



Agenda

Planning and Zoning Commission

June 20, 2017

6:30 PM

Council Chambers, City Hall, 200 W. Fifth Street

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

I. CALL MEETING TO ORDER -

II. INVOCATION - Anthony Herring

III. ROLL CALL

IV. NEW BUSINESS

REZONINGS

1. Ordinance requested by Happy Trail Farms, LLC and Jack Jones Allen to rezone 19.632 acres located along the southern right-of-way of Regency Boulevard and the western right-of-way of CSX Railroad from R6A (Residential [Medium Multi-family]) to R6S (Residential-Single-family [Medium Density]) to O (Office).
2. Ordinance requested by POHL, LLC to rezone 1.209 acres located at the northeastern corner of the intersection of East 10th Street and Port Terminal Road from CN (Neighborhood Commercial) to CG (General Commercial).
3. Ordinance requested by POHL, LLC to rezone 5.083 acres located 300+/- feet south of Bayswater Road and adjacent to Dudley's Grant Townhomes from CG (General Commercial) to OR (Office-Residential [High Density Multi-family]).

V. OTHER ITEMS OF BUSINESS

4. Election of Officers

VI. ADJOURN



City of Greenville, North Carolina

Meeting Date: 6/20/2017
Time: 6:30 PM

Title of Item: Ordinance requested by Happy Trail Farms, LLC and Jack Jones Allen to rezone 19.632 acres located along the southern right-of-way of Regency Boulevard and the western right-of-way of CSX Railroad from R6A (Residential [Medium Multi-family]) to R6S (Residential-Single-family [Medium Density]) to O (Office).

Explanation: **Abstract:** The City has received a request from Happy Trail Farms, LLC and Jack Jones Allen to rezone 19.632 acres located along the southern right-of-way of Regency Boulevard and the western right-of-way of CSX Railroad from R6A (Residential [Medium Multi-family]) to R6S (Residential-Single-family [Medium Density]) to O (Office).

Required Notices:

Planning and Zoning meeting notice (property owner and adjoining property owner letter) mailed on June 6, 2017.

On-site sign(s) posted on June 6, 2017.

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 office/institutional (OI) along the southern right-of-way of Regency Boulevard and the western right-of-way of CSX Railroad transitioning to residential, low-medium density (LMDR) to the west and south.

Office/Institutional:

These areas serve as a transition between more intense commercial areas and surrounding neighborhoods. The form of future development should take a more walkable pattern with shorter blocks, buildings near streets, shared parking, and

connections to surrounding development.

Intent:

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

Primary Uses:

Office

Institutional/Civic

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

Based on possible uses permitted by the requested rezoning, the proposed rezoning classification could generate 1,696 trips to and from the site on Regency Boulevard, which is a net increase of 531 additional trips per day.

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

History/Background:

The subject property was included in a Future Land Use and Character Map amendment that was approved on April 10, 2017.

Present Land Use:

Vacant lots in the approved preliminary plat for Westhaven South, Section 5 Subdivision.

Water/Sewer:

Water and sanitary sewer are available to the property.

Historic Sites:

There are no known effects on designated sites.

Environmental Conditions/Constraints:

There are no known environmental conditions/constraints.

Surrounding Land Uses and Zoning:

North: R9S - Westhaven South Subdivision

South: R6A - Vacant (under common ownership of one of the applicants); RA20

- Vacant
East: R9S - Shamrock Subdivision; O - Vacant
West: R6A - Vacant (under common ownership of one of the applicants)

Density Estimates:

Under the current zoning, the site could yield 55-60 multi-family units (1, 2 and 3 bedrooms) and 75-80 single-family lots.

Under the proposed zoning, the site could yield 154,000 square feet of office space.

The anticipated build-out is 2-3 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, although the proposed amendment is consistent with the comprehensive plan, there is a more appropriate zoning classification, and to adopt the staff report which addresses plan consistency."

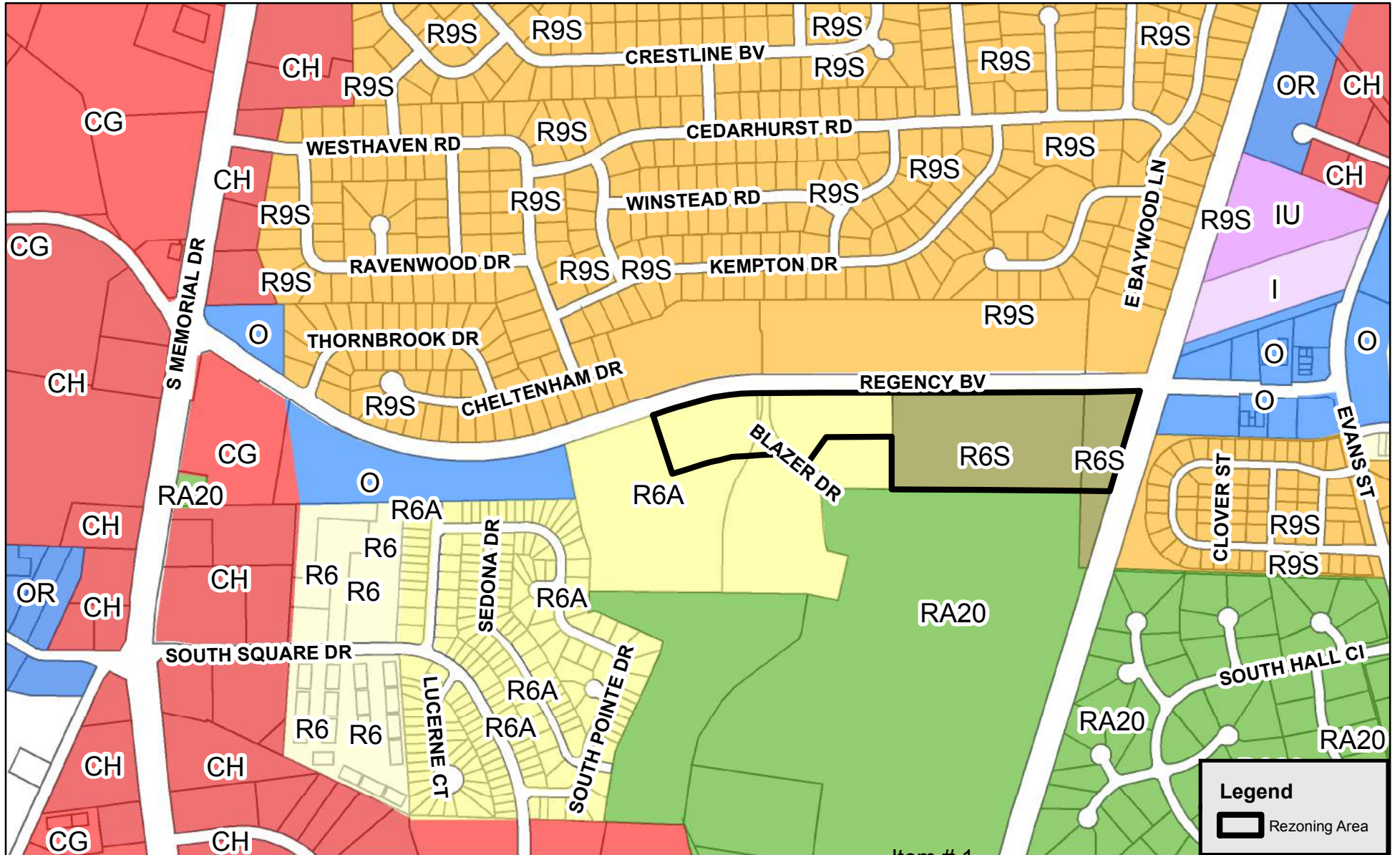
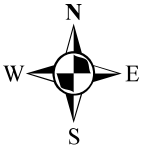
Note: In addition to the other criteria, the Planning and Zoning Commission and City Council shall consider the entire range of permitted and special uses for the existing and proposed zoning districts as listed under Title 9, Chapter 4, Article D of the Greenville City Code.

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

Attachments / click to download

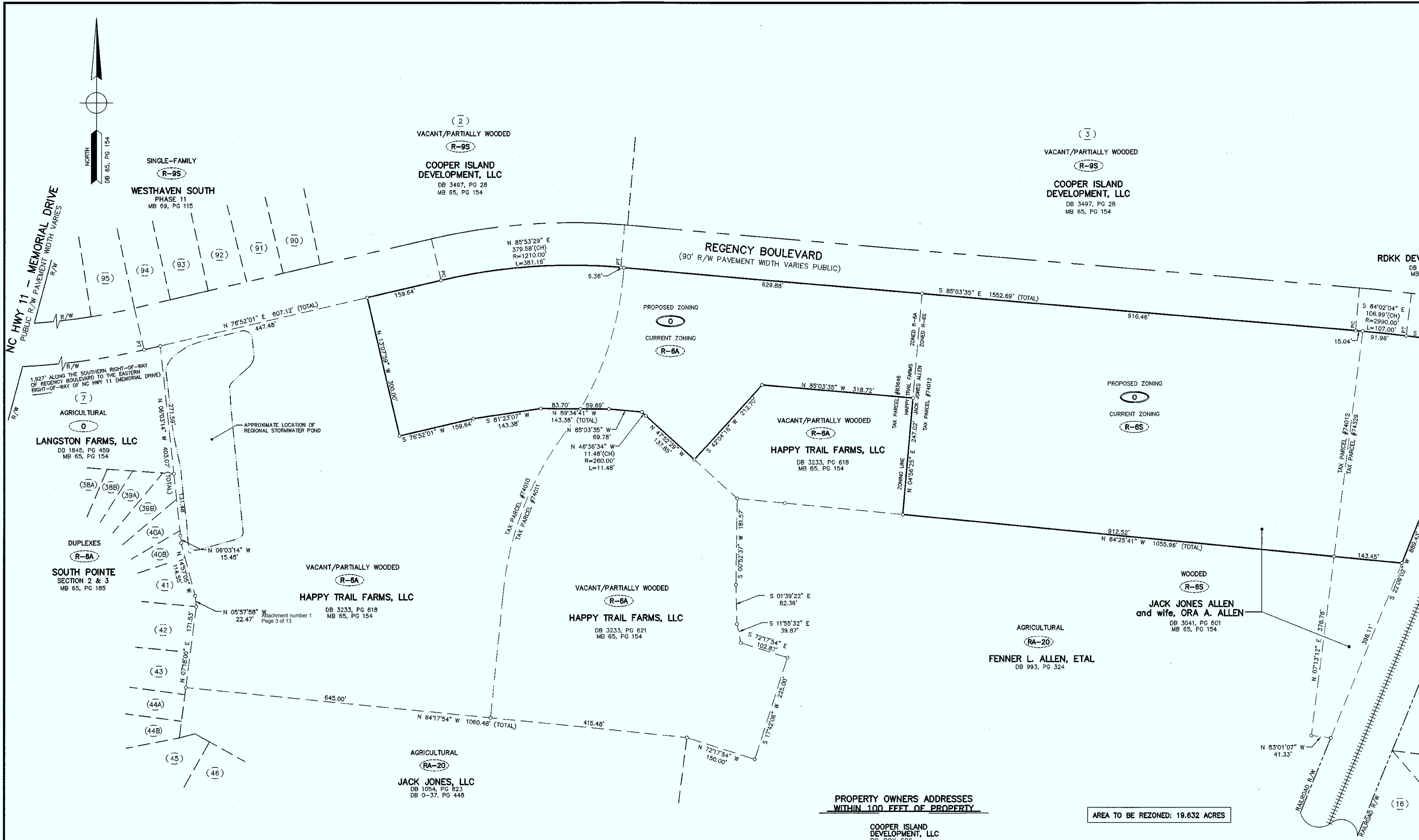
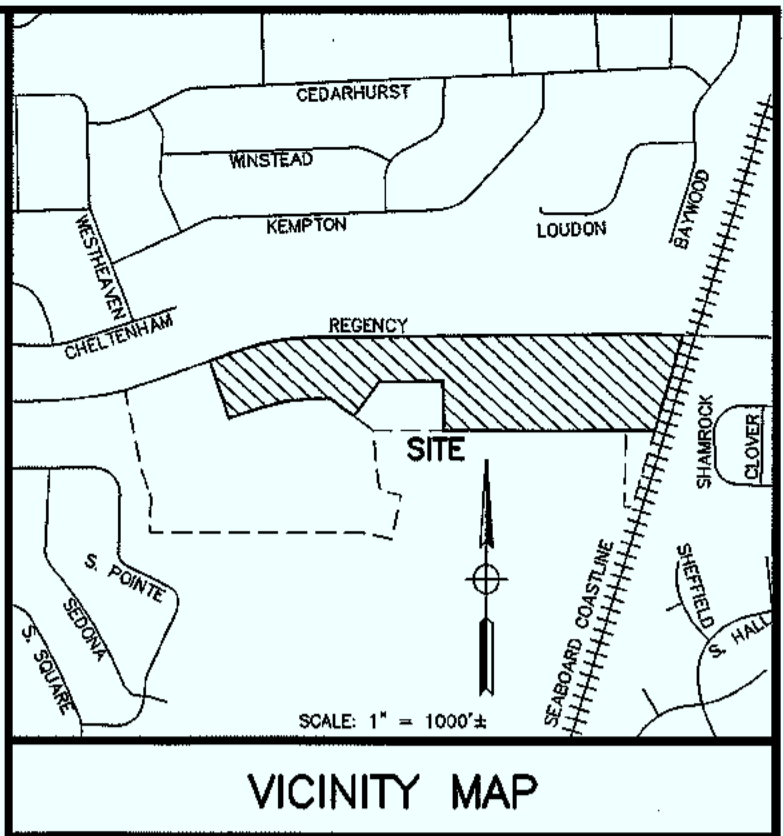
 [Attachments](#)

Happy Trail Farms, LLC and Jack Jones Allen (17-08)
R6A and R6S to O
19.632 acres
May 30, 2017



Happy Trail Farms, LLC and Jack Jones Allen (17-08)
R6A and R6S to O
19.632 acres
May 30, 2017

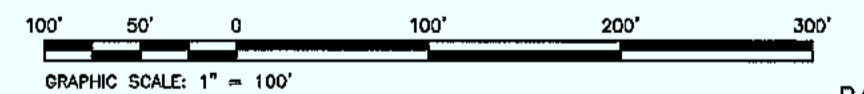




**PROPERTY OWNERS ADDRESSES
WITHIN 100 FEET OF PROPERTY**

- COOPER ISLAND DEVELOPMENT, LLC**
PO BOX 606
GREENVILLE, NC 27835
- LOT 91 WESTHAVEN**
DOUGLAS WAYNE MOORE
and wife, CATHERINE MOORE
441 CHELTENHAM DRIVE
GREENVILLE, NC 27834
- LOT 90 WESTHAVEN**
DEREK OREL ALLEN and wife,
JACQUELINE SHANTEL ALLEN
437 CHELTENHAM DRIVE
GREENVILLE, NC 27834
- JACK JONES ALLEN and wife, ORA A. ALLEN**
1076 JACK JONES ROAD
WINTERVILLE, NC 28590
- FENNER LESLIE ALLEN, ETALS**
1119 JACK JONES ROAD
WINTERVILLE, NC 28590
- HAPPY TRAIL FARMS, LLC**
PO BOX 1863
GREENVILLE, NC 27835
- JACK JONES, LLC**
148 JERUSALEM ROAD
SEVEN SPRINGS, NC 27578

AREA TO BE REZONED: 19.632 ACRES



NOTES

- ALL AREAS CALCULATED BY COORDINATE GEOMETRY.
- REFERENCE: MAP BOOK 65, PAGE 154, OF THE PITT COUNTY REGISTER OF DEEDS.

