



## Agenda

### Planning and Zoning Commission

July 21, 2015

6:30 PM

Council Chambers, City Hall, 200 W. Fifth Street

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I. CALL MEETING TO ORDER -

II. INVOCATION - Margaret Reid

III. ROLL CALL

IV. APPROVAL OF MINUTES - June 16, 2015

V. OLD BUSINESS

OTHER

1. Election of Officers

VI. NEW BUSINESS

REZONINGS

2. Ordinance requested by Venture Partners I, LLC to rezone 0.510 acres located south of Melrose Drive between Brighton Park Drive and West Arlington Boulevard from MR (Medical-Residential [High Density Multi-family]) to MO (Medical-Office)

OTHER

3. Potential sponsorship of a rezoning request for certain properties in the general area bounded by Reade Circle, Dickinson Avenue, the CSX Railroad, and Bonners Lane to be rezoned to CD (Downtown Commercial) zoning
4. Information on potential future rezonings in the Uptown area

VII. ADJOURN

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

June 16, 2015

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

Mr. Tony Parker – Acting Chair-\*

Mr. P.J. Connelly - *	Ms. Chris Darden – X
Mr. Terry King – *	Ms. Ann Bellis – X
Ms. Margaret Reid –*	Mr. Brian Smith - *
Mr. Doug Schrade - *	

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

**VOTING MEMBERS:** Schrade, King, Connelly, Reid, Smith

**PLANNING STAFF:** Andy Thomas, Lead Planner; Merrill Flood, Director of Community Development and Amy Nunez, Staff Support Specialist II.

**OTHERS PRESENT:** Dave Holec, City Attorney and Jonathan Edwards, Communications Technician.

Chairman Parker welcomed new member P.J. Connelly to the Commission. He also welcomed future member Dustin Mills who was sitting in the audience.

Mr. Andy Thomas stated that P.J. Connelly attended orientation and he is eligible to vote tonight.

**MINUTES:** Motion was made by Mr. Smith, seconded by Mr. King to accept the May 19, 2015 minutes as presented. Motion carried unanimously.

**NEW BUSINESS**

**PRELIMINARY PLATS**

REQUEST BY ROBERT D. PARROTT AND CARL BLACKWOOD, ET AL FOR A PRELIMINARY PLAT ENTITLED “BLACKWOOD RIDGE”. THE SUBJECT PROPERTY IS LOCATED ON THE EAST SIDE OF COREY ROAD AT ITS INTERSECTION WITH VAN-GERT DRIVE. THE PROPERTY IS BOUND ON THE SOUTH BY ROSEWOOD AND TULL’S COVE, TO THE EAST BY COREY RIDGE AND FAITH ASSEMBLY CHURCH OF GOD, TO THE NORTH BY FARRINGTON AND LILA MOYE AND TO THE WEST BY JOHNNIE B. WORTHINGTON PROPERTY. THE PROPERTY IS FURTHER IDENTIFIED AS A PORTION OF TAX PARCEL # 37500. THE PRELIMINARY PLAT CONSISTS OF 64 LOTS ON 43.3084 ACRES. - APPROVED

Mr. Andy Thomas, Lead Planner, presented the preliminary plat. It is located in the southeastern portion of the City. It is not in the flood plain. Corey Road is a minor thoroughfare. This property was voluntarily annexed into the City of Greenville on June 11 2015. It zoned R9 (residential). This property is located in an area just outside the City's ETJ. The property owner was requesting annexation and zoning to receive utility services. This project interconnects with existing subdivisions and provides a street extension to the vacant land to the east. Sidewalks are provided. There is a common area across the rear of the properties that leads to the stormwater detention pond. A property owners' association will maintain this area. The documents establishing the Homeowner's Association will be reviewed by the City and recorded in the Pitt County Register of Deeds prior to recordation of the final plat. There is a significant amount of 404 wetlands on the northern boundary. Wetlands are a valuable natural resource that provide an ecological function. The Federal Government regulates the activities in wetlands. There will be an established 70 foot drainage easement and a 50 foot riparian buffer on the northern side.

The developer is proposing that the proposed lots be extended to the existing watercourse. The Planning Staff would suggest that as a condition of approval the Planning Board require that along the northern boundary that the property lines be stopped at the 70 foot drainage easement or the 50 foot riparian buffer whichever is greater and that strip of land be included within the common area. This would afford some preservation of the wetland area. If the property lines remain as shown, property owners are likely to mow these areas and put down fertilizer that would degrade the condition of the wetland. The Planning Board could consider this action in keeping with the following City Ordinances:

**SEC. 9-5-88 PRESERVATION OF SIGNIFICANT WATER AREAS; INTENT.**

It is the intent of these regulations both to safeguard existing and potential development in appropriate locations and to preserve and promote a desirable ecological balance. Therefore, insofar as it is reasonably practicable, subdivisions shall be located, designed and improved to preserve important natural water areas, related vegetation and wildlife habitats; to avoid creation of upstream impoundments or downstream runoff which would be harmful to such complexes or to existing or potential development in appropriate locations; and to maintain desirable groundwater levels. (Ord. No. 1941, § 1, passed 1-12-1989)

**SEC. 9-5-89 SAME; MAINTENANCE OF NATURAL WATERWAYS AND WATER AREAS; RELATIONSHIP TO GREENWAY PLAN.**

(A) Where a proposed subdivision is traversed by or includes in whole or in part a natural watercourse, marsh, pond or lake of substantial significance in the ecology of the general area, the water body shall, to the maximum extent reasonably feasible, be maintained in its natural state, together with bordering lands and other suitable protective strip or buffer as required by the Planning and Zoning Commission. The minimum width of any protective strip or other buffer required pursuant to this section shall not be less than 15 feet from the top of the bank as determined by the City Engineer.

(B) If any portion of the area proposed for subdivision lies within an area designated in the officially adopted Greenway Master Plan as a greenway corridor, the area so designated shall be dedicated and/or reserved to the public at the option of the city.

(C) The city and Greenville Utilities Commission shall have right of access onto all designated and/or dedicated areas within all easements as required for the construction and/or maintenance of public facilities. (Ord. No. 1941, § 1, passed 1-12-1989; Ord. No. 2490, § 1, passed 7-9-1992)

There will be no costs to the City of Greenville associated with this subdivision other than routine costs to provide public services. The City's Subdivision Review Committee has reviewed the preliminary plat and has determined that it meets all technical requirements pending the Planning Board's decision about whether or not to incorporate the wetlands strip into the common area.

Mr. Schrade asked for an explanation of the 70-foot drainage easement or the 50-foot riparian buffer whichever is greater.

Mr. Thomas stated that at the back of the property there is 50-foot riparian buffer at the top of the embankment and the drainage easement is 70 feet from the center of the ditch.

Chairman Parker asked how the Commission should make their motion.

Attorney Holec stated that there are two alternatives. 1- Accept as submitted or 2-deny, state why it is not in compliance with the stated City ordinances and then approve it with the modifications of the area to be included in the common area.

Chairman Parker opened the public hearing.

