

# Agenda



## Planning and Zoning Commission

October 20, 2020

6:00 PM

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

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

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### I. Call Meeting To Order

### II. Invocation - Allen Thomas

### III. Roll Call

### IV. Approval of Minutes

1. September 15, 2020 and September 17, 2020

### V. New Business

#### Rezoning

2. Request by 3810 Charles, LLC to rezone 1.2354 acres located along the western side of Charles Boulevard/NC HWY 43 south of the intersection of the same and Fire Tower Road from RA20 (Residential-Agricultural) to CH (Heavy Commercial).
3. Request by Langston Farms, LLC to rezone 1.881 acres located at the northeastern corner of the intersection of South Memorial Drive and Regency Boulevard from O (Office) to CG (General Commercial).

#### Preliminary Plats

4. Request by East Carolina University. The proposed preliminary subdivision plat entitled, "Millennial Warehouse Property", is located along the southern right-of-way of 10<sup>th</sup> Street

and the intersection of the same and Pitt Street and is further identified as being tax parcel numbers 07373 and 01872. The proposed plat consists of 4 lots totaling 4.121 acres.

**Text Amendment**

5. Ordinance requested by Planning and Development Services Department to amend the City Code by adding "microdistillery" as a special use in the CD (Downtown Commercial) district. The amendment includes a definition and additional standards

**VI. Adjournment**



City of Greenville,  
North Carolina

Meeting Date: 10/20/2020  
Time: 6:00 PM

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**Title of Item:** September 15, 2020 and September 17, 2020

**Explanation:**

**Fiscal Note:**

**Recommendation:**

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**ATTACHMENTS:**

September 15, 2020 minutes

September 17, 2020 minutes

DRAFT MINUTES FOR THE GREENVILLE PLANNING AND ZONING COMMISSION

September 15, 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 reminded the commission and public 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 September 17, 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 September 17, 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 -X	Mr. John Collins - *
Mr. Alan Brock - *	Mr. Hap Maxwell - *
Mr. Billy Parker - *	Mr. Brad Guth - *
Mr. Max Ray Joyner III - *	Mr. Chris West – X

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

**VOTING MEMBERS:** Robinson, Parker, Joyner, Maxwell, Collins, Brock, Faison, Thomas, and Guth

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

**OTHERS PRESENT:** Emanuel McGirt, City Attorney; Kelvin Thomas, Communication Technician

**MINUTES:** Motion made by Mr. Thomas, seconded by Mr. Parker, to accept the minutes from the August 18, 2020 and August 20, 2020 meetings. Motion passed unanimously.

**NEW BUSINESS**

**Preliminary Plats:**

2. REQUEST BY CR DEVELOPMENT, LLC. THE PROPOSED PRELIMINARY PLAT ENTITLED, “BROOK HOLLOW, SECTION 5, IS LOCATED ON THE NORTH SIDE OF DICKINSON AVENUE NEAR THE INTERSECTION OF THE SAME AND WILLIAMS ROAD, AND IS FURTHER IDENTIFIED AS PARCEL NUMBERS 03077, 22777, AND 07914. THE PROPOSED PLAT CONSISTS (132) LOTS AND 71.69 ACRES.

Mr. Brad Sceviour delineated the property. The property is in the southwest quadrant of the city and is near the intersection of Dickinson Avenue and Williams Road and is adjacent to the current sections of Brook Hollow. There are 302 lots. Of these 300 will be for duplex housing, the other two larger lots will be used for multi-family

housing. The total acreage of the development is 71.69 acres. A portion of the property lies in the floodplain and is adjacent to Greens Mill Run. The portion impacted by the floodplain is in a conservation overlay zone, and there will be no construction in that area. The rest of the property is zoned R6 (Residential). The preliminary plat was reviewed by staff and meets all technical requirements. Staff recommends approval.

Mr. Robinson opened the public hearing.

Mr. Bryan Fagundas spoke in favor.

Mr. Robinson closed the public hearing and reminded the commission there will be no vote this evening.

**Text Amendment:**

**2. ORDINANCE REQUESTED BY THE PLANNING AND DEVELOPMENT SERVICES DEPARTMENT TO AMEND THE CITY CODE BY AMENDING ARTICLE J. TO CREATE STANDARDS FOR AGRICULTURAL MASTER PLAN COMMUNITIES**

Mr. Brad Sceviour presented for staff. He stated that there was a desire from staff and from part of the development community to establish standards for a new type of development. This new type of community is very popular and is based around agriculture and healthy living. This will increase lifestyle options for current and future residents and will promote good health and walkable communities. A Master Plan Community is defined in Article J of the city ordinance and that the new community type could be accommodated by amending that article. A master plan community is a special type of development that allows a great deal of flexibility, requires a higher level of oversight, and is traditionally based around a golf courses and recreational amenities. This ordinance change will allow for agricultural amenities and farms in place of recreational amenities and golf courses. Farm land would take up the same space and prominence that a golf course would in a current Master Plan Community. He explained the process of creating a Master Plan Community. It is required to obtain a Special Use Permit (SUP), which is approved by the City Council. Next a preliminary plat must be approved by the Planning and Zoning Commission. Any major amendments to the SUP would be approved by City Council. Minor amendments will be approved by the Planning Director. He presented examples of this type of community found in our state and other locales. The amenities of an agricultural master plan community are open to the residents.

Mr. Joyner asked if the concept was to have limited residences and more green space.

Mr. Sceviour responded the concept does not specifically limit the development in this way.

Mr. Joyner asked if there were certain areas in the city staff is proposing for this type of development.

Mr. Sceviour said that there are already zones for Master Plan Communities, and this amendment would not alter those.

Mr. Joyner asked if this type development was proposed in those zones, would they have to be approved.

Mr. Sceviour said that if they are being considered for parcels already zoned for this use, the development could proceed.

Tim Newell spoke in favor.

No one spoke in opposition.

Mr. Robinson closed the public hearing.

**Motion made by Billy Parker, seconded by Allen Thomas, to recess consideration of these two items until, September 17, 2020 at 6PM. Motion passed unanimously.**

Respectfully submitted,

Chantae Gooby

Chantae Gooby  
Secretary



DRAFT MINUTES FOR THE GREENVILLE PLANNING AND ZONING COMMISSION

September 17, 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 September 15, 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 September 15, 2020 at 6PM via ZOOM and in keeping with the laws related to electronic meeting the items from that meeting were recesses until today. The public hearings were already held. This meeting is to discuss the item and then vote on the item in question.

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

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

Mr. Robinson asked if all those who were present on August 18, 2020, were present for tonight’s meeting.

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

Chairman Robinson asked the commission if they all received the public comments pertaining to agenda item 3 (see below).

**VOTING MEMBERS:** Robinson, Parker, Joyner, Maxwell, Collins, Brock, Faison, Thomas, and Guth

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

**OTHERS PRESENT:** Emanuel McGirt, City Attorney; Kelvin Thomas, Communication Technician

**NEW BUSINESS**

**Preliminary Plats:**

2. REQUEST BY CR DEVELOPMENT, LLC. THE PROPOSED PRELIMINARY PLAT ENTITLED, “BROOK HOLLOW, SECTION 5, IS LOCATED ON THE NORTH SIDE OF DICKINSON AVENUE NEAR THE INTERSECTION OF THE SAME AND WILLIAMS ROAD, AND IS FURTHER IDENTIFIED AS PARCEL NUMBERS 03077, 22777, AND 07914. THE PROPOSED PLAT CONSISTS (132) LOTS AND 71.69 ACRES.

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



**Text Amendment:**

**2. ORDINANCE REQUESTED BY THE PLANNING AND DEVELOPMENT SERVICES DEPARTMENT TO AMEND THE CITY CODE BY AMENDING ARTICLE J. TO CREATE STANDARDS FOR AGRICULTURAL MASTER PLAN COMMUNITIES**

Mr. Maxwell expressed concern about pesticides and soil contaminants with agricultural uses and residential uses in such close proximity.

Mr. Robinson asked if this could be controlled during the Special Use Permit process.

Mr. Sceviour replied that conditions could be applied at that time, and that any concerns of that nature could be addressed at that time.

Mr. Maxwell enquired about standards in other communities for these types of projects.

Mr. Sceviour replied that these communities typically go into communities that are unincorporated and have no or little zoning and so there is not a large body of existing regulation to draw from.

**Motion made by Mr. Thomas, seconded by Mr. Parker, 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.**

Comments received for the September 17, 2020 Meetings via the Public Input Email

1. John Tipton, Vice President  
Tipton Builders, Inc.  
234 Greenville Blvd SE  
Greenville, NC 27858

I am writing this letter in support of and for the consideration of the planning and zoning board to vote favorably this Thursday on an amendment that will allow Agricultural Master Plan Communities (Agrihoods) to be developed in Greenville. This is the kind of forward thinking and unique project that will continue to ensure our place as leaders in the Southeast. An Agrihood would allow us to preserve the best parts of this regions agricultural background while fusing it with a more modern take.

2. Charles Harris  
1852R Quail Ridge Rd.  
Greenville, NC 27858

I am sending this email to the members of the Planning and Zoning Board as a supporter of the proposed unique subdivision Croftfields. This an excellent idea that will lead to growth for the City of Greenville. I believe that this type of community will draw a lot of interest because of the concept. Because of the environment worldwide related to the COVID situation, individuals are looking for a safer environment to live and function in. This type of setting will allow residents to refrain from extended travel to shop for farm raised products as

well as other needs that would be provided in the localized community. Please consider this as an alternative that will contribute to the safety of our community as our culture has changed.

Respectfully submitted,

Chantae Gooby

Chief Planner



## City of Greenville, North Carolina

Meeting Date: 10/20/2020  
Time: 6:00 PM

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**Title of Item:** Request by 3810 Charles, LLC to rezone 1.2354 acres located along the western side of Charles Boulevard/NC HWY 43 south of the intersection of the same and Fire Tower Road from RA20 (Residential-Agricultural) to CH (Heavy Commercial).

**Explanation:** **Required Notices:**  
Planning and Zoning meeting notice (property owner and adjoining property owner letter) mailed on October 6, 2020.  
On-site sign(s) posted on October 6, 2020.  
City Council public hearing notice (property owner and adjoining property owner letter) mailed - N/A at this time.  
Public hearing legal advertisement published - N/A at this time.

### **Comprehensive Plan:**

The Future Land Use and Character Map shows commercial (C) along this side of Charles Boulevard between Signature Drive and Fire Tower Road. The character type transitions to traditional neighborhood medium-high density (TNMH) as it moves further from the major intersection of Charles Boulevard and Fire Tower Road.

