



## Agenda

### Planning and Zoning Commission

September 20, 2016

6:30 PM

Council Chambers, City Hall, 200 W. Fifth Street

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- I. CALL MEETING TO ORDER -
- II. INVOCATION - Les Robinson
- III. ROLL CALL
- IV. APPROVAL OF MINUTES - August 16, 2016
- V. NEW BUSINESS

#### REZONINGS

1. Ordinance requested by Happy Trail Farms, LLC to rezone 16.790 acres located near the southwestern corner of the intersection of Allen Road and Landfill Road from MRS (Medical-Residential-Single-family) to MCH (Medical-Heavy Commercial).
2. Ordinance requested by Hardee Family Holdings, LLC to rezone 7.406 acres located at the intersection of Allen Road and Woodridge Park Road from OR (Office-Residential) and IU (Unoffensive Industry) to CH (Heavy Commercial).

#### PRELIMINARY PLATS

3. Request by Springshire Retirement, LLC for a preliminary plat entitled, "Springshire Retirement Community", located north of the intersection of NC Highway 43 and Rock Springs Road. The subject property is further identified as tax parcel numbers 74363, 76169 and 07280. The proposed plat consists of 1 lot totaling 127.06 acres.
4. Request by Parrott & Douglas, LLP for a preliminary plat entitled "Taberna, Phase 4". The subject property is located northwest of the intersection of Frog Level Road and Davenport Farm Road. The property is further identified as Tax Parcel #10440. The preliminary plat consists of 29 lots on 13.96 acres.

VI. OTHER ITEMS OF BUSINESS

5. Petition to close College View Drive

VII. ADJOURN

MINUTES ADOPTED BY THE GREENVILLE PLANNING AND ZONING COMMISSION  
July 19, 2016

The Greenville Planning and Zoning Commission met on the above date at 6:30 p.m. in the Room 337 of City Hall.

Mr. Terry King –Chair \*  
Mr. Dustin Mills - \*                      Ms. Chris Darden – \*  
Mr. Doug Schrade – \*                      Ms. Ann Bellis – \*  
Ms. Margaret Reid - \*                      Mr. John Collins - \*  
Ms. Betsy Leech –X                      Mr. Les Robinson - \*  
Mr. Anthony Herring – \*                      Mr. Michael Overton - \*

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

**VOTING MEMBERS:** Mills, Schrade, Bellis, Darden, Reid, Collins, Herring, Robinson

**PLANNING STAFF:** Thomas Weitnauer, Chief Planner; Michael Dail, Lead Planner and Amy Nunez, Staff Support Specialist II.

**OTHERS PRESENT:** Dave Holec, City Attorney and Merrill Flood, Assistant City Manager

**MINUTES:** Motion was made by Mr. Schrade, seconded by Ms. Darden to accept the June 21, 2016 minutes as presented. Motion carried unanimously.

**NEW BUSINESS**

PRELIMINARY PLAT

REQUEST BY THE CONVENGTION GROUP, LTD, ETAL FOR A PRELIMINARY PLAT ENTITLED, “CONVENGTION DOWNE SUBDIVISION, BLOCK G”, LOCATED NORTHWEST OF THE INTERSECTION OF E. ARLINGTON BOULEVARD AND E. FIRE TOWER ROAD. THE SUBJECT PROPERTY IS FURTHER IDENTIFIED AS TAX PARCEL NUMBER 33117. THE PROPOSED PLAT CONSISTS OF 5 LOTS TOTALING 19.95 ACRES. - APPROVED

Mr. Michael Dail, Lead Planner, delineated the property. He stated the request is located in the southeastern portion of the City, more specifically northwest of the intersection of E. Arlington Boulevard and E. Fire Tower Road. It is east of the Carmike Cinemas. The purpose of this plat is to establish a street pattern, Turnbury Drive, for the subject property, to create 5 commercial lots (4, 6, 7, 16, and 17) which are 13.76 acres and to modify 3 existing lots (5, 13, and 14). All five of the new lots are zoned CG (General Commercial). Lots 5, 13, and 14 were reviewed by the Subdivision Review Board and created by the final plat process. The modifications to lots 5, 13, and 14 will become a portion of the right-of-way for the new Turnbury Drive. The southern section of Turnbury Drive is the part of the driveway to Wal-Mart. This section was built to City

public street standards with the anticipation that it would become a public street. The plat was created to accept the public street and have Turnbury Drive connect to be one continuous street. Further subdividing of the lots may occur depending on the development pattern. The public hearing of this preliminary plat was advertised in the Daily Reflector on July 7 and July 11, 2016, as requested by the Commission.

Chairman King opened the public hearing.

Mr. Brian Fugundis, with Ark Consulting Group, spoke in favor of the request on behalf of the applicant. He stated he was prepared to answer questions.

No one spoke in opposition.

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

No discussion was made.

**Motion made by Mr. Schrade, seconded by Mr. Mills, to approve the preliminary plat. Motion carried unanimously.**

#### TEXT AMENDMENTS

#### ORDINANCE TO AMEND THE SUBDIVISION ORDINANCE BY ADDING ADVERTISEMENT REQUIREMENTS FOR PRELIMINARY PLAT REVIEWS BY THE PLANNING AND ZONING COMMISSION. – APPROVED

Mr. Weitnauer presented the ordinance. He stated the ordinance is to amend the Subdivision Ordinance by adding advertisement requirements for preliminary plat reviews by the Planning and Zoning Commission. The City of Greenville Planning and Zoning Commission initially raised the item during the April 19, 2016 P&Z meeting and had further discussion during the June 21, 2016 P&Z meeting. This text amendment is to require the advertisement of preliminary plats prior to the Planning and Zoning Commission's review. The following will be added to the subdivision ordinance:

*b) Before final action is taken by the Planning and Zoning Commission on a preliminary plat, notice that the preliminary plat will be reviewed at a meeting shall be published. The notice shall be given once a week for two successive weeks in a newspaper having general circulation in the area. The notice shall be published the first time not less than 8 days nor more than 25 days before the date of the meeting. In computing such period the day of publication is not to be included but the day of the meeting is to be included.”*

He stated that the language is similar to other boards. The plat will be advertised two times before the hearing. Staff found that the request is in compliance with the Horizons: Greenville’s Community Plan, 2004, Section 4, Implementation Element, Administration, Objective 1 to establish effective citizen/public participation in the Greenville planning process and Strategy

1(a) to advertise all meetings of the Greenville Planning and Zoning Commission and Board of Adjustment through newspaper advertisements and public service announcements.

Mr. Schrade asked if Staff agreed or disagreed with the proposed amendment.

Mr. Weitnauer stated the cost to the City to advertise each preliminary plat two times before each Planning and Zoning Commission meeting will be an additional \$110. The Commission has been reviewing an average of approximately 5 plats a year over the last few years. The estimated additional cost to the City is approximately \$550 a year. There is basis for the request. He stated Ms. Bellis mentioned that there are large subdivisions that with the lack of notification, people would not be aware. Staff is in agreement.

Chairman King opened a public hearing.

No one spoke in favor or in opposition.

Chairman King closed the public hearing and opened for board discussion

No discussion was made.

**Motion made by Ms. Bellis, seconded by Ms. Darden, to approve the request. Motion carried unanimously.**

### **OTHER ITEMS OF BUSINESS**

DISCUSSION ITEM – STAFF BRIEFING ON THE BACKGROUND AND PROGRESS OF THE DRAFT LONG-RANGE PLANNING DOCUMENT ENTITLED, HORIZONS 2026: GREENVILLE’S COMMUNITY PLAN.

Mr. Weitnauer stated the item was to give the Commission the background and progress of the Plan. He stated it currently is in the draft/adoption stage. The Horizons 2026 Public Review Draft and the Plan's Appendices have been posted on the project website under the "Work Products" button at the following address: [Horizons.GreenvilleNC.gov](http://Horizons.GreenvilleNC.gov). A summary report from the Open House, June 20, 2016 at the Greenville Convention Center, is also posted on the project website under the "Public Participation" button. He stated that during his tenure as a planner, this is one of the best plans he has seen. It has been tailored to the community by the consultants, Clarion and Associates based in Chapel Hill, NC. Next month, Clarion and Associates will conduct the public hearing of the Horizons 2026 Plan for the Commission to consider recommendation of adoption to the City Council. He presented a power point presentation highlighting the background and progress of the Plan. A few highlights:

*How the Plan is used:* 1. Articulates the community vision. 2. Policy guidance for decision making in: growth management, rezoning and development cases, capital improvements, and

facilities and services. 3. Sets out implementation strategies for: work plans for City departments, support for partnership efforts, and public investments.

*Participation:* 1. City stakeholders and jurisdictional partners. 2. Comprehensive Plan Committee of 24 members. 3. Planning and Zoning Commission. 4. City Council. 5. City Staff and the Consultants.

The Horizon 2026 Study area extended three miles outside of the City limits and included 4 special areas: Airport, Medical, Arlington/Memorial and Southwest Bypass.

*Phase I-Initiate:* Public engagement strategy developed, Horizon 2026 website launched, and Data gathered and analyzed.

*Phase II- Analyze:* Existing trends and conditions assessed, 2010 Horizons Plan implementation audited, Analysis and area plan priorities identified, and Community vision framework.

During Phase II, leadership meetings were held: Comprehensive Plan Committee meetings, Stakeholder interviews, and a Leadership breakfast. Public Engagement areas: Workshop for Our Future, How Will We Grow Workshop, Area Plan Stakeholder meetings, Our City Our Plan Open House, online survey, website: [Horizon.Greenville.gov](http://Horizon.Greenville.gov), and correspondence from Staff. The outcomes from this Phase produced the following two documents available online: Horizons 2026: Community Profile and Horizons 2026: Workshop for Our Future.

*Phase III- Draft:* Included workshops, future growth framework map, small area plans, policy framework, public workshops #3 and public review draft of Horizons 2026. This Phase also included the Future Land Use and Character Map.

The Horizons 2026 Plan has the following chapters: Building Great Places, Enhancing Mobility, Maintaining Fiscal Responsibility, Growing the Economic Hub, Creating Complete Neighborhoods, Fostering a Resilient City, Growing a Healthy City, Growing Together, Action Plan, and Appendices.

*Phase IV-Adoption:* Adoption Schedule:

|                             |   |
|-----------------------------|---|
| Early August:               | P&Z Commission Work Session of <u>Horizons 2026</u> and Q&A                                 |
| August 16 <sup>th</sup> :   | P&Z Commission Public Hearing to consider recommending adoption of the Plan to City Council |
| September 8 <sup>th</sup> : | City Council Public Hearing (tentative date)  |

Mr. Weitnauer encouraged Commissioners to familiarize themselves with the structure and contents of the draft Horizons 2026 Plan.

Mr. Merrill Flood thanked everyone involved with the Plan. He stated the Plan talks about how we grow and shapes the community. He stated to place close attention to the character types that have been matched up with the existing zoning. Greenville is not stagnant and the next ten years will prove to be the same. This is the most important document that the P&Z Commission uses. He encouraged everyone to view it online.

**With no further business, a motion was made by Mr. Mills seconded by Ms. Darden, to adjourn. Motion passed unanimously. Meeting adjourned at 7:15 p.m.**

Respectfully Submitted,

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



# City of Greenville, North Carolina

Meeting Date: 9/20/2016  
Time: 6:30 PM

**Title of Item:** Ordinance requested by Happy Trail Farms, LLC to rezone 16.790 acres located near the southwestern corner of the intersection of Allen Road and Landfill Road from MRS (Medical-Residential-Single-family) to MCH (Medical-Heavy Commercial).

**Explanation:** **Abstract:** The City has received a request from Happy Trail Farms, LLC to rezone 16.790 acres located near the southwestern corner of the intersection of Allen Road and Landfill Road from MRS (Medical-Residential-Single-family) to MCH (Medical-Heavy Commercial).

### **Required Notices:**

Planning and Zoning meeting notice (property owner and adjoining property owner letter) mailed on September 6, 2016.

On-site sign(s) posted on September 6, 2016

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

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

### **Comprehensive Plan:**

The Future Land Use and Character Map recommends commercial at the southwestern corner of the intersection of Allen Road and Landfill Road transitioning to industrial/logistics to the west and south.

Further, potential conservation and open space is recommended in this area. The Future Land Use Map identifies certain areas for conservation/open space uses. The map is not meant to be dimensionally specific and may not correspond precisely with conditions on the ground. When considering rezoning requests or other development proposals, some areas classified as conservation/open space may be determined not to contain anticipated development limitations. In such cases, the future preferred land use should be based on adjacent Land Use Plan

designations, contextual considerations, and the general policies of the comprehensive plan.

Commercial Description:

Primarily community- and regional-scale commercial development situated near and along major roadway corridors. Existing development is characterized by buildings set back from streets behind surface parking. That existing pattern should evolve to become more walkable with shorter blocks, buildings near streets, shared parking and connections to surrounding development.

Intent:

- Provide connectivity to nearby uses (paths, streets)
- Located new buildings near street on at least one side and accommodate parking to the side or rear of buildings
- Improve/provide public realm features such as, signs, sidewalks, landscaping
- Reduce access-points into development for pedestrian and vehicular safety
- Reduce and consolidate surface parking

Primary uses:

Commercial (small and large format)

Office

Secondary uses:

Institutional/civic

There is a designated neighborhood activity center at the intersection of Allen Road and Landfill Road. These centers are intended to contain 20,000-50,000 square feet of conditioned floor space and serve an area within one mile.

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

Based on the analysis comparing the existing rezoning (574 trips) and requested rezoning, the proposed rezoning classification could generate approximately 288 trips to and from the site on Allen Road, which is a net decrease of 286 trips per day. Since the traffic analysis for the requested rezoning indicates that the proposal would generate less traffic than the existing rezoning, a traffic volume report was not generated.

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

**History/Background:**

In 2001, the subject property was part of a large-scale extra-territorial jurisdiction (ETJ) extension and was zoned MRS (Medical-Residential-Single-family).

This area was included in a Future Land Use Plan Map amendment that was

adopted August 8, 2016.

**Present Land Use:**

One (1) single-family residence and farmland

**Water/Sewer:**

Water and sanitary sewer are available.

**Historic Sites:**

There are no known effects on designated sites.

**Environmental Conditions/Constraints:**

There are no known environmental constraints.

**Surrounding Land Uses and Zoning:**

North: IU - Pitt County Landfill

South: RA20 and MRS - One single-family residence and woodlands

East: MRS - Four single-family residences and woodlands; MCH - One single-family residence and woodlands

West: IU - Pitt County Landfill

**Density Estimates:**

Under the current zoning (MRS), the site could yield 55-60 single-family lots.

Under the proposed zoning (MCH), the site could yield 103,000-115,000 square feet of mini-storage.

The anticipated build-out time is 1-2 years.

**Fiscal Note:**

No cost to the City.

**Recommendation:**

In staff's opinion, the request is in compliance with Horizons 2026: Greenville's Community Plan and the Future Land Use and Character Plan Map.