Mr. Ken Malpass, representative of the applicant, spoke in favor of the request. He stated that it should be left as a riparian buffer because that is how it is typically done. He passed out a handout to the Commissioners. He stated that the handout provided an example of how extending the easement would change lot lines and there would be an area between the easement and the riparian buffer. He included an article (News & Observer June 12, 2015) that stated legislation is considering a bill that would eliminate the state ban on removing vegetation to allow development on land within 50 feet of streams and rivers on most private property in the Tar-Pamlico and lower Neuse river basins. The existing regulations already protect the wetlands. The easement line is to provide access to maintain something. He stated they do not want to force ownership and deed the easement to the association. It should remain with the owner.

Mr. King asked if this requirement had been asked of any other subdivisions.

Mr. Thomas stated he has been with the City since August of 1994 and since then has never received a request with this volume of wetlands. He stated down the road from this request is the Surrey Meadows subdivision. They put all the wetlands in the common area. He also stated that the initial request of the Engineering Department was to preserve the entire wetland area.

Mr. Malpass stated that the wetlands would be preserved. The regulations cannot be changed.

Mr. Schrade asked what the drawings in the handout represent.

Mr. Malpass stated it was to show moving the property line to the easement line versus just the riparian buffer. The lot line is not typically the easement line.

Mr. Schrade asked if Staff was concerned with regulated individual people versus one group.

Mr. Thomas stated the rear property line has wetlands. There should be no activity in the area so not to degrade the natural wetlands. It should be put in a common area. Staff does not suggest the information in the handout from Mr. Malpass.

No one spoke in opposition of the request.

Chairman Parker closed the public hearing and opened for board discussion.

Chairman Parker stated he worries about the wetlands and that people will mow or fertilize.

Mr. Smith stated it is easier to enforce or control a group versus individuals.

Attorney Holec stated that being a plat, the standard motion is not necessary. A motion to accept as submitted or deny, state why it is not in compliance with the stated City ordinances and then approve it with the modifications of the area to be included in the common area.

**Motion made by Ms. Reid, seconded by Mr. Schrade, to deny the request as is because it is not in compliance with City Ordinances SEC 9-5-88 and 9-5-89 but to approve the request with the modifications recommended by Staff. Favor: Ms. Reid and Mr. Schrade. Oppose: Mr. King, Mr. Connelly, and Mr. Smith. -Motion denied.**

**Motion made by Mr. Smith, seconded by Mr. King, to approve the plat as submitted. Favor: Mr. Smith, Mr. King, and Mr. Connelly. Oppose: Ms. Reid and Mr. Schrade. - Motion carried.**

REQUEST BY HARDEE 3 ENTERPRISES, INC. FOR A PRELIMINARY PLAT ENTITLED "HARDEE JUNCTION". THE PROPERTY IS LOCATED ON THE SOUTH SIDE OF E. 10<sup>TH</sup> STREET (NC HWY 33) APPROXIMATELY 265 FEET WEST OF L.T. HARDEE ROAD, EAST OF THE WAL-MART SUPER CENTER COMPLEX (OSCAR ROAD), WEST OF HD HOLDINGS, LLC PROPERTY AND NORTH OF THE NORFOLK SOUTHERN RAILROAD TRACKS. THE PROPERTY IS FURTHER IDENTIFIED AS TAX PARCELS #58442, #09712 AND A PORTION OF #09712. THE PRELIMINARY PLAT CONSISTS OF 5 LOTS ON 9.695 ACRES. THE PROPERTY OWNERS ARE WILLIAM CLAUDE HARDEE, JAMES LEWIS HARDEE, JR. AND HARDEE FAMILY PROPERTIES LIMITED PARTNERSHIP. - APPROVED

Mr. Andy Thomas presented the preliminary plat. It is located in the western portion of the City.

This property was the subject of a recent rezoning. On May 14, 2015, the property was rezoned from RA-20 (Residential) to CG (General Commercial). This property interconnects with Oscar Road on the Wal-Mart property. Rear access is provided via a private driveway. There is a provision for the extension of a driveway to the property eastward once a development is determined. In accordance with the revised ordinance, a sidewalk is provided along E. 10<sup>th</sup> Street (NC HWY 33). There will be no costs to the City of Greenville associated with this subdivision other than routine costs to provide public services. The City's Subdivision Review Committee has reviewed the preliminary plat and has determined that it meets all technical requirements.

Chairman Parker opened the public hearing.

No one spoke in favor or in opposition of the request.

Chairman Parker closed the public hearing and opened for board discussion.

No board discussion was made.

**Motion made by Mr. Smith, seconded by Mr. King, to approve the plat. Motion passed unanimously.**

#### **OTHER**

ELECTION OF OFFICERS. - CONTINUED

**Motion made by Ms. Reid, seconded by Mr. Smith, to continue the election until next month when more members are present. Motion passed unanimously.**

Mr. Merrill Flood made an announcement that a replacement is needed from the Commission for the Comprehensive Plan Committee since Mr. Jerry Weitz has resigned.

**Motion made by Mr. Smith, seconded by Mr. Schrade, to continue the selection of a replacement to the Comprehensive Committee until next month. Motion passed unanimously.**

**With no further business, motion made by Mr. Smith seconded by Mr. King, to adjourn. Motion passed unanimously. Meeting adjourned at 7:01 p.m.**

Respectfully Submitted,

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



# City of Greenville, North Carolina

Meeting Date: 7/21/2015  
Time: 6:30 PM

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**Title of Item:** Election of Officers

**Explanation:**

**Fiscal Note:**

**Recommendation:**

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Attachments / click to download

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# City of Greenville, North Carolina

Meeting Date: 7/21/2015  
Time: 6:30 PM

**Title of Item:** Ordinance requested by Venture Partners I, LLC to rezone 0.510 acres located south of Melrose Drive between Brighton Park Drive and West Arlington Boulevard from MR (Medical-Residential [High Density Multi-family]) to MO (Medical-Office)

**Explanation:** **Abstract:** The City has received a request from Venture Partners I, LLC to rezone 0.510 acres located south of Melrose Drive between Brighton Park Drive and West Arlington Boulevard from MR (Medical-Residential [High Density Multi-family]) to MO (Medical-Office)

**Required Notices:**

Planning and Zoning meeting notice (property owner and adjoining property owner letter) mailed on July 7, 2015.

On-site sign(s) posted on July 7, 2015.

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

Public hearing legal advertisement published - N/A.

**Comprehensive Plan:**

The subject area is located in Vision Area F.

Management Actions:

F4. Increase the number of and intensity of medical-related establishments.

F6. Strengthen/support the medical district plan.

The Future Land Use Plan Map recommends office/institutional/multi-family (OIMF) along the northern right-of-way of West Fifth Street between Schoolhouse Branch and Harris Run.

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

A traffic report was not generated as the property is not developable.

**History/Background:**

In 1986, the subject property was incorporated into the City's extra-territorial jurisdiction (ETJ) and zoned MD-3 and MD-5. Later, these districts were re-named to MO (Medical-Office) and MR (Medical-Residential), respectively.

