



Agenda

Planning and Zoning Commission

January 19, 2010
6:30 PM
Council Chambers

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- I. INVOCATION - Bob Ramey
- II. ROLL CALL
- III. APPROVAL OF MINUTES - December 15, 2009
- IV. NEW BUSINESS

REZONINGS

1. 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 a UC (urban core) overlay.
2. 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).

TEXT AMENDMENTS

3. 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 Norfolk and Southern Railroad, 14th Street and Green Mill Run.

- V. OTHER ITEMS OF BUSINESS
 4. City Council Action - December 10, 2009

VI. ADJOURN



City of Greenville, North Carolina

Meeting Date: 1/19/2
Time: 6:30 PM

Title of Item: December 15, 2009

Explanation: Minutes from December 15, 2009 Planning and Zoning Commission

Fiscal Note: N/A

Recommendation: Review and Approval

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[December 15, 2009 Planning and Zoning Minutes](#)

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

December 15, 2009

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.

OTHERS PRESENT: Dave Holec, City Attorney

MINUTES: Motion was made by Mr. Bell, seconded by Mr. Ramey, to accept the November 17, 2009 minutes as presented. Motion carried unanimously.

NEW BUSINESS

Text Amendments

Request by the Community Development Department, at the initiation of City Council, to amend the zoning regulations to include a 500 foot minimum separation requirement between “public or private clubs”.

Mr. Hamilton said he had received a letter from the ECU Chancellor voicing support for this amendment. The letter was included in the Commissions agenda materials. He said following a public hearing on November 9, 2009, and after consideration of various options to improve public safety within the downtown and other areas wherein entertainment establishments are permitted, the City Council determined to proceed with consideration of an amendment to the zoning regulations that will require all new public or private clubs to be separated by not less than 500 feet as measured between the closest property line. Other related ordinances, not involving amendment of the zoning regulations or review and recommendation of the Planning and Zoning Commission, which the City Council approved on December 10, 2009 include the prohibition of a club employing a person as a bouncer who has been convicted of certain crimes and the prohibition of a club employing a person

as a bouncer who has not completed an annual training program for bouncers conducted by the police department.

On November 20, 2009 the City Attorney's office mailed notice of City Council's determination to proceed with consideration of ordinances that apply to all public or private clubs to the owners and managers of all clubs operating in Greenville's jurisdiction. The notice invited the club owners and managers to attend both the Planning and Zoning Commission and City Council meetings and voice their opinion on the proposed regulations if they so desired.

Mr. Hamilton stated the proposed spacing requirement would mean no new club and no addition to an existing club will be allowed unless the club meets the minimum 500 foot separation requirement (between clubs), and existing clubs in their current location and size are "grandfathered" and may continue operation indefinitely provided that club activity does not cease for a period of six months. He said a change in ownership does not impact this "grandfather" protection.

Mr. Hamilton stated several other uses in Greenville have spacing standards such as family care homes which must have at least ¼ mile (1,320 feet) between homes. He said a survey of club spacing requirements in other area NC cities was conducted and staff found that clubs in Cary, if outside activities are utilized, must be 100 feet from all residential zones. There is no spacing requirement for Chapel Hill, Jacksonville, Rocky Mount or Wilmington. The City of Fayetteville requires a public or private club that includes adult entertainment be at least 500 feet from daycares, schools and places of worship. In Garner, if the club is a permitted (by-right) use, such club must be at least 500 feet from all residential zones or residential uses. Kinston's requirement is at least 300 feet from another club. In Washington a club cannot be located within 500 feet of another club and in Wilson clubs cannot be located within 500 feet of a residence, church or public park. Mr. Hamilton stated the proposed spacing requirement will apply to all public or private clubs located within the downtown and within the outlying areas of the city's jurisdiction. He said there are currently 25 public or private clubs located in Greenville's jurisdiction. Mr. Hamilton stated a public or private club is defined as an establishment whose principal use is entertainment. A club does not have a minimum food sales requirement as is required for dining and entertainment establishments and restaurants. Mr. Hamilton said the highest concentration of public or private clubs is in the downtown area. He said the proposed amendment would restrict additional clubs from locating in this area. He said the Commission needed to vote on the proposed amendment as presented. He also stated that if the Commission decided not to recommend the request, the Commission could, by separate motion and vote, recommend an alternative spacing requirement to City Council.

Mr. Thomas asked what goal the City had in mind when recommending this change.

Mr. Hamilton said the intent is to increase public safety and to prohibit a high concentration of clubs in one area.

Mr. Thomas said it seemed like it would be harder for the police to control a more widespread area.

Mr. Hamilton said the Police Department had addressed that issue and in the opinion of the Chief of Police less concentration of clubs was recommended.

Mr. Ramey asked what staff recommended.

Mr. Hamilton said staff supported the ordinance as proposed and believe it would prohibit a high concentration of clubs in any one area.

Mr. Bell asked if existing clubs would be able to move downtown or if existing clubs could expand.

Mr. Hamilton said the 500 foot spacing from existing clubs does not cover the entire downtown. He said there were some other available areas outside the four block area of high club concentration.

Mr. Randall asked where staff come up with 500 feet.

Mr. Hamilton said a block length in the downtown area was about 300 feet so anything less than that would mean a couple of clubs per block face and 500 feet better ensures no more than one club per block face.

Mr. Randall asked if a shopping center with a club in it such as Tiebreakers had a new center develop across the street from it if that new center could house a public or private club.

Mr. Hamilton said if the perimeter boundaries of the lots were less than 500 feet apart it could not.

Mr. Thomas asked if staff inquired as to why two other college towns, Wilmington and Chapel Hill, did not have spacing requirements.

Mr. Hamilton said staff did not ask that specific question.

Mr. Tozer asked if there had been significant growth of public or private clubs in the area in the last five to ten years.

Mr. Hamilton said there had been a few clubs added but would not say there had been significant growth.

Mr. George Saieed spoke in opposition to the request. He said he owned a club in the downtown area and represented several property owners with clubs on their property in the downtown area. Mr. Saieed did not list the properties or persons he represented. He said there haven't been any new clubs open in the downtown area in several years. He said he didn't see how safety would be any better with the proposed ordinance. He asked if the clubs that were under a special use permit in the downtown area would be grandfathered in.

Mr. Hamilton said any club that doesn't currently meet the spacing requirement would be grandfathered, those with or without a special use permit.

Mr. Saieed said one of the goals of the old Horizon's Plan was to concentrate clubs to the downtown area to make it safer and easier to control and this was a total contradiction to that.

Mr. Hamilton said there was no guarantee that the number of clubs would be reduced in the downtown area. He said the main purpose of the amendment was to not have additional clubs in the area of concentration. He said some clubs may be phased out through attrition and conversion to other uses, but that is up to the property owners.

Mr. Saieed asked if notice was sent out to the property owners or to the clubs because he didn't receive a notice.

Mr. Holec said notice was mailed to the owners and managers of the public or private clubs, though it was not required.

Mr. Jeremy King spoke in opposition to the request. He said he was an attorney with an office on South Pitt Street. He said he was opposed to the ordinance because he didn't think it would do what it intended. He felt it would transfer property rights for all the neighboring property owners of the clubs and decrease the value of neighboring properties by limiting their use.

Mr. Lehman closed the public hearing and called for board discussion.

Mr. Bell asked Mr. Holec if there had been any contact with the property owners downtown other than by legal advertisement.

Mr. Holec said this was not a rezoning, therefore mail notice was not required.

Mr. Gordon asked if there had been any contact with any of the other property owners in the area.

Mr. Hamilton said there had not. He said everyone is concentrating on the downtown area, but there were hundreds of acres of land scattered across the city that could potentially be locations for public or private clubs and they would have to notify an extraordinary number of people to include everyone that could possibly be affected. The ordinance applies to the entire city not just the downtown.

Motion was made by Mr. Ramey 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 stated he had issues with the strip mall example where a new development couldn't rent to a club if one was located right across the street.

Mr. Thomas asked if they could still have discussion.

Mr. Holec said they needed a second before they could have further discussion.

Mr. Gordon seconded the motion.

Mr. Thomas said staff had done a great job on the proposal; however he would like to see more study

done on this issue. He said he would like to hear from more property owners because they are the ones being impacted the most.

Mr. Randall agreed. He stated he was not in favor of the motion to approve the request..

Mr. Ramey asked if anyone on the board knew what it took to control five thousand people.

Mr. Parker said working at UBE he could understand what it was like. He said it was hard to control a crowd that large. He said it would be easier to send two officers out to enforce a small crowd than to try and control a crowd of five thousand.

Mr. Bell said he agreed with having some type of containment in the downtown area.

Mr. Lehman called for a vote on Mr. Ramey's motion. Mr. Gordon, Ms. Rich and Mr. Ramey voted in favor of the motion. Mr. Bell, Mr. Thomas, Ms. Basnight, Mr. Tozer and Mr. Randall voted in opposition to the motion. Motion fails.

Following the first motion and vote, motion was made by Mr. Tozer, seconded by Mr. Bell, to approve a substitute amendment, specifically that the spacing requirement only apply to the CD district, and to advise that the amendment is consistent with the comprehensive plan and other applicable plans and to adopt the staff report which addresses plan consistency and other matters.

Mr. Randall said he felt five hundred feet as proposed was very restrictive and it should be adjusted.

Mr. Ramey stated five hundred feet was necessary to restrict further concentration of clubs in the downtown area.

Mr. Gordon said it wouldn't matter if it was three hundred or five hundred feet, the neighboring property still wouldn't be able to be a club.

Mr. Thomas said he felt all the property owners should have been notified and he felt economics would decide if more clubs came to the area or not, not the spacing requirement.

Mr. Lehman called for a vote on the motion. Ms. Rich, Mr. Bell, Mr. Gordon, Mr. Tozer and Ms. Basnight voted in favor of the motion. Mr. Thomas, Mr. Randall and Mr. Ramey voted in opposition to the motion. Motion carried.

