

Agenda



Planning and Zoning Commission

August 18, 2020

6:00 PM

This meeting will be virtual and conducted via Zoom.
See the City's website (www.greenvillenc.gov) for details.

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 - John Collins

III. Roll Call

IV. Approval of Minutes

1. July 21, 2020

V. Old Business

Rezoning

2. Request by Amy A. Edwards to rezone a total of 14.221 acres located along Portertown Road between Eastern Pines Road and Norfolk Southern Railroad from RA20 (Residential-Agricultural) to (CG (General Commercial) – 5.038 acres and R6 (Residential [High Density Residential]) – 9.183 acres.
3. Request by Happy Trail Farms, LLC to rezone a total of 33.849 acres located north of the intersection of Herman Garris Road and Portertown Road from RA20 (Residential-Agricultural) to R6S (Residential-Single-family [Medium Density]).

Text Amendment

4. Ordinance requested by the Planning and Development Services Department to amend the City Code by creating a use classification and associated standards for small private schools.

**Item continued from the May 19, 2020, June 16, 2020 and July 21, 2020 meetings.

Land Use Plan Map Amendment

5. Request by Langston Farms, LLC to amend the Future Land Use and Character Map for 1.881 acres from Office/Institutional to Commercial for the property located at the northeastern corner of the intersection of South Memorial Drive and Regency Boulevard.

VI. New Business

Rezoning

6. Request by P.B. Builders, LLC to rezone a total of 9.873 acres in the Cobblestone Subdivision at the terminus of Quail Drive from RA20 (Residential-Agricultural) to R6 (Residential [High Density Multi-Family]).
7. Request by Stark Holdings, LLC and Trade Holding Company, LLC to rezone a total of 5.756 acres located between West 10th Street and West 8th Street and west of South Washington Street from CDF (Downtown Commercial Fringe) and IU (Unoffensive Industry) to CD (Downtown Commercial).

VII. Adjournment

PROPOSED MINUTES FOR THE GREENVILLE PLANNING AND ZONING COMMISSION

July 21, 2020

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

- Mr. Les Robinson - Chair *
- Mr. Kevin Faison - * Mr. Allen Thomas - *
- Mr. Michael Overton -* Mr. John Collins - *
- Mr. Alan Brock - X Mr. Hap Maxwell - *
- Mr. Billy Parker - X Mr. Brad Guth - X
- 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, Collins, Faison, West and Thomas

PLANNING STAFF: Chantae Gooby, Chief Planner; Bradleigh Sceviour, Planner II; Tony Parker, Planner I; and Thomas Barnett, Director of Planning and Development Services

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

MINUTES: Motion made by Mr. Maxwell, seconded by Mr. Faison, to accept the June 16, 2020 and June 18, 2020 minutes. Motion passed unanimously.

OLD BUSINESS

2. Chair Robinson stated there was a request for item 2 to be continued to the August 18, 2020 P&Z meeting.

Motion made by Mr. West, seconded by Mr. Maxwell, to approve the request. Motion passed unanimously.

3. Chair Robinson stated there was a request for item 3 to be continued to the August 18, 2020 P&Z meeting.

Motion made by Mr. Overton, seconded by Mr. West, to approve the request. Motion passed unanimously.

4. Chair Robinson asked to hear from staff.

Ms. Gooby asked for a continuance stating that all parties involved are continuing to work together. Staff would like to continue to work on a revised text amendment for the August 18, 2020 meeting.

Motion made by Mr. Maxwell, seconded by Mr. Collins, to approve the request. Motion passed unanimously.

5. Chair Robinson stated there was a request for item 5 to be continued to the August 18, 2020 P&Z meeting.

Motion made by Mr. Thomas, seconded by Mr. West, to approve the request. Motion passed unanimously.

New Business

Rezoning

6. ORDINANCE REQUESTED BY JOHN F. MOYE, SR. HEIRS TO REZONE 23.9964 ACRES LOCATED SOUTH OF GREENVILLE BLVD BETWEEN ALLENDALE DR. AND DICKINSON AVENUE EXTENSION FROM RA20 (RESIDENTIAL AGRICULTURAL) TO R6A-RU (RESIDENTIAL MEDIUM DENSITY RESTRICTED RESIDENTIAL OVERLAY).

Mr. Brad Sceviour delineated the property. The property is located in the southwest quadrant of the City. The previous request was 15.0936 acres whereas the current request is 23.9964 acres. The existing land use is vacant. The property is not in the floodway but is in Greens Mill Run Watershed. If stormwater rules apply, it will require 25-year stormwater detention and nitrogen and phosphorus reduction. There is also a riparian buffer along the boundary of the property. The new request has increased the projected trips generation to 1,109 trips per day. The current zoning can accommodate about 42 single-family residences, whereas the new request would accommodate 130 duplex buildings (260 units). In Staff's opinion, the request is in compliance with the Future Land Use and Character Map as well as the Horizons 2026 Plan. Staff recommends approval.

Mr. Robinson opened the public hearing.

Mr. Ken Malpass, representing Rocky Russell and the Moye Family, spoke in favor on behalf of the applicant. The Church, the Moye family, and Mr. Russell have split the property. Mr. Russell will obtain the part to the west.

No one spoke in opposition.

Mr. Robinson closed the public hearing.

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

Preliminary Plats

7. REQUEST BY HBL INVESTMENTS, LLC. THE PROPOSED PRELIMINARY SUBDIVISION PLAT IS ENTITLED "BENT CREEK- PHASE 6" AND LOCATED AT GORDON DRIVE. THE PROPERTY IS IDENTIFIED AS TAX PARCEL NUMBER 79107 AND CONSISTS OF 19 LOTS AND 6.994 ACRES.

