



Agenda

Planning and Zoning Commission

February 16, 2010
6:30 PM
Council Chambers

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I. INVOCATION - Len Tozer

II. ROLL CALL

III. APPROVAL OF MINUTES - January 19, 2010

IV. OLD BUSINESS

OTHER

1. Future Land Use Plan Map Consideration, Area of Interest #2: Highway 33 (E. 10th Street Extension), continued from February 3, 2010 Workshop.

V. NEW BUSINESS

REZONINGS

2. Ordinance requested by Donnie Eakes to rezone 0.6466 acres located at the southeast corner of the intersection of Airport Road and Old River Road from IU (Unoffensive Industry) to CH (Heavy Commercial).

TEXT AMENDMENTS

3. Request by Thomas F. Taft, Jr to amend the zoning regulations to include the use entitled "Hotel, motel, bed and breakfast inn; extended stay lodging" as a special use in the CG (general commercial) district table of uses.

VI. OTHER ITEMS OF BUSINESS

*****60*****Determination of date for review and consideration of comprehensive plan recommendations
*****concerning additional items from the February 3, 2010 workshop

- March 16, 2010 meeting
- Special Call Meeting (date and time to be determined)

VII. ADJOURN



City of Greenville, North Carolina

Meeting Date: 2/16/2010
Time: 6:30 PM

Title of Item: January 19, 2010

Explanation: Minutes from the January 19, 2010 Planning and Zoning Commission

Fiscal Note: N/A

Recommendation: Review and approval.

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[January 19, 2010 Minutes](#)

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

January 19, 2010

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

- | | |
|--------------------------|---------------------------|
| Mr. Bill Lehman - * | |
| Mr. Bob Ramey - * | Mr. Dave Gordon - * |
| Mr. Tony Parker - * | Mr. Tim Randall - * |
| Mr. Len Tozer - * | Mr. Godfrey Bell, Sr. - * |
| Ms. Shelley Basnight - * | Mr. Hap Maxwell - * |
| Mr. Allen Thomas - * | Ms. Linda Rich - * |

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

VOTING MEMBERS: Lehman, Ramey, Gordon, Randall, Tozer, Bell, Basnight, Thomas and Rich

PLANNING STAFF: Chantae Gooby, Planner; Harry Hamilton, Chief Planner; and Sarah Radcliff, Secretary; Merrill Flood, Director of Community Development

OTHERS PRESENT: Dave Holec, City Attorney; Thom Moton, Assistant City Manager; Tim Corley, Engineer; Daryl Vreeland, Transportation Planner; Calvin Mercer, City Council; and Marion Blackburn, City Council

MINUTES: Motion was made by Mr. Ramey, seconded by Mr. Tozer, to accept the December 15, 2009 minutes as presented. Motion carried unanimously.

Mr. Lehman stated staff wanted to make a change to the agenda to move Item 3 under Text Amendments to Item 1.

NEW BUSINESS

Text Amendments

Request by Edwards Community Group to amend the zoning ordinance to establish a new overlay district entitled "Urban Core (UC) Overlay" and standards applicable within the area bound by 10th Street, the CSXT Railroad, 14th Street, Green Mill Run and ECU easement.

Mr. Hamilton stated this is a text amendment to the zoning regulations. He said the next item on the agenda is a request to zone a specific property to this overlay zone. He said any site specific issues related to a particular piece of property should be addressed during the zoning hearing. Mr. Hamilton said the purpose and intent of the urban core (UC) overlay district and requirements is to allow modification of select site development standards of the underlying zoning district which are

designed to facilitate development and redevelopment of in-fill sites in a designated area in proximity to the urban core. An urban core (UC) overlay district is defined as an overlay zoning district adopted in conjunction with a underlying general purpose district (CDF, and/or OR only) wherein the zoning rights, standards, restrictions and requirements as set forth for the common general purpose district shall extend to the urban core (UC) overlay district zoned area. All urban core (UC) overlay district(s) shall be restricted to the land area located within the following boundary: south of Tenth Street, east of the CSXT Railroad, north of Fourteenth Street and west of Green Mill Run / ECU Easement (former RR spur) as existing on the date of adoption of the ordinance. Mr. Hamilton said no urban core (UC) overlay district shall be located outside of the designated area described above. He said the majority of the area in the Urban Core is zoned Commercial. There is some OR including the East Carolina University Campus and along the river. Areas located to the east and west of Evans Street Extension from Tenth Street to Fourteenth Street are zoned CDF. Mr. Hamilton said the Comprehensive Land Use Plan Map recommends extending the CD zoning as far south as Tenth Street. He said areas to the south of Tenth Street should remain CDF or OR.

An urban core (UC) overlay district shall be established within the designated area upon City Council adoption of an individual zoning ordinance which defines the boundary of the specific urban core (UC) district. If UC overlay zoning is approved for a specific site, high-density residential development including standard multi-family housing and Land Use Intensity (LUI) residential development located on the site may be subject to the following:

- reduced street setback (25 ft. to 5 ft.)
- reduced street bufferyard (6 ft. / 10 ft. to 5 ft.)
- reduced parking space to dwelling separation setback (15 ft. to 5 ft.)

Mr. Hamilton said all reductions are at the option of the property owner. Mr. Hamilton said if this ordinance is approved and a property owner within the boundary requests the UC Overlay it would have to be reviewed by the Planning and Zoning Commission with the recommendation sent to City Council. If City Council zones a specific property to the UC designation the right-of-way setbacks, street bufferyards and the dwelling unit to parking separation setback could be reduced to not less than five feet.

Mr. Hamilton said, as an example, the First Place Properties development on the corner of First and Pitt Streets is located in the CD district, where no setbacks are required. He said any property included in the UC Overlay can take advantage of not less than a five foot right-of-way setback. All other zoning and site development requirements continue to apply.

Mr. Ramey asked if anything would be done in the Green Mill area so it wouldn't flood that area.

Mr. Hamilton said Green Mill Run includes a flood hazard area and these changes would not affect the Flood Damage Prevention ordinance requirements in any way.

Mr. Tozer asked if the developer decided to take advantage of the five foot setback how far it would be from the curb line.

Mr. Hamilton said it would depend on the street. He said in urban areas where the roads have been

widened there were some locations where the right-of-way line is only a few feet behind the curve. In others, like Charles Boulevard, it may be as much as ten or fifteen feet.

Mr. Randall said there would be very few areas where they would actually be within five feet of the street or back of curb.

Mr. Tozer asked if the current urban core area was mapped out in the city.

Mr. Hamilton said Urban Core was just a reference to the general geographical location that they are speaking of.

Mr. Tozer asked what the height of the building could be within five foot of the setback.

Mr. Hamilton said the height could be thirty-five feet with a five foot setback. He said the ordinance provides that increasing the setback may allow a proportional increase in height.

Mr. Gordon asked what advantages staff saw to making this change.

Mr. Hamilton said a significant amount of multifamily development, including student housing, has been built on green sites in the periphery of the city. He said staff would encourage more pedestrian oriented residential development, specifically student housing, in close proximity to the campus. This ordinance will provide greater development flexibility often necessary to facilitate in-fill and redevelopment of previously built sites.

Mr. Randall asked if the Planning Department considered expanding the area to something other than this specific spot.

Mr. Hamilton said the areas that are anticipated to be CD in the future extend from downtown, west to the railroad track, south to Tenth Street and CD zoning already allows zero setbacks. The proposed designated area is the only remaining multi-family zoned area adjacent to the downtown.

Mr. Bell asked about the parking.

Mr. Hamilton said parking would be required on-site.

Steve Simonetti, Vice President of Land Acquisition and Development for Edwards Communities Development Company, spoke on behalf of the applicant. He said they do all of their own construction, labor and management. He said they do not build to sell, but to own and operate their developments.

Mr. Ramey asked if they were still managing all of their developments.

Mr. Simonetti said they had only sold one of their student housing projects. He said the project was not for sale but Mr. Edwards was made an offer he couldn't refuse.

Mr. Ramey said he wondered if they were going to build and then sell.

Mr. Simonetti said they planned to build, own and operate this long term, just as they have all their other locations.

Mr. Holec reminded the board that they could not rely upon any information regarding the development of the property. He said development can occur as long as it complies with the ordinance requirements.

Mr. Matthew Shulman spoke in opposition to the request. He said he wasn't sure yet if he was for or against the amendment, but he had some questions that he would like to have answered. He said it was his understanding that the sole issue of this amendment was whether or not to waive certain setback requirements. He asked the planning staff to address the pluses and minuses of the waiver of setbacks. He said appreciated all information given by the planning department. He said this was powered by select site development, not a result of the planning departments continuing review process as to what is best for the city.

Mr. Simonetti spoke in favor in rebuttal to Mr. Shulman's comments. He said the main benefit of what they were doing was recognizing that the lot sizes are smaller. In order to be able to take what is there and improve upon it, you need to be able to take advantage of the density that has been approved for that and locate the buildings and accommodate the parking so that you can meet all of the city's requirements.

Ms. Camilla Davis spoke in opposition to the request. She stated she wasn't really opposed to the whole project but wasn't sure why the city would change the rules for one developer and for one project.