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

SHEET 1 OF 1
REZONING MAP

**HAPPY TRAIL FARMS, LLC
& JACK JONES ALLEN**

REFERENCE: PORTION OF THE PROPERTY DESCRIBED IN DEED BOOK 3233, PAGE 618, AND PORTION OF THE PROPERTY DESCRIBED IN DEED BOOK 3041, PAGE 601 OF THE PITT COUNTY REGISTER OF DEEDS
WINTERVILLE TOWNSHIP, PITT COUNTY, NC

OWNERS: HAPPY TRAIL FARMS, LLC ADDRESS: P.O. BOX 1863 GREENVILLE, NC 27835 PHONE: (252) 916-9028	JACK JONES ALLEN ADDRESS: 1076 JACK JONES RD. WINTERVILLE, NC 28590 PHONE: (252) 756-3498
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Baldwin Design Consultants, PA ENGINEERING - LAND PLANNING - SURVEYING 708-D CROMWELL DRIVE GREENVILLE, NC 27858 252.756.1390	SURVEYED: N/A APPROVED: MWB DRAWN: MAH DATE: 05/15/2017 CHECKED: MWB SCALE: 1" = 100'
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CLOSURE CHECK BOUNDARY
CHECKED: MAH DATE: 01/12/2017

Case No: 17-08

Applicant: Happy Trail Farms, LLC and Jack Jones Allen

Property Information

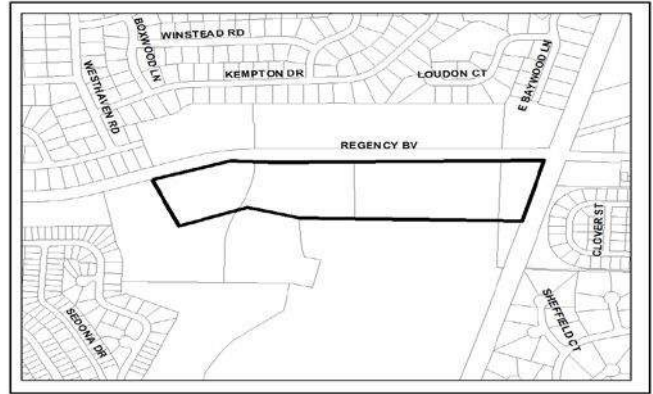
Current Zoning: R6A (Residential [Medium Density Multi-Family])
R6S (Residential-Single-family [Medium Density])

Proposed Zoning: O (Office)

Current Acreage: 19.632 gross acres

Location: Regency Blvd, west of railroad tracks

Points of Access: Regency Blvd



Location Map

Transportation Background Information

1.) Regency Blvd- City maintained

	<u>Existing Street Section</u>	<u>Ultimate Thoroughfare Street Section</u>
Description/cross section	4 lane with median	no change
Right of way width (ft)	100	no change
Speed Limit (mph)	45	no change
Current ADT:	9,800 (*)	
Design ADT:	39,700 vehicles/day (**)	
Controlled Access	No	
Thoroughfare Plan Status:	Major Thoroughfare	

Other Information: There are sidewalks along Regency Blvd that service this property.

Notes: (*) 2014 City count adjusted for a 2% annual growth rate
(**) Traffic volume based an operating Level of Service D for existing geometric conditions
ADT – Average Daily Traffic volume

Transportation Improvement Program Status: No planned improvements.

Trips generated by proposed use/change

Current Land Use: 1,165 -vehicle trips/day (*) **Proposed Use:** 1,696 -vehicle trips/day (*)

Estimated Net Change: increase of 531 vehicle trips/day (assumes full-build out)

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

Impact on Existing Roads

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

1.) Regency Blvd , West of Site (50%): “No build” ADT of 9,800

Estimated ADT with Proposed Zoning (full build) – 10,648
 Estimated ADT with Current Zoning (full build) – 10,383
Net ADT change = 265 (3% increase)

Case No: 17-08

Applicant: Happy Trail Farms, LLC and Jack Jones Allen

2.) Regency Blvd , East of Site (50%): "No build" ADT of 9,800

Estimated ADT with Proposed Zoning (full build) – 10,648

Estimated ADT with Current Zoning (full build) – 10,383

Net ADT change = 265 (3% increase)

Staff Findings/Recommendations

Based on possible uses permitted by the requested land use, the proposed land use classification could generate 1696 trips to and from the site on Regency Blvd, which is a net increase of 531 additional trips per day.

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

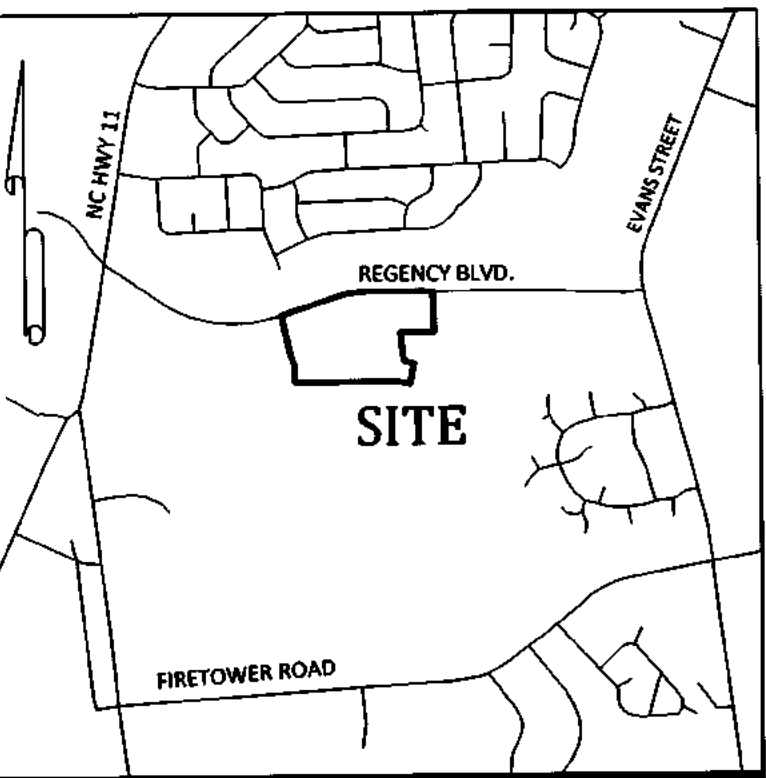
EXISTING ZONING	
R6A (RESIDENTIAL) - PERMITTED USES	
(1) General	
a.	Accessory use or building
c.	On-premise signs per Article N
(2) Residential	
a.	Single-family dwelling
b.	Two-family attached dwelling (duplex)
b(1).	Master Plan Community per Article J
c.	Multi-family development per Article I
f.	Residential cluster development per Article M
k.	Family care homes (see also 9-4-103)
q.	Room renting
(3) Home Occupations - None	
(4) Governmental	
b.	City of Greenville municipal government building or use (see also section 9-4-103)
(5) Agricultural/Mining	
a.	Farming; agricultural, horticulture, forestry (see also section 9-4-103)
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
(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	
R6A (RESIDENTIAL) - SPECIAL USES	
(1) General - None	
(2) Residential	
d.	Land use intensity multi-family (LUI) development rating 50 per Article K
e.	Land use intensity multi-family (LUI) development rating 67 per Article K
l.	Group care facility
n.	Retirement center or home
o(1).	Nursing, convalescent or maternity home; minor care facility
p.	Board or rooming house
r.	Fraternity or sorority house
(3) Home Occupations	
a.	Home occupation; not otherwise listed
b.	Home occupation; barber and beauty shop

c.	Home occupation; manicure, pedicure or facial salon
(4) Governmental	
a.	Public utility building or use
(5) Agricultural/Mining - None	
	* None
(6) Recreational/Entertainment	
a.	Golf course; 18-hole regulation length (see also section 9-4-103)
a(1).	Golf course; 9-hole regulation length (see also section 9-4-103)
c(1).	Tennis club; indoor and outdoor facilities
(7) Office/Financial/Medical	
(8) Services	
a.	Child day care facilities
b.	Adult day care facilities
d.	Cemetery
g.	School; junior and senior high (see also section 9-4-103)
h.	School; elementary (see also section 9-4-103)
i.	School; nursery and kindergarten (see also section 9-4-103)
m.	Multi-purpose center
t.	Guest house for a college or other institution of higher learning
(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	
EXISTING ZONING	
R6S (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
b(1).	Master Plan Community per Article J
f.	Residential cluster development per Article M
k.	Family care homes (see also 9-4-103)
q.	Room renting
(3) Home Occupations - None	
(4) Governmental	
b.	City of Greenville municipal government building or use (see also section 9-4-103)
(5) Agricultural/Mining	
a.	Farming; agricultural, horticulture, forestry (see also section 9-4-103)
(6) Recreational/Entertainment	
f.	Public park or recreational facility
g.	Private noncommercial park or recreational facility
(7) Office/Financial/Medical - None	

(8) Services	
o.	Church or place of worship (see also section 9-4-103)
(9) Repair - None	
(10) Retail Trade - None	
(11) Wholesale/Rental/Vehicle-Mobile Home Trade - None	
(12) Construction	
c.	Construction office; temporary, including modular office (see also section 9-4-103)
(13) Transportation - None	
(14) Manufacturing/Warehousing - None	
(15) Other Activities (not otherwise listed - all categories) - None	
R6S (RESIDENTIAL-SINGLE-FAMILY) - SPECIAL USES	
(1) General - None	
(2) Residential - None	
(3) Home Occupations	
a.	Home occupation; not otherwise listed
d.	Home occupation; bed and breakfast inn
(4) Governmental	
a.	Public utility building or use
(5) Agricultural/Mining - None	
(6) Recreational/Entertainment	
a.	Golf course; 18-hole regulation length (see also section 9-4-103)
a(1).	Golf course; 9-hole regulation length (see also section 9-4-103)
c(1).	Tennis club; indoor and outdoor facilities
(7) Office/Financial/Medical - None	
(8) Services	
d.	Cemetery
g.	School; junior and senior high (see also section 9-4-103)
h.	School; elementary (see also section 9-4-103)
i.	School; nursery and kindergarten (see also section 9-4-103)
t.	Guest house for a college or other institution of higher learning
(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	
O (OFFICE) - PERMITTED USES	
(1) General	
a.	Accessory use or building
b.	Internal service facilities
c.	On-premise signs per Article N
f.	Retail sales; incidental
(2) Residential - None	
(3) Home Occupations - 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; agricultural, horticulture, forestry (see also section 9-4-103)
(6) Recreational/Entertainment	
f.	Public park or recreational facility
(7) Office/Financial/Medical	
a.	Office; professional and business, not otherwise listed
d.	Bank, savings and loans 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 salon
g.	School; junior and senior high (see also section 9-4-103)
h.	School; elementary (see also section 9-4-103)
i.	School; nursery and kindergarten (see also section 9-4-103)
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
(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	
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	
O (OFFICE) - SPECIAL USES	
(1) General - None	
(2) Residential	
i.	Residential quarters for resident manager, supervisor or caretaker; excluding mobile home
(3) Home Occupations - None	
(4) Governmental	
a.	Public utility building or use
(5) Agricultural/Mining - None	

(6) Recreational/Entertainment - None	
(7) Office/Financial/Medical - None	
(8) Services	
a.	Child day care facilities
b.	Adult day care facilities
j.	College and other institutions of higher learning
l.	Convention center; private
bb.	Civic organizations
cc.	Trade or business organizations
(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	



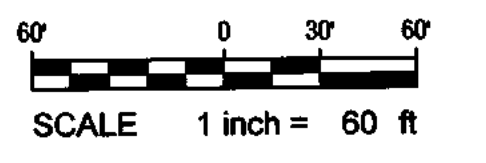
Vicinity Map
NOT TO SCALE

SITE DATA:

- ACREAGE IN TOTAL TRACT: 28.498 AC.±
- NUMBER OF LOTS CREATED: 3
- LINEAL FEET IN STREETS: 587 L.F.
- ACREAGE IN PARKS, RECREATION AREAS, COMMON AREAS AND THE LIKE: NONE
- ZONING CLASSIFICATION: R6-A

GENERAL NOTES:

1. CONSTRUCTION PLAN APPROVAL FROM GREENVILLE UTILITIES COMMISSION AND THE CITY OF GREENVILLE SHALL BE OBTAINED PRIOR TO CONSTRUCTION OF ANY STREET, WATER, AND/OR SANITARY SEWER AND STORM DRAINAGE SYSTEMS.
2. ALL REQUIRED IMPROVEMENTS SHALL CONFORM TO THE CITY OF GREENVILLE MANUAL OF STANDARD DESIGNS AND DETAILS AND THE MANUAL FOR THE DESIGN AND CONSTRUCTION OF WATER AND WASTEWATER SYSTEMS EXTENSIONS OF GREENVILLE UTILITIES COMMISSION.
3. ALL LOTS SHALL EQUAL OR EXCEED THE MINIMUM DEVELOPMENT STANDARDS OF THE CITY OF GREENVILLE ZONING ORDINANCE.
4. ELECTRIC AND TELEPHONE UTILITIES SHALL BE INSTALLED UNDERGROUND.
5. DEPRESS CURBS FOR HANDICAP RAMPS AT STREET INTERSECTIONS THAT HAVE SIDEWALKS EROSION CONTROL PLAN APPROVAL REQUIRED PRIOR TO CONSTRUCTION.
6. ANNEXATION REQUIRED PRIOR TO RECORDATION OF FINAL PLATS INCLUDING AREAS NOT WITHIN THE CITY LIMITS.
7. WATER AND SEWER SERVICE IS PROVIDED BY GREENVILLE UTILITIES COMMISSION.
8. ELECTRIC SUPPLIED BY GREENVILLE UTILITIES COMMISSION.
9. STREET LIGHTS TO BE INSTALLED BY GREENVILLE UTILITIES COMMISSION TO MATCH EXISTING LIGHT SPACING.
10. STORMWATER DETENTION FOR THIS PROPERTY IS PROVIDED BY THE EXISTING REGIONAL STORMWATER FACILITY.
11. HYDRAULIC ANALYSIS REQUIRED.
12. SANITARY SEWER MAIN AND OUTFALL ACREAGE FEES ARE DUE.
13. NO SEWER SERVICE SHALL BE PROVIDED FOR LOTS WITHIN THIS PROJECT UNTIL ALL MAINS AND SERVICES HAVE BEEN INSTALLED AND ACCEPTED FOR MAINTENANCE BY G.U.C.
14. ALL DITCHES WITHIN PROJECT LIMITS, WITH NO ASSOCIATED FLOODWAY, SHALL BE PIPED IF 48" OR LESS DIAMETER PIPE IS REQUIRED.
15. STORM DRAIN PIPE SIZES ARE APPROXIMATE. FINAL SIZING, GRADES, ETC. SHALL BE SUBMITTED WITH CONSTRUCTION PLANS.
16. WETLANDS ARE A VALUABLE NATURAL RESOURCE WHICH PROVIDE IMPORTANT ECOLOGICAL FUNCTIONS. WETLANDS ARE REGULATED BY THE FEDERAL GOVERNMENT UNDER SECTION 404 OF THE CLEAN WATER ACT. THIS PROPERTY HAS BEEN EVALUATED FOR AREAS THAT MAY EXHIBIT THE INDICATORS OF THE THREE MAJOR CHARACTERISTICS OF WETLANDS: HYDROPHYTIC VEGETATION, HYDRIC SOILS, AND WETLAND HYDROLOGY. NO INDICATORS SUPPORTING WETLANDS WERE FOUND ON THIS PROPERTY.
17. ALL DRIVEWAYS SERVING INDIVIDUAL LOTS WILL BE REQUIRED TO HAVE A CITY OF GREENVILLE DRIVEWAY PERMIT. CURB AND GUTTER SHALL BE REMOVED AND POURED BACK AT THE PROPOSED DRIVEWAY. BREAKING THE HEAD OFF OF THE BACK OF CURB WILL NOT BE ACCEPTABLE.