**Present Land Use:**

Vacant

**Water/Sewer:**

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

**Historic Sites:**

There are no known effects on designated sites.

**Environmental Conditions/Constraints:**

There are no known environmental conditions/constraints.

**Surrounding Land Uses and Zoning:**

North: MR - Brighton Park Apartments and The Heritage at Arlington Apartments

South: MO - vacant (under common ownership of the applicant)

East: MO - Eastern Area Health Education Center (approved site plan)

West: MR - Vacant

**Fiscal Note:**

No cost to the City.

**Recommendation:**

In staff's opinion, the request is in compliance with Horizons: Greenville's Community Plan, the Future Land Use Plan Map and the Medical District Land Use Plan Update (2007).

"In compliance with the comprehensive plan" should be construed as meaning the requested zoning is (i) either specifically recommended in the text of the Horizons Plan (or addendum to the plan) or is predominantly or completely surrounded by the same or compatible and desirable zoning and (ii) promotes the

desired urban form. The requested district is considered desirable and in the public interest, and staff recommends approval of the requested rezoning.

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.

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

**Attachments / click to download**

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

 [List of Uses for MO 986293](#)

## **CURRENT 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 I
  - f. Residential cluster development per Article M
  - k. Family care home (see also section 9-4-103)
  - q. Room renting
  
- (3) Home Occupations (see all categories): \*None
  
- (4) Governmental:
  - b. City of Greenville municipal government building or use (see also section 9-4-103)
  
- (5) Agricultural/ Mining:
  - a. Farming; agriculture, horticulture, forestry (see also section 9-4-103)
  
- (6) Recreational/ Entertainment:
  - f. Public park or recreational facility
  - g. Private noncommercial park or recreation facility
  
- (7) Office/ Financial/ Medical: \* None
  
- (8) Services:
  - o. Church or place of worship (see also section 9-4-103)
  
- (9) Repair: \* None
  
- (10) Retail Trade: \* None
  
- (11) Wholesale/ Rental/ Vehicle- Mobile Home Trade: \* None
  
- (12) Construction:
  - c. Construction office; temporary, including modular office (see also section 9-4-103)
  
- (13) Transportation: \* None
  
- (14) Manufacturing/ Warehousing: \* None
  
- (15) Other Activities (not otherwise listed - all categories): \* None

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

#### **Special Uses**

- (1) General:  
\* None

(2) Residential:

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

(3) Home Occupations (see all categories):

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

(4) Governmental:

- a. Public utility building or use

(5) Agricultural/ Mining: \* None

(6) Recreational/ Entertainment:

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

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

(8) Services:

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

(9) Repair: \* None

(10) Retail Trade: \* None

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

(12) Construction: \* None

(13) Transportation: \* None

(14) Manufacturing/ Warehousing: \* None

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

## **PROPOSED ZONING**

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

#### **Permitted Uses**

(1) General:

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

(2) Residential:

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

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

(4) Governmental:

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

(5) Agricultural/ Mining:

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

(6) Recreational/ Entertainment:

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

(7) Office/ Financial/ Medical:

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

(8) Services:

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

(9) Repair:\* None

(10) Retail Trade:

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

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

(12) Construction:

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

(13) Transportation:\* None

(14) Manufacturing/ Warehousing: \* None

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

**MO (Medical-Office)  
Special Uses**

(1) General:\* None

(2) Residential:

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

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

(4) Governmental:

- a. Public utility building or use

(5) Agricultural/ Mining:\* None

(6) Recreational/ Entertainment:

- s. Athletic club; indoor only

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

(8) Services:

- a. Child day care facilities
- b. Adult day care facilities
- e. Barber or beauty shop
- f. Manicure, pedicure or facial salon
- j. College and other institutions of higher learning
- l. Convention center; private
- s. Hotel, motel bed and breakfast inn; limited stay lodging (see also residential quarters for resident manager, supervisor or caretaker and section 9-4-103)
- s.(1). Hotel, motel bed and breakfast inn; extended stay lodging (see also residential quarters for resident manager, supervisor or caretaker and section 9-4-103)
- hh. Exercise and weight loss studios; indoor only
- ll.(1) Dry cleaning; household users, drop-off/pick-up station only [2,000 sq. ft. gross floor area limit per establishment]
- jj. Health services not otherwise listed

(9) Repair:\* None

(10) Retail Trade:

- f. Office and school supply, equipment sales [5,000 sq. ft. gross floor area limit per establishment]
- h. Restaurant; conventional
- i. Restaurant; fast food [limited to multi-unit structures which contain not less than three separate uses]
- j. Restaurant; regulated outdoor activities
- k. Medical supply sales and rental of medically related products including uniforms and related accessories.
- t. Hobby or craft shop [5,000 sq. ft. gross floor area limit per establishment]

