



Agenda

Planning and Zoning Commission

October 18, 2011

6:30 PM

Council Chambers, City Hall, 200 West Fifth Street

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I. CALL MEETING TO ORDER -

II. INVOCATION - Godfrey Bell

III. ROLL CALL

IV. APPROVAL OF MINUTES - September 20, 2011

V. OLD BUSINESS

TEXT AMENDMENTS

1. Zoning Ordinance Text Amendment - Modifications to Article P. Vegetation Requirements

VI. NEW BUSINESS

REZONINGS

2. Ordinance requested by Ward Holdings, LLC et al to rezone 3.87 acres located at the southeast corner of the intersection of Greenville Boulevard and East 14th Street from R9S (Residential - single-family [medium density]) to CG (General Commercial).

VII. ADJOURN

DRAFT OF MINUTES PROPOSED FOR ADOPTION BY THE GREENVILLE PLANNING
AND ZONING COMMISSION
September 20, 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. Tim Randall - *
Mr. Godfrey Bell - * Mr. Dave Gordon - *
Mr. Tony Parker - * Ms. Linda Rich - X
Mr. Hap Maxwell - * Ms. Ann Bellis - *
Ms. Shelley Basnight - * Mr. Brian Smith - *
Mr. Doug Schrade - * Mr. Jerry Weitz - *

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

VOTING MEMBERS: Bell, Parker, Maxwell, Basnight, Gordon, Bellis, Smith, Schrade

PLANNING STAFF: Merrill Flood, Community Development Director; Chris Padgett, Chief Planner; Andy Thomas, Planner; Valerie Paul, Secretary

OTHERS PRESENT: Dave Holec, City Attorney; Rik Dicesar, Traffic Engineer; Tim Corley, Engineer; Jonathan Edwards, Communications Technician

Chairman Tim Randall welcomed Mr. Jerry Weitz to the Commission and he excused him from the remainder of the meeting due to personal reasons.

MINUTES: Motion was made by Mr. Bell, seconded by Mr. Smith, to accept the August 16, 2011 minutes as presented. Motion carried unanimously.

NEW BUSINESS

Preliminary Plat

Request by EMW Properties for a preliminary plat entitled "Arlington Acres (2011)". The property is located west of Arlington Boulevard at its intersection with the railroad track. The property is further identified as Pitt County Tax Parcel 07116. The proposed development consists of 1 lot on 8.3772 acres.

Mr. Andy Thomas presented the item to the Commission; an aerial map and a zoning map were provided. The parcel is currently zoned MO (Medical Office) and the Future Land Use Plan Map designates it as O/I/MF (Office/Industrial/Multi-Family). It is not impacted by any flood plain and it is located along a major thoroughfare, Arlington Boulevard. Mr. Thomas said that a preliminary plat for the same property had come before the Commission in 2005 and it was denied because the Commission determined that a new public street needed to be constructed to serve the land-locked parcel located to the north. The Planning Division staff did not object to the request made in 2005 because in staff's opinion, the land-locked portion could be served by

the extension of Gabriel Drive to Arlington Boulevard, tying in with the driveway at Physicians East; staff sees this as being the primary point to access for this area. As was the case in 2005, staff's opinion is to remain a proponent of an interconnected street network and they would not object to a new public street being constructed to the property to serve the landlocked property to the north; however, staff continues to see the extension of Gabriel Drive as the primary corridor to provide a street connection to this area. The application was presented as a Preliminary Plat because of the Commission's ruling in 2005 that a public street should be required through the property; for that reason, it is staff's belief that any application to develop the property without subdivision would be an attempt to circumvent the previous Commission's decision. The current applicant is asking that the Commission rethink that previous decision.

Ms. Ann Bellis said that she had two maps and she did not see any subdivision on them; they both presented it as one piece of property.

Mr. Thomas answered that she was correct and that is why it was brought before the Commission. Since the Planning & Zoning Commission had already made a ruling on this piece of property, it is only the Planning & Zoning Commission that can revisit that decision; when the applicant brings in a site plan, although it is a legally subdivided parcel, staff cannot circumvent the previous decision of the Planning & Zoning Commission.

Ms. Bellis asked if it is subdivided.

Mr. Thomas answered that they have a legally divided parcel of land. There is a provision in the site plan regulations that states if a site plan is brought forward then must comply with all regulations including subdivision regulations.

Mr. Hap Maxwell asked if the property behind the piece of land is zoned to allow multi-family.

Mr. Thomas answered that at this point in time it is zoned RA-20, Residential-Agricultural. The Future Land Use calls for Office, Intentional or Multi-Family.

Chairman Randall asked if this was outside of the area that they had designated as the Medical District.

Mr. Thomas answered that this is still within the confines of the Medical District.

Chairman Randall said that staff could not approve the site plan because it did not have a street and this Commission had decided 5 years ago that it needed a street.

Mr. Thomas said that was correct.

Mr. Maxwell asked what if there are guidelines about adding a street that close to a railroad since it would add traffic.

Mr. Rik Dicesar answered that he has had preliminary conversations with NCDOT regarding minimum separation from the railroad with an access drive and or street, but he has not received any answers yet. They hope that any access drive would be placed opposite one of the existing driveways across the street; preferably the right-in, right-out driveway to minimize left turns on the main artery.

Chairman Randall said that the permits for drive-way cuts would come from NCDOT and not the City.

Mr. Dicesar said that the site plan would come in but it would be bound by the City's guidelines.

Mr. Steve Spruill, surveyor for the applicant, spoke on the applicant's behalf. He said that they had an issue with the wording of the ordinance; it talks about "the new roads in your proposed subdivision", but this subdivision has new roads and if the ordinance had intended to put a new road in, it should read "a new road in your proposed subdivision." He said that the owners have lost out on potential sales due to the cost of extending a public road, so it appears that it has been economically prohibitive. Mr. Spruill said that maybe the Commission recognizes that the strict interpretation of the ordinance as Mr. Evans reads it is unjust in some cases since the Commission had approved some plans that did not require road extension, such as this past June for the V-SLEW property. Mr. Spruill referenced the Future Roadway Plan and pointed out the connection extending from Gabriel Street to Physicians East; he said that they believe that this will be the primary connector. They contend that the division of the Evans tract could have been accomplished to give all the owners road frontage on all of the tracts. Mr. Spruill provided a picture of Mr. Evan's access drive to his property to show that he does have adequate access. He said that Mr. Evan's developed a piece property that is one tract away and they did not extend those roads to the adjoining property so they think that he is asking for something that he did not give.

Attorney Jim Hopf spoke in favor of the application. He addressed Ms. Bellis's earlier question and said that in their view it is not a traditional subdivision; it's one lot and all of it fronts Arlington Boulevard. He said that the ordinance assumes that there is going to be a road, but they do not fall into this category so it is not appropriate to force the owner to build a road since they have a relatively shallow lot and adequate access. He said that the adjoining owner who has objections to this request had adequate access as well; he provided a copy of the deed to show the Commission.

Mr. Eddie Evans spoke in opposition to the request. He said that their problem is that they have no access to a public street which would prevent them from developing their property. Mr. Evans said that they were not contacted EMW Properties to see if they could resolve the issue before coming before the Commission; he said that this is the same situation that has come before the Commission except that they have removed two lines and it is still the best access to his and his brother's property. He said that there have been no plans proposed to build Gabriel Street and traffic would have to go through a street on their Aunt Catherine's property, but she has no interest in developing her property. He said that not requiring a public street would create a hardship on him and his brother because it would land-lock their property. He said that he and his brother had a few requests: they requested that the Commission ask EMW Properties to provide connecting access to their adjacent property; that the Commission agrees to make the construction of an access road to their property a specific condition to this preliminary plat approval; that the Commission make it an express condition of any preliminary plat approval and that any future site plan from EMW Properties provide a connecting access to their adjoining property. He asked that the conditions be included in the minutes and for them to be expressly stated on the preliminary plat.

Mr. Jimmy Evans spoke in opposition. He said that he has access to get to his house, but he does not have access to develop his 16 acres; he said that he will need a 60 ft. street to get back there and develop the property and they would like to develop it as Medical Office. He provided the preliminary plat that was denied in 2005 for the Commission.

Attorney Jim Hopf spoke in rebuttal. He said that there had been some discussions between the parties. There was a suggestion through Mr. Spruill that the applicant would entertain proposals for compromise and it was understood by Mr. Spruill that they would hear from the other party before the meeting tonight, but they had not heard a response. He emphasized staff's opinion of where the most appropriate point of interconnectivity on the site would be; it is his understanding that no matter whose land is developed in that area, staff's position is that point will remain the most appropriate access point. He brought up Mr. Maxwell's concerns about constructing an access road near the railroad track and he asked that the Commission reconsider their previous decision.

Mr. Eddie Evans spoke in rebuttal. He said that the same situation will come up when Gabriel Street is constructed because it will go through his Aunt Catherine's property and she is not interested in developing the property. He feels that potential buyers will be turned off by the extra cost as is the case with the piece of land that EMW Properties owns.

Mr. Godfrey Bell said that he visited the property and he agrees that if you were to use the driveway in front of K & W it would be too close to the railroad track and it would likely cause

traffic congestion. The only other suitable driveway would be the one that staff recommends in front of Physician's East; he agrees with staff.

Mr. Brian Smith said that he also agrees with staff.

Mr. Bell made a motion to approve the request and Mr. Smith seconded.

Mr. Dough Schrade said that he does not feel that anything has been changed since it first came to the Commission in 2005 and he does not feel like this is the right thing to do because the Evans brothers would not be able to use their land.

Mr. Tony Parker asked if future developers would be required to build a road there.

Mr. Thomas answered that staff has a working map of preferred street connections and this road is on that map.

Mr. Parker asked staff to confirm that it is a recommended road and not a required road.

Mr. Thomas confirmed that he was correct.

Mr. Parker asked to confirm that there was 16 ft. easement.

Mr. Thomas answered that he was correct.

Mr. Parker said that he would need a 60 ft. easement to develop it. He asked if the 16 ft. easement was to his home or to the property that they hope to develop.

Mr. Thomas answered that the access is to his home.

Mr. Bell said that they should keep in mind that Mr. Evans first built his house he was aware that he would only have that 16 ft. access to and from his property.

Mr. Schrade said that 16 ft. access is to his house and not to the piece of property that they want to develop.

Mr. Bell said that they were also discussing the easement.

