# Agenda



# **Planning and Zoning Commission**

# December 17, 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 Alan Brock
- III. Roll Call
- **IV.** Approval of Minutes
  - 1. November 19 2019
- V. New Business

# **Rezonings**

- 2. Ordinance requested by Happy Trail Farms, LLC to rezone 17.193 acres located near the northeastern corner of the intersection of East 10th Street and Port Terminal Road from R6A-RU (Residential [Medium Density])-Restricted Residential Overlay District to R6A-RU (Residential [Medium Density]).
- 3. Ordinance requested by East Carolina University to rezone 16.9+/- acres in an area beginning at the intersection of East 5th Street and Reade Street proceeding north along the same until reaching East 3rd Street and then proceeding one block west and north, bounded on the northern side by 1st Street and the western edge by Town Creek from OR (Office-Residential [High Density Multi-family]) to CD (Downtown Commercial).
- 4. Ordinance requested by 4JPII, LLC to rezone 31.038 acres located at the intersection of East 14th Street and Quail Ridge Road from RA20 (Residential-Agricultural) and R6 (Residential [Medium Density Multi-family]) to OR (Office-Residential [High Density Multi-family]).

# **Preliminary Plats**

5. Request by V-SLEW, LLC for a preliminary plat entitled "River Bend". The property is located north of NC Highway 33 E at its intersection with L.T. Hardee Road and west of Rolling Meadows Subdivision. The proposed plat consists of one hundred and forty four (144) lots totaling 30.376 acres.

# VI. Adjournment

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

November 19, 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 - *	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.

VOTING MEMBERS: Robinson, Overton, Joyner, Maxwell, Joyner, Collins, West, Darden

<u>PLANNING STAFF</u>: Chantae Gooby, Chief Planner; Les Everett, Assistant Director of Planning and Development Services; Bradleigh Sceviour, Planner II and Camillia Smith, Secretary

**<u>OTHERS PRESENT</u>**: Emanuel McGirt, City Attorney and Kelvin Thomas, Communication Technician.

**<u>MINUTES</u>**: Motion made by Mr. West, seconded by Mr. Darden, to accept the October 15, 2019 minutes. Motion passed unanimously.

#### **NEW BUSINESS**

#### **Text Amendment**

2. Ordinance requested by the Planning and Development Services Department to amend the City Code by altering regulations related to drive-through facilities and the number of allowed menu boards.

Mr. Brad Sceviour explained that the request is to update the City's current standards relevant to the number of menu and pre-browse boards allowed at drive-through facilities. This text amendment was triggered through a cooperative effort with the McDonalds Corporation. This amendment will help to modernize the City's current standards with modern fast food restaurant menu reader board standards related to the number of order points. This request will allow facilities with multiple order points to have a full menu reader board and a pre-browse board at each order point.

Mr. Robinson opened the public hearing.

Mr. Kenneth Hayward, McDonald's Corporation Representative, spoke in favor of the request.

No one spoke in opposition.

Mr. Robinson closed the public hearing.

Motion made by Mr. Parker, seconded by Mr. Faison to recommend approval for the proposed text 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.

# **Other Items of Business**

This is a request for two (2) members of the Planning and Zoning Commission to serve on the Highway 43 South Land Use Plan Working Group.

Pitt County Government is leading the study of the proposed area that starts at Bells Fork and ends at Chicod. The Highway 43 Land Use Plan Working Group is a way for the city and county to look over it current Land Use Plan and consider if there are any changes needed. There will be four meetings in 2020, one being and all day meeting. The city is seeking two representatives for the Planning and Zoning Commission.

Chairman Robinson announced that Mr. Kevin Faison and Mr. Max Joyner III have agreed to be the board representatives.

# Adjournment

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



# City of Greenville, North Carolina

Meeting Date: 12/17/2019 Time: 6:00 PM

# **Title of Item:**

Ordinance requested by Happy Trail Farms, LLC to rezone 17.193 acres located near the northeastern corner of the intersection of East 10th Street and Port Terminal Road from R6A-RU (Residential [Medium Density])-Restricted Residential Overlay District to R6A-RU (Residential [Medium Density]).

# **Explanation:** Abstract: The City has received a request from Happy Trail Farms, LLC to rezone 17.193 acres located near the northeastern corner of the intersection of East 10th Street and Port Terminal Road from RA20 (Residential-Agricultural) to R6A-RU (Residential [Medium Density])-Restricted Residential Overlay District.

# **Required Notices:**

Planning and Zoning meeting notice (property owner and adjoining property owner letter) mailed on December 3, 2019. On-site sign(s) posted on December 3, 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 commercial (C) at the northeastern corner of the intersection of East 10th Street and Port Terminal Road transitioning to traditional neighborhood, medium-high density (TNMH) to the east along E. 10th Street. To the north, traditional neighborhood, low-medium density (TNLM) is recommended further transitioning to potential conservation/open space (PCOS).

# 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

#### Traditional Neighborhood, Low-Medium Density

Residential area with a mix of housing types on small lots with a single-family neighborhood appearance. Traditional neighborhoods should have a walkable street network of small blocks, a defined center and edges, and connections to surrounding development.

Intent:

- Provide streetscape features such as sidewalks, street trees, and lighting
- Introduce neighborhood-scale commercial centers at key intersections

Primary uses: Single-family residential Two-family residential Attached residential (townhomes)

Secondary uses: Multi-family residential Small-scale Institutional/Civic (churches and school)

#### Traditional Neighborhood, Medium-High Density

Primarily residential area featuring a mix of higher density housing types ranging from multi-family, townhomes, and small-lot single-family detached. They are typically located within a walkable distance to a neighborhood activity center. Traditional neighborhoods should have a walkable street network of small blocks, a defined center and edges, and connections to surrounding development.

Intent:

- Provide streetscape features such as sidewalks, street trees, and lighting
- Allow neighborhood-scale commercial or mixed use centers at key intersections within neighborhoods

Primary uses: Multi-family residential Single-family residential attached (townhomes) and detached (small-lot)

Secondary uses: Institutional (neighborhood scale)

## Potential Conservation/Open Space

Potential conservation/open space land is typically located in areas that contain existing parkland, needed land buffers, exhibit potential for flooding, or are deemed inappropriate for development due to physical or environmental barriers. Some land within this area may not contain barriers to development, or there may be reasonable mitigation. Site analysis is needed to determine development capabilities in these areas.

The Future Land Use and Character Map identifies certain areas as potential conservation/open space. Much of this area is designated based upon data on flood-prone land and environmental constraints that may not correspond precisely with conditions on the ground. Seeing an area designated this way is the beginning of a conversation. When considering rezoning requests or other development proposals, some areas classified as potential conservation/open space may be determined not to contain anticipated limitations on development, or that existing concerns can reasonably be mitigated. In such cases, the future preferred land use should be based on adjacent Land Use and Character designations, contextual considerations, and the general policies of the comprehensive plan.

Intent:

- Conserve environmentally-sensitive land
- Buffer incompatible land uses with open space
- Provide open space network through the city for recreation
- Conservation/open space buffers adjacent to industrial development should be maintained at a width based on the type of industry and its potential to create compatibility problems
- Greenways and greenway connectors should be maintained to be consistent with the Greenway Plan.

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):

Based on the possible uses permitted by the requested rezoning, the proposed rezoning classification could generate 831 trips to and from the site on East 10th Street, which is a net increase of 238 additional trips per day.

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

# History/Background:

In 1976, the property was incorporated into the City's extra-territorial jurisdiction (ETJ) and zoned RA20 as part of a large-scale ETJ extension.

In March 2019, the subject property was rezoned from RA20 (Residential-Agricultural) to R6A-RU (Residential [Medium Density])-Restricted Residential Overlay District.

# **Present Land Use:**

Wooded

# Water/Sewer:

Water will be provided by Eastern Pines Water Corporation. Sanitary sewer design plans are in process to extend sanitary sewer service to this parcel.

# **Historic Sites:**

There are no known effects on historic sites.

# **Environmental Conditions/Constraints:**

The property is located in the Hardee Creek Watershed. If stormwater rules apply, it would require 10-year detention and nitrogen and phosphorous reduction.

A small portion of the northwest corner of the property is located in the Special Flood Hazard Area (SFHA). Any development within the SFHA would be subject to the Flood Damage and Prevention Ordinance. Jurisdictional wetlands do exist on the property. Jurisdictional streams and 50' Riparian Buffers may exist on the property.

# Surrounding Land Uses and Zoning:

North: RA20 - Wooded (City-owned) South: CG - Two (2) vacant lots; CN - One (1) outbuilding; RA20 - One (1) single-family residence and two (2) vacant lots East: RA20 - Farmland and wooded West: CH - Three (3) single-family residences and RA20 - East Carolina Masonry and one (1) single-family residence and one (1) vacant lot

#### **Density:**

Under the current zoning, the site could accommodate 40-45 duplex lots (80-90 units).

Under the proposed zoning, the site could accommodate 115-125 multi-family units (1, 2 and 3 bedrooms).

The anticipated build-out is within 2-3 years.

#### Additional Staff Comments:

The RU (Restricted Residential) Overlay District was created in 2004. Since the R6A district allows single-family, duplex and multi-family development, the RU Overlay District was created to prohibit multi-family development by adding the overlay to the R6A zoning. This overlay can only be used in conjunction with the R6A district.

Section 9-4-51.2 R6A Restricted Residential Use (RU) Overlay District

The purpose of the R6A Restricted Residential Use (RU) Overlay District is to provide a residential development option designed to encourage single-family and/or two-family attached (duplex) development and prohibit multi-family development within the underlying R6A district included within the overlay.

Since the previous rezoning to R6A-RU only allowed single-family and duplexes, the estimated density would have been close to the density for the recommended traditional neighborhood, medium-high density (TNMH). If the property is rezoned without the overlay, the estimated density would exceed the density recommended for traditional neighborhood, medium-high density (TNMH).

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

**Recommendation:** In staff's opinion, the request is <u>not in compliance</u> with <u>Horizons 2026</u>: <u>Greenville's Community Plan</u> and the Future Land Use and Character Plan Map. Therefore, staff recommends denial.

