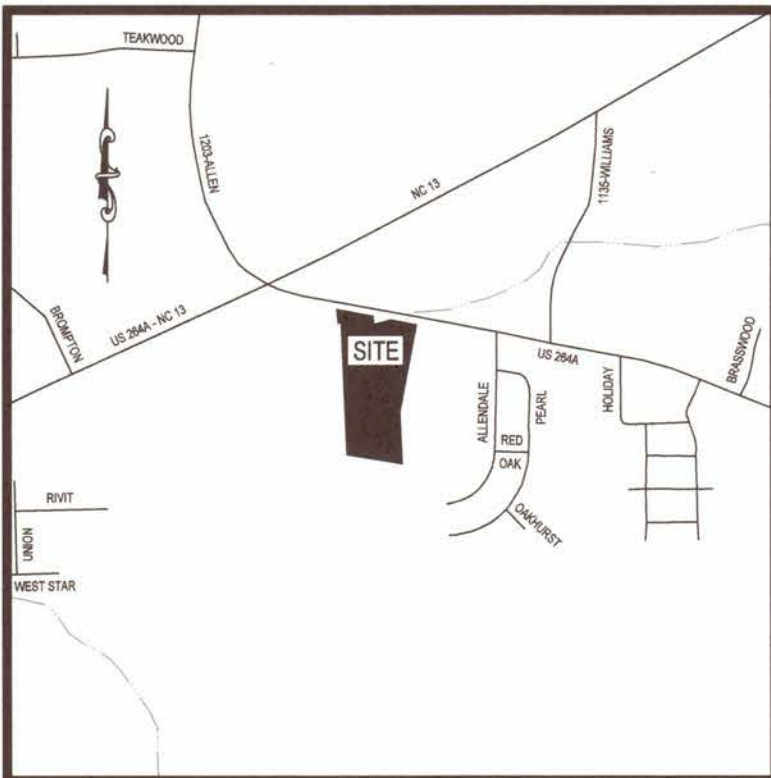
John F. Moye, Sr., Heirs  
From: RA-20  
To: R6A-RU  
Total Acres: 23.9964  
July 7th, 2020



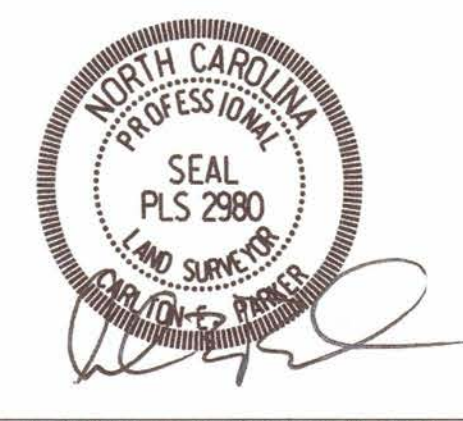
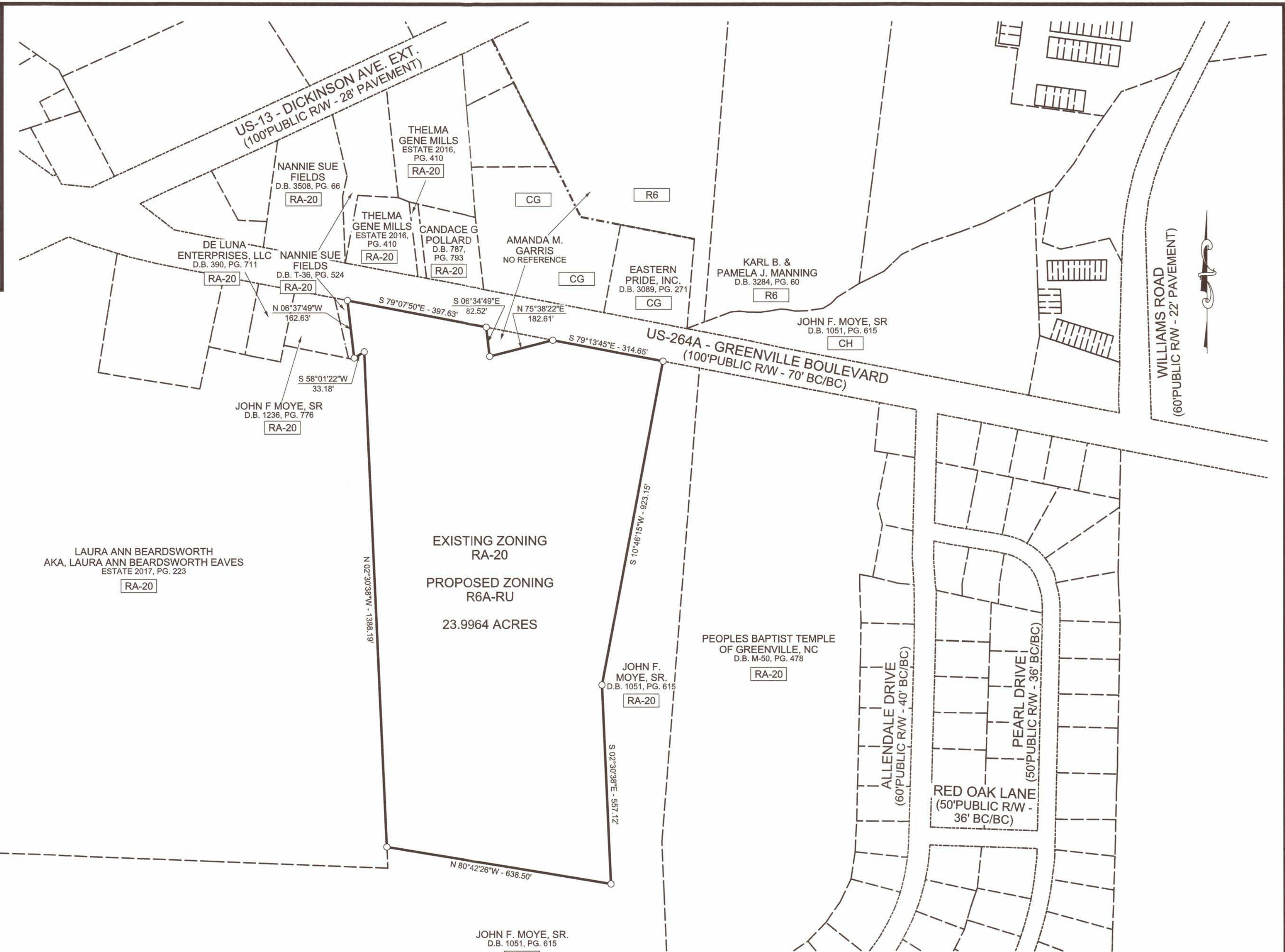
0 0.03 0.07 0.13 Miles



 Rezoning  
 Parcels



VICINITY MAP  
1" = 2000'



CARLTON E. PARKER, PLS 2980

REZONING MAP FOR JOHN F. MOYE, SR., HEIRS	
REFERENCE DEED BOOK 1051, PAGE 615, OF THE PITT COUNTY REGISTRY	
WINTERVILLE TOWNSHIP    PITT COUNTY    NORTH CAROLINA	
OWNER:	JOHN F. MOYE, SR., HEIRS
ADDRESS:	1719 SW GREENVILLE, BLVD. GREENVILLE, NC 27834 (252) 327-3757
SURVEYED:	N/A
DRAWN:	WCO
APPROVED:	CEP
DATE:	06/09/20
SCALE:	1" = 200'
SHEET	1 OF 1