Plan Amendments

Ordinance amending Horizons: Greenville's Community Plan to incorporate by reference the Carolina Heights, Greenbrier, Hillsdale and Tucker Circle Subdivisions Neighborhood Report and Plan.

Ms. Gooby said the commission's vote would be on the report and plan itself, not the items in the plan. She said the plans are prepared as part of the Task Force on Preservation of Neighborhoods and Housing Strategy# 9: "Develop and adopt Neighborhood Plans to guide public policy and investment

decisions in older, established neighborhoods”. One of City Council’s 2006-07 Goals was “Emphasize the importance of neighborhood stabilization and revitalization”. Ms. Gooby said the plans are a joint effort between City Departments (CDD, GPD, F/R, PWD, R/P), GUC and the neighborhood. Staff mailed surveys to property owners and households (rentals) asking for feedback and comments about their neighborhood. On July 28, 2009, a neighborhood meeting was held and the survey results were presented. The report takes a comprehensive look at the neighborhood from transportation, health and life safety, to current and/or pending planned public improvements. Ms. Gooby said 55% of the homes in the neighborhood were not compliant with the E-911 addressing requirements. The objective of the report and plans are to identify by analysis and citizen input, the strengths and weaknesses of neighborhood issues affecting sustainability and to create broad support for recommended improvement strategies. Ms. Gooby said the City Council and City Staff will take such actions as necessary for the support and implementation of the neighborhood plan by amending HORIZONS: Greenville’s Community Plan to incorporate the Carolina Heights, Greenbrier, Hillsdale and Tucker Circle Subdivisions Neighborhood Report and Plan by reference. There are two types of strategies: policy and capital improvement. Some of the items on the plan are:

- City Council will consider creating a Rental Registration Program as recommended by the Task Force on Preservation of Neighborhoods and Housing as per City Council 2006-2007 Goals and Objectives;
- staff will conduct a periodic review of the neighborhood report and plan, and the adopted implementation and improvement strategies;
- staff will prepare cost estimates and project schedules for the Capital Improvement and Implementation Strategies included in this plan;
- staff investigate options for neighborhood identification signage to be located at neighborhood entrances including easement acquisition and/or in right-of-way location
- staff will also increase neighborhood-wide code enforcement efforts through the allocation of additional resources and staff-directed patrols;
- the City will investigate the creation of a home improvement matching grant fund for older site-built single-family owner-occupied dwellings (example - not less than 30-years old) to be awarded on an annual basis, to encourage qualified home improvement/upgrades that will increase the tax value and marketability of older dwellings;
- the City will provide grants, in accordance with current program/policy, to the neighborhood homeowners association for design and construction of neighborhood (subdivision) entrance signs;
- the City will install appropriate GREAT system bus stops with improvements at locations as determined necessary and appropriate by the PWD, as recommended by the Thoroughfare Plan;
- the City will encourage additional neighborhood volunteer participation in the Adopt-A-Street program;
- the City will assist the neighborhood and area residents in the establishment of a Neighborhood Association and a Neighborhood Watch Program;
- staff would look at existing crosswalks and the suitability of additional crosswalks in the neighborhood;
- the City will assess street lighting levels throughout the neighborhood and cause the installation of additional lamps as determined necessary by the City Engineer;

- the City will monitor Green Mill Run and institute bank stabilization as necessary to minimize sedimentation/erosion and land loss as determined to be necessary by City Engineer;
- the City will evaluate passenger vehicle speeds on neighborhood streets and shall install additional traffic calming devices as determined necessary by the City Engineer, especially on Millbrook Drive and Sunset Avenue;
- the City will notify property owners of address number display requirements and update GIS-GPS coverage of storm water improvements throughout and adjacent to the neighborhood;
- the City will request and encourage GUC to update the GIS-GPS coverage for all public utilities, including water, sanitary sewer, gas and electric lines, and street lights throughout and adjacent to the neighborhood.

Mr. Randall wanted to clarify that they were voting on the plan and the document, not any rezoning or changes to the Land Use Plan.

Ms. Gooby said that was correct. She said their vote would not take action on any of those items, only the report and plan itself.

Motion was made by Mr. Ramey, seconded by Mr. Thomas 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 7:45 p.m.

Respectfully submitted,

Merrill Flood
Secretary



City of Greenville, North Carolina

Meeting Date: 1/19/2
Time: 6:30 PM

Title of Item: 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 a UC (urban core) overlay.

Explanation:

Required Notices:

Planning and Zoning meeting notice (adjoining property owner letters) mailed on January 4, 2010.

On-site sign(s) posted on January 4, 2010.

City Council public hearing notice (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 I.

Charles Boulevard is a "gateway corridor" from its beginning at East 10th Street and continuing south. Gateway corridors serve as primary entranceways into the City and help define community character. These corridors are also designed to carry large volumes of high-speed traffic. East 10th Street, between Memorial Drive and Greenville Boulevard, is considered a "connector corridor".

Connector corridors are anticipated to contain a variety of higher intensive uses.

The Future Land Use Plan Map recommends commercial (C) at the northeast corner of the intersection of Charles Boulevard and East 14th Street with office/institutional/multi-family (OIMF) in the interior areas. Further, the Future Land Use Plan Map recommends conservation/open space (COS) along Green Mill Run, which is the eastern boundary of Tract 1.

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.

There is an intermediate focus area located at the intersection of Charles Boulevard and 14th Street. Intermediate focus areas generally contain between 50,000-150,000 square feet of conditioned floor space.

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

There is no increase in the allowable densities with the proposed zoning overlay; therefore, a traffic report was not generated.

During the review process, measures to mitigate the traffic will be determined. These measures may include constructing a turn lane into the development on Charles Boulevard and may require traffic signal modifications at the signalized intersections of East 14th Street/ Charles Boulevard and East 10th Street/Charles Boulevard. Prior to development approval, a Traffic Impact Study and analysis will be required to assess the impacts. Access to Charles Boulevard will be assessed. It is not likely access to East 14th Street will be permitted due to the location of the floodway for Green Mill Run.

History/Background:

The subject tracts were zoned O&I (office-multi-family) on the 1969 series zoning map.

Present Land Use:

Currently, the property contains Green Mill Run Apartments, King's Arms Apartments, the Masonic Lodge and four (4) single-family residences.

Water/Sewer:

Water is located along Charles Boulevard. Sanitary sewer is located on-site.

Historic Sites:

There is no known effect on historic sites

Environmental Conditions/Constraints:

The eastern boundary of Tract 1 is impacted by the flood hazard area of Green Mill Run. This environmentally sensitive area contains a floodway, 100- and 500- year floodplains. Furthermore, this area is part of the City's (adopted) proposed greenway system. Tar-Pamlico water quality stream buffers also apply along the associated watercourse.

Surrounding Land Uses and Zoning:

North: OR - Three (3) greek housing facilities, two (2) apartment complexes (total of 14

units), one (1) single-family residence, Real Crisis Center; CDF - East Coast Music

South: CN - Convenience store, car wash, and an ECU facility and parking lot;

OR - Two

(2) ECU facilities

East: OR - State of NC property (wooded)

West: CDF - Convenience store/bus station, one (1) office building, one (1) duplex

building, two (2) single-family residences and an ECU facility; CN - one (1) duplex

building and one (1) single-family residence; OR - Dominos Pizza

Density Estimates:

Both the existing and proposed zoning allow the same maximum number of units (up to 17 multi-family units per acre). The UC (urban core) overlay does not affect the density.

* Please see attached Urban Core Explanation.

Staff would anticipate the subject tracts to be cleared of the current structures and re-developed. Staff would anticipate the subject tracts to yield 200-240 multi-family units (1, 2, and 3 bedrooms). At maximum density, the subject tracts could yield 265-275 multi-family units (1, 2, and 3 bedrooms).

Fiscal Note:

No cost to the City.

Recommendation:

In staff's opinion, the request is in compliance with Horizon's: 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 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 districts as listed under Title 9, Chapter 4, Article D of the Greenville City Code.

Note:

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

Attachments / click to download

- [Location Map](#)
- [Survey](#)
- [Bufferyard and Residential Charts](#)
- [List of Uses OR to CG 687929](#)
- [Urban Core ordinance explanation 853325](#)

PERMITTED AND SPECIAL USES FOR THE OR DISTRICT

OR (Office-Residential)

Permitted Uses

(1) General:

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

(2) Residential:

- b. Two-family attached dwelling (duplex)
- c. Multi-family development per Article 1
- k. Family care home (see also section 9-4-103)
- n. Retirement center or home
- o. Nursing, convalescent center or maternity home; major care facility
- p. Board or rooming house
- q. Room renting

(3) Home Occupations (see all categories):

*None

(4) Governmental:

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

(5) Agricultural/ Mining:

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

(6) Recreational/ Entertainment:

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

(7) Office/ Financial/ Medical:

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

(8) Services:

- c. Funeral home
- e. Barber or beauty shop
- f. Manicure, pedicure, or facial salon
- g. School; junior and senior high (see also section 9-4-103)
- h. School; elementary (see also section 9-4-103)
- i. School; kindergarten or nursery (see also section 9-4-103)
- j. College or other institutions of higher learning
- k. Business or trade school
- n. Auditorium
- o. Church or place of worship (see also section 9-4-103)

- p. Library
- q. Museum
- r. Art Gallery
- u. Art studio including art and supply sales
- v. Photography studio including photo and supply sales
- w. Recording studio
- x. Dance studio
- bb. Civic organizations
- cc. Trade or business organizations

(9) Repair:

* None

(10) Retail Trade:

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

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

* None

(12) Construction:

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

(13) Transportation:

* None

(14) Manufacturing/ Warehousing:

* None

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

* None

OR (Office-Residential)

Special Uses

(1) General:

* None

(2) Residential:

- d. Land use intensity multifamily (LUI) development rating 50 per Article K
- e. Land use intensity dormitory (LUI) development rating 67 per Article K
- i. Residential quarters for resident manager, supervisor or caretaker; excluding mobile home
- o.(1). Nursing, convalescent center or maternity home; minor care facility
- r. Fraternity or sorority house

(3) Home Occupations (see all categories):

* None

(4) Governmental:

- a. Public utility building or use

(5) Agricultural/ Mining:

* None

(6) Recreational/ Entertainment:

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

(7) Office/ Financial/ Medical:

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

(8) Services:

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

(9) Repair:

- * None

(10) Retail Trade:

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

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

- * None

(12) Construction:

- * None

(13) Transportation:

- h. Parking lot or structure; principle use

(14) Manufacturing/ Warehousing:

- * None

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

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

Urban Core Overlay District

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 which are designed to facilitate development and redevelopment of in-fill sites in a designated area in proximity to the urban core.