"Not in compliance with the comprehensive plan" should be construed as meaning the requested zoning is (i) is specifically noncompliant with plan objectives and recommendations including the range of allowable uses in the

proposed zone, etc... and/or is of a scale, dimension, configuration or location that is not objectively in keeping with plan intent and (ii) does not promote or preserve the desired urban form. The requested zoning is considered undesirable and not in the public interest, and staff recommends denial 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 amendment, to advise that, although the proposed amendment is not consistent with the comprehensive plan, in this instance it is an appropriate zoning classification, and to adopt the staff report which addresses plan consistency."

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 amendment, to advise that it is inconsistent with the comprehensive plan and to adopt the staff report which addresses plan consistency and other matters."

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

# **ATTACHMENTS:**

Attachments





DRAWINGS\2015 Drawings\15-129 HT FARMS-PORT TERMINAL\HTF REZONING.dwg Thu, Nov 14, 2019-1:

# **REZONING THOROUGHFARE/TRAFFIC VOLUME REPORT**

#### Case No: 19-17

#### Applicant: Happy Trail Farms, LLC

#### **Property Information**

Current Zoning: R6A-RU (Residential [Medium Density])-Restricted **Residential Overlay District** 

**Proposed Zoning:** R6A-RU (Residential [Medium Density])

Current Acreage: 17.20 acres

Port Terminal Road, north of East 10th Street Location:

Points of Access: East 10th Street

#### **Transportation Background Information**

#### 1.) E. 10th St- State maintained

,	Existing Street Section	Ultimate Thoroughfare Street Section		
Description/cross section	5 lanes - curb & gutter	no change		
Right of way width (ft)	100	no change		
Speed Limit (mph)	55	no change		
Current ADT:	22,285 (*)			
Design ADT:	29,900 vehicles/day (**)	29,900 vehicles/day (**)		
<b>Controlled Access</b>	No			
Thoroughfare Plan Status Major Thoroughfare				
Other Information: There are sidewalks along E. 10th St that service this property.				

(\*) 2016 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* 

Proposed Zoning: 831

**Transportation Improvement Program Status:** 

Trips generated by proposed use/change

Current Zoning: 593 -vehicle trips/day (\*)

Estimated Net Change: increase of 238 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**

Notes:

The overall estimated trips presented above are distributed based on current traffic patterns. The estimated ADTs on E. 10th St are as follows:

1.) E. 10th St, East of Site (40%): "No build" ADT of 22,285

> Estimated ADT with Proposed Zoning (full build) - 22,617 Estimated ADT with Current Zoning (full build) - 22,522

**Net ADT change =** 95 (<1% increase)



-vehicle trips/day (\*)

#### Applicant: Happy Trail Farms, LLC

#### 2.) E. 10th St , West of Site (60%):

"No build" ADT of 22,285

Estimated ADT with Proposed Zoning (full build) – 22,784Estimated ADT with Current Zoning (full build) – 22,641Net ADT change = 143 (<1% increase)

#### **Staff Findings/Recommendations**

Based on possible uses permitted by the requested rezoning, the proposed rezoning classification could generate 831 trips to and from the site on E. 10th St, which is a net increase of 238 additional trips per day.

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

	R6A (RESIDENTIAL) - PERMITTED USES
(1) General	
a.	Accessory use or building
	On-premise signs per Article N
(2) Residenti	
	Single-family dwelling
	Two-family attached dwelling (duplex)
. ,	Master Plan Community per Article J
	Multi-family development per Article I
	Residential cluster development per Article M
	Family care homes (see also 9-4-103)
· · · · ·	Room renting
	cupations - None
(4) Governm	
	City of Greenville municipal government building or use (see also section 9-4-103)
(5) Agricultur	-
	Farming; agricultural, horticulture, forestry (see also section 9-4-103)
	Beekeeping; minor use (see also section 9-4-103) nal/Entertainment
	Public park or recreational facility
	Private noncommercial park or recreational facility
	ancial/Medical - None
(8) Services	
· · ·	Church or place of worship (see also section 9-4-103)
(9) Repair - N	
(10) Retail Tr	
	le/Rental/Vehicle-Mobile Home Trade - None
(12) Construc	
C.	Construction office; temporary, including modular office (see also section 9-4-103)
(13) Transpo	rtation - None
(14) Manufad	cturing/Warehousing - None
(15) Other Ad	ctivities (not otherwise listed - all categories) - None
	R6A (RESIDENTIAL) - SPECIAL USES
(1) General -	None
(2) Residenti	al
	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
	Group care facility
	Retirement center or home
	Nursing, convalescent or maternity home; minor care facility
	Board or rooming house
	Fraternity or sorority house
(3) Home Oc	
	Home occupation; not otherwise listed
	Home occupation; barber and beauty shop
С.	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		

# **BUFFERYARD SETBACK AND VEGETATION SCREENING CHART**

For Illustrative Purposes Only

Bufferyard Requ	uirments: Match	n proposed land us	e with adjacent per	mitted land use or	adjacent vacant	zone/nonconform	ing use to determine ap	oplicable 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)	С	В	В	В	В	С	В	А
Office/Institutional, Light Commercial, Service (3)	D	D	В	В	В	D	В	A
Heavy Commercial, Light Industry (4)	E	E	В	В	В	E	В	A
Heavy Industrial (5)	F	F	В	В	В	F	В	А
		Bufferyard A	(street yard)				Bufferyard B (no	screen required)
Lot S			very 100 linear fe	eet		Lot Size	Width	
Less than 25	,000 sq.ft.	4'	2	large street trees			Less than 25,000 sq.ft.	4'
25,000 to 175	5,000 sq.ft. 6' 2 large stree		large street trees			25,000 to 175,000 sq.ft.	6'	
Over 175,0	00 sq.ft.	00 sq.ft. 10' 2 large street trees			Over 175,000 sq.ft.	10'		
	Street tree	es may count tow	ard the minimum	acreage.				
	Bufferyard C (	screen required	)	1		Bufferyard	D (screen required	)
Width	For every 100 linear feet			Width	-	For every 100 linear		
10'	3 large evergreen trees 4 small evergreens 16 evergreen shrubs			20'	4 large evergreen trees 6 small evergreens 16 evergreen shrubs		าร	
Where a fence or provided, the buf							duced by fifty (50%) p al material) or earth b	
	Bufferyard E (s	screen required	)	1		Bufferyard	F (screen require	d)
Width	For every 100 linear feet			Width	For every 100 linear feet			
				4				

30'	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.	

6 large evergreen trees

	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***	
	Uptown Edge (UE)	CDF and CD*	17 units per acre	
	Mixed Use, High Intensity	OR	17 units per acre	
High	(MUHI)	R6, MR	17 units per acre	
J	Residential, High Density	R6, MR	17 units per acre	
	(HDR)	R6MH	17 units per acre	
	Medical-Transition (MT)	MR	17 units per acre	
	Mixed Use (MU)	OR	17 units per acre	
		R6, MR	17 units per acre	
		R6A	9 units per acre	
High to Medium	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	
	Traditional Naishbarbaad I aw	R9	6 units per acre	
	Traditional Neighborhood, Low- Medium Density (TNLM)	R9S	5 units per acre	
Medium to Low	• • • • •	R15S	3 units per acre	
	Residential, Low-Medium	R9S	5 units per acre	
		R15S	3 units per acre	
	Density (LMHR)	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.



# City of Greenville, North Carolina

Meeting Date: 12/17/2019 Time: 6:00 PM

## **Title of Item:**

Ordinance requested by East Carolina University to rezone 16.9+/- acres in an area beginning at the intersection of East 5th Street and Reade Street proceeding north along the same until reaching East 3rd Street and then proceeding one block west and north, bounded on the northern side by 1st Street and the western edge by Town Creek from OR (Office-Residential [High Density Multi-family]) to CD (Downtown Commercial).

**Explanation:** Abstract: The City has received a request from East Carolina University to rezone 16.9+/- acres in an area beginning at the intersection of East 5th Street and Reade Street proceeding north along the same until reaching East 3rd Street and then proceeding one block west and north, bounded on the northern side by 1st Street and the western edge by Town Creek from OR (Office-Residential [High Density Multi-family]) to CD (Downtown Commercial).

# **Required Notices:**

Planning and Zoning meeting notice (property owner and adjoining property owner letter) mailed on December 3, 2019. On-site sign(s) posted on December 3, 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:**

Principles:

5. Uptown features a vibrant mix of businesses, residences, education, recreation, entertainment, and civic uses, and a distinctive character that is appealing to residents, visitors and investors.

As the historic and civic heart of Greenville, Uptown will be a focus for revitalization efforts, strengthening community pride and the city's image. Revitalization efforts will include both public and private investment.

- ECU's Main and Millennial Campuses will be leveraged to attract new development and help strengthen the city's core.
- Adaptive reuse of underutilized buildings will be encouraged.
- Development of buildings on existing surface parking areas will be encouraged, while parking needs will be addressed through sharing arrangements and parking structures.
- Policies will encourage investment in neighborhoods at the edge of Uptown.

The Future Land Use and Character Map recommends a mixture of Uptown Core (UC) and University Institutional (UI) throughout the subject properties.

# Uptown Core:

Uptown core is composed of Greenville's historic core. It is the most urban and mixed use area of the city with buildings located close together and near the street. Small blocks, on-street parking, and street trees create a pedestrian-friendly district. New development is encouraged to fill-in vacant sites such as underutilized parking areas.

Intent:

- Infill vacant lots
- Encourage vertical mixed use development (residential or office above commercial)
- Adapt and reuse historic buildings
- Reduce/consolidate surface parking
- Maintain and expand public realm features such as street trees, lighting, and wayfinding signs.

Primary uses: Commercial Institutional/Civic Neighborhood-scale commercial

Secondary uses: Multifamily residential

# **University Institutional:**

Mainly comprised of East Carolina University's (ECU) Main Campus and surrounding facilities. The core of the campus area tends to cluster buildings in a walkable pattern. At the edges of the campus are related facilities and parking areas.

Intent:

- Encourage better physical links between Uptown and ECU
- Support Campus development as described in <u>A Campus Within Context</u>, <u>A Comprehensive Plan Master Plan for East Carolina University (2012)</u> and in potential master plan updates by coordinating infrastructure improvements and leveraging investments to revitalize adjacent areas

Primary Uses: Institutional/Civic

Secondary uses: Office Multifamily residential

The property is considered part of the Regional Activity Center in the Uptown area. These types of centers are defined as commercial or mixed uses nodes generally providing 250,000-300,000 square feet and serving 10+ area.

