



## Agenda

### Planning and Zoning Commission

August 18, 2015

6:30 PM

Council Chambers, City Hall, 200 W. Fifth Street

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- I. CALL MEETING TO ORDER -
- II. INVOCATION - Brian Smith
- III. ROLL CALL
- IV. APPROVAL OF MINUTES - July 21, 2015
- V. NEW BUSINESS

#### REZONINGS

- 1. Ordinance requested by the Greenville Planning and Zoning Commission to rezone certain properties in the general area bounded by Reade Circle, Dickinson Avenue, the CSX Railroad, and Bonners Lane from CDF (Downtown Commercial Fringe) and IU (Unoffensive Industry) to CD (Downtown Commercial) containing a total of 12.67 acres.
- 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 MRS (Medical-Residential [single-family only])
- 3. Ordinance requested by POHL, LLC c/o V. Parker Overton to rezone 3.28 acres located 300+/- feet south of Fire Tower Road and along Bayswater Road from R6MH (Residential-Mobile Home [High Density Multi-family]) to CG (General Commercial).

#### TEXT AMENDMENTS

- 4. Ordinance to amend the Zoning Ordinance by adding a wine, beer and keg store as an allowed land use within the CN (Neighborhood Commercial) zoning district, subject to an approved special use permit, and establishing specific criteria.

## LAND USE PLAN MAP AMENDMENTS

5. Ordinance requested by Bill Clark Homes to amend the Future Land Use Plan Map for the properties located near the southeast corner of the intersection of NC Highway 43 and Ivy Road from suburban residential (SR) and residential-agricultural (RA) categories (Pitt County's Jurisdiction) to medium density residential (MDR) and conservation/open space (COS) categories (City of Greenville's Jurisdiction) containing 41+/- acres.

## VI. ADJOURN

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

July 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.

Mr. Tony Parker – Chair \*

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

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

**VOTING MEMBERS:** Bellis, King, Smith, Reid, Connelly, Mills, Darden

**PLANNING STAFF:** Thomas Weitnauer, Chief Planner; Chantae Gooby, Planner II; Merrill Flood, Director of Community Development, and Amy Nunez, Staff Support Specialist II.

**OTHERS PRESENT:** Dave Holec, City Attorney; Scott Godefroy, City Engineer, and Jonathan Edwards, Communications Technician.

**MINUTES:** Motion was made by Mr. Smith, seconded by Mr. King to accept the June 16, 2015 minutes as presented. Motion carried unanimously.

**OLD BUSINESS**

**ELECTION OF OFFICERS**

Attorney Holec stated there are two officers elected, the Chair and the Vice-Chair. The procedure is to call for nominations. Any member can make nominations. No second is required. Allow opportunity for as many nominations as possible. Once all nominations are made, the nominations period is closed. Voting will be done in the order nominations were received. Once a member receives the majority vote, then that person is elected and voting ceases.

Mr. King nominated Tony Parker for Chair. Attorney Holec asked if there were any more nominations. None heard, he declared nominations closed.

**Mr. Tony Parker was unanimously elected Chair.**

Mr. Smith nominated Mr. Terry King for Vice-Chair. Attorney Holec asked if there were any more nominations. None heard, he declared nominations closed.

**Mr. Terry King was unanimously elected Vice-Chair.**

**NEW BUSINESS**  
**REZONINGS**

ORDINANCE REQUESTED BY VENTURE PARTNER 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)-APPROVED

Ms. Chantae Gooby, Planner II, delineated the property. It is located in the central section of the City, north of West 5th Street and at the end of Arlington Boulevard. Treybrooke Apartments are to the east. There is multi-family to the north, vacant property to the west. At the corner of West 5th Street and Arlington Boulevard will be the future site of Eastern Area Health Education Center. The adjacent property to the south is under common ownership of the applicant. This rezoning will clean up the zoning lines so that the entire property will have the same zoning. In 1985, the subject property was incorporated into the City's extra-territorial jurisdiction (ETJ) and zoned MR (Medical-Residential). The Land Use Plan recommends office/institutional/multi-family (OIMF) along the northern right-of-way of West Fifth Street and then transitions into high density multi-family to the north. In staff's opinion, the request is in compliance with Horizon's Greenville Community Plan, the Future Land Use Plan Map and the Medical District Land Use Plan Update (2007).

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.

**Motion made by Mr. King, seconded by Mr. Smith, to recommend approval of the proposed amendment to advise that it is consistent with the Comprehensive Plan and other applicable plans and to adopt the staff report which addresses plan consistency and other matters. Motion passed unanimously.**

OTHER

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. - APPROVED

Ms. Chantae Gooby introduced the request. She stated this was a request for the Planning & Zoning Commission to sponsor a potential rezoning request. The area is located downtown, along Dickinson Avenue and covered in the Dickinson Avenue Corridor Study that has approved

last year. The request is for Area Two from the Dickinson Avenue Corridor Study. It consists of three tracts: tract 1 is 11.35 acres, tract 2 is 0.74 acres and tract 3 is .58 acres. These tracts have either CDF (Downtown Commercial Fringe) or IU (Unoffensive Industry) zoning. The 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 Dickinson Avenue Corridor Study describes Area Two as: *Arts District and Transit. North of Dickinson Avenue, near Reade Circle, this sub-area includes the new transit center (the GTAC). Several existing streets in this zone should be also 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.*

The existing land uses are: tract 1 has a little of everything, tract 2 is vacant, and tract 3 has a couple of businesses. This will tie into the 10<sup>th</sup> Street Connector. 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. According the FLUP (Future Land Use Plan), this is part of the Downtown Focus Area where commercial is anticipated and recommended. It is in compliance with the Future Land Use Plan, the Dickinson Avenue Corridor Study and the West Greenville Revitalization Plan.

Ms. Bellis stated the request is appropriate but asked about vegetation around the GTAC.

Ms. Gooby stated that the picture shown was conceptual. Vegetation is not required but there will be sidewalks.

Ms. Bellis compared the trees along 5<sup>th</sup> Street and Evans Street and stated it would make the area attractive.

Ms. Gooby stated those are City trees in the City easement/right-of-way and are esthetically pleasing.

Mr. Flood stated the streetscape is part of the master plan and it will incorporate some trees in the redevelopment activities.

Mr. Smith asked what type of motion is needed.

Attorney Holec stated a simple motion is all that is needed.

**Motion made by Mr. Smith, seconded by Ms. Darden to recommend approval of sponsoring the request. Motion passed unanimously.**

Ms. Gooby stated the sponsored rezoning request would appear on next month's agenda as a regular rezoning.

## INFORMATION ON POTENTIAL FUTURE REZONINGS IN THE UPTOWN AREA

Ms. Gooby stated this was an informational item only and no motion or vote is required. There are other areas that will come up as potential rezonings. One area is along Reade Circle, Dickinson Avenue, 10<sup>th</sup> Street and Evans Street. This would be to incorporate CD (Downtown Commercial) zoning throughout this area. Another area is along 1<sup>st</sup> Street which is currently OR (Office-Residential) and to incorporate this area also into the CD (Downtown Commercial) zoning.

Chairman Parker stated that Terry King has been appointed to the Comprehensive Plan Committee.

**With no further business, motion made by Mr. Smith seconded by Mr. King, to adjourn. Motion passed unanimously. Meeting adjourned at 6:51 p.m.**

Respectfully Submitted,

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



# City of Greenville, North Carolina

Meeting Date: 8/18/2015  
Time: 6:30 PM

**Title of Item:** Ordinance requested by the Greenville Planning and Zoning Commission to rezone certain properties in the general area bounded by Reade Circle, Dickinson Avenue, the CSX Railroad, and Bonners Lane from CDF (Downtown Commercial Fringe) and IU (Unoffensive Industry) to CD (Downtown Commercial) containing a total of 12.67 acres.

**Explanation:** **Abstract:** The City has received a request from the Greenville Planning and Zoning Commission to rezone certain properties in the general area bounded by Reade Circle, Dickinson Avenue, the CSX Railroad, and Bonners Lane from CDF (Downtown Commercial Fringe) and IU (Unoffensive Industry) to CD (Downtown Commercial) containing a total of 12.67 acres.

This request was initiated by the Planning and Zoning Commission at its July 21, 2015 meeting.

**Required Notices:**

Planning and Zoning meeting notice (property owner and adjoining property owner letter) mailed on August 4, 2015.

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

This subject properties are included in Area Two in The Dickinson Avenue Corridor Study. 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

**Comprehensive Plan:**

The subject properties are located in Vision Area G.

The Future Land Use Plan Map recommends commercial (C) for the area bounded by Reade Circle, Dickinson Avenue, the CSX Railroad, and Bonners Lane.

The subject properties are located in the designated regional focus area described as the central business district (Uptown area). These nodes typically contain 400,000 plus square feet of conditioned floor space.

The Dickinson Avenue Corridor Study (accepted by City Council on December 8, 2014) 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 this 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.

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

This area includes the site of the future GTAC (Greenville Transportation and Activity Center). The plans for this area are evolving and will modify the surrounding parcels and roadway network. Traffic analysis will be done as parcels are re-developed and the roadway network is modified to reflect a more accurate assessment of traffic impact. As such, a traffic report was not generated at this time.

**History/Background:**

In 1969, the properties were zoned IU (Unoffensive Industry) and CDF



(Commercial Downtown Fringe).

**Existing Land Uses:**

Vacant, commercial, institutional, office and residential uses.

**Water/Sewer:**

Water and sanitary sewer are available to the properties.

**Historic Sites:**

The subject properties are located in the National Register Tobacco Warehouse Historic District. This is an honorary designation that does not regulate the appearance of structures contained within the district.

**Environmental Conditions/Constraints:**

There are no known effects are on the designated properties.

**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, The Dickinson Avenue Corridor Study, and the West Greenville 45-Block Revitalization Plan.

"In compliance with the comprehensive plan" should be construed as meaning the requested rezoning is (i) either specifically recommended in the text of the Horizons Plan (or addendum to the plan), or is predominantly or completely surrounded by the same or compatible 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 and bufferyards](#)

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

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## **EXISTING ZONING**

### **CDF (Downtown Commercial Fringe) *Permitted Uses***

#### *(1) General:*

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

#### *(2) Residential:*

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

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

#### *(4) Governmental:*

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

#### *(5) Agricultural/ Mining:*

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

#### *(6) Recreational/ Entertainment:*

- f. Public park or recreational facility
- g. Private noncommercial park or recreation facility
- o. Theater; movie or drama, including outdoor facility

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

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

#### *(8) Services:*

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

- q. Museum
- r. Art Gallery
- s. Hotel, motel, bed and breakfast inn; limited stay lodging (see also residential quarters for resident manager, supervisor or caretaker and section 9-4-103)
- u. Art studio including art and supply sales
- v. Photography studio including photo and supply sales
- w. Recording studio
- z. Printing or publishing service including graphic art, map, newspapers, magazines and books
- aa. Catering service including food preparation (see also restaurant; conventional and fast food)
- kk. Launderette; household users
- ll. Dry cleaners; household users
- mm. Commercial laundries; linen supply
- oo. Clothes alteration or shoe repair shop
- pp. Automobile wash

*(9) Repair:*

- d. Upholsterer; furniture
- f. Appliance; household and office equipment repair
- g. Jewelry, watch, eyewear or other personal item repair

*(10) Retail Trade:*

- a. Miscellaneous retail sales; non-durable goods, not otherwise listed
- c. Grocery; food or beverage, off premise consumption (see also Wine Shop)
- c.1 Wine shop (see also section 9-4-103)
- d. Pharmacy
- e. Convenience store (see also gasoline sales)
- f. Office and school supply, equipment sales
- h. Restaurant; conventional
- i. Restaurant; fast food
- l. Electric; stereo, radio, computer, television, etc. sales and accessory repair
- m. Appliance; household use, sales and accessory repair, excluding outside storage
- n. Appliance; commercial use, sales and accessory repair, excluding outside storage
- p. Furniture and home furnishing sales not otherwise listed
- q. Floor covering, carpet and wall covering sales
- r. Antique sales; excluding vehicles
- s. Book or card store, news stand
- v. Video or music store; records, tape, compact disk, etc. sales
- w. Florist
- x. Sporting goods sales and rental shop
- y. Auto part sales (see also major and minor repair)
- ee. Christmas tree sales lot; temporary only (see also section 9-4-103)

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

- c. Rental of cloths and accessories; formal wear, etc.
- f. Automobiles, truck, recreational vehicle, motorcycles and boat sales and service (see also major and minor repair)

*(12) Construction:*

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

*(13) Transportation:*

- b. Bus station; passenger and related freight
- c. Taxi or limousine service
- e. Parcel delivery service
- f. Ambulance service

*(14) Manufacturing/ Warehousing:*

- c. Bakery; production, storage and shipment facilities

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

**CDF (Downtown Commercial Fringe)**

***Special Uses***

*(1) General:\* None*

*(2) Residential:*

- d. Land use intensity multifamily (LUI) development rating 50 per Article K
- e. Land use intensity multifamily (LUI) development rating 67 per Article K
- j. Residential quarters for resident manager, supervisor or caretaker; including mobile homes
- m. Shelter for homeless or abused
- n. Retirement center or home
- o. Nursing, convalescent center or maternity home; major care facility
- o.(1). Nursing, convalescent center or maternity home; minor care facility
- r. Fraternity or sorority house

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

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

*(4) Governmental:*

- a. Public utility building or use

*(5) Agricultural/ Mining:\* None*

*(6) Recreational/ Entertainment:*

- d. Game center
- i. Commercial recreation; indoor and outdoor not otherwise listed
- l. Billiard parlor or pool hall
- m. Public or private club

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

*(8) Services:*

- a. Child day care facilities
- b. Adult day care facilities
- l. Convention center; private
- x. Dance studio
- bb. Civic organizations
- cc. Trade or business organizations
- hh. Exercise and weight loss studios; indoor only

*(9) Repair:*

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

*(10) Retail Trade:*

- b. Gasoline or automotive fuel sales; accessory or principal use, retail
- g. Fish market; excluding processing or packing
- j. Restaurant; regulated outdoor activities
- t. Hobby or craft shop
- u. Pet shop (see also animal boarding; outside facility)

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

*(12) Construction:*

- d. Building supply; lumber and materials sales, plumbing and/or electrical supply including outside storage

*(13) Transportation:*

- h. Parking lot or structure; principal use

*(14) Manufacturing/ Warehousing:*

- g. Cabinet, woodwork or frame shop; excluding furniture manufacturing or upholstery

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

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

**IU (Unoffensive Industry)**

***Permitted Uses***

*(1) General:*

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

*(2) Residential:\* None*

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

*(4) Governmental:*

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

*(5) Agricultural/ Mining:*

- a. Farming; agriculture, horticulture, forestry (see also section 9-4-103)
- b. Greenhouse or plant nursery; including accessory sales
- d. Farmers market
- e. Kennel (see also section 9-4-103)
- f. Stable; horse only (see also section 9-4-103)
- g. Stable; per definition (see also section 9-4-103)

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

*(6) Recreational/ Entertainment:*

- f. Public park or recreational facility
- g. Private noncommercial park or recreational facility
- p. Circus, carnival or fairs

*(7) Office/ Financial/ Medical:*

- b. Operation/processing center
- c. Office; customer service not otherwise listed, including accessory service delivery vehicle parking and indoor storage
- f. Veterinary clinic or animal hospital (see also animal boarding; outside facility, kennel and stable)
- g. Catalogue processing center

*(8) Services:*

- n. Auditorium
- s. Hotel, motel, bed and breakfast inn; limited stay lodging (see also residential quarters for resident manager, supervisor or caretaker and section 9-4-103)
- z. Printing or publishing service including graphic art, map, newspapers, magazines and books
- aa. Catering service including food preparation (see also restaurant; conventional and fast food)
- bb. Civic organization
- gg. Vocational rehabilitation center
- mm. Commercial laundries; linen supply
- nn. Industrial laundries
- y. Television, and/or radio broadcast facilities including receiving and transmission equipment and towers or cellular telephone and wireless communication towers [unlimited height, except as provided by regulations]

*(9) Repair:*

- b. Minor repair; as an accessory or principal use
- c. Upholster; automobile, truck, boat or other vehicle, trailer or van
- d. Upholsterer; furniture
- f. Appliance; household and office equipment repair
- h. Appliance; commercial and industrial equipment repair not otherwise listed

*(10) Retail Trade:*

- b. Gasoline or automotive fuel sale; accessory or principal use, retail
- h. Restaurant; conventional
- i. Restaurant; fast food
- cc. Farm supply and commercial implement sales

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

- a. Wholesale; durable and nondurable goods, not otherwise listed
- d. Rental of automobile, noncommercial trucks or trailers, recreational vehicles, motorcycles and boats
- e. Rental of tractors and/or trailers, or other commercial or industrial vehicles or machinery

*(12) Construction:*

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

*(13) Transportation:*

- a. Railroad freight or distribution and/or passenger station
- d. Truck terminal or distribution center
- e. Parcel delivery service
- f. Ambulance service

- g. Airport and related activities; private
- h. Parking lot or structure; principal use

*(14) Manufacturing/ Warehousing:*

- a. Ice plant and freezer lockers
- b. Dairy; production, storage and shipment facilities
- c. Bakery; production, storage and shipment facilities
- d. Stone or monument cutting, engraving
- g. Cabinet, woodwork or frame shop; excluding furniture manufacturing or upholster
- h. Engraving; metal, glass or wood
- j. Moving and storage; including outside storage
- k. Mini-storage warehouse, household; excluding outside storage
- l. Warehouse or mini-storage warehouse, commercial or industrial; including outside storage
- m. Warehouse; accessory to approved commercial or industrial uses within a district; excluding outside storage
- o. Feed and grain elevator, mixing, redrying, storage or sales facility
- p. Tobacco redrying or processing plant
- s. Manufacture of nonhazardous products; general, including nonhazardous and nontoxic chemicals and/or materials not otherwise listed
- t. Manufacture of nonhazardous medical supplies or medical products, including distribution
- u. Tire recapping or retreading plant
- v. Bottling or packing plant for nonhazardous materials or products
- y. Recycling collection station of facilities
- cc. Manufacture of pharmaceutical, biological, botanical, medical, and cosmetic products, and related materials

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

**IU (Unoffensive Industry)**

***Special Uses***

*(1) General:\* None*

*(2) Residential:*

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

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

*(4) Governmental:\* None*

*(5) Agricultural/ Mining:\* None*

*(6) Recreational/ Entertainment:*

- e. Miniature golf or putt-putt course
- i. Commercial recreation; indoor and outdoor, not otherwise listed
- k. Firearm ranges; indoor or outdoor

*(7) Office/ Financial/ Medical:*

- a. Office; professional and business, not otherwise listed

*(8) Services:*

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



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

*(9) Repair:*

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

*(10) Retail Trade:*

- j. Restaurant; regulated outdoor activities

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

- g. Mobile home sales including accessory mobile home office

*(12) Construction:\* None*

*(13) Transportation:*

- c. Taxi and limousine service

*(14) Manufacturing/ Warehousing:*

- z. Metallurgy, steel fabrication, welding

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

- c. Other activities; commercial services not otherwise listed
- e. Other activities; industrial services not otherwise listed

## **PROPOSED ZONING**

### **CD (Downtown Commercial)**

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

*(1) General:*

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

*(2) Residential:*

- c. Multi-family development per Article 1
- i. Residential quarters for resident manager, supervisor or caretaker; excluding mobile home
- n. Retirement center or home
- o. Nursing, convalescent center or maternity home; major care facility
- q. Room renting

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

*(4) Governmental:*

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

*(5) Agricultural/ Mining:*

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

*(6) Recreational/ Entertainment:*

- f. Public park or recreational facility
- g. Private noncommercial park or recreation facility
- h. Commercial recreation; indoor only, not otherwise listed
- j. Bowling alleys
- o. Theater; movie or drama, including outdoor facility
- s. Athletic club; indoor only

*(7) Office/ Financial/ Medical:*

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

*(8) Services:*

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

*(9) Repair:*

- f. Appliance; household and office equipment repair
- g. Jewelry, watch, eyewear or other personal item repair