### **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

#### Traditional Neighborhood, Medium-High Density

Primarily residential area featuring a mix of higher density housing types ranging from multifamily, townhomes, and small-lot single-family detached. They are typically located within a walkable distance to a neighborhood activity center. Traditional neighborhoods should have a walkable street network of small blocks, a defined center and edges, and connections to surrounding development.

Intent:

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

Primary uses:

Multifamily residential

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

Secondary uses:

Institutional (neighborhood scale)

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

Based on possible uses permitted by the requested rezoning, the proposed rezoning classification could generate 532 trips to and from the site on Charles Boulevard, which is a net increase of 503 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 Fork Swamp Watershed. If stormwater rules apply, it would require 25-year detention and nitrogen reduction.

It is not located in the Special Flood Hazards Area. Therefore, development is not subject to the Flood Damage Prevention Ordinance. No jurisdictional wetlands exist on the property, however a jurisdictional stream and riparian buffer may exist on the north side of the property.

The stream/ditch along the north side of the property flows into a large regional stormwater pond.

**Surrounding Land Uses and Zoning:**

North: CH - Greenville Pool & Supply  
South: CH/RA20 - Greenville AutoWorld  
East: CG - Speedway Convenience Store  
West: RA20 - One (1) mobile home residence

**Density Estimates:**

Under the current zoning, the site could accommodate three (3) single-family lots.

Under the proposed zoning, the site could accommodate 12,000+/- square feet of retail space.

The anticipated build-out is within 1-2 years.

**Fiscal Note:**

No cost to the City.

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

"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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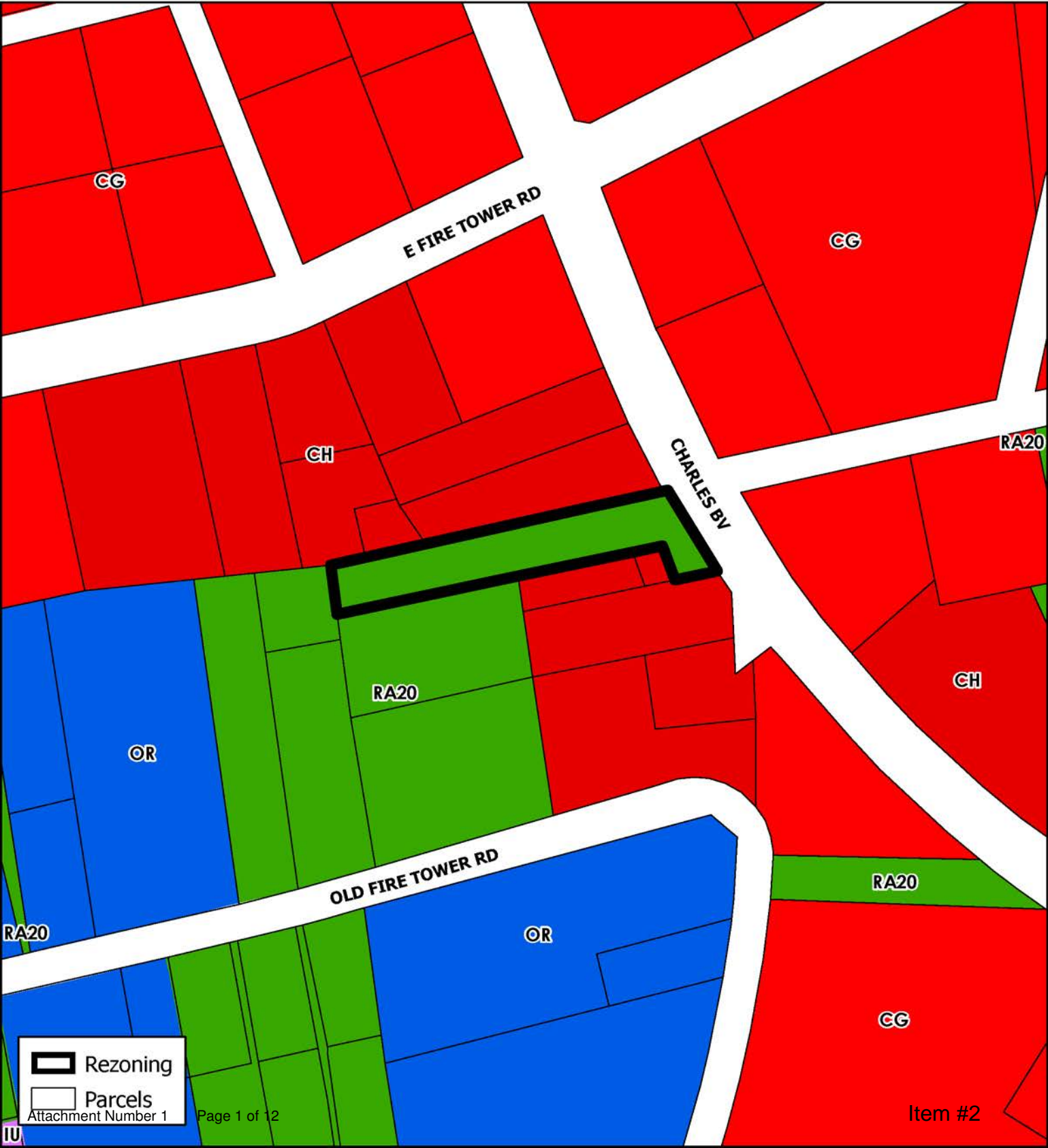
**ATTACHMENTS:**

Attachments

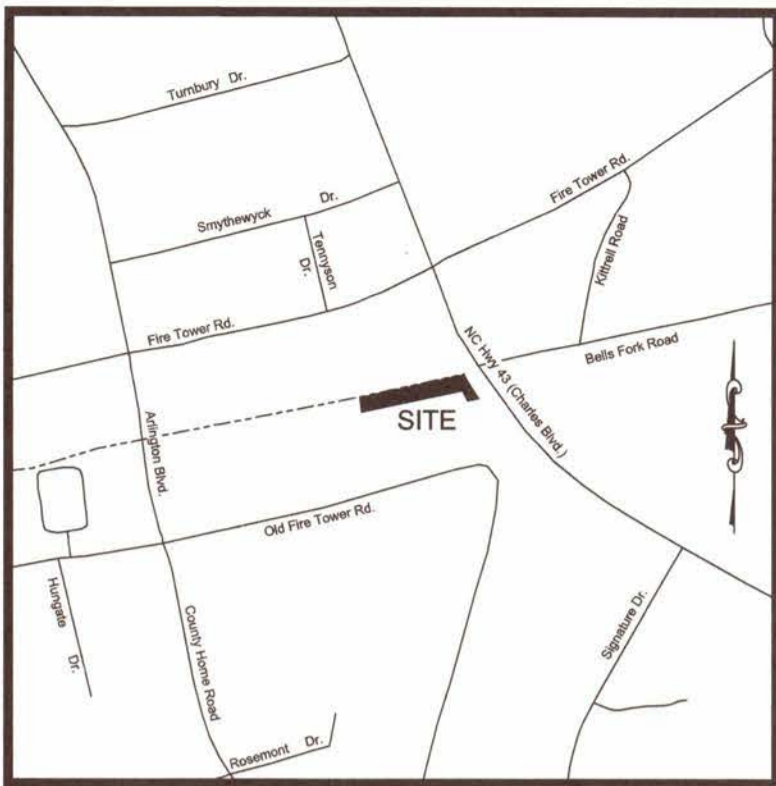
3810 Charles, LLC  
From: RA-20  
To: CH  
Acres: 1.2354  
October 6th, 2020



0 0.01 0.03 0.05 Miles



Rezoning  
 Parcels  
Attachment Number 1



VICINITY MAP

1" = 2000'

OMG PROPERTIES, LLC  
D.B. 3834, PG. 156  
CH

F. KEITH BISHTON  
D.B. 1175, PG. 74  
CH

CROWN CASTLE SOUTH, LLC  
D.B. 2252, PG. 299  
CH

MTT PROPERTIES, LLC  
D.B. 3687, PG. 695  
CH

SKATS RESTAURANTS, INC.  
D.B. 286, PG. 395  
CG

NCSR 1729 BELLS FORK ROAD  
(60' PUBLIC R/W - BC/BC PAVED - VARIES)

SPEEDWAY, LLC  
D.B. 3412, PG. 718  
CG

1.2354 AC  
EXISTING ZONING RA-20  
PROPOSED ZONING CH

CHARLIE M. LONG, TRUSTEE  
CHARLIE M. LONG, LIVING TRUST  
D.B. 3973, PG. 526  
RA-20

CHARLIE M. LONG, TRUSTEE  
CHARLIE M. LONG, LIVING TRUST  
D.B. 3973, PG. 526  
RA-20

CHARLIE M. LONG, TRUSTEE  
CHARLIE M. LONG, LIVING TRUST  
D.B. 3973, PG. 526  
RA-20

3810 CHARLES, LLC  
D.B. 2866, PG. 298  
CH

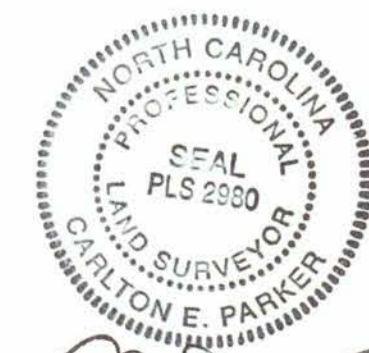
3810 CHARLES, LLC  
D.B. 2006, PG. 384  
CH

3810 CHARLES, LLC  
D.B. 2006, PG. 389  
CH

R = 1,870.00'  
L = 155.55'  
CH = S 21°49'38"E  
155.51'

NC HWY 43 (CHARLES BLVD.)  
(PUBLIC R/W VARIES - 65' BC/BC)

BOUNDARY INFORMATION FROM SURVEY BY GARY MILLER & ASSOCIATES, PA DATED SEPTEMBER 5, 2013 AND RECORDED IN DEED BOOK 3510, PAGE 814.