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

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

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

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

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

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

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

**Attachments / click to download**

[Attachments](#)

[List\\_of\\_uses\\_MRS\\_to\\_MCH\\_1036981](#)

## **CURRENT ZONING**

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

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

*(1) General:*

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

*(2) Residential:*

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

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

*(4) Governmental:*

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

*(5) Agricultural/ Mining:*

- a. Farming; agriculture, horticulture, forestry (see also section 9-4-103)
- f. Stable; horse only (see also section 9-4-103)
- g. Stable; per definition (see also section 9-4-103)
- h. Animal boarding not otherwise listed; outside facility, as an accessory or principal uses
- l. Beekeeping; minor use (see also section 9-4-103)

*(6) Recreational/ Entertainment:*

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

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

*(8) Services:*

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

*(9) Repair:\* None*

*(10) Retail Trade:\* None*

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

*(12) Construction:*

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

*(13) Transportation:\* None*

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

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

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

(1) *General*:\* None

(2) *Residential*:\* None

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

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

(4) *Governmental*:

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

(5) *Agricultural/ Mining*:

- b. Greenhouse or plant nursery; including accessory sales

(6) *Recreational/ Entertainment*:

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

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

(8) *Services*:

- g. School; junior and senior high (see also section 9-4-103)
- h. School; elementary (see also section 9-4-103)
- i. School; kindergarten or nursery (see also section 9-4-103)
- y. Television, and/or radio broadcast facilities including receiving and transmission equipment and towers or cellular telephone and wireless communication towers [unlimited height, except as provided by regulations]

(9) *Repair*:\* None

(10) *Retail Trade*:\* None

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

(12) *Construction*:\* None

(13) *Transportation*:\* None

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

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

## **PROPOSED ZONING**

### **MCH (Medical-Heavy Commercial)**

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

*(1) General:*

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

*(2) Residential:\** None

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

*(4) Governmental:*

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

*(5) Agricultural/ Mining:*

- a. Farming; agriculture, horticulture, forestry (see also section 9-4-103)
- b. Greenhouse or plant nursery; including accessory sales

*(6) Recreational/ Entertainment:*

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

*(7) Office/ Financial/ Medical:*

- a. Office; professional and business, not otherwise listed
- d. Bank, savings and loan or other savings or investment institutions
- e. Medical, dental, ophthalmology or similar clinic, not otherwise listed
- f. Veterinary clinic or animal hospital (see also animal boarding; outside facility, kennel and stable)

*(8) Services:*

- e. Barber or beauty shop
- f. Manicure, pedicure, or facial salon
- n. Auditorium
- o. Church or place of worship
- r. Art Gallery
- u. Art studio including art and supply sales
- v. Photography studio including photo and supply sales
- aa. Catering service including food preparation (see also restaurant; conventional and fast food)
- hh. Exercise and weight loss studio; indoor only
- ii. Wellness center; indoor and outdoor facilities
- kk. Launderette; household users
- ll. Dry Cleaners; household users

*(9) Repair:*

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

*(10) Retail Trade:*

- a. Miscellaneous retail sales; non-durable goods, not otherwise listed
- b. Gasoline or automotive fuel sales; accessory or principal use, retail
- c. Grocery; food or beverage, off premise consumption (see also Wine Shop)
- c.1 Wine shop (see also section 9-4-103)
- d. Pharmacy
- e. Convenience store (see also gasoline sales)
- f. Office and school supply, equipment sales
- h. Restaurant; conventional
- i. Restaurant; fast food
- k. Medical supply sales and rental of medically related products
- p. Furniture and home furnishing sales not otherwise listed
- s. Book or card store, news stand
- t. Hobby or craft shop
- v. Video or music store; records, tape, compact disk, etc. sales
- w. Florist

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

*(12) Construction:*

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

*(13) Transportation:*

- h. Parking lot or structure; principal

*(14) Manufacturing/ Warehousing:*

- c. Bakery; production, storage and shipment facilities
- i. Moving and storage of nonhazardous materials; excluding outside storage
- k. Mini-storage warehouse, household; excluding outside storage

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

**MCH (Medical Heavy-Commercial)**  
***Special Uses***

*(1) General:*

g. Incidental assembly of products sold at retail or wholesale as an accessory to principal uses

*(2) Residential:*

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

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

*(4) Governmental:*

a. Public utility building or use

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

*(6) Recreational/ Entertainment:*

t. Athletic club; indoor and outdoor facilities

*(7) Office/ Financial/ Medical:*

c. Office; customer service not otherwise listed, included accessory service delivery vehicle parking and indoor storage

*(8) Services:*

a. Child day care facilities

b. Adult day care facilities

j. College and other institution of higher learning

l. Convention center; private

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

gg. Vocational rehabilitation center

jj. Health services not otherwise listed

*(9) Repair:*

b. Minor repair; as an accessory or principal use

*(10) Retail Trade:*

j. Restaurant; regulated outdoor activities

y. Auto part sales (see also major and minor repair)

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

*(12) Construction:*\* None

*(13) Transportation:*\* None

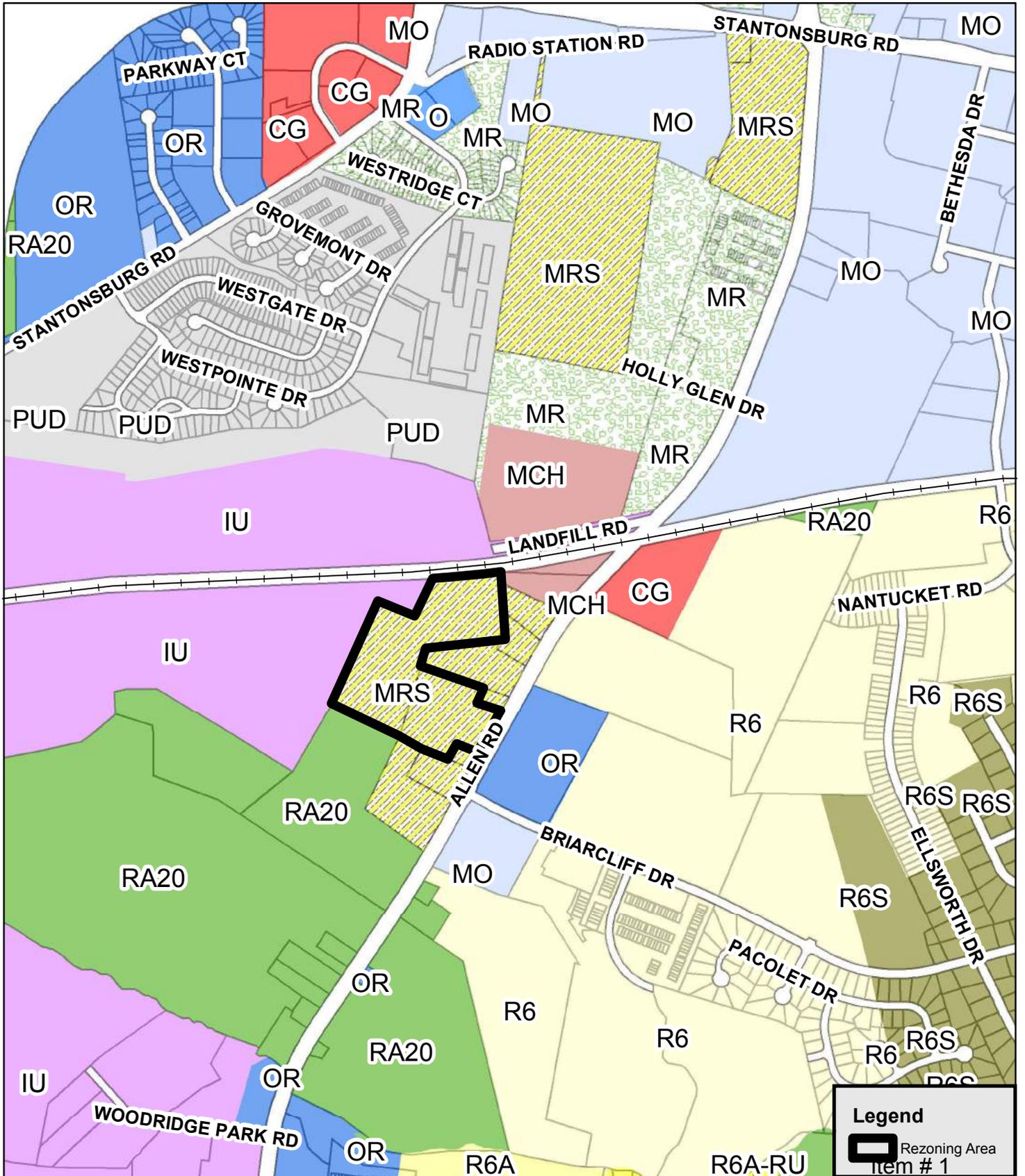
*(14) Manufacturing/ Warehousing:*

m. Warehouse; accessory to approved commercial or industry uses within the district; excluding outside storage

t. Manufacture of nonhazardous medical supplies or medical products, including distribution

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

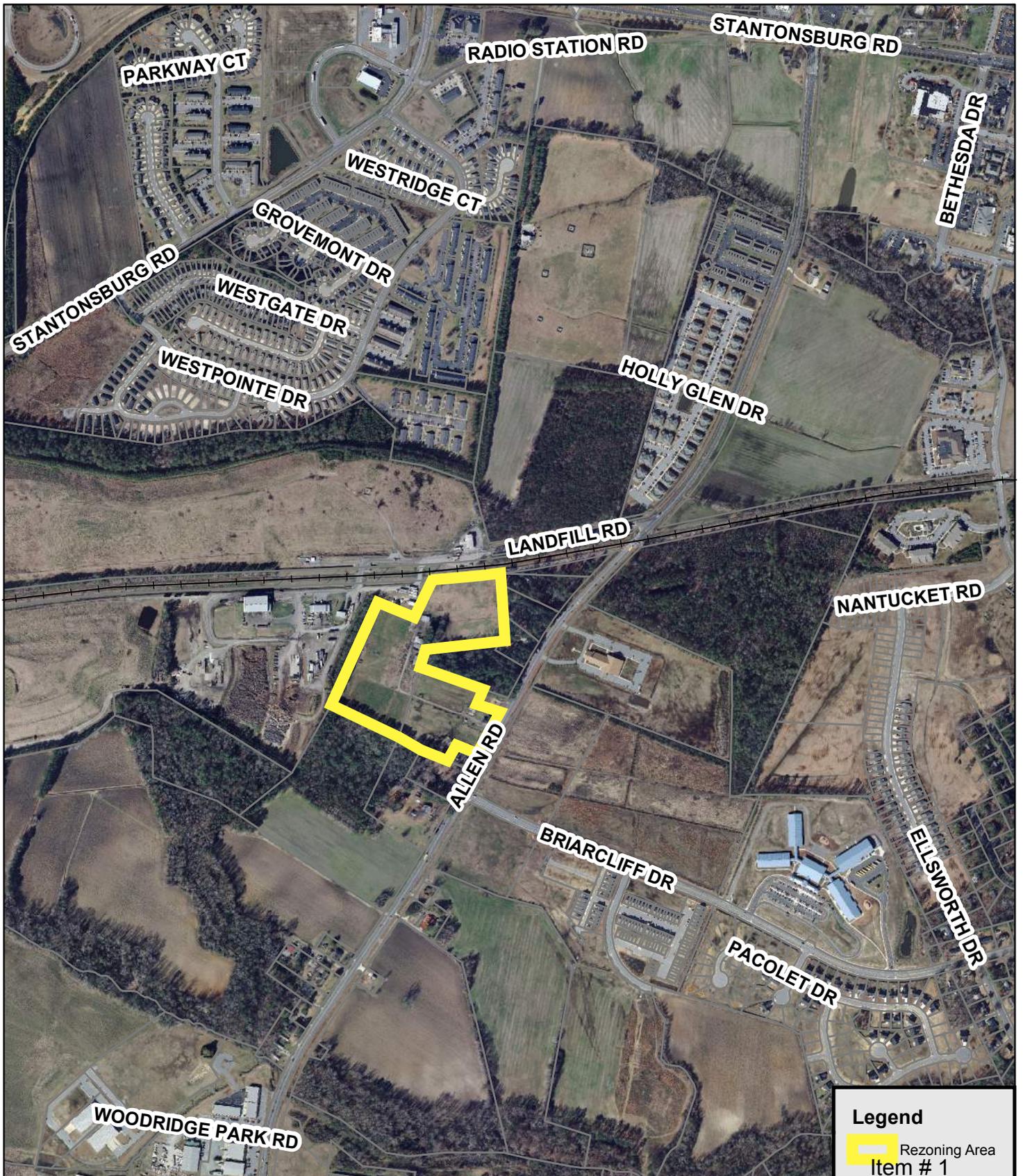
Happy Trail Farms, LLC  
From: MRS (Medical-Residential-Single-family)  
To: MCH (Medical-Heavy Commercial)  
16.790 acres  
September 6, 2016



**Legend**

- Rezoning Area Item # 1

Happy Trail Farms, LLC  
From: MRS (Medical-Residential-Single-family)  
To: MCH (Medical-Heavy Commercial)  
September 6, 2016



**Legend**

 Rezoning Area  
Item # 1

LANDFILL  
IU  
PITT COUNTY  
PARCEL# 09982  
DB L-42, PG 69

WOODED  
RA-20  
FIRST SOUTH BANK  
PARCEL# 34804  
DB 3030, PG 56

SINGLE-FAMILY  
MRS  
JOHN MOYE JR.  
PARCEL# 35131  
DB X-47, PG 731

SINGLE-FAMILY  
MRS  
SIDNEY BOWEN  
and wife, SHIRLEY  
HOUSE BOWEN  
PARCEL# 34758  
DB A-51, PG 744

SINGLE-FAMILY  
MRS  
TINA FARMER  
PARCEL# 36390  
DB 2010E, PG 510

PROPOSED ZONING  
MCH  
CURRENT ZONING  
MRS

AREA TO BE REZONED: 16.790 ACRES

TAX PARCEL #26179  
TAX PARCEL #03030  
Attachment number 2  
Page 3 of 5

WOODED  
MRS  
ANNE ALLEN HARDEE  
PARCEL# 00334  
ESTATE FILE: 2010-372

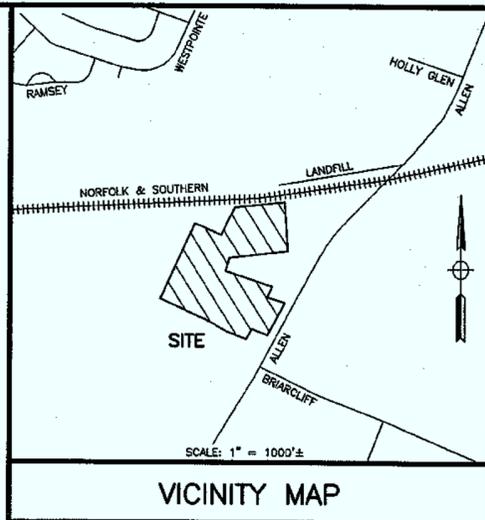
SINGLE-FAMILY  
MRS  
TIMOTHY V. DOUGHTRY  
and wife, JO LYNNE  
H. DOUGHTRY  
PARCEL# 48252  
DB 226, PG 236

SINGLE-FAMILY  
MRS  
GENE BOBBY HARDEE  
and wife, ANNE  
ALLEN HARDEE  
PARCEL# 09627  
DB E-43, PG 122

WOODED  
MCH  
CHARLES DONALD  
SOUTHERLAND  
PARCEL# 23323  
DB 2203, PG 247

SINGLE-FAMILY  
MRS  
DANIEL JOSEPH LIMA  
and wife, HEATHER LYNN LIMA  
PARCEL# 41741  
DB 2382, PG 397

VACANT  
MRS  
EDMONSON PROPERTIES, LLC  
PARCEL# 73693  
DB 2872, PG 860



TOTAL AREA TO BE REZONED: 16.790 ACRES

NOTE: THE BEARINGS AND DISTANCES SHOWN ON THIS MAP WERE TAKEN FROM INFORMATION PROVIDED BY THE PITT COUNTY OPIS WEBSITE AND DOES NOT REPRESENT AN ACTUAL SURVEY BY THIS FIRM.