Chapter 1 Building Great Places

Goal 1.3 High Quality Infill and Redevelopment

Policy 1.3.1 Support Infill and Redevelopment Promote development and redevelopment throughout the city with a concentration of these projects in the Uptown Core of the Future Land Use and Character map and the Primary Service Area of the Tiered Growth Map in order to balance the city's tax base, reduce service and maintenance expenditures, and make smart long term investments that use taxpayer dollars wisely. This is generally preferred over new peripheral development.

Goal 1.4 A Vibrant Uptown

Policy 1.4.2 Foster High Density Infill Development

Foster development of high density mixed use buildings in and around Uptown that create a more vibrant pedestrian environment and provide a mix of new housing and office spaces.

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

Based on possible uses permitted by the requested rezoning, the proposed rezoning classification could generate 2,186 trips to and from the site on Reade St, which is a net increase of 924 additional trips per day.

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

# History/Background:

In 1969, the property was zoned its current zoning.

## **Present Land Use:**

ECU administrative offices, Willis Building, and student parking lots

## Water/Sewer:

Water and sanitary sewer are available.

# **Historic Sites:**

There is no known effect on designated properties.

## **Environmental Conditions/Constraints:**

The property is located in the Town Creek Watershed. If stormwater rule applies, it would require 25-year detention. It would be exempt from Nitrogen and Phosphorus reductions as part of Center City Revitalization Area. It discharges directly to and includes areas of the Town Creek Culvert project. A portion of the property is located in the Special Flood Hazard Area (SFHA). Any development within the SFHA would be subject to the Flood Damage and Prevention Ordinance. No jurisdictional wetlands exist on the property. Jurisdictional stream (Town Creek) and 50' Riparian Buffer does exist on the property. Any development that results in a change of use would require restoration of the riparian buffer

#### **Surrounding Land Uses and Zoning:**

North: OR - Town Common South: OR - ECU Main Campus East: R6/OR - St. Paul's Episcopal Church and various residential uses West: CD - Sup Dogs, various law firms and assorted commercial and institutional uses

# **Density Estimates:**

Under the current zoning, the site contains 53,300+/- sq. ft. of institutional office space and 450+/- student parking spaces.

Under the proposed zoning, the site could accommodate a 100-bed hotel with 10,000+/- associated retail, 250-seat performing arts center, 40,000+/- sq. ft. of

institutional office space, and 20,000+/- sq. ft. of mixed use and office (private) space.

The anticipated build-out is within 10-15 years.

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

**Recommendation:** In staff's opinion, the request is <u>in compliance</u> with <u>Horizons2026: Greenville's</u> <u>Community Plan</u> and the Future Land Use and Character Map.

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

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

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

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

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

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

# **ATTACHMENTS:**

Attachments





RECORDED IN MR

# **REZONING THOROUGHFARE/TRAFFIC VOLUME REPORT**

#### Case No: 19-18

#### Applicant: East Carolina University

#### **Property Information**

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

Proposed Zoning: CD (Downtown Commercial)

Current Acreage: 16.9 acres

Location: Reade St, between 5th St & 1st St

Points of Access: Reade St

Notes:

#### **Transportation Background Information**

#### 1.) Reade St- City maintained

, <b>.</b>	Existing Street Section	Ultimate Thoroughfare Street Section		
Description/cross section	2 lanes with parking on both sides	no change		
Right of way width (ft)	75	no change		
Speed Limit (mph)	25	no change		
Current ADT:	3,925 (*)			
Design ADT:	12,000 vehicles/day (**)			
<b>Controlled Access</b>	No			
Thoroughfare Plan Status Major Thoroughfare				
Other Information: There are sidewalks along Reade St that service this property.				

(\*) 2016 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:**

#### Trips generated by proposed use/change

Current Zoning: 1,262 -vehicle trips/day (\*)

**Proposed Zoning: 2,186** -vehicle trips/day (\*)

Estimated Net Change: increase of 924 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 Reade St are as follows:

1.) Reade St, Between 5th & 1st: "No build" ADT of 3,925

Estimated ADT with Proposed Zoning (full build) – 6,111 Estimated ADT with Current Zoning (full build) – 5,187 Net ADT change = 924 (18% increase)

Location Map



#### **Staff Findings/Recommendations**

Based on possible uses permitted by the requested rezoning, the proposed rezoning classification could generate 2186 trips to and from the site on Reade St, which is a net increase of 924 additional trips per day.

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

	CURRENT ZONING			
OR (OFFICE-RESIDENTIAL) - PERMITTED USES				
(1) General				
a.	Accessory use or building			
	Internal service facilities			
C.	On-premise signs per Article N			
	Retail sales; incidental			
(2) Residential				
	Two-family attached dwelling (duplex)			
C.	Multi-family development per Article I			
	Family care homes (see also 9-4-103)			
	Retirement center or home			
	Nursing, convalescent or maternity home; major care facility			
	Boarding or rooming house			
	Room renting			
(3) Home Occupations - None				
(4) Governmental				
	City of Greenville municipal government building or use (see also section 9-4-			
	103)			
	County or state government building or use not otherwise listed; excluding			
C.	outside storage and major or minor repair			
d	Federal government building or use			
(5) Agricultural/Mining	Earming, agricultural horticultura forestry (see also section 0.4.102)			
a. (6) Recreational/Entertainment	Farming; agricultural, horticulture, forestry (see also section 9-4-103)			
	Public park or recreational facility			
-	Private noncommercial recreation; indoor only, not otherwise listed			
(7) Office/Financial/Medical				
a.				
	Operation/processing center			
C.	Office; customer service, not otherwise listed, including accessory service			
	delivery vehicle parking and indoor storage			
	Bank, savings and loans or other savings or investment institutions			
	Medical, dental, ophthalmology or similar clinic, not otherwise listed			
(8) Services				
	Funeral home			
	Barber or beauty salon			
	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			
0.	Church or place of worship (see also section 9-4-103)			
2	Library			

a.	Museum
•	Art gallery
	Art studio including art and supply sales
	Photography studio including photo and supply sales
	Recording studio
	Dance studio
v(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)
y(4)	Distributed Antenna System (See also 9-4-103 (Q))
	Civic organizations
	Trade or business organizations
(9) Repair - None	
(10) Retail Trade	
	Book or card store, news stand
	Florist
	Christmas tree sales lot; temporary only (see also section 9-4-103)
(11) Wholesale/Rental/Vehicle-	
(12) Construction	
	Licensed contractor; general electrical, plumbing, mechanical, etc excluding
	outside storage
С.	Construction office; temporary, including modular office (see also section 9-4-
	103)
(13) Transportation - None	
(14) Manufacturing/Warehousi	ng - None
(15) Other Activities (not other	wise 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
	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
	Dining and entertainment establishment (see also section 9-4-103)
III(±).	Dining and entertainment establishment (see also section 5 + 103)

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
I.	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	
(12) Construction - None	
(13) Transportation	
	Parking lot or structure; principal use
(14) Manufacturing/Warehousi	
(15) Other Activities (not other	
· · ·	Other activities; personal services not otherwise listed
b.	Other activities; professional services not otherwise listed
	PROPOSED ZONING
CD	DOWNTOWN COMMERCIAL) - PERMITTED USES
(1) General	
· ·	Accessory use or building
	Internal service facilities
C.	On-premise signs per Article N
	Temporary uses; of listed district uses
f.	Retail sales; incidental
	Incidental assembly of products sold at retail or wholesale as an accessory to
g.	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
0.	Nursing, convalescent or maternity home; major care facility
q.	Room renting
(3) Home Occupations - None	
(4) Governmental	
a.	Public utility building or use

	towers
y.	equipment and towers or cellular telephone and wireless communication
	TV and/or radio broadcast facilities, including receiving and transmission
	Dance studio
	Recording studio
	Photography studio including photo and supply sales
	Art studio including art and supply sales
	Hotel, motel bed and breakfast inn; limited stay lodging (see also residential quarters for resident manager, supervisor or caretaker and section 9-4-103)
	Art gallery
•	Museum
	Library
	Church or place of worship (see also section 9-4-103)
	Auditorium
j. k.	Business or trade school
i.	College and other institutions of higher learning
	Manicure, pedicure or facial salon
	Barber or beauty salon
(8) Services	Funeral home
-	Catalogue processing center
	kennel and stable)
r	Veterinary clinic or animal hospital (see also animal boarding; outside facility,
e.	Medical, dental, ophthalmology or similar clinic, not otherwise listed
	Bank, savings and loans or other savings or investment institutions
	delivery vehicle parking and indoor storage
C.	Office; customer service, not otherwise listed, including accessory service
	Operation/processing center
	Office; professional and business, not otherwise listed
(7) Office/Financial/Medical	
	Athletic club; indoor only
	Theater; movie or drama, including outdoor facilities
j.	Bowling alley
	Commercial recreation; indoor only, not otherwise listed
	Private noncommercial recreation; indoor only, not otherwise listed
	Public park or recreational facility
(6) Recreational/Entertainment	
	Farming; agricultural, horticulture, forestry (see also section 9-4-103)
(5) Agricultural/Mining	Liquor store, state ABC
	Federal government building or use
	outside storage and major or minor repair
С.	County or state government building or use not otherwise listed; excluding
	103)
	City of Greenville municipal government building or use (see also section 9-4-

_	Drinting or publiching convice including graphic artymans, newspapers				
Ζ.	Printing or publishing service including graphic art, maps, newspapers, magazines and books				
22	Catering service including food preparation (see also restaurant; conventional				
dd.	and fast food)				
bb	Civic organizations				
	Trade or business organizations				
	-				
	Exercise and weight loss studio; indoor only Launderette; household users				
	Dry cleaners; household users				
	Clothes alteration or shoe repair shop				
(9) Repair					
	Appliance; household and office equipment repair				
	Jewelry, watch, eyewear or other personal item repair				
(10) Retail Trade					
	Miscellaneous retail sales; non-durable goods, not otherwise listed				
	Pharmacy				
	Convenience store (see also gasoline sales)				
	Office and school supply, equipment sales				
	Restaurant; conventional				
	Restaurant; fast food				
I.	Electronic; stereo, radio, computer, TV, etc sales and accessory repair				
	Appliance; household use, sales and accessory repair, excluding outside storage				
	Furniture and home furnishing sales not otherwise listed				
	Floor covering, carpet and wall covering sales				
	Antique sales, excluding vehicles				
	Book or card store, news stand				
	Hobby or craft shop				
u.	Pet shop (see also animal boarding; outside facility)				
	Video or music store; records, tape, CD and the like sales				
	Florist				
	Sporting goods sales and rental shop				
	Auto part sales (see also major and minor repair)				
	Christmas tree sales lot; temporary only (see also section 9-4-103)				
(11) Wholesale/Rental/Vehicle					
	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				