Mr. Hamilton said the ordinance applies to potentially several different projects, not just the area the applicant has interests in. He said it was much easier for people to build in remote areas on green sites. He said in the urban core area there were a lot of constraints on properties and few large tracts available. Reducing the setbacks was not drastically different than the CD district. Staff encourages redevelopment in the center city and downtown area.

Mr. Gordon asked how this amendment came about.

Mr. Hamilton said the applicant approached the city about redevelopment in the area and identified the required street setbacks as an issue.

Mr. Shulman spoke in opposition in rebuttal. He said it seemed the setback regulations were somehow linked to height regulations. He said he understood heights could increase as you increase the setback and wanted to call that to the attention of the commission. With no further comment, Mr. Lehman closed the public hearing and called for board discussion.

Mr. Bell said he saw a lot of advantages to allowing the UC Overlay.

Motion was made by Mr. Randall, seconded by Mr. Thomas 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. Mr. Tozer and Ms. Basnight voted in opposition, all others voted in favor. Motion passes.

Rezoning

Ordinance requested by Edwards Communities Development Company to rezone 16.14 acres located along the eastern right-of-way of Charles Boulevard, between 10th and 14th Streets, and west of Rock Spring Subdivision from OR (Office-Residential) to OR-UC (Office Residential) with an Urban Core overlay.

Ms. Chantae Gooby said this rezoning request was to add an Urban Core Overlay to the existing zoning. She stated the overlay reduced setbacks, but does not affect the density. The property is centrally located in the city along Charles Boulevard, between 10th and 14th Streets, west of Rock Springs Subdivision. Currently, the subject property contains King's Arms Apartments, Green Mill Run Apartments, the Masonic Lodge and four single-family homes. Ms. Gooby said the area contains a variety of uses. There is a commercial node at the intersection of Charles Boulevard and 14th Street. No traffic report was generated because the overlay does not affect the density. Ms. Gooby said staff anticipates the site would be cleared of the current buildings and redeveloped. The Future Land Use Plan Map recommends commercial at the northeast corner of the intersection of Charles Boulevard and East 14th Street with office/institutional/multi-family (OIMF) in the interior areas. The Future Land Use Plan Map also recommends conservation/open space (COS) along Green Mill Run. In staff's opinion, this request is in compliance with Horizon's: Greenville's Community Plan and the Future Land Use Plan Map.

Mr. Randall asked if any development could occur within the floodway.

Mr. Gooby said it could not.

Mr. Gordon asked where the current apartments were located in regards to the floodplain area.

Ms. Gooby said King's Arms apartments are located out of the floodplain; however, a portion Green Mill Run Apartments is located in the 100-year floodplain.

Durk Tyson, Rivers & Associates, spoke on behalf of the applicant. He said if there were portions in the floodplain that are to be redeveloped; they would be redeveloped under the new standards.

Mr. Ramey asked why the Masonic Lodge was included.

Mr. Tyson explained that not all of the properties in the request were under contract with Edwards Communities. He said they had all been contacted by the applicant to see if they were interested in selling. The Masonic Lodge allowed their property to be included in the rezoning, but may not sell the property to the applicant. However, the Masonic Lodge saw the advantage in having the overlay applied to their property.

Mr. George Hamilton spoke in opposition to the request. He said there were a lot of good features to the plan but had specific concern with properties being placed in the floodway and floodplain. He said that would have a very adverse effect on Green Mill Run. He asked to what height they could go to the floodway.

Mr. Tim Corley, City of Greenville Engineer, said the floodway could not be touched. He said there were certain permits to develop in the floodplain but added they were very difficult to get. He said he did not foresee them getting anything that would allow them to develop within that area. Any development in the 100-year floodplain would be required to meet the city's Flood Damage Prevention Ordinance.

Mr. George Hamilton asked how far the 100-year floodplain extended back from the floodway.

Mr. Corley said he could not tell him that by looking at the map. He said it reached to almost the entire width of the property at its center.

Mr. George Hamilton said his biggest concern was continually filling the floodplain; therefore compromising its ability to absorb water.

Mr. Corley said they would still have to provide information to the Engineering Department showing that the floodplain is not being affected.

Mr. Thomas said they would actually be reducing the impacts.

Mr. Corley said that was correct.

Mr. George Hamilton asked about the height of the building.

Mr. Harry Hamilton said the maximum height was 35 feet, but it could be increased if you increased the setback.

Mr. James Robbins spoke in opposition to the request. He asked if the floodplain could be clear cut. He said there were wild animals there and felt the area was an asset to the city. He said he was concerned that the area would be destroyed as part of the development.

Mr. Corley said there was a riparian buffer on the property which is a state regulated area 50' on either side of the stream. He said the first 30' could not be touched at all and only certain things were allowed in the remaining 20', such as a greenway.

Mr. Robbins said he would like to be a good neighbor and hoped the representative from Edwards would meet with the neighborhood and get some input.

With no further comments, Mr. Lehman closed the public hearing and called for board discussion.

Mr. Ramey said he was concerned about the Masonic Lodge.

Mr. Parker said he believed the Lodge was contacted and agreed to be included.

Mr. Ramey said he still had concerns with them selling it.

Motion was made by Mr. Bell, seconded by Mr. Randall 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. Mr. Tozer, Ms. Basnight and Mr. Ramey voted in opposition to the request. Mr. Thomas, Ms. Rich, Mr. Bell, Mr. Gordon and Mr. Randall voted in favor. Motion passed.

Rezoning

Ordinance requested by Thomas F. Taft, Sr., Manager/Partner for Atlantic Avenue Holding Co., LLC to rezone 6.34 acres located along Atlantic Avenue between Dickinson Avenue and Bonners Lane from CDF (Downtown Commercial Fringe) and IU (Unoffensive Industry) to CD (Downtown Commercial).

Ms. Chantae Gooby said this property was centrally located in the city along Atlantic Avenue and north of Dickinson Avenue. Currently, the property contains the remnants of the Imperial Tobacco Warehouse. She said there were a variety of uses in the area including commercial and single-family homes. The subject property is located in the designated regional focus area described as the central business district. This rezoning could generate a net increase of about 1,400 trips per day evenly disbursed along Dickinson Avenue. Ms. Gooby said the requested CD zoning would allow for zero lot line construction. The Future Land Use Plan Map recommends commercial for the subject property. Ms. Gooby stated the request is in compliance with Horizon's: Greenville's Community Plan, the Future Land Use Plan Map and the Center City Revitalization Plan.

Mr. Durk Tyson, Rivers & Associates, spoke on behalf of the applicant.

With no further comments, Mr. Lehman closed the public hearing and called for board discussion.

Motion was made by Mr. Ramey, seconded by Mr. Tozer to recommend approval of 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 carried unanimously.

There being no other business the meeting adjourned at 7:50 p.m.

Respectfully submitted,


Merrill Flood
Secretary



City of Greenville, North Carolina

Meeting Date: 2/16/2010
Time: 6:30 PM

Title of Item: Future Land Use Plan Map Consideration, Area of Interest #2: Highway 33 (E. 10th Street Extension), continued from February 3, 2010 Workshop.

Explanation: As part of the City of Greenville's ongoing five-year Comprehensive Plan Review process, the Planning and Zoning Commission was asked by an area property owner to consider whether to recommend changes to the Future Land Use Plan Map for the area described as being located along the north side of 10th Street including the intersection of 10th Street and Moses Drive containing 19+/- acres from an OIMF (office/institutional/multi-family) category to a C (commercial) category.

In the process of evaluating the area requested, the Planning and Zoning Commission should evaluate an adjacent additional area, which shares very similar conditions as the area described above and is likely to be impacted by any changes to adjacent land parcels. This additional area is described as being located directly east of the area described above. As illustrated in the attached maps, the Primary Area (delineated with a solid line) and Additional Area (delineated with a dotted line) together make up Area of Interest #2.

The Planning and Zoning Commission may decide to recommend changes to the Future Land Use Plan Map, or not go forward with any recommendations, pertaining to the Primary Area, the Additional Area, or portions thereof, in response to their overall evaluation of Area of Interest #2.

History/Background: The subject property was zoned RA20 at the time of ETJ extension in 1989. In 2007 the property owners requested and received OR (office/high density residential) zoning for the subject site. A Land Use Intensity (LUI) special use permit was approved by the Planning and Zoning Commission in 2008 for Parkland Campus, a 384 unit multi-family development. The subsequently required site plan was withdrawn and no permits have been issued as of this date (2/09/10).

At the November 13, 2009 meeting of the Planning and Zoning Commission, a property owner asked the commission to consider changing the Future Land Use Plan Map for the area described above. The Planning and Zoning Commission decided to study the area in further detail at its subsequently scheduled Workshop, which was held February 3, 2010. The Workshop included a public hearing to evaluate, and consider recommending changes to, the Future Land Use Plan Map, pertaining to Area of Interest #2. At the conclusion of the public hearing, the Planning and Zoning Commission decided to continue the item to its February 16, 2010 meeting to allow for additional evaluation and discussion. No additional public hearing required.

Comprehensive Plan: The subject site is located in Vision Area C. East 10th Street is designated as a gateway corridor, entering Greenville via E. 10th Street/NC-33, and continuing west until Greenville Boulevard. Gateway corridors are anticipated to contain a variety of higher intensive activities and uses.

