



Agenda

Planning and Zoning Commission

November 19, 2013

6:30 PM

Council Chambers, City Hall, 200 W. Fifth 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 - Chris Darden
- III. ROLL CALL
- IV. APPROVAL OF MINUTES - October 15, 2013
- V. NEW BUSINESS

REZONINGS

1. Ordinance requested by Beacon Investments, LLC to rezone 2.966 acres located along the northern right-of-way of Old Fire Tower Road and 670+/- feet east of County Home Road from RA20 (Residential-Agricultural) to OR (Office-Residential [High Density Multi-family]).
2. Ordinance requested by Jeffrey K. Bailey to rezone 0.8214 acres located west of Charles Boulevard and 90+/- feet north of Old Fire Tower Road from RA20 (Residential-Agricultural) and OR (Office-Residential [High Density Multi-family]) to CH (Heavy Commercial).
3. Ordinance requested by Tobacco Warehouse District, LLC to rezone 0.471 acres (20,509 square feet) located along the southern right-of-way of Dickinson Avenue and 45+/- feet west of West 8th Street from CDF (Downtown Commercial Fringe) to CD (Downtown Commercial).

OTHER

4. Update from Planning Staff on current approved plans and upcoming updates.

- VI. ADJOURN

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

October 15, 2013

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

Ms Shelley Basnight –Chair-*

Mr. Tony Parker - X	Ms. Chris Darden – *
Mr. Terry King – *	Ms. Ann Bellis – *
Ms. Linda Rich -*	Mr. Brian Smith - *
Mr. Doug Schrade - *	Mr. Jerry Weitz –*
Ms. Wanda Harrington-*	Mr. Torico Griffin -*

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

VOTING MEMBERS: King, Parker, Bellis, Darden, Griffin, Rich, Weitz

PLANNING STAFF: Merrill Flood, Community Development Director, Thomas Weitnauer, Chief Planner, Andy Thomas, Lead Planner, Chantae Gooby, Planner II, Elizabeth Blount, Planner I and Amy Nunez, Staff Support Specialist II.

OTHERS PRESENT: Dave Holec, City Attorney, Rik DiCesare, Traffic Engineer and Jonathan Edwards, Communications Technician.

MINUTES: Motion was made by Mr. Smith, seconded by Ms Darden, to accept the September 17, 2013 minutes as presented. Motion carried unanimously.

OLD BUSINESS

PRELIMINARY PLATS

REQUEST BY LAKE KRISTI PROPERTIES, LLC FOR A PRELIMINARY PLAT ENTITLED "KITRELL FARMS, LOTS 8 AND 9" MANNING SQUARE, LOT 1". THE PROPERTY IS LOCATED ON THE WESTERN RIGHT-OF-WAY OF NC HWY 43 (CHARLES BOULEVARD) AT ITS INTERSECTION WITH SIGNATURE DRIVE. THE PROPERTY IS BOUND BY SCATTERED RESIDENTIAL TO THE NORTH, KITRELL FARMS TOWNHOMES TO THE SOUTH EAST WITH THE SOUTHERN AND WESTEN PROPERTIES BEING VACANT. THE SUBJECT PROPERTY IS FURTHER IDENTIFIED AS PITT COUNTY TAX PARCEL NO. 19617 - APPROVED

Mr. Andy Thomas, Lead Planner, delineated the property. The property is located on NC HWY 43 (Charles Boulevard) at its intersection with Signature Drive. The property is bound by scattered residential to the north, Kittrell Farms Townhomes to the south east and vacant farm land to the south and west. The property is zoned General Commercial (CG). The Land Use Map calls for Commercial. The land is not affected by any flood plains and is on a major

thoroughfare. This lot is being presented as the next phase of development of Kittrell Farms which was originally approved July 18, 2000. The property will be served by a drive on NC HWY 43 (Charles Boulevard). The adjacent properties will be served with an ingress-egress easement. Interconnectivity will be provided to Signature Drive. There is a 10-foot non-access easement along NC HWY 43 (Charles Boulevard). There will be no costs to the City of Greenville associated with this subdivision other than routine costs to provide public services. The City's Subdivision Review Committee has reviewed the preliminary plat and has determined that it meets all technical requirements.

Mr. Weitz asked if the city code requires developers to install sidewalks.

Mr. Thomas stated that sidewalks are only required with the installation of new streets.

Chairwoman Basnight opened the public hearing.

Mr. Ken Malpass, representative of Lake Kristi Properties, spoke in favor of the request. He stated that a sidewalk is on Signature Drive. Hwy 43 will be expanding and as standard practice, the Department of Transportation places sidewalks on both sides.

No one spoke against the request.

Chairwoman Basnight closed the public hearing and opened for board discussion.

Motion made by Mr. Smith, seconded by Ms Rich, to recommend approval of the preliminary plat for Lake Kristi. Motion passed unanimously.

LAND USE PLAN MAP AMENDMENT

ORDINANCE REQUESTED BY STOW MANAGEMENT, INCORPORATED AND STEPHEN M. HARRINGTON TO AMEND THE FUTURE LAND USE PLAN MAP FROM AN INDUSTRY (I) CATEGORY TO A COMMERCIAL (C) CATEGORY FOR THE PROPERTY LOCATED BETWEEN MARTIN LUTHER KING, JR. HIGHWAY AND STATON HOUSE ROAD AND WEST OF NORTH MEMORIAL DRIVE CONTAINING 36 ACRES. -APPROVED

Ms. Chantae Gooby, Planner II, delineated the property. The property is located in the northern section of the city. The property is part of an approved preliminary plat for North Creek Commercial Park for 18 lots. Most of the property is currently vacant. Surrounding properties include are zoned commercial, industrial zones and residential-agricultural. The required stormwater pond is already in place. Both the industrial and commercial districts allow similar uses, but the biggest difference is commercial allows retail. Both uses would allow 345,000+/- square feet of conditioned floor space. The request could generate a net increase of 10,586 trips per day based on worst case scenario of retail and being at full-build out. There is a Sheetz

convenience store already on a portion of the property. Memorial Drive and Martin Luther King, Jr. Highway are four-lane divided median highways. The Staton House Road/North Memorial Drive intersection is signalized. A focus area is south of the property. The Future Land Use Plan Map (FLUPM) recommends industry. Staff viewed the request as the Future Land Use Plan was recommending a non-residential category. The Horizons: Greenville's Community Plan 2010 Update provided criteria to determine if a request is compatible with the comprehensive plan based on the following: (1) The proposed classification supports the intent and objective of the current FLUPM, Focus Area Map, and Transportation Corridor Map and the contextual considerations of the comprehensive plan; (2) the resulting anticipated land use is properly located with respect to existing and future adjoining and area uses and the proposed change is not anticipated to cause undue negative impacts on traffic, the natural environment or existing land and future neighborhoods and businesses; (3) the amendment is anticipated to result in a desirable and sustainable land use pattern to an equal or greater degree than existed under the previous plan. In Staff's opinion, the request is compatible.

Mr. Weitz asked for clarity concerning the recognized industrial area

Ms Gooby stated that the city has a recognized industrial area east of Memorial Drive. It is a cohesive block of industrial zoning. However, there is other industrial-zoned property in the city.

Mr. Weitz asked if the request was inside the recognized industrial area that it may be looked at with more scrutiny.

Ms Gooby stated yes.

Chairwoman Basnight opened the public hearing.

Attorney Jim Hopf, representative of applicant, spoke in favor of the request. The basis for the request is market driven. The applicant has received several calls for commercial, retail and service oriented businesses. He stated that the request is consistent with the land uses, commercial zoning, and comments from residents for desire to increase development and retail and commercial type of service in the area. The applicant has talked to owners in the area and they support the request. The highways and roads are well equipped to handle the increase in traffic. The area north of the River suffered with Hurricane Floyd and the request will help add to the services in the area.

No one spoke in opposition of the request.

Chairwoman Basnight closed the public hearing and opened for board discussion.

**Motion made by Mr. Smith, seconded by Ms Bellis, to recommend approval of the request.
Motion passed unanimously.**

NEW BUSINESS

ORDINANCE AMENDING HORIZONS: GREENVILLE'S COMMUNITY PLAN TO INCORPORATE BY REFERENCE THE OAK GROVE ESTATES SUBDIVISION NEIGHBORHOOD REPORT AND PLAN - APPROVED

Ms. Chantae Gooby, Planner II, provided the history for the preparation of the neighborhood reports and plans. Staff works with various departments within the City and GUC to evaluate the needs of the neighborhood. A survey was mailed and provided on-line for property owners and renters to complete. Two neighborhood information meetings were held. The neighborhood is about 68% owner occupied. The area does not have an official neighborhood association or community watch. Staff evaluated the fire and rescue response time for the area, location of fire hydrants, and the E-911 addressing. There three bus stops located in the neighborhood which only have signs - no shelter or benches. Staff also noted the lack of direct access to the Greenfield Terrace Park. The plan includes policy and capital strategies. Staff will look at cost estimates and schedules as funds are available. Policy improvements include the neighborhood forming a city-recognized neighborhood association for which they would be eligible for funds for neighborhood improvements. Currently, Staff is working to locate a shelter or bench at least at one of the bus stops and having the GREAT bus serve the neighborhood every trip. The neighborhood was concerned about dimly lit areas in the neighborhood. The city engineer has noted there is overgrown vegetation from mature trees that may be blocking light from street lights. The vegetation will be trimmed to allow more light at the pedestrian level. There were drainage conditions noted in the plan and staff will continue to monitor the conditions. Staff will assist the neighborhood with forming a neighborhood association and a community watch program. The Greenfield Terrace Master Plan recommends an access point on Highway 33 at the Boys and Girls Club to get to the park.

Chairwoman Basnight asked if someone in the neighborhood requested the report.

Ms. Gooby stated that the report is prepared by the city.

Mr. Schrade asked how the neighborhood was selected.

Ms. Gooby stated the city has completed several of these plans for established neighborhoods in various voting districts.

Ms. Darden asked if the plan addressed the drainage issues specifically.

Ms. Gooby stated there has already been work to help alleviate the draining issues. The neighborhood is between Countryside Estates and a drainage ditch which is located on private property and property owned by the airport. The property owner, the airport and the city have been working together.

Mr. Griffin asked if staff was receiving feedback from the residents about the plan.

Ms. Gooby stated yes. The information meetings had at least two dozen people each time. The biggest issues were the airport buyout, drainage and access to parks and recreation facilities.

Ms. Darden asked if the drains were going into the ditch.

Ms. Gooby stated the drainage ditch is located the several different jurisdictions – Pitt County, Southeast drainage, and the City. The problem is not within the neighborhood itself but that the neighborhood is caught in between all the other drainage issues.

Ms. Darden asked if the Horizon's plan contains details on how to elevate the drainage problem.

Ms. Gooby stated the plan keeps the problem in the forefront.

Mr. Weitz asked if the subdivision could be adequately connected to the greenway.

Ms. Gooby stated that the greenway map shows the path of how to drive from one greenway to the next.

Ms. Bellis asked if a stop light was at the intended greenway access intersection with Memorial Drive.

Ms. Gooby stated that there isn't a stoplight at Easy Street but there is one at Staton House Road.