CARLTON E. PARKER, PLS 2980



REZONING MAP FOR			
3810 CHARLES, LLC			
REFERENCE DEED BOOK 3897, PAGE 1 OF THE PITT COUNTY REGISTRY			
GREENVILLE	WINTERVILLE TOWNSHIP	PITT COUNTY	NORTH CAROLINA
OWNER: 3810 CHARLES, LLC			
ADDRESS: 3203 S MEMORIAL DR. GREENVILLE, NC 27834			
PHONE: (252) 756-2585			
	MALPASS & ASSOCIATES		SURVEYED: N/A
	(NC LICENSE NUMBER C-1289) 1645 E. ARLINGTON BLVD., SUITE D GREENVILLE, N.C. 27858 (252) 756-1780		APPROVED: CEP
			DATE: 09/11/20
		CHECKED: CEP	SCALE: 1" = 40'



# REZONING THOROUGHFARE/TRAFFIC VOLUME REPORT

Case No: 20-11

Applicant: 3810 Charles, LLC

**Property Information**

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

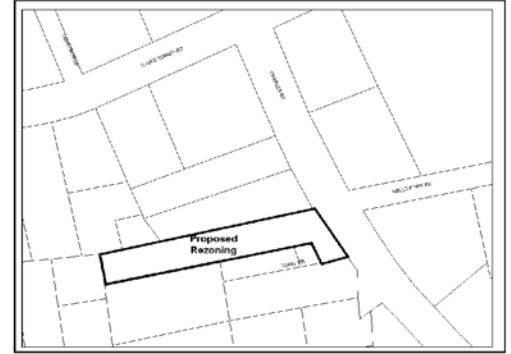
**Proposed Zoning:** CH (Heavy Commercial)

**Current Acreage:** 1.2354 acres

**Location:** Charles Blvd, south of Fire Tower Rd

**Points of Access:** Charles Blvd

**Location Map**



**Transportation Background Information**

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

	<u>Existing Street Section</u>	<u>Ultimate Thoroughfare Street Section</u>
Description/cross section	5-lanes - curb & gutter	no change
Right of way width (ft)	100	no change
Speed Limit (mph)	45	
<b>Current ADT:</b>	21,850 (*)	
<b>Design ADT:</b>	29,900 vehicles/day (**)	
<b>Controlled Access</b>	No	
<b>Thoroughfare Plan Status</b>	Major Thoroughfare	

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

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

**Transportation Improvement Program Status:**

**Trips generated by proposed use/change**

**Current Zoning: 29** -vehicle trips/day (\*)                      **Proposed Zoning: 532** -vehicle trips/day (\*)

**Estimated Net Change: increase of 503 vehicle trips/day (assumes full-build out)**

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

**Impact on Existing Roads**

The overall estimated trips presented above are distributed based on current traffic patterns. The estimated ADTs on Charles Blvd are as follows:

**1.) Charles Blvd , North of Site (60%):                      “No build” ADT of 21,850**

Estimated ADT with Proposed Zoning (full build) – 22,169  
 Estimated ADT with Current Zoning (full build) – 21,867  
**Net ADT change = 302 (1% increase)**

2.) Charles Blvd , South of Site (40%): "No build" ADT of 21,850

Estimated ADT with Proposed Zoning (full build) – 22,063

Estimated ADT with Current Zoning (full build) – 21,862

Net ADT change = 201 (<1% increase)

### Staff Findings/Recommendations

Based on possible uses permitted by the requested rezoning, the proposed rezoning classification could generate 532 trips to and from the site on Charles Blvd, which is a net increase of 503 additional trips per day.

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

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

	b.	Home occupation; barber and beauty shop
	c.	Home occupation; manicure, pedicure or facial salon
(4) Governmental		
	a.	Public utility building or use
(5) Agricultural/Mining		
	b.	Greenhouse or plant nursery; including accessory sales
	m.	Beekeeping; major use
	n.	Solar energy facility
(6) Recreational/Entertainment		
	a.	Golf course; 18-hole regulation length (see also section 9-4-103)
	a(1).	Golf course; 9-hole regulation length (see also section 9-4-103)
	c(1).	Tennis club; indoor and outdoor facilities
(7) Office/Financial/Medical - None		
(8) Services		
	a.	Child day care facilities
	b.	Adult day care facilities
	d.	Cemetery
	g.	School; junior and senior high (see also section 9-4-103)
	h.	School; elementary (see also section 9-4-103)
	i.	School; nursery and kindergarten (see also section 9-4-103)
(9) Repair - None		
(10) Retail Trade - None		
(11) Wholesale/Rental/Vehicle-Mobile Home Trade - None		
(12) Construction - None		
(13) Transportation - None		
(14) Manufacturing/Warehousing - None		
(15) Other Activities (not otherwise listed - all categories) - None		
<b>PROPOSED ZONING</b>		
<b>CH (HEAVY COMMERCIAL) - PERMITTED USES</b>		
(1) General		
	a.	Accessory use or building
	b.	Internal service facilities
	c.	On-premise signs per Article N
	d.	Off-premise signs per Article N
	e.	Temporary uses; of listed district uses
	f.	Retail sales; incidental
	g.	Incidental assembly of products sold at retail or wholesale as an accessory to principal uses
(2) Residential - None		
(3) Home Occupations - None		
(4) Governmental		
	a.	Public utility building or use
	b.	City of Greenville municipal government building or use (see also section 9-4-103)
	c.	County or state government building or use not otherwise listed; excluding outside storage and major or minor repair
	d.	Federal government building or use

e.	County government operation center
g.	Liquor store, state ABC
(5) Agricultural/Mining	
a.	Farming; agricultural, horticulture, forestry (see also section 9-4-103)
b.	Greenhouse or plant nursery; including accessory sales
d.	Farmers market
e.	Kennel (see also section 9-4-103)
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	
b.	Golf course; par three
c.	Golf driving range
c(1).	Tennis club; indoor and outdoor facilities
e.	Miniature golf or putt-putt course
f.	Public park or recreational facility
h.	Commercial recreation; indoor only, not otherwise listed
i.	Commercial recreation; indoor and outdoor, 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
o.	Theater; movie or drama, including outdoor facilities
q.	Circus, carnival, or fair, temporary only (see also section 9-4-103)
s.	Athletic club; indoor only
t.	Athletic club; indoor and outdoor facilities
(7) Office/Financial/Medical	
a.	Office; professional and business, not otherwise listed
b.	Operation/processing center
c.	Office; customer service, not otherwise listed, including accessory service delivery vehicle parking and indoor storage
d.	Bank, savings and loans or other savings or investment institutions
e.	Medical, dental, ophthalmology or similar clinic, not otherwise listed
f.	Veterinary clinic or animal hospital (see also animal boarding; outside facility, kennel and stable)
g.	Catalogue processing center
(8) Services	
c.	Funeral home
e.	Barber or beauty salon
f.	Manicure, pedicure or facial salon
n.	Auditorium
o.	Church or place of worship (see also section 9-4-103)
q.	Museum
r.	Art gallery
s.	Hotel, motel bed and breakfast inn; limited stay lodging (see also residential quarters for resident manager, supervisor or caretaker and section 9-4-103)
u.	Art studio including art and supply sales

v.	Photography studio including photo and supply sales
y.	TV and/or radio broadcast facilities, including receiving and transmission equipment and towers or cellular telephone and wireless communication towers
y(4)	Distributed Antenna System (See also 9-4-103 (Q))
z.	Printing or publishing service including graphic art, maps, newspapers, magazines and books
aa.	Catering service including food preparation (see also restaurant; conventional and fast food)
bb.	Civic organizations
cc.	Trade or business organizations
hh.	Exercise and weight loss studio; indoor only
kk.	Laundrette; household users
ll.	Dry cleaners; household users
mm.	Commercial laundries; linen supply
oo.	Clothes alteration or shoe repair shop
pp.	Automobile wash
<b>(9) Repair</b>	
b.	Minor repair; as an accessory or principal use
c.	Upholsterer; automobile, truck, boat, or other vehicle, trailer or van
d.	Upholsterer; furniture
f.	Appliance; household and office equipment repair
g.	Jewelry, watch, eyewear or other personal item repair
<b>(10) Retail Trade</b>	
a.	Miscellaneous retail sales; non-durable goods, not otherwise listed
b.	Gasoline or automotive fuel sales; accessory or principal use, retail
c.	Wine shop; including on-premise consumption (see also section 9-4-103)
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
k.	Medical supply sales and rental of medically-related products including uniforms and related
l.	Electronic; stereo, radio, computer, TV, etc... sales and accessory repair
m.	Appliance; household use, sales and accessory repair, excluding outside storage
o.	Appliance; household, commercial or industrial use, sales and accessory repair, including 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
cc.	Farm supply and commercial implement sales
ee.	Christmas tree sales lot; temporary only (see also section 9-4-103)
<b>(11) Wholesale/Rental/Vehicle-Mobile Home Trade</b>	
a.	Wholesale; durable and nondurable goods, not otherwise listed
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
d.	Rental of automobiles, noncommercial trucks or trailers, recreational vehicles, motorcycles and boats
e.	Rental of tractors and/or trailers, or other commercial or industrial vehicles or machinery
f.	Automobiles, truck, recreational vehicle, motorcycles and boats sales and services (see also major and minor repair)
g.	Mobile home sales including accessory mobile home office
<b>(12) Construction</b>	
b.	Licensed contractor; general electrical, plumbing, mechanical, etc... including outside storage
c.	Construction office; temporary, including modular office (see also section 9-4-103)
e.	Building supply; lumber and materials sales, plumbing and/or electrical supply excluding outdoor sales
f.	Hardware store
<b>(13) Transportation</b>	
c.	Taxi or limousine service
e.	Parcel delivery service
f.	Ambulance service
h.	Parking lot or structure; principal use
<b>(14) Manufacturing/Warehousing</b>	
a.	Ice plant and freezer lockers
b.	Dairy; production, storage, and shipment facilities
c.	Bakery; production, storage, and shipment facilities
g.	Cabinet, woodwork or frame shop; excluding furniture manufacturing or upholstery
h.	Engraving; metal, glass or wood
i.	Moving and storage of nonhazardous materials; excluding outside storage
k.	Mini-storage warehouse, household; excluding outside storage
m.	Warehouse; accessory to approved commercial or industrial uses within the district; excluding outside storage
u.	Tire recapping or retreading plant
<b>(15) Other Activities (not otherwise listed - all categories) - None</b>	
<b>CH (HEAVY COMMERCIAL) - SPECIAL USES</b>	
<b>(1) General - None</b>	
<b>(2) Residential</b>	

	i.	Residential quarters for resident manager, supervisor or caretaker; excluding mobile home
	j.	Residential quarters for resident manager, supervisor or caretaker; including mobile home
(3) Home Occupations - None		
(4) Governmental - None		
(5) Agricultural/Mining		
	m.	Beekeeping; major use
(6) Recreational/Entertainment		
	d.	Game center
	l.	Billiard parlor or pool hall
	m.	Public or private club
	r.	Adult uses
	u.	Internet sweepstakes business (see also section 9-4-103)
(7) Office/Financial/Medical - None		
(8) Services		
	a.	Child day care facilities
	b.	Adult day care facilities
	l.	Convention center; private
	dd.	Massage establishment
	ff(1).	Mental health, emotional or physical rehabilitation day program facility
(9) Repair		
	a.	Major repair; as an accessory or principal use
(10) Retail Trade		
	j.	Restaurant and/or dining and entertainment establishment; regulated outdoor activities
	n.	Appliance; commercial use, sales and accessory repair; excluding outside storage
	z.	Flea market
	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 - None		
(12) Construction - None		
(13) Transportation - None		
(14) Manufacturing/Warehousing		
	d.	Stone or monument cutting, engraving
	j.	Moving and storage; including outside storage
	l.	Warehouse or mini-storage warehouse, commercial or industrial; including outside storage
	y.	Recycling collection station or facilities
(15) Other Activities (not otherwise listed - all categories)		
	a.	Other activities; personal services not otherwise listed
	b.	Other activities; professional services not otherwise listed
	c.	Other activities; commercial services not otherwise listed
	d.	Other activities; retail sales not otherwise listed



## BUFFERYARD SETBACK AND VEGETATION SCREENING CHART

For Illustrative Purposes Only

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

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

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

Street trees may count toward the minimum acreage.