The Future Land Use Plan Map recommends OIMF (office/institutional/multi-family) along the northern right-of-way of E. 10th Street between the commercial area at the northeast corner of E. 10th Street and Port Terminal Road and Farmingwood Road. Altogether, this designated office corridor extends for approximately 1.25 miles along the northern right-of-way of E 10th Street, with the primary and secondary areas under consideration representing about 0.5 miles (or 40 percent) of that corridor section. The interior area north of the recommended OIMF is recommended for residential development with decreasing density in areas closest to the Tar River. The approved LUI plan (Parkland Campus) is considered to be in compliance with Comprehensive Plan recommendations. There is a recognized intermediate focus area across the street from the subject area, on E. 10th Street between Portertown Road and LT Hardee Road, within which commercial activity is existing and encouraged.

Environmental Conditions/Constraints: There are no known environmental constraints that would prohibit development of the subject site.

Surrounding Zoning and Land Uses:

North: OR (office - high density residential), R6A (medium density residential), RA20 (low density residential), Pitt County RR (rural residential) – primarily vacant, some scattered rural housing.

South: CG (commercial) at corner of E. 10th Street and Portertown Road (Food Lion Center and anticipated Walmart site); also RA20, OR, IU (industrial) – single-family residential, vacant land, small-scale commercial.

East: Pitt County RR zoning is directly adjacent to the subject area, with existing single-family residential (Rolling Meadows neighborhood); east is vacant land, with several commercial properties fronting E. 10th Street in the Simpson planning jurisdiction.

West: OR fronting E. 10th Street and RA20; City of Greenville-owned land,

vacant site and City cemetery.

Thoroughfare/Traffic Volume Summary: A rezoning/thoroughfare/traffic volume report was completed in response to an area rezoning request (WLA request which was approved) to rezone 30.08 acres from RA20 (21.83 acres) and OR (8.25 acres) to CG at the corner of E. 10th Street and Portertown Road – an area directly across the street from the subject area. The traffic report estimated that the proposed rezoning would generate a net increase of 7,210 vehicle trips on E. 10th Street and Portertown Road per day, from 1,374 to 8,584 vehicle trips per day, based on an average of the possible uses permitted by the current and proposed zoning.

No traffic report has been generated for this new area of interest, as the scope of any possible changes has not yet been determined. However, based on recent area traffic reports, the average number of trips generated by office - high density residential is 1,678 average daily trips per acre, compared to 2,068 average daily trips per acre generated by commercial. Using the previous traffic analysis as a comparison staff would estimate that the proposed change in land use category from the current OIMF to C could result in more than 400 additional daily trips per acre.

Fiscal Note:

N/A.

Recommendation:

In staff's opinion, the above described OIMF corridor on the north side of E. 10th Street was designed to serve as a transitional use category between the more intensive land uses along the south side of E. 10th Street, including the commercial focus area (Food Lion Center and anticipated Walmart development), and the less intensive multifamily and single-family residential uses on the north side of E. 10th Street, which would extend northward from E. 10th Street toward the Tar River flood plain.

The general intent of the Horizons plan, for the subject area, is for the uses to progressively transition toward the river from higher to lower intensity—office and multi-family, to medium density residential, to low density residential, to very low density residential, to conservation/open space. This use configuration is designed to minimize any adverse impact on the E. 10th Street corridor, the surrounding residential neighborhoods, and the area's natural environment. Intensive commercial activity or other similar trip generator would be discouraged on properties located in the subject area, which is located across the street from the E. 10th Street/Portertown Road intermediate focus area.

Any change in the current Future Land Use Plan should protect the interests of the neighborhoods and must account for current and future traffic management concerns related to this gateway corridor. To recommend a change to the Future Land Use Plan for the subject area, the Planning and Zoning Commission should first establish that it is necessary as a result of changed conditions, in the local development pattern, street system, environment, or other major feature or plan which, impacts the site in a manner or to a degree not previously anticipated at

the time of adoption of the current Future Land Use Plan Map.

In the opinion of staff, the current conditions were anticipated by the community and the suggested change is not warranted.

As previously stated under the **history/background** section, at the November 13, 2009 meeting of the Planning and Zoning Commission, a property owner asked the commission to consider changing the Future Land Use Plan Map for the area described above. The Planning and Zoning Commission decided to study the area in further detail at its subsequently scheduled Workshop, which was held February 3, 2010. The Workshop included a public hearing to evaluate, and consider recommending changes to, the Future Land Use Plan Map, pertaining to Area of Interest #2. At the conclusion of the public hearing, the Planning and Zoning Commission decided to continue the item to its February 16, 2010 meeting to allow for additional evaluation and discussion.

No additional public hearing required at this time.

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 land use categories.

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

Attachments / click to download

- [2008 Aerial Map, Area of Interest #2](#)
- [Current Future Land Use Plan Map, Area of Interest #2](#)
- [FLUPM Legend](#)
- [FLUPM descriptions](#)
- [Current Zoning Map, Area of Interest #2](#)
- [Zoning Map Legend](#)
- [Zoning District Descriptions](#)

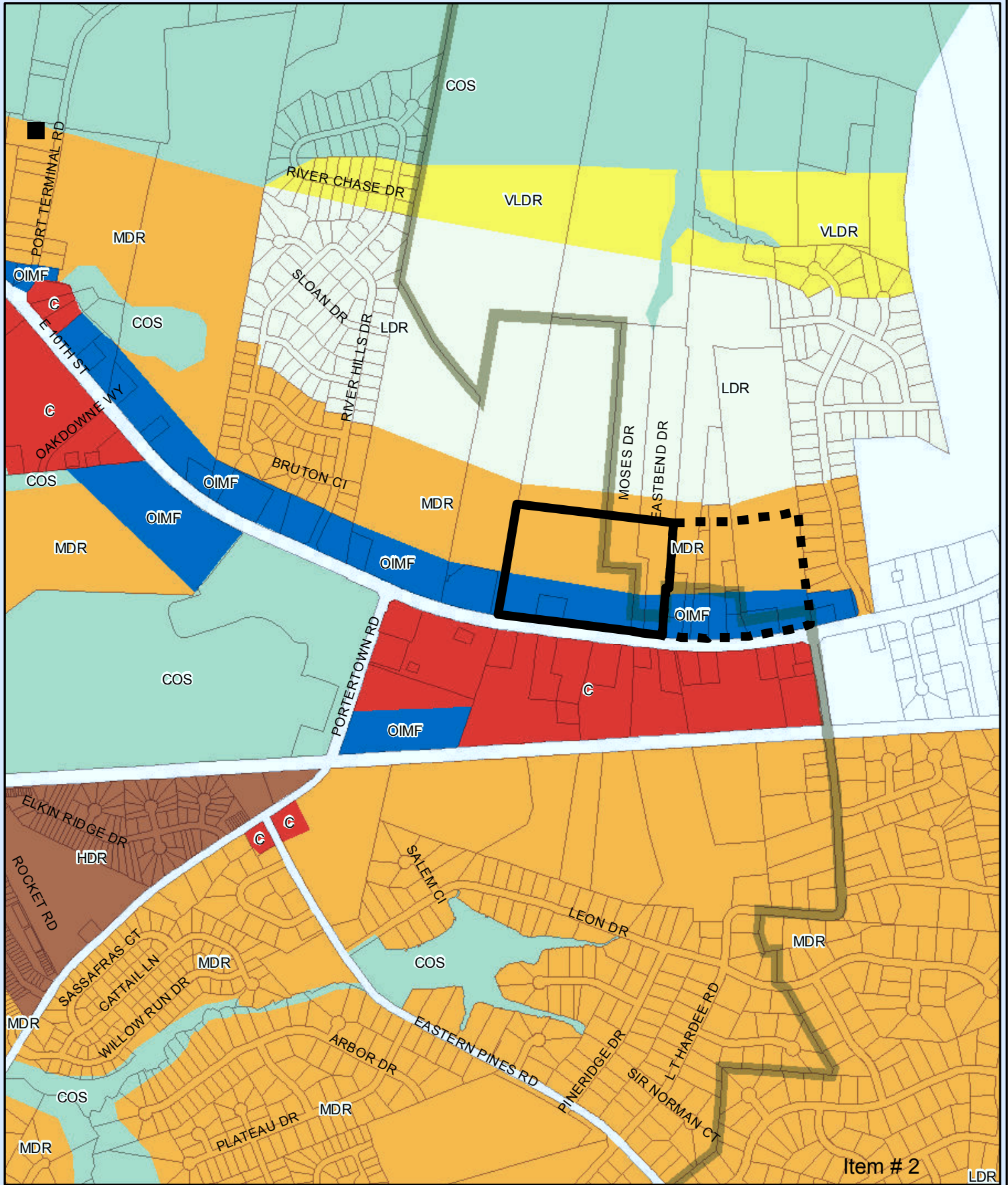


2008 Aerial Map: Area of Interest #2 Hwy 33 (10th St. Ext.)





Current Future Landuse Plan Map: Area of Interest #2 HWY 33 (10th St. Ext.)