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

# REZONING THOROUGHFARE/TRAFFIC VOLUME REPORT

**Case No:** 20-2

**Applicant:** John F. Moyer Sr. Heirs

**Property Information**

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

**Proposed Zoning:** R6A-RU (Restricted Residential Use Overlay)

**Current Acreage:** 20.9964

**Location:** Greenville Blvd, east of Dickinson Ave

**Points of Access:** Greenville Blvd

**Location Map**



**Transportation Background Information**

**1.) Greenville Blvd- State maintained**

	<u>Existing Street Section</u>	<u>Ultimate Thoroughfare Street Section</u>
Description/cross section	5-lane with curb & gutter	no change
Right of way width (ft)	100	no change
Speed Limit (mph)	50	no change
<b>Current ADT:</b>	24,895 (*)	
<b>Design ADT:</b>	32,200 vehicles/day (**)	
<b>Controlled Access</b>	No	

**Thoroughfare Plan Status** Major Thoroughfare

**Other Information:** There are no sidewalks along Greenville Blvd that service this property.

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

**Transportation Improvement Program Status:**

**Trips generated by proposed use/change**

**Current Zoning: 402** -vehicle trips/day (\*)                      **Proposed Zoning: 1,511** -vehicle trips/day (\*)

**Estimated Net Change: increase of 1109 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 Greenville Blvd are as follows:**

**1.) Greenville Blvd , West of Site (40%):            “No build” ADT of 24,895**

Estimated ADT with Proposed Zoning (full build) –	25,499
Estimated ADT with Current Zoning (full build) –	25,056
<b>Net ADT change =</b>	<b>443 (2% increase)</b>

2.) Greenville Blvd , East of Site (60%): "No build" ADT of 24,895

Estimated ADT with Proposed Zoning (full build) – 25,802

Estimated ADT with Current Zoning (full build) – 25,136

Net ADT change = 666 (3% increase)

**Staff Findings/Recommendations**

Based on possible uses permitted by the requested rezoning, the proposed rezoning classification could generate 1511 trips to and from the site on Greenville Blvd, which is a net increase of 1109 additional trips per day.

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

<b>RA20 (RESIDENTIAL-AGRICULTURAL) - PERMITTED USES</b>	
(1) General	
a.	Accessory use or building
c.	On-premise signs per Article N
(2) Residential	
a.	Single-family dwelling
b(1).	Master Plan Community per Article J
f.	Residential cluster development per Article M
k.	Family care homes (see also 9-4-103)
q.	Room renting
(3) Home Occupations - None	
(4) Governmental	
b.	City of Greenville municipal government building or use (see also section 9-4-103)
(5) Agricultural/Mining	
a.	Farming; agricultural, horticulture, forestry (see also section 9-4-103)
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	
<b>RA20 (RESIDENTIAL-AGRICULTURAL) - SPECIAL USES</b>	
(1) General - None	

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

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



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

## BUFFERYARD SETBACK AND VEGETATION SCREENING CHART

For Illustrative Purposes Only

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

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

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

Street trees may count toward the minimum acreage.

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

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

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

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

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

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

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

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

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

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

# RESIDENTIAL DENSITY CHART

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

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

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



## City of Greenville, North Carolina

Meeting Date: 7/21/2020  
Time: 6:00 PM

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**Title of Item:** Request by HBL Investments, LLC. The proposed preliminary subdivision plat entitled, "Bent Creek - Phase 6", is located at the terminus of Gordon Drive. The property is further identified as being tax parcel number 79107. The proposed plat consists of 19 lots and totals 6.944 acres.

**Explanation:** The subject property is currently vacant. It is part of the Bent Creek Subdivision and is bounded on the south and east by the Lake Ellsworth Subdivision

The purpose of this preliminary plat is to create 19 duplex lots. The proposed plat also establishes the street pattern, utilities extensions, drainage and stormwater features that will serve the future development.

There is 852 linear feet of proposed streets to be built. Sidewalks will be constructed on one side of all proposed streets and a stormwater detention pond will be provided.

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

**Recommendation:** The City's Subdivision Review Committee has reviewed the plat and it meets all technical requirements. Therefore, Staff recommends approval of the preliminary plat as presented.

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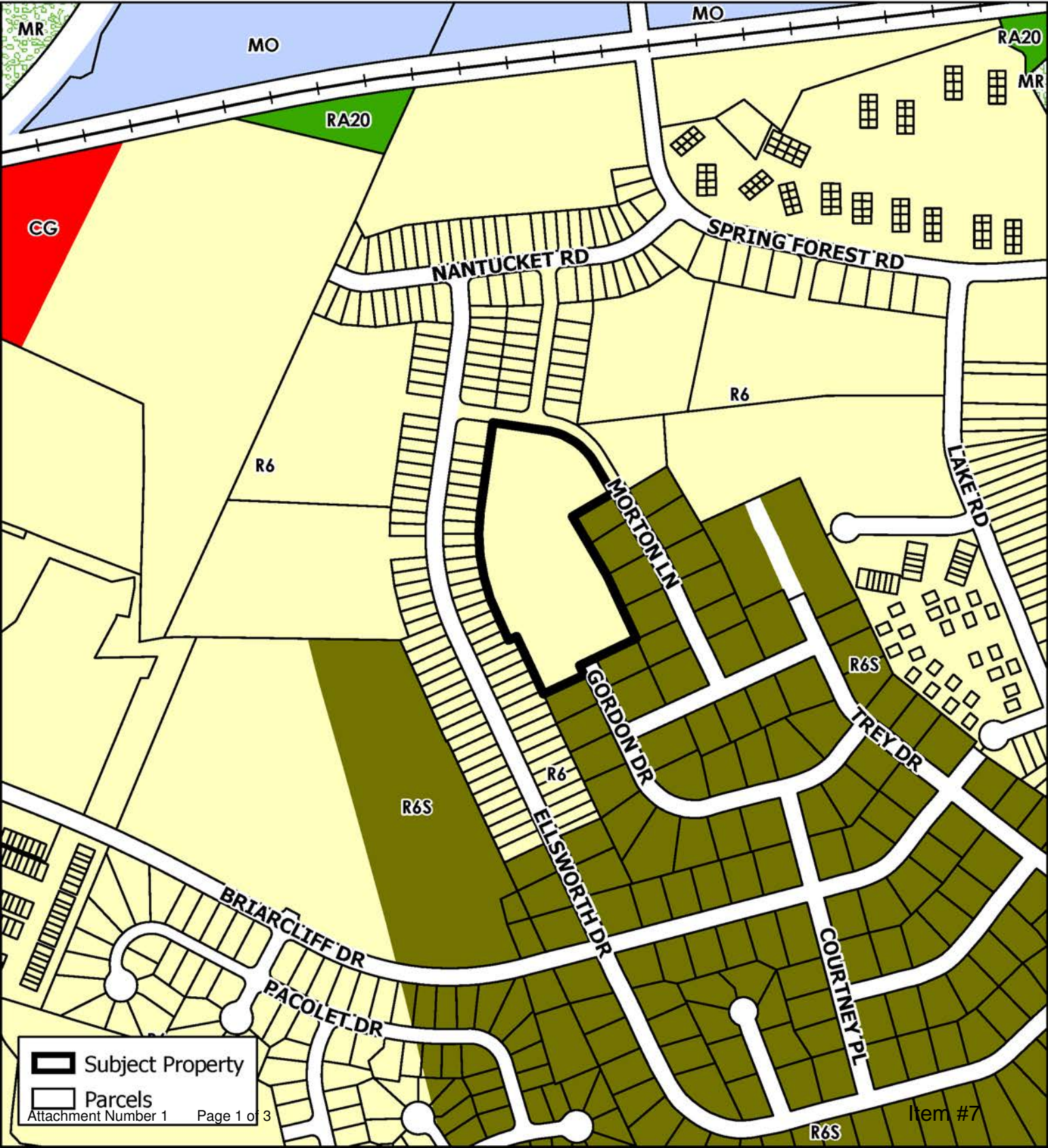
### **ATTACHMENTS:**