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

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

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

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

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

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

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

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

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

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

# RESIDENTIAL DENSITY CHART

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

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

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



## City of Greenville, North Carolina

Meeting Date: 10/20/2020  
Time: 6:00 PM

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**Title of Item:** Request by Langston Farms, LLC to rezone 1.881 acres located at the northeastern corner of the intersection of South Memorial Drive and Regency Boulevard from O (Office) to CG (General Commercial).

**Explanation:** **Required Notices:**

Planning and Zoning meeting notice (property owner and adjoining property owner letter) mailed on October 6, 2020.  
On-site sign(s) posted on October 6, 2020.  
City Council public hearing notice (property owner and adjoining property owner letter) mailed - N/A at this time.  
Public hearing legal advertisement published - N/A at this time.

### **Comprehensive Plan:**

The Future Land Use and Character Map shows commercial (C) at the northeastern corner of the intersection of Memorial Drive and Regency Boulevard. The rest of the intersection is either commercial or mixed use high intensity (MUHI). Moving away from the intersection with Memorial Drive, Regency Boulevard transitions into a mixture of office institutional (OI) and low-medium density residential (LMDR).

### **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 (Engineering Department:**

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.

**History/Background:**

In 1972, the property was incorporated into the City's extra-territorial jurisdiction (ETJ) and zoned to RA20. In 2005 the property was rezoned to O (Office). The property was the subject of a Future Land Use and Character Map designation from office/institutional (OI) to commercial (C). On September 14, 2020, the request was approved by the City Council.

**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 Fork Swamp Watershed. If stormwater rules apply, it would require 25-year detention and nitrogen reduction.

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

The property drains to the drainage ditch along Regency Boulevard and from there into a regional stormwater pond.

**Surrounding Land Uses and Zoning:**

North: CH - Sonic  
South: CG - Walmart Neighborhood Market  
East: R9S - Westhaven Subdivision  
West: CH - Wafflehouse

**Density Estimates:**

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

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

The anticipated build-out is within one year.

