



## Agenda

### Planning and Zoning Commission

May 19, 2009  
6:30 PM  
City Council Chambers

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- I. INVOCATION - James Wilson
- II. ROLL CALL
- III. APPROVAL OF MINUTES - April 21, 2009
- IV. OLD BUSINESS

#### REZONINGS

- 1. Ordinance requested by Brown Family Investments, LLC to rezone 1.59 acres located at the southeast corner of the intersection of Greenville Boulevard and Crestline Boulevard from R9S (Residential-Single-family [Medium Density]) and O (Office) to CH (Heavy Commercial), R9S (Residential-Single-family [Medium Density]) and O (Office).
- 2. Ordinance requested by the Community Development Department to rezone 2.577± acres located between 8th and 9th Streets and between Evans and Cotanche Streets from OR (Office-Residential [High Density Multi-family]) and CDF (Downtown Commercial Fringe) to CD (Downtown Commercial).

- V. ADJOURN



# City of Greenville, North Carolina

Meeting Date: 5/19/2009  
Time: 6:30 PM

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**Title of Item:** April 21, 2009

**Explanation:** Minutes from April 2009 Planning and Zoning Commission

**Fiscal Note:** n/a

**Recommendation:** Review and Approval

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[April 2009 Planning and Zoning Minutes](#)

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

April 21, 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 - X                      Mr. Tim Randall - \*  
Mr. Don Baker - \*                      Mr. James Wilson - X  
Mr. Len Tozer - X                      Mr. Godfrey Bell, Sr. - \*  
Ms. Shelley Basnight-X                      Mr. Hap Maxwell - \*  
Mr. Allen Thomas - \*

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

**VOTING MEMBERS:** Lehman, Ramey, Gordon, Randall, Baker, Bell, Maxwell, Thomas

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

**OTHERS PRESENT:** Dave Holec, City Attorney, Daryl Vreeland, Transportation Planner, Tim Corley, Engineer, Jonathan Edwards, Communication Technician

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

**REZONINGS**

**Request by H.M. Wilson Development, LLC**

Ordinance requested by H.M. Wilson Development, LLC to rezone 14.787 acres located 1,300± feet west of Allen Road between Teakwood Subdivision and Woodridge Commercial/Industrial Park from R9S (Residential-Single-family [Medium Density]) to R6 (Residential [High Density Multi-family]).

Chairman Lehman said they had received a letter from Mike Baldwin, Baldwin & Janowski, requesting a continuance of this project until the next meeting date of May 19, 2009.

Motion was made by Mr. Bell, seconded by Mr. Ramey, to continue the request until the next meeting. Motion carried unanimously.

### **Request by University Medical Park North, LLC**

Ordinance requested by University Medical Park North, LLC to rezone 17.6 acres located 600± feet north of West Fifth Street between Treybrooke and Moyewood Apartments from MR (Medical-Residential [High density Multi-family]) to MO (Medical-Office).

Ms. Chantae Gooby stated the rezoning was centrally located in the city, just north of West Fifth Street between Treybrooke and Moyewood Apartments. The property is currently vacant. This rezoning could generate a net increase of about 1,900 trips, with the majority being east on Fifth Street or south on South Moye Boulevard. West Fifth Street is a gateway corridor designed to carry large volumes of traffic. There is also a recognized focus area at West Fifth Street and Moye Boulevard. The Future Land Use Plan Map recommends commercial north of West Fifth Street at its intersection with Moye Boulevard transitioning to office along the West Fifth Street corridor and high density residential and conservation/open space in the interior areas. The conservation/open space is recommended along the Schoolhouse Branch and Tar River flood plain. Under the current zoning, the staff would anticipate the site to yield 230 multi-family units based on similar site comparison. Under the proposed zoning, staff would anticipate the site to yield 157,000 square feet of office and retail services. The MO district allows a variety of professional and medical offices, as well as, limited retail and service uses. In staff's opinion the request is in general compliance with Horizons: Greenville's Community Plan and the Future Land Use plan Map.

Durk Tyson, Rivers and Associates, spoke in favor of the request on behalf of the applicant.

No one spoke in opposition.

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

### **PRELIMINARY PLAT**

Request by HM Wilson Development, LLC for a preliminary plat entitled "Allen Ridge, Revision of Section 3, Phases 1-3 & Section 4". The property is located west of Allen Road. The property is bound by Allen Ridge, Section 1 and 2 to the east, Woodridge Corporate Park to the north and Teakwood to the south. The proposed development consists of 128 lots on 62.218 acres.

Mr. Andy Thomas stated the preliminary plat was originally approved on February 19, 2002. It showed the first section with the remaining property as a sketch plan. This preliminary plat was amended by adding three cul-de-sacs on the north of the property on June 13, 2003. Allen Ridge, Section 2 was approved on June 21, 2005. It followed the previously approved sketch plan. Allen Ridge, Sections 3 and 4 were approved on February 19, 2008. They are back tonight because they have increased the number of lots, which requires another approval. There are limited opportunities for interconnectivity with this property. Allen Ridge is bordered on the south by Teakwood which

was approved by Pitt County then subsequently taken into the city's ETJ. The developer has tied into the available stubs from Teakwood. It also ties into the adjoining Tiburon subdivision. The property to the north is zoned IU. The street stubs to the industrial area are in a future phase. There is a street stub to the land locked property to the west. If the final adopted zoning lines do not follow street or property lines, the zoning boundary lines shall be amended to coincide with such street and/or property lines prior to final platting of this development. The applicants were requesting a rezoning, but have postponed that at this time. The proposed lots meet the development standards for the existing and proposed zoning classifications. There will be no costs to the City of Greenville associated with this development. Mr. Thomas said the City's Subdivision Review Committee has reviewed the plat and the preliminary meets all technical requirements.

Mike Baldwin, Baldwin and Janowski, spoke in favor of the request on behalf of the applicant.

No one spoke in opposition.

Motion was made by Mr. Gordon, seconded by Mr. Ramey to approve the request. Motion carried unanimously.

#### **LAND USE PLAN MAP AMENDMENT**

Ordinance requested by the Lampe Company, Incorporated to amend the Future Land Use Plan Map for the area described as being located at the northeast corner of the intersection of Arlington Boulevard and the Seaboard Coastline Railroad from an "Office/Institutional/Multi-family" category to a "Commercial" category.