SHEET 1 OF 1 PARCEL # 74010 & 74011

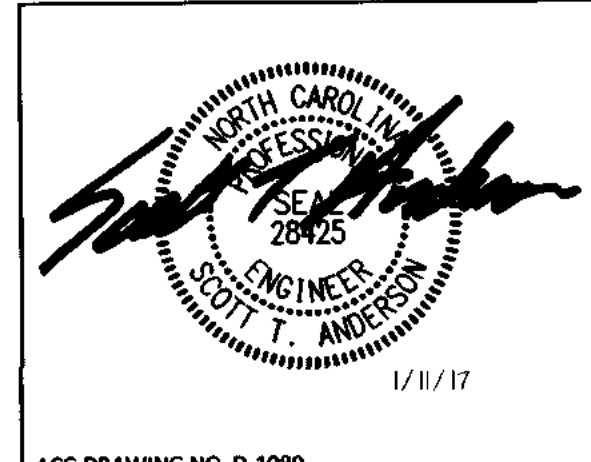
PRELIMINARY PLAT
WESTHAVEN SOUTH
SECTION 5
City of Greenville, Winterville Township, Pitt County NC

OWNER(S): HAPPY TRAIL FARMS LLC
ADDRESS: PO BOX 1863, GREENVILLE, NC 27835
PHONE: (252) 758-4309

SURVEYED BY OTHERS: BY OTHERS APPROVED: BCF
DRAWN: EW DATE: 01-11-2017
CHECKED: STA SCALE: 1" = 60'

APPROVAL
THIS PRELIMINARY PLAT, # 16-07 AND THE STREET NAME(S) HEREON WERE APPROVED BY THE GREENVILLE PLANNING AND ZONING COMMISSION AT A MEETING HELD THE 7th DAY OF January 2016, 2017

SIGNED: [Signature] CHAIRMAN
SIGNED: [Signature] CITY PLANNER



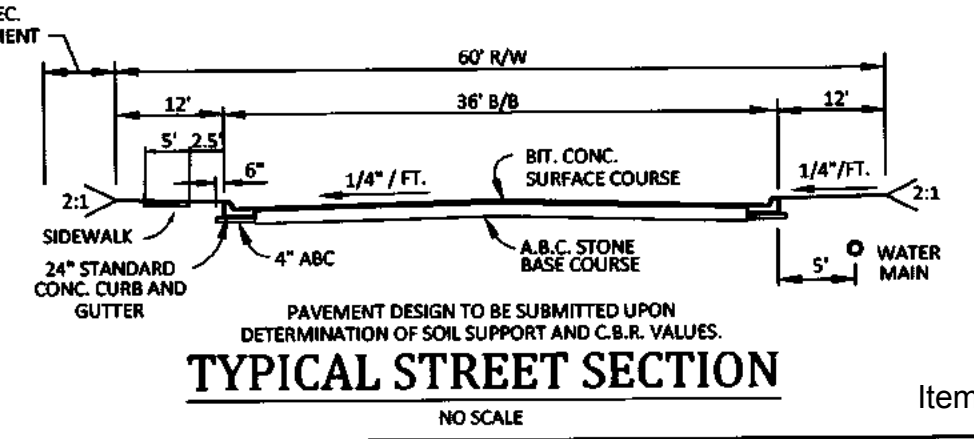
SURVEY NOTES:

1. BOUNDARY AND TOPOGRAPHICAL SURVEY INFORMATION SHOWN HEREON WAS TAKEN FROM A SURVEY PERFORMED BY GARY S. MILLER AND ASSOCIATES, PA ENTITLED BOUNDARY AND TOPOGRAPHICAL SURVEY FOR TART DEVELOPMENT GROUP - TRACTS 4 & 5 LANGSTON FARMS, LLC DATED OCTOBER 7, 2016.
2. ELEVATIONS SHOWN ARE NAVD 83 DATUM FROM NCGS MONUMENT "MALL".
3. THIS PROPERTY IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA, COMMUNITY PANEL # 3720467600K, EFFECTIVE DATE: 07-07-2014, ZONE X.
4. REFERENCES:
DEED BK. 3233, PG. 618-620
DEED BK. 3233, PG. 621-623
MAP BK. 65, PG. 154
PARCEL # 74010 & 74011

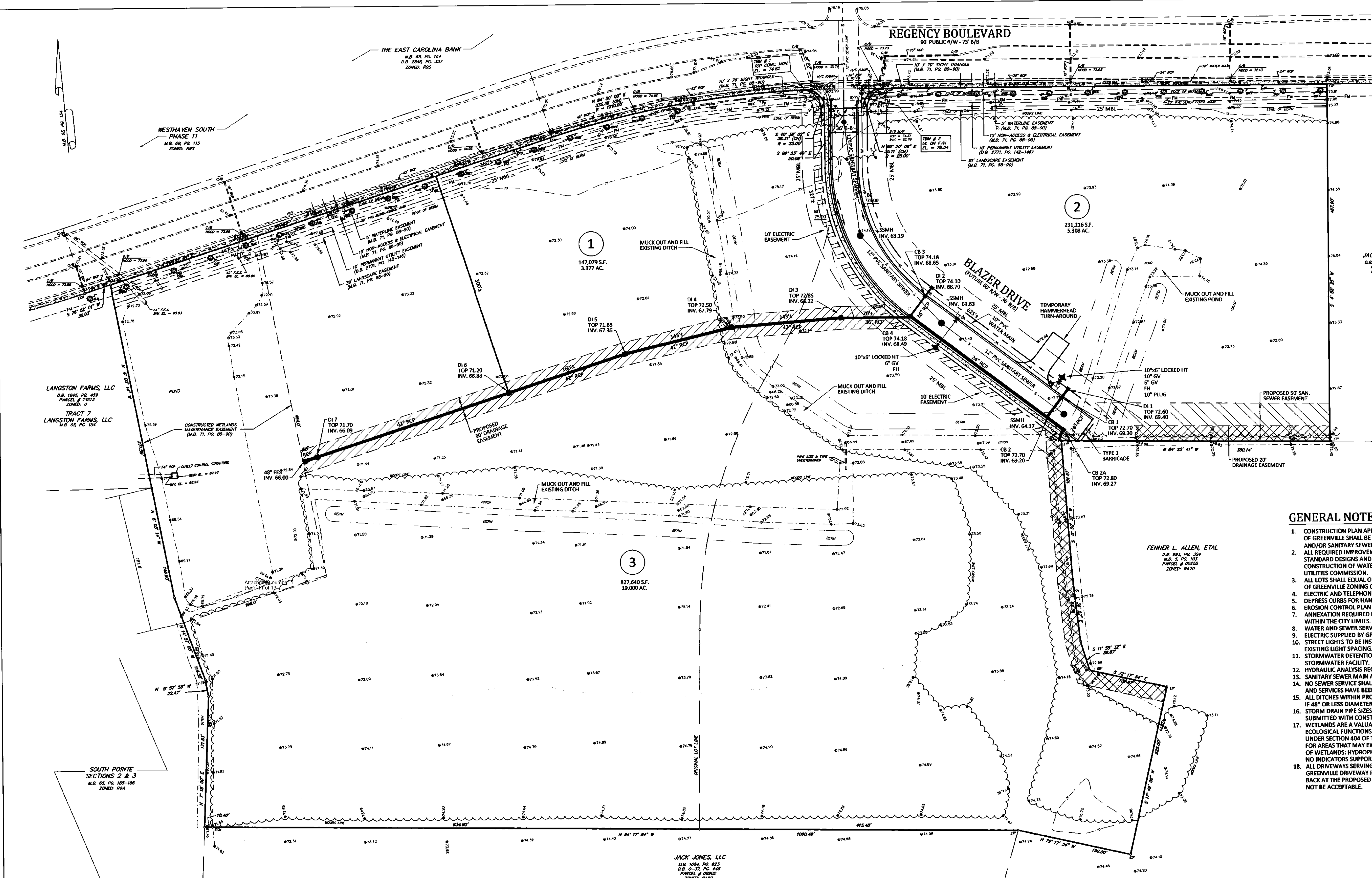
- LEGEND:**
- EIP - EXISTING IRON PIPE
 - IPS - IRON PIPE SET
 - R/W - RIGHT OF WAY
 - B/B - BACK OF CURB TO BACK OF CURB
 - L/P - LIGHT POLE
 - C/B - CATCH BASIN
 - M/H - MANHOLE
 - S/S - SANITARY SEWER
 - R - RADIUS
 - RCP - REINFORCED CONCRETE PIPE
 - SWMP - SEWER LINE WITNESS POST
 - FOMP - FIBER OPTIC WITNESS POST
 - EPB - ELECTRIC PULL BOX
 - E/T - ELECTRIC TRANSFORMER
 - T/P - TELEPHONE PEDESTAL
 - F/M - FIRE METER
 - W/V - WATER VALVE
 - H/C - HANDICAP
 - FM - SEWER FORCE MAIN
 - ECM - EXISTING CONCRETE MONUMENT
 - FES - FLAG END SECTION
 - 07214 - EXISTING SPOT ELEVATION
 - 70 - EXISTING CONTOUR LINE
 - TBM - TEMPORARY BENCHMARK



TYPICAL INTERSECTION
NO SCALE



TYPICAL STREET SECTION
NO SCALE



Item # 1

D:\Projects\New Projects\Development Group\16025 - Regency Blvd Multi-Family\16 - Drawings\03 - Final Drawings\16-07 - Preliminary Plat - Regency - Urban Zoning, Preliminary Plat - Scale: 1/8" = 100' - 01/11/2017 - 13.dwg

04/30/07

BUFFERYARD SETBACK AND VEGETATION SCREENING CHART

For Illustrative Purposes Only

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

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

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

Street trees may count toward the minimum acreage.

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

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

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

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

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

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

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

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

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

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

RESIDENTIAL DENSITY CHART			
Density Level	Future Land Use and Character Type	Applicable Zoning District(s)	Units per Acre***
High	Uptown Edge (UE)	CDF	17 units per acre
	Mixed Use, High Intensity (MUHI)	OR	17 units per acre
		R6	17 units per acre
	Residential, High Density (HDR)	R6	17 units per acre
		R6MH	17 units per acre
Medical-Transition (MT)	MR	17 units per acre	
High to Medium	Mixed Use (MU)	OR	17 units per acre
		R6	17 units per acre
		R6A	9 units per acre
	Uptown Neighborhood (UN)	R6S	7 units per acre
	Traditional Neighborhood, Medium-High Density (TNMH)	R6	17 units per acre
		R6A	9 units per acre
		R6S	7 units per acre
Medium to Low	Traditional Neighborhood, Low-Medium Density (TNLM)	R9	6 units per acre
		R9S	5 units per acre
		R15S	3 units per acre
	Residential, Low-Medium Density (LMHR)	R9S	5 units per acre
		R15S	3 units per acre
		RA20	4 units per acre
		MRS	4 units per acre

*** Maximim allowable density in the respective zoning district.



City of Greenville, North Carolina

Meeting Date: 6/20/2017
Time: 6:30 PM

Title of Item: Ordinance requested by POHL, LLC to rezone 1.209 acres located at the northeastern corner of the intersection of East 10th Street and Port Terminal Road from CN (Neighborhood Commercial) to CG (General Commercial).

Explanation: **Abstract:** The City has received a request from POHL, LLC to rezone 1.209 acres located at the northeastern corner of the intersection of East 10th Street and Port Terminal Road from CN (Neighborhood Commercial) to CG (General Commercial).

Required Notices:

Planning and Zoning meeting notice (property owner and adjoining property owner letter) mailed on June 6, 2017.

On-site sign(s) posted on June 6, 2017.

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 (C) at the northeastern corner of the intersection of East 10th Street and Port Terminal Road transitioning to traditional neighborhood, low-medium density (TNLM) to the north and east and traditional neighborhood, medium-high density (TNMH) along the northern right-of-way of East 10th Street.

Commercial:

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)
- Locate 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 community activity center at the intersection of East 10th Street and Port Terminal Road. These centers are intended to provide 50,000-250,000 square feet of commercial space serving an area approximately 3 miles.

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

Under the current and proposed zoning, there is a negligible difference in the size of the potential development and uses. Therefore, a traffic report was not generated.

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

History/Background:

The subject property contain two separate parcels. These parcels were rezoned to CN (Neighborhood Commercial) in 1980 and 1988. A portion of the subject property was the former location of Cliff's Seafood.

Present Land Use:

Vacant

Water/Sewer:

Water and sanitary sewer are available to the property.

Historic Sites:

There are no known effects on designated sites.

Environmental Conditions/Constraints:

There are no known environmental conditions/constraints.

Surrounding Land Uses and Zoning:

North: RA20 - One (1) single-family residence

South: CG - Vacant (under common ownership of the applicant)

East: RA20 - Vacant

West: RA20 - One (1) single-family residence; CH - Lowe's Home Improvement Shopping Center

Density Estimates:

Under the current and proposed zoning, there is a negligible difference in the size of potential development and list of uses.