Ms. Bellis asked if traffic had to come down Memorial and turn onto Staton House.

Ms. Gooby stated yes.

Chairwoman Basnight opened the public hearing.

No one spoke in favor or opposition of the request.

Chairwoman Basnight closed the public hearing and opened for board discussion.

Motion made by Mr. Schrade, seconded by Mr. Griffin, to recommend approval of the request. Motion passed unanimously.

With no further business, motion made by Ms Rich, seconded by Mr. Griffin, to adjourn. Motion passed unanimously. Meeting adjourned at 7:10p.m.

Respectfully Submitted,

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



City of Greenville, North Carolina

Meeting Date:
11/19/2013
Time: 6:30 PM

Title of Item: Ordinance requested by Beacon Investments, LLC to rezone 2.966 acres located along the northern right-of-way of Old Fire Tower Road and 670+/- feet east of County Home Road from RA20 (Residential-Agricultural) to OR (Office-Residential [High Density Multi-family]).

Explanation: **Abstract:** The City has received a request from Beacon Investments, LLC to rezone 2.966 acres located along the northern right-of-way of Old Fire Tower Road and 670+/- feet east of County Home Road from RA20 (Residential-Agricultural) to OR (Office-Residential [High Density Multi-family]).

Required Notices:

Planning and Zoning meeting notice (property owner and adjoining property owner letter) mailed on November 4, 2013.

On-site sign(s) posted on November 4, 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 area is located in Vision Area D.

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) as a buffer to the residential-only areas extending from this intersection.

There is a designated regional focus area at the intersection of Arlington Boulevard and Fire Tower Road. These areas are intended to contain 400,000+ square feet of conditioned floor space.

County Home Road is designated as a connector corridor at its intersection with

Fire Tower Road and transitions to a residential corrior at intersection with Bells Chapel Road. Connector corridors are anticipated to contain a variety of higher intensity activities and uses, whereas residential corridors are preferred to accommodate lower intensity residential uses.

The Comprehensive Plan states: "Office/Institutional/Multi-family land uses should be developed along transportation thoroughfares to provide transition between commercial nodes and to preserve vehicle carrying capacity. Office/Institutional/Multi-family development should be used as a buffer between light industrial and commercial development and adjacent lower density residential land uses."

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

Based on possible use permitted by the requested rezoning, the proposed rezoning classification could generate 273 trips to and from the site via County Home Road, which is a net increase of 168 aditional 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 and zoned RA20 (Residential-Agricultural).

Present Land Use:

Vacant

Water/Sewer:

Water and sanitary sewer are available along Old Fire Tower Road.

Historic Sites:

There are no known effects on designated sites.

Environmental Conditions/Constraints:

There are no known environmental constraints.

Surrounding Land Uses and Zoning:

North: CH - Furniture Distributors; CG - Fire Tower Junction
South: RA20 - Three (3) single-family residences
East: RA20 - Vacant
West - RA20 - One (1) mobile home residence and vacant

Density Estimates:

Under the current zoning (RA20), staff would anticipate the site to yield no more than 11 single-family lots.

Under proposed zoning (OR), staff would anticipate the site to yield 41 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 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](#)
- [📄 Traffic Report](#)
- [📄 List_of_Uses_RA20_to_CH_966805](#)

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

OR (Office-Residential)

Permitted Uses

(1) General:

- a. Accessory use or building
- b. Internal service facilities
- c. On-premise signs per Article N
- f. Retail sales incidental

(2) Residential:

- b. Two-family attached dwelling (duplex)
- c. Multi-family development per Article 1
- k. Family care home (see also section 9-4-103)
- n. Retirement center or home
- o. Nursing, convalescent center or maternity home; major care facility
- p. Board or rooming house
- 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)
- c. County or state government building or use not otherwise listed; excluding outside storage and major or minor repair
- d. Federal government building or use

(5) Agricultural/ Mining:

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

(6) Recreational/ Entertainment:

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

(7) Office/ Financial/ Medical:

- a. Office; professional and business, not otherwise listed
- b. Operational/processing center
- c. Office; customer service not otherwise listed, including accessory service delivery vehicle parking and indoor storage
- d. Bank, savings and loan or other savings or investment institutions
- e. Medical, dental, ophthalmology or similar clinic, not otherwise listed

(8) Services:

- c. Funeral home
- e. Barber or beauty shop
- f. Manicure, pedicure, or facial salon
- 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)
- j. College or other institutions of higher learning
- k. Business or trade school
- n. Auditorium
- o. Church or place of worship (see also section 9-4-103)
- p. Library
- q. Museum
- r. Art Gallery
- u. Art studio including art and supply sales
- v. Photography studio including photo and supply sales
- w. Recording studio
- x. Dance studio
- bb. Civic organizations
- cc. Trade or business organizations

(9) Repair: None*

(10) Retail Trade:

- s. Book or card store, news stand
- w. Florist

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

(12) Construction:

- a. Licensed contractor; general, electrical, plumbing, mechanical, etc. excluding outside storage
- 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*

**OR (Office-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
- i. Residential quarters for resident manager, supervisor or caretaker; excluding mobile home
- o.(1). Nursing, convalescent center or maternity home; minor care facility
- r. Fraternity or sorority house

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

(4) Governmental:

- a. Public utility building or use

(5) Agricultural/ Mining. None*

(6) Recreational/ Entertainment:

- c.(1). Tennis club; indoor and outdoor facilities
- h. Commercial recreation; indoor only, not otherwise listed

(7) Office/ Financial/ Medical:

- f. Veterinary clinic or animal hospital (also see animal boarding; outside facility, kennel and stable)

(8) Services:

- a. Child day care facilities
- b. Adult day care facilities
- l. Convention center; private
- 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)
- ff. Mental health, emotional or physical rehabilitation center

(9) Repair. None*

(10) Retail Trade:

- h. Restaurant; conventional
- j. Restaurant; regulated outdoor activities

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

*(12) Construction:** None

(13) Transportation:

h. Parking lot or structure; principle use

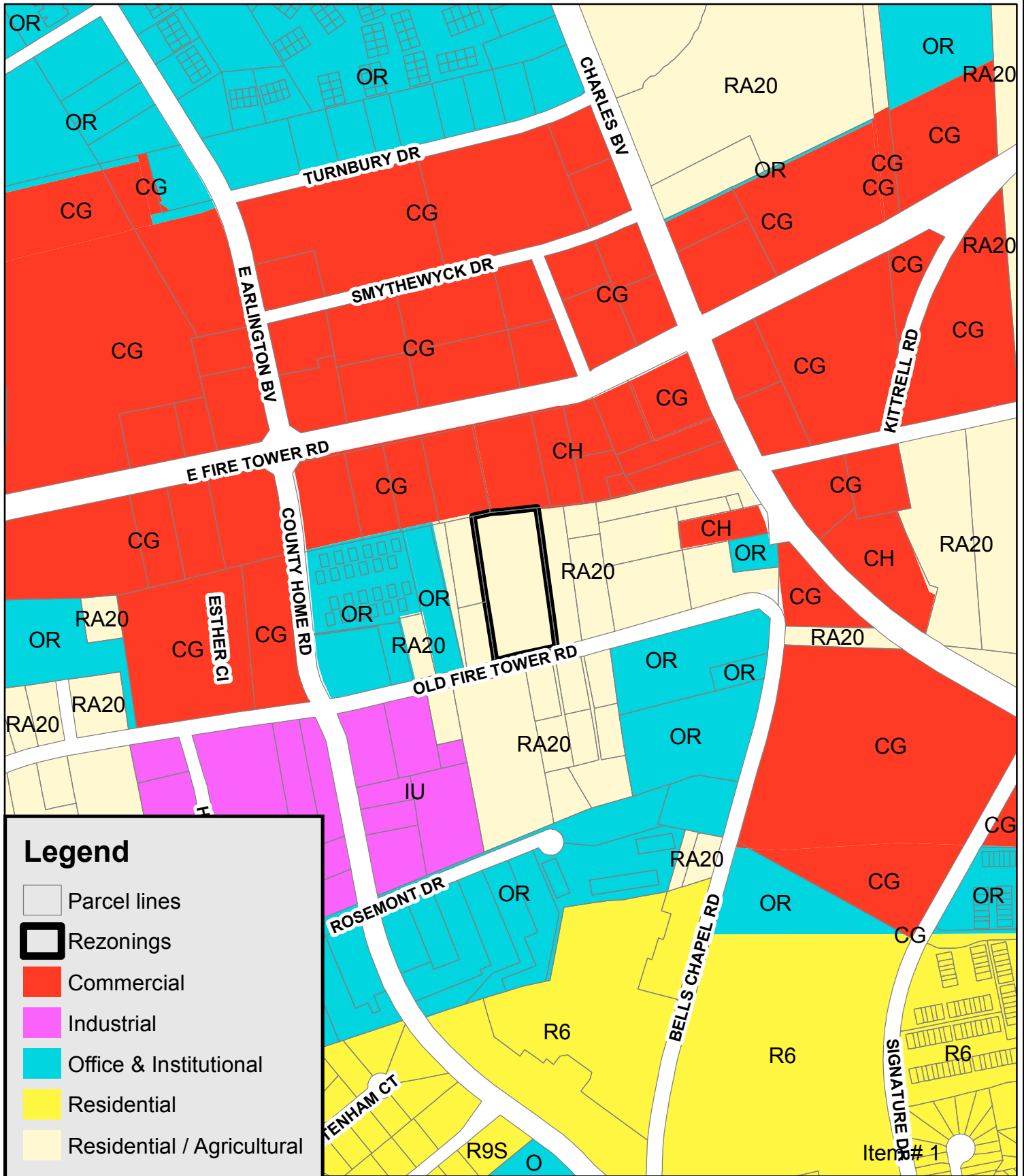
(14) Manufacturing/ Warehousing: * None

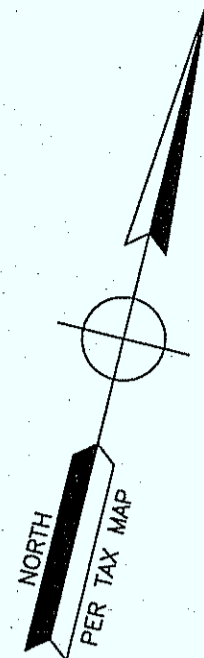
(15) Other Activities (not otherwise listed - all categories):

a. Other activities; personal services not otherwise listed

b. Other activities; professional services not otherwise listed

Beacon Investments, LLC
From: RA20 To: OR
2.966 acres
October 28, 2013





LEGEND

- R/W = RIGHT-OF-WAY
- DC = BOOK OF DECREES AND ORDERS
- C/L = CENTERLINE
- EP/EP = EDGE OF PAVEMENT TO EDGE OF PAVEMENT
- DB = DEED BOOK
- NPS = NO POINT SET
- ↖ = NOT TO SCALE