GRAPHIC SCALE: 1" = 100'

SHEET 1 OF 1  
REZONING MAP

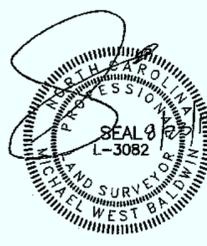
PARCEL# 03030  
TAX MAP# 4667-65-9154  
PARCEL# 26179  
TAX MAP# 4667-65-6537

PROPERTY OWNERS ADDRESSES WITHIN 100 FEET OF PROPERTY

- |   |  |   |
|---|--|---|
| <b>BYPASS PROPERTIES III, LLC</b><br>PO BOX 30803<br>GREENVILLE, NC 27833                       | <b>DANIEL JOSEPH LIMA and wife, HEATHER LYNN LIMA</b><br>1620 ALLEN ROAD<br>GREENVILLE, NC 27834 | <b>JOHN MOYE JR.</b><br>1719 GREENVILLE BOULEVARD<br>GREENVILLE, NC 27834 |
| <b>CHARLES DONALD SOUTHERLAND</b><br>PO BOX 123<br>GREENVILLE, NC 27835                         | <b>EDMONSON PROPERTIES, LLC</b><br>2625 CHARLES BOULEVARD<br>GREENVILLE, NC 27858                | <b>FIRST SOUTH BANK</b><br>1311 CAROLINA AVENUE<br>WASHINGTON, NC 27869   |
| <b>GENE BOBBY HARDEE and wife, ANNE ALLEN HARDEE</b><br>1580 ALLEN ROAD<br>GREENVILLE, NC 27834 | <b>TINA FARMER</b><br>1680 ALLEN ROAD<br>GREENVILLE, NC 27834                                    | <b>PITT COUNTY</b><br>1717 WEST FIFTH STREET<br>GREENVILLE, NC 27834      |
| <b>ANNE ALLEN HARDEE</b><br>1580 ALLEN ROAD<br>GREENVILLE, NC 27834                             | <b>SIDNEY BOWEN and wife, SHIRLEY HOUSE BOWEN</b><br>PO BOX 2186<br>GREENVILLE, NC 27836         |   |

LEGEND

- R/W = RIGHT-OF-WAY
- EIP = EXISTING IRON PIPE
- EIS = EXISTING IRON STAKE
- SIP = SET IRON PIPE
- ECM = EXISTING CONCRETE MONUMENT
- C/L = CENTERLINE
- DB = DEED BOOK
- NPS = NO POINT SET
- EPKN = EXISTING PARKER KALON NAIL
- - - = NOT TO SCALE



CLOSURE CHECK BOUNDARY  
CHECKED: MAH DATE: 04/14/2016

HAPPY TRAIL FARMS, LLC

REFERENCE: DEED BOOK 3415, PAGE 635  
OF THE PITT COUNTY REGISTER OF DEEDS

GREENVILLE TOWNSHIP, PITT COUNTY, NC

OWNER: HAPPY TRAIL FARMS, LLC  
ADDRESS: P.O. BOX 1863  
GREENVILLE, NC 27835  
PHONE: (252) 916-9028

|              |               |                  |                  |
|--------------|---------------|------------------|------------------|
|              | SURVEYED: N/A |                  | APPROVED: MWB    |
|              | DRAWN: MAH    |                  | DATE: 04/14/2016 |
| CHECKED: MWB |               | SCALE: 1" = 100' |                  |

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<br>4 small evergreens<br>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<br>6 small evergreens<br>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<br>8 small evergreens<br>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<br>10 small evergreens<br>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.

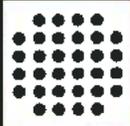
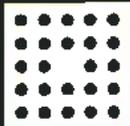
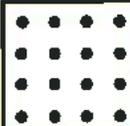
| <b>Residential Density</b>  |   |   |
|---|---|---|
| Maximum density allowed by Zoning District based on average of 2.67 persons per dwelling unit |   |   |
| <b>High Density</b>   |   |   |
| R6<br>R6-N<br>R6-MH<br>OR<br>CDF  | 17 units per acre yields<br>45 persons per acre |    |
| PUD   | 12 units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

Illustration: Maximum allowable density in Residential Zoning Districts



# City of Greenville, North Carolina

Meeting Date: 9/20/2016  
Time: 6:30 PM

**Title of Item:** Ordinance requested by Hardee Family Holdings, LLC to rezone 7.406 acres located at the intersection of Allen Road and Woodridge Park Road from OR (Office-Residential) and IU (Unoffensive Industry) to CH (Heavy Commercial).

**Explanation:** **Abstract:** The City has received a request from Hardee Family Holdings, LLC to rezone 7.406 acres located at the intersection of Allen Road and Woodridge Park Road from OR (Office-Residential) and IU (Unoffensive Industry) to CH (Heavy Commercial).

**Required Notices:**

Planning and Zoning meeting notice (property owner and adjoining property owner letter) mailed on September 6, 2016.

On-site sign(s) posted on September 6, 2016

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

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

**Comprehensive Plan:**

The Future Land Use and Character Map recommends industrial/logistics along the western right-of-way of Allen Road between the neighborhood activity center at Allen Road and Landfill Road and Allen Ridge Subdivision.

**Industrial/Logistics Description:**

Area characterized by warehouses and light manufacturing operations and related to office uses. It includes the Greenville Industrial Park, airport area, and Southwest Bypass Corridor.

Intent:

- Encourage expansion of light industrial, assembly and research uses
- Encourage the use of higher-quality building materials and landscaping for high-visible sites

**Primary Uses:**

Industrial

Light Industrial

Research and assembly

Warehousing

**Secondary uses:**

Office

Commercial

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

Since the two tracts are already developed, the rezoning will not produce a change from current traffic generating tendencies.

**History/Background:**

In 2001, the subject property was part of a large-scale extra-territorial jurisdiction (ETJ) extension and was zoned OR (Office-Residential) and IU (Unoffensive Industry).

**Present Land Use:**

Woodridge Corporate Park (developed portion)

**Water/Sewer:**

Water and sanitary sewer are available.

**Historic Sites:**

There are no known effects on designated sites.

**Environmental Conditions/Constraints:**

The property is impacted by the 500 and 100-year flood plains and floodway associated with Green Mill Run.

**Surrounding Land Uses and Zoning:**

North: RA20 - Mills Mobile Home Park and farmland

South: IU - Woodridge Mini-storage and OR - office space (both under common ownership of applicant)

East: RA20 and OR - Farmland

West: IU - Vacant (under common ownership of applicant) and ABC Supply Company

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

**Recommendation:** In staff's opinion, the request is in compliance with Horizons 2026: Greenville's Community Plan and the Future Land Use and Character Plan Map.

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

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

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

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

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

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

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

Attachments / click to download

 [Attachments](#)

 [List of uses OR IU to CH 1036993](#)



## **CURRENT ZONING**

### **IU (Unoffensive Industry)**

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

##### *(1) General:*

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

##### *(2) Residential:\** None

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

##### *(4) Governmental:*

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

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

- a. Farming; agriculture, horticulture, forestry (see also section 9-4-103)
- b. Greenhouse or plant nursery; including accessory sales
- d. Farmers market
- e. Kennel (see also section 9-4-103)
- f. Stable; horse only (see also section 9-4-103)
- g. Stable; per definition (see also section 9-4-103)
- h. Animal boarding not otherwise listed; outside facility, as an accessory or principal use
- l. Beekeeping; minor use (see also section 9-4-103)

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

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

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

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

##### *(8) Services:*

- n. Auditorium
- s. Hotel, motel, bed and breakfast inn; limited stay lodging (see also residential quarters for resident manager, supervisor or caretaker and section 9-4-103)
- z. Printing or publishing service including graphic art, map, newspapers, magazines and books

- aa. Catering service including food preparation (see also restaurant; conventional and fast food)
- bb. Civic organization
- gg. Vocational rehabilitation center
- mm. Commercial laundries; linen supply
- nn. Industrial laundries
- y. Television, and/or radio broadcast facilities including receiving and transmission equipment and towers or cellular telephone and wireless communication towers [unlimited height, except as provided by regulations]

*(9) Repair:*

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

*(10) Retail Trade:*

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

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

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

*(12) Construction:*

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

*(13) Transportation:*

- a. Railroad freight or distribution and/or passenger station
- d. Truck terminal or distribution center
- e. Parcel delivery service
- f. Ambulance service
- g. Airport and related activities; private
- h. Parking lot or structure; principal use

*(14) Manufacturing/ Warehousing:*

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

- v. Bottling or packing plant for nonhazardous materials or products
- y. Recycling collection station of facilities
- cc. Manufacture of pharmaceutical, biological, botanical, medical, and cosmetic products, and related materials

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

**IU (Unoffensive Industry)**

***Special Uses***

(1) *General:*\* None

(2) *Residential:*

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

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

(4) *Governmental:*\* None

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

(6) *Recreational/ Entertainment:*

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

(7) *Office/ Financial/ Medical:*

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

(8) *Services:*

- a. Child day care facilities
- b. Adult day care facilities
- l. Convention center; private
- o. Church or place of worship (see also section 9-4-103)
- s.(1). Hotel, motel, bed and breakfast inn; extended stay lodging (see also residential quarters for resident manager, supervisor or caretaker and section 9-4-103)

(9) *Repair:*

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

(10) *Retail Trade:*

- j. Restaurant; regulated outdoor activities

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

- g. Mobile home sales including accessory mobile home office

(12) *Construction:*\* None

(13) *Transportation:*

- c. Taxi and limousine service

(14) *Manufacturing/ Warehousing:*

- z. Metallurgy, steel fabrication, welding

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

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

**OR (Office-Residential)**

***Permitted Uses***

*(1) General:*

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

*(2) Residential:*

- b. Two-family attached dwelling (duplex)
- c. Multi-family development per Article 1
- k. Family care home (see also section 9-4-103)
- n. Retirement center or home
- o. Nursing, convalescent center or maternity home; major care facility
- p. Board or rooming house
- q. Room renting

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

*(4) Governmental:*

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

*(5) Agricultural/ Mining:*

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

*(6) Recreational/ Entertainment:*

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

*(7) Office/ Financial/ Medical:*

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

*(8) Services:*

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

- q. Museum
- r. Art Gallery
- u. Art studio including art and supply sales
- v. Photography studio including photo and supply sales
- w. Recording studio
- x. Dance studio
- bb. Civic organizations
- cc. Trade or business organizations

(9) *Repair*: \* None

(10) *Retail Trade*:

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

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

(12) *Construction*:

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

(13) *Transportation*: \* None

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

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

## **OR (Office-Residential)**

### ***Special Uses***

(1) *General*: \* None

(2) *Residential*:

- d. Land use intensity multifamily (LUI) development rating 50 per Article K
- e. Land use intensity dormitory (LUI) development rating 67 per Article K
- i. Residential quarters for resident manager, supervisor or caretaker; excluding mobile home
- o.(1). Nursing, convalescent center or maternity home; minor care facility
- r. Fraternity or sorority house

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

(4) *Governmental*:

- a. Public utility building or use

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

(6) *Recreational/ Entertainment*:

- c.(1). Tennis club; indoor and outdoor facilities
- h. Commercial recreation; indoor only, not otherwise listed

(7) *Office/ Financial/ Medical*:

- f. Veterinary clinic or animal hospital (also see animal boarding; outside facility, kennel and stable)

(8) *Services*:

- a. Child day care facilities
- b. Adult day care facilities

- l. Convention center; private
- s. Hotel, motel, bed and breakfast inn; limited stay lodging (see also residential quarters for resident manager, supervisor or caretaker and section 9-4-103)
- ff. Mental health, emotional or physical rehabilitation center

(9) *Repair*: \* None

(10) *Retail Trade*:

- h. Restaurant; conventional
- j. Restaurant; regulated outdoor activities

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

(12) *Construction*: \* None

(13) *Transportation*:

- h. Parking lot or structure; principle use

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

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

- a. Other activities; personal services not otherwise listed
- b. Other activities; professional services not otherwise listed

## **PROPOSED ZONING**

### **CH (Heavy Commercial)**

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

(1) *General*:

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

(2) *Residential*: \* None

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

(4) *Governmental*:

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

(5) *Agricultural/ Mining*:

- a. Farming; agriculture, horticulture, forestry (see also section 9-4-103)
- b. Greenhouse or plant nursery; including accessory sales
- d. Farmers market

- e. Kennel (see also section 9-4-103)
- h. Animal boarding not otherwise listed; outside facility, as an accessory or principal use
- l. Beekeeping; minor use (see also section 9-4-103)

*(6) Recreational/ Entertainment:*

- b. Golf course; par three
- c. Golf driving range
- c.(1). Tennis club; indoor and outdoor facilities
- e. Miniature golf or putt-putt course
- f. Public park or recreational facility
- h. Commercial recreation; indoor only, not otherwise listed
- i. Commercial recreation; indoor and outdoor, not otherwise listed
- j. Bowling alleys
- n. Theater; movie or drama, indoor only
- o. Theater; movie or drama, including outdoor facility
- q. Circus, carnival or fair, temporary only (see also section 9-4-103)
- s. Athletic club; indoor only
- t. Athletic club; indoor and outdoor facility

*(7) Office/ Financial/ Medical:*

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

*(8) Services:*

- c. Funeral home
- e. Barber or beauty shop
- f. Manicure, pedicure, or facial salon
- n. Auditorium
- 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. Television, and/or radio broadcast facilities including receiving and transmission equipment and towers or cellular telephone and wireless communication towers [unlimited height, except as provided by regulations]
- z. Printing or publishing service including graphic art, map, newspapers, magazines and books
- aa. Catering service including food preparation (see also restaurant; conventional and fast food)
- bb. Civic organization
- cc. Trade or business organization
- hh. Exercise and weight loss studio; indoor only
- kk. Launderette; household users
- ll. Dry cleaners; household users
- mm. Commercial laundries; linen supply
- oo. Clothes alteration or shoe repair shop
- pp. Automobile wash

*(9) Repair:*

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

- c. Upholster; automobile, truck, boat or other vehicle, trailer or van
- d. Upholsterer; furniture
- f. Appliance; household and office equipment repair
- g. Jewelry, watch, eyewear or other personal item repair

*(10) Retail Trade:*

- a. Miscellaneous retail sales; non-durable goods, not otherwise listed
- b. Gasoline or automotive fuel sale; accessory or principal use
- 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
- n. Appliance; commercial or industrial use, sales and accessory repair, including 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
- cc. Farm supply and commercial implement sales
- ee. Christmas tree sales lot; temporary only (see also section 9-4-103)

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

- a. Wholesale; durable and nondurable goods, not otherwise listed
- 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.
- d. Rental of automobile, noncommercial trucks or trailers, recreational vehicles, motorcycles and boats
- e. Rental of tractors and/or trailers, or other commercial or industrial vehicles or machinery
- f. Automobiles, truck, recreational vehicle, motorcycles and boat sales and service (see also major and minor repair)
- g. Mobile home sales including accessory mobile home office