с.	c. Taxi or limousine service			
e.	Parcel delivery service			
h.	Parking lot or structure; principal use			
(14) Manufacturing/Warehousi	ng			
g.	Cabinet, woodwork or frame shop; excluding furniture manufacturing or			
	upholstery			
h.	Engraving; metal, glass or wood			
(15) Other Activities (not other	wise listed - all categories) - None			
CI	D (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			
١.	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 - N	lone			
(8) Services				
a.	Child day care facilities			
b.	Adult day care facilities			
i.	School; nursery and kindergarten (see also section 9-4-103)			
١.	Convention center; private			
55(4)				
	Mental health, emotional or physical rehabilitation day program facility			
(9) Repair				
	Minor repair; as an accessory or principal use			
(10) Retail Trade				
b.	Gasoline or automotive fuel sales; accessory or principal use, retail			
с.	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			
	Appliance; commercial use, sales and accessory repair; excluding outside			
n.	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 Requ	irments: Match	proposed land us	e with adjacent per	mitted land use or	adjacent vacant	zone/nonconform	ing use to determine ap	oplicable bufferyard.
PROPOSED LAND USE CLASS (#)	ADJACENT PERMITTED LAND USE (			E 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)	С	В	В	В	В	С	В	А
Office/Institutional, Light Commercial, Service (3)	D	D	В	В	В	D	В	A
Heavy Commercial, Light Industry (4)	E	E	В	В	В	E	В	A
Heavy Industrial (5)	F	F	В	В	В	F	В	А
		Bufferyard A	(street yard)				Bufferyard B (no	screen required)
Lot Si	ze	Width	For e	very 100 linear fe	eet		Lot Size	Width
Less than 25	,000 sq.ft.	4'	2	large street trees			Less than 25,000	4'
25,000 to 175,	000 sq.ft.				sq.ft. 25,000 to 175,000 sq.ft.	6'		
Over 175,000 sq.ft. 10' 2		large street trees			Over 175,000 sq.ft.	10'		
	Street tree	s may count tow	ard the minimum	acreage.				8
E	Bufferyard C (s	screen required	)	]		Bufferyard	D (screen required)	)
Width	For every 100 linear feet			Width	For every 100 linear feet		feet	
10'	3 large evergreen trees 4 small evergreens 16 evergreen shrubs			20'	4 large evergreen trees 6 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 width may be reduced by fifty (50%) percent if a fence, evergreen hedge (additional material) or earth berm is provided.					
Bufferyard E (screen required)			1		Buffervard	F (screen require	d)	
Width	, i i i i i i i i i i i i i i i i i i i	For every 100 linear feet			Width		For every 100 linear feet	
30'	6 large evergreen trees 8 small evergreens 26 evergreen shrubs			50'	8 large evergreen trees 10 small evergreens 36 evergreen shrubs		ns	
Bufferyard widtl fence, evergree	en hedge (add					green hedge (a	reduced by fifty (50 additional material) 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	OR	17 units per acre		
	(MUHI)	R6, MR	17 units per acre		
	Residential, High Density	R6, MR	17 units per acre		
	(HDR)	R6MH	17 units per acre		
	Medical-Transition (MT)	MR	17 units per acre		
		OR	17 units per acre		
	Mixed Use (MU)	R6, MR	17 units per acre		
		R6A	9 units per acre		
High to Medium	Uptown Neighborhood (UN)	R6S	7 units per acre		
	Traditional Naighbarbaad	R6	17 units per acre		
	Traditional Neighborhood, Medium-High Density (TNMH)	R6A	9 units per acre		
		R6S	7 units per acre		
	Traditional Naighborhood, Low	R9	6 units per acre		
	Traditional Neighborhood, Low- Medium Density (TNLM)	R9S	5 units per acre		
		R15S	3 units per acre		
Medium to Low		R9S	5 units per acre		
	Residential, Low-Medium	R15S	3 units per acre		
	Density (LMHR)	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.


## City of Greenville, North Carolina

Meeting Date: 12/17/2019 Time: 6:00 PM

#### **Title of Item:**

Ordinance requested by 4JPII, LLC to rezone 31.038 acres located at the intersection of East 14th Street and Quail Ridge Road from RA20 (Residential-Agricultural) and R6 (Residential [Medium Density Multi-family]) to OR (Office-Residential [High Density Multi-family]).

# **Explanation:** Abstract: The City has received a request from 4JPII, LLC to rezone 31.038 acres located at the intersection of East 14th Street and Quail Ridge Road from RA20 (Residential-Agricultural) and R6 (Residential [Medium Density Multi-family]) to OR (Office-Residential [High Density Multi-family]).

#### **Required Notices:**

Planning and Zoning meeting notice (property owner and adjoining property owner letter) mailed on December 3, 2019. On-site sign(s) posted on December 3, 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 residential low-medium density (LMDR) at the northeastern corner of the intersection of East 14th Street and East Fire Tower Road transitioning to high density residential (HDR) near the intersection of East 14th Street and Quail Ridge Road.

Residential, Low-Medium Density

Residential, low to medium density areas are primarily single-family developments arranged along wide, curvilinear streets with few intersections. Building and lot size range in size and density but tend to be highly consistent within a development with limited connectivity between different residential types and non-residential uses.

Intent:

- Provide better pedestrian and vehicular connectivity between residential developments
- Improve streetscape features such as consistent sidewalks, lighting, and street trees

Primary uses: Single-family detached residential

Secondary uses: Two-family residential Institutional/civic (neighborhood scale)

#### Residential, High Density

Residential areas composed primarily of multi-family housing in various forms. Defined by existing development patterns where building size and style tend to be consistent within a development, with large blocks, and limited connectivity between different building types and uses. Future development should take a more traditional neighborhood pattern where different residential types are connected in a walkable pattern. High density residential is typically appropriate near activity centers and corridors.

Intent:

- Provide better vehicular and pedestrian connectivity between development
- Improve architectural variety and site design for new developments
- Improve streetscape features such as consistent sidewalks, lighting and street trees

Primary uses: Multi-family residential Two-family residential Attached residential (townhomes)

Secondary uses: Office Single-family residential detached (small lot) Institutional/civic (churches and schools)

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

Since an increase in density is not anticipated, a traffic report was not generated.

#### **History/Background:**

In 1972, the property was incorporated into the City's extra-territorial jurisdiction (ETJ) and zoned RA20 as part of a large-scale ETJ extension. In 1984, the school property was rezoned from RA20 to R6. The school was formerly Unity Free Will Baptist Church.

On January 15, 2015, a special use permit was granted for the John Paul II High School. On December 21, 2017, the special use permit was amended to add the athletic complex as an ancillary use to the school.

There have been meetings between the representatives of the school and Quail Ridge and Planter's Walks Subdivision residents concerning the special use permit.

If approved, the rezoning would nullify the special use permit for the school and athletic complex.

#### **Present Land Use:**

JPII Catholic High School and Athletic Complex

#### Water/Sewer:

Water and sanitary sewer are available.

#### **Historic Sites:**

There are no known effects on designated sites.

#### **Environmental Conditions/Constraints:**

The property is located in the Bells Branch and Meetinghouse Branch 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 (SFHA). There are no jurisdictional wetlands, streams, or riparian buffers on the property.

#### **Surrounding Land Uses and Zoning:**

North: R6 - Quail Ridge Townhomes South: R9S - Planter's Walk SD East: R9S - Planter's Walk SD West: R9S and R6S - Tuckahoe SD and First Christian Church

#### **Additional Staff Comments:**

Staff has a concern that this rezoning could potentially be considered "spotzoning". The burden is on the local government to establish reasonableness for approving the request.

Factors for determining reasonableness include:

- 1. Size of area and its particular characteristics
- 2. Relation to comprehensive plan
- 3. Degree of change in uses between the current zoning and proposed zoning
- 4. Relative harm and/or benefit to the owner(s), neighborhood and community.

With respect to this request, the proposed zoning is in compliance with the <u>Horizons 2026</u>: <u>Greenville's Community Plan</u> and the Future Land Use and Character Plan Map.

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

**Recommendation:** In staff's opinion, the request is <u>not in compliance</u> with <u>Horizons 2026</u>: <u>Greenville's Community Plan</u> and the Future Land Use and Character Plan Map. Therefore, staff recommends denial.

"Not in compliance with the comprehensive plan" should be construed as meaning the requested zoning is (i) is specifically noncompliant with plan objectives and recommendations including the range of allowable uses in the proposed zone, etc... and/or is of a scale, dimension, configuration or location that is not objectively in keeping with plan intent and (ii) does not promote or preserve the desired urban form. The requested zoning is considered undesirable and not in the public interest, and staff recommends denial 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 amendment, to advise that, although the proposed amendment is not consistent with the comprehensive plan, in this instance it is an appropriate zoning classification, and to adopt the staff report which addresses plan consistency."

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 amendment, to advise that it is inconsistent with the comprehensive plan and to adopt the staff report which addresses plan consistency and other matters." Note: In addition to the other criteria, the Planning and Zoning Commission and City Council shall consider the entire range of permitted and special uses for the existing and proposed zoning districts as listed under Title 9, Chapter 4, Article D of the Greenville City Code.