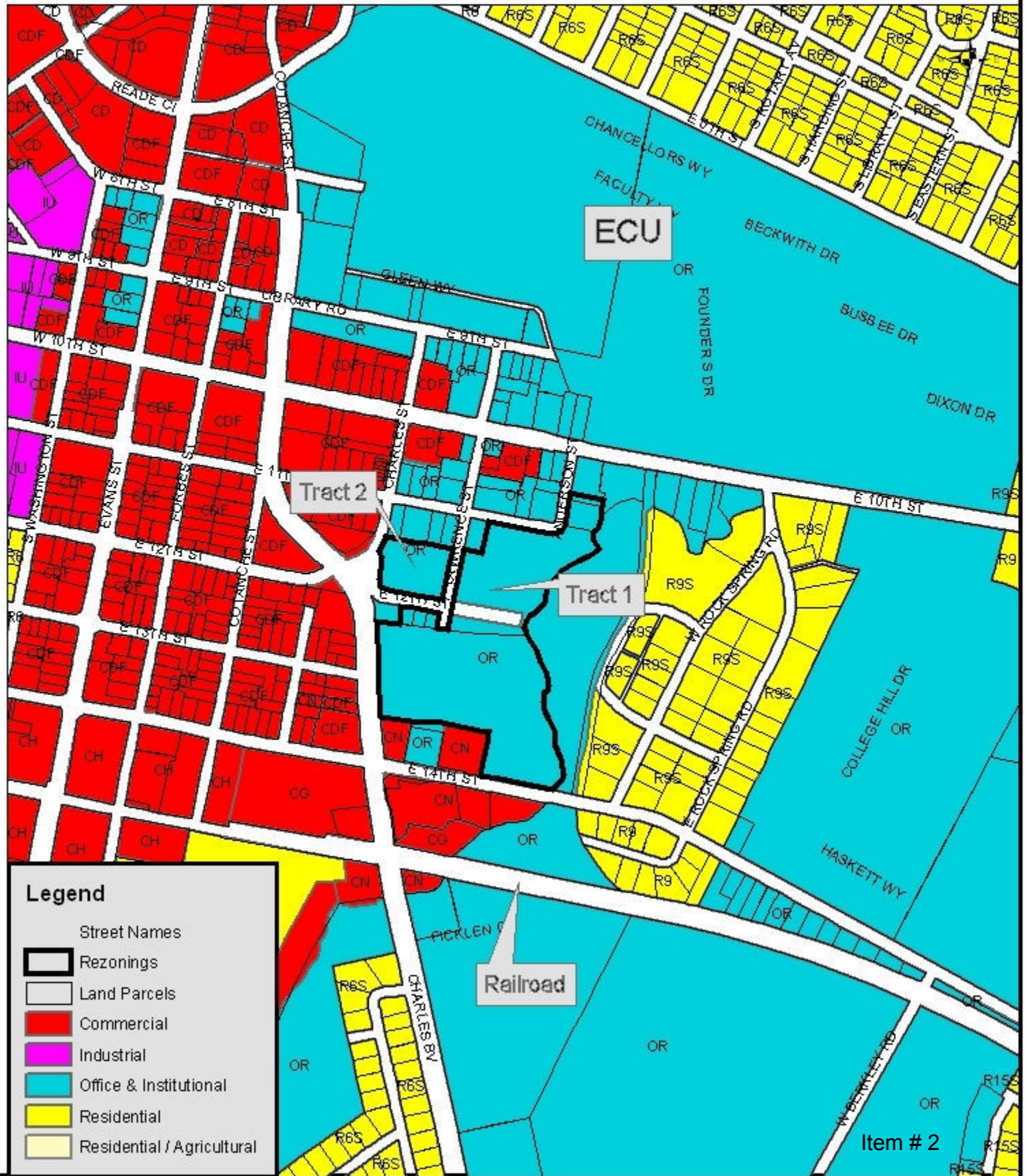
An urban core (UC) overlay district is defined as an overlay zoning district adopted in conjunction with a CDF, and/or OR underlying general purpose district wherein the zoning rights, standards, restrictions and requirements as set forth for the common general purpose district shall extend to the urban 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 Norfolk Southern Railroad, north of Fourteenth Street and west of Green Mill Run as existing on the date of adoption of the ordinance. No urban core (UC) overlay district shall be located outside of the designated area described above. 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.

If the ordinance is approved, high-density residential development including standard multi-family housing and Land Use Intensity (LUI) residential development located within a future UC district may be subject to reduced street setbacks, street bufferyards and parking space to dwelling seperation setbacks at the option of the property owner as follows:

- Principal and accessory structure public street right-of-way and private street easement setbacks may be reduced at the option of the owner to not less than 5 feet.
- Applicable 6 foot and/or 10 foot street bufferyard width may be reduced at the option of the owner to not less than 5 feet regardless of lot size. Bufferyard width modification shall not exempt or reduce any vegetation requirement applicable to any street bufferyard, as required prior to the application of this provision.
- Parking space to dwelling unit seperation may be reduced at the option of the owner to not less than 5 feet.

Edwards Communities Development Company
From: OR to OR-UC
16.14 acres
January 4, 2010

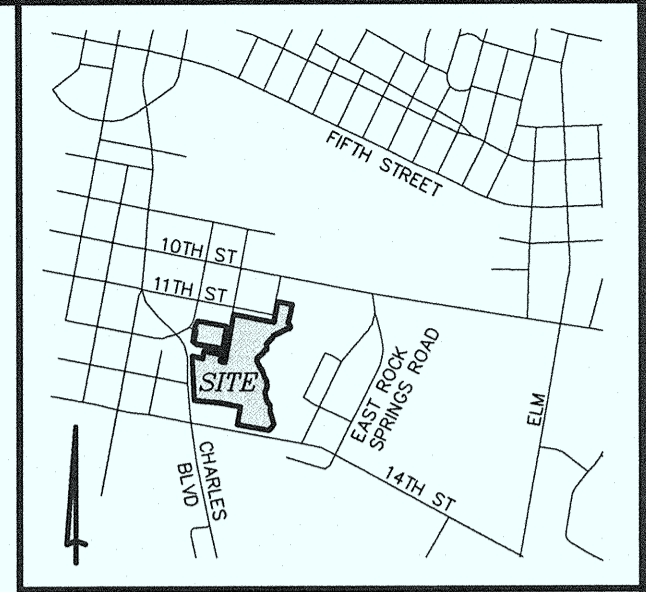


Legend

- Street Names
- Rezonings
- Land Parcels
- Commercial
- Industrial
- Office & Institutional
- Residential
- Residential / Agricultural

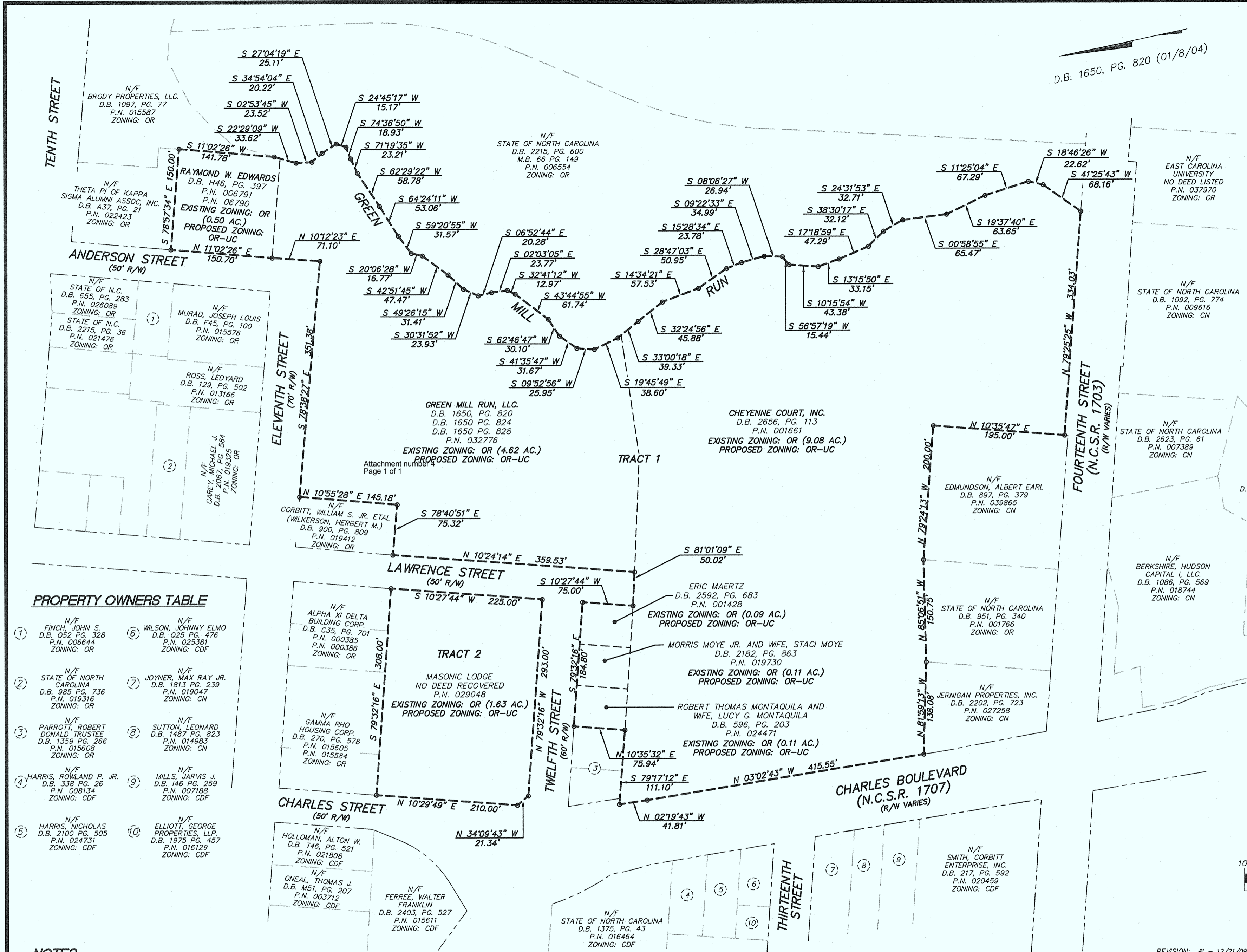
Railroad

Item # 2



Vicinity Map
SCALE: 1" = 2000'

