



Agenda

Planning and Zoning Commission

May 19, 2015

6:30 PM

Council Chambers, City Hall, 200 W. Fifth Street

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- I. CALL MEETING TO ORDER -
- II. INVOCATION - Shelly Basnight
- III. ROLL CALL
- IV. APPROVAL OF MINUTES - April 21, 2015
- V. OLD BUSINESS

LAND USE PLAN MAP AMENDMENTS

- 1. Ordinance requested by the North Carolina Department of Transportation to amend the Future Land Use Plan Map from an office/institutional/multi-family (OIMF) category to a commercial (C) category containing 22 acres and to amend the Horizons: Greenville's Community Plan Focus Area (or commercial node) Map designation for the property located at the intersection of North Memorial Drive and West Belvoir Road from a "Neighborhood Focus Area" to a "Regional Focus Area".

This request was continued from the April 21, 2015 meeting and has been amended.

- VI. NEW BUSINESS

REZONINGS

- 2. Ordinance requested by Julian W. Rawl to rezone 5.11 acres located 650+/- feet south of West 5th Street and 700+/- feet west of B's Barbeque Road from MR (Medical-Residential [High Density Multi-family]) to RA20 (Residential-Agricultural).
- 3. Ordinance requested by Robert D. Parrott to rezone 43.3084 acres located east of Corey Road and north of Rosewood and Tulls Cove Subdivisions from RR (Rural Residential – Pitt

County's Jurisdiction) to R9S (Residential-Single-family [Medium Density]).

OTHER

4. Ordinance to Adopt the Neuse River Basin Regional Hazard Mitigation Plan.

VII. ADJOURN

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

April 21, 2015

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

Ms. Shelley Basnight –Chair-*

Mr. Tony Parker – * (Vice Chair)	Ms. Chris Darden – *
Mr. Jerry Weitz – X	Ms. Margaret Reid - *
Ms. Ann Bellis - *	Mr. Torico Griffin - *
Mr. Doug Schrade - X	Mr. Terry King –*
Mr. Brian Smith -*X	

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

VOTING MEMBERS: Parker, Darden, Weitz, Bellis, Griffin, Schrade, King, Smith

PLANNING STAFF: Thomas Weitnauer, Chief Planner; Chantae Gooby, Planner II; and Elizabeth Blount, Acting Secretary.

OTHERS PRESENT: Dave Holec, City Attorney; Merrill Flood, Director of Community Development; and Jonathan Edwards, Communications Technician.

MINUTES: Motion was made by Mr. Parker seconded by Mr. King, to accept the March 17, 2014 minutes as presented. Motion carried unanimously.

NEW BUSINESS

TEXT AMENDMENT

TEXT AMENDMENT TO THE ZONING ORDINANCE TO AMEND THE MAXIMUM BUILDING LENGTH CRITERIA OF MULTI-FAMILY DEVELOPMENTS - APPROVED

Mr. Thomas Weitnauer, Chief Planner, presented the request for the text amendment. Staff received an application from Jim Walker of Rivers and Associates, Inc. to amend the maximum building lengths of multi-family development so that they may exceed the existing maximum building length of 260 feet, pending compliance with other proposed criteria.

Greenville's Zoning Ordinance limits building lengths of multi-family developments to 260 feet. Mr. Weitnauer read the regulation that currently addresses building maximum length for multi-family developments. Mr. Weitnauer stated, Article I. Multi-Family Development, Section 9-4-145 Development Standards, (G), states: "No contiguous unit or series of attached units shall exceed a combined length of 260 feet." A maximum building length of 260 feet is exempt in the Downtown Commercial zoning district where other standards are established in the zoning ordinance.

The text amendment application by Mr. Walker proposes to retain the existing regulations

above and then add the following new text to add, except as provided herein. “Any building which exceeds two hundred sixty feet shall be designed and constructed with the appropriate firewalls and/or equipped with a sprinkler system in compliance with either the North Carolina State Building Code, General Construction Volume I, or the North Carolina Building Code, Volume I-B, Residential, whichever is applicable, or both if both are applicable.”

Staff reviewed the history of the building length regulation and determined a modified version of it was adopted in the City's first zoning ordinance in 1969. Staff does not know what the justification was for the regulation, but suspect it may have been a method to reduce the spread of fire throughout a long egress corridor. Staff consulted with the Chief Building Inspector and the Fire Marshal to investigate whether the proposed text amendment would have any bearing on applicable building codes or fire prevention regulations. The Chief Building Inspector responded that the Building Code does not establish any limits on building lengths to 260 feet. The Fire Marshal concurred with the Chief Building Inspector's comments.

Mr. Weitnauer reported the proposed amendment is in compliance with Horizons: Greenville's Community Plan, 2004, Plan Elements, Housing, Objective H2 which states: “To encourage quality in the design and construction of new dwellings and multifamily structures.”

Staff recommends approval of the proposed text amendment.

Chairwoman Basnight opened the public hearing.

Mr. James Walker, applicant, spoke in favor of the request. He stated that the amenities of multi-family developments are now being added to the inside of the facility and causing the maximum building length to exceed 260 feet. Mr. Walker did not want to remove the ordinance language but to add flexibility.

No questions from the board.

No one spoke in opposition of the request.

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

No board discussion.

Motion made by Mr. King, seconded by Mr. Parker, to recommend approval of 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. Motion passed unanimously.

TEXT AMENDMENT TO THE ZONING ORDINANCE BY ADDING SCHOOLS AS AN ALLOWED USE WITHIN THE IU (UNOFFENSIVE INDUSTRY) ZONING DISTRICT, SUBJECT TO AN APPROVED SPECIAL USE PERMIT AND ESTABLISHING SPECIFIC CRITERIA- DENIED

Mr. Thomas Weitnauer, Chief Planner, presented the request for the text amendment. Staff received an application from Mr. Fred Mattox, representative of Eastern Carolina Vocational Center (ECVC), Inc. The text amendment is to add schools as an allowed use within the Unoffensive Industry (IU) zoning district, subject to an approved special use permit and establishing specific criteria. Greenville's zoning ordinance does not allow schools in the IU zoning district. Mr. Weitnauer presented an excerpt from the Zoning Ordinance of Table of Uses that shows how this amendment proposes to allow junior, senior, elementary, kindergarten and nursery schools in the IU zoning district with an approved special use permit.

Mr. Weitnauer stated that the current ordinance requires schools to be located 50 feet away from any adjoining property or public street right-of-way line. The applicant proposed the following criteria:

(l) Schools may be allowed as a special use in the IU (Unoffensive Industry) zoning district provided the school complies with the following additional criteria:

- a. The property shall have a minimum of eight acres.
- b. The maximum allowed building coverage shall be 40% of the property.
- c. The property shall have a minimum public road frontage of 450 feet.
- d. All loading and unloading of students shall be off-street.
- e. All parking areas shall be off-street in accordance with Article 0, Parking.
- f. The school must be authorized by the State of North Carolina.

Mr. Weitnauer delineated the property in reference to the Recognized Industrial area and existing IU zoning districts along with a map indicating where schools are allowed. He provided a list of all the land uses permitted by right and by special use permit in the IU and I (Industrial) zoning districts.

Mr. Weitnauer stated that staff objects to the proposed text amendment for the following three reasons: 1. Approval of the text amendment can lead to future limitations on industrial development. 2. Approval of the text amendment will introduce school students, faculty and staff to dangerous conditions typically associated with industrial districts. 3. Approval of the text amendment would not be consistent with Horizons: Greenville's Community Plan. He said other non-residential land uses likely would also pursue text amendments applicable in the industrial zones due to the precedent set by schools in the industrial districts. This will reduce the availability of property developed for industrial uses. Mr. Weitnauer said a reduction in lands developed for industrial uses will limit the function of industrial districts' full potential. Industrial buildings and vacant industrial sites interspersed with service and commercial uses will make it difficult for adjacent property having industrial zoning to develop, redevelop or expand industrial facilities since there will be concern of exposing school students, faculty and staff to noises, odor, large freight traffic and potentially dangerous materials and fumes associated with industrial uses. Such a reduction in the full potential of Greenville and Pitt County's industrial districts may limit industrial employment, production and industrial growth which is a vital segment of the local and regional economy. Mr. Weitnauer stated there are ample zoning districts within the City and ETJ where schools are allowed by right or with a special use permit. Mr. Weitnauer referenced how a large pharmaceutical company in Kinston threatened a school within 0.7 miles from the facility during a large industrial accident that blew out the windows of a school.

Mr. Weitnauer reported that in staff's opinion, the proposed text amendment is not in compliance with Horizons: Greenville's Community Plan, 2009-2010 Update, Northeast, Policy B4 which states, encourage new industry and support businesses in the recognized industrial area. Mr. Weitnauer said the amendment is also not consistent with Horizons: Greenville's Community Plan, 2004, Urban Form and Land Use Policy 6(c) that states nor shall non-industrial uses be allowed to encroach upon existing or planned industrial sites.

Mr. Weitnauer stated in staff's opinion, the proposed Zoning Ordinance Text Amendment is not in compliance with Horizons: Greenville's Community Plan and added staff recommends denial of the proposed text amendment.

Mr. Parker asked if staff's concern was with the precedent of allowing schools in IU.

Mr. Weitnauer stated correct because it is not site specific and the criteria could be met at other locations. As the school grows, they will have limitations as well as the surrounding properties having limitations.

Chairwoman Basnight asked the original classification of ECVC.

Mr. Weitnauer stated it was classified as a vocational center. The center was built at the same time the city was adopting the ordinance. The category of vocational center was added when ECVC wanted to expand. Staff worked hard to try to fit the center into a legal grandfathered nonconforming category because Pitt County held classes in the building but it could not fit the criteria. Staff informed the applicant that they had the right to appeal their interpretation with the Board of Adjustment.

Chairwoman Basnight asked if the building was currently empty.

Mr. Weitnauer stated the applicant would be able to answer that question.

Mr. Parker asked the difference between a vocational center and a school.

Mr. Weitnauer stated that vocational centers offer classes in trade to mostly adults and may or may not have a dining area where a school has classrooms, dining area and cater to a younger population.

Mr. Parker asked if one entity was geared to children and the other towards adults.

Mr. Weitnauer stated that more facilities would be associated with schools than a vocational center.

Mr. King asked the background of Unoffensive Industry.

Mr. Weitnauer stated that Unoffensive industry is light industry, less noise, smoke, and hazard. At this location, IU is next to I.

Chairwoman Basnight asked if the city was still using the pool and if it was connected to the building.

Mr. Weitnauer stated yes and that staff would have to look into the 50 foot separation from another building in order for a school to occupy the facility. The applicant would need to apply for a special use permit for the use along with the 50 foot separation which they currently cannot meet.

Mr. Parker asked if ECVC is leasing the building and not running the school.

Mr. Weitnauer stated that the applicant would need to answer the question.

Chairwoman Basnight opened the public hearing.

Mr. Fred Mattox, chairman of ECVC board, spoke in favor of the request. He surrendered his law license five years ago and was not there as an attorney. He stated that he saw an article in the paper about Ignite Academy wanting to set up a charter school in Pitt County. He developed the criteria for the special use permit and recognized the need to include a statement addressing the separation requirement. He read the definition of the IU district and stressed that the word "primarily" indicates the land uses are not the only uses allowed. The applicant stated that the board is willing to accept any additional conditions.

Mr. Bob Jones, president of ECVC, spoke in favor of the request and provided the history of ECVC. He stated that the original building was built in 1970 which included classrooms and dining space. As the center moved to more industrial training, the staff removed some nonload-bearing walls and made production space and warehouse space. Later, the aquatics center was built and the dorms. Vocational rehabilitation changed and was encouraged to become a part of mainstream. The center closed the dorms and became involved in manufacturing and distribution contracts. The center no longer needed classrooms and moved into the old TRW building and leased existing space to Pitt County Schools. A history of learning has occupied the building. He stated that Welcome Middle school is located approximately 1/4 mile away from an industrial plant. No harm has occurred to any ECVC students while located in their old building.

Chairwoman Basnight asked about the Hugs and Alpha program at the old location.

Mr. Jones stated that the Alpha program was run by Pitt County schools for high school students.

Mr. Parker asked what the program taught.

Mr. Jones stated he did not know the subjects taught but the audience was for students with behavioral problems and not in the main population of Pitt County Schools. The Hugs program was a preschool for students with autism.

Mr. Parker asked if ECVC planned to lease the building and not run the school.

Mr. Jones stated the intent is to lease for four years of the charter and then sell the building at cost.

Mr. Parker asked for clarity that there will be no operational partnership with ECVC and the charter school.

Mr. Jones stated no except for the lease.

Ms Reid asked the number of students that have been through the facility.

Mr. Jones stated that 95 students were living in the dorms at one time and 85-100 additional students came to the facility that did not live in the dorms.

Ms Reid asked the proposed number of students in the facility per day.

Mr. Jones stated 200-215 students initially.

Mr. Parker asked if a dining area was in the facility when ECVC was operating in the building.

Mr. Jones stated yes, a commercial kitchen.

Ms Reid asked what type of school is proposed to use the facility.

Mr. Jones stated that the charter states kindergarten to eighth grade and that the selection process will be done by the lottery because they have more applications than they have slots for the school. ECVC will invest \$350,000 to upfit the building for classrooms so the building will be put to use that is currently underutilized.

Mr. King asked the age of the population of the ECVC participants.

Mr. Jones stated young adults, ages 18 and older.

Mr. King asked for clarification that no young children were at ECVC.