Ms. Chantae Gooby informed the members of a letter of support from Pitt County Schools that was submitted by the applicant. The property is centrally located in the city, adjacent to J.H. Rose High School and across the street from University Suites. Ms. Gooby said the two lots on either side of the entrance to the Arlington Business Park and the entrance itself is included in this request. There are also some vacant lots in the area that are zoned commercial and are anticipated to be developed as such. Arlington Boulevard is a connector corridor designed to contain a variety of intensive uses. There is also a focus area at the intersection of Evans Street and Arlington Boulevard. This request could generate a net increase of about 250 trips per day. The Future Land Use Plan Map recommends office/institutional/multi-family (OIMF) along the northern right-of-way of Arlington Boulevard between the Seaboard Coastline Railroad and Green Mill Run. The intent of the OIMF classification is primarily to minimize any adverse impact to Rose High School from intensive commercial uses, such as a convenience store or other similar trip generators on Arlington Boulevard between the Evans Street and Hooker Road. Any change in the future land use plan should protect the interests of the school. Being there is support from the school system, staff has no objections to the request.

Mike Baldwin, Baldwin and Janowski, spoke in favor of the request on behalf of the applicant. No one spoke in opposition.

Motion was made by Mr. Bell, seconded by Mr. Thomas, to recommend approval of the proposed

amendment, to advise that, although the proposed amendment is not consistent with the comprehensive plan, in this instance it is an appropriate zoning classification, and to adopt the staff report which addresses plan consistency. Motion carried unanimously.

## **OTHER**

### **Request by the City of Greenville Public Works Department-Engineering Division to change the street name for Hooker Road Extension to Convention Center Drive**

Mr. Thomas stated this change will be only for the portion of Hooker Road Extension located south of Greenville Boulevard between the Hilton Hotel and the Convention Center. The Hilton Hotel and the Convention Center are the only uses affected by the proposed change, and both properties are currently addressed off Greenville Boulevard. Representatives from the Hilton Hotel, the Convention and Visitors Bureau, and Convention Center Management are in support of the name change. The proposed change is necessary as part of the strategic plan to elevate the Convention Center profile by creating a more identifiable entryway into the Convention Center Campus. Mr. Thomas gave the criteria by which a street name change may be considered. The proposed name change will be forwarded to City Council for final approval due to the name length exceeding 14 characters. There will be some costs associated with putting additional signage for the street name change. Staff recommends the Commission conduct a public hearing on the proposed street name change and forward a recommendation to the City Council for final action.

No one spoke in favor or opposition to the request.

Motion was made by Mr. Ramey, seconded by Mr. Baker to recommend approval of the request. Motion carried unanimously.

There being no other business, the meeting adjourned at 6:54 p.m.

Respectfully submitted,

Merrill Flood  
Secretary



# City of Greenville, North Carolina

Meeting Date: 5/19/2009  
Time: 6:30 PM

**Title of Item:** Ordinance requested by Brown Family Investments, LLC to rezone 1.59 acres located at the southeast corner of the intersection of Greenville Boulevard and Crestline Boulevard from R9S (Residential-Single-family [Medium Density]) and O (Office) to CH (Heavy Commercial), R9S (Residential-Single-family [Medium Density]) and O (Office).

**Explanation:** **Required Notice:**  
Planning and Zoning Commission meeting notice (adjoining property owner letters) mailed on May 5, 2009.  
On-site sign(s) posted on May 5, 2009.  
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 E.

Greenville Boulevard is designated as a connector corridor from its intersection with Charles Boulevard to its intersection at Dickinson Avenue. Connector corridors are anticipated to contain a variety of higher intensity and uses.

The Future Land Use Plan Map recommends office/institutional/multi-family (OIMF) along the southern right-of-way of Greenville Boulevard from Hooker Road to the western entrance, along Greenville Boulevard, of Belvedere Subdivision transitioning to medium density residential (MDR) in the interior areas.

The Comprehensive Plan states Office/institutional/multi-family development should be used as a buffer between light industrial and commercial development and adjacent lower density residential land uses."

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

Based on possible uses permitted by the requested rezoning, the proposed rezoning classification could generate 480 trips to and from the site on Greenville Boulevard, which is a net increase of 426 additional trips per day.

During the review process, measures to mitigate the traffic will be determined. Access to the tract from Greenville Boulevard will be reviewed.

## **History/Background:**

In 1969, the property was zoned R9 (residential). In 1985, Tracts 1 and 3 were rezoned from R9 to O (office). Tract 2 was rezoned from R9 to R9S as part of a P&Z sponsored rezoning for the Belvedere/Club Pines/Westhaven Subdivisions.

In 1995, there was a similar request to rezone property from O (Office) to CH (Heavy Commercial) at this same location. This request created the current Office buffer (100 feet wide) along Crestline Boulevard with additional commercial property along Greenville Boulevard. In addition, by private agreement with the neighborhood, certain improvements including a landscape berm and plantings were installed. This resulted in the current zoning pattern and situation as it exists today.

## **Present Land Use:**

Brown and Wood Automotive Dealership

## **Water/Sewer:**

Water and sanitary sewer are available on the site.

## **Historic Sites:**

There is no known effect on designated sites.

## **Environmental Conditions/Constraints:**

There are no known environmental constraints.

## **Surrounding Land Uses and Zoning:**

North: CH - Former Lone Star Restaurant and a convenience store  
South: R9S - Portion of a vacant lot under common ownership as applicant; Belvedere Subdivision  
East: CH - Brown and Wood Dealership (under common ownership as applicant); CG - Greenville Convention Center  
West: R9S - University Church of Christ

## **Density Estimates:**



Tract 1

Gross Acreage: 1.07 acres

Current Zoning: O (Office)

Proposed Zoning: CH (Heavy Commercial)

Currently, Tract 1 contains a parking area for the Brown and Wood Automotive Dealership.

Under the proposed zoning (CH), the site could yield 9,746 square feet of retail/conventional restaurant/fast food restaurant.

Tract 2

Gross Acreage: 0.572 acres

Current Zoning: R9S (Residential-Single-family)

Proposed Zoning: O (Office)

Under the current zoning (R9S), the site could accommodate one (1) single-family residence.

Under the proposed zoning (O), the site could yield 5,567 square feet of office space. Commercial cross district parking is permitted within the Office (O) zoning district which allows for additional parking associated with the auto dealership to be located on the subject site.

Tract 3

Gross Acreage: 0.001 acres

Current Zoning: O (Office)

Proposed Zoning: R9S (Residential-Single-family)

The purpose of the subject tract is to prohibit driveway access along Crestline Boulevard.

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

**Additional Staff Comments:**

Of primary concern is the protection of the Belvedere Subdivision entrance and the residential interests of the adjoining property owners. The intersection of Greenville Boulevard and Crestline Boulevard serves as a primary entrance into a substantial single-family neighborhood.

A similar zoning pattern has been established at the intersection of Greenville Boulevard and Belvedere Drive, which is another entrance into the neighborhood, with Office zoning on both corner lots.

The proposed rezoning will eliminate the office buffer along Crestline Boulevard that was established by the previous rezoning in 1995.