D.B. 1650, PG. 820 (01/8/04)



PROPERTY OWNERS TABLE

① N/F FINCH, JOHN S. D.B. 052 PG. 328 P.N. 006644 ZONING: OR	⑥ N/F WILSON, JOHNNY ELMO D.B. 025 PG. 476 P.N. 025381 ZONING: CDF
② N/F STATE OF NORTH CAROLINA D.B. 985 PG. 736 P.N. 019316 ZONING: OR	⑦ N/F JOYNER, MAX RAY JR. D.B. 1813 PG. 239 P.N. 019047 ZONING: CN
③ N/F PARROTT, ROBERT DONALD TRUSTEE D.B. 1359 PG. 266 P.N. 015608 ZONING: OR	⑧ N/F SUTTON, LEONARD D.B. 1487 PG. 823 P.N. 014983 ZONING: CN
④ N/F HARRIS, ROWLAND P. JR. D.B. 338 PG. 26 P.N. 008134 ZONING: CDF	⑨ N/F MILLS, JARVIS J. D.B. 146 PG. 259 P.N. 007188 ZONING: CDF
⑤ N/F HARRIS, NICHOLAS D.B. 2100 PG. 505 P.N. 024731 ZONING: CDF	⑩ N/F ELLIOTT, GEORGE PROPERTIES, LLP D.B. 1975 PG. 457 P.N. 016129 ZONING: CDF

TRACT 2
MASONIC LODGE
NO DEED RECOVERED
P.N. 029048
EXISTING ZONING: OR (1.63 AC.)
PROPOSED ZONING: OR-UC

TRACT 1
ERIC MAERTZ
D.B. 2592, PG. 683
P.N. 001428
EXISTING ZONING: OR (0.09 AC.)
PROPOSED ZONING: OR-UC

MORRIS MOYE JR. AND WIFE, STACI MOYE
D.B. 2182, PG. 863
P.N. 019730
EXISTING ZONING: OR (0.11 AC.)
PROPOSED ZONING: OR-UC

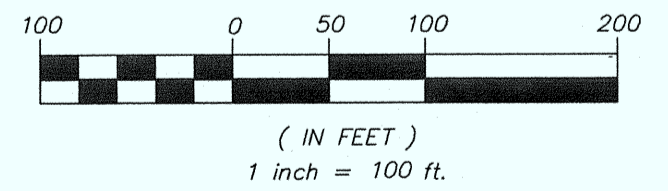
ROBERT THOMAS MONTAQUILA AND WIFE, LUCY G. MONTAQUILA
D.B. 596, PG. 203
P.N. 024471
EXISTING ZONING: OR (0.11 AC.)
PROPOSED ZONING: OR-UC

LEGEND

P.N.	PARCEL NUMBER
N/F	NOW OR FORMERLY
M.B.	MAP BOOK
PG.	PAGE
D.B.	DEED BOOK

REZONING AREA SUMMARY

EXISTING OR ZONING	16.14 ACRES
PROPOSED OR-UC ZONING	16.14 ACRES



NOTES

- AREA DETERMINED BY COORDINATES.
- ALL DISTANCES ARE HORIZONTAL GROUND MEASUREMENTS.
- NO POINT SET AT ANY CORNER UNLESS OTHERWISE NOTED.
- THIS MAP WAS PREPARED FOR REZONING PURPOSES ONLY AND IS NOT A BOUNDARY SURVEY OF THE PROPERTIES SHOWN HEREON.
- EXISTING ZONING WAS TAKEN FROM THE CITY OF GREENVILLE SPATIAL DATA EXPLORER WEB SITE.
- BOUNDARY INFORMATION TAKEN FROM DEEDS AND MAPS REFERENCED HEREON; NO FIELD WORK WAS PERFORMED FOR THIS MAP.
- ADJOINING OWNERSHIP INFORMATION TAKEN FROM THE PITT COUNTY GIS SITE. TITLE DEED INFORMATION HAS NOT BEEN VERIFIED.

REFERENCES

- D.B. 2656 PG. 113
- D.B. 1650 PG. 820
- D.B. 1650 PG. 824
- D.B. 1650 PG. 828
- D.B. H46 PG. 397
- D.B. 2592 PG. 683
- D.B. 2182 PG. 863
- D.B. 596 PG. 203
- M.B. 31 PG. 90
- M.B. 27 PG. 124A

NORTH CAROLINA
PITT COUNTY

I, PATRICK W. HARTMAN, CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM DEEDS AND MAPS AS REFERENCED HEREON; THAT THE RATIO OF PRECISION IS 1:10,000; THAT BOUNDARIES NOT SURVEYED ARE SHOWN AS BROKEN LINES PLOTTED FROM INFORMATION FOUND IN BOOKS REFERENCED HEREON; I FURTHER CERTIFY PURSUANT TO G.S. 47-30 (f)(1)(d) AS TO THE FOLLOWING; THAT THIS SURVEY IS OF ANOTHER CATEGORY, SUCH AS THE RECOMBINATION OF EXISTING PARCELS, A COURT-ORDERED SURVEY, OR OTHER EXCEPTION TO THE DEFINITION OF SUBDIVISION. WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER, AND SEAL THIS 14TH DAY OF DECEMBER, 2009.

Patrick W. Hartman
PROFESSIONAL LAND SURVEYOR REGISTRATION NO. L-4262

NORTH CAROLINA PROFESSIONAL LAND SURVEYOR SEAL
L-4262
PATRICK W. HARTMAN
DATE 12/14/09

Rivers & Associates, Inc.
Engineers Planners Surveyors
N.C. LIC. NO. F-0334
107 East Second Street Greenville, NC 27858 (252) 752-4135
6131 Falls of Neuse Road, Suite 300 Raleigh, NC 27609 (919) 848-3347

REZONING MAP FOR EDWARDS COMMUNITIES DEVELOPMENT COMPANY
CITY OF GREENVILLE, GREENVILLE TOWNSHIP, PITT CO., N.C.

SURVEY	DRAFT	AAS	SCALE	DRAWING NO.	SHEET
DESIGN	CHECK	PWH	1" = 100'	Z-2521	1 OF 1

04/30/07

BUFFERYARD SETBACK AND VEGETATION SCREENING CHART

For Illustrative Purposes Only

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

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

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

Street trees may count toward the minimum acreage.

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

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

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

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

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

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

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

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

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

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

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

Illustration: Maximum allowable density in Residential Zoning Districts



City of Greenville, North Carolina

Meeting Date: 1/19/2
Time: 6:30 PM

Title of Item: 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).

Explanation:

Required Notices:

Planning and Zoning meeting notice (adjoining property owner letters) mailed on January 4, 2010.

On-site sign(s) posted on January 4, 2010.

City Council public hearing notice (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 G.

Dickinson Avenue is considered a "connector corridor" from Reade Circle to Arlington Boulevard. These roads are designed to carry high volumes of traffic through and across the city.

The subject tracts are located in the designated regional focus area described as the central business district.

The Future Land Use Plan Map recommends commercial in the central business district.

Thoroughfare/Traffic Volume Report Summary (PWD - Engineering

Division):

Based on the possible uses permitted by the requested rezoning category, the proposed category could generate 2,082 trips to and from the site on Dickinson Avenue, which is a net increase of 1,468 additional trips per day.

During the review process, measures to mitigate traffic analysis impacts will be determined. These measures may include modifications on Dickinson Avenue at it's intersection with Atlantic Avenue and may require traffic signal modifications at the Dickinson Avenue/East 10th Street and Dickinson Avenue/Reade Circle signalized intersections. Prior to development approval, a Traffic Impact Study and analysis will be required to assess the impacts. Access to the tracts from Dickinson Avenue will be reviewed.

History/Background:

The subject tracts were zoned CDF and IU on the 1969 series zoning map.

Present Land Use:

Currently, the property contains the remnants of the Imperial Tobacco Warehouse which was damaged by fire.

Water/Sewer:

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

Historic Sites:

The subject tracts contains remnants of the Imperial Tobacco Warehouse that was destroyed by fire. Due to the extensive damage, most of the warehouse has already been removed.

Environmental Conditions/Constraints:

There are no known environmental constraints.

Surrounding Land Uses and Zoning:

North: CD - Nathaniel Village Apartments (48 multi-family units); IU - Warehouse; CDF - Vacant lot

South: CDF - Five (5) commercial building and a barber shop

East: IU - Six (6) vacant lots, three (3) single-family residences, one (1) duplex building, two (2) warehouses, one (1) office building, and one (1) commercial building

West: IU - Three (3) warehouses, former Roxy Theatre, two (2) vacant lots, and the Seaboard and Coastline Railroad

Density Estimates:

Additional Comments:

In recent years, many of the properties in the central business district have been rezoned to the CD district.

