



Agenda

Planning and Zoning Commission

October 15, 2019

6:00 PM

City Hall Council Chambers, 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 - Kevin Faison

III. Roll Call

IV. Approval of Minutes

1. September 17th 2019

V. New Business

Rezoning

2. Ordinance requested by Salvatore Passalacqua to rezone 0.227 acres (9,888+/- square feet) located along the northern right-of-way of Dickinson Avenue between Columbia Avenue and Pennsylvania Avenue from CDF (Downtown Commercial Fringe) to CD (Downtown Commercial).

VI. Adjournment

PROPOSED MINUTES TO BE ADOPTED BY THE GREENVILLE PLANNING AND ZONING COMMISSION

September 17, 2019

The Greenville Planning and Zoning Commission met on the above date at 6:00 pm in Council Chambers of City Hall.

Mr. Les Robinson - Chair *
Mr. Kevin Faison - * Ms. Chris Darden - *
Mr. Michael Overton - * Mr. John Collins - *
Mr. Alan Brock - * Mr. Hap Maxwell - *
Mr. Billy Parker - X Mr. Brad Guth - *
Mr. Max Ray Joyner III - * Mr. Chris West - *

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

PLANNING STAFF: Chantae Gooby, Chief Planner; Domini Cunningham, Planner II; Camillia Smith, Secretary

OTHERS PRESENT: Emanuel McGirt, City Attorney; Kelvin Thomas, Communication Technician

MINUTES: Motion made by Mr. West, seconded by Mr. Joyner to approve the August 20, 2019 minutes. Motion passed unanimously.

NEW BUSINESS

Rezoning

2. Ordinance requested by the Happy Trails Farms, LLC to rezone 0.975 acres located between West Arlington Boulevard and Spring Forest Road from MCG (Medical-General Commercial) to MR (Medical-Residential [High Density Multi-family]) – APPROVED

Ms. Gooby delineated the property. Gabriel Drive will connect to West Arlington Blvd at a future signalized intersection with Physician's East's driveway. This property is vacant and is located in the Greens Mill Run Watershed. If stormwater rules apply, it would require 25-year detention and nitrogen and phosphorous reduction. It is not located in the Special Flood Hazards Area. Therefore, development is not subject to the Flood Damage Prevention Ordinance. Staff does not anticipate a net increase in density. The Future Land Use and Character Map recommends mixed use (MU) along West Arlington Boulevard between Dickinson Avenue and the Norfolk Southern Railroad transitioning to commercial (C) to the south and residential, high density (HDR) to the west. In staff's opinion, the request is in compliance with Horizons 2026: Greenville's Community Plan and the Future Land Use and Character Map. Staff recommends approval.

Mr. Robinson opened the public hearing.

No one spoke in favor.

No one spoke in opposition.

Mr. Robinson closed the public hearing.

Motion made by Mr. Overton, seconded by Ms. Darden to recommend to approval for the proposed amendment to advise that it is consistent with the Comprehensive Plan and to adopt the staff report which addresses plan consistency and other matters. Motion passed unanimously.

3. Ordinance requested by Liberty Free Will Baptist Church of Greenville to rezone 18.5428 acres located at the southeastern corner of the intersection of NC Highway 43 W and Martin Luther King Jr. Highway from RA20 (Residential- Agricultural) to CH (Heavy Commercial) - APPROVED

Ms. Gooby delineated the property. A small portion of the property is located in the Special Flood Hazards Area. Any development in this area is subject to the Flood Damage Prevention Ordinance. The property is located in the Harris Mill Run/Schoolhouse Branch Watershed. If stormwater rules apply, it would require 10-year detention and nitrogen and phosphorous reduction. Based on the possible uses permitted by the requested rezoning, the proposed rezoning classification could generate a net increase of 2,582 trips per day. A Traffic Impact Analysis may be required. Currently, the property contains a vacant non-residential building (11,280 sq. ft.) and could accommodate an additional 20-25 single-family lots on the residual area of the parcel. Under the proposed zoning, the site could accommodate a total of 50,484 sq. ft. of commercial and office space (11,280 sq. ft. church, one (1) conventional restaurant (5,600 sq. ft.), one (1) gasoline/convenience store (4,500 sq. ft.), and remaining area could be retail/office space. The Future Land Use and Character Map recommends commercial (C) at the southeastern corner of the intersection of NC Highway 43 W and Martin Luther King, Jr. Highway transitioning to office/institutional (OI) to the east. In staff's opinion, the request is in compliance with Horizons 2026: Greenville's Community Plan and the Future Land Use and Character Map. Staff recommends approval.

Mr. Robinson opened the public hearing.

Mr. Linwood Stroud, Stroud Engineering, spoke in favor on behalf of the property owner.

Mr. Ron Harrell, commercial real estate broker, spoke in favor on behalf of the property owner.

No one spoke in opposition.

Mr. Robinson closed the public hearing.

Motion made by Mr. West, seconded by Ms. Darden to recommend to approval for the proposed amendment to advise that it is consistent with the Comprehensive Plan and to adopt the staff report which addresses plan consistency and other matters. Motion passed unanimously.

4. Ordinance requested by University Medical Park North, LLC to rezone 1.133 acres located along the western right-of-way of Moye Boulevard and north of West 5th Street from MO (Medical-Office) to CG (General Commercial) - APPROVED

Ms. Gooby delineated the property. The property is located in the Harris Mill Run/Schoolhouse Branch Watershed. If stormwater rules apply, it would require 10-year detention and nitrogen and phosphorous reduction. Based on possible uses permitted by the requested rezoning, the proposed rezoning classification could generate a net increase of 998 trips per day. Moye Boulevard and West 5th Street is a signalized intersection. Under the current zoning, the site could accommodate 10,857+/- sq. ft. of medical office space. Under the proposed zoning, the site could accommodate 10,857+/- sq. ft. of conventional restaurant space. The Future Land Use and Character Map recommends mixed use (MU) along Moye Boulevard north of its

intersection with West 5th Street transitioning to residential, high density residential (HDR) to the east and west. In staff's opinion, the request is in compliance with Horizons 2026: Greenville's Community Plan and the Future Land Use and Character Map. Staff recommends approval.