Chairman Randall said that Mr. Bell's point is if they had intended to develop this land then they should have asked for more of an easement.

Mr. Parker noted that it was a court order so there was no control over that.

Mr. Dave Gordon asked if there was a court order.

Mr. Eddie Evans answered that when his Uncle Burt died, they went to a lawyer's office, wrote down the tracts of land, and then drew them out of a hat. One of the parties did not like the piece of land that they drew so after they signed the papers, she went and had it court ordered. The court gave her the tract of land that she wanted. Mr. Evans said that there were no court orders pertaining to access.

Attorney Hopf said that he had a report of Commissioners dated May 1989 in which three Commissioners met to divide the lands. It indicates that they met on the premises, attempted to divide the land and made findings on the tract formerly labeled 3B. This was about 8 years after the easement had been given to Jimmy Evans by the family.

Chairman Randall called for a vote on Mr. Bell's motion. In favor: Brian Smith, Ann Bellis, Hap Maxwell, Dave Gordon, Godfrey Bell, Shelley Basnight. In opposition: Tony Parker, Doug Schrade. Motion carried.

TEXT AMENDMENTS

Request by F. Durward Tyson Jr, P.E. of Rivers and Associates, Inc. to modify Section 9-4-96 (F) Proximity to Streets.

Mr. Chris Padgett, Chief Planner, presented the item and its background to the Commission. Prior to 1989, the Zoning Ordinance required that all portions of all buildings be located within 600 feet of a public street. Private streets were qualified for this purpose and the distance was reduced to 500 feet in January, 1989. The standard was again modified in 1994 following an application submitted by Michael Baldwin on behalf of Vanrack, Inc. This revision allowed developments with common access drives and parking areas of sufficient design, dimension and construction for use by city fire and rescue vehicles to have all buildings located within 750 feet of an approved public or private street. The city's standards have remained unchanged since 1994 and currently read as follows:

(F) Proximity to streets.

(1) All portions of each building erected in accordance with this section shall be located within 500 feet of an approved public or private street, except as further provided under subsection (F)(2) below.

(2) All portions of each building located within any development which has exclusive and/or common property access drives and parking areas of sufficient design, dimension and construction, for use by fire and rescue vehicles of the city shall be located within 750 feet of an approved public or private street. For purposes of this section, the term

"use by fire and rescue vehicles" shall be construed as ingress and egress by continuous forward movement unless otherwise approved by the Chief of Fire Rescue.

Mr. Padgett presented the proposed modifications which would increase the distance buildings can be from public or private streets, as provided in subsection (F)(2) from 750 feet to 1,000 feet; to incorporate language and standards from State Fire Code related to access; and to clarify that the city retains the right to require the construction of public streets where such is desirable. These changes specifically include modifying subsection (F)(2) and creating a subsection (F)(3) as follows:

(2) All portions of each building located within any development which has exclusive and/or common property access drives and parking areas meeting the requirements of the North Carolina State Fire Code for a fire apparatus access road shall be located within 1,000 feet of an approved public or private street. The fire apparatus access road shall extend to within 150 feet of all portions of the facility as approved by the Chief of Fire and Rescue.

This section of the proposed amendment references the State Fire Code as the guiding reference, it provides specific language from the Fire Code and it makes the substantive change of going from 750 ft. to 1000 ft. Staff wanted it to be clear that when the context of development was such that you had public streets stubbing out to the property then you may be required to extend that street through the property; for that reason, the applicant also proposed another section that states:

(3) No portion of this subsection shall preclude the city from requiring the construction of a new public street or extension of an existing public street where such is necessary to provide access to adjacent property and/or provide appropriate levels of access and linkages associated with the city's street network.

Mr. Padgett presented an example to the Commission.

Mr. Gordon, using the example presented, asked if all the buildings would need to be within a 1000 ft. of that.

Mr. Padgett answered that if the property line were another 250 ft. deeper, then in order for that street to stay where it is and for the overall design to remain, it would have to be changed from 750 ft. to 1000 ft.

Mr. Bell asked if the request that was being made would only apply to the example presented.

Mr. Padgett answered that the request would be applicable to anyone that wanted to develop in the future in this manner.

Mr. Smith asked if the City was okay with this proposal.

Mr. Padgett answered that the City was comfortable with the request. The primary concern was with interconnectivity and with the language that the applicant has provided in subsection 3; staff feels comfortable with the proposed amendment.

Mr. Randall said that the parking lots are required to give adequate access for emergency vehicles, so technically it could be extended to 1000, 1200, 2000 ft.

Mr. Padgett said that the concern is that at some point you will be creating a great deal of volume of traffic that would be forced to drive through double-stacked parking lots.

Mr. Parker noted that Fire-Rescue said that 1000 ft. is fine.

Mr. Padgett said that the departments that reviewed the proposed text amendment said that 1000 ft. worked and staff did not propose any other increments.

Mr. Dirk Tyson addressed the example provided and said that it was only one of the instances where the 750 has applied; it occurs frequently in developments in Greenville. With the adoption of the current Fire Code and Appendix D, which sets standards for fire apparatus roads, he believes that separation to a public or a private street is no longer necessary. He had initially wanted to request that the City remove that, but after meeting with City staff he was able to come up with hypothetical situations where it might be necessary; he put in the last subsection so that it could not be construed to avoid extension of public streets to interconnect to adjacent properties.

No one spoke in opposition of the request.

Motion was made by Mr. Gordon, seconded by Mr. Parker, 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 passed unanimously.

With no further business, a motion was made, seconded and unanimously voted on to adjourn at 7:20 p.m.

Respectfully Submitted,

Merrill Flood, Secretary



City of Greenville, North Carolina

Meeting Date:
10/18/2011
Time: 6:30 PM

Title of Item: Zoning Ordinance Text Amendment - Modifications to Article P. Vegetation Requirements

Explanation: One of the Action Items assigned to the Community Development Department from the current year's City Council Goals is to "Analyze the comments received from landscape professionals on the vegetation requirements as part of the review process and recommend changes to the landscape regulations as appropriate."

In an effort to meet City Council's directive, Staff contacted twelve landscape professionals and requested that they review the City's Vegetation Requirements located within Article P of the Zoning Ordinance and provide comments related to potential modifications. The individuals contacted included landscape architects, nursery operators, and landscapers; the individuals that are typically involved in landscape design and using the City's existing vegetation standards. The responses received could generally be placed into two categories:

1. Bufferyard Vegetation Requirements;

- Reduce the amount of vegetation required for a Bufferyard when a qualifying fence, evergreen hedge, or berm is provided.
- When a qualifying fence, evergreen hedge, or berm is provided within a bufferyard, allow some portion of the required vegetation material to be deciduous.

2. Approved Vegetation List;

- Update the Approved Vegetation List (as provided in Section 9-4-267 of the Zoning Ordinance) to remove tree and shrub species that, for various reasons, do not thrive in this area, and add new tree and shrub species that do thrive in this area and will add to the community's vegetative diversity.

Staff presented a report outlining the process used to solicit input from landscape professionals and their general recommendations to the Planning and Zoning Commission at their July 19, 2011, meeting. The Planning and Zoning Commission voted to move forward with initiating a Zoning Ordinance Text Amendment.

Subsequent to the Planning and Zoning Commission initiating the Zoning Ordinance Text Amendment, staff created an initial draft of said amendment and provided it to the same twelve landscape professionals that had originally provided input regarding the substantive modifications needed. The initial draft amendment was also provided to the Tree Preservation Work Group, a group consisting of citizens, developers and landscape professionals that are currently working with the Public Works Department to develop tree preservation strategies. The initial draft was then modified based upon comments and input provided by the two before mentioned groups. The result of this process is the draft Zoning Ordinance Text Amendment attached hereto.

Fiscal Note: No fiscal impact is anticipated.

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 approve the request, in order to comply with statutory requirements, 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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 [Draft_Vegetation_Text_Amendment_905486](#)

 [Vegetation_Report_899816](#)

Draft Zoning Ordinance Text Amendment - Modifications to Article P. Vegetation Requirements

1. Bufferyard Vegetation Requirements

- A. Reduce the amount of vegetation required for a Bufferyard when a qualifying fence, evergreen hedge, or berm is provided.

Explanation

The current bufferyard requirements allow a bufferyard width reduction between 20% - 50% for Type C, D, E, and F bufferyards when a qualifying fence, evergreen hedge, or berm (6-foot tall minimum) is provided. No associated reduction in vegetation material is provided, thus the required vegetation material is located in a smaller area that is not ideal for long-term viability.

Proposed Text Amendment

Amend Section 9-4-266 (Screening Vegetation Requirement within Bufferyards C, D, E and F) of the Zoning Ordinance by adding a subsection (2)(e) as follows:

- (2) Minimum vegetation material:

- (e) Where the fence, evergreen hedge or berm option is utilized within the bufferyard in accordance with the provisions of Section 9-4-119, then the minimum vegetation material required by this subsection is reduced by 25% for Type D, E and F bufferyards.

- B. When a qualifying fence, evergreen hedge, or berm is provided within a bufferyard, allow some portion of the required vegetation material to be deciduous.

Explanation

The current standards for bufferyards require that all vegetation material be evergreen. This requirement is designed to provide a complete opaque visual screen between incompatible land uses. A qualifying fence, evergreen hedge, or berm will provide the opaque screen to a height of six feet, thus allowing some portion of the required vegetation material to be deciduous adds visual variety while not reducing the overall effectiveness of the bufferyard.

Proposed Text Amendment

Amend Section 9-4-266 (Screening Vegetation Requirement within Bufferyards C, D, E and F) of the Zoning Ordinance by adding a subsection (2)(f) as follows:

(2) Minimum vegetation material:

- (f) Where the fence, evergreen hedge or berm option is utilized within the bufferyard in accordance with the provisions of Section 9-4-119, then up to 25% of the minimum vegetation material required by this subsection for Type C, D, E and F bufferyards may be deciduous (non-evergreen).

2. Approved Vegetation List

- A. Update the Approved Vegetation List (as provided in Section 9-4-267 of the Zoning Ordinance) to remove tree and shrub species that, for various reasons, do not thrive in this area, and add new tree and shrub species that do thrive in this area and will add to the community's vegetative diversity.

Explanation

The current Approved Vegetation List was last updated over 10 years ago. Some trees and shrubs on the list have been found to be prone to disease and / or insects; not ideal for this areas climate and/or soils; or are not commercially available in this area. Many new species have been developed that are not on the list and have been found to thrive in this area.