Mr. Sceviour delineated the property. The project is located in the southwest quadrant of the City and is intended to be a duplex style development. The project is not located in the flood plain. The project meets the all technical requirements. Staff recommends approval of the preliminary plat.

Mr. Robinson opened the public hearing.

Mr. Scott Anderson, representing HBL Investments, spoke in favor on behalf of the applicant. He explained the project has stormwater management on-site

No one spoke in opposition.

Mr. Robinson closed the public hearing.

Motion made by Mr. Overton, seconded by Mr. Joyner, to approve the request. Motion passed unanimously.

8. REQUEST BY ROCKY RUSSELL DEVELOPMENT, LLC. THE PROPOSED PRELIMINARY SUBDIVISION PLAT IS ENTITLED "STONEHAVEN" AND IS LOCATED AT THE PREMISE OF GREAT LAUREL CT. WEST OF ALLEN ROAD. THE PROPERTY IS IDENTIFIED AS TAX PARCEL NUMBER 76140 AND CONSISTS OF 44 LOTS AND 11.7957 ACRES.

Mr. Brad Sceviour delineated the property. The property is located in the southwest quadrant of the City, south of Teakwood Subdivision off of Allen Drive. The development is not located in the flood plain and will be single-family. The project meets the all technical requirements. Staff recommends approval of the preliminary plat.

Mr. Robinson opened the public hearing.

Mr. Richie Brown, representing Rocky Russell Development, spoke in favor on behalf of the applicant. He explained the project is a completion of Great Laurel Court.

No one spoke in opposition.

Mr. Robinson closed the public hearing.

Motion made by Mr. West, seconded by Mr. Joyner, to recommend approval. Motion passed unanimously.

Other Items of Business

9. ELECTION OF CHAIR AND VICE CHAIR

City Attorney Emanuel McGirt explained the process for electing the Chair and Vice Chair. He recommended voting for Chair first and Vice Chair second.

Mr. Robinson was nominated and elected Chair. Vote was unanimous.

Mr. Overton was nominated and elected Vice Chair. Vote was unanimous.

Mr. Robinson asked Mr. McGirt about an email the commission received from Lois Rossner expressing her concern about the Bent Creek preliminary plat (item number 7). It was decided her concern was not germane to the plat, therefore the item was not reopened.

Mr. McGirt asked Mr. Robinson and the commission how they wanted to conduct the August meeting, either via zoom or face to face. Commission members discussed COVID and the protocols surrounding the issue.

Motion made by Mr. Faison, seconded by Mr. Maxwell, that the commission meet in August face to face, with temperature checks and facemasks required by members and attendees. Motion passed unanimously.

Mr. Overton asked for discussion about continuance of items. Mr. Robinson said there has to be a significant reason for a continuance. Commission agreed there needs to be a reason associated with a continuance.

Motion made by Mr. West, seconded by Mr. Joyner, to adjourn. Motion passed unanimously.

Meeting adjourned at 7:01PM.

Respectfully submitted,

Chantae Gooby

Chief Planner



City of Greenville, North Carolina

Meeting Date: 8/18/2020
Time: 6:00 PM

Title of Item:

Request by Amy A. Edwards to rezone a total of 14.221 acres located along Portertown Road between Eastern Pines Road and Norfolk Southern Railroad from RA20 (Residential-Agricultural) to (CG (General Commercial) – 5.038 acres and R6 (Residential [High Density Residential]) – 9.183 acres.

Explanation:

Abstract: The City has received a request by Amy A. Edwards to rezone a total of 14.221 acres located along Portertown Road between Eastern Pines Road and Norfolk Southern Railroad from RA20 (Residential-Agricultural) to CG (General Commercial) – 5.038 acres and R6 (Residential [High Density Residential]) – 9.183 acres.

** Item continued from the May 19, 2020, June 16, 2020 and July 21, 2020 meetings.

Required Notices:

Planning and Zoning meeting notice (property owner and adjoining property owner letter) mailed on August 4, 2020.

On-site sign(s) posted on August 4, 2020.

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 southeastern corner of the intersection of Portertown and Eastern Pines Roads transitioning to traditional neighborhood, medium-high density (TNMH) to the east and south.

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 near by 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, Medium-High Density

Primarily residential areas featuring a mix of higher density housing types ranging from multifamily, 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)

Thoroughfare/Traffic Report Summary (Engineering Department:

Based on possible uses permitted by the requested rezoning, the proposed rezoning classification could generate 3,402 trips to and from the site on Portertown Road, which is a net increase of 3,282 additional trips per day.

Based on possible uses permitted by the requested rezoning, the proposed rezoning classification could generate 1,458 trips to and from the site on Eastern Pines Road, which is a net increase of 1,406 additional trips per day.

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

History/Background:

In 1972, the property was incorporated into the City's extra-territorial jurisdiction (ETJ) and zoned to its present zoning.

Existing Land Uses:

Vacant

Water/Sewer:

Water and sanitary sewer are available to the property.

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.

It is not located in the Special Flood Hazards Area. Therefore, development is not subject to the Flood Damage Prevention Ordinance. No jurisdictional wetlands or streams exist on the property.

This property is outside of the reach of our Watershed Master Plan Study but drains upstream of the bridge on Portertown Road that is not currently meeting the desired 25-year level of service. It is also upstream of some proposed pipe improvements through Willow Run Subdivision and proposed floodplain benching improvements further downstream.

Surrounding Land Uses and Zoning:

North: RA20- Two (2) single-family residences

South: RA20 - Lake Glenwood Subdivision (single-family) and one (1) vacant parcel
East: CG - One (1) vacant lot
West: CN - Bill's Hot Dogs, Greater Life Ministry, and three (3) single-family residences

Density Estimates:

Under the current zoning, the site could accommodate 18 single-family residences.