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, although the proposed amendment is consistent with the comprehensive plan, there is a more appropriate zoning classification, and to adopt the staff report which addresses plan consistency."

Note: In addition to the other criteria, the Planning and Zoning Commission and City Council shall consider the entire range of permitted and special uses for the

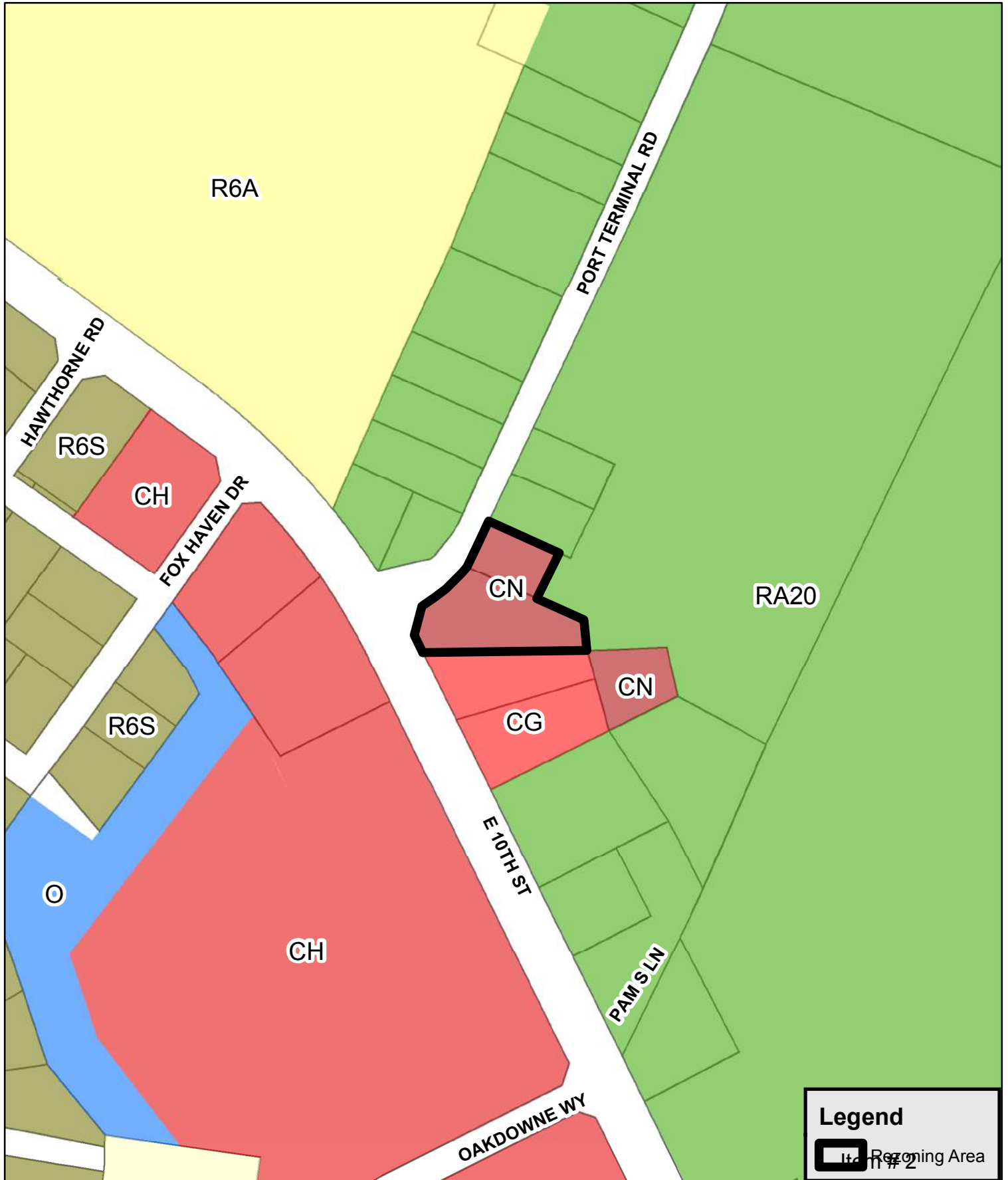
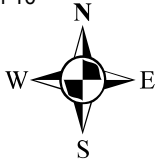
existing and proposed zoning districts as listed under Title 9, Chapter 4, Article D of the Greenville City Code.

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


Attachments / click to download

 [Attachments](#)

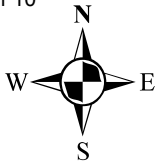
POHL, LLC (17-09)
CN to CG
1.209 acres
June 1, 2017




Legend

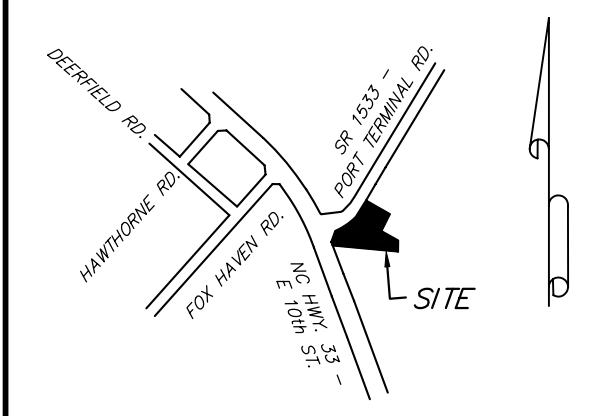
 Zoning Area

POHL, LLC (17-09)
CN to CG
1.209 acres
June 1, 2017

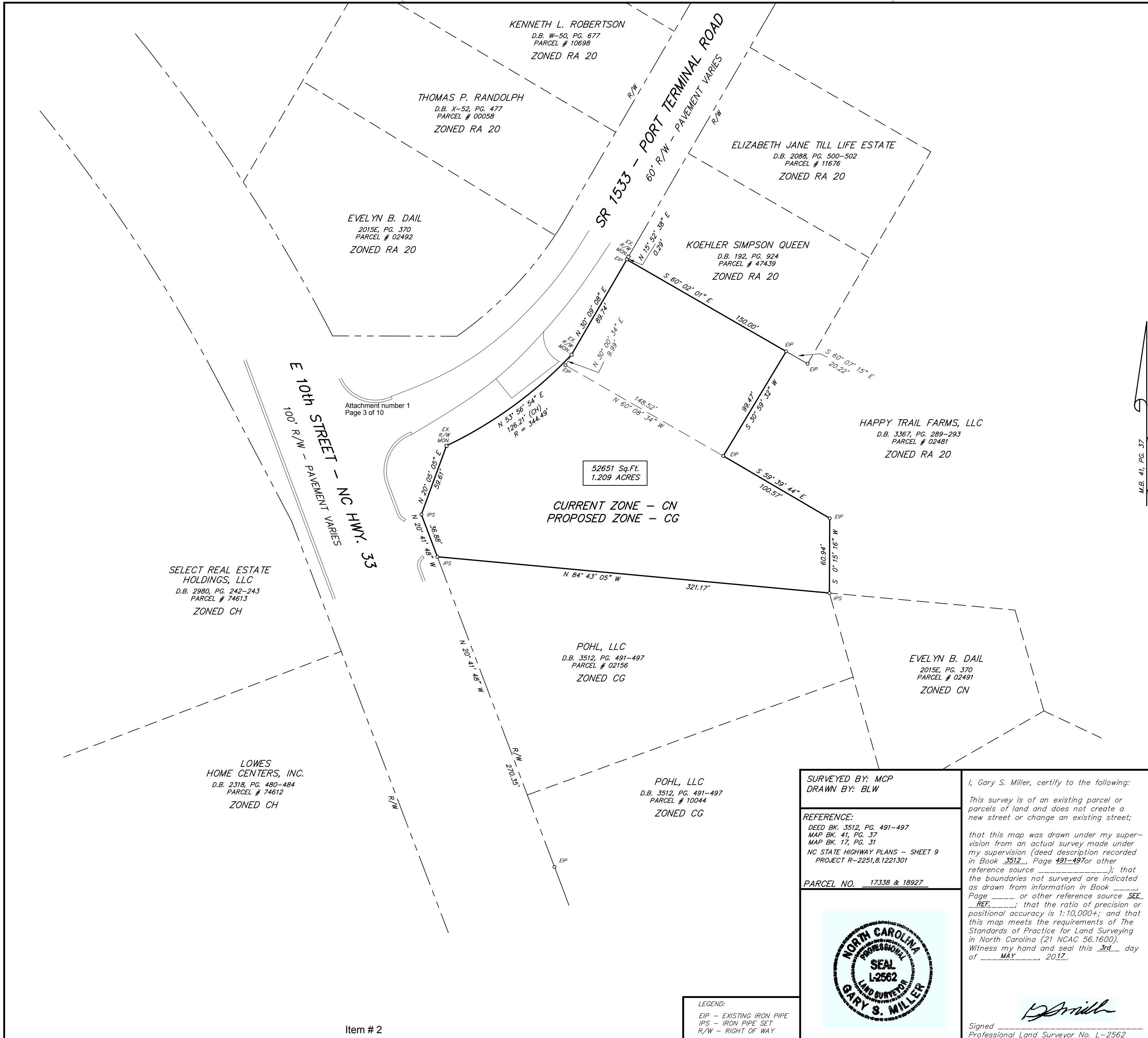
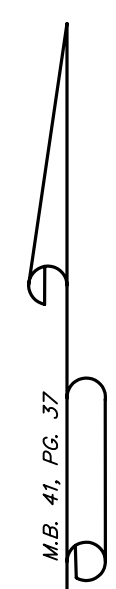


Legend

 Zoning Area
Item # 2



VICINITY MAP 1" = 1,000'



SELECT REAL ESTATE HOLDINGS, LLC
D.B. 2980, PG. 242-243
PARCEL # 74613
ZONED CH

LOWES HOME CENTERS, INC.
D.B. 2318, PG. 480-484
PARCEL # 74612
ZONED CH

EVELYN B. DAIL
2015E, PG. 370
PARCEL # 02492
ZONED RA 20

THOMAS P. RANDOLPH
D.B. X-52, PG. 477
PARCEL # 00058
ZONED RA 20

KENNETH L. ROBERTSON
D.B. W-50, PG. 677
PARCEL # 10698
ZONED RA 20

ELIZABETH JANE TILL LIFE ESTATE
D.B. 2088, PG. 500-502
PARCEL # 11676
ZONED RA 20

KOEHLER SIMPSON QUEEN
D.B. 192, PG. 924
PARCEL # 47439
ZONED RA 20

HAPPY TRAIL FARMS, LLC
D.B. 3367, PG. 289-293
PARCEL # 02481
ZONED RA 20

52651 Sq.Ft.
1.209 ACRES
CURRENT ZONE - CN
PROPOSED ZONE - CG

POHL, LLC
D.B. 3512, PG. 491-497
PARCEL # 02156
ZONED CG

EVELYN B. DAIL
2015E, PG. 370
PARCEL # 02491
ZONED CN

POHL, LLC
D.B. 3512, PG. 491-497
PARCEL # 10044
ZONED CG

SURVEYED BY: MCP
DRAWN BY: BLW

REFERENCE:
DEED BK. 3512, PG. 491-497
MAP BK. 41, PG. 37
MAP BK. 17, PG. 31
NC STATE HIGHWAY PLANS - SHEET 9
PROJECT R-2251, 8.1221301

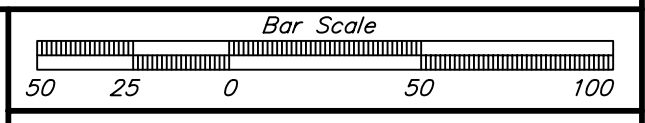
PARCEL NO. 17338 & 18927



LEGEND:
EIP - EXISTING IRON PIPE
IPS - IRON PIPE SET
R/W - RIGHT OF WAY

I, Gary S. Miller, certify to the following:
This survey is of an existing parcel or parcels of land and does not create a new street or change an existing street;
that this map was drawn under my supervision from an actual survey made under my supervision (deed description recorded in Book 3512, Page 491-497 or other reference source _____); that the boundaries not surveyed are indicated as drawn from information in Book _____ Page _____ or other reference source SEE REF. _____; that the ratio of precision or positional accuracy is 1:10,000+; and that this map meets the requirements of The Standards of Practice for Land Surveying in North Carolina (21 NCAC 56.1600).
Witness my hand and seal this 3rd day of MAY 2017.

Professional Land Surveyor No. L-2562



SURVEY FOR REZONING MAP FOR POHL, LLC

GREENVILLE, GREENVILLE TWP.
PITT CO., N.C.
SCALE: 1" = 50'
MAY 3, 2017

WO 17057 FB 373

GARY S. MILLER & ASSOCIATES, P.A. LAND SURVEYORS
1803 South Charles Blvd. Phone (252)756-7878
Greenville, N.C. 27858 Fax (252)756-0785
License # C-0225

EXISTING ZONING	
CN (NEIGHBORHOOD COMMERCIAL) - PERMITTED USES	
(1) General	
a.	Accesory use or building
b.	Internal service facilities
c.	On-premise signs per Article N
f.	Retail sales; incidental
(2) Residential - None	
(3) Home Occupations - None	
(4) Governmental	
b.	City of Greenville municipal government building or use (see also section 9-4-103)
(5) Agricultural/Mining	
a.	Farming; agricultural, horticulture, forestry (see also section 9-4-103)
(6) Recreational/Entertainment	
f.	Public park or recreational facility
s.	Athletic club; indoor only
(7) Office/Financial/Medical	
a.	Office; professional and business, not otherwise listed
d.	Bank, savings and loans or other savings or investment institutions
e.	Medical, dental, ophthalmology or similar clinic, not otherwise listed
(8) Services	
e.	Barber or beauty salon
f.	Manicure, pedicure or facial salon
o.	Church or place of worship (see also section 9-4-103)
u.	Art studio including art and supply sales
x.	Dance studio
hh.	Exercise and weight loss studio; indoor only
kk.	Launderette; household users
ll.	Dry cleaners; household users
(9) Repair - None	
(10) Retail Trade	
d.	Pharmacy
e.	Convenience store (see also gasoline sales)
h.	Restaurant; conventional
(11) Wholesale/Rental/Vehicle-Mobile Home Trade - None	
(12) Construction	
c.	Construction office; temporary, including modular office (see also section 9-4-103)
(13) Transportation - None	
(14) Manufacturing/Warehousing - None	
(15) Other Activities (not otherwise listed - all categories) - None	
CN (NEIGHBORHOOD COMMERCIAL) - SPECIAL USES	
(1) General - None	
(2) Residential - None	
(3) Home Occupations - None	
(4) Governmental	
a.	Public utility building or use

