



Agenda

Planning and Zoning Commission

August 16, 2011

6:30 PM

Council Chambers, City Hall, 200 West Fifth Street

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- I. CALL MEETING TO ORDER -
- II. INVOCATION - Tim Randall
- III. ROLL CALL
- IV. APPROVAL OF MINUTES - July 19, 2011
- V. NEW BUSINESS

REZONINGS

1. Ordinance requested by Frank Hart Trust c/o Robert D. Parrott, Trustee to rezone 0.2868 acres located along the eastern right-of-way of Charles Boulevard and adjacent to The Province Apartments from OR (Office-Residential [High Density Multi-family]) to CDF (Downtown Commercial Fringe).

PRELIMINARY PLATS

2. Request by Greenville Retail Investments, LLC for a preliminary plat entitled "Hardee Crossing at Portertown". The property is located east of Portertown Road, south of East Tenth Street (NC HWY 33) and north and south of the Norfolk Southern Railroad. The property is further identified as Pitt County Tax parcels 24690, 09729, 32502, 51061, 51062, 47497, 50520, 59472, 09795, 05837, 44139, and 44130. The proposed development consists of 9 lots on 48.67 acres.

TEXT AMENDMENTS

3. Request by Steve Mills to amend the Zoning Ordinance regulations applicable to Wine Shops.

LAND USE PLAN MAP AMENDMENTS

4. Ordinance requested by Ward Holdings, LLC et al to amend the Future Land Use Plan Map (FLUPM) from office/institutional/multi-family (OIMF) and medium density residential (MDR) designations to commercial (C) designation for the properties located at the southeast corner of the intersection of Greenville Boulevard and East 14th Street containing 3.96 acres.

VI. PUBLIC HEARINGS

5. Request by the Public Works Department to change the street name of a portion of Thomas Langston Road to Regency Boulevard.

VII. OTHER ITEMS OF BUSINESS

6. Election of Officers

VIII. ADJOURN

DRAFT OF MINUTES PROPOSED FOR ADOPTION BY THE GREENVILLE PLANNING
AND ZONING COMMISSION
July 19, 2011

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

Mr. Godfrey Bell, Sr. - *
Mr. Dave Gordon - * Ms. Linda Rich - *
Mr. Tony Parker - X Mr. Tim Randall - *
Mr. Hap Maxwell - * Mr. Brian Smith - *
Ms. Shelley Basnight - X Mr. Doug Schrade - *

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

VOTING MEMBERS: Gordon, Maxwell, Rich, Randall, Smith, Schrade

PLANNING STAFF: Chris Padgett, Chief Planner; Chantae Gooby, Planner; Wayne Harrison, Planner; Valerie Paul, Secretary

OTHERS PRESENT: Dave Holec, City Attorney; Rik Decesar, Traffic Engineer; Jonathan Edwards, Communications Technician

MINUTES: Motion was made by Mr. Randall, seconded by Mr. Smith, to accept the June 21, 2011 minutes as presented. Motion carried unanimously.

NEW BUSINESS

Rezoning

Ordinance requested by the Community Development Department to rezone 0.65 acres located at the southeast corner of the intersection of Dickinson Avenue and Ficklen Street from Downtown Commercial Fringe (CDF) to Downtown Commercial (CD).

Ms. Chantae Gooby, Planner, delineated the location of the property. A photograph of the property was presented. Ms. Gooby stated the area contains a variety of uses. Dickinson Avenue is a gateway corridor which is designed to contain higher intensive uses. This rezoning could generate a net decrease of 398 trips per day. The decrease in trips will be split 50% in both directions on Dickinson Avenue. The basic difference between the current and proposed zoning districts is that the proposed district (CD) has zero-lot lines, no vegetation requirements and no parking requirements for non-residential uses. The Future Land Use Plan Map recommends commercial for the area bounded by Dickinson Avenue, Reade Circle, Evans Street and West Tenth Street. In staff's opinion, this request is in general compliance with the Horizons: Greenville's Community Plan, the Future Land Use Plan Map and the Center City Revitalization Plan.

No one spoke in favor of the request.

No one spoke in opposition of the request.

Motion was made by Mr. Gordon, seconded by Mr. Randall, to approve the proposed amendment to advise that it is consistent with the comprehensive plan and other applicable plans and to adopt the staff report which addresses plan consistency and other matters. Motion passed unanimously.

OTHER

Report on Suggested Modifications to Article P: Vegetation Requirements of the City Zoning Ordinance

Mr. Christopher Padgett, Chief Planner, presented the report to the Commission. One of the goals that the City Council had assigned to the Community Development Department was to gather and analyze feedback from landscape professionals regarding vegetation requirements and recommend changes to the landscape requirements as appropriate. Staff contacted 12 landscape professionals and asked for their feedback; the responses received fell into two categories: bufferyard vegetation requirements and the approved vegetation list. The approved vegetation list is in the ordinance and it includes all of the trees and shrubs that can be used to meet requirements for the City's vegetation standards. There were two recommendations for bufferyard requirements: reduce the amount of vegetation required for a bufferyard when a qualifying fence, evergreen hedge or berm is provided; and when a qualifying fence, evergreen hedge, or berm is provided within a bufferyard, allow some portion of the required vegetation material to be deciduous. There was only one recommendation for the approved vegetation list and that was to update the Approved Vegetation List (as provided in Section 9-4-267 of the Zoning Ordinance) to remove tree and shrub species that, for various reasons, do not thrive in this area, and add new tree and shrub species that do thrive in this area and will add to the community's vegetative diversity. Staff recommended that the Commission move forward with a Zoning Ordinance Text Amendment addressing the issues identified by area landscape professionals as outlined in the report provided. Staff would create the text amendment and send it back to the landscape professionals for feedback; staff would then bring it back to the Commission for their review.

Mr. Randall asked how many of the 12 landscape professionals responded back to staff.

Mr. Padgett answered that six had responded.

Mr. Randall asked if there were any recommendations or requests that were not included.

Mr. Padgett answered that they had addressed all the comments that they had received.

Mr. Randall said that it appeared that they are all fairly happy with the way things are besides the couple issues that were addressed in the report.

Mr. Randall made a motion to have staff move forward with the text amendment, Ms. Rich seconded and the motion passed unanimously.

Mr. Padgett brought the election of officers to the Commission's attention. It was supposed to

have been done before the July meeting; since it was inadvertently left off, he informed the Commission that the election would take place at the August meeting.

With there being no further business, Ms. Rich made a motion, Mr. Randall seconded and the motion passed unanimously to adjourn at 6:50 p.m.

Respectfully Submitted,

Merrill Flood, Secretary



City of Greenville, North Carolina

Meeting Date: 8/16/2011
Time: 6:30 PM

Title of Item: Ordinance requested by Frank Hart Trust c/o Robert D. Parrott, Trustee to rezone 0.2868 acres located along the eastern right-of-way of Charles Boulevard and adjacent to The Province Apartments from OR (Office-Residential [High Density Multi-family]) to CDF (Downtown Commercial Fringe).

Explanation:

Required Notices:

Planning and Zoning meeting notice (property owner and adjoining property owner letter) mailed on August 2, 2011.
On-site sign(s) posted on August 2, 2011.
City Council public hearing notice (property owner and adjoining property owner letter) mailed - N/A.
Public hearing legal advertisement published N/A.

Comprehensive Plan:

The subject site is located in Vision Area I.

Charles Boulevard is considered a connector corridor from Reade Circle to Fire Tower Road. Connector corridors are anticipated to contain a variety of higher intensity activities and uses.

The Future Land Use Plan Map recommends office/institutional/multi-family (OIMF) in the interior areas along the eastern right-of-way of Charles Boulevard between East 14th Street and East 10th Street.

The subject property is located within the area proposed for the Urban Core (UC) Overlay District. See below for standards of the UC Overlay District.

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

Based on possible uses permitted by the requested rezoning, the proposed rezoning classification could generate 180 trips to and from the site on Charles

Boulevard, which is a net increase of 60 additional trips per day.

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

History/Background:

On the 1969 zoning series map, the subject property was zoned OR.

Present Land Use:

Domino's Pizza

Water/Sewer:

Water and sanitary sewer are located in the right-of-way of Charles Boulevard.

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:

North: OR-UC - Masonic Lodge
South: OR-UC - The Province Apartments
East: OR-UC - The Province Apartments
West: CDF - ECU Building #198

Density Estimates:

Under the current zoning (OR), the site could yield 1,840 square feet of office space.

