



Agenda

Greenville City Council

February 9, 2023

6:00 PM

City Hall Council Chambers, 200 West 5th Street

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

I. Call Meeting To Order

II. Invocation - Council Member Smiley

III. Pledge of Allegiance

IV. Roll Call

V. Approval of Agenda

VI. Special Recognitions

1. Michael Blunt - Police Department Retiree
2. Willie McLawhorn - Engineering Department Retiree
3. Raymond Henderson - 2022 Special Olympics North Carolina Frank Starling Coach of the Year

VII. Public Comment Period

The Public Comment Period is a period reserved for comments by the public. Items that were or are scheduled to be the subject of public hearings conducted at the same meeting or another

meeting during the same week shall not be discussed. A total of 30 minutes is allocated with each individual being allowed no more than 3 minutes. Individuals who registered with the City Clerk to speak will speak in the order registered until the allocated 30 minutes expires. If time remains after all persons who registered have spoken, individuals who did not register will have an opportunity to speak until the allocated 30 minutes expires.

VIII. Appointments

4. Appointment to the Animal Control Appeal Board
5. Appointments to Boards and Commissions

IX. New Business

Public Hearings

6. Ordinance to annex Davenport Farms at Emerald Park, Phases 7 and 8 involving 13.0728 acres located at the current termini of Chestmount Drive and Zircon Drive
7. Ordinance to annex Wimbledon Park, Lot 6 involving 15.2179 acres located between Wimbledon Drive and Stonehenge Drive and 700 +/- feet west of East Arlington Boulevard
8. Ordinance requested by 4 Life Properties, LLC to rezone a total of 90.378 acres from IU (Unoffensive Industry) and CH (Heavy Commercial) to R6 (Residential [High Density Multi-family]) for Tract 1 - 87.059 acres and from IU (Unoffensive Industry) to R6-CA (Residential [High Density Multi-family]) - Conservation Area Overlay for Tract 2 - 3.319 acres for the property located along the western right-of-way of Allen Road and adjacent to the Pitt County Landfill
9. Ordinance requested by Sridev Investments, LLC to amend the Future Land Use and Character Map for 1.539 acres from Residential, High Density (HDR) to Commercial (C) for the property located at the southeastern corner of the intersection of West Arlington Boulevard and Dickinson Avenue Extension

X. City Manager's Report

XI. Comments from Mayor and City Council

XII. Adjournment



City of Greenville,
North Carolina

Meeting Date: 02/09/2023

<u>Title of Item:</u>	Raymond Henderson - 2022 Special Olympics North Carolina Frank Starling Coach of the Year
<u>Explanation:</u>	Mr. Raymond Henderson served as the head coach for the Special Olympics Pitt County Basketball team, which represented the Special Olympics of North Carolina at the 2022 Special Olympics USA Games in Orlando, FL. Mr. Henderson was named the 2022 Special Olympics North Carolina Frank Starling Coach of the Year.
<u>Fiscal Note:</u>	No direct fiscal impact.
<u>Recommendation:</u>	Recognize Mr. Henderson for his achievement of 2022 Special Olympics North Carolina Frank Starling Coach of the Year.



City of Greenville, North Carolina

Meeting Date: 02/09/2023

Title of Item: Appointment to the Animal Control Appeal Board

Explanation: The City Council at its May 23, 2022, meeting passed an ordinance repealing and replacing Part II, Title 12, Chapter 2 of the City Code to conform to applicable North Carolina law and revise the criminal and civil penalties as necessary to address the interests of public safety and animal welfare.

Section 12-2-16 provides for the creation of an appeal board to hear appeals related to determinations issued when declaring an animal a public nuisance, dangerous animal, vicious animal, potentially dangerous dog, or dangerous dog in accordance the City Code and Chapter 67 of the North Carolina General Statutes.

The three-member appeal board shall be constituted of the following:

- A veterinarian licensed to practice in North Carolina
- The Chief of Police or their designee
- The Fire Marshall or their designee

An alternate member from the Financial Services Department shall be designated to serve in the event of a conflict of interest.

The veterinarian shall be appointed by the City Council for a three-year term that will be retroactively dated to commence August 1, 2022 and expire July 31, 2025.

Fiscal Note: No direct fiscal impact.

Recommendation: Appoint a veterinarian to the appeal board for a three-year term that will commence immediately upon appointment and expire July 31, 2025.

ATTACHMENTS

 [City Code Section 12-2-16.pdf](#)

- (d) *Methods of recovery of unpaid civil penalties.* Unless appealed in accordance with Part II, Title 1, Chapter 1, Chapter 20 of the City Code, if full payment for an assessed civil penalty is not timely received by the revenue division of the City's Financial Services Department, the City may recover the unpaid civil penalty by any or all of the following methods:
1. A civil action in the nature of a debt.
 2. The use of a collections agency.
 3. The use of the provisions of Chapter 105A (The Setoff Debt Collection Act) and G.S. 18C-134.
 4. Equitable remedies issued by a court of competent jurisdiction.
 5. Any other method authorized by law to secure, collect, satisfy, or otherwise recover any civil penalty owed.
- (3) *Continuing violations.* Each day's continuing violation of this section shall be a separate and distinct offense.

SECTION 12-2-16 APPEALS OF DETERMINATIONS.

(A) *Appeal Board.* The Appeal Board shall be constituted of three members who shall be a Veterinarian licensed to practice in North Carolina, the Chief of Police or his or her designee, and the current Fire Marshall or his or her designee. There shall be an alternate member from the Financial Services Department to serve in the event of a conflict of interest. The licensed Veterinarian shall be appointed by the City Council for a three-year term.

(B) *Appeal to Appeal Board.* The owner may appeal a determination made pursuant to this Section, Section 12-2-14, Section 12-2-15, or Section 12-2-37 by filing an appeal in accordance with this section.

- (1) *Notice of Appeal; Contents and Filing.* If the owner of the animal elects to appeal the APS Supervisor's determination, the owner shall file a notice of appeal in writing to the Appeal Board. The appeal shall be filed within three days of the issuance of the determination; shall include written objections; and shall be directed to the City Manager's office. Any appeal received by the City Manager's office more than three days after the date of the determination shall be deemed untimely and shall not be considered by the Appeal Board. Accordingly, the APS Supervisor's determination shall stand and may not be appealed.

- (2) *Scheduling of the Hearing.* The City Manager's office, as designee of the Appeal Board, shall schedule a hearing within 10 days of the filing of the notice of appeal. The hearing on the appeal shall take place within a reasonable time, but no longer than 30 days from the filing of the notice of appeal. The City Manager's office shall mail notice of the hearing via certified mail return receipt requested to the appellant and shall also provide notice to the APS Supervisor. If the owner does not appear at the hearing, the APS Supervisor's determination shall stand and shall be fully enforceable.
- (3) *Conduct of the Hearing.* The hearing on the appeal of the APS Supervisor's determination shall be an informal administrative hearing. The City Manager shall be the chairperson and conduct the hearing and govern procedural questions. The North Carolina rules of evidence shall not apply. However, both the appellant and the City shall be entitled to be represented by counsel, have the right to make opening and closing statements, present evidence, and call, confront, and cross-examine witnesses. All witnesses shall testify under oath. Each Appeal Board member shall have the right to question witnesses. The appellant and/or the City shall be allowed to record the hearing. The hearing shall be conducted in accordance with the principles of due process.

(C) *Final Decision of Appeal Board.* The Appeal Board shall make the final decision. The decision of the Appeal Board shall be by majority vote, and said decision shall be made at the conclusion of the hearing unless the Appeal Board requests additional evidence. The decision of the Appeal Board shall be documented by the City Manager in writing, including findings to support the Appeal Board's decision, and notice of appeal rights, and forwarded to the applicant within 10 days of the conclusion of the hearing via certified mail, return receipt requested.

(D) *Appeal to Superior Court.* Any appeal from the final decision of the Appeal Board shall be taken to the Pitt County superior court by filing notice of appeal and a petition for review within 10 days of the final decision of the Appeal Board. Appeals from rulings of the Appeal Board shall be heard de novo before a superior court judge sitting in the Pitt County superior court division.

(E) *Stay of APS Determination During Appeal.* Given the risk to public health and safety associated with determining that an animal is dangerous or vicious or a public nuisance, the APS Supervisor's determination shall be in effect and fully enforceable from the date of determination unless overturned on appeal. However, any requirements in the APS Supervisor's determination involving a date restriction shall be stayed during the pendency of the appeal.

SEC. 12-2-17 EXOTIC ANIMALS.

(A) The Division is hereby vested with the authority to issue permits for the keeping or maintaining of any wild, exotic, dangerous, or nondomestic animal when, in the opinion of the



City of Greenville, North Carolina

Meeting Date: 02/09/2023

Title of Item: Appointments to Boards and Commissions

Explanation: City Council appointments need to be made to the Affordable Housing Loan Committee, Environmental Advisory Commission, Historic Preservation Commission, Human Relations Council, Multimodal Transportation Commission, Police Community Relations Committee, Recreation & Parks Commission, and the Youth Council.

The City Council updated the Boards and Commission Policy on October 9, 2017 to include a provision for extended vacancies: Nominations for Extended Vacancies "In the event there is a vacancy on a City board or commissions which has been on the City Council agenda for appointment by City Council for more than three (3) calendar months in which a regular City Council meeting has been held, then any Council Member may make a nomination to fill the vacancy without regard to any other provision relating to who has the authority to make the nomination. If there is more than one nomination, the appointment shall be conducted in accordance with the procedure for nomination and elections in Robert's Rules of Order." Under this provision, the following seats are open to nominations from the City Council:

- 8 seats on the Youth Council

Fiscal Note: No direct fiscal impact

Recommendation: Make appointments to the Affordable Housing Loan Committee, Environmental Advisory Commission, Historic Preservation Commission, Human Relations Council, Multimodal Transportation Commission, Police Community Relations Committee, Recreation & Parks Commission, and the Youth Council.

ATTACHMENTS

 [COG-#1176465-v1-Boards_and_Commissions_Appointment_List_February_2023.docx](#)

Appointments to Boards and Commissions

February 2023

Affordable Housing Loan Committee

Council Liaison: Council Member Marion Blackburn

Name	District #	Current Term	Reappointment Status	Expiration Date
Jack Brock	3	Second term	Ineligible	February 2023
Derek Cherry	4	Second term	Ineligible	February 2023
Anne Fisher	3	Second term	Ineligible	February 2023
Ronita Jones	2	Second term	Ineligible	February 2023
Deborah Spencer	1	Second term	Resigned	February 2023

Environmental Advisory Commission

Council Liaison: Council Member Marion Blackburn

Name	District #	Current Term	Reappointment Status	Expiration Date
Diego Llerna	5	First term	Resigned	April 2021

Historic Preservation Commission

Council Liaison: Council Member Monica Daniels

Name	District #	Current Term	Reappointment	Expiration
Myron Caspar	3	Second term	Ineligible	January 2023
Roger Kammerer	3	Second term	Ineligible	January 2023
Israel Mueller	3	First term	Eligible	January 2023
Candace Pearce	4	Second term	Ineligible	January 2023
Louis Warren	3	First term	Resigned	January 2024

Human Relations Council

Council Liaison: Mayor Pro-Tem Rose Glover

Name	District #	Current Term	Reappointment Status	Expiration Date
Mark Rasdorf	4	First term	Resigned	September 2022
Rod Debs	3	Second term	Ineligible	September 2022
Heena Shah	1	Filling unexpired term	Eligible	September 2022

Multimodal Transportation Commission

Council Liaison: Council Member Les Robinson

Name	District #	Current Term	Reappointment Status	Expiration Date
Dionne Evans	3	Second term	Resigned	January 2023
Hunter Peyton	5	First term	Resigned	January 2023

Police Community Relations Committee

Council Liaison: Council Member At-Large Will Bell

Name	District #	Current Term	Reappointment Status	Expiration Date
Gary Davis <i>(Council Member Marion Blackburn)</i>	3	Filling unexpired term	Eligible	October 2022

Recreation & Parks Commission

Council Liaison: Council Member At-Large Will Bell

Name	District #	Current Term	Reappointment Status	Expiration Date
Byron Aynes <i>(Council Member Monica Daniels)</i>	4	Second term	Resigned	May 31, 2025

Youth Council

Council Liaison: Mayor Pro-Tem Rose Glover

Name	Current Term	Reappointment Status	Expiration Date
Jamia Galloway	Second term	Ineligible	September 2022
Diego Lorenzo	Second term	Ineligible	September 2022
Olivia Thorn (8 open seats)	First term	Eligible	September 2022

Seats that are open to nominations from the City Council are highlighted.