#### **ATTACHMENTS:**

Attachments

4JPII From: RA20 & R6 To: OR Total Acres: 31.038 December 3, 2019

N

0 0.04 0.07 0.14 Miles





Lot - Parcel # - Owners - Reference - Zoning 1 – 00985 – Roy Sadler Selby & Letha D. Selby – d.b. 1923, pg. 53 – RA20 2 - 36955 - The Quail Ridge HOA - d.b. D-49, pg. 266 - R6 3 - 40047 - Elva P. Murray - d.b. 550, pg. 436 - R6 4 – 40046 – Thomas D. Haigwood & Sarah W. Haigwood – d.b. 1636, pg. 809 – R6 5 – 37925 – Anne C. Leahy Becker & Thomas Edward Leahy – 2014E, pg. 558 – R6 6 - 39682 - Catherine M. White - d.b. 1704, pg. 509 - R6 7 – 39681 – Maude C. Bishop – d.b. 3137, pg. 751 – R6 8 – 39680 – Jane Taylor Moore – 90E, pg, 360 – R6 9 – 39675 – Pamela B. Duncan – d.b. 1578, pg. 56 – R6 10 – 40051 – Brian Patrick Peaden – d.b. 3545, pg. 395 – R6 11 – 40052 – Victor W. Blalock – d.b. 1853, pg, 54 – R6 12 – 40424 – Wachovia Bank & Trust Co. – Trustee for Retha Hice Cash – d.b. 176, pg. 439 – R6 13 — 40423 — Cara B. Midyette — d.b. 3351, pg. 547 — R6 14 — 40422 — Halabi Hussam El — d.b. 3692, pg. 534 — R6 15 – 40421 – Jimmy S. Creech – d.b. 192, pg. 473 – R6 16 – 48615 – Charles F. Ogletree & Mary E. Ogletree – d.b. 3519, pg. 724 – R6 17 – 48614 – Jeffrey S. Beasley & Kendall G. Beasley – d.b. 3580, pg. 114 – R6 18 – 48613 – John H.P. Williams & Diana W. Williams – d.b. 1330, pg. 591 – R6 19 – 48612 – Deborah R. Barnes – d.b. 1269, pg. 207 – R6 20 – 48611 – Jean F. Pezzula – d.b. 2804, pg. 333 – R6 21 – 48610 – LPM Rentals, LLC – d.b. 3665, pg. 323 – R6 22 – 48147 – Adam G. Thomas & Mary Catherine Thomas – d.b. 3765, pg. 681 – R6 23 – 38450 – Hilda L. Lloyd Life Estate, Rose S. Pittman, Remainder – d.b. 3244, pg. 784 – R6 24 – 49355 – Zachary Bullock & Callie Boyd – d.b. 3595, pg. 328 – R6 25 – 49354 – Johnathan Rivera Rios & Zenaida Miranda Colon – d.b. 3640, pg. 170 – R6 26 – 49353 – Alice L. Garris – d.b. 385, pg. 447 – R6 27 - 49352 - Beverly L. Bowser - d.b. 2778, pg. 427 - R6 28 – 49351 – Elizabeth L. Wilk – DC97, pg. 686A – R6 29 – 49350 – James O. Ensor, Jr. – d.b. 2038, pg. 358 – R6 30 – 49349 – Frank L. Wingo & Dorothy S. Wingo – d.b. 3163, pg. 476 – R6 31 - 49348 - NGZ Rentals, LLC - d.b. 2876, pg. 305 - R6 32 – 44979 – Kathleen L. Harvey – d.b. 1268, pg. 784 – R6 33 – 47778 – Deborah Lilley – d.b. 2731, pg. 238 – R6 34 – 47779 – Gail Daniels – d.b. 3693, pg. 188 – R6 35 – 46192 – Louanne M. Culver – 2014E, pg. 671 – R6 36 - 46191 - Alice Gibbs Memorial, LLC of NC - d.b. 3217, pg. 129 - R6 37 - 46190 - NGZ Rentals LLC - d.b. 3040, pg. 271 - R6 38 – 44977 – Martha M. Buck & Sheri Buck Tyson – d.b. 3321, pg. 791 – R6 39 – 44976 – Sarah W. Winbourne – DC102, pg. 611 – R6 40 – 44975 – Jane K. Bennett – DC94 ROD – R6 41 – 44974 – Margaret Powers – d.b. 1769, pg. 456 – R6 42 – 44973 – TAG Development East LLC – d.b. 3731, pg. 204 – R6 43 - 44972 - Joe Michael Wilson - d.b. 3401, pg. 267 - R6 44 – 44971 – Loretta A. McPhail – d.b. 1367, pg. 276 – R6 45 – 44970 – John A. Bassos – d.b. 2886, pg. 264 – R6 46 – 52241 – NRYK Properties, LLC – d.b. 3389, pg. 461 – R9S 47 – 52240 – Inkyeong Yoo & Young Gyu Yoo – d.b. 1069, pg. 562 – R9S 48 – 52239 – Roy M. Roop II & Karen Oppelt Roop – d.b 1119, pg. 685 – R9S 49 – 52219 – Brett D. Keiper – d.b. 3143, pg. 769 – R9S 50 – 52220 – Bradley J. Yount & Julie A. Daniel – d.b. 1581, pg. 275 – R9S 51 – 52221 – Patricia G. Morris – d.b. 522, pg. 467 – R9S 52 - 52222 - Derrick C. Smith & Julie A. Smith - d.b. 2909, pg. 331 - R9S 53 - 43067 - Gary W. Mayo & Jody L. Mayo - d.b. 2061, pg. 862 - R9S 54 – 43066 – Mark Gregory Angolia & Patricia Burton Angolia – d.b. 529, pg. 819 – R9S 55 – 43064 – David J. Sheppard & Kathleen M. Sheppard – d.b. 3601, pg. 875 – R9S 56 – 43063 – Edwin Ryan Grabill & Nikki Rae Grabill – d.b. 3743, pg. 93 – R9S 57 – 43062 – Thomas J. Huener & Kathryn M. Verbanac – d.b. 891, pg. 476 – R9S 58 – 43061 – Thomas R. Feller, Jr. & Melissa Feller – d.b. 3249, pg. 679 – R9S 59 – 43055 – Tyree Walker Trustee Revocable Living Trust – d.b. 2692, pg. 82 – R9S 60 – 43054 – John Reisch & Michelle Reisch – d.b. 3772, pg. 78 – R9S 61 – 43053 – Charles T. Wall & Betty M. Wall – d.b. 297, pg. 178 – R9S 62 – 43052 – Dennis T. Best & Lydia Best – d.b. 847, pg. 133 – R9S 63 – 43044 – Margaret Kathleen Gregg Remainder & Robert W. Gregg Life Estate – d.b. 3544, pg. 49 – 64 – 43043 – Leland Geletka & Anna W. Geletka – d.b. 3745, pg. 22 – R9S 65 – 43042 – Robert D. Caldwell & Anita Godley Caldwell – d.b. 725, pg. 848 – R9S 66 – 43029 – Amy McDowell & Sterling McDowell – d.b. 3692, pg. 314 – R9S 67 – 43028 – Kimberly L. Miller – d.b. 3047, pg. 751 – R9S 68 – 43027 – Patricia J. Anderson – d.b. 3195, pg. 272 – R9S 69 – 43026 – Ryan Dahms & Melissa Taylor – d.b. 2445, pg. 767 – R9S 70 – 01887 – James M. Butler & Annette W. Butler – d.b. 2700, pg. 236 – R9S 71 – 25533 – Gary Dolton Woods – 2018E, pg. 1038 – R9S 72 – 02119 – Donald Richard Hoffman & Valeria Mossey Hoffman – d.b. 975, pg. 706 – R9S 73 – 00775 – Norman R. Vanhorne & Janelle Vanhorne – d.b. N–43, pg. 428 – R9S 74 – 26558 – John Michael Hammond – d.b. 324, pg. 168 – R9S 75 – 47572 – First Christian Church Trustees – d.b. 1734, pg. 305 – R6S 76 – 44703 – Michael McGrath & Kimberly R. McGrath – d.b. 3163, pg. 350 – R6S 77 – 44704 – Nicholas Bryant Hatch – d.b. 3056, pg. 387 – R6S 78 – 44705 – Lakshmi M. Narasimhan & Vyjayanthi Narasimhan – d.b. 579, pg. 814 – R6S 79 – 44709 – John Scott Eagle & Lisa Sink Eagle – d.b. 1000, pg. 401 – R6S 80 – 62140 – Daniel J. McCarty & Angela B. McCarty – d.b. 2727, pg. 828 – R6S 81 – 44708 – Daniel J. McCarty & Angela B. McCarty – d.b. 724, pg. 712 – R6S 82 - 44679 - Christa Edwards & Marcus Edwards - d.b. 3638, pg. 92 - R6S 83 – 44680 – Brian J. Sorenson & Kimberly M. Sorenson – d.b. 1090, pg. 305 – R6S 84 - 31518 - Windy Ridge HOA - d.b. E-46, pg. 379 - R6S TOTAL AREA TO BE REZONED OR ON SOUTH SIDE QUAIL RIDGE ROAD 25.612 Ac.

REVISED: 11-27-19 ADD NOTATION OF AREA TO BE REZONED CER TIFICA TION 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 BK. \_\_\_\_**3627\_**, PG. \_\_\_\_**716-718** OTHER SEAL 1-2562 REFERENCE SOURCE D.B. 3245, PG. 22-27 ); THAT THE BOUNDARIES NOT SURVEYED ARE INDICATED AS DRAWN FROM INFORMATION IN BK. \_\_\_\_\_, PG. \_\_\_\_\_ 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 <u>19th</u> DAY OF <u>AUGUST</u> 20 19 Brill SIGNED \_\_\_\_ PROFESSIONAL LAND SURVEYOR No. L-2562 **REFERENCE:** PARCEL # 06793 & 39147 DEED BK. 3627, PG. 719–718 DEED BK. 3246, PG. 22–27 REZONING MAP FOR 4JPII, LLC 4JPII, LLC P.O. BOX 2067 GREENVILLE MC 27836 TAX PARCEL # 39147 & 06793 GREENVILLE, WINTERVILLE TOWNSHIP PITT COUNTY, NORTH CAROLINA GARY S. MILLER SURVEYED: MCP APPROVED: GSM & ASSOCIATES, P.A. LAND SURVEYORS DRAWN: BLW DATE: 08-19-19 1803 South Charles Blvd Greenville, N.C. 27858 License # C-0225

WO 19173

FB

19173.dwg/17109.p.

