



Agenda

Planning and Zoning Commission

April 19, 2011

6:30 PM

Council Chambers, City Hall, 200 West Fifth Street

Assistive listening devices are available upon request for meetings held in the Council Chambers. If an interpreter is needed for deaf or hearing impaired citizens, please call 252-329-4422 (voice) or 252-329-4060 (TDD) no later than two business days prior to the meeting.

- I. CALL MEETING TO ORDER -
- II. INVOCATION - Hap Maxwell
- III. ROLL CALL
- IV. APPROVAL OF MINUTES - February 15, 2011
- V. NEW BUSINESS

REZONINGS

1. Ordinance requested by Trade Wilco to rezone 1.31± acres located at the southwest corner of the intersection of NC Highway 43 and MacGregor Downs Road from RA20 (Residential-Agricultural) to CN (Neighborhood Commercial).

TEXT AMENDMENTS

2. Ordinance requested by Cheddar's Restaurant to amend the zoning regulations to allow signs to be placed on top of decorative roof structures.

- VI. ADJOURN

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

February 15, 2011

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

Mr. Allen Thomas - *
Mr. Dave Gordon - * Ms. Linda Rich - *
Mr. Tony Parker - * Mr. Tim Randall - *
Mr. Bill Lehman - * Mr. Godfrey Bell, Sr. - *
Ms. Shelley Basnight - * Mr. Hap Maxwell – *
Mr. Charles Garner - * Ms. Cathy Maahs – Fladung - *
Mr. Brian Smith - *

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

VOTING MEMBERS: Gordon, Parker, Lehman, Basnight, Rich, Randall, Bell, Maxwell

PLANNING STAFF: Merrill Flood, Community Development Director; Chantae Gooby, Planner; Tom Wisemiller, Planner; Valerie Paul, Secretary

OTHERS PRESENT: Marion Blackburn, Council Member; Dave Holec, City Attorney; Rik Decesare, Engineer; Jonathan Edwards, Communications Technician

MINUTES: Motion was made by Mr. Gordon, seconded by Mr. Parker, to accept the December 14, 2010 minutes as presented. Motion carried unanimously.

New Business

Rezoning

Ordinance requested by V-SLEW, LLC to rezone 31.274 acres located along the northern right-of-way of East 10th Street and adjacent to Rolling Meadows Subdivision from RA20 (Residential-Agricultural) and RR (Rural Residential [County's Jurisdiction]) to R6S (Residential-Single-family [Medium Density]).

Ms. Chantae Gooby, Planner, presented a letter from the applicant requesting to reduce the size of their request. She presented a map showing the area to be removed.

Motion made by Mr. Gordon, seconded by Mr. Bell, to approve the request. Motion passed unanimously.

Ms. Gooby stated that her presentation was based on the original request, but the amendment would not create a significant change to the information. Ms. Gooby delineated the location of the property. She stated that 80% of the traffic would be toward town and 20% of the traffic would be to the east. The property is being used as farmland and is adjacent to Rolling Meadows Subdivision, which is a single-family neighborhood. A small portion of the property is located in the city's jurisdiction and the remaining portion is the county's jurisdiction. The owners have filed an annexation request. The requested zoning is for single-family only. The Future Land

Use Plan Map recommends office/multi-family along East 10th Street transitioning to medium density residential and low density residential progressing toward the Tar River. The requested zoning is considered medium density residential. In staff's opinion, the request is in general compliance with Horizons: Greenville's Community Plan and the Future Land Use Plan Map.

Mr. Mike Baldwin spoke on behalf of the applicant. He stated that the request is in compliance with the Comprehensive Plan and there are no environmental concerns. Upon development, it would conform to the City's stormwater policy. He stated that there is already a turn lane into the property and it will be in harmony with what is already out there.

Mr. Joseph Czinski, resident of the Rolling Meadows Subdivision, asked if there would be direct access or would traffic have to cut through Rolling Meadows and what type of development. He said that there are already enough apartments out that way. He said that the land is still in the county so he asked if he should take his issues to his County Commissioner.

Ms. Gooby explained there is an existing curb cut on the property, and the development would connect with Rolling Meadow Subdivision at the end of Rolling Meadows Drive. She stated that a portion of the property is in the county's jurisdiction, and the owners have requested annexation. Therefore the county is not involved.