Attachments

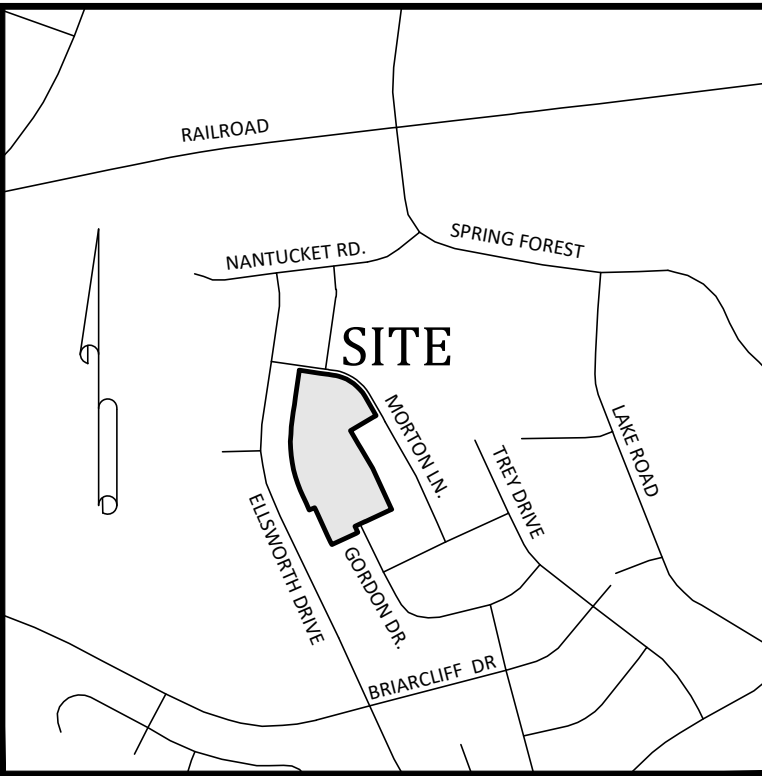
Bent Creek- Phase 6  
Proposed Lots: 38  
Acres: 6.944  
July 7th, 2020



0 0.03 0.06 0.11 Miles



 Subject Property  
 Parcels



Vicinity Map  
SCALE: 1" = 1,000'

**LEGEND:**

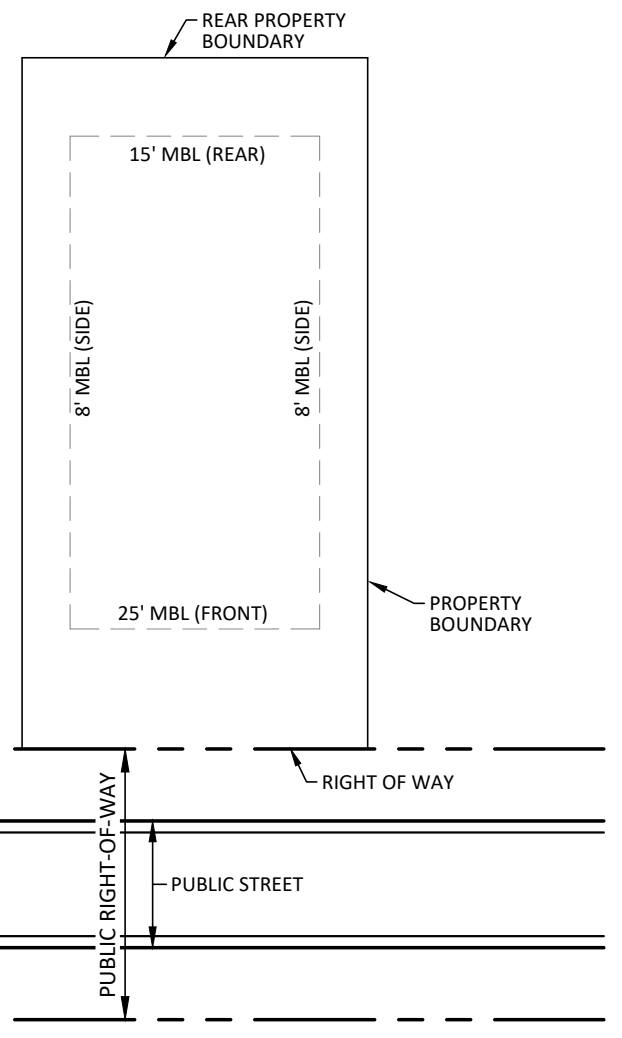
EXISTING	PROPOSED
○ EIP - EXISTING IRON PIPE	○ EIP - EXISTING IRON PIPE
○ EIB - EXISTING RE-BAR	○ EIB - EXISTING RE-BAR
○ R/W - RIGHT OF WAY	○ R/W - RIGHT OF WAY
○ B/B - BACK OF CURB TO BACK OF CURB	○ B/B - BACK OF CURB TO BACK OF CURB
○ P/L - PROPERTY LINE	○ P/L - PROPERTY LINE
○ C/B - CATCH BASIN	○ C/B - CATCH BASIN
○ D/I - DROP INLET	○ D/I - DROP INLET
○ M/H - MANHOLE	○ M/H - MANHOLE
○ S/S - SANITARY SEWER	○ S/S - SANITARY SEWER
○ R - RADIUS	○ R - RADIUS
○ RCP - REINFORCED CONCRETE PIPE	○ RCP - REINFORCED CONCRETE PIPE
○ CMP - CORRUGATED METAL PIPE	○ CMP - CORRUGATED METAL PIPE
○ W/M - WATER METER	○ W/M - WATER METER
○ S/SRV - SEWER SERVICE	○ S/SRV - SEWER SERVICE
○ F/H - FIRE HYDRANT	○ F/H - FIRE HYDRANT
○ W/V - WATER VALVE	○ W/V - WATER VALVE
○ 7214 - EXISTING SPOT ELEVATION	○ 7214 - EXISTING SPOT ELEVATION
○ - - - - - CONTOUR LINE	○ - - - - - CONTOUR LINE
○ BM - BENCHMARK	○ BM - BENCHMARK
○ - - - - - SANITARY SEWER	○ - - - - - SANITARY SEWER
○ - - - - - STORM DRAIN	○ - - - - - STORM DRAIN
○ - - - - - WATER MAIN	○ - - - - - WATER MAIN

**SITE DATA:**

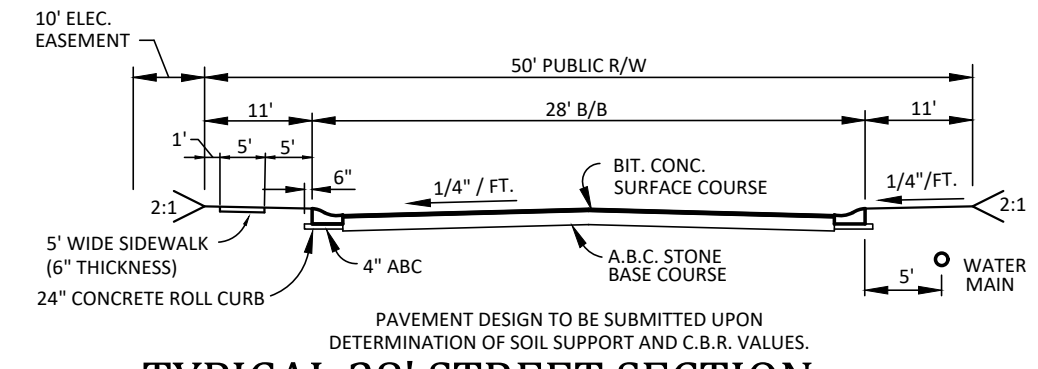
PARCEL NUMBERS:	79107
TAX MAP NUMBER:	4677041969
CURRENT ZONING:	R6
ACREAGE IN TOTAL TRACT:	6.944 AC.±
NUMBER OF LOTS CREATED:	19
LINEAL FEET IN STREETS:	852 LF
ACREAGE IN PARKS, RECREATION AREAS, COMMON AREAS AND THE LIKE:	0.484 AC.

