



## Agenda

### Planning and Zoning Commission

April 15, 2014

6:30 PM

Council Chambers, City Hall, 200 W. Fifth Street

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- I. CALL MEETING TO ORDER -
- II. INVOCATION - Doug Schrade
- III. ROLL CALL
- IV. APPROVAL OF MINUTES - March 18, 2014
- V. NEW BUSINESS

#### REZONINGS

- 1. Ordinance requested by the County of Pitt to rezone 28.975 acres located along the southern right-of-way of the Norfolk Southern Railroad, 3,600+/- feet west of Allen Road and north of Allen Ridge Subdivision from RA20 (Residential-Agricultural) to I (Industry).
- 2. Ordinance requested by Eastern Area Health Education Center to rezone 0.757 acres located east of the intersection of West Arlington Boulevard and Melrose Drive and 400+/- feet north of West Fifth Street from MR (Medical-Residential [High Density Multi-family]) to MO (Medical-Office).
- 3. Ordinance requested by Matthew Hines to rezone 0.36 acres located at the northwest corner of Dickinson Avenue and Clark Street from CDF (Downtown Commercial Fringe) to CD (Downtown Commercial).

#### PRELIMINARY PLATS

- 4. Request by Langston Farms, LLC for a preliminary plat entitled "Langston Commercial and Office Park, Lot 1". The property is located at the intersection of the eastern right-of-way of S. Memorial Drive and the southern right-of-way of Regency Boulevard. The property is bound by Westhaven South to the north, a residence and Tractor Supply Company to the south,

vacant property to the east and vacant property and a shopping center (former Home Depot site) to the west. The subject property is further identified as a portion of Pitt County Tax Parcel No. 74013.

#### TEXT AMENDMENTS

5. Ordinance amending the Flood Damage Prevention Ordinance text defining the basis for establishing the Special Flood Hazard Areas within the jurisdictional authority of the City of Greenville and redefining the Regulatory Flood Protection Elevation.

#### VI. ADJOURN

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

March 18, 2014

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

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

**VOTING MEMBERS:** Parker, Rich, Schrade, Bellis, Smith, Weitz, Griffin, Darden

**PLANNING STAFF:** Thomas Weitnauer, Chief Planner; Chantae Gooby, Planner II and Amy Nunez, Staff Support Specialist II.

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

**MINUTES:** Motion was made by Mr. Smith, seconded by Ms. Rich, to accept the January 21, 2014 minutes as presented. Motion carried unanimously.

**NEW BUSINESS**

ORDINANCE REQUESTED BY DAUGHTRIDGE OIL COMPANY OF GREENVILLE TO REZONE 4.2289 ACRES LOCATED BETWEEN STATON HOUSE ROAD AND BELVOIR HIGHWAY AND 400+/- FEET WEST OF NORTH MEMORIAL DRIVE FROM IU(UNOFFENSIVE INDUSTRY) TO CH(HEAVY COMMERCIAL) - APPROVED

Ms. Chantae Gooby, Planner II, delineated the property. She stated the property is located in the northern section of the City, between Staton House Road and Belvoir Highway, and west of North Memorial Drive. The subject property is comprised of 2 parcels. Properties to north and east are under common ownership of the applicant. One part of the property is vacant and the other is used for overflow parking for The Fuel Doc. There is commercial to the east and south and residential to the north. This request could generate a net increase of about 1,300 trips a day based on a worst-case scenario. There is a traffic signal at the intersection of Staton House Road and Memorial Drive. Both Memorial Drive and Martin Luther King Jr. Highway are 4-lane highways. Under the current and proposed zoning, the site could accommodate about 40,000 square feet. Under the current IU zoning, staff would expect mini-storage, warehouse, or

restaurant space. Under the proposed zoning CH, staff would expect retail, mini-storage, or restaurant. The Land Use Plan recommends commercial at the southwest quadrant of Memorial Drive and Martin Luther King Jr. Highway. There is industrial to the west and more commercial to the south. In staff's opinion, the request is in compliance with Horizon's Greenville Community Plan and the Future Land Use Plan Map.

Chairwoman Basnight opened the public hearing.

Mr. Ken Malpass, representing the applicant, spoke in favor of the request. He stated that the proposed rezoning is in compliance and there is not a lot of demand for industrial in this area. This rezoning will open the area up for retail sales.

No one spoke in opposition of the request.

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

No comments were made during board discussion.

**Motion made by Mr. Parker, seconded by Mr. Smith, to recommend approval of 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.**

ORDINANCE REQUESTED BY GREG LASSITER DBA CHAMPIONS HEALTH AND FITNESS TO REZONE 2.505 ACRES LOCATED 250+/- NORTH OF EAST 10<sup>TH</sup> STREET AND 430+/- FEET EAST OF HOMESTEAD MEMORIAL CEMETERY FROM OR (OFFICE-RESIDENTIAL [HIGH DENSITY MULTI-FAMILY]) AND O (OFFICE) TO CG(GENERAL COMMERCIAL) - APPROVED

Ms. Chantae Gooby, Planner II, delineated the property. She stated the property is located in the eastern section of the City, north of 10<sup>th</sup> Street near Congregation Bayt Shalom Synagogue. The rezoning is north of 10<sup>th</sup> Street and will be served by Parkside Drive, which is east of the property. The intersection of 10<sup>th</sup> Street and Parkside Drive is signalized. The property is vacant. The adjacent parcel to the east is owned by the City and is the future site of the Eastside Park. The new Wal-Mart Shopping Center is to the south. This request could generate a net increase of 557 trips. The property is not impacted by the floodplain or floodway. Under the current zoning OR, the site could accommodate about 35 multi-family units. Under the requested zoning CG, the site could accommodate about 24,000 square feet of retail, commercial, or conventional restaurant. The Future Land Use Plan recommends commercial along the northern right-of-way of East 10<sup>th</sup> Street east of Congregation Bayt Shalom. The property to the west is shown as COS (Conservation Open Space) and is part of the City's policy to show parks or future parks as



conservation open space. In staff's opinion, the request is in compliance with Horizon's Greenville Community Plan and the Future Land Use Plan Map.

Ms. Bellis asked if the vacant strip adjacent to this property is the future entry way to the park and how big is that strip.

Ms. Chantae said the strip is about 50 feet wide. It does serve as access to the city property, but the park may end up being served by Parkside Drive.

Chairwoman Basnight opened the public hearing.

Greg Lassiter, applicant, spoke in favor of the request. He stated he has been in business, Champions Health and Fitness, for 30 years. He is excited about the possibility of going on that side of town to service the citizens. Health is a very big issue in society and he looks forward to the chance to having his business there to serve community.

Attorney Holec reminded the Commission that all permitted and special uses within the requested zoning district must be taken into consideration and not any particular representation for any particular use.

Jim Hopf, representative of property owner, spoke in favor of the request. He stated that the owner of the property has contacted the synagogue and that the synagogue did not have any opposition to the rezoning. He stated that this change is consistent with the land uses and the desire/intent to bring commercial/retail to this area.

No one spoke in opposition of the request.

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

No comments were made during board discussion.

**Motion made by Mr. Smith, seconded by Mr. Schrade, to recommend approval of 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.**

ORDINANCE REQUESTED BY OXFORD STREET, LLC TO REZONE 3.935 ACRES  
LOCATED BETWEEN OLD FIRE TOWER ROAD AND ROSEMONT DRIVE AND 450+/-  
EAST OF COUNTY HOME ROAD FROM RA20(RESIDENTIAL-AGRICULTURAL) TO  
OR(OFFICE-RESIDENTIAL [HIGH DENSITY MULTI-FAMILY]) - APPROVED

Ms. Chantae Gooby, Planner II, delineated the property. She stated that the property is located in the southeastern section of the City, between Old Fire Tower Road and Rosemont Drive, and east of County Home Road. There is currently a single-family home on the property. There are neighboring single-family residences, commercial along Fire Tower Road, and multi-family to the south. This request could generate a net increase of 222 trips a day. There is a Regional Focus Area, where commercial is anticipated and encouraged, at the intersection of Fire Tower Road and Arlington Boulevard. The property is currently zoned RA20 and could accommodate 15 single-family lots. Under the requested zoning, OR, staff would anticipate the site to yield 55 multi-family units. The requested zoning, OR, is part of the OIMF (Office/Institutional/Multi-Family) category. In staff's opinion, the request is in compliance with Horizon's Greenville Community Plan and the Future Land Use Plan Map.

Chairwoman Basnight opened the public hearing.

Mike Baldwin, representative of the applicant, spoke in favor of the request. He stated that the request is in compliance with the Comprehensive Plan and provides transitional zoning. There is a minimal amount of additional traffic generated by this request. There is adequate water and sewer available to the site and no environmental concerns.

No one spoke in opposition of the request.

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

Mr. Weitz stated that he agrees that it is consistent with the Comprehensive Plan and is prepared to support a motion to approve the rezoning. First, County Home Road is at capacity causing a traffic issue and there are no long-term plans to improve the road. Secondly, there is no infrastructure for sidewalks or transit. There is no bus service anywhere south of Fire Tower Road. Although, the request is consistent with the plan, it is not a good way to grow and hopes the City will address these infrastructure needs in the near future.

Mr. Parker asked who maintains County Home Road.

Mr. Flood stated NCDOT.

**Motion made by Ms. Rich, seconded by Ms. Bellis, to recommend approval of 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.**

## **TEXT AMENDMENTS**

ORDINANCE INITIATED BY THE GREENVILLE CITY COUNCIL TO AMEND THE ZONING ORDINANCE BY REMOVING TEXT PROVISIONS RELATING TO INCREASED OCCUPANCY IN THE UNIVERSITY NEIGHBORHOOD REVITALIZATION INITIATIVE (UNRI) OVERLAY DISTRICT (Option1) - APPROVED

ORDINANCES INITIATED BY THE GREENVILLE CITY COUNCIL TO AMEND THE ZONING ORDINANCE BY REMOVING THE TEXT PROVISION RELATED TO THE UNIVERSITY NEIGHBORHOOD REVITALIZATION INITIATIVE (UNRI) OVERLAY DISTRICT AND TO AMEND THE ZONING MAP TO DELETE THE UNIVERSITY NEIGHBORHOOD REVITALIZATION INITIATIVE (UNRI) OVERLAY (Option 2) - APPROVED

Ms. Chantae Gooby, Planner II, gave the staff presentation. She stated since Agenda Items 4 and 5 were initiated at the same time and associated with the UNRI Overlay, staff will be making 1 presentation but there will be 2 separate public hearings. At the end of each public hearing, the Commission would vote to recommend approval or denial of each amendment. Each amendment should be considered independent of each other. The amendments were compiled into one staff report and the amendments are referred to as Option 1 and 2. Option 1 is removing the zoning text provisions relating to the increased occupancy in the UNRI Overlay District. Option 2 is removing the all the zoning text provisions relating to the UNRI Overlay District and to amend the zoning map to delete the UNRI Overlay. Staff has considered each of the amendments on its own merit. Staff reviewed the Horizons plan as well as the Tar River University Neighborhood Report and Plan. Due to the nature of these amendments, it is possible that those opposed or in support of the amendments would rely on the same objectives. It depends on the values of each person as to which option is best. In October, 2012, council adopted the UNRI standards and amended the zoning map to add the UNRI designation. This allowed up to 4-unrelated persons to live in one housekeeping unit, which is a single-family home, a duplex unit or multi-family unit within certain standards:

- The dwelling unit shall have four or more bedrooms; and
- The dwelling unit shall contain at least 1,500 square feet of heated floor area; and
- At least three on-site parking spaces shall be provided for the dwelling unit; and
- A zoning compliance letter from the City must be obtained; and
- A Crime free lease addendum included in the lease.

In June, 2013, Council expanded the Controlled Residential Parking area. This is on-street parking for residents only. The area was increased to include streets north of First Street to the river. A parking decal is required and obtained from the Public Works Department. Controlled Residential Parking will not be affected by either of these amendments. In September, 2013, Council adopted rear yard parking standards which limits parking/storing of vehicles, boats, trailers etc... on single-family and duplex lots to a maximum of four. Screening is required if visible from adjoining properties or the street with a 6-foot fence or vegetation. This standard is not impacted under Option 1, but under Option 2, this text would be deleted.