Mr. Robinson opened the public hearing.

Mr. Brian Fagundus, Ark Consulting, spoke in favor on behalf of the applicant. He stated the request for General Commercial is to align adjacent parcels with the same zoning for future development.

No one spoke in opposition.

Mr. Robinson closed the public hearing.

Motion made by Mr. Brock, seconded by Ms. Joyner to recommend to approval for the proposed amendment to advise that it is consistent with the Comprehensive Plan and to adopt the staff report which addresses plan consistency and other matters. Motion passed unanimously.

Text Amendments

5. Ordinance requested by Community Development Department Staff to amend the City Code by amending the use of recording studio by renaming it to "digital broadcast studio", adding a definition, additional standards and permissible zoning districts - APPROVED

Ms. Gooby stated the amendment is to modernize the use of "recording studio". Currently, the City's zoning ordinance allows a recording studio as permitted use in the O (Office), OR (Office-Residential), CD (Downtown Commercial), and CDF (Downtown Commercial Fringe) zoning districts. Also, the ordinance does not contain a specific definition. Advances in technology in this field no longer fit within the generic use of a recording studio. After researching this subject, staff is proposing to replace "recording studio" with "digital broadcast studio", add a definition and additional standards and permissible zoning districts.

The proposed definition:

Digital broadcast studio. An establishment containing one or more studios for the staging and recording, as well as digital distribution, of video or audio productions. Such productions include, but are not limited to, music, web streaming and non-feature length film.

The proposed additional standards are:

- No living quarters shall be allowed.
- No transmission towers allowed.

The proposed additional zoning districts are:

- CG (General Commercial)
- CN (Neighborhood Commercial)
- CH (Heavy Commercial)

The proposed changes will modernize the use of recording studio and allow this use in additional zoning districts, while providing specific standards to this use.

Horizons 2026: Greenville's Community Plan.

Chapter 4, Growing the Economic Hub, Goal 4.3 A Stable & Resilient Economy

Policy 4.3.1 Modernize and Diversify Local Economy

Support the growth of a variety of employment opportunities and businesses that diversify Greenville's economy and provide workers with a range of skill sets and training. Encourage business growth within incorporated areas to expand and diversify Greenville's tax base.

Mr. Robinson asked for clarification on the definition transmission towers.

Ms. Gooby stated the ordinance already has a definition. Essentially there will be no outside equipment.

Mr. Robinson asked if monopoles could be included in the new definition since monopole may not fit the exact definition of a transmission tower and could possibly be used if the term is not specifically included.

Ms. Gooby replied that staff would accept that as a friendly amendment to the request.

Mr. Robinson opened the public hearing.

No one spoke in favor or in opposition.

Mr. Robinson closed the public hearing.

Motion made by Mr. West, seconded by Ms. Darden, to add monopoles to the amendment and to recommend approval of the proposed text amendment, to advise that it is consistent with the comprehensive plan and adopt the staff report which addresses plan consistency and other matters. Motion passed unanimously.

6. Ordinance requested by Michael Overton to amend the City Code by adding "pet grooming facility" as a use permitted in the CD (Downtown Commercial), CDF (Downtown Commercial Fringe), MCG (Medical-General Commercial), MCH (Medical-Heavy Commercial), CN (Neighborhood Commercial), CG (General Commercial) and CH (Heavy Commercial) zoning districts. The amendment includes a definition, additional standards and permissible zoning districts - APPROVED

Motion made by Ms. Darden, seconded by Mr. Joyner, to recuse Mr. Michael Overton from item number six on the agenda because it is his request. Motion passed unanimously.

Ms. Gooby stated that alternate member, Mr. Guth, will vote on this item.

Ms. Gooby stated that in the recent past, there have been requests to offer pet grooming as a standalone use, which requires a special use permit. Since pet grooming is a less intensive use as to volume of pets, length of stay, and hours of operation, staff felt that pet grooming, as a standalone use, would be appropriate as a permitted use instead of a special use. Currently, the City's zoning ordinance considers pet grooming, doggie daycare, and/or training, as a "personal service, not otherwise listed" as a special use in the OR (Office-Residential), CD (Downtown Commercial), CDF (Downtown Commercial Fringe), CG (General Commercial), and CH (Heavy Commercial) zoning districts. Mr. Overton applied for a text amendment to add "pet grooming" as a permitted use in the MCG zoning district. After staff discussions with Mr. Overton and research, the original text amendment was broadened to the following: to add the specific use of a "pet grooming facility" to the City's zoning ordinance as a permitted use in the CD, CDF, MCG, MCH, CN, CG and CH zoning districts, and to add specific standards.

The proposed definition:

Pet Grooming Facility. Any premises containing four or more domesticated animals, which are five months or older, where these domestic animals are dropped off and picked up for temporary care on site related to

grooming. Grooming activities include both the hygienic care and cleaning of a dog, as well as a process by which a dog's physical appearance is enhanced for showing or other types of competition.

Additional standards:

- (1) Pet grooming and holding will not extend before 7 a.m. or beyond 8 p.m.
- (2) Standalone pet grooming facilities are not to include training, exercise, socialization, keeping or boarding, breeding or sale or rental of pets.
- (3) In the event of a combined use within a single premise any and all pet grooming activities shall occur exclusively within an enclosed area.
- (4) In no event shall pets be kept outside of the structure for purposes of grooming or holding.

Permissible zoning districts as a permitted use:

- CD (Downtown Commercial)
- CDF (Downtown Commercial Fringe)
- MCG (Medical-General Commercial)
- MCH (Medical-Heavy Commercial)
- CG (General Commercial)
- CN (Neighborhood Commercial)
- CH (Heavy Commercial)

The proposed changes will allow the standalone use of pet grooming to be a permitted use in all of the city's commercial districts, while providing specific standards to minimize/eliminate any unintended negative effects of pet grooming to neighboring businesses and or residential properties. Incidental retail sales of related products, dog food, shampoo, treats etc..., are allowed.

Horizons 2026: Greenville's Community Plan.