Applicants for Affordable Housing Loan Committee

Beth Bee
800 Forest Hill Circle
Greenville, NC 27858

District #: 3

Application 9/18/2022

Home Phone: (970) 227-9044

Business Phone:

Email: bethbee78@gmail.com

Sydney McLeod
22 Upton Ct
Greenville, NC 27858

District #: 4

Application 10/15/2022

Home Phone: (910) 635-8702

Business Phone:

Email: sydneyhmcleod@gmail.com

Applicants for Environmental Advisory Commission

Chris Davis
1710 Sassafras Ct
Greenville, NC 27858
District #: 4

Application 10/20/2022
Home Phone: (336) 420-2435
Business Phone: (252) 355-7006
Email: cndavis320@yahoo.com

Tim Ferruzzi
305 Wesley Rd
Greenville, NC 27858
District #: 5

Application 1/16/2023
Home Phone:
Business Phone:
Email: theferruzzi@gmail.com

Applicants for Historic Preservation Commission

Larry Hall
1105 Johnston Stt
Greenville, NC 27858
District #: 3

Home Phone:
Business Phone:
Email: hall2278@aol.com

Marques Harrington
213 Singletree Dr
Greenville, NC 27834
District #: 2

Application Date: 1/31/2023
Home Phone:
Business Phone:
Email: write2marq@gmail.com

Applicants for Human Relations Council

Reginald Watson
211 Pin Oak Court
Greenville, NC 27834

Application 7/27/2020

Home Phone: (252) 355-3380
Business Phone: (252) 328-6684
Email: walston.tyrone@gmail.com

District #: 5

Applicants for Police Community Relations Committee

None.

Applicants for Recreation & Parks Commission

John Ashby
3903 A Elkin Ridge Drive
Greenville, NC 27858

District #: 4

Montez N Bishop
4271 Dudley's Grant Dr. Apt. D
Winterville, NC 28590

District #: 5

Chris Davis
1710 Sassafras Ct
Greenville, NC 27858

District #: 4

Joshua R Gardner
1905 East 8th St
Greenville, NC 27858

District #: 3

Marques Harrington
213 Singletree Dr
Greenville, NC 27834

District #: 2

Tamilla Wiggins
101 F West Victoria
Greenville, NC 27834

District #: 5

Application 2/5/2020

Home Phone: (252) 714-7614
Business Phone: (252) 296-1200
Email: john1993ashby@gmail.com

Application 7/19/2021

Home Phone: (252) 367-0345
Business Phone:
Email: montez-bishop@yahoo.com

Application 10/20/2022

Home Phone: (336) 420-2435
Business Phone: (252) 355-7006
Email: cndavis320@yahoo.com

Application 6/9/2022

Home Phone: (704) 614-2049
Business Phone:
Email: joshua.gardner49@gmail.com

Application Date: 1/31/2023

Home Phone:
Business Phone:
Email: write2marq@gmail.com

Application 9/16/2020

Home Phone: (252) 258-8580
Business Phone:
Email: tamillawiggins@yahoo

Applicants for Youth Council

None.



City of Greenville, North Carolina

Meeting Date: 02/09/2023

Title of Item: Ordinance to annex Davenport Farms at Emerald Park, Phases 7 and 8 involving 13.0728 acres located at the current termini of Chestmount Drive and Zircon Drive

Explanation: A. SCHEDULE

1. Advertising date: January 28, 2023
2. City Council public hearing date: February 9, 2023
3. Effective date: February 9, 2023

B. CHARACTERISTICS

1. Relation to primary city limits: Contiguous
2. Relation to recognized industrial area: Outside
3. Acres: 13.0728
4. Voting District: 5
5. Township: Winterville
6. Zoning: R-9S (Residential-Single-Family)
7. Existing land use: Vacant
8. Anticipated land use: 46 single-family lots
9. Population estimate

	Formula	Number of people
Total current:	0	0
Estimated at full development	46 x 2.18	100
Current minority	0	0
Estimated minority at full development	100 x 43.4%	43
Current white	0	0
Estimated white at full development	100 - 43	57



* Source: Census.gov

10. Rural fire tax district: Red Oak
11. Greenville fire district: Station 5
12. Present tax value: \$196,092
13. Estimated tax value: \$8,740,000

Fiscal Note: Estimated tax value at full development is \$8,740,000

Recommendation: Approve the attached ordinance to annex Davenport Farms at Emerald Park, Phases 7 and 8

ATTACHMENTS

-  [Ordinance Davenport Farms, Phase 7 and Phase 8 Annexation.pdf](#)
-  [Davenport Farms Survey.pdf](#)

ORDINANCE NO. 23-____
AN ORDINANCE TO EXTEND THE CORPORATE LIMITS OF
THE CITY OF GREENVILLE, NORTH CAROLINA

WHEREAS, the City Council of the City of Greenville has been petitioned under G.S. 160A-31, as amended, to annex the area described herein; and

WHEREAS, the City Council has directed the City Clerk to investigate the sufficiency of said petition; and

WHEREAS, the City Clerk has certified the sufficiency of said petition and a public hearing on the question of this annexation was held at 6:00 p.m. on the 9th day of February, 2023, after due notice by publication in The Daily Reflector on the 28th day of January, 2023; and

WHEREAS, the City Council does hereby find as a fact that said petition meets the requirements of G.S. 160A-31, as amended.

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

Section 1. That by virtue of the authority vested in the City Council of the City of Greenville, North Carolina, under G. S. 160A-31, as amended, the following described contiguous territory is annexed:

TO WIT: Being all of that certain property as shown on the annexation map entitled “Davenport Farms at Emerald Park, Phase 7 and Phase 8”, involving 13.0728 acres prepared by Stroud Engineering, PA.

LOCATION: Situate in Winterville Township, Pitt County, North Carolina, located at the current termini of Chestmount Drive and Zircon Drive.

GENERAL DESCRIPTION:

Lying and being in Winterville Township, Pitt County, North Carolina, lying north of NCSR 1128 Davenport Farm Road and west of NCSR 1134 Thomas Langston Road and being more particularly described as follows:

Beginning at point on the southwestern right-of-way of Zircon Drive, said point being the northernmost comer of Lot 195, Davenport Farms At Emerald Park, Phase 3, Section 2 Cluster as recorded in Map Book 84, Page 87 of the Pitt County Registry, the True Point of Beginning.

Thence from the True Point of Beginning, leaving the southwestern right-of-way of Zircon Drive and following the boundary of Lot 195 S 59° 56' 02" W - 103.90' to the westernmost comer of Lot 195, thence continuing along the boundary of Lot 195 S 08° 41' 18" E - 13.22' to a comer of Emerald Park, Phase 1, Section 1 as recorded in Map Book 68, Page 23, thence with the Emerald

Park, Phase 1, Section 1 boundary the following calls: N 88° 16' 47" W - 119.04', thence N 71° 38' 09" W-82.50', thence N54° 59' 30" W-82.50', thence S43° 19'49" W-47.21', thence N 14° 08' 14" W - 945.38' to a point in the southern line of Lot 43, Charleston Village, Section 4 as recorded in Map Book 68, Page 76, thence along the Charleston Village Section 4 southern line N 89° 42' 01" E - 754.00' to a point in the line of Lot 35, Charleston Village, Section 3 as recorded in Map Book 66, Page 131, thence leaving the southern line of Charleston Village and following a new annexation line through the lands of Bill Clark Homes of Greenville, LLC (Deed Book 3509, Page 705) the following calls: thence S 04° 03' 23" W - 110.58', thence S 05° 44' 07" W - 60.04', thence, S 00° 17' 35" E - 229.87', thence S 05° 58' 15" W - 218.15', thence S 00° 17' 48" W - 91.92', thence S 18° 09' 30" E - 112.39' to the westernmost corner of Lot 221, Davenport Farms At Emerald Park, Phase 5 Cluster as recorded in Map Book 86, Page 184, thence along the Lot 221 boundary S 40° 14' 56" E- 2.22' to the northernmost corner of Lot 202, Davenport Farms At Emerald Park, Phase 3, Section 2 Cluster as recorded in Map Book 84, Page 87, thence along the line of Lot 202 S 60° 02' 39" W - 110.41' to a point on the northeastern right-of-way of Zircon Drive, thence crossing Zircon Drive S 59° 03' 43" W - 50.01' to the point of beginning, containing 13.0728 Acres and being a portion of Parcel Number 33365 as filed with the Pitt County Tax Assessor's Office.

Section 2. Territory annexed to the City of Greenville by this ordinance shall, pursuant to the terms of G.S. 160A-23, be annexed into Greenville municipal election district five. The City Clerk, City Engineer, representatives of the Board of Elections, and any other person having responsibility or charge of official maps or documents shall amend those maps or documents to reflect the annexation of this territory into municipal election district five.

Section 3. The territory annexed and its citizens and property shall be subject to all debts, laws, ordinances, and regulations in force in the City of Greenville and shall be entitled to the same privileges and benefits as other territory now within the City of Greenville. Said territory shall be subject to municipal taxes according to G.S. 160A-58.10.

Section 4. The Mayor of the City of Greenville, North Carolina, shall cause a copy of the map of the territory annexed by this ordinance and a certified copy of this ordinance to be recorded in the office of the Register of Deeds of Pitt County and in the Office of the Secretary of State in Raleigh, North Carolina. Such a map shall also be delivered to the Pitt County Board of Elections as required by G.S. 163-288.1.

Section 5. This annexation shall take effect from and after the 9th day of February, 2023

ADOPTED this 9th day of February, 2023.

P. J. Connelly, Mayor

ATTEST:

Valerie Shiuwegar, City Clerk

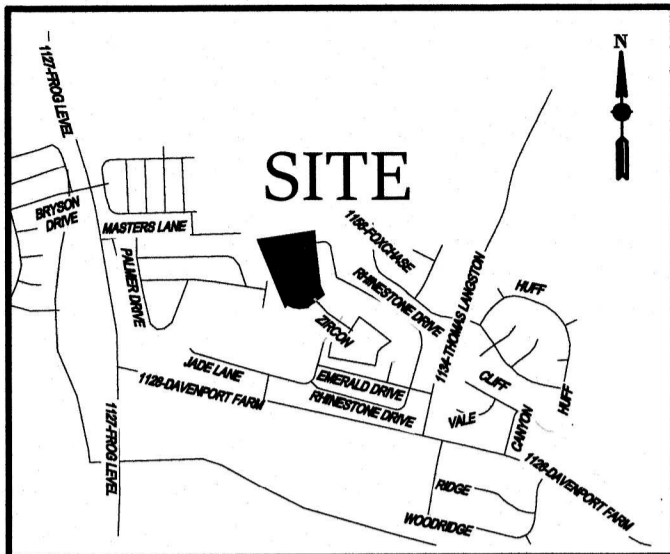
NORTH CAROLINA
PITT COUNTY

I, Camillia P. Smith, a Notary Public for said County and State, certify that Valerie Shiuwegar personally came before me this day and acknowledged that she is the City Clerk of the City of Greenville, a municipality, and that by authority duly given and as the act of the municipality, the foregoing instrument was signed in its name by its Mayor, sealed with the corporate seal, and attested by herself as its City Clerk.

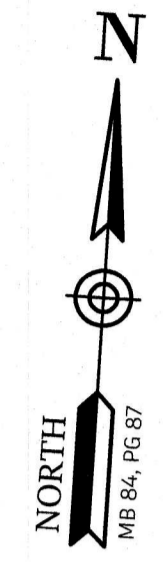
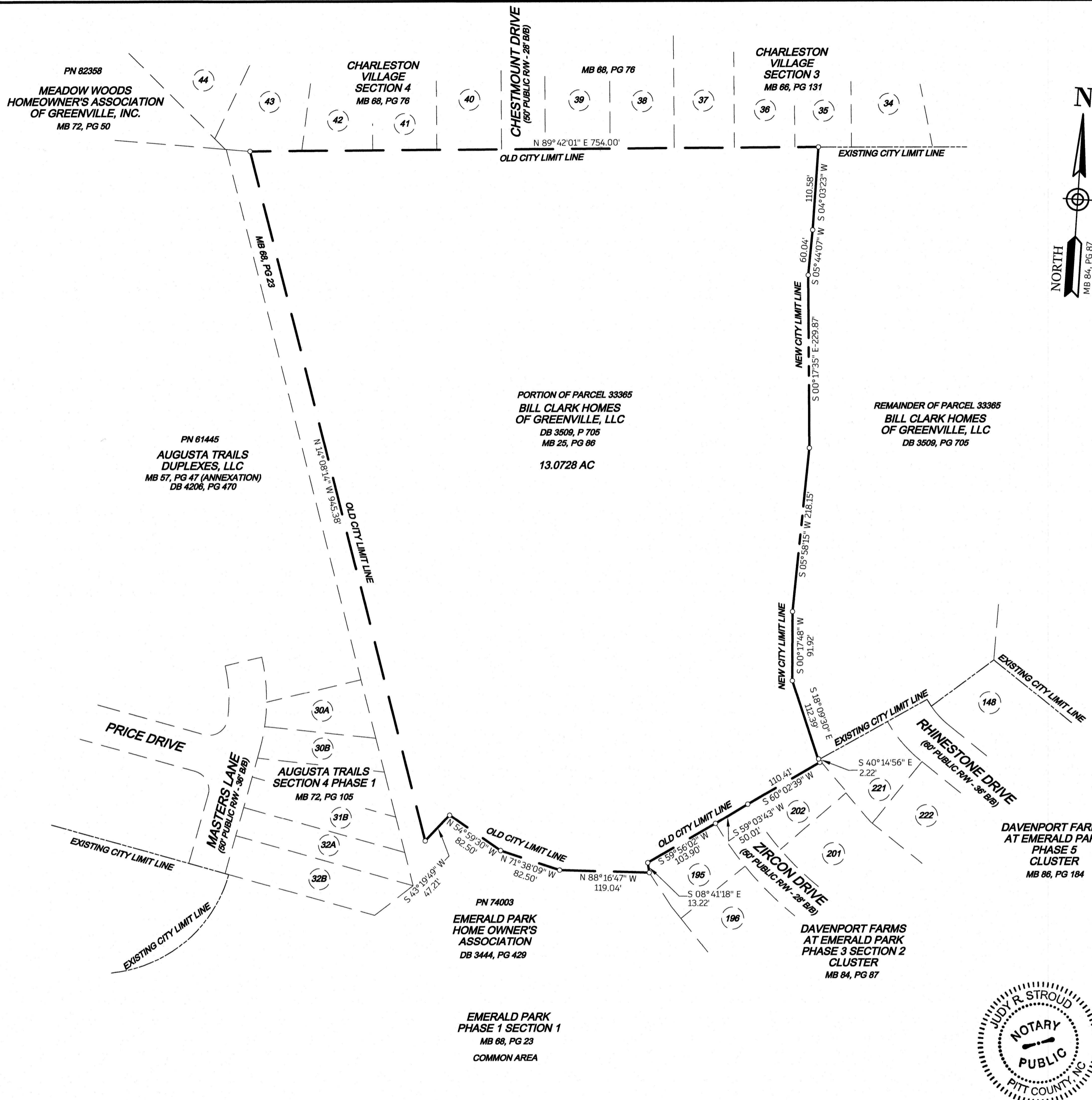
WITNESS my hand and official seal this ____th day of _____, 2023.