Ms. Gooby delineated the area on a map. The area is generally from the University to the Tar River, west of downtown and east of Elm Street. If the UNRI is removed as part of Option 2, the area would revert back to its base zoning. The base zonings districts will not change. The Future Land Use Plan Map (FLUPM) matches the current zoning which includes some commercial and high/medium/low density residential. The College View Historic District is also in this Overlay area. There has been no change to the existing land uses. There is little change of owner-occupied versus rental properties. There was a 1% change in which 12 units changed from owner-occupied to rental property. The area is about 16% owner-occupied and 83% rental. There were 1,238 potential code violations for 2013. The majority (over 1,000) of these violations were parking-related and were not mapped due to the high number. A code enforcement action map was presented representing 235 violations. Sixty percent of the violations were for parking on unimproved surface. As of March 11, 2014, 49 zoning compliance letters have been issued. Five applications were awaiting approval that would allow up to 4-unrelated persons to reside in one housekeeping unit. In staff's opinion, the request is in compliance with Horizon's Greenville Community Plan, the Future Land Use Plan Map and the Tar River/University Area Neighborhood Report and Plan. Staff has considered each of the amendments on their own merit. For Option 1, while it is recognized that the goals, policy statements and objectives provided in the staff report may be interpreted in different ways, it is staff's opinion that the proposed text amendment is in general compliance by encouraging homeownership, reducing adverse impacts associated with increased occupancy and maintaining aesthetic standards to preserve neighborhood livability. For Option 2, while it is recognized that the goals, policy statements and objectives provided in the staff report may be interpreted in different ways, it is staff's opinion that the proposed text and map amendments are in general compliance by encouraging homeownership and reducing adverse impacts associated with increased occupancy.

Ms. Bellis asked if a code enforcement officer was assigned to this area.

Ms. Gooby stated there are 2 code enforcement officers.

Ms. Bellis asked if someone would lose their job if the UNRI was removed.

Ms. Gooby stated no.

Mr. Parker asked if the 49 approved zoning compliance properties and the 5 waiting approval would be grandfathered.

Attorney Holec stated yes.

Ms. Bellis asked if the grandfathered properties would follow the owner or the property.

Attorney Holec stated it stays with the property as a general rule. He stated that City Council has the authority to impact that rule with a specific change.

Mr. Parker asked if new applications could still be taken.

Attorney Holec stated yes until the time the amendment was approved by City Council.

Chairwoman Basnight asked if the approved grandfathered properties still have to abide by the original rules.

Attorney Holec stated yes.

Chairwoman Basnight opened the public hearing for Option 1.

Mr. Andrew Morehead, President of TRUNA (Tar River University Neighborhood Association), spoke in favor. He stated the Horizons Plan and the City goals for the University area are to encourage homeownership, preserve historical properties and to improve neighborhoods. The objectives are to establish single-family neighborhoods by encouraging reinvestment in established neighborhoods and converting rental properties into owner-occupied dwellings. There is a perverse incentive in this Overlay area to convert single-family homes into rentals and generate more rental income than anywhere else in the City. The increased rental activity and transient population are associated with an increase in crime rates. Increased investment in rental property will result in a decline of homeownership. There has only been about \$40,000 worth of permits for this area. This is not a case of homeowners against students. He stated that other cities have different numbers to limit occupancy but only Chapel Hill has differential occupancy because it has conservation districts.

Mr. Weitz asked Mr. Morehead to elaborate on differential occupancy.

Mr. Morehead stated that there is a city-wide limit on the number of occupants. He stated that in Chapel Hill houses started being converted to rental in one neighborhood and they reduced the occupancy rate to 2 from 4. This was a less occupancy overlay to preserve the neighborhood and have incentives for homeownership.

Ms. Erin Wooten, resident of 403 Maple Street, spoke in favor. She stated crime is not down in this area. There is a hot spot in the Overlay area. Her property is family-owned and once was surrounded by all single-family homes and now is surrounded by rentals. The increase in rentals increases crimes and she wants a safer environment.

Ms. Inez Fridley, resident of 2003 E 5<sup>th</sup> Street, spoke in favor. She stated her property is about 3 blocks away from the Overlay but the Overlay affects her property. Although about 1,000 people signed an online petition in favor of the 4-unrelated, only 22 people signed the protest petition against the UNRI. Most rents went up because of the UNRI causing little to no savings. The City should not ignore good planning practices.

Ms. Beverly Harris, resident of 404 South Harding Street, spoke in favor. She stated that 52 permits had been granted to rental properties to house 4-unrelated tenants but were not inspected. Bedrooms were created out of living and/or dining rooms. The rental properties will likely never be owner-occupied again since they make more money as rentals. The owners of rental properties in this area have an unfair advantage and these properties pull down the value of the owner-occupied homes. Students are not the problem, but the landlords are because they do not maintain the rental properties.

Mr. Ed Harper, resident of 1607 E. 5<sup>th</sup> Street, spoke in favor. He stated the investment amount mentioned is not correct. There is a huge influx of out-of-town investors. Only \$46,500 in building permits have been issued for the \$5.5 million of recently purchased homes in this area. Only the landlords are benefiting. He likes the students but the 4-unrelated rule does not benefit the community.

Ms. Ann Maxwell, longtime resident of 32 years, spoke in favor. She stated that the objective to improve and encourage homeownership cannot be done under the UNRI. She knows of three families that wanted to buy in the neighborhood but could not afford it. She doesn't understand how the UNRI revitalizes the neighborhood. A potential owner-occupied buyer was interested in a home that had damage but someone else purchased the property to use as a rental and moved students in without fixing the issues. Students are getting caught in the middle because landlords are turning any room they can into a bedroom so they can have 4-unrelated.

Ms. Marsha Ironsmith, resident of 34 years at 112 South Harding Street, spoke in favor. She stated there were many in objection when the UNRI was originally approved. The TRUNA Plan was adopted in 2009 and had several suggestions/strategies for this area that have not been implemented by Council. This is a clear case of Council blaming others for their lack of action and a handout politically moved to a select few.

Ms. Pat Pertalion, resident of neighborhood since 1963, spoke in favor. She stated that homeownership is related to higher property rates and lower crime. Rental vacancy is at 17%. It is not necessary to categorize or incentivize more homes into this vacancy category.

Mr. Weitz asked if the 17% vacancy rate was city-wide.

Ms. Pertalion stated it was.

Mr. Weitz asked what the source of that information.

Mr. Morehead stated a staff report.

Ms. Joanne Kollar, resident of 123 North Harding Street, spoke in favor. She stated she was on the UNRI committee and part of TRUNA. About a year ago she led a tour for the City regarding code violations in the Overlay. Now there is no difference or improvement except more residential parking is available. The UNRI has accelerated the conversion of single-family homes to rentals. Spot zoning created by the UNRI has made it a profitable neighborhood for landlords because of the increased occupancy. Owners have been approached by realtors and landlords to sell their properties so that it can be converted to rentals. The UNRI has not improved the neighborhood, but has added to its decline. She urges the City to remove the Overlay completely.

Mr. Bernard Kane, resident of the Stratford Subdivision, spoke in favor. He believes his neighborhood could be next for 4-unrelated. He stated that these neighborhoods need to be restored back to single-family homes.

Ms. Belinda Perkinson, resident of North Harding Street. She stated that the Overlay is spot zoning and is illegal. A lawsuit regarding this has cost the City \$20,000.00. It does not serve the interest of the City. Incentivizing rental conversion and increasing the percentage of rental property in this area has cost everyone money.



Mr. Michael King, ECU Student Body President, spoke in opposition of the request. He stated that students want to maintain the 4-unrelated occupancy. He lives in a 4-unrelated property at 1003 East 3<sup>rd</sup> Street that was inspected, met the criteria and was approved. If the rule was eliminated then students would be kicked out because the price of rent would remain the same but would need to be divided by 3 and not 4. The 27,000 ECU students represent 1/3 of the City's population and the City would be nothing without ECU due to the economy the students bring. Eliminating the UNRI is against the students and everyone should work together.

Mr. Weitz asked if the students had complaints about their homes.

Mr. Michael King stated that his fraternity does not have a house but many members live in the grid in houses that have been maintained.

Ms. Bellis stated that Mr. Michael King lived in an approved house but asked if he visited houses that have 4 occupants that have not been approved.

Mr. Michael King stated he did not know if they had been approved since he had not spoken to those landlords.

Ms. Bellis asked if the application was approved before 4 people moved into where Mr. Michael King resides.

Mr. Michael King stated yes and his landlord has other houses that also have been approved.

Mr. Terry King stated that the property where Mr. Michael King resides, and all other approved homes, would be grandfathered. He stated that Mr. Michael King's objection that his residence would be changed is not existent.

Mr. Michael King stated he is representing everyone and understands that he and those who will live in the same property as him will be fine. It is the right of the students to be able to live in this neighborhood since they add so much to the City economy.

Ms. Elizabeth Semple, representing UNA (University Neighborhood Association representing investors) spoke in opposition. She questioned what would have happened to properties in the Overlay area if investors had not purchased them. She stated that it is very costly to purchase these older homes and repair them for occupancy. There is no reason to start over but instead keep the UNRI and fix what currently is not working. Crime has decreased in this area and rental properties have increased and that has nothing to do with the UNRI.



Mr. Tim Ferruzzi, landlord, spoke in opposition. He praised ECU Student Body President, Michael King, for representing the students. He stated that many who have spoken are elitist and don't represent Greenville. The houses sell for more money and that is why the rent is higher. All the properties had to be inspected and meet the standards. The right of association which is a first amendment right that you cannot determine what is a family. He stated it is a violation to tell people how to live by putting a limit on the number of people in a house. He stated that UNRI has only been in effect for one year and that is not enough time to improve the investments.

Mr. Jeremy Spengeman, commercial property owner, spoke in opposition. He stated that back in 2000, he lived near this area and had 4-unrelated occupants in the home without problems. Until recently, 4-unrelated had been around but not enforced. The Overlay area will never be all owner-occupied single-family homes. TRUNA does not care about the students. The rental owners have not had time to improve the investments. Students should have an option to live close and not have to live in big apartment complexes further away from campus.

Ms. Terry Williams, spoke in opposition. She stated the issues are not with the 4-unrelated but with code enforcement issues. The UNRI program needs more time to be effective. The Chief of Police stated that crime has decreased by 35% in the center city and university area. Eliminating the Overlay would cause a parking problem. She suggested the request be delayed until more information is available to make the best decision.

Ms. Katie Swanner, member of ECU Student Body Executive Board, spoke in opposition. She stated she lives in the Overlay area and her house has been remodeled. Students are more involved in student activities when they live closer to campus. Students should not be kicked out of a neighborhood that is across the street from where they attend school.

Mr. Edgar Wall, previous resident from 1970 to 1999, spoke in opposition. He stated this is an economic viability issue. Neighborhoods go through life cycles. Investments in this area have kept the neighborhood alive. There needs to be more time to make money on the investment in order to fix it up. His sister attended ECU in 1963 and lived in a house with 6 people. The UNRI will work.

Ms. Bellis asked if everyone that lived with his sister in 1963 had a car.

Mr. Wall stated no. He agreed that parking is an issue.

Mr. Katherine Darby, spoke in rebuttal, in favor of the request. She stated that it would be interesting to see the history of the code violations divided up by owner-occupied and rental

properties. She spoke with students who have issues with the landlords, code violations where they live and see other properties with 4-unrelated occupants that are not approved yet nothing is being done about it. Only 2 building permits were issued to fix up properties. Those who spoke about all the improvements that have been done to investment properties did not provide evidence. People have mentioned we should work together but Council hasn't done anything.

Ms. Terry Williams, spoke in rebuttal, in opposition of the request. She stated that those homeowners who live in this neighborhood and have spoken tonight have had 20 years to get the neighborhood to where it is now. The UNRI needs more time to work. The code violations were not new in the last year but over a course of time before UNRI. If people are having issues with properties, then they should report them to Code Enforcement. As a real estate agent, she is concerned with the property values in this area.

Chairwoman Basnight closed the public hearing on Option 1 and opened for board discussion.