Chapter 4, Growing the Economic Hub, Goal 4.3 A Stable & Resilient Economy

Policy 4.3.1 Modernize and Diversify Local Economy

Support the growth of a variety of employment opportunities and businesses that diversify Greenville's economy and provide workers with a range of skill sets and training. Encourage business growth within incorporated areas to expand and diversify Greenville's tax base.

Mr. Robinson opened the public hearing.

Mr. Michael Overton, applicant, commercial real estate broker, spoke in favor. He worked with the City to provide an amendment that would satisfy various commercial zonings.

No one spoke in opposition.

Mr. Robinson closed the public hearing.

Motion made by Mr. Collins, seconded by Mr. West, to recommend approval of the proposed text amendment, to advise that it is consistent with the comprehensive plan and adopt the staff report which addresses plan consistency and other matters. Motion passed unanimously.

Mr. Overton returned to the Board.

Other

7. Request by Public Works Department to change the street name of “Farmville Boulevard” to “West 10th Street” for the segment between Memorial Drive and Dickinson Avenue. – APPROVED

Mr. Cunningham stated that a street name change may be considered in accordance with City Code – Section 6-2-13(c):

- (1) When there is duplication of names or other conditions which tend to confuse the traveling public or delivery of mail, orders, messages or emergency services;
- (2) When it is found that a change may simplify making or giving directions to persons seeking to locate addresses; or
- (3) Upon other good and just reason.

Evaluation criteria. The Planning and Zoning Commission or City Council shall consider the following criteria when evaluating any resolution for a street name change under their respective authority:

- (1) The delivery of personal, public and emergency services;
- (2) The similarity to existing street names;
- (3) Any condition which may confuse the traveling public;
- (4) Ease of giving directions;
- (5) Place, name association or history;
- (6) Pronunciation and spelling;
- (7) The expense to abutting property owners; and
- (8) The expense to effected governmental agencies, including but not limited to the City of Greenville, The County of Pitt, N.C. Department of Transportation, Greenville Utilities Commission and U.S. Postal Service.

The following agencies were given the opportunity to review this request: City of Greenville Departments: Police, Public Works, Fire/Rescue, Recreation and Parks, Financial Services, and Community Development, also N. C. Department of Transportation, Greenville Utilities Commission, U. S. Postal Service, and the County of Pitt Planning Department. No comments against this request were received. The request is to keep the completed 10th Street Connector name continuous from Memorial Drive to Dickinson Avenue. The public hearing for this street name change request was advertised in The Daily Reflector on September 2 and 9, 2019. Signs were posted on August 29, 2019. Certified letters to the properties owners were mailed on July 19, 2019.

Mr. Robinson asked if any residences would be effected by the name change.

Mr. Cunningham stated no.

Mr. Robinson asked if the City received any complaints about the proposed name change.

Mr. Cunningham stated no.

Mr. Robinson opened the public hearing.

No one spoke in favor.

No one spoke in opposition.

Mr. Robinson closed the public hearing.

Motion made by Mr. Overton, seconded by Ms. Darden, to recommend approval of the street name change. Motion passed unanimously.

Adjournment

With no further business, motion to adjourn made by Mr. Overton and seconded by Mr. West. Motion passed unanimously.

Meeting adjourned at 6:42.

Respectfully submitted,
Chantae Gooby
Chief Planner



City of Greenville, North Carolina

Meeting Date: 10/15/2019
Time: 6:00 PM

Title of Item: Ordinance requested by Salvatore Passalacqua to rezone 0.227 acres (9,888+/- square feet) located along the northern right-of-way of Dickinson Avenue between Columbia Avenue and Pennsylvania Avenue from CDF (Downtown Commercial Fringe) to CD (Downtown Commercial).

Explanation: **Abstract:** The City has received a request from Salvatore Passalacqua to rezone 0.227 acres (9,888+/- square feet) located along the northern right-of-way of Dickinson Avenue between Columbia Avenue and Pennsylvania Avenue from CDF (Downtown Commercial Fringe) to CD (Downtown Commercial).

Required Notices:

Planning and Zoning meeting notice (property owner and adjoining property owner letter) mailed on October 1, 2019.
On-site sign(s) posted on October 1, 2019.
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 uptown edge (UE) in the area bounded by Dickinson Avenue, the 10th Street Connector and West 14th Avenue.

Uptown Edge

Uptown edge surrounds the uptown core and continues the urban street grid. It includes the Warehouse District and the area near the future ECU Millennial Campus. Development should extend the mixed use and walkable pattern of the core. With parcels generally larger than in Uptown Core, this area offers opportunity for larger-scale infill and redevelopment projects.

Intent:

- Infill and redevelopment with a mix of uses
- Adapt and reuse existing buildings for non-industrial uses
- Improve public realm with sidewalks and street trees
- Reduce /consolidate surface parking

Primary uses:

Commercial

Institutional/civic

Neighborhood-scale commercial

Secondary uses:

Multi-family residential

The subject property is included in The Dickinson Avenue Corridor Study that was accepted by City Council on December 8, 2014. It is specifically located in Area Eight, which is described as:

Area Eight: Athletics and Recreation Zone

The current residential neighborhood in this sub-area is in decline and will likely be further stressed by the construction and operation of the elevated 10th Street Connector overpass. While future redevelopment plans for this area must remain flexible and sensitive to the needs of existing populations, this sub-area may be appropriate for athletic facilities and similar uses. Possible options in this sub-area include a downtown-style ballpark using the entire site or a mixed-use district anchored by multi-facility athletics/recreation uses like the West Greenville Basket ball Complex, along with compatible restaurants(s)/food vendor(s).

Also, the subject property is located in the West Greenville Revitalization Area (2005).

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

Based on possible uses permitted by the requested rezoning, the proposed rezoning classification could generate 360 trips to and from the site on Dickinson Avenue, which is a net increase of 350 additional trips per day.

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

History/Background:

In 1969, the property was zoned to its current zoning.

Existing Land Uses:

Vacant

Water/Sewer:

Water and sanitary sewer are available to the property.

Historic Sites:

There are no known effects are on the designated properties.