Mr. Jones stated not as a part of ECVC.

Mr. Parker asked when ECVC was founded.

Mr. Jones stated that it was chartered in 1965 for vocational training.

Mr. Parker asked if there was a history of classes being taught since 1965.

Mr. Jones stated yes.

Mr. Parker asked if Pitt County was required to get a special use permit when they leased the facility.

Mr. Jones stated that as far as he knew they drew up a lease and moved in. He did not see a special use permit on record but he did not know where to look.

Mr. Weitnauer stated that the primary use of the building was a vocational center but accessory uses could include education. If the city was aware of a governmental use, it was probably considered an accessory use and not a primary use. The primary use of the building is no longer there. Staff checked the special use permits for the property and only found a nursery school and a church.

Ms Darden asked if the building was built before the area was zoned IU.

Mr. Weitnauer stated it was simultaneous.

Ms Darden asked what the property was zoned prior to the city's zoning.

Mr. Weitnauer stated that there was no zoning prior by the city and that the county may have had a zoning.

Mr. King asked if changing the text amendment was setting a precedent city wide.

Mr. Weitnauer stated yes and within our ETJ.

Ms Reid asked if there was a building in Greenville that was previously a charter school that is now vacant.

Mr. Weitnauer stated he was not familiar with that location.

Ms Reid stated that it was the old Agnes Fuller building.

Chairwoman Basnight stated that the old Agnes Fuller building is now the Third Street Community Center.

Ms Reid stated that there is a building across from Mt. Calvary Church that used to be a charter school and it is currently vacant.

Mr. Parker asked why the request was denied by staff.

Mr. Merrill Flood, Community Development Director, stated that the ordinance is specific. If the use is not listed as a permitted use or a special use then it is not allowed unless there is a provision in the code that allows it. Certain activities have been mentioned in the facility but to staff's knowledge and from our best records they were not approved by the city. In addition if they have gone out of existence for more than 180 calendar days, it is not deemed to be a grandfathered use whether approved by the city or not.

Mr. David Stalls, Vice President of Development for New Point Education, spoke in favor of the request. They were hired by Ignite Academy to help with the school start up process. The analysis of the site stated that the location will be safe for children. The analysis evaluated the

configuration of the building, parking, drop off, etc. The school will start with grades K-5 and grow to grades K-8. They will start with 215 and grow to 400 over seven years. The school will bring 40 new jobs to the area. The proposed location will be a great site.

Mr. Jon Day, local realtor, spoke in favor of the request. He stated that he worked with Ignite to find a location for the school. He took them all over Greenville and they could not find an existing building that fit their criteria except ECVC. Ignite is planning to lease 35,000 sq. ft. of the building with moderate changes. He stated that Ignite will be able to use an existing building which fits our Horizon plan. He looked at several other IU locations and found Welcome Middle located across the street from an IU zoning district and a Montessori school on Fire Tower Road located across from IU zoning district. There have not been any problems with those schools. The times have changed so that vacant industrial buildings are now being used for other uses.

Ms Reid asked if Mr. Day was able to find the school that she mentioned earlier.

Mr. Day stated no but he would do some research but that ECVC did fit the applicant's need.

Ms Darden asked if they looked for locations that could be expanded.

Mr. Day stated that the criteria were 20,000 sq. ft. of area and 14-15 acres of land so they could expand. They also had recreational needs, large parking requirements and several entrances needed for the buses.

Chairwoman Basnight asked will the school use the entire building when they expand to 400 students.

Mr. Day stated that the current lease is for 35,000 sq. ft. but the total building has 88,000 sq. ft. They will have an option to purchase the building in order to expand. There is a total of 11 acres of land so it will be able to accommodate their recreational needs.

Mr. Bob Clark, resident, spoke in favor of the request. He stated that the list of uses in the IU zoning district included childcare centers which included children being near places of work. He mentioned that the school in Kinston located in an industrial district mentioned in staff report is located in another community and do not necessarily apply to Greenville. He asked the board to look at the uses that are allowed in IU and how they are similar to the request.

Mr. David Edwards, CEO of Ignite Charter School, spoke in favor of the request. He stated that charter schools are funded by the state so they are government entities. The charter school is a publically funded school.

Mr. Bryant Kittrell, ECVC realtor, spoke in favor of the request. He stated that the property has been listed for two years and it is not suitable for industrial use. The facility leans itself to the type of use per the request because of the Fitness Center. The request is a unique situation.

No one spoke in opposition of the request.

Ms Bellis stated her concern with setting a precedent for the area designated industrial.

Ms Darden stated that the building is there and has been used for education so if the amendment was approved, she questioned if any other school would want to move to an industrial area.

Ms Reid stated that she was concerned with putting the number of anticipated students in an industrial area. There will be more students than ever before, more activity and a lot more going on in an industrial area.

Mr. Parker stated his concern was the precedent; however, it is a very good adaptive use of an existing building.

Mr. Griffin stated that the education component was a secondary use and never the primary use of the building. His concern is putting the children in danger and inhibiting the industrial area from growing. It is an ideal use for the building but it is not in the best location.

Ms Darden stated she did have a concern with opening the entire city to allowing schools in IU zoning district; however, she did not see how the existing building would be viable for industrial use with its current setup and the fitness center connected to the building.

Mr. Dave Holec, City Attorney, stated that the board did not have to decide during the meeting but that the applicant was on a time restraint. He reiterated the 50 foot building separation and that it needed to be addressed in the motion if the board was inclined to make an approval.

Chairwoman Basnight asked if the board could just consider the request and not open it city wide.

Mr. Holec stated the applicant included the conditions for the special use permit in hopes that it would limit other properties in the IU district that may potentially have similar requests. The special use would be heard by the Board of Adjustment (BOA). The BOA does have the ability to place conditions on particular areas for future requests. However, if a request meets the requirements and there is no reason to deny, then BOA would approve it.

Motion made by Ms. Darden, seconded by Mr. Parker, to recommend approval of the proposed amendment and the relief of the 50 foot setback requirement 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.

Those voting in favor: Darden and Parker. Those voting in opposition: King, Bellis, Griffin and Reid. Motion failed.

Motion made by Mr. King, seconded by Ms Bellis, to recommend denial of the proposed amendment, to advise that it is inconsistent with the Comprehensive Plan or other applicable plans, and to adopt the staff report which addresses plan consistency and other matters.

Those voting in favor: King, Bellis, Griffin and Reid. Those voting in opposition: Darden and Parker. Motion passed.

LAND USE PLAN MAP AMENDMENTS

ORDINANCE REQUESTED BY THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION TO AMEND THE FUTURE LAND USE PLAN MAP FROM AN OFFICE/INSTITUTIONAL/MULTI-FAMILY (OIMF) CATEGORY TO AN INDUSTRY (I) CATEGORY FOR THE PROPERTY LOCATED AT THE NORTHWEST CORNER OF THE INTERSECTION OF NORTH MEMORIAL DRIVE AND WEST BELVOIR ROAD CONTAINING 30 ACRES – CONTINUED TO MAY 19, 2015

Ms. Gooby delineated the property. She stated the property is located in the northern section of the City, along North Memorial Drive and north of Pitt-Greenville Airport. The property is currently vacant with residential to the west. It is located outside of the recognized industrial area. The property is impacted by the 500-year floodplain associated with the Tar River. North Memorial Drive is considered a gateway corridor which is where high volumes of traffic travel in and out of the city. The intersection of North Memorial Drive and West Belvoir Highway is signalized. In the late 1990's/early 2000, a section of West Belvoir Highway was abandoned and incorporated into the airport and it is now a dead end street. Currently, the property is zoned office-multi-family with commercial to the north and industrial to the east. The intent of the Future Land Use Map is for industrial and commercial east of North Memorial Drive, industrial to the south of West Belvoir Highway and residential in the interior with office/institutional/multi-family (OIMF) and/or conservation/open space (COS) as a buffer to the non-residential uses. The comprehensive plan supports industrial north of the Tar River in the recognized industrial area, and industrial uses should be located with direct access to major thoroughfares. The request is to change OIMF to I. The comprehensive plan gives us criteria on how to decide if an amendment to map is considered compatible: has there been an unanticipated change in street pattern, development pattern..., does the request support the intents and objectives of the plan, will existing and future adjoining properties be negatively impacted, and will the change result in a desirable and sustainable land use? In this case, the request does not offer OIMF and/or COS as a buffer to the adjoining residential neighborhood that is afforded under the current plan recommendations. Without such buffering the residential area to the west could be negatively impacted from industrial uses such as, noise and sounds. Therefore, staff recommends denial of the request since the request does not offer the same protection to neighboring properties as shown at other locations on the Future Land Use Plan Map.

Ms. Bellis: Is the biggest concern the lack of a buffer?

Ms. Gooby: Yes, that is a concern.

Dan Withers, P.E., Rivers and Associates, spoke on behalf of the applicant in favor of the request. This is a request for NCDOT, Division II in preparation of a rezoning request. The subject property is a portion of a property that is owned by the State. This particular corner is the only corner of the intersection of North Memorial Drive and West Belvoir Highway that is not recommend for I (Industry). It is our opinion that the current standards in the City's ordinance will protect the neighborhood. The State has owned this property for many years. It is our opinion that the intended use is not incompatible with the Future Land Use Plan Map and that the

proposed use would not have adverse effects on the adjoining property. This site has limited potential due to its proximity to the airport.

Ms. Bellis: My reservation is the lack of a dedicated buffer.

Mr. King: Has there been any discussion with the neighborhood?

Mr. Withers: No

Ms. Bellis: This neighborhood has been severely impacted over the years.

Mary L. Williams, spoke on behalf of an adjoining property owner, in opposition to the request due to lack of a buffer between the subject property and his property.

Mr. Withers: It is our intention to leave a significant portion of open space, however there is time to amend this request.

Mr. Flood: We request that if the request is amended that staff has time to review it.

Motion made by Mr. Parker, seconded by Ms. Darden, to continue this item to the May 19, 2015 Planning and Zoning Commission meeting. Motion passed unanimously.

With no further business, a motion was made by Ms. Bellis, seconded by Mr. Parker, to adjourn. Motion passed unanimously. Meeting adjourned at 8:18 p.m.

Respectfully Submitted,

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



City of Greenville, North Carolina

Meeting Date: 5/19/2015
Time: 6:30 PM

Title of Item: Ordinance requested by the North Carolina Department of Transportation to amend the Future Land Use Plan Map from an office/institutional/multi-family (OIMF) category to a commercial (C) category containing 22 acres and to amend the Horizons: Greenville's Community Plan Focus Area (or commercial node) Map designation for the property located at the intersection of North Memorial Drive and West Belvoir Road from a "Neighborhood Focus Area" to a "Regional Focus Area".

This request was continued from the April 21, 2015 meeting and has been amended.

Explanation: **Abstract:** The City has received a request by the North Carolina Department of Transportation to amend the Future Land Use Plan Map from an office/institutional/multi-family (OIMF) category to a commercial (C) category containing 22 acres and to amend the Horizons: Greenville's Community Plan Focus Area (or commercial node) Map designation for the property located at the intersection of North Memorial Drive and West Belvoir Road from a "Neighborhood Focus Area" to a "Regional Focus Area".

History/Background:

In 1969, the property was zoned IU (Unoffensive Industry). In 1979, as part of the Belvoir Highway Study, the property was rezoned to OR. In the late 1990's/2000, a section of Belvoir Highway was abandoned and was incorporated into the airport property. This resulted in the current terminus of Belvoir Highway at Haw Drive.

The current Future Land Use Plan Map (FLUPM) was adopted in 2004.

Comprehensive Plan:

The subject property is located in Vision Area A.

The FLUPM recommends office/institutional/multifamily (OIMF) at the northwest corner of the intersection of North Memorial Drive and West Belvoir Road with commercial (C) and conservation/open space (COS) to the north, industry (I) to the south and low density residential (LDR) to the west.

North Memorial Drive is designated as a gateway corridor from West Third Street continuing north. Gateway corridors serve as primary entranceways into the City and help define community character. These roads are designed to carry high volumes of traffic through and across the City.

The intersection of North Memorial Drive and West Belvoir Road is a signalized intersection.

Urban Form Objectives

UF 21. To provide transition buffers and/or zoning between incompatible land uses.

Land Use Implementation Strategies

2(i). Office/Institutional/Multi-family development should be used as a buffer between light industrial and commercial development and adjacent lower density residential land uses.

3(c). Commercial development should be encouraged at the intersections of major roads (i.e. in a nodal fashion) consistent with the City's future land use plan map.

Horizons states: "...the location and size of commercial nodes included in this plan are not intended to be static. As the area surrounding the commercial nodes develops, large node definitions and possibly even shifts in location from one intersection to another may be warranted."

A neighborhood focus area is defined as containing less than 40,000 square feet of conditioned floor space. A regional focus area is defined as containing 400,000+ square feet of conditioned floor space.

The comprehensive plan describes regional focus areas as being typically at the crossing of major highways, serve as a major transit destination, provide significant concentration of jobs, and have a higher intensity of land uses. Neighborhood focus areas are only found in neighborhoods and must blend in with the residential surroundings in character and scale.

Under the current land use plan map recommendation, there are 50+/- acres shown as commercial. Staff would anticipate this area to yield 435,000+/- square feet of conditioned floor space. Under this amendment, there would be 72+/- acres shown as commercial. Staff would anticipate this area to yield 627,000+/- square feet of conditioned floor space.