*(10) Retail Trade:*

- a. Miscellaneous retail sales; non-durable goods, not otherwise listed
- c. Grocery; food or beverage, off premise consumption (see also Wine Shop)
- c.1 Wine shop (see also section 9-4-103)
- d. Pharmacy
- e. Convenience store (see also gasoline sales)
- f. Office and school supply, equipment sales
- h. Restaurant; conventional
- i. Restaurant; fast food
- l. Electric; stereo, radio, computer, television, etc. sales and accessory repair
- m. Appliance; household use, sales and accessory repair, excluding outside storage
- p. Furniture and home furnishing sales not otherwise listed
- q. Floor covering, carpet and wall covering sales
- r. Antique sales; excluding vehicles
- s. Book or card store, news stand
- t. Hobby or craft shop
- u. Pet shop (see also animal boarding; outside facilities)
- v. Video or music store; records, tape, compact disk, etc. sales
- w. Florist
- x. Sporting goods sales and rental shop
- y. Auto part sales (see also major and minor repair)
- ee. Christmas tree sales lot; temporary only (see also section 9-4-103)

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

- c. Rental of cloths and accessories; formal wear, etc.
- d. Rental of automobiles, noncommercial trucks or trailers, recreational vehicle, motorcycles and boats

*(12) Construction:*

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

*(13) Transportation:*

- b. Bus station; passenger and related freight
- c. Taxi or limousine service
- e. Parcel delivery service
- h. Parking lot or structure; principal use

*(14) Manufacturing/ Warehousing:*

- g. Cabinet, woodwork or frame shop; excluding furniture manufacturing or upholstery
- h. Engraving; metal, glass or wood

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

\* None

**CD (Downtown Commercial)**

***Special Uses***

*(1) General:*\* None

*(2) Residential:*

e.(1) Dormitory development

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

(4) *Governmental*:\* None

(5) *Agricultural/ Mining*:\* None

(6) *Recreational/ Entertainment*:

- d. Game center
- l. Billiard parlor or pool hall
- m. Public or private club
- t. Athletic club; indoor and outdoor facilities

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

(8) *Services*:

- a. Child day care facilities
- b. Adult day care facilities
- i. School; kindergarten or nursery (see also section 9-4-103)
- l. Convention center; private

(9) *Repair*:

- b. Minor repair; as an accessory or principal use

(10) *Retail Trade*:

- b. Gasoline or automotive fuel sales; accessory or principal use, retail
- g. Fish market; excluding processing or packing
- j. Restaurant; regulated outdoor activities
- n. Appliance; commercial use, sales and accessory repair, excluding outside storage
- aa. Pawnbroker

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

(12) *Construction*:\* None

(13) *Transportation*:\* None

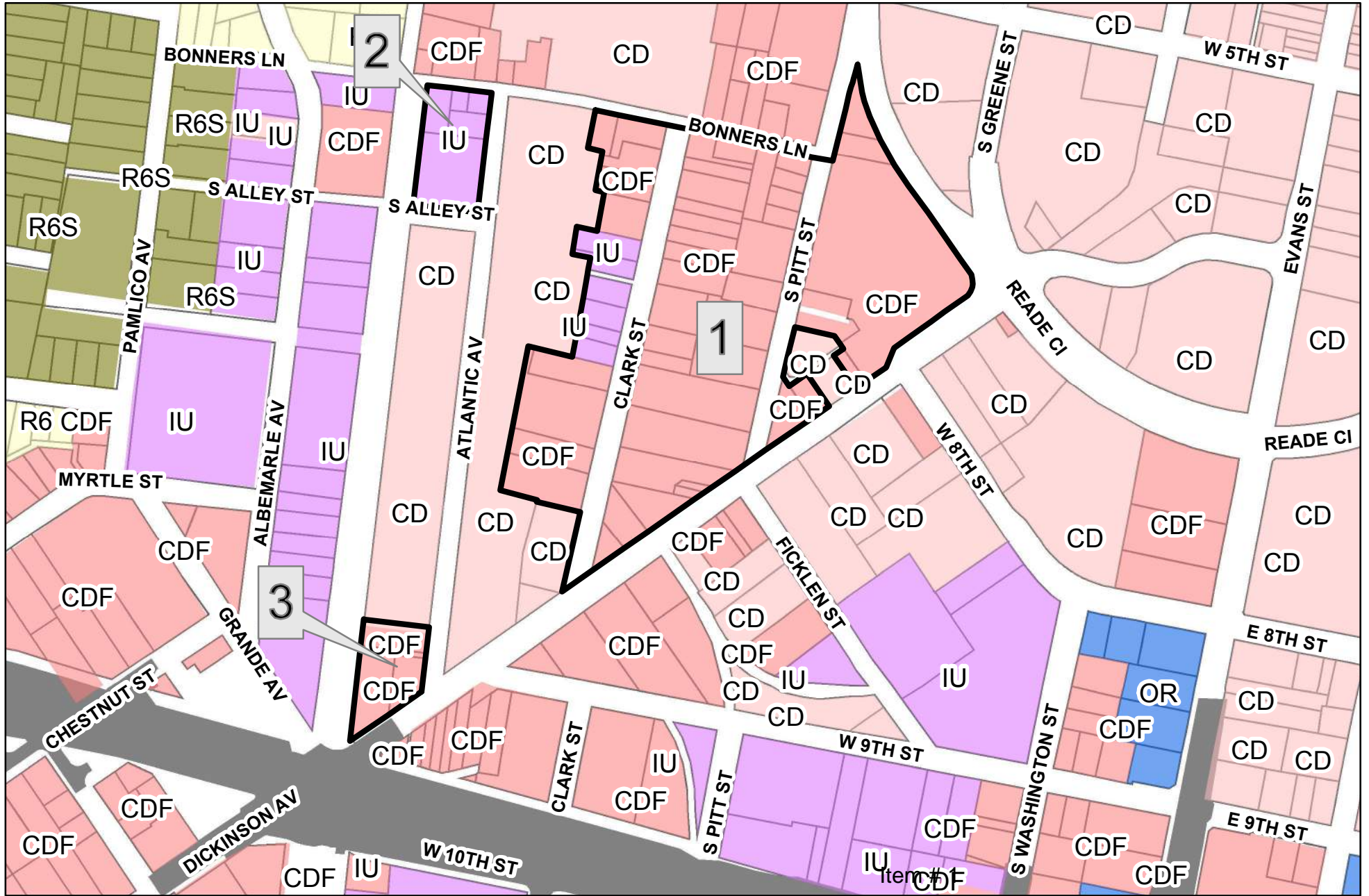
(14) *Manufacturing/ Warehousing*:

- y. Recycling collection station or facilities

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

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

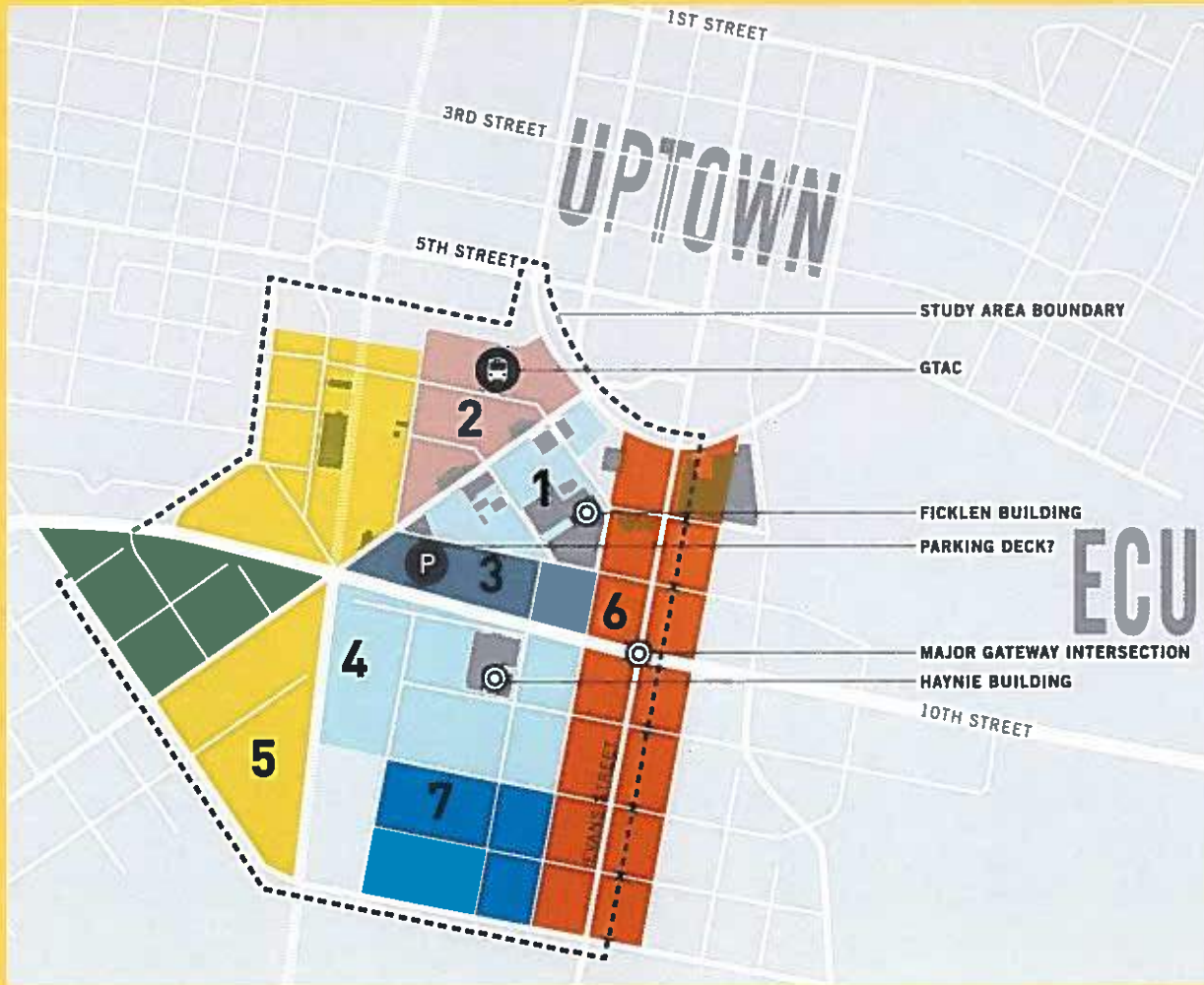
Dickinson Avenue (Area 2)  
Tract 1: CDF, IU to CD (11.35 acres)  
Tract 2: IU to CD (0.74 acres)  
Tract 3: CDF to CD (0.58 acres)  
July 23, 2015



Tract 1: CDF, IU to CD (11.35 acres)  
Tract 2: IU to CD (0.74 acres)  
Tract 3: CDF to CD (0.58 acres)  
July 23, 2015



# 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: POR 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

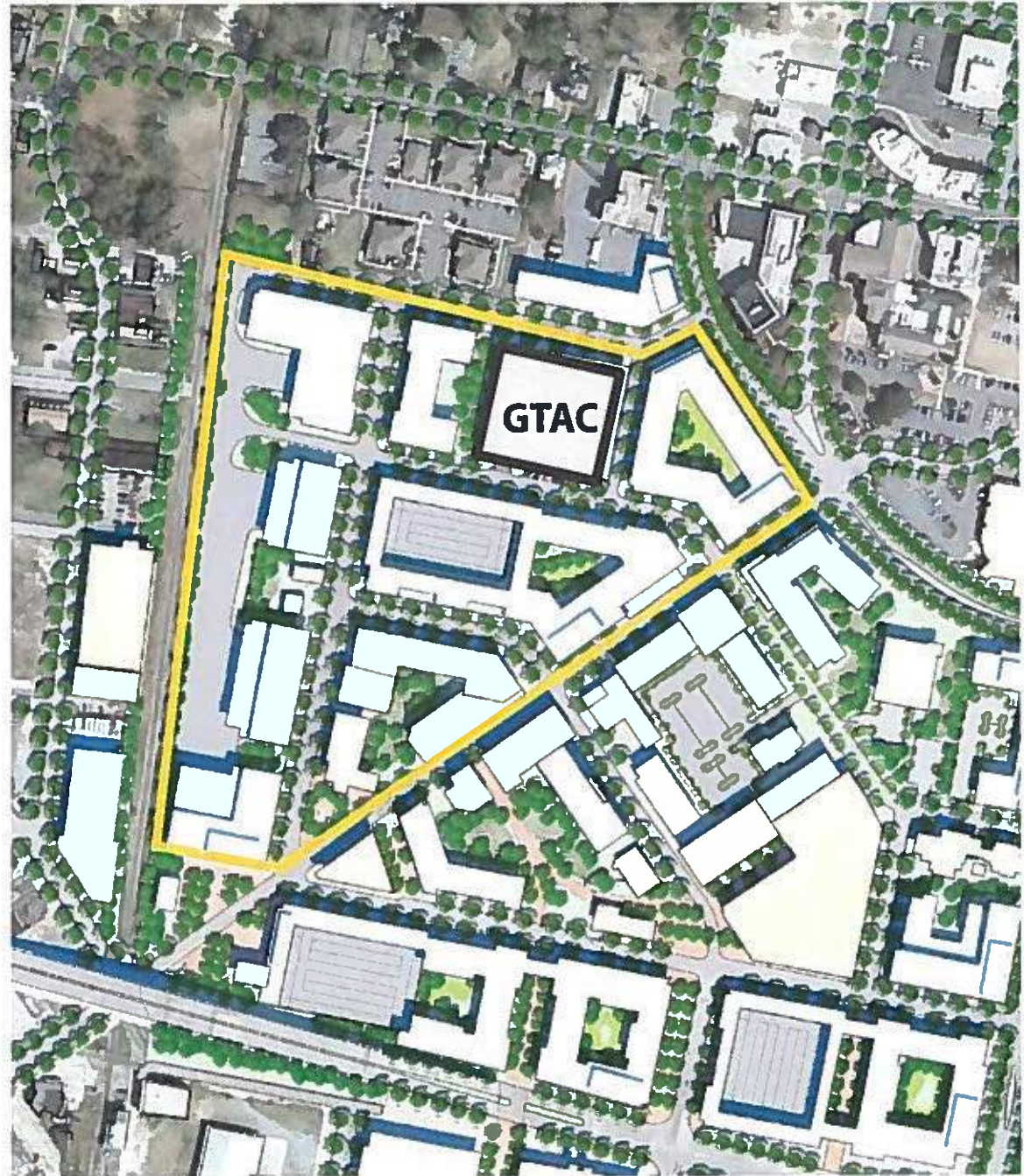
Embrace and Support the Transit Infrastructure – Plan for Residential Development Immediately Adjacent to the GTAC

Balance Student and Market-Rate Housing

Coordinate Transit between Greenville and ECU

Realign Streets to Improve Wayfinding and Connectivity

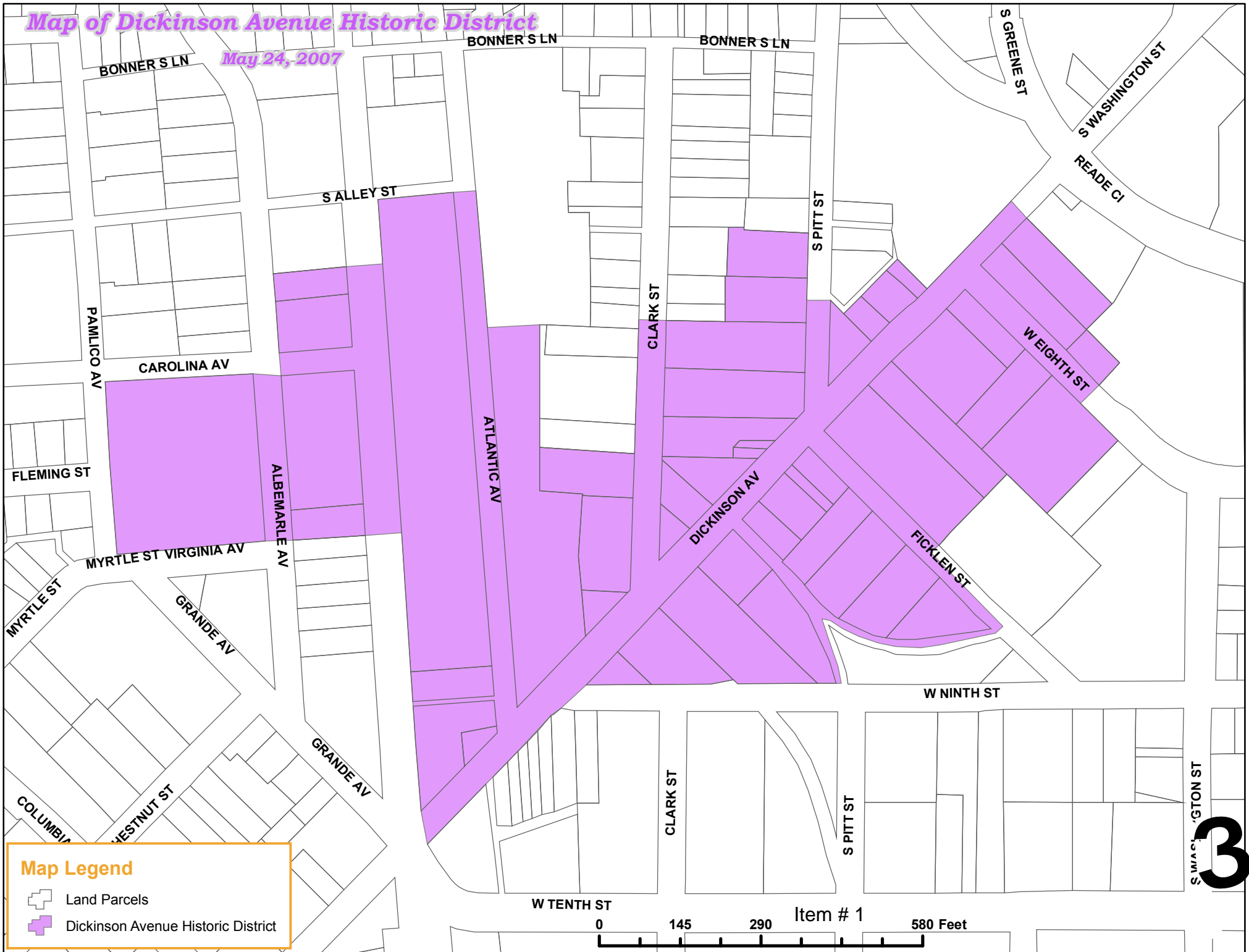
New Street Layout Creates Land Parcels Appealing to Development







# Map of Dickinson Avenue Historic District

May 24, 2007



## Map Legend

-  Land Parcels
-  Dickinson Avenue Historic District

W TENTH ST

0 145 290 580 Feet

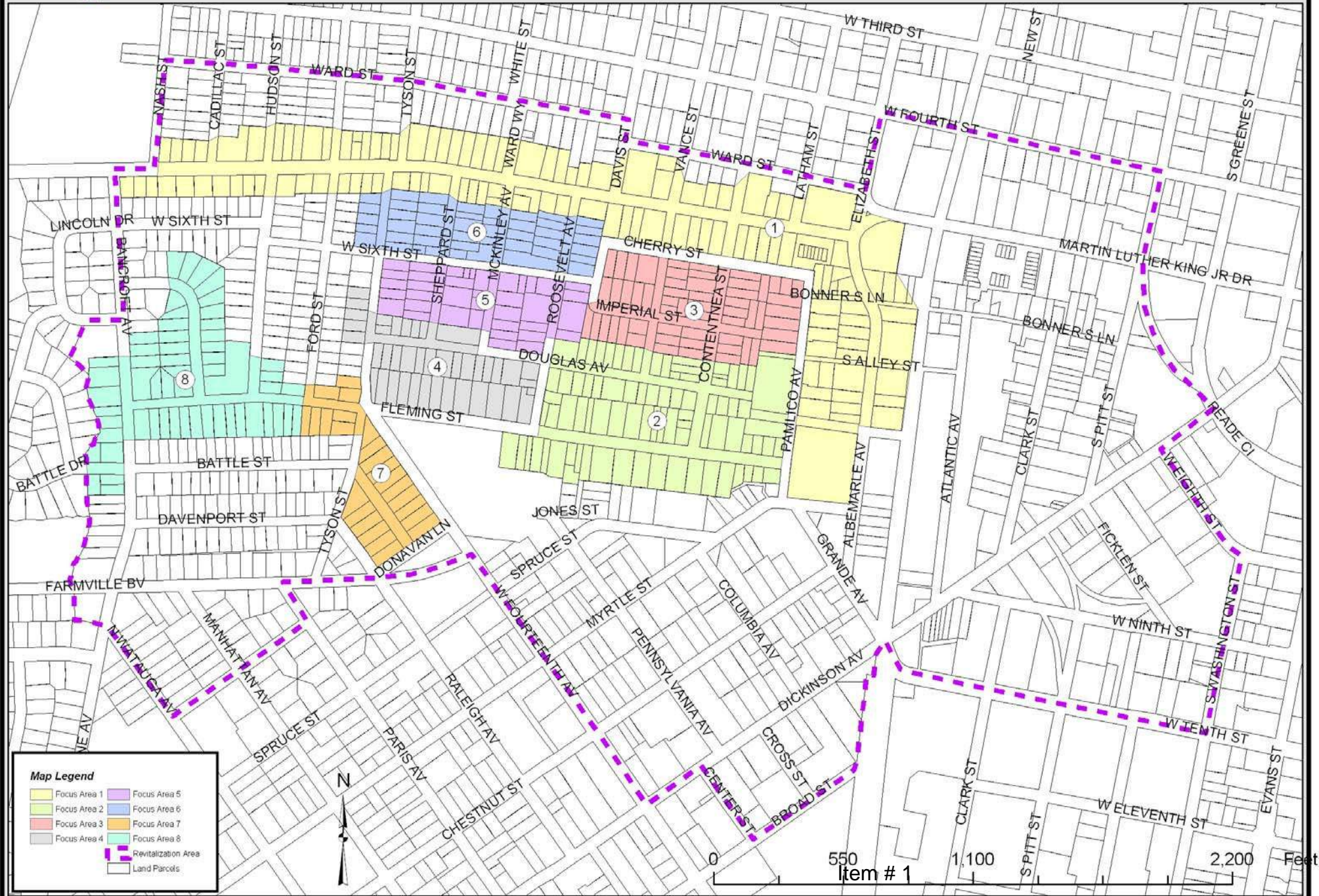
Item # 1

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

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.