Under the proposed zoning (CDF), the site could yield 1,840 square feet of retail space.

The anticipated build-out time is within one year.

Standards for the Urban Core (UC) Overlay District

Excerpt from the Greenville City Code.

Section 9-4-200.1 URBAN CORE (UC) OVERLAY DISTRICT STANDARDS.

(A) Purpose and intent; definition; designated area.

(1) Purpose and intent. The purpose and intent of the Urban Core (UC)

Overlay District and requirements set forth under this section is to allow modification of specific site development standards of the underlying zoning district(s) which are designed to facilitate development and redevelopment of in-fill sites in the designated area under subsection (3) below.

(2) Definition. An Urban Core (UC) Overlay District is defined as an overlay zoning district adopted in conjunction with an OR, and/or CDF underlying general purpose district as listed under Article D, Part 2, sections 9-4-62 and 9-4-66 wherein in zoning rights, standards, restrictions, and requirements as set forth for the common general purpose district shall extend to the Urban Core (UC) Overlay District zoned area in accordance with subsection (b) below.

(3) Designated area. All Urban Core (UC) Overlay District(s) shall be restricted to the land area located within the following boundary: South of 10th Street, east of CSXT Railroad, north of Fourteenth Street, west of Green Mill Run and ECU Easement (tax parcel 73545, DB 2215, PG 597 (as existing on March 4, 2010) No Urban Core (UC) Overlay District shall be established within the designated area upon City Council adoption of an individual zoning ordinance which defines the boundary of the specific Urban Core (UC) Overlay District located within the designated area boundary.

Additional Staff Comments

In 1994, there was a text amendment to remove restaurant, fast food, and restaurant; outdoor activities from the list of uses in the OR district. The Domino's Pizza was already in operation. Therefore, it is a legal non-conforming use.

Fiscal Note: No cost to the City.

Recommendation: In staff's opinion, the request is not in compliance with Horizons: Greenville's Community Plan and the Future Land Use Plan Map.

"Not in compliance with the comprehensive plan" should be construed as meaning the requested zoning (i) is specifically non-compliant with plan

objectives and recommendations including the range of allowable uses in the proposed zone, etc and/or is of a scale, dimension, configuration or location that is not objectively in keeping with plan intent and (ii) does not promote or preserve the desired urban form. The requested zoning is considered undesirable and not in the public interest and staff recommends denial of the requested rezoning.

If City Council determines to deny the rezoning request, in order to comply with this statutory requirement, it is recommended that the motion be as follows: Motion to deny the request to rezone and to make a finding and determination that the denial of the rezoning request is consistent with the adopted comprehensive plan and the denial of the rezoning request is reasonable and in the public interest due to the denial being consistent with the comprehensive plan and, as a result, the denial furthers the goals and objectives of the comprehensive plan.

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 Residential Charts](#)
- [📎 Rezoning 11 07 Frank Hart Trust 903582](#)
- [📎 List of Uses OR 896518](#)

REZONING THOROUGHFARE/TRAFFIC VOLUME REPORT

Case No: 11-07

Applicant: Frank Hart Trust

Property Information

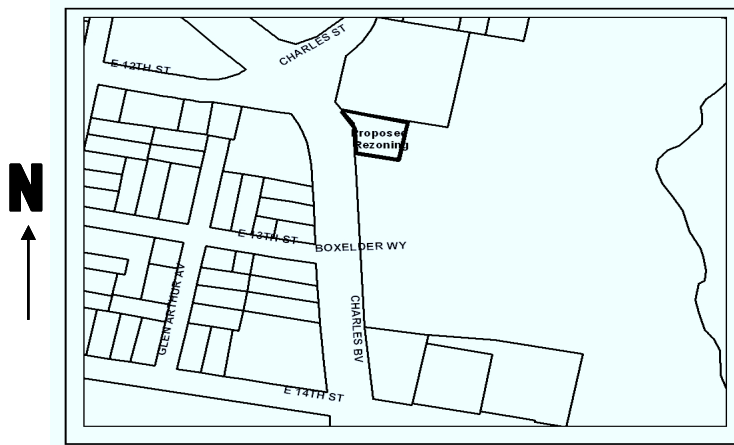
Current Zoning: OR (Office-Residential)

Proposed Zoning: CDF (Commercial Downtown Fringe)

Current Acreage: 0.1921 net acres (0.2868 gross acres)

Location: Charles Boulevard, between 14th Street & Charles Street

Points of Access: Charles Boulevard



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 with curb & gutter	no change
Right of way width (ft)	100	100
Speed Limit (mph)	35	35
Current ADT:	16,980 (*)	Ultimate Design ADT: 33,500 vehicles/day (**)
Design ADT:	33,500 vehicles/day (**)	
Controlled Access	No	

Thoroughfare Plan Status: Major Thoroughfare

Other Information: There are sidewalks and a City bus route along this section of Charles Boulevard.

Notes: (*) 2008 NCDOT count adjusted for a 2% annual growth rate
 (**) Traffic volume based an operating Level of Service D for existing geometric conditions
 ADT – Average Daily Traffic volume

Transportation Improvement Program Status: No planned improvements.

Trips generated by proposed use/change

Current Zoning: 120 -vehicle trips/day (*) **Proposed Zoning: 180** -vehicle trips/day (*)

Estimated Net Change: increase of 60 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: “No build” ADT of 16,980

Estimated ADT with Proposed Zoning (full build) – 17,070

Estimated ADT with Current Zoning (full build) – 17,040

Net ADT change = 30 (<1% increase)

Case No: 11-07

Applicant: Frank Hart Trust

2.) Charles Boulevard , South of Site:**“No build” ADT of 16,980**

Estimated ADT with Proposed Zoning (full build) – 17,070

Estimated ADT with Current Zoning (full build) – 17,040**Net ADT change = 30 (<1% increase)****Staff Findings/Recommendations**

Based on possible uses permitted by the requested rezoning, the proposed rezoning classification could generate 180 trips to and from the site on Charles Boulevard, which is a net increase of 60 additional trips per day.

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

EXISTING 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 otherwis

PROPOSED 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

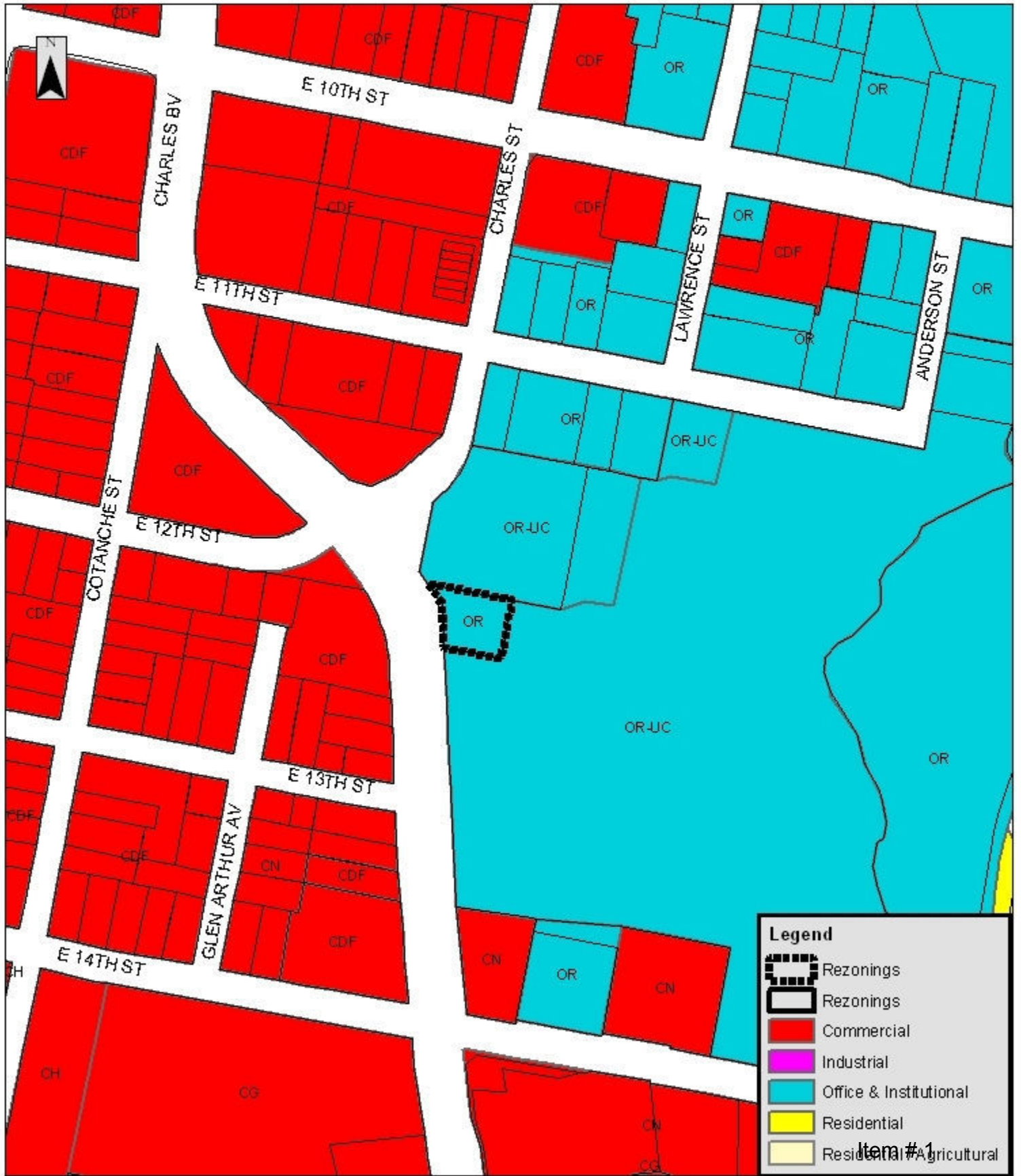
(14) Manufacturing/ Warehousing:

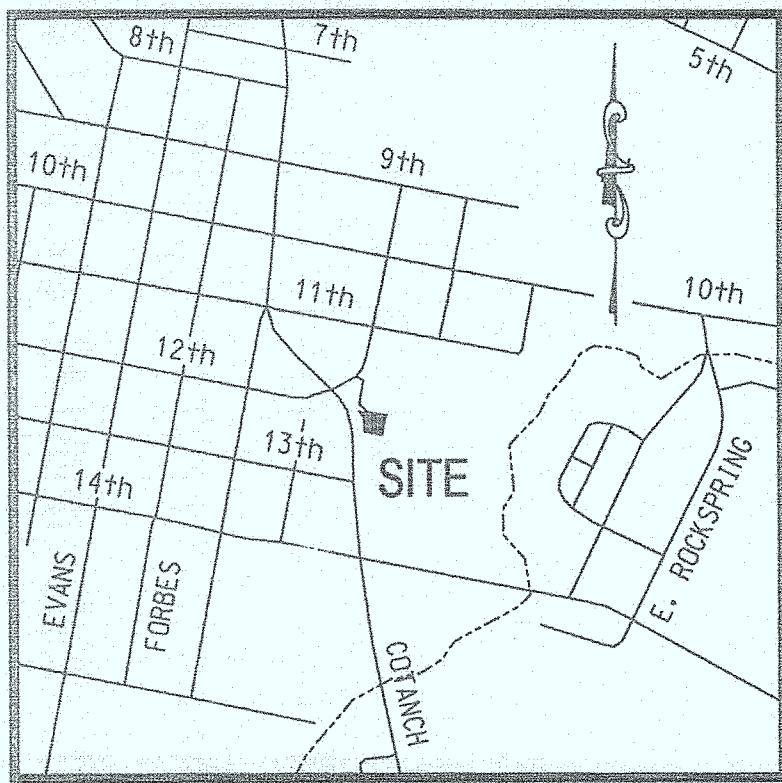
- g. Cabinet, woodwork or frame shop; excluding furniture manufacturing or upholstery

(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

Frank Hart Trust c/o Robert D. Parrott, Trustee (11-07)
From: OR to CDF
0.2868 acres
August 2, 2011





VICINITY MAP
1" = 1000'

Attachment number 4
Page 1 of 1

STATE OF NORTH CAROLINA
DB 1376, P 43
CDF

NICOLAS J. HARRIS
DB 2714, P 209
CDF



MASONIC LODGE
DB V32, P 616
DB 615, P 254
DB D33, P 622
DB Y33, P 258
DB Y33, P 246
MB 10, P 301
OR-UC
PRIVATE CLUB

M.B. 73, PG. 108

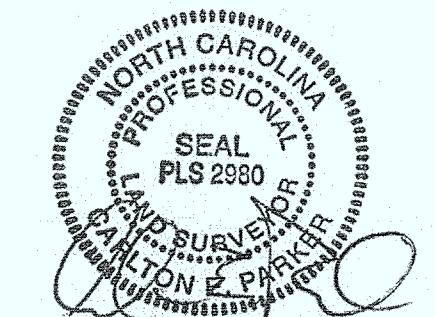
EXISTING APARTMENT BUILDING

EXISTING APARTMENT BUILDING

EXISTING ZONING OR PROPOSED ZONING CDF
(0.2888 ACRES)

EXISTING BUILDING
40' x 30'

UNIVERSITY RESIDENCES
ECU, LLC
DB 2762, P 1
DB 2762, P 4
DB 2762, P 9
DB 2762, P 15
DB 2762, P 37
OR-UC
APARTMENTS



CARLTON E. PARKER, PLS 2980

REZONING MAP FOR
FRANK HART TRUST c/o ROBERT D. PARROTT, TRUSTEE

REFERENCE DEED BOOK 1359, PAGE 266,
OF THE PITT COUNTY REGISTRY

GREENVILLE TWP CITY OF GREENVILLE PITT CO NORTH CAROLINA

OWNER:	FRANK HART TRUST ROBERT DONALD PARROTT, TRUSTEE	DESIGNED:	CEP
ADDRESS:	1003 RED BANKS ROAD GREENVILLE, NC 27858	DRAWN:	JHT
PHONE:	(252) 321-0505	APPROVED:	CEP
		DATE:	6/13/11
		SCALE:	1" = 20'
		SHEET	1 OF 1

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

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BUFFERYARD SETBACK AND VEGETATION SCREENING CHART

For Illustrative Purposes Only

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

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

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

Street trees may count toward the minimum acreage.

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

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

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

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

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

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

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

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

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

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

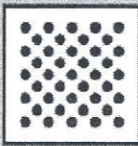
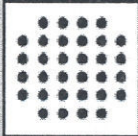
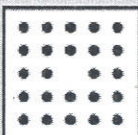
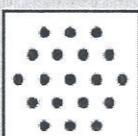

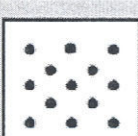
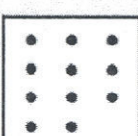
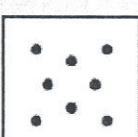
Residential Density		
Maximum density allowed by Zoning District based on average of 2.67 persons per dwelling unit		
High Density		
R6 R6-N R6-MH OR CDF	17 units per acre yields 45 persons per acre	
PUD	12 units per acre yields 32 persons per acre	
Medium Density		
R6-A	9 units per acre yields 24 persons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

Illustration: Maximum allowable density in Residential Zoning Districts



City of Greenville, North Carolina

Meeting Date: 8/16/2011
Time: 6:30 PM

Title of Item: Request by Greenville Retail Investments, LLC for a preliminary plat entitled "Hardee Crossing at Portertown". The property is located east of Portertown Road, south of East Tenth Street (NC HWY 33) and north and south of the Norfolk Southern Railroad. The property is further identified as Pitt County Tax parcels 24690, 09729, 32502, 51061, 51062, 47497, 50520, 59472, 09795, 05837, 44139, and 44130. The proposed development consists of 9 lots on 48.67 acres.

Explanation: In 1989, this property was taken into the City of Greenville's ETJ and it was zoned RA-20, Residential-Agricultural. In 2000, the land use plan map was changed to designate the properties north of the railroad as Commercial. In 2002, the Gupton property was rezoned to OR, Office-Residential. In the fall of 2009, the property north of the railroad was rezoned to CG, General Commercial.

NC HWY 33 is a gateway corridor into Greenville.

There was a great deal of discussion from area residents regarding drainage into Lake Glenwood during the rezoning public hearings. The engineer for the applicant states that they have over designed the detention ponds to hold water longer and release it more slowly over a longer period of time; therefore the rate of post-development runoff should not exceed the pre-development rate.