Mr. Czinski asked if there are plans to have a traffic light and if a traffic count had been done.

Mr. Rik Decesare, Traffic Engineer, stated that NCDOT's current position is that they will not allow Wal-Mart to put up a traffic signal at their proposed entrance. The NCDOT wants Wal-Mart to place their signal as far east as possible to get maximum separation from the signal at Portertown Road. If a signal does not get placed at Wal-Mart, then it would be placed at L.T. Hardee Road.

Mr. Bell asked Ms. Gooby why her staff report said that staff did not recommend approval of the requested zoning.

Ms. Gooby explained that staff's opinion is that the request is in general compliance in that the request is not specifically recommended by the Future Land Use Plan Map, but staff does not have any objections either.

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

Other

Resolution Identifying Areas under Consideration for Annexation and Areas Under Consideration for Annexation Map – 2011 Update.

Mr. Tom Wisemiller, Planner, presented the staff report to the Commission. He said that this would satisfy NC statutory requirements for annexation procedures. Once adopted it would remain in effect for two years. The City first adopted it in 2001 and last adopted it in 2009, so the City has reached the end of its last two-year period and it needs to be updated. The map shows the areas that are in the City's ETJ, but are not in the City limits. The resolution would not

annex any of the areas on the map or put any of the areas on a schedule for annexation.

Mr. Lehman asked if there had been any requests to investigate annexation in those areas.

Mr. Flood said that there had not been any requests, but we do have to keep areas within the ETJ on this timeframe.

Mr. Gordon said that it seemed that the ETJ seems almost as big as the City.

Mr. Flood answered that he is correct because we have about 33 square miles in the City limits and almost the same amount in the ETJ.

Mr. Gordon asked if there are sewers out in that area.

Mr. Flood said that the number of properties in the ETJ that have sanitary sewers are very limited if any.

Mr. Gordon asked about access to sewers.

Mr. Flood said that access is anticipated.

Mr. Lehman asked how the City came up with areas that would be under consideration.

Mr. Flood answered that it basically encompasses areas within the ETJ.

Mr. Lehman said that the ETJ ultimately extends beyond the annexed areas.

Mr. Flood said yes, outside the existing City limits.

Mr. Parker asked if once those areas are incorporated within the City, would the ETJ would go beyond that.

Mr. Flood said it would not because the County has jurisdiction so it would be frozen unless the County Commissioners authorized an ETJ extension.

Mr. Wisemiller said that it visually looks like a lot, but it simply covers the bases for all the areas that need to be covered.

Mr. Lehman said that it was initially stated that there would be no cost to the City, but when you annex a piece of property, there would be an expense. He asked how it would affect the homeowner or property owner.

Mr. Flood said under the current policy, the City would extend sewer and there would be an acreage- and-tap fee. The persons coming into the City would pay the acreage-and-tap fee.

Mr. Parker asked if the tax base that it acquired once an area has been annexed would cover the cost of police, public works, and fire-rescue services.

Mr. Flood said that is something that would be examined and put into a report when the City annexes an area.

Mr. Parker said that by discussing this, the Commission has opened up conversations about costs related to annexations for future reference.

Mr. Parker made a motion to adopt the resolution, Mr. Randall seconded and the motion passed unanimously.

With there being no further business, Mr. Bell made a motion, Mr. Lehman seconded and the motion passed unanimously to adjourn at 7:01 p.m.

Respectfully Submitted,

Merrill Flood, Secretary



City of Greenville, North Carolina

Meeting Date: 4/19/2011
Time: 6:30 PM

Title of Item: Ordinance requested by Trade Wilco to rezone 1.31± acres located at the southwest corner of the intersection of NC Highway 43 and MacGregor Downs Road from RA20 (Residential-Agricultural) to CN (Neighborhood Commercial).

Explanation:

Required Notices:

Planning and Zoning meeting notice (property owner and adjoining property owner letter) mailed on April 5, 2011.

On-site sign(s) posted on April 5, 2011.

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

Public hearing legal advertisement published - N/A.

Comprehensive Plan:

The subject site is located in Vision Area F.

NC Highway 43 is considered a gateway corridor between Memorial Drive and Rock Spring Road then transitioning to a residential corridor. Gateway corridors serve as primary entranceways into the City and help define community character. 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 node should be prohibited.