Under the proposed zoning, the site could accommodate 110-117 multi-family units (1,2 and 3 bedrooms) and 43,560 sq. ft. of commercial space consisting of one (1) freestanding convenience store - 1,500 sq. ft. and a strip center containing: retail - 6,000 sq. ft., sit down restaurant 2,000 sq. ft., fast food [no drive-thru] - 3,000 sq. ft., and office - 4,000 sq. ft. and mini-storage - 27,060 sq. ft.

The anticipated build-out is within 3-5 years.

Fiscal Note:

No cost to the City.

Recommendation:

In staff's opinion, the request is in compliance with Horizons 2026: Greenville's Community Plan and the Future Land Use and Character 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 to adopt the staff report which addresses plan consistency and other matters."

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

"Motion to recommend denial of the proposed rezoning, to advise that, although the proposed amendment is consistent with the comprehensive plan, there is a more appropriate zoning classification, and to adopt the staff report which addresses plan consistency."

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

ATTACHMENTS:

Attachments

Amy A. Edwards

Tract 1

From: RA-20 To: CG Acres: 5.038

Tract 2

From: RA-20 To: R-6 Acres: 9.138

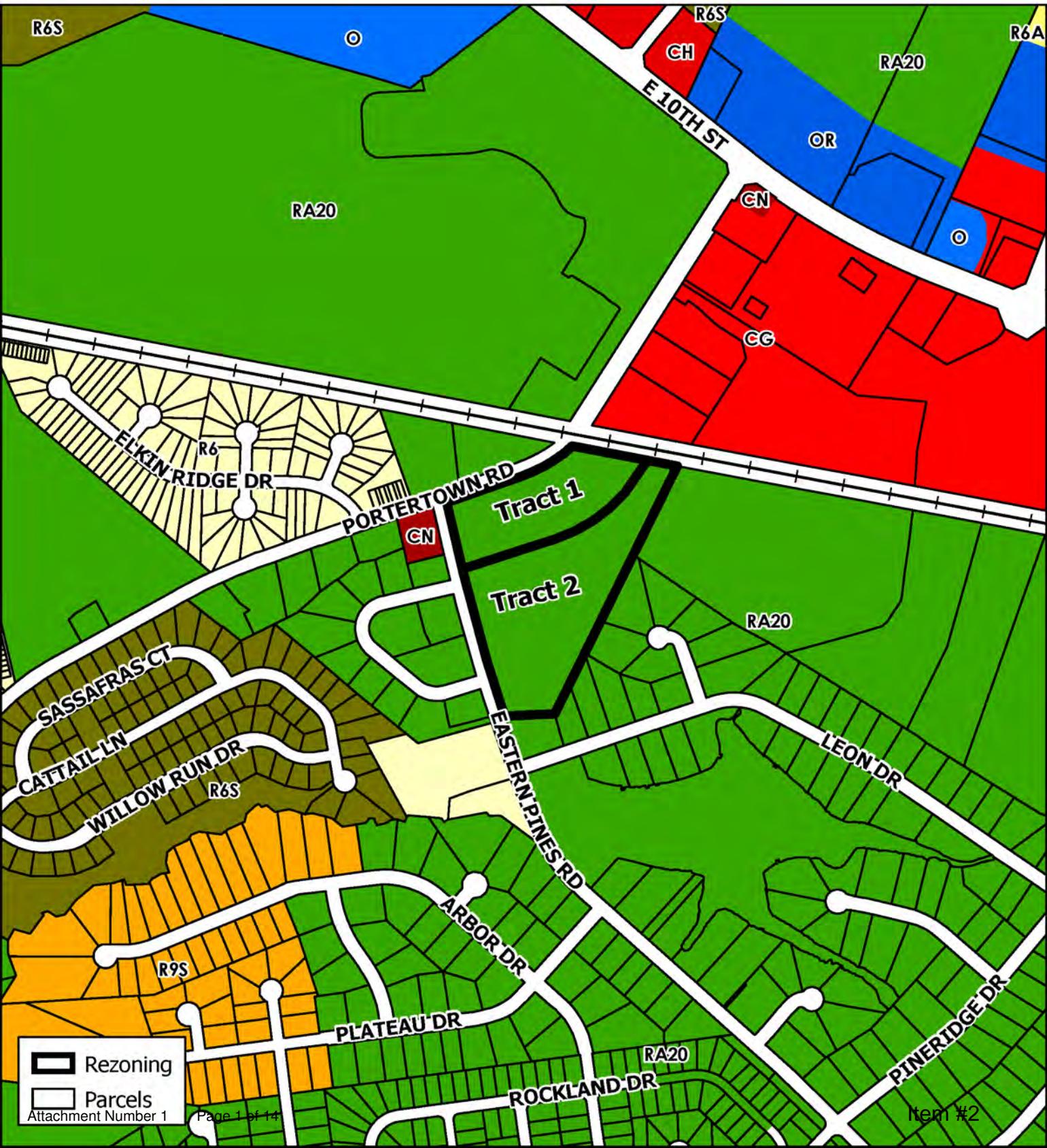
Total Acres: 14.221

July 7th, 2020

N



0 0.04 0.07 0.14 Miles



 Rezoning

 Parcels

REZONING THOROUGHFARE/TRAFFIC VOLUME REPORT

Case No: 20-3

Applicant: Amy A. Edwards

Property Information

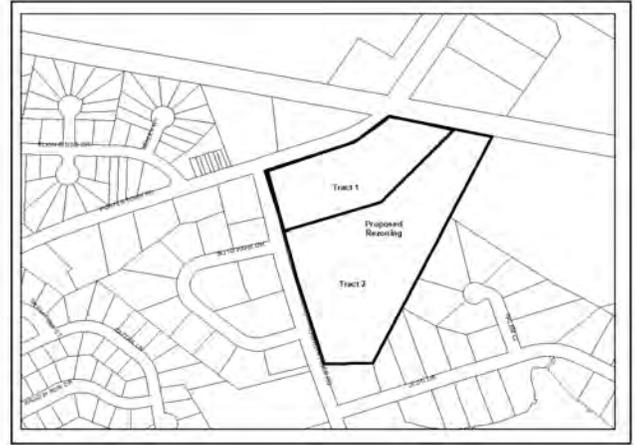
Current Zoning: Tract 1: RA20 (Residential-Agricultural)
Tract 2: RA20 (Residential-Agricultural)

Proposed Zoning: Tract 1: GC (General Commerical)
Tract 2: R6 (Residential)

Current Acreage: Tract 1: 5.038 acres
Tract 2: 9.183 acres

Location: Southeast corner of Portertown Rd and Eastern Pines Rd

Points of Access: Portertown Rd, Eastern Pines Rd



Location Map

Transportation Background Information

1.) Portertown Rd- State maintained

	<u>Existing Street Section</u>	<u>Ultimate Thoroughfare Street Section</u>
Description/cross section	2 lanes - paved shoulder	4 lane - with raised median
Right of way width (ft)	60	100
Speed Limit (mph)	45	
Current ADT:	14,072 (*)	
Design ADT:	13,300 vehicles/day (**)	39,700 vehicles/day (**)
Controlled Access	No	
Thoroughfare Plan Status:	Major Thoroughfare	
Other Information:		

Notes: (*) 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: Project U-5870, which involves widening Fire Tower Road to Portertown Road and widening Portertown Road to 10th Street (N.C. 33), a distance of 2.2 miles.

2.) Eastern Pines Rd- State maintained

	<u>Existing Street Section</u>	<u>Ultimate Thoroughfare Street Section</u>
Description/cross section	2 lanes - paved shoulder	2 lanes - wide shoulders
Right of way width (ft)	60	70
Speed Limit (mph)	45	no change
Current ADT:	3,680 (*)	UltimateDesign ADT: 13,300 vehicles/day (**)
Design ADT:	13,300 vehicles/day (**)	
Controlled Access	No	
Thoroughfare Plan Status:	Minor Thoroughfare	
Other Information:		