Mr. Weitz asked if there was a housing program that would make it unlawful if a property had damage that the City could cite the owner.

Mr. Flood stated yes. The City adopted the Minimum Housing Code in 1978 and is enforced by the Code Enforcement Division under the Police Department.

Mr. Weitz asked if there were statistics available from the Police Department regarding crime.

Mr. Flood stated that he believes the Police Department updated City Council last week about crime but he did not have the information. Staff could arrange for the Police Department to come and provide an update to the Board.

Mr. Schrade stated that the statistics on crime from the police reports would be nice to have in order to have the real story.

Mr. Griffin stated he appreciates the community's perspective on the issues but would like to see more raw data regarding the crime issues.

Mr. Smith stated he believes it's all about code enforcement. He stated that there hasn't been enough time to see what's going to happen. People need to report the violations being seen in order to fix the situation. The University isn't going anywhere and he would be in favor to deny the request.

Mr. Parker asked what is the turnaround time on a code violation complaint, how long does it take an inspector to get out there, and how long does the owner have to make amends.

Mr. Flood stated the time is based on severity, if it creates a threat and other factors. He stated that Code Enforcement is under the Police Department, but he would say within 24 hours for inspection and then the owner is notified regarding a hearing time.

Mr. Smith asked if the request could be postponed or just deny/approve.

Attorney Holec stated it could be postponed up to 65 days. He stated the information is for Board review and recommendation.

Mr. Flood stated that if there are questions regarding crime, that a representative from the Police Department should be present to answer those questions.

Attorney Holec reminded Board that their recommendation is only for Option 1.

Chairwoman Basnight asked if they could postpone.

Attorney Holec stated yes for 65 days if you would like more information presented.

Mr. Parker asked if applications for the 4 unrelated would still be accepted if the request was postponed.

Attorney Holec stated yes.

Mr. Weitz stated he is not in favor of a delay since this could be repealed. He stated that if the UNRI is removed, the grandfathered properties would be non-conforming. The more time passes, more properties could be approved for 4-unrelated under the current ordinance.

Mr. Griffin asked if code enforcement information specific to this area is available.

Ms. Gooby stated that the code enforcement information in staff's presentation indicates calls responded to and did not necessarily end in a violation.

Mr. Smith asked if tickets were given on parking on unimproved surfaces.

Ms. Gooby stated that those violations are issued a citation on the spot.

Mr. Griffin asked if the unimproved parking violations are at the 4-unrelated properties.

Ms. Gooby stated that the code violations reported does not always indicate the exact location, but it could be possible to overlay the violations with the 4-unrelated properties.

Mr. Smith asked if staff knew how many more properties could be converted to 4 bedrooms.

Ms. Gooby stated 2 years ago staff identified 288 possible properties, from tax data, that fit the 1,500 square foot criteria.

Mr. Parker stated that he agrees with Mr. Weitz to not delay a recommendation. People came out tonight for a decision, so one should be made. His fear is that keeping this 4-unrelated rule in this area, whose neighborhood would be next. He would vote to repeal the rule.

Mr. Weitz stated the speakers tonight made it clear to him that spot zoning has been created in this area. No other neighborhood has the opportunity to have 4 unrelated. Investors are interested in this area because there is the opportunity to make more money. This is not the right way to do things. The neighborhood should not be given special treatment to get higher rents. He supports the repeal of the UNRI because it doesn't comport with the Comprehensive Plan that supports homeownership.

Attorney Holec stated that Ms. Chris Darden had left the meeting due to another commitment and he suggested that the Commission formally excuse her from the meeting.

**Motion made by Mr. Parker, seconded by Mr. Weitz, to excuse Chris Darden from the meeting. Motion passed unanimously.**

Attorney Holec stated that Mr. Terry King is now able to vote and there is now a full board again.

**Motion made by Mr. Parker, seconded by Mr. Weitz, to recommend approval of 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. Those in favor: Mr. Parker, Ms. Bellis, Mr. Weitz, Mr. King, Ms. Rich. Those in opposition: Mr. Smith, Mr. Griffin, Mr. Schrade. Motion passed.**

ORDINANCES INITIATED BY THE GREENVILLE CITY COUNCIL TO AMEND THE ZONING ORDINANCE BY REMOVING THE TEXT PROVISION RELATED TO THE

UNIVERSITY NEIGHBORHOOD REVITALIZATION INITIATIVE (UNRI) OVERLAY  
DISTRICT AND TO AMEND THE ZONING MAP TO DELETE THE UNIVERSITY  
NEIGHBORHOOD REVITALIZATION INITIATIVE (UNRI) OVERLAY (Option 2) -  
APPROVED

Chairwoman Basnight opened the public hearing for Option 2.

Mr. Chris Mansfield, resident of 408 South Harding Street, spoke in favor. He stated the Overlay is not in compliance nor achieves the goals of existing plans. The current standards only benefits a small number of rental owners. The Overlay is not fair and was done in the wrong way. Overlay districts may be used to achieve goals that cannot be achieved by existing zoning. Overlays are special, but should not be imposed. Legacy is important, what will we leave our children. What would be best long term and what legacy will this area leave for the future? The “golden rule” do unto our neighborhood as you would have done unto yours.

Mr. Andrew Morehead, resident of 409 South Harding Street, spoke in favor. He stated that overlays are used to incentivize behaviors in specific areas. When the percentage of rental property becomes too high, you start to see the neighborhood decline. Crime peaked around 2007/2008. The Police are doing everything they can and crime is currently at a steady pace. This is a fairness issue and would be different if the whole City was under the 4-unrelated rule.

Ms. Artemis Kares, resident, spoke in favor. She questioned the boundaries of the UNRI and if it was to include properties near the University then why didn't it include the other side. She stated that creating the special district with special rules increases the chances of doing something that discriminates. She believes having 4-unrelated in this area does that. She stated that she does not want to be in a special district or have special rules. Since the 4-unrelated is not city-wide, it discriminates and should be eliminated.

Mr. Edgar Wall spoke in opposition. He stated that overlays can have an effective utilization in areas that are already impacted. The area adjacent to the University is impacted by the University. There are geographic reasons for why this area was set up the way it was. The City has created the environment to have the desire for 4-unrelated people living in this area. The City gave the 4-bedroom exclusion to big box apartment complexes. Now it's an environment that the students are comfortable with and want to live 4 to a unit. Apartment complexes are becoming slums and students want out of there. This issue will come back.

Mr. Chris Mansfield, spoke in rebuttal, in favor of the request. He stated that this could be thrown out and to start all over and do it right. Together they should address the items in the

Comprehensive and TRUNA 2009 plans. Affordable housing and a diversity of housing are missing.

Mr. Edgar Wall, spoke in rebuttal, in opposition of the request. He stated that he is not a member of any association but just a previous resident of the area and an investor. The reason why there are rental properties is because of the 27,000 students who want to be close to ECU. There is no change in utilization of the area. Not everyone reinvests in the properties that is what Code Enforcement is for. He stated this was about economic viability, which is to use the property in a matter that it is viable. If not, then there would be less utilization and less ability to maintain. More people can be in that area without doing any infrastructure or creating any more issues.

Chairwoman Basnight closed the public hearing on Option 2 and opened for board discussion.

Ms. Bellis stated she was confused about the vote and asked if voting yes would eliminate everything in the Overlay.

Attorney Holec stated that what is before the Commission is a zoning ordinance text and map amendments. It would amend the map to eliminate the Overlay district and remove the provisions for increased occupancy and the rear yard parking requirements. Code Enforcement and on-street parking regulations are not impacted.

Ms. Bellis asked if the 2 votes for Options 1 & 2 could be in conflict.

Attorney Holec stated that Council has initiated 2 amendments and have asked for your recommendation and opinion on both. If the Commission, after the vote, wanted to make a statement or comment to the Council that they prefer one over the other, they could. Each item must be looked at independently.

Chairman Basnight asked if both recommendations go to Council.

Attorney Holec stated yes and then after their hearing on these items, Council will choose what they feel is appropriate.

Mr. Parker stated that the Option 2 vote is either to keep or remove the Overlay.

Attorney Holec stated yes.

Chairman Basnight asked if there was a problem with rear yard parking before the Overlay.

Mr. Flood stated the rear yard parking standards were initiated by the UNRI committee and were later adopted by Council.

Mr. Parker asked if the rear yard parking standards could become a city-wide ordinance.

Mr. Flood stated yes.

Mr. Parker stated that rear yard parking should be addressed city-wide.

Mr. Weitz stated that approval of the request would also eliminate the rear yard parking requirements. The Commission could make a motion to Council to initiate a zoning amendment that would re-adopt rear yard parking standards to be city-wide.

Chairman Basnight asked if the ordinance regarding parking on unimproved surfaces was city-wide.

Ms. Gooby stated yes. The decal parking is not impacted by either option. The rear yard parking standards are only for the UNRI, and by removing the Overlay (Option2) there would be no limit to parking on improved surfaces in the rear yard.

**Motion made by Mr. Weitz, seconded by Ms. Rich, to recommend approval of 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. Those in favor: Mr. Parker, Mr. Weitz, Mr. King, Ms. Rich, Ms. Basnight. Those in opposition: Mr. Smith, Mr. Griffin, Mr. Schrade, Ms. Bellis. Chairman Basnight broke the tie. Motion passed.**

Mr. Weitz stated that if Council accepts Option 2 it would completely eliminate the Overlay. He stated that he would like the Commission to recommend to Council city-wide rear yard parking regulations.

Mr. Smith stated that they need just to start over.

Mr. Griffin stated we can't have it all. He stated that it was approved as a Commission to eliminate the Overlay and that now anything should come from Council versus them.

Mr. Weitz stated he wanted to go on record that he feels the rear yard parking regulations were appropriate and would like to see Council re-vamp the rear yard parking regulations city-wide.

Mr. Parker agreed with Mr. Weitz and stated that he wanted to go on record as well that the city-wide rear yard parking regulations should be addressed immediately.

Mr. Parker announced that Saturday May 3, 2014 the Neighborhood Advisory Board will hold their 4<sup>th</sup> Annual Symposium and all are invited.

**With no further business, motion made by Mr. Smith, seconded by Mr. Parker, to adjourn. Motion passed unanimously. Meeting adjourned at 9:07 p.m.**

Respectfully Submitted,

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





# City of Greenville, North Carolina

Meeting Date: 4/15/2014  
Time: 6:30 PM

**Title of Item:** Ordinance requested by the County of Pitt to rezone 28.975 acres located along the southern right-of-way of the Norfolk Southern Railroad, 3,600+/- feet west of Allen Road and north of Allen Ridge Subdivision from RA20 (Residential-Agricultural) to I (Industry).

**Explanation:** **Abstract:** The City has received a request from the County of Pitt to rezone 28.975 acres located along the southern right-of-way of the Norfolk Southern Railroad, 3,600+/- feet west of Allen Road and north of Allen Ridge Subdivision from RA20 (Residential-Agricultural) to I (Industry).

### **Required Notices:**

Planning and Zoning meeting notice (property owner and adjoining property owner letter) mailed on April 1, 2014.

On-site sign(s) posted on April 1, 2014.

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 property is located in Vision Area F.

The Future Land Use Plan Map recommends commercial at the southwest corner of the intersection of Allen Road and the Norfolk Southern Railroad transitioning to office/ institutional/multi-family (OIMF) to the south and industrial (I) to the west with conservation/open space (COS) to act as a buffer.

Further, conservation/open space (COS) is recommended along Green Mill Run. The Future Land Use Map identifies certain areas for conservation/open space uses. The map is not meant to be dimensionally specific, and may not correspond precisely with conditions on the ground. When considering rezoning requests or other development proposals, some areas classified as conservation/open space

may be determined not to contain anticipated development limitations. In such cases, the future preferred land use should be based on adjacent Land Use Plan designations, contextual considerations, and the general policies of the comprehensive plan.

The Comprehensive Plan specifically states that, "... all of the industrial areas indicated on the Land Use Plan Map have been buffered with either office, institutional and multi-family or conservation/open space land uses. Buffering has been provided to help prevent land use conflicts between industrial developments and neighboring land uses."

There is a recognized neighborhood focus area at the intersection of Allen Road and Landfill Road. These nodes typically contain 20,000-40,000 of conditioned floor space.