Proposed Text Amendment

Amend Section 9-4-267 (Acceptable Vegetation by Material Type) of the Zoning Ordinance by modifying subsection (C) as follows:

(**Bold Text** indicates additions; ~~Strikethrough Text~~ indicates deletions)

(A) *Materials list notations; meanings.*

- (1) Acceptable screening vegetation: (S)
- (2) Tolerant to periodic wet soil conditions: (W)
- (3) Various varieties: (*)
- (4) Native: (N)
- (5) Minimum height of 12 inches: (H)
- (6) **Light: Limited shade: (L1)**
- (7) **Light: Limited shade to complete shade: (L2)**

(1) Shrubs 1.5 - 6 Feet - Evergreen

Abelia x grandiflora	Glossy Abelia	(*)
Aucuba japonica	Japanese Aucuba	(*)(L2)
Azalea hybrida	Glenn Dale Azalea	(*)
Azalea hybrida	Satsuki Hybrid Azalea	(*)
Azalea kaempferi	Kaempferi Azalea	
Berberis julianae	Wintergreen Barberry	(*)
Buxus harlandii	Harland Boxwood	(*)
Buxus microphylla japonica	Japanese Boxwood	(*)(L1)
Buxus microphylla 'Koreana'	Korean Boxwood	(*)(L1)
Buxus sempervirens	American Boxwood	(*)
Buxus sempervirens 'Suffruticosa'	Dwarf Boxwood	(L1)
Cephalotaxus harringtonia	Japanese Plum Yew	(L1)
Chamaecyparis obtusa 'Nana Gracilis'	Dwarf Hinoki Cypress	
Cotoneaster horizontalis	Rockspray Cotoneaster	(*)(H)
Cryptomeria japonica nana	Dwarf Japanese Cedar	
Danae racemosa	Alexander Laurel	
Euonymus fortunei 'Vegetus'	Evergreen Bittersweet	(*)
Euonymus japonicus 'Microphyllus'	Dwarf Japanese Euonymus	(H)
Euonymus kiautschovicus	Spreading Euonymus	(*)
Fatsia japonica	Japanese Fatsia	(*)(L2)
Gardenia jasminoides 'Radicans'	Dwarf Gardenia	(H) (L1)
Hypericum patulum	St.-John's-Wort	(*)
Ilex cornuta 'Burfordii Nana'	Dwarf Burford Holly	(L1)
Ilex crenata 'Compacta'	Compacta Holly	
Ilex crenata 'Convexa'	Convexa Japanese Holly	
Ilex crenata 'Hetzi'	Hetzi Japanese Holly	
Ilex crenata 'Microphylla'	Littleleaf Japanese Holly	
Ilex crenata 'Rotundifolia'	Roundleaf Japanese Holly	
Ilex crenata 'Yellow Berry'	Japanese Holly	
Ilex cornuta 'Carissa'	Carissa Holly	(L1)
Ilex cornuta 'Rotunda'	Dwarf Horned Holly	
Ilex crenata 'Carefree'	Japanese Holly	
Ilex crenata 'Kingsville'	Kingsville Japanese Holly	
Ilex crenata 'Repandens'	Repanden Japanese Holly	(H)
Ilex crenata 'Stokes'	Stokes Japanese Holly	(H)
Ilex crenata 'Tiny Tim'	Japanese Holly	(H)
Ilex glabra 'Shamrock'		(N)
Ilex vomitoria 'Nana'	Dwarf Yaupon	(H)(N)(W)
Jasminum floridum	Flowering Jasmine	
Juniperus chinensis 'Pfitzeriana'	Pfitzer Juniper	(*)
Juniperus davurica 'Expansa'		

('Parsoni')	Parsons Juniper	(*)(H)
Juniperus sabina 'Tamariscifolia'	Tamarix Juniper	(*)(H)
Juniperus horizontalis	Prostrate Juniper	
Kalmia latifolia	Mountain Laurel	(*)(N)
Leucothoe axillaris	Coastal Leucothoe	(L2) (W)
Leucothoe fontanesiana	Drooping Leucothoe	(*)(L2) (W)
Ligustrum japonicum	Ligustrum	(L1) (S)
Ligustrum japonicum 'Rotundifolium'	Curlyleaf Ligustrum	(S)
Lonicera yunnanensis	Yunnan Honeysuckle	(H)
Loropetalum Chinese nana	Dwarf Chinese Fringe Flower	(L1)
Mahonia bealei	Leatherleaf Mahonia	(*)(L2)
Mahonia / Mahonia Hybrids		(*)(L2)
Mahonia pinnata	Cluster Mahonia	
Myrica pensylvanica	Northern Bayberry	
Nandina domestica	Nandina	(*)(L1)
Pieris japonica	Japanese Andromeda	(*)(L1)
Pinus mugo 'Compacta'	Mugo Pine	(*)
Pittosporum tobira nana	Chinese Podocarpus	(L1)
Prunus laurocerasus angustifolia	Narrow Leaved English Laurel	
Prunus laurocerasus 'Otto Luyken'	Otto Laurel	
Prunus laurocerasus 'Schipkaensis'	Skip Laurel	
Prunus laurocerasus 'Zabeliana'	Zabel Laurel	(L1)
Pyracantha		
Pyracantha coccinea	Scarlet Firethorn	
Pyracantha koidzumii 'Low-Dense'	Lowdense Pyracantha	
Rhaphiolepis indica	India Hawthorn	(*)
Rhododendron hybrida	Hybrid Rhododendron	(*)
Rosa hybrid Dwarf Rose species		(*)
Siphonos manthus delavayi	Delavay Tea Olive	
Taxus cuspidate	Japanese Yew	(L1)
Thuja occidentalis nana	Eastern arborvitae	(N)
Yucca filamentosa	Adam's Needle Yucca	(*)(H)(N)
Yucca gloriosa	Mound-Lily Yucca	

(2) Shrubs 1.5 - 6 Feet - Deciduous

Azalea molle hybrida	Mollis Azalea	
Berberis x men-torensis	Mentor Barberry	
Buddleia davidii nana	Dwarf Butterfly Bush	
Berberis thunbergii	Japanese Barberry	
Callicarpa americana	American Beautyberry	(N)
Callicarpa dichotoma	Beautyberry	(*)
Callicarpa japonica	Japanese Beautyberry	

Chaenomeles japonica	Japanese Flowering Quince	(*)
Chaenomeles speciosa	Flowering Quince	
Clethra alnifolia nana	Dwarf Clethra	(N)
Cotoneaster divaricatus	Spreading Cotoneaster	
Hamamelis vernalis	Vernal Witch-Hazel	(L1)
Hydrangea macrophylla	Bigleaf Hydrangea	
Hydrangea quercifolia	Oakleaf Hydrangea	(L1)(N)
Hypericum kalmianum	Kalm St.-John's-Wort	
Itea virginica		
Jasminum nudiflorum	Winter Jasmine	(H) (L1)
Kerria japonica	Kerria	(L1)
Lagerstromia hubrids nana	Dwarf Crapemyrtles	
Potentilla fruticosa	Bush Cinquefoil	(*)(H)
Rosa multiflora	Japanese Rose	
Rosa	Rose Hybrids	(*)
Rosa rugosa	Rugose Rose	
Spiraea cantoniensis	Reeves Spirea	
Spiraea nipponica 'Snow Mound'	Snowmound Nippon Spirea	
Spirea	Spirea species	(*)
Spiraea thunbergii	Thunberg Spirea	
Vaccinium ashei	Rabbiteye Blueberry	
Weigela Varieties	Dwarf Weigela	(*)

(3) Shrubs 6 - 12 Feet - Evergreen

Azalea indica	Indian Azalea	(*)(L2)
Camellia japonica	Camellia	(*)(L2)
Camellia sasanqua	Sasanqua Camellia	(*)(L1)
Camellia sinensis	Tea Plant	(S) (L1)
Cleyera japonica	Cleyera	(S) (L2)
Cotoneaster	Cotoneaster species	(*)
Cotoneaster franchetii	Franchet Cotoneaster	
Elaeagnus pungens	Thorny Elaeagnus	(*)(S)
Euonymus japonica	Evergreen Euonymus	(*)
Ilex cornuta	Chinese Holly	(*)(L1) (S)
Ilex cornuta 'Burfordii'	Burford Holly	(*)(L1) (S)
Ilex crenata	Japanese Holly	(*)(S)
Ilex glabra	Inkberry Holly	(L1) (N)(W)
Ilex latifolia	Lusterleaf Holly	(L1) (S)
Ilex pedunculosa	Longstalk Holly	(S)
Ilex pernyi	Perny Holly	(*)
Ilex vomitoria 'Pendula'	Weeping Yaupon Holly	(*)(N)(W)
Illicium anisatum	Anisetree	(L2)

Illicium floridanum	Florida Anisetree	(*)(L2)(N)(W)
Juniperus chinensis	Juniper species	(*)
Juniperus chinensis 'Hetzii'	Hetzi Juniper	(*)
Juniperus chinensis 'Kaizuka'	Hollywood Juniper	
Laurus nobilis	Laurel	(*)(S)
Leucothoe populifolia	Florida Leucothoe	(L2)(N)(W)
Ligustrum japonicum	Japanese Privet	(*)(L1)(S)
Ligustrum lucidum	Tall Glossy Privet	(*)(L1)(S)
Ligustrum sinense 'Variegatum'	Variegated Chinese Privet	(L1)
Loropetalum chinense	Loropetalum	(L1)(S)
Michelia figo	Banana Shrub	
Myrica cerifera	Wax-Myrtle	(W)(S)(N)
Myrtus communis	Myrtle	(*)(S)
Osmanthus x fortunei	Fortune Tea Olive	(*)(L1)(S)
Osmanthus fragrans	Fragrant Tea Olive	(*)(L1)
Osmanthus heterophyllus	Holly Osmanthus	(*)(L1)(S)
Osmanthus heterophyllus 'Rotundifolius'	Curlyleaf Tea Olive	
Photinia x fraseri	Fraser Photinia	(S)
Photinia glabra	Red Photinia	(*)(S)
Pittosporum tobira	Pittosporum	(L1)
Podocarpus macrophyllus maki	Podocarpus	(*)(S)
Prunus laurocerasus	English Laurel	(*)(S)
Pyracantha koidzumii	Formosa Firethorn	(*)(S)
Thuja orientalis	Oriental Arborvitae	(*)(S)
Viburnum japonicum	Japanese Viburnum	(S)
Viburnum rhytidophyllum	Leatherleaf Viburnum	(*)
Viburnum tinus	Laurestinus Viburnum	(*)(S)
Yucca aloifolia	Spanish-Bayonet	

