



Agenda

Planning and Zoning Commission

March 19, 2013

6:30 PM

Council Chambers, City Hall, 200 W. Fifth Street

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- I. CALL MEETING TO ORDER -
- II. INVOCATION - Hap Maxwell
- III. ROLL CALL
- IV. APPROVAL OF MINUTES - February 19, 2013
- V. NEW BUSINESS

REZONINGS

1. Ordinance requested by Bradley Housing Developers, LLC to rezone 9.0005 acres located 740+/- feet north of the intersection of East 10th Street and Port Terminal Road and 840+/- feet west of River Hill Subdivision from Residential-Agricultural (RA20) to Residential [Medium Density Multi-family] (R6A).
2. Ordinance requested by Collice C. Moore to rezone 4.6466 acres located at the terminus of North Creek Drive and 350+/- feet west of Northwoods Subdivision from Residential-Agricultural (RA20) to Industry (I).

TEXT AMENDMENTS

3. Ordinance amending the Flood Damage Prevention Ordinance text defining the basis for establishing the Special Flood Hazard Areas within the City of Greenville jurisdiction.
4. Ordinance initiated by Fleming Solar Center, LLC to amend the Zoning Ordinance to create standards for Solar Energy Facilities as a Special Use in the RA-20 (Residential-Agricultural).

- VI. ADJOURN

DRAFT OF MINUTES PROPOSED FOR ADOPTION BY THE GREENVILLE PLANNING
AND ZONING COMMISSION

February 19, 2013

The Greenville Planning and Zoning Commission met on the above date at 6:30 p.m. in the Council Chambers of City Hall.

Mr. Godfrey Bell –Chair-*

Mr. Tony Parker - X	Ms. Shelly Basnight – *
Mr. Hap Maxwell – *	Ms. Ann Bellis – *
Ms. Linda Rich - *	Mr. Brian Smith - *
Mr. Doug Schrade - *	Mr. Jerry Weitz – *
Ms. Wanda Harrington-*	Mr. Torico Griffin -*
Dr. Kevin Burton- X	

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

VOTING MEMBERS: Maxwell, Basnight, Bellis, Rich, Weitz, Schrade, Smith, Griffin

PLANNING STAFF: Chantae Gooby, Planner II and Elizabeth Blount, Staff Support Specialist II.

OTHERS PRESENT: Dave Holec, City Attorney, Merrill Flood, Community Development Director, Tim Corley, Engineer and Jonathan Edwards, Communications Technician.

MINUTES: Mr. Weitz stated that the motion on page four of the January 15, 2013 minutes should read “approval of the text amendment” instead of “rezoning”. Motion was made by Mr. Smith, seconded by Ms Basnight, to accept the January 15, 2013 minutes as amended. Motion carried unanimously.

NEW BUSINESS

REZONING

ORDINANCE REQUESTED BY AMANDA M. GARRIS TO REZONE 5.6878 ACRES LOCATED BETWEEN GREENVILLE BOULEVARD AND DICKINSON AVENUE EXTENSION AND BEING 1,150+/- FEET WEST OF WILLIAMS ROAD FROM NEIGHBORHOOD COMMERCIAL (CN) TO GENERAL COMMERCIAL (CG) - APPROVED

Ms Chantae Gooby, Planner II, delineated the property. The property is located in the southwest quadrant of the city and specifically between Greenville Boulevard and Dickinson Avenue Extension and west of Williams Road. The area is mainly residential and vacant with some commercial and institutional uses. The existing zoning and the requested rezoning can generate the same type and square footage of development so the traffic report was not generated. The Future Land Use Plan Map recommends commercial at the intersection of Greenville

Boulevard/Allen Road and Dickinson Avenue Extension. There is office/institutional/multi-family (OIMF) and high density residential transitioning from the corner. In staff's opinion, the request is in compliance with Horizons: Greenville's Community Plan and the Future Land Use Plan.

Chairman Bell opened the public hearing.

Ken Malpass, representative for Amanda Garris, spoke in favor of the request. He stated that the current zoning would not permit some potential buyers and the proposed rezoning would give the applicant more options.

No one spoke in opposition of the request.

Chairman Bell closed the public hearing and opened for board discussion.

No board discussion.

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

FUTURE LAND USE MAP AMENDMENT

ORDINANCE REQUESTED BY PIRHL DEVELOPMENT, LLC TO AMEND THE FUTURE LAND USE PLAN MAP FROM A COMMERCIAL (C) CATEGORY TO AN OFFICE/INSTITUTIONAL/MULTI-FAMILY (OIMF) CATEGORY FOR THE PROPERTY LOCATED BETWEEN TURNBURY DRIVE AND SMYTHEWYCK DRIVE AND BEING 230+/- FEET EAST OF EAST ARLINGTON BOULEVARD CONTAINING 4.3 ACRES - DENIED

Ms Chantae Gooby, Planner II, delineated the property. The property is located in the southeast section of the city specifically between Turnbury Drive and Smythewyck Drive. The Future Land Use Plan Map recommends commercial (C) at the intersection of Arlington Boulevard and Fire Tower Road transitioning to office/institutional/multi-family (OIMF). The property is currently vacant with some of the surrounding properties developed as commercial. North of Turnbury Drive is office development and some vacant lots. There is a designated regional focus area at the intersection of Arlington Boulevard and Fire Tower Road. The property is considered part of the focus area. In 1989, this area was developed as a large commercial node because Arlington Boulevard was being built and Fire Tower Road was being re-aligned. At that time, there were large-scale commercial rezonings in anticipation of the street upgrades. Based on the analysis comparing the existing land use category and requested land use category, the request could generate a net decrease of trips per day. Therefore, a traffic volume report was not generated. The contextual portion of the Comprehensive Plan states that the

Office/Institutional/Multi-Family category should be used between commercial nodes and incompatible uses. Most offices uses are allowed in the current commercial zoning. Therefore, multi-family development is likely to result from this request. Ms Gooby discussed how the 2010 Horizons Update provides criteria in determining if a change to the Future Land Use Plan Map is compatible or incompatible. In staff's opinion, the request is not compatible with the comprehensive plan in that the proposed OIMF category:

- is not necessary as a result of changed conditions in the local development pattern, street pattern, environment or other major feature or plan, which impacts the site in a manner or to a degree not previously anticipated at the time of adoption of the Current FLUPM; and
- does not support the intent and objective of the current FLUPM and other contextual considerations of the comprehensive plan for location of land use categories (Horizons states the OIMF category should be used between commercial nodes and/or incompatible uses.); and
- is not properly located with respect to existing and future adjoining land uses and may cause undue negative impacts on existing and future businesses within and in proximity to the area ; and
- is not anticipated to result in a desirable and sustainable land use pattern to an equal or greater degree than existed under the previous plan recommendation.

The amendment request is incompatible because of functionality and integration. The proposed land use category interrupts or interferes with the proximate compatible uses and also does not enhance desirable transition or buffers between those uses. Possible multi-family development would not have long-term sustainability due adjacent uses.

Chairman Bell asked if the best use for the property be commercial.

Ms Gooby stated that is what the current plan recommends.

Chairman Bell opened the public hearing.

Dustin Mills, PIRHL Development, LLC representative, spoke in favor of the request. He stated that the company would like to pursue having an apartment complex. The intent of the company is to procure the property and build senior apartments. Under the proposed change, traffic count would decrease by 200,000 trips per year per staff. The company selected the site because of its proximity to a grocery store and promotes walkability. The site is located so that residents can walk, public transportation is available and is compatible with the adjacent uses. It is also in compliance to smart growth in the Comprehensive Plan.

No one spoke in opposition of the request.

Chairman Bell closed the public hearing and opened for board discussion.

Mr. Schrade stated that a multi-family complex would not hurt adjacent businesses. He thought the request made good sense.

Mr. Smith agreed with Mr. Schrade.

Mr. Griffin stated his concern was how the proposed change will decrease traffic because there is no guarantee people will walk or the type of facility that will be built.

Ms. Harrington stated putting a senior facility close to a grocery store will be great so the residents could have easy access without being in danger trying to get to the businesses.

Mr. Schrade asked staff was there an issue with the reduced traffic.

Ms Gooby stated that traffic was not a problem. Multi-family is generally a lower traffic generator as compared to single-family or commercial. She cautioned there is a lack of sidewalks in the area and traffic is of a commercial nature which means it occurs almost all day. The area was designed as a commercial node.

Chairman Bell asked if the city would incur the cost of sidewalks.

Ms Gooby stated that the developer generally pay for sidewalks.

Chairman Bell noted that the applicant desired to speak.

Attorney Holec stated it was at the discretion of the board since the public hearing was closed.

Mr. Maxwell asked if there was a guarantee what will be built once the map amendment changed.

Attorney Holec stated no - that the request is not a rezoning. Any type of representation to the type of development cannot be relied upon. A developer can develop any use which is allowed in accordance to the regulations.

Chairman Bell asked if the change would be from Charles Boulevard to Arlington.

Attorney Holec stated that the proposed change would only affect the specified lot area.

Mr. Mills stated that the company provided interior sidewalks to the property line. The company selects properties that they can share a property line with a shopping area. The company cannot promise anything but was informed to make the proposed request prior to making any other decisions.

Ms Bellis asked about the number of units in the proposed senior facility.

Mr. Mills stated the company typically targets about 72-88, mostly one-bedroom units with at least the minimum parking requirements. The size of the lot and the design of the project would

not allow more than 100 units. The company's historical studies have shown that senior projects generate less traffic than family projects.

Motion made by Mr. Smith, seconded by Mr. Schrade, to approve the request. Those voting in favor: Smith and Schrade. Those voting in opposition: Bellis, Maxwell, Griffin, Basnight, Rich and Weitz. Motion failed.

Motion made by Ms Basnight, seconded by Mr. Griffin to deny the request. Those voting in favor: Bellis, Maxwell, Griffin, Basnight, Rich and Weitz. Those voting in opposition: Smith and Schrade. Motion passed.

With no further business, motion made by Mr. Smith, seconded by Ms Basnight, to adjourn. Motion passed unanimously. Meeting adjourned at 7:06 p.m.