From MacGregor Downs Road to the Norfolk Southern Railroad, Allen Road is considered a "connector" corridor then transitions to a "residential" corridor to its intersection with Dickinson Avenue.

Connector corridors are anticipated to contain a variety of higher intensive activities and uses whereas residential corridors are preferred to accommodate lower intensity residential uses. Along residential corridors, office, service, and retail activities should be specifically restricted to the associated focus area and linear expansion outside of the focus area should be prohibited.

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

Based on the analysis comparing the existing zoning (1,053 daily trips) and requested rezoning, the proposed rezoning classification could generate 800 trips per month, 40 trips per day to and from the site on Allen Road, which is a net decrease of 1,013 less trips per day. Since the traffic analysis for the requested rezoning indicates that the proposal would generate less traffic than the existing zoning, a traffic volume report was not generated.

**History/Background:**

In 2001, the subject property was part of a large-scale extra-territorial jurisdiction (ETJ) extension and was zoned RA20 (Residential-Agricultural).

**Present Land Use:**

Vacant

**Water/Sewer:**

Water and sanitary sewer are located in the right-of-way of Woodridge Park Drive.

**Historic Sites:**

There are no known effects on designated sites

**Environmental Conditions/Constraints:**

There are no known effects on the designated area.

**Surrounding Land Uses and Zoning:**

North: RA20 - Vacant (under common ownership as applicant)  
South: RA20 - Vacant (under common ownership as applicant)  
East: IU - Pitt County Landfill (under common ownership as applicant)  
West: RA20 - Vacant

**Density Estimates:**

Under the current zoning (RA20), staff would anticipate the site to yield no more than 110 single-family lots.

Under the proposed zoning (I), the site could accommodate 277,913+/- square feet of mini-storage/warehouse/industrial uses.

The anticipated build-out time is 2-5 years.

**Fiscal Note:**

No cost to the City.

**Recommendation:**

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


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

**Attachments / click to download**

 [Location Map](#)

 [Survey](#)

 [Bufferyard and Vegetation Standards and Residential Density](#)

 [List\\_of\\_Uses\\_RA20\\_to\\_I\\_950032](#)

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## **EXISTING ZONING**

### **RA20 (Residential-Agricultural)**

#### ***Permitted Uses***

*(1) General:*

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

*(2) Residential:*

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

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

*(4) Governmental:*

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

*(5) Agricultural/ Mining:*

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

*(6) Recreational/ Entertainment:*

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

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

*(8) Services:*

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

*(9) Repair:\* None*

*(10) Retail Trade:\* None*

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

*(12) Construction:*

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

*(13) Transportation:\* None*

*(14) Manufacturing/ Warehousing: \* None*

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

### **RA20 (Residential-Agricultural)**

#### ***Special Uses***

- (1) General:\* None*

*(2) Residential:*

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

*(3) Home Occupations (see all categories):*

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

*(4) Governmental:*

- a. Public utility building or use

*(5) Agricultural/ Mining:*

- b. Greenhouse or plant nursery; including accessory sales

*(6) Recreational/ Entertainment:*

- a. Golf course; regulation
- c.(1). Tennis club; indoor and outdoor facilities

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

*(8) Services:*

- a. Child day care facilities
- b. Adult day care facilities
- d. Cemetery
- g. School; junior and senior high (see also section 9-4-103)
- h. School; elementary (see also section 9-4-103)
- i. School; kindergarten or nursery (see also section 9-4-103)

*(9) Repair:\* None*

*(10) Retail Trade:\* None*

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

*(12) Construction:\* None*

*(13) Transportation:\* None*

*(14) Manufacturing/ Warehousing: \* None*

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

**PROPOSED ZONING**

**I (Industry)**

***Permitted Uses***

*(1) General:*

- a. Accessory use or building
- b. Internal service facilities
- c. On- premise signs per Article N
- d. Off-premise signs per Article N
- e. Temporary uses; of listed district uses

- f. Retail sales; incidental
- g. Incidental assembly of products sold at retail or wholesale as an accessory to principle use

(2) *Residential*:\* None

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

(4) *Governmental*:

- a. Public utility building or use
- b. City of Greenville municipal government building or use (see also section 9-4-103)
- c. County or state government building or use not otherwise listed; excluding outside storage and major or minor repair
- d. Federal government building or use
- e. County government operation center

(5) *Agricultural/ Mining*:

- a. Farming; agriculture, horticulture, forestry (see also section 9-4-103)
- b. Greenhouse or plant nursery; including accessory sales
- e. Kennel (see also section 9-4-103)
- f. Stable; horse only (see also section 9-4-103)
- g. Stable; per definition (see also section 9-4-103)
- h. Animal boarding not otherwise listed; outside facility, as an accessory or principal use
- i. Livestock sales pavilion, auditorium, yard, distribution or transshipment facility
- j. Quarry, mining, excavation and works including material storage and distribution; sand, stone, gravel

(6) *Recreational/ Entertainment*:

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

(7) *Office/ Financial/ Medical*:

- b. Operation/processing center
- c. Office; customer service not otherwise listed, including accessory service delivery vehicle parking and indoor storage
- g. Catalogue processing center

(8) *Services*:

- n. Auditorium
- s. Hotel, motel, bed and breakfast inn; limited stay lodging (see also residential quarters for resident manager, supervisor or caretaker and section 9-4-103)
- y. Television, and/or radio broadcast facilities including receiving and transmission equipment and towers or cellular telephone and wireless communication towers [unlimited height, except as provided by regulations]
- z. Printing or publishing service including graphic art, map, newspapers, magazines and books
- aa. Catering service including food preparation (see also restaurant; conventional and fast food)
- gg. Vocational rehabilitation center
- nn. Industrial laundries

(9) *Repair*:

- a. Major repair; as an accessory or principal use
- b. Minor repair; as an accessory or principal use
- c. Upholster; automobile, truck, boat or other vehicle, trailer or van
- d. Upholsterer; furniture
- e. Furniture refinishing, stripping or repair facility
- f. Appliance; household and office equipment repair
- h. Appliance; commercial and industrial equipment repair not otherwise listed

*(10) Retail Trade:*

- b. Gasoline or automotive fuel sale; accessory or principal use, retail
- h. Restaurant; conventional
- i. Restaurant; fast food
- cc. Farm supply and commercial implement sales
- dd. Industrial implement, machinery or tool sales

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

- a. Wholesale; durable and nondurable goods, not otherwise listed
- d. Rental of automobile, noncommercial trucks or trailers, recreational vehicles, motorcycles and boats
- e. Rental of tractors and/or trailers, or other commercial or industrial vehicles or machinery

*(12) Construction:*

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

*(13) Transportation:*

- a. Railroad freight or distribution and/or passenger station
- d. Truck terminal or distribution center
- e. Parcel delivery service
- f. Ambulance service
- g. Airport and related activities; private
- h. Parking lot or structure; principal use

*(14) Manufacturing/ Warehousing:*

- a. Ice plant and freezer lockers
- b. Dairy; production, storage and shipment facilities
- c. Bakery; production, storage and shipment facilities
- d. Stone or monument cutting, engraving
- e. Mobile home repair or rework facility; no sales allowed
- g. Cabinet, woodwork or frame shop; excluding furniture manufacturing or upholstery
- h. Engraving; metal, glass or wood
- j. Moving and storage; including outside storage
- k. Mini-storage warehouse, household; excluding outside storage
- l. Warehouse or mini-storage warehouse, commercial or industrial; including outside storage
- m. Warehouse; accessory to approved commercial or industrial uses within the district; excluding outside storage
- n. Petroleum (bulk) storage facility; excluding retail sales
- o. Feed and grain elevator, mixing, redrying, storage or sales facility
- p. Tobacco redrying or processing plant
- q. Fertilizer or lime manufacture or bulk storage
- r. Manufacturing of acid, toxic chemicals or other hazardous materials or explosive products not otherwise listed
- s. Manufacture of nonhazardous products; general, including nonhazardous and nontoxic chemicals and/or materials not otherwise listed
- t. Manufacture of nonhazardous medical supplies or medical products, including distribution
- u. Tire recapping or retreading plant
- v. Bottling or packing plant for nonhazardous materials or products
- w. Bottling or packing plant for hazardous, flammable or explosive materials or products
- y. Recycling collection station of facilities
- z. Metallurgy, steel fabrication, welding
- aa. Meat, poultry or fish processing or packing plant
- bb. Slaughterhouse



cc. Manufacture of pharmaceutical, biological, botanical, medical, and cosmetic products, and related materials

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

**I (Industry)**

***Special Uses***

(1) *General:*\* None

(2) *Residential:*

- i. Residential quarters for resident manager, supervisor or caretaker; excluding mobile home
- j. Residential quarters for resident manager, supervisor or caretaker; including mobile home

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

(4) *Governmental:*

- f. Correctional facility

(5) *Agricultural/ Mining:*\* None

(6) *Recreational/ Entertainment:*

- e. Miniature golf or putt-putt course
- i. Commercial recreation; indoor and outdoor, not otherwise listed
- k. Firearm ranges; indoor or outdoor

(7) *Office/ Financial/ Medical:*

- a. Office; professional and business, not otherwise listed

(8) *Services:*

- a. Child day care facilities
- b. Adult day care facilities
- l. Convention center; private
- s.(1). Hotel, motel, bed and breakfast inn; extended stay lodging (see also residential quarters for resident manager, supervisor or caretaker and section 9-4-103)

(9) *Repair:*\* None

(10) *Retail Trade:*

- j. Restaurant; regulated outdoor activities

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

(12) *Construction:*\* None

(13) *Transportation:*\* None

(14) *Manufacturing/ Warehousing:*

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

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

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



Bar Scale  
100 50 0 100 200

REZONING MAP  
FOR  
**COUNTY OF PITT**

BEING A PORTION OF  
TAX PARCEL # 00324  
ARTHUR TOWNSHIP  
PITT COUNTY  
NORTH CAROLINA  
SCALE: 1" = 100'  
MARCH 4, 2014

MO 14025 FB 365

**GM** **GARY S. MILLER**  
LAND SURVEYORS  
1803 South, Charles Blvd.  
Greenville, N.C. 27634  
Phone: (252) 756-7878  
Fax: (252) 246-0165  
License # C-2225

I, Gary S. Miller, certify to the following:

This survey is of another category, such as  
a preliminary survey or a preliminary plat  
court ordered survey or a preliminary plat  
to the definition of subdivision;  
that this map was drawn under my super-  
vision from an actual survey made under  
my personal supervision and is as shown  
in Book SE, Page BE, or other  
reference source ( ), that  
the boundaries not surveyed are indicated  
as shown from information in Book SE,  
Page BE, that the ratio of precision or  
positional accuracy is 1:10,000; and that  
this map meets the requirements of the  
North Carolina General Statutes relating  
in North Carolina (21 NCAC 56.1000)  
Witness my hand and seal this \_\_\_\_\_ day  
of \_\_\_\_\_, 2014.