(4) Shrubs 6 - 12 Feet - Deciduous

Azalea calendulacea (also known as		
Rhododendron calendulacem)	Flame Azalea	(*)
Azalea hybrid	Hybrid Azalea	(*)(L2)
Azalea hybrida 'Exbury'	Exbury Hybrid Azalea	(*)
Azalea periclymenoides (also known		
as Rhododendron periclymenoides		
or nudiflorum)	Pinxterbloom Azalea	(*)(N)
Buddleja davidii	Butterfly-Bush	(*)
Calycanthus floridus	Sweet Shrub	(*)(L1)(N)
Chimonanthus praecox	Winter Sweet	(*)
Chionanthus virginicus	Fringe Tree	
Cotinus coggyria	Smoketree	(*)(N)

Cornus species	Dwarf Dogwoods	(L2)(N)
Cortaderia selloana	Pampass Grass	(*)
Cotoneaster salicifolius floccosus	Willowleaf Cotoneaster	(*)
Cytisus scoparius	Scotch Broom	(*)
Deutzia scabra	Pride of Rochester	(*)
Elaeagnus commutata	Silverberry	
Elaeagnus multiflora 'Crispa'	Cherry Elaeagnus	
Elaeagnus umbellata	Autumn Elaeagnus	(*)
Euonymus alatus	Winged Euonymus	(L1)
Euonymus americanus	Strawberry-Bush	(L2)(N)
Exochorda racemosa	Pearl Bush	
Ficus carica	Common Fig Tree	(*)
Forsythia x intermedia	Border Forsythia	(*)
Hamamelis virginiana	Common Witch-Hazel	(L1)(N)
Hibiscus syriacus	Rose of Sharon	(*)
Hydrangea paniculata 'Grandiflora'	Peegee Hydrangea	(*)
Ilex decidua	Possumhaw	(*)(L2)(N)
Ilex verticillata	Winterberry	(*)(N)(W)
Itea virginica	Virginia Sweetspire	(*)(L1)(N)(W)
Kolkwitzia amabilis	Beautybush	(*)
Lagerstromia species	Dwarf Crapemyrtles	
Lonicera fragrantissima	Winter Honeysuckle	
Philadelphus coronarius	Sweet Mock Orange	(*)
Poncirus trifoliata	Hardy Orange	(*)
Rhododendron prunifolium	Plumleaf Azalea	
Spiraea prunifolia 'Plena'	Bridal Wreath Spirea	
Spiraea x vanhouttei	Vanhoutte Spirea	
Syringa x persica	Persian Lilac	(*)
Tamarix ramosissima	Salt Cedar	(*)
Viburnum x burkwoodii	Burkwood Viburnum	(*)
Viburnum dentatum	Arrowwood Viburnum	(N)
Viburnum dilatatum	Linden Viburnum	(*)
Viburnum x juddii	Judd Viburnum	
Viburnum macrocephalum 'Sterile'	Chinese Snowball	
Viburnum opulus 'Roseum'	European Snowball	(*)
Viburnum plicatum tomentosum	Doublefile Viburnum	(*)
Viburnum wrightii	Wright Viburnum	(*)
Weigela florida	Weigela	(*)

(5) Small Trees - Evergreen

Cornus Kousa angustata	Evergreen Dogwood	
Cupressus arizonica	Arizona Cypress	(*)(S)
Ilex x attenuata	Hybrid Holly	(*)(S) (L1)
Ilex x attenuata 'Fosteri'	Foster Hybrid Holly	(S)
Ilex cassine	Dahoon Holly	(*)(W)(L1)(N)
Ilex x 'Nellie R. Stevens'	Nellie Stevens Holly	(L1)(S)
Ilex opaca	American Holly	(*)(L1) (N)
Ilex vomitoria	Yaupon Holly	(*)(S) (L1) (N)
Magnolia grandiflora "Little Gem"	Little Gem Magnolia	(S) (L1) (N)
Magnolia virginiana	Sweet Bay	(*)(L1) (N)(W)
Olea species	Cold Hardy Olive	(L1)
Osmanthus americanus	Devilwood	(S)
Pinus nigra Austrian Pine	(*)(S)	
Pinus virginiana	Virginia Pine	(N)
Prunus caroliniana	Carolina Cherry-Laurel	(*)(S)(N)
Quercus acuta	Japanese Evergreen Oak	(S)
Quercus glauca	Ring-Cupped Oak	(S)

(6) Small Trees - Deciduous

Acer buergeranum	Trident Maple	(*)
Acer ginnala	Amur Maple	(*)
Acer griseum	Paperbark Maple	
Acer palmatum	Japanese Maple	(*)(L2)
Acer palmatum dissectum	Laceleaf Japanese Maple	(*)(L2)
Acer truncatum	Shantung Maple	
Albizia julibrissin	Mimosa	(*)
Amelanchier arborea	Serviceberry	(*)(N)
Betula platyphylla japonica	Japanese White Birch	(*)
Carpinus caroliniana	American Hornbeam	(N) (L2)
Cercis canadensis	Eastern Redbud	(*)(N)
Cercis species	Redbuds	
Cornus florida	Flowering Dogwood	(*)(N)(L1)
Cornus kousa	Kousa Dogwood	(*)
Cornus mas	Cornelian Cherry Dogwood	(*)
Crataegus phaenopyrum	Washington Hawthorne	(*)(N)
Elaeagnus angustifolius	Russian Olive	
Firmiana simplex	Chinese Parasol Tree	(*)
Franklinia alatamaha	Franklinia	
Halesia carolina	Carolina Silverbell	(N)(L2))

Hamamelis mollis	Chinese Witch-Hazel	(*)(L1)
Koelreuteria bipinnata	Chinese Flame Tree	
Koelreuteria paniculata	Golden-Rain-Tree	(*)
Lagerstroemia indica	Crape-Myrtle	(*)
Magnolia macrophylla	Bigleaf Magnolia	(*)(N)
Magnolia x	Saucer Magnolia	(*)
Magnolia stellata	Star Magnolia	(*)
Magnolia tripetala	Umbrella Magnolia	(*)(N)
Malus domestica	Apple	(*)
Malus hybrida	Flowering Crab Apple	(*)
Morus alba	White Mulberry	(*)
Morus alba 'Pendula'	Weeping White Mulberry	(*)
Oxydendrum arboreum	Sourwood	(N) (L1)
Pistacia chinensis	Pistachio	(*)
Prunus cerasifera	Plum (*) Species	
Prunus cerasifera 'Atropurpurea'	Pissard Plum	(*)
Prunus cerasus	Sour Cherry	(*)
Prunus persica	Peach	(*)
Prunus serrulata	Japanese Cherry	(*)
Prunus subhirtella pendula	Weeping Cherry	(*)
Prunus yedoensis	Yoshino Cherry	(*)
Punica granatum	Pomegranate	(*)
Pyrus calleryana	Callery Pear (includes Bradford,	
	Capitol, Cleveland Select and	
	Aristocrat)	(*)
Salix caprea	Goat Willow	(*)(W)
Sassafras albidum	Common Sassafras	(N)
Stewartia varieties	Stewartia	
Styrax varieties	Snowball	
Ulmus parvifolia	Chinese Elm	(*)
Viburnum prunifolium	Blackhaw Viburnum	(L1)
Viburnum rufidulum	Southern Blackhaw	(L1)(N)
Vitex agnus-castus	Chaste - Tree	(*)

(7) Large Trees - Evergreen.

Cedrus atlantica	Atlas Cedar	(*)
Cedrus deodara	Deodar Cedar	(*)(S)
Cedrus libani	Cedar of Lebanon	(*)
Cryptomeria japonica	Japanese Cryptomeria	(S)
Cupresso- cyparis leylandii	Leyland Cypress	(*)(S)
Ilex attenuate	Holly species	(L1)
Ilex attenuata 'Savannah'	Savannah Holly	

Juniperus virginiana	Eastern Red Cedar	(*)(S)(N)
Magnolia grandiflora	Southern Magnolia	(*)(S)(N)
Pinus bungeana	Lacebark Pine	
Pinus eliotti	Slash Pine	
Pinus palustris	Longleaf Pine	(N)
Pinus strobus	White Pine	
Pinus sylvestris	Scotch Pine	
Pinus taeda	Loblolly Pine	(N)
Pinus thunbergiana	Japanese Black Pine	(S)
Tsuga canadensis	Canadian Hemlock	
Quercus laurifolia	Laurel Oak	(N)
Quercus virginiana	Southern Live Oak	(N)(W)
Thuja species	Green Giant Arborvitae	(N)

(8) Large Trees - Deciduous

Acer rubrum	Red Maple	(*)(N)(W)
Acer saccharinum	Silver Maple	(*)(N)
Acer saccharum	Sugar Maple	(*)(N)(W)
Betula nigra	River Birch	(*)(W)(N)
Carya illinoensis	Pecan	(*)(N)
Catalpa bignonioides	Southern Catalpa	(*)(N)
Celtis laevigata	Sugar Hackberry	(*)(N)(W)
Celtis occidentalis	Common Hackberry	(*)(N)
Cladrastis lutea	Yellowwood	(*)(N)
Diospyros virginiana	Persimmon	(*)(N)
Fagus grandifolia	Beech	(N)
Fagus sylvatica	European Beech	(*)
Fraxinus americana	White Ash	(*)(N)
Ginkgo biloba	Maidenhair Tree	(*)
Gleditsia triacanthos inermis	Thornless Honeylocust	(*)
Gymnocladus dioicus	Kentucky Coffee Tree	(W)(N)
Liquidambar styraciflua	Sweet-Gum	(*)(N)(W)
Liriodendron tulipifera	Tulip-Tree	(*)(N)(W)
Magnolia acuminata	Cucumber Tree	(*)
Metasequoia glyptostroboides	Dawn Redwood	(*)(W)
Nyssa sylvatica	Black Tupelo	(*)(N)
Paulownia tomentosa	Empress Tree	(*)
Platanus x acerifolia	London Plane Tree	(*)
Platanus occidentalis	Sycamore	(N)(W)
Prunus sargentii	Sargent Cherry	(*)
Quercus acutissima	Sawtooth Oak	(N)
Quercus alba	White Oak	(N)