*(12) Construction:*

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

*(13) Transportation:*

- c. Taxi or limousine service
- e. Parcel delivery service
- f. Ambulance service
- h. Parking lot or structure; principal use

*(14) Manufacturing/ Warehousing:*

- a. Ice plant and freezer lockers
- b. Dairy; production, storage and shipment facilities
- c. Bakery; production, storage and shipment facilities
- g. Cabinet, woodwork or frame shop; excluding furniture manufacturing or upholster
- h. Engraving; metal, glass or wood
- i. Moving and storage of nonhazardous materials; excluding outside storage
- k. Mini-storage warehouse, household; excluding outside storage
- m. Warehouse; accessory to approved commercial or industrial uses within a district; excluding outside storage
- u. Tire recapping or retreading plant

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

**CH (Heavy Commercial)**  
***Special Uses***

*(1) General:*\* None

*(2) Residential:*

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

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

*(4) Governmental:*\* None

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

*(6) Recreational/ Entertainment:*

- d. Game center
- l. Billiard parlor or pool hall
- m. Public or private club
- r. Adult uses

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

*(8) Services:*

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

*(9) Repair:*

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

*(10) Retail Trade:*

- j. Restaurant; regulated outdoor activities
- n. Appliance; commercial use, sales and accessory repair, excluding outside storage
- z. Flea market

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

*(12) Construction:*\* None

*(13) Transportation:*\* None

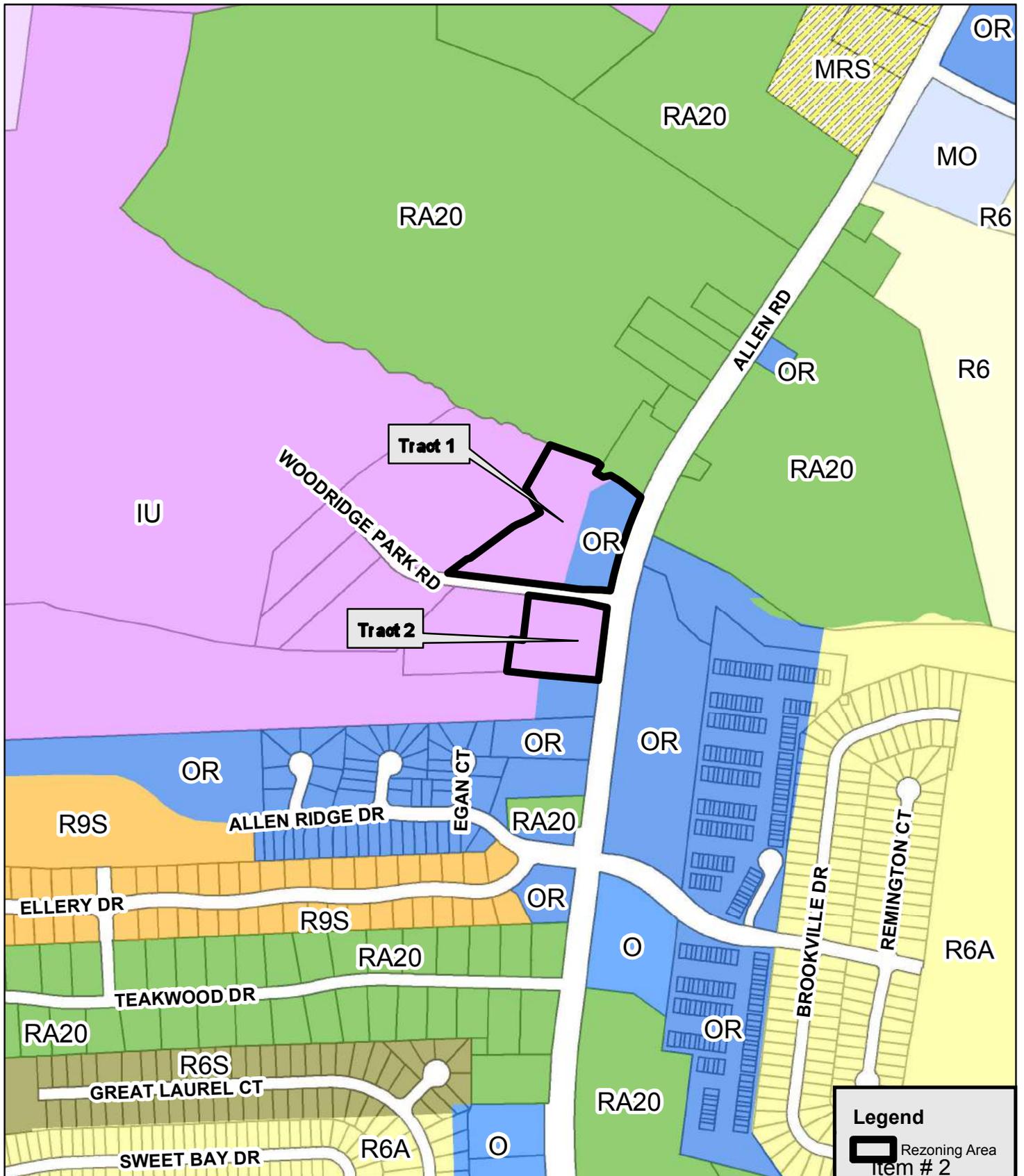
*(14) Manufacturing/ Warehousing:*

- d. Stone or monument cutting, engraving
- j. Moving and storage; including outside storage
- l. Warehouse or mini-storage warehouse, commercial or industrial; including outside storage
- y. Recycling collection station or facilities

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

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

Hardee Family Holdings, LLC  
From: OR and IU to CH (5.444 acres) Tract 1  
From: IU to CH (1.962 acres) Tract 2  
September 6, 2016



Hardee Family Holdings, LLC  
From: OR and IU to CH (5.444 acres) Tract 1  
From: IU to CH (1.962 acres) Tract 2  
September 6, 2016



**PROPERTY OWNERS ADDRESSES  
WITHIN 100 FEET OF PROPERTY**

**HARDEE FAMILY HOLDINGS, LLC**  
1156 AUTUMN LAKES DRIVE  
GRIMESLAND, NC 27837

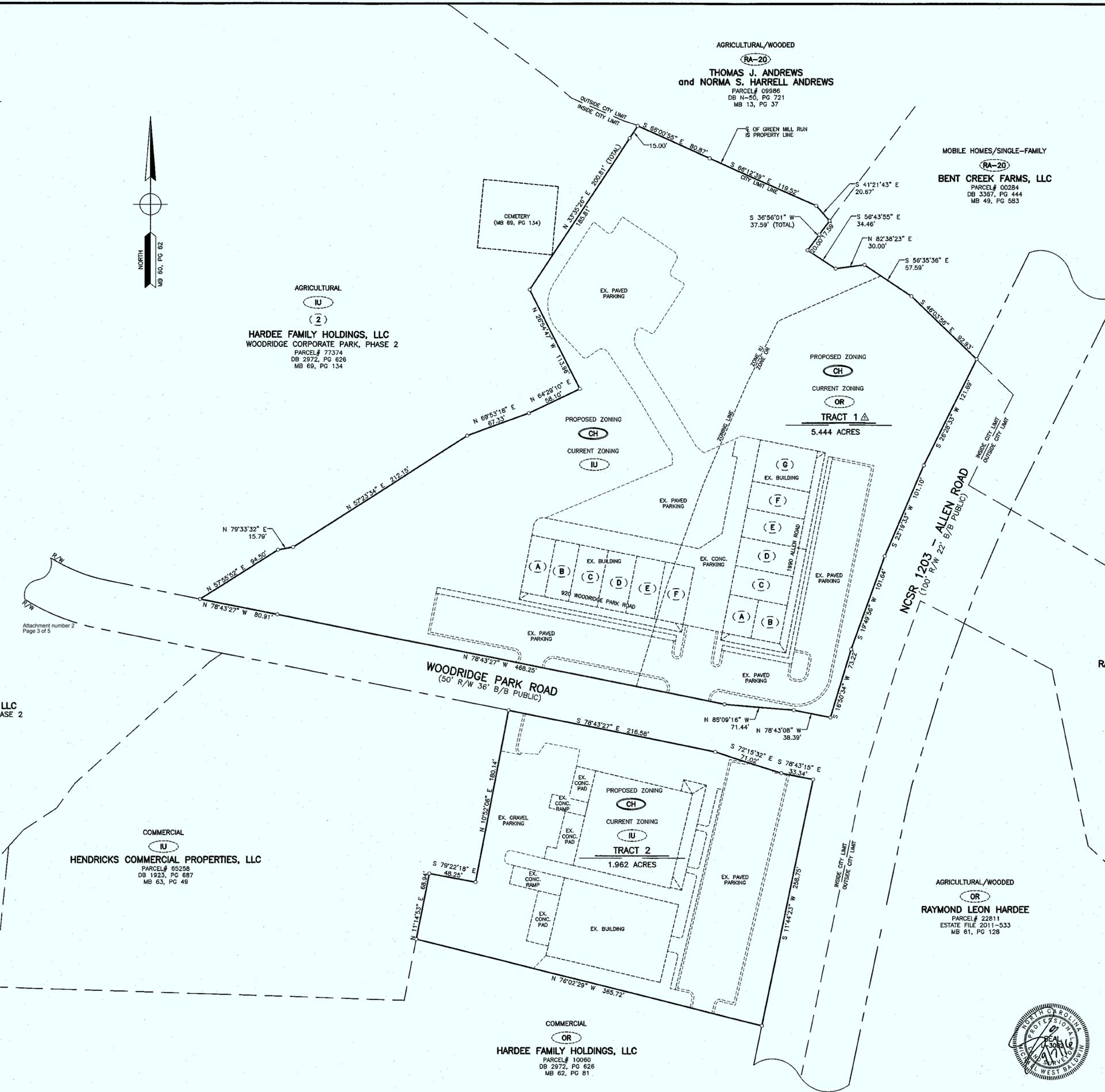
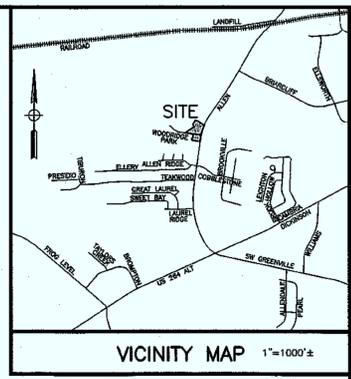
**THOMAS J. ANDREWS  
and NORMA S. HARRELL ANDREWS**  
PO BOX 1172  
PITTSBORO, NC 27312

**BENT CREEK FARMS, LLC**  
PO BOX 1863  
GREENVILLE, NC 27835

**HARRELL LEE DRADLEY**  
PO BOX 1172  
PITTSBORO, NC 27312

**RAYMOND LEON HARDEE**  
1156 AUTUMN LAKES DRIVE  
GRIMESLAND, NC 27837

**HENDRICKS COMMERCIAL PROPERTIES, LLC**  
252 3RD STREET #300  
BELOT, WI 53511



**OFFICE/WAREHOUSE**  
(IU)  
(1A)  
**HARDEE FAMILY HOLDINGS, LLC**  
WOODRIDGE CORPORATE PARK, PHASE 2  
PARCEL# 77372  
DB 2972, PG 626  
MB 69, PG 134

**COMMERCIAL**  
(IU)  
**HENDRICKS COMMERCIAL PROPERTIES, LLC**  
PARCEL# 65268  
DB 1923, PG 687  
MB 63, PG 49

**AGRICULTURAL**  
(IU)  
(2)  
**HARDEE FAMILY HOLDINGS, LLC**  
WOODRIDGE CORPORATE PARK, PHASE 2  
PARCEL# 77374  
DB 2972, PG 626  
MB 69, PG 134

**AGRICULTURAL/WOODED**  
(RA-20)  
**THOMAS J. ANDREWS  
and NORMA S. HARRELL ANDREWS**  
PARCEL# 09986  
DB N-50, PG 721  
MB 13, PG 37

**MOBILE HOMES/SINGLE-FAMILY**  
(RA-20)  
**BENT CREEK FARMS, LLC**  
PARCEL# 00284  
DB 3367, PG 444  
MB 49, PG 583

**AGRICULTURAL**  
(RA-20)  
**HARRELL LEE BRADLEY**  
PARCEL# 09983

**WOODED**  
(OR)  
**RAYMOND LEON HARDEE**  
PARCEL# 68158  
ESTATE FILE 2011-533  
MB 61, PG 128

**AGRICULTURAL/WOODED**  
(OR)  
**RAYMOND LEON HARDEE**  
PARCEL# 22811  
ESTATE FILE 2011-533  
MB 61, PG 128

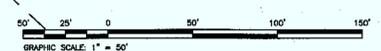
**COMMERCIAL**  
(OR)  
**HARDEE FAMILY HOLDINGS, LLC**  
PARCEL# 10060  
DB 2972, PG 626  
MB 62, PG 81

△ REVISED: 09-06-16 (CITY COMMENTS)(MAH)  
ADJUSTED TRACT BOUNDARY

**TOTAL AREA TO BE REZONED: 7.406 ACRES**

**GENERAL NOTES**

- ALL AREAS CALCULATED BY COORDINATE GEOMETRY.
- REFERENCE: MAP BOOK 60, PG 62 OF THE PITT COUNTY REGISTER OF DEEDS.



PORTION OF PARCEL# 10060  
TAX MAP# 4667-32-6114  
SHEET 1 OF 1  
REZONING MAP  
PARCEL# 53000  
TAX MAP# 4667-52-7726

**HARDEE FAMILY HOLDINGS, LLC**  
WOODRIDGE CORPORATE PARK, SECTION 1  
REFERENCE: DEED BOOK 2972, PAGE 626  
OF THE PITT COUNTY REGISTER OF DEEDS  
GREENVILLE, ARTHUR TOWNSHIP, PITT COUNTY, N.C.  
OWNER: HARDEE FAMILY HOLDINGS, LLC  
ADDRESS: 1156 AUTUMN LAKES DRIVE  
GRIMESLAND, NC 27837  
PHONE: (252) 752-7921



**CLOSURE CHECK BOUNDARY**  
CHECKED: MAH DATE: 08/08/16

|  |               |               |
|--|---------------|---------------|
| ENGINEERING - LAND PLANNING - SURVEYING<br>1700-D EAST ARLINGTON BOULEVARD<br>GREENVILLE, NC 27609 | SURVEYED: N/A | APPROVED: MWB |
| DATE: 08/22/2016   | DRAWN: MAH    | CHECKED: MWB  |
| SCALE: 1" = 50'  |               |               |

Y:\DRAWINGS\16-106 WOODRIDGE CORP PARK-HARDEE FAMILY SECTION 1 REZONING.dwg Wed, Sep 07, 2016 - 2:04pm MHEFREJON Item # 2

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<br>4 small evergreens<br>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<br>6 small evergreens<br>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<br>8 small evergreens<br>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<br>10 small evergreens<br>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.