A public street is being provided along the site's easternmost boundary to provide lateral access for properties that may be developed eastward towards L.T. Hardee Road as per NCDOT direction. The site's internal drives will include general ingress-egress easements. The developer has shown a preliminary site plan lightly in the background for clarity and context. The preliminary site plan has not been submitted, reviewed or approved by the city. This review is for the layout of the lots and the public street.

Fiscal Note: There are no anticipated costs to the City of Greenville associated with this preliminary plat.

Recommendation: The City's Subdivision Review Committee has reviewed the plat and found that it meets all technical requirements for approval by the with the Planning and Zoning Commission.

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 [Hardee Crossing at Portertown Preliminary Plat](#)



City of Greenville, North Carolina

Meeting Date: 8/16/2011
Time: 6:30 PM

Title of Item: Request by Steve Mills to amend the Zoning Ordinance regulations applicable to Wine Shops.

Explanation: The City's definition and standards for a "Wine Shop" were established in 2006 and were modeled after the applicable ABC Licensing definitions found in GS 18B-1001. Both the City's definition and standards and the applicable ABC requirements allow the sale of unfortified wine for consumption on the premises, provided that the sale of wine for consumption on the premises does not exceed forty percent (40%) of the establishment's total sales for any 30-day period.

The applicant is the owner / operator of Dolce Vita, a wine shop located at 3110 Evans Street. The proposed amendment requests to change the City's zoning standards for Wine Shops so as to allow the sale of malt beverages for consumption on the premises (see attached application). The only land uses that the City has traditionally qualified for an "On-Premises Malt Beverage Permit" are Restaurants, Dining and Entertaining Establishments and Public or Private Clubs, however, applicable ABC requirements would allow a wine shop to receive an "On-Premises Malt Beverage Permit".

The submitted zoning ordinance text amendment proposes the following:

- Allow a wine shop as a permitted use in the CH district and as a special use in the MCG, MCH, CD, CDF, CG, and CN districts. (They are currently a permitted use in the MCG, MCH, CD, CDF, CG, CN and CH districts.)
- Allow the on-premises consumption of malt beverages. (Only the on-premises consumption of wine is currently permitted).
- Require that the sale of wine and malt beverages for on-premises consumption not exceed 40% of the wine shop's total sales of wine and malt beverages including both on-premises and off-premises consumption for any 30-day period. (The 40% requirement is currently limited to wine only).

- Require that records related to the wine shop's total sales of wine and malt beverages for both on-premises and off-premises consumption be maintained on the premises for at least one year and shall be open to inspection. (No such requirement currently exists.)
- Require that a wine shop be located at least 200-feet from any existing or approved public or private club, dining and entertainment establishment, or other wine shop that includes the on-premises consumption of malt beverages. (No such requirement currently exists.)
- Limit wine shops' hours of operation to no later than 11:00 p.m. Sunday - Thursday and no later than 12:00 a.m. Friday - Saturday.
- Prohibit a wine shop from requiring a membership, cover or minimum charge for admittance.

Fiscal Note: No fiscal impact anticipated.

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

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

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

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Attachments / click to download

 [Wine Shop Text Amendment Application](#)



Date Received 6-27-11

CITY OF GREENVILLE
ZONING ORDINANCE TEXT AMENDMENT APPLICATION

Applicant Name(s) Steve Mills

Mailing Address 3110-F S. EVANS ST
GREENVILLE N.C. 27858

Contact Phone Number (252) 341-3134

Contact Fax Number (252) 329-8500

* Zoning Ordinance Section Proposed to be Amended: Section 9-4-22; Section 9-4-103(S);
Appendix A, (C)(1)(c)(1).

Reason for Request: To allow Dolce Vita Wine and Beer to sell
CRAFT BEER "ON PREMISE" as a part of BEINA a wine shop.

* Proposed Language of Text Amendment (attach additional pages if needed): See attachment

STEVE MILLS

Print Name

Signature of Applicant

6/23/11

Date

Proposed Zoning Ordinance Text Amendment: Wine Shops

Bold underlined text depicts proposed additions to existing standards; ~~strikethrough text~~ depicts deletions from existing standards.

- ~~1. Title 9, Chapter 4, Appendix A, (C)(10)(c)(1), allows the land use titled *Wine Shop* as a permitted use by right in the MCG; MCH; CD; CDF; CG; CN; and CH districts and assigns a LUI# “3” to said use.~~
1. **Title 9, Chapter 4, Appendix A, (C)(10)(c)(1), allows the land use titled *Wine Shop* as a Permitted Use in the CH district, and as a Special Use in the MCG; MCH; CD; CDF; CG; and CN districts and assigns a LUI# “4” to said use.**

Explanation: Requiring a Special Use Permit for wine shops in various zoning districts will allow an additional level of review to ensure compatibility with adjacent or nearby residential uses. Increasing the Land Use Intensity (LUI) classification for wine shops will provide for increased bufferyard standards. For example, a wine shop proposed adjacent to a single family dwelling currently is required a Type D Bufferyard (20 feet wide / 10 feet with a fence). The proposed standard would require a Type E Bufferyard (30 feet wide / 15 feet with a fence).

2. Title 9, Chapter 4, Article B, Section 9-4-22, of the City Code defines a “Wine Shop” as:

“An establishment conducted pursuant to G.S.18B-1001 as amended, and operated as a principal or accessory use, which is authorized to sell wine in the manufacture’s original container for consumption off the premises, provided however, the permittee shall be authorized to conduct accessory and incidental wine tasting on the premises and is further authorized to sell wine for on-premise consumption, as an accessory and incidental use to the wine shop, provided the establishment and operation is compliant with section 9-4-103(S). **A wine shop that does not meet the requirements of section 9-4-103(S) shall be deemed a public or private club for the purpose of zoning and land use classification.**”

Explanation: No changes are proposed to the current definition of a wine shop.

3. Title 9, Chapter 4, Article F, Section 9-4-103 (S), of the City Code provides the following Special Standards for Wine Shops:
 - (1) A wine shop may sell wine for consumption on the premises, provided that the on-premises consumption of wine constitutes an accessory and incidental use to the wine shop.

- (2) **A wine shop that also has the requisite state permit(s) that allows retail sales of malt beverages for on-premises consumption, in accordance with G.S.18B-1001 as amended, may sell both wine and malt beverages for consumption on the premises, provided that the combined on-premises consumption of wine and malt beverages constitute an accessory and incidental use to the primary retail use wine shop.**
- (3) For purposes of this section, on-premises consumption of wine **and malt beverages** shall be deemed an accessory and incidental use to a wine shop, provided the **combined** sale of wine **and malt beverages** for consumption on the premises does not exceed forty (40) percent of the wine shop's total sales of wine **and malt beverages** including both on-premises and off-premises consumption, for any thirty (30) day period. The term "sale(s)" as used herein shall be the receipt of payment for the wine **and malt beverages** sold and/or consumed and shall not be a measure of the volume of wine **and malt beverages** sold and/or consumed.
- (4) **Records related to the wine shop's total sales of wine and malt beverages for both on-premises and off-premises consumption shall be maintained on the premises for not less than one year and shall be open for inspection and audit at all reasonable hours when the establishment is open for business by the Zoning Enforcement Officer. The Zoning Enforcement Officer may view the records on the premises or may request that copies of the written records be delivered to the City. The requirements of this subsection shall be for the purpose of determining compliance with subsection (S)(3) above.**

Explanation: The City must be able to review the sales records of wine shops to verify that they are meeting the required sales percentages to maintain their standing as permitted. This requirement has already been established for Dining and Entertainment Establishments.

- (5) ~~A wine shop, as set forth in subsections (S)(3)(a) and (b) below, shall be deemed a "public or private club" for purposes of zoning and land use classification.~~
- ~~— (a) That is not part of and accessory to a restaurant establishment, where such principal use restaurant has sales of prepared and/or packaged foods, in a ready to consume state, in excess of fifty (50) percent of the total gross receipts for the establishment during any month, including both the wine shop and restaurant, and/or~~
- ~~(b) Where the total sales of wine for on-premise consumption is in excess of forty (40) percent of the wine shop's total sales of wine including both on-premises and off-premises consumption, during any thirty (30) day~~

period, shall be deemed a “public or private club” for purposes of zoning and land use classification.

Explanation: This subsection is no longer needed as a result of subsection 8 below.