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

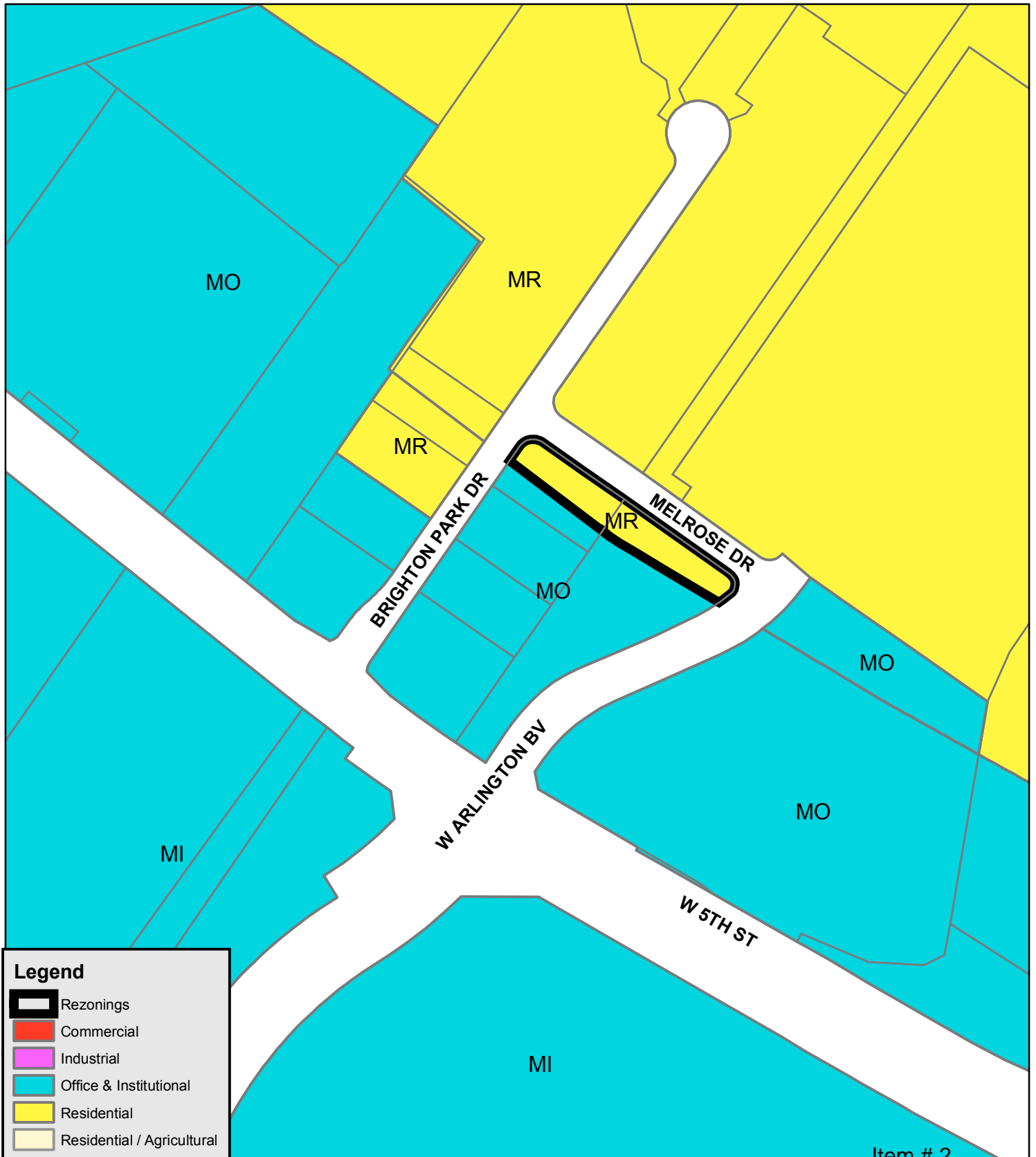
(12) Construction:\* None

(13) Transportation:\* None

(14) Manufacturing/ Warehousing: \* None

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

Venture Partners I, LLC (15-08)  
From: MR To: MO  
0.510 acres  
July 7, 2015




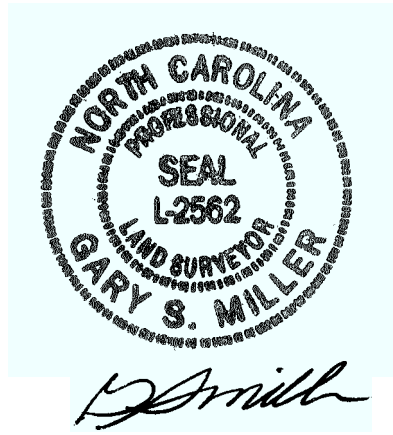
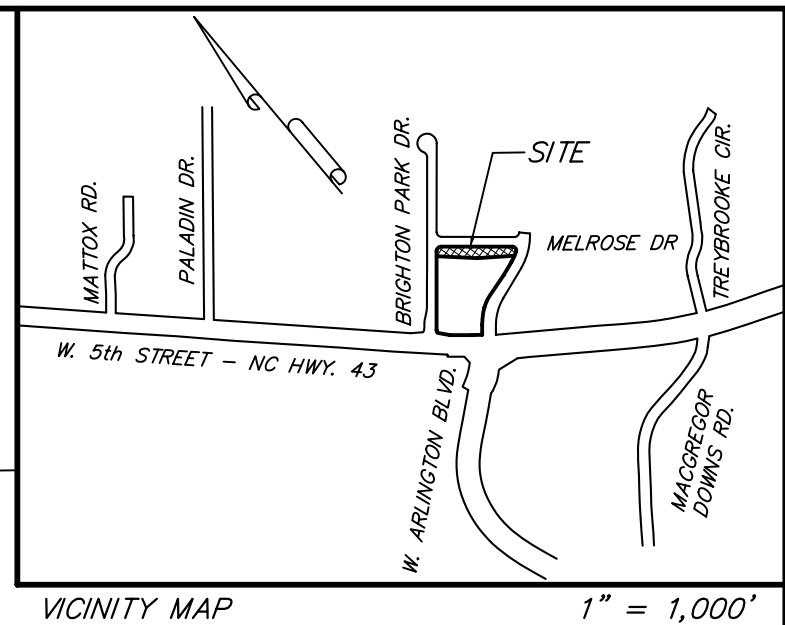
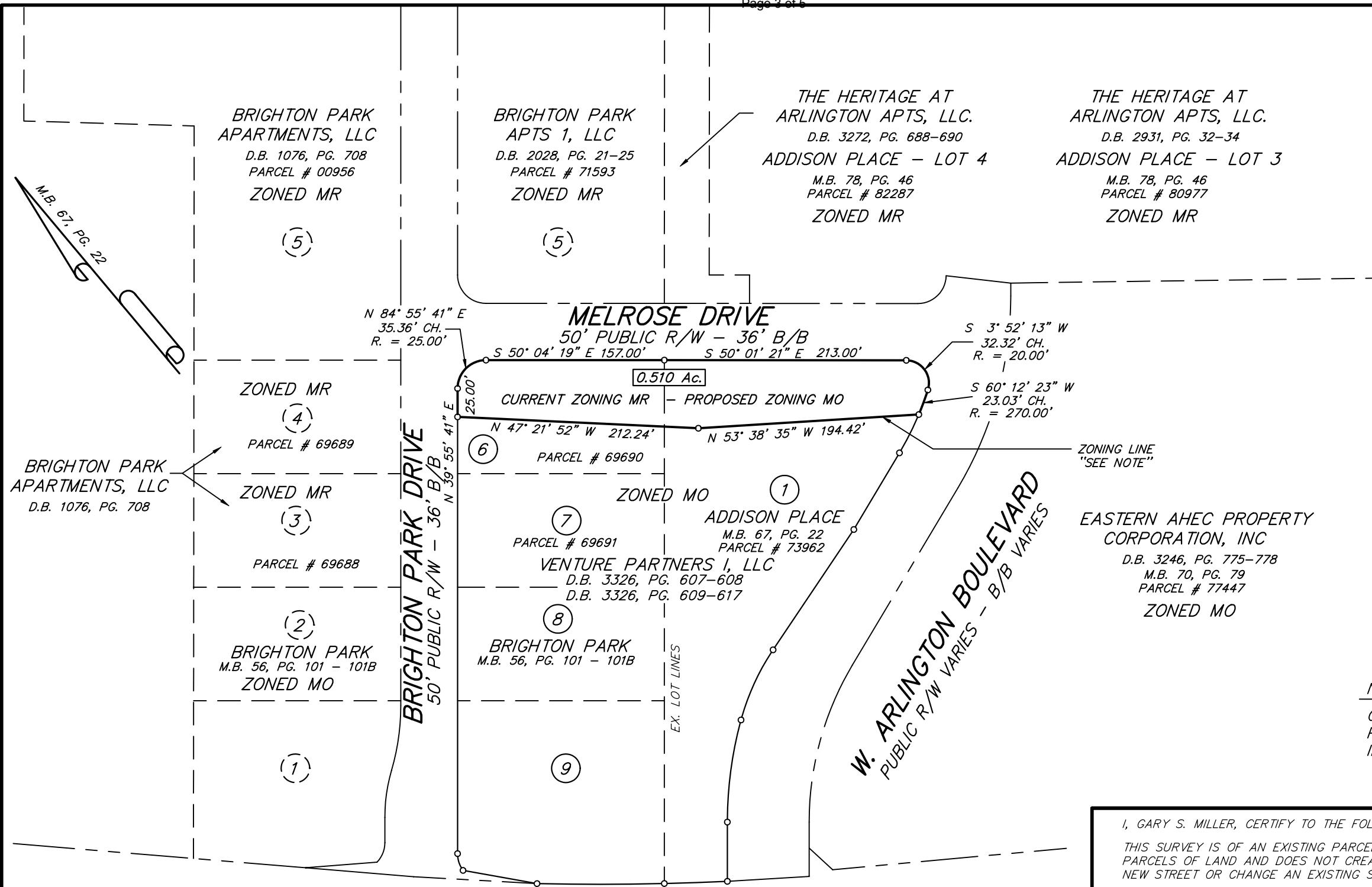