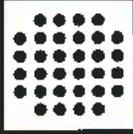
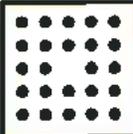
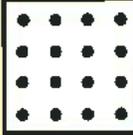
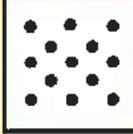
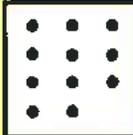
| <b>Residential Density</b>  |   |  |
|---|---|--|
| Maximum density allowed by Zoning District based on average of 2.67 persons per dwelling unit |   |  |
| <b>High Density</b>   |   |  |
| R6<br>R6-N<br>R6-MH<br>OR<br>CDF  | 17 units per acre yields<br>45 persons per acre |    |
| PUD   | 12 units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

Illustration: Maximum allowable density in Residential Zoning Districts



# City of Greenville, North Carolina

Meeting Date: 9/20/2016  
Time: 6:30 PM

- 
- Title of Item:** Request by Springshire Retirement, LLC for a preliminary plat entitled, "Springshire Retirement Community", located north of the intersection of NC Highway 43 and Rock Springs Road. The subject property is further identified as tax parcel numbers 74363, 76169 and 07280. The proposed plat consists of 1 lot totaling 127.06 acres.
- Explanation:** The applicant desires to develop a retirement community that will consist of single-family independent living homes developed under the multi-family standards and a larger traditional multi-unit residential complex. This development will be similar to the Cypress Glenn Retirement Community.
- The primary focus for the Planning and Zoning Commission's consideration for this plat is the layout of the proposed public streets.
- The applicant will be required to submit a site plan that will contain the homes and building footprints prior to development. This will be a staff approval.
- Fiscal Note:** There will be no costs to the City of Greenville associated with this subdivision other than routine costs to provide public services.
- Recommendation:** The City's Subdivision Review Committee has reviewed the preliminary plat and has determined that it meets all technical requirements with the Engineering Department's change to the design standards.

---

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

Attachments / click to download

 [Map](#)

---







**Rivers**  
 & ASSOCIATES, INC.  
 NC License # 19186  
 107 East Second Street  
 Greensboro, NC 27401  
 (336) 785-4135  
 Landscape Architects  
 Planners  
 Engineers  
 Surveyors

**HASKELL ARCHITECTS and ENGINEERS, P.A.**  
 NORTH CAROLINA Architecture # 51202, Engineering # C-2136  
 The Haskell Company  
 111 Riverside Avenue  
 Jacksonville, Florida 32202  
 Phone # (904) 791-4500

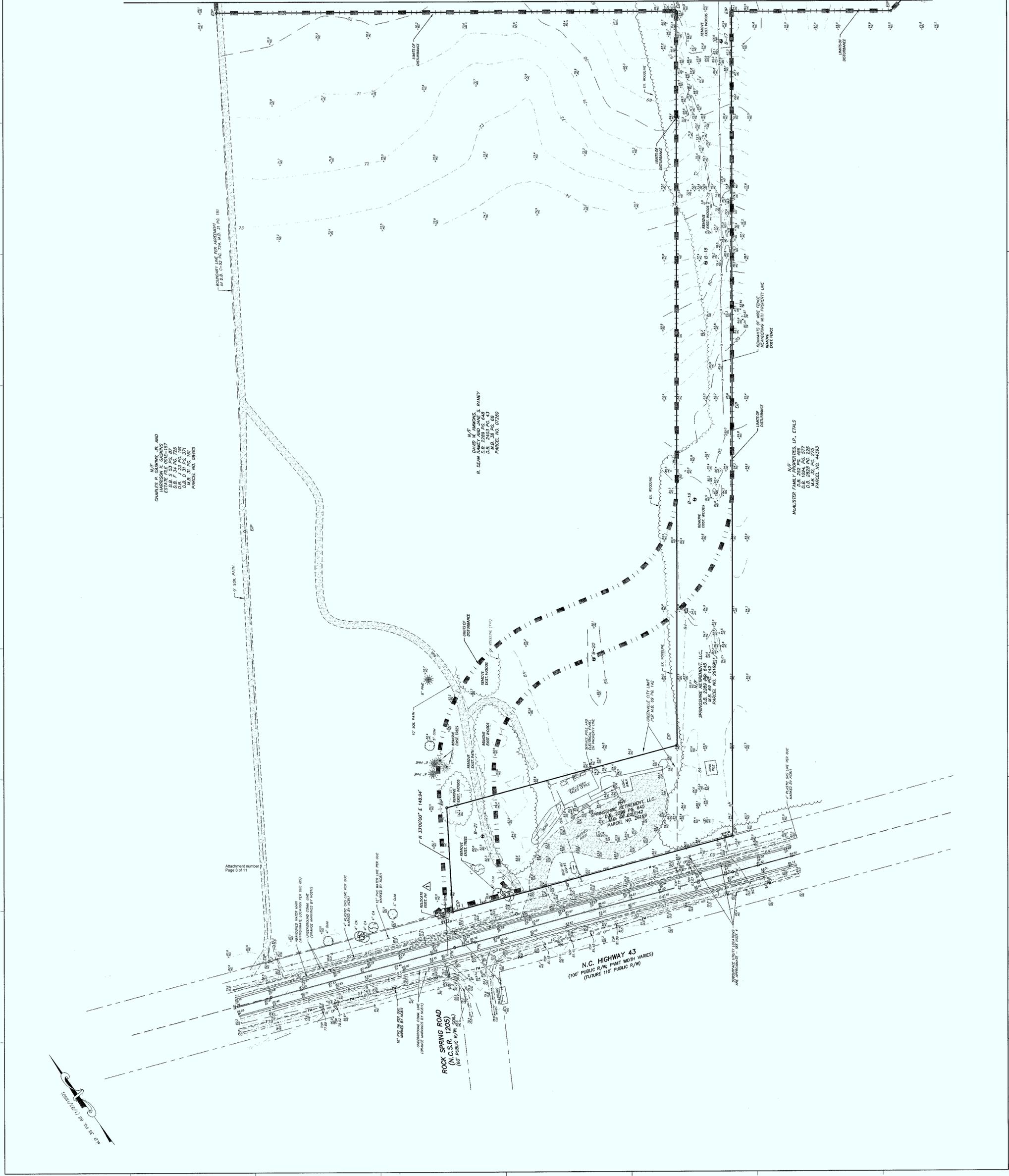
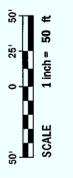
PLA. NO.  
**SPRINGSHIRE RETIREMENT COMMUNITY**  
 304 NC-43 NORTH  
 BEVOR TOWNSHIP, GREENVILLE, NORTH CAROLINA 27888

| NO. | CITY COMMENTS | SUBJECT | DATE |
|-----|---------------|---------|------|
| 1   |               |         |      |

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| DRAWN | CHECKED | E-COR NUMBER |
|-------|---------|--------------|
| JAB   | JAB     | CORC-42001   |

**EX-CONDITIONS-DEMOLITION PLAN**  
**C-2.1-11**  
 SHEET NUMBER

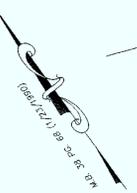


CHARLES P. CASWINN, JR. AND  
 HARRISON K. CASWINS  
 E.P. 107-258 P.C. 87  
 D.B. 107-258 P.C. 87  
 D.B. 107-258 P.C. 87  
 D.B. 107-258 P.C. 87  
 D.B. 107-258 P.C. 87  
 PARCEL NO. 08485

R. DEAN RAMEY AND JANE S. RAMEY  
 D.B. 200 P.C. 43  
 M.B. 200 P.C. 43  
 PARCEL NO. 07260

M.C.  
 McALISTER FAMILY PROPERTIES, LP, ETALS  
 D.B. 208 P.C. 199  
 D.B. 208 P.C. 199  
 D.B. 208 P.C. 200  
 PARCEL NO. 44333

Attachment number  
 Page 3 of 11



| NO. | DESCRIPTION   | DATE   |
|-----|---------------|--------|
| 1   | CITY COMMENTS | 5-2-15 |

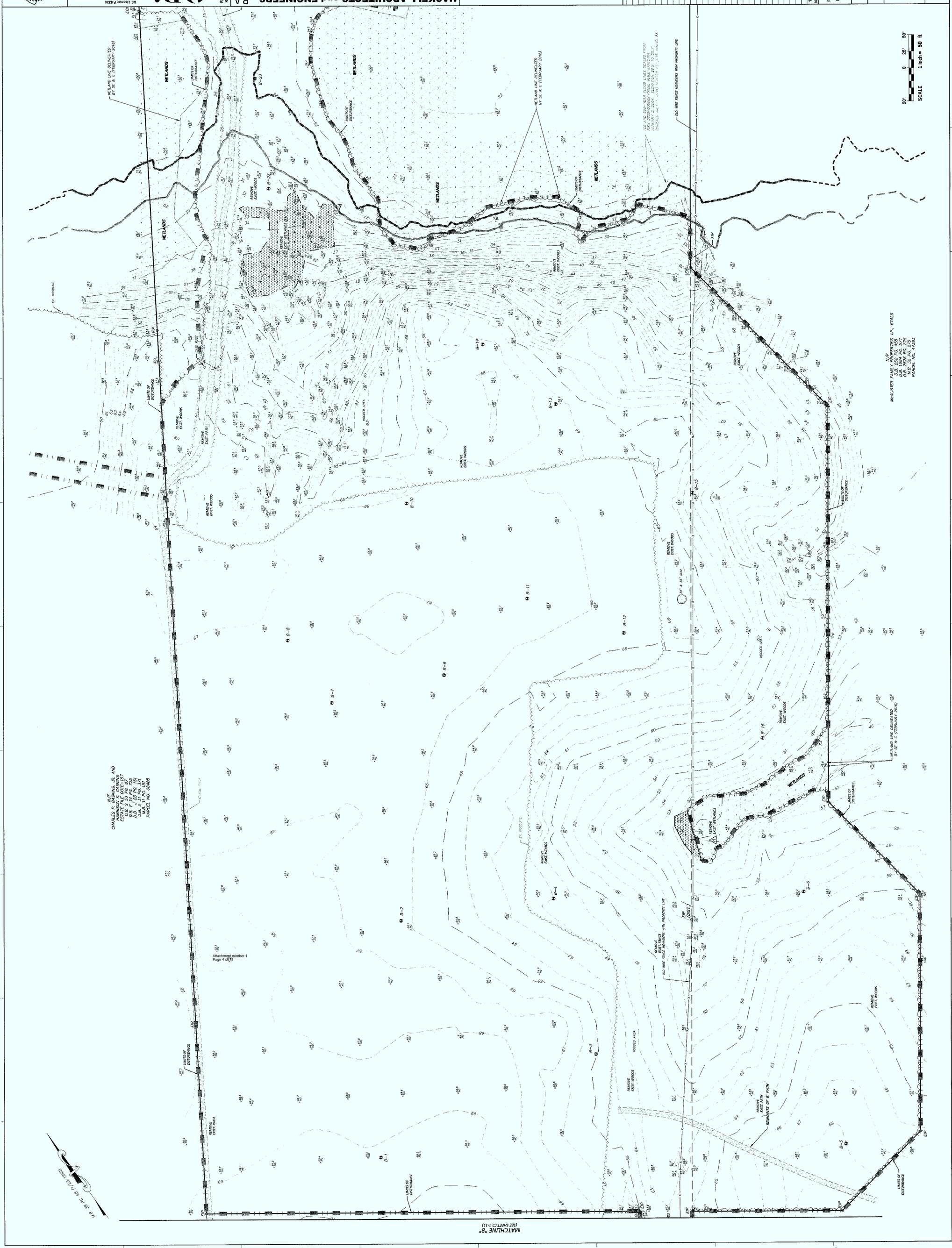
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| NO. | DESCRIPTION   | DATE   |
|-----|---------------|--------|
| 1   | CITY COMMENTS | 5-2-15 |

RLA, INC.  
COMMUNITY  
SPRINGSHIRE RETIREMENT  
304 NC-43 NORTH  
BEVOR TOWNSHIP, GREENVILLE, NORTH CAROLINA 27888

**HASKELL**  
NORTH CAROLINA ARCHITECTURE #51202, ENGINEERING #C-2136  
The Haskell Company  
111 Riverside Avenue, Jacksonville, Florida 32202  
Phone # (904) 791-4500

**Rivers**  
LANDSCAPE ARCHITECTS  
107 East Second Street  
Greenville, NC 27838  
(252) 752-4135  
riverslandscape.com  
SINCE 1916

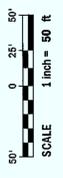


MCAULISTER FAMILY PROPERTIES, LP, ETALS  
D.B. 202 PC 455  
D.E. 2028 PC 225  
PARCEL NO. 44303

CHARLES A. MCFARLANE AND  
MARRISON K. CALSWAN  
ESTATE FILE ONE-117  
D.B. 34 PC 725  
D.E. 031 PC 171  
D.E. 031 PC 171  
PARCEL NO. 00465

Attachment number 1  
Page 4 of 8

MATCHLINE "B"  
(SEE SHEET C-1.11)





**RIVERS ASSOCIATES, INC.**  
 ENGINEERS, PLANNERS, LANDSCAPE ARCHITECTS  
 107 East Second Street  
 Greenville, NC 27838  
 (252) 752-4195  
 riversassociates.com Since 1918

**HASKELL ARCHITECTS AND ENGINEERS, P.A.**  
 NORTH CAROLINA ARCHITECTURE # 51202, ENGINEERING # C-2136  
 The Haskell Company  
 111 Riverside Avenue  
 Jacksonville, Florida 32202  
 Phone # (904) 791-4500

**COMMUNITY SPRINGSHIRE RETIREMENT**  
 RLA, INC.  
 3404 NC-43 NORTH  
 BEHAVIOR TOWNSHIP, GREENVILLE, NORTH CAROLINA 27858

| No. | CITY COMMENTS | Date |
|-----|---------------|------|
| 1   |               |      |