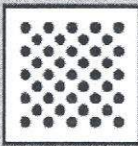
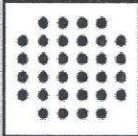
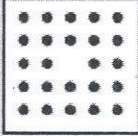
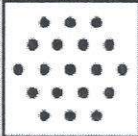
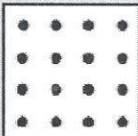
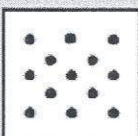
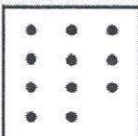
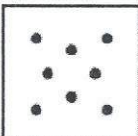
Residential Density		
Maximum density allowed by Zoning District based on average of 2.67 persons per dwelling unit		
<b>High Density</b>		
R6 R6-N R6-MH OR CDF	17 units per acre yields 45 persons per acre	
PUD	12 units per acre yields 32 persons per acre	
<b>Medium Density</b>		
R6-A	9 units per acre 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: 8/18/2015  
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 MRS (Medical-Residential [single-family only])

**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 MRS (Medical-Residential [single-family only]).

**Required Notices:**

Planning and Zoning meeting notice (property owner and adjoining property owner letter) mailed on August 4, 2015.

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

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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 MR to MRS 900329](#)

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## **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**

### **MRS (Medical-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)

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 uses

(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

**MRS (Medical-Residential-Single-Family)**

***Special Uses***

(1) *General:*\* None

(2) *Residential:*\* None

(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

c. County or state government building or use not otherwise listed; excluding outside storage and major or minor repair

(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:*

- 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)
- y. Television, and/or radio broadcast facilities including receiving and transmission equipment and towers or cellular telephone and wireless communication towers [unlimited height, except as provided by regulations]

*(9) Repair: \* None*

*(10) Retail Trade: \* None*

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

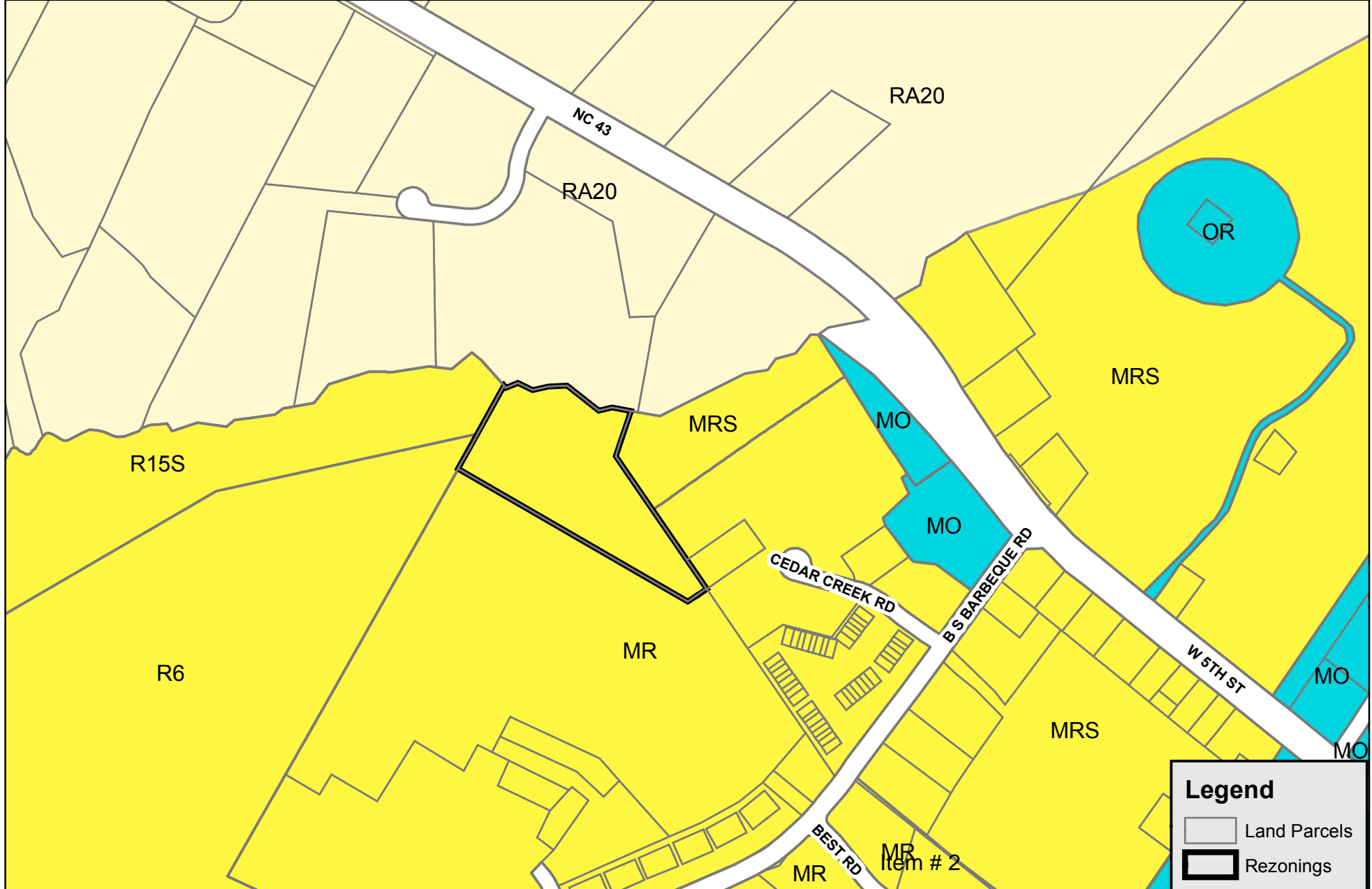
*(12) Construction: \* None*

*(13) Transportation: \* None*

*(14) Manufacturing/ Warehousing: \* None*

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

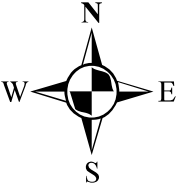
Julian W. Rawl (15-06)  
From: MR To: MRS  
5.11 acres  
August 4, 2015

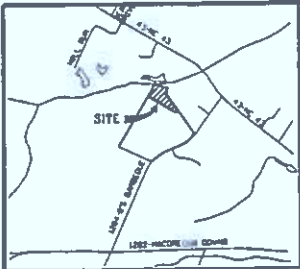


**Legend**

- Land Parcels
- Rezoning

Julian W. Rawl (15-06)  
From: MR To: MRS  
5.11 acres  
August 4, 2015





VICINITY MAP  
SCALE 1"=200'

**LEGEND**

- SM45E1 MAGNETIC NAIL
- EM45E1 EXISTING MAGNETIC READING
- E1S= EXISTING IRON STAKE
- E1P= EXISTING IRON PIPE
- NPS= NO POINT SET
- NPS= NO POINT FOUND
- R= RIGHT OF WAY
- CB= DEED BOOK
- MB= MAP BOOK
- C= CENTERLINE
- PH= PARCEL NUMBER
- TPCB= 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.

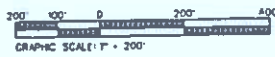
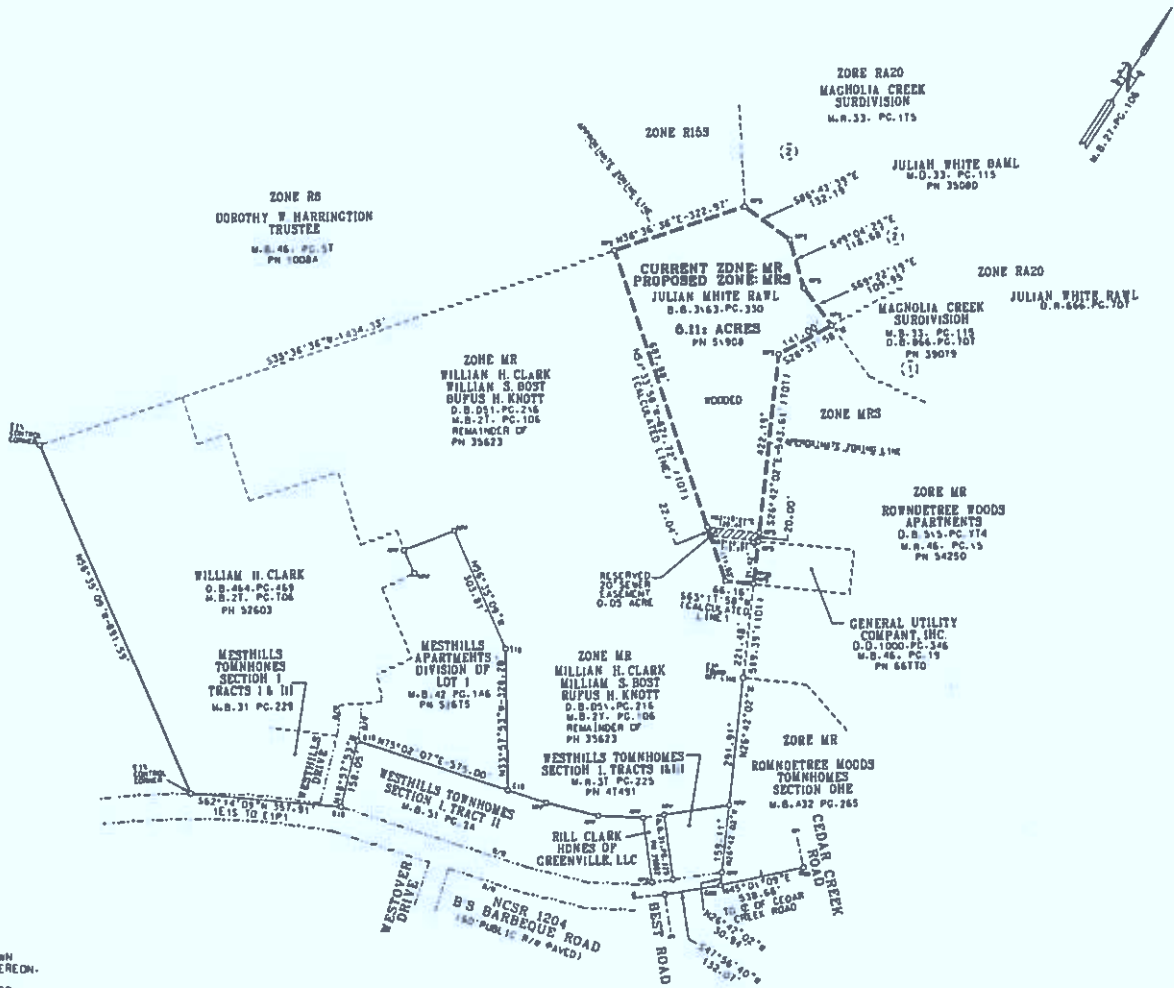
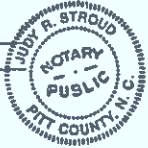
WITNESS MY ORIGINAL SIGNATURE AND SEAL THIS THE 11 DAY OF MAY, 2015.

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 11 DAY OF May, 2015.

Judy R. Stroud  
NOTARY PUBLIC  
MY COMMISSION EXPIRES 2/12/2020



PARCEL NO. 51108 REVISED 6/1/15 CHANGED PROPOSED ZONE

REZONING MAP FOR  
**JULIAN W. RAWL**

REFERENCE THE PROPERTY RECORDED IN DEED BOOK 3153, PAGE 330 AND DEED BOOK 3152, PAGE 57 OF THE PITT COUNTY REGISTRY.

FALKLAND TOWNSHIP PITT COUNTY NORTH CAROLINA

OWNER: JULIAN W. RAWL	SURVEYED-010/DNC
ADDRESS: 543 MAGNOLIA CREEK DRIVE GREENVILLE, NC 27634	DRAWN BY
PHONE: 12521 758-0605	APPROVED-01B
<b>STROUD ENGINEERING, P.A.</b> 1078 COMMERCIAL ST. GREENVILLE, NC 12521 756-9352	DATE: FEB. 21 2014
	SCALE: 1" = 200'
	LICENSE NO. C-0647 SHEET 1 OF 1

04/30/07

## BUFFERYARD SETBACK AND VEGETATION SCREENING CHART

For Illustrative Purposes Only

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

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

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

Street trees may count toward the minimum acreage.

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

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

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

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

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

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

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

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

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

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



Residential Density		
Maximum density allowed by Zoning District based on average of 2.67 persons per dwelling unit		
<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: 8/18/2015  
Time: 6:30 PM

**Title of Item:** Ordinance requested by POHL, LLC c/o V. Parker Overton to rezone 3.28 acres located 300+/- feet south of Fire Tower Road and along Bayswater Road from R6MH (Residential-Mobile Home [High Density Multi-family]) to CG (General Commercial).

**Explanation:** **Abstract:** The City has received a request by POHL, LLC c/o V. Parker Overton to rezone 3.28 acres located 300+/- feet south of Fire Tower Road and along Bayswater Road from R6MH (Residential-Mobile Home [High Density Multi-family]) to CG (General Commercial).

**Required Notices:**

Planning and Zoning meeting notice (property owner and adjoining property owner letter) mailed on August 4, 2015.

On-site sign(s) posted on August 4, 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 area 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.

Fire Tower Road is designated as a residential corridor between Evans Street and Corey Road. 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.

The Future Land Use Plan Map recommends commercial (C) along the southern right-of-way of Fire Tower Road between Bayswater Road and Swamp Fork Canal transitioning to office/institutional/multi-family (OIMF) to the south.

There is a designated regional commercial focus area at the intersection of Fire Tower Road and Bayswater Road. These nodes typically contain 400,000+ square feet of conditioned floor space.

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

Based on possible uses permitted by the requested rezoning, the proposed rezoning classification could generate 1,638 trips to and from the site on Fire Tower Road, which is a net increase of 1,405 additional trips per day.

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

**History/Background:**

In 1988, the property was incorporated into the City's extra-territorial jurisdiction (ETJ) and was zoned R6MH (Residential-Mobile Home).

The subject property is part of the approved Fire Tower Junction Preliminary Plat.

The subject property was included in a Future Land Use Plan Map amendment that was approved in October, 2014.

**Existing Land Use:**

Vacant

**Water/Sewer:**

Water and sanitary sewer are available at the property.

**Historic Sites:**

There are no known effects are on the designated property.

**Environmental Conditions/Constraints:**

There are no known effects are on the designated property.

**Surrounding Land Uses and Zoning:**

North: CG - Vacant

South: R6MH - Vacant

East: CG - Commercial buildings

West: R6 - Dudley's Grant Townhomes

**Anticipated Density:**

Under the current zoning, the site could yield 35+/- multi-family units (1, 2 and 3 bedrooms).

Under the proposed zoning, the site could yield 23,870+/- square feet of retail/conventional restaurant space.

The anticipated build-out for the subject properties is within one year.

**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 maps, survey, traffic and buffer charts](#)

 [List of Uses R6MH to CG and OR 911650](#)

---

## **EXISTING ZONING**

### **R6MH (Residential-Mobile Home)**

#### ***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
- g. Mobile home
- h. Mobile home park
- 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*

### **R6MH (Residential-Mobile Home)**

#### ***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*:\* None
- (7) *Office/ Financial/ Medical*:\* None
- (8) *Services*:
  - a. Child day care facilities
  - b. Adult day care facilities
  - d. Cemetery
- (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**

### **CG (General Commercial)**

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

- (1) *General*:
  - a. Accessory use or building
  - b. Internal service facilities
  - c. On-premise signs per Article N
  - e. Temporary uses; of listed district uses
  - f. Retail sales; incidental
  - g. Incidental assembly of products sold at retail or wholesale as an accessory to principle use
- (2) *Residential*: \* None
- (3) *Home Occupations (see all categories)*:\*None
- (4) *Governmental*:
  - b. City of Greenville municipal government building or use. (See also section 9-4-103)
  - c. County or state government building or use not otherwise listed; excluding outside storage and major or

- minor repair
- d. Federal government building or use
- g. Liquor store, state ABC

*(5) Agricultural/ Mining:*

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

*(6) Recreational/ Entertainment:*

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

*(7) Office/ Financial/ Medical:*

- a. Office; professional and business, not otherwise listed
- b. Operation/processing center
- d. Bank, savings and loan or other savings or investment institutions
- e. Medical, dental, ophthalmology or similar clinic, not otherwise listed
- g. Catalogue processing center

*(8) Services:*

- c. Funeral home
- e. Barber or beauty shop
- f. Manicure, pedicure, or facial salon
- k. Business or trade school
- o. Church or place of worship (see also section 9-4-103)
- q. Museum
- r. Art Gallery
- s. Hotel, motel, bed and breakfast inn; limited stay lodging (see also residential quarters for resident manager, supervisor or caretaker and section 9-4-103)
- u. Art studio including art and supply sales
- v. Photography studio including photo and supply sales
- y.(1) Television and/or radio broadcast facilities including receiving and transmission equipment and towers not exceeding 200 feet in height or cellular telephone and wireless communication towers not exceeding 200 feet in height (see also section 9-4-103)
- z. Printing or publishing service including graphic art, map, newspapers, magazines and books
- aa. Catering service including food preparation (see also restaurant; conventional and fast food)
- hh. Exercise and weight loss studio; indoor only
- kk. Launderette; household users
- ll. Dry cleaners; household users
- oo. Clothes alteration or shoe repair shop
- pp. Automobile wash

*(9) Repair:*

- g. Jewelry, watch, eyewear or other personal item repair

*(10) Retail Trade:*

- a. Miscellaneous retail sales; non-durable goods, not otherwise listed
- c. Grocery; food or beverage, off premise consumption (see also Wine Shop)
- c.1 Wine shop (see also section 9-4-103)
- d. Pharmacy
- e. Convenience store (see also gasoline sales)
- f. Office and school supply, equipment sales
- g. Fish market; excluding processing or packing



- h. Restaurant; conventional
- i. Restaurant; fast food
- k. Medical supply sales and rental of medically related products
- l. Electric; stereo, radio, computer, television, etc. sales and accessory repair
- m. Appliance; household use, sales and accessory repair, excluding outside storage
- p. Furniture and home furnishing sales not otherwise listed
- q. Floor covering, carpet and wall covering sales
- r. Antique sales; excluding vehicles
- s. Book or card store, news stand
- t. Hobby or craft shop
- u. Pet shop (see also animal boarding; outside facility)
- v. Video or music store; records, tape, compact disk, etc. sales
- w. Florist
- x. Sporting goods sales and rental shop
- y. Auto part sales (see also major and minor repair)
- aa. Pawnbroker
- bb. Lawn and garden supply and household implement sales and accessory sales
- ee. Christmas tree sales lot; temporary only (see also section 9-4-103)

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

- b. Rental of home furniture, appliances or electronics and medically related products (see also (10)k.)
- c. Rental of cloths and accessories; formal wear, etc.