Venture Partners I, LLC (15-08)  
From: MR To: MO  
0.510 acres  
July 7, 2015



**Legend**

 Rezoning



**NOTE:**  
CURRENT ZONING LINE SCALED FROM  
PITT COUNTY ONLINE PARCEL  
INFORMATION SYSTEM (OPIS).

I, GARY S. MILLER, CERTIFY TO THE FOLLOWING:  
THIS SURVEY IS OF AN EXISTING PARCEL OR  
PARCELS OF LAND AND DOES NOT CREATE A  
NEW STREET OR CHANGE AN EXISTING STREET;  
THAT THIS MAP WAS DRAWN UNDER MY SUPER-  
VISION FROM AN ACTUAL SURVEY MADE UNDER  
MY SUPERVISION (DEED DESCRIPTION RECORDED  
IN BK. 3326, PG. 607-608 OR OTHER  
REFERENCE SOURCE \_\_\_\_\_); THAT  
THE BOUNDARIES NOT SURVEYED ARE INDICATED  
AS DRAWN FROM INFORMATION IN BK. \_\_\_\_\_,  
PG. \_\_\_\_\_ OR OTHER REFERENCE SOURCE SEE  
REF. \_\_\_\_\_; THAT THE RATIO OF PRECISION OR  
POSITIONAL ACCURACY IS 1:10,000+; AND THAT  
THIS MAP MEETS THE REQUIREMENTS OF THE  
STANDARDS OF PRACTICE FOR LAND SURVEYING  
IN NORTH CAROLINA (21 NCAC 56.1600).  
WITNESS MY HAND AND SEAL THIS 10th DAY  
OF JUNE, 2015.

SIGNED \_\_\_\_\_  
PROFESSIONAL LAND SURVEYOR No. L-2562

REZONING MAP FOR  
**VENTURE  
PARTNERS I, LLC**

PORTION OF LOT 6 BRIGHTON PARK  
AND A PORTION OF LOT 1  
ADDISON PLACE  
GREENVILLE, GREENVILLE TWP.  
PITT CO., N.C.  
SCALE: 1" = 100'  
JUNE 10, 2015

WO 15117  
FB -

**GARY S. MILLER**  
& ASSOCIATES, P.A.  
LAND SURVEYORS

1803 South Charles Blvd.  
Greenville, N.C. 27858  
License # C-0225

Phone (252)756-7878  
Fax (252)756-0785

**Bar Scale**

100 50 0 100 200

SURVEYED BY: MCP DRAWN BY: BLW  
Item # 2  
1597.dwg/14041.psd

04/30/07

## BUFFERYARD SETBACK AND VEGETATION SCREENING CHART

For Illustrative Purposes Only

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

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

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

Street trees may count toward the minimum acreage.

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

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

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

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

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

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

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

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

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

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

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

Illustration: Maximum allowable density in Residential Zoning Districts



# City of Greenville, North Carolina

Meeting Date: 7/21/2015  
Time: 6:30 PM

**Title of Item:** Potential sponsorship of a rezoning request for certain properties in the general area bounded by Reade Circle, Dickinson Avenue, the CSX Railroad, and Bonners Lane to be rezoned to CD (Downtown Commercial) zoning

**Explanation:** As part of the City's on-going Economic Development Initiatives, the Community Development Department is requesting the Planning and Zoning Commission sponsor a rezoning request for certain properties located in the general area bounded by Reade Circle, Dickinson Avenue, the CSX Railroad, and Bonner's Lane to be rezoned to CD (Downtown Commercial). This area is part of The Dickinson Avenue Corridor Study and is defined as "Area Two" within this plan. This area contains site of the future Greenville Transportation and Activity Center (GTAC) and encompasses the Imperial (Warehouse) Site.

The Dickinson Avenue Corridor Study describes Area Two as:

*Area Two: Arts District and Transit*

*North of Dickinson Avenue, near Reade Circle, this sub-area includes the new transit center (the GTAC). Early-phased development providing residential for both students and young professionals should be built adjacent to this transit resource - creating a TOD, or Transit-Oriented Development. Several existing streets in this zone should also be realigned both to improve accessibility/visibility to ECU and the Uptown District - this will better integrate the GTAC into other adjacent areas in the study area including the Imperial Site. This realignment will create larger parcels ideally configured for larger format, mixed-use residential. This sub-area also features significant pads for PDR (production, Distribution and Repair) businesses - combining jobs and living spaces.*

A majority of the area is already zoned CD (Downtown Commercial), which is the preferred zoning district. This has mainly been accomplished via private rezoning requests from property owners. The remaining portion of this area are currently zoned CDF (Downtown Commercial Fringe and IU (Unoffensive

Industry). The purpose of the rezoning request is to have the entire Area Two be zoned CD. This zoning district is preferred because it allows for more intensive and complementary uses for the Uptown District with zero-lot line setbacks, mixed use development, no vegetation requirements and less restrictive parking standards.

This rezoning contains three separate tracts:

Tract 1: 11.35 acres

Tract 2: 0.74 acres

Tract 3: 0.58 acres

Total: 12.67 acres

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

**Recommendation:** Staff recommends the Planning and Zoning Commission sponsor a rezoning request for certain properties in the general area bounded by Reade Circle, Dickinson Avenue, the CSX Railroad, and Bonners Lane to be rezoned to CD (Downtown Commercial) zoning