Notes: (*) 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: Project U-5870, which involves widening Fire Tower Road to Portertown Road and widening Portertown Road to 10th Street (N.C. 33), a distance of 2.2 miles. Will add a roundabout to the Portertown Road and Eastern Pines Road intersection.

Trips generated by proposed use/change**Current Zoning: 172** -vehicle trips/day (*)**Proposed Zoning: 4,860** -vehicle trips/day (*)**Estimated Net Change: increase of 4688 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 Portertown Rd and Eastern Pines Rd are as follows:****1.) Portertown Rd, West of Site (35%): "No build" ADT of 14,072**

Estimated ADT with Proposed Zoning (full build) – 15,773

Estimated ADT with Current Zoning (full build) – 14,132**Net ADT change = 1,641 (12% increase)****2.) Portertown Rd, East of Site (35%): "No build" ADT of 14,072**

Estimated ADT with Proposed Zoning (full build) – 15,773

Estimated ADT with Current Zoning (full build) – 14,132**Net ADT change = 1,641 (12% increase)****4.) Eastern Pines Rd, South of Site (30%): "No build" ADT of 3,680**

Estimated ADT with Proposed Zoning (full build) – 5,138

Estimated ADT with Current Zoning (full build) – 3,732**Net ADT change = 1,406 (38% increase)****Staff Findings/Recommendations**

Based on possible uses permitted by the requested rezoning, the proposed rezoning classification could generate 3402 trips to and from the site on Portertown Rd, which is a net increase of 3282 additional trips per day.

Based on possible uses permitted by the requested rezoning, the proposed rezoning classification could generate 1458 trips to and from the site on Eastern Pines Rd, which is a net increase of 1406 additional trips per day.

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

RA20 (RESIDENTIAL-AGRICULTURAL) - PERMITTED USES	
(1) General	
a.	Accessory use or building
c.	On-premise signs per Article N
(2) Residential	
a.	Single-family dwelling
b(1).	Master Plan Community per Article J
f.	Residential cluster development per Article M
k.	Family care homes (see also 9-4-103)
q.	Room renting
(3) Home Occupations - None	
(4) Governmental	
b.	City of Greenville municipal government building or use (see also section 9-4-103)
(5) Agricultural/Mining	
a.	Farming; agricultural, horticulture, forestry (see also section 9-4-103)
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
i.	Beekeeping; minor use (see also section 9-4-103)
(6) Recreational/Entertainment	
f.	Public park or recreational facility
g.	Private noncommercial park or recreational facility
(7) Office/Financial/Medical - None	
(8) Services	
o.	Church or place of worship (see also section 9-4-103)
(9) Repair - None	
(10) Retail Trade - None	
(11) Wholesale/Rental/Vehicle-Mobile Home Trade - None	
(12) Construction	
c.	Construction office; temporary, including modular office (see also section 9-4-103)
(13) Transportation - None	
(14) Manufacturing/Warehousing - None	
(15) Other Activities (not otherwise listed - all categories) - None	
RA20 (RESIDENTIAL-AGRICULTURAL) - SPECIAL USES	