Respectfully Submitted,

Merrill Flood, Secretary to the Commission
Director of Community Development Department



City of Greenville, North Carolina

Meeting Date: 3/19/2013
Time: 6:30 PM

Title of Item: Ordinance requested by Bradley Housing Developers, LLC to rezone 9.0005 acres located 740+/- feet north of the intersection of East 10th Street and Port Terminal Road and 840+/- feet west of River Hill Subdivision from Residential-Agricultural (RA20) to Residential [Medium Density Multi-family] (R6A).

Explanation: **Abstract:** The City has received a request from Bradley Housing Developers, LLC to rezone 9.0005 acres located 740+/- feet north of the intersection of East 10th Street and Port Terminal Road and 840+/- feet west of River Hill Subdivision from Residential-Agricultural (RA20) to Residential [Medium Density Multi-family] (R6A).

Required Notices:

Planning and Zoning meeting notice (property owner and adjoining property owner letter) mailed on March 5, 2013.

On-site sign(s) posted on March 5, 2013.

City Council public hearing notice (property owner and adjoining property owner letter) mailed - N/A at this time.

Public hearing legal advertisement published - N/A at this time.

Comprehensive Plan:

The subject site is located in Vision Area C.

East 10th Street is considered a " gateway " corridor from the intersection of Greenville Boulevard continuing east. Gateway corridors serve as primary entranceways into the City and help define community character. These roads are designed to carry high volumes of traffic through and across the City.

The intersection of East 10th Street and Port Terminal Road is designated as an intermediate focus area. These nodes typically contain 50,000 to 150,000 square feet of conditioned floor space.

The Future Land Use Plan Map recommends commercial at the northeast corner of the intersection of East 10th Street and Port Terminal Road transitioning to office/ institutional/ multi-family adjacent to the Highway 33 frontage immediately outside the recognized focus area and medium density residential on the interior. The Future Land Use Plan Map further recommends conservation/ open space on interior areas likely to be impacted by environmental limitations.

The Future Land Use Map identifies certain areas for conservation/open space uses. The map is not meant to be dimensionally specific, and may not correspond precisely with conditions on the ground. When considering rezoning requests or other development proposals, some areas classified as conservation/open space may be determined not to contain anticipated development limitations. In such cases, the future preferred land use should be based on adjacent Land Use Plan designations, contextual considerations, and the general policies of the comprehensive plan.

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

Based on possible uses permitted by the requested rezoning, the proposed rezoning classification could generate 539 trips to and from the site on East 10th Street, which is a net increase of 204 additional trips per day.

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

History/Background:

In 1972, the subject property was incorporated into the City's extra-territorial jurisdiction (ETJ) and was zoned RA20 (Residential-Agricultural).

Present Land Use:

Vacant

Water/Sewer:

Water will be provided by Eastern Pines Water Corporation. Sanitary sewer is located 1,250+/- feet west of Port Terminal Road.

Historic Sites:

There are no known effects on designated sites.

Environmental Conditions/Constraints:

In 1999, the area to the north of the subject area was impacted by Hurricane Floyd. Several properties were purchased by the City through Hazard Mitigation Grant Program (Buy-Out).

Surrounding Land Uses and Zoning:

North: RA20 - Vacant
South: RA20 - Vacant
East: RA20 - Farmland
West: RA20 - East Carolina Masonry

Density Estimates:

Under the current zoning (RA20), staff would anticipate the site to yield 30-35 single-family lots.

Under the proposed zoning (R6A), staff would anticipate the site to yield 72-81 multi-family units (1, 2 and 3 bedroom units).

The anticipated build-out is 1-2 years.

Fiscal Note: No cost to the City.

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

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

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

Viewing Attachments Requires Adobe Acrobat. [Click here](#) to download.

Attachments / click to download

- [📄 Location Map](#)
- [📄 Survey](#)
- [📄 Bufferyard and Vegetation Standards and Residential Density](#)
- [📄 Rezoning Case 13_02 Bradley Housing Developers LLC 949123](#)
- [📄 List of Uses RA20 to R6A 949959](#)

REZONING THOROUGHFARE/TRAFFIC VOLUME REPORT

Case No: 13-02

Applicant: Bradley Housing Developers, LLC

Property Information

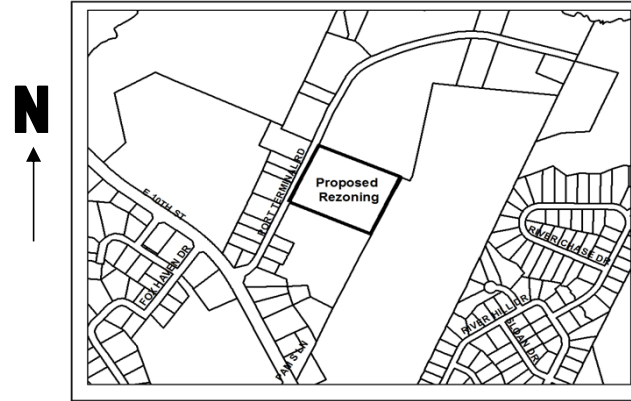
Current Zoning: RA20 (Residential-Agricultural)

Proposed Zoning: R6A (Residential [Medium Density Multi-Family])

Current Acreage: 9.0005 Acres

Location: Port Terminal Rd, north of 10th St

Points of Access: 10th St



Location Map

Transportation Background Information

1.) 10th Street- State maintained

	<u>Existing Street Section</u>	<u>Ultimate Thoroughfare Street Section</u>
Description/cross section	5-lane with curb & gutter	5-lane with curb & gutter
Right of way width (ft)	100	100
Speed Limit (mph)	45	
Current ADT:	23,270 (*)	Ultimate Design ADT: 33,500 vehicles/day (**)
Design ADT:	33,500 vehicles/day (**)	
Controlled Access	No	
Thoroughfare Plan Status:	Major Thoroughfare	

Other Information: There are sidewalks along 10th Street that service this property.

Notes: (*) 2009 City count adjusted with a 2% 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 projects.

Trips generated by proposed use/change

Current Zoning: 335 -vehicle trips/day (*) **Proposed Zoning: 539** -vehicle trips/day (*)

Estimated Net Change: increase of 204 vehicle trips/day (assumes full-build out)

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

Impact on Existing Roads

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

1.) 10th Street , East of Site (30%):

“No build” ADT of 23,270

Estimated ADT with Proposed Zoning (full build) – 23,432

Estimated ADT with Current Zoning (full build) – 23,371

Net ADT change = 61 (<1% increase)

2.) 10th Street , West of Site (70%):

“No build” ADT of 23,270

Estimated ADT with Proposed Zoning (full build) – 23,647

Estimated ADT with Current Zoning (full build) – 23,505

Net ADT change = 142 (<1% increase)

Staff Findings/Recommendations

Based on possible uses permitted by the requested rezoning, the proposed rezoning classification could generate 539 trips to and from the site on 10th Street, which is a net increase of 204 additional trips per day.

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

EXISTING ZONING

RA20 (Residential-Agricultural)

Permitted Uses

(1) General:

- a. Accessory use or building
- c. On-premise signs per Article N

(2) Residential:

- a. Single-family dwelling
- f. Residential cluster development per Article M
- k. Family care home (see also section 9-4-103)
- q. Room renting

(3) Home Occupations (see all categories):

*None

(4) Governmental:

- b. City of Greenville municipal government building or use (see also section 9-4-103)

(5) Agricultural/ Mining:

- a. Farming; agriculture, horticulture, forestry (see also section 9-4-103)
- c. Wayside market for farm products produced on site
- e. Kennel (see also section 9-4-103)
- f. Stable; horse only (see also section 9-4-103)
- g. Stable; per definition (see also section 9-4-103)
- h. Animal boarding not otherwise listed; outside facility, as an accessory or principal use

(6) Recreational/ Entertainment:

- f. Public park or recreational facility
- g. Private noncommercial park or recreational facility

(7) Office/ Financial/ Medical:

* None

(8) Services:

- o. Church or place of worship (see also section 9-4-103)

(9) Repair:

* None

(10) Retail Trade:

* None

(11) Wholesale/ Rental/ Vehicle- Mobile Home Trade:

* None

(12) Construction:

- c. Construction office; temporary, including modular office (see also section 9-4-103)

*(13) Transportation: * None*

*(14) Manufacturing/ Warehousing: * None*

*(15) Other Activities (not otherwise listed - all categories): * None*

RA20 (Residential-Agricultural)
Special Uses

(1) General:

* None

(2) Residential:

- b. Two-family attached dwelling (duplex)
- g. Mobile Home
- n. Retirement center or home
- o. Nursing, convalescent center or maternity home; major care facility

(3) Home Occupations (see all categories):

- a. Home occupation; including barber and beauty shops
- c. Home occupation; including manicure, pedicure or facial salon

(4) Governmental:

- a. Public utility building or use

(5) Agricultural/ Mining:

- b. Greenhouse or plant nursery; including accessory sales

(6) Recreational/ Entertainment:

- a. Golf course; regulation
- 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; kindergarten or nursery (see also section 9-4-103)

*(9) Repair: * None*

*(10) Retail Trade: * None*

*(11) Wholesale/ Rental/ Vehicle- Mobile Home Trade: * None*

*(12) Construction: * None*

*(13) Transportation: * None*

*(14) Manufacturing/ Warehousing: * None*

*(15) Other Activities (not otherwise listed - all categories): * None*

PROPOSED ZONING

R6A (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)
- c. Multi-family development per Article 1
- f. Residential cluster development per Article M
- k. Family care home (see also section 9-4-103)
- q. Room renting

(3) Home Occupations (see all categories):

*None

(4) Governmental:

- b. City of Greenville municipal government building or use (see also section 9-4-103)

(5) Agricultural/ Mining:

- a. Farming; agriculture, horticulture, forestry (see also section 9-4-103)

(6) Recreational/ Entertainment:

- f. Public park or recreational facility
- g. Private noncommercial park or recreational facility

(7) Office/ Financial/ Medical:

* None

(8) Services:

- o. Church or place of worship (see also section 9-4-103)

(9) Repair: None*

(10) Retail Trade: None*

(11) Wholesale/ Rental/ Vehicle- Mobile Home Trade: None*

(12) Construction:

- c. Construction office; temporary, including modular office (see also section 9-4-103)