AREA TO BE REZONED: 2.966 ACRES

NCSR 1725-COUNTY HOME ROAD
 (60' R/W) PAVT VARIES PUBLIC C/L

RETAIL SALES
 (CG)
 (8)
FIRETOWER, LLC.
DONALD C. SOUTHERLAND, ETAL
 DB 2024, PG 410
 MB 63, PG 132

COVENGTON DOWNE SUBDIVISION
 BLOCK E
 RETAIL SALES
 (CH)
 (9)
**WILLIAM L. LUZADDER, &
 wife JAN J. LUZADDER**
 DB 2638, PG 452
 MB 61, PG 85

RETAIL SALES
 (CH)
 (11)
**JESSE W. PAGE III TRUSTEE
 JESSE W. PAGE II REVOCABLE TRUST**
 DB 2913, PG 78
 MB 53, PG 139

WOODED
 (RA-20)
SADIE LOCKE, ETAL
 DB K32, PG 438

Attachment number 3
Page 1 of 1

PROPOSED ZONING

(OR)

CURRENT ZONING

(RA-20)

VACANT
 (RA-20)
**CHARLIE MACK LONG, & wife
 DELORIS W. LONG**
 DB 2233, PG 94

VACANT
 (RA-20)
**CHARLIE MACK
 LONG, & wife
 DELORIS W. LONG**
 DB 801, PG 100

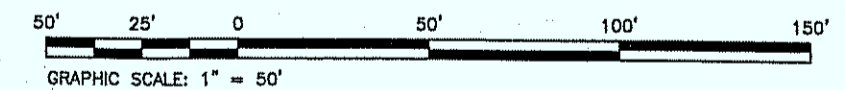
SINGLE-FAMILY
 (RA-20)
**CHARLIE MACK LONG, & wife
 DELORIS W. LONG**
 DB 408, PG 249

SINGLE-FAMILY
 (RA-20)
EARLENE LOCKE
 DB 107, PG 660

ADJOINING PROPERTY OWNERS ADDRESSES

- | | |
|---|---|
| EARLENE LOCKE
1915 OLD FIRETOWER ROAD
GREENVILLE, NC 27858 | CHARLIE MACK LONG, AND
WIFE DELORIS W. LONG
4230 COUNTY HOME ROAD
GREENVILLE, NC 27858 |
| SADIE LOCKE, ETAL
1698 EAST ARLINGTON BOULEVARD
GREENVILLE, NC 27858 | RAYMOND K. HARTSFIELD, AND
WIFE HANNAH HARTSFIELD
2046 OLD FIRETOWER ROAD
GREENVILLE, NC 27858 |
| FIRETOWER, LLC.,
DONALD C. SOUTHERLAND, ETAL
PO BOX 123
GREENVILLE, NC 27834 | JESSE R. COREY, AND WIFE
MARY STANCIL COREY
2000 OLD FIRETOWER ROAD
GREENVILLE, NC 27858 |
| WILLIAM L. LUZADDER, AND
WIFE JAN J. LUZADDER
509 US HIGHWAY 70 WEST
HAVELOCK, NC 28532 | BUCK'S AND DOLLS CORP
2788 OLD RIVER ROAD
GREENVILLE, NC 27834 |
| JESSE W. PAGE III TRUSTEE,
JESSE W. PAGE II REVOCABLE
TRUST
PO BOX 729
PITTSBORO, NC 27312 | ROBERT JONES
104 MILFORD AVENUE
NEWARK, NJ 07108 |

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



SHEET 1 OF 1
REZONING MAP

PARCEL# 02764
TAX MAP# 4686-94-6381

BEACON INVESTMENTS, LLC.

REFERENCE: DEED BOOK 3164, PAGE 280 OF THE
PITT COUNTY REGISTRY

WINTERVILLE TOWNSHIP, PITT COUNTY, N.C.

OWNER: BEACON INVESTMENTS, LLC.

ADDRESS: 816 BLOOMSBURY ROAD
GREENVILLE, NC 27858

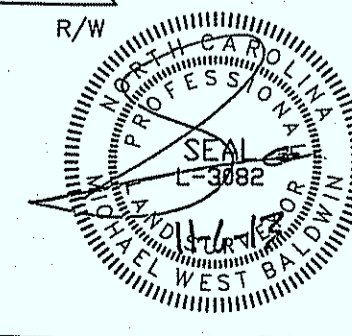
PHONE: (252) 756-5260

Baldwin Design Consultants, PA
 LICENSE# C-3498
 SITE & SUBDIVISION DESIGN - SURVEYING - PLANNING
 3740-B EVANS STREET
 GREENVILLE, NC 27834 252.756.1390

SURVEYED: N/A	APPROVED: MWB
DRAWN: PAP	DATE: 10/21/2013
CHECKED: MWB	SCALE: 1" = 50'

CLOSURE CHECK BOUNDARY

CHECKED: PAP	DATE: 10/21/2013
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Item # 1

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)			
Multi-Family Development (2)	C	B	B	B	B	Residential (1) - (2)	Non-Residential (3) - (5)	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.


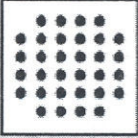
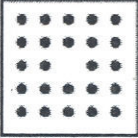
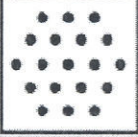

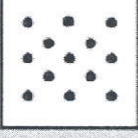
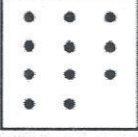
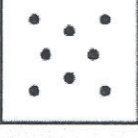
Residential Density		
Maximum density allowed by Zoning District based on average of 2.67 persons per dwelling unit		
High Density		
R6 R6-N R6-MH OR CDF	17 units per acre yields 45 persons per acre	
PUD	12 units per acre yields 32 persons per acre	
Medium Density		
R6-A	9 units per acre yields 24 persons 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

Case No: 13-12

Applicant: Beacon Investments, LLC

Property Information

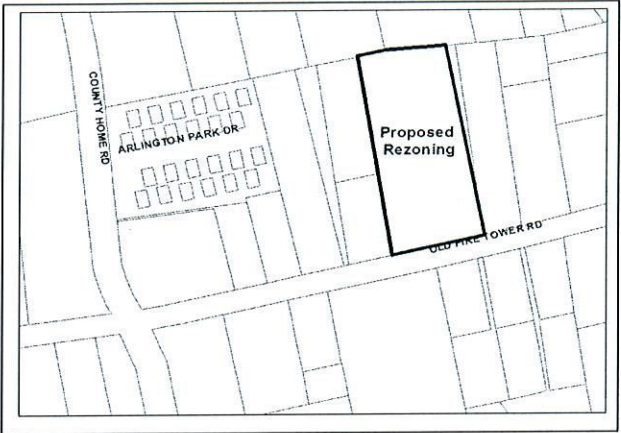
Current Zoning: RA20 (Residential-Agricultural)

Proposed Zoning: OR (Office-Residential)

Current Acreage: 2.966 acres

Location: Old Fire Tower Rd, west of County Home Road

Points of Access: County Home Rd via Old Fire Tower Rd



Location Map

Transportation Background Information

1.) County Home Road- State maintained

	<u>Existing Street Section</u>	<u>Ultimate Thoroughfare Street Section</u>
Description/cross section	2-lanes, paved shoulder	5-lane, curb & gutter, wide outside lanes, sidewalk
Right of way width (ft)	80	no change
Speed Limit (mph)	45	
Current ADT:	15,920 (*)	Ultimate Design ADT: 33,500 vehicles/day (**)
Design ADT:	12,000 vehicles/day (**)	
Controlled Access	No	
Thoroughfare Plan Status:	Major Thoroughfare	

Other Information: There are no sidewalks along County Home Road that service this property.

Notes: (*) 2010 NCDOT count adjusted with a 2% growth rate
 (**) Traffic volume based on an operating Level of Service D for existing geometric conditions
 ADT – Average Daily Traffic volume

Transportation Improvement Program Status: No projects planned.

Trips generated by proposed use/change

Current Zoning: 105 -vehicle trips/day (*) **Proposed Zoning: 273** -vehicle trips/day (*)

Estimated Net Change: increase of 168 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 County Home Road are as follows:

1.) County Home Road , North of Site (70%):	“No build” ADT of 15,920
Estimated ADT with Proposed Zoning (full build) –	16,111
Estimated ADT with Current Zoning (full build) –	15,994
Net ADT change =	117 (<1% increase)

2.) County Home Road , South of Site (30%):

“No build” ADT of 15,920

Estimated ADT with Proposed Zoning (full build) – 16,002

Estimated ADT with Current Zoning (full build) – 15,952

Net ADT change = 50 (<1% increase)

Staff Findings/Recommendations

Based on possible uses permitted by the requested rezoning, the proposed rezoning classification could generate 273 trips to and from the site via County Home Road, which is a net increase of 168 additional trips per day.

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



City of Greenville, North Carolina

Meeting Date:
11/19/2013
Time: 6:30 PM

Title of Item: Ordinance requested by Jeffrey K. Bailey to rezone 0.8214 acres located west of Charles Boulevard and 90+/- feet north of Old Fire Tower Road from RA20 (Residential-Agricultural) and OR (Office-Residential [High Density Multi-family]) to CH (Heavy Commercial).

Explanation: **Abstract:** The City has received a request from Jeffrey K. Bailey to rezone 0.8214 acres located west of Charles Boulevard and 90+/- feet north of Old Fire Tower Road from RA20 (Residential-Agricultural) and OR (Office-Residential [High Density Multi-family]) to CH (Heavy Commercial).

Required Notices:

Planning and Zoning meeting notice (property owner and adjoining property owner letter) mailed on November 4, 2013.

On-site sign(s) posted on November 4, 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 area is located in Vision Area D.

Charles Boulevard is considered a “gateway corridor” beginning at the intersection of Fire Tower Road and continuing south. Gateway corridors serve as primary entranceways into the City and help define community character. Gateway corridors may accommodate a variety of intensive, large scale uses, in appropriately located focus areas with lower intensity office and/or high-density residential development in the adjacent transition areas.

The Future Land Use Plan Map recommends commercial (C) along the southern right-of-way of Charles Boulevard (Highway 43 East) from its intersection with Fire Tower Road to just beyond Signature Drive. It further recommends

office/institutional/multi-family (OIMF) and high density residential (HDR) respectively for the interior areas south of Charles Boulevard.

There is a designated regional focus area at the intersection of Arlington Boulevard and Fire Tower Road. These areas are intended to contain 400,000+ square feet of conditioned floor space.

The subject property is considered part of the regional focus area at the Arlington Boulevard/Fire Tower Road/Charles Boulevard focus area.

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

Based on possible uses permitted by the requested rezoning classification, the proposed rezoning classification could generate 3,870 trips to and from the site via Charles Boulevard, which is a net increase of 3,799 additional trips per day.

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

History/Background:

In 1989, the subject properties was incorporated into the city's extra-territorial jurisdiction (ETJ) and zoned RA20. In 1994, Tract 2 was rezoned to OR.

Present Land Use:

Vacant

Water/Sewer:

Water is located in the right-of-way of Charles Boulevard and sanitary sewer is located at the intersection of Old Fire Tower Road and Bells Chapel Road.

Historic Sites:

There are no known effects on designated sites

Environmental Conditions/Constraints:

There are no known environmental conditions/constraints.