Notary Public

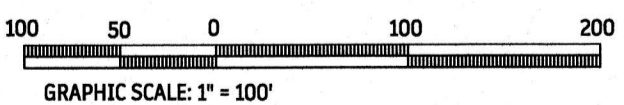
My Commission Expires: _____
1176055



VICINITY MAP
NOT TO SCALE



- LEGEND**
- NEW CITY LIMIT LINE
 - OLD CITY LIMIT LINE
 - - - EXISTING CITY LIMIT LINE
 - - - PARCEL LINE



THIS MAP IS EXEMPT FROM GS 47-30 REQUIREMENTS PER GS 47-30 (j) WHICH STATES: "THE PROVISIONS OF THIS SECTION SHALL NOT APPLY TO BOUNDARY PLATS OF STATE LINES, COUNTY LINES, AREAS ANNEXED BY MUNICIPALITIES, NOR TO PLATS OF MUNICIPAL BOUNDARIES, WHETHER OR NOT REQUIRED BY LAW TO BE RECORDED".

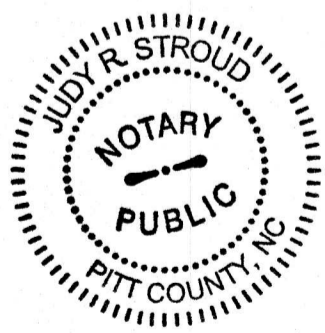


CERTIFICATION

I, DEBORAH T. BOYETTE, CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY OR FROM REFERENCES HEREON; THAT THE BOUNDARIES NOT SURVEYED ARE SHOWN AS BROKEN LINES AND ARE PLOTTED FROM INFORMATION FOUND IN DEEDS AND MAPS REFERENCED HEREON.

WITNESS MY HAND AND SEAL THIS 2nd DAY OF JANUARY, 2023.

Deborah T. Boyette
PROFESSIONAL LAND SURVEYOR L-4148



NORTH CAROLINA Pitt COUNTY
I, Judy R. Stroud, NOTARY PUBLIC OF THE COUNTY AND STATE AFORESAID, CERTIFY THAT Deborah T. Boyette, A PROFESSIONAL LAND SURVEYOR, PERSONALLY APPEARED BEFORE ME THIS DAY AND ACKNOWLEDGED THE EXECUTION OF THE FOREGOING INSTRUMENT. WITNESS MY HAND AND OFFICIAL STAMP OR SEAL THIS THE 2nd DAY OF JANUARY, 2023.

NOTARY PUBLIC Judy R. Stroud
MY COMMISSION EXPIRES 2/27/2025

SHEET 1 OF 1 A PORTION OF PN 33365

DAVENPORT FARMS AT EMERALD PARK, PHASE 7 and PHASE 8 CLUSTER DEVELOPMENT
WINTERTOWN TOWNSHIP, PITT COUNTY, NORTH CAROLINA

OWNER: BILL CLARK HOMES OF GREENVILLE, LLC
200 E ARLINGTON BLVD, SUITE A
GREENVILLE, NC 27858
(252) 355-5805

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

SURVEYED: DE	APPROVED: DTB
DRAWN: <u>DM</u> DTB	DATE: 12/19/22
CHECKED: DTB	SCALE: 1" = 100'

MAP NO.	MAPS RECORDED	BOOK	PAGE

MAP SHOWING AREA ANNEXED BY

THE CITY OF GREENVILLE

DATE _____ ORDINANCE NO. _____ AREA 13.0728 AC



City of Greenville, North Carolina

Meeting Date: 02/09/2023

Title of Item: Ordinance to annex Wimbledon Park, Lot 6 involving 15.2179 acres located between Wimbledon Drive and Stonehenge Drive and 700 +/- feet west of East Arlington Boulevard

Explanation: A. SCHEDULE

1. Advertising date: January 28, 2023
2. City Council public hearing date: February 9, 2023
3. Effective date: February 9, 2023

B. CHARACTERISTICS

1. Relation to primary city limits: Contiguous
2. Relation to recognized industrial area: Outside
3. Acres: 15.2179
4. Voting District: 4
5. Township: Winterville
6. Zoning: R6 (Residential)
7. Existing land use: Vacant
8. Anticipated land use: 183 multi-family units
9. Population estimate

	Formula	Number of people
Total current:	0	0
Estimated at full development	183 x 2.18	399
Current minority	0	0
Estimated minority at full development	399 x 43.4%	173
Current white	0	0
Estimated white at full development	399 - 173	226

* Source: Census.gov

10. Rural fire tax district: Rural Winterville
11. Greenville fire district: Station 3
12. Present tax value: \$1,065,400
13. Estimated tax value: \$40,260,000

Fiscal Note: Estimated tax value at full development is \$40,260,000

Recommendation: Approve the attached ordinance to annex Wimbledon Park, Lot 6

ATTACHMENTS

-  [Ordinance Wimbledon Park Lot 6 Annexation.pdf](#)
-  [Wimbledon Park Lot 6 Survey.pdf](#)

ORDINANCE NO. 23-____
AN ORDINANCE TO EXTEND THE CORPORATE LIMITS OF
THE CITY OF GREENVILLE, NORTH CAROLINA

WHEREAS, the City Council of the City of Greenville has been petitioned under G.S. 160A-31, as amended, to annex the area described herein; and

WHEREAS, the City Council has directed the City Clerk to investigate the sufficiency of said petition; and

WHEREAS, the City Clerk has certified the sufficiency of said petition and a public hearing on the question of this annexation was held at 6:00 p.m. on the 9th day of February, 2023, after due notice by publication in The Daily Reflector on the 28th day of January, 2023; and

WHEREAS, the City Council does hereby find as a fact that said petition meets the requirements of G.S. 160A-31, as amended.

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

Section 1. That by virtue of the authority vested in the City Council of the City of Greenville, North Carolina, under G. S. 160A-31, as amended, the following described contiguous territory is annexed:

TO WIT: Being all of that certain property as shown on the annexation map entitled “Wimbledon Park – Lot 6”, involving 15.2179 acres prepared by Malpass & Associates.

LOCATION: Situate in Winterville Township, Pitt County, North Carolina, located between Wimbledon Drive and Stonehenge Drive, 700 +/- feet west of East Arlington Boulevard.

GENERAL DESCRIPTION:

Lying and being situate in Winterville Township, Pitt County, North Carolina and being more particularly described as follows:

Beginning at a point in the eastern line of the BRC Wimbledon, LLC property as recorded in deed book 4354, page 417 of the Pitt County Registry, said point being located N 03-32-44 W – 30.31’ from the southeast corner of said BRC Wimbledon, LLC property, thence from said point of beginning S 69-02-38 W – 968.95’, thence N 03-41-00 W – 5.38’, thence N 78-37-07 W – 466.30’ to the eastern line of the David A. Evans, Jr. property as recorded in deed book 761, page 455, thence with the eastern line of the David Evans, Jr. property and the eastern line of the Anne Evans Brewer, etal property as recorded in deed book 1329, page 268 N 11-22-53 E – 714.51’ to the southern line of the David A. Evans, Jr. property as recorded in deed book 681,

page 49, thence with the southern line of the David A. Evans, Jr. property **S 89-59-10 E – 85.73'**, thence continuing with the southern line of the David A. Evans, Jr. property and the southern line of the Charles D. Southerland, etal property as recorded in deed book 4360, page 747, and the southern line of the PEG PROPERTIES, LLC property as recorded in deed book 4025, page 159 **S 73-32-08 E – 1031.27'**, thence **S 26-13-08 E – 32.54'**, thence **S 73-05-58 E – 132.41'**, thence **S 03-09-19 E – 14.90'** to the northwest corner of the City of Greenville property as recorded in deed book 321, page 88, thence with the western line of the City of Greenville property **S 03-32-44 E – 76.58'** to the point of beginning containing **15.2179 acres**.

Section 2. Territory annexed to the City of Greenville by this ordinance shall, pursuant to the terms of G.S. 160A-23, be annexed into Greenville municipal election district four. The City Clerk, City Engineer, representatives of the Board of Elections, and any other person having responsibility or charge of official maps or documents shall amend those maps or documents to reflect the annexation of this territory into municipal election district four.

Section 3. The territory annexed and its citizens and property shall be subject to all debts, laws, ordinances, and regulations in force in the City of Greenville and shall be entitled to the same privileges and benefits as other territory now within the City of Greenville. Said territory shall be subject to municipal taxes according to G.S. 160A-58.10.

Section 4. The Mayor of the City of Greenville, North Carolina, shall cause a copy of the map of the territory annexed by this ordinance and a certified copy of this ordinance to be recorded in the office of the Register of Deeds of Pitt County and in the Office of the Secretary of State in Raleigh, North Carolina. Such a map shall also be delivered to the Pitt County Board of Elections as required by G.S. 163-288.1.

Section 5. This annexation shall take effect from and after the 9th day of February, 2023.

ADOPTED this 9th day of February, 2023.

P. J. Connelly, Mayor

ATTEST:

Valerie Shiuwegar, City Clerk

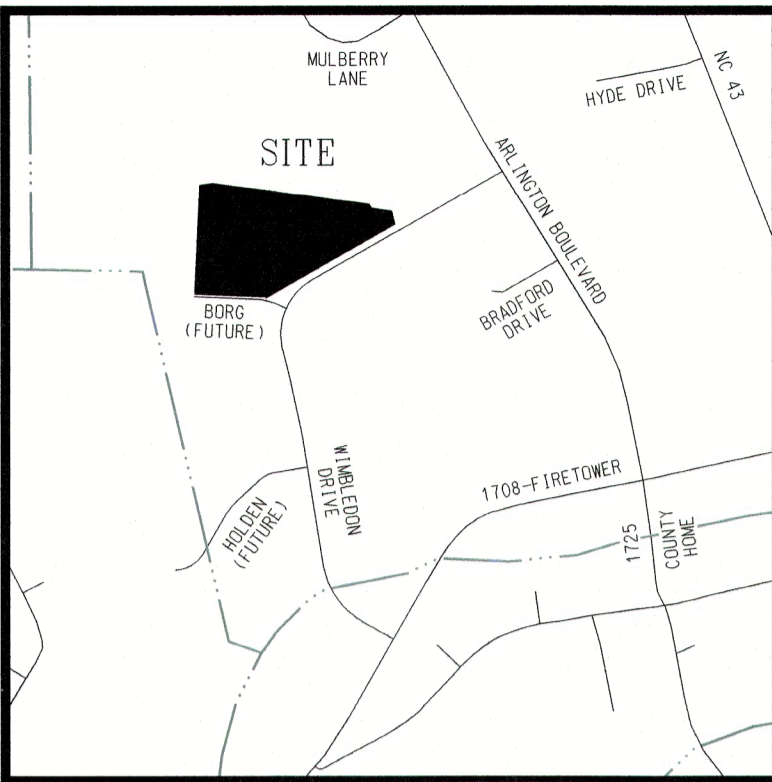
NORTH CAROLINA
PITT COUNTY

I, Camillia P. Smith, a Notary Public for said County and State, certify that Valerie Shiuwegar personally came before me this day and acknowledged that she is the City Clerk of the City of Greenville, a municipality, and that by authority duly given and as the act of the municipality, the foregoing instrument was signed in its name by its Mayor, sealed with the corporate seal, and attested by herself as its City Clerk.