**GENERAL NOTES:**

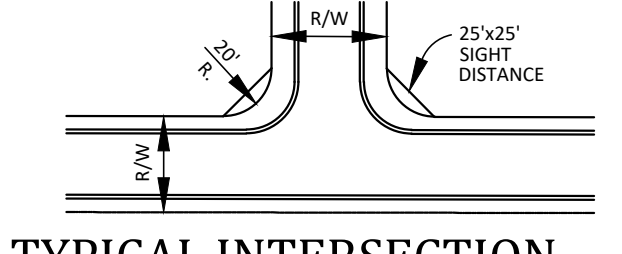
- CONSTRUCTION PLAN APPROVAL FROM GREENVILLE UTILITIES COMMISSION AND THE CITY OF GREENVILLE SHALL BE OBTAINED PRIOR TO CONSTRUCTION OF ANY STREET, WATER, AND/OR SANITARY SEWER AND STORM DRAINAGE SYSTEMS.
- ALL REQUIRED IMPROVEMENTS SHALL CONFORM TO THE CITY OF GREENVILLE MANUAL OF STANDARD DESIGNS AND DETAILS AND THE MANUAL FOR THE DESIGN AND CONSTRUCTION OF WATER AND WASTEWATER SYSTEMS EXTENSIONS OF GREENVILLE UTILITIES COMMISSION.
- ALL LOTS SHALL EQUAL OR EXCEED THE MINIMUM DEVELOPMENT STANDARDS OF THE CITY OF GREENVILLE ZONING ORDINANCE.
- ELECTRIC, WATER AND SANITARY SEWER SERVICE IS PROVIDED BY GREENVILLE UTILITIES COMMISSION.
- ELECTRIC AND TELEPHONE UTILITIES SHALL BE INSTALLED UNDERGROUND.
- STREET LIGHTS TO BE INSTALLED BY GREENVILLE UTILITIES COMMISSION.
- DEPRESS CURBS FOR HANDICAP RAMPS AT STREET INTERSECTIONS THAT HAVE SIDEWALKS.
- EROSION CONTROL PLAN APPROVAL REQUIRED PRIOR TO CONSTRUCTION.
- STORMWATER MANAGEMENT PLAN APPROVAL REQUIRED PRIOR TO CONSTRUCTION.
- HYDRAULIC ANALYSIS OF THE WATER MAINS ARE REQUIRED PRIOR TO CONSTRUCTION.
- NO SEWER SERVICE SHALL BE PROVIDED FOR LOTS WITHIN THIS PROJECT UNTIL ALL MAINS AND SERVICES HAVE BEEN INSTALLED AND ACCEPTED FOR MAINTENANCE BY G.U.C.
- ALL DITCHES WITHIN PROJECT LIMITS, WITH NO ASSOCIATED FLOODWAY, SHALL BE PIPED IF 48" OR LESS DIAMETER PIPE IS REQUIRED.
- STORM DRAIN PIPE SIZES ARE APPROXIMATE. FINAL SIZING, GRADES, ETC. SHALL BE SUBMITTED WITH CONSTRUCTION PLANS.
- ALL DRIVEWAYS SERVING INDIVIDUAL LOTS WILL BE REQUIRED TO HAVE A CITY OF GREENVILLE DRIVEWAY PERMIT.
- OPEN SPACE IS TO BE PERPETUALLY OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION. THESE AREAS SHALL BE CAPABLE OF BEING USED FOR PURPOSES OF INFORMAL AND UNSTRUCTURED RECREATION AND RELAXATION OR FOR HORTICULTURE IF NOT DEVOTED TO OTHER ALLOWABLE USES.
- THE OWNER SHALL, PURSUANT TO THE SUBDIVISION REGULATIONS, CAUSE A FINAL SUBDIVISION PLAT TO BE RECORDED IN THE PITT COUNTY REGISTER OF DEEDS WHICH CLEARLY DESCRIBES THE OPEN SPACE(S) AND CONDITIONS THEREOF, PRIOR TO THE ISSUANCE OF ANY BUILDING PERMIT(S).
- ALL DRIVEWAYS SHALL REMAIN OUTSIDE OF DRAINAGE EASEMENTS(S).
- ALL 28' WIDE STREET SECTIONS SHALL HAVE PARKING ALLOWED ON ONLY ONE SIDE OF STREET.
- MAIL KIOSKS / CLUSTER BOX UNITS LOCATIONS WILL BE COORDINATED WITH THE USPS AND SHALL PROVIDE ADEQUATE PARKING, EASEMENTS AND ADA ACCESS. DETAILS OF THE CBU'S WILL BE PROVIDED WITH THE SUBMITTAL OF THE CONSTRUCTION PLAN.
- LOT 97 SHALL BE DEEDED TO THE HOME OWNERS ASSOCIATION FOR THE STORMWATER CONTROL MEASURE AND SHALL NOT BE A BUILDABLE LOT.
- STORM SEWER INFRASTRUCTURE DESIGN SHALL BE SUBMITTED AND REVIEWED BY THE CITY OF GREENVILLE DURING THE CONSTRUCTION PLAN REVIEW.
- BOUNDARY AND TOPOGRAPHICAL SURVEY INFORMATION SHOWN HEREON WAS TAKEN FROM A SURVEY PERFORMED BY GARY S. MILLER AND ASSOCIATES, P.A. ENTITLED "BOUNDARY AND TOPOGRAPHICAL SURVEY FOR HBL INVESTMENTS, LLC LOT 59 BENT CREEK SUBDIVISION" DATED JULY 1, 2019.
- ELEVATIONS SHOWN ARE NAVD 88 DATUM.
- THIS PROPERTY IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA. COMMUNITY PLAN # 372046700K, EFFECTIVE DATE: 07-07-2014, ZONE X, AND COMMUNITY PLAN # 3720466700K, EFFECTIVE DATE: 07-07-2014, ZONE X.



PROPOSED TYPICAL LOT SETBACKS  
NO SCALE



TYPICAL 28' STREET SECTION  
NO SCALE



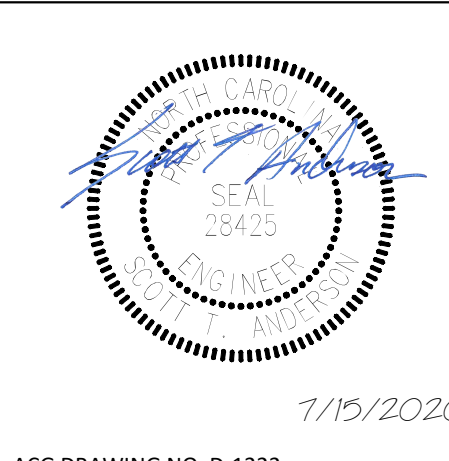
TYPICAL INTERSECTION  
NO SCALE

**Owner**  
HBL INVESTMENTS, LLC  
2582 BLUE CREEK LN.  
GRIMESLAND, NC 27837  
PHONE: (252) 355-7757

**Engineer**  
ARK CONSULTING GROUP, PLLC  
2755-B CHARLES BLVD.  
GREENVILLE, NC 27858  
CONTACT: BRYAN C. FAGUNDUS, PE  
PHONE: (252) 558-0888

**Developer**  
HBL INVESTMENTS, LLC  
2582 BLUE CREEK LN.  
GRIMESLAND, NC 27837  
PHONE: (252) 355-7757

**Surveyor**  
GARY S. MILLER & ASSOCIATES, P.A.  
1803 S. CHARLES BLVD.  
GREENVILLE, NC 27858  
PHONE: (252) 756-8788



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

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

SHEET 1 OF 2  
PRELIMINARY PLAT  
**BENT CREEK - PHASE 6**  
City of Greenville, Pitt County, NC  
DEVELOPER: HBL INVESTMENTS, LLC  
ADDRESS: 2582 BLUE CREEK LANE, GRIMESLAND, NC 27837  
PHONE: (252) 355-7757  
APPROVED: \_\_\_\_\_ DATE: 07-15-2020  
SCALE: 1" = 40'