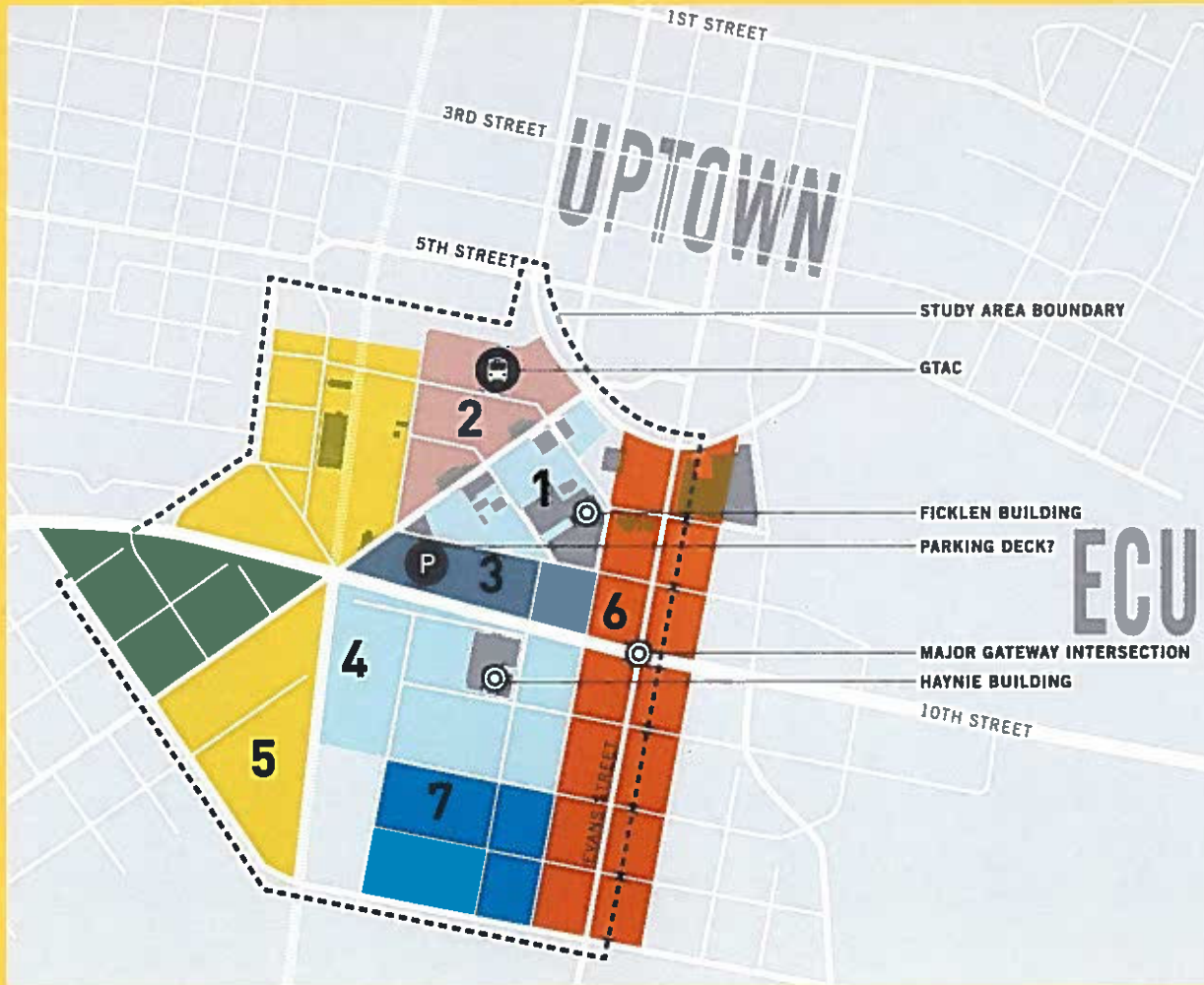
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Attachments / click to download

 [Maps](#)

# EIGHT DISTINCT SUB-AREAS



### Legend

- AREA ONE: HISTORIC BUILDING INFILL
- AREA TWO: ARTS DISTRICT AND TRANSIT
- AREA THREE: 10TH STREET THRESHOLD
- AREA FOUR: INNOVATION ZONE
- AREA FIVE: PDR AREAS
- AREA SIX: EVANS CORRIDOR
- AREA SEVEN: EXISTING RESIDENTIAL NEIGHBORHOOD
- AREA EIGHT: ATHLETICS / RECREATION ZONE

## ACTION AREA

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### GTAC TRANSIT-ORIENTED DEVELOPMENT

# NEW STREETS TO CREATE MARKET READY SITES

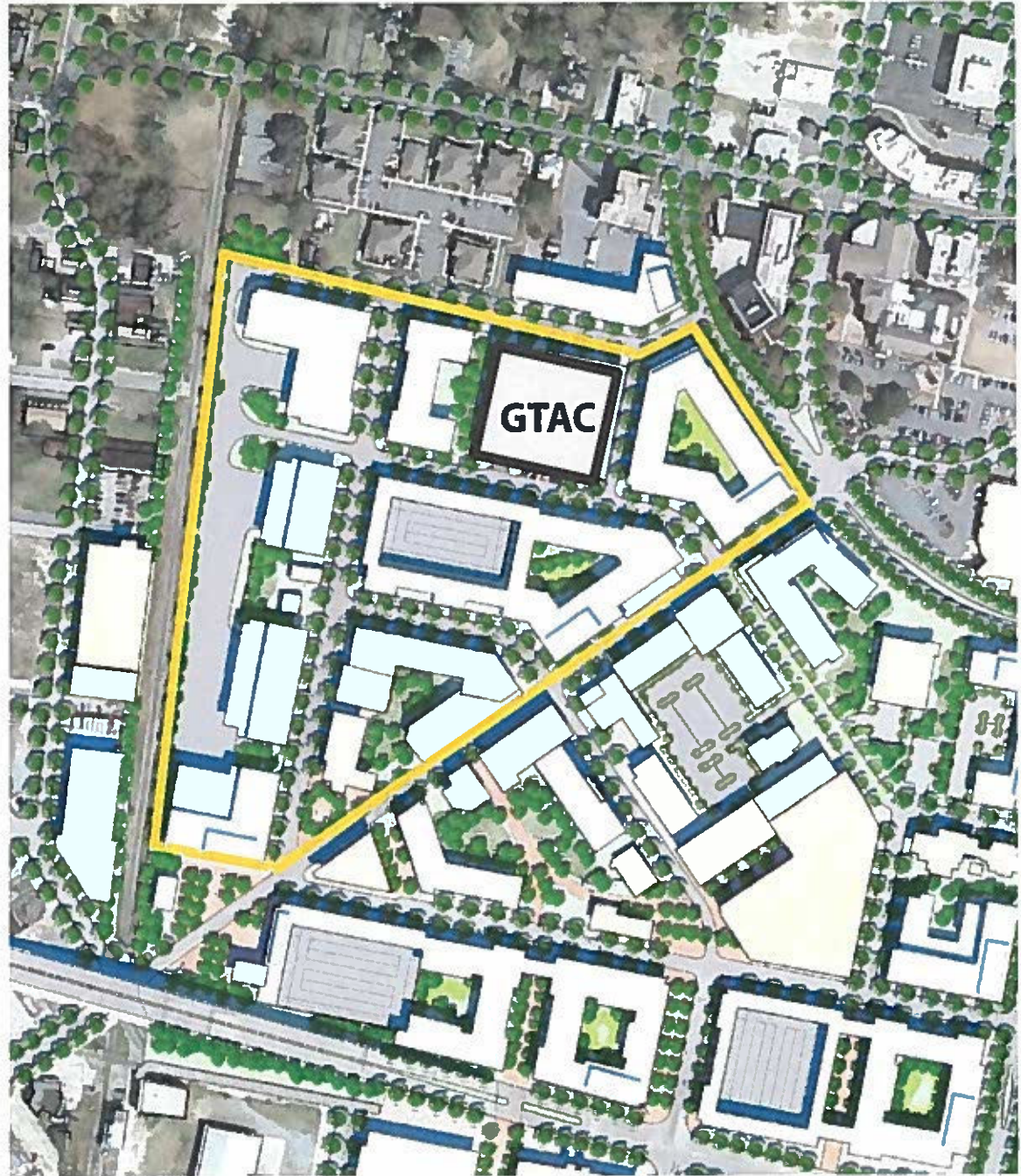
Embrace and Support the Transit Infrastructure –Plan for Residential Development Immediately Adjacent to the GTAC