Quercus coccinea	Scarlet Oak	(*)(N)
Quercus macrocarpa	Bur Oak	(N)
Quercus nigra	Water Oak	(N)(W)
Quercus palustris	Pin Oak	(*)(N)(W)
Quercus phellos	Willow Oak	(N)(W)
Quercus rubra	Red Oak	(N)
Quercus rubra maxima	Eastern Red Oak	(N)
Quercus velutina	Black Oak	(N)
Salix babylonica	Weeping Willow	(W)
Sassafras albidum	Sassafras	(N)
Quercus shumardii	Shumard Oak	(N)(W)
Quercus falcata	Southern Red Oak	(N)
Quercus nuttalli	Nuttall Oak	(N)
Quercus shumardii	Shumard Oak	(N)(W)(L1)
Taxodium ascendens	Pond Cypress	(N)
Taxodium distichum	Bald Cypress	(*)(W)(N)
Tilia americana	American Linden	(*)(N)(W)
Tilia cordata	Littleleaf Linden	(*)
Zelkova serrata	Japanese Zelkova	(*)

Report on Suggested Modifications to Article P. Vegetation Requirements of the City Zoning Ordinance

**City of Greenville Community Development Department - Planning Division
October 10, 2011**

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Development of Draft Zoning Text Amendment – Page 12

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SECTION I – City Council Directive

The City of Greenville adopted its first landscaping requirement in 1969 when the Zoning Ordinance was amended to require screening for commercial / industrial land uses that were adjacent to a residential zone or use. Since then, the Zoning Ordinance has had numerous amendments (see Section III) with each amendment representing a balancing of community values that has generally trended towards a stronger emphasis on the provision and preservation of trees and other vegetation during the land development process.

City Council adopts a series of Goals, Objectives, and Action Items (City Council Goals) each year as a means of identifying items or activities that they want to pursue during that year. The adopted City Council Goals are expected to be incorporated into the annual work programs of the various city departments. The current year's City Council Goals includes the following, which is the basis of this process and report:

Goal 6: Plan for High Quality, Sustainable Growth

Objective: Enhance and review the net benefit of vegetation beautification around commercial areas.

Action Item #2: Analyze the comments received from landscape professionals on the vegetation requirements as part of the review process and recommend changes to the landscape regulations as appropriate.

SECTION II – Summary of Existing Standards

The City of Greenville addresses the issues associated with trees and vegetation in several ways. Title 6 – Chapter 5 of the City Code is generally known as the city’s “Tree Ordinance”. Article A of this chapter provides standards for the planting, maintenance and removal of trees and other vegetation located within city rights-of-way, parkways and on city-owned and maintained properties. Article B of this chapter provides standards for the preservation of trees along the outer perimeter of undeveloped properties until such time as a development plan is approved for the property. All provisions of Chapter 5 of the City Code are administered by the city’s Public Works Department.

Title 9 – Chapter 4 of the City Code is generally known as the city’s “Zoning Ordinance”. Article G of this chapter provides standards for Bufferyard Setbacks and Article P contains all vegetation related standards applicable to the development of property for multi-family and non-residential use. The Summary provided herein is an outline of the Vegetation Requirements as provided in Article P of the Zoning Ordinance.

Vegetation Plans

Vegetation Plans depicting the type and location of any new or preserved vegetation being used to meet the vegetation requirements are required to be submitted for review along with any Site Plan. The Vegetation Plan must be approved along with the Site Plan prior to the issuance of a building permit. With some limited exceptions, all required vegetative materials shall be installed in accordance with the approved Plan prior to an issuance of the final occupancy permit.

Vegetation Qualification Standards / Plant Size

Plant materials used to meet the minimum vegetation requirements shall meet the following minimum size standards at the time of planting and/or qualification in the case of preservation:

Planting Material Type	Minimum Planting Size
Large Tree - Single stem - Multi-stem clump	10’ height and 2” caliper 10’ height
Small Tree	8’ height and 1.5” caliper
Shrub	18” height (some exceptions)

Acceptable Vegetation by Material Type

Plant materials used to meet the vegetation requirements must come from an approved Plant List located in Section 9-4-267 of the Zoning Ordinance.

Vegetation Substitution / Credits

1. Where trees are being planted to meet the vegetation requirements, the following credits are permitted:

Trees Provided	Credit
One large tree	Two small trees or five shrubs
One small tree	Three shrubs

2. Where large trees are preserved or transplanted to meet the vegetation requirements, the following credits are permitted:

Size of Preserved or Transplanted Large Trees	Credit
At least 2” caliper, but less than 6” caliper	One large tree or two small trees or five shrubs
6” or more caliper, but less than 10” caliper	One and one-half (1.5) large trees or three small trees or six shrubs
10” or more caliper, but less than 24” caliper	Two large trees or four small trees or eight shrubs
24” or greater caliper	Three large trees or five small trees or ten shrubs

3. For each existing six-inch plus caliper large tree preserved within a non-residential parking area island or peninsula, the minimum parking space requirement may be reduced by up to three spaces, at the option of the owner, to appropriately protect the drip zone of the preserved trees from development activities.
4. Bufferyard B setbacks and/or minimum street right-of-way building setbacks may be reduced up to 10%, where the reduction is necessary to retain an existing 10-inch plus caliper large tree (certain conditions apply).

Site Vegetation Requirements

The minimum per acre requirement for vegetation on a developing tract of land includes:

- Five large trees;
- Ten small trees; and
- Twenty-five shrubs.

The vegetation used to meet any Street Yard or Parking Area vegetation requirement may count towards this site vegetation requirement; however, any vegetation used to satisfy a bufferyard requirement shall not count towards the same.

Street Yard Vegetation Requirements

Street Yard vegetation must be located within 15 feet of the street right-of-way or easement. Such vegetation shall include two large trees per 100 linear feet of street frontage (public or private). Where large trees are not practical due to utilities or lack of available space, then small trees can be utilized at a rate of two small trees for each one large tree required.

Parking Area Vegetation and Screening

1. No portion of any parking area may be located more than 30 feet from an on-site small tree or more than 75 feet from an on-site large tree.
2. Large and small trees used to meet other vegetation requirements (acreage, street yard, bufferyard) may be used to meet this Parking Area Vegetation requirement.
3. Parking areas that are within 50 feet of public or private streets shall be screened from said streets using screening materials (plants, wall, fence, berm) that provide an opaque screen to a height of 30 inches.

Bufferyards

Bufferyards are the open space setbacks which separate site improvements from adjacent property lines and street rights-of-way. Bufferyard setbacks are prescribed by Article G of the Zoning Ordinance and are determined based upon the intensities of the developing parcel of land and adjacent parcels. Bufferyard vegetation is prescribed in Article P of the Zoning Ordinance. The following table outlines the Bufferyard Setback and Vegetation Standards:

Type of Bufferyard	Bufferyard Setback (Width)	Bufferyard Purpose	Vegetation Requirement	Example of Application
Type A	Lot size less than 25,000 sq. ft.: 4' Lot size 25,000 sq. ft. to 175,000 sq. ft.: 6' Lot size over 175,000 sq. ft.: 10'	To provide a bufferyard strip that defines the minimum setback for parking areas and may be used for vegetation required by other sections of Article P.	No vegetation required.	Property located adjacent to a public or private street or railroad.

Type of Bufferyard	Bufferyard Setback (Width)	Bufferyard Purpose	Vegetation Requirement	Example of Application
Type B	Same as Type A above	To provide a bufferyard strip that defines the minimum setback for structures and parking areas and may be used for vegetation required by other sections of Article P.	No vegetation required.	A Heavy Commercial land use proposed adjacent to a Heavy Commercial land use.
Type C	10'. May be reduced to 8' when a fence or evergreen hedge is provided.	To provide a complete year round visual barrier between incompatible land uses. Complete visual barrier to be achieved within 5 years of bufferyard establishment.	3 large evergreen trees, 4 small evergreen trees, and 16 evergreen shrubs per 100 linear feet of buffer or fraction thereof.	A Multi-family development proposed adjacent to a single family subdivision.
Type D	20'. May be reduced to 10' when a fence, evergreen hedge, or berm is provided.	Same as Type C above.	4 large evergreen trees, 6 small evergreen trees, and 16 evergreen shrubs per 100 linear feet of buffer or fraction thereof.	An office/ institutional land use proposed adjacent to a single family subdivision.
Type E	30'. May be reduced to 15' when a fence, evergreen hedge, or berm is provided.	Same as Type C above.	6 large evergreen trees, 8 small evergreen trees, and 26 evergreen shrubs per 100 linear feet of buffer or fraction thereof.	A Heavy Commercial land use proposed adjacent to a single family subdivision.
Type F	50'. May be reduced to 25' when a fence, evergreen hedge, or berm is	Same as Type C above.	8 large evergreen trees, 10 small evergreen trees, and	A Heavy Industrial land use proposed

	provided.		36 evergreen shrubs per 100 linear feet of buffer or fraction thereof.	adjacent to a single family subdivision.
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Note 1: Bufferyard B setbacks (non-screening) and/or minimum street right-of-way building setbacks may be reduced up to 10% where the reduction is necessary to retain an existing 10-inch plus caliper tree.

Note 2: Specific standards apply to fences, evergreen hedges and berms.

Note 3: Setbacks may be increased when certain height thresholds are exceeded.

Note 4: The Bufferyard setbacks provided vary when adjacent property is undeveloped.

Maintenance of Required Vegetation

The property owner is responsible for all vegetation required by this Article in a healthy condition. Any dead, unhealthy or missing vegetation shall be replaced.

Applicability / Exemptions

The vegetation requirements of Article P are applicable to new multi-family residential and non-residential development and to the redevelopment of the same based upon certain thresholds. The requirements are not applicable as follows:

1. Within the CD (Downtown Commercial) Zoning District;
2. On Pitt - Greenville Airport Authority property; and
3. On Pitt County Detention Center Property.

SECTION III - History of Vegetation and Bufferyard Requirements

Please find below a chronological listing of the efforts and actions taken related to vegetation and bufferyard requirements within the City of Greenville over the past 64 years.