(5) Agricultural/Mining- None	
(6) Recreational/Entertainment	
m(1).	Dining and entertainment establishment (see also section 9-4-103)
t.	Athletic club; indoor and outdoor facilities
(7) Office/Financial/Medical - None	
(8) Services	
a.	Child day care facilities
b.	Adult day care facilities
aa.	Catering service including food preparation (see also restaurant; conventional and fast food)
(9) Repair	
b.	Minor repair; as an accessory or principal use
(10) Retail Trade	
b.	Gasoline or automotive fuel sales; accessory or principal use, retail
c.	Wine shop; including on-premise consumption (see also section 9-4-103)
i.	Restaurant; fast food
j.	Restaurant and/or dining and entertainment establishment; regulated outdoor activities
u.	Pet shop (see also animal boarding; outside facility)
(11) Wholesale/Rental/Vehicle-Mobile Home Trade - None	
(12) Construction - None	
(13) Transportation - None	
(14) Manufacturing/Warehousing - None	
(15) Other Activities (not otherwise listed - all categories) - None	
PROPOSED ZONING	
CG (GENERAL COMMERCIAL) - PERMITTED USES	
(1) General	
a.	Accessory use or building
b.	Internal service facilities
c.	On-premise signs per Article N
e.	Temporary uses; of listed district uses
f.	Retail sales; incidental
g.	Incidental assembly of products sold at retail or wholesale as an accessory to principal uses
(2) Residential - None	
(3) Home Occupations - None	
(4) Governmental	
b.	City of Greenville municipal government building or use (see also section 9-4-103)
c.	County or state government building or use not otherwise listed; excluding outside storage and major or minor repair
d.	Federal government building or use
g.	Liquor store, state ABC
(5) Agricultural/Mining	
a.	Farming; agricultural, horticulture, forestry (see also section 9-4-103)
l.	Beekeeping; minor use (see also section 9-4-103)
(6) Recreational/Entertainment	

f.	Public park or recreational facility
h.	Commercial recreation; indoor only, not otherwise listed
j.	Bowling alley
m(1).	Dining and entertainment establishment (see also section 9-4-103)
n.	Theater; movie or drama, indoor only
q.	Circus, carnival, or fair, temporary only (see also section 9-4-103)
s.	Athletic club; indoor only
(7) Office/Financial/Medical	
a.	Office; professional and business, not otherwise listed
b.	Operation/processing center
d.	Bank, savings and loans or other savings or investment institutions
e.	Medical, dental, ophthalmology or similar clinic, not otherwise listed
g.	Catalogue processing center
(8) Services	
c.	Funeral home
e.	Barber or beauty salon
f.	Manicure, pedicure or facial salon
k.	Business or trade school
o.	Church or place of worship (see also section 9-4-103)
q.	Museum
r.	Art gallery
s.	Hotel, motel bed and breakfast inn; limited stay lodging (see also residential quarters for resident manager, supervisor or caretaker and section 9-4-103)
u.	Art studio including art and supply sales
v.	Photography studio including photo and supply sales
y(1)	TV and/or radio broadcast facilities, including receiving and transmission equipment and towers not exceeding 200 feet in height or cellular telephone and wireless communication towers not exceeding 200 feet in height (see also section 9-4-103)
z.	Printing or publishing service including graphic art, maps, newspapers, magazines and books
aa.	Catering service including food preparation (see also restaurant; conventional and fast food)
hh.	Exercise and weight loss studio; indoor only
kk.	Launderette; household users
ll.	Dry cleaners; household users
oo.	Clothes alteration or shoe repair shop
pp.	Automobile wash
(9) Repair	
g.	Jewelry, watch, eyewear or other personal item repair
(10) Retail Trade	
a.	Miscellaneous retail sales; non-durable goods, not otherwise listed
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 (see also section 9-4-103)

k.	Medical supply sales and rental of medically-related products including uniforms and related accessories
l.	Electronic; stereo, radio, computer, TV and the like, sales and accessory repair
m.	Appliance; household use, sales and accessory repair, excluding outside storage
p.	Furniture and home furnishing sales not otherwise listed
q.	Floor covering, carpet and wall covering sales
r.	Antique sales, excluding vehicles
s.	Book or card store, news stand
t.	Hobby or craft shop
u.	Pet shop (see also animal boarding; outside facility)
v.	Video or music store; records, tape, CD and the like 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 service
ee.	Christmas tree sales lot; temporary only (see also section 9-4-103)
(11) Wholesale/Rental/Vehicle-Mobile Home Trade	
b.	Rental of home furniture, appliances or electronics and medically-related products (see also division (10k.))
c.	Rental of clothes and accessories; formal wear, and the like
(12) Construction	
c.	Construction office; temporary, including modular office (see also section 9-4-103)
e.	Building supply; lumber and materials sales, plumbing and/or electrical supply excluding outdoor sales
f.	Hardware store
(13) Transportation	
c.	Taxi or limousine service
h.	Parking lot or structure; principal use
(14) Manufacturing/Warehousing - None	
(15) Other Activities (not otherwise listed - all categories) - None	
CG (GENERAL COMMERCIAL) - SPECIAL USES	
(1) General - None	
(2) Residential	
i.	Residential quarters for resident manager, supervisor or caretaker; excluding mobile home
(3) Home Occupations - None	
(4) Governmental	
a.	Public utility building or use
(5) Agricultural/Mining - None	
(6) Recreational/Entertainment	
d.	Game center
l.	Billiard parlor or pool hall
m.	Public or private club
t.	Athletic club; indoor and outdoor facilities
u.	Internet sweepstakes business (see also section 9-4-103)

(7) Office/Financial/Medical	
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)
(8) Services	
a.	Child day care facilities
b.	Adult day care facilities
l.	Convention center; private
(9) Repair	
a.	Major repair; as an accessory or principal use
b.	Minor repair; as an accessory or principal use
(10) Retail Trade	
b.	Gasoline or automotive fuel sales; accessory or principal use, retail
c.	Wine shop; including on-premise consumption (see also section 9-4-103)
j.	Restaurant and/or dining and entertainment establishment; regulated outdoor activities
n.	Appliance; commercial use, sales and accessory repair; excluding outside storage
ff.	Tobacco shop (Class 1) (see also section 9-4-103)
gg.	Tobacco shop (Class 2) (see also section 9-4-103)
hh.	Hookah café (see also section 9-4-103)
(11) Wholesale/Rental/Vehicle-Mobile Home Trade	
d.	Rental of automobiles, noncommercial trucks or trailers, recreational vehicles, motorcycles and boats
f.	Automobile, truck, recreational vehicle, motorcycle and boat sales and service (see also major and minor repair)
(12) Construction - None	
(13) Transportation - None	
(14) Manufacturing/Warehousing	
k.	Mini-storage warehouse; household excluding outside storage
(15) Other Activities (not otherwise listed - all categories)	
a.	Other activities; personal services not otherwise listed
b.	Other activities; professional services not otherwise listed
c.	Other activities; commercial services not otherwise listed
d.	Other activities; retail sales not otherwise listed

04/30/07

BUFFERYARD SETBACK AND VEGETATION SCREENING CHART

For Illustrative Purposes Only

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

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

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

Street trees may count toward the minimum acreage.

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

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

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

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

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

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

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

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

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

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

RESIDENTIAL DENSITY CHART			
Density Level	Future Land Use and Character Type	Applicable Zoning District(s)	Units per Acre***
High	Uptown Edge (UE)	CDF	17 units per acre
	Mixed Use, High Intensity (MUHI)	OR	17 units per acre
		R6	17 units per acre
	Residential, High Density (HDR)	R6	17 units per acre
		R6MH	17 units per acre
Medical-Transition (MT)	MR	17 units per acre	
High to Medium	Mixed Use (MU)	OR	17 units per acre
		R6	17 units per acre
		R6A	9 units per acre
	Uptown Neighborhood (UN)	R6S	7 units per acre
	Traditional Neighborhood, Medium-High Density (TNMH)	R6	17 units per acre
		R6A	9 units per acre
		R6S	7 units per acre
Medium to Low	Traditional Neighborhood, Low-Medium Density (TNLM)	R9	6 units per acre
		R9S	5 units per acre
		R15S	3 units per acre
	Residential, Low-Medium Density (LMHR)	R9S	5 units per acre
		R15S	3 units per acre
		RA20	4 units per acre
		MRS	4 units per acre

*** Maximim allowable density in the respective zoning district.



City of Greenville, North Carolina

Meeting Date: 6/20/2017
Time: 6:30 PM

Title of Item: Ordinance requested by POHL, LLC to rezone 5.083 acres located 300+/- feet south of Bayswater Road and adjacent to Dudley's Grant Townhomes from CG (General Commercial) to OR (Office-Residential [High Density Multi-family]).

Explanation: **Abstract:** The City has received a request from POHL, LLC to rezone 5.083 acres located 300+/- feet south of Bayswater Road and adjacent to Dudley's Grant Townhomes from CG (General Commercial) to OR (Office-Residential [High Density Multi-family]).

Required Notices:

Planning and Zoning meeting notice (property owner and adjoining property owner letter) mailed on June 6, 2017.

On-site sign(s) posted on June 6, 2017.

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 (C) along the southern right-of-way of East Fire Tower Road between the Swamp Fork Canal and the western loop of Bayswater Road, transitioning to office/institutional to the south and residential, high density (HDR) to the west.

Commercial:

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)
- Locate 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

Office/Institutional:

These areas serve as a transition between more intense commercial areas and surrounding neighborhoods. The form of future development should take a more walkable pattern with shorter blocks, buildings near streets, shared parking, and connections to surrounding development.

Intent:

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

Primary Uses:

Office

Institutional/Civic

There is a designated neighborhood activity center in the Bayswater Road area. These centers are intended to provide 20,000 to 50,000 square feet of commercial space and serving an area within one mile.

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

Based on possible uses permitted by the requested rezoning, the proposed rezoning classification could generate 998 trips to and from the site on Fire Tower Road, which is a net increase of 532 additional trips per day.

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

History/Background:

The property was rezoned from R6MH to CG on April 14, 2016.

Present Land Use:

Vacant part of the approved preliminary plat for Fire Tower Junction.

Water/Sewer:

Water and sanitary sewer are available to the property.

Historic Sites:

There are no known effects on designated sites.

Environmental Conditions/Constraints:

There are no known environmental conditions/constraints.

Surrounding Land Uses and Zoning:

North: CG -Vacant

South: OR - Vacant (under common ownership of the applicant)

East: CG and OR -Vacant (under common ownership of the applicant)

West: R6 - Dudley's Grant Townhomes

Density Estimates:

Under the current zoning, the site could yield 60-70 multi-family units (1, 2 and 3 bedrooms).

Under the proposed zoning, the site could yield 43,560 square feet of commercial space.

The anticipated build-out is 1-2 years.

Fiscal Note:

No cost to the city.

Recommendation:

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

"In general compliance with the comprehensive plan" should be construed as meaning the requested zoning is recognized as being in a transition area and that

the requested zoning (i) is currently contiguous, or is reasonably anticipated to be contiguous in the future, to specifically recommended and desirable zoning of like type, character or compatibility, (ii) is complementary with objectives specifically recommended in the Horizons Plan (or addendum to the plan), (iii) is not anticipated to create or have an unacceptable impact on adjacent area properties or travel ways, and (iv) preserves the desired urban form. It is recognized that in the absence of more detailed plans, subjective decisions must be made concerning the scale, dimension, configuration, and location of the requested zoning in the particular case. Staff is not recommending approval of the requested zoning; however, staff does not have any specific objection to the requested zoning.

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, although the proposed amendment is consistent with the comprehensive plan, there is a more appropriate zoning classification, and to adopt the staff report which addresses plan consistency."

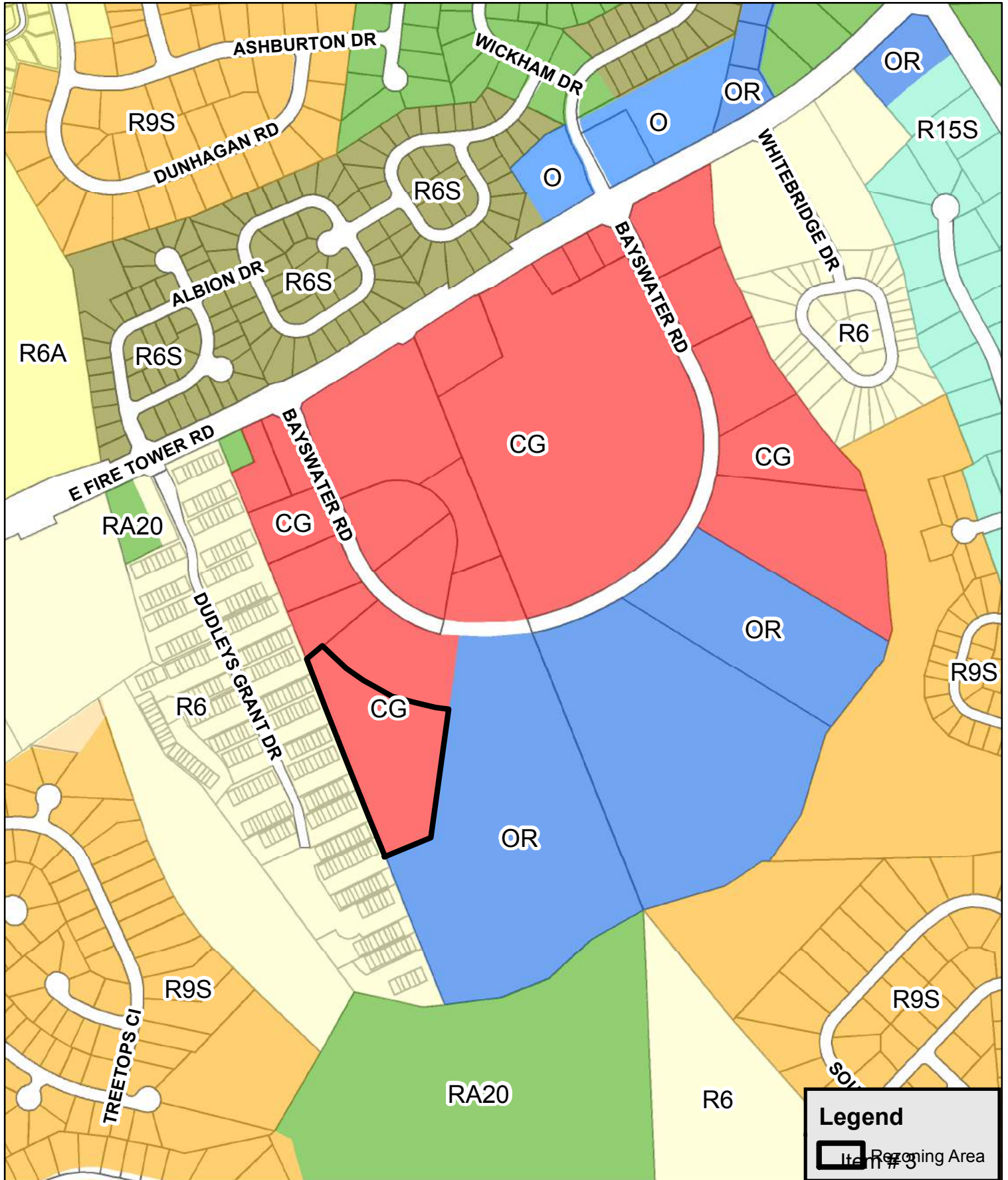
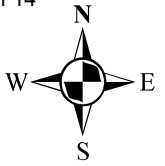
Note: In addition to the other criteria, the Planning and Zoning Commission and City Council shall consider the entire range of permitted and special uses for the existing and proposed zoning districts as listed under Title 9, Chapter 4, Article D of the Greenville City Code.