*(12) Construction:*

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

*(13) Transportation:*

- c. Taxi or limousine service
- h. Parking lot or structure; principal use

*(14) Manufacturing/ Warehousing: \* None*

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

**CG (General Commercial)**

***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:*

- d. Game center
- l. Billiard parlor or pool hall

- m. Public or private club
- t. Athletic club; indoor and outdoor facilities

*(7) Office/ Financial/ Medical:*

- c. Office; customer services, not otherwise listed, including accessory service delivery vehicle parking and indoor storage
- f. Veterinary clinic or animal hospital (see also animal boarding; outside facility, kennel and stable)

*(8) Services:*

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

*(9) Repair:*

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

*(10) Retail Trade:*

- b. Gasoline or automotive fuel sales; accessory or principal use, retail
- j. Restaurant; regulated outdoor activities
- n. Appliances; commercial use, sales and accessory repair, excluding outside storage

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

- d. Rental of automobiles, noncommercial trucks or trailers, recreational vehicles, motorcycles and boats
- f. Automobile, truck, recreational vehicle, motorcycle and boat sales and service (see also major and minor repair)

*(12) Construction:\* None*

*(13) Transportation:\* None*

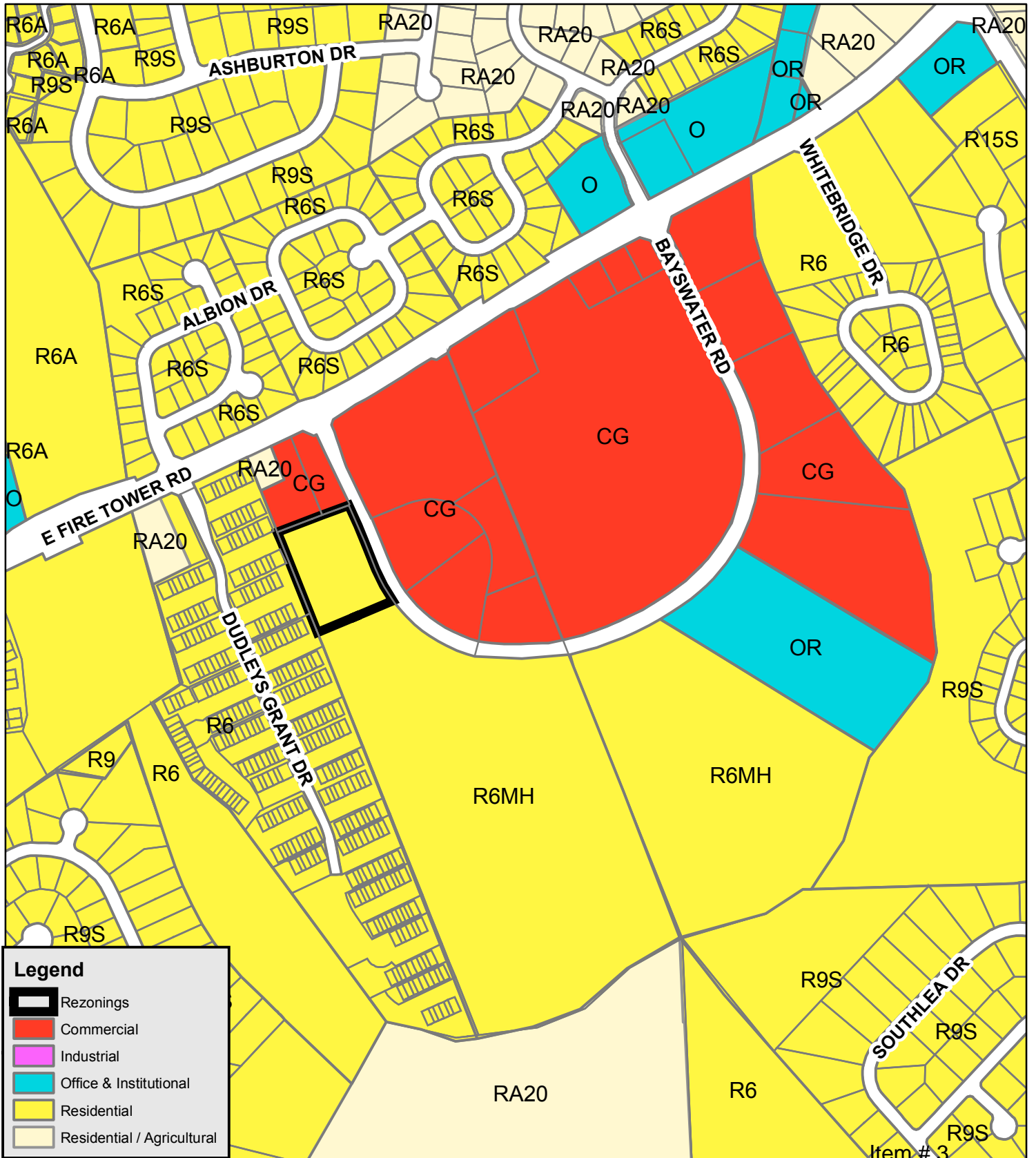
*(14) Manufacturing/ Warehousing:*

- k. Mini-storage warehouse, household; excluding outside storage

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

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

POHL, LLC c/o V. Parker Overton (15-10)  
From: R6MH To: CG  
3.28 acres  
August 4, 2015

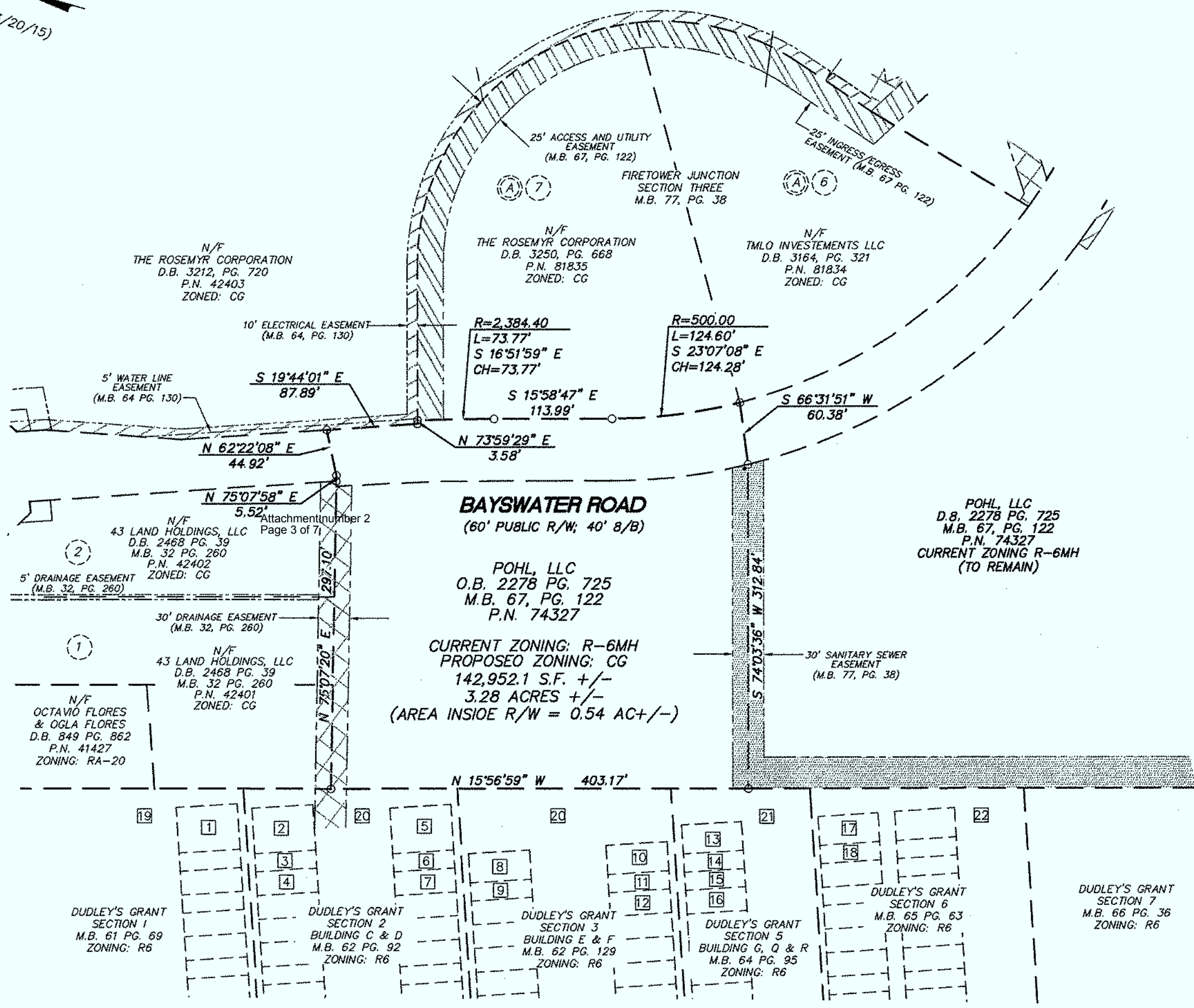
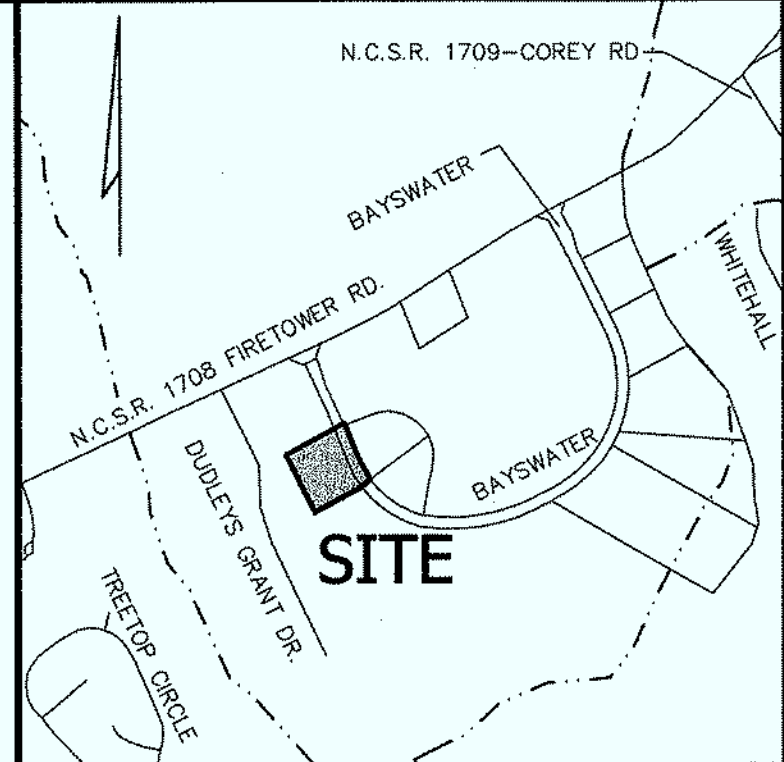
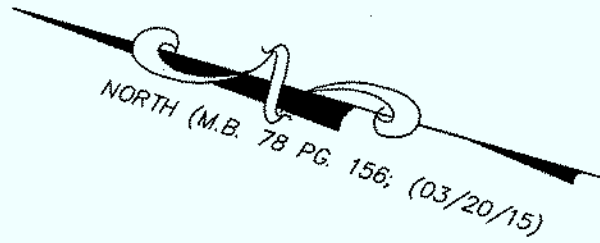


**Legend**

- Rezoning (black outline)
- Commercial (red)
- Industrial (magenta)
- Office & Institutional (cyan)
- Residential (yellow)
- Residential / Agricultural (light yellow)

POHL, LLC c/o V. Parker Overton (15-10)  
From: R6MH To: CG  
3.28 acres  
August 4, 2015





**LEGEND**

S.F.	SQUARE FEET
PARCEL NUMBER	P.N.
PAGE	PG.
MAP BOOK	M.B.
N/F	NOW OR FORMERLY
DEED BOOK	D.B.
RIGHT OF WAY	R/W
BACK TO BACK	B/B
REZONING LINE	---
EXISTING EASEMENT	---
ADJOINER LINE	---
PLATTED LOT INFORMATION	(A) (7)
OWNERSHIP MAP ID NUMBER	19

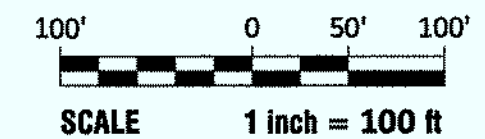
- NOTES**
1. AREA DETERMINED BY COORDINATES.
  2. ALL DISTANCES ARE HORIZONTAL MEASUREMENTS.
  3. NO POINT SET AT ANY CORNER UNLESS OTHERWISE NOTED.
  4. THIS MAP WAS PREPARED FOR REZONING PURPOSES ONLY AND IS NOT A BOUNDARY SURVEY OF THE PROPERTIES SHOWN HEREON. THIS MAP NOT TO BE USED FOR SALES OR CONVEYANCE. NOT ALL EXISTING EASEMENTS OR IMPROVEMENTS ARE SHOWN HEREON. PROPERTY SUBJECT TO THOSE EASEMENTS OF RECORD AND RECORDED IN MAP BOOK 72 PAGE 129 AND DEED BOOK 3001 PAGE 10.
  5. EXISTING ZONING WAS TAKEN FROM THE PITT COUNTY ONLINE INFORMATION SYSTEM WEB SITE ON JULY 15, 2015.

**OWNERSHIP DATA TABLE**

MAP ID NUMBER	OWNER NAME	REFERENCE	PARCEL NUMBER
1	YOULANDER PATRICE THOMPSON	D.B. 1782 PG. 162	67871
2	KATHLENE H. ELLIS	D.B. 3164 PG. 809	69168
3	RAJASHREE RAM MOHAN	D.B. 3018 PG. 544	69167
4	DANIELLE BUCHANAN	D.B. 3238 PG. 850	69166
5	SONYA SALEEBY VOLIVA	D.B. 1868 PG. 859	69169
6	ANTONIO R MILTON	D.B. 2468 PG. 11	69170
7	VICKIE DIXON	D.B. 3216 PG. 163	69171
8	TAMMY PRICE ROWLAND	D.B. 2631 PG. 102	69557
9	MEREDITH P. ANDERSON	D.B. 2021 PG. 36	69556
10	RICK A. LUPTON	D.B. 1913 PG. 500	69558
11	ELIZBETH CRITES MORAN	D.B. 1884 PG. 250	69559
12	MARVIN LYLE QUINN ETAL.	D.B. 1892 PG. 68	69560
13	U.S. BANK NATIONAL ASSOCIATION, TRUSTEE	D.B. 3324 PG. 813	71092
14	JOYCE C. DAY	D.B. 2019 PG. 339	71091
15	ERNEST H. HOLT, II	D.B. 2324 PG. 566	70980
16	BERNARD AND ROBERTA KOTT	D.B. 2031 PG. 612	70979
17	NORMAN BLIZZARD, ETAL.	D.B. 2080 PG. 470	72167
18	NORMAN BLIZZARD, ETAL.	D.B. 2080 PG. 470	72168
19	DUDLEY'S GRANT HOMEOWNERS ASSOCIATION	D.B. 1702 PG. 163	COMMON AREA
20	DUDLEY'S GRANT HOMEOWNERS ASSOCIATION	D.B. 1884 PG. 760	COMMON AREA
21	DUDLEY'S GRANT HOMEOWNERS ASSOCIATION	D.B. 2018 PG. 543	COMMON AREA
22	DUDLEY'S GRANT HOMEOWNERS ASSOCIATION	D.B. 2090 PG. 394	COMMON AREA

**REFERENCE**

PARCEL NUMBER 74327  
 D.B. 2278, P.G. 725  
 D.B. 547 PG. 874  
 D.B. 2219 PG. 612  
 D.B. 2278 PG. 722  
 D.B. 2278 PG. 720  
 M.B. 78 PG. 156  
 M.B. 77 PG. 38  
 M.B. 75 PG. 130  
 M.B. 69 PG. 90  
 M.B. 67 PG. 122  
 M.B. 67 PG. 95  
 M.B. 59 PG. 35  
 M.B. 32 PG. 260  
 M.B. 32 PG. 69  
 D.B. 3162 PG. 571 (WITHDRAWAL AND TERMINATION OF PRIVATE EASEMENT/STREETS)

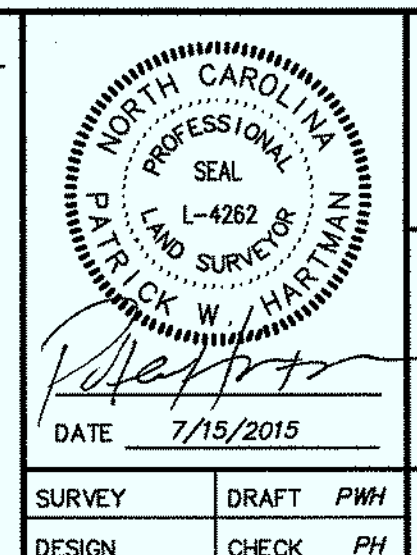


REVISIONS: #1 - 08/06/2015 - PER CITY COMMENTS AND REVIEW.

**CERTIFICATION**

I, PATRICK W. HARTMAN, PROFESSIONAL LAND SURVEYOR CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM DEEDS AND OR MAPS AS REFERENCED HEREON, AND DOES NOT REPRESENT A FIELD BOUNDARY SURVEY BY MYSELF OR RIVERS AND ASSOCIATES, INC.; I FURTHER CERTIFY PURSUANT TO G.S. 47-30 (F)(11)J, THAT THIS SURVEY IS OF ANOTHER CATEGORY; REZONING MAP. WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL THIS 15TH DAY OF JULY, 2015.

SIGNED: *Patrick W. Hartman*  
 PROFESSIONAL LAND SURVEYOR  
 LICENSE NUMBER L-4262



NC License: F-0334

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 (252) 762-4136

**REZONING MAP FOR:**  
**POHL, LLC**  
 c/o V. Parker Overton  
 OWNER: POHL, LLC

CITY OF GREENVILLE, WINTERVILLE TWS., PITT CO., N.C.