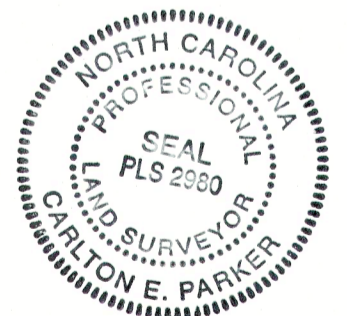
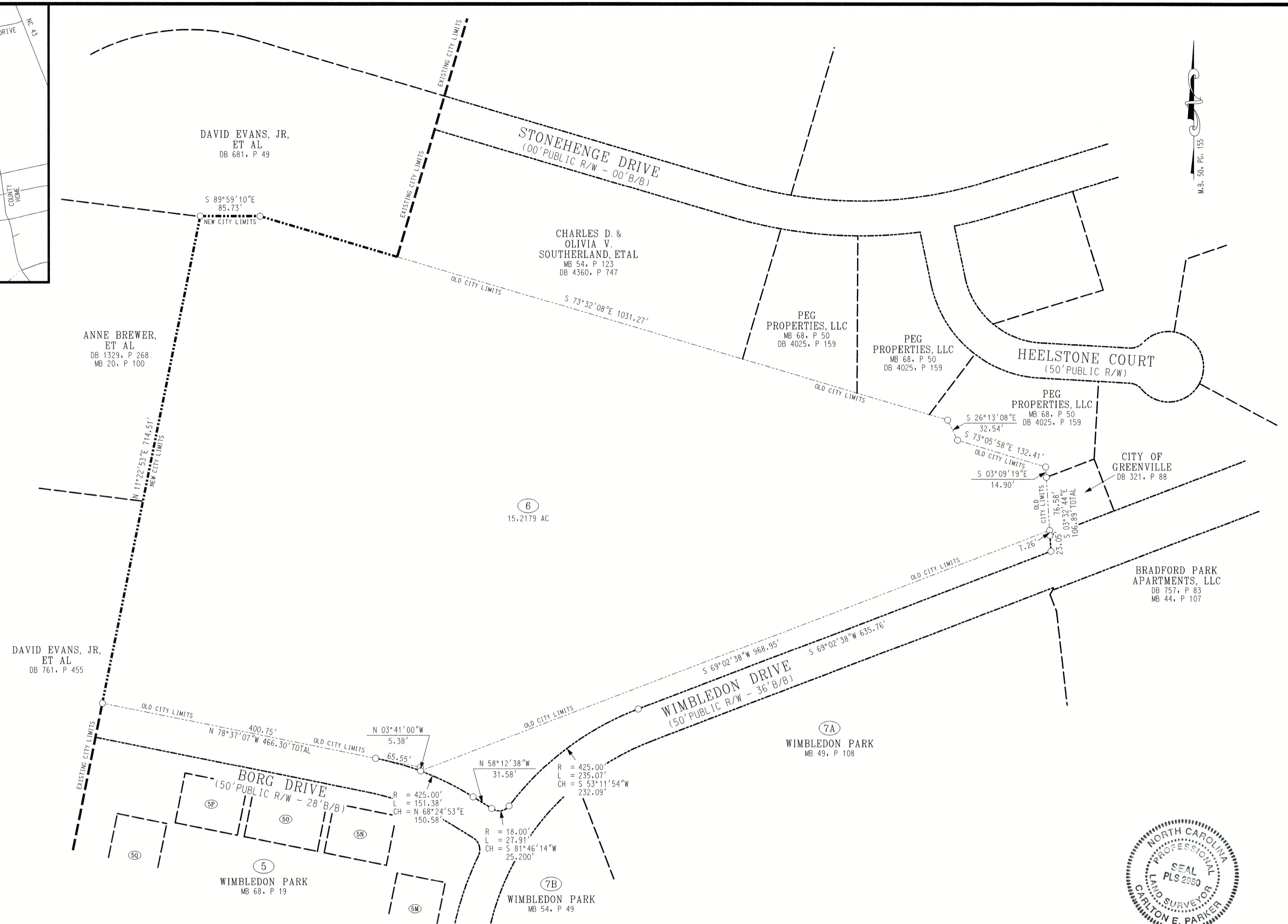
WITNESS my hand and official seal this ____th day of _____, 2023.

Notary Public

My Commission Expires: _____
1176056



VICINITY MAP
1"=2000'



PARCEL NO. 22921

ANNEXATION MAP FOR

WIMBLETON PARK - LOT 6

WINTERVILLE TOWNSHIP PITT COUNTY NORTH CAROLINA

OWNER: BRC WIMBLETON, LLC.

ADDRESS: 5826 SAMET DRIVE STE 105
HIGH POINT N.C. 27265
PHONE: (336) 889-1514

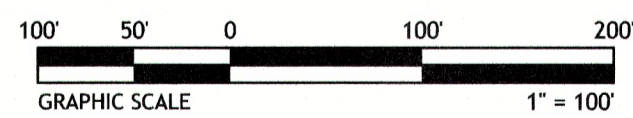
MALPASS & ASSOCIATES
1645 E. ARLINGTON BLVD., SUITE D
GREENVILLE, N.C. 27858
(252) 756-1780

SURVEYED: CEP APPROVED: CEP
DRAWN: WCO DATE: 11/28/22
CHECKED: CEP SCALE: 1"= 100'

MAP NO.	PLATS RECORDED	BOOK	PAGE
	WIMBLETON PARK, LOT 7 ANNEXATION	49	51
	WIMBLETON PARK - A PORTION OF LOT 5A & BORG DRIVE - ANNEXATION	54	22

LEGEND

NEW CITY LIMIT =
EXISTING CITY LIMIT =
OLD CITY LIMIT =



MAP SHOWING AREA ANNEXED BY
THE CITY OF GREENVILLE, N.C.

DATE: _____; ORDINANCE NUMBER: _____; AREA: 15.2179 ACRES
WINTERVILLE TOWNSHIP, PITT COUNTY, NORTH CAROLINA

I, CARLTON E. PARKER CERTIFY THAT THIS MAP WAS DRAWN BY ME OR UNDER MY SUPERVISION FROM AN ACTUAL SURVEY BY ME OR UNDER MY SUPERVISION, THAT THE RATIO OF PRECISION AS CALCULATED IS 1:10,000+; THAT THE BOUNDARIES NOT SURVEYED ARE SHOWN AS BROKEN LINES PLOTTED FROM INFORMATION FOUND IN BOOK _____, PAGE _____ WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL.

THIS 23RD DAY OF JANUARY A.D., 2023.

CARLTON E. PARKER L-2980



City of Greenville, North Carolina

Meeting Date: 02/09/2023

Title of Item: Ordinance requested by 4 Life Properties, LLC to rezone a total of 90.378 acres from IU (Unoffensive Industry) and CH (Heavy Commercial) to R6 (Residential [High Density Multi-family]) for Tract 1 - 87.059 acres and from IU (Unoffensive Industry) to R6-CA (Residential [High Density Multi-family]) - Conservation Area Overlay for Tract 2 - 3.319 acres for the property located along the western right-of-way of Allen Road and adjacent to the Pitt County Landfill

Explanation: **Required Notices:**

Planning and Zoning meeting notice (property owner and adjoining property owner letter) mailed on December 6, 2022.

On-site sign(s) posted on December 6, 2022.

City Council public hearing notice (property owner and adjoining property owner letter) mailed on January 24, 2023.

Public hearing legal advertisement published on January 28, 2023 and February 4, 2023.

Comprehensive Plan:

Currently, the Future Land Use and Character Map recommends commercial (C) at the southwestern corner of the intersection of Allen Road and the CSX Railroad (RR) transitioning to industrial/logistics (IL) to the south and west. There is a section of property along the western right-of-way of Allen Road, located roughly between the Pitt County Landfill and Woodridge Corporate Park, where the Future Land Use and Character Map recommends traditional neighborhood, medium to high density (TNMH). Further, the Future Land Use and Character recommends potential conservation/open space (PCOS) along Greens Mill Run and to also signify a buffer between incompatible land use plan characters.

Traditional Neighborhood, Medium to 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 surround 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)

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

Industrial/Logistics

Area characterized by warehouses and light manufacturing operations and related to office uses. It includes the Greenville Industrial Park, airport area, and Southwest Bypass Corridor.

Intent:

- Encourage expansion of light industrial, assembly and research uses
- Encourage the use of higher-quality building materials and landscaping for highly visible sites

Primary Uses:

Industrial

Light industrial

Research and assembly

Warehousing

Secondary Uses:

Office Commercial

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 zoning, the proposed zoning classification could generate 5,255 trips to and from the site on Allen Road, which is a net increase of 3,788 additional trips per day (over current zoning).

During the review process, measures to mitigate the traffic will be determined. A Traffic Impact Analysis will be required for this development.

History/Background:

This property was included in a Future Land Use Plan Map amendment that was approved by City Council on December 8, 2022.

On January 24, 2022, the property was rezoned from RA20 to its current zoning.

Existing Land Uses:

Farmland

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 Greens Mill Run Watershed (Tar River Basin). If stormwater rules apply, it would require 25-year detention, nitrogen and phosphorus reduction.

A portion of the property is located in the Special Flood Hazard Area and Floodway. Jurisdictional wetlands may exist on the property. Jurisdictional streams and riparian buffers exist on the property.

Surrounding Land Uses and Zoning:

North: IU – Pitt County Landfill; MCH – Farmland

South: IU and CH – Woodridge Corporate Park

East: RA20 and MRS – Five (5) single-family residences; CH – Mobile home park

West: IU – Woodridge Corporate Park

Density Estimates:

Under the current zoning, the site could accommodate 100,000+/- square feet of licensed contractor office (including supplies and equipment), 50,000+/- square feet of manufacturing of hazardous and non-hazardous materials, and 170,000+/- square feet of mini-storage.

Under the proposed zoning, the site could accommodate 450-500 multi-family units (1, 2 and 3 bedroom units) and 175-200 single-family lots.

The anticipated build-out is within 7-10 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.

The Planning and Zoning Commission voted unanimously to approve the request at its December 20, 2022 meeting.

If City Council determines to approve the request, a motion to adopt the attached rezoning ordinance will accomplish this. The ordinance includes the statutorily required statement describing whether the action taken is consistent with the comprehensive plan and explaining why Council considers the action taken to be reasonable and in the public interest.








If City Council determines to deny the rezoning request, in order to comply with

this statutory requirement, it is recommended that the motion be as follows:

"Motion to deny the proposed amendment and to make a finding and determination that, although the rezoning request is consistent with the comprehensive plan, there is a more appropriate zoning classification and, therefore, denial is reasonable and in the public interest."

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 districts as listed under Title 9, Chapter 4, Article D of the Greenville City Code.

ATTACHMENTS

-  [Ordinance 4 Life Properties Rezoning.pdf](#)
-  [Min_-_4_Life_rezoning.pdf](#)
-  [4 Life APO Map.pdf](#)
-  [4 Life Rezoning Survey.pdf](#)
-  [4 Life Properties Traffic.pdf](#)
-  [List_of_uses_IU&CHtoR6.pdf](#)
-  [Density and Veg Charts.pdf](#)

LOCATION: Located along the western right-of-way of Allen Road and adjacent to the Pitt County Landfill.