Balance Student and Market-Rate Housing

Coordinate Transit between Greenville and ECU

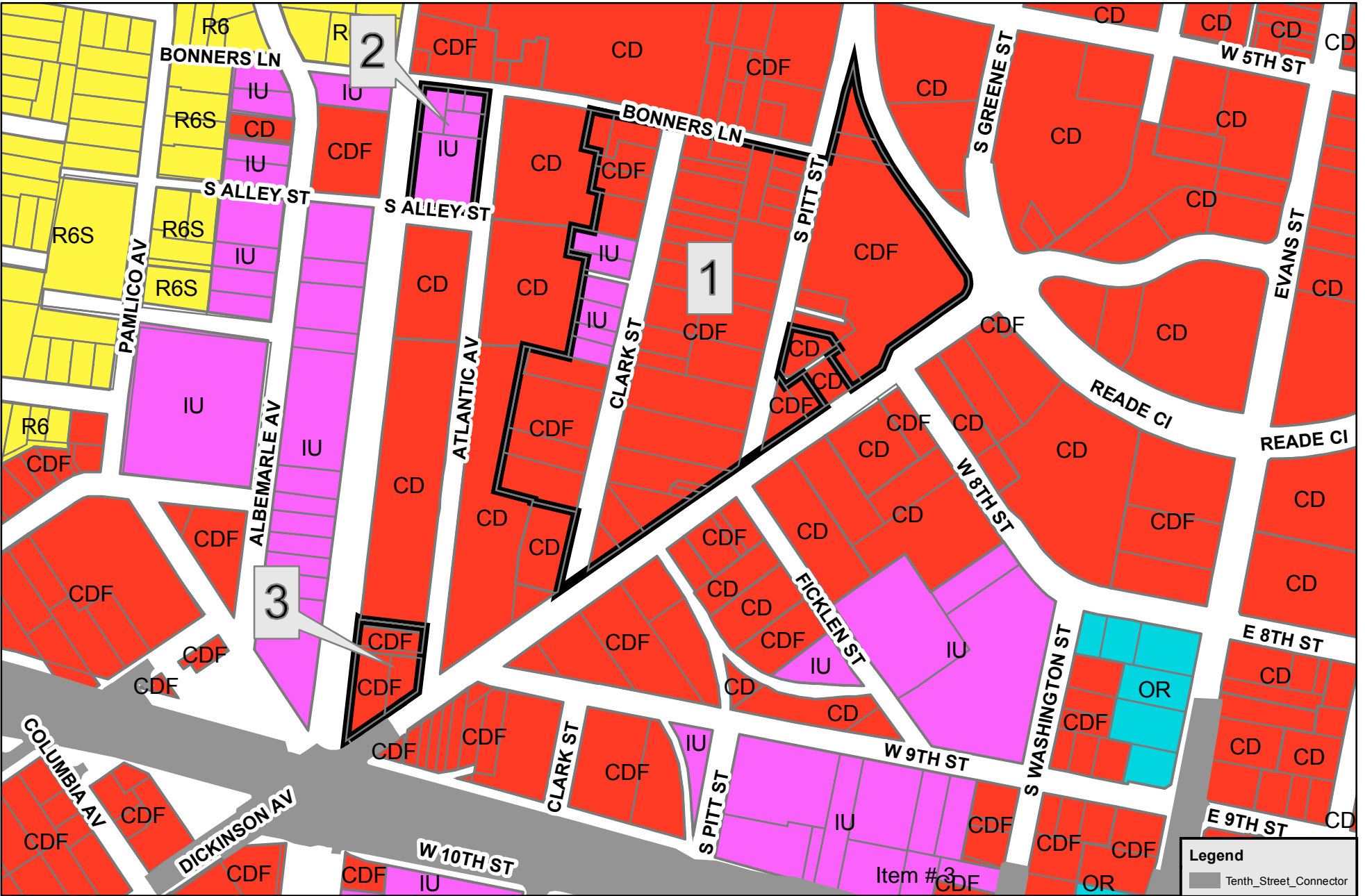
Realign Streets to Improve Wayfinding and Connectivity