- (5) **No wine shop that includes the on-premises consumption of wine and malt beverages shall be located within a 200-foot radius, including street rights-of-way, of an existing or approved Public or Private Club, Dining and Entertainment Establishment, or other wine shop that includes the on-premises consumption of wine and malt beverages. The required measurement shall be from the building or structure containing the wine shop to the nearest property line of the parcel containing the existing or approved Public or Private Club, Dining and Entertainment Establishment, or other wine shop that includes the on-premises consumption of wine and malt beverages.**

Explanation: The proposed spacing requirement is intended to ensure that various uses that involve the on-premises consumption of alcohol do not congregate in close proximity to one another; leading to possible cumulative adverse impacts to adjacent or nearby residential and/or commercial uses.

- (6) **A wine shop shall not operate after 11:00 p.m. on Sunday, Monday, Tuesday, Wednesday, and Thursday or after 12:00 a.m on Friday and Saturday.**

Explanation: The proposed limits on hours of operation are intended to ensure that wine shops are operated as retail establishments and not as a public or private club.

- (7) **A wine shop shall not require a membership, cover or minimum charge for admittance or service during regular or special periods of operation.**

Explanation: The proposed requirements are intended to ensure that wine shops are operated as retail establishments and not as a public or private club.

- (8) **A wine shop that does not meet the requirements of section 9-4-103(S) shall be deemed a public or private club for the purpose of zoning and land use classification.**

- (9) The provisions of this section shall apply to all wine shops whether operated as a principal or accessory use.



City of Greenville, North Carolina

Meeting Date: 8/16/2011
Time: 6:30 PM

Title of Item: Ordinance requested by Ward Holdings, LLC et al to amend the Future Land Use Plan Map (FLUPM) from office/institutional/multi-family (OIMF) and medium density residential (MDR) designations to commercial (C) designation for the properties located at the southeast corner of the intersection of Greenville Boulevard and East 14th Street containing 3.96 acres.

Explanation: **History/Background:**

In 1969, the subject properties were zoned R9 (single-family and duplex). In 1990, the owners of eight lots (6 acres) along Greenville Boulevard, between 14th Street and Adams Boulevard, requested their properties to be rezoned from R9 (single-family and duplex) to O (Office). The Planning and Zoning Commission, at the request of these property owners, sponsored the rezoning request; however, the Commission recommended denial at the public meeting. A valid protest petition (91.7% of the adjoining property owners) was filed by property owners within 100 feet of the request. The City Council unanimously voted to deny the request at their February, 1990 public hearing.

In 2006, the subject properties were included in the Eastwood Neighborhood Rezoning where properties were rezoned to R9S (single-family only). These rezonings were part of recommendations from the Task Force on Preservation of Neighborhoods and Housing. The purpose of these rezonings was to eliminate multi-family intrusion in single-family neighborhoods. Therefore, the recommended zoning under the current FLUPM is office (O).

The current FLUPM was adopted on February 12, 2004.

In November, 2007 and May, 2008, the City Council denied requests by Ward Holdings, LLC to amend the FLUPM from an OIMF designation to a C designation for three parcels (1.52 acres) at the corner of SE Greenville Boulevard and 14th Street. See attached map.

In 2010, there was a five-year Comprehensive Plan Review. As part of that

process, the Planning and Zoning Commission was asked by Ward Holdings, LLC to consider changing the FLUPM from an OIMF designation to a C designation for the area described as beginning at the southeast corner of Greenville Boulevard and East 14th Street extending northeast along Greenville Boulevard just beyond David Drive. This area contained nine parcels (4.7± acres). See attached map.

The Planning and Zoning Commission voted to recommend the change at their March 16, 2010 meeting. City Council denied the request with a tie vote and the Mayor broke the tie.

Comprehensive Plan:

The subject area is located in Vision Area C.

The FLUPM recommends OIMF along the southern right-of-way of Greenville Boulevard, east of the Norfolk Southern Railroad and adjacent to the neighborhood focus area at the intersection of Greenville Boulevard and Eastbrook Drive.

There are designated neighborhood focus areas at the intersections of Greenville Boulevard and 14th Street and Greenville Boulevard and Eastbrook Drive. These areas generally contain less than 40,000 square feet of conditioned floor space.

Greenville Boulevard is designated as a connector corridor from its intersection at 14th Street and continuing north. 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."

The Comprehensive Plan states that "location and size of commercial nodes included in the plan are not intended to be static. As the area surrounding commercial nodes develop, larger node definitions ...may be warranted. "In addition, as the commercial nodes of outlying areas of the City's planning jurisdiction develop, they should be buffered from surrounding areas by office, institutional and multi-family and residential land uses and open spaces. Again, the exact size of the required buffer has not been predetermined. The required buffer width should be determined when the ultimate extent of the commercial node is known.

Environmental Conditions/Constraints:

There are no known environmental constraints.

Surrounding Land Uses and Zoning:

North: CG -Trade/Wilco Convenience Store, Home Town Pharmacy, First Citizens Bank

South: R9S - Eastwood Subdivision - single-family, Teen Center, Sports Connection

East: R9S - Eastwood Subdivision - single-family

West: CN - professional office building

Thoroughfare/Traffic Volume (Summary):

Based on possible uses permitted by the current land use plan designations, the proposed designation could generate 4,398 trips to and from the site on Greenville Boulevard, which is a net increase of 4,028 additional trips per day.

During the review process, measures to mitigate traffic impacts will be determined. Prior to development approval, a Traffic Impact Study will be required to assess the impacts. The "Area of Influence" will be determined at the time of the site plan review. Mitigation measures may include limiting access onto Greenville Boulevard, constructing turn lanes into the development, and intersection improvements at the Greenville Boulevard/14th Street intersection such as the construction of additional turns and/or through lanes.

Fiscal Note:

No cost to the city.

Recommendation:

Staff does not recommend expansion of commercial development in the area adjacent to the Eastwood Subdivision. The current OIMF designation will afford adaptive reuse of the properties fronting the SE Greenville Boulevard corridor while minimizing negative impacts on the interior neighborhood. For the lot that doesn't front Greenville Boulevard, staff recommends no change. While this lot does experience traffic due to the Teen Center and the Perkins Baseball Complex, it is not of a scale that non-residential use is recommended.

The purpose of the OIMF designation is to protect the interests of the Eastwood neighborhood. Any change to the FLUPM should be supported by the neighborhood as part of an effective strategy that protects the neighborhood's interests. However, consideration should also be given to limiting and/or avoiding adverse impacts on streets and linear expansion of commercial development along a major thoroughfare to an equal or greater degree than is achieved by the current FLUPM configuration.






To make changes to the Future Land Use Plan Map for the subject area, it should be first established that it is necessary as a result of changed conditions, in the local development pattern, street system, environment, or other major feature or plan, which impacts the site in a manner or to a degree not previously anticipated at the time of adoption of the current Future Land Use Plan Map. In the opinion of staff, the subject area(s) did not experience changed conditions that impacted the site in a manner or to a degree not previously anticipated by the

community at the time of adoption of the current Future Land Use Plan Map; therefore, no change is warranted. Moreover, changing the FLUPM from OIMF to C would not satisfy the other criteria used to evaluate the appropriateness of proposed FLUPM amendments:

- *The location of the proposed designation supports the intent and objective of the current Future Land Use Plan Map, Focus Area Map, and Transportation Corridor Map and other contextual considerations of the comprehensive plan.*
- *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 localized traffic, the natural environment or existing and future neighborhoods and businesses within and in proximity to the area of proposed amendment.*
- *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 recommendation.*

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

Attachments / click to download

-  [Location Map](#)
-  [Survey](#)
-  [2007 and 2008 Request](#)
-  [2010 Request](#)
-  [Land Use Plan Amendment 11_01 Ward Holdings LLC et al 903596](#)
-  [Traffic Report](#)

LAND USE PLAN AMENDMENT THOROUGHFARE/TRAFFIC VOLUME REPORT

Case No: 11-01

Applicant: Ward Holdings, LLC et al

Property Information

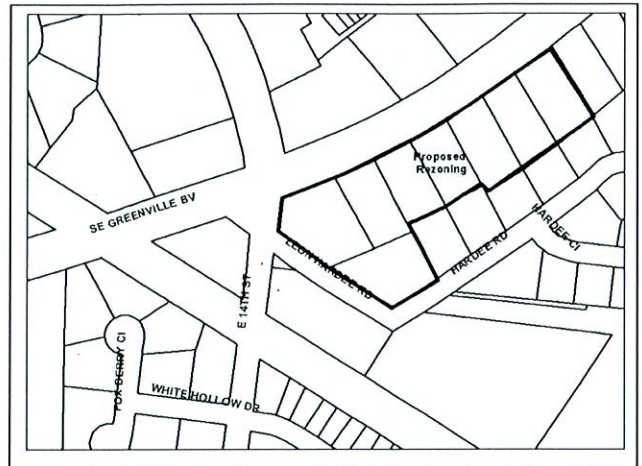
Current Designations: OIMF (office/institutional/multi-family) and MDR (medium density residential)