*D. Smith*  
Signed  
Professional Land Surveyor No. L-2562

**NORTH CAROLINA**  
**RESURVEYING SEAL**  
**15860**  
**GARY S. MILLER**  
**LAND SURVEYOR**

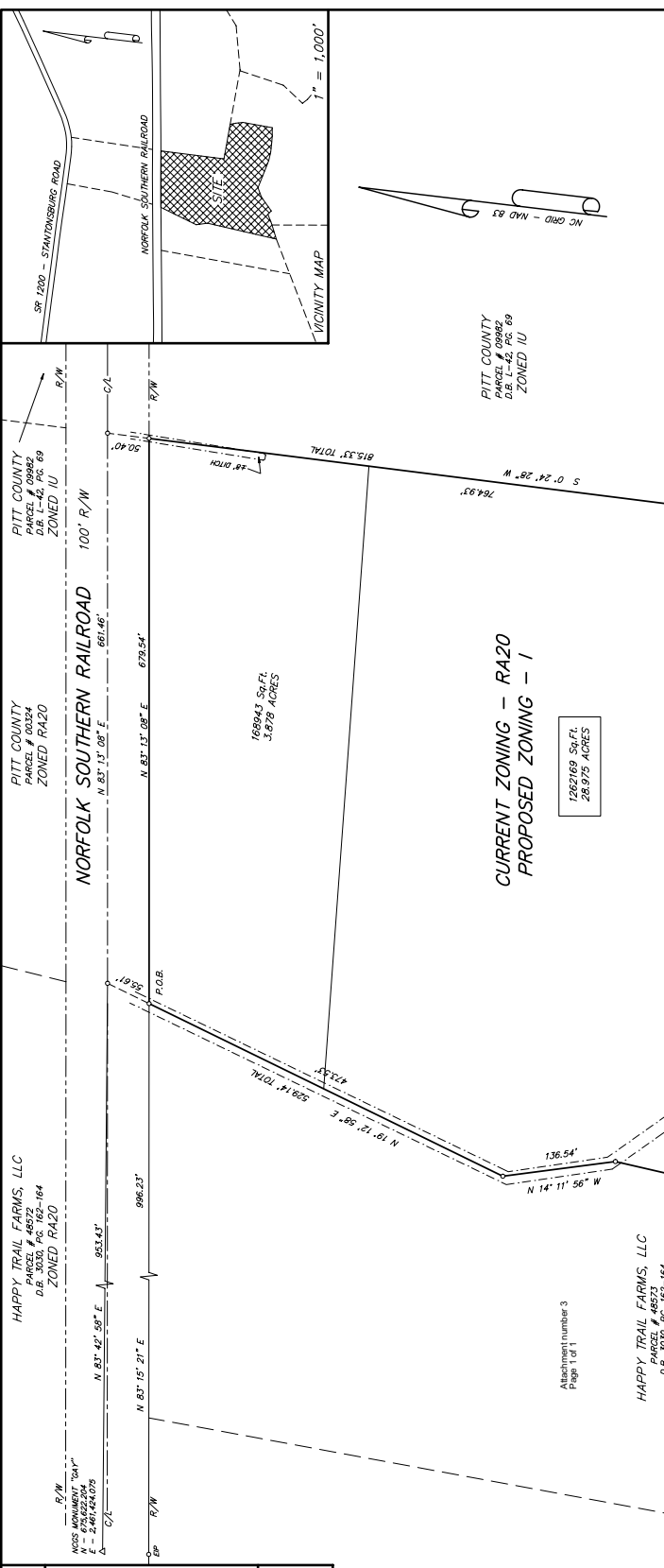
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DRAWN BY: BLW

REFERENCE:  
MAP FOR ETTIE ALBERTA LEWIS  
PARCEL # 00324  
BY ALOE D. HICKS, RLS  
MARCH 2014

PARCEL NO. 00324

NOTES:  
1. NO POINT SET UNLESS OTHERWISE NOTED.

LEGEND:  
EIP - EXISTING IRON PIPE  
C/W - EXISTING CEMENT WALL  
P.O.B. - POINT OF BEGINNING



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.




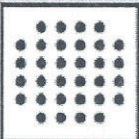
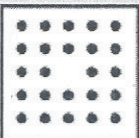
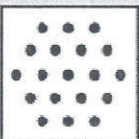
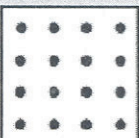
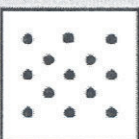
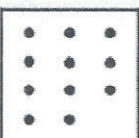
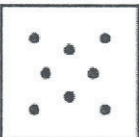
Residential Density		
Maximum density allowed by Zoning District based on average of 2.67 persons per dwelling unit		
<b>High Density</b>		
R6 R6-N R6-MH OR CDF	17 units per acre yields 45 persons per acre	
PUD	12 units per acre yields 32 persons per acre	
<b>Medium Density</b>		
R6-A	9 units per acre 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	
<b>Low Density</b>		
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: 4/15/2014  
Time: 6:30 PM

**Title of Item:** Ordinance requested by Eastern Area Health Education Center to rezone 0.757 acres located east of the intersection of West Arlington Boulevard and Melrose Drive and 400+/- feet north of West Fifth Street from MR (Medical-Residential [High Density Multi-family) to MO (Medical-Office).

**Explanation:** **Abstract:** The City has received a request from Eastern Area Health Education Center to rezone 0.757 acres located east of the intersection of West Arlington Boulevard and Melrose Drive and 400+/- feet north of West Fifth Street from MR (Medical-Residential [High Density Multi-family) to MO (Medical-Office).

**Required Notices:**

Planning and Zoning meeting notice (property owner and adjoining property owner letter) mailed on April 1, 2014.

On-site sign(s) posted on April 1, 2014.

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 area is located in Vision Area F.

The Future Land Use Plan Map recommends office/institutional/multi-family (OIMF) along the northern right-of-way of West Fifth Street between Schoolhouse Branch and Harris Mill Run transitioning to high density residential (HDR) and conservation/open space (COS) toward the Tar River.

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

Based on uses permitted by the requested rezoning, the proposed rezoning classification could generate 262 trips to and from the site on West Fifth Street, which is a net increase of 189 additional trips.

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

**History/Background:**

In 1986, the subject property was incorporated into the City's extra-territorial jurisdiction (ETJ) and zoned MD-5, which was later re-named to MR (Medical-Residential).

**Present Land Use:**

Vacant

**Water/Sewer:**

Water and sanitary sewer are located in the right-of-way of West Fifth Street.

**Historic Sites:**

There are no known effects on designated sites.

**Environmental Conditions/Constraints:**

The eastern section of the subject site is impacted by the 100 and 500-year floodplains associated with Schoolhouse Branch.

**Surrounding Land Uses and Zoning:**

North: MR - The Heritage at Arlington Apartments  
South: MO - Vacant (under common ownership as applicant)  
East: MR - Vacant  
West: MR - Vacant

**Density Estimates:**

Under the proposed zoning (MR), staff would anticipate the site to yield no more than 11 multi-family units (1, 2 and 3 bedrooms).

Under the proposed zoning (MO), the site could yield 7,254+/- square feet of medical office space.

The anticipated build-out time is 1 to 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 and the Medical District Land Use Plan Update(2007).


"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**

-  [Traffic Report](#)
-  [Location Map](#)
-  [Survey](#)
-  [Bufferyard and Vegetation Standards and Residential Density](#)
-  [List of Uses for MR to MO 900329](#)



## **EXISTING ZONING**

### **MR (Medical-Residential)**

#### ***Permitted Uses***

*(1) General:*

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

*(2) Residential:*

- a. Single-family dwelling
- b. Two-family attached dwelling (duplex)
- c. Multi-family development per Article 1
- f. Residential cluster development per Article M
- k. Family care home (see also section 9-4-103)
- q. Room renting

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

*(4) Governmental:*

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

*(5) Agricultural/ Mining:*

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

*(6) Recreational/ Entertainment:*

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

### **MR (Medical-Residential)**

#### ***Special Uses***

- (1) General:\* None*

*(2) Residential:*

- d. Land use intensity multifamily (LUI) development rating 50 per Article K
- l. Group care facility
- 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

*(3) Home Occupations (see all categories):*

- b. Home occupations; excluding barber and beauty shops
- d. Home occupations; excluding manicure, pedicure or facial salon

*(4) Governmental:*

- a. Public utility building or use

*(5) Agricultural/ Mining:\* None*

*(6) Recreational/ Entertainment:*

- 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
- 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**

### **MO (Medical-Office)**

#### ***Permitted Uses***

*(1) General:*

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

*(2) Residential:*

- l. Group care facility
- n. Retirement center or home
- o. Nursing, convalescent center or maternity home; major care facility

*(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 recreational facility

*(7) Office/ Financial/ Medical:*

- a. Office; professional and business, not otherwise listed
- d. Bank, savings and loan or other savings or investment institutions
- e. Medical, dental, ophthalmology or similar clinic, not otherwise listed

*(8) Services:*

- n. Auditorium
- r. Art gallery
- u. Art studio including art and supply sales
- ee. Hospital
- ii. Wellness center; indoor and outdoor facilities

*(9) Repair:\* None*

*(10) Retail Trade:*

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

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

*(12) Construction:*

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

*(13) Transportation:\* None*

*(14) Manufacturing/ Warehousing: \* None*

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

**Special Uses**

**MO (Medical-Office)**

*(1) General:\* None*

*(2) Residential:*

i. Residential quarters for resident manager, supervisor or caretaker; excluding mobile home

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

(4) *Governmental:*

a. Public utility building or use

(5) *Agricultural/ Mining:*\* None

(6) *Recreational/ Entertainment:*

s. Athletic club; indoor only

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

(8) *Services:*

a. Child day care facilities

b. Adult day care facilities

e. Barber or beauty shop

f. Manicure, pedicure or facial salon

j. College and other institutions of higher learning

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)

s.(1). Hotel, motel bed and breakfast inn; extended stay lodging (see also residential quarters for resident manager, supervisor or caretaker and section 9-4-103)

hh. Exercise and weight loss studios; indoor only

ll.(1) Dry cleaning; household users, drop-off/pick-up station only [2,000 sq. ft. gross floor area limit per establishment]

jj. Health services not otherwise listed

(9) *Repair:*\* None

(10) *Retail Trade:*

f. Office and school supply, equipment sales [5,000 sq. ft. gross floor area limit per establishment]

h. Restaurant; conventional

i. Restaurant; fast food [limited to multi-unit structures which contain not less than three separate uses]

j. Restaurant; regulated outdoor activities

k. Medical supply sales and rental of medically related products including uniforms and related accessories.

t. Hobby or craft shop [5,000 sq. ft. gross floor area limit per establishment]

(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

Case No: 14-09

Applicant: Eastern Area Health Education Center

**Property Information**

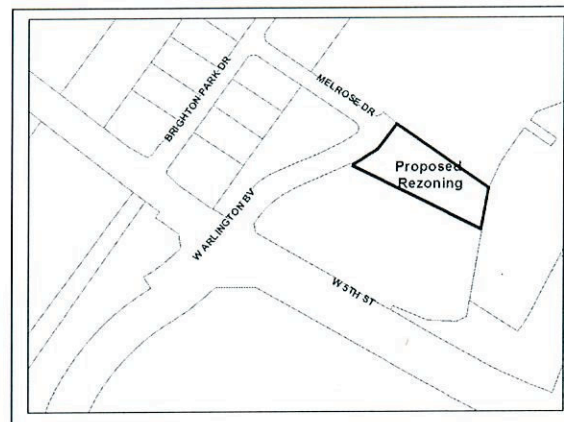
**Current Zoning:** MR (Medical-Residential [High Density Multi-Family])

**Proposed Zoning:** MO (Medical-Office)

**Current Acreage:** 0.757 Acres

**Location:** Northeast corner of 5th & Arlington

**Points of Access:** 5th Street



**Location Map**

**Transportation Background Information**

**1.) Fifth Street- State maintained**

	<u>Existing Street Section</u>	<u>Ultimate Thoroughfare Street Section</u>
Description/cross section	4-lane with raised median	no change
Right of way width (ft)	100	no change
Speed Limit (mph)	45	no change
<b>Current ADT:</b>	15,770 (*)	Ultimate Design ADT: 35,000 vehicles/day (**)
<b>Design ADT:</b>	35,000 vehicles/day (**)	
<b>Controlled Access</b>	<b>No</b>	
<b>Thoroughfare Plan Status:</b>	Major Thoroughfare	

**Other Information:** There are sidewalks along Fifth Street that service this property.

**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: 73** -vehicle trips/day (\*)                      **Proposed Zoning: 262** -vehicle trips/day (\*)

**Estimated Net Change: increase of 189 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 Fifth Street are as follows:

**1.) Fifth Street , East of Site (80%):**                      “No build” ADT of 15,770

Estimated ADT with Proposed Zoning (full build) – 15,980  
 Estimated ADT with Current Zoning (full build) – 15,828  
**Net ADT change = 152 (<1% increase)**