1. 1947 - Adoption of 1st (original) Zoning Ordinance. Contained no landscaping requirements and no peripheral yard setbacks were required between commercial/industrial uses.
2. 1969 - Adopted 1st screening requirements for commercial/industrial uses that abut a residential zone or use. No peripheral yard setbacks required however between commercial/industrial uses. Minimum screening - 6' visual buffer consisting of a combined fence and evergreen hedge or shrubbery screen.
3. Late 1970s/Early 1980s (date unknown) - adopted 5% vegetation requirement for parking lots containing 15,000 sq. ft. or more of impervious area. No installation or material standards.
4. 1986 - Adopted Medical District (MD) Zoning Requirements. Provided peripheral yard setbacks for non-residential MD districts, and a 15% total site landscaping and 10% parking lot shading requirement. Example: Staton Square Shopping Center.
5. 1987 - Adopted original bufferyard regulations. Provided intensity/activity based peripheral yard setbacks (buffers) for all uses in all districts. Established right-of-way buffers and minimum vegetation (amount and material) requirements for all peripheral yards. Retrofit requirements - based on 5% cumulative expansion of use including buildings and/or parking.
6. 1991 - Adopted revised Zoning Ordinance (i.e. Rewrite). Included additional side and rear bufferyard vegetation installation requirements for the MD-4 shopping center district and specific minimum parking lot vegetation (3 above) materials standards for all districts.
7. 1992 - Adopted bufferyard vegetation location options (i.e. qualified materials outside buffer setbacks under specific conditions) to encourage preservation of existing trees.
8. 1992 - Adopted substitute material and existing qualified materials protection standards to encourage preservation of existing trees.
9. 1992 - Adopted street bufferyard (small) tree planting requirements and large tree substitution options.
10. 1992 - Adopted revised and updated vegetation materials list to specify appropriate native and non-native species.
11. 1992 - Adopted garbage/trash container screening requirements (i.e. complete visual screen on 3 sides in addition to bufferyard vegetation materials requirements).

12. 1992 - Adopted revised parking lot landscaping requirements for all lots containing 10,000 sq. ft. or more of impervious area. Retrofit requirements - based on 25% expansion as measured in number of spaces. Example: proposed Wal-Mart/Sam's Club expansion.
13. 1993 - Adopted increased vegetation materials option in lieu of a fence for reduced width buffer setbacks.
14. 1995 - Adopted CDF and O&I district bufferyard classification exemption for residential uses.
15. 1995 - Amended Chapter 4 by transferring the site/screening vegetation requirements and parking lot landscaping requirements from the bufferyard section to a new Article P. entitled Vegetation Requirements.
16. 1995 - Adopted revised permitted use table to include land use classification ratings for each listed use.
17. 1995 - Adopted comprehensive rewrite of the bufferyard and vegetation requirements. A 61-member Review Committee including the Planning and Zoning Commission, Community Appearance Commission, Environmental Advisory Commission, Pitt County Development Commission, ReLeaf, developers, homeowners association representatives, Pitt-Greenville Neighborhood Coalition, development consultants (architects and engineers), and landscape professionals (Worthington Farms, Williams Landscape Management, Earthscapes, Holly Ridge Landscapes, Little's Nursery, Roberson's Nursery and Landscaping) reviewed written materials provided by staff and attended a workshop meeting in August. Suggested amendments included the following items which were subsequently incorporated into the comprehensive rewrite.
 - Simplify system of regulating buffer setbacks and vegetation requirements.
 - Require landscape plan at initial site plan stage.
 - Require a specified number of trees per acre.
 - Increase screening between unlike uses.
 - Decrease planting between like uses.
 - Allow plantings (except screening) outside of setback areas.
 - Require more evergreen trees in screens between unlike uses.
 - Increase screening visual barrier heights and reduce the growth period to achieve acceptable height.
 - Eliminate the screening materials reduction allowance where a fence is installed to reduce buffer setback.
 - Prohibit required landscaping in any storm water detention structure which has the characteristics of a ditch – 2:1 slope or greater.
 - Restrict certain types of vegetation to not more than 25% of total requirement – River Birch, Various Pears, Red Tips.
 - Update the tree and shrub lists.

- Re-classify various large trees as small trees – Bradford Pear.
 - Encourage retention of large trees – Allow 10 inch plus diameter trees to substitute for more new minimum size materials.
 - Increase the minimum size of all plant materials – Height and Caliper.
 - Require full compliance with all requirements when major renovations and expansions occur.
 - Include a planting delay option between May and October – Allow plantings to be scheduled during more temperate periods without delaying occupancy permits.
 - Require large street trees.
 - Provide greater flexibility.
18. 1995 - Adopted modified setback exemption for all existing adjacent land uses located within any CDF and/or O&I district and all adjacent churches.
 19. 1996 - Adopted revised planned center definition to include bufferyard and/or vegetation qualification criteria.
 20. 1996 - Adopted site/vegetation plan “encroachment note” to clarify easement holder approvals.
 21. 1997 - In December, the Planning Office received a memorandum from the Community Appearance Commission requesting consideration of several amendments to the vegetation requirements, including a requirement that preliminary landscape plans included at the time of initial site plan submission indicate the proposed location of required plant materials by type, more trees in parking lots (reduce tree to parking space separation standard); parking lot screening, and increased flexibility in administration provision.
 22. 1998 - The Planning Staff attended several Community Appearance Commission meetings during the spring of 1998 to explain in detail the current requirements and to obtain the Commission’s input on the development of an ordinance which set forth their recommended changes.
 23. 1998 - The Community Appearance Commission held a public forum in June, 1998 to explain their proposed changes and to solicit public input.
 24. 1998 - In September, at their regularly scheduled meeting, the Community Appearance Commission, after consideration of the input received at the public forum and from written comments received from the public, voted to recommend approval of the changes as originally proposed.
 25. 1998 - In October, at their regular meeting the Planning and Zoning Commission considered the proposed amendments as recommended by the Community Appearance Commission and after receiving public input voted to recommend approval of the requested changes.

26. 1998 - In November, at their regularly scheduled meeting (11/12/98), City Council after held a public hearing and adopted the proposed changes as recommended by the Community Appearance Commission and Planning and Zoning Commission.

Adopted parking lot screening requirements; reduced the parking area to tree separation standard (i.e. required more trees in parking lots) , a required that preliminary landscape plans be included at the time of initial site plan submission which indicate the proposed location of required plant materials by type (i.e. large tree, small tree, shrub) and a flexibility in administration provision .

27. 1999 - In February, at their regularly scheduled meeting (2/11/99), City Council directed Staff to stay enforcement of the street bufferyard setback provisions and to conduct a review of the bufferyard setback standards in accordance with the following motion:

“Initiate a review of the bufferyard setback requirements contained in the Zoning Ordinance in particular in relation to achieving more uniform applicability with the distance from the traveled portion of the street; and Direct staff to stay its enforcement for one hundred fifth (150) days of the bufferyard setback restrictions in connection with the parking of motor vehicles which are located at least seventeen (17) feet from the traveled portion of the street.”

No recommended changes resulted from this study.

28. Request by Walter Gaskins (Pitt County Board of Education) to exempt public schools from the vegetation installation requirements. This item was withdrawn prior to Planning and Zoning Commission consideration.
29. 2003 - Amended the zoning regulations to include a new zoning district entitled “conservation area (CA) overlay” wherein no development is allowed, natural vegetation is preserved, and from which residential density qualification may be transferred to same-site areas not included within the CA overlay.
30. 2005 - Adopted increased tree substitution options and an allowance for reduced building setbacks and parking requirements where existing large trees are preserved as a result.
31. 2007 - Amended Title 6 (PUBLIC WORKS), Chapter 5, Trees, to regulate the removal of existing trees within a perimeter buffer zone. This authority is pursuant to Session Law 2006-1002, NC House Bill 2570. The purpose of this ordinance is to prevent clear-cutting of trees in perimeter buffer zones prior to approval of a development plan.
32. 2010 - Amended various sections of Title 9 (zoning ordinance) to include screening for recycling centers and garbage compactors in multi-family and non-residential developments. This amendment is in conjunction with an amendment to Title 6 concerning recycling centers and compactors.

SECTION IV – Process for Engaging Landscape Professionals and Development of Draft Zoning Text Amendment

In an effort to meet City Council’s directive, Staff contacted 12 landscape professionals and requested that they review the City's Vegetation Requirements located within Article P of the Zoning Ordinance and provide comments related to potential modifications. The individuals contacted included landscape architects, nursery operators, and landscapers; the individuals that are typically involved in landscape design and using the City’s existing vegetation standards. The responses received generally fall into two categories:

1. Bufferyard Vegetation Requirements

- A. Reduce the amount of vegetation required for a Bufferyard when a qualifying fence, evergreen hedge, or berm is provided.

(The current bufferyard requirements allow a bufferyard width reduction between 20% - 50% for Type C, D, E, and F bufferyards when a qualifying fence, evergreen hedge, or berm (6-foot tall minimum) is provided. No associated reduction in vegetation material is provided, thus the required vegetation material is located in a smaller area that is not ideal for long-term viability.)

- B. When a qualifying fence, evergreen hedge, or berm is provided within a bufferyard, allow some portion of the required vegetation material to be deciduous.

(The current standards for bufferyards require that all vegetation material be evergreen. This requirement is designed to provide a complete opaque visual screen between unlike land uses. A qualifying fence, evergreen hedge, or berm will provide the opaque screen to a height of six feet, thus allowing some portion of the required vegetation material to be deciduous will add visual variety while not reducing effectiveness of the bufferyard.)

2. Approved Vegetation List

- A. Update the Approved Vegetation List (as provided in Section 9-4-267 of the Zoning Ordinance) to remove tree and shrub species that, for various reasons, do not thrive in this area, and add new tree and shrub species that do thrive in this area and will add to the community’s vegetative diversity.

(The current Approved Vegetation List was last updated over 10 years ago. Some trees and shrubs on the list have been found to be prone to disease and/ or insects; not ideal for this areas climate and/or soils; or are not commercially available in this area. Many new species have been developed that are not on the list and have been found to thrive in this area.)

Staff presented a former version of this report to the Planning and Zoning Commission at their July 19, 2011, meeting. The Planning and Zoning Commission voted to move forward with initiating a Zoning Ordinance Text Amendment.

Subsequent to the Planning and Zoning Commission initiating the Zoning Ordinance Text Amendment, staff created an initial draft of said amendment and provided it to the same twelve landscape professionals that had originally provided input regarding the substantive modifications needed. The initial draft amendment was also provided to the Tree Preservation Work Group, a group consisting of citizens, developers and landscape professionals that are currently working with the Public Works Department to develop tree preservation strategies. The initial draft was then modified based upon comment and input provided by the two before mentioned groups. The result of this process is the draft Zoning Ordinance Text Amendment attached hereto.