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

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

"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

# Langston Farms, LLC

From: O

To: CG

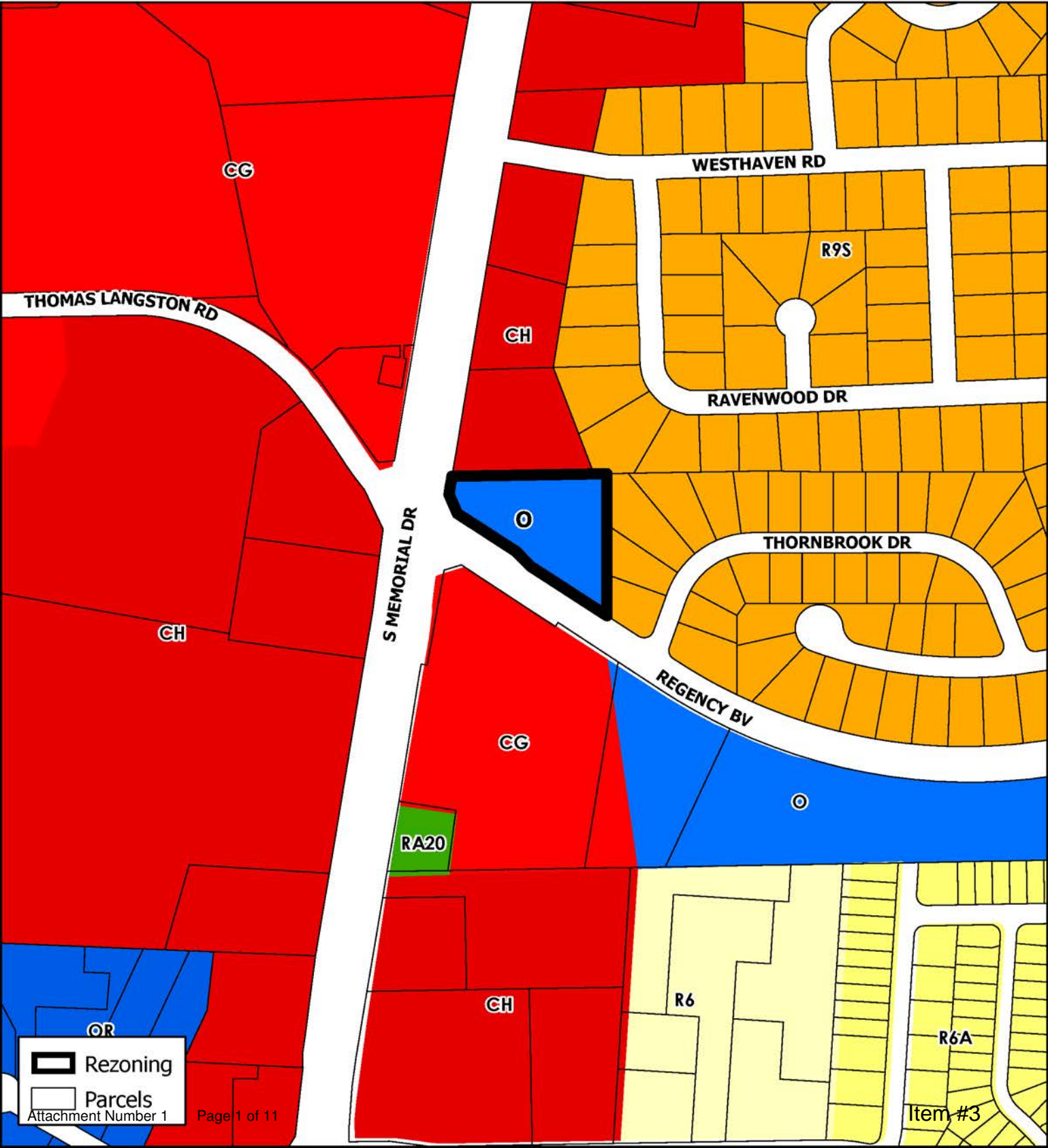
Acres: 1.881

October 6th, 2020

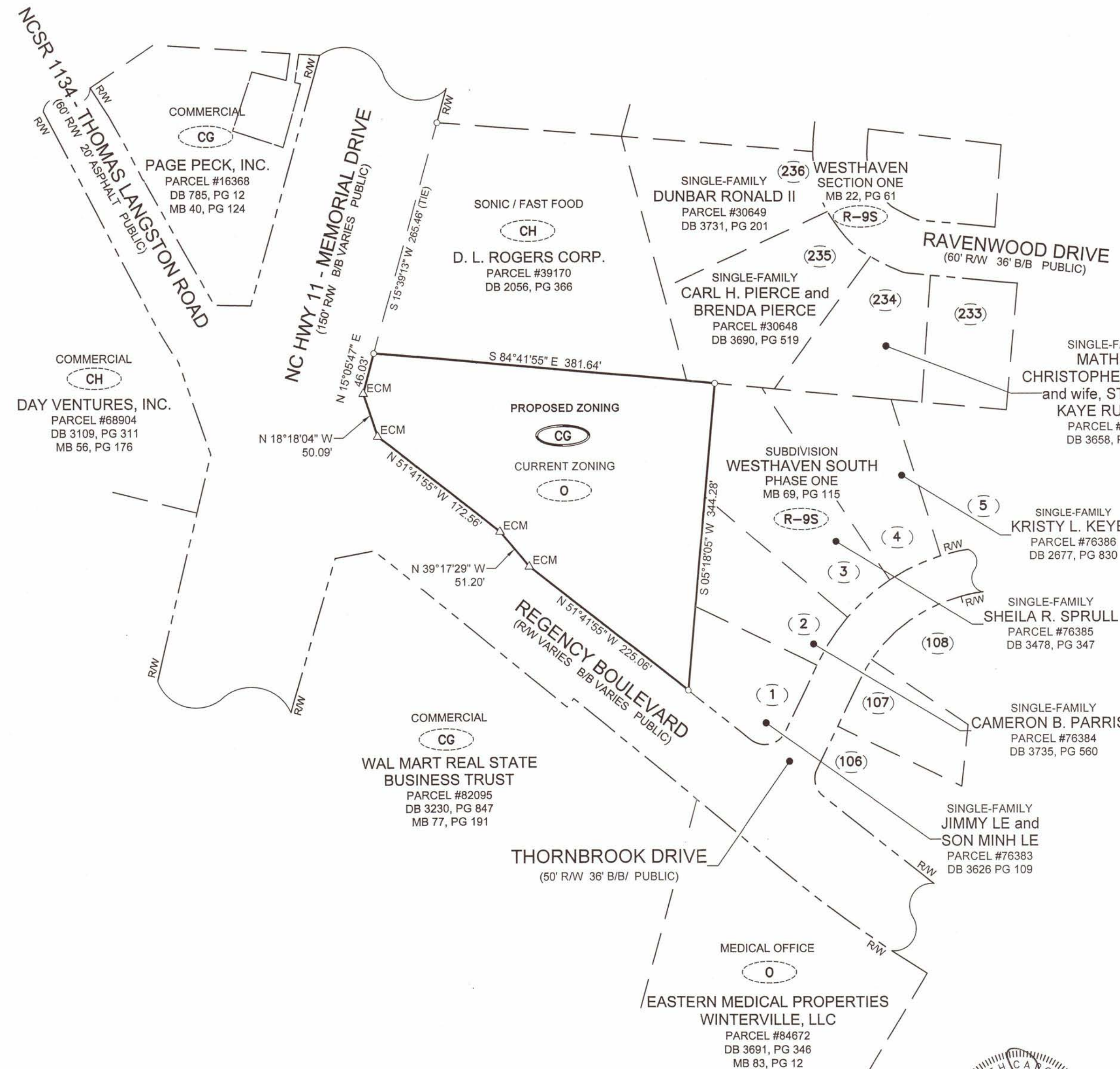
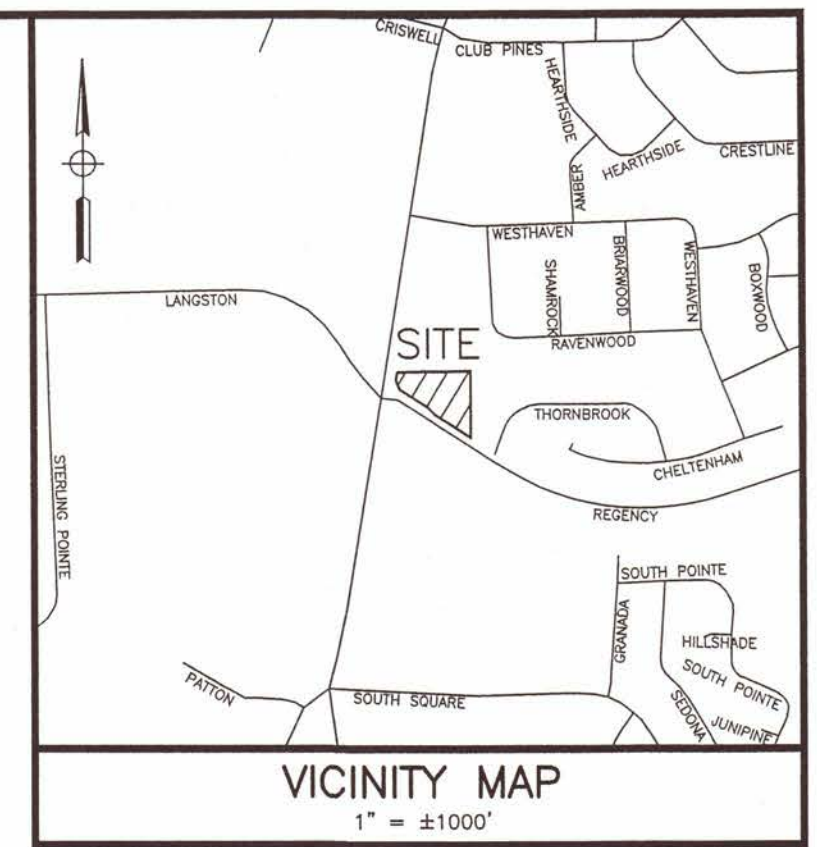
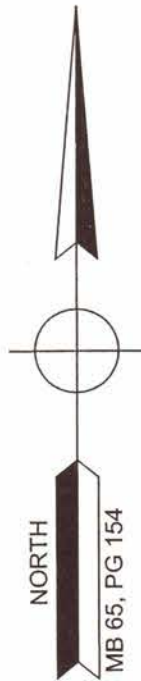
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0 0.02 0.04 0.08 Miles

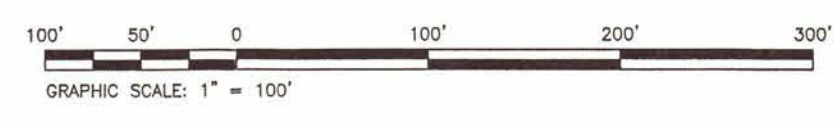


Attachment Number 1



- 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
  - (dashed) = ZONING PROPOSED

AREA TO BE REZONED: 1.881 ACRES



SHEET 1 OF 1  
REZONING MAP

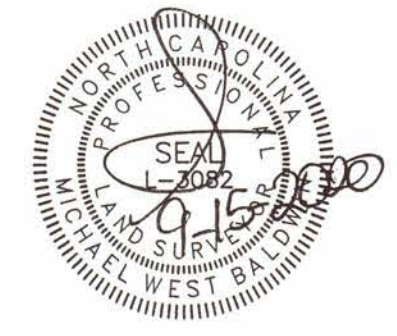
PARCEL #74014  
TAX MAP #4676-42-5739

**LANGSTON FARMS, LLC**

REFERENCE: DEED BOOK 1845, PAGE 459 OF THE  
PITT COUNTY REGISTER OF DEEDS

WINTERVILLE TOWNSHIP, PITT COUNTY, N.C.

OWNER: LANGSTON FARMS, LLC  
ADDRESS: 4529 LOWELL STREET NW  
WASHINGTON, DC 20016  
PHONE: (202) 607-8755



**BOUNDARY CLOSURE CHECK**

CHECKED: MAH      DATE: 09/08/2020

<p><b>Baldwin Design Consultants, PA</b> ENGINEERING - SURVEYING - PLANNING 1700-D EAST ARLINGTON BOULEVARD GREENVILLE, NC 27659</p>	LICENSE# C-3498	SURVEYED: N/A	APPROVED: MWB
		DRAWN: MAH	DATE: 09/10/2020
		CHECKED: MWB	SCALE: 1" = 100'

- NOTES**
- ALL AREAS CALCULATED BY COORDINATE GEOMETRY.
  - REFERENCE: MAP BOOK 65, PAGE 154 OF THE PITT COUNTY REGISTER OF DEEDS.
  - THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA; REFERENCE: FIRM 3720467600K, EFFECTIVE DATE: JULY 7, 2014.

Y:\DRAWINGS\20-028 LANGSTON FARMS LLC\REZONING.dwg Thu, Sep 10, 2020--12:20pm MHERREJON



# LAND USE AMENDMENT THOROUGHFARE/TRAFFIC VOLUME REPORT

Case No: 20-02

Applicant: Langston Farms, LLC

**Property Information**

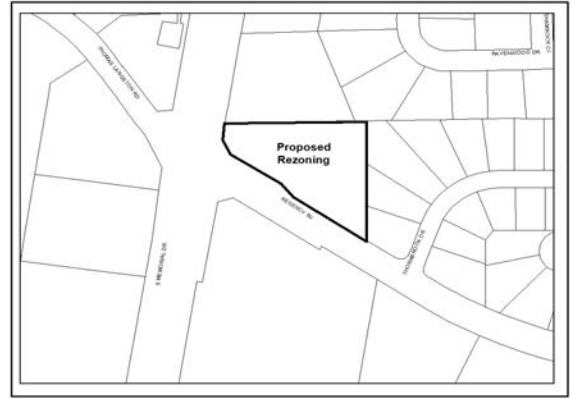
**Current Land Use:** Office-Institutional

**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	

**Other Information:**

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

**Transportation Improvement Program Status:**

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

	<u>Existing Street Section</u>	<u>Ultimate Thoroughfare Street Section</u>
Description/cross section	6 lanes with raised median	no change
Right of way width (ft)	150	no change
Speed Limit (mph)	45	
<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	

**Other Information:**

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

**Transportation Improvement Program Status:**

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

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

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

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

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

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

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

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

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

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

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

**EXISTING ZONING****O (OFFICE) - PERMITTED USES**

(1) General	
a.	Accessory use or building
b.	Internal service facilities
c.	On-premise signs per Article N
f.	Retail sales; incidental
(2) Residential - None	
(3) Home Occupations - None	
(4) Governmental	
b.	City of Greenville municipal government building or use (see also section 9-4-103)
c.	County or state government building or use not otherwise listed; excluding outside storage and major or minor repair
d.	Federal government building or use
(5) Agricultural/Mining	
a.	Farming; agricultural, horticulture, forestry (see also section 9-4-103)
(6) Recreational/Entertainment	
f.	Public park or recreational facility
(7) Office/Financial/Medical	
a.	Office; professional and business, not otherwise listed
d.	Bank, savings and loans or other savings or investment institutions
e.	Medical, dental, ophthalmology or similar clinic, not otherwise listed
(8) Services	
c.	Funeral home
e.	Barber or beauty salon
g.	School; junior and senior high (see also section 9-4-103)
h.	School; elementary (see also section 9-4-103)
i.	School; nursery and kindergarten (see also section 9-4-103)
o.	Church or place of worship (see also section 9-4-103)
p.	Library
q.	Museum
r.	Art gallery
u.	Art studio including art and supply sales
v.	Photography studio including photo and supply sales
w.	Digital broadcast studio (see also section 9-4-103)
x.	Dance studio
y(4) Distributed Antenna System (See also 9-4-103 (Q))	
(9) Repair - None	
(10) Retail Trade	
s.	Book or card store, news stand
w.	Florist
(11) Wholesale/Rental/Vehicle-Mobile Home Trade - None	
(12) Construction	
c.	Construction office; temporary, including modular office (see also section 9-4-103)
(13) Transportation - None	
(14) Manufacturing/Warehousing - None	
(15) Other Activities (not otherwise listed - all categories) - None	

**O (OFFICE) - SPECIAL USES**

(1) General - None
(2) Residential
i. Residential quarters for resident manager, supervisor or caretaker; excluding mobile home
(3) Home Occupations - None
(4) Governmental
a. Public utility building or use
(5) Agricultural/Mining - None
(6) Recreational/Entertainment - None
(7) Office/Financial/Medical - None
(8) Services
a. Child day care facilities
b. Adult day care facilities
j. College and other institutions of higher learning
l. Convention center; private
bb. Civic organizations
cc. Trade or business organizations
(9) Repair- None
(10) Retail Trade - None
(11) Wholesale/Rental/Vehicle-Mobile Home Trade - None
(12) Construction - None
(13) Transportation - None
(14) Manufacturing/Warehousing - None
(15) Other Activities (not otherwise listed - all categories) - None