Under the proposed rezoning, a 5-foot wide strip of R9S-zoned property will be

adjacent to Crestline Boulevard which will prohibit driveway access along the existing and proposed Office zoning.

At minimum, staff would recommend that the applicant retain an Office buffer in lieu of commercial along Crestline Boulevard to protect the interest of the neighborhood.

The existing Office zoning contains a compatible mix of business and office uses and serves as a transition between the commercial activities on Greenville Boulevard and the residential dwellings in the interior. Office zoning is the most restrictive non-residential zoning district. There is no residential option under the office zone.

This specific property has been the subject of a past rezoning request and continuing neighborhood concerns have resulted in the current zoning. Office zoning is the preferred zoning for this location due to the intersection's function as a primary entrance into the neighborhood.

Under Article O. Parking, the proposed Office zoning allows for cross district parking uses in the proposed CH district.

Any specific improvements above minimum and street tree requirements, including additional plantings and the like, which the applicant may voluntarily offer, would be by private agreement. The City cannot participate in the development of, or in the enforcement of, any private agreements associated with any rezoning.

**Fiscal Note:** No cost to the City.

**Recommendation:** In staff's opinion, the proposed Office (Office) zoning (Tract 2) and R9S (single-family only) zoning (Tract 3) are in compliance with the Horizons: Greenville's Community Plan and the Future Land Use Plan Map.

In staff's opinion, the proposed CH (Heavy Commercial) zoning (Tract 1) would not be in compliance with Horizons: Greenville's Community Plan in the absence of an adequate buffer or other condition(s) determined sufficient to protect the interest of the neighborhood. The inclusion of transitional zoning or other private conditions of development that are agreeable to the affected neighborhood residents, may accomplish the intent of the Plan.

The Plan recommends that buffers to commercial development be provided to minimize negative impacts on low density residential developments in proximity. Accomplishment of that objective is the primary concern.

"In compliance with the comprehensive plan" should be construed as meaning the requested rezoning is (i) either specifically recommended in the text of the

Horizons Plan (or addendum to the plan) or is predominantly or completely surrounded by the same or compatible zoning and (ii) promotes the desired urban form. The requested district is considered desirable and in the public interest, and staff recommends approval of the requested rezoning.

"Not in compliance with the comprehensive plan" should be construed as meaning the requested rezoning (i) is specifically noncompliant with plan objectives and recommendations including the range of allowable uses in the proposed zone, etc. and/or is of a scale, dimension, configuration or location that is not objectively in keeping with plan intent and (ii) does not promote or preserve the desired urban form. The requested rezoning is considered undesirable and not in the public interest and staff recommends denial of the requested rezoning.

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**Attachments / click to download**

-  [Location Map](#)
  -  [Survey](#)
  -  [Bufferyard and Vegetation Chart and Residential Density Chart](#)
  -  [Rezoning Case 09\\_07 Brown Family Investments LLC 827419](#)
  -  [List of Uses R9S to R6 691994](#)
-

# REZONING THOROUGHFARE/TRAFFIC VOLUME REPORT

**Case No:** 09-07

**Applicant:** Brown Family Investments, LLC

**Property Information**

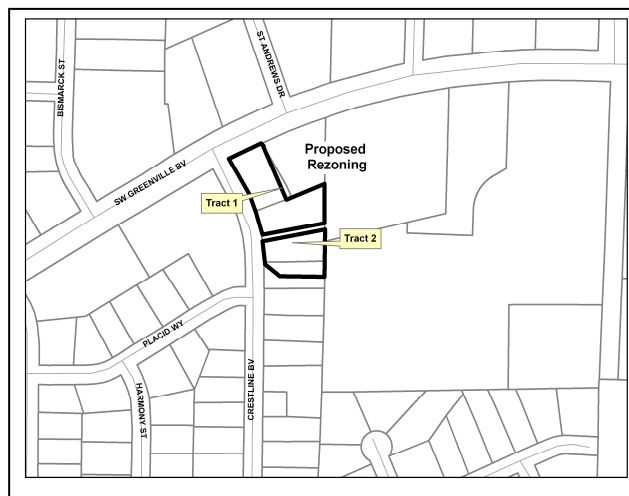
**Current Zoning:** Tract: 1 O (Office)  
Tract: 2 R9S (Residential Single Fam. Med Den.)

**Proposed Zoning:** Tract: 1 CH (Heavy Commercial)  
Tract: 2 O (Office)

**Current Acreage:** Tract: 1 1.017 acres  
Tract: 2 0.581 acres

**Location:** Greenville Blvd

**Points of Access:** Greenville Blvd



**Location Map**

**Transportation Background Information**

**1.) Greenville Blvd.- State maintained**

	<u>Existing Street Section</u>	<u>Ultimate Thoroughfare Street Section</u>
Description/cross section	4 lanes	6 lanes
Right of way width (ft)	100	110
Speed Limit (mph)	45	45
<b>Current ADT:</b>	36,080 (*)	Ultimate Design ADT: 45,000 vehicles/day (**)
<b>Design ADT:</b>	33,500 vehicles/day (**)	
<b>Controlled Access</b>	<b>No</b>	

**Thoroughfare Plan Status:** Major Thoroughfare

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

**Notes:** (\*) 2006 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:** (from priority list; unfunded) Greenville Blvd- widen to 6 travel lanes and improve intersections from NC 11 to Tenth St.

**Trips generated by proposed use/change**

**Current Zoning: 54** -vehicle trips/day (\*)                      **Proposed Zoning: 480** -vehicle trips/day (\*)

**Estimated Net Change: increase of 426 vehicle trips/day (assumes full-build out)**

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

**Impact on Existing Roads**

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

**1.) Greenville Blvd. , East of Site:**                      “No build” ADT of **36,080**

Estimated ADT with Proposed Zoning (full build) – 36,320  
Estimated ADT with Current Zoning (full build) – 36,107  
**Net ADT change = 213 (<1% increase)**

Case No: 09-07

Applicant: Brown Family Investments, LLC

**2.) Greenville Blvd. , West of Site:****“No build” ADT of 36,080**

Estimated ADT with Proposed Zoning (full build) – 36,320

Estimated ADT with Current Zoning (full build) – 36,107**Net ADT change = 213 (<1% increase)****Staff Findings/Recommendations**

Based on possible uses permitted by the requested rezoning, the proposed rezoning classification could generate 480 trips to and from the site on Greenville Blvd., which is a net increase of 426 additional trips per day.

During the review process, measures to mitigate the traffic will be determined. Access to the tract from Greenville Blvd. will be reviewed.