(13) Transportation: None*

*(14) Manufacturing/ Warehousing: * None*

(15) Other Activities (not otherwise listed - all categories): None*

R6A (Residential)
Special Uses

(1) General:

* None

(2) Residential:

- d. Land use intensity multifamily (LUI) development rating 50 per Article K
- e. Land use intensity dormitory (LUI) development rating 67 per Article K
- l. Group care facility
- n. Retirement center or home
- p. Board or rooming house
- r. Fraternity or sorority house
- o.(1). Nursing, convalescent center or maternity home; minor care facility

(3) Home Occupations (see all categories):

- a. Home occupation; including barber and beauty shops
- c. Home occupation; including manicure, pedicure or facial salon

(4) Governmental:

- a. Public utility building or use

(5) Agricultural/ Mining:

* None

(6) Recreational/ Entertainment:

- a. Golf course; regulation
- 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; kindergarten or nursery (see also section 9-4-103)
- m. Multi-purpose center
- t. Guest house for a college and other institutions of higher learning

*(9) Repair: * None*

*(10) Retail Trade: * None*

*(11) Wholesale/ Rental/ Vehicle- Mobile Home Trade: * None*

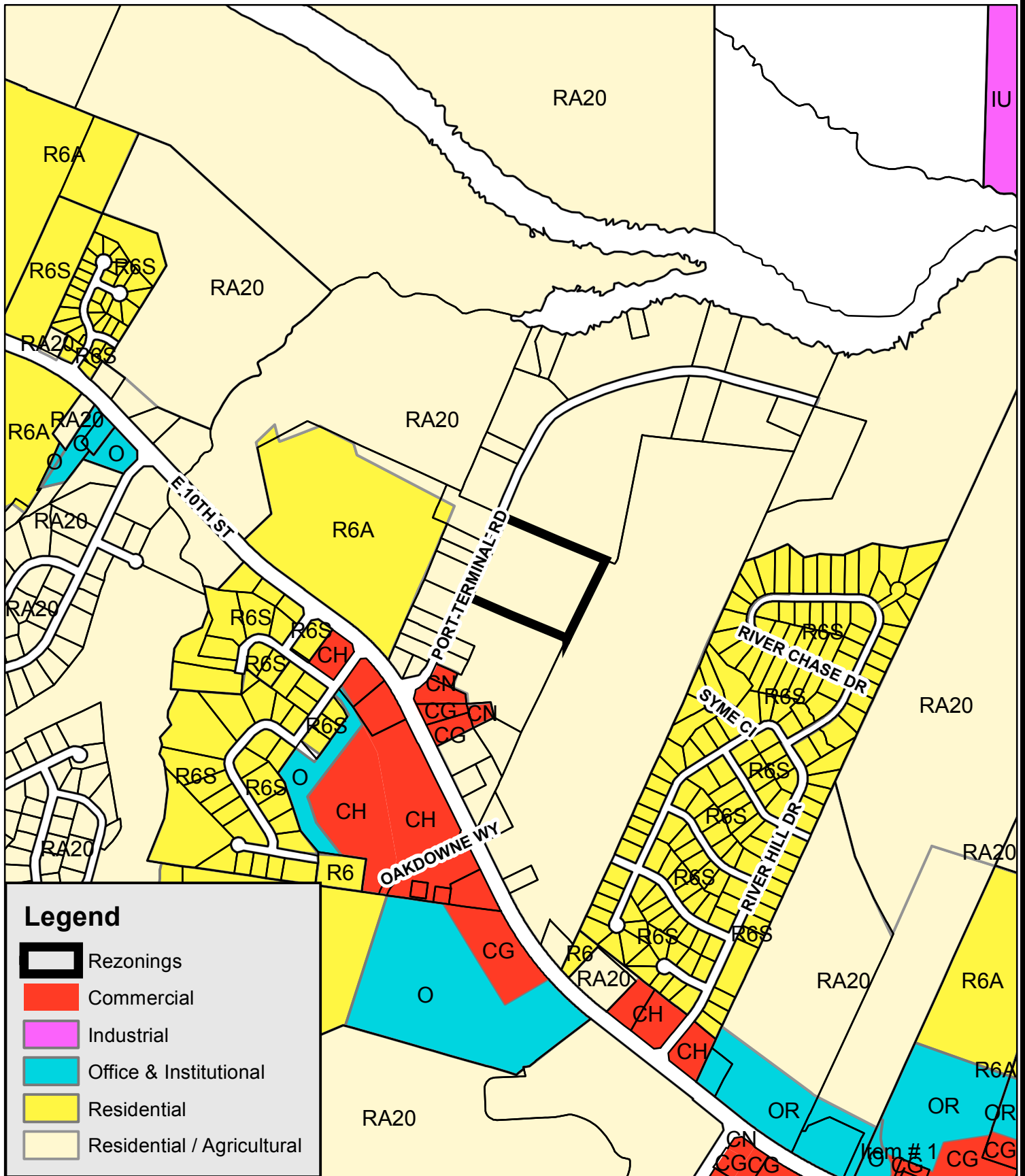
*(12) Construction: * None*

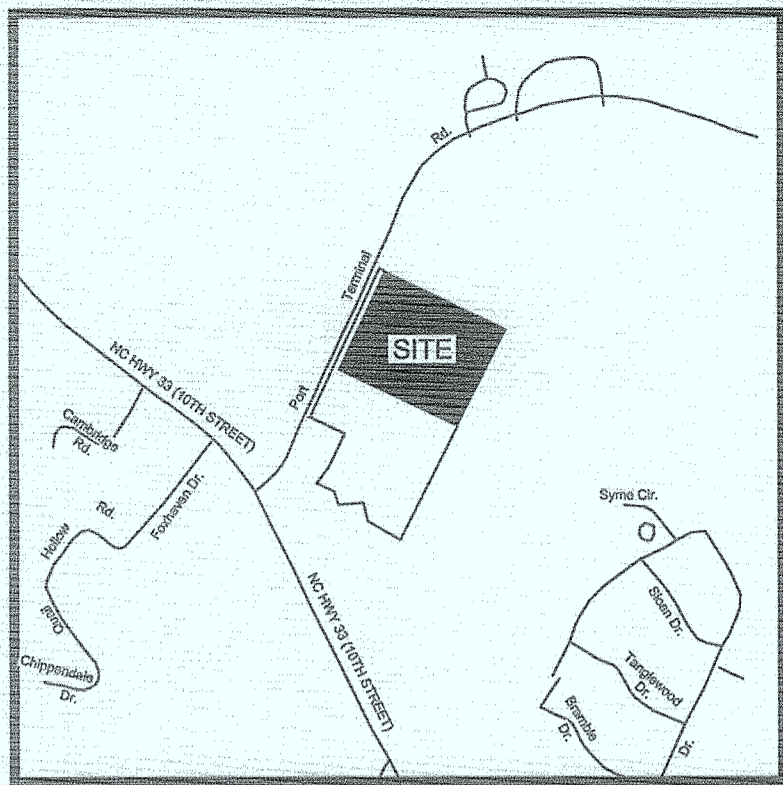
*(13) Transportation: * None*

*(14) Manufacturing/ Warehousing: * None*

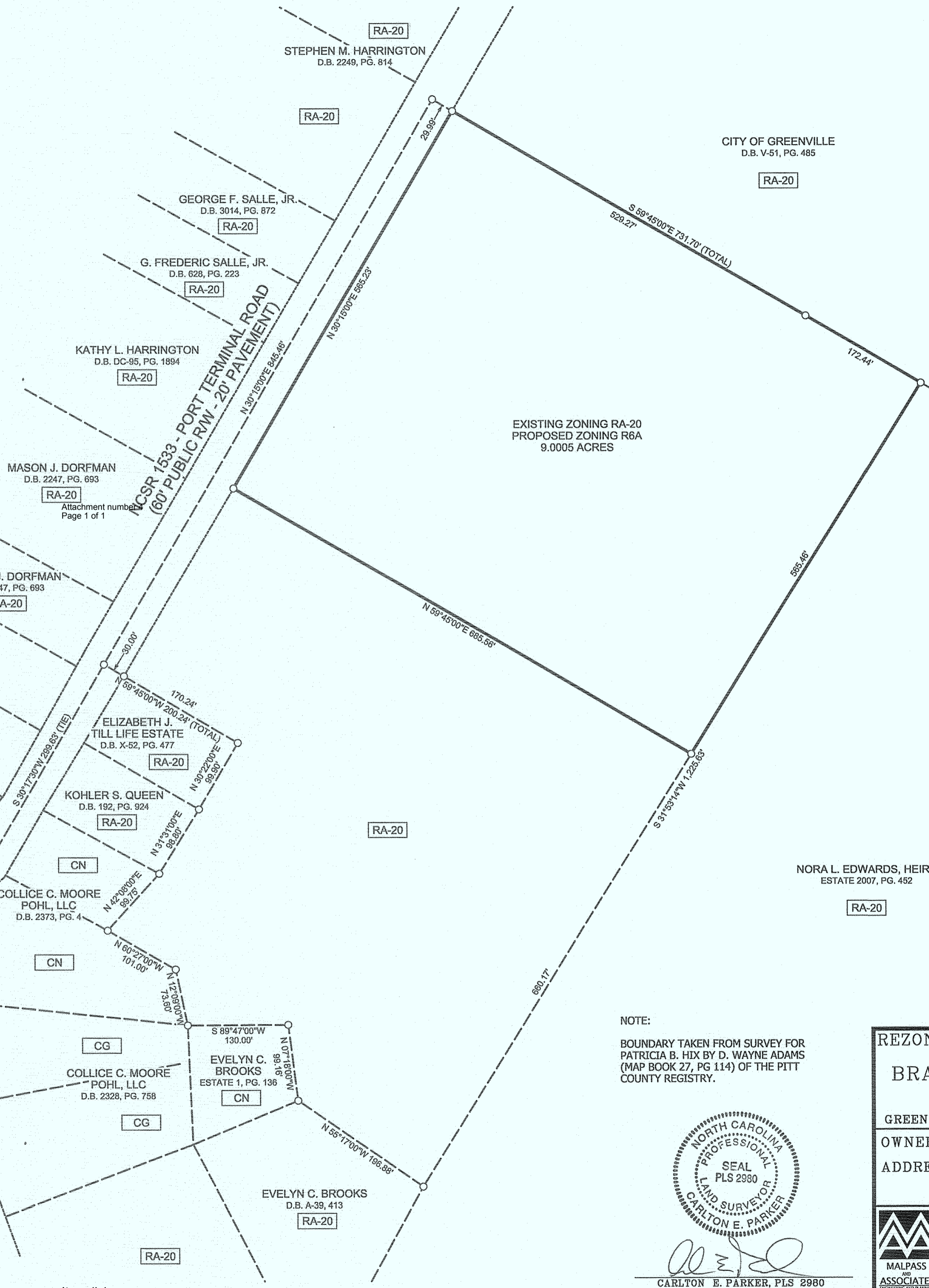
*(15) Other Activities (not otherwise listed - all categories): * None*