GENERAL DESCRIPTION: Beginning at a point on the western right of way of NCSR 1203(Allen Road). Said point being the southeastern corner of the John Moye, Jr. property as described in Deed Book X-47, Page 731 of the Pitt County Register of Deeds Office. From the above described beginning, so located, running thence as follows:

With the western right of way of NCSR 1203(Allen Road), S 31°39'25" W 178.17', S32°05'12" W 93.09', and S 32°59'40" W 139.50' and thence S 32°24'26" W 79.24', S 74°47'58" W 75.25', thence S 09°19'20" W 129.37', thence S 32°24'26" W 64.75', thence leaving said right of way, N 57°25'32" W 233.33', thence S 31°40'55" W 112.42', thence S 58°45'19" E 232.21' to the western right of way NCSR 1203 (Allen Road), thence with the western right of right of Allen Road S 32°25'45" W 67.25', thence leaving said right of way N 57°48'38" W 13.23', thence N 57°40'09" W 383.70', thence S 33°19'37" W 240.72', thence S 56°28'19" E 270.21', thence S 33°58'43" W 112.83', thence S 56°01'35" E 48.81', thence S 31°06'48" W 311.41', thence N 46°55'04" W 20.59', thence N 71°35'36" W 160.20', thence N 78°10'53" W 46.32' thence N 78°10'53" W 14.92', thence N 55°28'49" W 58.87', thence N 55°28'49" W 27.77', thence N 59°27'03" W 126.89', thence N 66°47'12" W 36.35', thence N 89°45'37" W 30.07', thence N 67°01'53" W 88.15', thence S 60°48'21" W 14.64', thence N 66°54'16" W 14.65', thence N 74°33'57" W 35.83', thence N 38°44'14" W 68.12', thence N 57°59'15" W 44.14', thence N 85°57'04" W 81.60', thence N 74°47'39" W 53.58', thence N 54°34'30" W 43.43', thence N 41°58'49" W 27.24', thence N 86°10'22" W 26.10', thence N 58°22'48" W 24.02', thence N 35°05'48" W 48.47', thence N 85°02'59" W 30.49', thence S 81°48'37" W 47.77', thence N 41°33'17" W 37.84', thence S 85°57'19" W 21.08', thence N 66°05'34" W 35.49', thence S 77°43'12" W 17.88', thence N 48°30'19" W 69.49', thence N 61°51'39" W 48.30', thence N 38°34'10" W 72.82', thence N 68°40'55" W 63.31', thence N 21°03'43" W 40.97', thence N 29°24'42" W 14.32', thence N 56°15'49" W 45.89', thence S 62°30'44" W 61.97', thence S 80°58'43" W 36.39', thence N 43°17'42" W 55.98', thence N 84°30'06" W 34.66', thence N 34°04'19" W 27.77', thence N 71°13'08" W 20.16', thence S 86°28'56" W 23.09', thence N 48°35'54" W 38.81', thence N 19°03'59" W 27.77', thence N 60°52'52" W 36.70', thence S 77°39'47" W 14.13', thence N 50°20'04" W 54.38', thence S 66°17'56" W 50.56', thence N 63°08'24" W 21.23', thence N 37°31'05" W 15.81', thence N 79°47'37" W 25.22', thence N 55°57'38" W 44.62', thence N 00°53'49" W 30.06', thence N 27°44'57" W 19.26', thence N 57°58'44" W 22.09', thence N 33°22'46" W 59.75', thence N 53°20'49" W 29.77', thence N 35°03'07" E 313.52', thence N 11°18'05" E 396.75', thence N 06°34'06" E 142.37', thence N 66°41'29" E 13.46', thence N 76°37'36" E 525.22', thence N 53°16'11" E 66.10', thence N 50°02'13" E 235.46', thence N 01°57'17" W 102.00' thence N 81°01'55" W 87.80' thence N 86°01'51" E 193.04 thence S 12°14'40" W 156.21', thence S 61°32'32" E 189.27', thence S 59°18'31" E 106.01', thence S 57°08'15" E 640.97', thence N 32°51'45" E 150.00' thence N 33°25'40" E 24.45', thence N 07°27'18" E 10.03', thence N 24°58'56" E 464.40', thence S 64°18'23" E 165.75', thence S 64°25'26" E 298.12', thence S 25°11'47" W 496.74, thence S 54°57'41" E 461.13' to the point of beginning containing 87.059 acres described in Deed Book 4292, Page 396 of the Pitt County Register of Deeds.

Section 2. That the following described territory is rezoned from IU (Unoffensive Industry) to R6-CA (Residential) – Conservation Area Overlay.

TO WIT: 4 Life Properties, LLC (Tract 2)

LOCATION: Located along the west of Allen Road and adjacent to the Pitt County Landfill.

GENERAL DESCRIPTION: Beginning at the southeastern corner of the Pitt County Transfer Station. Said point being the southeastern corner of the Pitt County Transfer Station as described in Deed Book L-42, Page 69 of the Pitt County Register of Deeds Office. From the above described beginning, so located, running thence as follows:

Leaving the southeastern corner, S 32°51'45" W 150.00', thence N 57°08'15" W 640.97', thence N 59°18'31" W 106.01', thence N 61°32'32" W 189.27', thence N 12°14'40" E 156.21', thence S 61°32'32" E 135.81', thence S 59°18'31" E 111.77', thence S 57°08'15" E 643.81 to the point of beginning containing 3.319 acres described in Deed Book 4292, Page 396 of the Pitt County Register of Deeds.

Section 3. That the Director of Planning and Development Services is directed to amend the zoning map of the City of Greenville in accordance with this ordinance.

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

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

ADOPTED this 9th day of February, 2023.

P. J. Connelly, Mayor

ATTEST:

Valerie Shiuwegar, City Clerk

1174733

Excerpt from the adopted Planning & Zoning Commission Minutes (12/20/2022)

REQUEST BY 4 LIFE PROPERTIES, LLC TO REZONE A TOTAL OF 90.378 ACRES FROM IU (UNOFFENSIVE INDUSTRY) AND CH (HEAVY COMMERCIAL) TO R6 (RESIDENTIAL [HIGH DENSITY MULTI-FAMILY]) FOR TRACT 1 – 87.059 ACRES FROM IU (UNOFFENSIVE INDUSTRY) TO R6-CA (RESIDENTIAL [HIGH DENSITY MULTI-FAMILY]) – CONSERVATION AREA OVERLAY FOR TRACT 2 – 3.319 ACRES FOR THE PROPERTY LOCATED ALONG THE WESTERN RIGHT-OF-WAY OF ALLEN ROAD AND ADJACENT TO THE PITT COUNTY LANDFILL

Chantae Gooby presented for staff. The property was part of a Future Land Use Plan Map amendment that came before the commission in November. The amendment was approved by City Council on December 8th, 2022. The request is for Tract 1 to be rezoned R6, which allows single-family homes, duplexes, and multi-family. For tract 2 the request is for a conservation overlay, which means it will remain in its natural vegetated state. The property is located in the Green Mills Run watershed, which requires a 25-year storm water detention, and nitrogen and phosphorus reduction. A portion of the property is in a special flood hazard area and floodway along the southern border. A flood plain development permit and erosion control plan will be required. Jurisdictional wetlands may exist, and there are jurisdictional streams and riparian buffers on the property. This request could generate a net increase of 3,800 trips per day. The property also has access to Allen Road in two different sections. Due to the anticipated increase of traffic, a traffic impact analysis will be required. In the earlier part of the year, the property was zoned to its current zoning. Under the current zoning, the property could accommodate: 100,000 square feet of licensed contractor office space, including supplies and equipment, 50,000 square feet of manufacturing of hazardous and non-hazardous materials, and 170,000 square feet of mini-storage. Under the requested zoning, the site could accommodate between 450-500 multi-family units and between 175-200 single-family lots. The anticipated build out is between 7-10 years. In staff's opinion, the request is in compliance with the Horizons 2026: Greenville's Community Plan and the Future Land Use Plan. Therefore, staff recommends approval of the request.

Chair Faison opened the public hearing.

Mike Baldwin, on behalf of the applicant spoke in favor of the request. He stated the back property line will be 725 feet away from the landfill. The large part of the landfill has been capped off. Out of the 725 foot buffer, 150 will stay in its natural vegetation state. This development at full build-out would accommodate single-family homes, two-family homes, multi-family housing.

No one else spoke in favor.

No one spoke in opposition.

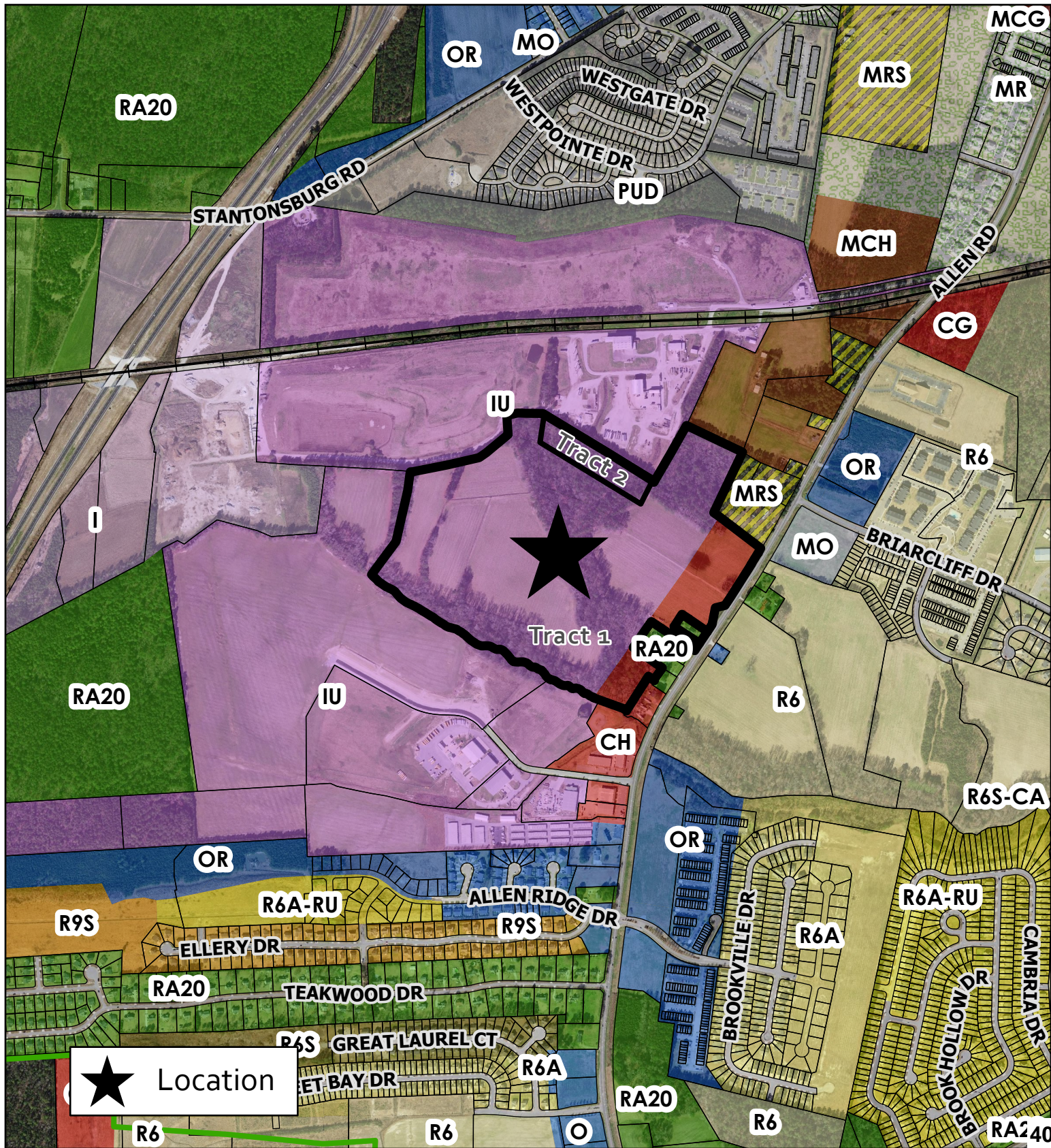
Chair Faison closed the public hearing.

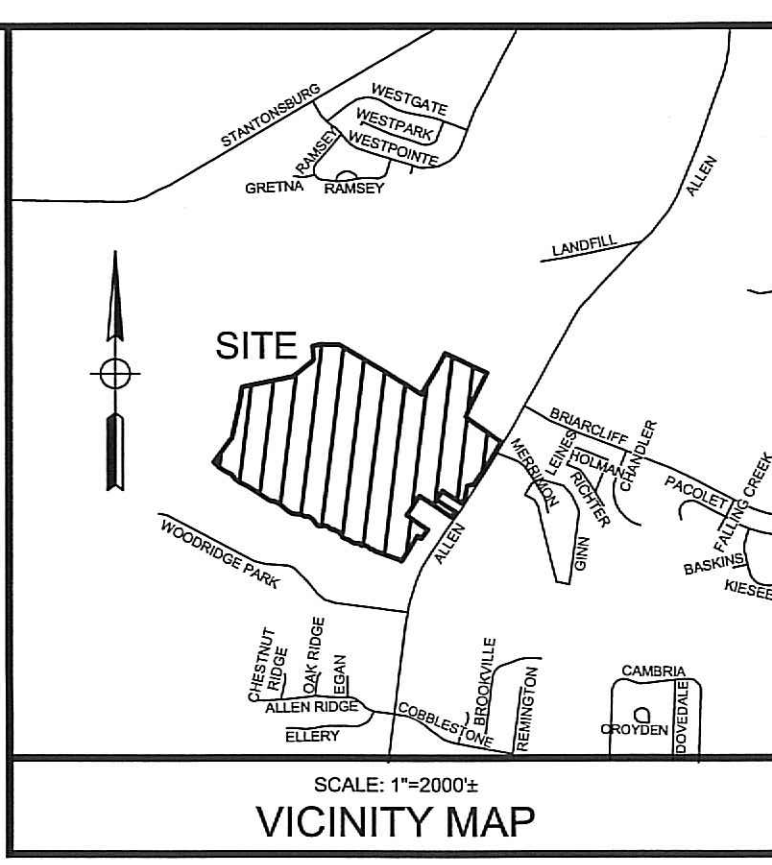
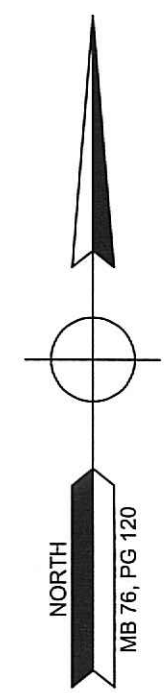
Motion made by Vice Chair West, seconded by Mr. Collins, to recommend approval of the proposed amendment, to advise that it is consistent with the comprehensive plan and to adopt the staff report which addresses plan consistency and other matters. Motion passed unanimously.