New Street Layout Creates Land Parcels Appealing to Development



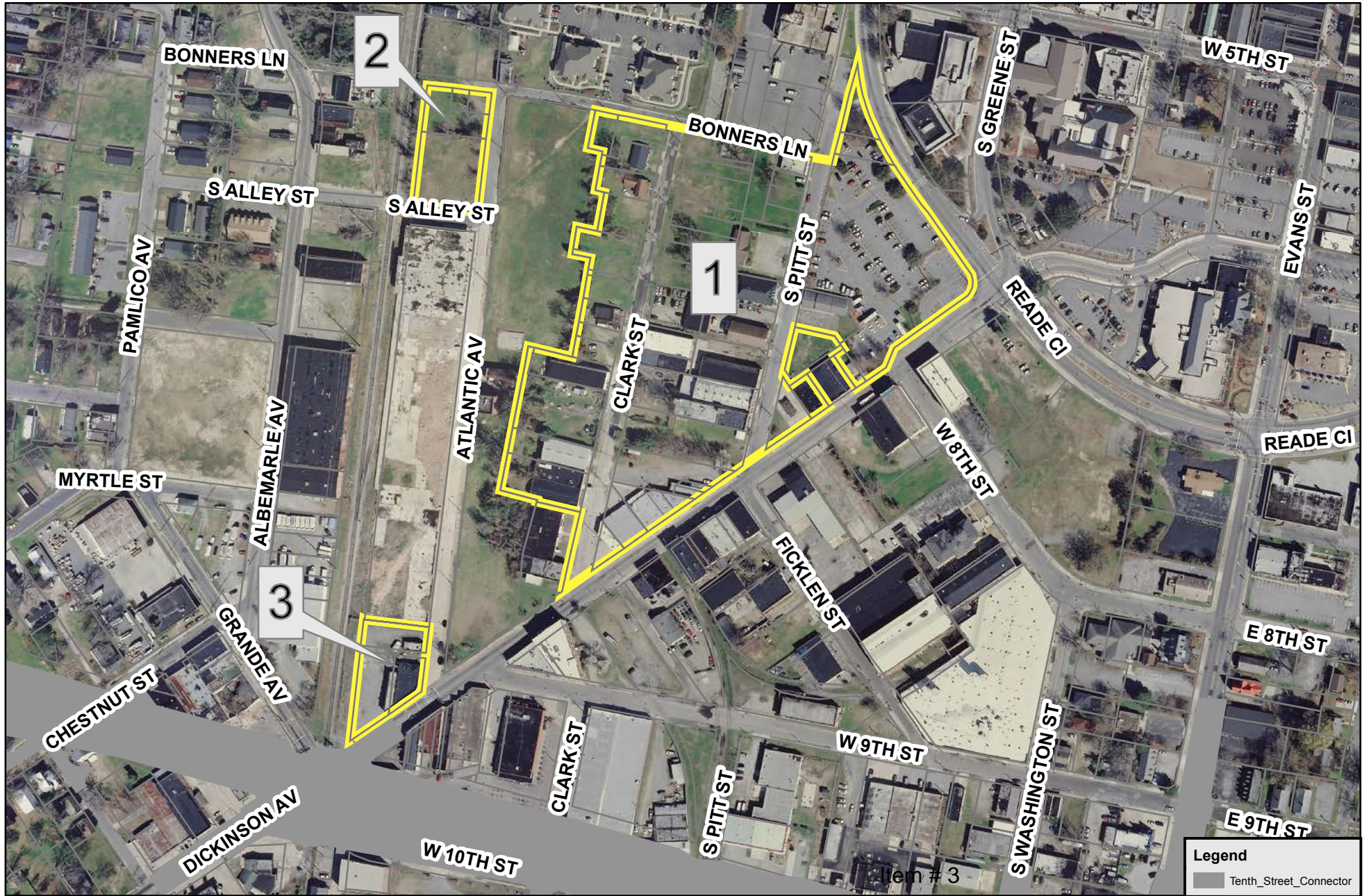


Tract 1: 11.35 acres  
Tract 2: 0.74 acres  
Tract 3: 0.58 acres  
July 14, 2015



Legend  
Tenth\_Street\_Connector

Tract 1: 11.35 acres  
Tract 2: 0.74 acres  
Tract 3: 0.58 acres  
July 14, 2015



BONNERS LN

2

SALLEY ST

SALLEY ST

BONNERS LN

S GREENEST

W 5TH ST

PAMLICO AV

SPITT ST

EVANS ST

READE CI

1

CLARK ST

W 8TH ST

READE CI

MYRTLE ST

ATLANTIC AV

FICKLEN ST

ALBEMARLE AV

3

E 8TH ST

CHESTNUT ST

DICKINSON AV

W 10TH ST

CLARK ST

SPITT ST

W 9TH ST

S WASHINGTON ST

E 9TH ST

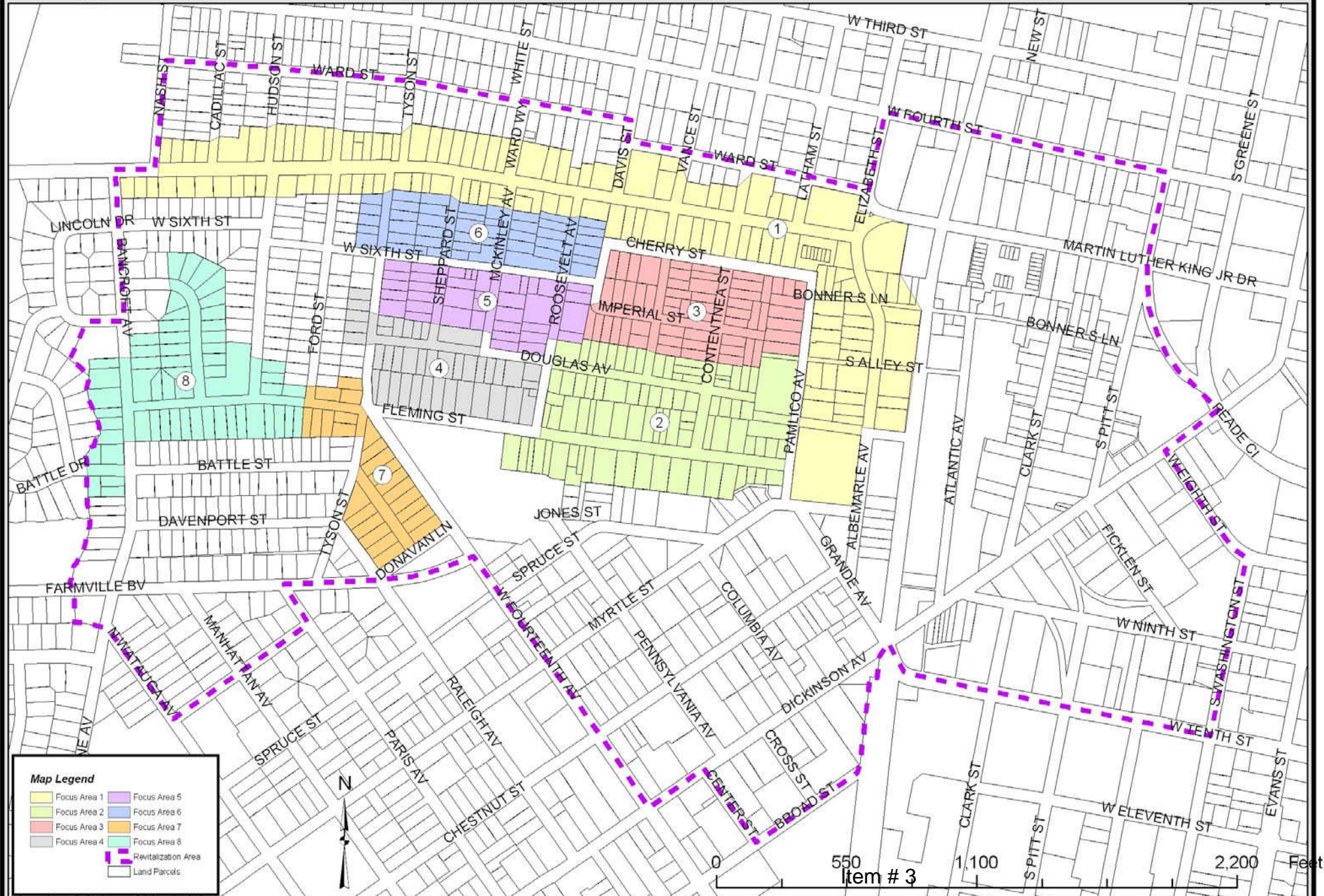
**Legend**  
Tenth\_Street\_Connector

Item # 3



# West Greenville Revitalization Area

June 9, 2005



**Map Legend**

- Focus Area 1
- Focus Area 2
- Focus Area 3
- Focus Area 4
- Focus Area 5
- Focus Area 6
- Focus Area 7
- Focus Area 8
- Revitalization Area
- Land Parcels



# City of Greenville, North Carolina

Meeting Date: 7/21/2015  
Time: 6:30 PM

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**Title of Item:** Information on potential future rezonings in the Uptown area

**Explanation:** Information on potential future rezonings in the Uptown area

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

**Recommendation:** No action necessary

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