SCALE: 1" = 100'

CHECKED: GSM

	EXISTING ZONING				
RA20 (RESIDENTIAL-AGRICULTURAL) - PERMITTED USES					
(1) General					
a.	Accessory use or building				
С.	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 Occup	ations - None				
(4) Governmenta					
	City of Greenville municipal government building or use (see also section 9-4-103)				
(5) Agricultural/I	Vining				
a.	Farming; agricultural, horticulture, forestry (see also section 9-4-103)				
C.	Wayside market for farm products produced on-site				
e.	Kennel (see also section 9-4-103)				
f.	Stable; horse only (see also section 9-4-103)				
g.	Stable; per definition (see also section 9-4-103)				
h.					
	Animal boarding not otherwise listed; outside facility, as an accessory or principal use				
١.	Beekeeping; minor use (see also section 9-4-103)				
(6) Recreational					
f.	Public park or recreational facility				
g.	Private noncommercial park or recreational facility				
(7) Office/Finance	ial/Medical - None				
(8) Services					
0.	Church or place of worship (see also section 9-4-103)				
(9) Repair - None					
(10) Retail Trade					
(11) Wholesale/	Rental/Vehicle-Mobile Home Trade - None				
(12) Construction					
· · ·	Construction office; temporary, inclding modular office (see also section 9-4-103)				
(13) Transportat					
	ing/Warehousing - None				
	ties (not otherwise listed - all categories) - None				
	RA20 (RESIDENTIAL-AGRICULTURAL) - SPECIAL USES				
(1) General - Noi					
(2) Residential					
	Two-family attached dwelling (duplex)				
	Mobile home (see also section 9-4-103)				
	Retirement center or home				
0.	Nursing, convalescent or matenity home; major care facility				
	Nursing, convalescent or matenity home; minor care facility				

(3) Home Occupa	ations
	Home occupation; not otherwise listed
	Home occupation; barber and beauty shop
	Home occupation; manicure, pedicure or facial salon
(4) Governmenta	
	Public utility building or use
(5) Agricultural/N	
b.	Greenhouse or plant nursery; including acessory sales
m.	Beekeeping; major use
n.	Solar energy facility
(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
	ial/Medical - None
(8) Services	
· ·	Child day care facilities
	Adult day care facilities
	Cemetery
	School; junior and senior high (see also section 9-4-103)
	School; elementary (see also section 9-4-103)
	School; nursery and kindergarten (see also section 9-4-103)
(9) Repair - None	
(10) Retail Trade	
	Rental/Vehicle-Mobile Home Trade - None
(12) Construction	
(13) Transportat	
	ing/Warehousing - None
(15) Other Activi	ties (not otherwise listed - all categories) - None
	R6 (RESIDENTIAL) - PERMITTED USES
(1) General	
a.	Accessory use or building
C.	On-premise signs per Article N
(2) Residential	
a.	Single-family dwelling
	Two-family attached dwelling (duplex)
	Master Plan Community per Article J
	Multi-family development per Article I
	Residential cluster development per Article M
	Family care homes (see also 9-4-103)
	Room renting
(3) Home Occupa	
(4) Governmenta	
	City of Greenville municipal government building or use (see also section 9-4-103)
(5) Agricultural/N	viiiiiig

a. Farming; agricultural, horticulture, forestry (see also section 9-4-103)					
I. Beekeeping; minor use (see also section 9-4-103)					
(6) Recreational/	Entertainment				
	Public park or recreational facility				
	Private noncommercial park or recreational facility				
-	7) Office/Financial/Medical - None				
(8) Services					
0.	Church or place of worship (see also section 9-4-103)				
(9) Repair - None					
(10) Retail Trade					
(11) Wholesale/F	Rental/Vehicle-Mobile Home Trade - None				
(12) Construction					
C.	Construction office; temporary, including modular office (see also section 9-4-103)				
(13) Transportati	on - None				
	ng/Warehousing - None				
	ties (not otherwise listed - all categories) - None				
,	R6 (RESIDENTIAL) - SPECIAL USES				
(1) General - Nor					
(2) Residential					
. ,	Land use intensity multi-family (LUI) development rating 50 per Article K				
	Land use intensity multi-family (LUI) development rating 67 per Article K				
	Group care facility				
	Retirement center or home				
	Nursing, convalescent or maternity home; minor care facility				
	Board or rooming house				
	Fraternity or sorority house				
(3) Home Occupa					
	Home occupation; not otherwise listed				
	Home occupation; barber and beauty shop				
	Home occupation; manicure, pedicure or facial salon				
(4) Governmenta					
	Public utility building or use				
(5) Agricultural/N					
(6) Recreational/					
	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)				
	Tennis club; indoor and outdoor facilities				
(7) Office/Financ	ial/Medical - None				
(8) Services					
	Child day care facilities				
	Adult day care facilities				
	Cemetery				
	School; junior and senior high (see also section 9-4-103)				
	School; elementary (see also section 9-4-103)				
	School; nursery and kindergarten (see also section 9-4-103)				
۱.	שלא איז איז איז איז איז איז איז איז איז אי				

m.	m. Multi-purpose center				
t. Guest house for a college or other institution of higher learning					
(9) Repair - None					
(10) Retail Trade					
	Rental/Vehicle-Mobile Home Trade - None				
(12) Construction					
(13) Transportat					
	ing/Warehousing - None				
	ties (not otherwise listed - all categories) - None				
	PROPOSED ZONING				
	OR (OFFICE-RESIDENTIAL) - PERMITTED USES				
(1) General					
· ·	Accessory use or building				
	Internal service facilities				
C	On-premise signs per Article N				
	Retail sales; incidental				
(2) Residential					
	Two-family attached dwelling (duplex)				
	Multi-family development per Article I				
	Family care homes (see also 9-4-103)				
	Retirement center or home				
	Nursing, convalescent or maternity home; major care facility				
	Boarding or rooming house				
	Room renting				
(3) Home Occup					
(4) Governmenta					
	City of Greenville municipal government building or use (see also section 9-4-103)				
5.	city of dicentilite intrincipal government ballang of use (see also seetion 5 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/I					
	Farming; agricultural, horticulture, forestry (see also section 9-4-103)				
(6) Recreational					
	Public park or recreational facility				
	Private noncommercial recreation; indoor only, not otherwise listed				
(7) Office/Finance					
	Office; professional and business, not otherwise listed				
	Operation/processing center				
	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				
	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					
	School; junior and senior high (see also section 9-4-103)					
v	School; elementary (see also section 9-4-103)					
	School; nursery and kindergarten (see also section 9-4-103)					
i	College and other institutions of higher learning					
j.	Business or trade school					
	Church or place of worship (see also section 9-4-103)					
	Library Museum					
· ·						
	Art gallery					
	Art studio including art and supply sales					
	Photography studio including photo and supply sales					
	Recording studio					
	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)					
	Distributed Antenna System (See also 9-4-103 (Q))					
	Civic organizations					
	Trade or business organizations					
(9) Repair - None						
(10) Retail Trade						
	Book or card store, news stand					
	Florist					
	Christmas tree sales lot; temporary only (see also section 9-4-103)					
	Rental/Vehicle-Mobile Home Trade - None					
(12) Constructio						
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) Transportat						
. ,	ing/Warehousing - None					
(15) Other Activi	ties (not otherwise listed - all categories) - None					
	OR (OFFICE-RESIDENTIAL) - SPECIAL USES					
(1) General - Nor	ne					
(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 Occupa	ations - None				
(4) Governmenta	al				
a.	Public utility building or use				
(5) Agricultural/N	Vining - None				
(6) Recreational/	'Entertainment				
c(1).	Tennis club; indoor and outdoor facilities				
	Commercial recreation; indoor only, not otherwise listed				
m(1).	Dining and entertainment establishment (see also section 9-4-103)				
(7) Office/Finance	ial/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/I	Rental/Vehicle-Mobile Home Trade - None				
(12) Construction	n - None				
(13) Transportat	ion				
h.	Parking lot or structure; principal use				
(14) Manufactur	(14) Manufacturing/Warehousing - None				
(15) Other Activi	(15) Other Activities (not otherwise listed - all categories)				
a.	Other activities; personal services not otherwise listed				
b.	Other activities; professional services not otherwise listed				

### **BUFFERYARD SETBACK AND VEGETATION SCREENING CHART**

For Illustrative Purposes Only

Bufferyard Requ	irments: Match	i proposed land us	e with adjacent per	mitted land use or	adjacent vacani		<u>.</u>	PUBLIC/PRIVATE
USE CLASS (#)	ADJACENT PERMITTED LAND USE CLASS (#)			ADJACENT VACANT ZONE OR NONCONFORMING USE		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)	С	В	В	В	В	С	В	А
Office/Institutional, Light Commercial, Service (3)	D	D	В	В	В	D	В	A
Heavy Commercial, Light Industry (4)	E	E	В	В	B E		В	A
Heavy Industrial (5)	F	F	В	В	В	F	В	А
		Bufferyard A	(street yard)				Bufferyard B (no	screen required)
Lot Si	ze	Width	For e	very 100 linear fe	eet		Lot Size	Width
Less than 25,	,000 sq.ft.	4'	2	large street trees			Less than 25,000 sq.ft.	4'
25,000 to 175,	000 sq.ft.	6'	2	large street trees			25,000 to 175,000 sq.ft.	6'
Over 175,000 sq.ft. 10' 2 la		large street trees			Over 175,000 sq.ft.	10'		
	Street tree	s may count tow	ard the minimum	acreage.				-
E	Bufferyard C (s	screen required	)	]		Bufferyard	D (screen required)	)
Width	Fo	r every 100 linea	ar feet		Width	For every 100 linear feet		
10'	3 large evergreen trees 4 small evergreens 16 evergreen shrubs				20'	4 large evergreen trees 6 small evergreens 16 evergreen shrubs		
Where a fence or provided, the buff							luced by fifty (50%) p al material) or earth b	
E	Bufferyard E (s	creen required	)	]		Bufferyard	F (screen require	d)
Width	Fo	r every 100 linea	ar feet		Width	For every 100 linear feet		feet
30'	6 large evergreen trees 8 small evergreens 26 evergreen shrubs				50'	٤	large evergreen tr 10 small evergree 36 evergreen shru	ns
Bufferyard width may be reduced by fifty (50%) percent if a fence, evergreen hedge (additional material) or earth berm is provided.				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***		
	Uptown Edge (UE)	CDF and CD*	17 units per acre		
	Mixed Use, High Intensity	OR	17 units per acre		
High	(MUHI)	R6, MR	17 units per acre		
J	Residential, High Density	R6, MR	17 units per acre		
	(HDR)	R6MH	17 units per acre		
	Medical-Transition (MT)	MR	17 units per acre		
	Mixed Use (MU)	OR	17 units per acre		
		R6, MR	17 units per acre		
		R6A	9 units per acre		
High to Medium	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		
	Traditional Naishbarbaad I aw	R9	6 units per acre		
	Traditional Neighborhood, Low- Medium Density (TNLM)	R9S	5 units per acre		
	• • • • •	R15S	3 units per acre		
Medium to Low		R9S	5 units per acre		
	Residential, Low-Medium	R15S	3 units per acre		
	Density (LMHR)	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.