BOUNDARY AND TOPOGRAPHICAL SURVEY FOR  
**HBL INVESTMENTS, LLC**

LOT 59  
BENT CREEK SUBDIVISION  
GREENVILLE TOWNSHIP  
PITT COUNTY, NORTH CAROLINA

SCALE: 1" = 40' JULY 1, 2019

WO 19120 FB 383

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

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

<b>GARY S. MILLER &amp; ASSOCIATES, P.A.</b> LAND SURVEYORS 1803 South Charles Blvd. Greenville, N.C. 27838 Phone: (252)756-7878 Fax: (252)756-0785 License # C-0225	SURVEYED: MCP	APPROVED: GSM
	DRAWN: BLW	DATE: 07-01-19
	CHECKED: GSM	SCALE: 1" = 40'
	REG. NO. L-2562	

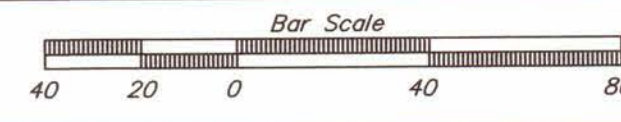
**SURVEYOR'S CERTIFICATION**

I, GARY S. MILLER, CERTIFY THAT THE BOUNDARY SURVEY, TOPOGRAPHICAL SURVEY, AND HORIZONTAL AND VERTICAL CONTROL SHOWN HEREON WERE COMPLETED UNDER MY DIRECT AND RESPONSIBLE CHARGE FROM AN ACTUAL GROUND SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BOOK 3764, PAGE 237-242, OR FROM BOOKS REFERENCED HEREON); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN BOOK 3764, PAGE 237-242, OR AS REFERENCED HEREON; THAT THE RATE OF PRECISION AS CALCULATED IS 1:10,000; THAT ALL INTERIOR LOT LINES SHOWN ARE PROPOSED AND SHALL NOT BE USED FOR THE CONVEYANCE OF PROPERTY; THAT THE TOPOGRAPHIC SURVEY WAS PERFORMED TO MEET FEDERAL GEOGRAPHIC DATA COMMITTEE STANDARDS AS APPLICABLE; THAT THE TOPOGRAPHIC DATA WAS OBTAINED ON JUNE 18, 2019; THAT THE SURVEY WAS COMPLETED ON JUNE 21, 2019; THAT THE CONTOURS SHOWN AS BROKEN LINES MAY NOT MEET THE STATED STANDARD; THAT VERTICAL CONTROL WAS ESTABLISHED AT THE SITE TO THE CLASS "A" STANDARD; AND THAT THIS MAP MEETS THE REQUIREMENTS OF THE "STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA" (21 NCAC 56.1600).

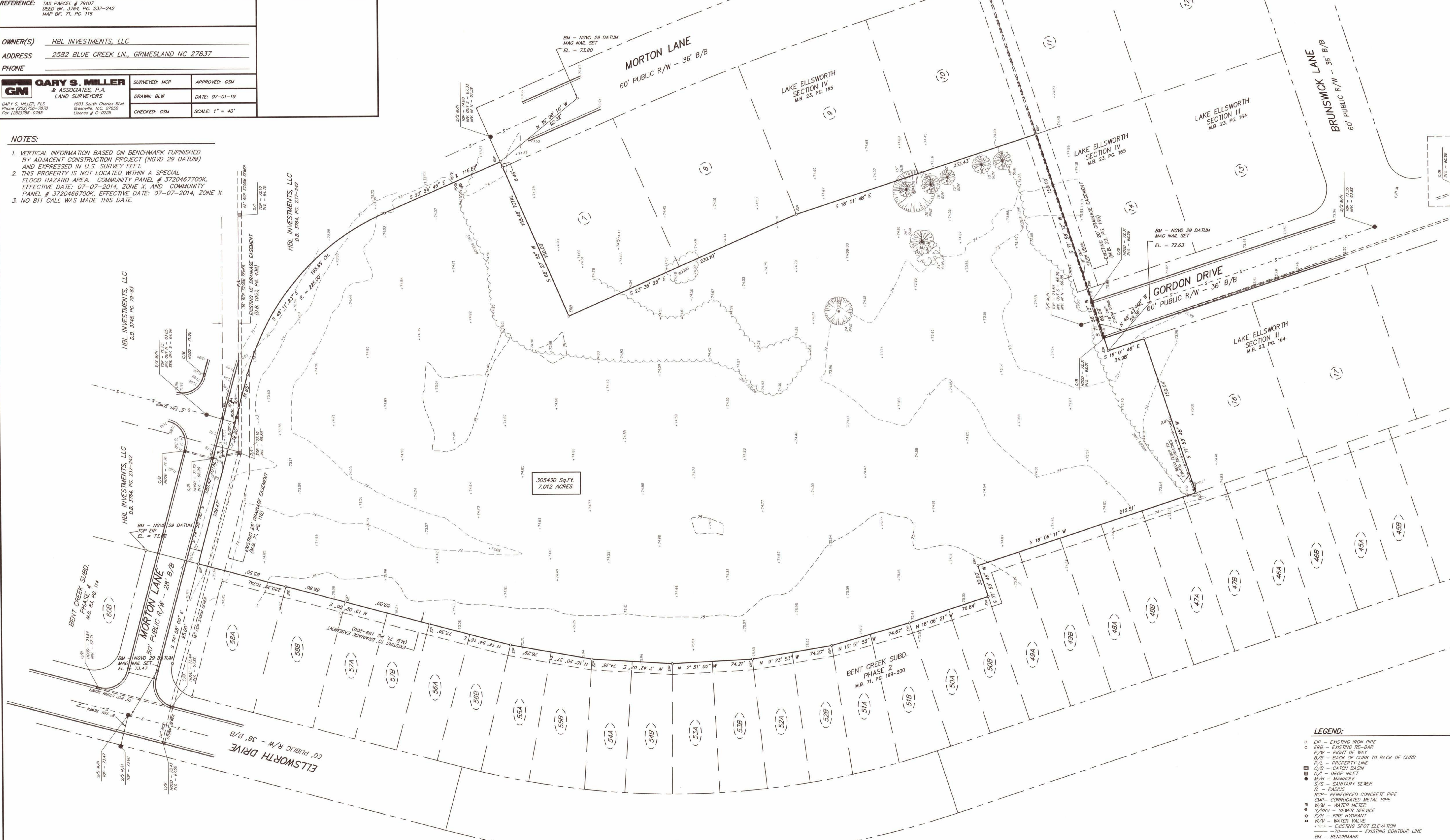
WITNESS MY ORIGINAL SIGNATURE AND SEAL THIS THE 1st DAY OF JULY 20 19

SIGNED: GARY S. MILLER, PROFESSIONAL LAND SURVEYOR

REVISIONS	
DATE	EXPLANATION
05-20-2020	ADDITIONAL ELEVATIONS - WO 20092



- NOTES:**
- VERTICAL INFORMATION BASED ON BENCHMARK FURNISHED BY ADJACENT CONSTRUCTION PROJECT (NGVD 29 DATUM) AND EXPRESSED IN U.S. SURVEY FEET.
  - THIS PROPERTY IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA - COMMUNITY PANEL # 3720467700K, EFFECTIVE DATE: 07-07-2014, ZONE X, AND COMMUNITY PANEL # 3720466700K, EFFECTIVE DATE: 07-07-2014, ZONE X.
  - NO 811 CALL WAS MADE THIS DATE.