SURVEY	DRAFT	DATE	SCALE	DRAWING NO.	PROJECT NO.	SHEET
DESIGN	CHECK	7/15/2015	1" = 100'	Z-2602	2015118	1 OF 1

Case No: 15-10

Applicant: POHL, LLC

Property Information

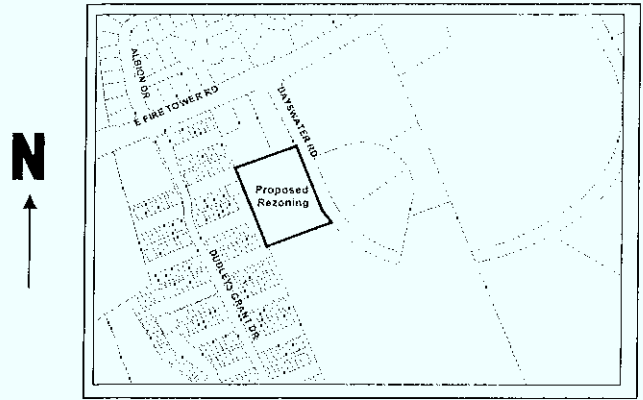
Current Zoning: R6M11 (Residential [High Density Multi-family/Mobile Home])

Proposed Zoning: CG (General Commercial)

Current Acreage: 3.28 gross acres (including right-of-way)  
2.74 net acres

Location: South side of Fire Tower Rd, on west Bayswater Rd

Points of Access: Fire Tower Road



Location Map

Transportation Background Information

1.) Fire Tower Rd- State maintained

	<u>Existing Street Section</u>	<u>Ultimate Thoroughfare Street Section</u>
Description/cross section	4-lane with raised median	no change
Right of way width (ft)	100	no change
Speed Limit (mph)	45	no change
Current ADT:	33,290 (*)	Ultimate Design ADT: 39,700 vehicles/day (**)
Design ADT:	39,700 vehicles/day (**)	
Controlled Access	No	
Thoroughfare Plan Status:	Major Thoroughfare	

Other Information: There are sidewalks along Fire Tower 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: 233 -vehicle trips/day (\*)      Proposed Zoning: 1,638 -vehicle trips/day (\*)

Estimated Net Change: increase of 1405 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 Fire Tower Rd are as follows:

1.) Fire Tower Rd , West of Site (60%):      “No build” ADT of 33,290

Estimated ADT with Proposed Zoning (full build) – 34,273  
 Estimated ADT with Current Zoning (full build) – 33,430  
 Net ADT change = 843 (3% increase)

2.) Fire Tower Rd , East of Site (40%): "No build" ADT of 33,290

Estimated ADT with Proposed Zoning (full build) – 33,945

Estimated ADT with Current Zoning (full build) – 33,383

Net ADT change = 562 (2% increase)

Staff Findings/Recommendations

Based on possible uses permitted by the requested rezoning, the proposed rezoning classification could generate 1638 trips to and from the site on Fire Tower Rd, which is a net increase of 1405 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		
<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: 8/18/2015  
Time: 6:30 PM

**Title of Item:** Ordinance to amend the Zoning Ordinance by adding a wine, beer and keg store as an allowed land use within the CN (Neighborhood Commercial) zoning district, subject to an approved special use permit, and establishing specific criteria.

**Explanation:** **Abstract:** The City of Greenville received an application from Ms. Tandi Mahn for a text amendment that proposes the addition of a definition and regulations to allow wine, beer and keg stores in the Neighborhood Commercial (CN) zoning district through special use permits and proposes review criteria and operational requirement for such stores.

**Explanation:** Greenville's Zoning Ordinance does not wine, beer and keg stores.

Omission of a particular land use is interpreted to mean uses not listed are prohibited.

The attached staff report provides additional details regarding this text amendment. The applicant's full application submittal is attached to the staff report in Appendix B.

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

**Recommendation:** In staff's opinion, the proposed Zoning Ordinance Text Amendment is in compliance with Horizons: Greenville's Community Plan.

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 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."


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 text 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."

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

Attachments / click to download

 [Staff Report, August 1, 2015](#)

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**Staff Report:  
Wine, Beer and Keg Store – Text Amendment**

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Applicant: Tandi Mahn

Contents

Background ..... 1  
Zone Where Wine, Beer and Keg Stores are Proposed Under This Text Amendment . 1  
Proposed Text Amendment ..... 4  
Compliance with the Comprehensive Plan ..... 7

Tables

Table 1: Comparison of Allowed Activities Between the Existing Wine and  
Craft Beer Shop and the Proposed Wine, Beer and Keg Store ..... 3

Maps

Map A: Locations of CN (Commercial Neighborhood) Zoning Districts ..... 9  
Maps 1-6: Enlargements of Areas Where Wine, Beer and Keg Stores Could be  
Permitted with a Special Use Permit ..... 10  
Map 7: Focus Area Map ..... 16

Exhibits

Exhibit A: Excerpt of the Table of Uses Showing Proposed Amendment ..... 17  
Exhibit B: Application Submittal Documents ..... 21



**City of Greenville  
Community Development Department - Planning Division  
August 12, 2015**

## **Background**

Greenville's Zoning Ordinance currently does not allow the sale of stand-alone businesses that sell wine, beer and kegs in the Neighborhood Commercial (CN) zoning district. Omission of a particular land use is interpreted to mean uses not listed are prohibited. Sec. 9-4-13, Uses Prohibited states, "*Unless a use of land is specifically allowed in a zoning district, either as a matter of right or as a special use, then the use shall be prohibited in the district.*"

The City of Greenville received an application for a text amendment from Ms. Tandi Mahn that proposes the addition of a definition and regulations to allow stand-alone (not associated with a grocery store) wine, beer and keg stores in the Neighborhood Commercial (CN) zoning district. (Exhibit B: Application Submittal Documents).

## **Zone Where Wine, Beer and Keg Stores are Proposed Under This Text Amendment**

The text amendment proposes wine, beer and keg stores only in the CN (Neighborhood Commercial) zoning district through special use permits and proposes review criteria and operational requirements for such stores. Map A and Maps 1-6 illustrates locations of CN zoning districts throughout the City where wine, beer and keg stores would be allowed under the proposed text amendment.

The Neighborhood Commercial zoning district is defined in the Zoning Ordinance, Sec. 9-4-4-64 as follows:

*The CN Neighborhood Commercial District is primarily designed to accommodate convenient shopping facilities consisting primarily of necessary goods and personal services required to serve a neighborhood.*

Land uses currently allowed, by right, in the CN district are listed below:

- City of Greenville municipal government building or use (see also Sec. 9-4-103)
- Public Park or Recreation Facility
- Farming; agriculture, horticulture, forestry (see also Sec. 9-4-103)
- Athletic club, indoor only
- Office; professional and business, not otherwise listed
- Bank, savings and loan or other savings or investment institution
- Medical, dental, ophthalmology or similar clinic, not otherwise listed
- Barber or beauty shop
- Manicure, pedicure or facial salon
- Church or place of worship (see also Sec. 9-4-103)
- Art studio including art and supply sales
- Dance studio

- Exercise and weight loss studio; indoor only
- Launderette; household users
- Dry cleaners; household users
- Convenience store (see also gasoline sales)
- Office and school supply, equipment sales
- Restaurant; conventional
- Construction office, temporary, including modular office (see also Sec. 9-4-103)
- Grocery Stores are allowed in the CN district, but were inadvertently left out of all zoning districts throughout the Table of Uses when the table was converted to the online service.

Land uses currently allowed, by special use permit, in the CN district are listed below:

- Public Utility Building or Use
- Dining and Entertainment Establishment (see also Sec. 9-4-103)
- Athletic club, indoor and outdoor facilities
- Child care day facilities
- Adult day care facilities
- Catering service including food preparation (see also restaurant; conventional and fast food)
- Minor repair; as an accessory or principal use
- Gasoline or automobile fuel sales; accessory or principal use, retail
- Wine and craft beer shop; including on premises consumption (see also Sec. 9-4-103) Amended on April 9, 2015, Ordinance #15-019
- Restaurant; fast food (see also Sec. 9-4-103)
- Restaurant and/or dining and entertainment establishment; regulated outdoor activities
- Pet shop (see also animal boarding; outside facility)

Title 9, Chapter 4, Article U, Administration, Enforcement, Penalties, Appendix A: Table of Uses, (A)(15) Other Activities (not otherwise listed – all categories) provides limited flexibility for other activities, not otherwise listed, in the Table of Uses for certain zoning districts through approval of special use permits. This catch-all flexibility tool is allowed in nine of the twenty seven zoning districts. However, the CN (Neighborhood Commercial) zoning district is not one of the zoning districts where this allowance is available for a retail use, such as the wine, beer and keg store.

Grocery stores are already an allowed use in the CN zoning district and are allowed to sell wine, beer and kegs. Convenience stores are already an allowed special use in the CN zoning district and are allowed to sell wine, beer and kegs. Wine and Craft Beer Shops are already an allowed special use in the CN zoning district and are allowed to have on-site consumption of wine and craft beer. Craft beer is defined as a malt beverage from a brewer with an annual production of 6 million barrels of beer or less.

Permission this text amendment adds than what is currently allowed is that the applicant seeks to sell beer and kegs that do not meet the definition of craft beer since the applicant’s proposal allows the sale of beer produced by large beer producers.

Table 1 illustrates allowed activities between the existing wine and craft beer shop and the proposed wine, beer and keg store ordinance for comparison. This text amendment application proposes to allow beer tastings which are limited to serving only two-ounce tastings and do not allow on-premise consumption of full-sized glasses of beer. Ms. Mahn’s proposal allows the option of selling two ounce tastings of beer or offering them without a charge.

**Table 1: Comparison of Allowed Activities Between the Existing Wine and Craft Beer Shop and the Proposed Wine, Beer and Keg Store**

<b>Allowed Activities</b>	<b>Existing Wine and Craft Beer Shop</b>	<b>Proposed Wine, Beer and Keg Store</b>
On-premise wine tasting	Yes	No
On-premise craft beer tasting	Yes	Yes, See Note #2
On-premise large production beer tasting	No	Yes, See Note #2
On-premise craft beer consumption in full-sized glasses	Yes, See Note #1	No
On-premise large production beer consumption in full-sized glasses	No	No
On-premise wine consumption in full-sized glasses	Yes, See Note #1	No
Sell and refill growlers for off-premise consumption	Yes	Yes
Sell craft beer in cans and bottles for off-premise consumption	Yes	Yes
Sell large production beer in cans/bottles for off-premise consumption	No	Yes
Sell kegs of craft beer for off-premise consumption	No	Yes
Sell kegs of large production beer for off-premise consumption	No	Yes
Sell retail products and prepared pre-packaged food	Yes	Yes

Notes:

- (1) Sales cannot exceed 40% of the wine and craft beer shop’s total sales of wine and malt beverages including both on-premises and off-premises consumption for any 30-day period.
- (2) Sales cannot exceed 40% of the wine, beer and keg store’s total sales of wine and malt beverages including both on-premises and off-premises consumption, for any 30-day period.

## **Proposed Text Amendment**

In order to amend the Zoning Code to allow wine, beer and keg stores to operated in the CN zoning district, text amendments must be adopted. This text amendment application requires a public hearing before City Council. The Planning and Zoning Commission is required to review and if supportive, recommend an ordinance relating to wine, beer and keg stores regulations since they would be added in the Zoning Ordinance.

Proposed text amendments to add wine, beer and keg stores are illustrated below using underlined text to denote regulations to be added. Upon review and discussion of the text amendment, staff clarified that Ms. Mahn intended the text amendment to include a requirement that wine, beer and keg stores must be reviewed through special use permits, so staff added this requirement to the text amendment with the applicant's permission. After the text amendment was submitted, staff suggested an additional revision to Ms. Mahn to add a requirement that properties zoned CN must also be located within 500 feet of a Focus Area, as identified in the Horizons Plan to remain eligible for special use permit consideration. Ms. Mahn agreed to the suggestion as it helps to reduce the number of eligible properties to areas the Horizons Plan suggested were appropriate for non-residential development, including Neighborhood Nodes. This point is further described in the last paragraph of this staff report under the heading, "Compliance with the Comprehensive Plan."

Map A and Maps 1-6 illustrate all of the properties within the City that are zoned CN with a thin red circle and also illustrate all of the properties that are zoned CN and are also located within 500 feet of a Focus Area with a thick red circle. If this amendment is adopted, it would only apply to properties zoned CN within the thick red circles, pending approval of special use permits by the Board of Adjustment. The circles displayed in the attached maps are only used to highlight the location of properties zoned CN and do not relate to the radius around Focus Areas.

Section 9-4-22 is proposed to be amended to add a definition for the new land use of wine, beer and keg store as follows.

### ***SEC. 9-4-22 WORDS AND TERMS DEFINED.***

***Wine, Beer and Keg Store.*** *An establishment conducted pursuant to G.S. 18B-1001 as amended, and operated as a principal or accessory use, which is authorized to sell wine and malt beverages in the manufacturer's original container for consumption off the premises and the retail sale of malt beverages in a cleaned, sanitized, resealable container as defined in 4 NCAC 2T.0308(a) that is filled or refilled and sealed for consumption off the premises, provided however, the permittee shall be authorized to conduct accessory and incidental malt beverage two-ounce tastings on the premises*



and is further authorized to sell malt beverages for on-premises consumption, limited to two-ounce tastings, as an accessory and incidental use to the "wine, beer and keg store", provided the establishment and operation is compliant with section 9-4-86(RR). Among the two limited types of alcoholic beverages that may be sold, a "wine, beer and keg store" must sell both wine and malt beverages for off-premises consumption and has all requisite state permit(s) that allows retail sales of malt beverages for consumption on premises. A "wine, beer and keg store" that does not meet the requirements of section 9-4-86(RR) shall be deemed a public or private club for the purpose of zoning and land use classification. Notwithstanding the foregoing, wine, beer and keg stores may offer retail products and prepared pre-packaged food for purchase as an incidental use. (see also section 9-4-86(RR)).

Title 9, Chapter 4, Article D, Section 9-4-78 (Appendix A) is proposed to be amended to add the following new land use activity (refer to attached excerpt of the Table of Uses in Exhibit A of this staff report):

(10) jj. "Wine, Beer and Keg Store (see also section 9-4-86(RR))"; by allowing this land use with a special use permit in the Neighborhood Commercial (CN) zoning district; and by assigning a LUC 4 to the land use.

Title 9, Chapter 4, Article E, Section 9-4-86, of the City Code is proposed to be amended to add the following new subsections:

**Title 9, Chapter 4, Article E, Section 9-4-86(RR)**

(RR) Wine, Beer and Keg Stores (see also section 9-4-22)

(1) Properties eligible to be considered for a wine, beer and keg store through approval of a special use permit must be located within a CN (Neighborhood Commercial) zoning district and must be located within a 500-foot radius, including street rights-of-way, of a Regional, Community, Intermediate or Neighborhood Focus Area as identified in Horizons: Greenville's Community Plan, Focus Area Map, adopted in 2004 as measured from the center point of the Focus Area map label to the nearest lot line of properties zoned CN (Neighborhood Commercial).

(2) A wine, beer and keg store may sell malt beverages for consumption on the premises, provided that the on-premises consumption of malt beverages is limited to only serving two-ounce tastings and constitutes an accessory and incidental use to the wine, beer and keg store.

- (3) A wine, beer and keg store that also has the requisite state permit(s) that allows retail sales of malt beverages for on-premises consumption, in accordance with G.S. 18B-1001 as amended, may sell only malt beverages for consumption on the premises, provided that the on-premises consumption of malt beverages is limited to the sale of two-ounce tastings and constitutes an accessory and incidental use to the primary retail use of the wine, beer and keg store.
- (4) For purposes of this section, on-premises consumption of malt beverages shall be deemed an accessory and incidental use to a wine, beer and keg store, provided the sale of malt beverages for consumption on the premises does not exceed 40% of the wine, beer and keg store's total sales of wine and malt beverages including both on-premises and off-premises consumption, for any 30-day period. The term "sale(s)" as used herein shall be the receipt of payment for the wine and malt beverages sold and/or consumed and shall not be a measure of the volume of wine and malt beverages sold and/or consumed.
- (5) Records related to the wine, beer and keg store's total sales of wine and malt beverages for both on-premises and off-premises consumption shall be maintained on the premises for not less than one year and shall be open for inspection and audit at all reasonable hours when the establishment is open for business by the Zoning Enforcement Officer. The Zoning Enforcement Officer may view the records on the premises or may request that copies of the written records be delivered to the city. The requirements of this subsection shall be for the purpose of determining compliance with subsection (3) above.
- (6) To help avoid high concentrations of businesses within close proximity that sell wine and malt beverages, no wine, beer and keg store that includes the on-premises consumption of malt beverages, limited to two-ounce tastings, shall be located within a 25-foot radius, including street rights-of-way, of an existing or approved public or private club, dining and entertainment establishment, including a wine and craft beer shop or other wine, beer and keg store that includes the on-premises consumption of wine and malt beverages, limited to two-ounce tastings. The required measurement shall be from the building or structure containing the wine, beer and keg store to the nearest property line of the parcel containing the existing or approved public or private club, dining and

entertainment establishment, including a wine and craft beer shop or other wine, beer and keg store that includes the on-premises consumption of wine and malt beverages.

(7) A wine, beer and keg store shall not operate after 11:00 pm on Sunday, Monday, Tuesday, Wednesday, and Thursday or after 12:00 am on Friday and Saturday.

(8) A wine, beer and keg store shall not require a membership, cover or minimum charge for admittance or service during regular or special periods of operation.

(9) A wine, beer, and keg store that does not meet the requirements of this section shall be deemed a public or private club for the purpose of zoning and land use classification.

(10) The provisions of this section shall apply to all wine, beer and keg stores whether operated as a principal or accessory use.

### **Compliance with the Comprehensive Plan**

Consideration of any modification to the city zoning ordinance should include a review of the community's comprehensive plan and other officially adopted plans that are applicable.

Greenville's comprehensive plan, Horizons: Greenville's Community Plan, 2004 and the 2009/2010 update contains adopted goals, policy statements and objectives that should be reviewed and considered to ensure that the proposed text amendments are in compliance with the Plan, and effectively with the community's values.

Staff reviewed the Plan and provides the following findings regarding consistency between the proposed text amendment and the Plan. In staff's opinion, the proposed Zoning Ordinance Text Amendment is in compliance with Horizons: Greenville's Community Plan.

Following are relevant excerpts from Horizons: Greenville's Community Plan, 2004.

#### **PLAN ELEMENTS**

##### **Economy**

**Objective E1.** *To create conditions favorable for healthy economic expansion in the area.*

**Objective E2.** *To attract new industry and businesses which strengthen Greenville's role as a regional center.*

The Horizons Plan also includes the following paragraph that is relevant to this text amendment application.