4 Life Properties LLC
Tract 1 From: IU,CH To R6
Tract 2 From: IU To: R6-CA
Acres: 90.378
December 20th, 2022



0 0.05 0.1 0.2 Miles
[Scale bar showing increments of 0.05 miles]





IU
CAPPED OFF PORTION OF LANDFILL
PITT COUNTY
PARCEL #09982
DB L-43, PG 89
MB 22, PG 168

IU
ACTIVE AREA OF TRANSFER STATION
PITT COUNTY
PARCEL #09982
DB L-42, PG 89
MB 22, PG 168

MCH
AGRICULTURAL
HAPPY TRAIL FARMS, LLC
PARCEL #26179
DB 3415, PG 635

MCH
MINI-STORAGE
TBD 2, LLC
PARCEL #03030
DB 4108, PG 754

IU
TRACT 2
PROPOSED ZONING
R-6-CA
AREA = 3.319 ACRES

MRS
SINGLE FAMILY
JOHN MOYE, JR.
PARCEL #25131
DB X-47, PG 731
MB 26, PG 186

MO
AGRICULTURAL
ROCKY RUSSELL
DEVELOPMENT, LLC
PARCEL #73692
DB 2872, PG 818
MB 66, PG 73

IU
AGRICULTURAL
HARDEE FAMILY
HOLDINGS, LLC
PARCEL #22802
DB 2972, PG 626
MB 11, PG 121

TRACT 1
AREA TO BE REZONED = 87.059 ACRES
PROPOSED ZONING
R-6
CURRENT ZONING
IU CH

RA-20
SINGLE FAMILY
EVA MAE BRAXTON EVERETTE
and ALLEN WAYNE EVERETTE
DB 3834, PG 760

RA-20
SINGLE FAMILY
B.T. WALTON and wife,
DEBRA S. WALTON
PARCEL #64001
DB 4287, PG 8
MB U-50, PG 501

MO
AGRICULTURAL /
PARTIALLY WOODED
ROCKY RUSSELL
DEVELOPMENT, LLC
PARCEL #00332
DB 2443, PG 583
MB 69, PG 131

LEGEND

- R/W = RIGHT-OF-WAY
B/B = BACK OF CURB TO BACK OF CURB
EIP = EXISTING IRON PIPE
SIP = SET IRON PIPE
ECM = EXISTING CONCRETE MONUMENT
EPKN = EXISTING PARKER KALON NAIL
SPKN = SET PARKER KALON NAIL
R = RADIUS
CH = CHORD
C/L = CENTERLINE
N/A = NOT TO SCALE

Table with 3 columns: COURSE, BEARING, DISTANCE. Contains 28 rows of survey data for Tract 1.

Table with 3 columns: COURSE, BEARING, DISTANCE. Contains 28 rows of survey data for Tract 2.

IU
AGRICULTURAL
HARDEE FAMILY
HOLDINGS, LLC
PARCEL #22802
DB 2972, PG 626
MB 11, PG 121

IU
VACANT
HARDEE FAMILY
HOLDINGS, LLC
PARCEL #7374
DB 2972, PG 626
MB 69, PG 134

CH
OFFICE COMPLEX
HARDEE FAMILY
HOLDINGS, LLC
PARCEL #6300
DB 2972, PG 626
MB 69, PG 134

CH
SINGLE FAMILY
BRENT CREEK
FARMS, LLC
PARCEL #00294
DB 3367, PG 444
MB 49, PG 583

RA-20
SINGLE FAMILY
RUDOLPH MEBANE, JR. and
wife, ANGELA B. MEBANE
PARCEL #26673
DB 4078, PG 658

R-6
AGRICULTURAL / PARTIALLY WOODED
ASHTON ALEXANDER PROPERTIES, LLC;
MOLLEIGHBROOKE PROPERTIES, LLC and
HAPPY TRAIL FARMS, LLC
PARCEL #09983
DB 4226, PG 767

OR
OFFICE
ERNIE GENE ASTON
and ALLEN NEWBOLD
PARCEL #27305
DB 2653, PG 427

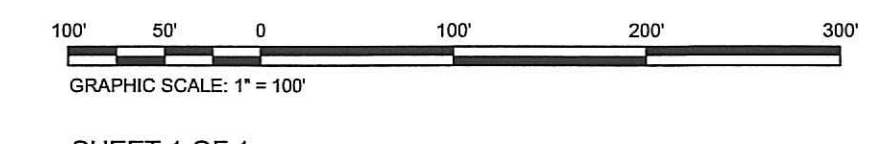
NOTE: THE BEARINGS AND DISTANCES SHOWN ON THIS MAP WERE TAKEN FROM INFORMATION PROVIDED BY THE PITT COUNTY OPIS WEBSITE AND DOES NOT REPRESENT AN ACTUAL SURVEY BY THIS FIRM.

GENERAL NOTES

- 1. ALL AREAS CALCULATED BY COORDINATE GEOMETRY.
2. REFERENCE: MAP BOOK 26, PAGES 186-186A OF THE PITT COUNTY REGISTER OF DEEDS

AREA = 90.378 ACRES

REVISED: 11/29/2022 (CITY COMMENTS/MAH)
REVISED TRACT 2 ZONING DESIGNATION



SHEET 1 OF 1
REZONING MAP
TAX MAP #98416

4 LIFE PROPERTIES, LLC

REFERENCE: DEED BOOK 4282, PAGE 396
OF THE PITT COUNTY REGISTER OF DEEDS
ARTHUR TOWNSHIP, PITT COUNTY, N.C.

OWNER: 4 LIFE PROPERTIES, LLC
ADDRESS: 1645 EAST ARLINGTON BOULEVARD
GREENVILLE, NC 27609
PHONE: (301) 674-0977

Baldwin Design Consultants, PA logo and contact information. Includes 'LICENSED ENGINEER - LAND PLANNING - SURVEYING' and '1700-D EAST ARLINGTON BOULEVARD GREENVILLE, NC 27609-2527-2561-390'.

CLOSURE CHECK BOUNDARY
CHECKED: NRW DATE: 07/09/2021

SURVEYED: N/A APPROVED: MMB
DRAWN: NRW/MAH DATE: 11/18/2022
CHECKED: MMB SCALE: 1" = 100'

REZONING THOROUGHFARE/TRAFFIC VOLUME REPORT

Case No: 22-24

Applicant: 4 Life Properties, LLC

Property Information

Current Zoning: Tract 1: IU (Unoffensive Industry) and CH (Heavy Commercial)
Tract 2: IU (Unoffensive Industry)

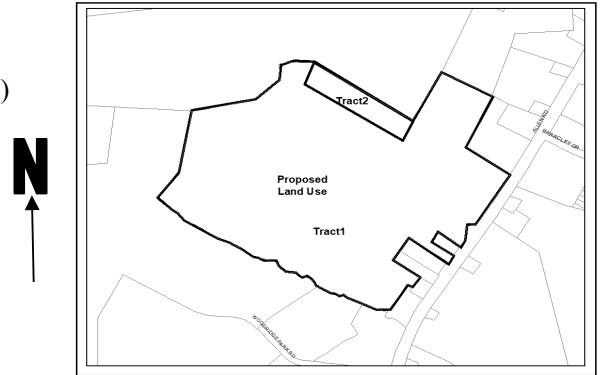
Proposed Zoning: Tract 1: R6 (Residential [High Density Multi-Family])
Tract 2: R6-CA (Residential [High Density Multi-Family])
Conservation Area Overlay

Current Acreage: Tract 1: 87.059
Tract 2: 3.319

Location: Allen Road, south of Briarcliff Drive

Points of Access: Allen Road

Location Map



Transportation Background Information

1.) Allen Rd- State maintained

	<u>Existing Street Section</u>	<u>Ultimate Thoroughfare Street Section</u>
Description/cross section	3-lane, paved shoulders	4 lane divided with grass median
Right of way width (ft)	60	110
Speed Limit (mph)	50	
Current ADT:	17,860 (*)	
Design ADT:	15,750 vehicles/day (**)	41,800 vehicles/day (**)
Controlled Access	No	
Thoroughfare Plan Status:	Major Thoroughfare	

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

Notes: (*) 2018 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: U-5875 - Widen approximately 2.3 miles of Allen Road from two lanes to a four-lane, median-divided roadway from Stantonsburg Road to Dickinson Avenue Extension (U.S. 13) in Greenville.

Trips generated by proposed use/change

Current Zoning: 1,467 -vehicle trips/day (*) **Proposed Zoning:** 5,255 -vehicle trips/day (*)

Estimated Net Change: increase of 3788 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 Allen Rd are as follows:

1.) Allen Rd , North of Site (50%): “No build” ADT of 17,860

Estimated ADT with Proposed Zoning (full build) – 20,488
Estimated ADT with Current Zoning (full build) – 18,594
Net ADT change = 1,894 (10% increase)

2.) Allen Rd , South of Site (50%): “No build” ADT of 17,860

Estimated ADT with Proposed Zoning (full build) – 20,488

Estimated ADT with Current Zoning (full build) – 18,594

Net ADT change = 1,894 (10% increase)

Staff Findings/Recommendations

Based on possible uses permitted by the requested zoning, the proposed zoning classification could generate 5255 trips to and from the site on Allen Rd, which is a net increase of 3788 additional trips per day (over current zoning).

During the review process, measures to mitigate the traffic will be determined. A Traffic Impact Analysis will be required for this development.

EXISTING ZONING	
IU (UNOFFENSIVE INDUSTRY) - PERMITTED USES	
(1) General	
a.	Accessory use or building
b.	Internal service facilities
c.	On-premise signs per Article N
d.	Off-premise signs per Article N
e.	Temporary uses; of listed district uses
f.	Retail sales; incidental
g.	Incidental assembly of products sold at retail or wholesale as an accessory to principal uses
(2) Residential - None	
(3) Home Occupations - None	
(4) Governmental	
a.	Public utility building or use
b.	City of Greenville municipal government building or use (see also section 9-4-103)
c.	County or state government building or use not otherwise listed; excluding outside storage and major or minor repair
d.	Federal government building or use
e.	County government operation center
(5) Agricultural/Mining	
a.	Farming; agricultural, horticulture, forestry (see also section 9-4-103)
b.	Greenhouse or plant nursery; including accessory sales
d.	Farmers market
e.	Kennel (see also section 9-4-103)
f.	Stable; horse only (see also section 9-4-103)
g.	Stable; per definition (see also section 9-4-103)
h.	Animal boarding not otherwise listed; outside facility, as an accessory or principal use
i.	Beekeeping; minor use (see also section 9-4-103)
(6) Recreational/Entertainment	
f.	Public park or recreational facility
g.	Private noncommercial park or recreational facility
m(1).	Dining and entertainment establishment (see also section 9-4-103)
p.	Circus, carnival, or fair
(7) Office/Financial/Medical	
b.	Operation processing center
c.	Office; customer service, not otherwise listed, including accessory service delivery vehicle parking and indoor storage
f.	Veterinary clinic or animal hospital (see also animal boarding; outside facility, kennel and stable)
g.	Catalogue processing center
(8) Services	
n.	Auditorium
s.	Hotel, motel bed and breakfast inn; limited stay lodging (see also residential quarters for resident manager, supervisor or caretaker and section 9-4-103)
w.	Digital broadcast studio (see also section 9-4-103)

y.	TV and/or radio broadcast facilities, including receiving and transmission equipment and towers or cellular telephone and wireless communication towers
y(4)	Distributed Antenna System (See also 9-4-103 (Q))
z.	Printing or publishing service including graphic art, maps, newspapers, magazines and books
aa.	Catering service including food preparation (see also restaurant; conventional and fast food)
bb.	Civic organizations
gg.	Vocational rehabilitation center
mm.	Commercial laundries; linen supply
nn.	Industrial laundries
uu.	Modular data processing facility
vv.	Data processing center
(9) Repair	
b.	Minor repair; as an accessory or principal use
c.	Upholsterer; automobile, truck, boat, or other vehicle, trailer or van
d.	Upholsterer; furniture
f.	Appliance; household and office equipment repair
h.	Appliance; commercial and industrial equipment repair not otherwise listed
(10) Retail Trade	
b.	Gasoline or automotive fuel sales; accessory or principal use, retail
h.	Restaurant; conventional
i.	Restaurant; fast food
cc.	Farm supply and commercial implement sales
(11) Wholesale/Rental/Vehicle-Mobile Home Trade	
a.	Wholesale; durable and nondurable goods, not otherwise listed
d.	Rental of automobiles, noncommercial trucks or trailers, recreational vehicles, motorcycles and boats
e.	Rental of tractors and/or trailers, or other commercial or industrial vehicles or machinery
(12) Construction	
a.	Licensed contractor; general electrical, plumbing, mechanical, etc... excluding outside storage
b.	Licensed contractor; general electrical, plumbing, mechanical, etc... including outside storage
c.	Construction office; temporary, including modular office (see also section 9-4-103)
d.	Building supply; lumber and materials sales, plumbing and/or electrical supply including outdoor sales
(13) Transportation	
a.	Railroad freight or distribution and/or passenger station
d.	Truck terminal or distribution center
e.	Parcel delivery service
f.	Ambulance service
g.	Airport and related activities; private
h.	Parking lot or structure; principal use
(14) Manufacturing/Warehousing	
a.	Ice plant and freezer lockers
b.	Dairy; production, storage, and shipment facilities