MacGregor Downs Road is considered a residential corridor from its intersection with US Highway 264 to its terminus at Highway 43. 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 node should be prohibited.

There is a recognized neighborhood focus area at the intersection of NC Highway 43 and MacGregor Downs Road. Neighborhood focus areas generally contain 20,000 to 40,000 square feet of conditioned floor space.

The Future Land Use Plan Map recommends commercial (C) at the southwest corner of the intersection of NC Highway 43 and MacGregor Downs Road transitioning to office/ institutional/multi-family (OIMF) to the east and medium density residential (MDR) to the interior areas.

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

A traffic report was not generated since the proposed rezoning will not generate any additional vehicle trips on NC Highway 43.

History/Background:

In 2001, the property was incorporated into the City's extra-territorial jurisdiction (ETJ) and zoned RA20 (Residential-Agricultural) . At the time of the ETJ extension, a permit had been issued for a convenience store with gasoline sales. Therefore, the existing Trade Mart is a non-conforming use.

Present Land Use:

Trade Mart Convenience Store/Gas Station

Water/Sewer:

Sanitary sewer is located at the intersection of Golf View Drive and Prestwick Place. Water is located at the intersection of NC Highway 43 and MacGregor Downs Road.

Historic Sites:

There are no known effects on designated sites.

Environmental Conditions/Constraints:

The subject property is located in the water supply watershed overlay district. The primary purpose of this district is to protect the water supply.

Surrounding Land Uses and Zoning:

North: RA20 - farmland
South: RA20 - farmland
East: RA20 - farmland
West: RA20 - one (1) single-family residence

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 City Council determines to approve the request, a motion to adopt the attached rezoning ordinance will accomplish this. The ordinance includes the statutorily required statement describing whether the action taken is consistent with the comprehensive plan and explaining why Council considers the action taken to be reasonable and in the public interest.

If City Council determines to deny the rezoning request, in order to comply with this statutory requirement, it is recommended that the motion be as follows: Motion to deny the proposed amendment and to make a finding and determination that, although the rezoning request is consistent with the comprehensive plan, there is a more appropriate zoning classification and, therefore, denial is reasonable and in the public interest.

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

- [📄 Location Map](#)
- [📄 Survey](#)
- [📄 Bufferyard and Residential Charts](#)
- [📄 List of Uses RA20 to CN 894321](#)

EXISTING ZONING

RA20 (Residential-Agricultural)

Permitted Uses

(1) General:

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

(2) Residential:

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

(3) Home Occupations (see all categories):

*None

(4) Governmental:

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

(5) Agricultural/ Mining:

- a. Farming; agriculture, horticulture, forestry (see also section 9-4-103)
- c. Wayside market for farm products produced on site
- e. Kennel (see also section 9-4-103)
- f. Stable; horse only (see also section 9-4-103)
- g. Stable; per definition (see also section 9-4-103)
- h. Animal boarding not otherwise listed; outside facility, as an accessory or principal use

(6) Recreational/ Entertainment:

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

(7) Office/ Financial/ Medical:

* None

(8) Services:

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

(9) Repair:

* None

(10) Retail Trade:

* None

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

* None

(12) Construction:

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

(13) Transportation:

* None

(14) Manufacturing/ Warehousing:

* None

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

RA20 (Residential-Agricultural)
Special Uses

(1) General:

* None

(2) Residential:

- b. Two-family attached dwelling (duplex)
- g. Mobile Home
- n. Retirement center or home
- o. Nursing, convalescent center or maternity home; major care facility

(3) Home Occupations (see all categories):

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

(4) Governmental:

- a. Public utility building or use

(5) Agricultural/ Mining:

- b. Greenhouse or plant nursery; including accessory sales

(6) Recreational/ Entertainment:

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

(7) Office/ Financial/ Medical:

* None

(8) Services:

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

(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

CN (Neighborhood Commercial)

Permitted Uses

(1) General:

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

(2) Residential:

* None

(3) Home Occupations (see all categories):

*None

(4) Governmental:

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

(5) Agricultural/ Mining:

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

(6) Recreational/ Entertainment:

- f. Public park or recreational facility
- s. Athletic club; indoor only

(7) Office/ Financial/ Medical:

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

(8) Services:

- e. Barber or beauty shop
- f. Manicure, pedicure, or facial salon
- o. Church or place of worship (see also section 9-4-103)
- x. Dance studio
- hh. Exercise and weight loss studio; indoor only
- kk. Laundrette; household users
- ll. Dry cleaners; household users

(9) Repair:

* None

(10) Retail Trade:

- 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)
- h. Restaurant; conventional

(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

(Neighborhood Commercial)

Special Uses

(1) General:

* None

(2) Residential:

* None

(3) Home Occupations (see all categories):

* None

(4) Governmental:

a. Public utility building or use

(5) Agricultural/ Mining:

* None

(6) Recreational/ Entertainment:

t. Athletic club; indoor and outdoor facilities

(7) Office/ Financial/ Medical:

* None

(8) Services:

a. Child day care facilities

b. Adult day care facilities

aa. Catering service including food preparation (see also restaurant; conventional and fast food)

(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

i. Restaurant; fast food

j. Restaurant; regulated outdoor activities

u. Pet shop (see also animal boarding; outside facility)

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

* None

(12) Construction:

* None

(13) Transportation:

* None

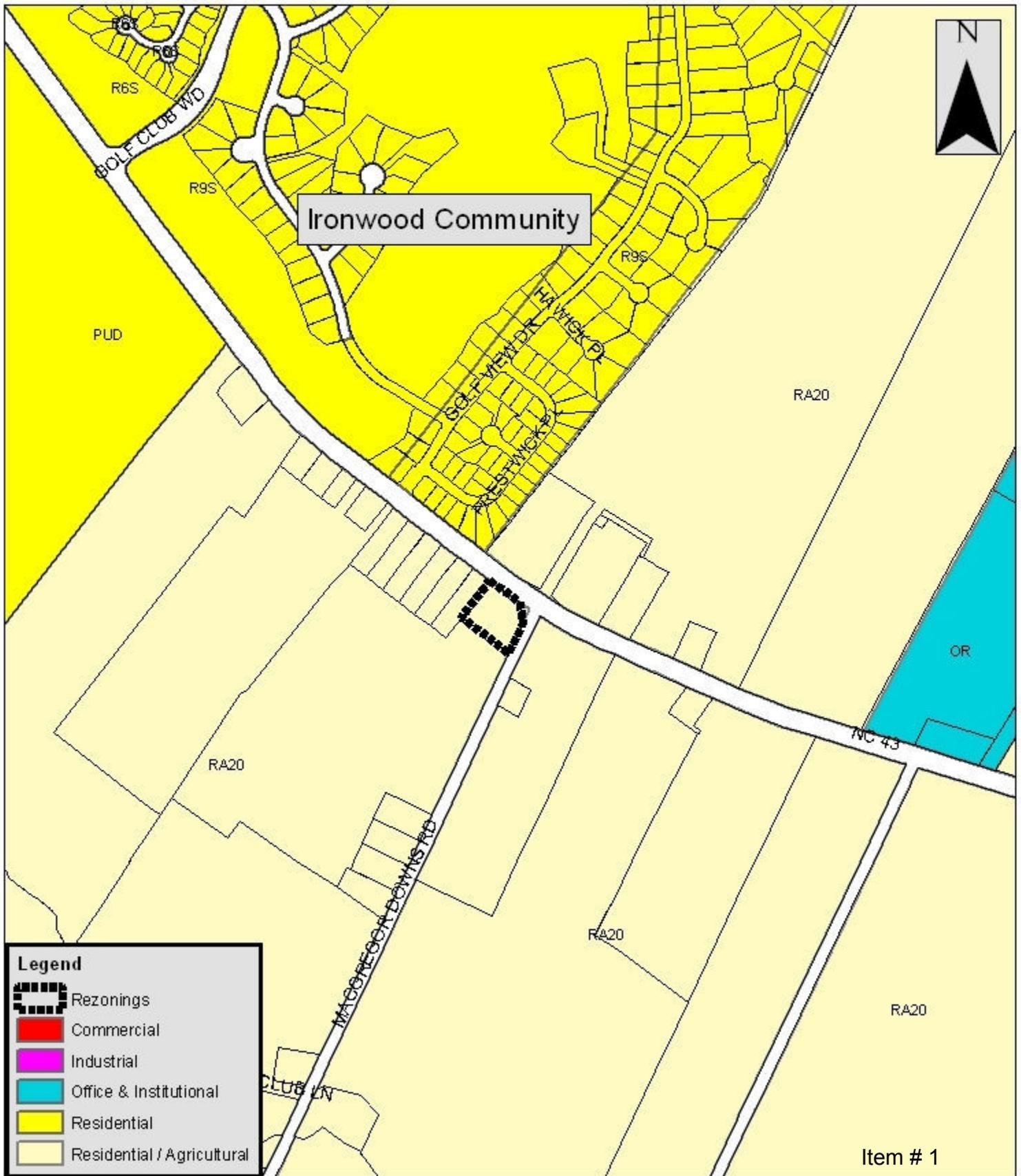
(14) Manufacturing/ Warehousing:

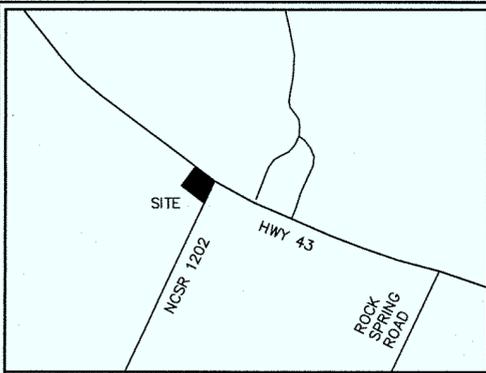
* None

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

* None

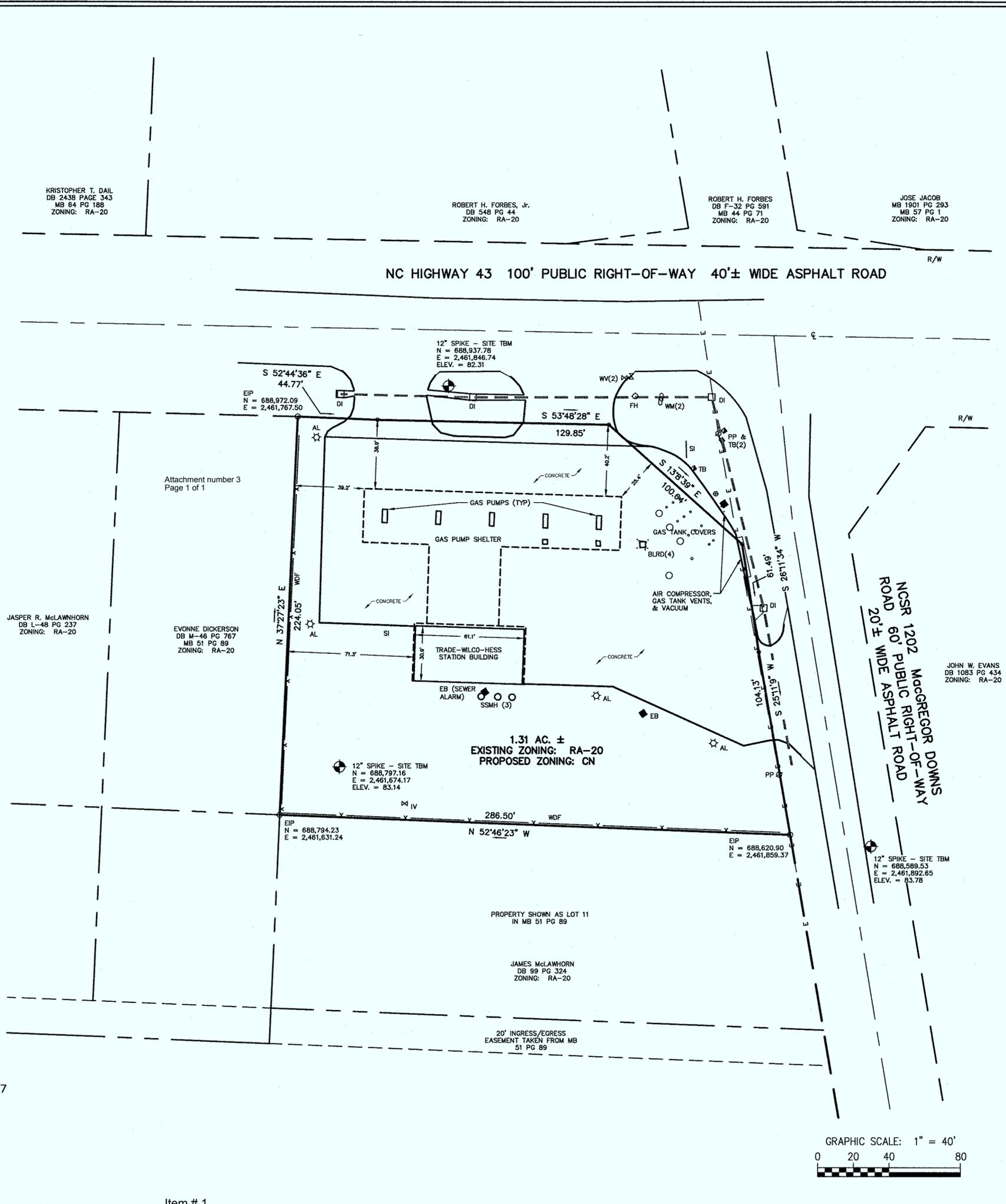
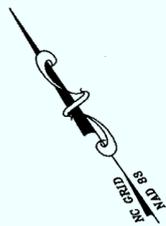
Trade Wilco (11-01)
From RA20 and CN (Neighborhood Commercial)
1.31+/- acres
March 28, 2011