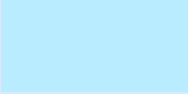



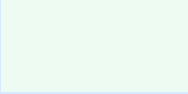




Item # 2

LDR



Future Landuse Plan Map Legend:

-  Industrial
-  Commercial
-  Mixed Use / Office / Institutional
-  Medical Core
-  Medical Transition
-  Office / Institutional / Medical
-  Office / Institutional / Multi-Family
-  High Density Residential
-  Medium Density Residential
-  Low Density Residential
-  Very Low Density Residential
-  Conservation / Open Space

Future Land Use Plan Map (FLUPM) Classifications and Associated Zoning Districts

Land Use	Zoning Districts
Conservation / Open Space *	CA overlay
Residential, Very-Low Density	RA-20 (no sewer)
Residential, Low Density	RA-20, MRS, R-15S
Residential, Medium Density	R-6S, R-6A, R-9, R-9S, PUD **
Residential, High Density	R-6, R-6MH, MR
Office / Institutional / Multi-family	O, OR
Office / Institutional / Medical	MO
Medical Transition	MS
Medical Core	MI
Mixed Use / Office / Institutional	CDF
Commercial	CD, CG, CN, CH, MCG, MCH
Industrial	IU, PIU, I, PI

* Conservation / Open Space

Conservation/Open Space land uses are typically located in areas that contain existing parkland, exhibit potential for flooding, or are deemed inappropriate for development due to physical or environmental limitations. Conservation/Open Space lands are also as buffers to separate areas that may have the potential to become conflicting land uses.

Conservation/Open Space buffers adjacent to industrial development should be maintained at a width based on the type of industry and its potential to create compatibility problems. Greenways and greenway connectors should be maintained to be consistent with the City's Greenway Comprehensive Plan.

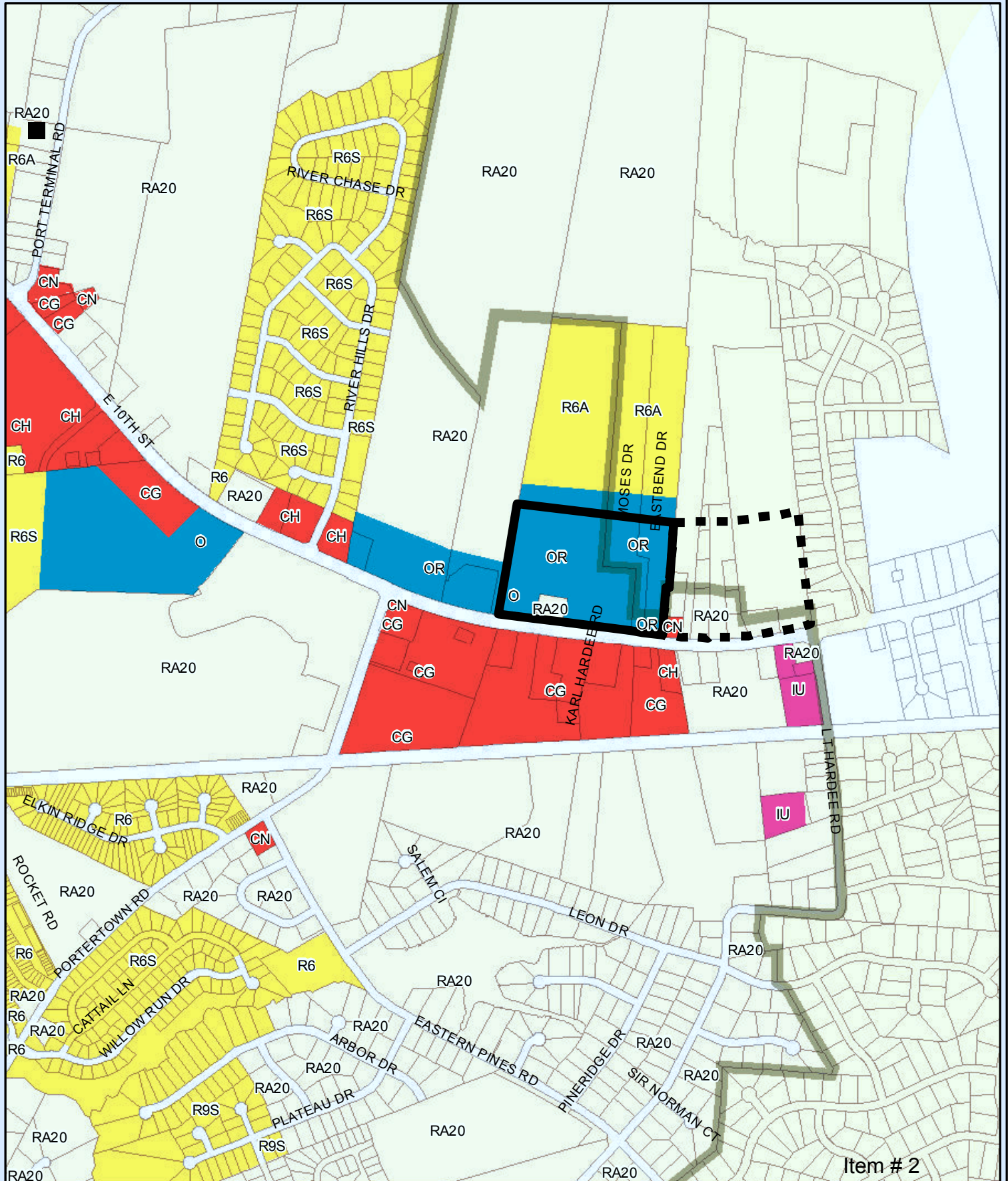
The Future Land Use Map identifies certain areas for Conservation/Open Space uses. The map is not meant to be dimensionally specific, and may not correspond precisely with conditions on the ground. When considering rezoning requests or other development proposals, some areas classified as Conservation/Open 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.

** PUD (planned unit development)

The PUD zoning district and standards were deleted and replaced in December 2009 with the Master Planned Community (MPC) regulations. MPC development is a special use permit dependent option in a variety of residential districts and is not separate zoning district.



Current Zoning Map: Area of Interest #2 HWY 33 (10th St. Ext.)



Item # 2



Zoning Map Legend:



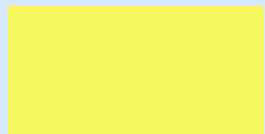
Commercial



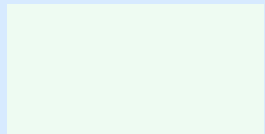
Industrial



Office & Institutional



Residential



Residential / Agricultural

ZONING DISTRICTS – PURPOSE

The Zoning Ordinance contains 33 separate zoning districts, each allowing a specific list of permitted and special uses. The following includes each districts official title and purpose statement [Emphasis and notations added].

RA20 residential-agricultural.

The RA20 district is primarily designed to accommodate a compatible mixture of single family dwellings and agricultural uses at lower densities. These areas are generally found in areas without sewer services that are not yet appropriate for development at higher densities.

R15S residential-single family.

The R15S district is primarily designed to accommodate single family uses [dwellings] at lower densities.

R9S residential-single family.

The R9S district is primarily designed to accommodate single family dwellings at medium densities.

R9 residential.

The R9 district is primarily designed to accommodate a compatible mixture of single family and two-family [duplex] dwellings at medium densities.

R6S residential-single family.

The R6S district is primarily designed to accommodate single family dwellings at medium densities.

R6 residential.

The R6 district is primarily designed to accommodate a compatible mixture of single family, two-family and multi-family [townhouse, condominium and apartment] dwellings at higher densities.

R6A residential.

The R6A district is primarily designed to accommodate a compatible mixture of single family, two-family and multi-family dwellings at medium densities.

R6A restricted residential use (RU) overlay.

The purpose of the R6A restricted residential use (RU) overlay district is to provide a residential development option designed to encourage single-family and/or two-family attached (duplex) development and to prohibit multi-family development within the underlying R6A district included within such overlay.

R6N residential-neighborhood revitalization.

The R6N district is primarily designed to accommodate single family dwellings and a limited number of two-family and multi-family dwellings at high densities.

R6MH residential-mobile home.

The R6MH district is primarily designed to accommodate a compatible mixture of single family (including mobile homes), two-family and multi-family dwellings at higher densities.

PUD planned unit development.

The PUD district is a special use residential zoning district that provides an alternative to traditional development standards and as further provided under Article J. [designed to accommodate a combination of all residential dwelling types at higher densities in conjunction with limited nonresidential uses].

MI medical-institutional.

The MI district is primarily designed to provide areas where the institutionalized care of physically and/or mentally ill people can be provided and where government or private agencies, offices, or institutions can provide services of a medical, para-medical, or social service nature. It shall also be the purpose of this district to provide for a healthful environmental that is conducive to the care and convalescing of ill people.

MS medical - support.

The MS district is primarily designed to create areas in which hospitals, rehabilitation centers, medical offices, and clinics may be compatibly mixed, in order that these related uses can be near each other for doctor and patient convenience. The district shall also allow a wider variety of medical support services. In addition, through its permitted uses, the district shall encourage a healthful environment in abutting residential areas, as well as within the health care delivery community.

MO medical-office.

The MO district is primarily designed to provide for general business [offices], professional offices and institutional uses, as well as to provide additional areas for medical offices and clinics to locate in a professional office environment. In addition, the district shall prohibit commercial and industrial land uses, which can generate large traffic volumes, and shall encourage the development of areas that will serve as a buffer for residential zoning district.