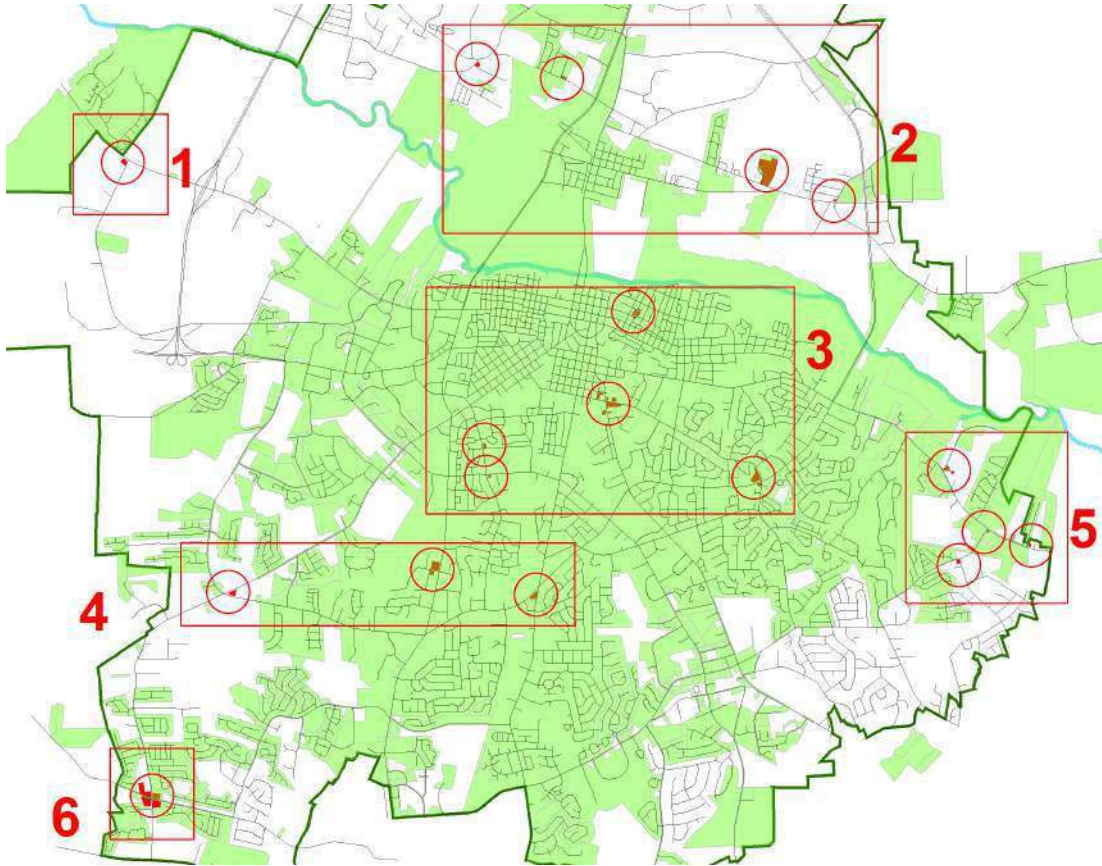
## **Section 2, FUTURE LAND USE**

### **Urban Form**

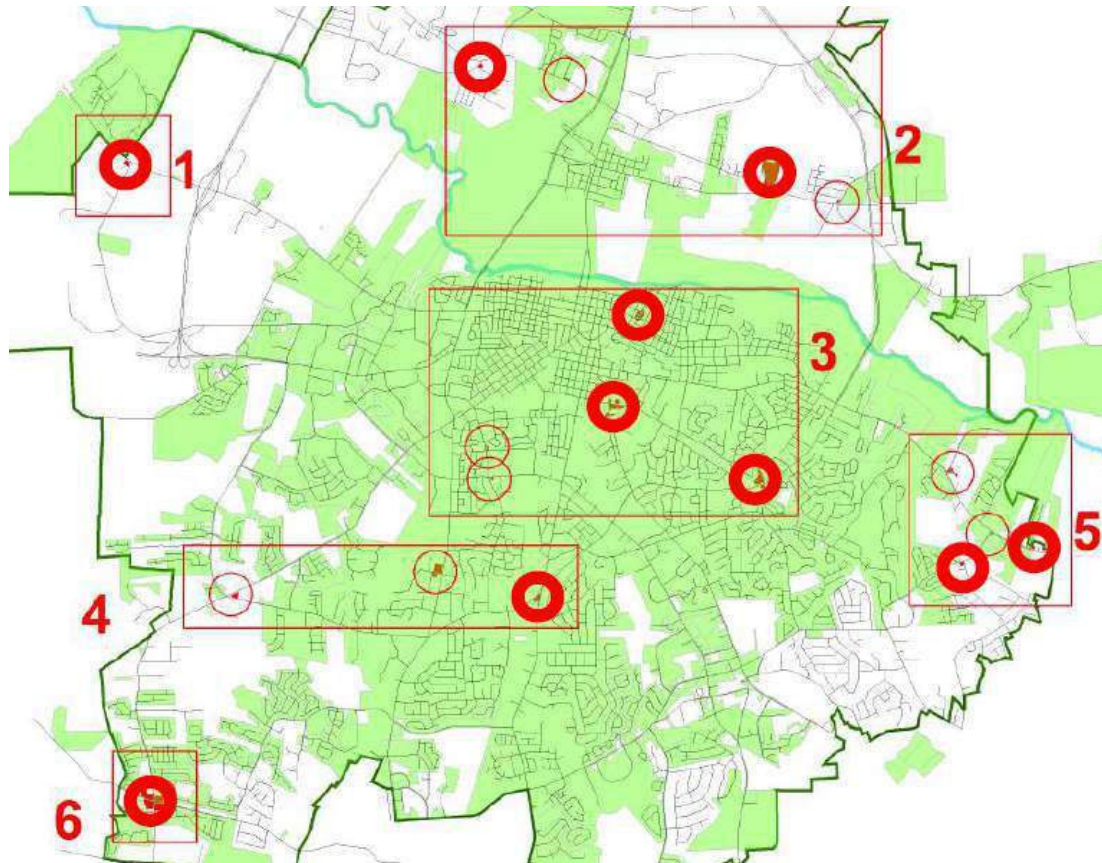
#### **3. Nodes, Neighborhood**

*The neighborhood node is only found in neighborhoods and must be able to blend exceptionally well with the residential surroundings in scale and character. Quite often, a neighborhood node may consist of only a neighborhood grocery and possibly a few small specialty shops. Approximate floor areas are less than 40,000 square feet. Examples include the City Market in the Tar River Neighborhood and Fire Tower Crossing on Fire Tower Road.*

The 2004 Horizons Plan includes a map entitled, "Focus Area Map" which identifies locations of Nodes, also referenced in the Plan as Focus Areas. The location of the City Market building is within the area labeled on the Focus Area Map as a Neighborhood Focus Area, refer to attached Map 7. Although adoption of this text amendment would apply city-wide to all property zoned CN (Neighborhood Commercial), the property, neighborhood and even the building (City Market) Ms. Mahn is interested in leasing for wine, beer and keg store is identified on the Focus Area Map as a Neighborhood Focus Area and the City Market Building and its uses were even referenced as representative of a retail building in a neighborhood node. These references in the Horizons Plan add support to this text amendment application.

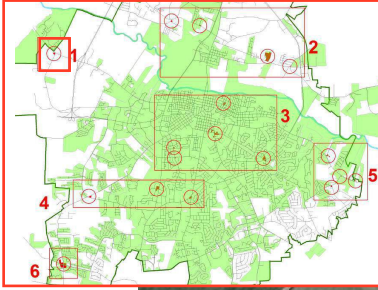


Areas Circled Show Locations of Property Zoned CN (Neighborhood Commercial)  
See Map Enlargements by Referring to Maps 1-6 for Areas Numbered Above



Thick Circles Show Property Zoned CN within 500 feet of Focus Areas Adopted in Horizons Plan

Item # 4

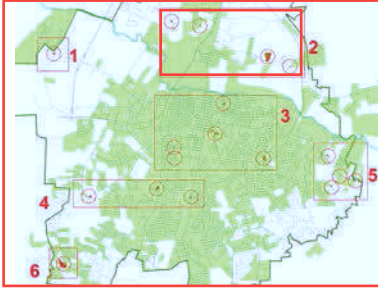


Property Zoned CN (Neighborhood Commercial) in Red Shading

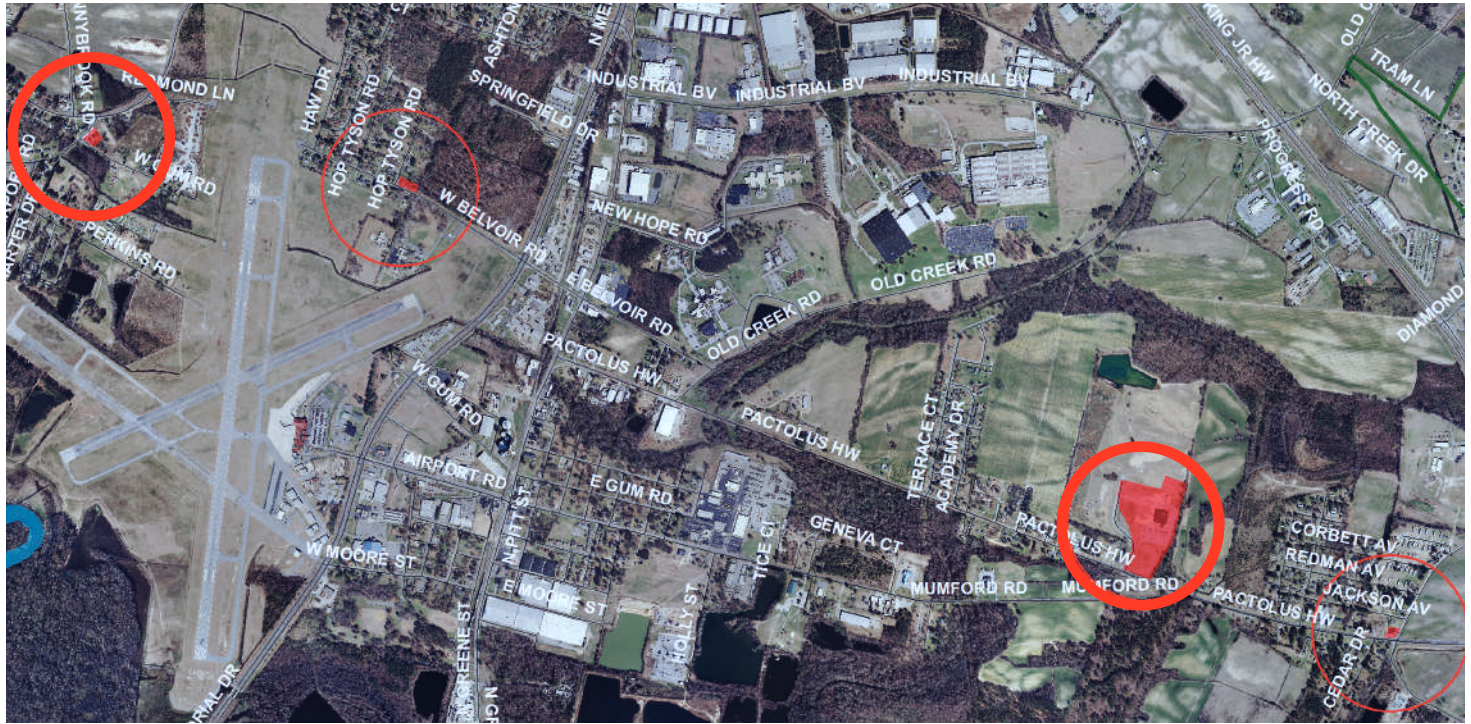


Zoning Districts Around Property Zoned CN (Neighborhood Commercial)

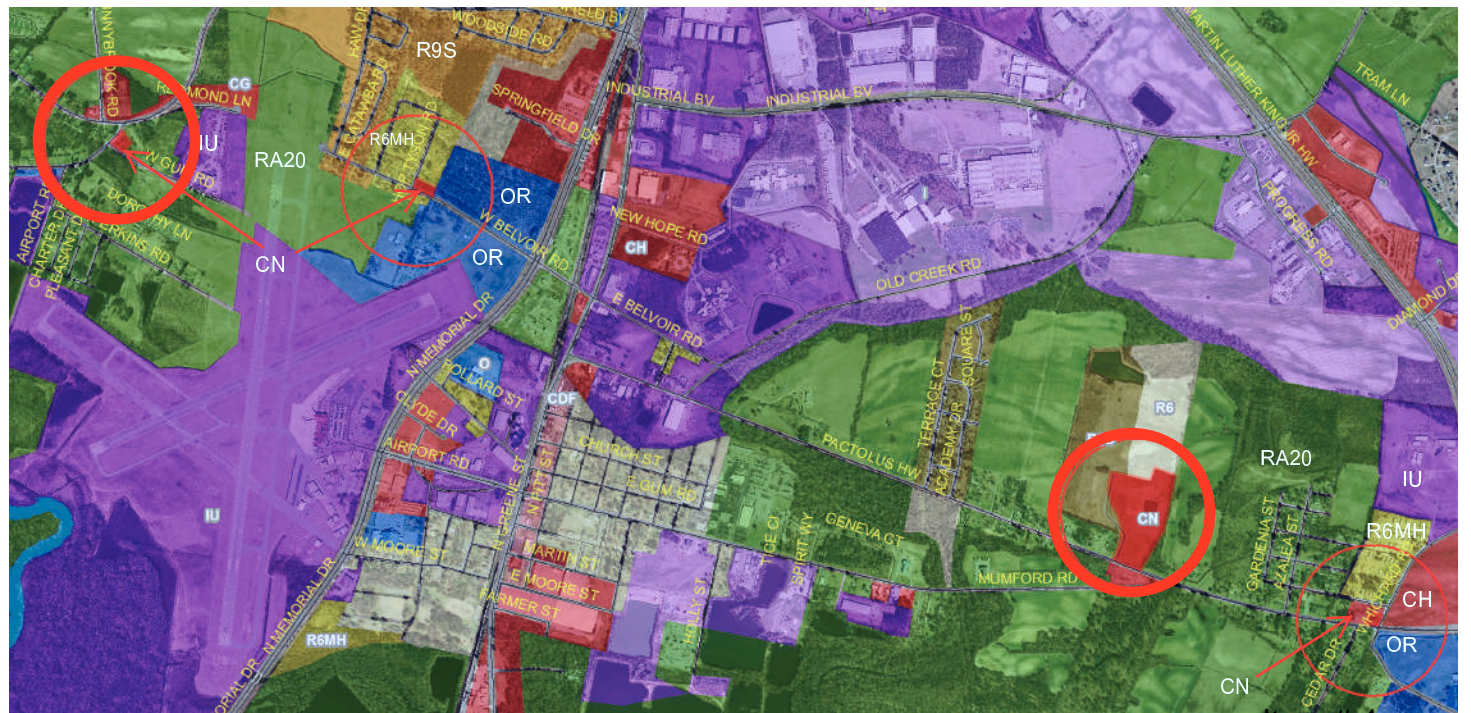
Item # 4



Thick Circles Show Property Zoned CN and within 500 feet of Focus Areas Adopted in Horizons Plan. Under the Proposed Text Amendment, Wine, Beer and Keg Stores Could be Permitted with a Special Use Permit in the Two Areas Indicated with the Thick Red Circles.



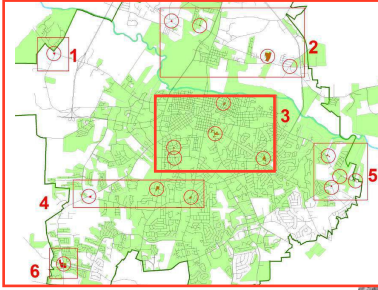
Aerial Showing Property Zoned CN (Neighborhood Commercial) in Red Shading



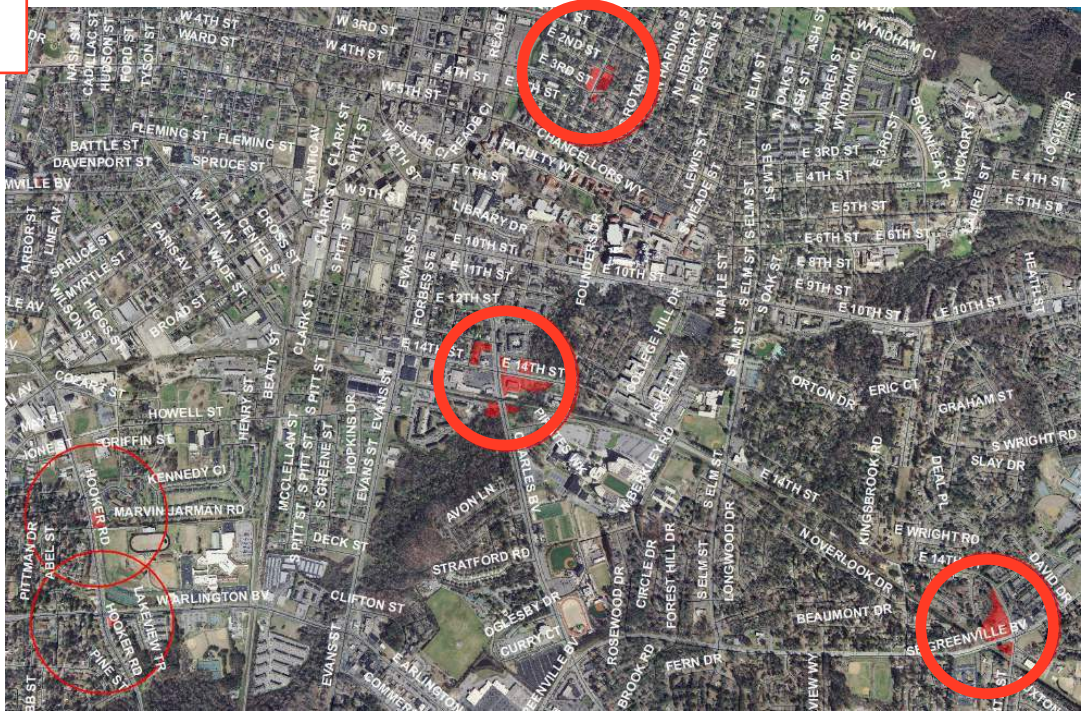
Zoning Districts Around Property Zoned CN (Neighborhood Commercial)

Item # 4

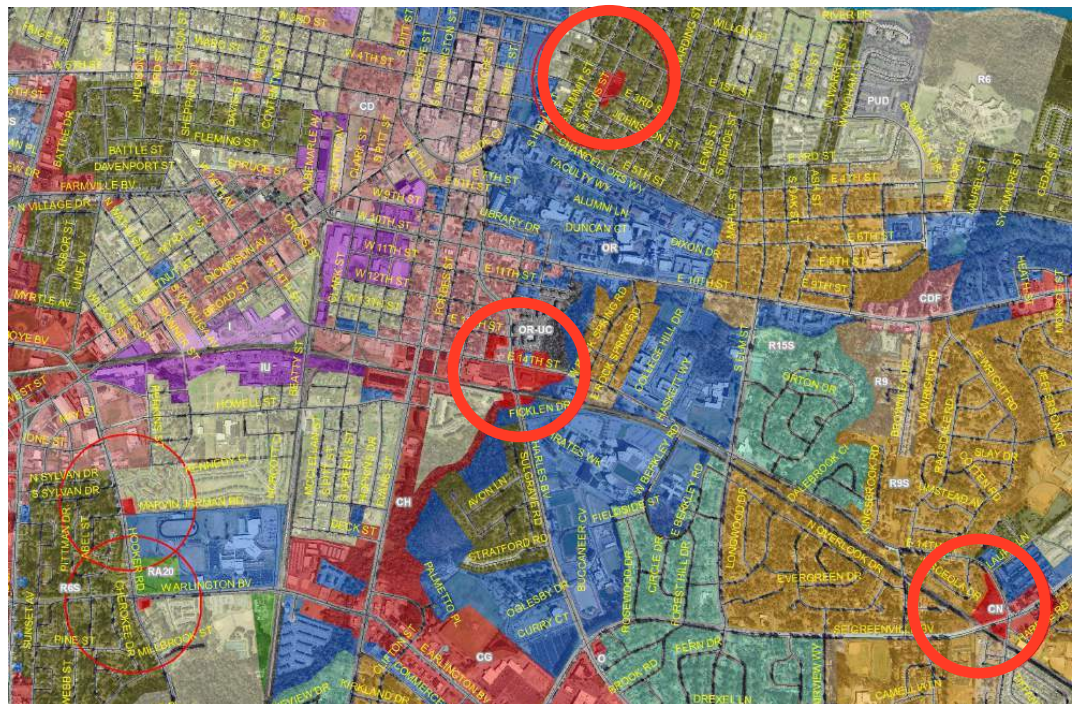
**Map 3 - Enlargement of Area 3: Zone (CN) where Wine, Beer and Keg Stores Could be Permitted with a Special Use Permit**



Thick Circles Show Property Zoned CN and within 500 feet of Focus Areas Adopted in Horizons Plan. Under the Proposed Text Amendment, Wine, Beer and Keg Stores Could be Permitted with a Special Use Permit in These Three Areas.

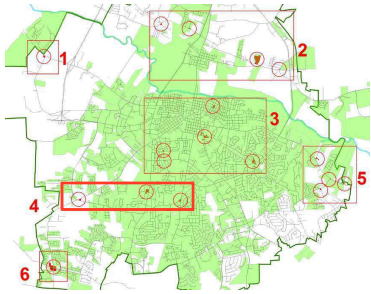


Property Zoned CN (Neighborhood Commercial) in Red Shading



Zoning Districts Around Property Zoned CN (Neighborhood Commercial) Item # 4

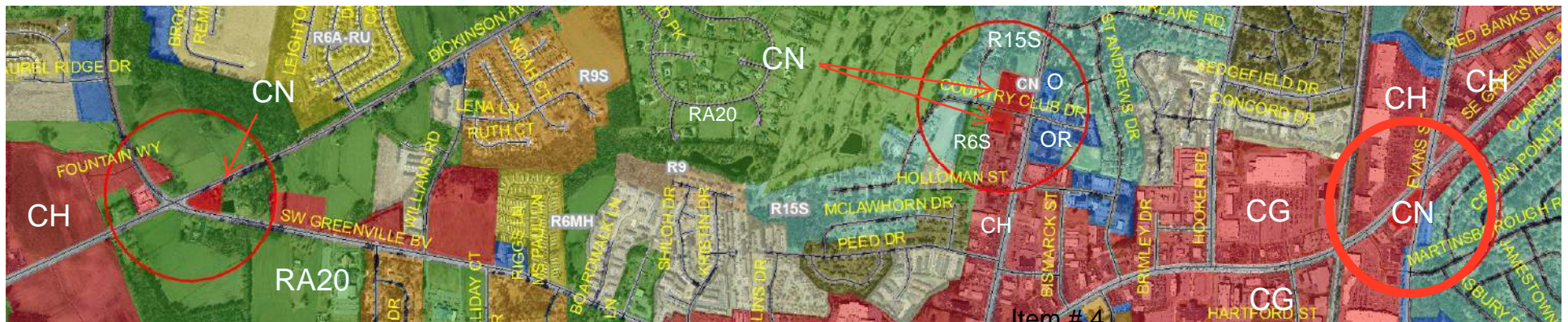




Thick Circles Show Property Zoned CN and within 500 feet of Focus Areas Adopted in Horizons Plan. Under the Proposed Text Amendment, Wine, Beer and Keg Stores Could be Permitted with a Special Use Permit in the One Area Indicated with the Thick Red Circle.