Environmental Conditions/Constraints:

The property is located in the Harris Mill Run/Schoolhouse Branch Watershed. Since the property is less than 0.5 acres, stormwater rules will not apply.

It is not located in the Special Flood Hazards Area. Therefore, development is not subject to the Flood Damage Prevention Ordinance.

Surrounding Land Uses and Zoning:

- North: CDF - One (1) duplex residence (2 units)
- South: CDF - Dickinson Avenue Auto and Tire Service
- East: CDF - One (1) duplex residence (2 units)
- West: CDF - One (1) single-family residence

Density Estimates:

Under the current zoning, the site could accommodate one (1) single-family lot.

Since the proposed zoning (CD) allows zero (0) lot line building construction and non-residential uses are exempt from parking requirements, staff would anticipate 4,000 square feet of restaurant space.

The anticipated build-out is within one (1) year.

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 Map and The Dickinson Avenue Corridor Study. Therefore, staff recommends approval.

"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 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.

ATTACHMENTS:

Attachments

Salvatore Passalacqua

From: CDF

To: CD

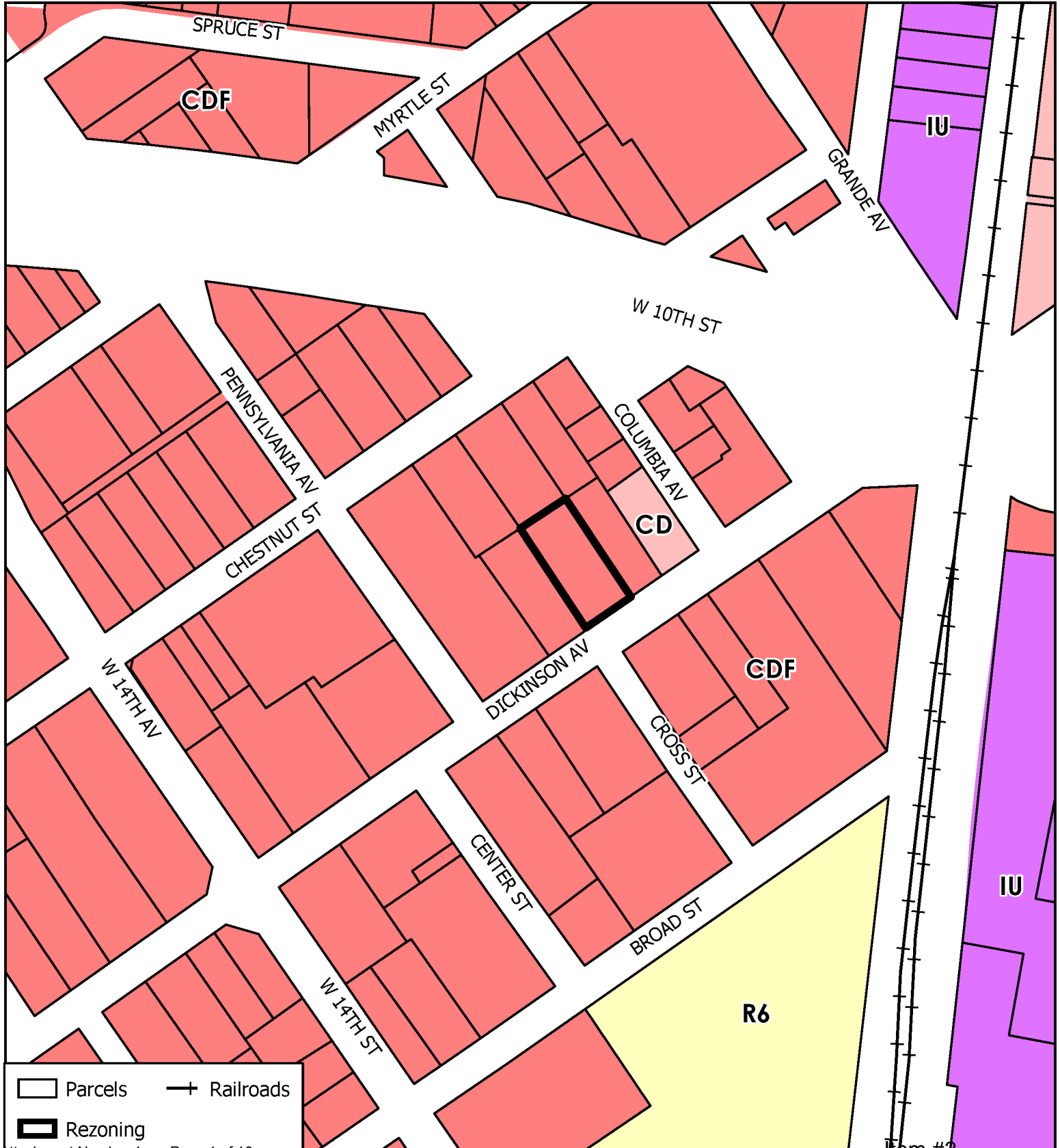
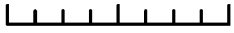
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October 1, 2019