Environmental Conditions/Constraints:

The subject property is impacted by the 500-year floodplain associated with the Tar River.

Surrounding Land Uses and Zoning:

North: CH and R6 - Vacant

South: OR - Pitt-Greenville Airport (runway) and NC Department of Corrections

East: RA20 - NC DOT facility

West: OR - Vacant (under common ownership by the applicant)

Thoroughfare/Traffic Volume (Summary):

Based on the analysis comparing the existing land use (1,862 daily trips) and requested land use, the proposed land use classification could generate 916 trips to and from the site on Memorial Drive, which is a net *decrease* of 946 less trips per day. Since the traffic analysis for the requested land use indicates that the proposal would generate less traffic than the existing land use, a traffic volume report was not generated.

Additional Staff Comments:

Of primary concern is the protection of the abutting residential neighborhood to the west. The current zoning of OR (office-residential [high density multi-family]) provides the intended buffer for the neighborhood.

The subject property is impacted by its proximity to one of the runways for Pitt-Greenville Airport located to the south. Due to the size (20 acres), location and mitigating factors associated with the subject property, the current zoning of OR could limit any potential development of the property.

Any specific improvements above the minimum bufferyard and street tree requirements, including the 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.

The inclusion of transitional zoning or other private conditions of development that are agreeable to the affected neighborhood may accomplish the intent of the plan to protect the neighborhood.

The Horizons: Greenville's Community Plan 2010 Update provides criteria in determining if a change to the FLUPM is compatible.

The following are excerpts from the 2010 Update.

A FLUPM amendment request will be construed to be "compatible with the comprehensive plan" if:

- (i) The proposed amendment is determined by Planning and Zoning

Commission and City Council to be necessary as a result of changed conditions in the local development pattern, street pattern, environment or other major feature or plan, which impacts the site in a manner or to a degree not previously anticipated at the time of adoption of the Current FLUPM; and

(ii) The location of the proposed classification(s) support the intent and objective of the current FLUPM, Focus Area Map, and Transportation Corridor Map and other contextual considerations of the comprehensive plan; and

(iii) The resulting anticipated land use is properly located with respect to existing and future adjoining and area uses and the proposed change is not anticipated to cause undue negative impacts on localized traffic, the natural environment or existing land and future neighborhoods and businesses within and in proximity to the area of proposed amendment; and

(iv) The amendment is anticipated to result in a desirable and sustainable land use pattern to an equal or greater degree than existed under the previous plan recommendation.

Fiscal Note:

No cost to the City.

Recommendation:

Staff recommends approval of the ordinance requested by the North Carolina Department of Transportation to amend the Horizons: Greenville's Community Plan Focus Area (or commercial node) Map from a "Neighborhood Focus Area" to a "Regional Focus Area" in light of the property is located on a major highway at a signalized intersection and provides a buffer to the interior residential area.

In consideration of the criteria listed in the 2010 Update regarding requests to amend the Future Land Use Plan Map and mitigating factors as previously mentioned, staff's opinion is that the request is **compatible** with the comprehensive plan based on the following criteria listed in the 2010 Update. The proposed C category:

- supports the intent and objective of the current FLUPM, Focus Area Map, and Transportation Corridor Map and other contextual considerations of the comprehensive plan; and
- is properly located with respect to existing and future adjoining and area uses and the proposed change is not anticipated to cause undue negative impacts on localized traffic, the natural environment or existing land and future neighborhoods and businesses within and in proximity to the area of proposed amendment; and
- is not anticipated to result in a desirable and sustainable land use pattern to an equal or greater degree than existed under the previous plan recommendation.

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

Attachments / click to download

 [Location Map](#)

 [Focus Area Map](#)

 [Minutes__NCDOT_1002173](#)

Excerpt from the DRAFT Planning & Zoning Commission Minutes (04/21/2015)

ORDINANCE REQUESTED BY THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION TO AMEND THE FUTURE LAND USE PLAN MAP FROM AN OFFICE/INSTITUTIONAL/MULTI-FAMILY (OIMF) CATEGORY TO AN INDUSTRY (I) CATEGORY FOR THE PROPERTY LOCATED AT THE NORTHWEST CORNER OF THE INTERSECTION OF NORTH MEMORIAL DRIVE AND WEST BELVOIR ROAD CONTAINING 30 ACRES – CONTINUED TO MAY 19, 2015

Ms. Gooby delineated the property. She stated the property is located in the northern section of the City, along North Memorial Drive and north of Pitt-Greenville Airport. The property is currently vacant with residential to the west. It is located outside of the recognized industrial area. The property is impacted by the 500-year floodplain associated with the Tar River. North Memorial Drive is considered a gateway corridor which is where high volumes of traffic travel in and out of the city. The intersection of North Memorial Drive and West Belvoir Highway is signalized. In the late 1990's/early 2000, a section of West Belvoir Highway was abandoned and incorporated into the airport and it is now a dead end street. Currently, the property is zoned office-multi-family with commercial to the north and industrial to the east. The intent of the Future Land Use Map is for industrial and commercial east of North Memorial Drive, industrial to the south of West Belvoir Highway and residential in the interior with office/institutional/multi-family (OIMF) and/or conservation/open space (COS) as a buffer to the non-residential uses. The comprehensive plan supports industrial north of the Tar River in the recognized industrial area, and industrial uses should be located with direct access to major thoroughfares. The request is to change OIMF to I. The comprehensive plan gives us criteria on how to decide if an amendment to map is considered compatible: has there been an unanticipated change in street pattern, development pattern..., does the request support the intents and objectives of the plan, will existing and future adjoining properties be negatively impacted, and will the change result in a desirable and sustainable land use? In this case, the request does not offer OIMF and/or COS as a buffer to the adjoining residential neighborhood that is afforded under the current plan recommendations. Without such buffering the residential area to the west could be negatively impacted from industrial uses such as, noise and sounds. Therefore, staff recommends denial of the request since the request does not offer the same protection to neighboring properties as shown at other locations on the Future Land Use Plan Map.

Ms. Bellis: Is the biggest concern the lack of a buffer?

Ms. Gooby: Yes, that is a concern.

Dan Withers, P.E., Rivers and Associates, spoke on behalf of the applicant in favor of the request. This is a request for NCDOT, Division II in preparation of a rezoning request. The subject property is a portion of a property that is owned by the State. This particular corner is the only corner of the intersection of North Memorial Drive and West Belvoir Highway that is not recommend for I (Industry). It is our opinion that the current standards in the City's ordinance will protect the neighborhood. The State has owned this property for many years. It is our opinion that the intended use is not incompatible with the Future Land Use Plan Map and that the

proposed use would not have adverse effects on the adjoining property. This site has limited potential due to its proximity to the airport.

Ms. Bellis: My reservation is the lack of a dedicated buffer.

Mr. King: Has there been any discussion with the neighborhood?

Mr. Withers: No

Ms. Bellis: This neighborhood has been severely impacted over the years.

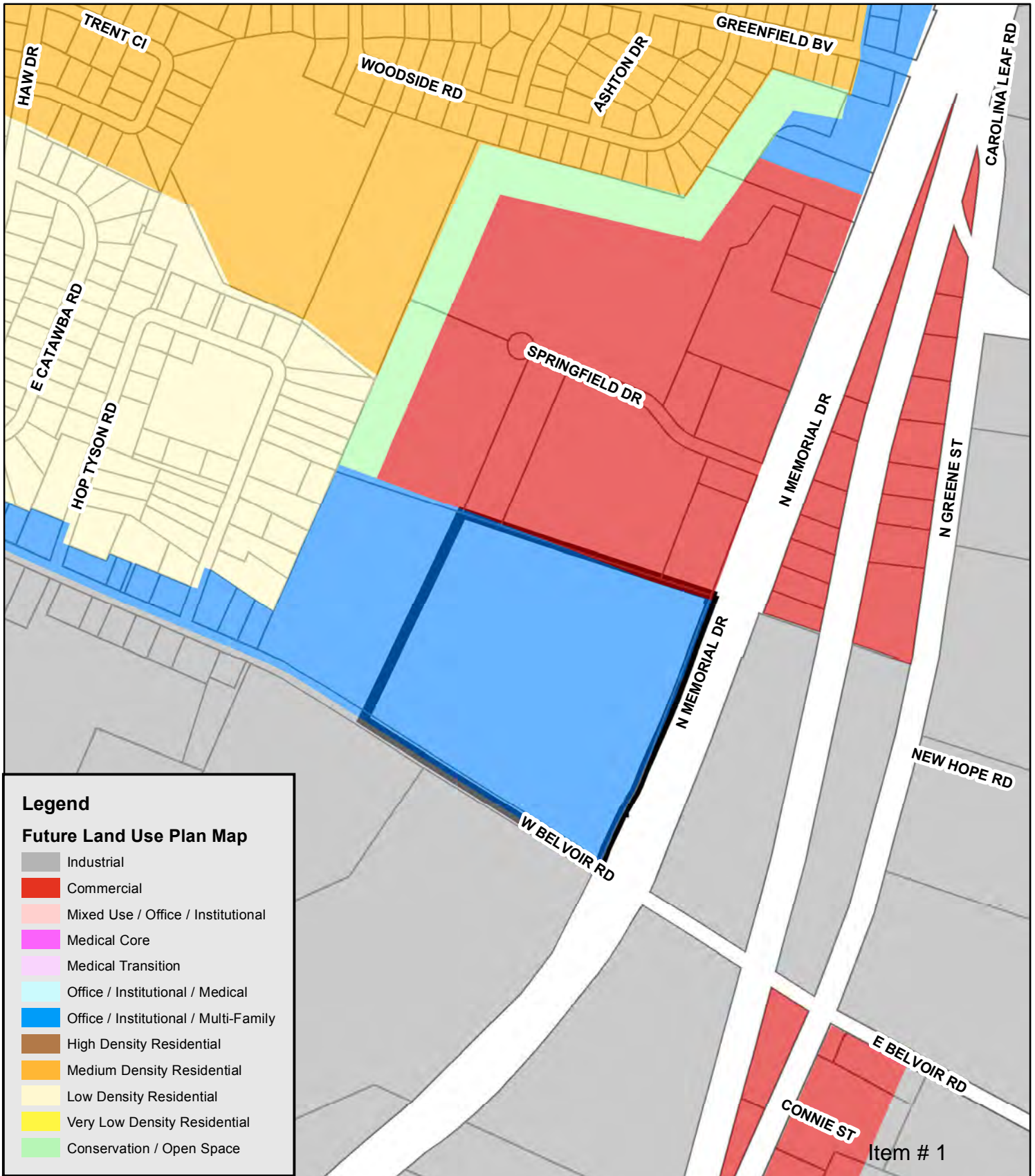
Mary L. Williams, spoke on behalf of an adjoining property owner, in opposition to the request due to lack of a buffer between the subject property and his property.

Mr. Withers: It is our intention to leave a significant portion of open space, however there is time to amend this request.

Mr. Flood: We request that if the request is amended that staff has time to review it.









Motion made by Mr. Parker, seconded by Ms. Darden, to continue this item to the May 19, 2015 Planning and Zoning Commission meeting. Motion passed unanimously.

REVISED REQUEST
North Carolina Department of Transportation
From: Office/institutional/multi-family (OIMF)
To: Commercial (C)
22 acres
May 5, 2015



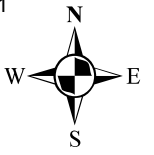
Legend

Future Land Use Plan Map

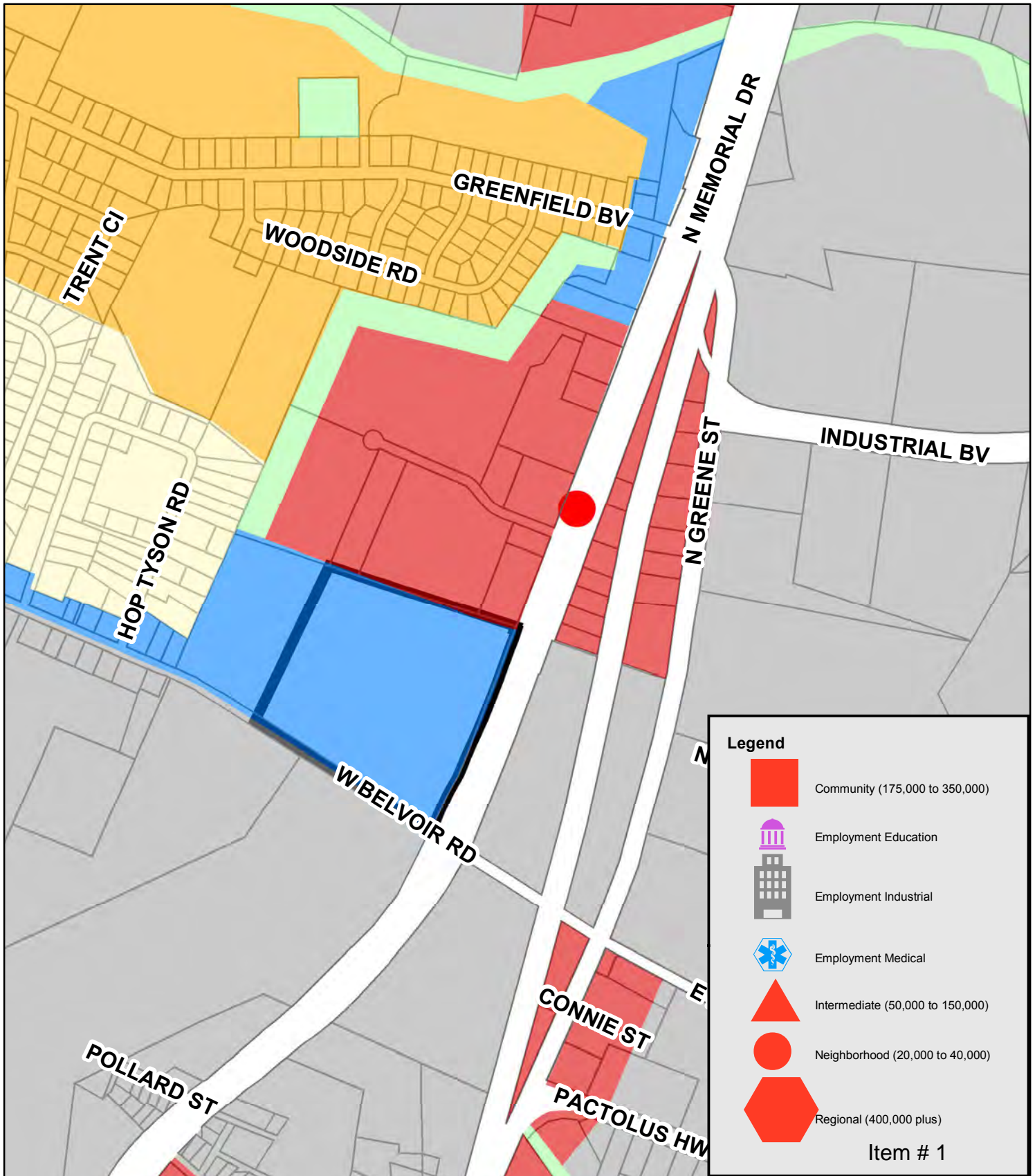
-  Industrial
-  Commercial
-  Mixed Use / Office / Institutional
-  Medical Core
-  Medical Transition
-  Office / Institutional / Medical
-  Office / Institutional / Multi-Family
-  High Density Residential
-  Medium Density Residential
-  Low Density Residential
-  Very Low Density Residential
- 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