- LEGEND:**
- EP - EXISTING IRON PIPE
  - ERB - EXISTING RE-BAR
  - R/W - RIGHT OF WAY
  - B/B - BACK OF CURB TO BACK OF CURB
  - P/L - PROPERTY LINE
  - C/B - CATCH BASIN
  - D/I - DROP INLET
  - M/H - MANHOLE
  - S/S - SANITARY SEWER
  - R - RADIUS
  - RCP - REINFORCED CONCRETE PIPE
  - CMP - CORRUGATED METAL PIPE
  - W/M - WATER METER
  - S/SRV - SEWER SERVICE
  - F/H - FIRE HYDRANT
  - W/V - WATER VALVE
  - 10.14 - EXISTING SPOT ELEVATION
  - 70 - EXISTING CONTOUR LINE
  - BM - BENCHMARK



## City of Greenville, North Carolina

Meeting Date: 7/21/2020  
Time: 6:00 PM

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**Title of Item:** Request by Rocky Russell Development, LLC. The proposed preliminary subdivision plat entitled, "Stonehaven", is located at the terminus of Great Laurel Court, west of Allen Road and is further identified as being tax parcel number 76140. The proposed plat consists of 44 lots totaling 11.7957 acres.

**Explanation:** The subject property is currently vacant. It is part of the Stonehaven Subdivision, and is bounded on the north by the Teakwood Subdivision and the south by the Fieldstone Subdivision.

The purpose of this preliminary plat is to create 44 single-family lots. The proposed plat also establishes the street pattern, utilities extensions, drainage and stormwater features that will serve the future development.

There is 1,524 linear feet of proposed streets to be built. Sidewalks will be constructed on one side of all proposed streets and a stormwater detention pond will be provided.

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

**Recommendation:** The City's Subdivision Review Committee has reviewed the plat and it meets all technical requirements. Therefore, Staff recommends approval of the preliminary plat as presented.

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### **ATTACHMENTS:**

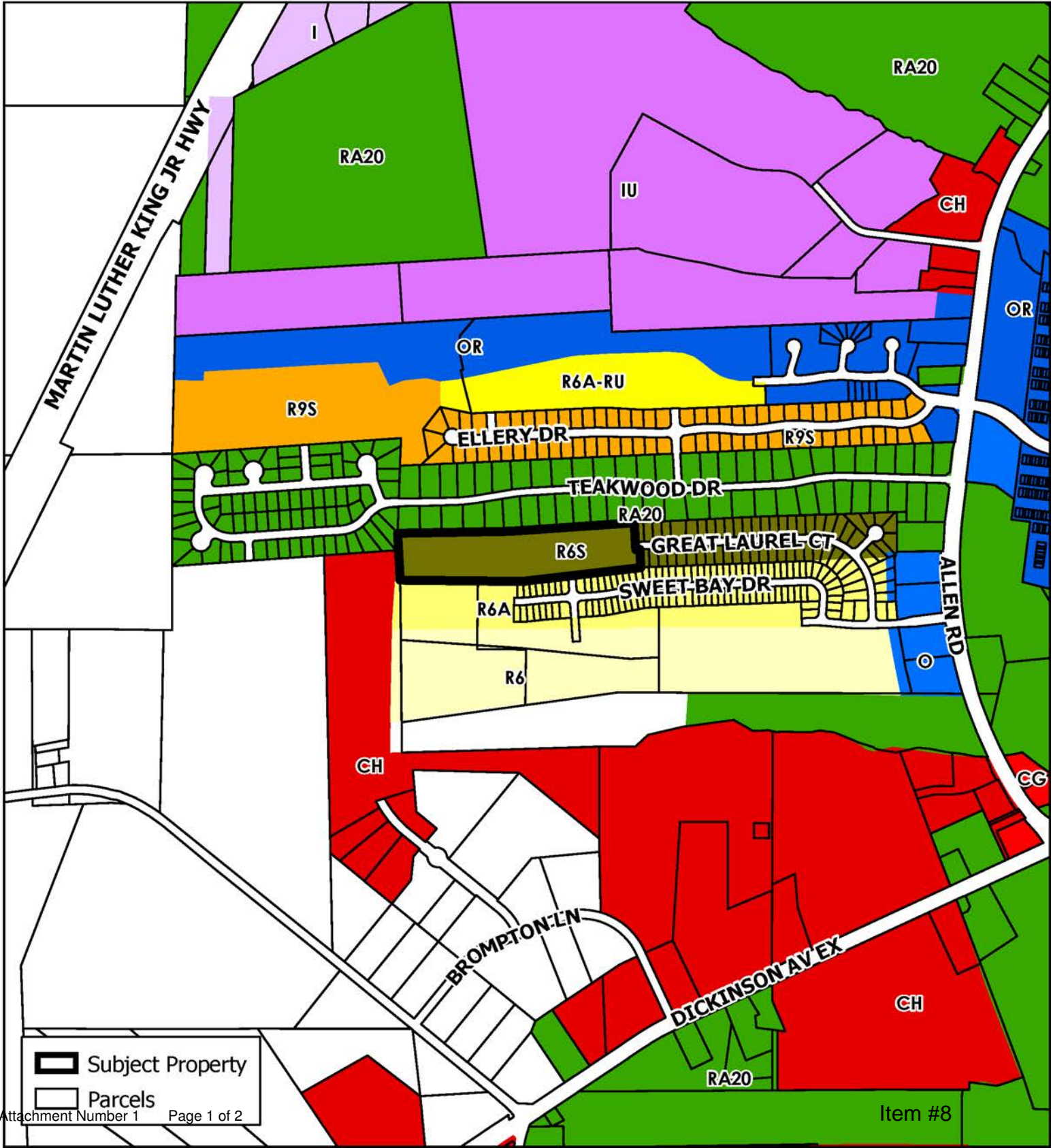
Attachments



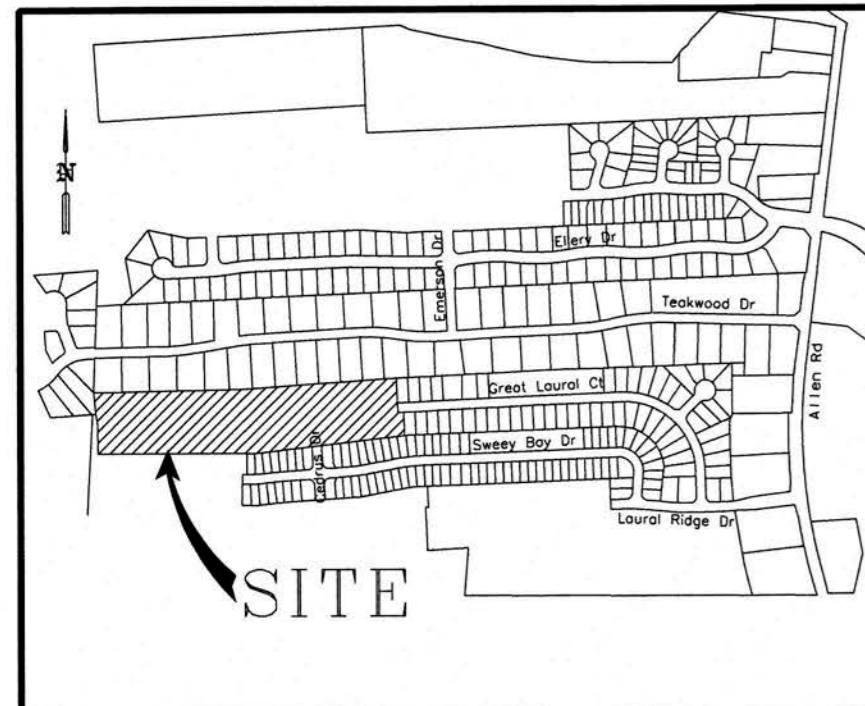
Stonehaven  
Proposed Lots: 44  
Acres: 11.7957  
July 7th, 2020



0 0.05 0.1 0.2 Miles

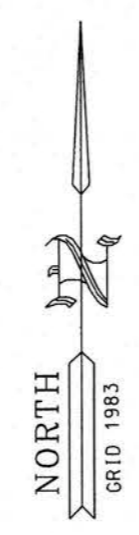


Subject Property  
 Parcels



VICINITY MAP  
SCALE: 1"=1000'