## **EXISTING ZONING**

### **R9S (Residential-Single-Family)**

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

*(1) General:*

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

*(2) Residential:*

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

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

\*None

*(4) Governmental:*

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

*(5) Agricultural/ Mining:*

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

*(6) Recreational/ Entertainment:*

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

*(7) Office/ Financial/ Medical:*

\* None

*(8) Services:*

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

*(9) Repair:*

\* None

*(10) Retail Trade:*

\* None

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

\* None

*(12) Construction:*

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

*(13) Transportation:*

\* None

*(14) Manufacturing/ Warehousing:*

\* None

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

\* None

**R9S (Residential-Single-Family)**  
***Special Uses***

*(1) General:*

\* None

*(2) Residential:*

\* None

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

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

*(4) Governmental:*

- a. Public utility building or use

*(5) Agricultural/ Mining:*

\* None

*(6) Recreational/ Entertainment:*

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

*(7) Office/ Financial/ Medical:*

\* None

*(8) Services:*

- d. Cemetery
- g. School; junior and senior high (see also section 9-4-103)
- h. School; elementary (see also section 9-4-103)
- i. School; kindergarten or nursery (see also section 9-4-103)

*(9) Repair:*

\* None

*(10) Retail Trade:*

\* None

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

\* None

*(12) Construction:*

\* None

*(13) Transportation:*

\* None

*(14) Manufacturing/ Warehousing:*

\* None

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

\* None

## **EXISTING AND PROPOSED ZONING**

### **O (Office)**

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

##### *(1) General:*

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

##### *(2) Residential:*

\* None

##### *(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

##### *(7) Office/ Financial/ Medical:*

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

##### *(8) Services:*

- c. Funeral home
- e. Barber or beauty shop
- 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)
- 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

##### *(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:*

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

**O (Office)**  
***Special Uses***

*(1) General:*

\* None

*(2) Residential:*

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

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

\* None

*(4) Governmental:*

a. Public utility building or use

*(5) Agricultural/ Mining:*

\* None

*(6) Recreational/ Entertainment:*

\* None

*(7) Office/ Financial/ Medical:*

\* None

*(8) Services:*

a. Child day care facilities

b. Adult day care facilities

j. College and other institutions of higher learning

l. Convention center; private

bb. Civic organizations

cc. Trade and business organizations

*(9) Repair:*

\* None

*(10) Retail Trade:*

\* None

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

\* None

*(12) Construction:*

\* None

*(13) Transportation:*

\* None

*(14) Manufacturing/ Warehousing:*

\* None

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

\* None

## **PROPOSED ZONING**

### **CH (Heavy Commercial)**

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

*(1) General:*

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

*(2) Residential:*

\* None

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

\*None

*(4) Governmental:*

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

*(5) Agricultural/ Mining:*

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

*(6) Recreational/ Entertainment:*

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

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

*(7) Office/ Financial/ Medical:*

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

*(8) Services:*

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

*(9) Repair:*

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

*(10) Retail Trade:*

- a. Miscellaneous retail sales; non-durable goods, not otherwise listed

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

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

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

*(12) Construction:*

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

*(13) Transportation:*

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

*(14) Manufacturing/ Warehousing:*

- a. Ice plant and freezer lockers
- b. Dairy; production, storage and shipment facilities
- c. Bakery; production, storage and shipment facilities
- g. Cabinet, woodwork or frame shop; excluding furniture manufacturing or upholster

- h. Engraving; metal, glass or wood
- i. Moving and storage of nonhazardous materials; excluding outside storage
- k. Mini-storage warehouse, household; excluding outside storage
- m. Warehouse; accessory to approved commercial or industrial uses within a district; excluding outside storage
- u. Tire recapping or retreading plant

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

\* None

## **CH (Heavy Commercial)**

### ***Special Uses***

*(1) General:*

\* None

*(2) Residential:*

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

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

\* None

*(4) Governmental:*

\* None

*(5) Agricultural/ Mining:*

\* None

*(6) Recreational/ Entertainment:*

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

*(7) Office/ Financial/ Medical:*

\* None

*(8) Services:*

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

*(9) Repair:*

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

*(10) Retail Trade:*

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

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

\* None

*(12) Construction:*

\* None

*(13) Transportation:*

\* None

*(14) Manufacturing/ Warehousing:*

d. Stone or monument cutting, engraving

j. Moving and storage; including outside storage

l. Warehouse or mini-storage warehouse, commercial or industrial; including outside storage

y. Recycling collection station or facilities

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

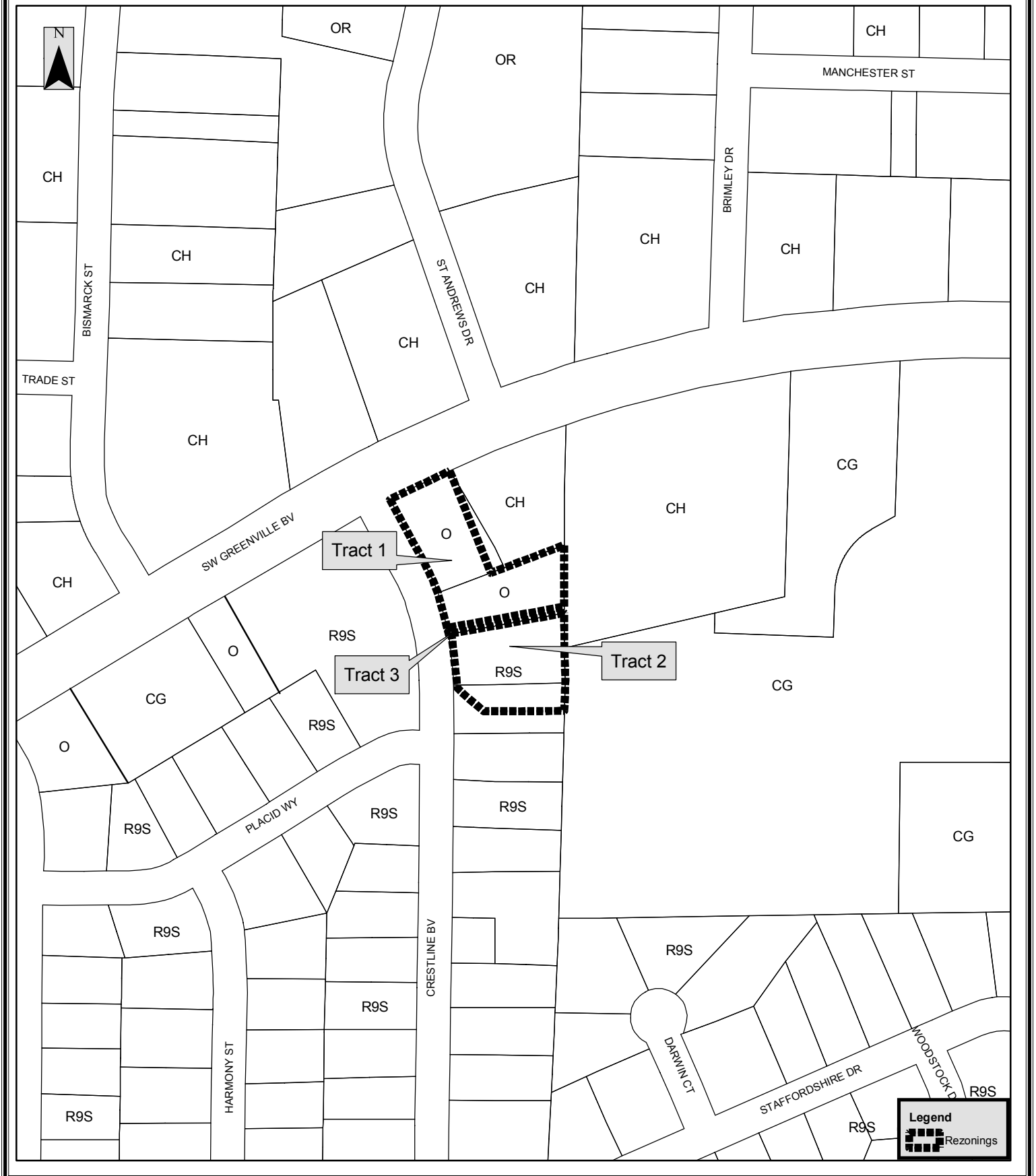
a. Other activities; personal services not otherwise listed