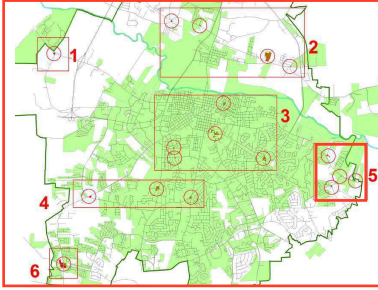


Property Zoned CN (Neighborhood Commercial) in Red Shading



Zoning Districts Around Property Zoned CN (Neighborhood Commercial)

Item # 4



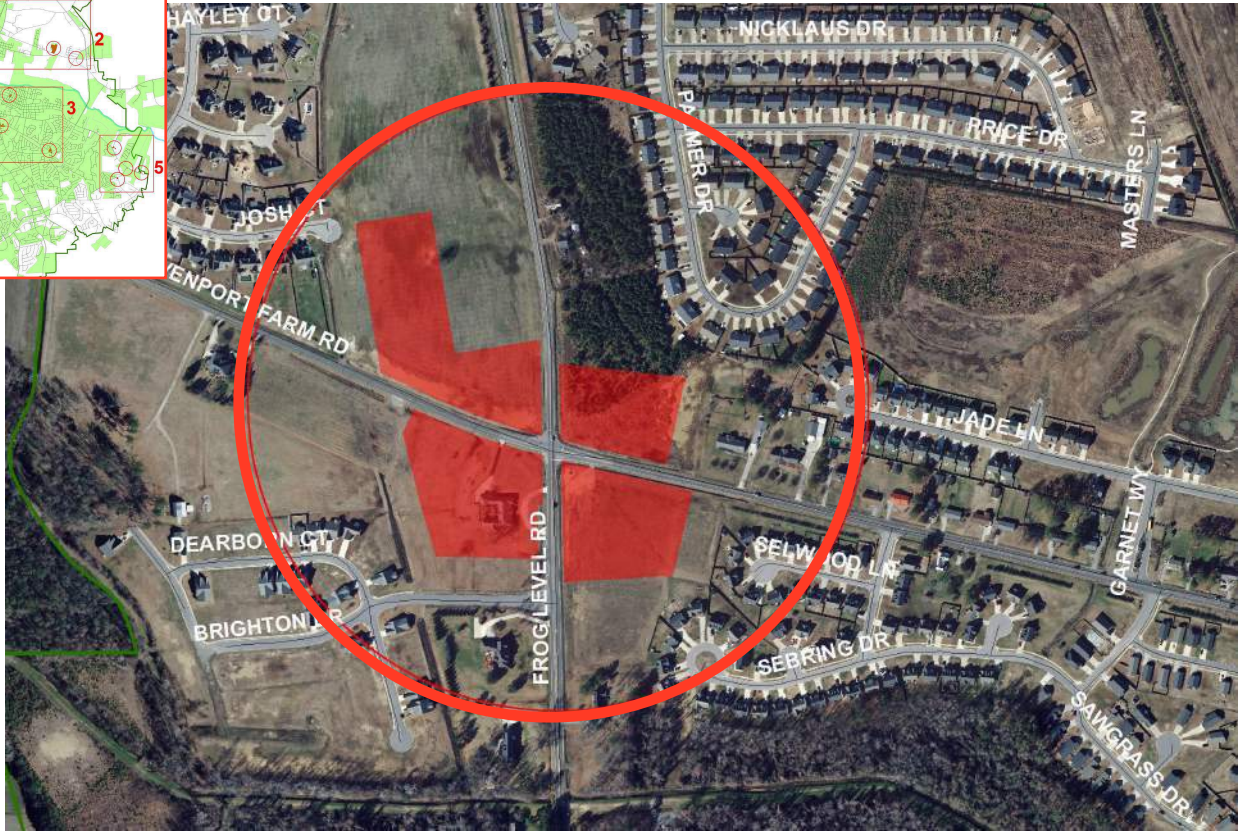
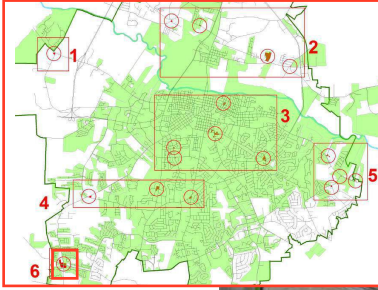
Thick Circles Show Property Zoned CN and within 500 feet of Focus Areas Adopted in Horizons Plan. Under the Proposed Text Amendment, Wine, Beer and Keg Stores Could be Permitted with a Special Use Permit in Two Areas Indicated with the Thick Red Circles.



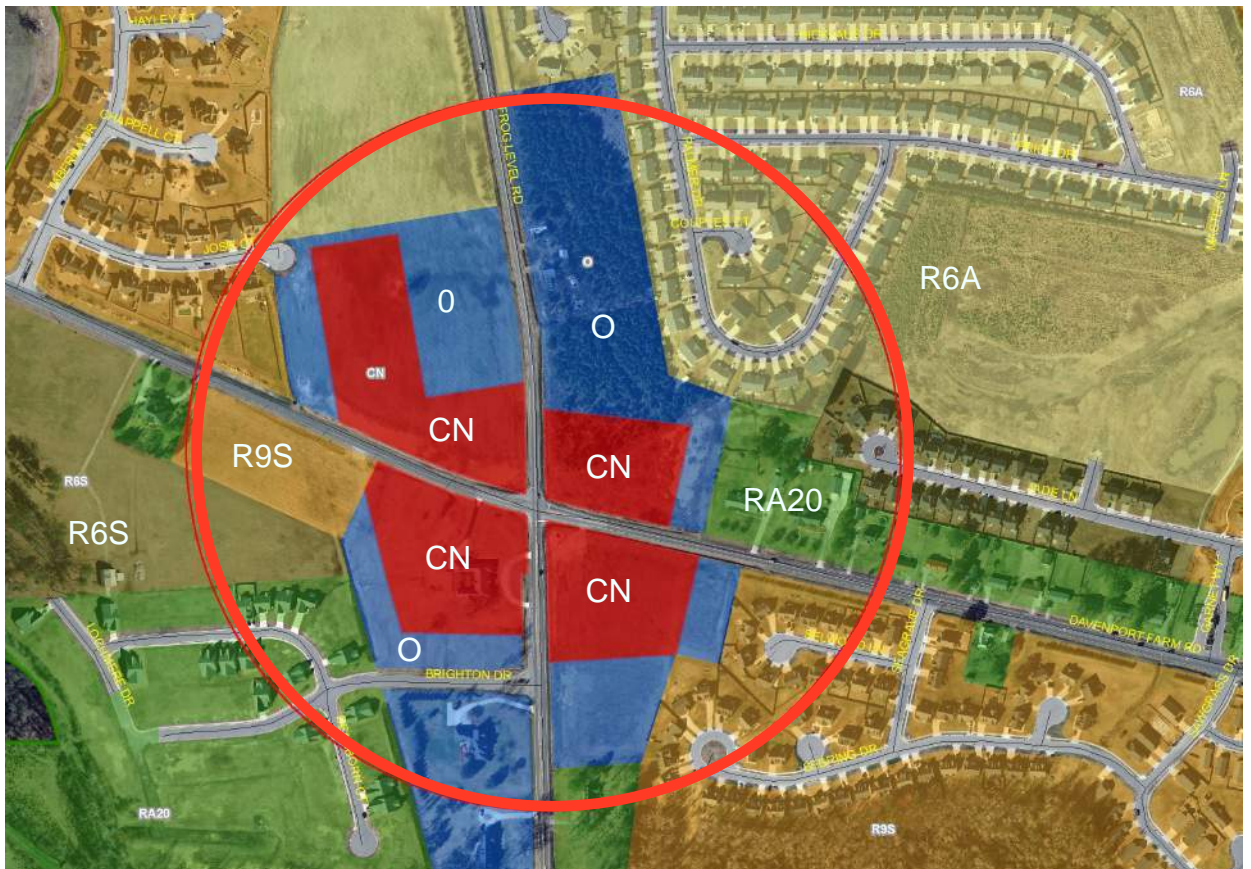
Property Zoned CN (Neighborhood Commercial) in Red Shading



Zoning Districts Around Property Zoned CN (Neighborhood Commercial) **Item # 4**



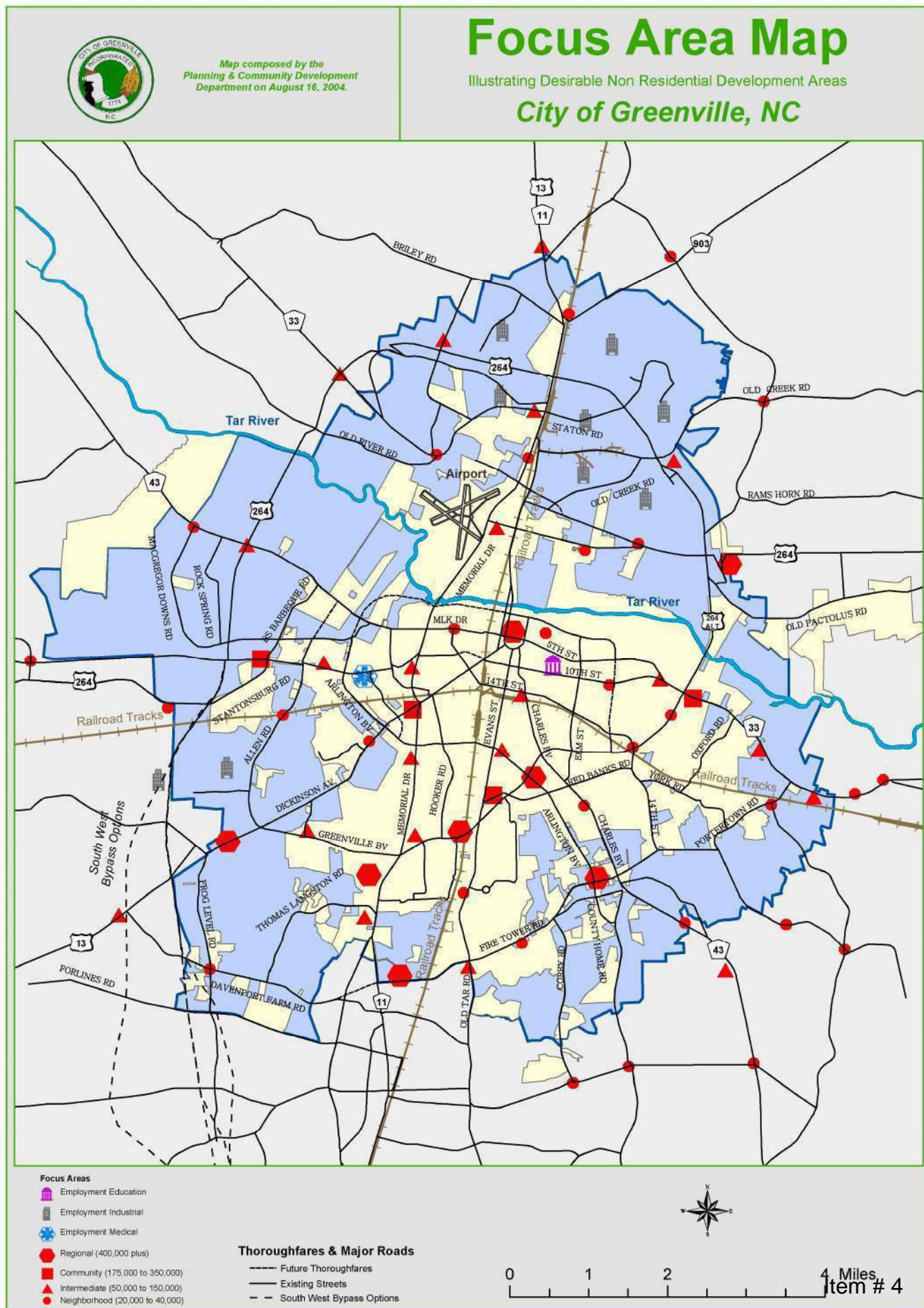
Aerial Showing Property Zoned CN (Neighborhood Commercial) in Red Shading



Zoning Districts Around Property Zoned CN (Neighborhood Commercial)

Item # 4

Map 7 – Map Excerpt from Horizons: Greenville’s Community Plan, 2004



**APPENDIX A: TABLE OF USES**

(A) *Index to use table categories contained in this Appendix.*

- (1) General
- (2) Residential
- (3) Home Occupations
- (4) Governmental
- (5) Agricultural/Mining
- (6) Recreational/Entertainment
- (7) Office/Financial/Medical
- (8) Services
- (9) Repair
- (10) Retail Trade
- (11) Wholesale/Rental/Vehicle - Mobile Home Trade
- (12) Construction
- (13) Transportation
- (14) Manufacturing/Warehousing
- (15) Other Activities (not otherwise listed - all categories)

(B) *Key to tables.*

- (1) Permitted uses are indicated by the letter P.
- (2) Special uses are indicated by the letter S.
- (3) (a) Each listed principal use activity is assigned a land use classification number (LUC#) ranging from 1 to 5 for purposes of determining required bufferyards.
- (b) In the case of planned centers containing multiple principal uses, such as shopping centers, office/commercial unit ownership type developments and the like, the initial bufferyard requirement shall be based on the anticipated primary occupancy of such center and such requirement shall apply to all subsequent uses absent any change in zoning for such planned center.
- (4) Each listed accessory use activity is assigned an asterisk (\*) in substitution for a land use classification number. Such, and other accessory use(s) shall be subject to the land use classification number of the associated principal use.

(C) *Tables.* The following uses shall be allowed only within the respective zoning districts as specified herein:

(10) Retail trade.

USE	LUC #	RA 20	R 15 S	R 9 S S	R 6 S N	R 6 9	R 6 A	R 6 M H	M I	M S	M O G	M C R	M C H S	M R S	O	C D	C D F	C G	C N	C H U	C I U	P I U	P I U
a. Miscellaneous retail sales; nondurable goods, not otherwise listed	3										P		P		P	P	P	P					
b. Gasoline or automotive fuel sales; accessory or principal use, retail	4											P				S	S	S	S	P	P	P	P
c. Wine and craft beer shop; including on premises consumption (see also § 9-4-103)	4										S		S			S	S	S	S	P			
d. Pharmacy	3									P	P	P				P	P	P	P				
e. Convenience store (see also gasoline sales)	4												P			P	P	P	P				
f. Office and school supply, equipment sales	3										S	P				P	P	P	P				
g. Fish market; excluding processing or packing	3															S	S	P	P				
h. Restaurant; conventional	3									S	S	P				P	P	P	P	P	P	P	P
i. Restaurant; fast food (see also § 9-4-103)	4										S	P				P	P	P	P	P	P	P	P
j. Restaurant and/or dining and entertainment establishment; regulated outdoor activities	4									S	S	S				S	S	S	S	S	S	S	S
k. Medical supply sales and rental of medically related products including uniforms and related accessories	3									S	S	P						P					
l. Electronic; stereo, radio, computer, television and the like, sales and accessory repair	3										P					P	P	P	P				
m. Appliance; household use, sales and accessory repair, excluding outside storage	3															P	P	P	P				
n. Appliance; commercial use, sales and accessory repair, excluding outside storage	3															S	P	S	S	S			
o. Appliance; household, commercial or industrial use, sales and accessory repair, including outside storage	4																			P			

\*Edited to show addition of craft beer shops approved by Ordinance 15-019, adopted 4/9/15.]

USE	LUC #	RA 20	R 15 S	R 9 S	R 6 S	R 6 N	R 9	R 6	R 6 A	R 6 H	M I	M S	M O C G	M R C H S	M R S	O R	O	C D	C D F	C D F	C G	C N H U	C I U	P I U	P I U
p. Furniture and home furnishing sales not otherwise listed	3													P				P	P	P	P				
q. Floor covering, carpet and wall covering sales	3																	P	P	P	P				
r. Antique sales, excluding vehicles	3																	P	P	P	P				
s. Book or card store, news stand	3												P P	P		P		P	P	P	P				
t. Hobby or craft shop	3												S P	P				P	S	P	P				
u. Pet shop (see also animal boarding; outside facility)	3																	P	S	P	P				
v. Video or music store; record, tape, compact disk and the like sales	3												P	P				P	P	P	P				
w. Florist	3											P	P P	P		P		P	P	P	P				
x. Sporting goods sales and rental shop	3																	P	P	P	P				
y. Auto part sales (see also major and minor repair)	3													S				P	P	P	P				
z. Flea market	3																					S			
aa. Pawnbroker	3																	S			P	P			
bb. Lawn and garden supply and household implement sales and accessory service	3																				P	P			
cc. Farm supply and commercial implement sales	4																					P	P	P	P
dd. Industrial implement, machinery or tool sales	4																							P	P
ee. Christmas tree sales lot; temporary only (see also § 9-4-103)	*															P									
ff. Tobacco shop (Class 1) (see also § 9-4-103)	4													S				S	S	S	S				

USE	L U C #	RA 20	R IS S	R 9 S	R 6 S	R 6 N	R 6 A	R 6 M H	M I S	M C G	M R	M C H	M R S	O R	O	C D F	C D	C G	C N	C H	C I U	I	P I U	
eg.	Tobacco shop (Class 2) (see also § 9-4-103)	4														S		S						
hh.	Hookah café (see also § 9-4-103)	4														S	S	S		S				
ii.	Microbrewery (see also § 9-4-86)	4														S								

(Ord. No. 09-27, § 14, passed 4-9-2009; Ord. No. 11-055, § 1, passed 9-8-2011; Ord. No. 13-007, § 2, passed 2-14-2013; Ord. No. 14-048, § 2, passed 8-14-2014)  
**The proposed text amendment to this Table of Uses to add wine, beer and keg stores as an allowed use with a special use permit in the CN (Neighborhood Commercial) zoning district is shown below with red underlined text.**

USE	L U C #	RA 20	R IS S	R 9 S	R 6 N	R 6 A	R 6 M H	M I S	M C G	M R	M C H	M R S	O R	O	C D F	C D	C G	C N	C H	C I U	I	P I U	
ii.	<u>Wine, beer and keg stores</u> (see also Sec. 9-4-86(RR))	<u>4</u>																<u>S</u>					







Date Received 7/21/15

**CITY OF GREENVILLE**  
**ZONING ORDINANCE TEXT AMENDMENT APPLICATION**

Applicant Name(s) Tandi Mahn

Mailing Address 1002 N Overlook Dr  
Greenville, NC 27858

Contact Phone Number (252) 916 6793

Contact Fax Number (252) 364 8937

Zoning Ordinance Section Proposed to be Amended: n/a New Ordinance

Reason for Request: To implement a new ordinance  
to allow for a "Wine, Beer & Keg Store"

Proposed Language of Text Amendment (attach additional pages if needed):  
See attached

Tandi Mahn

Print Name

Tandi Mahn 7/21/15

Signature of Applicant

Date

#899917

## "Wine, Beer and Keg Store"

Section 1: An establishment conducted pursuant to G.S. 18B-1001 as amended, and operated as a principal or accessory use, which is authorized to sell wine and malt beverages in the manufacturer's original container for consumption off the premises and the retail sale of malt beverages in a cleaned, sanitized, resealable container as defined in 4 NCAC 2T.0308(a) that is filled or refilled and sealed for consumption off the premises, provided however, the permittee shall be authorized to conduct accessory and incidental malt beverage two-ounce tastings on the premises and is further authorized to sell malt beverages for on-premises consumption, as an accessory and incidental use to the "wine, beer and keg store", provided the establishment and operation is compliant with section 2. Among the two limited types of alcoholic beverages that may be sold, a "wine, beer and keg store" must sell both wine and malt beverages for off-premises consumption and has all requisite state permit(s) that allows retail sales of malt beverages for consumption on premises. A "wine, beer and keg store" that does not meet the requirements of section 2 shall be deemed a public or private club for the purpose of zoning and land use classification. Notwithstanding the foregoing, wine, beer and keg stores may offer retail products and prepared pre-packaged food for purchase as an incidental use.