Item # 1

North Carolina Department of Transportation
May 5, 2015



FOCUS AREA DESIGNATION





City of Greenville, North Carolina

Meeting Date: 5/19/2015
Time: 6:30 PM

Title of Item: Ordinance requested by Julian W. Rawl to rezone 5.11 acres located 650+/- feet south of West 5th Street and 700+/- feet west of B's Barbeque Road from MR (Medical-Residential [High Density Multi-family]) to RA20 (Residential-Agricultural).

Explanation: **Abstract:** The City has received a request from Julian W. Rawl to rezone 5.11 acres located 650+/- feet south of West 5th Street and 700+/- feet west of B's Barbeque Road from MR (Medical-Residential [High Density Multi-family]) to RA20 (Residential-Agricultural).

Required Notices:

Planning and Zoning meeting notice (property owner and adjoining property owner letter) mailed on May 5, 2015.

On-site sign(s) posted on May 5, 2015.

City Council public hearing notice (property owner and adjoining property owner letter) mailed - N/A at this time.

Public hearing legal advertisement published - N/A at this time. .

Comprehensive Plan:

The subject site is located in Vision Area F and the recognized Medical District.

Management Actions for Vision Area F:

F6. Strengthen/support the medical district plan.

The Future Land Use Plan Map recommends office/institutional/multi-family (OIMF) at the southwest corner of the intersection of West 5th Street and B's Barbeque Road transitioning to high density residential (HDR) to the south. Further, conservation/open space is recommended along Harris Mill Run.

The Future Land Use Plan Map identifies certain areas for conservation/open space (COS) uses. The map is not meant to be dimensionally specific and may

not correspond precisely to 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 Future Land Use Plan designations, contextual considerations, and the general policies of the comprehensive plan.

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

Based on the analysis comparing the existing zoning (399 daily trips) and requested rezoning, the proposed rezoning classification could generate 172 trips to and from the site on B's Barbeque Road, which is a net decrease of 227 trips per day. Since the traffic analysis for the requested rezoning indicates that the proposal would generate less traffic than the existing zoning, a traffic volume report was not generated.

History/Background:

In 1976, the property was incorporated into the City's extra-territorial jurisdiction (ETJ) and zoned RA20. In 1985, the Medical District was adopted by City Council. The subject site was included as part of the Medical District and rezoned to MR (Medical-Residential).

Present Land Use:

Wooded

Water/Sewer:

Water and sanitary sewer are available to the property.

Historic Sites:

There are no known effects on the designated site.

Environmental Conditions/Constraints:

The is 100-year floodplain associated with Harris Mill Run which runs along the northern property boundary.

Surrounding Land Uses and Zoning:

North: RA20 - One single-family residence (under common ownership of the applicant)

South: MR - Wooded and vacant

East: MRS and MR-Wooded and vacant

West: R6 and R15S - Wooded and vacant

Density Estimates:

Under the current zoning (MR), the site could accommodate 55-60 multi-family units (1, 2 and 3 bedrooms).

Under the proposed zoning (RA20), the site could accommodate 16-18 single-family lots.

The anticipated build-out is within 2-3 years.

Fiscal Note: No cost to the City.

Recommendation: In staff's opinion, the request is not in compliance with Horizons: Greenville's Community Plan, the Future Land Use Plan Map, and the Medical District Land Use Plan Update (2007).

"Not in compliance with the comprehensive plan" should be construed as meaning the requested zoning (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 zoning is considered undesirable and not in the public interest and staff recommends denial of the requested rezoning.

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

"Motion to recommend approval of the proposed rezoning, 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."

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


"Motion to recommend denial of the proposed rezoning, to advise that it is inconsistent with the comprehensive plan or other applicable plans, and to adopt the staff report which addresses plan consistency and other matters."

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

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

Attachments / click to download

 [Combined maps, survey and buffer charts](#)

 [List of Uses for MR to RA20 900329](#)

EXISTING ZONING

MR (Medical-Residential)

Permitted Uses

(1) General:

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

(2) Residential:

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

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

(4) Governmental:

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

(5) Agricultural/ Mining:

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

(6) Recreational/ Entertainment:

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

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

(8) Services:

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

(9) Repair: None*

(10) Retail Trade: None*

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

(12) Construction:

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

(13) Transportation: None*

*(14) Manufacturing/ Warehousing: * None*

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

MR (Medical-Residential)

Special Uses

(1) General: None*

(2) Residential:

- d. Land use intensity multifamily (LUI) development rating 50 per Article K
- l. Group care facility
- n. Retirement center or home
- o. Nursing, convalescent center or maternity home; major care facility
- o.(1). Nursing, convalescent center or maternity home; minor care facility

(3) Home Occupations (see all categories):

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

(4) Governmental:

- a. Public utility building or use

(5) Agricultural/ Mining: None*

(6) Recreational/ Entertainment:

- c.(1). Tennis club; indoor and outdoor facilities

(7) Office/ Financial/ Medical: None*

(8) Services:

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

(9) Repair: None*

(10) Retail Trade: None*

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

(12) Construction: None*

(13) Transportation: None*

*(14) Manufacturing/ Warehousing: * None*

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

PROPOSED ZONING

RA20 (Residential-Agricultural)

Permitted Uses

(1) General:

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

(2) Residential:

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

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

(4) *Governmental:*

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

(5) *Agricultural/ Mining:*

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

c. Wayside market for farm products produced on site

e. Kennel (see also section 9-4-103)

f. Stable; horse only (see also section 9-4-103)

g. Stable; per definition (see also section 9-4-103)

h. Animal boarding not otherwise listed; outside facility, as an accessory or principal use

(6) *Recreational/ Entertainment:*

f. Public park or recreational facility

g. Private noncommercial park or recreational facility

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

(8) *Services:*

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

(9) *Repair:** None

(10) *Retail Trade:** None

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

(12) *Construction:*

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

(13) *Transportation:** None

(14) *Manufacturing/ Warehousing:* * None

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

RA20 (Residential-Agricultural)

Special Uses

(1) *General:** None

(2) *Residential:*

b. Two-family attached dwelling (duplex)

g. Mobile Home

n. Retirement center or home

o. Nursing, convalescent center or maternity home; major care facility

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

a. Home occupation; including barber and beauty shops

c. Home occupation; including manicure, pedicure or facial salon

(4) *Governmental:*

a. Public utility building or use

(5) Agricultural/ Mining:

- b. Greenhouse or plant nursery; including accessory sales

(6) Recreational/ Entertainment:

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

(7) Office/ Financial/ Medical: None*

(8) Services:

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

(9) Repair: None*

(10) Retail Trade: None*

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

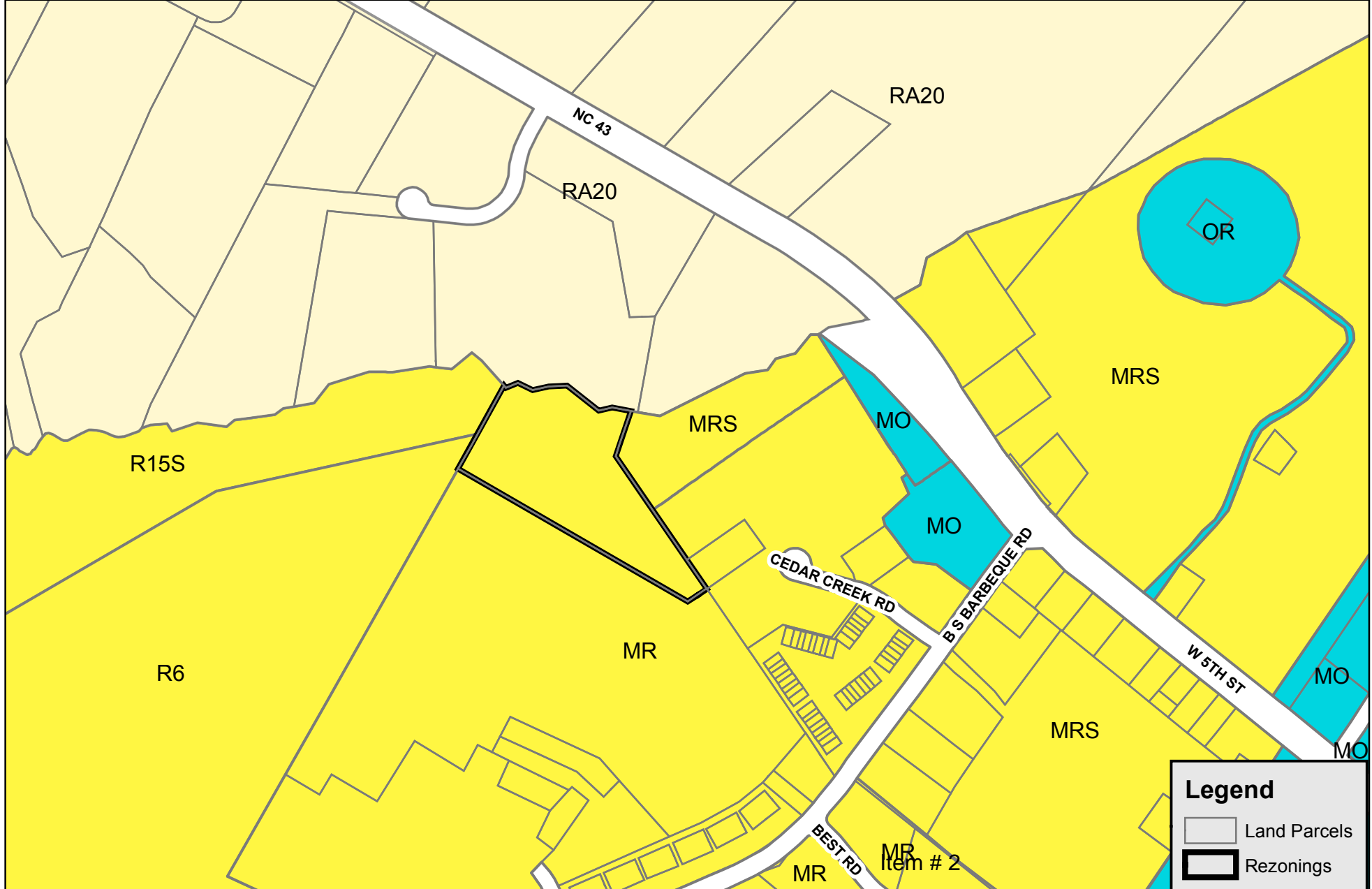
(12) Construction: None*

(13) Transportation: None*

*(14) Manufacturing/ Warehousing: * None*

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

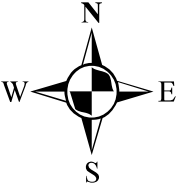
Julian W. Rawl (15-06)
From: MR To: RA20
5.11 acres
May 5, 2015

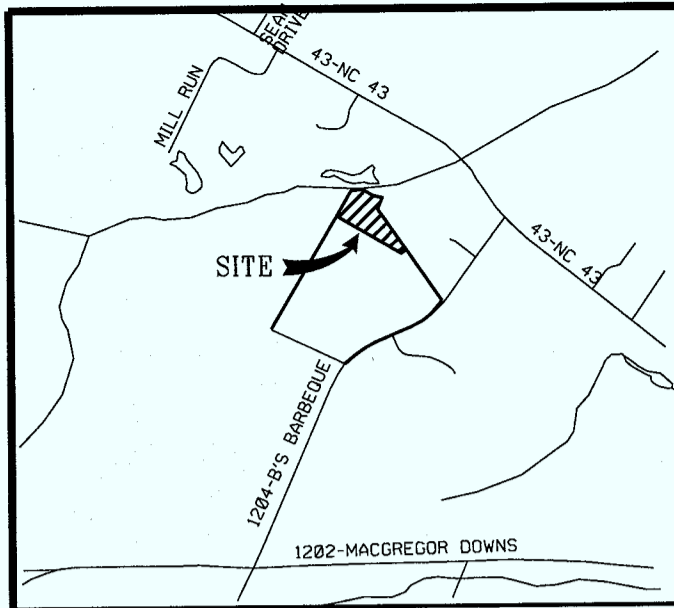


Legend

- Land Parcels
- Rezoning

Julian W. Rawl (15-06)
From: MR To: RA20
5.11 acres
May 5, 2015





VICINITY MAP
SCALE: 1"=2000'

LEGEND

- SMN=SET MAGNETIC NAIL
- EMR=EXISTING MAGNETIC READING
- EIS=EXISTING IRON STAKE
- EIP=EXISTING IRON PIPE
- NPS=NO POINT SET
- NPF=NO POINT FOUND
- R/W=RIGHT-OF-WAY
- DB=DEED BOOK
- MB=MAP BOOK
- C=CENTERLINE
- PN=PARCEL NUMBER
- TPOB=TRUE POINT OF BEGINNING



I, DEBORAH T. BOYETTE, CERTIFY THAT THIS MAP WAS DRAWN UNDER MY DIRECTION AND SUPERVISION FROM AN ACTUAL FIELD SURVEY MADE UNDER MY DIRECTION AND SUPERVISION. THAT THE RATIO OF PRECISION AS CALCULATED BY LATITUDES AND DEPARTURES IS 1: 55,782. LINES NOT SURVEYED ARE SHOWN AS BROKEN/DASHED LINES FROM MAPS AND DEEDS REFERENCED HEREON.