VICINITY MAP
SCALE: 1" = 1000'

NOTE:
COMBINED SCALE FACTOR = 0.99989374
ALL DISTANCES ARE HORIZONTAL
GROUND MEASUREMENTS IN FEET
AND DECIMALS THEREOF UNLESS
NOTED OTHERWISE.
ALL COORDINATES SHOWN ARE RELATIVE TO
NAD 83/2007 COORDINATE ADJUSTMENTS.



PROPERTY OWNER:

WALTER L. WILLIAMS AND MARIE S. WILLIAMS
GRAND CHILDREN'S IRREVOCABLE TRUST
3602 NC HIGHWAY 264-E
GREENVILLE, NC 27834
PHONE: (252) 756-9975
SOURCE OF TITLE: DEED BOOK 1931 PAGE 427

PROPERTY OWNER'S AGENT
(ZONING AMENDMENT PETITIONER)

TRADE WILCO
3602 HIGHWAY 264 E
GREENVILLE BOULEVARD
GREENVILLE, NC 27858
PHONE: (252) 752-4366 EXT. 1191

KRISTOPHER T. DAIL
DB 2438 PAGE 343
MB 64 PG 188
ZONING: RA-20

ROBERT H. FORBES, JR.
DB 548 PG 44
ZONING: RA-20

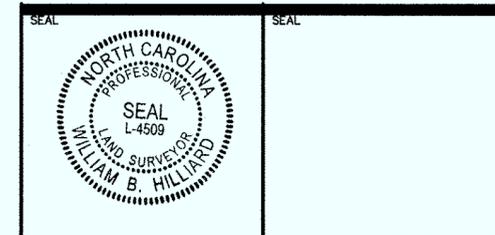
ROBERT H. FORBES
DB F-32 PG 591
MB 44 PG 71
ZONING: RA-20

JOSE JACOB
MB 1901 PG 293
MB 57 PG 1
ZONING: RA-20

JASPER R. McLAWNHORN
DB L-48 PG 237
ZONING: RA-20

EVONNE DICKERSON
DB M-46 PG 767
MB 51 PG 89
ZONING: RA-20

JOHN W. EVANS
DB 1083 PG 434
ZONING: RA-20



I, WILLIAM B. HILLIARD, CERTIFY THAT THIS PROJECT WAS COMPLETED UNDER MY RESPONSIBLE CHARGE FROM AN ACTUAL ON THE GROUND SURVEY MADE UNDER MY DIRECT SUPERVISION; THAT THIS SURVEY WAS PERFORMED TO MEET FEDERAL GEOGRAPHIC DATA COMMITTEE STANDARDS AS APPLICABLE.