c.	Bakery; production, storage, and shipment facilities
d.	Stone or monument cutting, engraving
g.	Cabinet, woodwork or frame shop; excluding furniture manufacturing or upholstery
h.	Engraving; metal, glass or wood
j.	Moving and storage; including outside storage
k.	Mini-storage warehouse, household; excluding outside storage
l.	Warehouse or mini-storage warehouse, commercial or industrial; including outside storage
m.	Warehouse; accessory to approved commercial or industrial uses within the district; excluding outside storage
o.	Feed and grain elevator, mixing, redrying, storage or sales facility
p.	Tobacco redrying or processing plant
s.	Manufacture of nonhazardous products; general, including nonhazardous and nontoxic chemicals and/or materials not otherwise listed
t.	Manufacture of nonhazardous medical supplies or medical products, including distribution
u.	Tire recapping or retreading plant
v.	Bottling or packing plant for nonhazardous materials or products
y.	Recycling collection station or facilities
cc.	Manufacture of pharmaceutical, biological, botanical, medicinal, and cosmetic products, and related materials
(15) Other Activities (not otherwise listed - all categories) - None	
IU (UNOFFENSIVE INDUSTRY) - SPECIAL USES	
(1) General - None	
(2) Residential	
i.	Residential quarters for resident manager, supervisor or caretaker; excluding mobile home
j.	Residential quarters for resident manager, supervisor or caretaker; including mobile home
o.	Nursing, convalescent or maternity home; major care facility
(3) Home Occupations - None	
(4) Governmental - None	
(5) Agricultural/Mining	
k.	Sand mining(see also item (5)j)
m.	Beekeeping; major use
(6) Recreational/Entertainment	
e.	Miniature golf or putt-putt course
i.	Commercial recreation; indoor and outdoor, not otherwise listed
k.	Firearm ranges; indoor ot outdoor
(7) Office/Financial/Medical	
a.	Office; professional and business, not otherwise listed
(8) Services	
a.	Child day care facilities
b.	Adult day care facilities
l.	Convention center; private
o.	Church or place of worship (see also section 9-4-103)
s(1).	Hotel, motel bed and breakfast inn; extended stay lodging (see also residential quarters for resident manager, supervisor or caretaker and section 9-4-103)

(9) Repair	
a.	Major repair; as an accessory or principal use
(10) Retail Trade	
j.	Restaurant and/or dining and entertainment establishment; regulated outdoor activities
(11) Wholesale/Rental/Vehicle-Mobile Home Trade	
g.	Mobile home sales including accessory mobile home office
(12) Construction - None	
(13) Transportation	
c.	Taxi or limousine service
(14) Manufacturing/Warehousing	
z.	Metallurgy, steel fabrication, welding
(15) Other Activities (not otherwise listed - all categories)	
c.	Other activities; commercial services not otherwise listed
e.	Other activities; industrial uses not otherwise listed
EXISTING ZONING	
CH (HEAVY COMMERCIAL) - PERMITTED USES	
(1) General	
a.	Accessory use or building
b.	Internal service facilities
c.	On-premise signs per Article N
d.	Off-premise signs per Article N
e.	Temporary uses; of listed district uses
f.	Retail sales; incidental
g.	Incidental assembly of products sold at retail or wholesale as an accessory to principal uses
(2) Residential - None	
c.	Multi-family development per Article I
(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
w.	Digital broadcast studio (see also section 9-4-103)
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.	Launderette; household users
ll.	Dry cleaners; household users
mm.	Commercial laundries; linen supply

oo.	Clothes alteration or shoe repair shop
pp.	Automobile wash
qq.	Pet grooming facility (see also section 9-4-103)
ss.	Tattooing
tt.	Microblading
(9) Repair	
b.	Minor repair; as an accessory or principal use
c.	Upholsterer; automobile, truck, boat, or other vehicle, trailer or van
d.	Upholsterer; furniture
f.	Appliance; household and office equipment repair
g.	Jewelry, watch, eyewear or other personal item repair
(10) Retail Trade	
a.	Miscellaneous retail sales; non-durable goods, not otherwise listed
b.	Gasoline or automotive fuel sales; accessory or principal use, retail
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 accessories
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)
mm.	Grocery store
(11) Wholesale/Rental/Vehicle-Mobile Home Trade	
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
(12) Construction	
a.	Licensed contractor; general electrical, plumbing, mechanical, etc... excluding outside storage
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
(13) Transportation	
c.	Taxi or limousine service
e.	Parcel delivery service
f.	Ambulance service
h.	Parking lot or structure; principal use
(14) Manufacturing/Warehousing	
a.	Ice plant and freezer lockers
b.	Dairy; production, storage, and shipment facilities
c.	Bakery; production, storage, and shipment facilities
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
(15) Other Activities (not otherwise listed - all categories) - None	
CH (HEAVY COMMERCIAL) - SPECIAL USES	
(1) General - None	
(2) Residential	
i.	Residential quarters for resident manager, supervisor or caretaker; excluding mobile home
j.	Residential quarters for resident manager, supervisor or caretaker; including mobile home
(3) Home Occupations - None	
(4) Governmental - None	
(5) Agricultural/Mining	
k.	Sand 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	
e.	Building supply; lumber and materials sales, plumbing and/or electrical supply excluding outdoor sales
(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
PROPOSED ZONING	
R6 (RESIDENTIAL) - PERMITTED USES	
(1) General	
a.	Accessory use or building
c.	On-premise signs per Article N
(2) Residential	
a.	Single-family dwelling
b.	Two-family attached dwelling (duplex)
b(1).	Master Plan Community per Article J
c.	Multi-family development per Article I
f.	Residential cluster development per Article M
k.	Family care homes (see also 9-4-103)

q.	Room renting
(3) Home Occupations - None	
(4) Governmental	
b.	City of Greenville municipal government building or use (see also section 9-4-103)
(5) Agricultural/Mining	
a.	Farming; agricultural, horticulture, forestry (see also section 9-4-103)
l.	Beekeeping; minor use (see also section 9-4-103)
(6) Recreational/Entertainment	
f.	Public park or recreational facility
g.	Private noncommercial park or recreational facility
(7) Office/Financial/Medical - None	
(8) Services	
o.	Church or place of worship (see also section 9-4-103)
(9) Repair - None	
(10) Retail Trade - None	
(11) Wholesale/Rental/Vehicle-Mobile Home Trade - None	
(12) Construction	
c.	Construction office; temporary, including modular office (see also section 9-4-103)
(13) Transportation - None	
(14) Manufacturing/Warehousing - None	
(15) Other Activities (not otherwise listed - all categories) - None	
R6 (RESIDENTIAL) - SPECIAL USES	
(1) General - None	
(2) Residential	
d.	Land use intensity multi-family (LUI) development rating 50 per Article K
e.	Land use intensity multi-family (LUI) development rating 67 per Article K
l.	Group care facility
n.	Retirement center or home
o(1).	Nursing, convalescent or maternity home; minor care facility
p.	Board or rooming house
r.	Fraternity or sorority house
(3) Home Occupations	
a.	Home occupation; not otherwise listed
b.	Home occupation; barber and beauty shop
c.	Home occupation; manicure, pedicure or facial salon
(4) Governmental	
a.	Public utility building or use
(5) Agricultural/Mining - None	
(6) Recreational/Entertainment	
a.	Golf course; 18-hole regulation length (see also section 9-4-103)
a(1).	Golf course; 9-hole regulation length (see also section 9-4-103)
c(1).	Tennis club; indoor and outdoor facilities
(7) Office/Financial/Medical - None	
(8) Services	
a.	Child day care facilities
b.	Adult day care facilities
d.	Cemetery

g.	School; junior and senior high (see also section 9-4-103)
h.	School; elementary (see also section 9-4-103)
i.	School; nursery and kindergarten (see also section 9-4-103)
m.	Multi-purpose center
t.	Guest house for a college or other institution of higher learning
(9) Repair - None	
(10) Retail Trade - None	
(11) Wholesale/Rental/Vehicle-Mobile Home Trade - None	
(12) Construction - None	
(13) Transportation - None	
(14) Manufacturing/Warehousing - None	
(15) Other Activities (not otherwise listed - all categories) - None	

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.

BUFFERYARD SETBACK AND VEGETATION SCREENING CHART

For Illustrative Purposes Only

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

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

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

Street trees may count toward the minimum acreage.

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

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

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

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

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

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

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

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

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

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



City of Greenville, North Carolina

Meeting Date: 02/09/2023

Title of Item:

Ordinance requested by Sridev Investments, LLC to amend the Future Land Use and Character Map for 1.539 acres from Residential, High Density (HDR) to Commercial (C) for the property located at the southeastern corner of the intersection of West Arlington Boulevard and Dickinson Avenue Extension

Explanation:

When property is requested to be rezoned, staff relies on Horizons: Greenville's Community Plan and the Future Land Use and Character Map as a basis for staff's opinion. This is a request to amend the City's Future Land Use and Character Map to designate the future land use for the subject property.

Comprehensive Plan:

Currently, the Future Land Use Plan recommends Residential, High Density (HDR) at the southeastern corner of the intersection of West Arlington Boulevard and Dickinson Avenue Extension.

Current Land Use Category

Residential, High Density

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

Intent:

- Provide better vehicular and pedestrian connectivity between

developments

- Improve architectural variety and site design for new developments
- Improve streetscape features such as consistent sidewalks, lighting and street trees

Primary uses:

Multi-family residential

Two-family residential

Attached residential (townhomes)

Secondary uses:

Office

Single-family residential detached (small lot)

Institutional/civic (churches and schools)

Proposed Land Use Category:

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

Current Conditions:

Currently, the property is vacant and is zoned Office-Residential (OR) and Residential-Agricultural (RA-20).

Thoroughfare/Traffic Report Summary (Engineering Department):

Based on possible uses permitted by the requested land use, the proposed land use classification could generate 1,061 trips to and from the site on Dickinson Avenue, which is a net increase of 1,020 additional trips per day.

Based on possible uses permitted by the requested land use, the proposed land use classification could generate 1,061 trips to and from the site on Arlington Boulevard, which is a net increase of 1,020 additional trips per day.

During the review process, measures to mitigate the traffic will be determined. A traffic impact analysis will be required.

Surrounding Land Uses and Zoning:

North: O - Bowman, Padgett and Associates

South: OR - Brookdale Dickinson Avenue Senior Living Solution (assisted living facility)

East: R6 - One (1) duplex residence

West: RA20 - One (1) vacant lot; MCH - Royal Farms convenience store

Density:

Under the current categories, the site could accommodate 10-12 multi-family units (1, 2, and 3 bedroom units).

Under the proposed category, the site could accommodate one convenience store with gasoline sales and restaurant.

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

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, and 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: One of the guiding principles of the Comprehensive Plan Committee (CPC) was "sustainable development practices". The requested commercial character still meets the intent of the plan. Staff is of the opinion that this request is promotes sustainable development practices and promotes the desired urban form.

In staff's opinion, the proposed Future Land Use and Character Map amendment fulfills the principles that guided the Comprehensive Plan Committee (CPC) and promotes the desired urban form. Therefore, staff recommends approval.

The Planning and Zoning Commission voted unanimously to approve the request at its January 17, 2023 meeting.

ATTACHMENTS

-  [Ordinance Sridev Investments FLUM.pdf](#)
-  [Minutes Sridev Investments FLUM.pdf](#)
-  [SRIDEV INVESTMENTS APO MAP.pdf](#)
-  [Sridev Investment Traffic.pdf](#)

ORDINANCE NO. 23-____
AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GREENVILLE
AMENDING HORIZONS 2026: GREENVILLE'S COMMUNITY PLAN

WHEREAS, the City Council of the City of Greenville, North Carolina, in accordance with Article 19, Chapter 160D, 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 9th day of February, 2023, at 6:00 p.m., conduct a public hearing on the adoption of an ordinance amending the Future Land Use and Character Map for the following described territory;

WHEREAS, the Horizons 2026: Greenville's Community Plan was adopted on September 8, 2016, by the City Council by the adoption of Ordinance No. 16-055 and includes text and a Future Land Use and Character Map;

WHEREAS, the Horizons 2026: Greenville's Community Plan serves as the City of Greenville's comprehensive plan for zoning purposes and will from time to time be amended by the City Council; and

WHEREAS, the Planning and Zoning Commission and the City Council of the City of Greenville have reviewed the proposed amendment to the Future Land Use and Character Map and a public hearing has been held to solicit public comment.

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

Section 1. The Future Land Use and Character Map is hereby amended by designating the subject property from residential, high density (HDR) to commercial (C) for 1.539 acres located on the southeastern corner of the intersection of West Arlington Boulevard and Dickinson Avenue Extension.