PIPE NUMBER	PIPE SIZE	PIPE SLOPE
P1	15" RCP	0.30%
P2	18" RCP	0.40%
P3	24" RCP	0.30%
P4	24" RCP	0.30%
P5	15" RCP	0.30%
P6	18" RCP	0.52%
P7	24" RCP	0.30%
P8	15" RCP	0.30%
P9	18" RCP	0.52%
P10	24" RCP	0.33%
P11	30" RCP	0.30%
P12	30" RCP	0.30%
P13	36" RCP	0.30%
P14	36" RCP	0.30%
P15	36" RCP	0.30%
P16	24" RCP	0.30%

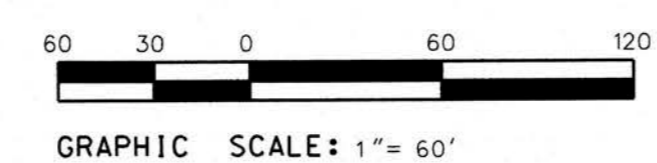
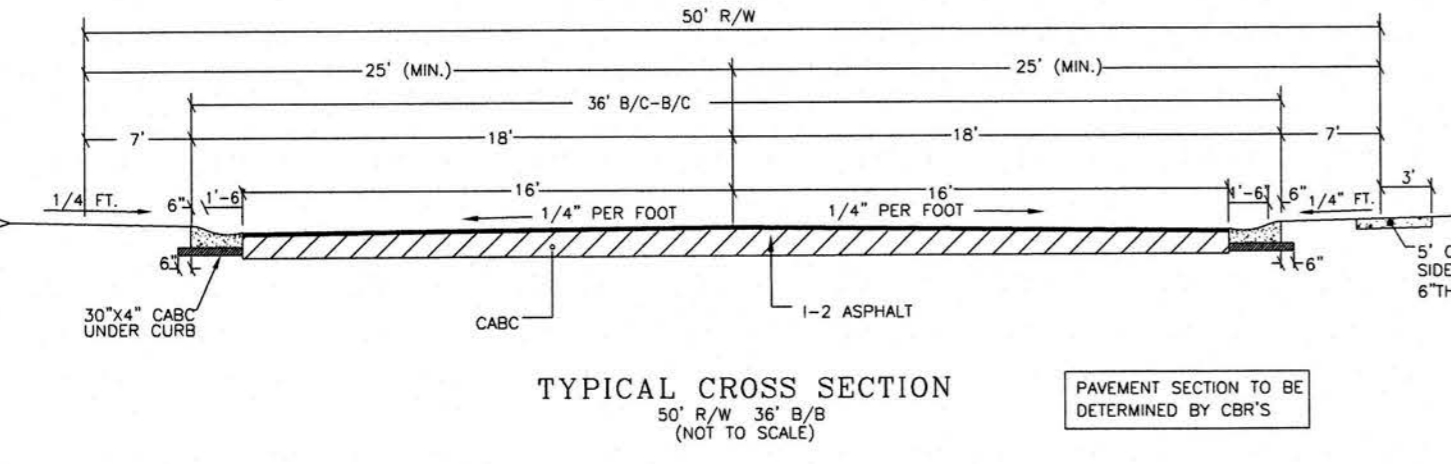
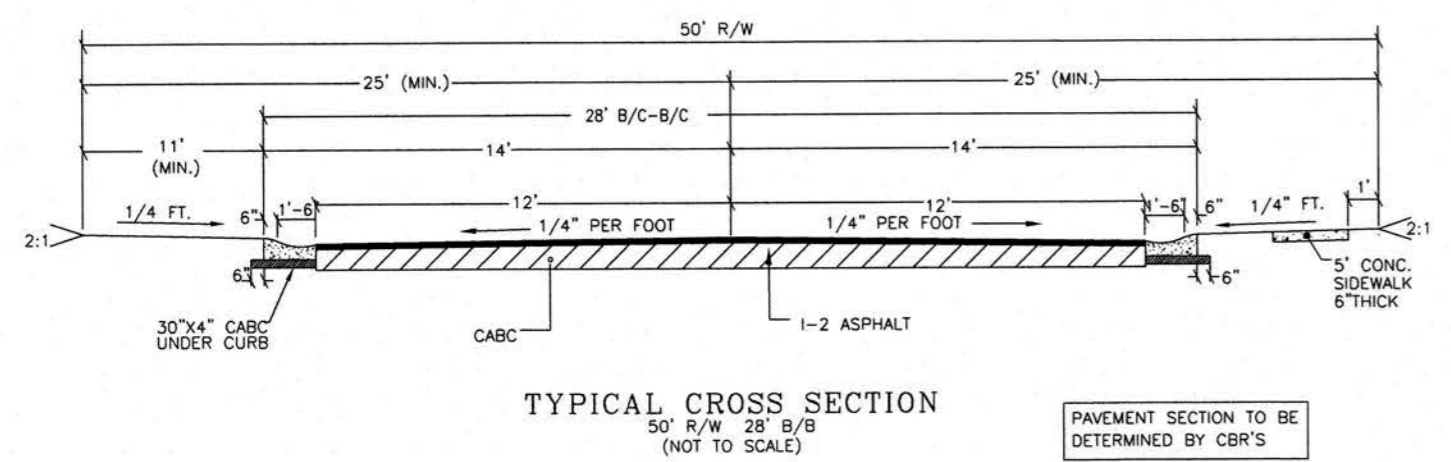
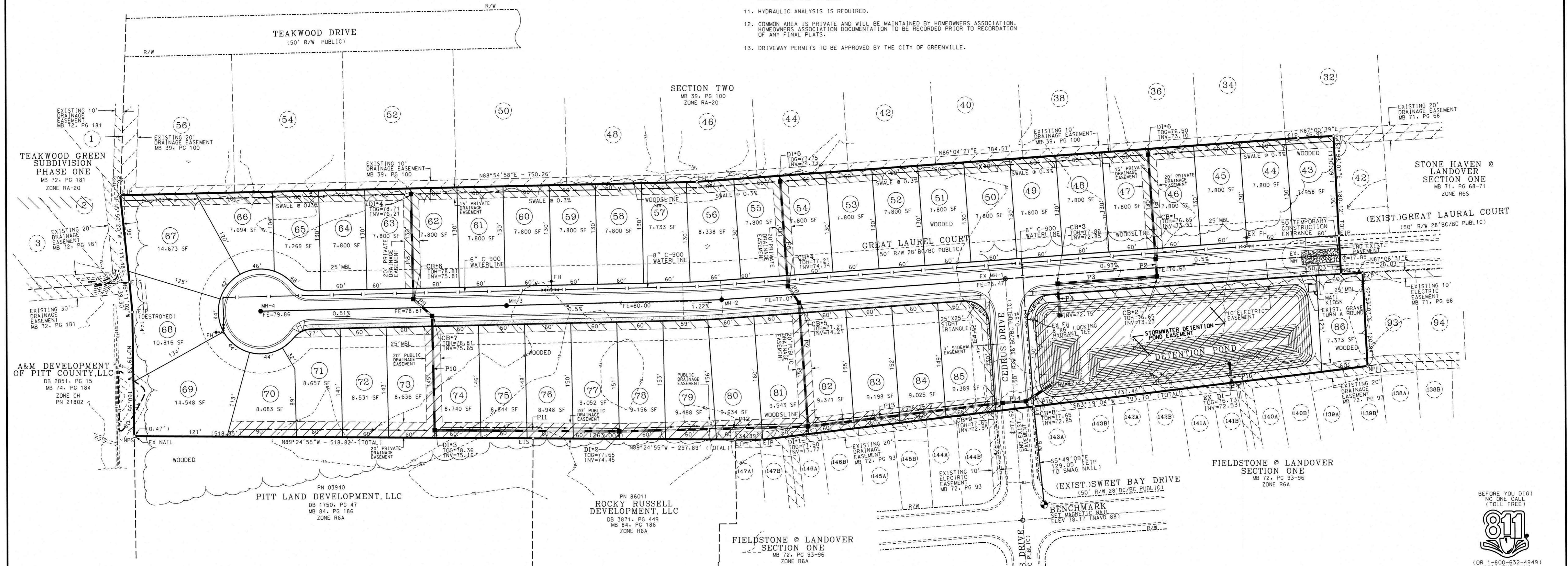