Surrounding Land Uses and Zoning:

Tract 1

North: RA20 - Vacant

South: CH - Greenville Auto World (under common ownership of applicant)

East: RA20 - Vacant

West: RA20 - One (1) mobile home residence

Tract 2

North: CH - Greenville Auto World (under common ownership of applicant)
South: RA20 - Vacant
East: CG - Vacant
West: RA20 - Vacant

Density Estimates:

Tract 1:

Under the current zoning (RA20), staff would anticipate the site to yield no more than two (2) single-family lots.

Under the proposed zoning (CH), staff would anticipate the site to yield 3,209+/- square feet of retail/fast food restaurant.

Tract 2:

Under the current zoning (OR), staff would anticipate the site to yield 4,662+/- square feet office space.

Under the proposed zoning (CH), staff would anticipate the site to yield 4,662+/- square feet of retail/fast food restaurant.

The anticipated build-out within one (1) year.

Fiscal Note:

No cost to the City.

Recommendation:

In staff's opinion, the request is in compliance with Horizons: Greenville's Community Plan 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](#)

 [Traffic Report](#)

 [Llst_of_Uses_RA20_OR_to_CH_966797](#)

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*

OR (Office-Residential)

Permitted Uses

(1) General:

- a. Accessory use or building
- b. Internal service facilities
- c. On-premise signs per Article N
- f. Retail sales incidental

(2) Residential:

- b. Two-family attached dwelling (duplex)
- c. Multi-family development per Article 1

- k. Family care home (see also section 9-4-103)
- n. Retirement center or home
- o. Nursing, convalescent center or maternity home; major care facility
- p. Board or rooming house
- 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)
- c. County or state government building or use not otherwise listed; excluding outside storage and major or minor repair
- d. Federal government building or use

(5) *Agricultural/ Mining:*

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

(6) *Recreational/ Entertainment:*

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

(7) *Office/ Financial/ Medical:*

- a. Office; professional and business, not otherwise listed
- b. Operational/processing center
- c. Office; customer service not otherwise listed, including accessory service delivery vehicle parking and indoor storage
- d. Bank, savings and loan or other savings or investment institutions
- e. Medical, dental, ophthalmology or similar clinic, not otherwise listed

(8) *Services:*

- c. Funeral home
- e. Barber or beauty shop
- f. Manicure, pedicure, or facial salon
- 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)
- j. College or other institutions of higher learning
- k. Business or trade school
- n. Auditorium
- o. Church or place of worship (see also section 9-4-103)
- p. Library
- q. Museum
- r. Art Gallery
- u. Art studio including art and supply sales
- v. Photography studio including photo and supply sales
- w. Recording studio
- x. Dance studio
- bb. Civic organizations
- cc. Trade or business organizations

(9) *Repair:** None

(10) *Retail Trade:*

- s. Book or card store, news stand
- w. Florist

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

(12) *Construction*:

- a. Licensed contractor; general, electrical, plumbing, mechanical, etc. excluding outside storage
- 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

**OR (Office-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
- i. Residential quarters for resident manager, supervisor or caretaker; excluding mobile home
- o.(1). Nursing, convalescent center or maternity home; minor care facility
- r. Fraternity or sorority house

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

(4) *Governmental*:

- a. Public utility building or use

(5) *Agricultural/ Mining*:* None

(6) *Recreational/ Entertainment*:

- c.(1). Tennis club; indoor and outdoor facilities
- h. Commercial recreation; indoor only, not otherwise listed

(7) *Office/ Financial/ Medical*:

- f. Veterinary clinic or animal hospital (also see animal boarding; outside facility, kennel and stable)

(8) *Services*:

- a. Child day care facilities
- b. Adult day care facilities
- l. Convention center; private
- 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)
- ff. Mental health, emotional or physical rehabilitation center

(9) *Repair*:* None

(10) *Retail Trade*:

- h. Restaurant; conventional
- j. Restaurant; regulated outdoor activities

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

(12) *Construction*:* None

(13) Transportation:

- h. Parking lot or structure; principle use

*(14) Manufacturing/ Warehousing: * None*

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

- a. Other activities; personal services not otherwise listed
- b. Other activities; professional services not otherwise listed

PROPOSED 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 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
- g. Liquor store, state ABC

(5) Agricultural/ Mining:

- a. Farming; agriculture, 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

(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 alleys
- n. Theater; movie or drama, indoor only
- o. Theater; movie or drama, including outdoor facility
- q. Circus, carnival or fair, temporary only (see also section 9-4-103)

- s. Athletic club; indoor only
- t. Athletic club; indoor and outdoor facility

(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 loan 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 shop
- f. Manicure, pedicure, or facial salon
- n. Auditorium
- o. Church or place of worship (see also section 9-4-103)
- q. Museum
- r. Art Gallery
- s. Hotel, motel, bed and breakfast inn; limited stay lodging (see also residential quarters for resident manager, supervisor or caretaker and section 9-4-103)
- u. Art studio including art and supply sales
- v. Photography studio including photo and supply sales
- y. 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)
- bb. Civic organization
- cc. Trade or business organization
- 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

(9) Repair:

- b. Minor repair; as an accessory or principal use
- c. Upholster; 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 sale; accessory or principal use
- c. Grocery; food or beverage, off premise consumption (see also Wine Shop)
- c.1 Wine shop (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
- l. Electric; stereo, radio, computer, television, etc. sales and accessory repair
- m. Appliance; household use, sales and accessory repair, excluding outside storage
- n. Appliance; 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, compact disk, etc. 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 sales
- cc. Farm supply and commercial implement sales
- ee. Christmas tree sales lot; temporary only (see also section 9-4-103)

(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 (10) k.)
- c. Rental of cloths and accessories; formal wear, etc.
- 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
- f. Automobiles, truck, recreational vehicle, motorcycles and boat sales and service (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
- 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 excluding outside storage
- 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 upholster
- 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 a 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 (see all categories)*:* None

(4) *Governmental*:* None

(5) *Agricultural/ Mining*:* None

(6) *Recreational/ Entertainment*:

- d. Game center
- l. Billiard parlor or pool hall
- m. Public or private club
- r. Adult uses

(7) *Office/ Financial/ Medical*:* None

(8) *Services*:

- a. Child day care facilities
- b. Adult day care facilities
- l. Convention center; private
- dd. Massage establishment

(9) *Repair*:

- a. Major repair; as an accessory or principal use

(10) *Retail Trade*:

- j. Restaurant; regulated outdoor activities
- n. Appliance; commercial use, sales and accessory repair, excluding outside storage
- z. Flea market

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

(12) *Construction*:* None

(13) *Transportation*:* None

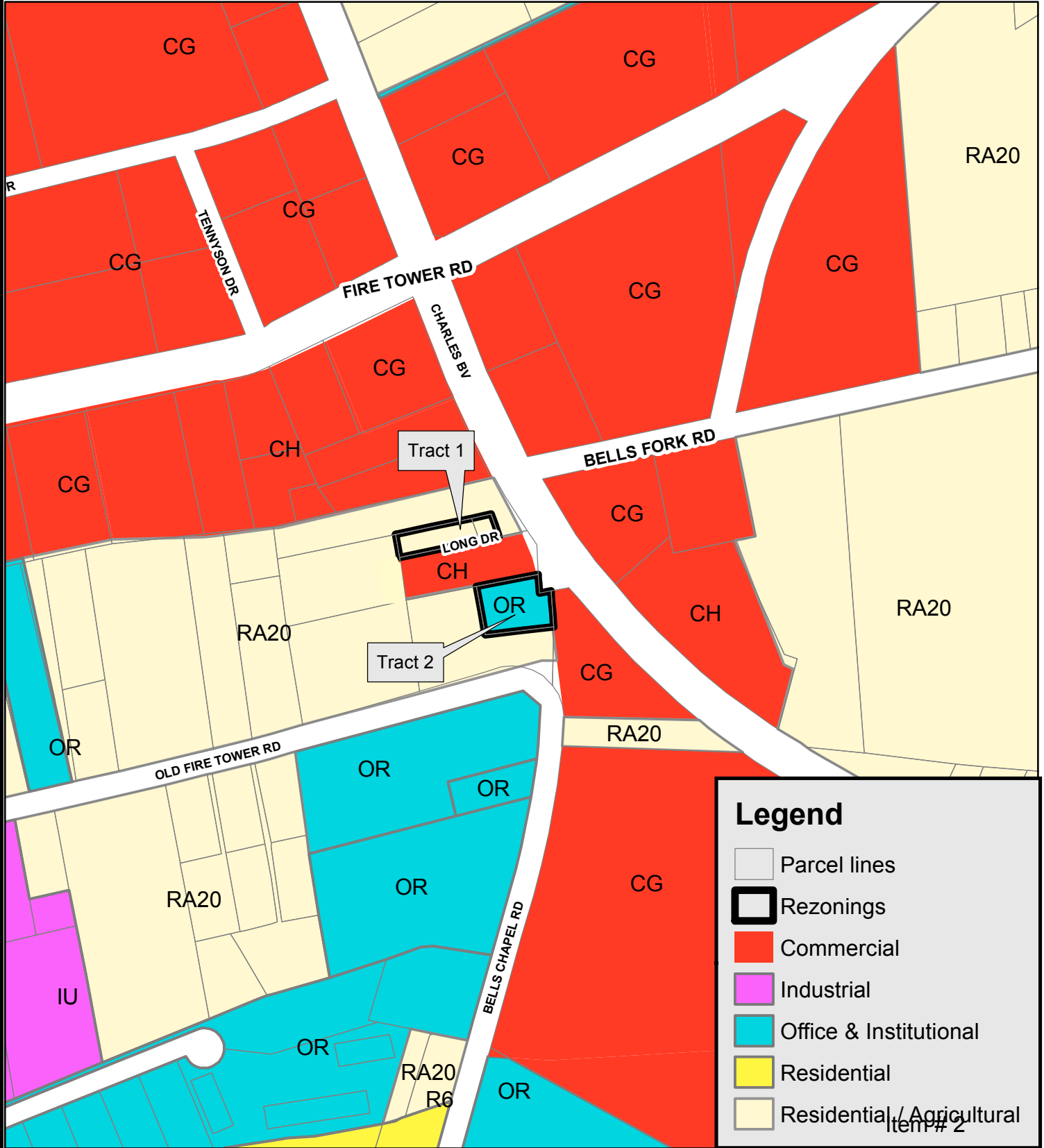
(14) *Manufacturing/ Warehousing*:

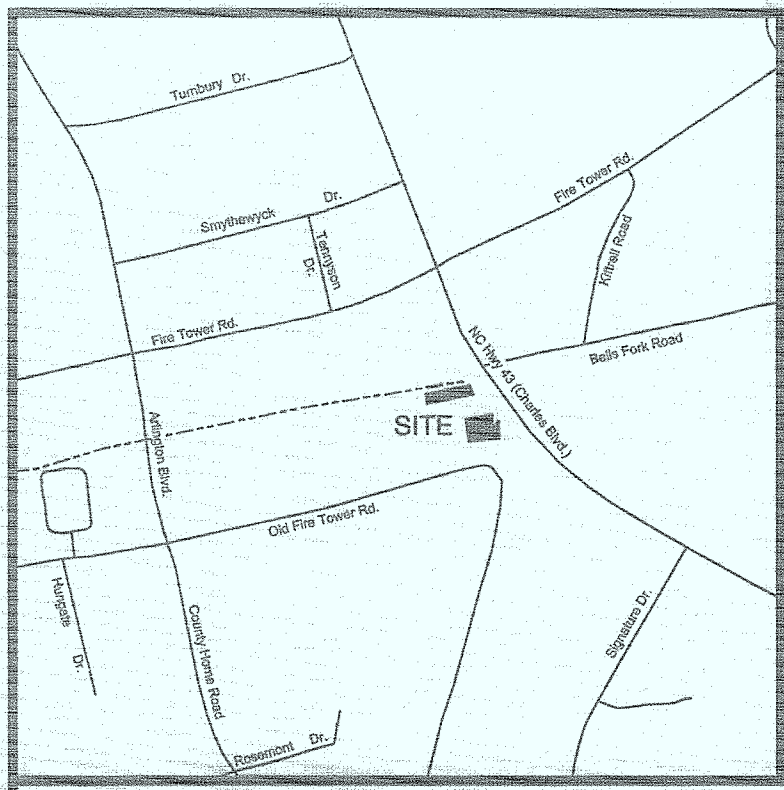
- d. Stone or monument cutting, engraving
- j. Moving and storage; including outside storage
- l. Warehouse or mini-storage warehouse, commercial or industrial; including outside storage
- y. Recycling collection station or facilities

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

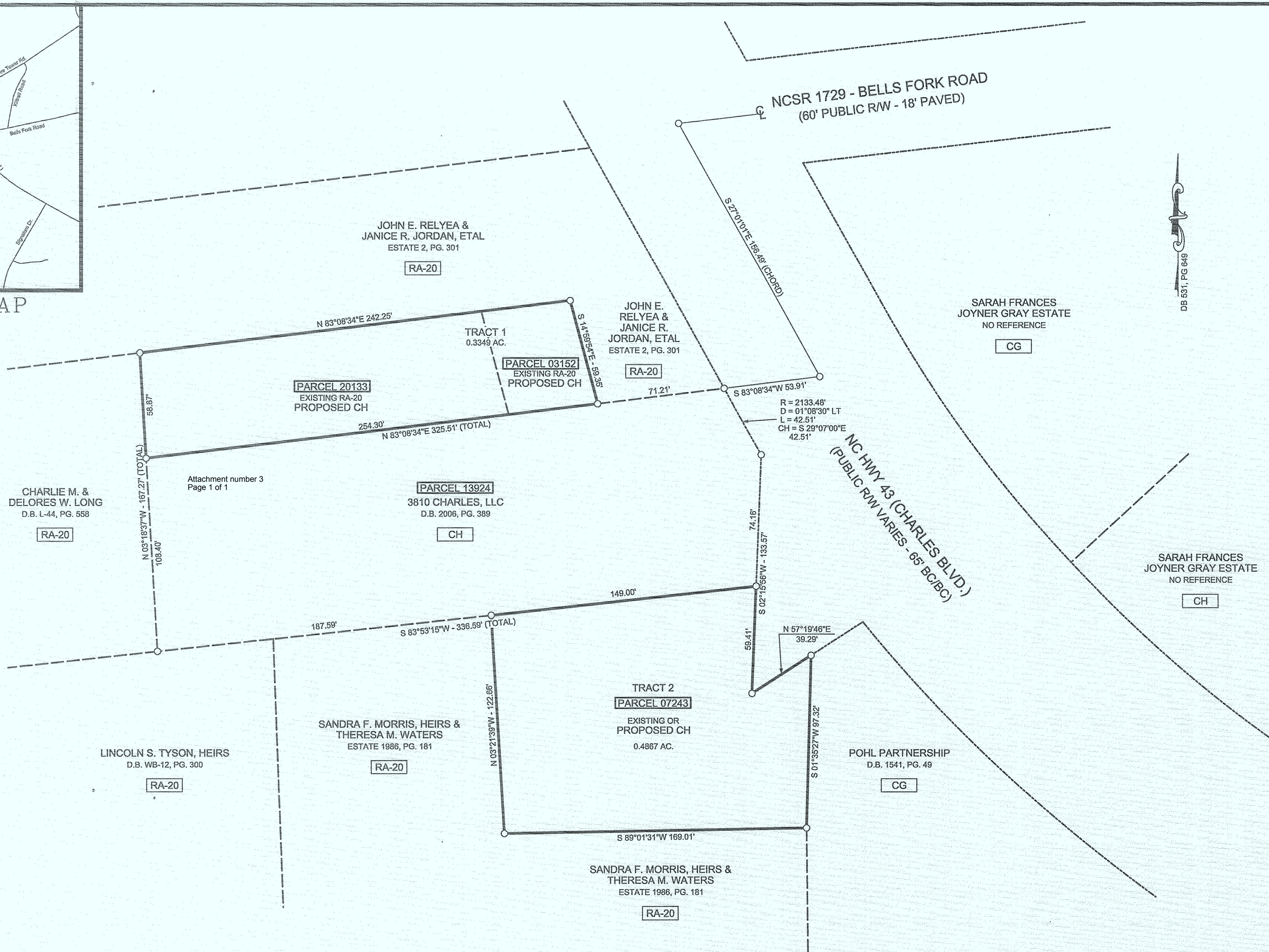
- a. Other activities; personal services not otherwise listed
- b. Other activities; professional activities not otherwise listed
- c. Other activities; commercial services not otherwise listed
- d. Other activities; retail sales not otherwise listed

Jeffrey K. Bailey
Tract 1: From: RA20 To: CH
0.3349 acres
Tract 2: From: OR To: CH
0.4865 acres
October 30, 2013

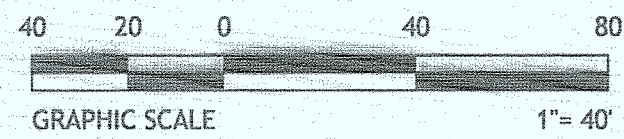




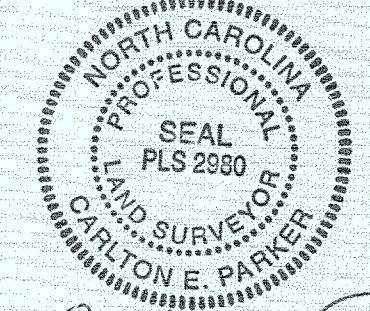
VICINITY MAP
1" = 2000'



DB 631, PG 649



Item # 2



CARLTON E. PARKER, PLS 2980

REZONING MAP FOR
JEFFREY K. BAILEY

REFERENCE DEED BOOK 2006, PAGE 384, DEED BOOK 2866, PAGE 298
& DEED BOOK 3152, PAGE 212 OF THE PITT COUNTY REGISTRY

WINTERVILLE TOWNSHIP PITT COUNTY NORTH CAROLINA

OWNER:	3810 CHARLES, LLC	DESIGNED:	CEP
ADDRESS:	3203 S. MEMORIAL DRIVE GREENVILLE, NC 27834	DRAWN:	WCO
PHONE:	(252) 756-2585	APPROVED:	CEP

 MALPASS & ASSOCIATES NC LICENSE NO. C-1289 1645 EAST ARLINGTON BLVD., SUITE D GREENVILLE, N.C. 27858 (252) 756-1780	DATE:	10/16/13
	SCALE:	1" = 40'
	SHEET:	1 OF 1

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.

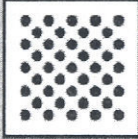
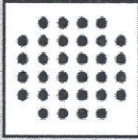
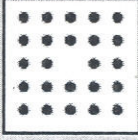
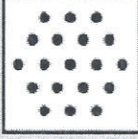

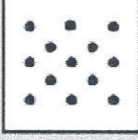
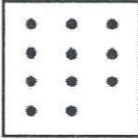
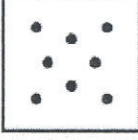
Residential Density		
Maximum density allowed by Zoning District based on average of 2.67 persons per dwelling unit		
High Density		
R6 R6-N R6-MH OR CDF	17 units per acre yields 45 persons per acre	
PUD	12 units per acre yields 32 persons per acre	
Medium Density		
R6-A	9 units per acre yields 24 persons 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

REZONING THOROUGHFARE/TRAFFIC VOLUME REPORT

Case No: 13-11

Applicant: Jeffrey K. Bailey

Property Information

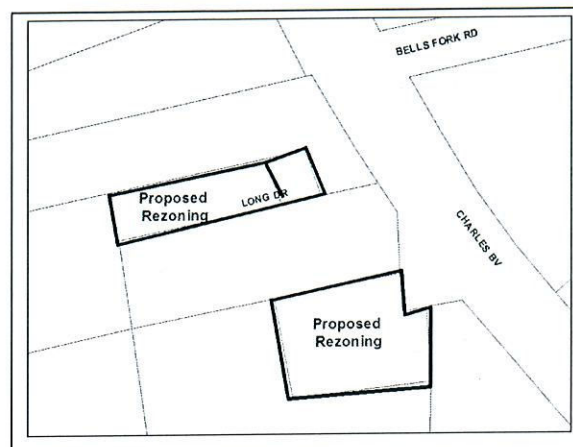
Current Zoning: Tract 1: RA20 (Residential-Agricultural)
Tract 2: OR (Office-Residential)

Proposed Zoning: Tract 1: CH (Heavy Commercial)
Tract 2: CH (Heavy Commercial)

Current Acreage: Tract 1: 0.3349 acres
Tract 2: 0.4865 acres

Location: Charles Blvd, across from Bells Fork Road

Points of Access: Charles Blvd



Location Map

Transportation Background Information

1.) Charles Boulevard- State maintained

	<u>Existing Street Section</u>	<u>Ultimate Thoroughfare Street Section</u>
Description/cross section	5-lane, curb & gutter	no change
Right of way width (ft)	100	no change
Speed Limit (mph)	45	
Current ADT:	20,160 (*)	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 no sidewalks along Charles Boulevard that service this property.

- Notes:**
- (*) 2010 NCDOT count adjusted with a 2% growth rate
 - (**) Traffic volume based on operating Level of Service D for existing geometric conditions
 - ADT – Average Daily Traffic volume

Transportation Improvement Program Status: No projects planned.

Trips generated by proposed use/change

Current Zoning: 71 -vehicle trips/day (*) (T1: 19, T2: 52)	Proposed Zoning: 3,870 -vehicle trips/day (*) (T1: 1588, T2: 2282)
--	--

Estimated Net Change: increase of 3799 vehicle trips/day (assumes full-build out)
 (* - These volumes are estimated and based on an average of the possible uses permitted by the current and proposed zoning.)

Impact on Existing Roads

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

1.) Charles Boulevard , North of Site (60%): "No build" ADT of 20,160

Estimated ADT with Proposed Zoning (full build) –	22,482
Estimated ADT with Current Zoning (full build) –	20,203
Net ADT change =	2,279 (11% increase)

Case No: 13-11

Applicant: Jeffrey K. Bailey

2.) Charles Boulevard , South of Site (40%):

“No build” ADT of 20,160

Estimated ADT with Proposed Zoning (full build) – 21,708

Estimated ADT with Current Zoning (full build) – 20,188

Net ADT change = 1,520 (8% increase)

Staff Findings/Recommendations

Based on possible uses permitted by the requested rezoning, the proposed rezoning classification could generate 3870 trips to and from the site via Charles Boulevard, which is a net increase of 3799 additional trips per day.