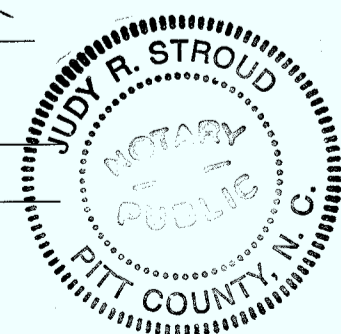
I FURTHER CERTIFY THAT THIS MAP IS OF A SURVEY OF ANOTHER CATEGORY AND IS AN EXCEPTION TO THE DEFINITION OF A SUBDIVISION.

WITNESS MY ORIGINAL SIGNATURE AND SEAL THIS THE 11th DAY OF MAY, 2015.

SIGNED Deborah T. Boyette
DEBORAH T. BOYETTE PLS L-4146

NORTH CAROLINA, PITT COUNTY
I, A NOTARY PUBLIC OF THE COUNTY AND STATE AFORESAID, CERTIFY THAT DEBORAH T. BOYETTE, A PROFESSIONAL LAND SURVEYOR, PERSONALLY APPEARED BEFORE ME THIS DAY AND ACKNOWLEDGED THE EXECUTION OF THE FOREGOING INSTRUMENT. WITNESS MY HAND AND OFFICIAL STAMP OR SEAL THIS 11th DAY OF May, 2015.

Judy R. Stroud
NOTARY PUBLIC
MY COMMISSION EXPIRES 2/28/2020



Attachment number 2
Page 3 of 5

EIS CONTROL CORNER

EIS CONTROL CORNER

WILLIAM H. CLARK
D.B. 464, PG. 469
M.B. 27, PG. 106
PN 52603

WESTHILLS TOWNHOMES SECTION 1 TRACTS I & III
M.B. 31 PG. 229

WESTHILLS APARTMENTS DIVISION OF LOT 1
M.B. 42 PG. 146
PN 52678

WESTHILLS TOWNHOMES SECTION I, TRACT II
M.B. 31 PG. 94

ZONE MR
WILLIAM H. CLARK
WILLIAM S. BOST
RUFUS H. KNOTT
D.B. 051, PG. 216
M.B. 27, PG. 106
REMAINDER OF
PN 35623

WESTHILLS TOWNHOMES SECTION I, TRACTS I&III
M.B. 31 PG. 229
PN 41491

BILL CLARK HOMES OF GREENVILLE, LLC

NCSR 1204 B'S BARBEQUE ROAD (60' PUBLIC R/W PAVED)

ZONE R15S

ZONE R6
DOROTHY W. HARRINGTON TRUSTEE
M.B. 46, PG. 57
PN 10084

CURRENT ZONE: MR
PROPOSED ZONE: RA20
JULIAN WHITE RAWL
D.B. 3183, PG. 330
5.11: ACRES
PN 81908

ZONE MR
WILLIAM H. CLARK
WILLIAM S. BOST
RUFUS H. KNOTT
D.B. 051, PG. 216
M.B. 27, PG. 106
REMAINDER OF
PN 35623

ZONE RA20
MAGNOLIA CREEK SUBDIVISION
M.B. 33, PG. 115

JULIAN WHITE RAWL
M.B. 33, PG. 115
PN 39080

ZONE RA20

JULIAN WHITE RAWL
D.B. 866, PG. 707

MAGNOLIA CREEK SUBDIVISION
M.B. 33, PG. 115
D.B. 866, PG. 707
PN 39079

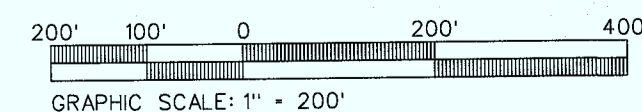
WOODED

ZONE MRS

ZONE MR
ROWNDTREE WOODS APARTMENTS
D.B. 915, PG. 774
M.B. 46, PG. 19
PN 54280

GENERAL UTILITY COMPANY, INC.
D.B. 1000, PG. 348
M.B. 46, PG. 19
PN 58770

ZONE MR
ROWNDTREE WOODS TOWNHOMES SECTION ONE
M.B. 432 PG. 265



PARCEL NO: 81908

REZONING MAP FOR

JULIAN W. RAWL

REFERENCE: THE PROPERTY RECORDED IN DEED BOOK 3183, PAGE 330 AND DEED BOOK 3192, PAGE 97 OF THE PITT COUNTY REGISTRY.

FALKLAND TOWNSHIP PITT COUNTY NORTH CAROLINA

OWNER: JULIAN W. RAWL

ADDRESS: 543 MAGNOLIA CREEK DRIVE
GREENVILLE, NC 27834
PHONE: (252) 758-0605

SURVEYED: DTB/DWE

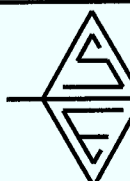
DRAWN: DM

APPROVED: DTB

DATE: FEB. 21, 2014

SCALE: 1" = 200'

SHEET 1 OF 1



STROUD ENGINEERING, P.A.

107B COMMERCE ST.
GREENVILLE, NC
(252) 756-9352

LICENSE NO. C-0647

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.


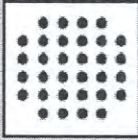
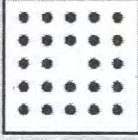
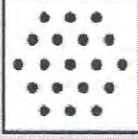
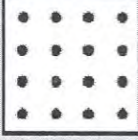
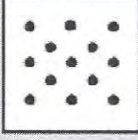
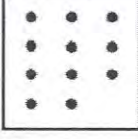
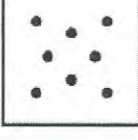
Residential Density		
Maximum density allowed by Zoning District based on average of 2.67 persons per dwelling unit		
High Density		
R6 R6-N R6-MH OR CDF	17 units per acre yields 45 persons per acre	
PUD	12 units per acre yields 32 persons per acre	
Medium Density		
R6-A	9 units per acre yields 24 persons 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: 5/19/2015
Time: 6:30 PM

Title of Item: Ordinance requested by Robert D. Parrott to rezone 43.3084 acres located east of Corey Road and north of Rosewood and Tulls Cove Subdivisions from RR (Rural Residential – Pitt County’s Jurisdiction) to R9S (Residential-Single-family [Medium Density]).

Explanation: **Abstract:** The City has received a request from Robert D. Parrott to rezone 43.3084 acres located east of Corey Road and north of Rosewood and Tulls Cove Subdivisions from RR (Rural Residential – Pitt County’s Jurisdiction) to R9S (Residential-Single-family [Medium Density]).

** There is a voluntary annexation request in conjunction with this rezoning.

Required Notices:

Planning and Zoning meeting notice (property owner and adjoining property owner letter) mailed on May 5, 2015.

On-site sign(s) posted on May 5, 2015.

City Council public hearing notice (property owner and adjoining property owner letter) mailed - N/A at this time.

Public hearing legal advertisement published - N/A at this time.

Comprehensive Plan:

The subject site is located in Vision Area D.

Management Actions

D8. Restrict development north and south of Fire Tower Road to residential uses, outside of focus areas.

The comprehensive plan states: discourage leapfrog development and encourage infill development and development adjacent to the existing city limits.

Urban Form

UF 7. To encourage infill development and discourage "leap frog" development.

Other than at its intersections with Fire Tower Road and Worthington Road, the Future Land Use Plan Map recommends medium density residential (MDR) along Corey Road.

Corey Road is designated as a residential corridor. Along residential corridors, office, service and retail activities should be specifically restricted to the associated focus area, and linear expansion outside of the focus area should be prohibited.

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

Based on possible uses permitted by the requested rezoning, the proposed rezoning classification could generate 1,148 trips to and from the site on Corey Road, which is a net increase of 526 additional trips per day.

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

History/Background:

This property is currently located in Pitt County's Jurisdiction and zoned RR (Rural Residential). There is a voluntary annexation request associated with this rezoning to incorporate this property into the City of Greenville's Jurisdiction and apply city zoning.

Present Land Use:

Farmland and wooded

Water/Sewer:

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

Historic Sites:

There are no known effects on historic sites.

Environmental Conditions/Constraints:

There are no known environmental conditions/constraints.

Surrounding Land Uses and Zoning:

North: RA20 - First Assembly Church of God, Farrington Subdivision and Farmland

South: R6S - Tulls Cove Subdivision; RR - Rosewood Subdivision

East: RR - Wooded/farmland

West: RA20 - Corey Ridge Subdivision

Density Estimates:

Under the current zoning (RR), the site could accommodate 60-65 single-family lots.

Under the proposed zoning (R9S), the site could accommodate 100-120 single-family lots.

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

Fiscal Note:

No cost to the City.

Recommendation:

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

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

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

"Motion to recommend approval of the proposed rezoning, 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."

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

"Motion to recommend denial of the proposed rezoning, to advise that it is inconsistent with the comprehensive plan or other applicable plans, and to adopt the staff report which addresses plan consistency and other matters."

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

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

Attachments / click to download

 [Combined map, survey, traffic and buffer charts](#)

 [List of Uses RR to R9S 743314](#)

EXISTING ZONING

RR DISTRICT (County's Jurisdiction)

(Per zoning permit and by-right - subject to standards)

SELECT USES

Bed and breakfast inn

Mobile home on individual lot

Mobile home park (5 or less units per park)

Multi-family dwelling (less than 5 units per lot) – (62,500 sq ft for 4 attached units)

Single-family dwelling – (25,000 sq ft lot per each detached unit)

Duplex dwelling (37,500 sq ft lot for 2 attached units)

Communication towers (60 feet in height or less)