The CD district allows zero (0) lot line building construction and non-residential uses are exempt from parking requirements.

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 Center City 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 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 districts as listed under Title 9, Chapter 4, Article D of the Greenville City Code.

Note:

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

Attachments / click to download

 [Location Map](#)

 [Survey](#)

 [Bufferyard and Residential Charts](#)

[List of Uses CDF and IU to CD 719111](#)

[Rezoning Case 09 10 Thomas Taft Sr Atlantic Ave Holding](#)

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

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

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

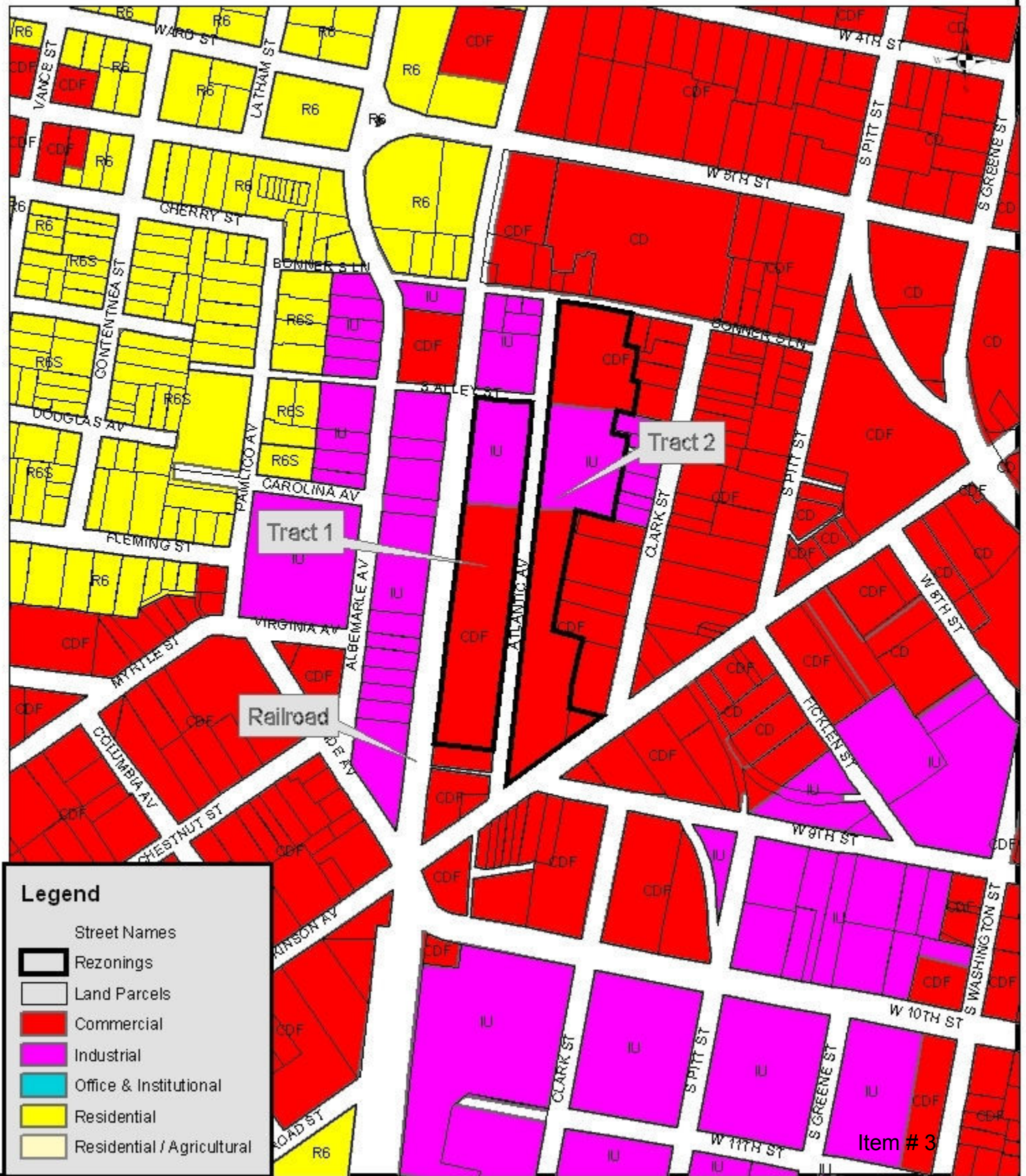
(14) Manufacturing/ Warehousing:

y. Recycling collection station or facilities

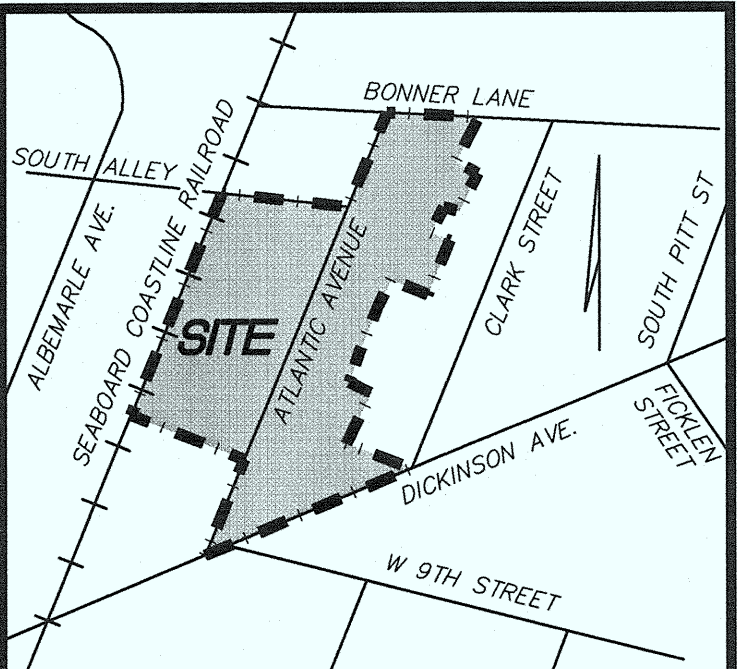
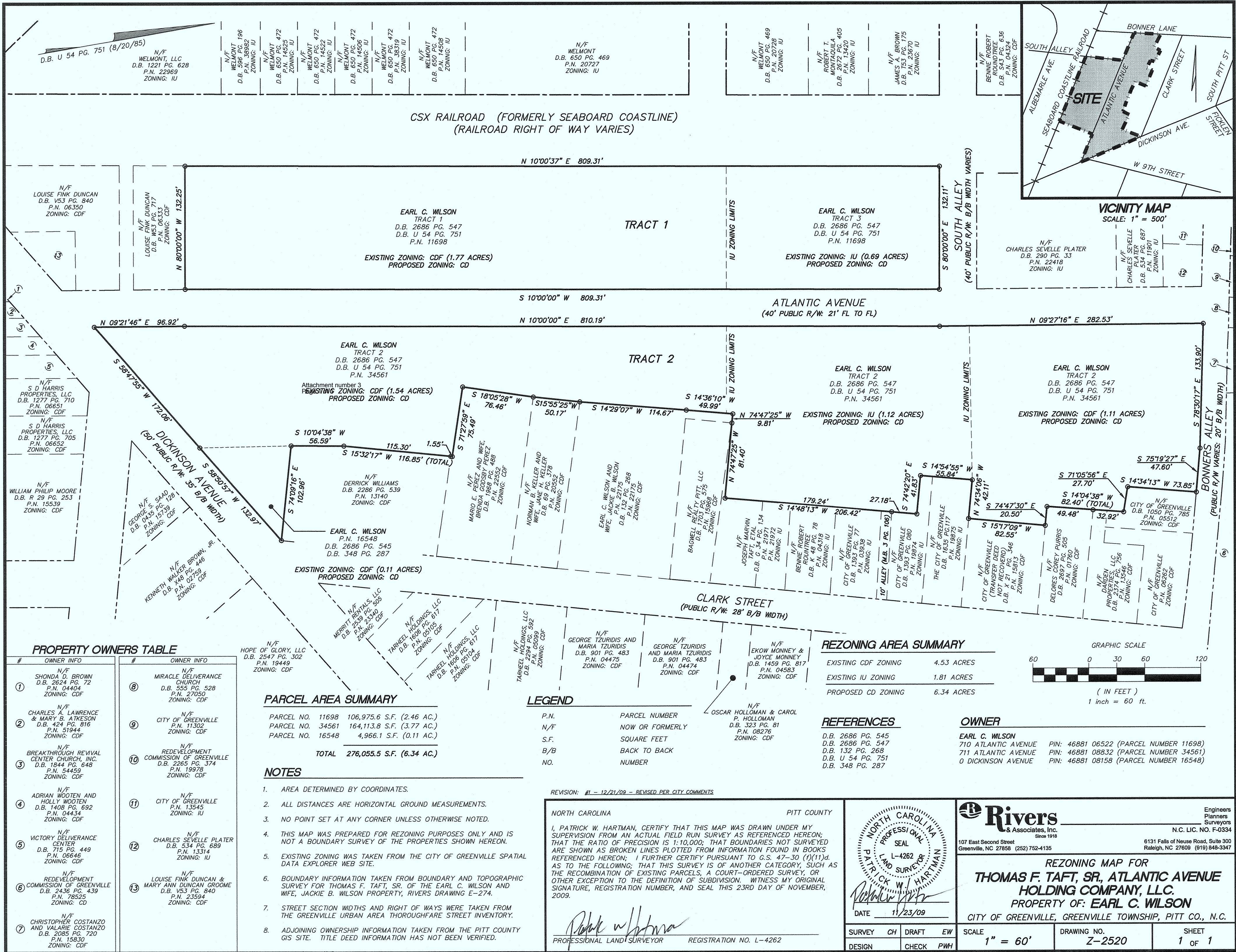
(15) Other Activities (not otherwise listed - all categories):