**PROPOSED ZONING****CG (GENERAL COMMERCIAL) - PERMITTED USES**

(1) General
a. Accessory use or building
b. Internal service facilities
c. On-premise signs per Article N
e. Temporary uses; of listed district uses
f. Retail sales; incidental
g. Incidental assembly of products sold at retail or wholesale as an accessory to principal uses
(2) Residential - None
(3) Home Occupations - None
(4) Governmental
b. City of Greenville municipal government building or use (see also section 9-4-103)
c. County or state government building or use not otherwise listed; excluding outside storage and major or minor repair
d. Federal government building or use
g. Liquor store, state ABC
(5) Agricultural/Mining
a. Farming; agricultural, horticulture, forestry (see also section 9-4-103)
l. Beekeeping; minor use (see also section 9-4-103)
(6) Recreational/Entertainment

f.	Public park or recreational facility
h.	Commercial recreation; indoor only, not otherwise listed
j.	Bowling alley
m(1).	Dining and entertainment establishment (see also section 9-4-103)
n.	Theater; movie or drama, indoor only
q.	Circus, carnival, or fair, temporary only (see also section 9-4-103)
s.	Athletic club; indoor only
(7) Office/Financial/Medical	
a.	Office; professional and business, not otherwise listed
b.	Operation/processing center
d.	Bank, savings and loans or other savings or investment institutions
e.	Medical, dental, ophthalmology or similar clinic, not otherwise listed
g.	Catalogue processing center
(8) Services	
c.	Funeral home
e.	Barber or beauty salon
f.	Manicure, pedicure or facial salon
k.	Business or trade school
o.	Church or place of worship (see also section 9-4-103)
q.	Museum
r.	Art gallery
s.	Hotel, motel bed and breakfast inn; limited stay lodging (see also residential quarters for resident manager, supervisor or caretaker and section 9-4-103)
u.	Art studio including art and supply sales
v.	Photography studio including photo and supply sales
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)
<b>(11) Wholesale/Rental/Vehicle-Mobile Home Trade</b>	
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
<b>(12) Construction</b>	
c.	Construction office; temporary, including modular office (see also section 9-4-103)
e.	Building supply; lumber and materials sales, plumbing and/or electrical supply excluding outdoor sales
f.	Hardware store
<b>(13) Transportation</b>	
c.	Taxi or limousine service
h.	Parking lot or structure; principal use
<b>(14) Manufacturing/Warehousing - None</b>	
<b>(15) Other Activities (not otherwise listed - all categories) - None</b>	
<b>CG (GENERAL COMMERCIAL) - SPECIAL USES</b>	
<b>(1) General - None</b>	
<b>(2) Residential</b>	
i.	Residential quarters for resident manager, supervisor or caretaker; excluding mobile home
<b>(3) Home Occupations - None</b>	
<b>(4) Governmental</b>	
a.	Public utility building or use
<b>(5) Agricultural/Mining - None</b>	
<b>(6) Recreational/Entertainment</b>	
d.	Game center
l.	Billiard parlor or pool hall

m.	Public or private club
t.	Athletic club; indoor and outdoor facilities
u.	Internet sweepstakes business (see also section 9-4-103)
(7) Office/Financial/Medical	
c.	Office; customer service, not otherwise listed, including accessory service delivery vehicle parking and indoor storage
f.	Veterinary clinic or animal hospital (see also animal boarding; outside facility, kennel and stable)
(8) Services	
a.	Child day care facilities
b.	Adult day care facilities
l.	Convention center; private
(9) Repair	
a.	Major repair; as an accessory or principal use
b.	Minor repair; as an accessory or principal use
(10) Retail Trade	
b.	Gasoline or automotive fuel sales; accessory or principal use, retail
c.	Wine shop; including on-premise consumption (see also section 9-4-103)
j.	Restaurant and/or dining and entertainment establishment; regulated outdoor activities
n.	Appliance; commercial use, sales and accessory repair; excluding outside storage
ff.	Tobacco shop (Class 1) (see also section 9-4-103)
gg.	Tobacco shop (Class 2) (see also section 9-4-103)
hh.	Hookah café (see also section 9-4-103)
(11) Wholesale/Rental/Vehicle-Mobile Home Trade	
d.	Rental of automobiles, noncommercial trucks or trailers, recreational vehicles, motorcycles and boats
f.	Automobile, truck, recreational vehicle, motorcycle and boat sales and service (see also major and minor repair)
(12) Construction - None	
(13) Transportation - None	
(14) Manufacturing/Warehousing	
k.	Mini-storage warehouse; household excluding outside storage
(15) Other Activities (not otherwise listed - all categories)	
a.	Other activities; personal services not otherwise listed
b.	Other activities; professional services not otherwise listed
c.	Other activities; commercial services not otherwise listed
d.	Other activities; retail sales not otherwise listed

## BUFFERYARD SETBACK AND VEGETATION SCREENING CHART

For Illustrative Purposes Only

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

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

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

Street trees may count toward the minimum acreage.

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

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

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

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

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

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

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

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

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

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



# RESIDENTIAL DENSITY CHART

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

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

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



## City of Greenville, North Carolina

Meeting Date: 10/20/2020  
Time: 6:00 PM

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- Title of Item:** Request by East Carolina University. The proposed preliminary subdivision plat entitled, "Millennial Warehouse Property", is located along the southern right-of-way of 10<sup>th</sup> Street and the intersection of the same and Pitt Street and is further identified as being tax parcel numbers 07373 and 01872. The proposed plat consists of 4 lots totaling 4.121 acres.
- Explanation:** The subject property has three (3) existing warehouse buildings totaling 80,226 square feet.
- The purpose of this preliminary plat is to create four (4) lots, to separate out the National Register of Historic Places structures from university property, in order to convey them for sale.
- Fiscal Note:** There will be no costs to the City of Greenville associated with this development.
- Recommendation:** The City's Subdivision Review Committee has reviewed the plat and it meets all technical requirements. Therefore, Staff recommends approval of the preliminary plat as presented.
- 

### **ATTACHMENTS:**

-  
Attachments

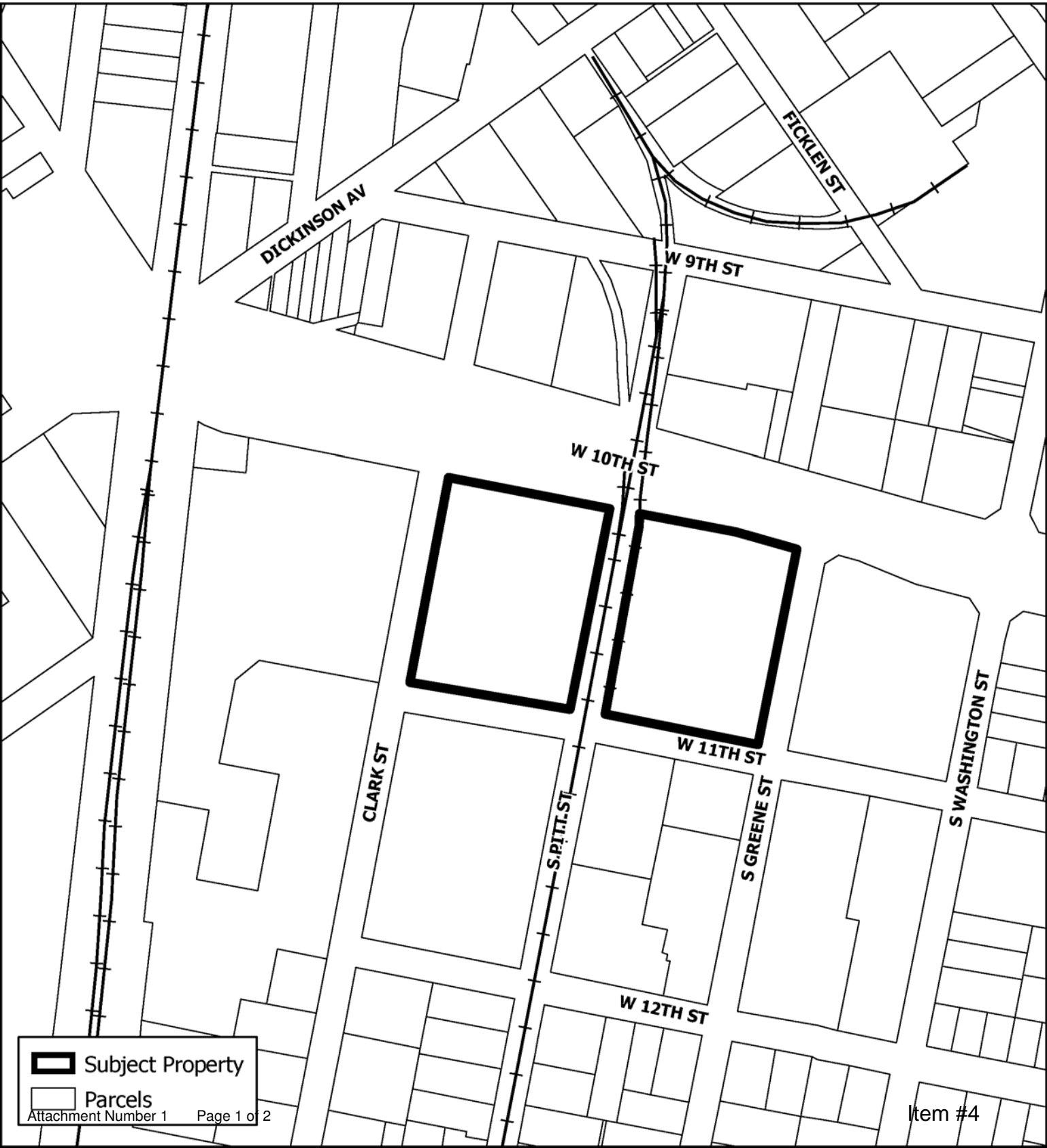
# Millennial Warehouse Property

Proposed Lots: 4  
Total Acres: 4.121  
October 6th, 2020

N

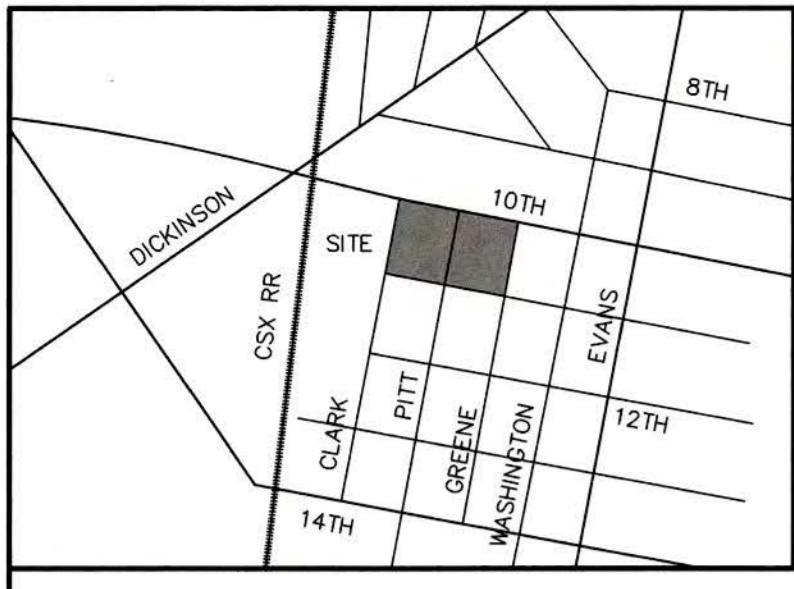


0 0.01 0.03 0.05 Miles



**Subject Property**  
**Parcels**  
Attachment Number 1 Page 1 of 2

Item #4



VICINITY MAP 1"=1000'