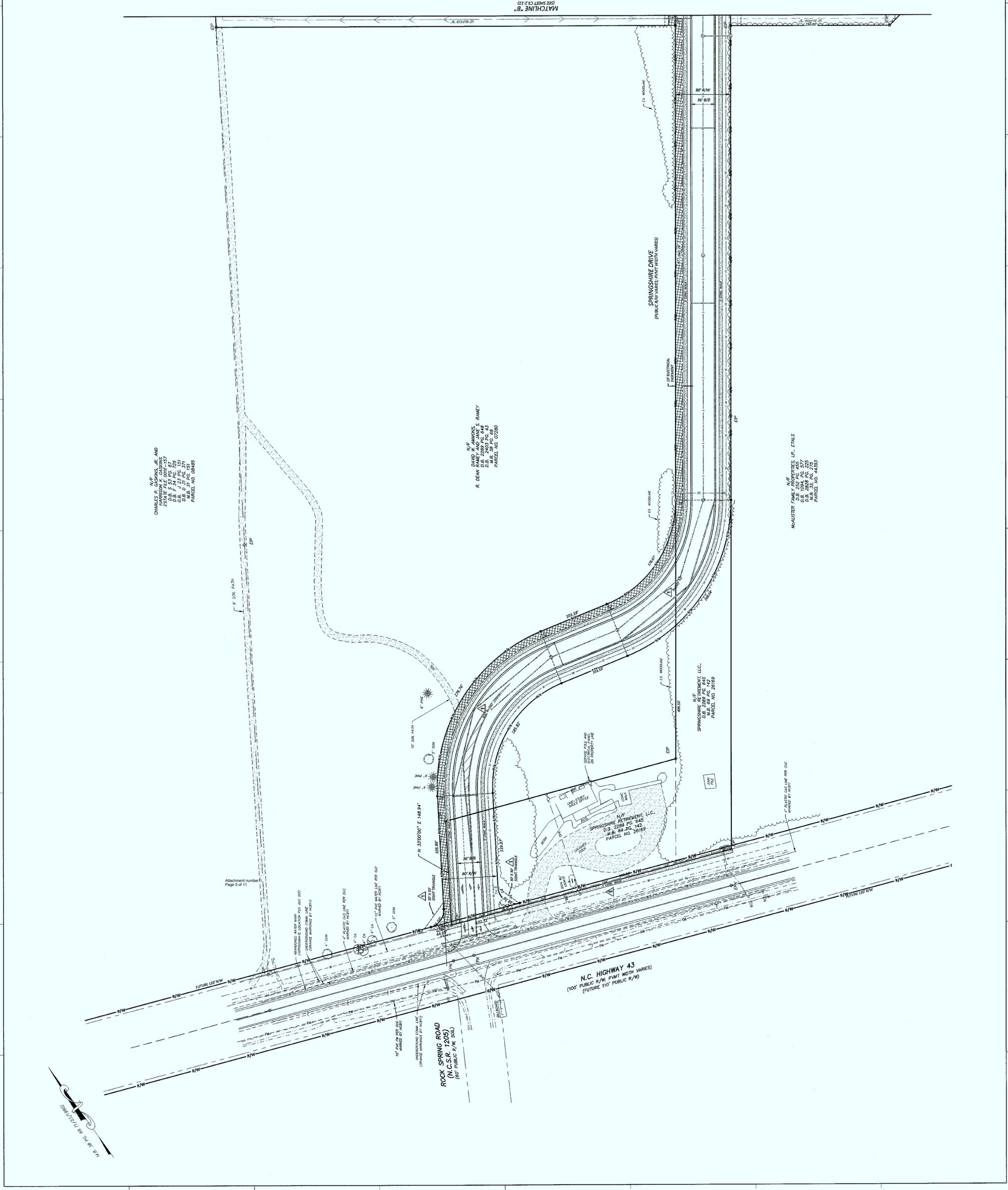
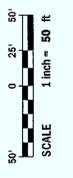
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|        |         |
|--------|---------|
| DESIGN | CHECKED |
| JAB    | SEA     |

FILE NUMBER: CORC-4201

LAYOUT SHEET

**C-3-1-11**  
SHEET NUMBER



N.P.  
 CHARLES P. CALVINS, JR. AND ASSOCIATES  
 D.B. 5 53 P.C. 27  
 D.B. 6 53 P.C. 27  
 D.B. 7 23 P.C. 151  
 D.B. 8 37 P.C. 271  
 D.B. 9 37 P.C. 271  
 PARCEL NO. 08485

N.P.  
 R. DEAN RAMEY AND JANE S. RAMEY  
 D.B. 2 240 P.C. 43  
 D.B. 3 240 P.C. 43  
 M.B. 38 P.C. 68  
 PARCEL NO. 07280

N.P.  
 McALISTER FAMILY PROPERTIES, LP, ETALS  
 D.B. 1024 P.C. 977  
 D.B. 1024 P.C. 977  
 D.B. 1028 P.C. 259  
 D.B. 1028 P.C. 259  
 PARCEL NO. 44393

N.P.  
 SPRINGSHIRE RETIREMENT, LLC.  
 D.B. 289 P.C. 645  
 D.B. 289 P.C. 142  
 PARCEL NO. 26169

Attachment number  
 Page 5 of 11

N.C. HIGHWAY 43  
 (100' PUBLIC R/W, P.W.M.T. WIDTH VARIES)  
 (FUTURE 110' PUBLIC R/W)

ROCK SPRING ROAD  
 (N.C.S.R. 1205)  
 (60' PUBLIC R/W, 50' SOUL)

| NO. | DESCRIPTION | DATE   |
|-----|-------------|--------|
| 1   |             | 0.9.12 |

We hereby represent and warrant that the information contained herein is true and correct to the best of our knowledge and belief and that we have no knowledge of any facts or circumstances which would render the information herein misleading or incomplete. We warrant that the information herein was prepared by us or on our behalf and that we are duly licensed and qualified to provide the services herein.

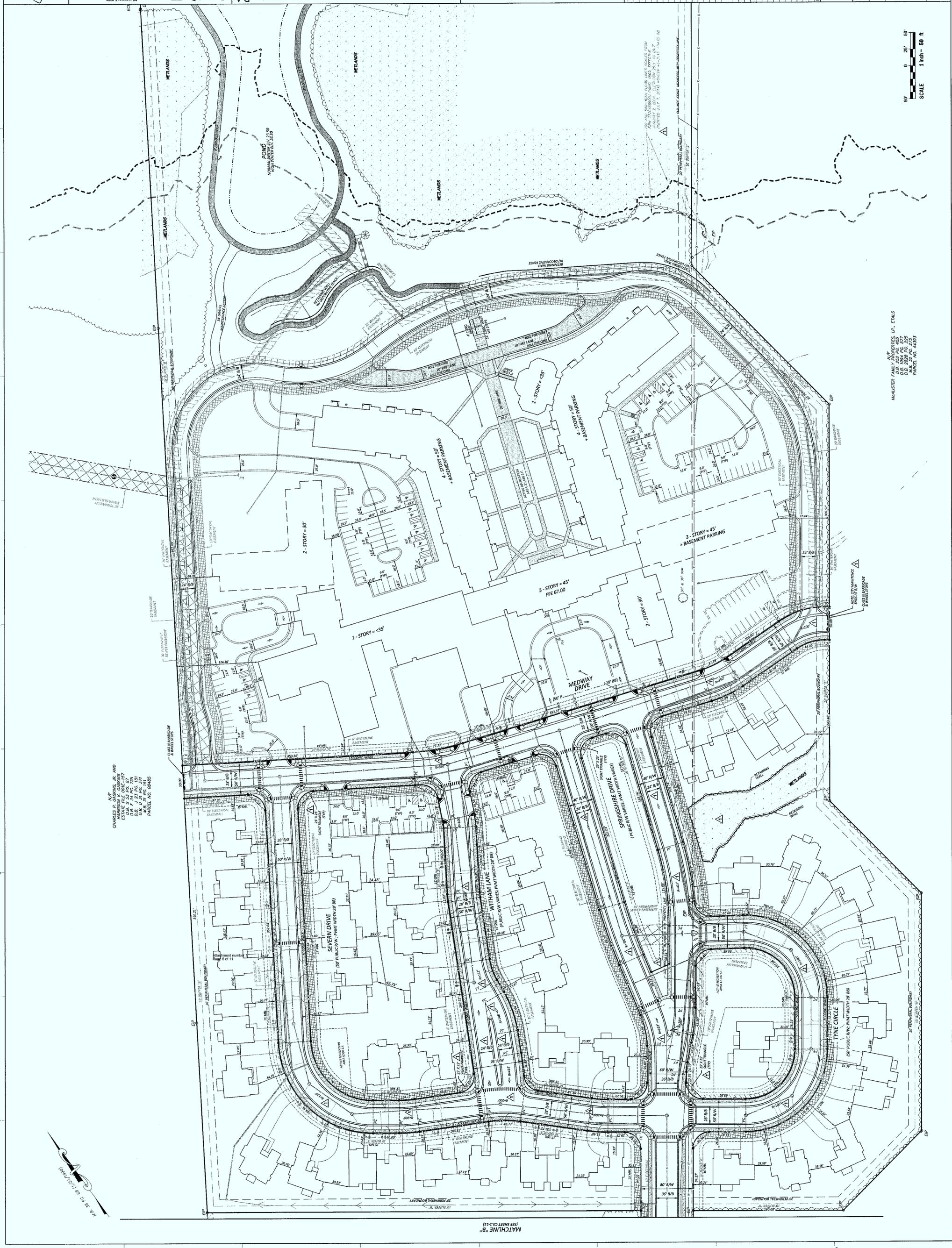
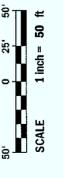
RLA, INC.  
COMMUNITY  
SPRINGSHIRE RETIREMENT  
3404 NC-43 NORTH  
GREENVILLE, NORTH CAROLINA 27838  
BEVERLY TOWNSHIP, GREENVILLE, NORTH CAROLINA 27838

**HASKELL**  
NORTH CAROLINA - ARCHITECTS AND ENGINEERS, P.A.  
The Haskell Company  
111 Riverside Avenue  
Jacksonville, Florida 32202  
Phone # (904) 791-4500

**Rivers** & ASSOCIATES, INC.  
107 EAST SECOND STREET  
GREENVILLE, NC 27633  
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LANDSCAPE ARCHITECTS  
SURVEYORS  
ENGINEERS  
PLANNERS



MASTER PLAN BY  
M. J. HASKELL, P.E., ET AL.  
D.B. 250 P.C. 455  
D.B. 1000 P.C. 225  
M.B. 37 P.C. 275  
PARCEL NO. 4435



N/T  
CHARLES G. GARDNER, JR. AND  
ESTATE FILE 0316-1577  
D.B. 73 P.C. 725  
D.B. 73 P.C. 725  
D.B. 73 P.C. 197  
M.B. 37 P.C. 151  
PARCEL NO. 08465

MATCHLINE "B"  
(SEE SHEET C-3.1)



**RIVERS**  
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Planners  
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Landscape Architects  
107 East Second Street  
Greenville, NC 27838  
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**HASKELL ARCHITECTS and ENGINEERS, P.A.**  
The Haskell Company  
111 Riverside Avenue  
Jacksonville, Florida 32202  
Phone # (904) 791-4500

**SPRINGSHIRE RETIREMENT COMMUNITY**  
3404 NC-43 NORTH  
BEVOR TOWNSHIP, GREENVILLE, NORTH CAROLINA 27858

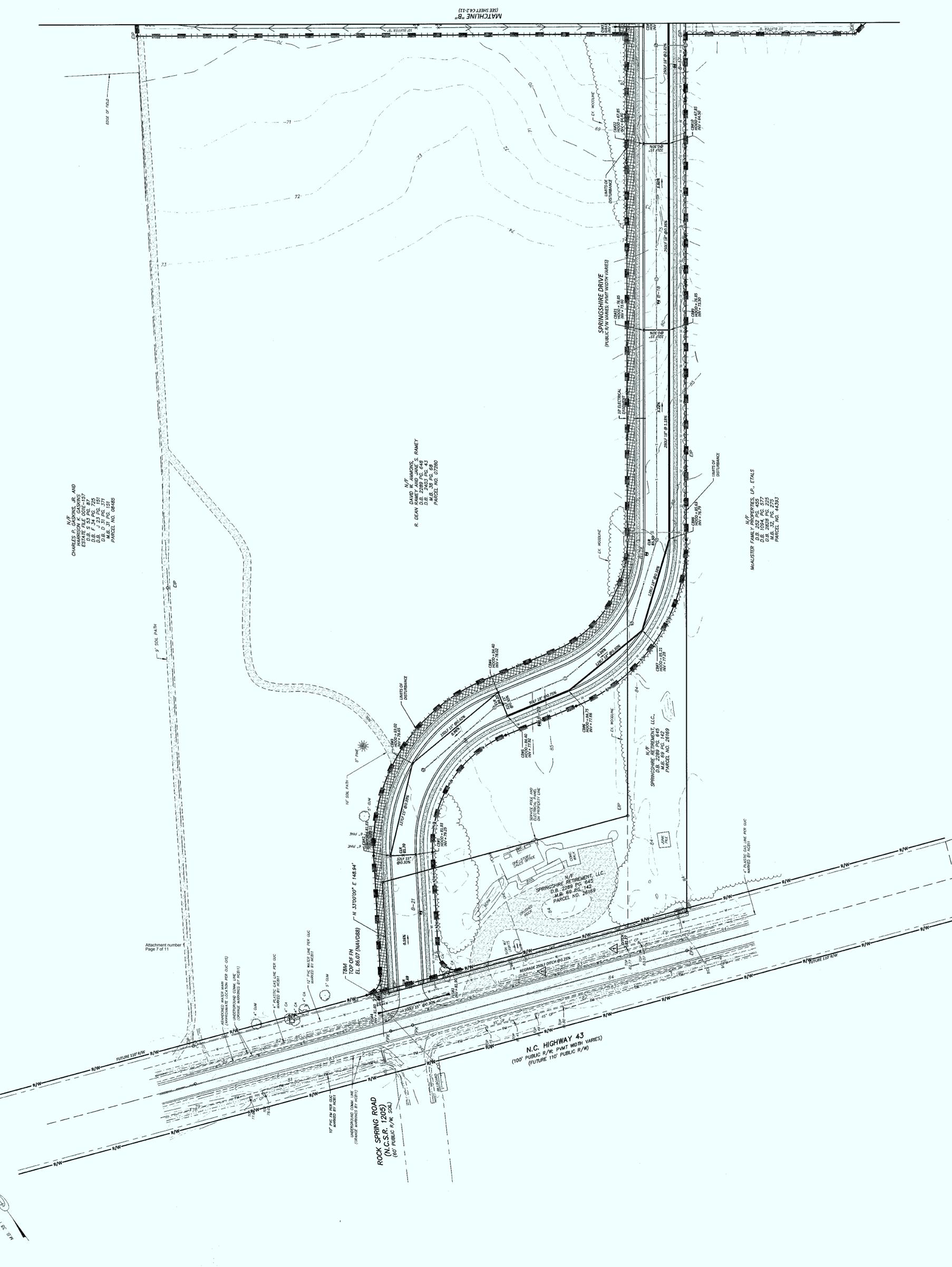
| NO. | CITY       | DATE     | DESCRIPTION   |
|-----|------------|----------|---------------|
| 1   | GREENVILLE | 08/11/11 | DRAINAGE PLAN |

We hereby certify that the person named in the above table is the author of the work shown on this drawing and that he or she is duly licensed and qualified to perform the work shown on this drawing. We further certify that the person named in the above table is the author of the work shown on this drawing and that he or she is duly licensed and qualified to perform the work shown on this drawing.

|       |         |            |            |
|-------|---------|------------|------------|
| DRAWN | CHECKED | JOB NUMBER | CCRC 42001 |
| DATE  | DATE    |            |            |

SCALE 1 inch = 50 ft  
50' 0' 25' 50'

**C-4.1-11**  
SHEET NUMBER







**RIVERS & ASSOCIATES, INC.**  
 Engineers  
 107 EAST SECOND STREET  
 GREENVILLE, NC 27633  
 (252) 752-4135  
 Landscape Architects  
 Surveyors  
 Planners

**HASKELL ARCHITECTS and ENGINEERS, P.A.**  
 The Haskell Company  
 111 Riverside Avenue  
 Jacksonville, Florida 32202  
 Phone (904) 791-4500