- 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

Thomas F. Taft, Sr., Manager/Partner Atlantic Avenue Holding Co.
From: CDF to IU
6.34 acres
January 4, 2010



Item # 3



N/F
LOUISE FINK DUNCAN
D.B. V53 PG. 840
P.N. 06350
ZONING: CDF

N/F
LOUISE FINK DUNCAN
D.B. V53 PG. 840
P.N. 06350
ZONING: CDF

EARL C. WILSON
TRACT 1
D.B. 2686 PG. 547
D.B. U 54 PG. 751
P.N. 11698
EXISTING ZONING: CDF (1.77 ACRES)
PROPOSED ZONING: CD

TRACT 1

EARL C. WILSON
TRACT 3
D.B. 2686 PG. 547
D.B. U 54 PG. 751
P.N. 11698
EXISTING ZONING: IU (0.69 ACRES)
PROPOSED ZONING: CD

N/F
CHARLES SEVELLE PLATER
D.B. 290 PG. 33
P.N. 22418
ZONING: IU

VICINITY MAP
SCALE: 1" = 500'

N/F
S D HARRIS PROPERTIES, LLC
D.B. 1277 PG. 710
P.N. 06651
ZONING: CDF

N/F
S D HARRIS PROPERTIES, LLC
D.B. 1277 PG. 705
P.N. 06652
ZONING: CDF

EARL C. WILSON
TRACT 2
D.B. 2686 PG. 547
D.B. U 54 PG. 751
P.N. 34561
Attachment number 3
EXISTING ZONING: CDF (1.54 ACRES)
PROPOSED ZONING: CD

TRACT 2

EARL C. WILSON
TRACT 2
D.B. 2686 PG. 547
D.B. U 54 PG. 751
P.N. 34561
EXISTING ZONING: IU (1.12 ACRES)
PROPOSED ZONING: CD

EARL C. WILSON
TRACT 2
D.B. 2686 PG. 547
D.B. U 54 PG. 751
P.N. 34561
EXISTING ZONING: CDF (1.11 ACRES)
PROPOSED ZONING: CD

N/F
WILLIAM PHILIP MOORE
D.B. R 29 PG. 253
P.N. 15539
ZONING: CDF

N/F
GEORGE S. SPAID
D.B. O433 PG. 128
P.N. 15739
ZONING: CDF

N/F
DERRICK WILLIAMS
D.B. 2286 PG. 539
P.N. 13140
ZONING: CDF

N/F
MARIO E. PEREZ AND WIFE,
BRENDA GODSBY PEREZ
D.B. J 1068 PG. 488
P.N. 22552
ZONING: CDF

N/F
NORMAN KELLER AND
WIFE, JANE K. KELLER
D.B. 69 PG. 378
P.N. 20560
ZONING: CDF

N/F
EARL C. WILSON AND
WIFE, JACKIE B. WILSON
D.B. 132 PG. 268
P.N. 22175
ZONING: CDF

N/F
BAGWELL REALTY PVT, LLC
D.B. 1703 PG. 375
P.N. 15968
ZONING: CDF

N/F
JOSEPH MARVIN
D.B. G 34 PG. 134
P.N. 21971
ZONING: IU

N/F
BENNE ROBERT
D.B. K 48 PG. 78
P.N. 04318
ZONING: IU

N/F
CITY OF GREENVILLE
D.B. 1393 PG. 77
P.N. 03938
ZONING: IU

N/F
CITY OF GREENVILLE
D.B. 1635 PG. 117
P.N. 19875
ZONING: IU

N/F
CITY OF GREENVILLE
(TRANSFER REED
NOT RECORDED)
D.B. X 21 PG. 946
P.N. 15613
ZONING: CDF

N/F
DELORES
D.B. 2692 PG. 505
P.N. 01707
ZONING: CDF

N/F
DARDEN PROPERTIES, LLC
D.B. 2374 PG. 756
P.N. 0512
ZONING: CDF

N/F
CITY OF GREENVILLE
D.B. 1050 PG. 785
P.N. 05512
ZONING: CDF

PROPERTY OWNERS TABLE	
#	OWNER INFO
1	N/F SHONDA D. BROWN D.B. 2624 PG. 72 P.N. 04404 ZONING: CDF
2	N/F CHARLES A. LAWRENCE & MARY B. ATKESON D.B. 424 PG. 816 P.N. 51944 ZONING: CDF
3	N/F BREAKTHROUGH REVIVAL CENTER CHURCH, INC. D.B. 1844 PG. 648 P.N. 54459 ZONING: CDF
4	N/F ADRIAN WOOTEN AND HOLLY WOOTEN D.B. 1408 PG. 692 P.N. 04434 ZONING: CDF
5	N/F VICTORY DELIVERANCE CENTER D.B. 715 PG. 449 P.N. 06646 ZONING: CDF
6	N/F REDEVELOPMENT COMMISSION OF GREENVILLE D.B. 2436 PG. 439 P.N. 78525 ZONING: CD
7	N/F CHRISTOPHER COSTANZO AND VALARIE COSTANZO D.B. 2065 PG. 720 P.N. 15830 ZONING: CDF
8	N/F MIRACLE DELIVERANCE CHURCH D.B. 555 PG. 528 P.N. 27050 ZONING: CDF
9	N/F CITY OF GREENVILLE P.N. 11302 ZONING: CDF
10	N/F REDEVELOPMENT COMMISSION OF GREENVILLE D.B. 2265 PG. 374 P.N. 19978 ZONING: CDF
11	N/F CITY OF GREENVILLE P.N. 13545 ZONING: IU
12	N/F CHARLES SEVELLE PLATER D.B. 534 PG. 689 P.N. 13314 ZONING: IU
13	N/F LOUISE FINK DUNCAN & MARY ANN DUNCAN GROOM D.B. V53 PG. 840 P.N. 23594 ZONING: CDF

HOPE OF GLORY, LLC
D.B. 2547 PG. 302
P.N. 19449
ZONING: CDF

MERRITT REALTY, LLC
D.B. P.N. 23540
ZONING: CDF

TARHEEL HOLDINGS, LLC
D.B. 1606 PG. 617
P.N. 05105
ZONING: CDF

TARHEEL HOLDINGS, LLC
D.B. 1606 PG. 617
P.N. 05104
ZONING: CDF

TARHEEL HOLDINGS, LLC
D.B. 2294 PG. 592
P.N. 05099
ZONING: CDF

GEORGE TZURIDIS AND
MARIA TZURIDIS
D.B. 901 PG. 483
P.N. 04475
ZONING: CDF

GEORGE TZURIDIS
AND MARIA TZURIDIS
D.B. 901 PG. 483
P.N. 04474
ZONING: CDF

EKOW MONNEY &
JOYCE MONNEY
D.B. 1459 PG. 817
P.N. 04583
ZONING: CDF

OSCAR HOLLOWMAN & CAROL
P. HOLLOWMAN
D.B. 323 PG. 81
P.N. 08276
ZONING: CDF

PARCEL AREA SUMMARY

PARCEL NO. 11698	106,975.6 S.F. (2.46 AC.)
PARCEL NO. 34561	164,113.8 S.F. (3.77 AC.)
PARCEL NO. 16548	4,966.1 S.F. (0.11 AC.)
TOTAL	276,055.5 S.F. (6.34 AC.)

LEGEND

P.N.	PARCEL NUMBER
N/F	NOW OR FORMERLY
S.F.	SQUARE FEET
B/B	BACK TO BACK
NO.	NUMBER

REZONING AREA SUMMARY

EXISTING CDF ZONING	4.53 ACRES
EXISTING IU ZONING	1.81 ACRES
PROPOSED CD ZONING	6.34 ACRES

REFERENCES

D.B. 2686 PG. 545
D.B. 2686 PG. 547
D.B. 132 PG. 268
D.B. U 54 PG. 751
D.B. 348 PG. 287

OWNER

EARL C. WILSON
710 ATLANTIC AVENUE PIN: 46881 06522 (PARCEL NUMBER 11698)
711 ATLANTIC AVENUE PIN: 46881 08832 (PARCEL NUMBER 34561)
0 DICKINSON AVENUE PIN: 46881 08158 (PARCEL NUMBER 16548)

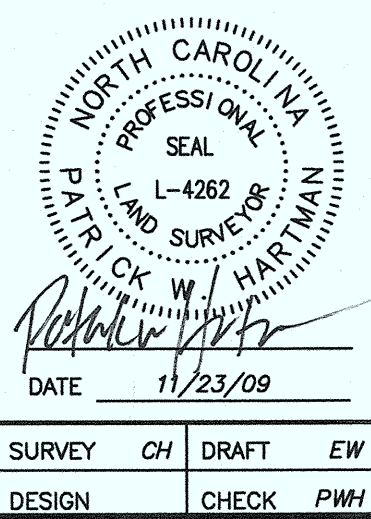
- NOTES
- AREA DETERMINED BY COORDINATES.
 - ALL DISTANCES ARE HORIZONTAL GROUND MEASUREMENTS.
 - NO POINT SET AT ANY CORNER UNLESS OTHERWISE NOTED.
 - THIS MAP WAS PREPARED FOR REZONING PURPOSES ONLY AND IS NOT A BOUNDARY SURVEY OF THE PROPERTIES SHOWN HEREON.
 - EXISTING ZONING WAS TAKEN FROM THE CITY OF GREENVILLE SPATIAL DATA EXPLORER WEB SITE.
 - BOUNDARY INFORMATION TAKEN FROM BOUNDARY AND TOPOGRAPHIC SURVEY FOR THOMAS F. TAFT, SR. OF THE EARL C. WILSON AND WIFE, JACKIE B. WILSON PROPERTY, RIVERS DRAWING E-274.
 - STREET SECTION WIDTHS AND RIGHT OF WAYS WERE TAKEN FROM THE GREENVILLE URBAN AREA THOROUGHFARE STREET INVENTORY.
 - ADJOINING OWNERSHIP INFORMATION TAKEN FROM THE PITT COUNTY GIS SITE. TITLE DEED INFORMATION HAS NOT BEEN VERIFIED.