**2.) Fifth Street , West of Site (20%):****“No build” ADT of 15,770**

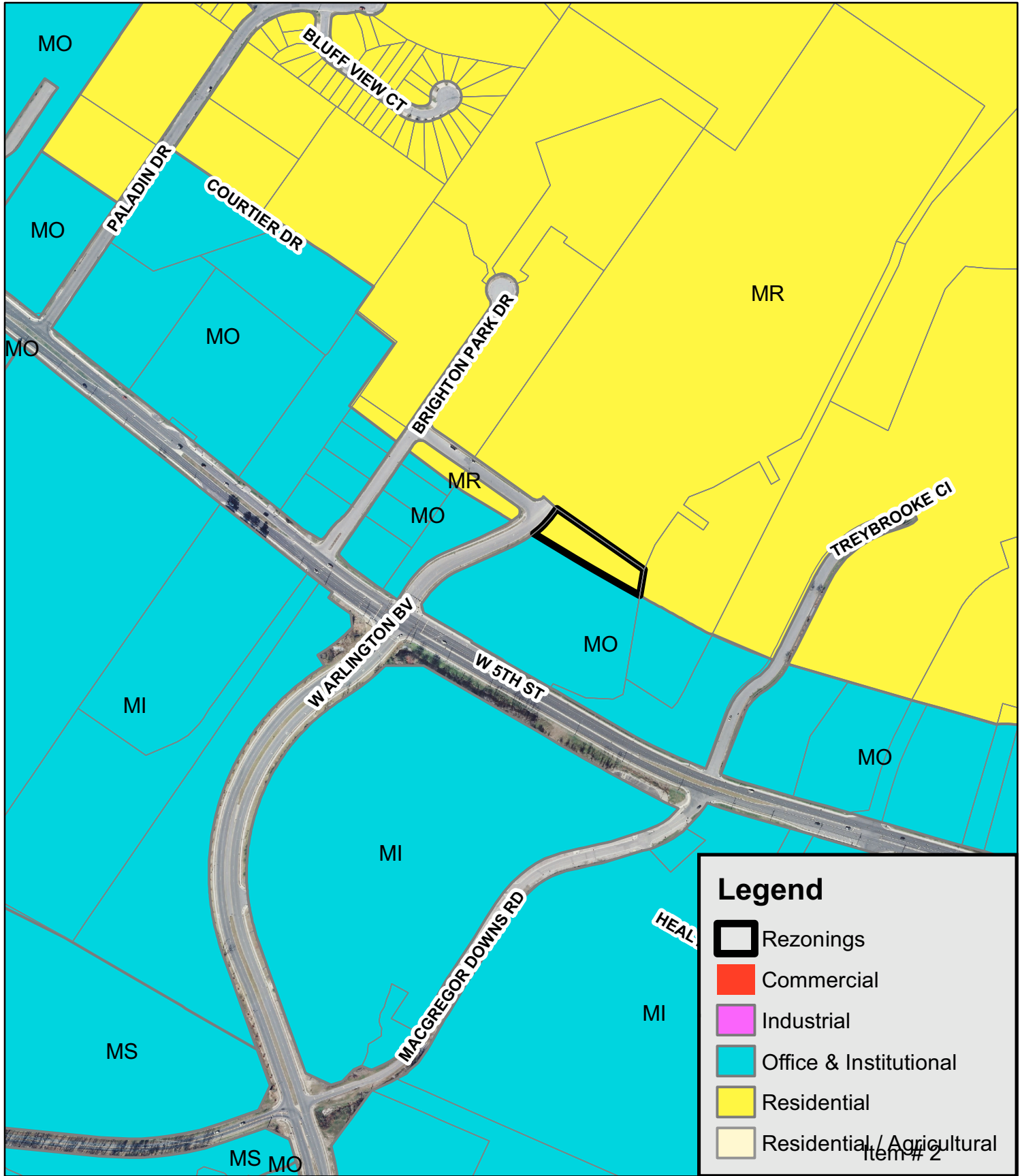
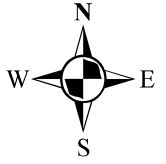
Estimated ADT with Proposed Zoning (full build) – 15,822

Estimated ADT with Current Zoning (full build) – 15,785**Net ADT change = 37 (<1% increase)****Staff Findings/Recommendations**

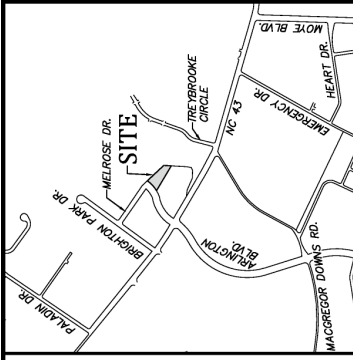
Based on possible uses permitted by the requested rezoning, the proposed rezoning classification could generate 262 trips to and from the site on Fifth Street, which is a net increase of 189 additional trips per day.

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

Eastern Area Health Education Center  
From: MR To: MO  
0.757 acres  
April 1, 2014







**Vicinity Map**  
SCALE: 1" = 1000'

**Notes:**

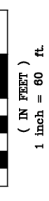
1. AREA DETERMINED BY COORDINATES.
2. ALL DISTANCES ARE HORIZONTAL GROUND MEASUREMENTS.
3. NO POINT SET AT ANY CORNER UNLESS OTHERWISE NOTED.
4. THIS MAP WAS PREPARED FOR REZONING PURPOSES ONLY AND IS NOT A BOUNDARY SURVEY OF THE PROPERTIES SHOWN HEREON.
5. EXISTING ZONING WAS TAKEN FROM THE CITY OF GREENVILLE OFFICIAL ZONING DEPARTMENT ZONING MAP DATED APRIL 22, 2005 AND THE CITY OF GREENVILLE ONLINE MAPPING WEB SITE.
6. BOUNDARY INFORMATION DRAWN FROM SUBJECT DEED BOOK AND REFERENCED MAPS. NO FIELD SURVEYING WAS PERFORMED FOR THE PREPARATION OF THIS MAP.

**Legend:**

- D.B. DEED BOOK
- M.B. MAP BOOK
- PG. PAGE
- AC. ACRES
- R/W RIGHT OF WAY
- B/B BACK TO BACK
- E.I.P. EXISTING IRON PIPE
- N.P.S. NO POINT SET
- (5) PLATTED LOT & BLOCK NUMBERS

**Owner:**  
PHILIP E. CARROLL  
2510 S. CHARLES BLVD.  
GREENVILLE, NC 27858

**References:**  
D.B. 2045 PG. 591  
M.B. 70, PG. 79  
PARCEL NO. 77447

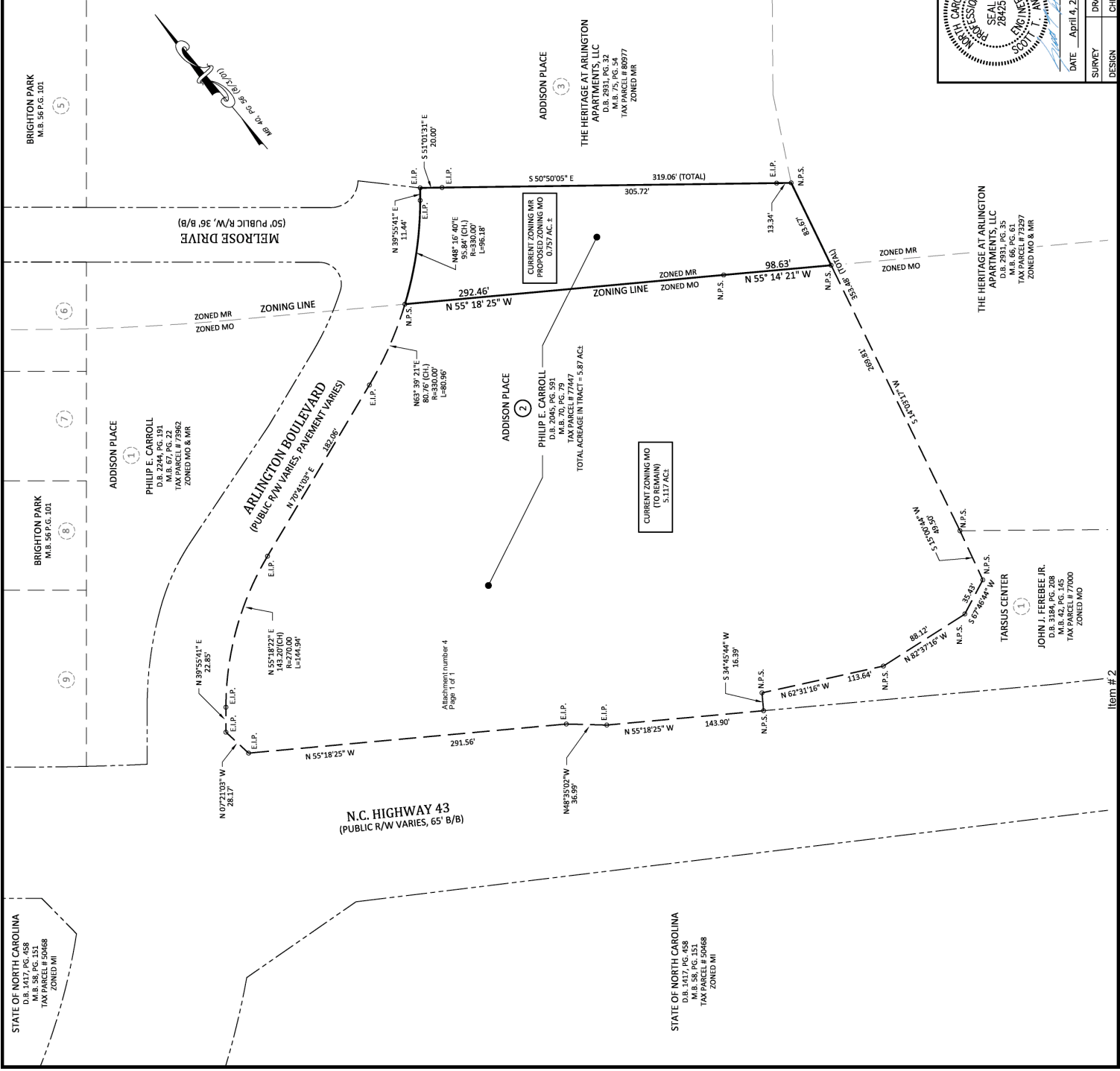


**ARK Consulting Group, PLLC**  
ENGINEERS & PLANNERS  
328D CHARLES BLVD  
SUITE B  
GREENVILLE NC 27858  
WWW.ARKCONSULTINGGROUP.COM  
NO LICENSE: P-1199

**REZONING MAP FOR  
EASTERN AREA HEALTH  
EDUCATION CENTER**  
A PORTION OF ADDISON PLACE - LOT 2  
CITY OF GREENVILLE, GREENVILLE TOWNSHIP, PITT CO., N.C.

DATE: April 4, 2014  
DESIGN: [Signature]  
SURVEY: [Signature]  
DRAFT: [Signature]  
CHECK: [Signature]

SCALE: 1" = 60'  
DRAWING NO.: C-1001  
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.


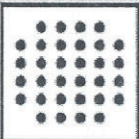
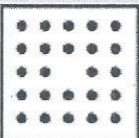
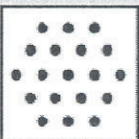
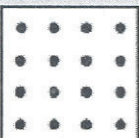
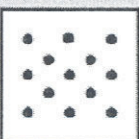
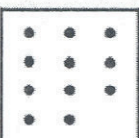
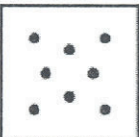
Residential Density		
Maximum density allowed by Zoning District based on average of 2.67 persons per dwelling unit		
<b>High Density</b>		
R6 R6-N R6-MH OR CDF	17 units per acre yields 45 persons per acre	
PUD	12 units per acre yields 32 persons per acre	
<b>Medium Density</b>		
R6-A	9 units per acre 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	
<b>Low Density</b>		
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: 4/15/2014  
Time: 6:30 PM

**Title of Item:** Ordinance requested by Matthew Hines to rezone 0.36 acres located at the northwest corner of Dickinson Avenue and Clark Street from CDF (Downtown Commercial Fringe) to CD (Downtown Commercial).

**Explanation:** **Abstract:** The City has received a request from Matthew Hines to rezone 0.36 acres located at the northwest corner of Dickinson Avenue and Clark 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 April 1, 2014.

On-site sign(s) posted on April 1, 2014.