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



City of Greenville, North Carolina

Meeting Date:
11/19/2013
Time: 6:30 PM

Title of Item: Ordinance requested by Tobacco Warehouse District, LLC to rezone 0.471 acres (20,509 square feet) located along the southern right-of-way of Dickinson Avenue and 45+/- feet west of West 8th Street from CDF (Downtown Commercial Fringe) to CD (Downtown Commercial).

Explanation: **Abstract:** The City has received a request from Tobacco Warehouse District, LLC to rezone 0.471 acres (20,509 square feet) located along the southern right-of-way of Dickinson Avenue and 45+/- feet west of West 8th Street from CDF (Downtown Commercial Fringe) to CD (Downtown Commercial).

Required Notices:

Planning and Zoning meeting notice (property owner and adjoining property owner letter) mailed on November 4, 2013.
On-site sign(s) posted on November 4, 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 area is located in Vision Area G.

The Future Land Use Plan Map recommends commercial (C) for the area bounded by Dickinson Avenue, Reade Circle, Evans Street and 10th Street.

The subject property is located in the designated regional focus area described as the central business district (Uptown area). These nodes typically contain 400,000 plus square feet of conditioned floor space.

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

Based on possible uses permitted by the requested rezoning, the proposed

rezoning classification could generate 909 trips to and from the site via Dickinson Avenue, which is a net increase of 643 additional trips per day.

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

History/Background:

In 1969, the property was zoned CDF (Commercial Downtown Fringe).

Present Land Use:

Vacant building

Water/Sewer:

Water and sanitary sewer are located in the right-of-way of Dickinson Avenue.

Historic Sites:

The subject property is located in the National Register Dickinson Avenue Historic District. This is an honorary designation that does not regulate the appearance of structures contained within the district.

There are no known effects on designated sites

Environmental Conditions/Constraints:

There are no known environmental conditions/constraints.

Surrounding Land Uses and Zoning:

North: CD/CDF - one (1) commercial building
South: CD - vacant
East: CDF - Dickinson Avenue Antiques Market
West: CD - vacant

Density Estimates:

Under the current zoning (CDF), the site could yield 6,060+/- square feet of manufacturing/ warehouse uses.

Under the proposed zoning (CD), the site could yield 20,509+/- square feet of retail/restaurant space. There are no setbacks or on-site parking requirements for the CD district.

The anticipated build-out time is within one (1) year.

Fiscal Note: No cost to the City.

Recommendation: In staff's opinion, the request is in compliance with Horizons: Greenville's Community Plan, the Future Land Use Plan Map and the West Greenville 45-Block Revitalization Plan.

"In compliance with the comprehensive plan" should be construed as meaning the requested rezoning 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 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 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.

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

Attachments / click to download

- [📄 Location Map](#)
- [📄 Survey](#)
- [📄 Dickinson Avenue Historic District Map](#)
- [📄 Bufferyard and Vegetation Standards](#)
- [📄 Traffic Report](#)
- [📄 List_of_Uses_CDF_to_CD_719111](#)

EXISTING ZONING

CDF (Downtown Commercial Fringe)

Permitted Uses

(1) General:

- a. Accessory use or building
- b. Internal service facilities
- c. On-premise signs per Article N
- e. Temporary uses; of listed district uses
- f. Retail sales; incidental
- g. Incidental assembly of products sold at retail or wholesale as an accessory to principle use

(2) Residential:

- a. Single-family dwelling
- b. Two-family attached dwelling (duplex)
- c. Multi-family development per Article 1
- 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)
- c. County or state government building or use not otherwise listed; excluding outside storage and major or minor repair
- d. Federal government building or use
- g. Liquor store, state ABC

(5) Agricultural/ Mining:

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

(6) Recreational/ Entertainment:

- f. Public park or recreational facility
- g. Private noncommercial park or recreation facility
- o. Theater; movie or drama, including outdoor facility

(7) Office/ Financial/ Medical:

- a. Office; professional and business, not otherwise listed
- c. Office; customer service not otherwise listed, including accessory service delivery vehicle parking and indoor storage
- d. Bank, savings and loan or other savings or investment institutions
- e. Medical, dental, ophthalmology or similar clinic, not otherwise listed

(8) Services:

- c. Funeral home
- e. Barber or beauty shop
- f. Manicure, pedicure, or facial salon
- 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)
- k. Business or trade school
- n. Auditorium
- o. Church or place of worship (see also section 9-4-103)
- p. Library

- 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. Recording studio
- 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)
- kk. Launderette; household users
- ll. Dry cleaners; household users
- mm. Commercial laundries; linen supply
- oo. Clothes alteration or shoe repair shop
- pp. Automobile wash

(9) Repair:

- 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
- c. Grocery; food or beverage, off premise consumption (see also Wine Shop)
- c.1 Wine shop (see also section 9-4-103)
- d. Pharmacy
- e. Convenience store (see also gasoline sales)
- f. Office and school supply, equipment sales
- h. Restaurant; conventional
- i. Restaurant; fast food
- l. Electric; stereo, radio, computer, television, etc. sales and accessory repair
- m. Appliance; household use, sales and accessory repair, excluding outside storage
- n. Appliance; commercial use, sales and accessory repair, excluding outside storage
- p. Furniture and home furnishing sales not otherwise listed
- q. Floor covering, carpet and wall covering sales
- r. Antique sales; excluding vehicles
- s. Book or card store, news stand
- v. Video or music store; records, tape, compact disk, etc. sales
- w. Florist
- x. Sporting goods sales and rental shop
- y. Auto part sales (see also major and minor repair)
- ee. Christmas tree sales lot; temporary only (see also section 9-4-103)

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

- c. Rental of cloths and accessories; formal wear, etc.
- f. Automobiles, truck, recreational vehicle, motorcycles and boat sales and service (see also major and minor repair)

(12) Construction:

- a. Licensed contractor; general, electrical, plumbing, mechanical, etc. excluding outside storage
- c. Construction office; temporary, including modular office (see also section 9-4-103)
- e. Building supply; lumber and materials sales, plumbing and/or electrical supply excluding outside storage
- f. Hardware store

(13) Transportation:

- b. Bus station; passenger and related freight
- c. Taxi or limousine service
- e. Parcel delivery service
- f. Ambulance service

(14) Manufacturing/ Warehousing:

- c. Bakery; production, storage and shipment facilities

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

CDF (Downtown Commercial Fringe)

Special Uses

(1) General: None*

(2) Residential:

- d. Land use intensity multifamily (LUI) development rating 50 per Article K
- e. Land use intensity multifamily (LUI) development rating 67 per Article K
- j. Residential quarters for resident manager, supervisor or caretaker; including mobile homes
- m. Shelter for homeless or abused
- n. Retirement center or home
- o. Nursing, convalescent center or maternity home; major care facility
- o.(1). Nursing, convalescent center or maternity home; minor care facility
- r. Fraternity or sorority house

(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:

- d. Game center
- i. Commercial recreation; indoor and outdoor not otherwise listed
- l. Billiard parlor or pool hall
- m. Public or private club

(7) Office/ Financial/ Medical: None*

(8) Services:

- a. Child day care facilities
- b. Adult day care facilities
- l. Convention center; private
- x. Dance studio
- bb. Civic organizations
- cc. Trade or business organizations
- hh. Exercise and weight loss studios; indoor only

(9) Repair:

- a. Major repair; as an accessory or principal use
- b. Minor repair; as an accessory or principal use

(10) Retail Trade:

- b. Gasoline or automotive fuel sales; accessory or principal use, retail
- g. Fish market; excluding processing or packing
- j. Restaurant; regulated outdoor activities
- t. Hobby or craft shop
- u. Pet shop (see also animal boarding; outside facility)

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

(12) Construction:

- d. Building supply; lumber and materials sales, plumbing and/or electrical supply including outside storage

(13) Transportation:

- h. Parking lot or structure; principal use

(14) Manufacturing/ Warehousing:

- g. Cabinet, woodwork or frame shop; excluding furniture manufacturing or upholstery

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

- a. Other activities; personal services not otherwise listed
- b. Other activities; professional activities not otherwise listed
- c. Other activities; commercial services not otherwise listed
- d. Other activities; retail sales not otherwise listed

PROPOSED ZONING

CD (Downtown Commercial)

Permitted Uses

(1) General:

- a. Accessory use or building
- b. Internal service facilities
- c. On-premise signs per Article N
- e. Temporary uses; of listed district uses
- f. Retail sales; incidental
- g. Incidental assembly of products sold at retail or wholesale as an accessory to principle use

(2) Residential:

- c. Multi-family development per Article 1
- i. Residential quarters for resident manager, supervisor or caretaker; excluding mobile home
- n. Retirement center or home
- o. Nursing, convalescent center or maternity home; major care facility
- q. Room renting

*(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
- g. Liquor store, state ABC

(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 recreation facility
- h. Commercial recreation; indoor only, not otherwise listed
- j. Bowling alleys
- o. Theater; movie or drama, including outdoor facility
- s. Athletic club; indoor only

(7) Office/ Financial/ Medical:

- a. Office; professional and business, not otherwise listed
- b. Operational/processing center
- c. Office; customer service not otherwise listed, including accessory service delivery vehicle parking and indoor storage
- d. Bank, savings and loan 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 shop
- f. Manicure, pedicure, or facial salon
- j. College or other institutions of higher learning
- k. Business or trade school
- n. Auditorium
- o. Church or place of worship (see also section 9-4-103)
- p. Library
- 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. Recording studio
- x. Dance studio
- 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)
- bb. Civic organizations
- cc. Trade or business organizations
- hh. Exercise and weight loss studios; indoor only
- kk. Launderette; household users
- ll. Dry cleaners; household users
- oo. Clothes alteration or shoe repair shop

(9) Repair:

- 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
- c. Grocery; food or beverage, off premise consumption (see also Wine Shop)
- c.1 Wine shop (see also section 9-4-103)
- d. Pharmacy
- e. Convenience store (see also gasoline sales)
- f. Office and school supply, equipment sales
- h. Restaurant; conventional
- i. Restaurant; fast food
- l. Electric; stereo, radio, computer, television, etc. sales and accessory repair
- m. Appliance; household use, sales and accessory repair, excluding outside storage
- p. Furniture and home furnishing sales not otherwise listed
- q. Floor covering, carpet and wall covering sales
- r. Antique sales; excluding vehicles
- s. Book or card store, news stand
- t. Hobby or craft shop
- u. Pet shop (see also animal boarding; outside facilities)
- v. Video or music store; records, tape, compact disk, etc. sales
- w. Florist
- x. Sporting goods sales and rental shop
- y. Auto part sales (see also major and minor repair)
- ee. Christmas tree sales lot; temporary only (see also section 9-4-103)

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

- c. Rental of cloths and accessories; formal wear, etc.
- d. Rental of automobiles, noncommercial trucks or trailers, recreational vehicle, motorcycles and boats

(12) Construction:

- a. Licensed contractor; general, electrical, plumbing, mechanical, etc. excluding outside storage
- c. Construction office; temporary, including modular office (see also section 9-4-103)
- f. Hardware store