REVISION: #1 - 12/21/09 - REVISED PER CITY COMMENTS

NORTH CAROLINA
PITT COUNTY

I, PATRICK W. HARTMAN, CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL FIELD RUN SURVEY AS REFERENCED HEREON; THAT THE RATIO OF PRECISION IS 1:10,000; THAT BOUNDARIES NOT SURVEYED ARE SHOWN AS BROKEN LINES PLOTTED FROM INFORMATION FOUND IN BOOKS REFERENCED HEREON; I FURTHER CERTIFY PURSUANT TO G.S. 47-30 (f)(11)d, AS TO THE FOLLOWING; THAT THIS SURVEY IS OF ANOTHER CATEGORY, SUCH AS THE RECOMBINATION OF EXISTING PARCELS, A COURT-ORDERED SURVEY, OR OTHER EXCEPTION TO THE DEFINITION OF SUBDIVISION. WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER, AND SEAL THIS 23RD DAY OF NOVEMBER, 2009.

PROFESSIONAL LAND SURVEYOR REGISTRATION NO. L-4262



Rivers & Associates, Inc.
Engineers Planners Surveyors
N.C. LIC. NO. F-0334
107 East Second Street
Greenville, NC 27858 (252) 752-4155
6131 Falls of Neuse Road, Suite 300
Raleigh, NC 27609 (919) 848-3347

REZONING MAP FOR
THOMAS F. TAFT, SR., ATLANTIC AVENUE HOLDING COMPANY, LLC.
PROPERTY OF: **EARL C. WILSON**
CITY OF GREENVILLE, GREENVILLE TOWNSHIP, PITT CO., N.C.

SURVEY	CH	DRAFT	EW	SCALE	DRAWING NO.	SHEET
DESIGN	CHECK	PWH		1" = 60'	Z-2520	1 OF 1

04/30/07

BUFFERYARD SETBACK AND VEGETATION SCREENING CHART

For Illustrative Purposes Only

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

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

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

Street trees may count toward the minimum acreage.

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

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

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

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

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

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

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

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

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

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

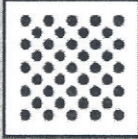
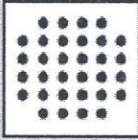
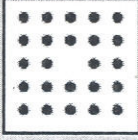
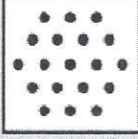

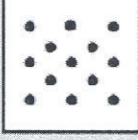
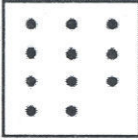
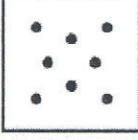
Residential Density		
Maximum density allowed by Zoning District based on average of 2.67 persons per dwelling unit		
High Density		
R6 R6-N R6-MH OR CDF	17 units per acre yields 45 persons per acre	
PUD	12 units per acre yields 32 persons per acre	
Medium Density		
R6-A	9 units per acre yields 24 persons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

Illustration: Maximum allowable density in Residential Zoning Districts

Case No: 09-10

Applicant: Thomas F. Taft, Sr., Manager/Partner of Atlantic Avenue Holding Co.

Property Information

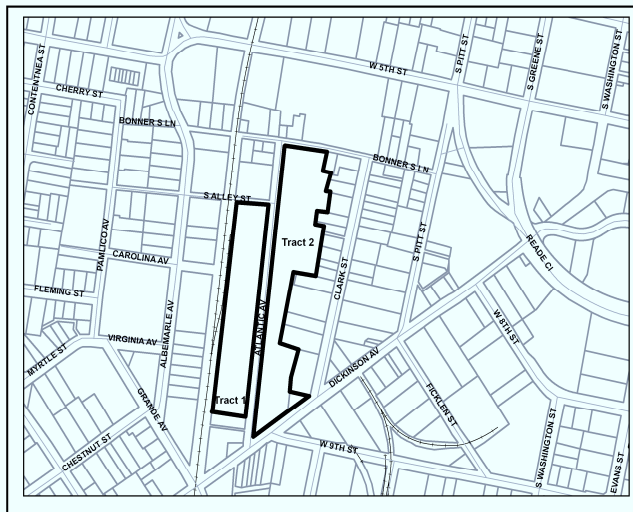
Current Zoning: Tract: 1 +2 CDF (Downtown Commercial Fringe) and IU (Unoffensive Industry) (both tracts)

Proposed Zoning: Tract: 1 CD (Downtown Commercial)
Tract: 2 CD (Downtown Commercial)

Current Acreage: Tract: 1 2.46 acres
Tract: 2 3.88 acres

Location: Dickinson Ave

Points of Access: Dickinson Ave



Location Map

Transportation Background Information

1.) Dickinson Ave.- State maintained

	<u>Existing Street Section</u>	<u>Ultimate Thoroughfare Street Section</u>
Description/cross section	2 lanes	2 lanes
Right of way width (ft)	50	50
Speed Limit (mph)	20	20
Current ADT:	6,260 (*)	Ultimate Design ADT: 12,000 vehicles/day (**)
Design ADT:	12,000 vehicles/day (**)	
Controlled Access	No	
Thoroughfare Plan Status:	Major Thoroughfare	

Other Information: There are sidewalks along Dickinson Ave. 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: 614 -vehicle trips/day (*) **Proposed Zoning: 2,082** -vehicle trips/day (*)

Estimated Net Change: increase of 1468 vehicle trips/day (assumes full-build out)

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

Impact on Existing Roads

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

1.) Dickinson Ave. , North of Site: **“No build” ADT of 6,260**

Estimated ADT with Proposed Zoning (full build) – 7,301
Estimated ADT with Current Zoning (full build) – 6,567
Net ADT change = 734 (11% increase)

Case No: 09-10

Applicant: Thomas F. Taft, Sr., Manager/Partner of Atlantic Avenue Holding

2.) Dickinson Ave. , South of Site:**“No build” ADT of 6,260**

Estimated ADT with Proposed Zoning (full build) – 7,301

Estimated ADT with Current Zoning (full build) – 6,567**Net ADT change = 734 (11% increase)****Staff Findings/Recommendations**

Based on possible uses permitted by the requested land use plan category, the proposed category could generate 2082 trips to and from the site on Dickinson Ave., which is a net increase of 1468 additional trips per day.

During the review process, measures to mitigate traffic impacts will be determined. These measures may include modifications on Dickinson Ave. at its intersection with Atlantic Ave., and may require traffic signal modifications at the signalized intersections of Dickinson Ave. with E. 10th St. and Reade Circle. Prior to development approval, a Traffic Impact Study and analysis will be required to assess the impacts. Access to the tract from Dickinson Ave. will be reviewed.



City of Greenville, North Carolina

Meeting Date: 1/19/2
Time: 6:30 PM

Title of Item: 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 Norfolk and Southern Railroad, 14th Street and Green Mill Run.

Explanation: 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 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 CDF, and/or OR underlying general purpose district 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 Norfolk Southern Railroad, north of Fourteenth Street and west of Green Mill Run as existing on the date of adoption of the ordinance. No urban core (UC) overlay district shall be located outside of the designated area described above. 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.

If the ordinance is approved, high-density residential development including standard multi-family housing and Land Use Intensity (LUI) residential development located within a future UC district may be subject to reduced street setbacks, street bufferyards and parking space to dwelling seperation setbacks at the option of the property owner as follows:

- Principal and accessory structure public street right-of-way and private street easement setbacks may be reduced at the option of the owner to not less than 5 feet.
- Applicable 6 foot and/or 10 foot street bufferyard width may be reduced at the option of the owner to not less than 5 feet regardless of lot size. Bufferyard width modification shall not exempt or reduce any vegetation requirement applicable to any street bufferyard, as required prior to the application of this provision.
- Parking space to dwelling unit seperation may be reduced at the option of the owner to not less than 5 feet.

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

 [Designated Area for UC Overlay District](#)

 [UC Urban Core Overlay District ordinance 848200](#)

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 February 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, of the City Code, is hereby amended to include a new section 9-4-77 entitled “UC urban core overlay”, to read as follows:

“9-4-77. UC urban core overlay.

The purpose of the UC urban core overlay district is to allow modification of residential development standards of the underlying zoning district(s) which are designed to facilitate development and redevelopment of in-fill sites.”

Section 2: That Title 9, Chapter 4, Article L, of the City Code, is hereby amended to include a new section 9-4-200.1 entitled “Urban Core (UC) overlay district standards”, to read as follows:

“**Sec. 9-4-200.1 Urban Core (UC) overlay district standards.**

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

(1) Purpose and intent. The purpose and intent of the urban core (UC) overlay district and requirements set forth under this section is to allow modification of specific site development standards of the underlying zoning district(s) which are designed to facilitate development and redevelopment of in-fill sites in the designated area specified under subsection (3) below.

(2) Definition. An urban core (UC) overlay district is defined as an overlay zoning district adopted in conjunction with a CDF, and/or OR underlying general purpose

district as listed under Article D, Part 2, Sections 9-4-62 and 9-4-67 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 in accordance with subsection (b) below.

- (3) Designated area. All urban core (UC) overlay district(s) shall be restricted to the land area located within the following boundary: south of Tenth Street, east of the Norfolk Southern Railroad, north of Fourteenth Street and west of Green Mill Run 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.

(b) Standards.