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


Attachments / click to download

 [Attachments](#)

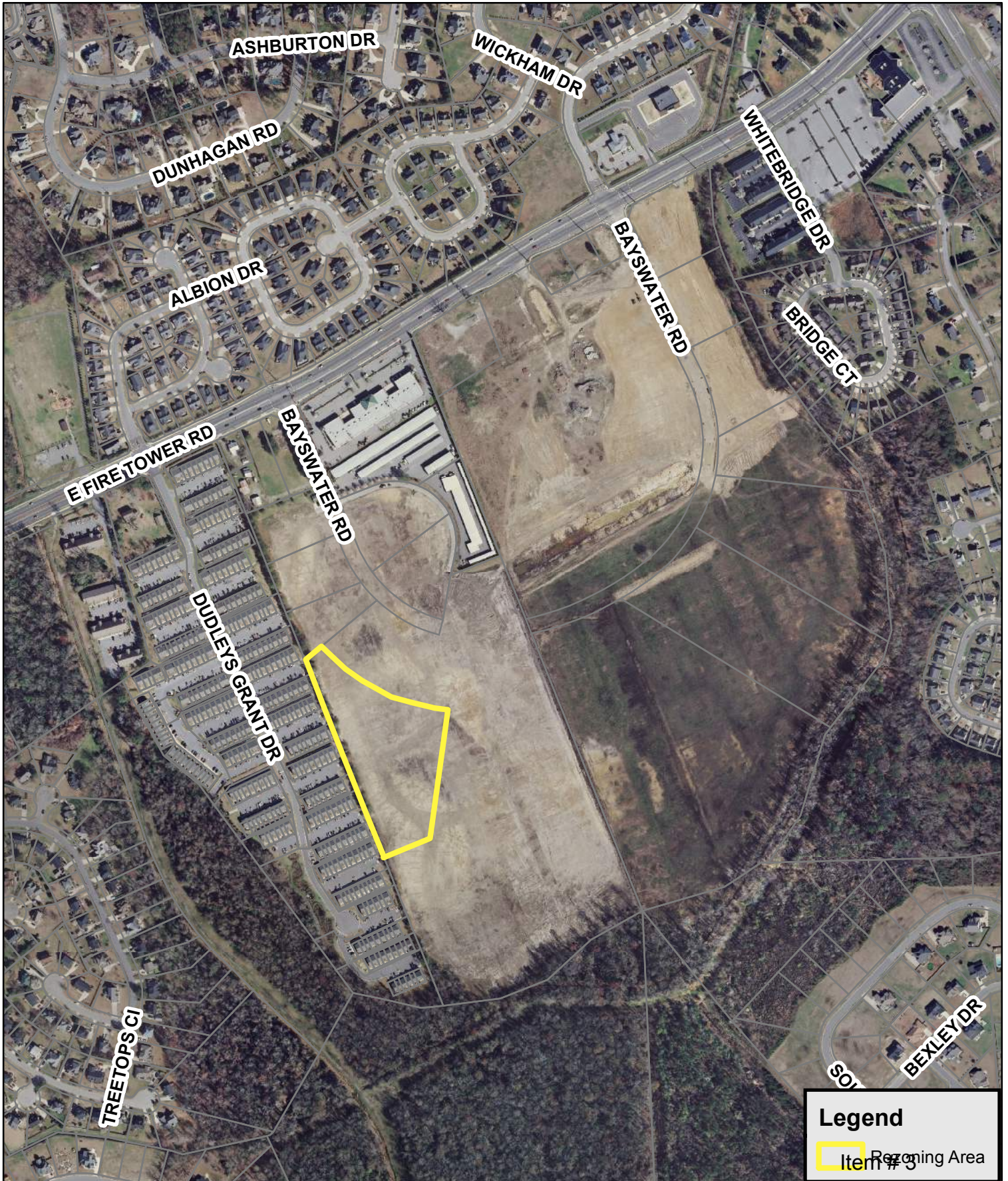
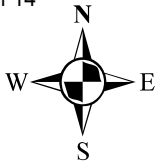
POHL, LLC (17-10)
CG to OR
5.083 acres
May 30, 2017



Legend

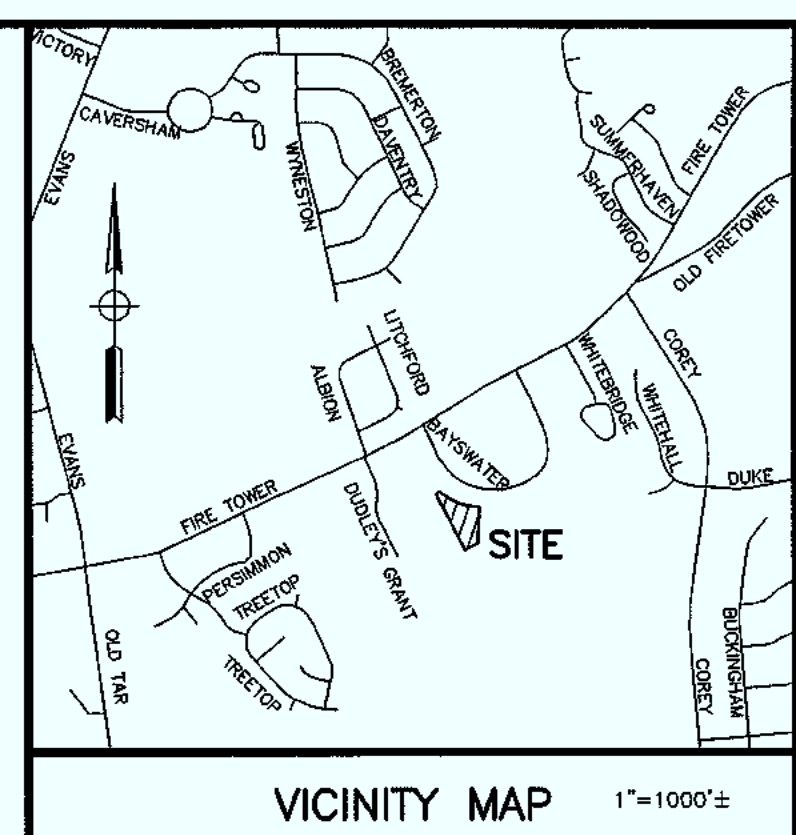
 Item # 3 Zoning Area

POHL, LLC (17-10)
CG to OR
5.083 acres
May 30, 2017



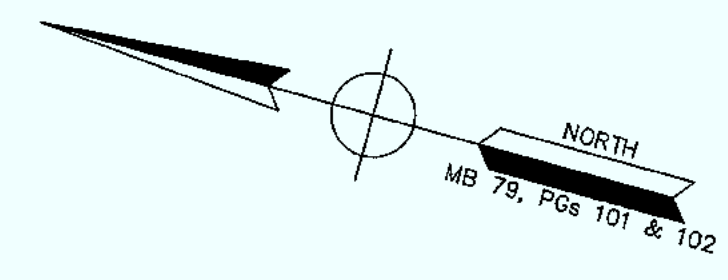
LEGEND

- 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



PROPERTY OWNERS ADDRESSES WITHIN 100 FEET OF PROPERTY

- | | | |
|--|--|---|
| (H-1) PATTIE J. BLIZZARD
3994 HIGHWAY 258 SOUTH
KINSTON, NC 28504 | (L-1) BARBARA H. GUTHRIE
4235 DUDLEY'S GRANT DRIVE, UNIT A
WINTERVILLE, NC 28590 | (CC1) JAMES D. OCTIGAN, II
4251 DUDLEY'S GRANT DRIVE, UNIT A
WINTERVILLE, NC 28590 |
| (I-7) APRIL COWARD
4205 DUDLEY'S GRANT DRIVE, UNIT G
WINTERVILLE, NC 28590 | (L-2) MOHAMMED H. ALAI TAFTI
2907 CALL LILLY LANE
DIX HILLS, NY 11746 | (CC2) CHARLES WESLEY HUGHES, III
WINTERVILLE, NC 28590 |
| (I-8) BRYAN WILLIAM GIBBS
440 REVOLUTION CIRCLE
CHRISTIANBURG, VA 24073 | (L-3) MOHAMMED H. ALAI TAFTI
175 NORTH HARBOR DRIVE, APT. 3803
CHICAGO, IL 60601 | (CC3) SEAN A. SMITH
4251 DUDLEY'S GRANT DRIVE, UNIT C
WINTERVILLE, NC 28590 |
| (I-9) NIKKI A. K. BLANTON
4205 DUDLEY'S GRANT DRIVE, UNIT I
WINTERVILLE, NC 28590 | (L-4) PHIL WELCH
4235 DUDLEY'S GRANT DRIVE, UNIT D
WINTERVILLE, NC 28590 | (CC4) BMAR INVESTMENTS, LLC
100 RIVERWALK DRIVE
WASHINGTON, NC 27889 |
| (I-10) CHARLES ROBERT BAKER
4205 DUDLEY'S GRANT DRIVE, UNIT J
WINTERVILLE, NC 28590 | (Z-6) ERIC DUSTIN MIZZELLE
4239 DUDLEY'S GRANT DRIVE, UNIT F
WINTERVILLE, NC 28590 | (DDH) ANDREW HARRISON and wife,
MAYERS ALDRIDGE PAIR
2007 SHEERWOOD DRIVE
GREENVILLE, NC 27856 |
| (J-1) JOSE M. QUINTANILLA
13579 PRINCEDALE DRIVE
WOODBURGE, VA 22193 | (Z-7) ALFRED J. TUCKER and wife,
JANE TUCKER
2300 B STOKES ROAD
GREENVILLE, NC 27858 | (DDI) THARANATH M. AKULA and wife,
PARIMALA T. AKULA
4255 DUDLEY'S GRANT DRIVE, UNIT I
WINTERVILLE, NC 28590 |
| (J-2) HANSBOROUGH HOLDING, LLC
487 DOLLARD TOWN ROAD
GOLDSBORO, NC 27534 | (Z-8) MICHAEL D. PREUSS and wife,
MARCELLA M. PREUSS
5412 SOUTHWIND ROAD
GREENSBORO, NC 27455 | (DDJ) SANDRA F. BELLFLOWER
4255 DUDLEY'S GRANT DRIVE, UNIT J
WINTERVILLE, NC 28590 |
| (J-3) ALAHJAMIL RAHMAN and wife,
NARMIN S. ZEIDAN
4215 DUDLEY'S GRANT DRIVE, UNIT C
WINTERVILLE, NC 28590 | (Z-9) CODY D. SMITH and wife,
CHERRY A. SMITH
4239 DUDLEY'S GRANT DRIVE, UNIT I
WINTERVILLE, NC 28590 | (DDK) ALLYSON M. HILL
924 VAN GERT DRIVE
WINTERVILLE, NC 28590 |
| (J-4) TONY P. MOORE
214 MAIN STREET
WINTERVILLE, NC 28590 | (AA1) RICHARD C. BRITT JR. and wife,
PAULA C. BRITT
2204 FOXCROFT CIRCLE
WINTERVILLE, NC 28590 | (EEA) SHERYL A. SMART
151 UNION AVENUE, APT. 2A
LYNBROOK, NY 11583 |
| (K-7) PATRICK J. CONNELLY and wife,
LINDA M. CONNELLY
1401 GENEVA NATIONAL AVENUE SOUTH
LAKE GENEVA, WI 53147 | (AA2) J. WALKER FAUCETTE and wife,
ALICE H. FAUCETTE
21 PENINSULA ACRES
BATH, NC 27808 | (EEB) CHARLES ROGERS and wife,
GILDA ROGERS
1803 DRUMMERSVILLE ROAD
SEVEN SPRINGS, NC 28578 |
| (K-8) PATRICK J. CONNELLY SR.
1401 GENEVA NATIONAL AVENUE SOUTH
LAKE GENEVA, WI 53147 | (AA3) JEFFREY T. MASSEY
3642 BRELL DRIVE
KINSTON, NC 28504 | (EEC) BMAR INVESTMENTS, LLC
100 RIVERWALK DRIVE
WASHINGTON, NC 27889 |
| (K-9) RAJASHREE RAM MOHAN
630 SMITHFIELD ROAD, APT. 714
NORTH PROVIDENCE, RI 02909 | (BB6) ERIC CHRISTOPHER APPLE
4247 DUDLEY'S GRANT DRIVE, UNIT F
WINTERVILLE, NC 28590 | (7A-1) JAVA, LLC
PO BOX 2126
GREENVILLE, NC 27836 |
| (K-10) BHANUMATI GOVANI
4225 DUDLEY'S GRANT DRIVE, UNIT J
WINTERVILLE, NC 28590 | (BB7) RODNEY BUTLER ALEXANDER
4247 DUDLEY'S GRANT DRIVE, UNIT G
WINTERVILLE, NC 28590 | POHL, LLC
PO BOX 30930
GREENVILLE, NC 27833 |
| | (BB8) KATHRYN LINDSAY PADGETT
413 VERNON WHITE ROAD
WINTERVILLE, NC 28590 | |
| | (BB9) ALYCE GIBBS MEMORIAL, LLC
OF NORTH CAROLINA
440 REVOLUTION CIRCLE
CHRISTIANBURG, VA 24073 | |