NOTES

- CONSTRUCTION PLANS SHALL BE APPROVED BY GREENVILLE UTILITIES COMMISSION (G.U.C.) AND THE CITY OF GREENVILLE PRIOR TO THE CONSTRUCTION OF ANY SEWER OR STORM DRAINAGE.
- ALL REQUIRED IMPROVEMENTS SHALL CONFORM TO THE CITY OF GREENVILLE MANUAL OF STANDARD DESIGN AND DETAILS AND THE MANUAL FOR THE DESIGN AND CONSTRUCTION OF WASTEWATER SYSTEM EXTENSIONS FOR G.U.C.
- ALL LOTS SHALL EQUAL OR EXCEED THE MINIMUM DEVELOPMENT STANDARDS OF THE CITY OF GREENVILLE ZONING ORDINANCE.
- SEWER SERVICE BY G.U.C.
- EROSION CONTROL PLAN APPROVAL REQUIRED PRIOR TO CONSTRUCTION.
- ALL UTILITIES SHALL BE UNDERGROUND.
- STORM DRAIN PIPE SIZES ARE APPROXIMATE. FINAL SIZING, GRADES, ETC. SHALL BE SUBMITTED WITH CONSTRUCTION PLANS.
- DITCHES REQUIRING 48" OR LESS PIPE DIA. SHALL BE PIPED EXCEPT FOR DITCHES WHICH HAVE BEEN DETERMINED BY CDE TO BE WETLANDS, WATERS OF THE UNITED STATES.
- NO SEWER SERVICES SHALL BE PROVIDED FOR LOTS WITHIN THIS PROJECT UNTIL ALL OF THE NECESSARY WATER AND SEWER FACILITIES TO SERVE THIS PROPERTY HAVE BEEN INSTALLED AND ACCEPTED FOR MAINTENANCE BY G.U.C.
- ALL DRIVEWAYS SERVING INDIVIDUAL LOTS WILL BE REQUIRED TO HAVE DRIVEWAYS INSTALLED AS PER THE CITY OF GREENVILLE REGULATIONS. ROLL TYPE CURB AND GUTTER WILL BE USED.
- HYDRAULIC ANALYSIS IS REQUIRED.
- COMMON AREA IS PRIVATE AND WILL BE MAINTAINED BY HOMEOWNERS ASSOCIATION. HOMEOWNERS ASSOCIATION DOCUMENTATION TO BE RECORDED PRIOR TO RECORDATION OF ANY FINAL PLATS.
- DRIVEWAY PERMITS TO BE APPROVED BY THE CITY OF GREENVILLE.
- WATER SUPPLIED BY GREENVILLE UTILITIES COMMISSION.
- STREET LIGHTS TO BE INSTALLED AS REQUIRED.
- ELECTRIC SERVICE SUPPLIED BY GREENVILLE UTILITIES COMMISSION.
- CONSTRUCTION PLAN AND SPECIFICATIONS SHALL BE APPROVED BY G.U.C. PRIOR TO THE CONSTRUCTION OF ANY WATER MAINS.
- THIS PROPERTY IS LOCATED IN THE RED OAK FIRE DISTRICT.
- THIS PROPERTY IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA. FIRM NUMBER 3720466700K, EFFECTIVE DATE: 07-07-2014, ZONE X.
- ALL SIDEWALKS TO BE 5" CONCRETE.
- PARKING IS ONLY ALLOWED ON ONE SIDE OF THE STREET WITH A 28 FT. BC/BC.
- VERTICAL DATUM RELATIVE TO NCGS MONUMENT  
RED OAK  
(N 1668524.16  
(E 12466405.58  
NAD83(2011)  
ELEV 75.40 NAVD88

SITE DATA

TOTAL AREA	11.7957 AC
NO. OF LOTS	44
LINEAL FEET IN STREET	1524 LF
SMALLEST LOT SIZE	7,269 SF
ACRES IN PARKS, RECREATION	0
COMMON AREA	1.56 AC
ZONING	R-6S
PARCEL NO.	76140



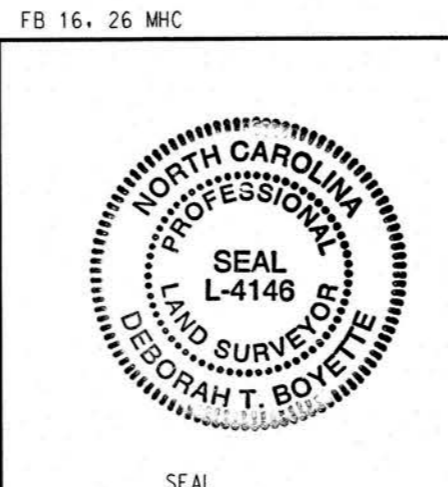
LEGEND

- EIP EXISTING IRON PIPE
- EIS EXISTING IRON STAKE
- NPS NO POINT SET
- NPF NO POINT FOUND
- R/W RIGHT OF WAY
- BC BACK OF CURB
- TOC TOP OF CURB
- TOH TOP OF HOOD
- TH FIRE HYDRANT
- DI DROP INLET
- CB CATCH BASIN



REVISIONS			
BY	NO.	DATE	DESCRIPTION
DM	1	7/15/20	CITY COMMENTS

PROJECT NO. : P1688-001  
DRAWING NO. : 002



**SURVEYOR'S CERTIFICATE**  
I, DEBORAH T. BOYETTE CERTIFY THAT THIS PROJECT WAS COMPLETED UNDER MY DIRECT AND RESPONSIBLE CHARGE FROM AN ACTUAL GROUND SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BOOK 2392, PAGE 283, OR FROM BOOKS REFERENCED HEREIN); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN BOOK SEE - PAGE PLAT; OR AS REFERENCED HEREON; THAT THE RATIO OF PRECISION CALCULATED IS 1:224,633:1; THAT THIS TOPOGRAPHIC SURVEY WAS PERFORMED TO MEET FEDERAL GEOGRAPHIC DATA COMMITTED STANDARDS AS APPLICABLE; THAT THE TOPOGRAPHIC DATA WAS OBTAINED ON 3/24/20; THAT THE SURVEY WAS COMPLETED ON 3/11/20; THAT THE CONTOURS SHOWN AS BROWN LINES MAY NOT MEET THE STATED STANDARD; THAT VERTICAL CONTROL WAS ESTABLISHED AT THE SITE TO THE CLASS "A" STANDARD; AND THAT THIS MAP MEETS THE REQUIREMENTS OF THE "STANDARD OF PRACTICE FOR AND SURVEYING IN NORTH CAROLINA" (21 NCAC 58-16000).

WITNESS MY ORIGINAL SIGNATURE AND SEAL THIS 15<sup>th</sup> DAY OF JULY, 20 20.  
SIGNED: *Deborah T. Boyette*  
PROFESSIONAL LAND SURVEYOR PLS L-4146

**APPROVAL**  
THIS PRELIMINARY PLAT NO. 16-09 AND STREET NAMES SHOWN HEREON WERE APPROVED BY THE GREENVILLE PLANNING AND ZONING COMMISSION AT A MEETING HELD THE \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_.

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

PRELIMINARY PLAT  
**Stonehaven**  
GREENVILLE ARTHUR TOWNSHIP PITT COUNTY NORTH CAROLINA

OWNER: ROCKY RUSSELL DEVELOPMENT, LLC  
ADDRESS: 106 REGENCY DR. GREENVILLE, NC 27858  
PHONE: 252-329-7368

DESIGNED: RAB DATE: 5/26/20  
DRAWN: Q/LHJ SCALE: 1"= 60'  
APPROVED: RAB SHEET 1 OF 1