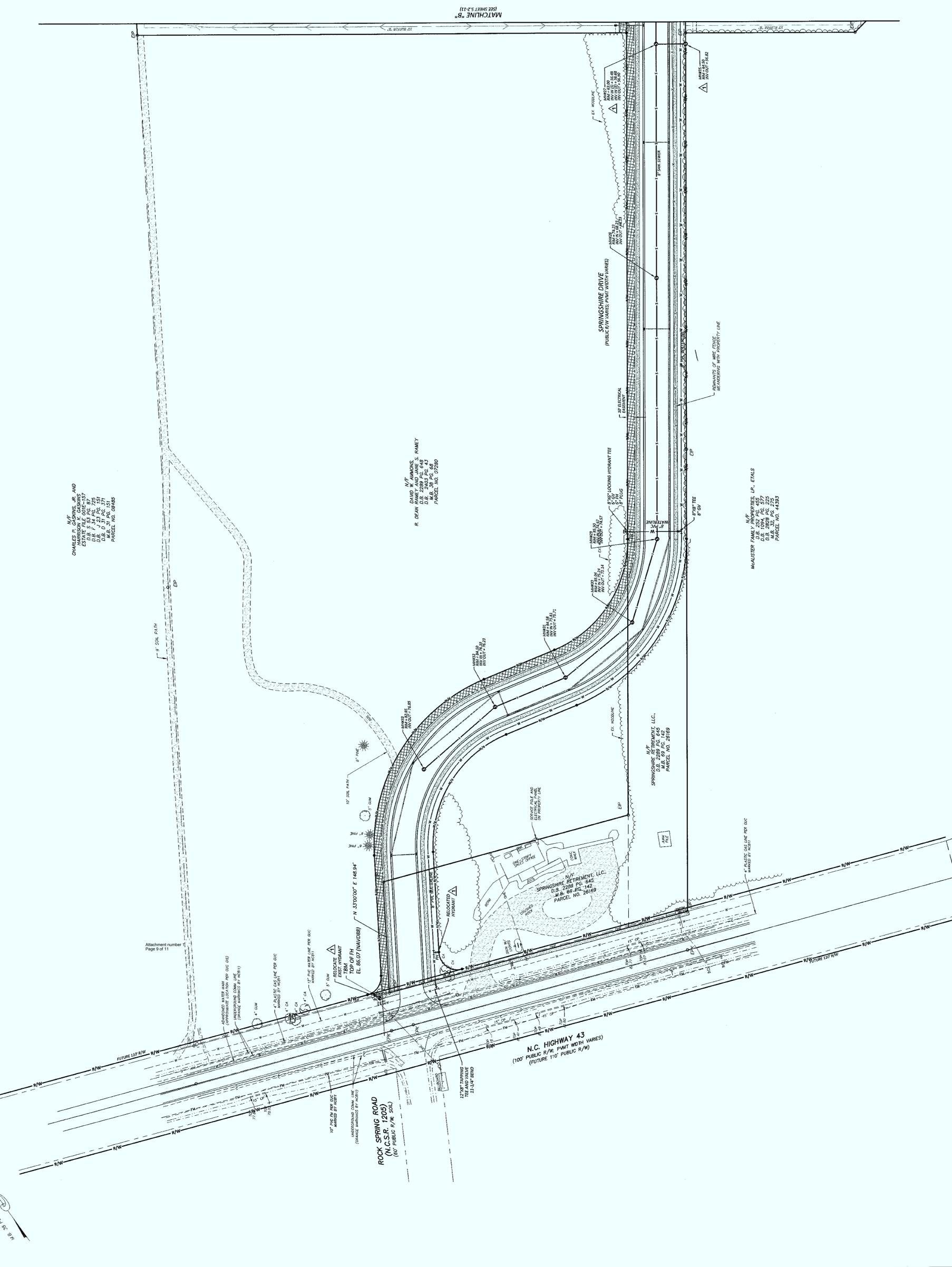
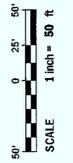
**SPRINGSHIRE RETIREMENT COMMUNITY**  
 RLA, INC.  
 304 NC-43 NORTH  
 BEVOR TOWNSHIP, GREENVILLE, NORTH CAROLINA 27838

| No. | DESCRIPTION   | DATE   |
|-----|---------------|--------|
| 1   | CITY CONTACTS | 0.5.12 |

We hereby expressly reserve the property rights to the drawing and it is to be used only for the project and site shown on these drawings. No other use, reproduction or modification of these drawings without the express written permission of the engineer is permitted.

|               |           |
|---------------|-----------|
| DRAWN         | CHECKED   |
| JJB           | JJB       |
| AE JOB NUMBER | CCRC-4001 |

**UTILITY PLAN**  
**C-5.1-11**  
 SHEET NUMBER



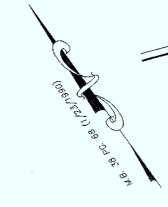
CHARLES R. NORTON, JR., AND  
 HARRISON K. CASWINE  
 ESTEES TRACT  
 D.B. 5-15, P.C. 27  
 D.B. 7-14, P.C. 75  
 D.B. 0-31, P.C. 371  
 D.B. 0-31, P.C. 371  
 PARCEL NO. 08485

M/F  
 R. DEAN DAVID M. AMMONS, S. HANEY  
 D.B. 2289 P.C. 648  
 D.B. 44-82-142  
 M.B. 38 P.C. 68  
 PARCEL NO. 07290

M/F  
 MAULSTON FAMILY ENTERPRISES, LP, ETALS  
 D.B. 2552 P.C. 455  
 D.B. 2829 P.C. 223  
 M.B. 32 P.C. 273  
 PARCEL NO. 4429

M/F  
 SPRINGSHIRE RETIREMENT, LLC.  
 D.B. 2289 P.C. 645  
 PARCEL NO. 26169

Attachment number  
 Page 5 of 11





**RIVERS & ASSOCIATES, INC.**  
 Engineers & Planners  
 107 East Second Street  
 Greensboro, NC 27401  
 (336) 752-4138  
 riversandassociates.com Since 1918

**HASKELL ARCHITECTS AND ENGINEERS, P.A.**  
 NORTH CAROLINA ARCHITECT # 51202, ENGINEERING # C-2136  
 111 Riverside Avenue, Suite 2202  
 Jacksonville, Florida 32202  
 Phone # (904) 791-4500

**HASKELL**  
 RLA, INC.  
 COMMUNITY  
 SPRINGSHIRE RETIREMENT  
 3404 NC-43 NORTH  
 BELVOIR TOWNSHIP, GREENVILLE, NORTH CAROLINA 27838

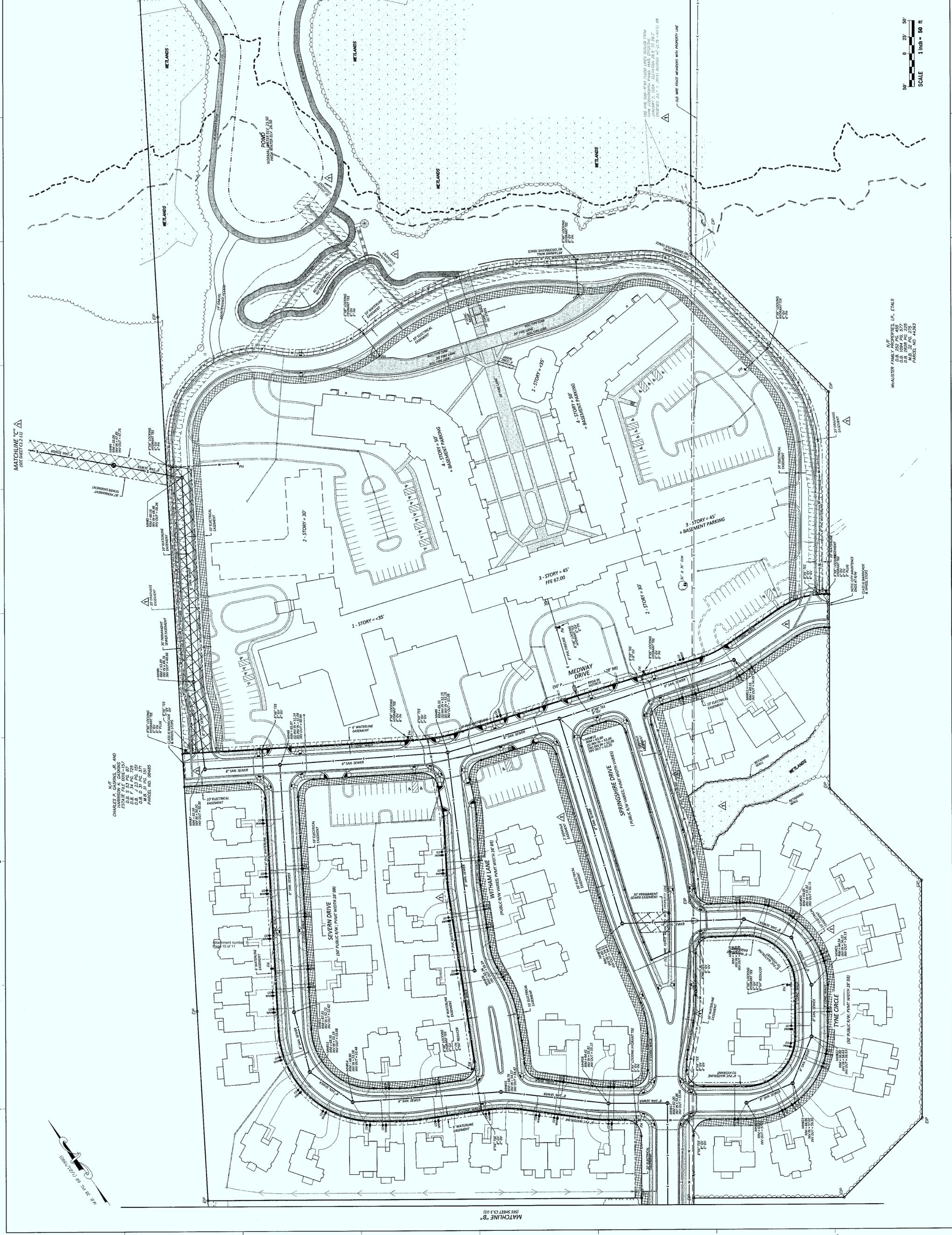
| No. | DESCRIPTION   | DATE   |
|-----|---------------|--------|
| 1   | CITY COMMENTS | 9.2.16 |

We hereby expressly reserve the property rights to this drawing and its contents. No part of this drawing may be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of the copyright owner.

|             |            |
|-------------|------------|
| DATE        | 09/21/16   |
| DRAWN       | JAS        |
| CHECKED     | JAS        |
| FILE NUMBER | CORC-42001 |

**UTILITY PLAN CONTD**

**C-52-11**  
SHEET NUMBER

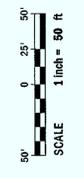


CHARLES P. GARDNER, JR. AND  
 ESTATE FILE 001E-124  
 D.B. F. 34 P.C. 725  
 D.B. D. 27 P.C. 371  
 A.B. 31 P.C. 151  
 PARCEL NO. 08465

MATCHLINE "C"  
 (SEE SHEET C-1)

MATCHLINE "B"  
 (SEE SHEET C-1-1)

MAULSTER FAMILY TRUST, ETALS  
 D.B. 282 P.C. 455  
 D.B. 282 P.C. 226  
 A.B. 33 P.C. 276  
 PARCEL NO. 44284



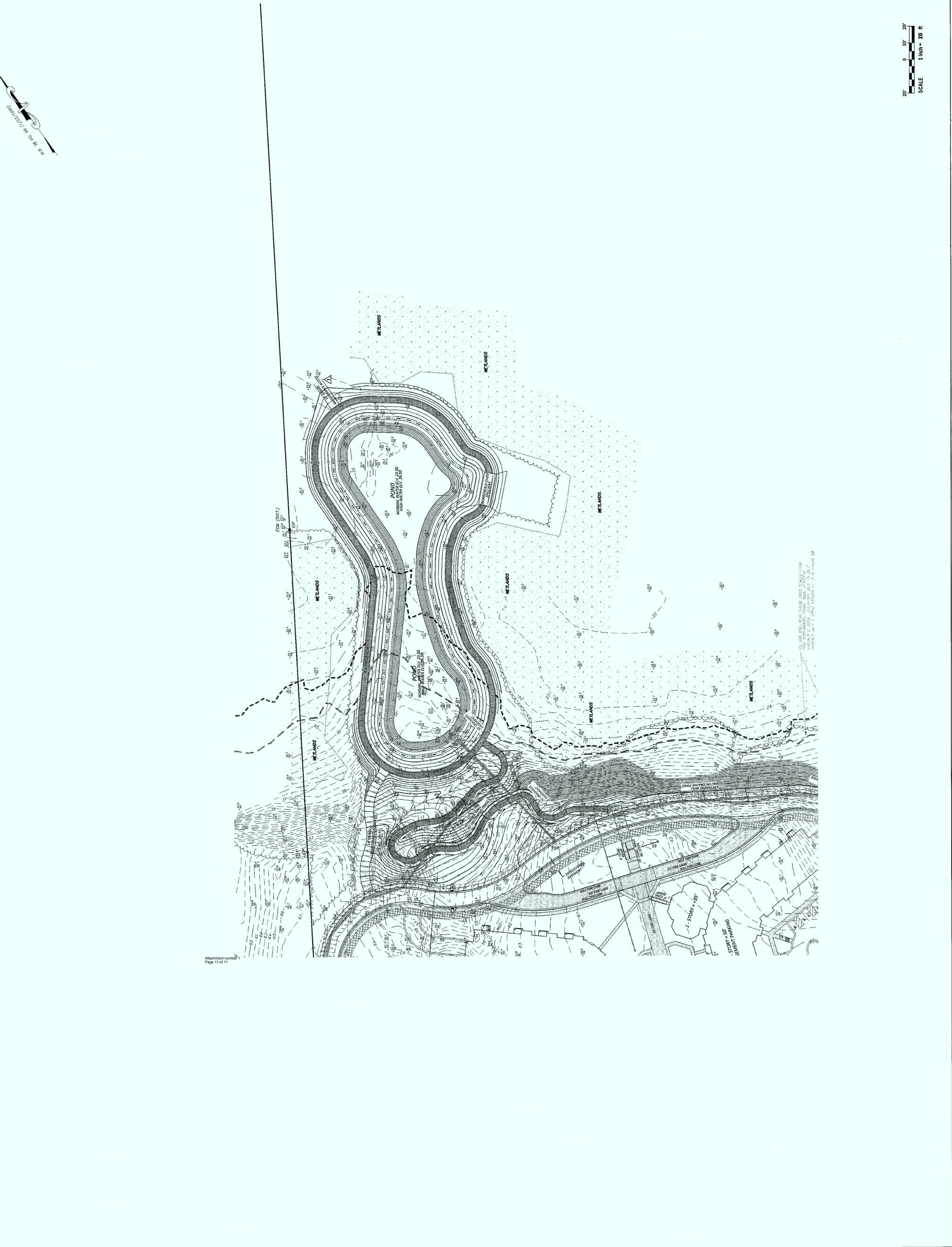
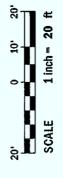
We hereby expressly reserve the property rights to this drawing and it is not to be used for any other project, site, or location without the express written permission of the engineer.

| NO. | CITY | DESCRIPTION | DATE |
|-----|------|-------------|------|
| 1   |      |             |      |

RLA, INC.  
COMMUNITY  
SPRINGSHIRE RETIREMENT  
3404 NC-43 NORTH  
GREENVILLE, NORTH CAROLINA 27838  
BEAUVOIR TOWNSHIP, GREENVILLE, NORTH CAROLINA 27838

**HASKELL ARCHITECTS and ENGINEERS, P.A.**  
NORTH CAROLINA- Architecture # 51202, Engineering # C-2136  
The Haskell Company  
111 Riverside Avenue  
Jacksonville, Florida 32202  
Phone # (904) 791-4500

**Rivers & Associates, Inc.**  
107 East Second Street  
Greenville, NC 27838  
(252) 752-4135  
Landscape Architects  
Engineers  
Planners  
Surveyors



Attachment number  
Page 11 of 11



# City of Greenville, North Carolina

Meeting Date: 9/20/2016  
Time: 6:30 PM

- 
- Title of Item:** Request by Parrott & Douglas, LLP for a preliminary plat entitled "Taberna, Phase 4". The subject property is located northwest of the intersection of Frog Level Road and Davenport Farm Road. The property is further identified as Tax Parcel #10440. The preliminary plat consists of 29 lots on 13.96 acres.
- Explanation:** This development is an extension of the existing Taberna Subdivision, which was approved by the Planning and Zoning Commission in June of 2001.
- The subject property is zoned R6A (Residential) and it is anticipated that single family residential development will occur in this phase of Taberna similar to the existing subdivision.
- The proposed development pattern provides additional interconnectivity from the existing Taberna Subdivision to Frog Level Road.
- There is an existing 60 foot drainage easement along the western boundary line of the subject property and this phase will contain its own stormwater detention pond.
- The applicant has requested a continuance for this item via an email correspondence (please see attachment). Since notice of a public hearing for this item has been published and mailed, the Planning and Zoning Commission will consider the request for a continuance at the meeting.**
- Fiscal Note:** There will be no costs to the City of Greenville associated with this subdivision other than routine costs to provide public services.
- Recommendation:** The City's Subdivision Review Committee has reviewed the preliminary plat and has determined that it meets all technical requirements.