Bradley Housing Developers, LLC
9.0005 acres
From: RA20 To: R6A
February 21, 2013





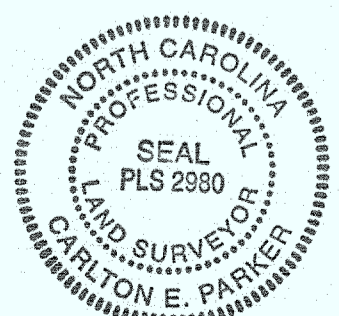
VICINITY MAP
1" = 2000'



EXISTING ZONING RA-20
PROPOSED ZONING R6A
9.0005 ACRES



NOTE:
BOUNDARY TAKEN FROM SURVEY FOR
PATRICIA B. HIX BY D. WAYNE ADAMS
(MAP BOOK 27, PG 114) OF THE PITT
COUNTY REGISTRY.



Carlton E. Parker
CARLTON E. PARKER, PLS 2980

REZONING MAP FOR
BRADLEY HOUSING DEVELOPERS, LLC
REFERENCE DEED BOOK 2249, PAGE 796,
OF THE PITT COUNTY REGISTRY
GREENVILLE TOWNSHIP PITT COUNTY NORTH CAROLINA

OWNER: BRIDGET M. HARRINGTON & JILL H. HARRINGTON	DESIGNED: CEP
ADDRESS: 5934 WHITEBUD DR. RALEIGH, NC 27609 (919) 790-8066	DRAWN: WCO
	APPROVED: CEP
	DATE: 02/01/13
	SCALE: 1" = 100'
	SHEET 1 OF 1

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

04/30/07

BUFFERYARD SETBACK AND VEGETATION SCREENING CHART

For Illustrative Purposes Only

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

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

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

Street trees may count toward the minimum acreage.

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

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

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

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

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

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

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

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

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

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

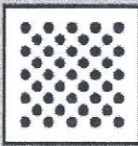
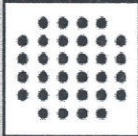
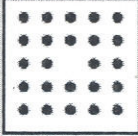
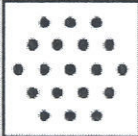
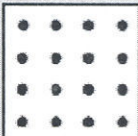
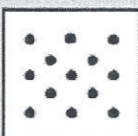
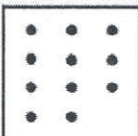
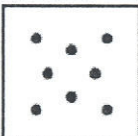
Residential Density		
Maximum density allowed by Zoning District based on average of 2.67 persons per dwelling unit		
High Density		
R6 R6-N R6-MH OR CDF	17 units per acre yields 45 persons per acre	
PUD	12 units per acre yields 32 persons per acre	
Medium Density		
R6-A	9 units per acre yields 24 persons per acre	
R6-S	7 units per acre yields 19 persons per acre	
R9	6 units per acre yields 16 persons per acre	
R9-S	5 units per acre yields 13 persons per acre	
Low Density		
RA-20 MRS	4 units per acre yields 11 persons per acre	
R15-S	3 units per acre yields 8 persons per acre	

Illustration: Maximum allowable density in Residential Zoning Districts



City of Greenville, North Carolina

Meeting Date: 3/19/2013
Time: 6:30 PM

Title of Item: Ordinance requested by Collice C. Moore to rezone 4.6466 acres located at the terminus of North Creek Drive and 350+/- feet west of Northwoods Subdivision from Residential-Agricultural (RA20) to Industry (I).

Explanation: **Abstract:** The City has received a request from Collice C. Moore to rezone 4.6466 acres located at the terminus of North Creek Drive and 350+/- feet west of Northwoods Subdivision from Residential-Agricultural (RA20) to Industry (I).

Required Notices:

Planning and Zoning meeting notice (property owner and adjoining property owner letter) mailed on March 5, 2013.
On-site sign(s) posted on March 5, 2013.
City Council public hearing notice (property owner and adjoining property owner letter) mailed - N/A at this time.
Public hearing legal advertisement published - N/A at this time.

Comprehensive Plan:

The subject site is located in Vision Area E.

Martin Luther King, Jr. Highway/Greenville Boulevard, between East 14th Street and North Memorial Drive, is considered a connector corridor. Connector corridors are anticipated to contain a variety of higher intensity activities and uses. Old Creek Road is considered a residential corridor. Along residential corridors, service and retail activities should be specifically restricted to the associated focus area and linear expansion should be prohibited.

There is a designated intermediate focus area at the intersection of Martin Luther King, Jr. Highway and Old Creek Road. These nodes typically contain 50,000 to 150,000 square feet of conditioned flood space.

The Future Land Use Plan Map recommends commercial (C) at the southwest corner of Martin Luther King, Jr. Highway and Old Creek Road transitioning to industrial (I) to the northeast and south with conservation/open space (COS) as a buffer to the interior very low density residential (VLDR).

The Future Land Use Map identifies certain areas for conservation/open space uses. The map is not meant to be dimensionally specific, and may not correspond precisely with conditions on the ground. When considering rezoning requests or other development proposals, some areas classified as conservation/open space may be determined not to contain anticipated development limitations. In such cases, the future preferred land use should be based on adjacent Land Use Plan designations, contextual considerations, and the general policies of the comprehensive plan.

The Comprehensive Plan specifically states "Growth and Development Goal Statement: Manage the physical development of Greenville to protect its resources and simultaneously promote responsible industrial and retail growth.

Industrial development should be located adjacent to and/or with direct access to major thoroughfares. Good neighbor industries will be permitted with proper buffering and environmental mitigation. Industries that produce excessive noise, pollution, vibrations, light or other public nuisances should not be located near residential areas.

Office/institutional/multi-family development should be used as a buffer between light industrial and commercial development and adjacent lower density residential land uses.

Adequate conservation/open space buffers should be provided between areas designated for residential development, as indicated on the future land use map, and any adjacent non-residential land use where a zone transition buffer, such as, O to OR, is not a practical option.

Allow new heavy industrial development consistent with the future land use plan map.

Rezone additional parcels for industrial and commercial uses consistent with the future land use plan map. This will accommodate the future demand for additional industrial and commercial development in suitable areas.

Prohibit the development of any industry within the 100-year floodplain that may pose a risk to public health and safety. Such industries may include but not be limited to: chemical refining and processing, petroleum refining and processing, and hazard material processing or storage facilities.

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

Based on the analysis comparing the existing zoning (191 daily trips) and requested rezoning, the proposed rezoning classification could generate 111 trips to and from the site on North Creek Drive, which is a net *decrease* of 80 less

trips per day. Since the traffic analysis for the requested rezoning indicates that the proposal would generate less traffic than the existing zoning, a traffic volume report was not generated.

History/Background:

In 1972, the subject property was incorporated into the City's extra-territorial jurisdiction (ETJ) and was zoned RA20 (Residential-Agricultural).

Present Land Use:

Vacant

Water/Sewer:

Water and sanitary sewer are located in the right-of-way of North Creek Drive.

Historic Sites:

There are no known effects on designated sites.

Environmental Conditions/Constraints:

Based on a preliminary revised flood study, the property is impacted by the floodway of Moye's Run along its northern, western and southern boundaries.

Surrounding Land Uses and Zoning:

North: CH - Vacant

South: CH - Agri Supply

East: RA20 - Vacant (under common ownership of applicant)

West: CH - Agri Supply

Density Estimates:

Under the current zoning (RA20), staff would anticipate the site to yield no more than 20 single-family lots.

Under the proposed zoning (I), the site could yield 44,529+/- square feet of warehouse/mini-storage/industrial.

The anticipated build-out is 1-2 years.

Fiscal Note: No cost to the City.

Recommendation: In staff's opinion, the request is in general compliance with Horizons:

Greenville's Community Plan, and the Future Land Use Plan Map.

"General compliance with the comprehensive plan" should be construed as meaning the requested rezoning is recognized as being located in a transition area and that the requested rezoning (i) is currently contiguous or is reasonably anticipated to be contiguous in the future to specifically recommended and desirable zoning of like type, character or compatibility, (ii) is complementary with objectives specifically recommended in the Horizons Plan, (iii) is not anticipated to create or have an unacceptable impact on adjacent area properties or travel ways, and (iv) preserves the desired urban form. It is recognized that in the absence of more detailed plans, subjective decisions must be made concerning the scale, dimension, configuration, and location of the requested zoning in the particular case. Staff is not recommending approval of the requested zoning; however, staff does not have any specific objection to the requested zoning.

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

Viewing Attachments Requires Adobe Acrobat. [Click here](#) to download.