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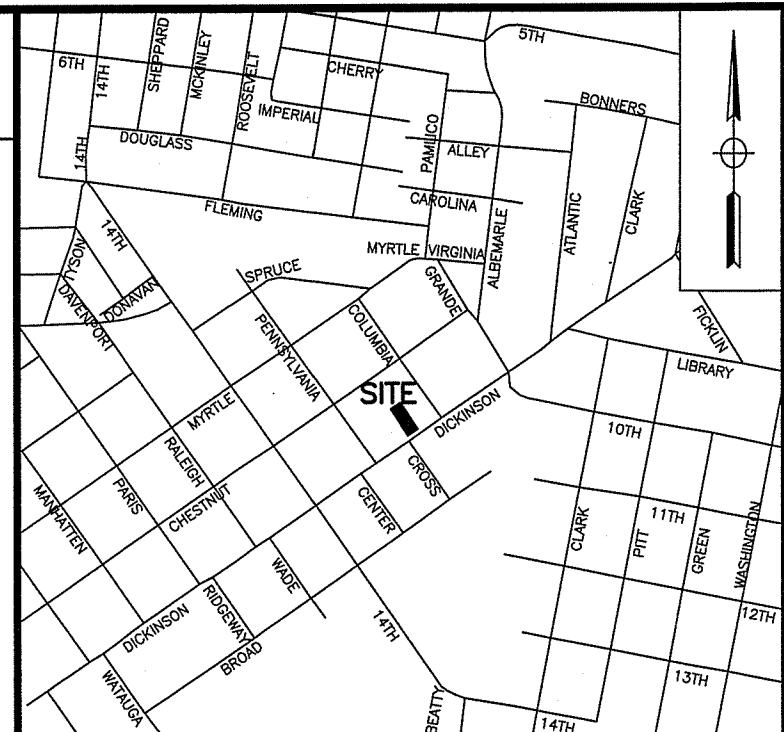
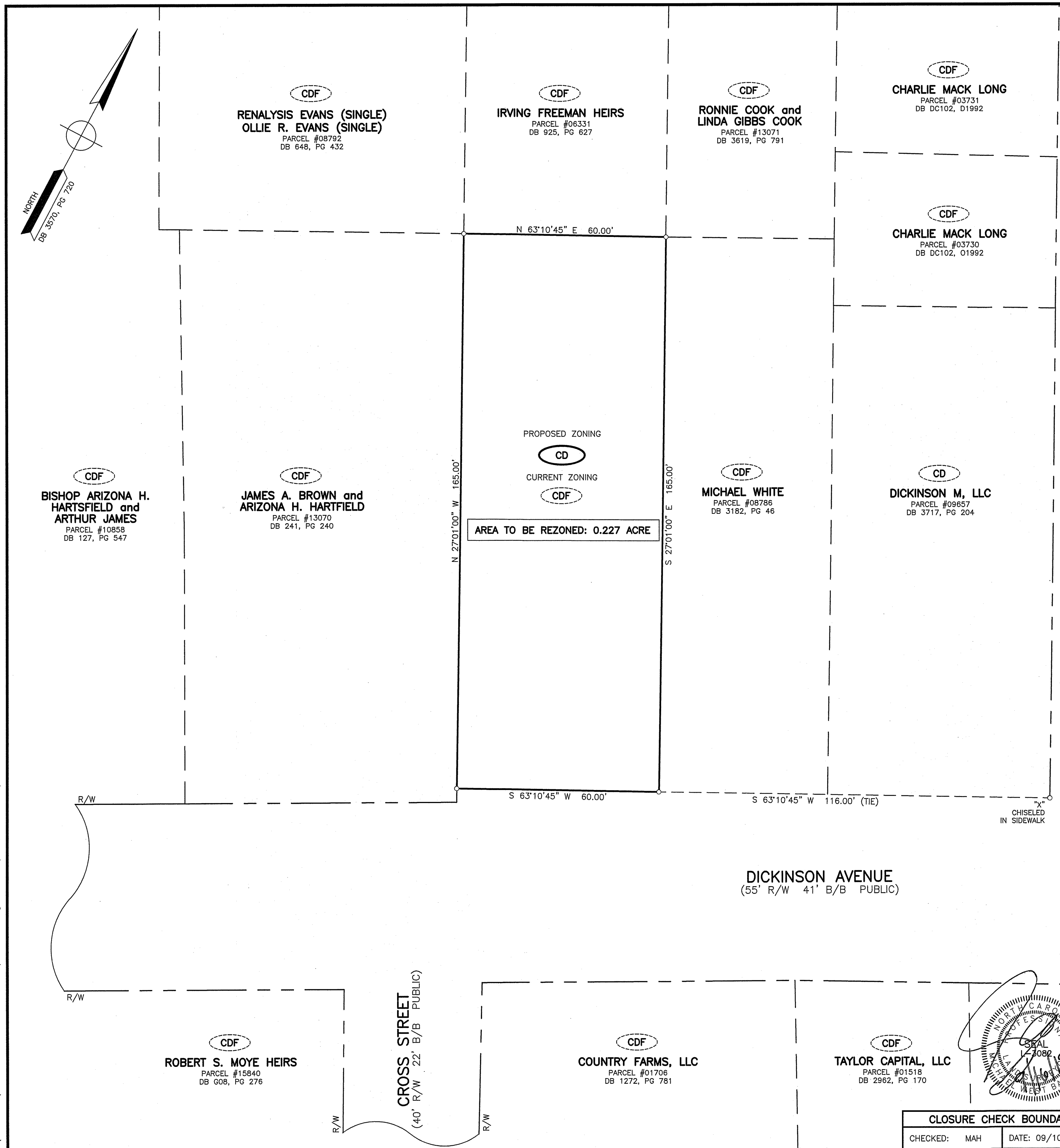


0 0.010.02 0.04 Miles



	Parcels		Railroads
	Rezoning		

Y:\DRAWINGS\19-109 DICKINSON AVE., LLC\REZONING.dwg Mon, Sep 16, 2019-5:14pm MHERREJON



VICINITY MAP
 SCALE: 1" = 1000'

- 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
 - = ZONING EXISTING
 - = ZONING PROPOSED

COLUMBIA AVENUE
 (50' R/W 26' B/B PUBLIC)

NOTES

- ALL AREAS CALCULATED BY COORDINATE GEOMETRY.
- REFERENCE: DEED BOOK 3570, PAGES 720-722 OF THE PITT COUNTY REGISTER OF DEEDS.