MCG medical-general commercial.

The MCG district is primarily designed to provide for the sale of convenience goods, for provision of personal services, and for other frequent needs of the trade area within the medical district community in a planned shopping center environment. In addition, it is the purpose of this section to require that development sites of less than four (4) acres be developed in conjunction with larger development sites in such a way that sites of less than four (4) acres are served by internal traffic circulation in conjunction with the larger development site.

MR medical-residential.

The MR district is primarily designed to accommodate a compatible mixture of single family, two-family and multi-family dwellings at higher densities.

MCH medical-heavy commercial.

The MCH district is primarily designed to accommodate commercial development that will best service the motoring public, as well as uses that will generate large traffic volumes in a development atmosphere that shall encourage compact, convenient shopping.

MRS medical-residential single family.

The MRS district is primarily designed to accommodate a compatible mixture of single family dwellings and agricultural uses at lower densities.

OR office-residential.

The OR district is primarily designed to accommodate a compatible mix of two (2) family attached [duplex] and multi-family dwellings [at higher densities] and business and professional uses in addition to providing a desirable buffer between commercial and high density residential uses.

O office.

The O district is primarily designed to accommodate a compatible mix of business, professional and institutional uses, in addition to providing a desirable buffer between commercial and low density residential uses.

CN neighborhood commercial.

The CN neighborhood commercial district is primarily designed to accommodate convenient shopping facilities consisting primarily of necessary goods and personal services required to serve a neighborhood.

CD downtown commercial.

The purpose of the CD district is to provide convenient shopping and service facilities by promoting compact development of commercial, office and service uses. High-density residential development is encouraged to be compatibly mixed with permitted nonresidential uses.

CDF downtown commercial fringe.

The purpose of the CDF district is to provide commercial and service activities designed to enhance the downtown commercial area, stimulate redevelopment and encourage a compatible mix of commercial and high density residential development.

CG general commercial.

The purpose of the CG district is to accommodate a variety of commercial and service activities on an individual lot by lot basis and in a planned center setting.

CH heavy commercial.

The CH district is primarily designed to provide roadside uses which will best accommodate the needs of the motoring public and of businesses demanding high volume traffic.

IU unoffensive industry.

The IU district is primarily designed to accommodate those industrial and wholesale, and warehouse uses which, by their nature, do not create an excessive amount of noise, odor, smoke, dust, airborne debris or other objectionable impacts which might be detrimental to the health, safety or welfare of surrounding areas.

PIU planned unoffensive industry.

The purpose of the PIU district shall be to accomplish those purposes set forth under section 9-4-70 [IU district] while providing an alternative to traditional industrial development dimensional and subdivision standards designed to:

- (a) Promote economical and efficient use of lands;
- (b) Reduce initial development costs;
- (c) Encourage innovative industrial development design and layout of buildings;
- (d) Provide large lot developments which enhance the physical appearance of the area by preserving natural features, open space and existing vegetation; and
- (e) Allow ground absorption and filtration of street and site surface drainage thereby reducing negative impacts on downstream water quality.

I industry.

The I district is primarily designed to accommodate those industrial, wholesale, and warehouse uses which by their nature may create an excessive amount of noise, odor, smoke, dust, airborne debris or other objectionable impacts which may be detrimental to the health, safety or welfare of surrounding areas.

PI planned industry.

The purpose of the PI district shall be to accomplish those purposes set forth under section 9-4-72 [I district] while providing an alternative to traditional industrial development dimensional and subdivision standards designed to: (a) thru (e) same as PIU above.

WS water supply watershed overlay.

The purpose of the WS overlay district shall be to protect and manage surface water supply watersheds pursuant to the Water Supply Watershed Act of 1989 and N. C. G.S. 143-214.5 as amended. Such WS overlay district shall include both a (WS-C) critical area and (WS-P) protected area district as defined and regulated pursuant to Article L, Special Districts.

HD historic district overlay.

The purpose of the HD overlay district shall be to preserve, protect and manage locally designated historic landmarks pursuant to Article L, Special Districts.

CA conservation district overlay.

The purpose of the CA conservation area overlay district shall be to provide for permanent open space and desirable buffers between proposed uses and incompatible adjacent land uses, environmentally sensitive areas or hazardous areas in excess of minimum standards and to provide a method and means by which such open space and increased buffer areas may be utilized to fulfill zoning requirements applicable to individual lot development pursuant to Article L, Special Districts.

UC urban core overlay.

The purpose and intent of the urban core (UC) overlay district and requirements is to allow modification of specific site development standards of the underlying zoning district(s) which are designed to facilitate development and redevelopment of in-fill sites in the following designated area:

All urban core (UC) overlay district(s) shall be restricted to the land area located within the following boundary: south of Tenth Street, east of the CSXT Railroad, north of Fourteenth Street, west of Green Mill Run and ECU Easement (tax parcel 73545, DB 2215 – PG 597) as existing on the date of adoption of this ordinance. No urban core (UC) overlay district shall be located outside of the designated area described by this subsection. An urban core (UC) overlay district shall be established within the designated area upon City Council adoption of an individual zoning ordinance which defines the boundary of the specific urban core (UC) district located within the designated area boundary.



City of Greenville, North Carolina

Meeting Date: 2/16/2010
Time: 6:30 PM

Title of Item: Ordinance requested by Donnie Eakes to rezone 0.6466 acres located at the southeast corner of the intersection of Airport Road and Old River Road from IU (Unoffensive Industry) to CH (Heavy Commercial).

Explanation:

Required Notices:

Planning and Zoning meeting notice (property owner and adjoining property owner letters) mailed on February 2, 2010.
On-site(s) posted on February 2, 2010.
City Council public hearing notice (property owner and adjoining property owner letters) 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 A.

Airport Road is considered a "connector" corridor. Connector corridors are anticipated to contain a variety of higher intensity activities and uses whereas residential corridors are preferred to accommodate lower intensity residential uses.

The Future Land Use Plan Map recommends commercial (C) along the southern right-of-way of Airport Road between Memorial Drive and Greene Street.

There is an intermediate focus area located south of Airport Road between Memorial Drive and Greene Street. These nodes typically contain 50,000 to 150,000 square feet of conditioned floor space.

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

The proposed rezoning will have minimal impact on Airport Road and Memorial

Drive; therefore, a traffic analysis was not performed.

History/Background:

The subject property was zoned IU (Unoffensive Industry) on the 1969 series zoning map.

Present Land Use:

Currently, the subject property contains two (2) lots. There is a building and associated parking on one lot and the other lot contains a storage trailer.

Water/Sewer:

Water and sanitary sewer are located in the right-of-way of Airport Road.

Historic Sites:

There is no known effect on historic sites.

Environmental Conditions/Constraints:

The property is located in the 100-year floodplain associated with the Tar River.

Elevation Standards

Use	Non-residential, single-family lots over 20,000 square feet	Duplexes, multi-family, single-family lots less than 20,000 square feet	Manufactured Homes
Elevation	Base Flood Elevation (BFE) plus 1 foot	BFE plus 1 foot or 500-year floodplain elevation, is greater	BFE plus 2 feet

Surrounding Land Uses and Zoning:

- North: CH - Vacant
- South: IU - City-owned (Buy-out Program)
- East: IU - Atwell Construction Company
- West: IU - City-owned (Buy-out Program)

Density Estimates:

The subject property is located between two rights-of-way and is triangular in shape. The property can accommodate a building, but due to the shape and the

setbacks under both the current and proposed zoning districts, the building footprint is greatly reduced.

Under the current zoning (IU), the setback along a public street is 25 feet. The property could accommodate a building of 11,000+/- square feet.

Under the proposed zoning (CH), the setback along a public street is 50 feet. The property could accommodate a building of 5,000+/- square feet.

Currently, there is a building and a parking lot on the west lot and the eastern lot is contains a storage trailer. The calculations were based on the properties being re-combined which is the most likely development scenario.

Fiscal Note: No cost to the City.

Recommendation: In staff's opinion, the request is in compliance with Horizons: Greenville's Comprehensive 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 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 other criteria, the Planning and Zoning Commission and City Council shall consider the entire range of permitted and special uses for the existing and proposed zoning districts as listed under Title 9, Chapter 4, Article D of the Greenville City Code.