(1) General - None	
(2) Residential	
	b. Two-family attached dwelling (duplex)
	g. Mobile home (see also section 9-4-103)
	n. Retirement center or home
	o. Nursing, convalescent or maternity home; major care facility
	o(1). Nursing, convalescent or maternity home; minor care facility
(3) Home Occupations	
	a. Home occupation; not otherwise listed
	b. Home occupation; barber and beauty shop
	c. Home occupation; manicure, pedicure or facial salon
(4) Governmental	
	a. Public utility building or use
(5) Agricultural/Mining	
	b. Greenhouse or plant nursery; including accessory 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
(7) Office/Financial/Medical - None	
(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)
(9) Repair - None	
(10) Retail Trade - None	
(11) Wholesale/Rental/Vehicle-Mobile Home Trade - None	
(12) Construction - None	
(13) Transportation - None	
(14) Manufacturing/Warehousing - None	
(15) Other Activities (not otherwise listed - all categories) - None	
Proposed Zoning	
CG (GENERAL COMMERCIAL) - PERMITTED USES	

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

u.	Art studio including art and supply sales
v.	Photography studio including photo and supply sales
w.	Digital broadcast studio (see also section 9-4-103)
y(1)	TV and/or radio broadcast facilities, including receiving and transmission equipment and towers not exceeding 200 feet in height or cellular telephone and wireless communication towers not exceeding 200 feet in height (see also section 9-4-103)
y(4)	Distributed Antenna System (See also 9-4-103 (Q))
z.	Printing or publishing service including graphic art, maps, newspapers, magazines and books
aa.	Catering service including food preparation (see also restaurant; conventional and fast food)
hh.	Exercise and weight loss studio; indoor only
kk.	Launderette; household users
ll.	Dry cleaners; household users
oo.	Clothes alteration or shoe repair shop
pp.	Automobile wash
qq.	Pet grooming facility (see also section 9-4-103)
(9) Repair	
g.	Jewelry, watch, eyewear or other personal item repair
(10) Retail Trade	
a.	Miscellaneous retail sales; non-durable goods, not otherwise listed
d.	Pharmacy
e.	Convenience store (see also gasoline sales)
f.	Office and school supply, equipment sales
g.	Fish market; excluding processing or packing
h.	Restaurant; conventional
i.	Restaurant; fast food (see also section 9-4-103)
k.	Medical supply sales and rental of medically-related products including uniforms and related accessories
l.	Electronic; stereo, radio, computer, TV and the like, sales and accessory repair
m.	Appliance; household use, sales and accessory repair, excluding outside storage
p.	Furniture and home furnishing sales not otherwise listed
q.	Floor covering, carpet and wall covering sales
r.	Antique sales, excluding vehicles
s.	Book or card store, news stand
t.	Hobby or craft shop
u.	Pet shop (see also animal boarding; outside facility)
v.	Video or music store; records, tape, CD and the like sales
w.	Florist
x.	Sporting goods sales and rental shop
y.	Auto part sales (see also major and minor repair)

	aa.	Pawnbroker
	bb.	Lawn and garden supply and household implement sales and accessory service
	ee.	Christmas tree sales lot; temporary only (see also section 9-4-103)
(11) Wholesale/Rental/Vehicle-Mobile Home Trade		
	b.	Rental of home furniture, appliances or electronics and medically-related products (see also division (10k.))
	c.	Rental of clothes and accessories; formal wear, and the like
(12) Construction		
	c.	Construction office; temporary, including modular office (see also section 9-4-103)
	e.	Building supply; lumber and materials sales, plumbing and/or electrical supply excluding outdoor sales
	f.	Hardware store
(13) Transportation		
	c.	Taxi or limousine service
	h.	Parking lot or structure; principal use
(14) Manufacturing/Warehousing - None		
(15) Other Activities (not otherwise listed - all categories) - None		
CG (GENERAL COMMERCIAL) - SPECIAL USES		
(1) General - None		
(2) Residential		
	i.	Residential quarters for resident manager, supervisor or caretaker; excluding mobile home
(3) Home Occupations - None		
(4) Governmental		
	a.	Public utility building or use
(5) Agricultural/Mining - None		
(6) Recreational/Entertainment		
	d.	Game center
	l.	Billiard parlor or pool hall
	m.	Public or private club
	t.	Athletic club; indoor and outdoor facilities
	u.	Internet sweepstakes business (see also section 9-4-103)
(7) Office/Financial/Medical		
	c.	Office; customer service, not otherwise listed, including accessory service delivery vehicle parking and indoor storage
	f.	Veterinary clinic or animal hospital (see also animal boarding; outside facility, kennel and stable)
(8) Services		

	a.	Child day care facilities
	b.	Adult day care facilities
	l.	Convention center; private
(9) Repair		
	a.	Major repair; as an accessory or principal use
	b.	Minor repair; as an accessory or principal use
(10) Retail Trade		
	b.	Gasoline or automotive fuel sales; accessory or principal use, retail
	c.	Wine shop; including on-premise consumption (see also section 9-4-103)
	j.	Restaurant and/or dining and entertainment establishment; regulated outdoor activities
	n.	Appliance; commercial use, sales and accessory repair; excluding outside storage
	ff.	Tobacco shop (Class 1) (see also section 9-4-103)
	gg.	Tobacco shop (Class 2) (see also section 9-4-103)
	hh.	Hookah café (see also section 9-4-103)
(11) Wholesale/Rental/Vehicle-Mobile Home Trade		
	d.	Rental of automobiles, noncommercial trucks or trailers, recreational vehicles, motorcycles and boats
	f.	Automobile, truck, recreational vehicle, motorcycle and boat sales and service (see also major and minor repair)
(12) Construction - None		
(13) Transportation - None		
(14) Manufacturing/Warehousing		
	k.	Mini-storage warehouse; household excluding outside storage
(15) Other Activities (not otherwise listed - all categories)		
	a.	Other activities; personal services not otherwise listed
	b.	Other activities; professional services not otherwise listed
	c.	Other activities; commercial services not otherwise listed
	d.	Other activities; retail sales not otherwise listed
Proposed Zoning		
R6 (RESIDENTIAL) - PERMITTED USES		
(1) General		
	a.	Accessory use or building
	c.	On-premise signs per Article N
(2) Residential		
	a.	Single-family dwelling
	b.	Two-family attached dwelling (duplex)