100' 50' 0 100' 200' 300'
 GRAPHIC SCALE: 1" = 100'

SHEET 1 OF 1
REZONING MAP

PARCEL #06332
 TAX MAP #4687-09-8597

DICKINSON AVE., LLC

REFERENCE: DEED BOOK 3570, PAGES 720-722
 OF THE PITT COUNTY REGISTER OF DEEDS

GREENVILLE, GREENVILLE TOWNSHIP, PITT COUNTY, NC

OWNER: **PALCO INVESTMENTS, LLC**
 ADDRESS: PO BOX 662
 GREENVILLE, NC 27835
 PHONE: (917) 345-2844

	Baldwin Design Consultants, PA <small>ENGINEERING - SURVEYING - PLANNING</small> 1700-D EAST ARLINGTON BOULEVARD GREENVILLE, NC 27858 252.756.1390		LICENSE# C-3498
	SURVEYED: N/A	APPROVED: MWB	
	DRAWN: MAH	DATE: 09/11/19	
CLOSURE CHECK BOUNDARY		CHECKED: MWB	SCALE: 1" = 20'
CHECKED: MAH	DATE: 09/10/19		

EIGHT DISTINCT SUB-AREAS



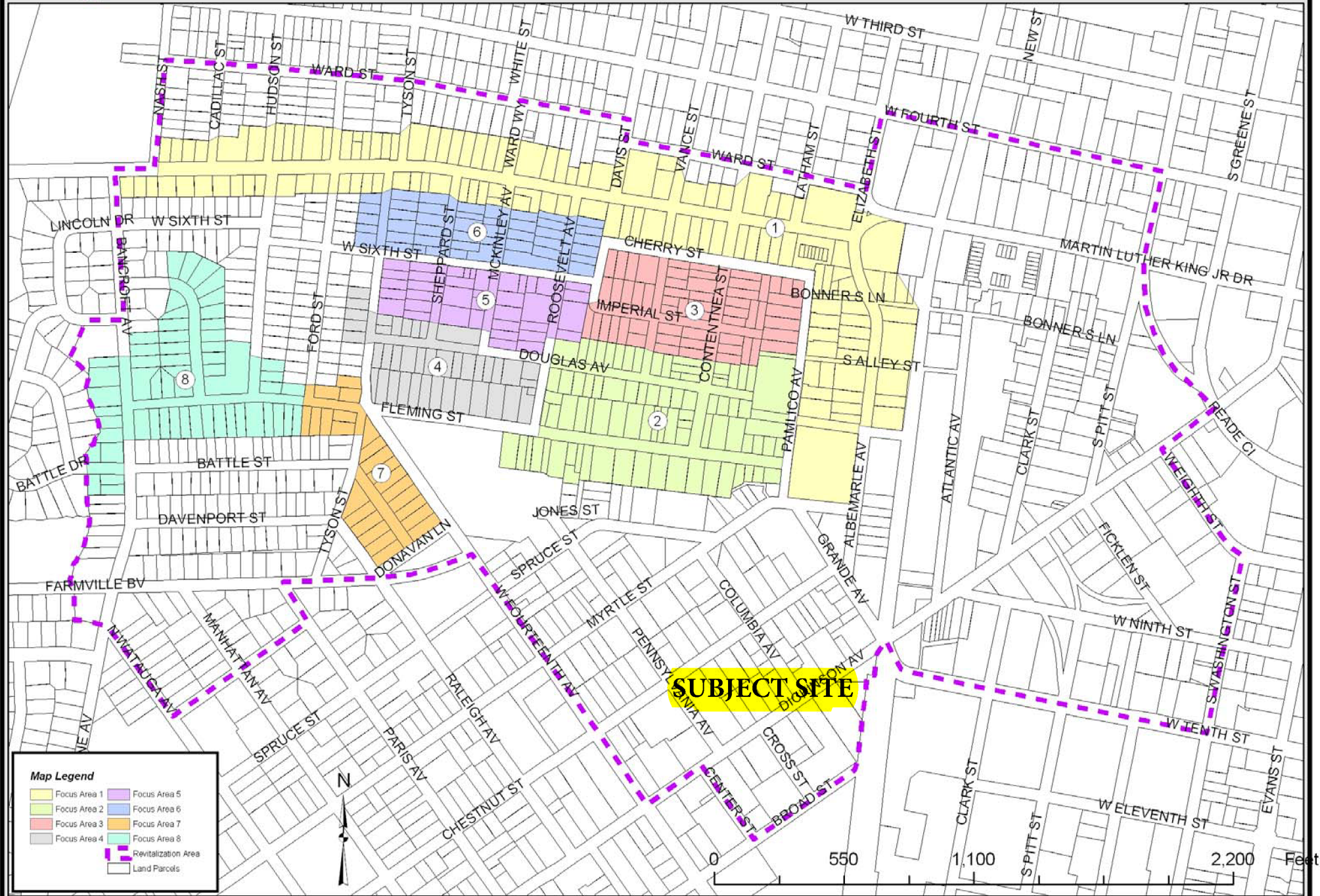
Legend

- AREA ONE: HISTORIC BUILDING INFILL
- AREA TWO: ARTS DISTRICT AND TRANSIT
- AREA THREE: 10TH STREET THRESHOLD
- AREA FOUR: INNOVATION ZONE
- AREA FIVE: PDR AREAS
- AREA SIX: EVANS CORRIDOR
- AREA SEVEN: EXISTING RESIDENTIAL NEIGHBORHOOD
- AREA EIGHT: ATHLETICS / RECREATION ZONE



West Greenville Revitalization Area

June 9, 2005



REZONING THOROUGHFARE/TRAFFIC VOLUME REPORT

Case No: 19-16

Applicant: Salvatore Passalacqua

Property Information

Current Zoning: CDF (Downtown Commercial Fringe)

Proposed Zoning: CD (Downtown Commercial)

Current Acreage: .227 acres (9,888 sf)

Location: Dickinson Ave, just west of Columbia Ave

Points of Access: Dickinson Ave



Location Map

Transportation Background Information

1.) Dickinson Ave- State maintained

	<u>Existing Street Section</u>	<u>Ultimate Thoroughfare Street Section</u>
Description/cross section	3-lane with curb & gutter	no change
Right of way width (ft)	50	no change
Speed Limit (mph)	25	no change
Current ADT:	7,330	
Design ADT:	11,300 vehicles/day (**)	
Controlled Access	No	
Thoroughfare Plan Status:	Major Thoroughfare	

Other Information: There are sidewalks along Dickinson Ave that service this property.