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

Attachments / click to download

 [Location Map](#)

 [Survey](#)

 [Bufferyard and Residential Charts](#)

 [List of Uses IU to CH 855693](#)

EXISTING ZONING

IU (Unoffensive Industry)

Permitted Uses

(1) General:

- a. Accessory use or building
- b. Internal service facilities
- c. On- premise signs per Article N
- d. Off-premise signs per Article N
- e. Temporary uses; of listed district uses
- f. Retail sales; incidental
- g. Incidental assembly of products sold at retail or wholesale as an accessory to 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
- d. Farmers market
- e. Kennel (see also section 9-4-103)
- f. Stable; horse only (see also section 9-4-103)
- g. Stable; per definition (see also section 9-4-103)
- h. Animal boarding not otherwise listed; outside facility, as an accessory or principal use

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

(8) Services:

- n. Auditorium
- s. Hotel, motel, bed and breakfast inn; limited stay lodging (see also residential quarters for resident manager, supervisor or caretaker and section 9-4-103)
- z. Printing or publishing service including graphic art, map, newspapers, magazines and books
- aa. Catering service including food preparation (see also restaurant; conventional and fast food)

- bb. Civic organization
- gg. Vocational rehabilitation center
- mm. Commercial laundries; linen supply
- nn. Industrial laundries
- 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]

(9) Repair:

- b. Minor repair; as an accessory or principal use
- c. Upholster; automobile, truck, boat or other vehicle, trailer or van
- d. Upholsterer; furniture
- f. Appliance; household and office equipment repair
- 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

(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:

- b. Licensed contractor; general, electrical, plumbing, mechanical, etc. including outside storage
- c. Construction office; temporary, including modular office (see also section 9-4-103)
- d. Building supply; lumber and materials sales, plumbing and/or electrical supply including 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
- g. Cabinet, woodwork or frame shop; excluding furniture manufacturing or upholster
- h. Engraving; metal, glass or wood
- j. Moving and storage; including outside storage
- k. Mini-storage warehouse, household; excluding outside storage
- l. Warehouse or mini-storage warehouse, commercial or industrial; including outside storage
- m. Warehouse; accessory to approved commercial or industrial uses within a district; excluding outside storage
- o. Feed and grain elevator, mixing, redrying, storage or sales facility
- p. Tobacco redrying or processing plant
- s. Manufacture of nonhazardous products; general, including nonhazardous and nontoxic chemicals and/or materials not otherwise listed
- t. Manufacture of nonhazardous medical supplies or medical products, including distribution

- u. Tire recapping or retreading plant
- v. Bottling or packing plant for nonhazardous materials or products
- y. Recycling collection station of facilities
- cc. Manufacture of pharmaceutical, biological, botanical, medical, and cosmetic products, and related materials

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

* None

IU (Unoffensive Industry)

Special Uses

(1) General:

* None

(2) Residential:

- i. Residential quarters for resident manager, supervisor or caretaker; excluding mobile home
- j. Residential quarters for resident manager, supervisor or caretaker; including mobile home
- o. Nursing, convalescent center or maternity home; major care facility

(3) Home Occupations (see all categories):

* None

(4) Governmental:

* None

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

(9) Repair:

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

(10) Retail Trade:

- j. Restaurant; regulated outdoor activities

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

- g. Mobile home sales including accessory mobile home office

(12) Construction:

* None

(13) Transportation:

c. Taxi and limousine service

(14) Manufacturing/ Warehousing:

z. Metallurgy, steel fabrication, welding

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

c. Other activities; commercial services not otherwise listed

e. Other activities; industrial services not otherwise listed

PROPOSED ZONING

CH (Heavy Commercial)

Permitted Uses

(1) General:

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

(2) Residential:

* None

(3) Home Occupations (see all categories):

*None

(4) Governmental:

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

(5) Agricultural/ Mining:

- a. Farming; agriculture, horticulture, forestry (see also section 9-4-103)
- b. Greenhouse or plant nursery; including accessory sales
- d. Farmers market
- e. Kennel (see also section 9-4-103)
- h. Animal boarding not otherwise listed; outside facility, as an accessory or principal use

(6) Recreational/ Entertainment:

- b. Golf course; par three
- c. Golf driving range
- c.(1). Tennis club; indoor and outdoor facilities
- e. Miniature golf or putt-putt course

- f. Public park or recreational facility
- h. Commercial recreation; indoor only, not otherwise listed
- i. Commercial recreation; indoor and outdoor, not otherwise listed
- j. Bowling alleys
- n. Theater; movie or drama, indoor only
- o. Theater; movie or drama, including outdoor facility
- q. Circus, carnival or fair, temporary only (see also section 9-4-103)
- s. Athletic club; indoor only
- t. Athletic club; indoor and outdoor facility

(7) Office/ Financial/ Medical:

- a. Office; professional and business, not otherwise listed
- b. Operation/processing center
- c. Office; customer service not otherwise listed, including accessory service delivery vehicle parking and indoor storage
- d. Bank, savings and loan or other savings or investment institutions
- e. Medical, dental, ophthalmology or similar clinic, not otherwise listed
- f. Veterinary clinic or animal hospital (see also animal boarding; outside facility, kennel and stable)
- g. Catalogue processing center

(8) Services:

- c. Funeral home
- e. Barber or beauty shop
- f. Manicure, pedicure, or facial salon
- n. Auditorium
- o. Church or place of worship (see also section 9-4-103)
- q. Museum
- r. Art Gallery
- s. Hotel, motel, bed and breakfast inn; limited stay lodging (see also residential quarters for resident manager, supervisor
or caretaker and section 9-4-103)
- u. Art studio including art and supply sales
- v. Photography studio including photo and supply sales
- y. Television, and/or radio broadcast facilities including receiving and transmission equipment and towers or cellular
telephone and wireless communication towers [unlimited height, except as provided by regulations]
- z. Printing or publishing service including graphic art, map, newspapers, magazines and books
- aa. Catering service including food preparation (see also restaurant; conventional and fast food)
- bb. Civic organization
- cc. Trade or business organization
- hh. Exercise and weight loss studio; indoor only
- kk. Launderette; household users
- ll. Dry cleaners; household users
- mm. Commercial laundries; linen supply
- oo. Clothes alteration or shoe repair shop
- pp. Automobile wash

(9) Repair:

- b. Minor repair; as an accessory or principal use
- c. Upholster; automobile, truck, boat or other vehicle, trailer or van
- d. Upholsterer; furniture
- f. Appliance; household and office equipment repair
- g. Jewelry, watch, eyewear or other personal item repair

(10) Retail Trade:

- a. Miscellaneous retail sales; non-durable goods, not otherwise listed
- b. Gasoline or automotive fuel sale; accessory or principal use
- c. Grocery; food or beverage, off premise consumption (see also Wine Shop)
- c.1 Wine shop (see also section 9-4-103)
- d. Pharmacy
- e. Convenience store (see also gasoline sales)
- f. Office and school supply, equipment sales
- g. Fish market; excluding processing or packing
- h. Restaurant; conventional
- i. Restaurant; fast food
- k. Medical supply sales and rental of medically related products
- l. Electric; stereo, radio, computer, television, etc. sales and accessory repair
- m. Appliance; household use, sales and accessory repair, excluding outside storage
- n. Appliance; commercial or industrial use, sales and accessory repair, including outside storage
- p. Furniture and home furnishing sales not otherwise listed
- q. Floor covering, carpet and wall covering sales
- r. Antique sales; excluding vehicles
- s. Book or card store, news stand
- t. Hobby or craft shop
- u. Pet shop (see also animal boarding; outside facility)
- v. Video or music store; records, tape, compact disk, etc. sales

- w. Florist
- x. Sporting goods sales and rental shop
- y. Auto part sales (see also major and minor repair)
- aa. Pawnbroker
- bb. Lawn and garden supply and household implement sales and accessory sales
- cc. Farm supply and commercial implement sales
- ee. Christmas tree sales lot; temporary only (see also section 9-4-103)

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

- a. Wholesale; durable and nondurable goods, not otherwise listed
- b. Rental of home furniture, appliances or electronics and medically related products (see also (10) k.)
- c. Rental of cloths and accessories; formal wear, etc.
- d. Rental of automobile, noncommercial trucks or trailers, recreational vehicles, motorcycles and boats
- e. Rental of tractors and/or trailers, or other commercial or industrial vehicles or machinery
- f. Automobiles, truck, recreational vehicle, motorcycles and boat sales and service (see also major and minor repair)
- g. Mobile home sales including accessory mobile home office

(12) Construction:

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

(13) Transportation:

- c. Taxi or limousine service
- e. Parcel delivery service
- f. Ambulance service
- h. Parking lot or structure; principal use

(14) Manufacturing/ Warehousing:

- a. Ice plant and freezer lockers
- b. Dairy; production, storage and shipment facilities
- c. Bakery; production, storage and shipment facilities
- g. Cabinet, woodwork or frame shop; excluding furniture manufacturing or upholster
- h. Engraving; metal, glass or wood
- i. Moving and storage of nonhazardous materials; excluding outside storage
- k. Mini-storage warehouse, household; excluding outside storage
- m. Warehouse; accessory to approved commercial or industrial uses within a district; excluding outside storage
- u. Tire recapping or retreading plant

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

- * None

CH (Heavy Commercial)
Special Uses

(1) General:

* None

(2) Residential:

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

(3) Home Occupations (see all categories):

* None

(4) Governmental:

* None

(5) Agricultural/ Mining:

* None

(6) Recreational/ Entertainment:

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

(7) Office/ Financial/ Medical:

* None

(8) Services:

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

(9) Repair:

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

(10) Retail Trade:

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

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

* None

(12) Construction:

* None

(13) Transportation:

* None

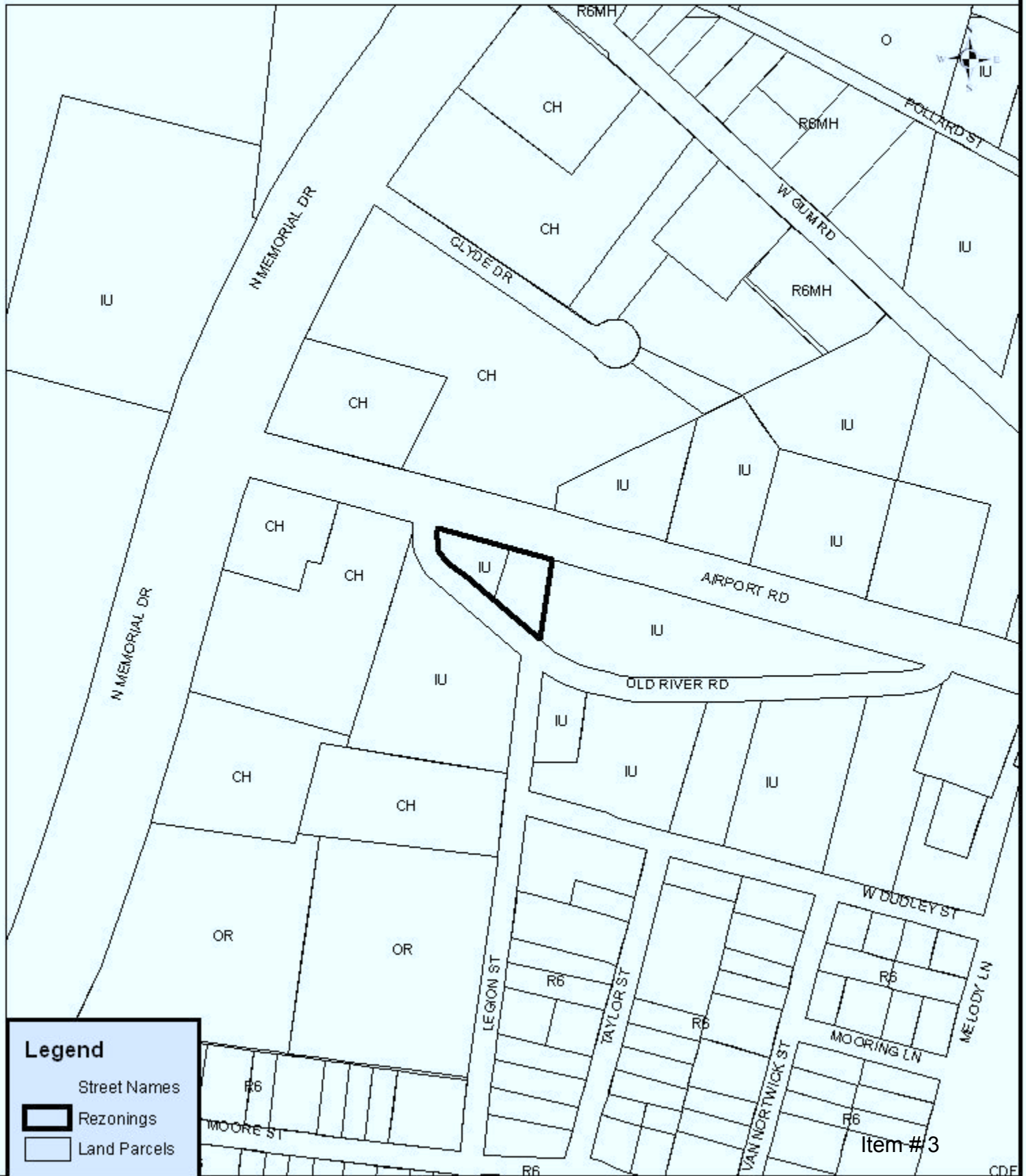
(14) Manufacturing/ Warehousing:

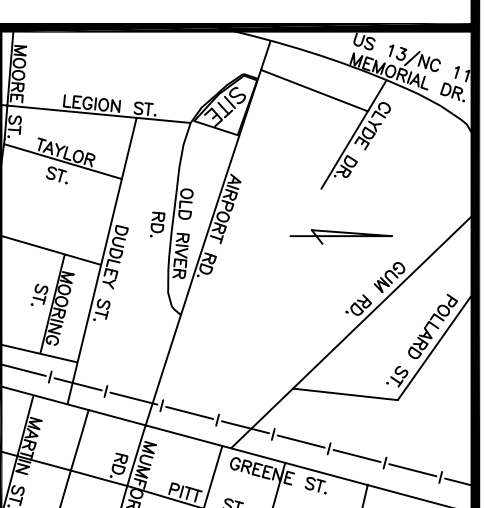
- d. Stone or monument cutting, engraving
- j. Moving and storage; including outside storage
- l. Warehouse or mini-storage warehouse, commercial or industrial; including outside storage
- y. Recycling collection station or facilities

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

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

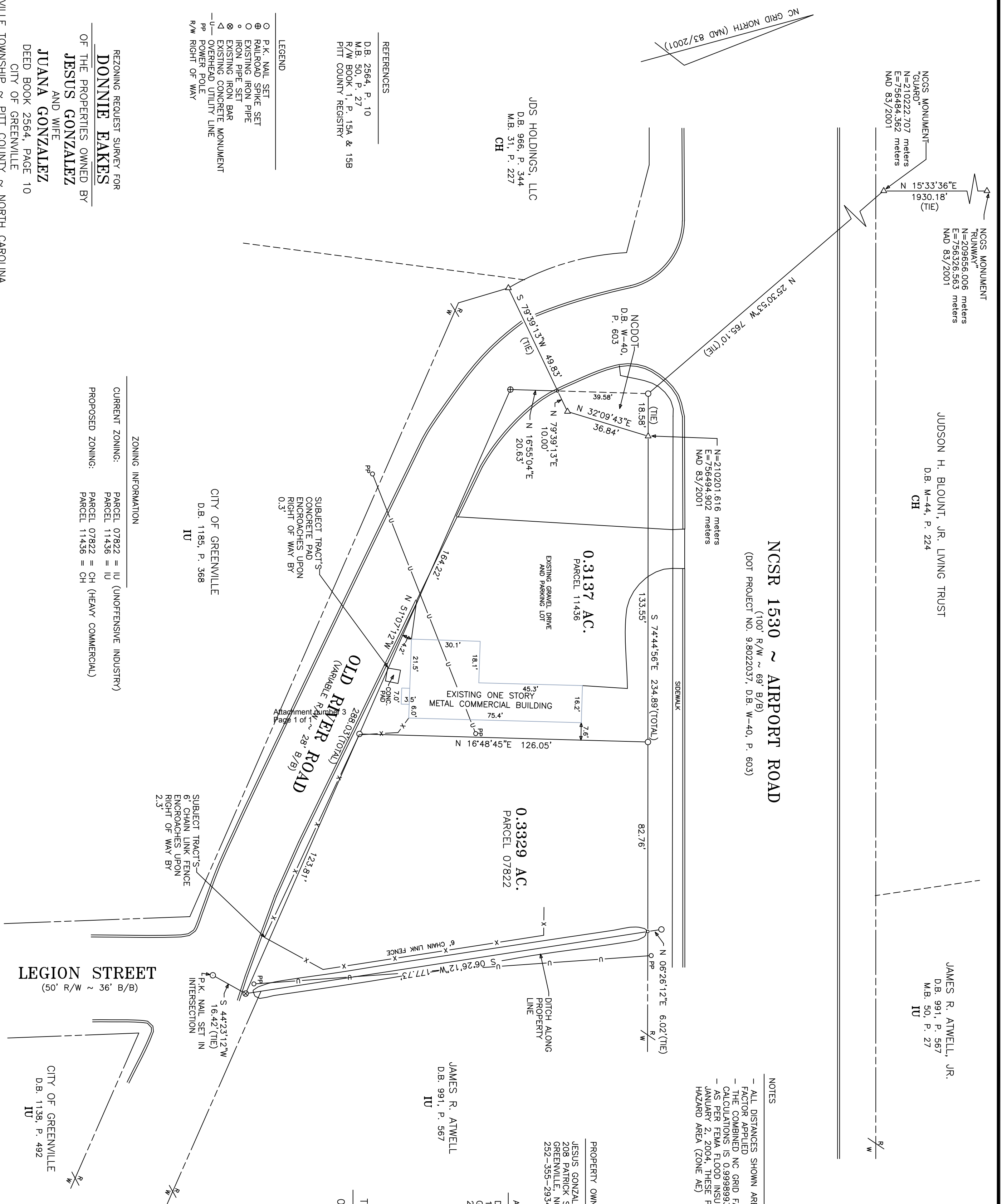
Donnie Eakes
From: IU to CH
0.6466 acres
February 2, 2010





NOTES
 - ALL DISTANCES SHOWN ARE HORIZONTAL FIELD DISTANCES; NO GRID FACTOR APPLIED
 - THE COMBINED NC GRID FACTOR USED FOR GRID COORDINATE CALCULATIONS IS 0.99989935
 - AS PER FEMA FLOOD INSURANCE RATE MAP 3720468800J, DATED JANUARY 2, 2004, THESE PROPERTIES ARE LOCATED IN A SPECIAL FLOOD HAZARD AREA (ZONE AE)

NCSR 1530 ~ AIRPORT ROAD
 (100' R/W ~ 69' B/B)
 (DOT PROJECT NO. 9.8022037, D.B. W-40, P. 603)