Proposed Designation: C (commercial)

Current Acreage: 3.96 acres

Location: Corner of 14th Street & Greenville Boulevard

Points of Access: Greenville Boulevard & Leon Hardee Road



Location Map

Transportation Background Information

1.) Greenville Boulevard- State maintained

	<u>Existing Street Section</u>	<u>Ultimate Thoroughfare Street Section</u>
Description/cross section	5 lanes with curb & gutter	6 lanes - curb & gutter with raised median
Right of way width (ft)	100	150
Speed Limit (mph)	45	45
Current ADT:	36,080 (*)	Ultimate Design ADT: 45,000 vehicles/day (**)
Design ADT:	33,500 vehicles/day (**)	
Controlled Access	No	
Thoroughfare Plan Status:	Major Thoroughfare	

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

Notes: (*) 2008 NCDOT count adjusted for a 2% annual growth rate
 (**) Traffic volume based on operating Level of Service D for existing geometric conditions
 ADT – Average Daily Traffic volume

Transportation Improvement Program Status: No planned improvements.

Trips generated by proposed use/change

Current Designation:	370	-vehicle trips/day (*)	Proposed Designation:	4,398	-vehicle trips/day (*)
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Estimated Net Change: increase of 4028 vehicle trips/day (assumes full-build out)
 (* - These volumes are estimated and based on an average of the possible uses permitted by the current and proposed zoning.)

Impact on Existing Roads

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

1.) Greenville Boulevard , East of Site:	“No build” ADT of 36,080
Estimated ADT with Proposed Designation (full build) –	38,279
Estimated ADT with Current Designations (full build) –	36,265
Net ADT change =	2,014 (6% increase)

2.) Greenville Boulevard , West of Site: "No build" ADT of 36,080

Estimated ADT with Proposed Designation (full build) – 38,279

Estimated ADT with Current Designations (full build) – 36,265

Net ADT change = 2,014 (6% increase)

Staff Findings/Recommendations

Based on possible uses permitted by the requested land use plan designation, the proposed designation could generate 4398 trips to and from the site on Greenville Boulevard, which is a net increase of 4028 additional trips per day.

During the review process, measures to mitigate traffic impacts will be determined. Prior to development approval, a Traffic Impact Study will be required to assess the impacts. The "Area of Influence" will be determined at the time of the site plan review. Mitigation measures may include limiting access onto Greenville Boulevard, constructing turn lanes into the development, and intersection improvements at the Greenville Boulevard/14th Street intersection such as the construction of additional turn and/or through lanes.

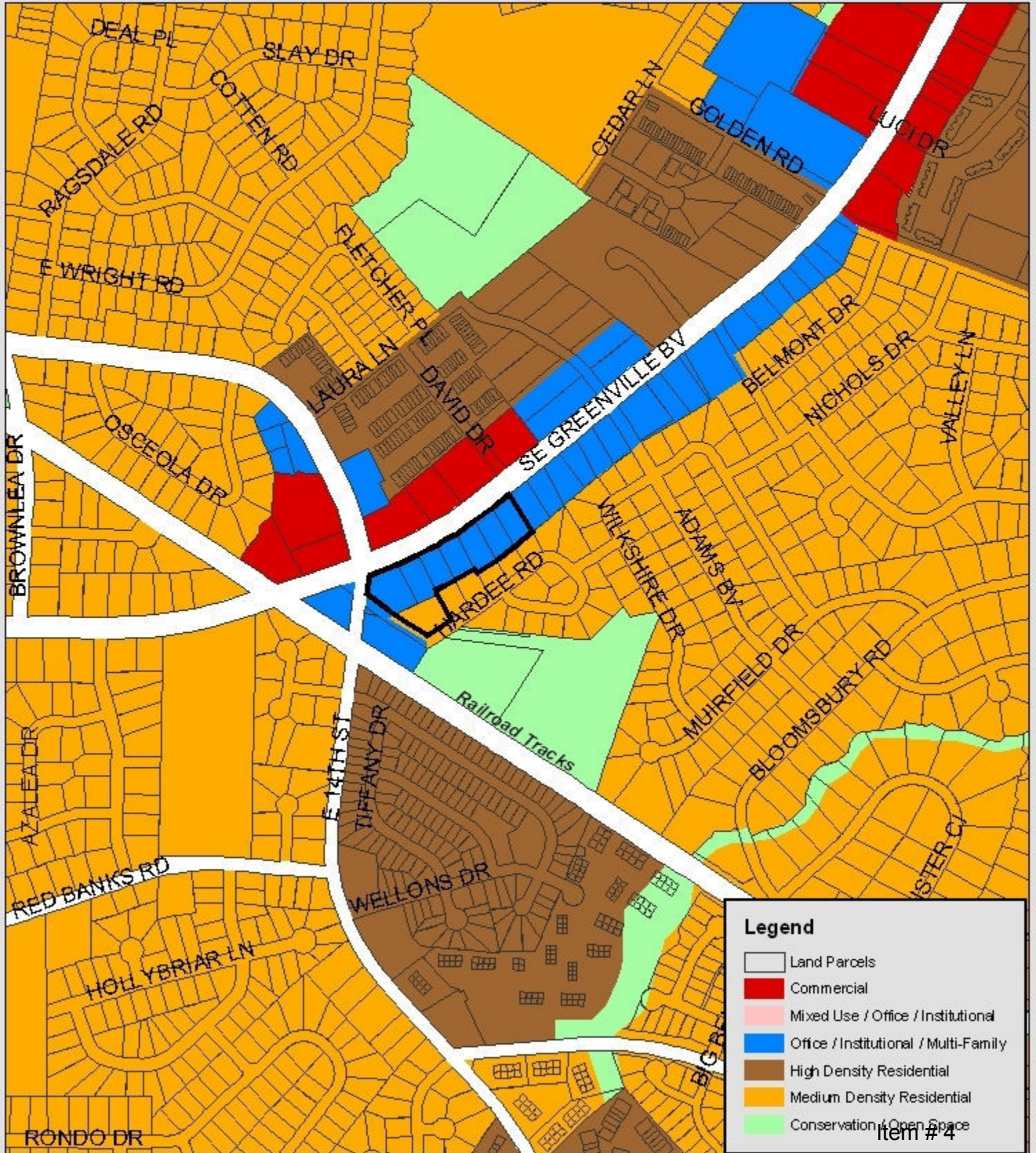
Ward Holding, LLC et al (11-01)

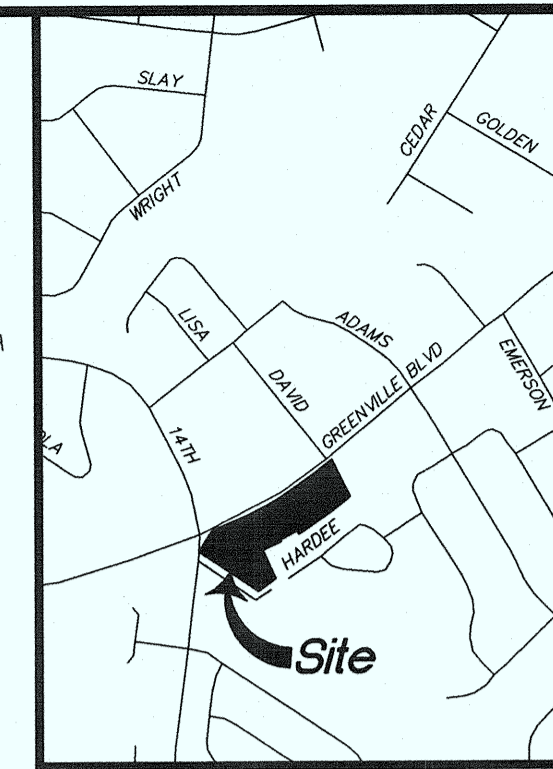
From: Office/Institutional/Multi-Family (OIMF) and Medium Density Residential (MDR)