Notes: (**) Traffic volume based an operating Level of Service D for existing geometric conditions
ADT – Average Daily Traffic volume

Transportation Improvement Program Status:

Trips generated by proposed use/change

Current Zoning: 10 -vehicle trips/day (*) **Proposed Zoning: 360** -vehicle trips/day (*)

Estimated Net Change: increase of 350 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 Dickinson Ave are as follows:

1.) Dickinson Ave , North of Site (60%): “No build” ADT of 7,330

Estimated ADT with Proposed Zoning (full build) –	7,546
Estimated ADT with Current Zoning (full build) –	<u>7,336</u>
Net ADT change =	210 (3% increase)

2.) Dickinson Ave , South of Site (40%): "No build" ADT of 7,330

Estimated ADT with Proposed Zoning (full build) – 7,474

Estimated ADT with Current Zoning (full build) – 7,334

Net ADT change = 140 (2% increase)

Staff Findings/Recommendations

Based on possible uses permitted by the requested rezoning, the proposed rezoning classification could generate 360 trips to and from the site on Dickinson Ave, which is a net increase of 350 additional trips per day.

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

EXISTING ZONING	
CDF (DOWNTOWN COMMERCIAL FRINGE) - PERMITTED USES	
(1) General	
	a. Accessory use or building
	b. Internal service facilities
	c. On-premise signs per Article N
	e. Temporary uses; of listed district uses
	f. Retail sales; incidental
	g. Incidental assembly of products sold at retail or wholesale as an accessory to principal uses
(2) Residential	
	a. Single-family dwelling
	b. Two-family attached dwelling (duplex)
	c. Multi-family development per Article I
	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)
	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
	g. Private noncommercial park or recreational facility
	n. Theater; movie or drama, indoor only
(7) Office/Financial/Medical	
	a. Office; professional and business, not otherwise listed
	c. Office; customer service, not otherwise listed, including accessory service delivery vehicle parking and indoor storage
	d. Bank, savings and 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)
	k. Business or trade school

	n. Auditorium
	o. Church or place of worship (see also section 9-4-103)
	p. Library
	q. Museum
	r. Art gallery
	s. Hotel, motel bed and breakfast inn; limited stay lodging (see also residential quarters for resident manager, supervisor or caretaker and section 9-4-103)
	u. Art studio including art and supply sales
	v. Photography studio including photo and supply sales
	w. Recording studio
	z. Printing or publishing service including graphic art, maps, newspapers, magazines and books
	aa. Catering service including food preparation (see also restaurant; conventional and fast food)
	kk. Launderette; household users
	ll. Dry cleaners; household users
	mm. Commercial laundries; linen supply
	oo. Clothes alteration or shoe repair shop
	pp. Automobile wash
(9) Repair	
	d. Upholsterer; furniture
	f. Appliance; household and office equipment repair
	g. Jewelry, watch, eyewear or other personal item repair
(10) Retail Trade	
	a. Miscellaneous retail sales; non-durable goods, not otherwise listed
	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
	l. Electronic; stereo, radio, computer, TV, etc... sales and accessory repair
	m. Appliance; household use, sales and accessory repair, excluding outside storage
	n. Appliance; commercial use, sales and accessory repair, excluding outside storage
	p. Furniture and home furnishing sales not otherwise listed
	q. Floor covering, carpet and wall covering sales
	r. Antique sales, excluding vehicles
	s. Book or card store, news stand
	v. Video or music store; records, tape, CD and the like sales
	w. Florist
	x. Sporting goods sales and rental shop
	y. Auto part sales (see also major and minor repair)
	ee. Christmas tree sales lot; temporary only (see also section 9-4-103)
(11) Wholesale/Rental/Vehicle-Mobile Home Trade	

	c.	Rental of clothes and accessories; formal wear, and the like
	d.	Rental of automobiles, noncommercial trucks or trailers, recreational vehicles, motorcycles and boats
	f.	Automobiles, truck, recreational vehicle, motorcycles and boats sales and services (see also major and minor repair)
(12) Construction		
	a.	Licensed contractor; general electrical, plumbing, mechanical, etc... excluding outside storage
	c.	Construction office; temporary, including modular office (see also section 9-4-103)
	e.	Building supply; lumber and materials sales, plumbing and/or electrical supply excluding outdoor sales
	f.	Hardware store
(13) Transportation		
	b.	Bus station; passenger and related freight
	c.	Taxi or limousine service
	e.	Parcel delivery service
	f.	Ambulance service
(14) Manufacturing/Warehousing		
	c.	Bakery; production, storage, and shipment facilities
(15) Other Activities (not otherwise listed - all categories) - None		
CDF (DOWNTOWN COMMERCIAL FRINGE) - SPECIAL USES		
(1) General - None		
(2) Residential		
	d.	Land use intensity 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)
	n.	Retirement center or home
	o(1).	Nursing, convalescent or maternity home; minor care facility
	o.	Nursing, convalescent or maternity home; major care facility
	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		
(6) Recreational/Entertainment		
	d.	Game center
	i.	Commercial recreation; indoor and outdoor, not otherwise listed
	l.	Billiard parlor or pool hall
	m.	Public or private club
	m(1).	Dining and entertainment establishment (see also section 9-4-103)

	s.	Athletic club; indoor only
(7) Office/Financial/Medical - None		
(8) Services		
	a.	Child day care facilities
	b.	Adult day care facilities
	l.	Convention center; private
	x.	Dance studio
	bb.	Civic organizations
	cc.	Trade or business organization
	ff(1).	Mental health, emotional or physical rehabilitation day program facility
	hh.	Exercise and weight loss studio; indoor only
(9) Repair		
	a.	Major repair; as an accessory or principal use
	b.	Minor repair; as an accessory or principal use
(10) Retail Trade		
	b.	Gasoline or automotive fuel sales; accessory or principal use, retail
	c.	Wine shop; including on-premise consumption (see also section 9-4-103)
	g.	Fish market; excluding processing or packing
	j.	Restaurant and/or dining and entertainment establishment; regulated outdoor activities
	t.	Hobby or craft shop
	u.	Pet shop (see also animal boarding; outside facility)
	ff.	Tobacco shop (Class 1) (see also section 9-4-103)
	hh.	Hookah café (see also section 9-4-103)
(11) Wholesale/Rental/Vehicle-Mobile Home Trade - None		
(12) Construction		
	d.	Building supply; lumber and materials sales, plumbing and/or electrical supply including outdoor sales
(13) Transportation		
	h.	Parking lot or structure; principal use
(14) Manufacturing/Warehousing		
	g.	Cabinet, woodwork or frame shop; excluding furniture manufacturing or upholstery
(15) Other Activities (not otherwise listed - all categories)		
	a.	Other activities; personal services not otherwise listed
	b.	Other activities; professional services not otherwise listed
	c.	Other activities; commercial services not otherwise listed
	d.	Other activities; retail sales not otherwise listed
PROPOSED ZONING		
CD (DOWNTOWN COMMERCIAL) - PERMITTED USES		
(1) General		
	a.	Accessory use or building
	b.	Internal service facilities
	c.	On-premise signs per Article N
	e.	Temporary uses; of listed district uses
	f.	Retail sales; incidental