VACANT
OR
POHL, LLC
DB 2278, PG 725
MB 67, PG 122

TMLO INVESTMENTS, LLC
DB 3164, PG 321
MB 77, PG 38

VACANT
OR
POHL, LLC
DB 2278, PG 725
MB 67, PG 122

VACANT
OR
POHL, LLC
DB 2278, PG 725
MB 67, PG 122

PROPOSED ZONING
OR
CURRENT ZONING
CG

AREA TO BE REZONED: 5.083 ACRES

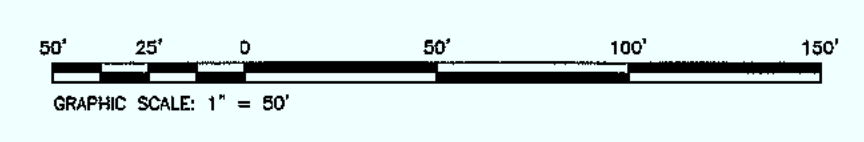
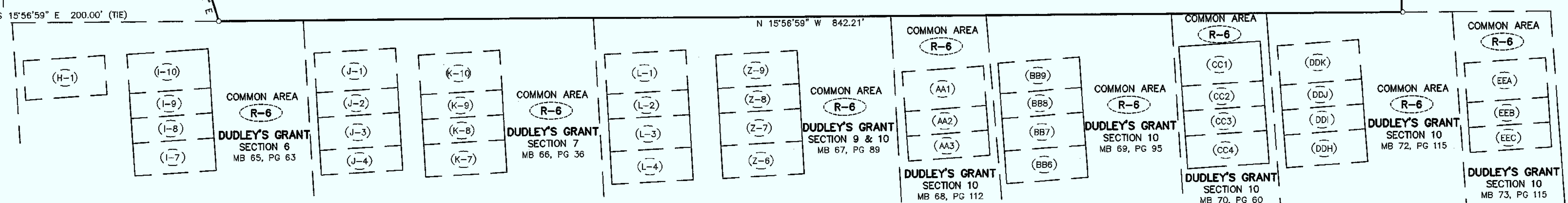
Attachment number 1
Page 3 of 14

(7A-1)
VACANT
OR
JAVA, LLC
DB 3460, PG 602
MB 60, PG 94

EXISTING 30' SANITARY SEWER EASEMENT
CENTERED OVER MAIN AS INSTALLED
MB 79, Pgs 101 & 102

EX. 15' DRAINAGE
EASEMENT
MB 79, Pgs 101 & 102

EXISTING 30' SANITARY
SEWER EASEMENT
MB 77, PG 38



SHEET 1 OF 1
REZONING MAP

POHL, LLC
REFERENCE: BEING A PORTION OF THE PROPERTY
DESCRIBED IN DEED BOOK 2278, PAGE 725
OF THE PITT COUNTY REGISTER OF DEEDS
WINTERVILLE TOWNSHIP, PITT COUNTY, NC

OWNERS: **POHL, LLC**
ADDRESS: 2582 BLUE CREEK LANE
GRIMESLAND, NC 27837-9641
PHONE: (252) 717-0663

	LICENSE# C-3486	SURVEYED: N/A	APPROVED: MWB
	ENGINEERING - LAND PLANNING - SURVEYING 1700-D EAST ARLINGTON BOULEVARD GREENVILLE, NC 27838 222.736.1390	DRAWN: MAH	DATE: 05/02/2017
CHECKED: MWB		SCALE: 1" = 50'	

CLOSURE CHECK BOUNDARY
CHECKED: MAH DATE: 04/28/17

Case No: 17-10

Applicant: POHL, LLC

Property Information

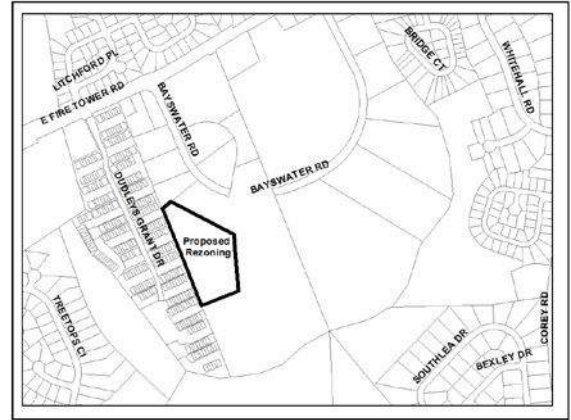
Current Zoning: CG (General Commercial)

Proposed Zoning: OR (Office-Residential [High Density Multi-Family])

Current Acreage: 5.083 gross acres

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

Points of Access: Fire Tower Road



Location Map

Transportation Background Information

1.) Fire Tower Rd- State maintained

	<u>Existing Street Section</u>	<u>Ultimate Thoroughfare Street Section</u>
Description/cross section	4-lane with raised median	no change
Right of way width (ft)	100	no change
Speed Limit (mph)	45	no change
Current ADT:	33,960 (*)	Ultimate Design ADT: 39,700 vehicles/day (**)
Design ADT:	39,700 vehicles/day (**)	
Controlled Access	No	
Thoroughfare Plan Status:	Major Thoroughfare	

Other Information: There are sidewalks along Fire Tower Rd that service this property.

- Notes:**
- (*) 2014 NCDOT count adjusted for a 2% annual growth rate
 - (**) Traffic volume based an operating Level of Service D for existing geometric conditions
 - ADT – Average Daily Traffic volume

Transportation Improvement Program Status: No planned improvements.

Trips generated by proposed use/change

Current Zoning: 466 -vehicle trips/day (*) **Proposed Zoning: 998** -vehicle trips/day (*)

Estimated Net Change: increase of 532 vehicle trips/day (assumes full-build out)

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

Impact on Existing Roads

The overall estimated trips presented above are distributed based on current traffic patterns. The estimated ADTs on Fire Tower Rd are as follows:

1.) Fire Tower Rd , West of Site (60%): “No build” ADT of 33,960

Estimated ADT with Proposed Zoning (full build) –	34,559
Estimated ADT with Current Zoning (full build) –	34,240
Net ADT change =	319 (<1% increase)

Case No: 17-10

Applicant: POHL, LLC

2.) Fire Tower Rd , East of Site (40%): "No build" ADT of 33,960

Estimated ADT with Proposed Zoning (full build) – 34,359

Estimated ADT with Current Zoning (full build) – 34,146

Net ADT change = 213 (<1% increase)

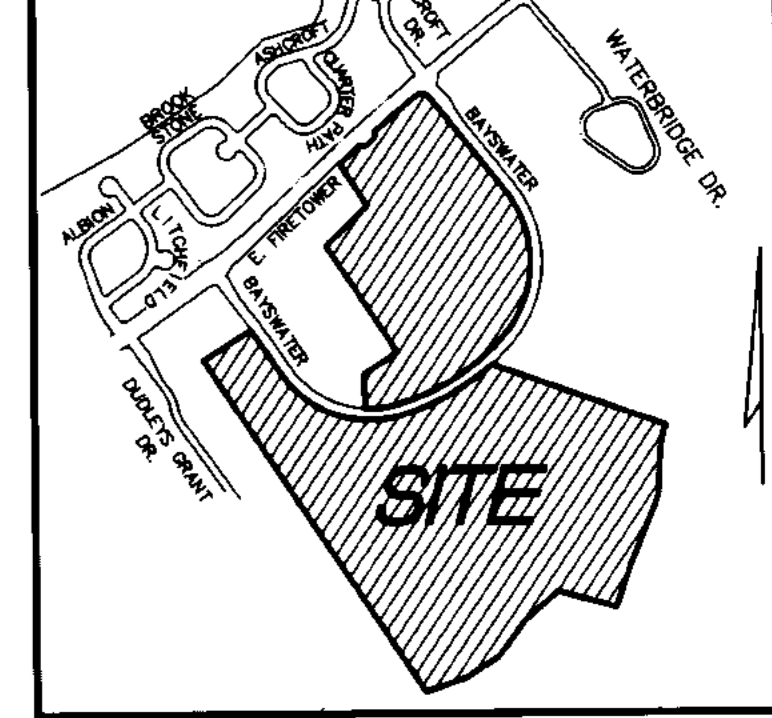
Staff Findings/Recommendations

Based on possible uses permitted by the requested rezoning, the proposed rezoning classification could generate 998 trips to and from the site on Fire Tower Rd, which is a net increase of 532 additional trips per day.

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

SITE SUMMARY

TOTAL AREA	76.79 ACRES
TOTAL NO. OF LOTS	10
L.F. OF STREETS	NONE
COMMON AREA	NONE
RECREATION AREA	NONE
TAX MAP	4686.18
PARCEL NO.	08092 & 74237



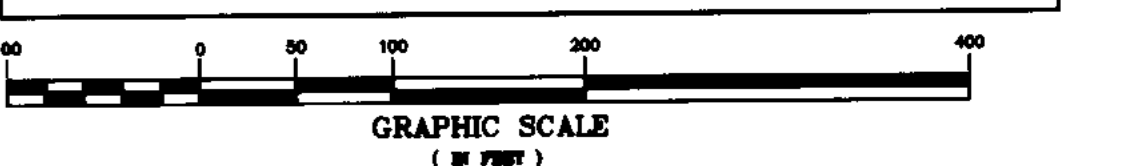
- References**
- D.B. 910, PG. 674
 - D.B. 2072, P.G. 337
 - D.B. X 21, PG. 421
 - D.B. 1941, PG. 327
 - M.B. 24, PG. 69
 - D.B. 2023, P.G. 428
 - M.B. 67, PG. 122
 - D.B. 3275, PG. 98
 - M.B. 78, PG. 58
 - D.B. 2223, PG. 428

LEGEND

PROPOSED	EXISTING

- GENERAL NOTES:**
- IT IS PROPOSED THAT UNDERGROUND ELECTRIC AND TELEPHONE UTILITIES WILL BE INSTALLED ON THIS PROJECT.
 - DROPPED CURBS FOR FUTURE HANDICAP RAMPS TO BE PROVIDED AT ALL CORNER RADI.
 - CONSTRUCTION PLAN APPROVAL FROM GREENVILLE UTILITIES COMMISSION AND CITY OF GREENVILLE SHALL BE OBTAINED PRIOR TO CONSTRUCTION OF ANY STREET, WATER AND/OR SANITARY SEWER AND STORM DRAINAGE SYSTEMS.
 - ALL REQUIRED IMPROVEMENTS SHALL CONFORM TO THE CITY OF GREENVILLE MANUAL OF STANDARD DESIGNS AND DETAILS AND THE MANUAL FOR THE DESIGN AND CONSTRUCTION OF WATER AND WASTE WATER SYSTEM EXTENSIONS FOR GREENVILLE UTILITIES COMMISSION.
 - ALL LOTS SHALL EQUAL OR EXCEED THE MINIMUM DEVELOPMENT STANDARDS OF THE CITY OF GREENVILLE ZONING ORDINANCE.
 - LOT DIMENSIONS ARE APPROXIMATE ONLY.
 - EROSION CONTROL PLAN REQUIRED PRIOR TO CONSTRUCTION.
 - SIGHT DISTANCES AT INTERSECTIONS SHALL CONFORM TO THE REQUIREMENTS OF THE CITY OF GREENVILLE, 25' X 25' UNLESS OTHERWISE NOTED.
 - ANNEXATION REQUIRED PRIOR TO FINAL PLAN APPROVAL.
 - EASEMENTS FOR STORM PIPES, WATER LINES, AND SANITARY LINES SHALL CONFORM TO THE REQUIREMENTS OF THE CITY OF GREENVILLE AND THE GREENVILLE UTILITIES COMMISSION.
 - HYDRAULIC ANALYSIS REQUIRED.
 - DITCHES REQUIRING 48" OR LESS PIPE SHALL BE PIPED.
 - GUC GAS/UTILITY EASEMENT IS 10' IN WIDTH AND CENTERED OVER GAS LINES AS INSTALLED.
 - MIN. 100' TANGENT REQUIRED BETWEEN REVERSE CURVES.
 - A PORTION OF THIS PROPERTY IS LOCATED IN A FLOOD ZONE X (AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAN) AND ZONE X (AREA DETERMINED TO BE INSIDE THE 1% ANNUAL CHANCE FLOOD) AS SHOWN ON THE FEMA FLOOD INSURANCE RATE MAPS NUMBER 370488000 K, PANEL 4686 AND NUMBER 370488000 N, PANEL 4686, EFFECTIVE JULY 7, 2014.
 - BOUNDARY INFORMATION TAKEN FROM A BOUNDARY SURVEY PREPARED BY RIVERS AND ASSOCIATES, INC. ENTITLED SURVEY FOR LEWIS LAND DEVELOPMENT, LLC, DATED MAY 17, 2008 AND A SURVEY PREPARED BY GARY S. MILLER & ASSOCIATES, PA ENTITLED SURVEY FOR WILLIAM E. DANSEY, JR., DATED JANUARY 17, 2007, RECORDED IN MAP BOOK 871, PAGE 122, PITT COUNTY REGISTRY, BEARINGS SHOWN HEREON ARE BASED ON MAP BOOK 231, PAGE 69.
 - ALL DISTANCES ARE HORIZONTAL GROUND MEASUREMENTS, IN FEET, AREA DETERMINED BY COORDINATES.
 - ELEVATIONS REFERENCED TO NAVD 88 OFFSITE BENCHMARK USED WAS NCGS REEDY, NAVD 88 ELEVATION = 68.44 FT. (NOV 29 ELEVATION = 70.58 FT.).
 - THIS PROJECT DISTURBS GREATER THAN 0.5 ACRES STORMWATER MANAGEMENT IS REQUIRED IN ACCORDANCE WITH THE CITY OF GREENVILLE'S STORMWATER MANAGEMENT PROGRAM.
 - NO BUILDINGS, STRUCTURES, OR OTHER IMPROVEMENTS, MATERIALS, AND SURFACES, INCLUDING BUT NOT LIMITED TO PRINCIPAL AND ACCESSORY STRUCTURES AND ADDITIONS OR APURTANCES THERETO, SIGNAGE, FENCES, WALLS, MECHANICAL EQUIPMENT, DAMPERS, ANTENNAS, MASTS, KEYS, MONUMENTS, LANDSCAPE PLANTINGS, ILLUMINATION, DEBRIS, SOLID WASTE COLLECTION CONTAINERS, MAIL RECEPTACLES, AND IMPROVED SURFACES SHALL BE LOCATED WITHIN ANY DESIGNATED EASEMENT WITHOUT PRIOR WRITTEN APPROVAL OF THE CITY OF GREENVILLE.

THE PURPOSE OF THIS PLAN IS TO SHOW PROPOSED CHANGES IN SECTION 3 DUE TO THE PROPOSED DIVISION OF LOT 7, BLOCK B, TO CREATE LOTS 7-A, 7-B & 7-C, BLOCK B.



REVISED SEPTEMBER 22, 2015 - DIVISION OF 7B TO CREATE LOTS 7-A, 7-B & 7-C OF BLOCK B
 REVISED JANUARY 28, 2015 - DIVISION OF 4B TO CREATE LOTS 4-A, 4-B & 4-C OF BLOCK B
 REVISED JULY 11, 2009 - REVISED PER REVIEW COMMENTS
 REVISED JUNE 24, 2013 - DIVIDED LOT 6, BLOCK A
 REVISED MAY 4, 2009 - CHANGED BOUNDARY AND ELIMINATED ONE LOT
 REVISED APR. 8, 2009 PER CITY OF GREENVILLE REVIEW COMMENTS
 REVISED FEB. 18, 2008 - CHANGED PHASING, STORM SEWER AND WATER MAIN SIZES
 REVISED NOV. 7, 2008 PER CITY OF GREENVILLE REVIEW COMMENTS

APPROVAL

THIS PRELIMINARY PLAN, AS SHOWN ON THE STREET NAME(S) HEREON, AND THE APPROVED BY THE GREENVILLE PLANNING AND ZONING COMMISSION AT A MEETING HELD THE ____ DAY OF _____, 2015.