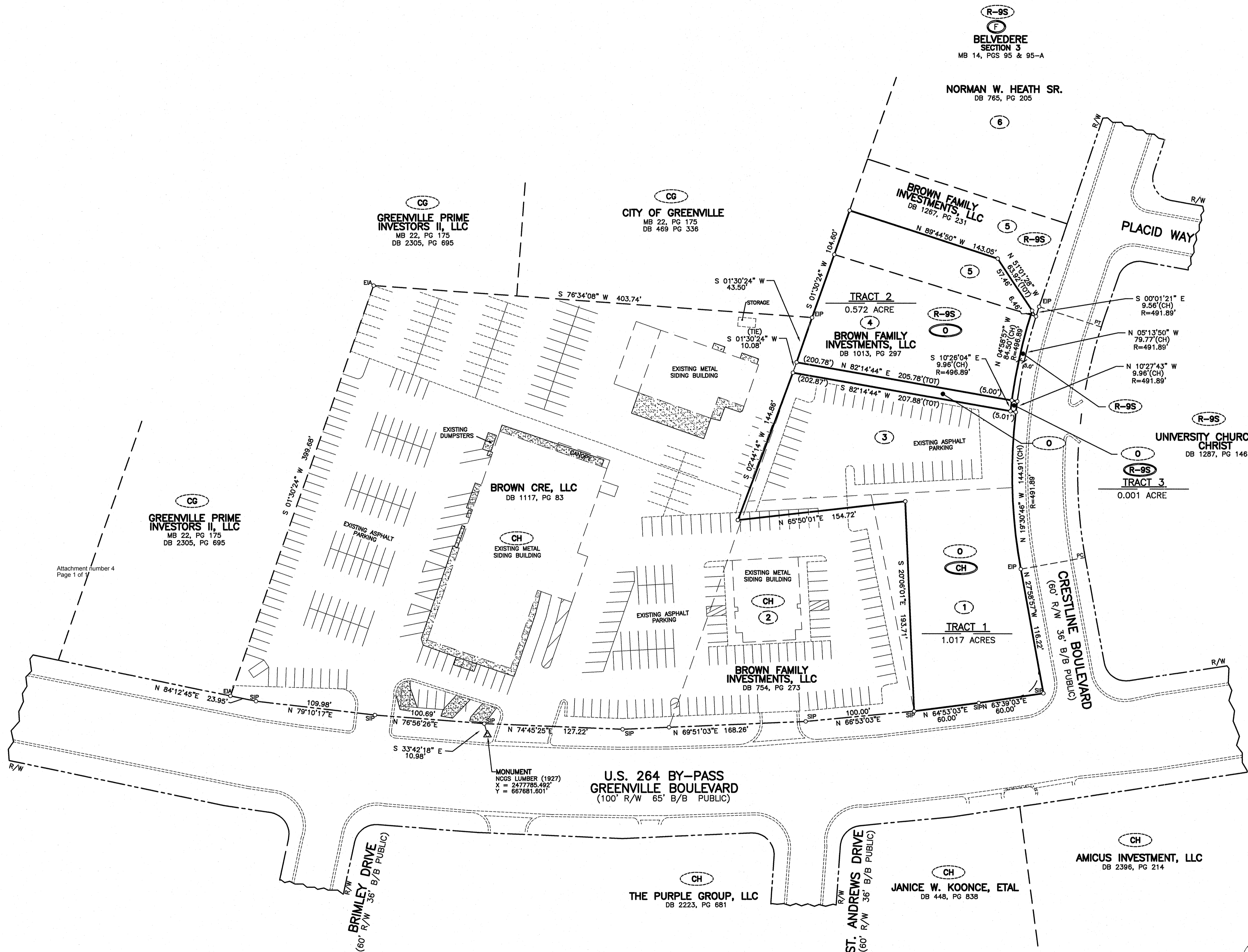
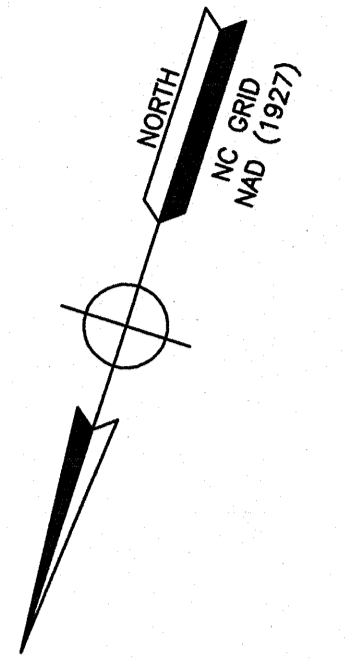
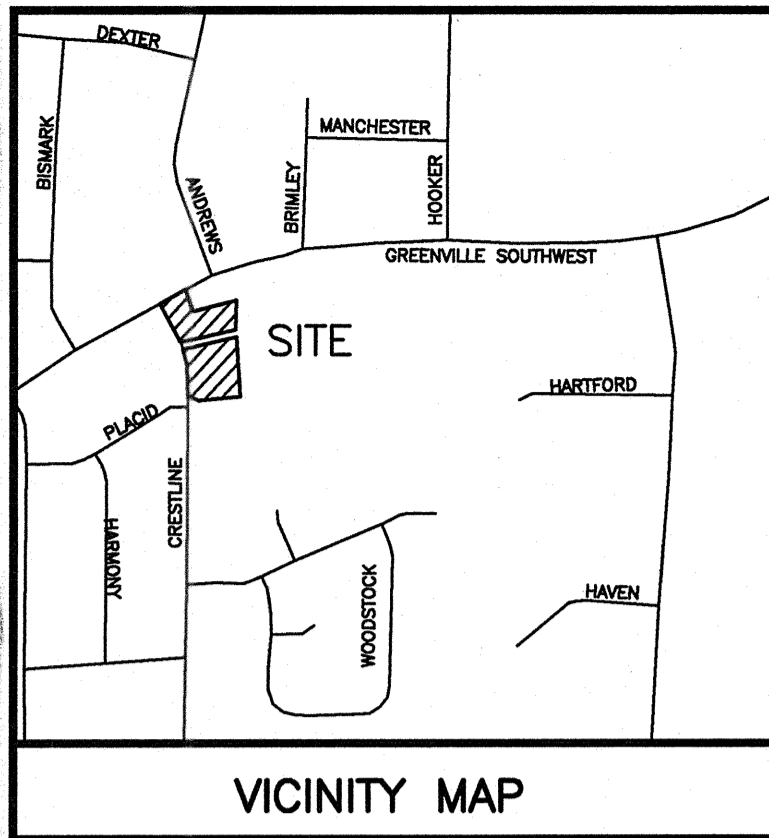
b. Other activities; professional activities not otherwise listed