GENERAL DESCRIPTION: Being those certain tracts or parcels of land lying and being situate in Greenville Township, Pitt County, North Carolina, being bounded on the northwest by Dickinson Avenue (NCSR 1620), on the northeast by Arlington Boulevard, on the southeast by the property of Thomas Professional Park Owners Association and the property of HCRI North Carolina Properties III, Limited Partnership and on the southwest by the property of Carolyn S. Whicker and George T. Savage, et al. and being more particularly described as follows:

BEGINNING at an existing concrete monument located on the southwest right of way line of West Arlington Boulevard at the east end of the sight distance right of way line from Dickinson Avenue; said beginning point being located S 42°19'33" W 100.31 feet from an existing concrete monument on the northeast right of way line of West Arlington Boulevard at the south end of the sight distance right of way line from Dickinson Avenue; thence from said beginning point so established along and with the southwest right of way line of West Arlington Boulevard S 44°29'43" E 123.20 feet to an existing iron pipe; thence continuing with said southwest right of way line of West Arlington

Boulevard S 48°14'52" W 0.68 feet to an existing iron pipe at the northern most corner of the property of Thomas Professional Park Owners Association as described in Deed Book 3650, Page 774 of the Pitt County Registry; thence leaving West Arlington Boulevard and with the northwest line of the property of said Thomas Professional Park Owners Association and with the northwest line of the property of HCRI North Carolina Properties III, Limited Partnership as described in Deed Book 2689, Page 419 of the Pitt County Registry, S 48°44'05" W 401.86 feet to an iron pipe set at the eastern most corner of the property of Carolyn S. Whicker and George T. Savage, et al. as described in Deed Book G-48, Page 287 of the Pitt County Registry; thence with the northeast line of said Carolyn S. Whicker and George T. Savage, et al. property N 42°43'25" W 170.54 feet to an iron pipe set on the southeast right of way line of Dickinson Avenue (NCSR 1620); thence with the southeast line of Dickinson Avenue N 48°44'31" E 349.77 feet to an existing concrete monument at the west end of the sight distance right of way line to Arlington Boulevard; thence along said sight distance right of way line S 87°52'09" E 69.03 feet to the POINT OF BEGINNING containing 1.5390 acres and being Pitt County Tax Parcels 19607, 19626 and 35990 as described in Deed Book 4242, Page 391 and Deed Book 4352, Page 257 of the Pitt County Registry, being further known as portions of lots 1-3 of that subdivision entitled "Final Plat Savage Property" as recorded in Map Book 28, Page 47 of the Pitt County Registry.

Section 2. That the Director of Planning and Development Services is directed to amend the Future Land Use and Character Map of the City of Greenville in accordance with this ordinance.

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

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

ADOPTED this 9th day of February, 2023.

P. J. Connelly, Mayor

ATTEST:

Valerie Shiuwegar, City Clerk

Doc. # 1176114

Excerpt from the draft Planning & Zoning Commission Minutes (1/17/2023)

REQUEST BY SRIDEV INVESTMENTS, LLC TO AMEND THE FUTURE LAND USE AND CHARACTER MAP FOR 1.539 ACRES FROM RESIDENTIAL, HIGH DENSITY (HDR) TO COMMERCIAL (C) FOR THE PROPERTY LOCATED AT THE SOUTHEASTERN CORNER OF THE INTERSECTION OF WEST ARLINGTON BOULEVARD AND DICKINSON AVENUE EXTENSION.

Mr. Denton stated that he will have to recuse himself from voting as the property owner is a client of his firm.

Motion made by Vice Chair West, seconded by Mr. Joyner, to recuse Mr. Denton from voting. Motion passed unanimously excluding Mr. Denton.

Chantae Gooby presented for staff. This is a request to amend the Future Land Use Plan Map, which is typically in anticipation of a future rezoning request. The proposed amendment could create a net increase of 1,020 trips per day on West Arlington Boulevard and a net increase of 1,020 trips per day on Dickinson Avenue. Due to the number of increased trips, a traffic impact analysis will be required. The property is currently zoned as OR and RA20. Currently, the property is shown as High Density Residential on the Future Land Use Plan. The property would be able accommodate approximately 10 to 12 multi-family units. Under the proposed Future Land Use Plan, the property would be commercial zoning. The anticipated use would be convenient stores or gasoline sales. Staff recommended reviewing the Guiding Principles, focusing in on the Sustainable development practices due to high density at this location. In staff's opinion, this request would result in a sustainable development pattern which was a guiding principle of the Comprehensive Planning Committee. Therefore, staff recommends approval of the request.

Chair Faison opened the public hearing.

Steve Spruill, Spruill and Associates, spoke in favor. He stated that he believes this is a good request based on the corner lot and not a place for high density residential. He stated the owner feels it would be in his best interest to get something going in this location.

No one spoke in opposition.

Chair Faison closed the public hearing.

Motion made by Vice Chair West, seconded by Mr. Joyner, to recommend approval of the proposed amendment. Motion passed unanimously.

SRIDEV INVESTMENTS LLC

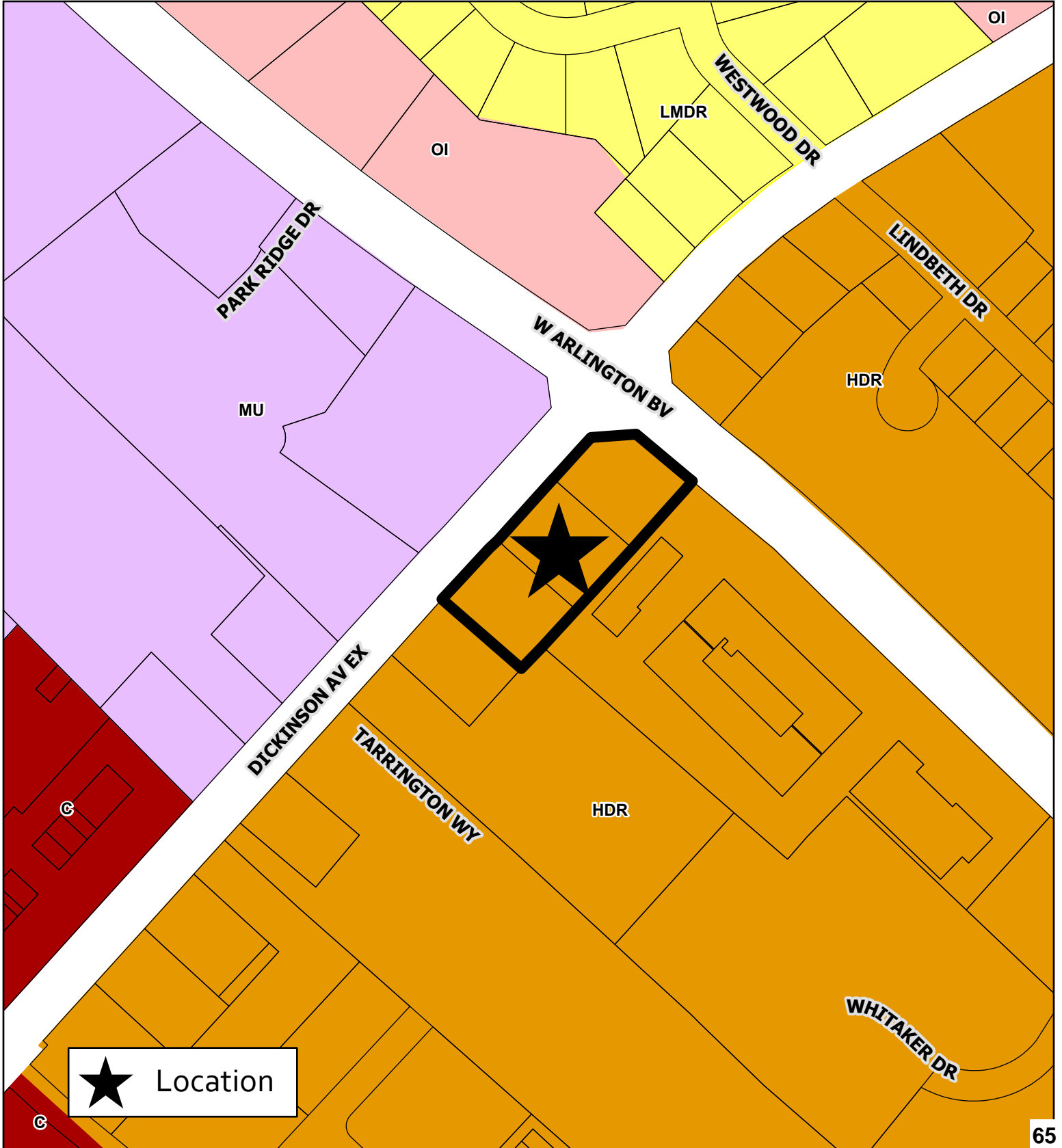
From: HDR

To: C

Acres: 1.539

January 12th, 2023

0 0.01 0.03 0.05 Miles



LAND USE AMENDMENT THOROUGHFARE/TRAFFIC VOLUME REPORT

Case No: 22-04

Applicant: SRIDEV Investments, LLC

Property Information

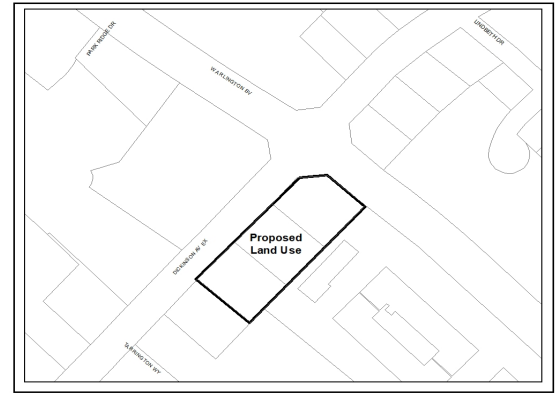
Current Land Use: High Density, Residential (HDR)

Proposed Land Use: Commercial (C)

Current Acreage: 1.539 acres

Location: southeast corner of Dickinson Ave & Arlington Blvd

Points of Access: Dickinson Ave, Arlington Blvd



Location Map

Transportation Background Information

1.) Dickinson Ave- State maintained

	<u>Existing Street Section</u>	<u>Ultimate Thoroughfare Street Section</u>
Description/cross section	4-lanes - curb & gutter	4-lanes with raised median
Right of way width (ft)	80	100
Speed Limit (mph)	45	
Current ADT:	17,113 (*)	
Design ADT:	27,600 vehicles/day	39,700 vehicles/day (**)
Controlled Access	No	
Thoroughfare Plan Status:	Major Thoroughfare	
Other Information:	There are no sidewalks along Dickinson Ave that service this property.	

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

Transportation Improvement Program Status: No Planned Improvements.

2.) Arlington Blvd- City maintained

	<u>Existing Street Section</u>	<u>Ultimate Thoroughfare Street Section</u>
Description/cross section	5 lanes - curb & gutter	6-lanes, curb & gutter
Right of way width (ft)	100	no change
Speed Limit (mph)	45	no change
Current ADT:	30,172 (*)	
Design ADT:	28,900 vehicles/day (**)	45,000 vehicles/day (**)
Controlled Access	No	
Thoroughfare Plan Status:	Major Thoroughfare	
Other Information:	There are no sidewalks along Arlington Blvd that service this property.	

Notes: (*) 2021 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: No Planned Improvements.

Trips generated by proposed use/change

Current Land Use: 81 -vehicle trips/day (*) **Proposed Land Us 2,121** -vehicle trips/day (*)

Estimated Net Change: increase of 2040 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 Dickinson Ave and Arlington Blvd are as follows:

1.) Dickinson Ave, West of Site (25%): “No build” ADT of 17,113

Estimated ADT with Proposed Land Use (full build) –	17,643
Estimated ADT with Current Land Use (full build) –	<u>17,133</u>
Net ADT change =	510 (3% increase)

2.) Dickinson Ave, East of Site (25%): “No build” ADT of 17,113

Estimated ADT with Proposed Land Use (full build) –	17,643
Estimated ADT with Current Land Use (full build) –	<u>17,133</u>
Net ADT change =	510 (3% increase)

3.) Arlington Blvd, North of Site (25%): “No build” ADT of 30,172

Estimated ADT with Proposed Land Use (full build) –	30,702
Estimated ADT with Current Land Use (full build) –	<u>30,192</u>
Net ADT change =	510 (2% increase)

4.) Arlington Blvd, South of Site (25%): “No build” ADT of 30,172

Estimated ADT with Proposed Land Use (full build) –	30,702
Estimated ADT with Current Land Use (full build) –	<u>30,192</u>
Net ADT change =	510 (2% increase)

Staff Findings/Recommendations

Based on possible uses permitted by the requested land use, the proposed land use classification could generate 1061 trips to and from the site on Dickinson Ave, which is a net increase of 1020 additional trips per day.

Based on possible uses permitted by the requested land use, the proposed land use classification could generate 1061 trips to and from the site on Arlington Blvd, which is a net increase of 1020 additional trips per day.

During the review process, measures to mitigate the traffic will be determined. A traffic impact analysis will be required.