	b(1).	Master Plan Community per Article J
	c.	Multi-family development per Article I
	f.	Residential cluster development per Article M
	k.	Family care homes (see also 9-4-103)
	q.	Room renting
(3) Home Occupations - None		
(4) Governmental		
	b.	City of Greenville municipal government building or use (see also section 9-4-103)
(5) Agricultural/Mining		
	a.	Farming; agricultural, horticulture, forestry (see also section 9-4-103)
	l.	Beekeeping; minor use (see also section 9-4-103)
(6) Recreational/Entertainment		
	f.	Public park or recreational facility
	g.	Private noncommercial park or recreational facility
(7) Office/Financial/Medical - None		
(8) Services		
	o.	Church or place of worship (see also section 9-4-103)
(9) Repair - None		
(10) Retail Trade - None		
(11) Wholesale/Rental/Vehicle-Mobile Home Trade - None		
(12) Construction		
	c.	Construction office; temporary, including modular office (see also section 9-4-103)
(13) Transportation - None		
(14) Manufacturing/Warehousing - None		
(15) Other Activities (not otherwise listed - all categories) - None		
R6 (RESIDENTIAL) - SPECIAL USES		
(1) General - None		
(2) Residential		
	d.	Land use intensity multi-family (LUI) development rating 50 per Article K
	e.	Land use intensity multi-family (LUI) development rating 67 per Article K
	l.	Group care facility
	n.	Retirement center or home
	o(1).	Nursing, convalescent or maternity home; minor care facility
	p.	Board or rooming house
	r.	Fraternity or sorority house

(3) Home Occupations	
	a. Home occupation; not otherwise listed
	b. Home occupation; barber and beauty shop
	c. Home occupation; manicure, pedicure or facial salon
(4) Governmental	
	a. Public utility building or use
(5) Agricultural/Mining - None	
(6) Recreational/Entertainment	
	a. Golf course; 18-hole regulation length (see also section 9-4-103)
	a(1). Golf course; 9-hole regulation length (see also section 9-4-103)
	c(1). Tennis club; indoor and outdoor facilities
(7) Office/Financial/Medical - None	
(8) Services	
	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 Requirements: Match proposed land use with adjacent permitted land use or adjacent vacant zone/nonconforming use to determine applicable bufferyard.

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

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

Street trees may count toward the minimum acreage.

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

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

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

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

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

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

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

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

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

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

RESIDENTIAL DENSITY CHART

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

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

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



City of Greenville, North Carolina

Meeting Date: 8/18/2020
Time: 6:00 PM

Title of Item: Request by Happy Trail Farms, LLC to rezone a total of 33.849 acres located north of the intersection of Herman Garris Road and Portertown Road from RA20 (Residential-Agricultural) to R6S (Residential-Single-family [Medium Density]).

Explanation: **Abstract:** The City has received a request by Happy Trail Farms, LLC to rezone a total of 33.849 acres located north of the intersection of Herman Garris Road and Portertown Road from RA20 (Residential-Agricultural) to R6S (Residential-Single-family [Medium Density]).

** Item continued from the May 19, 2020, June 16, 2020 and July 21, 2020 meetings.

Required Notices:

Planning and Zoning meeting notice (property owner and adjoining property owner letter) mailed on August 4, 2020.

On-site sign(s) posted on August 4, 2020.

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 traditional neighborhood low-medium density (TNLM) north of the intersection of Herman Garris Road and Portertown Road transitioning to residential, low-medium density to the south. Further, potential conservation/open space (PCOS) is shown for Hardee Creek.

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:

Multifamily residential

Small-scale institutional/civic (churches and schools)

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)

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.

Thoroughfare/Traffic Report Summary (Engineering Department):

Based on possible uses permitted by the requested rezoning, the proposed rezoning classification could generate 1,407 trips to and from the site on Portertown Road, which is a net increase of 766 additional trips per day.

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

History/Background:

In 1972, the property was incorporated into the City's extra-territorial jurisdiction (ETJ) and zoned to its present zoning.

Present Land Use:

Vacant

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 Hardee Creek Watershed. If stormwater rules apply, it would require 10-year detention and nitrogen and phosphorous reduction.

A portion of the property is located in the Special Flood Hazard Area (SFHA) and floodway. Any development within the SFHA would be subject to the Flood Damage and Prevention Ordinance. Jurisdictional wetlands and streams exist on the property. A 50' riparian buffers exists on the property and may require restoration.

This property is outside of the reach of our Watershed Master Plan Study but drains upstream of the bridge on Portertown Road which is not currently meeting the desired 25-year level of service. It is also upstream of some proposed floodplain benching improvements.

Surrounding Land Uses and Zoning:

North: RA20 - Woodlands

South: RA20 - Four (4) single family residences and woodlands (under common ownership of the applicant)

East: RA20 - Forest Glen Subdivision (single-family)

West: RA20 - Woodlands and three (3) single family residences

Density Estimate

Under the current zoning, the site could accommodate 67 single-family residences.