Attachments / click to download

- [📄 Location Map](#)
- [📄 Survey](#)
- [📄 Bufferyard and Vegetation Standards and Residential Density](#)
- [📄 List of Uses RA20 to I 950032](#)

EXISTING ZONING

RA20 (Residential-Agricultural)

Permitted Uses

(1) General:

- a. Accessory use or building
- c. On-premise signs per Article N

(2) Residential:

- a. Single-family dwelling
- f. Residential cluster development per Article M
- k. Family care home (see also section 9-4-103)
- q. Room renting

*(3) Home Occupations (see all categories):*None*

(4) Governmental:

- b. City of Greenville municipal government building or use (see also section 9-4-103)

(5) Agricultural/ Mining:

- a. Farming; agriculture, horticulture, forestry (see also section 9-4-103)
- c. Wayside market for farm products produced on site
- e. Kennel (see also section 9-4-103)
- f. Stable; horse only (see also section 9-4-103)
- g. Stable; per definition (see also section 9-4-103)
- h. Animal boarding not otherwise listed; outside facility, as an accessory or principal use

(6) Recreational/ Entertainment:

- f. Public park or recreational facility
- g. Private noncommercial park or recreational facility

(7) Office/ Financial/ Medical: None*

(8) Services:

- o. Church or place of worship (see also section 9-4-103)

(9) Repair: None*

(10) Retail Trade: None*

(11) Wholesale/ Rental/ Vehicle- Mobile Home Trade: None*

(12) Construction:

- c. Construction office; temporary, including modular office (see also section 9-4-103)

(13) Transportation: None*

*(14) Manufacturing/ Warehousing: * None*

(15) Other Activities (not otherwise listed - all categories): None*

RA20 (Residential-Agricultural)

Special Uses

- (1) General:* None*

(2) Residential:

- b. Two-family attached dwelling (duplex)
- g. Mobile Home
- n. Retirement center or home
- o. Nursing, convalescent center or maternity home; major care facility

(3) Home Occupations (see all categories):

- a. Home occupation; including barber and beauty shops
- c. Home occupation; including manicure, pedicure or facial salon

(4) Governmental:

- a. Public utility building or use

(5) Agricultural/ Mining:

- b. Greenhouse or plant nursery; including accessory sales

(6) Recreational/ Entertainment:

- a. Golf course; regulation
- 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; kindergarten or nursery (see also section 9-4-103)

(9) Repair: None*

(10) Retail Trade: None*

(11) Wholesale/ Rental/ Vehicle- Mobile Home Trade: None*

(12) Construction: None*

(13) Transportation: None*

*(14) Manufacturing/ Warehousing: * None*

(15) Other Activities (not otherwise listed - all categories): None*

PROPOSED ZONING

I (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 principle use

(2) *Residential*:* None

(3) *Home Occupations (see all categories)*:*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; agriculture, horticulture, forestry (see also section 9-4-103)
- b. Greenhouse or plant nursery; including accessory sales
- 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. Livestock sales pavilion, auditorium, yard, distribution or transshipment facility
- j. Quarry, mining, excavation and works including material storage and distribution; sand, stone, gravel

(6) *Recreational/ Entertainment*:

- f. Public park or recreational facility
- g. Private noncommercial park or recreational facility
- p. Circus, carnival or fairs

(7) *Office/ Financial/ Medical*:

- b. Operation/processing center
- c. Office; customer service not otherwise listed, including accessory service delivery vehicle parking and indoor storage
- 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)
- y. Television, and/or radio broadcast facilities including receiving and transmission equipment and towers or cellular telephone and wireless communication towers [unlimited height, except as provided by regulations]
- z. Printing or publishing service including graphic art, map, newspapers, magazines and books
- aa. Catering service including food preparation (see also restaurant; conventional and fast food)
- gg. Vocational rehabilitation center
- nn. Industrial laundries

(9) *Repair*:

- a. Major repair; as an accessory or principal use
- b. Minor repair; as an accessory or principal use
- c. Upholster; automobile, truck, boat or other vehicle, trailer or van
- d. Upholsterer; furniture
- e. Furniture refinishing, stripping or repair facility
- 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 sale; accessory or principal use, retail
- h. Restaurant; conventional
- i. Restaurant; fast food
- cc. Farm supply and commercial implement sales
- dd. Industrial implement, machinery or tool sales

(11) Wholesale/ Rental/ Vehicle- Mobile Home Trade:

- a. Wholesale; durable and nondurable goods, not otherwise listed
- d. Rental of automobile, 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. 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 outside storage

(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
- e. Mobile home repair or rework facility; no sales allowed
- g. Cabinet, woodwork or frame shop; excluding furniture manufacturing or upholster
- 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
- n. Petroleum (bulk) storage facility; excluding retail sales
- o. Feed and grain elevator, mixing, redrying, storage or sales facility
- p. Tobacco redrying or processing plant
- q. Fertilizer or lime manufacture or bulk storage
- r. Manufacturing of acid, toxic chemicals or other hazardous materials or explosive products not otherwise listed
- 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
- w. Bottling or packing plant for hazardous, flammable or explosive materials or products
- y. Recycling collection station of facilities
- z. Metallurgy, steel fabrication, welding
- aa. Meat, poultry or fish processing or packing plant
- bb. Slaughterhouse
- cc. Manufacture of pharmaceutical, biological, botanical, medical, and cosmetic products, and related materials

(15) *Other Activities (not otherwise listed - all categories):** None

I (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

(3) *Home Occupations (see all categories):** None

(4) *Governmental:*

- f. Correctional facility

(5) *Agricultural/ Mining:** None

(6) *Recreational/ Entertainment:*

- e. Miniature golf or putt-putt course
- i. Commercial recreation; indoor and outdoor, not otherwise listed
- k. Firearm ranges; indoor or 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
- 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:** None

(10) *Retail Trade:*

- j. Restaurant; regulated outdoor activities

(11) *Wholesale/ Rental/ Vehicle- Mobile Home Trade:** None

(12) *Construction:** None

(13) *Transportation:** None

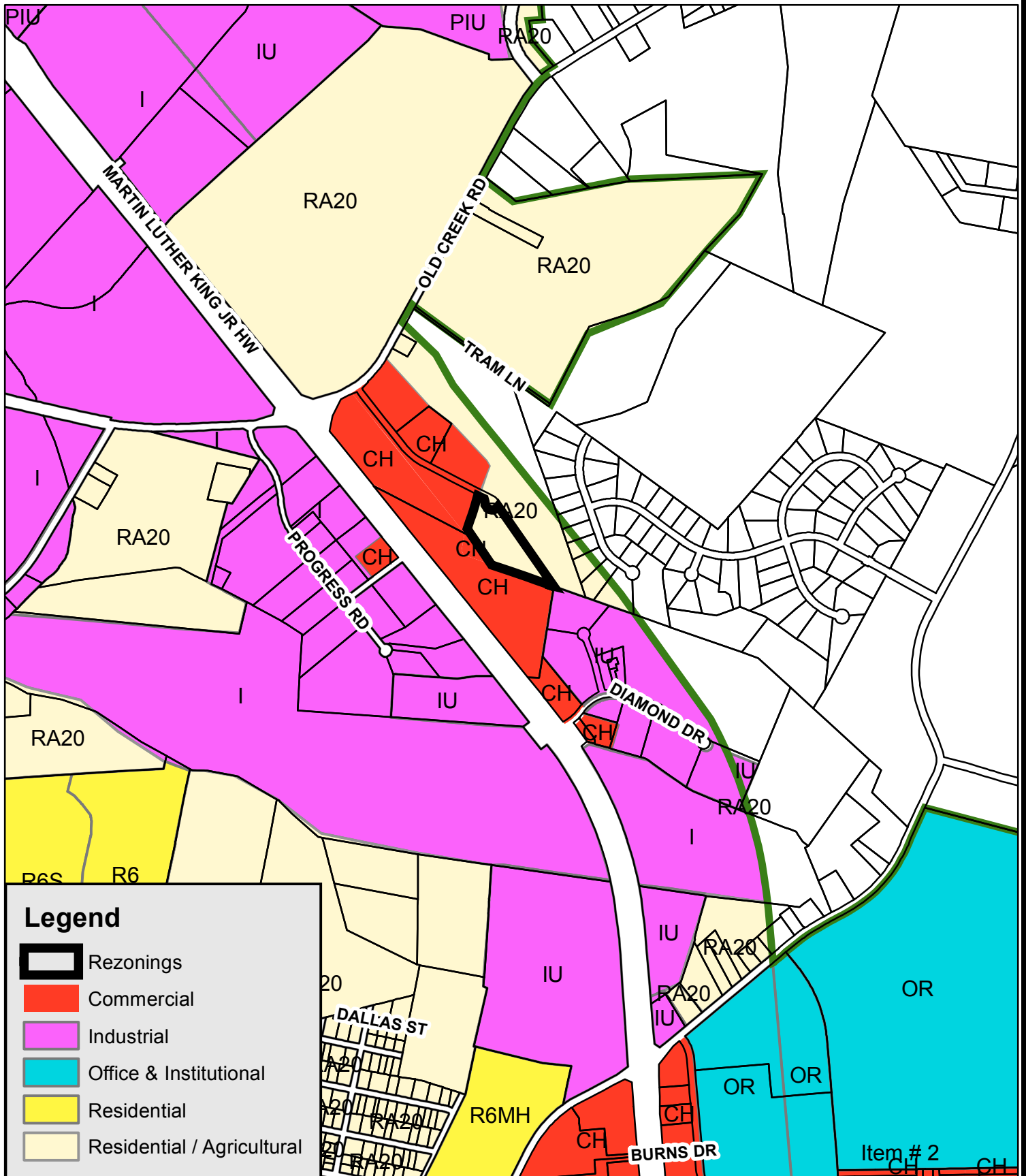
(14) *Manufacturing/ Warehousing:*

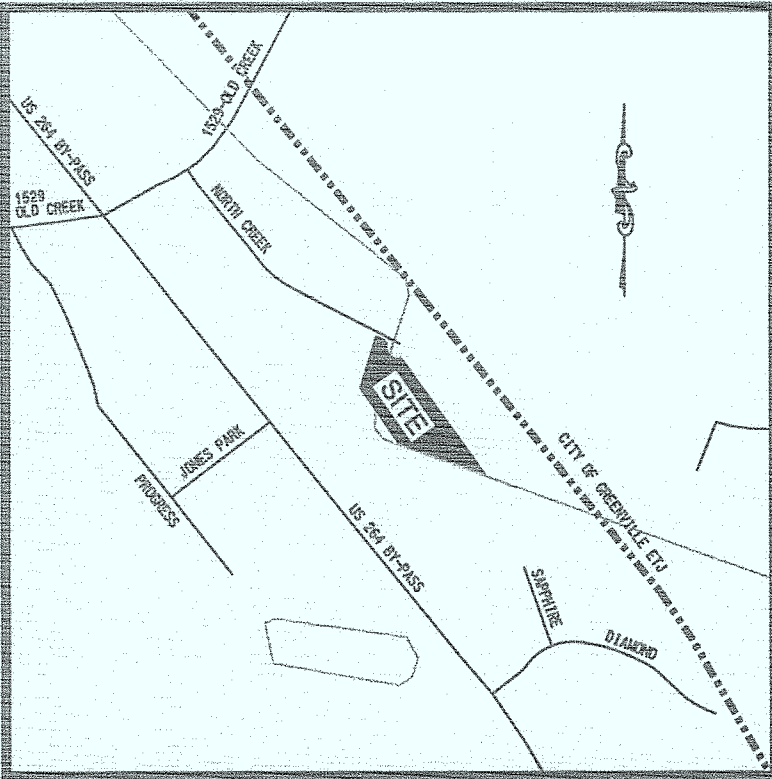
- f. Junkyard automobile graveyard or materials reclamation facility
- x. Sanitary landfill or incinerator; public or private