TENTH STREET PUBLIC RIGHT-OF-WAY VARIES

STATE OF NORTH CAROLINA PITT COUNTY  
I, WILLIAM B. HILLIARD, CERTIFY AS TO THE SURVEY ITEMS SHOWN ON THIS DRAWING, THAT THIS PLAT WAS DRAWN FROM MY SUPERVISION, THAT THE RATIO OF PRECISION AS CALCULATED IS 1:10000+; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH THE STANDARDS OF PRACTICE. WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS THE 12TH DAY OF OCTOBER, 2020



*William B. Hilliard* 10/12/2020  
L-4509

SITE DATA

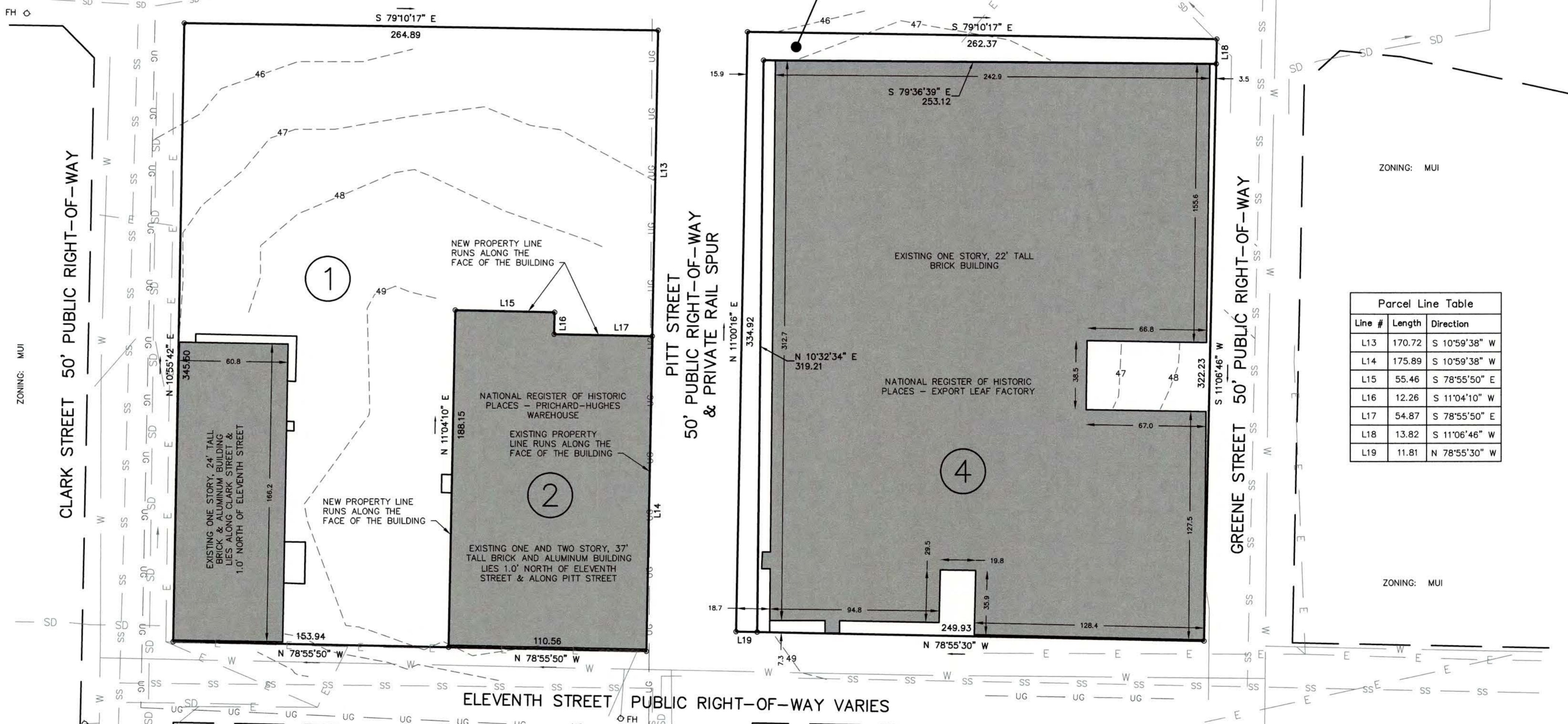
LINEAR FEET IN NEW STREETS	0
# OF LOTS	4
TOTAL ACREAGE	4.121
ACREAGE IN PARKS & RECREATION	0
PITT COUNTY PARCELS INCLUDED IN THIS DEVELOPMENT	01872 (PARCELS 1 & 2) & 07373 (PARCELS 3 & 4)

MINIMUM BUILDING SETBACK LIMITS  
FRONT, SIDE & REAR: 0'

LEGEND

EIP	= EXISTING IRON PIPE
EIS	= EXISTING IRON STAKE
-DIST	= DISTURBED PROPERTY CORNER
R/WD	= RIGHT-OF-WAY DISK
NO POINT SET	= NO POINT SET
NOT TO SCALE	= NOT TO SCALE
(TBA)	= TO BE ABANDONED
FH	= FIRE HYDRANT
OE	= OVERHEAD ELECTRIC LINE
UG	= UNDERGROUND GAS LINE
SS	= SANITARY SEWER LINE
SD	= STORM DRAIN LINE
UE	= UNDERGROUND ELECTRIC LINE
UT	= UNDERGROUND COMMUNICATIONS LINE
W	= WATER LINE

- NOTES:
- ALL DISTANCES SHOWN ARE HORIZONTAL GROUND DISTANCES. COMBINED SCALE FACTOR = 0.99989652
  - THIS PROPERTY IS SUBJECT TO THE TAR/PAMLICO RIVER RIPARIAN BUFFER RULES.
  - THE SURVEYOR MADE NO ATTEMPT TO LOCATE OR DELINEATE ANY WETLANDS LOCATED ON THE SUBJECT PROPERTY.
  - THIS PROPERTY IS LOCATED IN ZONE X AND IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA AS TAKEN FROM N.F.I.P. RATE MAP DATED JANUARY 2, 2004 COMMUNITY PANEL 372046700J.
  - FOR BUILDING SETBACK RESTRICTIONS REFER TO THE CITY OF GREENVILLE ZONING REQUIREMENTS.
  - CONSTRUCTION PLAN APPROVAL FROM GREENVILLE UTILITIES COMMISSION AND 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 WASTE WATER SYSTEM EXTENSIONS FOR GREENVILLE UTILITIES COMMISSION.
  - ALL LOTS SHALL QUAL OR EXCEED THE MINIMUM DEVELOPMENT STANDARDS OF THE CITY OF GREENVILLE ZONING ORDINANCE.



Parcel Line Table

Line #	Length	Direction
L13	170.72	S 10°59'38" W
L14	175.89	S 10°59'38" W
L15	55.46	S 78°55'50" E
L16	12.26	S 11°04'10" W
L17	54.87	S 78°55'50" E
L18	13.82	S 11°06'46" W
L19	11.81	N 78°55'30" W

PROPERTY TABLE

LOT NUMBER	AREA	SOURCE OF TITLE
1	1.641 AC. ±	DB 1550 PG 446
2	0.462 AC. ±	DB 1550 PG 446
3	0.166 AC. ±	DB 1550 PG 477
4	1.852 AC. ±	DB 1550 PG 477

ENGINEER: THE EAST GROUP, 324 EVANS STREET, GREENVILLE, NC 27834, 252-758-3746, CONTACT: MICHELLE CLEMENTS

OWNER: STATE OF NORTH CAROLINA, 116 W. JONES STREET, RALEIGH, NC 27611

SURVEYOR: THE EAST GROUP, 324 EVANS STREET, GREENVILLE, NC 27834, 252-758-3746, CONTACT: WILLIAM HILLIARD

DEVELOPER: EAST CAROLINA UNIVERSITY, 1001 E. FOURTH STREET, GREENVILLE, NC 27858, 252-328-6858

REVISION	COMMENT	BY	DATE
1	REVISED PER COG COMMENTS	WBH	10/7/2020



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 \_\_\_\_\_, 20\_\_\_\_.

SIGNED: \_\_\_\_\_ CHAIRMAN

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

PRELIMINARY PLAT

MILLENNIAL WAREHOUSE PROPERTY

CITY OF GREENVILLE, PITT COUNTY, N.C.

OWNER(S): STATE OF NORTH CAROLINA

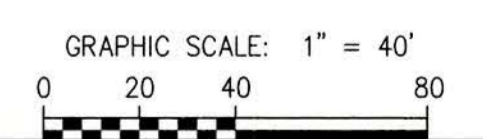
ADDRESS: 116 W. JONES STREET RALEIGH, NC 27611

PHONE: (252) 328-6858

324 Evans St. Greenville, NC 27834 252-758-3746 252-630-3604 (fax)

THE EAST GROUP, P.A.  
Engineering \* Architecture  
Surveying \* Technology

SURVEYED:	GDF	APPROVED:	
DRAWN:	WBH	DATE:	
CHECKED:	MSC	SCALE:	1" = 40'





## City of Greenville, North Carolina

Meeting Date: 10/20/2020  
Time: 6:00 PM

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**Title of Item:** Ordinance requested by Planning and Development Services Department to amend the City Code by adding "microdistillery" as a special use in the CD (Downtown Commercial) district. The amendment includes a definition and additional standards

**Explanation:** **History:** The Planning and Development Services Department received a request to amend the City Code by adding "microdistillery" as a special use in the CD (Downtown Commercial) zoning district. Currently, the City's zoning ordinance does not contain a definition or use for "microdistillery". After research, staff has determined that the microdistillery use is very much akin to the microbrewery use that was added to the City Code in 2014. Therefore, the microdistillery use will have the same standards as the microbrewery use.