c. Other activities; commercial services not otherwise listed

d. Other activities; retail sales not otherwise listed

Brown Family Investments, LLC  
Tract 1: From O to CH (1.07 acres)  
Tract 2: From R9S to O (0.572 acres)  
Tract 3: From O to R9S (0.001 acres)  
May 1, 2009

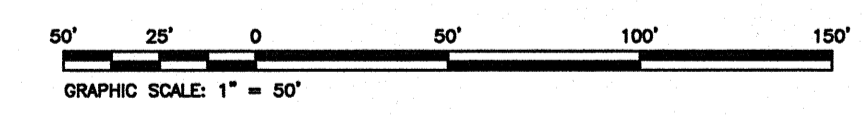




- NOTES**
1. THIS SURVEY IS OF ANOTHER CATEGORY.
  2. ALL AREAS CALCULATED BY COORDINATE GEOMETRY.
  3. REFERENCE: DEED BOOK 1013, PAGE 297 AND BEING A PORTION OF THE PROPERTY DESCRIBED IN DEED BOOK 754, PAGE 273, DEED BOOK 1117, PAGE 83 AND DEED BOOK 1267, PAGE 231 OF THE PITT COUNTY REGISTRY.

- LEGEND**
- R/W = RIGHT-OF-WAY
  - (O) = EXISTING ZONING
  - (O) = PROPOSED ZONING
  - EIP = EXISTING IRON PIPE
  - SIP = SET IRON PIPE
  - EIA = EXISTING IRON AXLE

PARCEL# 14042  
 NC PIN #4676775262  
 PARCEL# 14043  
 NC PIN #4676775363  
 PARCEL# 14045  
 NC PIN #4676774414  
 A PORTION OF  
 PARCEL# 14041  
 NC PIN #4676775162

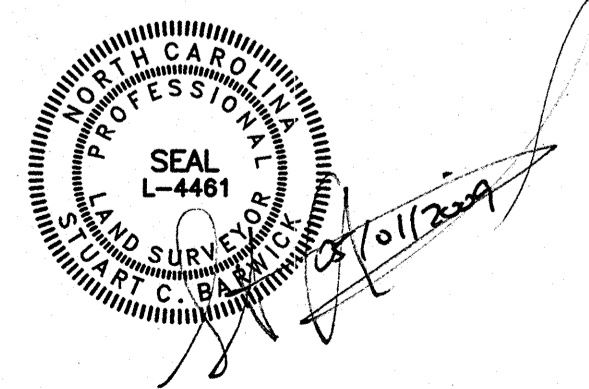


SHEET 1 OF 1

REZONING MAP FOR  
**BROWN FAMILY INVESTMENTS, LLC**  
 LOTS 2 & 4 BLOCK F AND A PORTION OF LOTS 1, 2 & 5 BLOCK F  
 BELVEDERE SUBDIVISION, SECTION III  
 REFERENCE: BEING A PORTION OF THE PROPERTY DESCRIBED IN MAP BOOK 14,  
 PAGES 95-95A OF THE PITT COUNTY REGISTRY.  
**GREENVILLE, WINTERVILLE TOWNSHIP, PITT COUNTY, NORTH CAROLINA**

OWNER: BROWN FAMILY INVESTMENTS, LLC ADDRESS: 329 GREENVILLE BLVD. GREENVILLE, NC 27858 PHONE: (252) 355-6080	OWNER: BROWN CRE, LLC ADDRESS: 329 GREENVILLE BLVD. GREENVILLE, NC 27858 PHONE: (252) 355-6080
SURVEYED: JP	APPROVED: SCB
DRAWN: SCB	DATE: 03/30/2009
CHECKED: SCB	SCALE: 1" = 50'

TOTAL AREA TO BE REZONED = 1.590 ACRES



REVISED 04/30/2009 (ADDED TRACT 3 & REDUCED TRACT 2)



04/30/07

## BUFFERYARD SETBACK AND VEGETATION SCREENING CHART

For Illustrative Purposes Only

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

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

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

Street trees may count toward the minimum acreage.

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

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

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

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

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

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

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

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

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

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

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

Illustration: Maximum allowable density in Residential Zoning Districts



# City of Greenville, North Carolina

Meeting Date: 5/19/2009  
Time: 6:30 PM

**Title of Item:** Ordinance requested by the Community Development Department to rezone 2.577± acres located between 8th and 9th Streets and between Evans and Cotanche Streets from OR (Office-Residential [High Density Multi-family]) and CDF (Downtown Commercial Fringe) to CD (Downtown Commercial).

**Explanation:**

**Required Notice:**

Planning and Zoning Commission meeting notice (adjoining property owner letters) mailed on May 5, 2009.

On-site sign(s) posted on May 5, 2009.

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 site is located in Vision Area G.

Evans Street is considered a connector corridor from Reade Circle to the entrance of Bedford Subdivision (Caversham Road). Connector corridors are designed to carry high volumes of traffic through and across the city and are anticipated to accommodate a variety of land uses on abutting properties.

The subject property is located in the designated focus area described as the central business district (Uptown area).

The Future Land Use Plan Map recommends commercial (C) in the general area.