(15) *Other Activities (not otherwise listed - all categories):*

- c. Other activities; commercial services not otherwise listed
- e. Other activities; industrial services not otherwise listed

Collice C. Moore
4.6466 acres
From: RA20 To: I
February 21, 2013





VICINITY MAP
1" = 1000'

GARY WARREN, ET AL
Estate Book Reference: 90E 308
RA-20

NCSR 1529 (OLD CREEK ROAD)
(80' PUBLIC RW - 20' PAVEMENT)

POHL PARTNERSHIP
Deed Reference: 1044 306
RA-20

POHL PARTNERSHIP
Deed Reference: 1017 277
RA-20

POHL PARTNERSHIP
Deed Reference: 2863 0002
RA-20

COLLICE C. & ANN N. MOORE
Deed Reference: 2414 578
RA-20

ROBERT J., JR. & MARY P. GOURAS
Deed Reference: 2913, 433
Map reference: 74, 132
CH

ALAN T. BOUTILIER
Deed Reference: 2850 160
RURAL RESIDENTIAL (COUNTY ZONING)

Attachment number 3
Page 1 of 1

STATE OF NORTH CAROLINA
Deed Reference: 1854 728
CH

NORTHWOODS SUBDIVISION
MAP BOOK 37, P 164
RURAL RESIDENTIAL (COUNTY ZONING)

US HWY 264 BY-PASS (GREENVILLE BLVD NE)
(200' PUBLIC RW - PAVEMENT VARIES)

NORTH CREEK DRIVE
(50' PUBLIC RW - 36' B/B)

COLLICE C. & ANN N. MOORE
Deed Reference: 2414 578
RA-20

BADGER DRIVE
(60' PUBLIC RW - 20' PAVEMENT)

NORTHWOODS DRIVE
(60' PUBLIC RW - 20' PAVEMENT)

COLLICE C. & ANN N. MOORE
Deed Reference: 2414 578
RA-20

EXISTING ZONING RA-20
PROPOSED ZONING I
4.6466 ACRES

BKJ CAPITAL, LLC
Deed Reference: 981 26
CH

NORTHWOODS SUBDIVISION
MAP BOOK 37, P 164
RURAL RESIDENTIAL (COUNTY ZONING)

COLLICE MOORE, ET AL
Deed Reference: 237 211
IU

NORTHWOODS SUBDIVISION OWNERSHIP

- LOT 66 DALTON JONES, JR
Deed Reference: 2985 411
- LOT 65 NAOMI THOMAS
Deed Reference: 2562 45
- LOT 64 DALTON JONES, JR
Deed Reference: 0000 000
- LOT 63 LOIS SMITH
Deed Reference: 1608 840
- LOT 62 EBEL CORREA, ET AL
Deed Reference: 1879 682
- LOT 61 JANET SMITH LIFE ESTATE
Deed Reference: 2024 707
- LOT 60 KEITH CLAYTON, ET AL
Deed Reference: 1859 104
- LOT 59 WILLIAM WILKINS, JR, ET AL
Deed Reference: 804 76
- LOT 58 WALTER EASTWOOD, ET AL
Deed Reference: 2557 205
- LOT 57 ROBERT CLEMENS, ET AL
Deed Reference: 2136 785

REVISIONS

BY	NO.	DATE	DESCRIPTION

PARCEL NUMBER: 02262

REZONING MAP FOR
COLLICE C. MOORE
REFERENCE DEED BOOK 2414, PAGE 578 OF THE PITT COUNTY REGISTRY

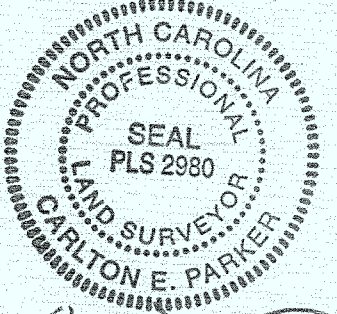
PACTOLUS TOWNSHIP PITT COUNTY NORTH CAROLINA

OWNER: COLLICE C. MOORE
ADDRESS: P.O. BOX 7183
GREENVILLE, NC 27835
PHONE: (252) 752-1020

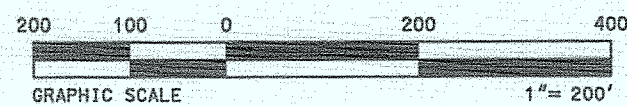
DESIGNED: WKM
DRAWN: WCD
APPROVED: WKM

MALPASS & ASSOCIATES
NC LICENSE NO. C-1289
1645 EAST ARLINGTON BLVD., SUITE D
GREENVILLE, N.C. 27858
(919) 756-1780

DATE: 02/06/13
SCALE: 1" = 200'
SHEET 1 OF 1



CARLTON E. PARKER, PLS 2980



Item # 2

04/30/07

BUFFERYARD SETBACK AND VEGETATION SCREENING CHART

For Illustrative Purposes Only

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

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

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

Street trees may count toward the minimum acreage.

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

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

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

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

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

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

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

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

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

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

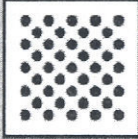
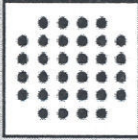
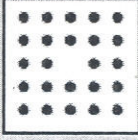
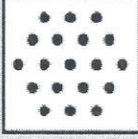

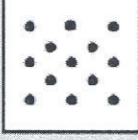
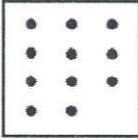
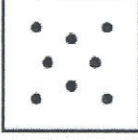
Residential Density		
Maximum density allowed by Zoning District based on average of 2.67 persons per dwelling unit		
High Density		
R6 R6-N R6-MH OR CDF	17 units per acre yields 45 persons per acre	
PUD	12 units per acre yields 32 persons per acre	
Medium Density		
R6-A	9 units per acre yields 24 persons per acre	
R6-S	7 units per acre yields 19 persons per acre	
R9	6 units per acre yields 16 persons per acre	
R9-S	5 units per acre yields 13 persons per acre	
Low Density		
RA-20 MRS	4 units per acre yields 11 persons per acre	
R15-S	3 units per acre yields 8 persons per acre	

Illustration: Maximum allowable density in Residential Zoning Districts



City of Greenville, North Carolina

Meeting Date: 3/19/2013
Time: 6:30 PM

Title of Item: Ordinance amending the Flood Damage Prevention Ordinance text defining the basis for establishing the Special Flood Hazard Areas within the City of Greenville jurisdiction.

Explanation: **Abstract:** This item is an ordinance amending the Flood Damage Prevention Ordinance text defining the basis for establishing the Special Flood Hazard Areas within the City of Greenville jurisdiction. There is no fiscal impact for this item.

Explanation:

Background

The National Flood Insurance Program (NFIP) was created by congress in 1968 to reduce the loss of life and property, and the rising disaster relief costs caused by flooding. The NFIP is a voluntary program based on a mutual agreement between the federal government and the local community. The City of Greenville became an emergency member of the NFIP on January 15, 1974. Federal Emergency Management Agency (FEMA) published the first Flood Hazard Boundary Map for the City of Greenville on June 14, 1974 and this map was replaced on July 3, 1978 with a detailed Flood Insurance Study and accompanying Flood Insurance Rate Maps (FIRM) when the City became a participating member.

After the devastation of Hurricane Floyd in 1999, the State of North Carolina partnered with FEMA as the first Cooperating Technical State. This partnership was established to update the Flood Insurance Studies for all 100 counties in North Carolina. On January 2, 2004, the revised study for Pitt County, which includes all of the communities within the county, was published by FEMA and adopted by the City.

North Carolina Floodplain Mapping Program continues to update the Flood Insurance Studies. On April 16, 2012, FEMA will publish an updated Flood Study for Greene County. This study also includes several streams in Pitt County. On the same date, FEMA will publish an update to the Flood Study for Pitt County. The City of Greenville is required to adopt the revised Flood Insurance Study and its accompanying Flood Insurance Rate Maps to remain a member in good standing in the National Flood Insurance Program. The revised FIS report document, FIRM Index and revised FIRM Panels in the city's jurisdiction, 4657 and 4648, can be found on the City website.

http://www.greenvillenc.gov/uploadedFiles/Departments/Public_Works_Dept/Information/Engineering/FIS_and_FIRM_Panels_effective_4_16_2013.pdf

There are 1,102 flood insurance policies in force within the City's jurisdiction insuring \$229,250,200 of property. There have been 381 claims since 1978 with total losses paid of \$17,891,870.

Proposed Text Amendment

Adoption of the revised Flood Insurance Study and the accompanying Flood Insurance Rates maps requires a text amendment to the Flood Damage Prevention Ordinance outlined below:

That Title 9, Chapter 6, Sec. 9-6-3, of the City Code be amended as follows:

Replace all text in subsection (B) Basis for establishing the Special Flood Hazard Areas with the following:

The Special Flood Hazard Areas are those identified under the Cooperating Technical State (CTS) agreement between the State of North Carolina and Federal Emergency Management Agency (FEMA) in its Flood Insurance Study (FIS) for Pitt County, dated April 16, 2013 and its accompanying Flood Insurance Rate Map, (FIRM) including any digital data developed as part of the FIS, which are adopted by reference and declared to be a part of this ordinance. Future revisions to the FIS or FIRM panels that do not change flood hazard data within the jurisdictional authority of the City of Greenville are also adopted by reference and declared to be part of this ordinance. Subsequent revisions to the FIRM should be adopted within 6 months.

The initial Flood Insurance Rate Map for the City of Greenville is dated July 3, 1978.