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

**Attachments / click to download**

 [Continuance Request](#)

 [Map](#)

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## Michael Dail

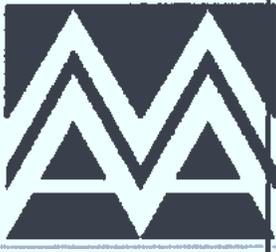
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**From:** Ken Malpass <ken@malpassandassociates.com>  
**Sent:** Friday, September 09, 2016 5:18 PM  
**To:** Michael Dail  
**Subject:** RE: Hart Trust - Taberna Rezoning

Michael,

We would like to continue the preliminary plat for the Hart Trust Taberna project until the October planning board meeting to give us time to address some of the comments from the initial review.

Thanks







# City of Greenville, North Carolina

Meeting Date: 9/20/2016  
Time: 6:30 PM

**Title of Item:** Petition to close College View Drive

**Explanation:** **Abstract:**This item is to consider a petition to close College View Drive.

**Explanation: Background:** The City received a petition from College View of Greenville, LLC requesting the closure of College View Drive from East Tenth Street to the northern terminus.

The petitioner is the owner of all of the property adjoining the street section requested to be closed. College View of Greenville, LLC, will redevelop the property along College View Drive.

**Staff Comments:** The petition has been reviewed by City staff and Greenville Utilities Commission (GUC). GUC has requested an easement over and upon the utilities that will remain in the closed street right-of-way.

**Fiscal Note:** Budgeted funds for the maintenance of this street section will no longer be required upon the effective date of the Resolution to Close by City Council. The City will no longer receive Powell Bill funds for the closed street sections.

**Recommendation:** Recommend to City Council the closure of College View Drive from East Tenth Street to the northern terminus.

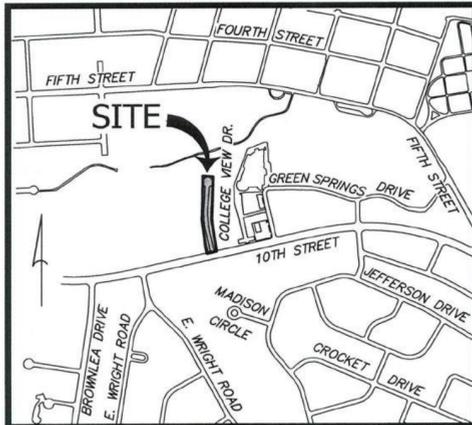
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Viewing Attachments Requires Adobe Acrobat. [Click here](#) to download.

Attachments / click to download

 [College View Drive Map](#)

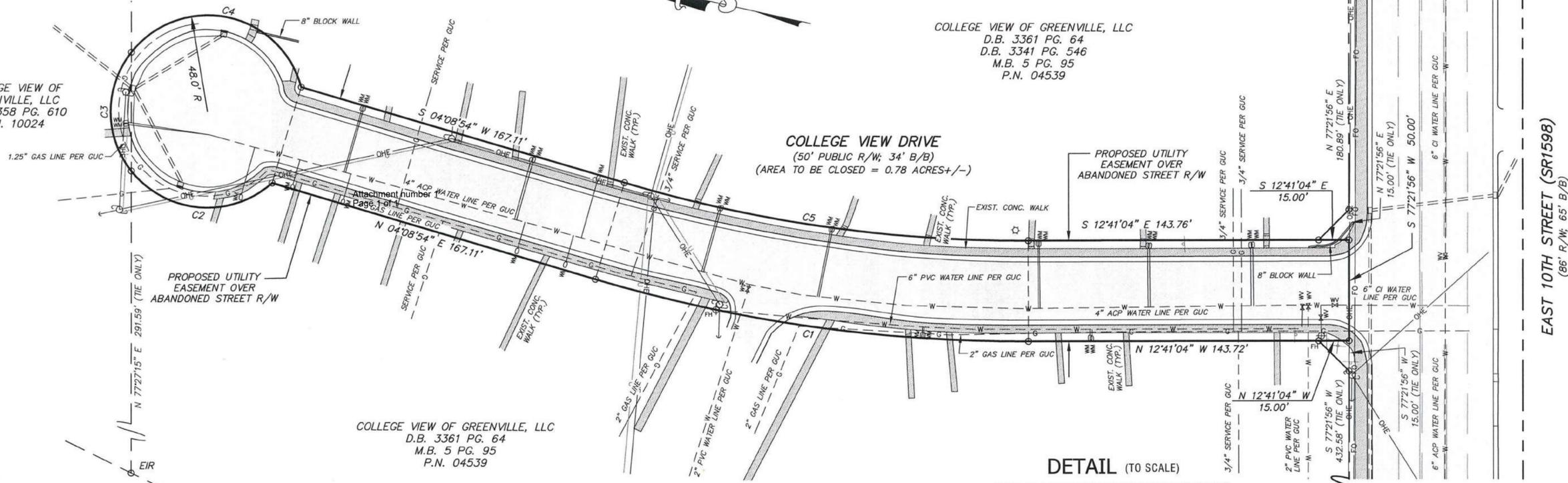




Vicinity Map

SCALE: 1" = 1000'

COLLEGE VIEW OF GREENVILLE, LLC  
D.B. 3358 PG. 610  
P.N. 10024



COLLEGE VIEW OF GREENVILLE, LLC  
D.B. 3361 PG. 64  
M.B. 5 PG. 95  
P.N. 04539

COLLEGE VIEW OF GREENVILLE, LLC  
D.B. 3361 PG. 64  
D.B. 3341 PG. 546  
M.B. 5 PG. 95  
P.N. 04539

N/F  
VILLAGE GREEN INVESTMENTS, LLLP  
D.B. 3288 PG. 66  
M.B. 78 PG. 95  
P.N. 07987

EAST 10TH STREET (SR1598)  
(86' R/W; 65' B/B)

CURVE TABLE

| CURVE | ARC LENGTH | RADIUS  | DELTA ANGLE | CHORD BEARING | CHORD LENGTH |
|-------|------------|---------|-------------|---------------|--------------|
| C1    | 217.40'    | 740.00' | 16°49'58"   | N 04°16'05" W | 216.62'      |
| C2    | 78.51'     | 48.00'  | 93°42'33"   | N 07°36'32" W | 70.04'       |
| C3    | 64.02'     | 48.00'  | 76°25'00"   | N 77°27'15" E | 59.38'       |
| C4    | 106.48'    | 48.00'  | 127°05'52"  | S 00°47'19" E | 85.95'       |
| C5    | 202.71'    | 690.00' | 16°49'58"   | S 04°16'05" E | 201.98'      |

TOTAL AREA IN COLLEGE VIEW STREET  
RIGHT OF WAY = 0.78 ACRES

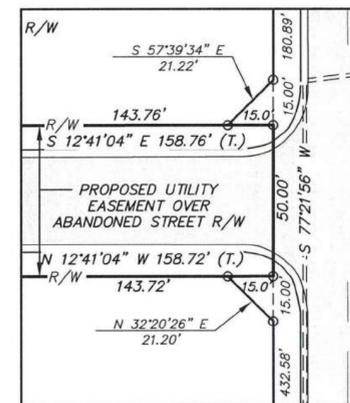
NOTES:

- ALL DISTANCES ARE HORIZONTAL GROUND MEASUREMENTS.
- NO POINTS SET UNLESS OTHERWISE INDICATED.
- THIS PROPERTY IS LOCATED WITHIN A MINIMAL FLOOD RISK AREA, "ZONE AE" (AREAS INSIDE THE 1% ANNUAL CHANCE FLOOD) AND "ZONE X" (AREAS OUTSIDE THE 0.02% ANNUAL CHANCE FLOOD), AS DETERMINED FROM FIRM MAP NUMBER 3720469700K PANEL 4697, EFFECTIVE JULY 7, 2014.
- THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT REPORT. RIVERS AND ASSOCIATES DOES NOT CLAIM THAT ALL MATTERS OF RECORD WHICH MAY OR MAY NOT AFFECT THIS PROPERTY ARE SHOWN HEREON.
- PROPERTY SUBJECT TO ANY AND ALL EASEMENTS, RIGHTS OF WAY, RESTRICTIVE COVENANTS WHICH MAY BE OF RECORD.
- UNDERGROUND UTILITIES PLOTTED IN PART FROM ACTUAL MAPS PROVIDED BY OTHERS AS NOTED. ACTUAL LOCATIONS MAY VARY. OTHER UTILITIES MAY EXIST. SURVEYOR CANNOT PROVIDE ACCURACY OF NC811 MARKINGS. CONTRACTOR SHOULD CONTACT NC811 AT 1-800-632-4949 TO HAVE UNDERGROUND UTILITIES LOCATED PRIOR TO EXCAVATING OR TRENCHING.
- THE SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES SHOWN ARE COMPRISED OF ALL SUCH UTILITIES IN THE AREA OF SURVEY EITHER IN SERVICE OR ABANDONED. THE SURVEY FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. THE SURVEYOR DOES HEREBY CERTIFY THAT ALL UTILITIES ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY UNCOVERED AND LOCATED ANY UNDERGROUND UTILITIES.

LEGEND

|         |                              |      |                    |    |                       |
|---------|------------------------------|------|--------------------|----|-----------------------|
| — R/W — | RIGHT-OF-WAY (R/W)           | CP   | CONCRETE PIPE      | WM | WATER METER           |
| — FO —  | FIBER OPTIC (OVERHEAD - GUC) | CI   | CAST IRON          | WV | WATER VALVE           |
| — OHE — | ELECTRIC (OVERHEAD - GUC)    | B/B  | BACK TO BACK       | CB | CATCH BASIN           |
| — G —   | STREET CLOSING BOUNDARY      | M.B. | MAP BOOK           | FD | FIRE HYDRANT          |
| — U —   | GAS LINE (GUC)               | D.B. | DEED BOOK          | —  | GUY WIRE              |
| — S —   | OVERHEAD UTILITY             | P.C. | PAGE               | —  | SIGN                  |
| — W —   | STORM DRAIN (STRM)           | P.N. | PARCEL NUMBER      | —  | UTILITY POLE          |
| — W —   | WATER LINE (GUC)             | R/W  | RIGHT OF WAY       | —  | LIGHT POLE            |
| — S —   | SANITARY SEWER (SS)          | EIP  | EXISTING IRON PIPE | —  | UTILITY POLE W/ LIGHT |
| — S —   | PARCEL LINE                  | EIR  | EXISTING IRON ROD  | —  | NO POINT SET          |
| —       | ASPHALT                      |      |                    |    |                       |
| —       | CONCRETE                     |      |                    |    |                       |

DETAIL (TO SCALE)



N/F  
PALEWCO PARK, INC.  
D.B. 513 PG. 541  
P.N. 01797

MAYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT THE CITY COUNCIL OF THE CITY OF GREENVILLE HAS PASSED A RESOLUTION TO CLOSE COLLEGE VIEW DRIVE AS SHOWN HEREON.

RESOLUTION NO. \_\_\_\_\_

SIGNED \_\_\_\_\_ MAYOR

SIGNED \_\_\_\_\_ CITY CLERK

REVISIONS: #1- 9/07/16 : REVISED PER CITY/GUC REVIEW COMMENTS.

OWNER:

COLLEGE VIEW OF GREENVILLE, LLC  
5316 OAK LEVEL ROAD  
ROCKY MOUNT, NC 27803  
(252) 908-3401  
MAZIE P. HOLLOWAN, MANAGER

REFERENCES:

- D.B. 3361 PG. 64
- D.B. 3341 PG. 546
- D.B. 3358 PG. 610
- M.B. 5 PG. 95
- M.B. 7 P.G. 70
- D.B. 1 29 PG 199
- D.B. B 40 PG. 622
- D.B. B 40 PG 721
- D.B. 215 PG. 73
- D.B. S 46 PG 832
- D.B. S 46 PG. 829
- STATE HIGHWAY BOOK 1 PG. 12-F
- P.N. 04539
- P.N. 10024

STATE OF NORTH CAROLINA  
COUNTY OF PITT

I, \_\_\_\_\_  
A REVIEW OFFICER OF PITT COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

REVIEW OFFICER \_\_\_\_\_  
DATE \_\_\_\_\_

SOURCE OF TITLE

THIS IS TO CERTIFY THAT THE LAST INSTRUMENT(S) IN THE CHAIN OF TITLE OF THIS PROPERTY AS RECORDED IN THE PITT COUNTY REGISTRY AT GREENVILLE, NORTH CAROLINA IS: (AS NOTED ABOVE)

PROFESSIONAL LAND SURVEYOR \_\_\_\_\_  
REGISTRATION NO. L-4262

NORTH CAROLINA, PITT COUNTY

I, PATRICK W. HARTMAN, CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE BY RANDY BIEBER/MATTHEW SHELDON ON 7/25/16 - 7/29/16; 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 MAP WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. I FURTHER CERTIFY PURSUANT TO G.S. 47-30 (f) (11) THAT THIS SURVEY IS OF ANOTHER CATEGORY, BEING A SURVEY FOR A STREET CLOSING. WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS 29TH DAY OF JULY, 2016.

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

NORTH CAROLINA  
PROFESSIONAL LAND SURVEYOR  
SEAL  
L-4262  
PATRICK W. HARTMAN

DATE 07/29/16

SURVEY RB DRAFT PH/KB  
DESIGN CHECK PW/H

NC License: F-0334  
**Rivers**  
& ASSOCIATES, INC.  
riversandassociates.com Since 1918  
Engineers  
Planners  
Surveyors  
Landscape Architects  
107 East Second Street  
Greenville, NC 27858  
(252) 752-4135

STREET CLOSING MAP FOR  
COLLEGE VIEW DRIVE

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

SCALE 1" = 40'  
DRAWING NO. Z-2616  
SHEET 1 OF 1

P:\LandDev\Press - College View Apis - 20160809 SURVEY\DWG\Z-2616 (Street Closing 20160809 Press).dwg, 18 X 24, Hartman, Wed Sep 07, 2016 at 10:00am