In keeping with the original intent to direct microbreweries toward the downtown area rather than throughout the city, microdistilleries are only allowed with a special use permit in the CD district. This approach was developed to encourage investment in vacant buildings and vacant lots in the downtown area.

Underutilized warehouses, manufacturing and commercial buildings within the downtown area can serve as appropriate adaptive reuse opportunities for microdistilleries. Warehouse and manufacturing buildings offer open floor plans with high ceilings suitable for bulky distilling equipment and often include loading docks for receiving and shipping materials.

Microdistilleries frequently locate in historic buildings in an urban setting as these properties offer a unique ambiance through their architectural elements such as exposed brick walls and an eclectic décor. Existing restaurants within the CD zoning district may also add microdistillery operations.

The standards sets a maximum area within each building devoted to spiritous liquor production to 5,000 square feet. The regulations don't set a maximum of

5,000 square feet for the entire microbrewery, but only for the spiritous liquor production component. This does not include space for a tasting room, outdoor plaza and/or gift shop.

Consideration was given to ensure this text amendment does not allow microdistilleries to turn into de facto nightclubs. The following are distinctions between microdistilleries and public/private clubs regulations.

**Cover Charges.** Microdistilleries are prohibited from charging cover charges while public/private clubs are allowed to charge cover charges.

**Separation Requirements.** Microdistilleries do not have any separation requirements (except for amplified equipment – see below) while public/private clubs must be separated at least 500 feet from other public/private clubs and from conforming use single-family dwellings and any single-family residential zoning district.

**Noise Control.** Microdistilleries shall not have amplified equipment within 150 feet from any residential use while public/private clubs do not have such a distance requirement since they are required to separate at least 500 feet from single-family dwellings.

**Minimum Requirement of Floor Area for Brewing Equipment.** Microdistilleries regulations include another control to help prevent microdistilleries from converting into a public/private club. The existing standards requires microdistilleries to devote a significant amount of floor area (30%) to operating equipment.

See the attached ordinance for the definition and additional standards.

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

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

Chapter 1, Building Great Places, Goal 1.4 A Vibrant Uptown

*Policy 1.4.4 Support and Control Uptown Nightlife  
Promote Uptown as Greenville's vibrant and walkable nightlife district that supports a variety of high quality and responsible drinking and restaurants establishments. A thriving nightlife can attract and retain the young professional workers that in turn attract high quality employers. This does not mean nightlife activities need to be allowed to run out of control. Appropriate standards for these businesses should be enforced so that Uptown can be enjoyed safely and responsibly.*

Chapter 1, Building Great Places, Goal 1.4 A Valued History

*Policy 1.5.1 Preserve Historic Buildings, Landmarks and Areas  
Cultural and historic buildings should be restored and reused in order to foster a sense of place, promote green building practices, and emphasize Greenville's unique heritage. New buildings in historic areas should be compatible with the surrounding neighborhood...*

*Policy 1.5.3 Encourage Adaptive Reuse of Historic Structures  
Encourage developers to preserve historic structures and adapt them to fit modern day needs while preserving their unique character. Use this strategy for residential, commercial, industrial, and warehouse buildings...*

Chapter 3, Maintaining Fiscal Responsibility, Goal 3.1 Benefit from Past Investments

*Policy 3.1.3 Promote Rehabilitation and Reuse of Commercial and Industrial Buildings  
Promote the rehabilitation and reuse of commercial and industrial buildings as another means of achieving the benefits of infill development.*

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."

---

**ATTACHMENTS:**

Ordinance\_-Microdistillery\_1137195

ORDINANCE NO. 20-  
AN ORDINANCE AMENDING THE ZONING ORDINANCE  
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 November 12, 2020, at 6:00 p.m., in the City Council Chambers of City Hall in the City of Greenville, NC, conduct a virtual public hearing on the adoption of an ordinance amending the City Code; and

WHEREAS, in accordance with the provisions of North Carolina General Statute 160A-383, the City Council does hereby find and determine that the adoption of the ordinance involving the text amendment is consistent with the adopted comprehensive plan and is reasonable and in the public interest.

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

Section 1: That Title 9, Chapter 4, Article B, Section 9-4-22 of the City Code is hereby amended by adding the following definitions for “*Microdistillery*”:

*Microdistillery. A facility for the distillation of spirituous liquors that is limited in its location, size and operation in accordance with the provisions of section 9-4-86. UU. (See also section 9-4-86. UU).*

Section 2: That Title 9, Chapter 4, Article D, Section 9-4-78 (Appendix A), of the City Code, is hereby amended by adding the following new land uses:

(10) ll. “*Microdistillery (see also section 9-4-86)*”; by allowing this land use with a special use permit in the CD (Downtown Commercial) zoning district; and by assigning a LUC 4 to the land use.

Section 3: That Title 9, Chapter 4, Article F, Section 9-4-86, of the City Code, is hereby amended by adding the following new subsections:

***SEC. 9-4-86 LISTED USES; SPECIFIC CRITERIA.***

UU. Microdistillery (see also section 9-4-22).

- (1) Microdistilleries are allowed within the CD (Downtown Commercial) zoning district, subject to an approved special use permit.
- (2) The principal use is the production of spirituous liquor for retail sales for on-premises and off-premises consumption in accordance with ABC permit requirements set forth in G.S. 18B-1001 as amended and issuance of on-premises spirituous liquor permit for distilleries as authorized by G.S. 18B-1105 as amended



and all other laws pursuant to G.S.18B as amended.

- (3) Accessory uses may include and be limited only to: retail sales; food and beverage consumption; entertainment; games; a tasting room; event room; and loading area.
- (4) The portion of the building devoted to operating distilling equipment shall not exceed 5,000 square feet.
- (5) A minimum of 30% of the microdistillery's floor area shall have operating distilling equipment that produces spirituous liquor for retail sales. This percentage shall be satisfied at the time a Certificate of Occupancy inspection is conducted and shall be maintained thereafter.
- (6) In addition to compliance with the noise control standards in Title 5, Chapter 5 of the City Code, exterior guest areas shall not have amplified equipment within 150 feet from any residential use as measured from the property line of the residential use to the exterior area where the speaker equipment is located.
- (7) A microdistillery shall not require a membership, cover or minimum charge for admittance or service.
- (8)
  - (a) A special use permit for a microdistillery is subject to revocation in accordance with the provisions of this subsection (8)(a). Nothing herein shall prohibit or restrict the authority of the Board of Adjustment to rescind or revoke a special use permit for a microdistillery in accordance with the provisions of section 9-4-83.
  - (b) An annual review shall be conducted by the Director of Planning and Development Services or his or her authorized representative of a microdistillery which has received a special use permit for the purpose of determining and ensuring compliance with applicable laws, codes and ordinances, including but not limited to noise regulations, litter control regulations, fire codes, building codes, nuisance and public safety regulations, and special use permit conditions of approval. The findings of the Director of Planning and Development Services or his or her authorized representative as a result of this annual review shall be compiled in a written staff report.
  - (c) At a meeting of the Board of Adjustment, the Director of Planning and Development Services or his or her authorized representative shall present to the Board of Adjustment the staff report of a microdistillery for which the annual review includes a finding of one or more instances of noncompliance with applicable laws, codes and ordinances, including but not limited to noise regulations, litter control regulations, fire codes, building codes, nuisance and public safety regulations, and special use permit conditions of approval. The special use permit holder shall be provided notice of the meeting and a copy of the staff report.
  - (d) Based on the staff report, the Board of Adjustment, by a majority vote, may

either determine that a rehearing is not required for the special use permit or order a rehearing on the special use permit.

1. An order for a rehearing shall be based upon a determination by the Board of Adjustment that either:
  - a. The use of the property is inconsistent with the approved application;
  - b. The use is not in full compliance with all specific requirements set out in this chapter;
  - c. The use is not compliant with the specific criteria established for the issuance of a special use permit including conditions and specifications, health and safety, detriment to public welfare, existing uses detrimental, injury to properties or improvements, and nuisance or hazard; or
  - d. The use is not compliant with any additional conditions of approval established by the Board and set out in the order granting the permit.
2. The rehearing shall be in the nature of and in accordance with the requirements for a hearing upon a special use permit application. After the rehearing and in accordance with the provisions of section 9-4-81, the Board of Adjustment may grant a special use permit with conditions imposed pursuant to this subsection (UU) and section 9-4-82 or deny the special use permit. The grant or denial of the special use permit by the Board of Adjustment after the rehearing shall constitute a revocation of the previously granted special use permit for a microdistillery.

- (e) The requirements and standards set forth in this subsection (UU)(8) are in addition to other available remedies and nothing herein shall prohibit the enforcement of applicable codes, ordinances and regulations as provided by law.

(9) Existing conforming use conventional restaurants may add, subject to an approved special use permit, a microdistillery operation as an accessory use provided they comply with the following:

- (a) The restaurant must be located within the CD (Downtown Commercial) zoning district, subject to an approved special use permit.
- (b) The area of the restaurant devoted to operating distilling equipment shall not exceed 30% of the area of the restaurant including the area devoted to operating distilling equipment.

- (c) Spiritous liquor produced for retail sales for on-premises and off-premises consumption shall comply with ABC permit requirements set forth in G.S. 18B-1001 as amended and issuance of on-premises spiritous liquor permit for distilleries as authorized by G.S. 18B-1105 as amended and all other laws pursuant to G.S.18B as amended.
- (d) The restaurant and the microdistillery accessory use shall not require a membership, cover or minimum charge for admittance or service.
- (e) A special use permit for a microdistillery accessory use shall be subject to revocation in accordance with the provisions of this subsection 9(a). Nothing herein shall prohibit or restrict the authority of the Board of Adjustment to rescind or revoke a special use permit for a microdistillery ancillary use in accordance with the provisions of section 9-4-83.
- (f) An annual review of the microdistillery accessory use and all subsequent procedures to address review findings shall be in accordance with the provisions with subsection UU.8(b) through (e).

Section 4. That any part or provision of this ordinance found by a court of competent jurisdiction to be in violation of the Constitution or laws of the United States or North Carolina is hereby deemed severable and shall not affect the validity of the remaining provisions of the ordinance.

Section 5. That this ordinance shall become effective immediately upon adoption.

Adopted this 16<sup>th</sup> day of November, 2020.

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P. J. Connelly, Mayor

ATTEST:

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Valerie Shiuwegar, City Clerk

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