(13) Transportation:

- b. Bus station; passenger and related freight
- c. Taxi or limousine service
- e. Parcel delivery service
- h. Parking lot or structure; principal use

(14) Manufacturing/ Warehousing:

- g. Cabinet, woodwork or frame shop; excluding furniture manufacturing or upholstery
- h. Engraving; metal, glass or wood

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

* None

CD (Downtown Commercial)

Special Uses

*(1) General:** None

(2) Residential:

e.(1) Dormitory development

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

*(4) Governmental:** None

(5) *Agricultural/ Mining:** None

(6) *Recreational/ Entertainment:*

- d. Game center
- l. Billiard parlor or pool hall
- m. Public or private club
- t. Athletic club; indoor and outdoor facilities

(7) *Office/ Financial/ Medical:** None

(8) *Services:*

- a. Child day care facilities
- b. Adult day care facilities
- i. School; kindergarten or nursery (see also section 9-4-103)
- l. Convention center; private

(9) *Repair:*

- b. Minor repair; as an accessory or principal use

(10) *Retail Trade:*

- b. Gasoline or automotive fuel sales; accessory or principal use, retail
- g. Fish market; excluding processing or packing
- j. Restaurant; regulated outdoor activities
- n. Appliance; commercial use, sales and accessory repair, excluding outside storage
- aa. Pawnbroker

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

(12) *Construction:** None

(13) *Transportation:** None

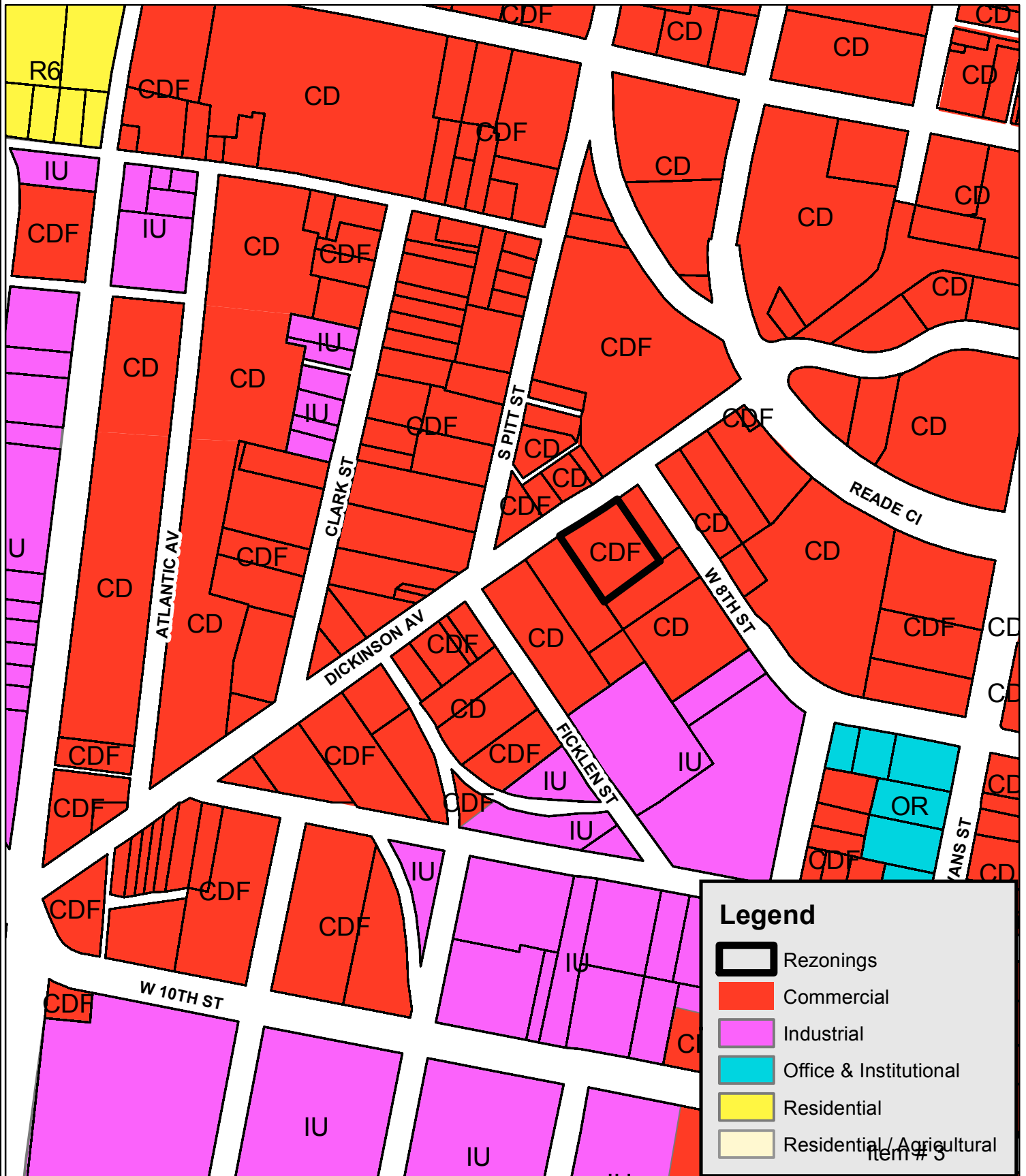
(14) *Manufacturing/ Warehousing:*

- 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 activities not otherwise listed
- c. Other activities; commercial services not otherwise listed
- d. Other activities; retail sales not otherwise listed

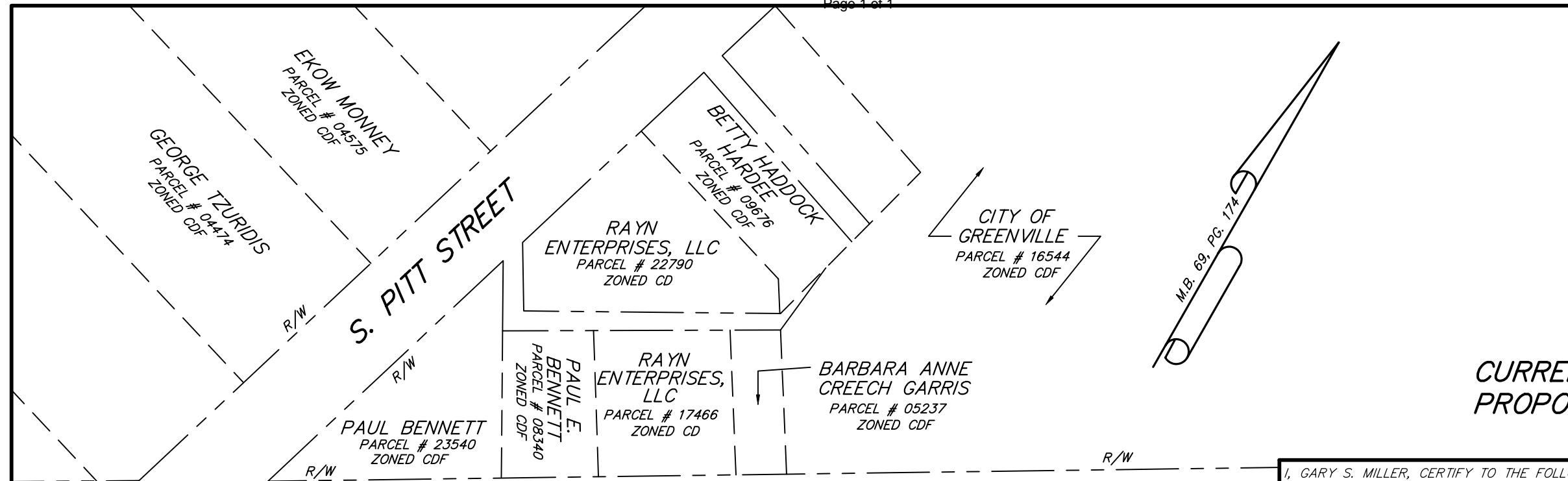
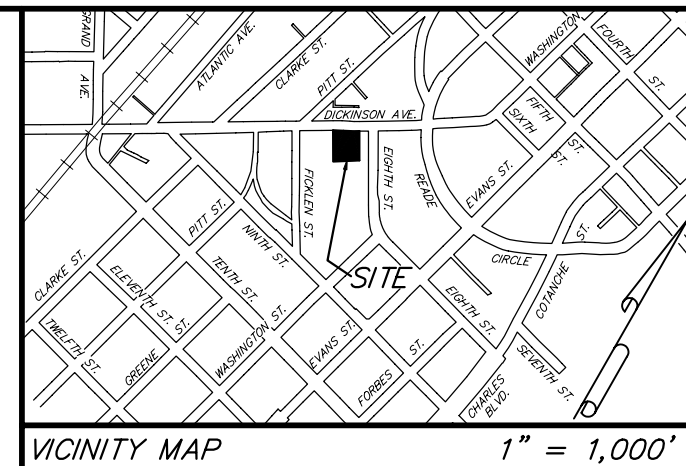
Tobacco Warehouse District, LLC
From: CDF
To: CD
0.471 acres (20,509 square feet)