### Section 2:

- (1) A wine, beer and keg store may sell malt beverages for consumption on the premises, provided that the on-premises consumption of malt beverages is limited to only serving two-ounce tastings and constitutes an accessory and incidental use to the wine, beer and keg store.
- (2) A wine, beer and keg store that also has the requisite state permit(s) that allows retail sales of malt beverages for on-premises consumption, in accordance with G.S. 18B-1001 as amended, may sell only malt beverages for consumption on the premises, provided that the on-premises consumption malt beverages is limited to the sale of two-ounce tastings and constitutes an accessory and incidental use to the primary retail use of the wine, beer and keg store.
- (3) For purposes of this section, on-premises consumption of wine and malt beverages shall be deemed an accessory and incidental use to a wine, beer and keg store, provided the sale of malt beverages for consumption on the premises does not exceed 40% of the wine, beer and keg store's total sales of wine and malt beverages including both on-premises and off-premises consumption, for any 30-day period. The term "sale(s)" as used herein shall be the receipt of payment for the wine and malt beverages sold and/or consumed and shall not be a measure of the volume of wine and malt beverages sold and/or consumed.
- (4) Records related to the wine, beer and keg store's total sales of wine and malt beverages for both on-premises and off-premises consumption shall be maintained on the premises for not less than one year and shall be open for inspection and audit at all reasonable hours when the establishment is open for business by the Zoning Enforcement Officer. The Zoning Enforcement Officer may view the records on the premises or may request that copies of the written records be delivered to the city. The requirements of this subsection shall be for the purpose of determining compliance with subsection (3) above.
- (5) No wine, beer and keg store that includes the on-premises consumption malt beverages shall be located within a 25-foot radius, including street rights-of-way, of an existing or approved public or private club, dining and entertainment establishment, including a wine and craft beer shop or other wine, beer and keg store that includes the on-premises consumption of wine and malt

beverages. The required measurement shall be from the building or structure containing the wine, beer and keg store to the nearest property line of the parcel containing the existing approved public or private club, dining and entertainment establishment, including a wine and craft beer shop or other wine, beer and keg store that includes the on-premises consumption of wine and malt beverages.

- (6) A wine, beer and keg store shall not operate after 11:00pm on Sunday, Monday, Tuesday, Wednesday, and Thursday or after 12:00 am on Friday and Saturday.
- (7) A wine, beer and keg store shall not require a membership, cover or minimum charge for admittance or service during regular or special periods of operation.
- (8) A wine, beer, and keg store that does not meet the requirements of this section shall be deemed a public or private club for the purpose of zoning and land use classification.
- (9) A wine, beer and keg store shall be allowed in neighborhoods classified for commercial (CN) zoning only.
- (10) The provisions of this section shall apply to all wine, beer and keg stores whether operated as a principal or accessory use.

# Hop Heads

211 S Jarvis Street - Greenville, NC 27858

252.916.6793

[tandi@christyseuropub.com](mailto:tandi@christyseuropub.com)

**Tandi Mahn, Owner**

1002 N Overlook Drive - Greenville, NC 27858

June 2015  
Confidential

## II. Table of Contents

I. Cover Page	1
II. Table of Contents	2
III. Executive Summary	3
IV. Description of Business	4
V. Business Operations	5

### III. Executive Summary

Hop Heads will be located at 211 S Jarvis Street, across the street from Christy's Euro Pub, a very popular and community friendly Pub. Hop Heads will offer a variety of local and regional beers and wines and a variety of kegs and specialty kegs.

Community members, locals, professors and students alike, will agree that Hop Heads will fill the void in this rapidly growing market for artisanal beers and wine. While Greenville as a whole is home to several grocery stores that sell beer and wine, Hop Heads has a unique understanding and knowledge of the rapidly evolving craft beer and wine, and will implement actions to create sales reflecting recent industry trends.

Hop Heads owner Tandi Mahn, current owner of Christy's Euro Pub and Dickinson Avenue Public House, has strong experience in customer sales and craft beer and wine knowledge. Mahn has 16 years of experience in the restaurant industry and will continue her education in retail sales ownership.

Hop Heads is responsible for interior furnishings, equipment, products, permits and other startup expenses, resulting in a startup total of \$65,000.

Hop Heads risk management includes a list of the various insurances required for the business, employee training and certifications, and a buy sell agreement. In the unlikely event that Hop Heads encounters the need for recovery or exit, a plan and a buy-sell agreement has been established.

## IV. Description of Hop Heads

Hop Heads - A beer enthusiast! Hops are one of the main ingredients in today's craft beers. Hop Heads are people with the utmost respect for great beers.

### The Business

A. Retail sales of Domestic and Import Beer, Craft Beer and Wine for Off-Premise Consumption. Off-Premise sales are anticipated to be 90% of gross sales.

- Retail sales to include 12oz, 16oz, 22oz bottles and cans, 1/6 BBL , 1/4 BBL and 1/2 BBL kegs, 64oz Growlers filled on premise from draft system, and 750 ML wine bottles. All are allowed by the NCABC On-Premise Malt Beverage Permit which does not require the sale of food.
- 100-150, chilled and room temperature, different types of beer would be available for purchase. A variety of domestic, import and craft beer kegs would be available for purchase. Along with a variety of wines, ranging from very affordable to specialty will be available for purchase.
- A 4-tap draft system will be in the lounge of the store. Patrons will be able to taste beer for purchase. The "bar atmosphere" is not encouraged, but patrons will be allowed to taste a 2oz sample of draft beer.
- All Growlers will be filled to order, labeled and tagged as required by NCABC regulations.

### B. Prices

- Beer Bottles and Cans: \$3-25
- Kegs: \$45-295
- Keg rental fee: \$50
- Tap rental fee: \$30
- Growlers: Purchase of Growler - \$10 Purchase of beer with growler - \$16-25  
Refill of growler - \$8-18
- Wine: \$3-100

### C. Merchandise

- Growlers
- T-shirts
- Home Brew Kits
- Home Brew Books
- Home Wine Making Kits
- Home Wine Making Books

## V. Business Operations

### A. Location

Hop Heads will be located at 211 S Jarvis Street, in the old Overton's Super Market building.

Hop Heads will be a neighborhood establishment, partnering with Christy's Euro Pub in the education and sale of good, local craft beer and wine. It will be walking distance from ECU and Uptown Greenville. Hop Heads hopes to attract local members of the community, professors, and students.

The building over the years has had many clients with the same idea. The Overton's had a booming grocery business for years located here, and got their sporting goods start in that very building. In more recent years the local grocery store, City Market, was located in this building. City Market also did very well in the grocery business and had a wide variety of domestic, import and craft beers for sale. The building has recently been updated for modern use, creating 5 different store fronts.

There is ample parking located in front of the store and in the lot across the street. This parking access is significant because street parking is very limited.

### B. Licenses and Permits

Hop Heads must acquire a new zoning permit for the area to open

#### Permits/Licenses

ABC - \$800

City Beer/Wine - \$30

County Beer/Wine - \$50

### C. Staff

Hop Heads staff will consist of Mahn and 4-6 other employees. Hop Heads expects to stay busy throughout their work day, but does not expect to have more than 3 people on the floor at one time. All sales will be made through a POS system with the ability to account for inventory, pricing and have the ability to run the required reports for the NCABC.



Hours of operation for Hop Heads will be, Monday - Thursday 11am - 9pm, Friday - Saturday 11am - 10pm, and Sunday 12pm - 9pm.

	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday	Total Hours
Mahn	9-12p	9-12p	9-12p	9-12p	9-12p			15
Employee 1	9-4p	9-4p	9-4p	9-4p	9-4p	12-5p		40
Employee 2		5-10p	4-10p	4-10p	4-11p	4-11p	4-10p	37
Employee 3	11-5p	11-5p	11-5p	11-5p	11-5p	9-5p		39
Employee 4	4-10p	4-10p	4-10p	4-10p	4-11p	5-11p		37
Employee 5	4-10p					11-7p	11-6p	21
Employee 6					12-8p		2-10p	17

#### D. Equipment

Equipment for Hop Heads will consist of:

- Walk-in Cooler for beer, wine and keg storage.
- Shelving units for dry storage. Dry storage consists of: Room temperature beer and wine, home-brew beer kits, home-brew wine kits, books and literature on beer and wine.
- Draft cooler system, keg box and taps.
- Small bar attached to draft system.
- POS system with printer and monitor attached.



# City of Greenville, North Carolina

Meeting Date: 8/18/2015  
Time: 6:30 PM

**Title of Item:** Ordinance requested by Bill Clark Homes to amend the Future Land Use Plan Map for the properties located near the southeast corner of the intersection of NC Highway 43 and Ivy Road from suburban residential (SR) and residential-agricultural (RA) categories (Pitt County's Jurisdiction) to medium density residential (MDR) and conservation/open space (COS) categories (City of Greenville's Jurisdiction) containing 41+/- acres.

**Explanation:** **Abstract:** The City has received a request from Bill Clark Homes to amend the Future Land Use Plan Map for the properties located near the southeast corner of the intersection of NC Highway 43 and Ivy Road from suburban residential (SR) and residential-agricultural (RA) categories (Pitt County's Jurisdiction) to medium density residential (MDR) and conservation/ open space (COS) categories (City of Greenville's Jurisdiction) containing 41+/- acres.

## **History/Background:**

On August 13, 2015, at the request of the property owners, these properties were annexed into the City of Greenville's Jurisdiction. Currently, these properties are subject to Pitt County's 2030 Comprehensive Land Use Plan. Since they were annexed into the City and require city zoning, an amendment to the City's Future Land Use Plan Map is necessary prior to the rezoning request.

Under Pitt County's 2030 Comprehensive Land Use Plan:

The properties are recommended for SR (suburban residential) and RA (rural residential-agricultural) at the southeast corner of the intersection of NC Highway 43 and Ivy Road.

Land designated as SR is distinguished from land designated as RA by the greater potential for development and the inclusion of a broader range of land uses. Land within this category could develop with or without public sewer.

SR, Suburban Residential District. The SR, Suburban Residential District is

intended to accommodate low density, single-family residential uses and their associated, supporting public and institutional uses in areas that have access to public or community water and sewer services or in areas that can readily be served by such systems. This district is intended to accommodate land uses that are served by public sewer service and is not intended to accommodate development that is served by septic tanks.

**Horizons: Greenville's Community Plan:**

The subject property will be included in Vision Area C.

The request is to amend the FLUPM to recommend medium density residential (MDR) and conservation/open space (COS) near the southeast corner of the intersection of NC Highway 43 and Ivy Road.

NC Highway 43 is considered a gateway corridor from its intersection with Fire Tower Road and continuing south. 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.

Ivy Road is considered 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.

**Urban Form Objectives**

UF 15. To annex land and extend the ETJ when feasible.

**Growth and Development Implementation Strategies**

3(a). Amend the future land use plan map to reflect the city's water and sewer extension projects as they are planned.

**Environmental Conditions/Constraints:**

The subject property is impacted by the 500 and 100-year floodplains associated with the Indian Wells Swamp.

**Surrounding Land Uses and Zoning:**

North: RA- Scattered single-family residences  
South: RA - One single-family residence and farmland  
East: RA - Woodlands  
West: RA - One (1) single-family residence

**Water/Sewer:**

Sanitary sewer is available via the India Wells Sewer Pump Station which became available January, 2015. Water is available from Eastern Pines Water Corporation.

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 Bill Clark Homes to amend the Future Land Use Plan Map for the properties located near the southeast corner of the intersection of NC Highway 43 and Ivy Road from suburban residential (SR) and residential-agricultural (RA) categories (Pitt County's Jurisdiction) to medium density residential (MDR) and conservation/open space (COS) categories (City of Greenville's Jurisdiction) containing 41+/- acres.

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 MDR and COS categories:

- are a result of changed conditions in the local development pattern, which impacts the site in a manner or to a degree not previously anticipated at the time of adoption of the Current FLUPM; and
  - 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
  - are 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
  - are anticipated to result in a desirable and sustainable land use pattern to an equal or greater degree than existed under the previous plan recommendation.
- 

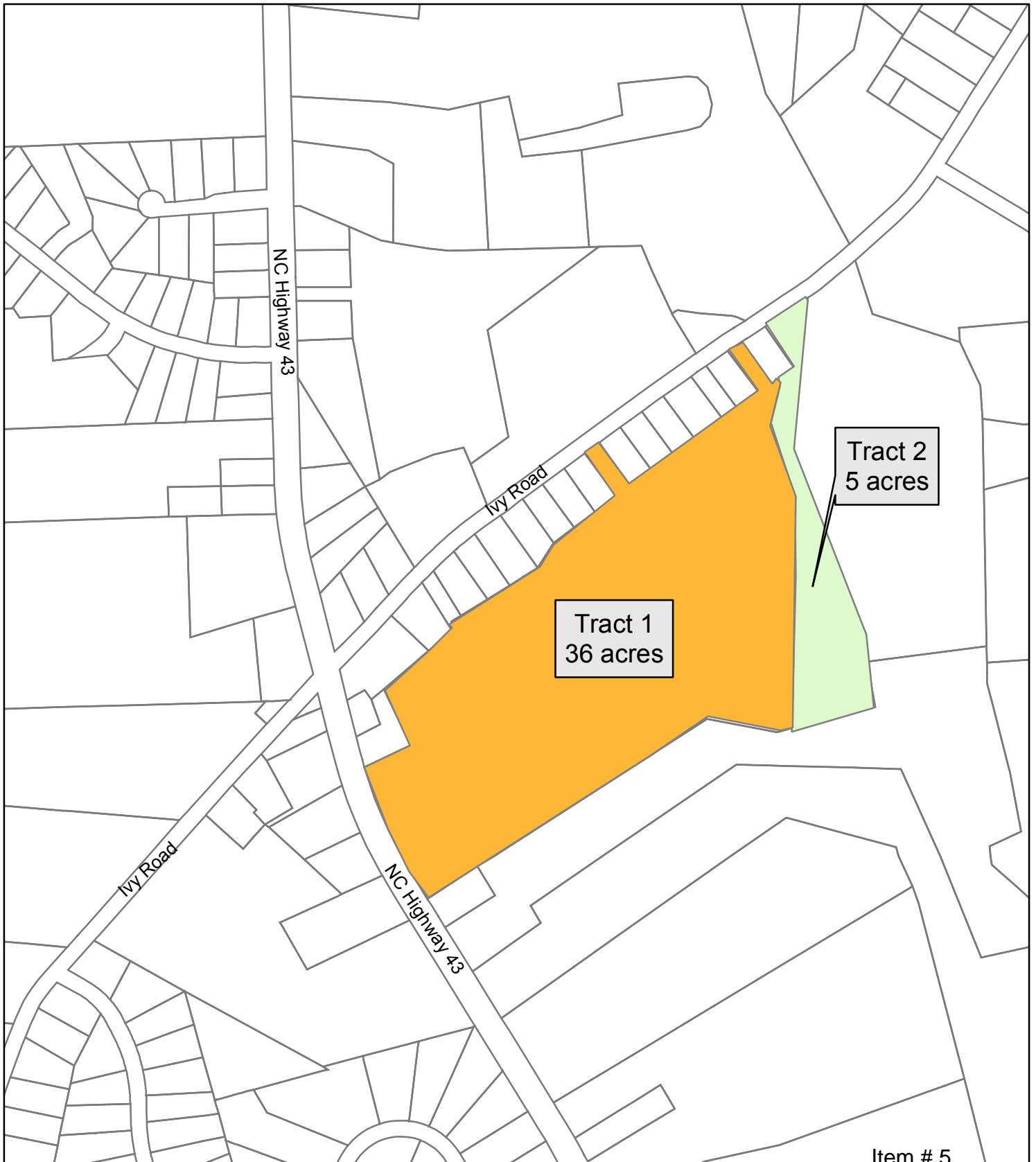
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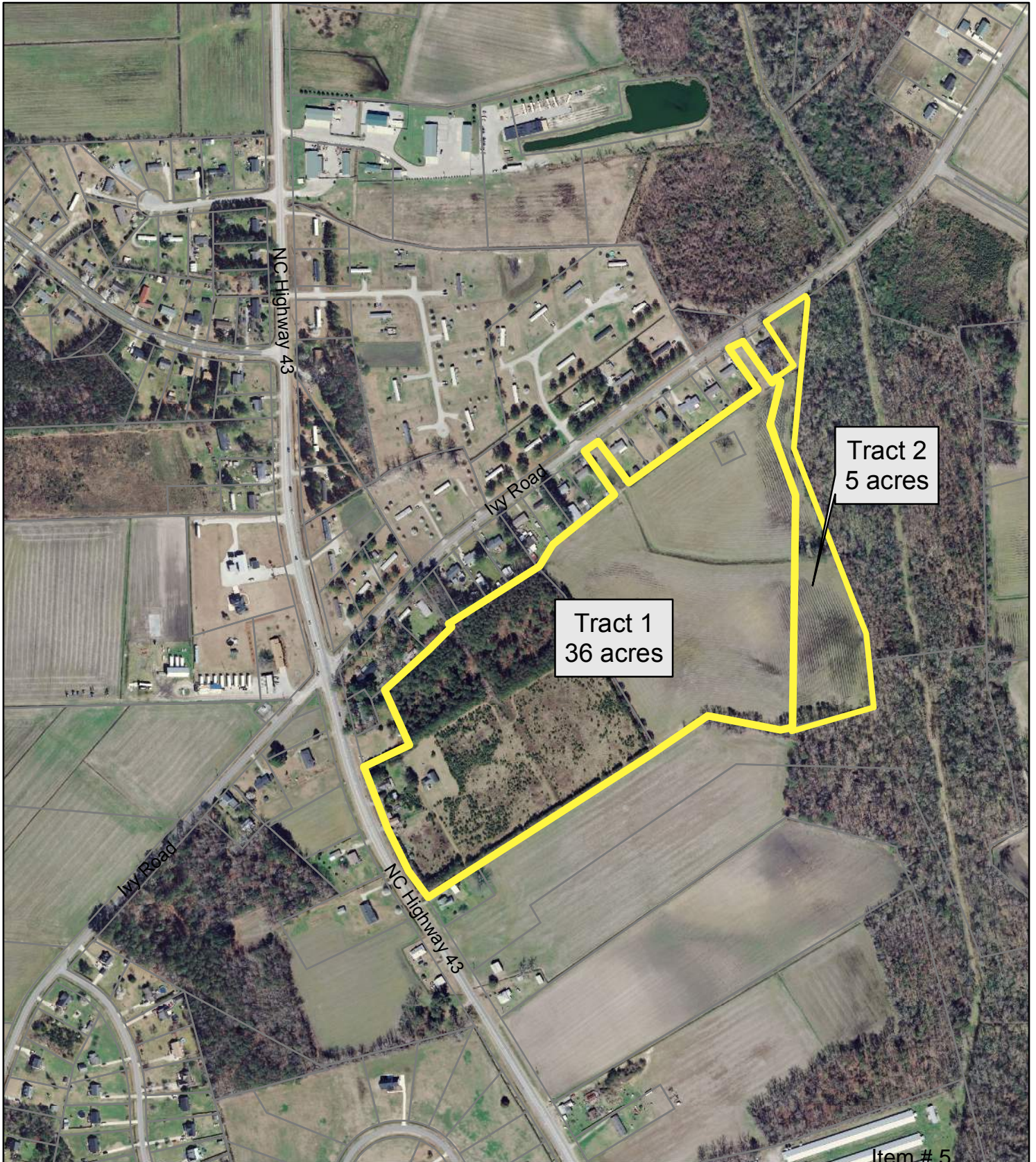
 [Maps](#)

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Bill Clark Homes  
Future Land Use Plan Map  
Tract 1: Medium Density Residential  
Tract 2: Conservation/Open Space  
August 4, 2015

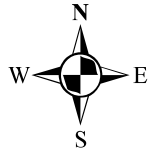


Bill Clark Homes  
Future Land Use Plan Map  
Tract 1: Medium Density Residential  
Tract 2: Conservation/Open Space  
August 4, 2015



Tract 1  
36 acres

Tract 2  
5 acres



# Pitt County Future Land Use Plan Map