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

Based on possible uses permitted by the requested rezoning, the proposed rezoning classification could generate 479 trips to and from the site on Evans

Street, which is a net increase of 390 additional trips per day.

Based on possible uses permitted by the requested rezoning, the proposed rezoning classification could generate 479 trips to and from the site on Cotanche Street, which is a net increase of 390 additional trips per day.

During the review process, measures to mitigate the traffic will be determined. These measures could include traffic signal modifications at the nearest signalized intersection(s). Access to tracts will also be review.

### **History/Background:**

In 1969, Tract 1 was zoned CDF (Downtown Commercial Fringe) Tract 2 was zoned OR (Office-Residential).

In 1976, a portion of Tract 1 was rezoned from CDF to OR.

### **Present Land Use:**

Tract 1 contains a doctor's office, parking lots, The Family Center, two (2) duplexes, three (3) single-family residences

Tract 2 contains Campus Christian Fellowship apartments, Campus Towers parking lot, Campus Walk Apartments, ECU parking lot and one (1) duplex.

### **Water/Sewer:**

Water and sanitary sewer are located on the site.

### **Historic Sites:**

The Jones-Lee House, located at Evans Street, is a Locally Designated Landmark is included in Tract 1. The Family Center is currently located in this structure.

### **Environmental Conditions/Constraints:**

There are no known environmental constraints.

### **Surrounding Land Uses and Zoning:**

North: CDF - Ham's Restaurant ; CD - Townhomes and Apartments  
South: OR - Two (2) single-family residences; OR & CDF - ECU parking lost;  
CDF - Two (2) single-family residences  
East: OR - ECU Recreation Center  
West: OR - Greenville Museum of Art; CD - Quick Copy Center and one (1) office building.

### **Additional Staff Comments:**

The subject tracts are part of the future location of the Intermodal Transportation

Center.

**Fiscal Note:** No cost to the City.

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

"In compliance with the comprehensive plan" should be construed as meaning the requested rezoning is (i) either specifically recommended in the text of the Horizons Plan (or addendum to the plan) or is predominantly or completely surrounded by the same or compatible zoning and (ii) promotes the desired urban form. The requested district is considered desirable and in the public interest and staff recommends approval of the requested rezoning.

Note: In addition to other criteria, the Planning and Zoning Commission and City Council shall consider the entire range of permitted and special uses for the existing and proposed districts as listed under Title 9, Chapter 4, Article D of the Greenville City Code.

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

**Attachments / click to download**

- [📄 Location Map](#)
  - [📄 Bufferyard and Vegetation Chart and Residential Density Chart](#)
  - [📄 Rezoning\\_case\\_09\\_06\\_Community\\_Development\\_Department\\_827391](#)
  - [📄 List\\_of\\_Uses\\_CDF\\_to\\_CD\\_719111](#)
-

**Case No:** 09-06

**Applicant:** Community Development Department

**Property Information**

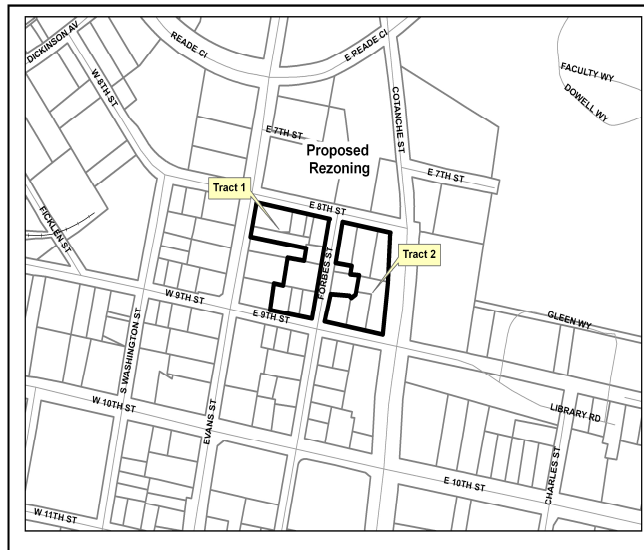
**Current Zoning:** Tract: 1 OR Office-Residential (HDMF) and CDF (Commercial Downtown Fringe)  
Tract: 2 OR Office-Residential (HDMF)

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

**Current Acreage:** Tract: 1 1.276 acres  
Tract: 2 1.301 acres

**Location:** Between E. 8th St, E. 9th St, Evans St, and Cotanche St

**Points of Access:** Evans St and Cotanche St



**Location Map**

**Transportation Background Information**

**1.) Evans Street- City maintained**

	<u>Existing Street Section</u>	<u>Ultimate Thoroughfare Street Section</u>
Description/cross section	4-lanes, curb & gutter	4-lane curb & gutter, wide outside lane
Right of way width (ft)	70	70
Speed Limit (mph)	35	35
<b>Current ADT:</b>	13,760 (*)	UltimateDesign ADT: 30,000 vehicles/day (**)
<b>Design ADT:</b>	30,000	
<b>Controlled Access</b>	<b>No</b>	
<b>Thoroughfare Plan Status:</b>	Major Thoroughfare	
<b>Other Information:</b>	There are sidewalks along Evans Street that service this property.	

**Notes:** (\*) 2009 City count  
(\*\*) 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.

**2.) Cotanche Street- City maintained**

	<u>Existing Street Section</u>	<u>Ultimate Thoroughfare Street Section</u>
Description/cross section	2-lane curb & gutter	4-lane curb & gutter, wide outside lane
Right of way width (ft)	55	70
Speed Limit (mph)	35	35
<b>Current ADT:</b>	17,500 (*)	Ultimate Design ADT: 30,000 vehicles/day (**)
<b>Design ADT:</b>	12,000	
<b>Controlled Access</b>	<b>No</b>	
<b>Thoroughfare Plan Status:</b>	Major Thoroughfare	
<b>Other Information:</b>	There are sidewalks along Cotanche Street that service this property.	

**Notes:** (\*) 2009 City Count  
(\*\*) 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.

**Case No: 09-06**

**Applicant: Community Development Department**

**Trips generated by proposed use/change**

**Current Zoning: 178** -vehicle trips/day (\*)                      **Proposed Zoning: 958** -vehicle trips/day (\*)

**Estimated Net Change: increase of 780 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 Evans Street and Cotanche Street are as follows:**

**1.) Evans Street, East of Site:    “No build” ADT of 13,760**

Estimated ADT with Proposed Zoning (full build) – 14,000  
 Estimated ADT with Current Zoning (full build) – 13,805  
**Net ADT change = 195 (1% increase)**

**2.) Evans Street, West of Site:    “No build” ADT of 13,760**

Estimated ADT with Proposed Zoning (full build) – 14,000  
 Estimated ADT with Current Zoning (full build) – 13,805  
**Net ADT change = 195 (1% increase)**

**3.) Cotanche Street, North of Site:    “No build” ADT of 17,500**

Estimated ADT with Proposed Zoning (full build) – 17,740  
 Estimated ADT with Current Zoning (full build) – 17,545  
**Net ADT change = 195 (1% increase)**

**4.) Cotanche Street, South of Site:    “No build” ADT of 17,500**

Estimated ADT with Proposed Zoning (full build) – 17,740  
 Estimated ADT with Current Zoning (full build) – 17,545  
**Net ADT change = 195 (1% increase)**

**Staff Findings/Recommendations**

Based on possible uses permitted by the requested rezoning, the proposed rezoning classification could generate 479 trips to and from the site on Evans Street, which is a net increase of 390 additional trips per day.