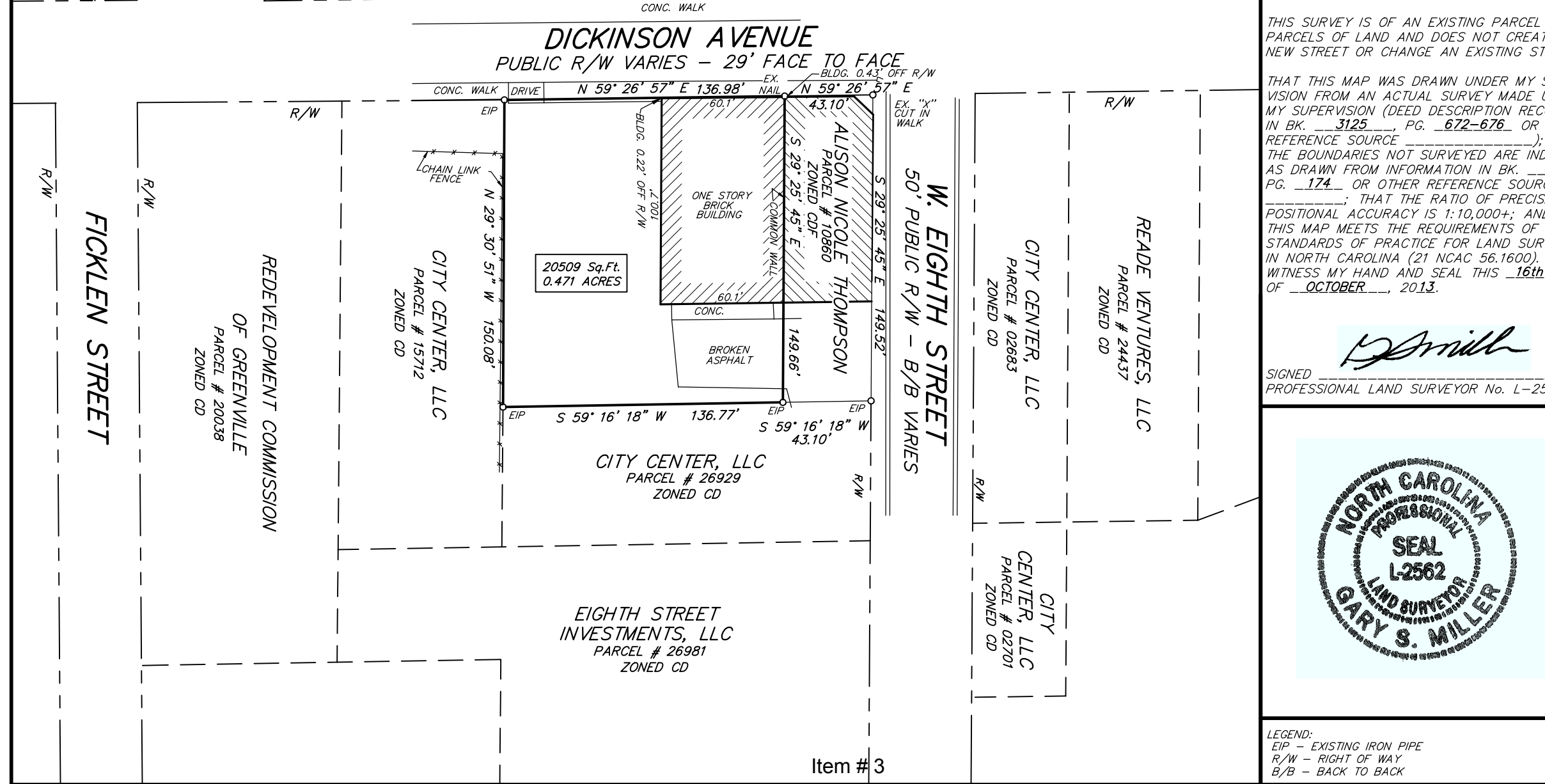
Legend

- Rezoning
- Commercial
- Industrial
- Office & Institutional
- Residential
- Residential / Agricultural

Item # 3



CURRENT ZONING - CDF
PROPOSED ZONING - CD



I, GARY S. MILLER, CERTIFY TO THE FOLLOWING:

THIS SURVEY IS OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT CREATE A NEW STREET OR CHANGE AN EXISTING STREET;

THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BK. 3125, PG. 672-676 OR OTHER REFERENCE SOURCE); THAT THE BOUNDARIES NOT SURVEYED ARE INDICATED AS DRAWN FROM INFORMATION IN BK. 69, PG. 174 OR OTHER REFERENCE SOURCE; THAT THE RATIO OF PRECISION OR POSITIONAL ACCURACY IS 1:10,000+; AND THAT THIS MAP MEETS THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA (21 NCAC 56.1600). WITNESS MY HAND AND SEAL THIS 16th DAY OF OCTOBER, 2013.

SIGNED *G. Miller*
PROFESSIONAL LAND SURVEYOR No. L-2562



LEGEND:
EIP - EXISTING IRON PIPE
R/W - RIGHT OF WAY
B/B - BACK TO BACK

SURVEYED BY: MCP
DRAWN BY: BLW
13180.dwg/07373.psd

REFERENCE:
DEED BK. 3125, PG. 672-676
DEED BK. G-45, PG. 602
MAP BK. 69, PG. 174
PARCEL # 12632



REZONING MAP FOR
TOBACCO WAREHOUSE DISTRICT, LLC

- OWNER -
JOYNER COMMERCIAL RENTALS, LLC

703 DICKINSON AVENUE
GREENVILLE, GREENVILLE TWP.
PITT CO., N.C.
SCALE: 1" = 60'
OCTOBER 16, 2013

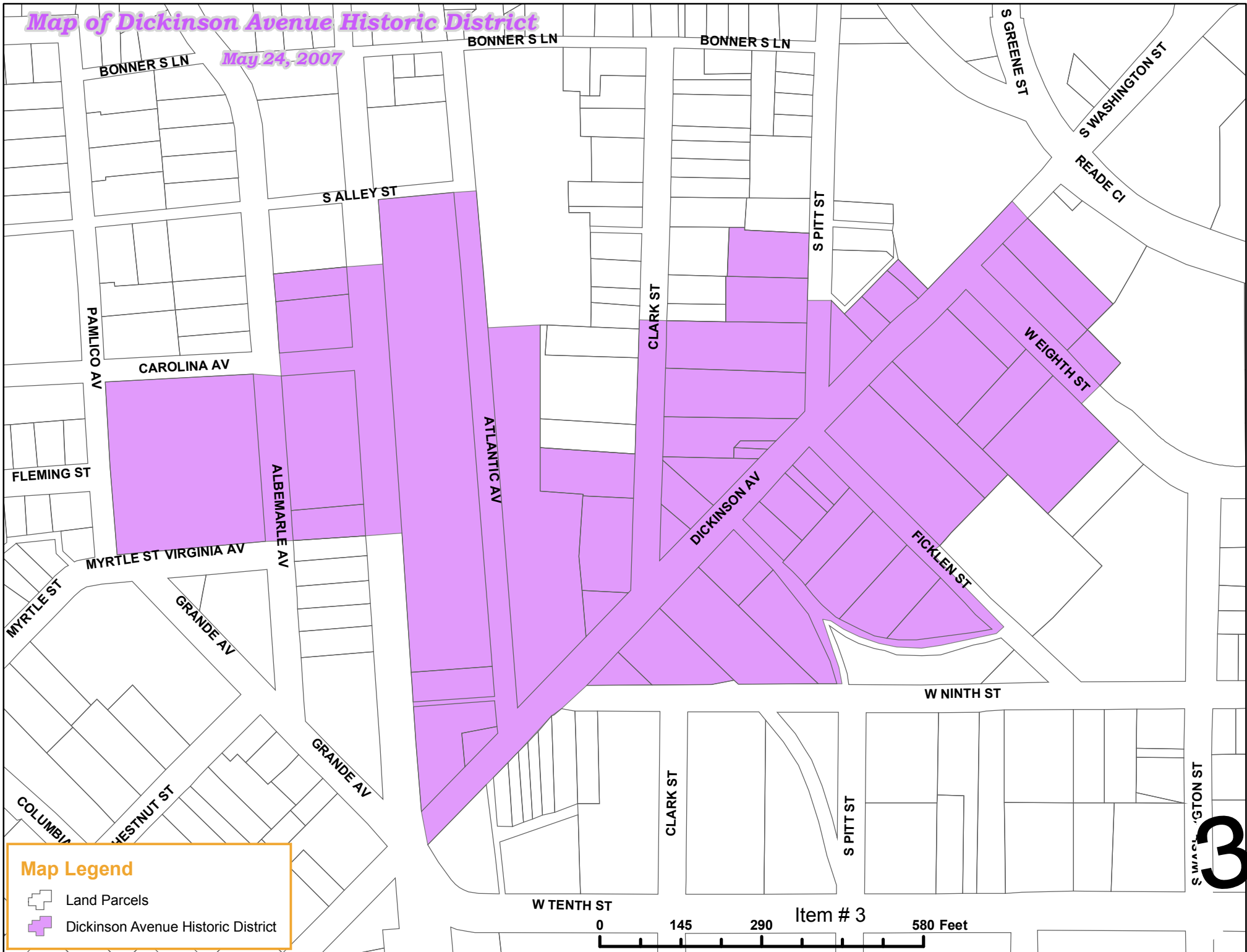
WO 13180 FB 342

GM GARY S. MILLER & ASSOCIATES, P.A.
LAND SURVEYORS



1803 South Charles Blvd. Greenville, N.C. 27858
Phone (252)756-7878 Fax (252)756-0785
License # C-0225

Map of Dickinson Avenue Historic District

May 24, 2007



Map Legend

-  Land Parcels
-  Dickinson Avenue Historic District

0 145 290 580 Feet
Item # 3

3

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.

Case No: 13-10

Applicant: Tobacco Warehouse District, LLC

Property Information

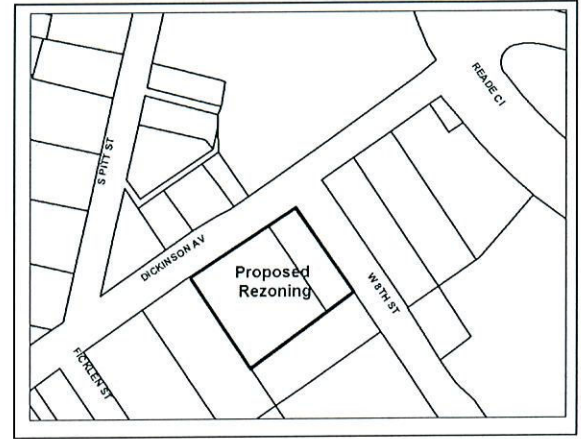
Current Zoning: CDF (Commercial Downtown Fringe)

Proposed Zoning: CD (Commercial Downtown)

Current Acreage: 0.471 acres

Location: Dickinson Ave, at the corner of W. 8th Street

Points of Access: Dickinson Avenue



Location Map

Transportation Background Information

1.) Dickinson Avenue- State maintained

	<u>Existing Street Section</u>	<u>Ultimate Thoroughfare Street Section</u>
Description/cross section	2-lane, curb & gutter with parking	no change
Right of way width (ft)	50	no change
Speed Limit (mph)	20	
Current ADT:	5,730 (*)	Ultimate Design ADT: 12,000 vehicles/day (**)
Design ADT:	12,000 vehicles/day (**)	
Controlled Access	No	
Thoroughfare Plan Status:	Major Thoroughfare	

Other Information: There are sidewalks along Dickinson Avenue that service this property.

Notes: (*) 2010 NCDOT count adjusted with a 2% growth rate
 (**) Traffic volume based on operating Level of Service D for existing geometric conditions
 ADT – Average Daily Traffic volume

Transportation Improvement Program Status: No projects planned.

Trips generated by proposed use/change

Current Zoning: 266 -vehicle trips/day (*) **Proposed Zoning: 909** -vehicle trips/day (*)

Estimated Net Change: increase of 643 vehicle trips/day (assumes full-build out)
 (* - These volumes are estimated and based on an average of the possible uses permitted by the current and proposed zoning.)

Impact on Existing Roads

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

1.) Dickinson Avenue , North of Site (60%):	“No build” ADT of 5,730
Estimated ADT with Proposed Zoning (full build) –	6,275
Estimated ADT with Current Zoning (full build) –	5,890
Net ADT change =	385 (7% increase)

2.) Dickinson Avenue , South of Site (40%):

"No build" ADT of 5,730

Estimated ADT with Proposed Zoning (full build) – 6,094

Estimated ADT with Current Zoning (full build) – 5,836

Net ADT change = 258 (4% increase)

Staff Findings/Recommendations

Based on possible uses permitted by the requested rezoning, the proposed rezoning classification could generate 909 trips to and from the site via Dickinson Avenue, which is a net increase of 643 additional trips per day.

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



City of Greenville, North Carolina

Meeting Date:
11/19/2013
Time: 6:30 PM

Title of Item: Update from Planning Staff on current approved plans and upcoming updates.

Explanation:

Fiscal Note:

Recommendation:

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

Attachments / click to download