## City of Greenville, North Carolina

Meeting Date: 12/17/2019 Time: 6:00 PM

<u>Title of Item:</u>	Request by V-SLEW, LLC for a preliminary plat entitled "River Bend". The property is located north of NC Highway 33 E at its intersection with L.T. Hardee Road and west of Rolling Meadows Subdivision. The proposed plat consists of one hundred and forty four (144) lots totaling 30.376 acres.
Explanation:	The purpose of this preliminary plat is to create 144 single-family lots. The proposed plat also establishes the street pattern, utilities extensions, drainage and stormwater features that will serve the future development.
	On June 9, 2011, this property was annexed into the City and zoned to R6S (single-family).
	Sidewalks will be constructed on one side of all proposed streets and a detention pond will be provided.
Fiscal Note:	There will be no costs to the City of Greenville associated with this development.
<u>Recommendation:</u>	Staff is attempting the keep this item on the agenda, but some of the street names need to be changed due to concern over duplicate street names. Other than the street names, the City's Subdivision Review Committee has reviewed the plat and it meets all technical requirements with the Planning and Zoning Commission making a determination on public street access. Therefore, the street names on the preliminary plat are subject to change.

#### **ATTACHMENTS:**

Plat



Attachment Number 1 Page 1 of 3



Item #5

Attachment Number 1 Page 2 of 3

	LEGEND	
$\frac{BB}{B} = BOT$ $\frac{B}{B} = BAC$	/LONITRILEBUTADIENES 'OM OF BANK < OF CURB TO BACK OF < OF CURB	
BD = Boll BFE = Base BLD = Buil		
BMP = BES'BO = BLOBSP = BACT	T MANAGEMENT PRACTICE N OFF TERIOLOGICAL SAMPLING	
CB = CATCCLD = CEN	E TELEVISION BOX CH BASIN TERLINE DITCH	
CLR = CEN	tërlinë path Terlinë road Rugated metal pipe An out	
CONC = CON CP = COM CPP = COR		
DIP = DUC DS = DOW DW = DRIV	TILE IRON PIPE NSPOUT EWAY	
EIA = EXIS EIP = EXIS	TING CONCRETE MONUM TING IRON AXLE TING IRON PIPE TING IRON STAKE	ENT
ELEC== ELEC ELM = ELEC ELMH= ELEC		e -
EPKN= EXIS ERRS= EXIS ESCP= EXTF	TING PARKER KALON NA TING RAILROAD SPIKE RA STRENGTH CONCRETE	
FFE = FINIS FH = FIRE FIRM = FLOO	OD INSURANCE RATE MA	Þ
	ce main valve Ir optic marker	
GV = GAS GUY = GUY HB = HOS	VAL.VE. WIRE	
INV = INVE JB = JUN LP = LIGH	rt Ction Box It Pole	
MB = MAIL	MUM BUILDING LINE	
MP = MET	NITORING WELL	
OCS = OUT OUP = OVE PH = PUM	LET CONTROL STRUCTUR RHEAD UTILITY POLE IP HOUSE	E
PCC = POIN POB = POIN PRC = POIN	NT OF CURVATURE NT OF COMPOUND CURVA NT OF BEGINNING NT OF REVERSE CURVATU	
PT = POIN PVC = POL R = RAD	NT OF TANGENCY YVINYL CHLORIDE	
R/W == RIGH SIP = SET SMN == SET	T-OF-WAY IRON PIPE MAG NAIL	-
SRRS== SET SS == SEW	PARKER KALON NAIL RAILROAD SPIKE ER SERVICE ITARY SEWER MANHOLE	
SV = SEW SW = SIDE		
SWPP= SMC TB = TOP TBK = TOP	OTH WALL PLASTIC PIPE OF BANK (TOPO ONLY) OF BLOCK	
TC = TOP	P OF CONCRETE	
TP = TOP	EPHONE MANHOLE OF PAVEMENT OF SIDEWALK EPHONE MH	
tot = tota tped= tele trans= ele	EPHONE PEDESTAL CTRICAL TRANSFORMER	- 
UTP = UTIL VG = VALI WDL = WOO	LEY GUTTER DOSLINE	
WP == WET	APPED STEEL	
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#### STANDARD NOTES FOR INSPECTION SCHEDULE TO BE SHOWN ON ALL CONSTRUCTION PLANS FOR PUBLIC AND PRIVATE STREETS

\*ALL INSPECTIONS MUST BE SCHEDULED AT LEAST 24 HOURS IN ADVANCE. \*PROOF ROLL REQUIRED BEFORE INSTALLATION OF CURB & GUTTER. \*CAMERA INSPECTION REQUIRED. \*INSPECTION OF FORM-WORK AND REBAR IS REQUIRED PRIOR TO POURING CONCRETE IN VALLEY GUTTERS, JUNCTION BOX FOUNDATIONS, AND TOP SLABS REQUIRED PROOF-ROLL INSPECTIONS:

SUBGRADE PROOF-ROLL AFTER INSTALLATION OF ANY NECESSARY SELECT FILL AND COMPACTION OF SUBGRADE AND ANY UTILITIES: > COMPACTION OF SUBGRADE IS DEFINED AS 95% MAXIMUM DRY DENSITY. COMPACTION OF UTILITY TRENCHES OUTSIDE OF THE ROW IS DEFINED AS 85% OF MAXIMUM DRY DENSITY. 2. BASE COURSE PROOF-ROLL AFTER COMPACTION AND FINE GRADING OF CABC

## **TESTING REQUIREMENTS:**

BASE COURSE.

PURSUANT TO SECTION 40 OF THE "MANUAL OF STANDARD DESIGNS AND DETAILS" AT LEAST 1 IN-PLACE DENSITY MUST BE PERFORMED PER 100 LINEAR FEET OF STREET. TESTING IS TO BE CONDUCTED IN ACCORDANCE WITH AASHTO DESIGNATION T191, T204, T205 OR T238 (LATEST EDITION). THE RESULTS OF THESE TESTS MUST BE APPROVED BY THE ENGINEERING DIVISION PRIOR TO INSTALLATION OF THE PAVEMENT.

## **REQUIRED VISUAL INSPECTIONS:**

- CURB AND GUTTER INSTALLATION VISUAL INSPECTION OF SUBGRADE IMMEDIATELY PRIOR TO INSTALLATION OF CURB AND GUTTER.
- STORM DRAIN INSTALLATION VISUAL INSPECTIONS OF STORM DRAIN INSTALLATIONS WILL BE MADE ON A SPOT CHECK BASIS THROUGHOUT INSTALLATION. NOTIFY CITY TWENTY-FOUR (24) HOURS PRIOR TO START OF PIPE INSTALLATION. STREET ACCEPTANCE INSPECTION. REQUEST FOR STREET ACCEPTANCE AND ASSOCIATED FINAL INSPECTION REQUIRES WRITTEN REQUEST FROM ENGINEER. THIS
- REQUEST MUST INCLUDE A SEALED CERTIFICATION FROM A REGISTERED PROFESSIONAL ENGINEER STATING THAT ALL REQUIRED IMPROVEMENTS ARE COMPLETE AND THAT THE STREET AND ASSOCIATED UTILITIES HAVE BEEN CONSTRUCTED IN ACCORDANCE WITH CITY STANDARDS AND SPECIFICATIONS. NOTIFICATIONS:

PAVEMENT INSTALLATION, NOTIFY THE CITY IMMEDIATELY UPON INSTALLATION OF FIRST LIFT OF PAVEMENT ON A PUBLIC STREET. THIS NOTIFICATION INITIATES INSTALLATION OF STREET NAME SIGNS AND TRAFFIC CONTROL SIGNS.

## STREET NOTES:

- 1. NO TRENCHING OF COMPACTED BASE WILL BE ALLOWED. A PENALTY AND/OR FINE MAY BE IMPOSED TO THE GENERAL CONTRACTOR IF TRENCHING OF COMPACTED BASE OCCURS WITHOUT CITY APPROVAL, REGARDLESS OF WHO PERFORMED THE TRENCHING. (ENCROACHMENT AGREEMENT - ROW PERMIT)
- 2. ALL SIDEWALKS SHALL COMPLY WITH THE AMERICANS WITH DISABILITIES ACT. THE CITY OF GREENVILLE HAS REVIEWED THESE PLANS FOR COMPLIANCE WITH THE AMERICANS WITH DISABILITIES ACT, OR ANY OTHER ACCESSIBILITY LEGISLATION.
- 3. STREET BARRICADES SHALL BE INSTALLED ON ALL DEAD END STREETS AND AS NECESSARY DURING CONSTRUCTION TO MAINTAIN JOB SAFETY.
- 4. ANY DAMAGE CAUSED TO EXISTING PAVEMENT, CURBS, SIDEWALKS, RAMPS, ETC., SHALL BE REPAIRED BY THE CONTRACTOR TO THE SATISFACTION OF THE CITY PRIOR TO ACCEPTANCE OF THE SUBDIVISION.
- 5. THE FOLLOWING STANDARD DETAILS APPLY:

NAME	DETAIL NUMBER
STANDARD CURB & GUTTER	411.01
STANDARD ROLL TYPE CURB & GUTTER	411.02
STANDARD CATCH BASIN FRAMES WITH 2' CURB & GUTTER	411.03
CURB TRANSITION	411.04
CONCRETE VALLEY GUTTER	411.05
STREET SIGN NAMES	414.01

## ROCK RIP RAP (NCDENR 6.15.1 AND 6.31)

- 1. ALL ROCK RIP RAP WITHIN THE CHANNEL SHALL CONSIST OF WELL-GRADED MIXTURE OF STONE, LARGER STONE SHALL PREDOMINATE, WITH SUFFICIENT SMALLER SIZES TO FILL VOIDS BETWEEN THE STONES AND FORM A UNIFORM LOOK. THE MAXIMUM STONE DIAMETER SHOULD BE NO GREATER THAN 1.5 TIMES THE D(50) SIZE.
- 2. THE THICKNESS OF THE LAYER SHALL BE AT LEAST 1.5 TIMES THE MAXIMUM STONE DIAMETER OR AS SHOWN ON THE PLAN. 3. STONE QUALITY FOR THE RIP RAP SHALL BE FROM FIELD STONE OR QUARRY STONE.
- THE STONE SHOULD BE HARD, ANGULAR AND HIGHLY WEATHER RESISTANT. THE SPECIFIC GRAVITY OF THE INDIVIDUAL STONES SHOULD BE AT LEAST 2.5.