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 Volume Report Summary (PWD - Engineering Division):**

Based on the analysis comparing the existing zoning (1,712 daily trips) and the

requested rezoning, the proposed rezoning classification could generate 695 trips to and from the site on Dickinson Avenue, which is a net decrease of 1,017 less trips per day. Since the traffic analysis for the requested rezoning indicates that the proposal would generate less traffic than the existing zoning, a traffic volume report was not generated.

**History/Background:**

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

**Present Land Use:**

Vacant commercial building

**Water/Sewer:**

Water and sanitary sewer are located in the right-of-way of Clark Street.

**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 effects on the designated area.

**Surrounding Land Uses and Zoning:**

North: CDF - Mario Perez Attorney Office  
South: CD - Vacant (City-owned)  
East: CDF - Vacant  
West: CD - Vacant (City-owned)

**Density Estimates:**

Under the current zoning (CDF), the site could yield 3,450+/- square feet of retail/ restaurant/personal services uses.

Under the proposed zoning (CD), the site could yield 15,682+/- square feet of retail/ restaurant/personal services uses. There are no setbacks or on-site parking requirements in the CD district.

The anticipated build-out time is within one 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.

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

**Attachments / click to download**

- [📄 Location Map](#)
- [📄 Bufferyard and Vegetation Standards and Residential Density](#)
- [📄 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

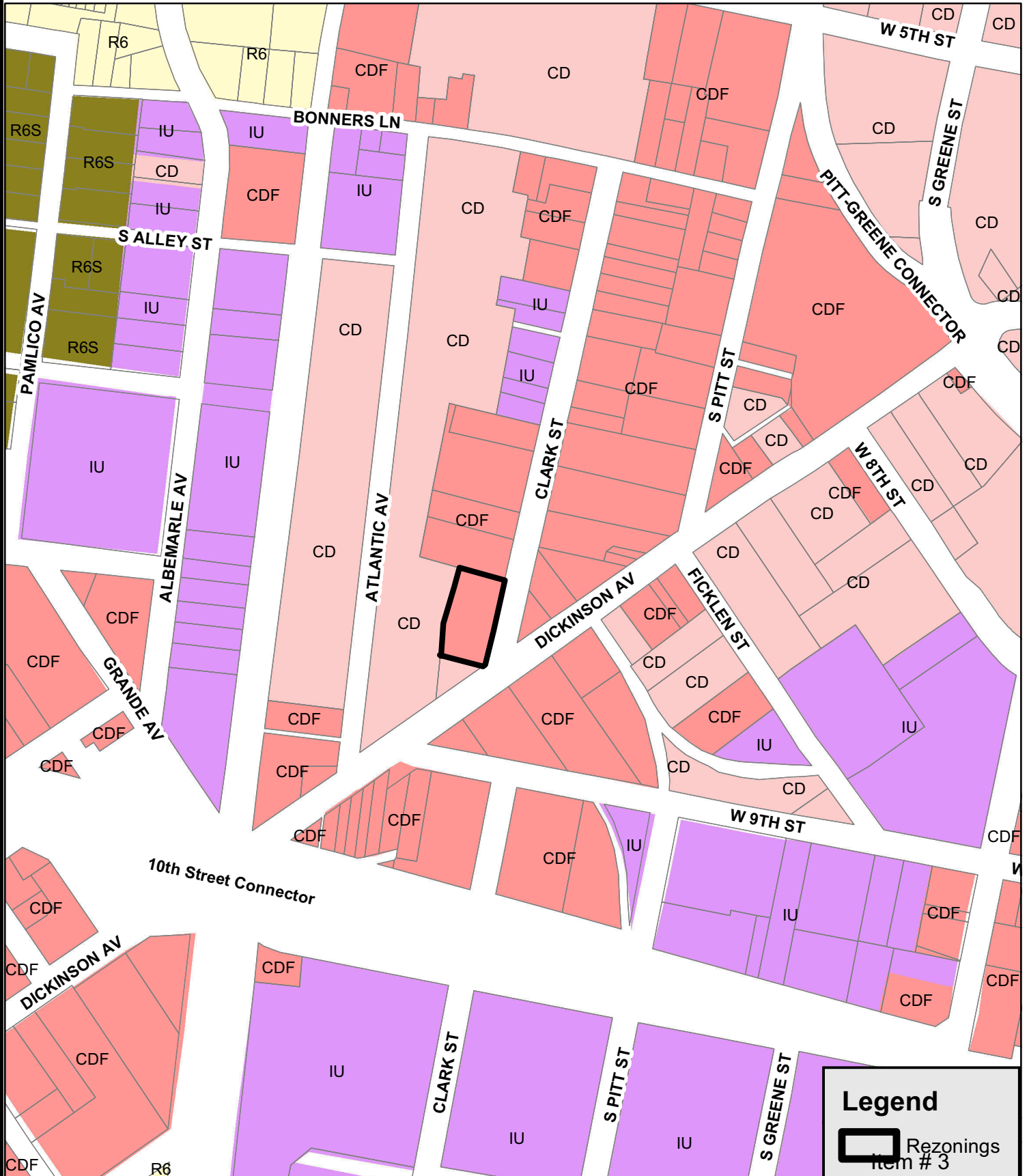
(14) *Manufacturing/ Warehousing:*

- 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

Matthew Hines  
From: CDF To: CD  
0.36 acres (15,682 square feet)  
March 24, 2014



04/30/07

## BUFFERYARD SETBACK AND VEGETATION SCREENING CHART

For Illustrative Purposes Only

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

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

### Bufferyard A (street yard)

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

Street trees may count toward the minimum acreage.

### Bufferyard B (no screen required)

Lot Size	Width
Less than 25,000 sq.ft.	4'
25,000 to 175,000 sq.ft.	6'
Over 175,000 sq.ft.	10'

### Bufferyard C (screen required)

Width	For every 100 linear feet
10'	3 large evergreen trees 4 small evergreens 16 evergreen shrubs

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

### Bufferyard D (screen required)

Width	For every 100 linear feet
20'	4 large evergreen trees 6 small evergreens 16 evergreen shrubs

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

### Bufferyard E (screen required)

Width	For every 100 linear feet
30'	6 large evergreen trees 8 small evergreens 26 evergreen shrubs

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

### Bufferyard F (screen required)

Width	For every 100 linear feet
50'	8 large evergreen trees 10 small evergreens 36 evergreen shrubs

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

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




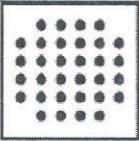
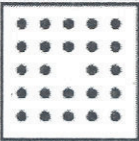
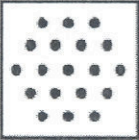
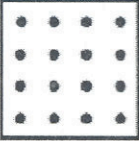
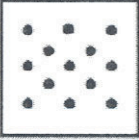
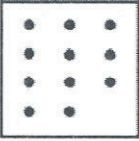
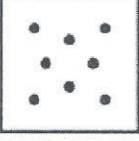
Residential Density		
Maximum density allowed by Zoning District based on average of 2.67 persons per dwelling unit		
High Density		
R6 R6-N R6-MH OR CDF	17 units per acre yields 45 persons per acre	
PUD	12 units per acre yields 32 persons per acre	
Medium Density		
R6-A	9 units per acre yields 24 persons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

Illustration: Maximum allowable density in Residential Zoning Districts



# City of Greenville, North Carolina

Meeting Date: 4/15/2014  
Time: 6:30 PM

**Title of Item:** Request by Langston Farms, LLC for a preliminary plat entitled " Langston Commercial and Office Park, Lot 1". The property is located at the intersection of the eastern right-of-way of S. Memorial Drive and the southern right-of-way of Regency Boulevard. The property is bound by Westhaven South to the north, a residence and Tractor Supply Company to the south, vacant property to the east and vacant property and a shopping center (former Home Depot site) to the west. The subject property is further identified as a portion of Pitt County Tax Parcel No. 74013.

**Explanation:** This lot is being presented as the next phase of development of the Langston Farms property. Westhaven South Phases 1, 2 & 3 and Regency Boulevard was approved March 21, 2006. Westhaven South Section 4 & Revisions to Phases 2 & 3 was approved on October 17, 2006. Westhaven South, Section 5 was approved on April 15, 2008. The remainder of the property has not been preliminary platted.

The zoning pattern for this area was established when the Thomas Langston Road Extension (now called Regency Boulevard) was being discussed. This zoning pattern was established with collaboration of the Westhaven neighborhood and was approved by the Planning and Zoning Commission on December 20, 2005 and City Council approval on January 12, 2006.

The property will be served by a drive on S. Memorial Drive which will be a shared driveway with the adjacent property to the south and a shared driveway on Regency Boulevard.. There is a 10-foot non-access easement along S. Memorial Drive and Regency Boulevard.

The property located to the east between Lot 1 and Westhaven, Section 5 has not been the subject of a preliminary and will need one prior to future development.

**Fiscal Note:** There will be no costs to the City of Greenville associated with this subdivision



other than routine costs to provide public services.

**Recommendation:** The City's Subdivision Review Committee has reviewed the preliminary plat and has determined that it meets all technical requirements.

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

Attachments / click to download

 [Langston Commercial and Office Park, Lot 1 Preliminary Plat](#)

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REVISIONS	BY
1. REVISION COMMENTS	AG
2. REV. PER DWN COMMENTS	AG

**BOHLER ENGINEERING**

CIVIL & CONSTRUCTION ENGINEERS

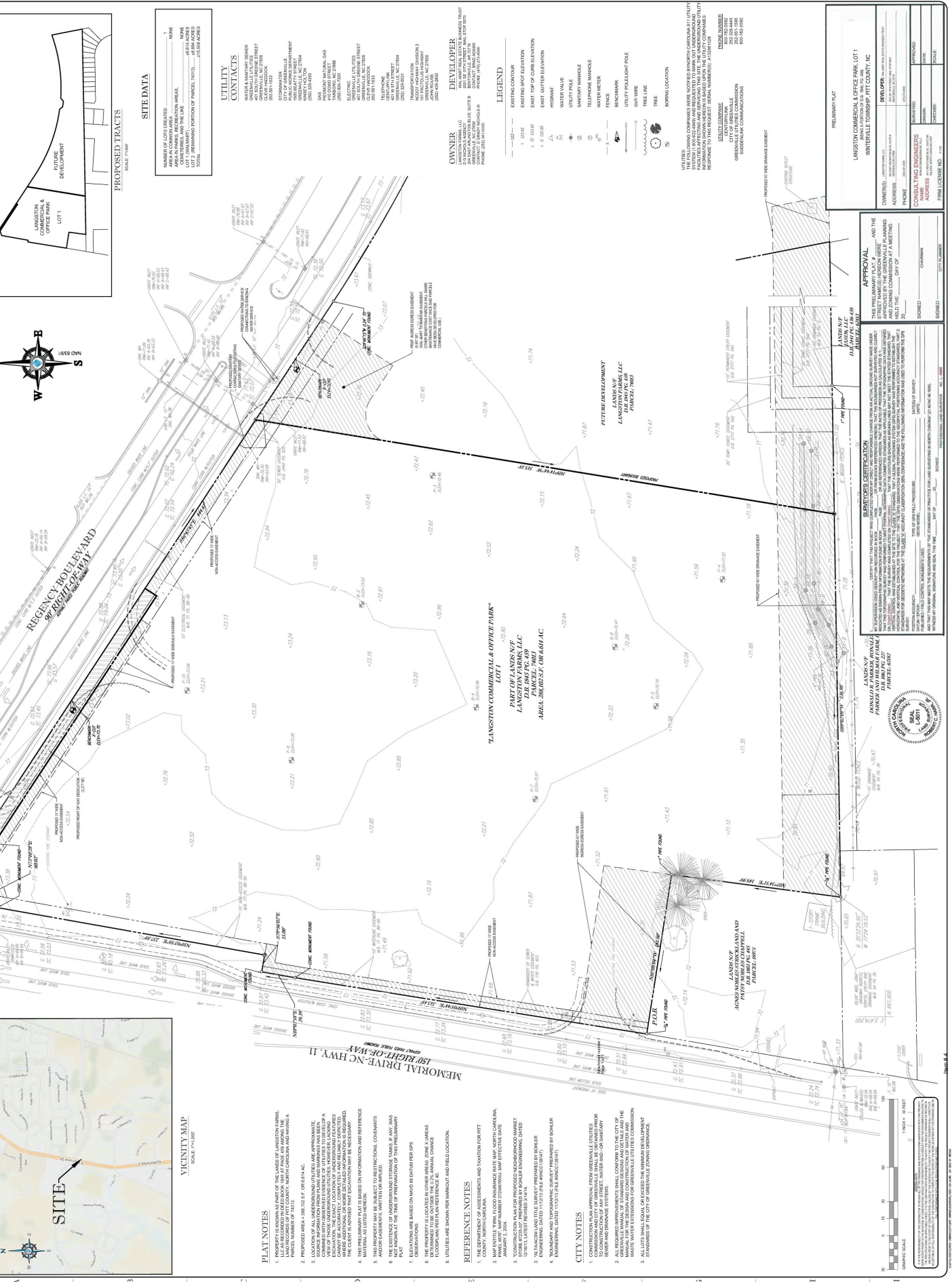
181 WESTCHASE BLVD. SUITE 200  
GREENVILLE, NC 27609  
PHONE: 813-351-8000  
www.BohlerEngineering.com

**811**

CALL BEFORE YOU DIG!