Based on possible uses permitted by the requested rezoning, the proposed rezoning classification could generate 479 trips to and from the site on Cotanche Street, which is a net increase of 390 additional trips per day.

During the review process, measures to mitigate the traffic will be determined. These measures could include traffic signal modifications at the nearest signalized intersection(s). Access to the tracts will also be reviewed.

## **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

**OR (Office-Residential)**

***Permitted Uses***

*(1) General:*

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

*(2) Residential:*

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

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

\*None

*(4) Governmental:*

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

*(5) Agricultural/ Mining:*

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

*(6) Recreational/ Entertainment:*

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

*(7) Office/ Financial/ Medical:*

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

*(8) Services:*

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

*(9) Repair:*

- \* None

*(10) Retail Trade:*

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

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

- \* None

*(12) Construction:*

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

*(13) Transportation:*

- \* None

*(14) Manufacturing/ Warehousing:*

- \* None

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

\* None

**OR (Office-Residential)**

***Special Uses***

*(1) General:*

\* None

*(2) Residential:*

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

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

\* None

*(4) Governmental:*

- a. Public utility building or use

*(5) Agricultural/ Mining:*

\* None

*(6) Recreational/ Entertainment:*

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

*(7) Office/ Financial/ Medical:*

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

*(8) Services:*

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

*(9) Repair:*

\* None

*(10) Retail Trade:*

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

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

\* None

*(12) Construction:*

\* None

*(13) Transportation:*

- h. Parking lot or structure; principle use

*(14) Manufacturing/ Warehousing:*

\* None

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

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

## **PROPOSED ZONING**

### **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

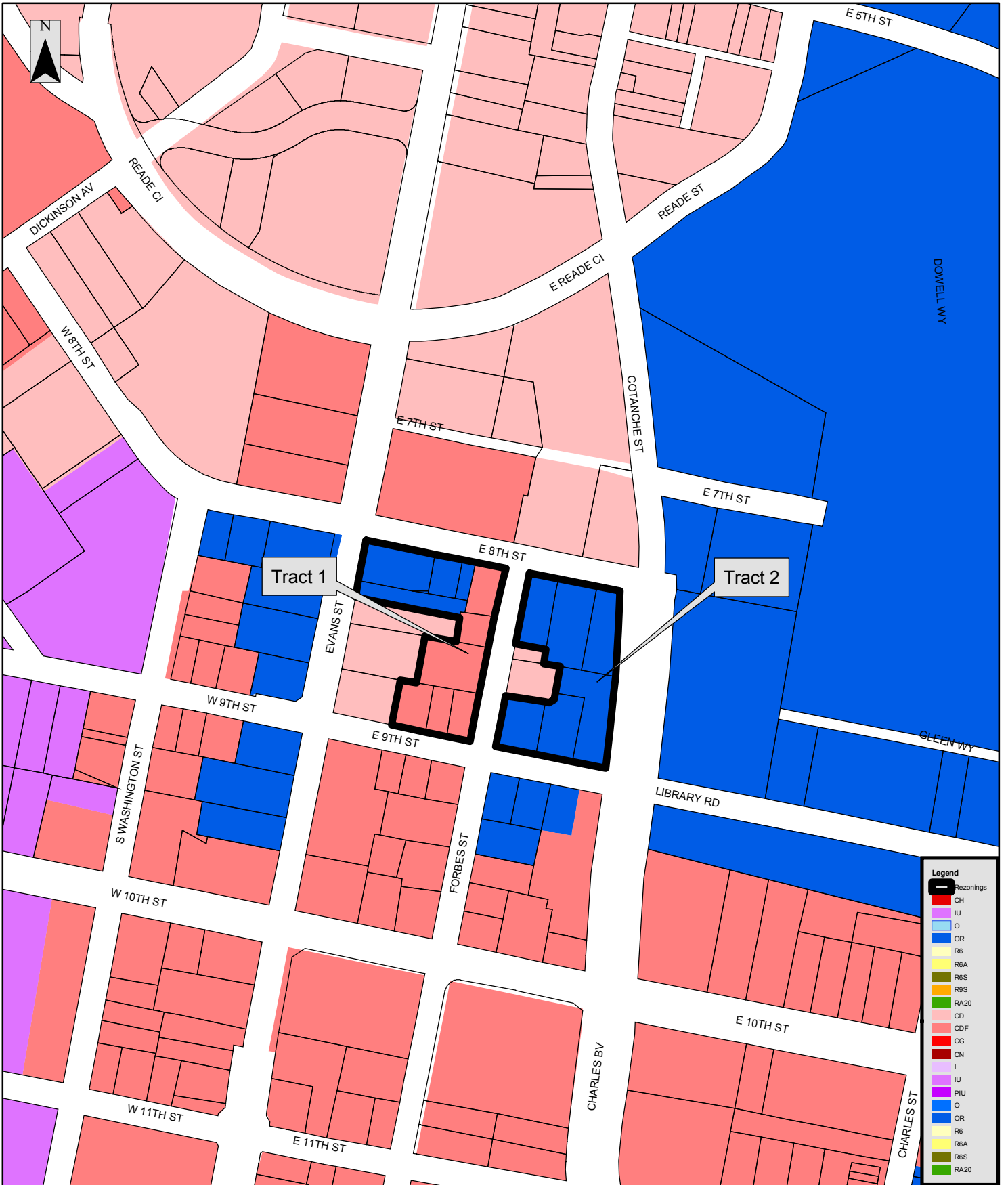
*(14) Manufacturing/ Warehousing:*

- 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

Community Development Department  
Tract 1: From OR & CDF to CD (1.276 acres)  
Tract 2: From OR to CD (1.301 acres)  
April 28, 2009



04/30/07

## BUFFERYARD SETBACK AND VEGETATION SCREENING CHART

For Illustrative Purposes Only

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

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

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

Street trees may count toward the minimum acreage.

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

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

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

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

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

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

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

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

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

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

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

Illustration: Maximum allowable density in Residential Zoning Districts