Under the proposed zoning, the site could accommodate 147 single-family residences.

The anticipated build-out is within 3-5 years.

Fiscal Note:

No cost to the city.

Recommendation:

In staff's opinion, the request is in compliance with Horizons 2026: Greenville's Community Plan and the Future Land Use and Character 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 to adopt the staff report which addresses plan consistency and other matters."

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

"Motion to recommend denial of the proposed rezoning, to advise that, although the proposed amendment is consistent with the comprehensive plan, there is a more appropriate zoning classification, and to adopt the staff report which addresses plan consistency."

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

ATTACHMENTS:

Attachments

Happy Trail Farms LLC

From: RA-20

To: R-6S

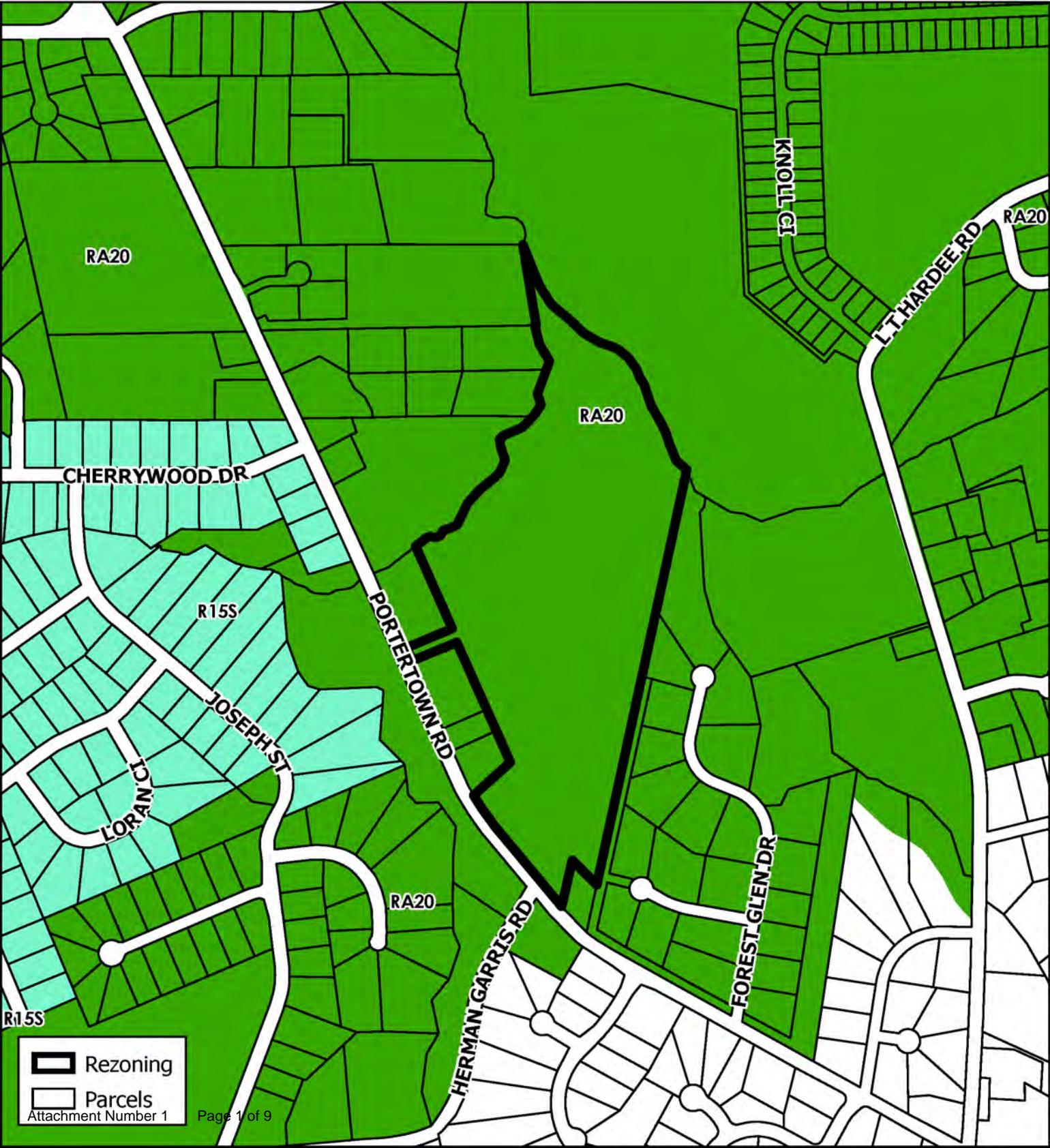
Acres: 33.849

July 7th, 2020

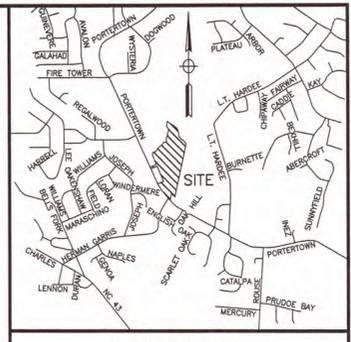
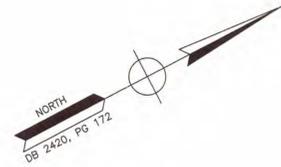
N