Will B. Hilliard 3/29/11
L-4509 DATE

- NOTES:
- 1) NO TITLE OPINION OR COMMITMENT WAS PROVIDED TO THE EAST GROUP BY THE OWNER OR ANY AGENT OF THE OWNER AT THE TIME OF THIS SURVEY
 - 2) THE SURVEYOR MAKES NO GUARANTEE THAT THERE ARE NO OTHER EASEMENTS THAT MAY BENEFIT OR BURDEN THE SUBJECT PROPERTY.
 - 3) THIS PROPERTY IS LOCATED IN ZONE X AND IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA AS TAKEN FROM N.F.I.P. RATE MAP DATED JANUARY 2, 2004 COMMUNITY PANEL 3720466800J.
 - 4) NORTH CAROLINA STATE PLANE COORDINATES (NAD 1983-2007) AND ELEVATIONS (NAVD 1988) WERE ESTABLISHED USING TRIMBLE 5700 AND 5800 GPS UNITS, STATIC FIELD PROCEDURES AND PROCESSED BY THE NATIONAL GEODETIC SURVEY ON-LINE PROCESSING SERVICE.

LEGEND

- EIP = EXISTING IRON PIPE
- AL = AREA LIGHT
- EB = ELECTRIC BOX
- EM = ELECTRIC METER
- PP = POWER POLE
- TB = TELEPHONE BOX
- DI = DROP INLET
- CMP = CORRUGATED METAL PIPE
- WM = WATER METER
- WV = WATER VALVE
- SSMH = SANITARY SEWER MANHOLE
- BLRD = BOLLARD
- SI = SIGN
- WDF = WOODEN FENCE
- C = CENTERLINE
- R/W = RIGHT-OF-WAY
- - - = NOT TO SCALE
- o = NO POINT SET
- - - E = OVERHEAD ELECTRIC LINE

03/29/11	CITY OF GREENVILLE COMMENTS	WBH
REV. NO.	DATE	REVISIONS
		BY

S. Evans St., Greenville, NC 27834 252-758-3746, 252-830-3954 (Fax)

PROJECT TITLE
**REZONING MAP FOR
TRADE WILCO**

FALKLAND TSP., PITT CO., N.C.

SCALE 1" = 40'	DEPARTMENT SURVEY
DRAWN BY WBH	DATE STARTED 03/15/11
CHECKED <i>WBH</i>	SHEET No.
APPROVED <i>WBH</i>	DRAWING NO.
PROJECT NO. 20110046	SU1

04/30/07

BUFFERYARD SETBACK AND VEGETATION SCREENING CHART

For Illustrative Purposes Only

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

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

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

Street trees may count toward the minimum acreage.

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

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

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

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

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

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

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

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

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

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

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

Illustration: Maximum allowable density in Residential Zoning Districts



City of Greenville, North Carolina

Meeting Date: 4/19/2011
Time: 6:30 PM

Title of Item: Ordinance requested by Cheddar's Restaurant to amend the zoning regulations to allow signs to be placed on top of decorative roof structures.

Explanation: Currently, wall signs can be placed on the face of a decorative roof structure only.

The applicant is proposing to allow wall signs to be placed on the top of a decorative roof structure as long as the sign does not extend beyond the top of the primary roof line or past the face of the decorative roof structure.

Current Regulation

Wall signage may be permitted on a decorative roof structure (i.e., canopies, awnings and the like), provided the top of the signage does not extend above the decorative roof structure and does not extend more than five feet above the exterior wall to which the structure is attached.

Proposed Regulation

Wall signage may be permitted on the front (outside) edge of a decorative roof structure (i.e., canopies, awnings and the like), provided the top of the signage does not extend above the decorative roof structure and does not extend more than five feet above the exterior wall to which the decorative roof structure is attached. Also, wall signage may be permitted on top of a decorative roof structure (i.e., canopies, awnings and the like), provided the top of the signage does not extend above the exterior wall to which the structure is attached and provided the signage does not extend past the front (outside) edge of the decorative roof structure.

Fiscal Note: No cost to the city.

Recommendation: In staff's opinion, the request is in compliance with Horizons: Greenville's Community Plan.

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

Motion to approve the proposed text amendment, to advise that it is consistent with the comprehensive plan and other applicable plans, and to adopt the staff report which addresses plan consistency and other matters.

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