To: Commercial (C)

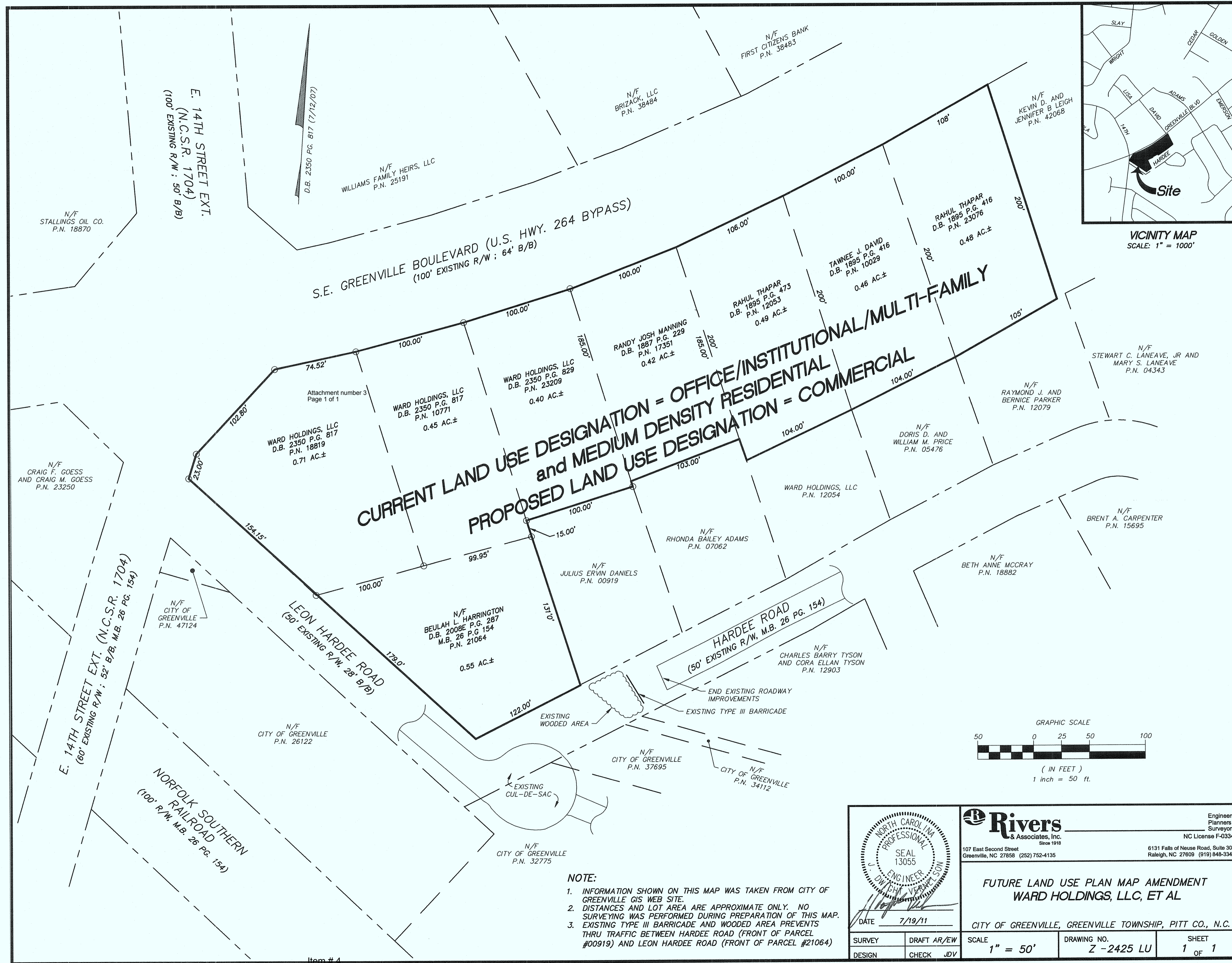
3.96 acres

August 2, 2011

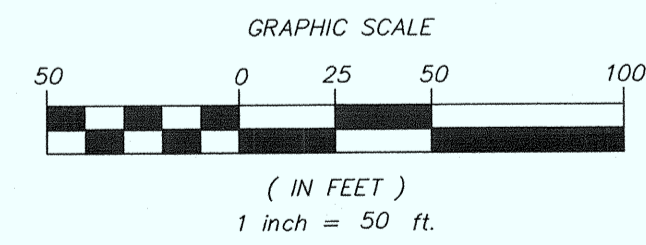




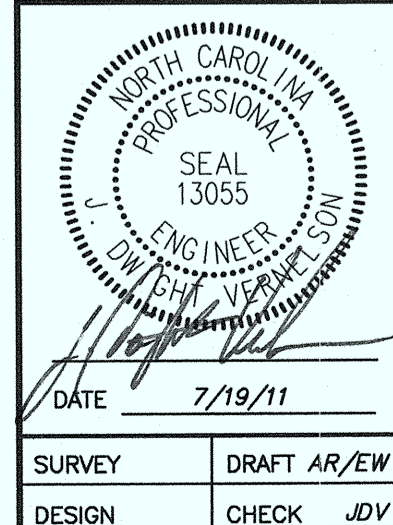
VICINITY MAP
SCALE: 1" = 1000'



CURRENT LAND USE DESIGNATION = OFFICE/INSTITUTIONAL/MULTI-FAMILY
and MEDIUM DENSITY RESIDENTIAL
PROPOSED LAND USE DESIGNATION = COMMERCIAL