Staff Comments

Mr. Milton Carpenter with the NC Department of Public Safety, NC Floodplain Mapping Program, assisted city staff with the proposed text amendment.

Over the last several years, North Carolina Floodplain Mapping Program has been working on a countywide update to the Pitt County Flood Insurance Study. Staff expects FEMA to publish the revised Flood Study by the end of 2013. The City will be required to adopt the revised study by the effective date.

Fiscal Note: No fiscal impact is associated with this request.

Recommendation: Staff recommends approval of the proposed text amendment to City Council.

Viewing Attachments Requires Adobe Acrobat. [Click here](#) to download.

Attachments / [click to download](#)



City of Greenville, North Carolina

Meeting Date: 3/19/2013
Time: 6:30 PM

Title of Item: Ordinance initiated by Fleming Solar Center, LLC to amend the Zoning Ordinance to create standards for Solar Energy Facilities as a Special Use in the RA-20 (Residential-Agricultural).

Explanation: **Abstract:** The purpose of this text amendment to the Zoning Ordinance, which was initiated by Fleming Solar Center, LLC, is to amend the Zoning Ordinance to create standards for Solar Energy Facilities as a Special Use in the RA-20 (Residential-Agricultural).

Explanation:
North Carolina has been identified as the 4th most desirable location in the United States for Solar Energy Facilities. The price of the technology and tax incentives have made such operations profitable. These facilities were first located in the mountains and are now coming to the Piedmont and Coastal Plains regions of North Carolina.

The City of Greenville and Pitt County have received inquiries about solar energy facilities. There were no regulations for this type use in either jurisdiction. Fleming Solar Center, LLC has applied for a text amendment in both jurisdictions. Pitt County's ordinance was submitted ahead of the City of Greenville's text amendment so there has been collaboration in establishing essentially the same standards for both jurisdictions.

Some of the standards include:

Solar Energy Facilities will be set back a minimum of 50 feet from property lines and 100 feet from any residence. Inverters shall be a minimum of 150 feet from any residence.

Maximum of 25 feet in height.

Ten foot bufferyard with a minimum of 9 evergreen trees or shrubs per 100 linear feet.

Security fence of 6 feet in height. Security lighting shall be directed onto their premises.

The use will only be allowed in the RA-20 (Residential-Agricultural) district with a Special Use Permit issued by the Zoning Board of Adjustment.

The standards should be sufficient to allow the requested use and protect the public interest.

Fiscal Note: No fiscal impact anticipated

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

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

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

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

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

Viewing Attachments Requires Adobe Acrobat. [Click here](#) to download.

Attachments / click to download

- [Text Amendment Application](#)
- [Map of RA-20 with 30 or more acres](#)
- [Solar Farm Ordinance 949081](#)

ORDINANCE NO. 13-__
AN ORDINANCE AMENDING THE ZONING ORDINANCE
OF THE CITY OF GREENVILLE, NORTH CAROLINA

WHEREAS, the City Council of the City of Greenville, North Carolina, in accordance with Article 19, Chapter 160A, of the General Statutes of North Carolina, caused a public notice to be given and published once a week for two successive weeks in The Daily Reflector setting forth that the City Council would, on April 11, 2013 at 7:00 p.m., in the City Council Chambers of City Hall in the City of Greenville, NC, conduct a public hearing on the adoption of an ordinance amending the City Code; and

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

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

Section 1: That Title 9, Chapter 4, Article B, Section 9-4-22 of the City Code, is hereby amended by adding the followings definitions:

Solar Collector, Accessory. A device or structure for which the primary purpose is to convert solar radiant energy into another source for direct power consumption and interconnection with the power grid to offset energy consumption of a principal use. The device may be roof-mounted or ground-mounted as an accessory use.

Solar Energy Facility. A solar collection system that generates electricity from sunlight to a wholesale electricity market through a regional transmission organization and an interconnection with the local utility power grid and/or for direct distribution to more than one property or consumer as a commercial venture located on a parcel containing a minimum of thirty (30) acres. Solar energy facilities shall consist of a minimum of three (3) individual photovoltaic modules (solar panels), which are an assembly of solar cells to generate electricity. Solar facilities constructed only for the production of electricity dedicated to another facility co-located the same site, or a solar facility which is clearly a subordinate accessory land use, shall not be subject to the special use permit requirements.

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

(5) 1. “*Solar Energy Facility*”. (see also section 9-4-86) by allowing this land use with a special use permit in the RA-20 (Residential-Agricultural) and by assigning a LUC 4 to the land use.

Section 3: That Title 9, Chapter 4, Article D, Section 9-4-85 of the City Code, is hereby amended to include the use entitled “Solar Energy Facility” as a Special Use in the RA-20 (Residential Agricultural District).

(PP) Solar Energy Facility

Section 4: That Title 9, Chapter 4, Article D, Section 9-4-86 of the City Code, is hereby amended to add the following section:

Solar Energy Facility

1. *Setbacks*. Solar Energy Facilities and their appurtenant components and structures shall be a minimum of fifty feet from all property lines, and one-hundred feet from any residence. Inverters shall be a minimum of 150 feet from any residence.
2. *Height Requirements*. Individual modules/panels shall be a maximum of 25 feet in height as measured from the grade at the base of the structure to the apex of the structure.
3. *Site Plan*. A site plan, drawn and stamped by a North Carolina licensed surveyor or engineer, shall be submitted showing the following:
 - a) A narrative describing the proposed solar energy facility including an overview of the project;
 - b) The proposed location and dimensions of all solar panels, inverters, existing and proposed structures, screening, fencing, property lines, turnout locations, ancillary equipment, transmission lines, vegetation and the location of any residence within 100 feet of the perimeter of the facility;
 - c) Any preexisting structures on the same lot and principal structures on other properties that would affect the placement of solar panels;
 - d) Parking and access areas;
 - e) Location of any proposed solar access easements;
 - f) Location where wiring is brought together for inter-connection to system components and/or the local utility power grid, and location of disconnect switch;
 - g) Standard drawings of the solar collection system components;
 - h) Security Fencing, a minimum of six feet in height, shall be provided along the entire perimeter of the facility;
 - i) The entire perimeter of the facility shall be screened from adjoining properties by a ten foot buffer yard. The buffer yard shall consist of nine evergreen trees or

shrubs per 100 linear feet or fraction thereof: The vegetation shall comply with Section 9-4-267;

- j) Copies of any lease agreement and solar access easement(s);
 - k) Evidence that the electrical utility provider has been informed of the customer's intent to install an interconnected, customer-owned generator (off-grid systems shall be exempt from this requirement);
 - l) Decommissioning plans that describe the anticipated life of the facility, the estimated decommissioning costs in current dollars, and the anticipated manner in which the facility will be decommissioned and the site restored;
 - m) Signature of the property owner(s) and the owner/operator of the facility (if different than the property owner); and
 - o) Other relevant studies, reports, certifications, and approvals as may be reasonably requested by the City of Greenville to ensure compliance with this Article.
4. *Location.* Solar Energy Facilities will be permitted only in the RA-20 (Residential – Agricultural zoning district on a parcel containing a minimum of thirty (30) acres as a special use as permitted by the City of Greenville Zoning Board of Adjustment.
5. *Other Requirements.*
- a) Development of a Solar Energy Facility will be subject to other overlay district regulations including watershed impervious surface limits.
 - b) Solar Energy Facilities shall be fully screened from adjoining properties and adjacent roads by an evergreen buffer capable of reaching a height of 6 feet within three years of planting, with at least 75% opacity at the time of planting.
 - c) All outdoor lighting shall be shielded to direct light and glare onto the system's premises and may be of sufficient intensity to ensure security.
 - d) Any electrical wiring used in the system shall be underground (trenched) except where wiring is brought together for inter-connection to system components and/or the local utility power grid.
 - e) Solar panels shall be mounted onto a pole, rack or suitable foundation, in accordance with manufacturer specifications, in order to ensure the safe operation and stability of the system. The mounting structure (fixed or tracking capable) shall be comprised of materials approved by the manufacturer, which are able to fully support the system components and withstand adverse weather conditions.
 - f) Multiple mounting structures shall be spaced apart at the distance recommended by the manufacturer to ensure safety and maximum efficiency.
 - g) No ground-mounted large solar energy systems shall be affixed to a block wall or fence.
 - h) No signage shall be permitted on the perimeter fence, with the exception of one (1) sign not to exceed 32 square feet that displays the name, address and emergency contact information of the facility as well as appropriate warning signs.
 - i) All obsolete or unused systems shall be removed. Any structure or equipment associated with the solar farm that is not operated for a continuous period of three hundred sixty five (365) days shall be considered obsolete or unused system.

- j) Any lease agreement, solar access easement, and plan for removal of system/equipment shall be provided to the Community Development Director or designee. If the system is to be interconnected to the local utility power grid, a copy of the conditional approval from the local utility must also be provided before a special use permit will be granted.
- k) The Solar Energy Facility and components shall meet all requirements of the North Carolina State Building Code.
- l) The Solar Energy Facility and components shall comply with the current edition of the National Electrical Code; UL listed, and be designed with an anti-reflective coating.
- m) The electrical disconnect switch shall be clearly identified and unobstructed, and shall be noted clearly on the site plan.
- n) The owner or future owner of a property onto which a solar farm is installed assumes all risk associated with diminished performance of said system caused by any present or future adjacent structure or landscaping that may interfere with the system's ability to produce power at its rated capacity, regardless of when that adjacent structure or landscaping is constructed or installed.
- o) Inverter noise shall not exceed 40dBA, measured at the property line.
- p) Other conditions, including, but not limited to, buffering and noise controls that provide adequate protection for adjacent residential properties as may be deemed reasonable and appropriate for the type of system, may be added by the City of Greenville Zoning Board of Adjustment.

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

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

ADOPTED this 11th day of April, 2013.