Emergency shelter

Athletic fields

Civic, social, and fraternal associations

Private campground and RV Park

Private club or recreational center

Swim and tennis club

Church

Day care center

Nursing home

Retreat or conference center

Farming

PROPOSED 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

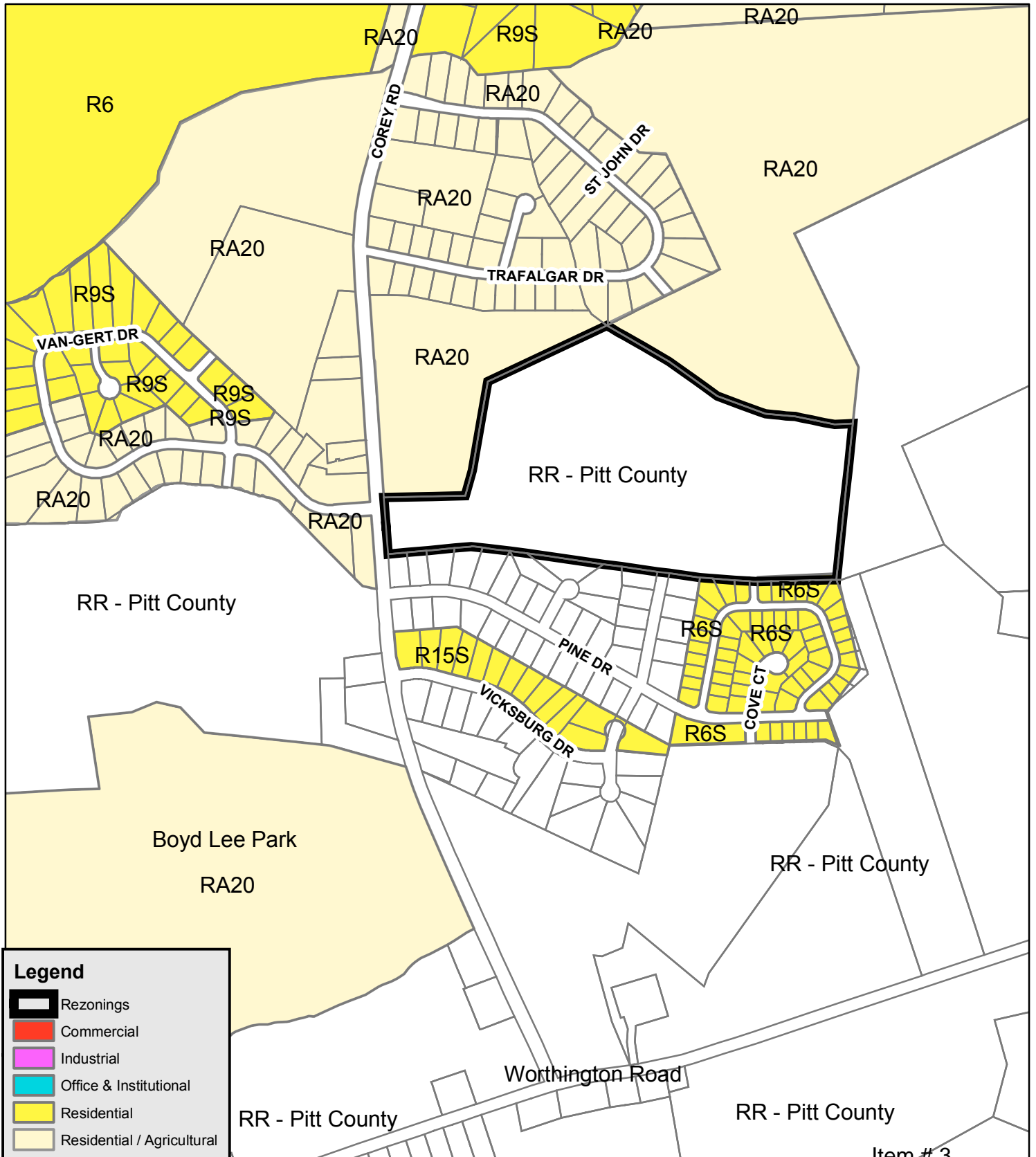
(12) *Construction*:* None

(13) *Transportation*:* None

(14) *Manufacturing/ Warehousing*: * None

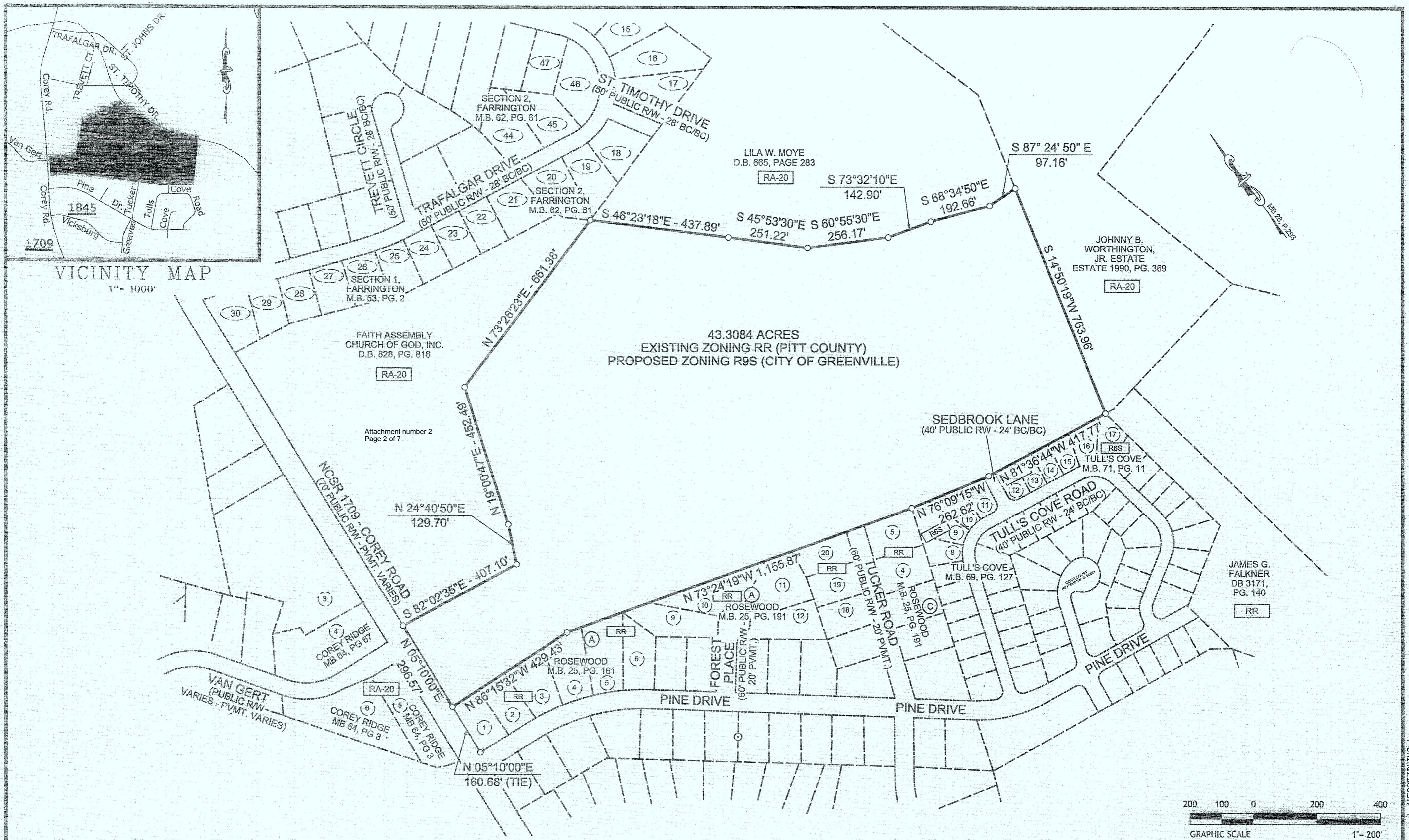
(15) *Other Activities (not otherwise listed - all categories)*:* None

Robert D. Parrott (15-07)
From: RR (Pitt County)
To: R9S
43.3084 acres
May 5, 2015



Legend

- Rezonings
- Commercial
- Industrial
- Office & Institutional
- Residential
- Residential / Agricultural



VICINITY MAP
1" = 1000'

43.3084 ACRES
EXISTING ZONING RR (PITT COUNTY)
PROPOSED ZONING R9S (CITY OF GREENVILLE)

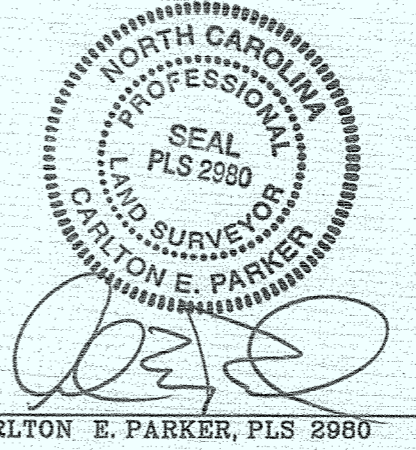
ADJACENT PROPERTY OWNERS

ROSEWOOD SUBDIVISION	
LOT NUMBER	OWNER
BLOCK A LOT 1	ROBERT L. & JUDY V. PILGREEN
BLOCK A LOT 2	ROBERT L. & JUDY V. PILGREEN
BLOCK A LOT 3	JOYL HARPER
BLOCK A LOT 4	WALTER S. POLLARD, JR. ESTATE
BLOCK A LOT 5	RONALD P. & CARRIE C. GASTAFSON
BLOCK A LOT 6	CAREY & DOLAD D. FOREHAND
BLOCK A LOT 9	ELAINE D. HARRINGTON
BLOCK A LOT 10	ROBERT W. & CATHERINE RICKS
BLOCK A LOT 11	CARLY J. THROWER
BLOCK A LOT 19	MICHAEL S. & ROSA WILKINS
BLOCK A LOT 20	DEANNA A JONES
BLOCK C LOT 4	ANDRO C. & ELVERT BROWN
BLOCK C LOT 5	FRANKIE R. & LISA D. ATKINSON

TULLS COVE SUBDIVISION	
LOT NUMBER	OWNER
LOT 8	AARON J. MIKO
LOT 9	CASEY S. BLAND
LOT 10	ERIK J. & LEAN q. LOVETT
LOT 11	TRACY W. & KATHY MUSE
LOT 12	JAMES L. & MIRIAM B. GORDON
LOT 13	KEVIN S. & SAMANTHA F. LANCASTER
LOT 14	MARTHA D. HUGGINS
LOT 15	WILLIAM C. SARGENT, JR.
LOT 16	DERYL C. & CARLA E. BASS
LOT 17	KENNETH M. SR. & CHRISTINE LLOYD

FARRINGTON SUBDIVISION	
LOT NUMBER	OWNER
LOT 19	RALPH & VOLANDA SONEY
LOT 20	CHARLES M. AND ANGELA A McCOY
LOT 21	ARTHUR P. & ANADI A. NAVA

COREY RIDGE SUBDIVISION	
LOT NUMBER	OWNER
LOT 3	TANGOPAT LLC
LOT 4	LEGACY 12 LLC
LOT 5	CURTIS L. MILLS
LOT 6	LINDA A. HARVEY



REZONING MAP FOR
ROBERT D. PARROTT

REFERENCE DEED BOOK 3287 PAGE 762 OF THE PITT COUNTY REGISTRY

WINTERVILLE TOWNSHIP PITT COUNTY NORTH CAROLINA

OWNER: ROBERT D. PARROTT ETAL

ADDRESS: PO BOX 20157
GREENVILLE, NC 27858


PHONE: (252) 531-5824

SURVEYED: CEP
DRAWN: WKM
APPROVED: CEP
DATE: 4/20/15
SCALE: 1" = 200'
SHEET 1 OF 1

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

Robert D. Parrott (15-07)
From: RR (Pitt County)
To: R9S
43.3084 acres
May 5, 2015



Legend
 Rezoning

Case No: 15-07

Applicant: Robert D. Parrott

Property Information

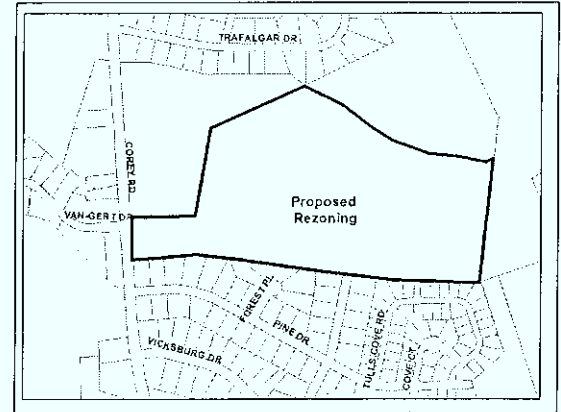
Current Zoning: RR (Rural Residential-County's Jurisdiction)

Proposed Zoning: R9S (Residential [Medium Density-Single Family])

Current Acreage: 43.3084 acres

Location: Corey Rd, between Trafalgar Dr & Pine Dr

Points of Access: Corey Road



Location Map

Transportation Background Information

1.) Corey Rd- State maintained

	<u>Existing Street Section</u>	<u>Ultimate Thoroughfare Street Section</u>
Description/cross section	2-lanes paved shoulder	2-lanes wide shoulders
Right of way width (ft)	70	no change
Speed Limit (mph)	50	no change
Current ADT:	3,900 (*)	Ultimate Design ADT: 16,350 vehicles/day (**)
Design ADT:	16,350 vehicles/day (**)	
Controlled Access	No	
Thoroughfare Plan Status:	Minor Thoroughfare	

Other Information: There are no sidewalks along Corey Rd that service this property.

Notes: (*) 2012 NCDOT count adjusted for a 2% annual growth rate
 (**) Traffic volume based on operating Level of Service D for existing geometric conditions
 ADT – Average Daily Traffic volume

Transportation Improvement Program Status: No planned improvements.

Trips generated by proposed use/change

Current Zoning: 622 -vehicle trips/day (*) **Proposed Zoning:** 1,148 -vehicle trips/day (*)

Estimated Net Change: increase of 526 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 Corey Rd are as follows:

1.) Corey Rd , North of Site (60%): **“No build” ADT of 3,900**

Estimated ADT with Proposed Zoning (full build) – 4,589
 Estimated ADT with Current Zoning (full build) – 4,273
Net ADT change = 316 (7% increase)

2.) Corey Rd , South of Site (40%):

“No build” ADT of 3,900

Estimated ADT with Proposed Zoning (full build) – 4,359

Estimated ADT with Current Zoning (full build) – 4,149

Net ADT change = 210 (5% increase)

Staff Findings/Recommendations

Based on possible uses permitted by the requested rezoning, the proposed rezoning classification could generate 1148 trips to and from the site on Corey Rd, which is a net increase of 526 additional trips per day.

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

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.


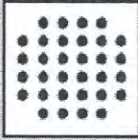
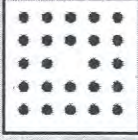
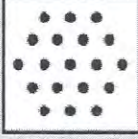
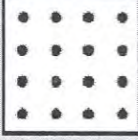
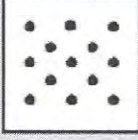
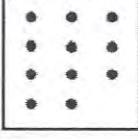
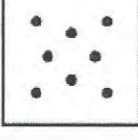
Residential Density		
Maximum density allowed by Zoning District based on average of 2.67 persons per dwelling unit		
High Density		
R6 R6-N R6-MH OR CDF	17 units per acre yields 45 persons per acre	
PUD	12 units per acre yields 32 persons per acre	
Medium Density		
R6-A	9 units per acre yields 24 persons 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: 5/19/2015
Time: 6:30 PM

Title of Item: Ordinance to Adopt the Neuse River Basin Regional Hazard Mitigation Plan.