MINOR ALTERATION

SIGNED: _____ CHAIRMAN
 SIGNED: _____ CITY PLANNER

Engineers Planners Surveyors

Rivers & Associates, Inc.
 107 East Second Street
 Greenville, NC 27834 (252) 752-1135

6131 Falls of Hesse Road, Suite 300
 Raleigh, NC 27615 (919) 848-3347

PRELIMINARY PLAN
Firetower Junction (2015)
 REVISION 2

CITY OF GREENVILLE, WHITEBRIDGE TWP., PITT CO., NORTH CAROLINA

DATE: 07/22/2015

SURVEY: JEN CRAFT AR
 DESIGN: BR/AR CHECK: JSJ

SCALE: 1" = 100'
 DRAWING NO.: E-277
 PROJECT NO.: 2015005/26032
 SHEET: 1 OF 1

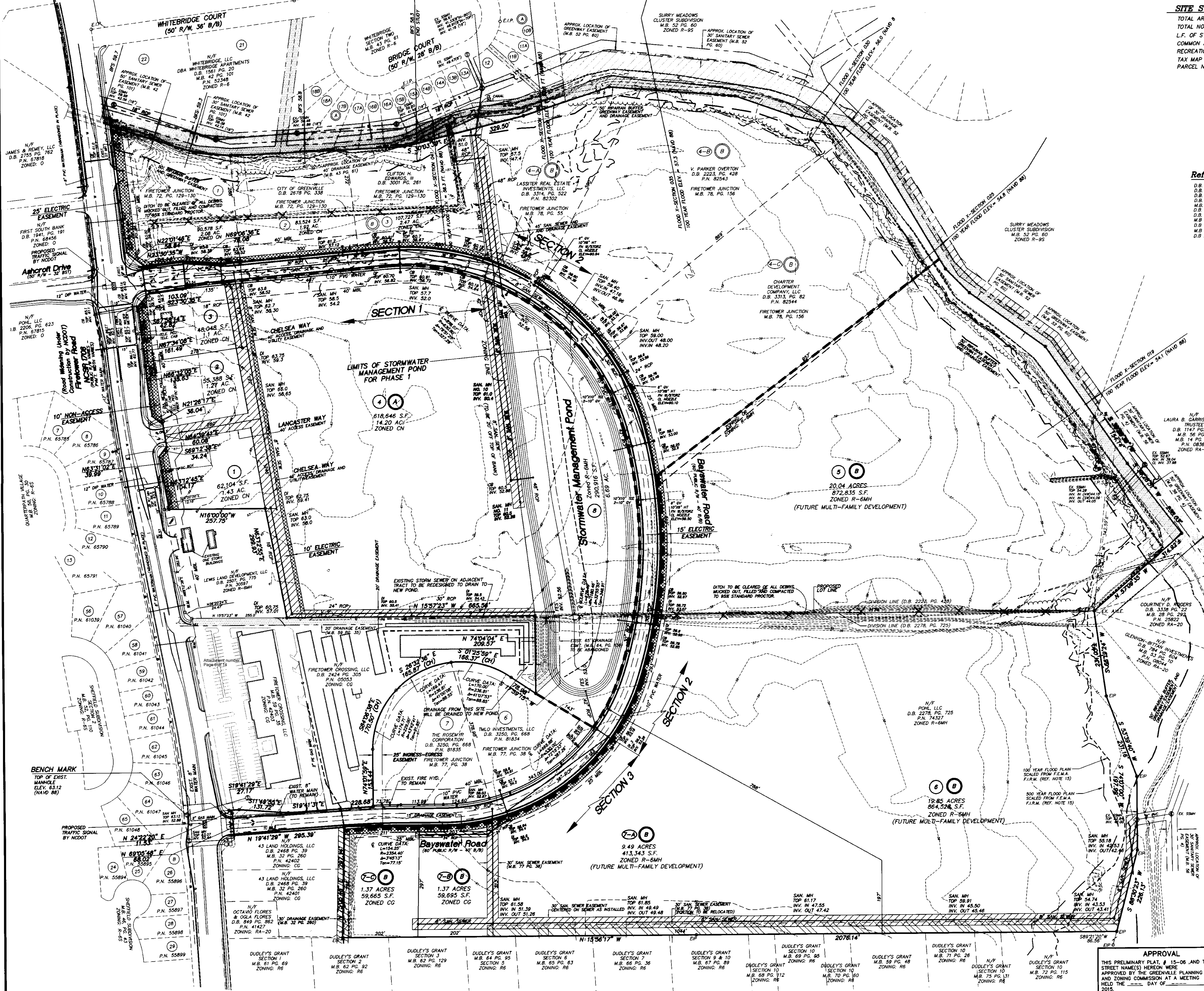
OWNERS

POHL, LLC
 PO BOX 30930
 GREENVILLE, N.C. 27833
 (252) 355-7757

V. PARKER OVERTON
 3813 MOBLEY'S BRIDGE ROAD
 GRIMESLAND, NC 27837
 (252) 736-0699

DEVELOPER

LEWIS LAND DEVELOPMENT, LLC
 PO BOX 30930
 GREENVILLE, N.C. 27833
 (252) 355-7757



DUDLEY'S GRANT SECTION 2 M.B. 62 PG. 92 ZONING: R6
 DUDLEY'S GRANT SECTION 2 M.B. 62 PG. 92 ZONING: R6
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EXISTING ZONING	
CG (GENERAL COMMERCIAL) - PERMITTED USES	
(1) General	
a.	Accessory use or building
b.	Internal service facilities
c.	On-premise signs per Article N
e.	Temporary uses; of listed district uses
f.	Retail sales; incidental
g.	Incidental assembly of products sold at retail or wholesale as an accessory to principal uses
(2) Residential - None	
(3) Home Occupations - None	
(4) Governmental	
b.	City of Greenville municipal government building or use (see also section 9-4-103)
c.	County or state government building or use not otherwise listed; excluding outside storage and major or minor repair
d.	Federal government building or use
g.	Liquor store, state ABC
(5) Agricultural/Mining	
a.	Farming; agricultural, horticulture, forestry (see also section 9-4-103)
l.	Beekeeping; minor use (see also section 9-4-103)
(6) Recreational/Entertainment	
f.	Public park or recreational facility
h.	Commercial recreation; indoor only, not otherwise listed
j.	Bowling alley
m(1).	Dining and entertainment establishment (see also section 9-4-103)
n.	Theater; movie or drama, indoor only
q.	Circus, carnival, or fair, temporary only (see also section 9-4-103)
s.	Athletic club; indoor only
(7) Office/Financial/Medical	
a.	Office; professional and business, not otherwise listed
b.	Operation/processing center
d.	Bank, savings and loans or other savings or investment institutions
e.	Medical, dental, ophthalmology or similar clinic, not otherwise listed
g.	Catalogue processing center
(8) Services	
c.	Funeral home
e.	Barber or beauty salon
f.	Manicure, pedicure or facial salon
k.	Business or trade school
o.	Church or place of worship (see also section 9-4-103)
q.	Museum
r.	Art gallery
s.	Hotel, motel bed and breakfast inn; limited stay lodging (see also residential quarters for resident manager, supervisor or caretaker and section 9-4-103)

u.	Art studio including art and supply sales
v.	Photography studio including photo and supply sales
y(1)	TV and/or radio broadcast facilities, including receiving and transmission equipment and towers not exceeding 200 feet in height or cellular telephone and wireless communication towers not exceeding 200 feet in height (see also section 9-4-103)
z.	Printing or publishing service including graphic art, maps, newspapers, magazines and books
aa.	Catering service including food preparation (see also restaurant; conventional and fast food)
hh.	Exercise and weight loss studio; indoor only
kk.	Launderette; household users
ll.	Dry cleaners; household users
oo.	Clothes alteration or shoe repair shop
pp.	Automobile wash
(9) Repair	
g.	Jewelry, watch, eyewear or other personal item repair
(10) Retail Trade	
a.	Miscellaneous retail sales; non-durable goods, not otherwise listed
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 (see also section 9-4-103)
k.	Medical supply sales and rental of medically-related products including uniforms and related accessories
l.	Electronic; stereo, radio, computer, TV and the like, sales and accessory repair
m.	Appliance; household use, sales and accessory repair, excluding outside storage
p.	Furniture and home furnishing sales not otherwise listed
q.	Floor covering, carpet and wall covering sales
r.	Antique sales, excluding vehicles
s.	Book or card store, news stand
t.	Hobby or craft shop
u.	Pet shop (see also animal boarding; outside facility)
v.	Video or music store; records, tape, CD and the like 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 service
ee.	Christmas tree sales lot; temporary only (see also section 9-4-103)
(11) Wholesale/Rental/Vehicle-Mobile Home Trade	
b.	Rental of home furniture, appliances or electronics and medically-related products (see also division (10k.)

c.	Rental of clothes and accessories; formal wear, and the like
(12) Construction	
c.	Construction office; temporary, including modular office (see also section 9-4-103)
e.	Building supply; lumber and materials sales, plumbing and/or electrical supply excluding outdoor sales
f.	Hardware store
(13) Transportation	
c.	Taxi or limousine service
h.	Parking lot or structure; principal use
(14) Manufacturing/Warehousing - None	
(15) Other Activities (not otherwise listed - all categories) - None	
CG (GENERAL COMMERCIAL) - SPECIAL USES	
(1) General - None	
(2) Residential	
i.	Residential quarters for resident manager, supervisor or caretaker; excluding mobile home
(3) Home Occupations - None	
(4) Governmental	
a.	Public utility building or use
(5) Agricultural/Mining - None	
(6) Recreational/Entertainment	
d.	Game center
l.	Billiard parlor or pool hall
m.	Public or private club
t.	Athletic club; indoor and outdoor facilities
u.	Internet sweepstakes business (see also section 9-4-103)
(7) Office/Financial/Medical	
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)
(8) Services	
a.	Child day care facilities
b.	Adult day care facilities
l.	Convention center; private
(9) Repair	
a.	Major repair; as an accessory or principal use
b.	Minor repair; as an accessory or principal use
(10) Retail Trade	
b.	Gasoline or automotive fuel sales; accessory or principal use, retail
c.	Wine shop; including on-premise consumption (see also section 9-4-103)
j.	Restaurant and/or dining and entertainment establishment; regulated outdoor activities
n.	Appliance; commercial use, sales and accessory repair; excluding outside storage
ff.	Tobacco shop (Class 1) (see also section 9-4-103)
gg.	Tobacco shop (Class 2) (see also section 9-4-103)

hh.	Hookah café (see also section 9-4-103)
(11) Wholesale/Rental/Vehicle-Mobile Home Trade	
d.	Rental of automobiles, noncommercial trucks or trailers, recreational vehicles, motorcycles and boats
f.	Automobile, truck, recreational vehicle, motorcycle and boat sales and service (see also major and minor repair)
(12) Construction - None	
(13) Transportation - None	
(14) Manufacturing/Warehousing	
k.	Mini-storage warehouse; household excluding outside storage
(15) Other Activities (not otherwise listed - all categories)	
a.	Other activities; personal services not otherwise listed
b.	Other activities; professional services not otherwise listed
c.	Other activities; commercial services not otherwise listed
d.	Other activities; retail sales not otherwise listed
PROPOSED ZONING	
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 I
k.	Family care homes (see also 9-4-103)
n.	Retirement center or home
o.	Nursing, convalescent or maternity home; major care facility
p.	Boarding or rooming house
q.	Room renting
(3) Home Occupations - 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; agricultural, horticulture, forestry (see also section 9-4-103)
(6) Recreational/Entertainment	
f.	Public park or recreational facility
g.	Private noncommercial recreation; indoor only, not otherwise listed
(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 loans 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 salon
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; nursery and kindergarten (see also section 9-4-103)
j.	College and 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
y(2)	TV and/or radio broadcast facilities, including receiving and transmission equipment and towers not exceeding 120 feet in height or cellular telephone and wireless communication towers not exceeding 120 feet in height (see also section 9-4-103)
bb.	Civic organizations
cc.	Trade or business organizations
(9) Repair - None	
(10) Retail Trade	
s.	Book or card store, news stand
w.	Florist
ee.	Christmas tree sales lot; temporary only (see also section 9-4-103)
(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 multi-family (LUI) development rating 50 per Article K

e.	Land use intensity multi-family (LUI) development rating 67 per Article K
i.	Residential quarters for resident manager, supervisor or caretaker; excluding mobile home
m.	Shelter for homeless or abused (see also section 9-4-103)
o(1).	Nursing, convalescent or maternity home; minor care facility
r.	Fraternity or sorority house
(3) Home Occupations - 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
m(1).	Dining and entertainment establishment (see also section 9-4-103)
(7) Office/Financial/Medical	
f.	Veterinary clinic or animal hospital (see also animal boarding; outside facility, kennel and stable)
(8) Services	
a.	Child day care facilities
b.	Adult day care facilities
l.	Convention center; private
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 day program facility
ff(1).	Mental health, emotional or physical rehabilitation day program facility
(9) Repair- None	
(10) Retail Trade - None	
h.	Restaurant; conventional
j.	Restaurant and/or dining and entertainment establishment; regulated outdoor activities
(11) Wholesale/Rental/Vehicle-Mobile Home Trade - None	
(12) Construction - None	
(13) Transportation	
h.	Parking lot or structure; principal 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

04/30/07

BUFFERYARD SETBACK AND VEGETATION SCREENING CHART

For Illustrative Purposes Only

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

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

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

Street trees may count toward the minimum acreage.

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

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

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

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

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

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

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

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

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

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

RESIDENTIAL DENSITY CHART			
Density Level	Future Land Use and Character Type	Applicable Zoning District(s)	Units per Acre***
High	Uptown Edge (UE)	CDF	17 units per acre
	Mixed Use, High Intensity (MUHI)	OR	17 units per acre
		R6	17 units per acre
	Residential, High Density (HDR)	R6	17 units per acre
		R6MH	17 units per acre
Medical-Transition (MT)	MR	17 units per acre	
High to Medium	Mixed Use (MU)	OR	17 units per acre
		R6	17 units per acre
		R6A	9 units per acre
	Uptown Neighborhood (UN)	R6S	7 units per acre
	Traditional Neighborhood, Medium-High Density (TNMH)	R6	17 units per acre
		R6A	9 units per acre
		R6S	7 units per acre
Medium to Low	Traditional Neighborhood, Low-Medium Density (TNLM)	R9	6 units per acre
		R9S	5 units per acre
		R15S	3 units per acre
	Residential, Low-Medium Density (LMHR)	R9S	5 units per acre
		R15S	3 units per acre
		RA20	4 units per acre
		MRS	4 units per acre

*** Maximim allowable density in the respective zoning district.