Allen M. Thomas, Mayor

ATTEST:

Carol L. Barwick, City Clerk

Doc# 949081

Item # 4



Date Received _____

CITY OF GREENVILLE ZONING ORDINANCE TEXT AMENDMENT APPLICATION

Applicant Name(s) _____ Flemming Solar Center, LLC
_____ Andrew Foukal, Project Manager

Mailing Address _____ P.O. Box 2055
_____ Charlottesville, VA 22902

Contact Phone Number (_ 434 _) 293-7589 _____

Contact Fax Number (_ 434 _) 293-4749 _____

Zoning Ordinance Section Proposed to be Amended: _____

Reason for Request: _____ Zoning Ordinance does not specify Solar Farm language _____

Proposed Language of Text Amendment (attach additional pages if needed):
Please see attached language. _____

Andrew Foukal
Print Name


Signature of Applicant


Date

HelioSage Recommended Solar Farm Language

Definitions:

Solar Farm: An area of land designated for the purpose of producing photovoltaic electricity; primarily to be exported off-site.

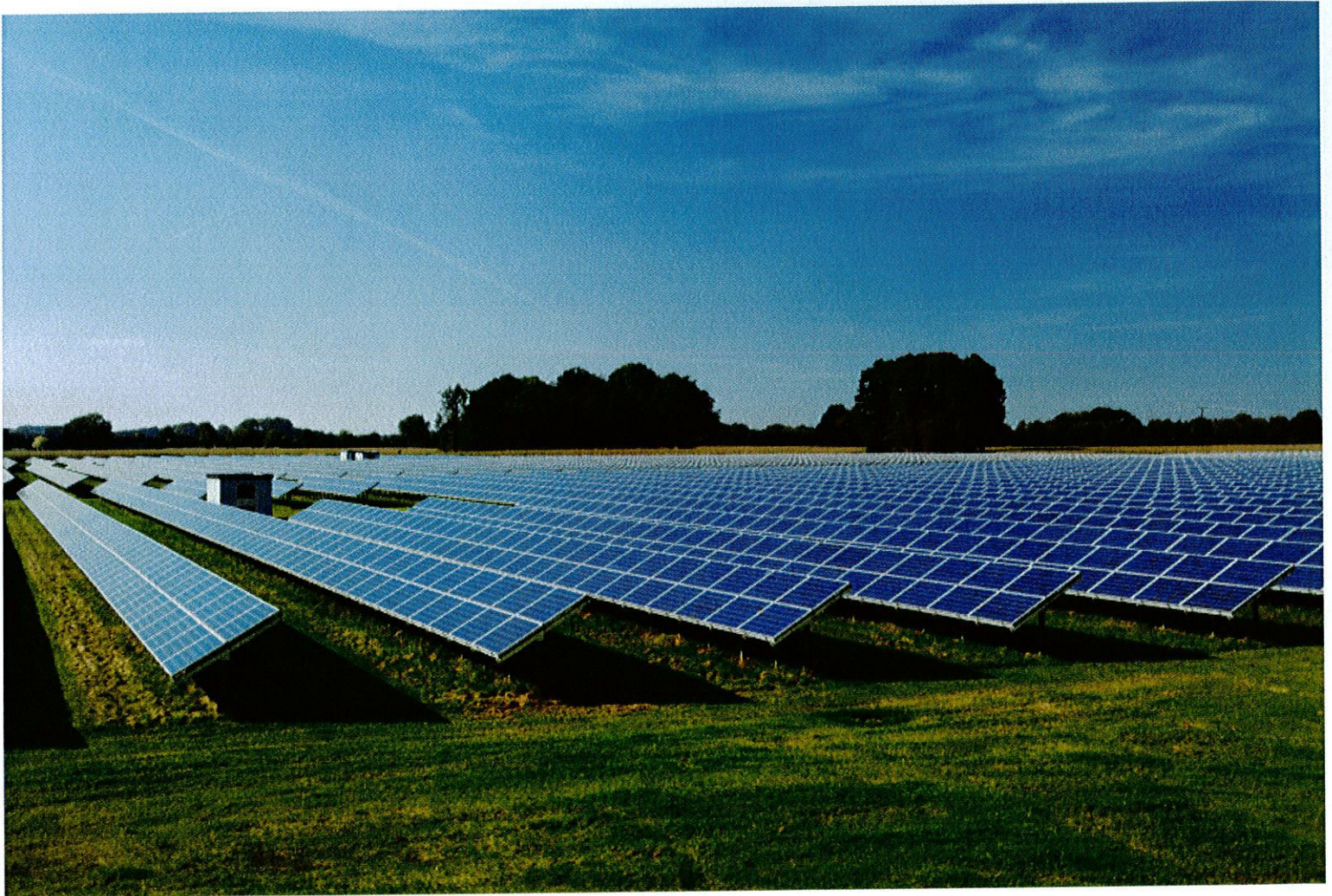
Solar farms shall be a Special Use in ^{RA}~~AR-20~~ zoning areas, and will follow the following requirements:

RF 2/11/13

Solar farm.

Solar energy systems, solar farm development standards shall be:

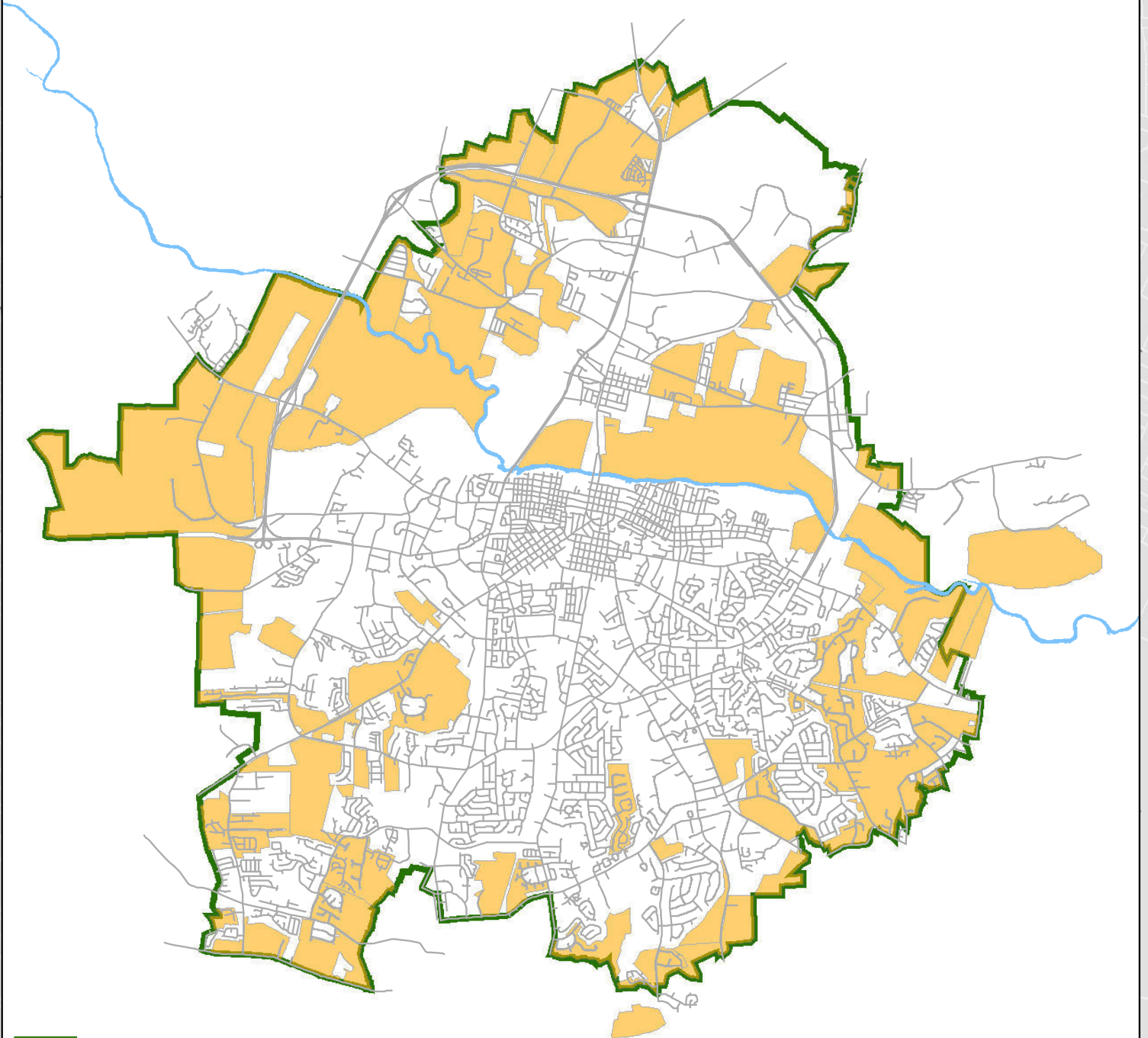
- a. Height. Systems, equipment and structures shall not exceed 25 feet in height when ground mounted. Roof mounted systems shall not exceed the maximum height for the applicable zoning district.
- b. Setback. Active solar system structures must meet the following setbacks:
 1. Ground-mounted. Ground-mounted solar energy systems as part of a solar farm shall meet the minimum zoning setback for the zoning district in which it is located.
- c. Distribution lines. To the extent practical, all new distribution lines to any building, structure or utility connection may be located above ground.
- d. Approved solar components. Electric solar system components must have a UL listing or equivalent.
- e. Compliance with building code. All active solar systems shall meet all requirements of the North Carolina State Building Code and shall be inspected by a town/county building inspector.
- f. Compliance with National Electric Code. All photovoltaic systems shall comply with the National Electrical Code, current edition.
- g. Utility notification. No grid tied photovoltaic system shall be installed until evidence has been given to the planning and development department that the owner has been approved by the utility company to install the system. Off-grid systems shall be exempt from this requirement.
- h. Abandonment. It is the responsibility of the parcel owner to remove all obsolete or unused systems within 12 months of cessation of operations. Reusable components are to be recycled whenever feasible.
- i. A security fence will surround the perimeter of the solar farm.
- j. Reasonable accessibility for emergency services vehicles shall be required.
- k. No signage is allowed on the solar farm fencing except for safety sign(s) not to exceed 32 square feet displaying the facility name, address and emergency contact information.







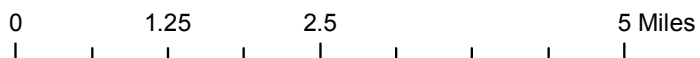


CITY OF
GREENVILLE
NORTH CAROLINA

RA20 with 30 or More Acres



-  Greenville ETJ
-  Tar River
-  RA20 with 30 or More Acres
-  Street Centerline



Item # 4