Explanation: **Abstract:** Planning Division staff requests the Planning and Zoning Commission make a recommendation to the City Council to adopt the Neuse River Basin Regional Hazard Mitigation Plan, (Regional HMP). The City Council is scheduled to hold a public hearing and consider adoption of the Regional HMP during their June 11, 2015 meeting. The Regional HMP, dated 01/09/15, can be accessed via the project website at <http://www.neuseriverregionalhmp.org/>.

Explanation: On 11/13/14, staff e-mailed P & Z Commissioners a memo, dated 11/6/2014, encouraging Commissioners to review the draft Regional HMP prior to this adoption stage in order to provide ample review time of the large document (Attachment A). Subsequently, the Federal Management Agency (FEMA) has given preliminary approval of the Regional HMP stating that all jurisdictions should proceed with adoption.

Pitt County served as the lead agency for the planning effort and secured grant funds for the plan development. Pitt County Planning and Development staff member, Bryan Jones, Planner II, will present an overview of the Regional HMP to the Planning and Zoning Commission. The City of Greenville Community Development and Public Works Departments actively participated in the planning process of the Regional HMP. The Regional HMP will replace the City of Greenville – Hazard Mitigation Plan, 4/01/2011, which will not be updated. Excerpts from the Regional HMP that reference the City of Greenville are provided in Attachment B.

The Federal Disaster Mitigation Act of 2000, Section 322 states that local governments must develop an All-Hazards Mitigation Plan in order to be eligible to receive future Hazard Mitigation Grant Program Funds and other disaster-related assistance funding and that said Plan must be updated and adopted within a five year cycle. As stated in the introduction of the Regional HMP, hazard mitigation is the practice of reducing risks to people and property from natural disasters. Hazard mitigation involves recognizing and adapting to natural forces, and is defined by FEMA as any sustained action taken to reduce long-term risk to human life and property from natural hazards. A fundamental premise of hazard mitigation is that current dollars invested in mitigation will significantly reduce the demand for future expenditures by reducing the extent of emergency

recovering, repair, and reconstruction following a disaster.

Fiscal Note: No cost to the City.

Recommendation: Planning Division Staff recommends adoption of the Neuse River Basin Regional Hazard Mitigation Plan.

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

Attachments / click to download

 [Ordinance and Plan](#)

RESOLUTION NO. -15
RESOLUTION OF THE CITY OF GREENVILLE, NORTH CAROLINA
ADOPTING THE NEUSE RIVER BASIN REGIONAL HAZARD MITIGATION PLAN

WHEREAS, the citizens and property within Pitt County, including the citizens and property within the City of Greenville, are subject to the effects of natural hazards and man-made hazard events that pose threats to lives and cause damage to property, and with the knowledge and experience that certain areas of the Pitt County and City of Greenville are particularly vulnerable to flooding, high winds, and severe winter weather; and

WHEREAS, Pitt County and participating municipal jurisdictions, including the City of Greenville, desire to seek ways to mitigate the impact of identified hazard risks;

WHEREAS, the North Carolina General Assembly has in Part 6, Article 21 of Chapter 143; Parts 3, 5, and 8 of Article 19 of Chapter 160A and Article 8 of Chapter 160A of the North Carolina General Statutes, delegated to local governmental units the responsibility to adopt regulations designed to promote the public health, safety, and general welfare of its citizenry;

WHEREAS, the North Carolina General Assembly has in North Carolina General Statute, 166A-19.41(b)(2)a.3. stated that: “For a state of emergency declared pursuant to G.S. 166A-19.20(a) after the deadline established by the Federal Emergency Management Agency pursuant to the Disaster Mitigation Act of 2002, P.L. 106-390, the eligible entity shall have a hazard mitigation plan approved pursuant to the Stafford Act”;

WHEREAS, Section 322 of the Federal Disaster Mitigation Act of 2000 states that local governments must develop an All-Hazards Mitigation Plan in order to be eligible to receive future Hazard Mitigation Grant Program Funds and other disaster-related assistance funding and that said Plan must be updated and adopted within a five year cycle;

WHEREAS, Pitt County and its participating municipal jurisdictions, including the City of Greenville, have performed a comprehensive review and evaluation of each section of the previously approved Hazard Mitigation Plan and have updated the said plan as required under regulations at 44 CFR Part 201 and according to guidance issued by the Federal Emergency Management Agency and the North Carolina Division of Emergency Management;

WHEREAS, it is the intent of the Pitt County Board of Commissioners to fulfill this obligation in order that the county will be eligible for federal and state assistance in the event that a state of disaster is declared for a hazard event affecting Pitt County;

WHEREAS, it is the intent of the City Council of the City of Greenville to fulfill this obligation in order that the City of Greenville will be eligible for federal and state assistance in the event that a state of disaster is declared for a hazard event affecting the City of Greenville; and

WHEREAS, the City of Greenville actively participated in the planning process of the Neuse River Basin Regional Hazard Mitigation Plan and has fulfilled all of its part of the multi-jurisdictional planning elements required by FEMA;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Greenville as follows:

Section 1. That the City Council of the City of Greenville does hereby adopt the Neuse River Basin Regional Hazard Mitigation Plan.

Section 2. That the City Council of the City of Greenville does hereby separately adopt the section of the Neuse River Basin Regional Hazard Mitigation Plan that are specific to the City of Greenville.

Section 3. That the City Council of the City of Greenville does hereby vest the Director of Community Development or his designee with the responsibility, authority, and the means to:

- (a) Inform all concerned parties of this action; and
- (b) Cooperate with Federal, State and local agencies and private firms which undertake to study, survey, map, and identify floodplain or flood-related erosion areas, and cooperate with neighboring communities with respect to management of adjoining floodplain and/or flood-related erosion areas in order to prevent aggravation of existing hazards.

Section 4. That the City Council of the City of Greenville does hereby appoint the Director of Community Development or his designee to assure that, in cooperation with Pitt County, the Neuse River Basin Regional Hazard Mitigation Plan is reviewed annually and every five years as specified in the Plan to assure that the Plan is in compliance with all State and Federal regulations and that any needed revisions or amendments to the Plan are developed and presented to the City of Greenville City Council for consideration.

Section 5. That the City Council of the City of Greenville does hereby agree to take such other official action as may be reasonably necessary to carry out the objectives of the Neuse River Basin Regional Hazard Mitigation Plan.

Section 6. This resolution shall become effective immediately upon adoption.

Adopted this 11th day of June, 2015.

Allen M. Thomas, Mayor

ATTEST:

Carol L. Barwick, City Clerk

Thomas Weitnauer

From: Amy Nunez
Sent: Thursday, November 13, 2014 12:15 PM
To: Ann Bellis; Brian Smith; Chris Darden; Doug Schrade; Jerry Weitz; Jerry Weitz 2; Margaret Reid; Shelley Basnight; Terry King; Tony Parker; Torico Griffin; Wanda Harrington
Cc: Thomas Weitnauer; Chantae Gooby; Patrick House
Subject: P&Z November 2014 Meeting
Attachments: PZ November 2014 -#991820-
Memo_to_Planning_Board_Neuse_River_Basin_Regional_Hazard_Mitigation_Plan.pdf

Good afternoon.

The November 2014 P&Z meeting is cancelled due to lack of agenda items. We hope to see you all next month. Also please note the attached memo as an informational item regarding a plan that can be reviewed online.

Thank you.

Amy Nunez
Staff Support Specialist, Planning Division
Community Development Department
anunez@greenvillenc.gov
www.greenvillenc.gov
252-329-4498



* Please note that any and all correspondence to and from this email address is subject to North Carolina Public Records Law and may be disclosed to third parties.

Community Development

Department

TO: Planning and Zoning Commission
FROM: Tom Weitnauer, AICP, Chief Planner
SUBJECT: Informational Item: Neuse River Basin Regional Hazard Mitigation Plan
DATE: November 6, 2014

The final draft of the Neuse River Basin Regional Hazard Mitigation Plan, dated October 31, 2014, is available for review. The plan can be reviewed at <http://www.neuseriverregionalhmp.org>. Staff encourages Planning and Zoning Commissioners conduct a review of the plan via the website. Pitt County served as the lead agency for the planning effort and secured grant funds for the plan development. The plan encompasses 5 counties and 26 municipalities including Greenville. It is anticipated the Plan will be adopted by the City of Greenville, along with all of the other municipalities and counties, in February 2015. Plan certification for all participating jurisdictions must be completed by July 2015. As this is a voluminous document, staff wanted to provide ample time for review. If you have review comments, you may report them through the Plan's website using the e-mail icon. The Neuse River Basin Regional Hazard Mitigation Plan will replace the stand alone City of Greenville – Hazard Mitigation Plan, 4/01/2011, which will not be updated.

Following are excerpts from the Plan's introduction to highlight the purpose of the Plan:

A. What is Hazard Mitigation?

Hazard mitigation is the practice of reducing risks to people and property from natural disasters. Hazard mitigation involves recognizing and adapting to natural forces, and is defined by FEMA as any sustained action taken to reduce long-term risk to human life and property from natural hazards. A fundamental premise of hazard mitigation is that current dollars invested in mitigation will significantly reduce the demand for future expenditures by reducing the extent of emergency recovering, repair, and reconstruction following a disaster.

B. Why is Hazard Mitigation Important to the Neuse River Basin Region?

The Neuse River Basin Regional Hazard Mitigation Plan is being completed to attain the following goals:

- Promote the public health, safety, and general welfare of residents and minimize public and private losses due to natural hazards.*
- Reduce the risk and impact of future natural disasters by regulating development in known high hazard areas.*
- Pursue funds to reduce the risk of natural hazards to existing developments where such hazards are clearly identified and the mitigation efforts are cost-effective.*
- Effectively expedite post-disaster reconstruction.*
- Provide education to citizens that empower them to protect themselves and their families from natural hazards.*
- Protect fragile natural and scenic areas within the planning jurisdiction.*
- Improve upon regional emergency service provision and response.*

ATTACHMENT B: Excerpts of City of Greenville References.
The full document is available at <http://www.neuseriverregionalhmp.org/>

Neuse River Basin








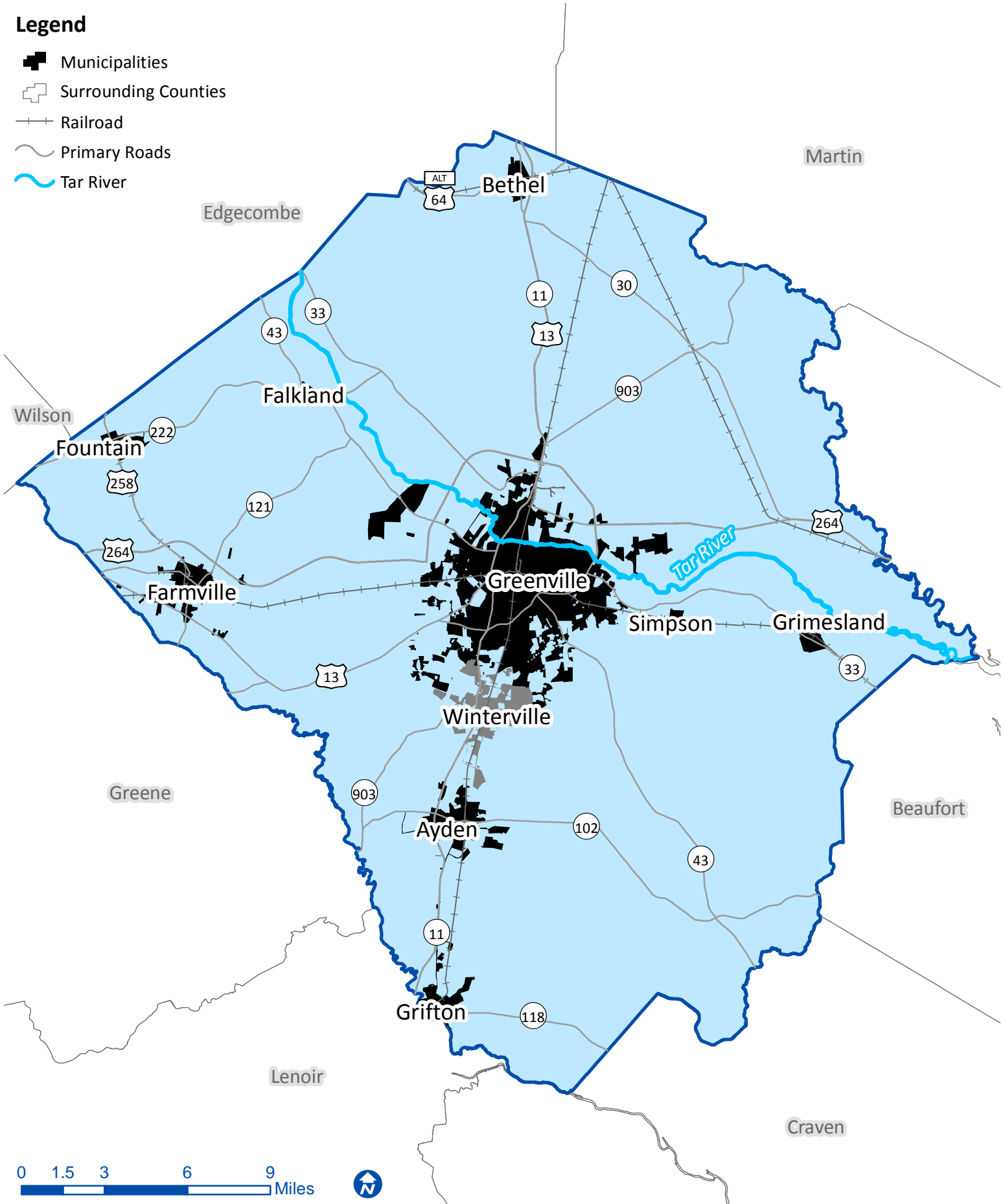
Regional Hazard Mitigation Plan Greene, Jones, Lenoir, Pitt and Wayne Counties