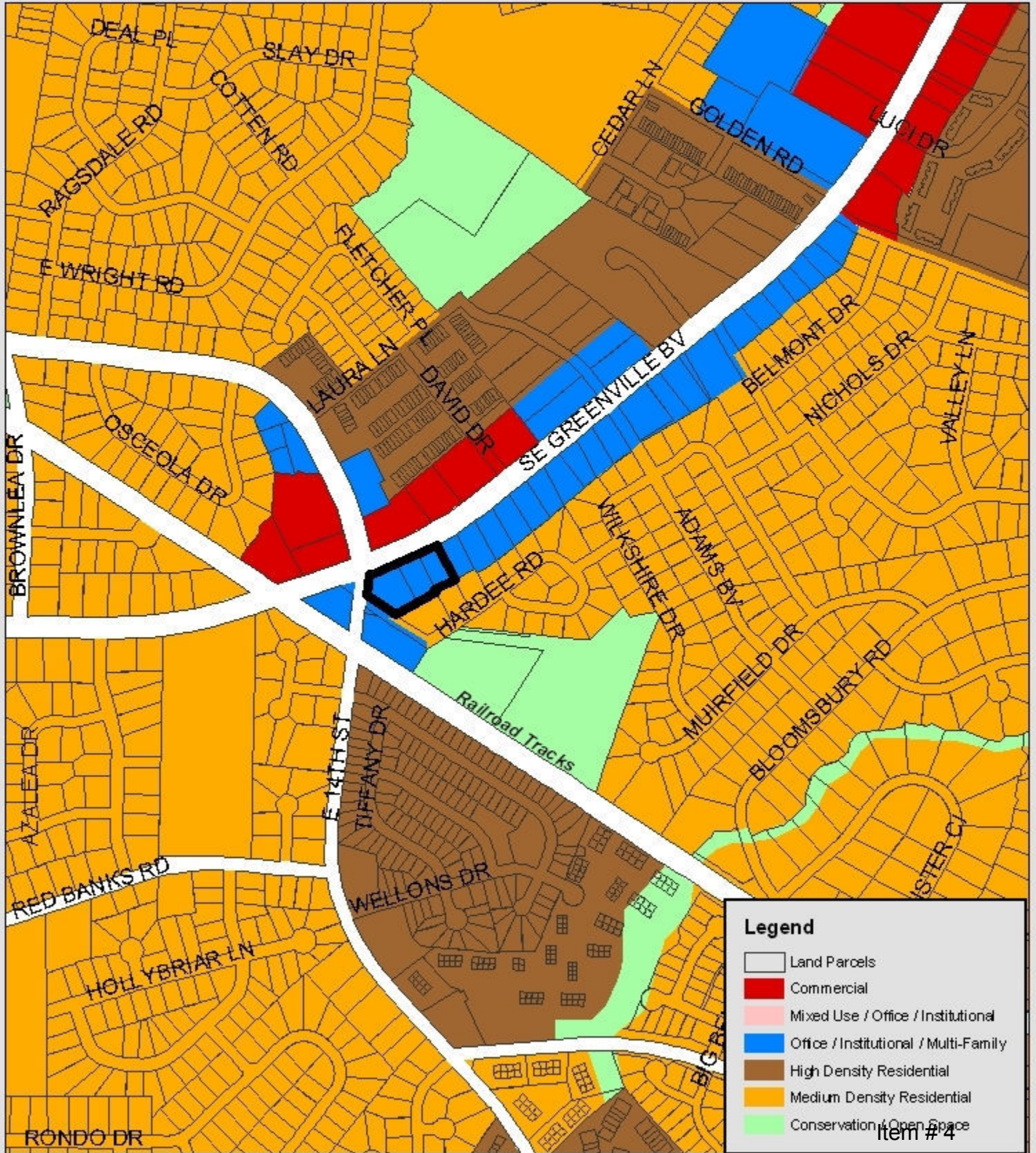


- NOTE:**
1. INFORMATION SHOWN ON THIS MAP WAS TAKEN FROM CITY OF GREENVILLE GIS WEB SITE.
 2. DISTANCES AND LOT AREA ARE APPROXIMATE ONLY. NO SURVEYING WAS PERFORMED DURING PREPARATION OF THIS MAP.
 3. EXISTING TYPE III BARRICADE AND WOODED AREA PREVENTS THRU TRAFFIC BETWEEN HARDEE ROAD (FRONT OF PARCEL #00919) AND LEON HARDEE ROAD (FRONT OF PARCEL #21064)

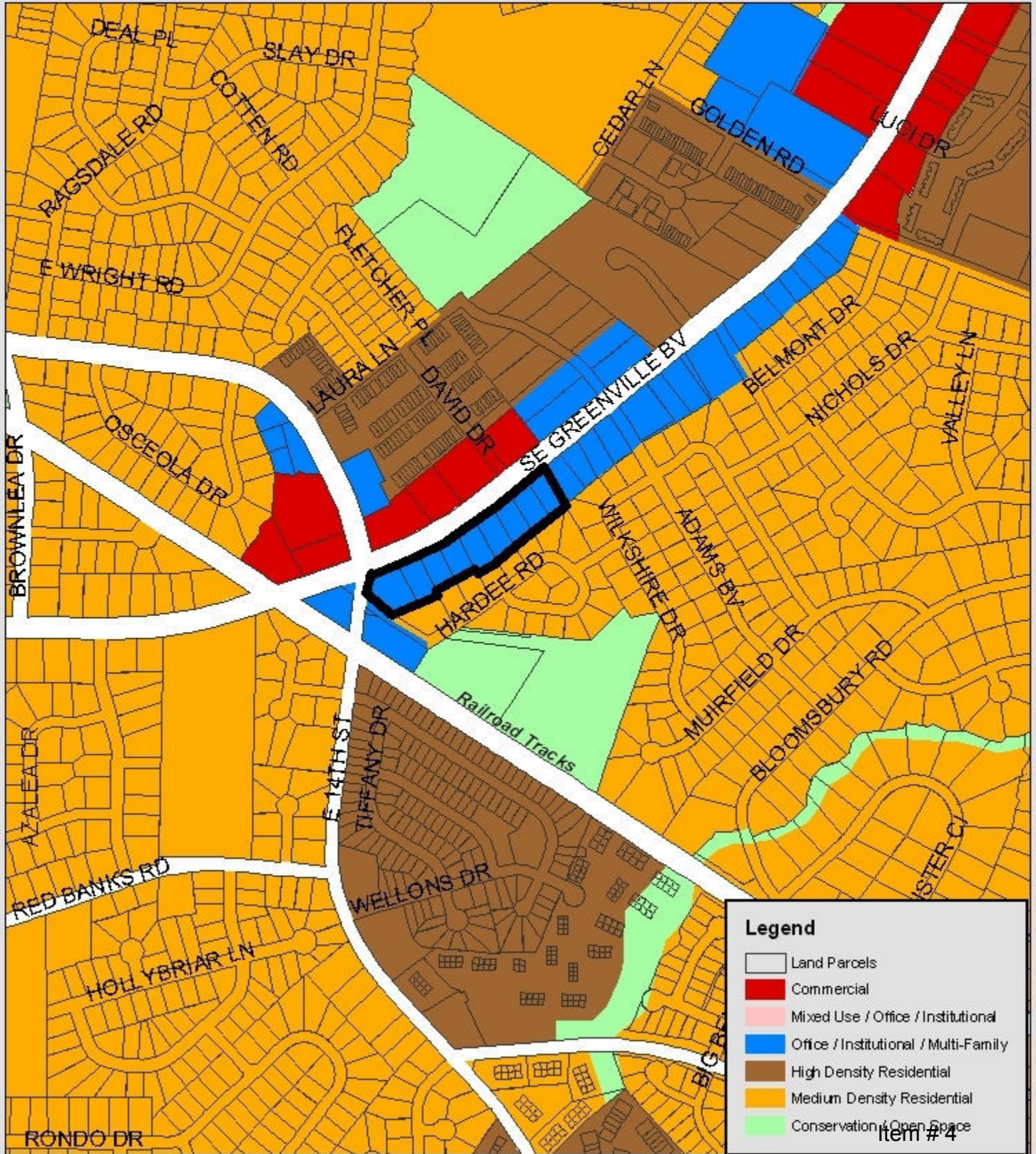


		Engineers Planners Surveyors Since 1918 NC License F-0334	
107 East Second Street Greenville, NC 27858 (252) 752-4135		6131 Falls of Neuse Road, Suite 300 Raleigh, NC 27609 (919) 848-3347	
FUTURE LAND USE PLAN MAP AMENDMENT WARD HOLDINGS, LLC, ET AL			
CITY OF GREENVILLE, GREENVILLE TOWNSHIP, PITT CO., N.C.			
SURVEY DESIGN	DRAFT AR/EW CHECK JDV	SCALE 1" = 50'	DRAWING NO. Z-2425 LU SHEET 1 OF 1

From: Office/Institutional/Multi-Family (OIMF)
To: Commercial (C)
1.52 acres



From: Office/Institutional/Multi-Family (OIMF)
To: Commercial (C)
4.7 acres





City of Greenville, North Carolina

Meeting Date: 8/16/2011
Time: 6:30 PM

Title of Item: Request by the Public Works Department to change the street name of a portion of Thomas Langston Road to Regency Boulevard.

Explanation: Planning Division staff have received a request by the Public Works Department to change the street name of a portion of Thomas Langston Road to Regency Boulevard.

Thomas Langston Road Extension was built as part of the 2004 bond referendums. It has taken time to negotiate with the railroad crossing to allow the connection to Regency Boulevard. The eastern portion from the railroad track to Evans Street was developed as Regency Boulevard. Several businesses have Regency Boulevard as their address. They would prefer not to change their address. This request would present a unified street name from Memorial Drive to Evans Street.

A street name change may be considered in accordance with the following - Sec. 6-2-13(c):

- (1) When there is duplication of names or other conditions which tend to confuse the traveling public or delivery of mail, orders, messages or emergency services;
- (2) When it is found that a change may simplify making or giving directions to persons seeking to locate addresses; or (3) Upon other good and just reason.

Evaluation criteria. The planning and zoning commission and/or city council shall consider the following criteria when evaluating any resolution for a street name change under their respective authority:

- (1) The delivery of personal, public and emergency services;
- (2) The similarity to existing street names;
- (3) Any condition which may confuse the traveling public;
- (4) Ease of giving directions;
- (5) Place, name association or history;
- (6) Pronunciation and spelling;
- (7) The expense to abutting property owners; and

(8) The expense to effected governmental agencies, including but not limited to the City of Greenville, The County of Pitt, N.C. Department of Transportation, Greenville Utilities Commission and U.S. Postal Service.

The proposed name change will be forwarded to City Council for final consideration as it may be viewed as reversing or reducing the scope of an honorarium.

Fiscal Note: There will be limited costs associated with changing street signage upon approval.

Recommendation: Conduct a public hearing and consider action on the proposed street name change.

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

Attachments / click to download

 [Street name change - a portion of Thomas Langston Road to Regency Boulevard](#)



Street Name Change Thomas Langston Rd. to Regency Blvd.