NCGS MONUMENT
 "RUNWAY"
 N=209656.006 meters
 E=756326.563 meters
 NAD 83/2001

JUDSON H. BLOUNT, JR. LIVING TRUST
 D.B. M-44, P. 224
 CH

JAMES R. ATWELL, JR.
 D.B. 991, P. 567
 M.B. 50, P. 27
 IU

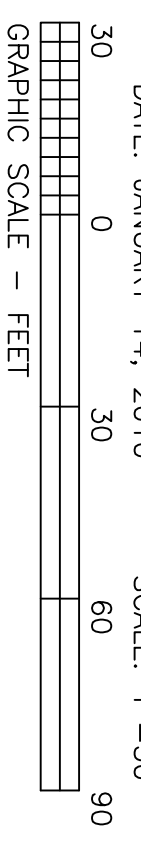
JDS HOLDINGS, LLC
 D.B. 966, P. 344
 M.B. 31, P. 227
 CH

REFERENCES
 D.B. 2564, P. 10
 M.B. 50, P. 27
 R/W BOOK 1, P. 15A & 15B
 PITT COUNTY REGISTRY

- LEGEND
- P.K. NAIL SET
 - ⊙ RAILROAD SPIKE SET
 - EXISTING IRON PIPE
 - IRON PIPE SET
 - ⊗ EXISTING IRON BAR
 - ⊕ EXISTING CONCRETE MONUMENT
 - U- OVERHEAD UTILITY LINE
 - PP- POWER POLE
 - R/W RIGHT OF WAY

REZONING REQUEST SURVEY FOR
DONNIE EAKES
 OF THE PROPERTIES OWNED BY
JESUS GONZALEZ
 AND WIFE
JUANA GONZALEZ
 DEED BOOK 2564, PAGE 10
 CITY OF GREENVILLE

GREENVILLE TOWNSHIP ~ PITT COUNTY ~ NORTH CAROLINA
 DATE: JANUARY 14, 2010
 SCALE: 1"=30'



ZONING INFORMATION

CURRENT ZONING:	PARCEL 07822 = U (UNOFFENSIVE INDUSTRY)
PROPOSED ZONING:	PARCEL 11436 = U
	PARCEL 07822 = CH (HEAVY COMMERCIAL)
	PARCEL 11436 = CH

CITY OF GREENVILLE
 D.B. 1185, P. 368
 IU

JAMES R. ATWELL
 D.B. 991, P. 567
 IU

APPLICANT
 DONNIE EAKES
 1642 DARCOLE LANE
 GREENVILLE, NC 27834
 252-714-2446

PROPERTY OWNER
 JESUS GONZALEZ and wife JUANA GONZALEZ
 208 PATRICK STREET
 GREENVILLE, NC 27834
 252-555-2934

TOTAL AREA
 0.6466 AC.

Spruill & Associates Inc.

2747 East Tenth Street
 Greenville, North Carolina 27858
 (252) 757-1200



Firm No.
 C-978

PROFESSIONAL LAND SURVEYOR L-2723

STEPHEN N. SPRULL

L-2723

I, STEPHEN N. SPRULL, CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE AND CALCULATED AS 1:10,000. THAT ANY BOUNDARIES NOT SURVEYED ARE SHOWN AS BROKEN LINES PLOTTED FROM INFORMATION REFERENCED HEREON. THAT THIS PLAN WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY HAND AND SEAL THIS DAY OF _____ 2010

THIS DOCUMENT ORIGINALLY ISSUED AND SEALED BY STEPHEN N. SPRULL, PLS NC L-2723 ON 2-2-10 THIS MEDIA SHALL NOT BE CONSIDERED A CERTIFIED DOCUMENT.

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

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.

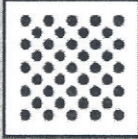
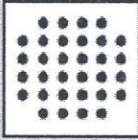
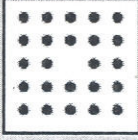
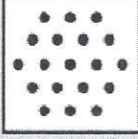

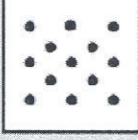
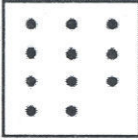
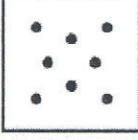
Residential Density		
Maximum density allowed by Zoning District based on average of 2.67 persons per dwelling unit		
High Density		
R6 R6-N R6-MH OR CDF	17 units per acre yields 45 persons per acre	
PUD	12 units per acre yields 32 persons per acre	
Medium Density		
R6-A	9 units per acre yields 24 persons 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: 2/16/2010
Time: 6:30 PM

Title of Item: Request by Thomas F. Taft, Jr to amend the zoning regulations to include the use entitled "Hotel, motel, bed and breakfast inn; extended stay lodging" as a special use in the CG (general commercial) district table of uses.

Explanation: Currently, the subject use (Hotel, motel, bed and breakfast inn; extended stay lodging) is a special use in the MS, MO and MCH medical districts, and all industrial districts. The use entitled "Hotel, motel, bed and breakfast inn; limited stay lodging" is (i) a permitted use (allowed by-right) in the MCH (medical), CD, CDF, CG and CH (commercial), and all industrial districts, and (ii) a special use in the MS and MO (medical), and OR (office/residential) districts.

Special use permit approval of the Board of Adjustment is required following a public hearing on each special use permit dependent location as noted above.

Current Definitions: (no change as a result of this amendment)

Hotel, motel, bed and breakfast inn; extended stay lodging. A building or group of buildings containing guest rooms, suites, separate or connecting units where for compensation lodging is provided on an extended stay basis. For purposes of this definition, the words "extended stay basis" shall include daily, weekly or monthly periods not to exceed ninety (90) continuous days. See also definition of "hotel, motel, bed and breakfast inn; limited stay lodging".

Hotel, motel, bed and breakfast inn; limited stay lodging. A building or group of buildings containing guest rooms, suites, separate or connecting units where for compensation lodging is provided on a limited stay basis. For purposes of this definition, the words "limited stay basis" shall include only daily or weekly periods not to exceed thirty (30) continuous days. See also definition of "hotel, motel, bed and breakfast inn; extended stay lodging".

Current additional requirements: (no change as a result of this amendment)

1. In addition to the specific requirements listed below under subsections (2)

and (3), all hotel, motel, bed and breakfast inns including both limited and extended stay lodging facilities shall be subject to the following requirements:

- a. No lodging unit shall be occupied by more than one (1) family. See also definition of “family”.
- b. The lodging facility shall contain a registration office or area which is staffed twenty-four (24) hours per day during all periods of operation. A resident manager, supervisor or caretaker shall qualify for purposes of this section.
- c. Housekeeping services shall be provided. Housekeeping services shall include but not be limited to: changing linen, cleaning bathroom and kitchen areas, removal of trash, dusting and vacuuming.
- d. Shall be designed and marketed in a fashion that reflects the intended use for transient lodgers. No person other than an approved resident manager, supervisor or caretaker shall utilize, consider or reference any lodging unit as a secondary or primary place of residence.
- e. The lodging facility may contain restaurants, meeting rooms, indoor recreation facilities, lounges, outdoor swimming pool, entertainment facilities, retail sales of personal accessories for occupants, maid and bell boy service, laundry services, telephone and secretarial services, as accessory uses.
- f. Lodging units which contain cooking facilities must provide a sink which shall be located in the cooking area and shall be in addition to any sink provided for bathroom or bathing purposes.
- g. No lodging unit shall share kitchen or cooking facilities with any other lodging unit.

2. Limited stay lodging facilities shall be subject to the following additional requirements:

- a. Lodging shall be limited to daily or weekly periods not to exceed thirty (30) continuous days.
- b. Housekeeping services shall be provided on a daily basis.
- c. Not more than twenty-five (25) percent of the units may have kitchen and/or cooking facilities.

3. Extended stay lodging facilities shall be subject to the following additional requirements:

- a. Lodging shall be limited to daily, weekly or monthly periods, not to exceed ninety (90) continuous days.
- b. Housekeeping services shall be provided on a weekly basis or other more frequent period at the option of the owner/operator.
- c. Each extended stay unit may contain kitchen and/or cooking facilities.

Fiscal Note: No cost to the city.

Recommendation: In staff’s opinion the request is in compliance with Horizons: Greenville’s Community Plan.

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

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

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

Attachments / click to download

 [Hotel motel bed and breakfast inn extended stay ordinance 855661](#)

ORDINANCE NO. 10 - ____
AN ORDINANCE AMENDING THE ZONING ORDINANCE
OF THE CITY OF GREENVILLE, NORTH CAROLINA

WHEREAS, the City Council of the City of Greenville, North Carolina, in accordance with Article 19, Chapter 160A, of the General Statutes of North Carolina, caused a public notice to be given and published once a week for two successive weeks in The Daily Reflector setting forth that the City Council would, on March 11, 2010 at 7:00 p.m., in the City Council Chambers of City Hall in the City of Greenville, NC, conduct a public hearing on the adoption of an ordinance amending the City Code; and

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

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

Section 1: That Title 9, Chapter 4, Article D, Section 9-4-78(f)(8)s.(1), of the City Code, is hereby amended to include the use entitled "Hotel, motel, bed and breakfast inn; extended stay lodging" as a special use in the CG (general commercial) district:

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

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

This 11th day of March, 2010.

Patricia C. Dunn, Mayor

ATTEST:

Wanda T. Elks, City Clerk