Draft:
January 9, 2015

Map 16 - Pitt County Non-Specific Hazards

Legend

-  Municipalities
-  Surrounding Counties
-  Railroad
-  Primary Roads
-  Tar River



Map 17 - Pitt County Flood Hazard Areas & Critical Facilities

1. Gardnerville FD
2. Bell Arthur VFD
3. Station House Fire and Rescue
4. Bethel Rescue Squad
5. Sharp Point VFD
6. Pactolus VFD
- *7. Belvoir FD
8. Red Oak Community FD
9. Station House Fire and Rescue -1
10. Eastern Pines FD
11. Eastern Pines FD Garage
12. Black Jack VFD

- *13. Greenville Fire and Rescue - 4
14. Greenville Fire and Rescue - 6
15. Pactolus EMS
16. Eastern Pines EMS
17. Bell Arthur EMS
18. Stokes FD
19. Clarks Neck VFD - 1
20. US Forest Service
65. Ayden Grifton High
66. North Pitt High
67. Falkland Elementary
68. Chicod Elementary

69. Pactolus Elementary
 70. Belvoir Elementary
 71. D H Conley High
 72. Northwest Elementary
 73. Hope Middle
 74. Lakeforest Elementary
 75. G R Whitfield
 76. Stokes Elementary
 77. Ridgewood Elementary
- * Facility located in floodplain

Critical Facilities

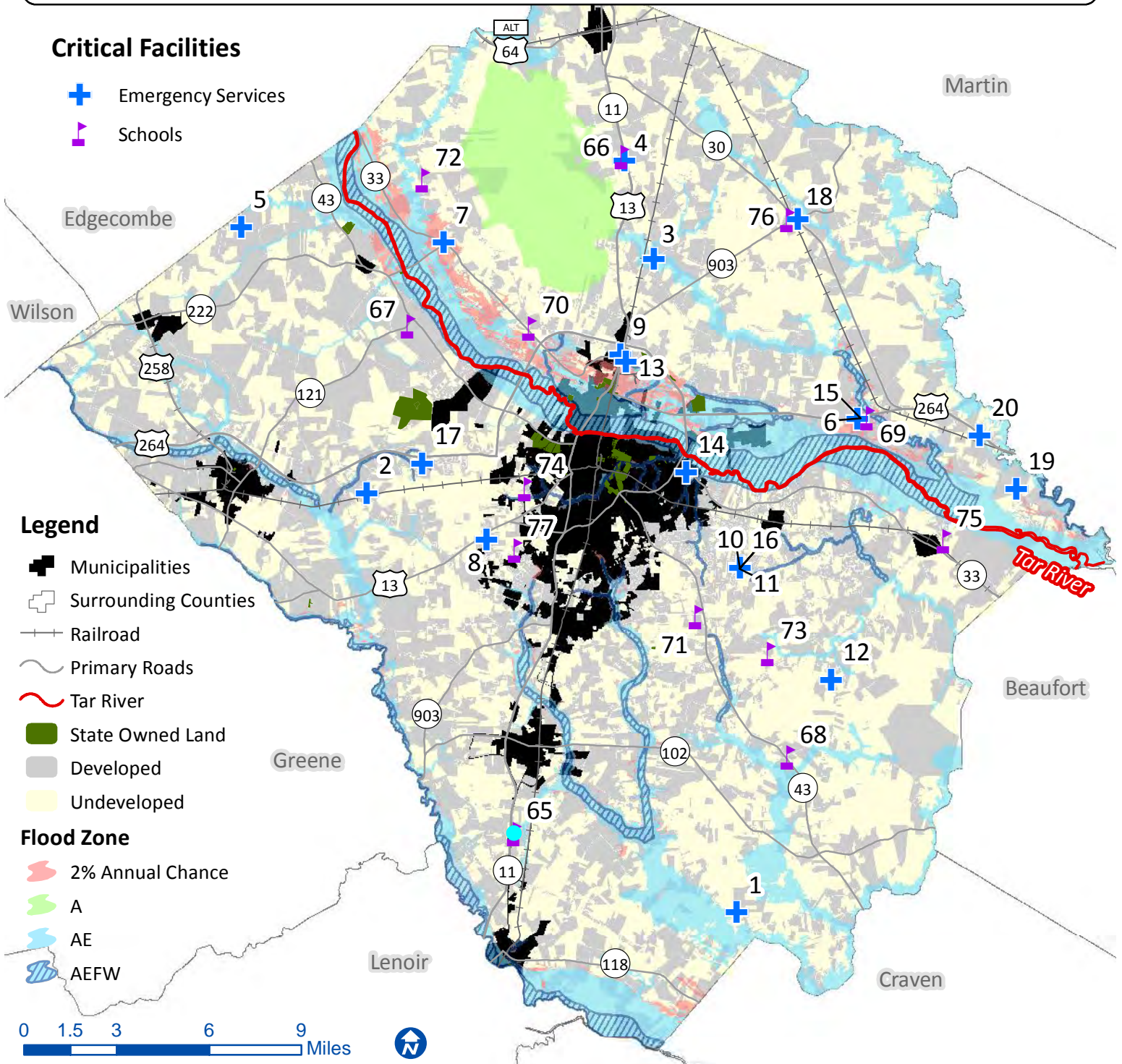
- + Emergency Services
- + Schools

Legend

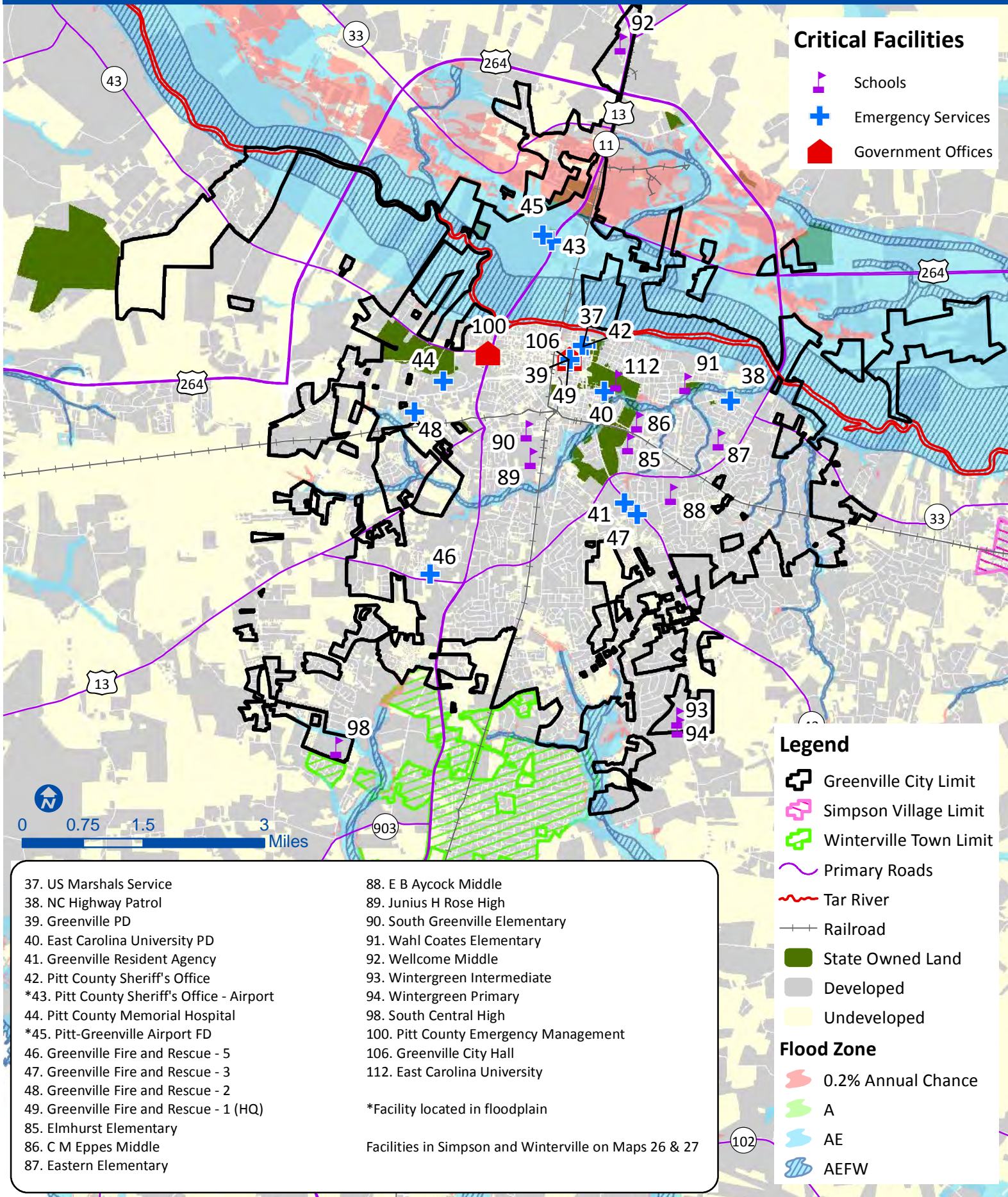
- Municipalities
- Surrounding Counties
- Railroad
- Primary Roads
- Tar River
- State Owned Land
- Developed
- Undeveloped

Flood Zone

- 2% Annual Chance
- A
- AE
- AEFW



Map 23 - Greenville Flood Hazard Areas & Critical Facilities



Critical Facilities

- Schools
- + Emergency Services
- Government Offices

Legend

- Greenville City Limit
- Simpson Village Limit
- Winterville Town Limit
- Primary Roads
- Tar River
- Railroad
- State Owned Land
- Developed
- Undeveloped

Flood Zone

- 0.2% Annual Chance
- A
- AE
- AEFW

- | | |
|---|---|
| <ul style="list-style-type: none"> 37. US Marshals Service 38. NC Highway Patrol 39. Greenville PD 40. East Carolina University PD 41. Greenville Resident Agency 42. Pitt County Sheriff's Office *43. Pitt County Sheriff's Office - Airport 44. Pitt County Memorial Hospital *45. Pitt-Greenville Airport FD 46. Greenville Fire and Rescue - 5 47. Greenville Fire and Rescue - 3 48. Greenville Fire and Rescue - 2 49. Greenville Fire and Rescue - 1 (HQ) 85. Elmhurst Elementary 86. C M Eppes Middle 87. Eastern Elementary | <ul style="list-style-type: none"> 88. E B Aycock Middle 89. Junius H Rose High 90. South Greenville Elementary 91. Wahl Coates Elementary 92. Wellcome Middle 93. Wintergreen Intermediate 94. Wintergreen Primary 98. South Central High 100. Pitt County Emergency Management 106. Greenville City Hall 112. East Carolina University <p>*Facility located in floodplain</p> <p>Facilities in Simpson and Winterville on Maps 26 & 27</p> |
|---|---|



102



Strategy #2: Develop a plan for relocating public infrastructure out of flood hazard areas.

Progress: The City of Greenville has, and will continue to, utilize their information and data in this plan when making key decisions regarding location/relocation of public infrastructure and critical facilities. To date, the City has not developed a formal plan regarding this issue; however, relocation of infrastructure is addressed in the City's Comprehensive Plan, Hazard Mitigation Plan, and Flood Redevelopment Plan.

Status/Corresponding 2015 Strategy: P13

Required Open Space Ordinance

Strategy #3: Preserve open space in floodplain and environmentally sensitive areas. Explore ways that the City of Greenville might acquire additional properties in floodprone areas.

Progress: The City of Greenville has maintained a robust Open Space and Floodplain Management Program since the occurrence of Hurricane Floyd. The City continues to seek out new opportunities in relation to these efforts on an annual basis, as well as following a natural hazard event.

Status/Corresponding 2015 Strategy: P10, P13

Strategy #4: Minimize loss of personal and real property from natural disasters by continuing to support subdivision clustering to maximize density while preserving flood hazard areas.

Progress: The City of Greenville continues to take a proactive stance towards floodplain management. These efforts are intended to include modifications to the City's land use controls, including regulations enabling cluster subdivisions. This strategy has not been achieved, but is reflected in the updated strategies.

Status/Corresponding 2015 Strategy: P30

Strategy #5: Continue to support subdivision clustering to maximize density while preserving flood hazard areas. In addition to its existing cluster zoning option, the City adopted a Master Plan Community Ordinance in 2010, which provides incentives (such as allowing higher density) in exchange for planning and design characteristics that promote, e.g., environmentally sustainable development.

Progress: The City of Greenville continues to take a proactive stance towards floodplain management. These efforts are intended to include modifications to the City's land use controls, including regulations enabling cluster subdivisions. This strategy has not been achieved, but is reflected in the updated strategies.

Status/Corresponding 2015 Strategy: P30