- (1) Initiation of a petition for an urban core (UC) overlay district zoning map amendment shall be made in accordance with section 9-4-331.
- (2) If any portion of a lot, parcel or tract is zoned as urban core (UC) overlay the entire lot, parcel or tract shall be included in the urban core (UC) overlay.
- (3) All urban core (UC) overlay districts shall be delineated upon the official zoning map as both the underlying general purpose district and UC overlay district. The general purpose district title shall be followed by “-UC” in all areas zoned urban core (UC) overlay district
- (4) The zoning rights, standards, restrictions and requirements of the underlying general purpose district shall extend to the urban core (UC) overlay district, except as provided herein.
- (5) Within any urban core (UC) overlay district multi-family development, land use intensity multi-family (LUI) development rating 50, and land use intensity dormitory (LUI) development rating 67, as listed under sections 9-4-78(f)(2)c, d, and e, shall be subject to modified standards as listed under subsection (6) below. All other standards, requirements and conditions of the underlying general purpose district not included under and modified by subsection (6) shall continue to apply.
- (6) Modified standards. The following standards specified in this subsection are hereby adopted as substitute minimum requirements within the urban core (UC) overlay district for the uses listed under subsection (5) above.
 - a. Principal and accessory structure public street right-of-way setback per section 9-4-145(b)(1) : The minimum setback may be reduced at the option of the owner to not less than 5 feet.

- b. Principal and accessory structure private street easement setback per section 9-4-145(b)(2): The minimum setback may be reduced at the option of the owner to not less than 5 feet.
- c. Principal and accessory structure public street right-of-way and private street easement setback per section 9-4-181(a): The minimum setback may be reduced at the option of the owner to not less than 5 feet.
- d. Bufferyard A per section 9-4-119(a): The applicable 6 foot and/or 10 foot bufferyard width may be reduced at the option of the owner to not less than 5 feet regardless of lot size. Bufferyard width modification shall not exempt or reduce any vegetation requirement applicable to any bufferyard A., as required prior to the application of this subsection.
- e. Parking space to dwelling structure separation per section 9-4-251(b)(9): The minimum separation requirement may be reduced at the option of the owner to not less than 5 feet.”

Section 3: That all ordinances and sections of ordinances in conflict with this ordinance are hereby repealed.

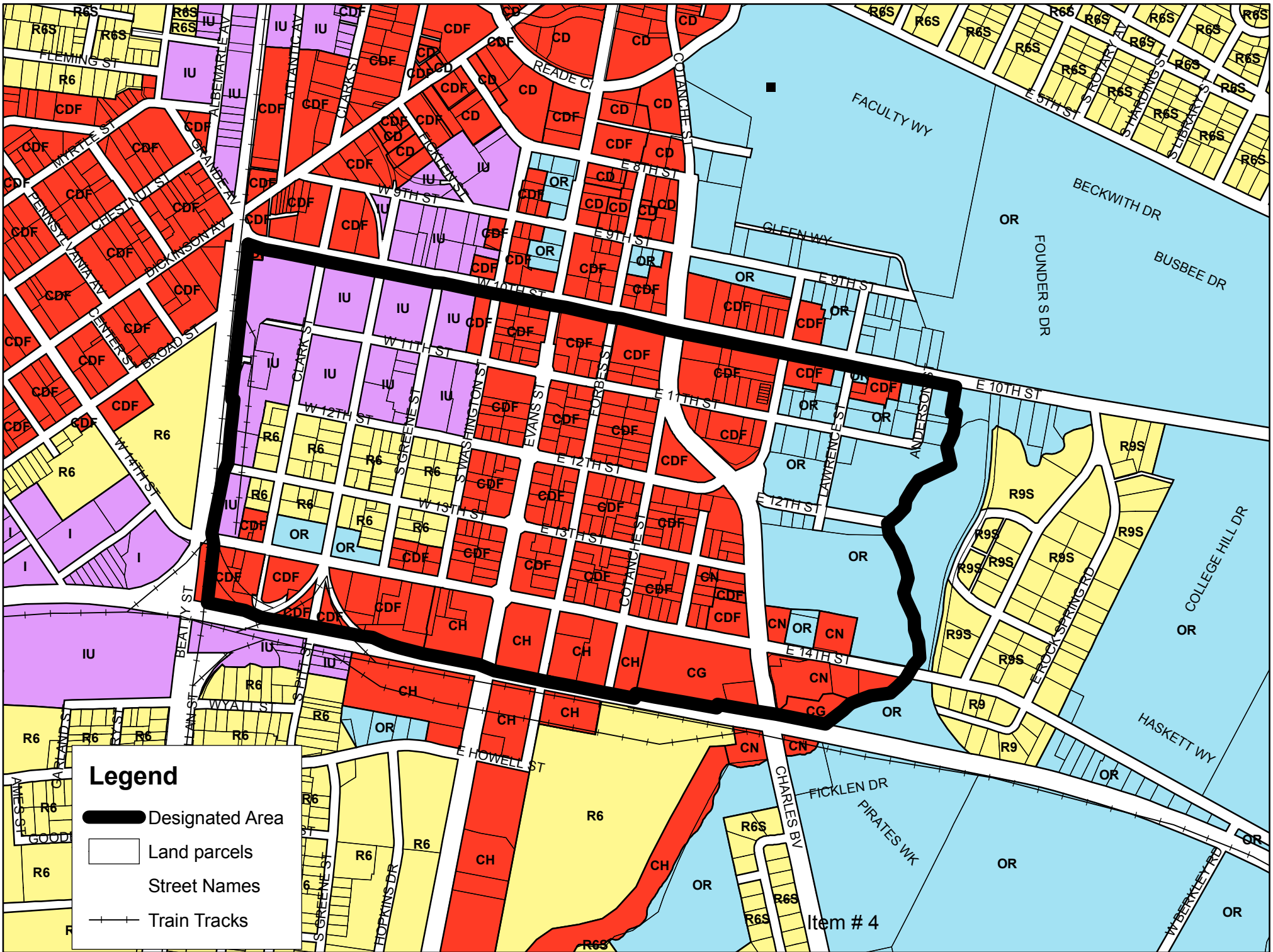
Section 4: That this ordinance shall become effective upon its adoption.

ADOPTED this 11th day of February, 2010.





Patricia C. Dunn, Mayor

ATTEST:

Wanda T. Elks, City Clerk



Legend

-  Designated Area
-  Land parcels
-  Street Names
-  Train Tracks

Item # 4



City of Greenville, North Carolina

Meeting Date: 1/19/2
Time: 6:30 PM

Title of Item: City Council Action - December 10, 2009

Explanation: Action taken at December 10, 2009 City Council Meeting.

Fiscal Note: N/A

Recommendation: Review

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

Attachments / click to download

[December 10, 2009 City Council Agenda](#)

Greenville City Council Agenda

Thursday, December 10, 2009

7:00 PM

City Council Chambers

- I. Call Meeting to Order
- II. Invocation - Council Member Joyner
- III. Pledge of Allegiance
- IV. Roll Call
- V. Approval of Agenda
- VI. Special Recognitions • Presentation by Steve Lawler, President, Pitt County Memorial Hospital • Recognition of Fire-Rescue Battalion Chief Eric Griffon's Completion of the Executive Fire Officer's Program
- VII. Appointments
 1. Appointments to Boards and Commissions
 2. Tenth Street Connector Citizen Advisory Committee member replacement
- VIII. Consent Agenda
 3. Resolution accepting dedication of rights-of-way and easements for Fieldstone @ Landover, Section One - Adopted (Resolution No. 09-64)

Resolution No. 09-64
 4. Contract award for the South Tar River Greenway Project - Phase II
 5. Contract award for the design of the Lynndale Drainage Improvement Project - Phase I - Approved (Contract No. 1825)
 6. Reclassification of Benefits Administrator to Benefits Manager and an ordinance amending the Assignment of Classes to Salary Grades and Salary Ranges (Pay Plan) Adopted - (Ordinance No. 09-97)

Ordinance No. 09-97

IX. New Business

Public Hearings

7. Ordinance establishing safety regulations for public or private clubs -
Adopted (Ordinance No. 09-98) Effective date of May 1, 2010

Ordinance No. 09-98
8. Ordinance to amend the Planned Unit Development (PUD) regulations by
deleting Article J in its entirety and substituting a new Article J entitled
Master Planned Community (MPC) including associated standards and
requirements - Adopted (Ordinance No. 09-99)

Ordinance No. 09-99
9. Ordinance requiring the repair or the demolition and removal of the dwelling
located at 106 Columbia Avenue - Adopted (Ordinance No. 09-100)

Ordinance No. 09-100
10. Ordinance requiring the repair or the demolition and removal of the dwelling
located at 1101 Chestnut Street - Adopted (Ordinance No. 09-101)

Ordinance No. 101
11. Ordinance requiring the repair or the demolition and removal of the dwelling
located at 1114 Chestnut Street - Adopted (Ordinance No. 09-102)

Ordinance No. 09-102
12. Ordinance requiring the repair or the demolition and removal of the dwelling
located at 1102 Dickinson Avenue - Adopted (Ordinance No. 09-103)

Ordinance No. 09-103
13. Ordinance requiring the repair or the demolition and removal of the dwelling
located at 510 Roosevelt Avenue - Adopted (Ordinance No. 09-104)

Ordinance No. 09-104
14. Ordinance requiring the repair or the demolition and removal of two
dwellings located at 204 and 206 New Street - Adopted (Ordinance No. 09-
105)

Ordinance No. 09-105

Public Comment Period

Other Items of Business

15. Presentations by boards and commissions
 - a. Public Transportation and Parking Commission
 - b. Investment Advisory Committee
 16. Naming the former convent at the Lucille W. Gorham Intergenerational Center as the Lessie Bass Building - Approved
 17. Application for North Carolina Parks and Recreation Trust Fund Grant for support of the Drew Steele Center - Approved
 18. Emergency Operations Plan Adoption - Adopted
 19. Proposal for an Energy Conservation Strategy - Approved
 20. Fiscal year 2011 federal agenda - Approved
 21. 2010 City Council Meeting Schedule - Approved
- X. Comments from Mayor and City Council
- XI. City Manager's Report
- XII. Closed Session - To consider the qualifications, competence, performance, character, fitness, conditions of appointment, or conditions of initial employment of an individual public officer or employee or prospective public officer or employee; or to hear or investigate a complaint, charge, or grievance by or against an individual public officer or employee
- XIII. Adjournment