## STORM WATER NOTES:

- 1. ALL CATCH BASINS, JUNCTION BOXES AND MANHOLES SHALL BE CONSTRUCTED ACCORDING TO THE CITY OF GREENVILLE DETAILS. ALL BOXES MUST ADHERE TO THE CITY OF GREENVILLE STANDARD AND SPECIFICATIONS, ANY DEVIATION FROM THE SIZE REQUIRE PRIOR APPROVAL FROM THE CITY ENGINEER.
- 2. ALL CATCH BASIN TOP SLABS FOR PIPES ≥30" REQUIRE STEEL REINFORCEMENT (MSDD 610.05 SHEET 2); THE CONTRACTOR SHALL CONTACT THE CITY OF GREENVILLE PUBLIC WORKS 24 HRS. IN ADVANCE TO OBSERVE THE REINFORCEMENT, BEFORE ANY CONCRETE IS POURED.
- 3. PIPE MATERIALS TO BE USED FOR CONSTRUCTION OF UTILITY LINES: UNLESS OTHERWISE SPECIFIED BY THE ENGINEER, ALL CITY OWNED STORM WATER PIPE SHALL BE NEW RCP CLASS III.
- 4. ALL PIPES SHALL MEET THE FOLLOWING STANDARDS: (MSDD 68.01, SHEET 3 & 4)

PIPE TYPE	PIPE SPEC	JOINTS	LOADINGS
NEW CORRUGATED HIGH DENSITY POLYETHYLENE PIPE	AASHTO M294	BELL AND SPIGOT WITH A RUBBER GASKET ASTM F477	H20
NEW POLYPROPYLENE	ASTM F2736 OR ASTM F2764	BELL AND SPIGOT WITH A RUBBER GASKET ASTM F477	H-20
NEW REINFORCED CONCRETE PIPE	AASHTO DESIGNATION M86 - CLASS III (MINIMUM)	APPROPRIATE SEALANT SHALL BE APPLIED INSIDE AND OUTSIDE OF JOINTS	MEET NC-DOT SPECIFICATIONS FOR LOADING
NEW CORRUGATED ALUMINUM PIPE	AASHTO DESIGNATION M196 (PIPE TO BE ALUMINUM UNLESS COATING OF STEEL PIPE IS APPROVED BY CITY ENGINEER)	COUPLING BANDS ON ALL JOINTS BANDS TO CONFORM TO BE AAHTO DESIGNATION M196. BANDS TO HUGGERTYPE OR APPROVED EQUAL.	MEET NC-DOT SPECIFICATIONS FOR LOADING

- 5. IN AREAS WHERE HIGH GROUNDWATER EXISTS, JOINTS SHALL MEET OR EXCEED LEAKAGE RATE FOUND IN ASTM C443. (MSDD 680.01 #5 SHEETS 3 & 4) 6. BACKFILL TYPE AND COMPACTION FOR RCP AND CORRUGATED HIGH DENSITY
- POLYETHYLENE, AND CORRUGATED ALUMINUM PIPE SHALL BE IN ACCORDANCE WITH NCDOT STANDARD SPECIFICATIONS FOR ROADS AND STRUCTURES.
- 7. CONTRACTOR TO NOTIFY THE CITY OF GREENVILLE 24 HOURS PRIOR TO CONNECTING TO EXISTING UTILITIES. THE CONNECTION TO EXISTING SERVICE SHALL BE DONE ACCORDING TO COG STANDARD SPECIFICATIONS.
- 8. ALL PIPES BEDDING MATERIAL SHALL CONFORM TO CITY OF GREENVILLE STANDARD SPECIFICATIONS. (MSDD 680.01 SHEET 4)
- 9. UNLESS OTHERWISE SPECIFIED BY THE ENGINEER ALL CONCRETE IS TO BE CLASS "A" (5 SACK, 3000 PSI ~ 28-DAYS) (MSDD 610.01), AND ALL REINFORCING STEEL TO BE ASTM A615 60.
- 10. ALL STORMWATER PIPE JOINTS WILL BE WRAPPED WITH GEO-TEXTILE FABRIC (24" MINIMUM, WITH 12" EACH SIDE OF THE JOINT).



## GRADING AND EARTHWORK NOTES

CONTRACTOR SHALL CONTACT INSPECTOR 48 HOURS BEFORE CONSTRUCTION. REFER TO EROSION CONTROL PLAN FOR CONSTRUCTION SEQUENCE REQUIREMENTS, (TO BE PROVIDED WITH DESIGN DEVELOPMENT DOCUMENTS). ANY GRADING BEYOND THE DENUDED LIMITS INDICATED ON THE CONSTRUCTION DOCUMENTS IS A VIOLATION OF EROSION CONTROL ORDINANCES AND IS SUBJECT

4. APPROVAL OF THIS PLAN IS NOT AN AUTHORIZATION TO GRADE ADJACENT PROPERTIES. WHEN FIELD CONDITIONS WARRANT OFF-SITE GRADING, PERMISSION MUST BE OBTAINED FROM THE AFFECTED PROPERTY OWNER(S). 5. THE CONTRACTOR SHALL IMMEDIATELY REPORT TO OWNER ANY DISCREPANCIES FOUND BETWEEN ACTUAL FIELD CONDITIONS AND CONSTRUCTION DOCUMENTS, AND SHALL WAIT FOR INSTRUCTIONS PRIOR TO PROCEEDING. 6. CONTRACTOR SHALL VERIFY LOCATION OF ALL EXISTING UTILITIES IN THE FIELD

APPROXIMATE CUT AND FILL SLOPE LIMITS, OR OTHER GRADING REQUIREMENTS 8. ALL ELEVATIONS ARE IN REFERENCE TO THE SITE BENCHMARK. CONTRACTOR SHALL VERIFY THE BENCHMARK PRIOR TO GROUND BREAKING. THE PROPOSED CONTOURS AND SPOT ELEVATIONS SHOWN WITHIN ROADWAYS, PARKING LOTS, AND SIDEWALKS AREAS REFLECT FINISH ELEVATIONS INCLUDING PAVEMENT. REFER TO PAVEMENT CROSS SECTION DATA TO ESTABLISH CORRECT SUBBASE OR AGGREGATE COURSE ELEVATIONS TO BE COMPLETED UNDER THIS

10. GRADES SHALL BE ESTABLISHED TO PROVIDE A SMOOTH SURFACE, FREE FROM IRREGULAR SURFACE CHANGES. GRADING SHALL COMPLY WITH COMPACTION REQUIREMENTS AND GRADE CROSS SECTIONS, LINES, AND ELEVATIONS INDICATED. 11. WHERE NO SPOT GRADES ARE INDICATED, THE GRADE SHALL BE ESTABLISHED BASED ON INTERPOLATION OF THE ELEVATIONS BETWEEN ADJACENT SPOT GRADES WHILE MAINTAINING APPROPRIATE TRANSITION AT STRUCTURES AND PAVING, AND 12. CONTRACTOR SHALL ENSURE POSITIVE DRAINAGE SUCH THAT RUNOFF WILL DRAIN BY GRAVITY FLOW ACROSS NEW GRADED AREAS TO NEW OR EXISTING DRAINAGE

14. ALL FILL SHALL BE PLACED IN A MAXIMUM 8-INCH LIFTS AND COMPACTED. ALL FILL WITHIN LIMITS OF BUILDING AND PAVEMENT AREAS SHALL BE COMPACTED TO A MINIMUM 95% OF MAXIMUM STANDARD PROCTOR DENSITY BELOW 12-INCH

MAXIMUM STANDARD PROCTOR DENSITY. MAXIMUM STANDARD PROCTOR DENSITIES SHALL BE DETERMINED IN ACCORDANCE WITH ASTM D698. 16. ALL PROJECT SUBGRADE SHALL BE INSPECTED BY THE ENGINEER. IF THE ENGINEER DETERMINES THAT UNSATISFACTORY SOIL IS PRESENT, THE UNSATISFACTORY MATERIAL SHALL BE REMOVED AND REPLACED WITH COMPACTED BACKFILL. SUCH ADDITIONAL AUTHORIZED EXCAVATION SHALL BE PAID FOR ACCORDING TO THE CONTRACT PROVISIONS FOR UNIT PRICES. 17. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL FILL AND BACKFILL MATERIAL WITHIN 3 PERCENT OF THE OPTIMUM MOISTURE CONTENT AS DETERMINED BY ASTM D698. SOIL MATERIAL THAT EXCEEDS THE OPTIMUM MOISTURE CONTENT BY 3 PERCENT OR MORE, AND IS TOO WET TO COMPACT TO THE SPECIFIED DRY UNIT WEIGHT, SHALL BE SCARIFIED AND AIR DRIED, LIME 18. CONTRACTOR SHALL PROVIDE ALL DEWATERING MEASURES NECESSARY, INCLUDING WELL POINTS, SUMP PUMPS, TEMPORARY SHORING, ETC., TO ENSURE COMPLETION OF STABLE EXCAVATION AND BACKFILL OPERATIONS. GROUNDWATER

19. CONTRACTOR SHALL CONSULT WITH THE ENGINEER AND PROVIDE ANY AND ALL SHORING DETERMINED TO BE NECESSARY TO PROTECT EXISTING BUILDING 20. ALL GRADED OR DISTURBED AREAS BEYOND THE LIMITS OF PAVING, SIDEWALKS, BUILDINGS, ETC., THAT ARE NOT OTHERWISE LANDSCAPED PER LANDSCAPING PLAN, SHALL BE STABILIZED WITH A NEW LAWN SEEDED IN ACCORDANCE WITH THE SEEDING SPECIFICATIONS. CONTRACTOR SHALL MAINTAIN SEEDED AREAS UNTIL 21. CONTRACTOR SHALL UNCOVER AND VERIFY THE DEPTH OF ALL UTILITY TIE-IN POINTS PRIOR TO CONSTRUCTION AND ORDERING OF ANY MATERIALS. IF CONDITIONS ARE ENCOUNTERED DIFFERENT FROM DRAWINGS, CONTRACTOR SHALL NOTIFY ENGINEER IMMEDIATELY AND ADJUSTMENTS SHALL BE DETERMINED.

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TON IS TO BE USED TO FILL STRUCTURAL AREAS STRUCTION LIMITS.		
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