City of Greenville, North Carolina

Meeting Date:
10/18/2011
Time: 6:30 PM

Title of Item: Ordinance requested by Ward Holdings, LLC et al to rezone 3.87 acres located at the southeast corner of the intersection of Greenville Boulevard and East 14th Street from R9S (Residential - single-family [medium density]) to CG (General Commercial).

Explanation: **Required Notices:**

Planning and Zoning meeting notice (property owner and adjoining property owner letter) mailed on October 4, 2011.

On-site sign(s) posted on October 4, 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 area is located in Vision Area C.

Greenville Boulevard is designated as a connector corridor from its intersection at East 14th Street and continuing north. Connector corridors are anticipated to contain a variety of higher intensity activities and uses, whereas residential corridors are preferred to accommodate lower intensity residential uses.

The Future Land Use Plan Map recommends commercial (C) at the southeast corner of the intersection of Greenville Boulevard and East 14th Street transitioning to office/ institutional/multi-family (OIMF) to the east (along Greenville Boulevard) and medium density residential (MDR) in the interior area.

There is a designated neighborhood focus area at the intersection of Greenville Boulevard and East 14th Street. These areas generally contain less than 40,000 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 4,398 trips to and from the site on Greenville Boulevard, which is a net increase of 4,320 additional trips per day.

During the review process, measures to mitigate traffic impacts will be determined. Prior to the development approval, a Traffic Impact Study will be required to assess the impacts. The "Area of Influence" will be determined at the time of site plan review. Mitigation measures may include limiting access onto Greenville Boulevard, constructing turn lanes into the development, and intersection improvements at the Greenville Boulevard/East 14th Street intersection such as, the construction of additional turn and/or through lanes.

History/Background:

In 1969, the subject properties were zoned R9 (single-family and duplex). In 1990, the owners of eight lots (6 acres) along Greenville Boulevard, between 14th Street and Adams Boulevard, requested their properties to be rezoned from R9 (single-family and duplex) to O (Office). The Planning and Zoning Commission, at the request of these property owners, sponsored the rezoning request; however, the Commission recommended denial at the public meeting. A valid protest petition (91.7% of the adjoining property owners) was filed by property owners within 100 feet of the request. The City Council unanimously voted to deny the request at their February, 1990 public hearing.

In 2006, the subject properties were included in the Eastwood Neighborhood Rezoning where properties were rezoned to R9S (single-family only). These rezonings were part of recommendations from the Task Force on Preservation of Neighborhoods and Housing. The purpose of these rezonings was to eliminate multi-family intrusion in single-family neighborhoods.

In November, 2007 and May, 2008, the City Council denied a request by Ward Holdings, LLC to amend the FLUPM from an OIMF designation to a C designation for three parcels (1.52 acres) at the southeast corner of Greenville Boulevard and East 14th Street.

In 2010, there was a five-year Comprehensive Plan Review. As part of that process, the Planning and Zoning Commission was asked by Ward Holdings, LLC to consider changing the FLUPM from an OIMF designation to a C designation for the area described as beginning at the southeast corner of Greenville Boulevard and East 14th Street extending northeast along Greenville Boulevard just beyond David Drive. This area contained nine parcels (4.7± acres). City Council voted to eliminate this request as part of the update in September, 2010.

In September, 2011, the City Council approved a request by Ward Holdings, LLC to amend the FLUPM from an OIMF designation to a C designation for eight parcels (3.96 acres) at the southeast corner of Greenville Boulevard and East 14th Street.

Present Land Use:

Three (3) vacant lots, four (4) single-family residences, and one (1) duplex.

Water/Sewer:

Water and sanitary sewer are located in the right-of-way of Greenville Boulevard.

Historic Sites:

There are no known effects on designated sites.

Environmental Conditions/Constraints:

There are no known environmental conditions/constraints.

Surrounding Land Uses and Zoning:

North: CG -Trade/Wilco Convenience Store, Home Town Pharmacy, First Citizens Bank

South: R9S - Eastwood Subdivision - single-family, Teen Center, Sports Connection

East: R9S - Eastwood Subdivision - single-family

West: CN - professional office building

Density Estimates:

Under the current zoning (R9S), the site could yield eight (8) single-family lots.

Under the proposed zoning (CG), the site could yield 37,949 square feet of commercial/ retail/restaurant space.

The anticipated build-out time 2-5 years.

Fiscal Note:

No cost to the City.

Recommendation:

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

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

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

- [Survey](#)
 - [Bufferyard and Vegetation Chart and Residential Density](#)
 - [Location Map](#)
 - [Rezoning_Case_11_09_Ward_Holdings_LLC_909292](#)
 - [List_of_Uses_RA20_to_CN_894321](#)
-

Case No: 11-09

Applicant: Ward Holdings, LLC et al

Property Information

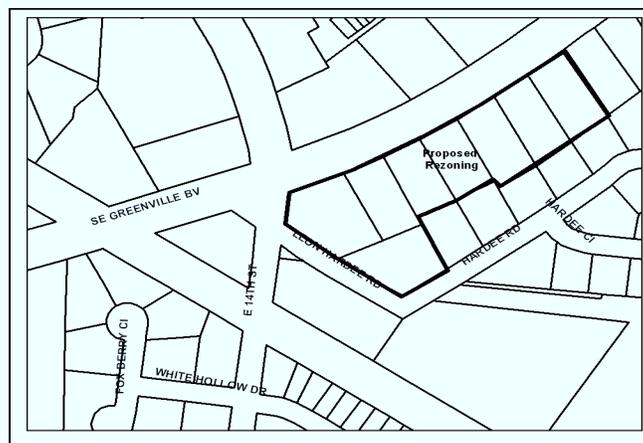
Current Zoning: R9S (Residential-Single-Family)

Proposed Zoning: CG (General Commercial)

Current Acreage: 3.84 acres

Location: Corner of 14th & Greenville Boulevard

Points of Access: Greenville Boulevard & Leon Hardee Road



Location Map

Transportation Background Information

1.) Greenville Boulevard- State maintained

	<u>Existing Street Section</u>	<u>Ultimate Thoroughfare Street Section</u>
Description/cross section	5-lane with curb & gutter	6 lanes - curb & gutter with raised median
Right of way width (ft)	100	150
Speed Limit (mph)	45	45
Current ADT:	36,080 (*)	Ultimate Design ADT: 45,000 vehicles/day (**)
Design ADT:	33,500 vehicles/day (**)	
Controlled Access	No	
Thoroughfare Plan Status:	Major Thoroughfare	

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

- Notes:**
- (*) 2008 NCDOT count adjusted for a 2% annual growth rate
 - (**) Traffic volume based an operating Level of Service D for existing geometric conditions
 - ADT – Average Daily Traffic volume

Transportation Improvement Program Status: No planned improvements.

Trips generated by proposed use/change

Current Zoning: 78 -vehicle trips/day (*) **Proposed Zoning: 4,398** -vehicle trips/day (*)

Estimated Net Change: increase of 4320 vehicle trips/day (assumes full-build out)

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

Impact on Existing Roads

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

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

Estimated ADT with Proposed Zoning (full build) – 38,279

Estimated ADT with Current Zoning (full build) – 36,119

Net ADT change = 2,160 (6% increase)

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

Estimated ADT with Proposed Zoning (full build) – 38,279

Estimated ADT with Current Zoning (full build) – 36,119**Net ADT change = 2,160 (6% increase)****Staff Findings/Recommendations**

Based on possible uses permitted by the requested rezoning, the proposed rezoning classification could generate 4398 trips to and from the site on Greenville Boulevard, which is a net increase of 4320 additional trips per day.

During the review process, measures to mitigate traffic impacts will be determined. Prior to development approval, a Traffic Impact Study will be required to assess the impacts. The "Area of Influence" will be determined at the time of the site plan review. Mitigation measures may include limiting access onto Greenville Boulevard, constructing turn lanes into the development, and intersection improvements at the Greenville Boulevard/14th Street intersection such as the construction of additional turn and/or through lanes.

EXISTING ZONING

R9S (Residential-Single-Family)

Permitted Uses

(1) General:

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

(2) Residential:

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

(3) Home Occupations (see all categories):

*None

(4) Governmental:

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

(5) Agricultural/ Mining:

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

(6) Recreational/ Entertainment:

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

(7) Office/ Financial/ Medical:

* None

(8) Services:

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

(9) Repair:

* None

(10) Retail Trade:

* None

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

* None

(12) Construction:

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

(13) Transportation:

* None

(14) Manufacturing/ Warehousing:

* None

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

* None

R9S (Residential-Single-Family)
Special Uses

(1) General:

* None

(2) Residential:

* None

(3) Home Occupations (see all categories):

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

(4) Governmental:

- a. Public utility building or use

(5) Agricultural/ Mining:

* None

(6) Recreational/ Entertainment:

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

(7) Office/ Financial/ Medical:

* None

(8) Services:

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

(9) Repair:

* None

(10) Retail Trade:

* None

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

* None

(12) Construction:

* None

(13) Transportation:

* None

(14) Manufacturing/ Warehousing:

* None

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

* None

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:

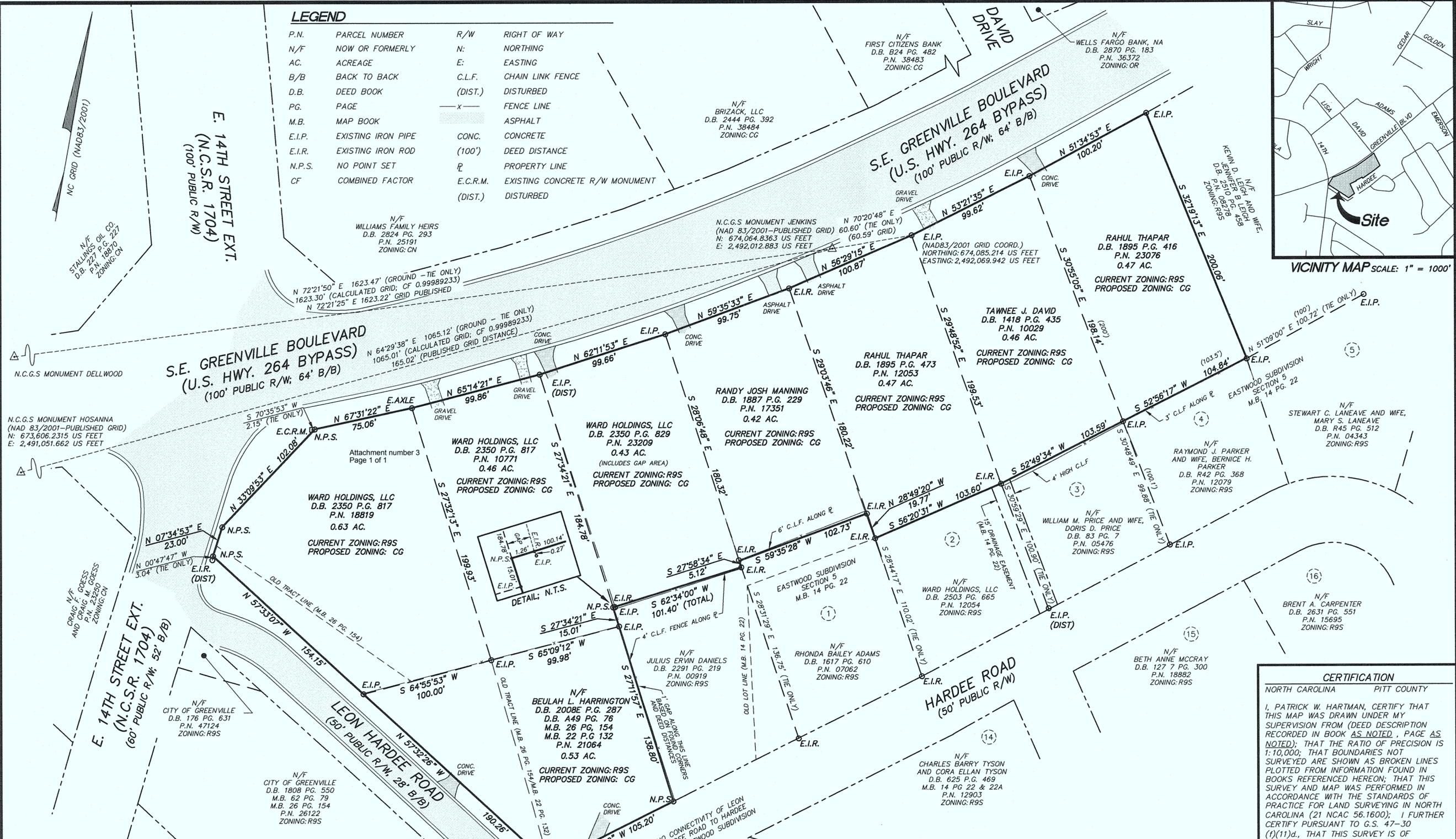
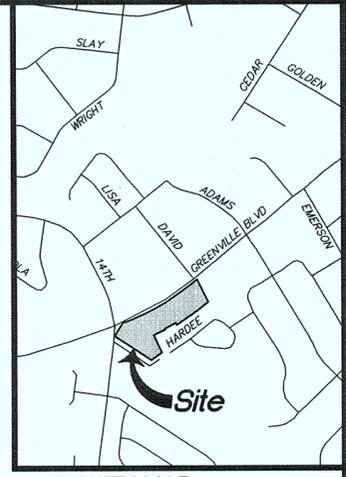
k. Mini-storage warehouse, household; excluding outside storage

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

LEGEND

P.N.	PARCEL NUMBER	R/W	RIGHT OF WAY
N/F	NOW OR FORMERLY	N:	NORTHING
AC.	ACREAGE	E:	EASTING
B/B	BACK TO BACK	C.L.F.	CHAIN LINK FENCE
D.B.	DEED BOOK	(DIST.)	DISTURBED
PG.	PAGE	— x —	FENCE LINE
M.B.	MAP BOOK		ASPHALT
E.I.P.	EXISTING IRON PIPE	CONC.	CONCRETE
E.I.R.	EXISTING IRON ROD	(100')	DEED DISTANCE
N.P.S.	NO POINT SET	ℓ	PROPERTY LINE
CF	COMBINED FACTOR	E.C.R.M.	EXISTING CONCRETE R/W MONUMENT
		(DIST.)	DISTURBED

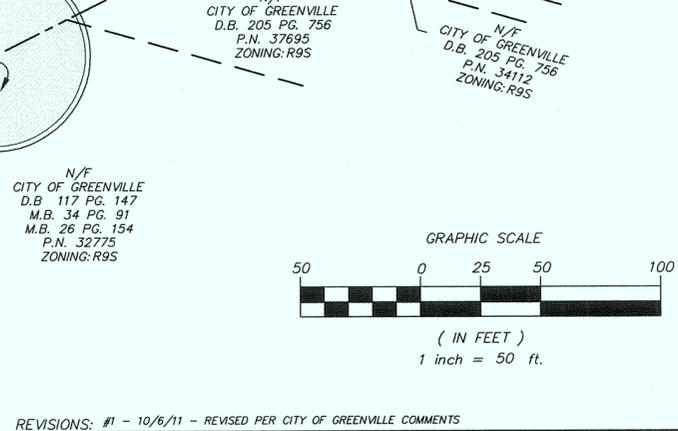


- NOTES**
1. AREA DETERMINED BY COORDINATES.
 2. ALL DISTANCES ARE HORIZONTAL GROUND MEASUREMENTS.
 3. NO POINT SET AT ANY CORNER UNLESS OTHERWISE NOTED.
 4. THIS MAP WAS PREPARED FOR REZONING PURPOSES ONLY.
 5. EXISTING ZONING WAS TAKEN FROM THE OFFICIAL ZONING MAP, THE CITY OF GREENVILLE, DATED AUGUST 7, 2011 AND THE CITY OF GREENVILLE SPATIAL DATA EXPLORER WEB SITE.
 6. BOUNDARY INFORMATION SHOWN IS BASED ON A FIELD RUN PERIMETER SURVEY BY JEW/RB ON 9/13/11. THIS IS NOT A FULL BOUNDARY SURVEY OF THE INDIVIDUAL PARCELS. NO INTERIOR IMPROVEMENTS HAVE BEEN LOCATED ON THE SUBJECT LOTS.
 7. THIS PROPERTY IS LOCATED WITHIN "ZONE X" (OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD) AS DETERMINED FROM FIRM MAP NUMBER 3720469700J PANEL 4697 J, EFFECTIVE JANUARY 2, 2004.
 8. PROPERTY SUBJECT TO ANY AND ALL EASEMENTS, RIGHTS-OF-WAY, RESTRICTIVE COVENANTS WHICH MAY BE OF RECORD.
 9. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT REPORT OR RESEARCH. RIVERS AND ASSOCIATES DOES NOT CLAIM THAT ALL MATTERS OF RECORD WHICH MAY OR MAY NOT AFFECT THIS PROPERTY ARE SHOWN HEREON.

REFERENCES

D.B. 2350 P.G. 817	N/F CITY OF GREENVILLE D.B. 117 PG. 147
D.B. 2350 P.G. 829	M.B. 34 PG. 91
D.B. A49 PG. 76	M.B. 26 PG. 154
D.B. 1895 PG. 416	P.N. 32775
D.B. 1418 PG. 435	ZONING: R9S
D.B. 1895 PG. 473	
D.B. 1887 PG. 229	
D.B. 238 PG. 711	
M.B. 26 PG. 154	
M.B. 22 PG. 132	
M.B. 24 PG. 56	
M.B. 9 PG. 52	

STATE HIGHWAY BOOK 1 PG. 10-D



CERTIFICATION

NORTH CAROLINA PITT COUNTY

I, PATRICK W. HARTMAN, CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM (DEED DESCRIPTION RECORDED IN BOOK AS NOTED, PAGE AS NOTED); THAT THE RATIO OF PRECISION IS 1:10,000; THAT BOUNDARIES NOT SURVEYED ARE SHOWN AS BROKEN LINES PLOTTED FROM INFORMATION FOUND IN BOOKS REFERENCED HEREON; THAT THIS SURVEY AND MAP WAS PERFORMED IN ACCORDANCE WITH THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA (21 NCAC 56.1600); I FURTHER CERTIFY PURSUANT TO G.S. 47-30 (1)(11)d, THAT THIS SURVEY IS OF ANOTHER CATEGORY, REZONING MAP WITHNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER, AND SEAL THIS 19TH DAY OF SEPTEMBER, 2011.

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

Rivers & Associates, Inc.
 Since 1918
 107 East Second Street
 Greenville, NC 27858 (252) 752-4135

1613 Falls of Neuse Road, Suite 300
 Raleigh, NC 27609 (919) 848-3347

REZONING MAP FOR
WARD HOLDINGS, LLC, ET AL

CITY OF GREENVILLE, GREENVILLE TOWNSHIP, PITT CO., N.C.

DATE: 9/19/11

SURVEY	JW	DRAFT	PWH
DESIGN	CHECK	PWH	

SCALE: 1" = 50'

DRAWING NO. Z-2425-RZ

SHEET 1 OF 1

Engineers Planners Surveyors
 NC LICENSE F-0334

REVISIONS: #1 - 10/6/11 - REVISED PER CITY OF GREENVILLE COMMENTS

Item # 2

N: WARD, JM (GREENVILLE BLVD & 14TH ST) DWG YZ-2425-RZ (Perimeter Boundary Survey) (eng, REZONING, harmp), Thu Oct 06 2011 at 9:31am

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.

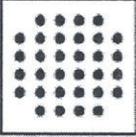
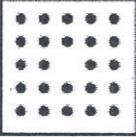
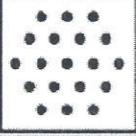
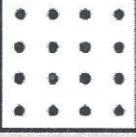
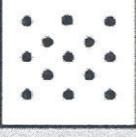
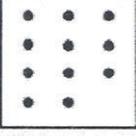
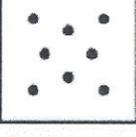
Residential Density		
Maximum density allowed by Zoning District based on average of 2.67 persons per dwelling unit		
High Density		
R6 R6-N R6-MH OR CDF	17 units per acre yields 45 persons per acre	
PUD	12 units per acre yields 32 persons per acre	
Medium Density		
R6-A	9 units per acre yields 24 persons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

Ward Holding, LLC et al (11-09)
From: R9S (Residential [single-family only])
To: CG (General Commerical)
3.87 acres
October 4, 2011