GREENVILLE, NC

CITY OF GREENVILLE, PITT COUNTY, NC  
SOUTH MEMORIAL DRIVE (NC HWY 11) & REGENCY BOULEVARD  
LANGSTON COMMERCIAL & OFFICE PARK, LOT 1  
PRELIMINARY PLAN



**PROPOSED TRACTS**

SCALE: 1"=60'

LANGSTON COMMERCIAL & OFFICE PARK LOT 1  
FUTURE DEVELOPMENT

**SITE DATA**

NUMBER OF LOTS CREATED: 1  
AREA IN PARKING/RECREATION AREAS: 0.00 ACRES  
TOTAL (APPROXIMATE) PORTION OF PARCEL: 45,584 SQUARE FEET  
TOTAL (APPROXIMATE) PORTION OF PARCEL: 45,584 SQUARE FEET

**UTILITY CONTACTS**

WATER: SANDY/SKY SERVICES  
SEWER: SANDY/SKY SERVICES  
GAS: SANDY/SKY SERVICES  
CITY OF GREENVILLE: 450 SOUTH MAIN STREET, GREENVILLE, NC 27601  
CITY OF GREENVILLE: 100 WEST WASHINGTON ST., GREENVILLE, NC 27601  
GAS: 410 SOUTH MAIN STREET, GREENVILLE, NC 27601  
SEWER: 410 SOUTH MAIN STREET, GREENVILLE, NC 27601

**OWNER**

LANGSTON PARKS, LLC  
1001 COUNTRY CLUB DRIVE, SUITE 200  
GREENVILLE, NC 27609  
PHONE: (813) 351-8000

**DEVELOPER**

LANGSTON PARKS, LLC  
1001 COUNTRY CLUB DRIVE, SUITE 200  
GREENVILLE, NC 27609  
PHONE: (813) 351-8000

**LEGEND**

DOTTED LINE: EXISTING ELEVATION  
DOTTED LINE WITH ARROW: FINISH SPOT ELEVATION  
DOTTED LINE WITH TRIANGLE: FINISH TOP OF CURB ELEVATION  
DOTTED LINE WITH SQUARE: FINISH TOP OF CURB ELEVATION  
CIRCLE: WATER VALVE  
CIRCLE WITH CROSS: UTILITY POLE  
CIRCLE WITH HORIZONTAL LINE: SANITARY MANHOLE  
CIRCLE WITH VERTICAL LINE: WATER METER  
CIRCLE WITH DIAGONAL LINE: FENCE  
CIRCLE WITH WAVE: UTILITY POLE/SIGNAL POLE  
SQUARE: GUY WIRE  
DOTTED LINE WITH WAVE: TREE LINE  
CIRCLE WITH WAVE: BROWNS LOCATION

**PRELIMINARY PLAN**

LANGSTON COMMERCIAL & OFFICE PARK LOT 1  
GREENVILLE (UNINCORPORATED) DISTRICT

**OWNER'S ADDRESS:** 1001 COUNTRY CLUB DRIVE, SUITE 200, GREENVILLE, NC 27609  
**DEVELOPER'S ADDRESS:** 1001 COUNTRY CLUB DRIVE, SUITE 200, GREENVILLE, NC 27609  
**PHONE:** (813) 351-8000  
**CONSULTING ENGINEERS:** BOHLER ENGINEERING, 181 WESTCHASE BLVD. SUITE 200, GREENVILLE, NC 27609  
**FINAL LICENSE NO.:** 1179

**PLAT NOTES**

1. PROPERTY IS KNOWN AS PART OF THE LANDS OF LANGSTON PARKS, GREENVILLE, NC. THIS PROPERTY IS BEING REDEVELOPED BY LANGSTON COMMERCIAL & OFFICE PARK, INC. AND THE DEVELOPER HAS BEEN ADVISED OF THIS BY THE CITY OF GREENVILLE.
2. THE PROPERTY IS BEING REDEVELOPED INTO A COMMERCIAL AND OFFICE PARK.
3. SOURCE INFORMATION FROM PLANS AND RECORDS HAS BEEN CHECKED AND FOUND TO BE CORRECT.
4. THE PROPERTY IS BEING REDEVELOPED INTO A COMMERCIAL AND OFFICE PARK.
5. THE PROPERTY IS BEING REDEVELOPED INTO A COMMERCIAL AND OFFICE PARK.
6. THE PROPERTY IS BEING REDEVELOPED INTO A COMMERCIAL AND OFFICE PARK.
7. UTILITIES ARE SHOWN PER RECORDS AND FIELD LOCATION.
8. THE PROPERTY IS LOCATED IN OTHER AREAS ZONE J, AREA 2, WHICH IS A LOCAL ZONING DISTRICT.
9. UTILITIES ARE SHOWN PER RECORDS AND FIELD LOCATION.

**REFERENCE NOTES**

1. THE CITY OF GREENVILLE, NORTH CAROLINA.
2. THE CITY OF GREENVILLE, NORTH CAROLINA.
3. THE CITY OF GREENVILLE, NORTH CAROLINA.
4. THE CITY OF GREENVILLE, NORTH CAROLINA.
5. THE CITY OF GREENVILLE, NORTH CAROLINA.
6. THE CITY OF GREENVILLE, NORTH CAROLINA.
7. THE CITY OF GREENVILLE, NORTH CAROLINA.
8. THE CITY OF GREENVILLE, NORTH CAROLINA.
9. THE CITY OF GREENVILLE, NORTH CAROLINA.

**CITY NOTES**

1. CONSTRUCTION PLAN APPROVAL FROM GREENVILLE UTILITIES AND PUBLIC WORKS DEPARTMENT IS REQUIRED FOR THE CONSTRUCTION OF ANY STREET, WATER AND GAS SANITARY.
2. ALL REQUIRED SERVICES SHALL BE COMPLETED TO THE CITY OF GREENVILLE MUNICIPALITY OF ANTI-TERRORISM AND SAFETY AND THE WATER EXTENSIONS FOR GREENVILLE UTILITIES COMMISSION. ALL SERVICES SHALL BE COMPLETED BEFORE THE COMMENCEMENT OF THE PROJECT.
3. ALL LOT DIMENSIONS SHALL BE THE PERMANENT DEVELOPMENT DIMENSIONS OF THE LOT OF GREENVILLE UTILITIES COMMISSION.

**APPROVAL**

THE PRELIMINARY PLAN, NO. 1179, AND THE PRELIMINARY PLAN, NO. 1179, AS AMENDED, HAS BEEN REVIEWED AND FOUND TO BE IN ACCORDANCE WITH THE CITY OF GREENVILLE ZONING ORDINANCES. THE CITY ENGINEER HAS REVIEWED AND FOUND NO OBJECTIONS TO THE PRELIMINARY PLAN.

CITY ENGINEER: [Signature]  
DATE: [Date]

DATE PLOTTED: 11/18/2024 10:52:10 AM  
SCALE: 1"=60'



# City of Greenville, North Carolina

Meeting Date: 4/15/2014  
Time: 6:30 PM

**Title of Item:** Ordinance amending the Flood Damage Prevention Ordinance text defining the basis for establishing the Special Flood Hazard Areas within the jurisdictional authority of the City of Greenville and redefining the Regulatory Flood Protection Elevation.

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

## **Explanation:**

### **Background**

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

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

The North Carolina Floodplain Mapping Program (NCFMP) continues to update the Flood Insurance Studies. On July 7, 2014, FEMA will publish an updated

Flood Study for Pitt County including all the municipalities. The City of Greenville is required to adopt the revised Flood Insurance Study and its accompanying Flood Insurance Rate Maps to remain a member in good standing in the National Flood Insurance Program.

City staff, along with staff of the NCFMP, reviewed the City's Flood Damage Prevention Ordinance for compliance with NCFPM's model ordinance. It was determined the present ordinance is in compliance but noted the City's freeboard requirement varies from one (1) foot to over two (2) feet dependent on the lot size and type of development. Freeboard is the distance in feet above the established base flood elevations and used to compensate for the many unknown factors that could contribute to flood heights greater than the established base flood elevations. NCFPM recommends a minimum freeboard of two (2) feet for the lowest floor elevation above the Base Flood Elevation for all structures built in the Special Flood Hazard areas. Pitt County and the other municipalities in the County have adopted the State recommended minimum freeboard of two (2) feet. One of the strategies being set forth in the Regional Hazard Mitigation Plan presently under draft review is a minimum freeboard requirement of two (2) feet. Staff recommends adoption of a two (2) foot freeboard requirement. The increased freeboard could impact the initial construction cost of structures built in special flood hazard areas but the owner will receive a reduction of the flood insurance premium of about 25% from the present one (1) foot of freeboard.

There are 1,048 flood insurance policies in force within the City's jurisdiction insuring \$214,062,600 of property. There have been 382 claims since 1978 with total losses paid of \$17,895,263.

### **Proposed Text Amendments**

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

That Title 9, Chapter 6, of the City Code be amended as follows:

Section 9-6-3, subsection (B) Basis for Establishing the Special Flood Hazard Areas, replace the strikethrough text with the BOLD text as follows:

The Special Flood Hazard Areas are those identified under the Cooperating Technical State (CTS) agreement between the State of North Carolina and Federal Emergency Management Agency (FEMA) in its Flood Insurance Study (FIS) for Pitt County, dated ~~April 13, 2013~~ **July 7, 2014**, and its accompanying Flood Insurance Rate Map, (FIRM) including any digital data developed as part of the FIS, which are adopted by reference and declared to be a part of this ordinance. Future revisions to the FIS or FIRM panels that do not change flood hazard data within the jurisdictional authority of the City of Greenville are also adopted by reference and declared to be part of this ordinance. Subsequent

revisions to the FIRM should be adopted within 6 months.

Replace all of the text in subsection, Sec. 9-6-2. Definitions, (52) *Regulatory Flood Protection Elevation* with the following:

*Regulatory Flood Protection Elevation* means the “Base Flood Elevation” plus the “Freeboard”. In “Special Flood Hazard Areas” where Base Flood Elevations (BFEs) have been determined, this elevation shall be at least the BFE plus two (2) feet for all structures and other development except manufactured homes. In “Special Flood Hazard Areas” where no BFE has been established, this elevation shall be at least two (2) feet above the highest adjacent grade. For manufactured homes, the regulatory flood protection elevation shall be at least the BFE plus two (2) feet. Allowable elements below the lowest floor are limited to electrical, mechanical, and ductwork, which are considered a standard part of the manufactured home. Cross over ducts for double and triple wide manufactured homes are specifically exempted from the freeboard requirement provided the bottom of all such cross over ducts are above the base flood elevation. All electrical, mechanical, and duct work which are not a part of the manufactured home shall be no lower than two (2) feet above the base flood elevation.

#### **Staff Comments**

Mr. Randy Mundt, AICP, CFM, Outreach Coordinator, Office of Geospatial and Technology Management with the NC Department of Public Safety, NC Floodplain Mapping Program, assisted City staff with the proposed text amendments and ordinance review.

**Fiscal Note:** No fiscal impact is anticipated with this action.

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

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