	g. Incidental assembly of products sold at retail or wholesale as an accessory to principal uses
(2) Residential	
	c. Multi-family development per Article I
	i. Residential quarters for resident manager, supervisor or caretaker; excluding mobile home
	n. Retirement center or home
	o. Nursing, convalescent or maternity home; major care facility
	q. Room renting
(3) Home Occupations - None	
(4) Governmental	
	a. Public utility building or use
	b. City of Greenville municipal government building or use (see also section 9-4-103)
	c. County or state government building or use not otherwise listed; excluding outside storage and major or minor repair
	d. Federal government building or use
	g. Liquor store, state ABC
(5) Agricultural/Mining	
	a. Farming; 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
	h. Commercial recreation; indoor only, not otherwise listed
	j. Bowling alley
	o. Theater; movie or drama, including outdoor facilities
	s. Athletic club; indoor only
(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
	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 salon
	f. Manicure, pedicure or facial salon
	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
	s.	Hotel, motel bed and breakfast inn; limited stay lodging (see also residential quarters for resident manager, supervisor or caretaker and section 9-4-103)
	u.	Art studio including art and supply sales
	v.	Photography studio including photo and supply sales
	w.	Recording studio
	x.	Dance studio
	y.	TV and/or radio broadcast facilities, including receiving and transmission equipment and towers or cellular telephone and wireless communication towers
	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)
	bb.	Civic organizations
	cc.	Trade or business organizations
	hh.	Exercise and weight loss studio; indoor only
	kk.	Launderette; household users
	ll.	Dry cleaners; household users
	oo.	Clothes alteration or shoe repair shop
(9) Repair		
	f.	Appliance; household and office equipment repair
	g.	Jewelry, watch, eyewear or other personal item repair
(10) Retail Trade		
	a.	Miscellaneous retail sales; non-durable goods, not otherwise listed
	d.	Pharmacy
	e.	Convenience store (see also gasoline sales)
	f.	Office and school supply, equipment sales
	h.	Restaurant; conventional
	i.	Restaurant; fast food
	l.	Electronic; stereo, radio, computer, TV, etc... sales and accessory repair
	m.	Appliance; household use, sales and accessory repair, excluding outside storage
	p.	Furniture and home furnishing sales not otherwise listed
	q.	Floor covering, carpet and wall covering sales
	r.	Antique sales, excluding vehicles
	s.	Book or card store, news stand
	t.	Hobby or craft shop
	u.	Pet shop (see also animal boarding; outside facility)
	v.	Video or music store; records, tape, CD and the like sales
	w.	Florist
	x.	Sporting goods sales and rental shop
	y.	Auto part sales (see also major and minor repair)
	ee.	Christmas tree sales lot; temporary only (see also section 9-4-103)
(11) Wholesale/Rental/Vehicle-Mobile Home Trade		
	c.	Rental of clothes and accessories; formal wear, and the like

	d.	Rental of automobiles, noncommercial trucks or trailers, recreational vehicles, motorcycles and boats
(12) Construction		
	a.	Licensed contractor; general electrical, plumbing, mechanical, etc... excluding outside storage
	c.	Construction office; temporary, including modular office (see also section 9-4-103)
	f.	Hardware store
(13) Transportation		
	b.	Bus station; passenger and related freight
	c.	Taxi or limousine service
	e.	Parcel delivery service
	h.	Parking lot or structure; principal use
(14) Manufacturing/Warehousing		
	g.	Cabinet, woodwork or frame shop; excluding furniture manufacturing or upholstery
	h.	Engraving; metal, glass or wood
(15) Other Activities (not otherwise listed - all categories) - None		
CD (DOWNTOWN COMMERCIAL) - SPECIAL USES		
(1) General - None		
(2) Residential		
	e(1).	Dormitory Development
(3) Home Occupations - 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
	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
	i.	School; nursery and kindergarten (see also section 9-4-103)
	l.	Convention center; private
	ff(1).	Mental health, emotional or physical rehabilitation day program facility
(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)
	g.	Fish market; excluding processing or packing
	j.	Restaurant and/or dining and entertainment establishment; regulated outdoor activities

n.	Appliance; commercial use, sales and accessory repair; excluding outside storage
aa.	Pawnbroker
ff.	Tobacco shop (Class 1) (see also section 9-4-103)
hh.	Hookah café (see also section 9-4-103)
ii.	Microbrewery (see also section 9-4-103)
(11) Wholesale/Rental/Vehicle-Mobile Home Trade - None	
(12) Construction - None	
(13) Transportation - None	
(14) Manufacturing/Warehousing	
y.	Recycling collection station or facilities
(15) Other Activities (not otherwise listed - all categories)	
a.	Other activities; personal services not otherwise listed
b.	Other activities; professional services not otherwise listed
c.	Other activities; commercial services not otherwise listed
d.	Other activities; retail sales not otherwise listed

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 and CD*	17 units per acre
	Mixed Use, High Intensity (MUHI)	OR	17 units per acre
		R6, MR	17 units per acre
	Residential, High Density (HDR)	R6, MR	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, MR	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

* The residential density of the CD zoning district is based on the size of the mechanically conditioned floor area. See Section 9-4-153 in the City Code for development standards.

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