0 0.04 0.07 0.14 Miles



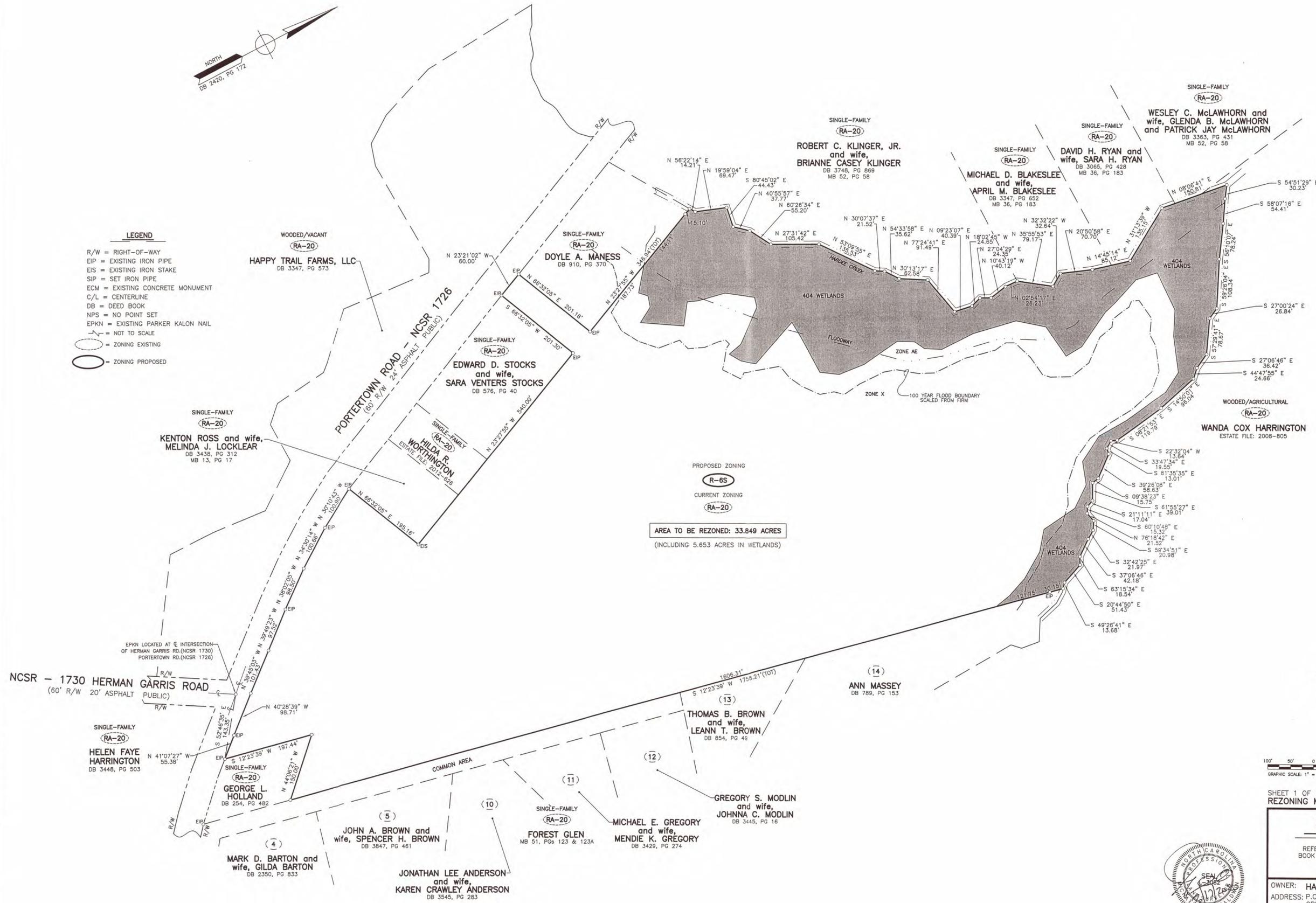
 Rezoning
 Parcels



VICINITY MAP

LEGEND

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



AREA TO BE REZONED: 33.849 ACRES
(INCLUDING 5.653 ACRES IN WETLANDS)

- PROPOSED ZONING
(R-6S)
- CURRENT ZONING
(RA-20)

NOTES

1. ALL AREAS CALCULATED BY COORDINATE GEOMETRY.
2. REFERENCE: DEED BOOK 3347, PAGE 573 OF THE PITT COUNTY REGISTER OF DEEDS.



SHEET 1 OF 1
REZONING MAP
A PORTION PARCEL #11123
TAX MAP #4696-94-0688

HAPPY TRAIL FARMS, LLC

REFERENCE: A PORTION OF THE PROPERTY REGISTERED IN DEED BOOK 3347, PAGE 573 OF THE PITT COUNTY REGISTER OF DEEDS
CHICOD TOWNSHIP, PITT COUNTY, N.C.
OWNER: HAPPY TRAIL FARMS, LLC
ADDRESS: P.O. BOX 1863
GREENVILLE, NC 27835
PHONE: (252) 916-9028



Baldwin Design Consultants, PA ENGINEERING - SURVEYING - PLANNING 1700-D EAST ARLINGTON BOULEVARD GREENVILLE, NC 27858	LICENSE # C-34968	SURVEYED: RA	APPROVED: MWB
CHECKED: MWB	DATE: 02/17/2020	DRAWN: NRW	SCALE: 1" = 100'

CLOSURE CHECK BOUNDARY	
CHECKED: NRW	DATE: 02/17/2020

REZONING THOROUGHFARE/TRAFFIC VOLUME REPORT

Case No: 20-4

Applicant: Happy Trail Farms, LLC

Property Information

Current Zoning: RA20 (Residential-Agricultural)

Proposed Zoning: R6S (Residential-Single-Family)

Current Acreage: 33.849

Location: Portertown Rd, south of Fire Tower Rd

Points of Access: Portertown Rd

Location Map



Transportation Background Information

1.) Portertown Rd- State maintained

	<u>Existing Street Section</u>	<u>Ultimate Thoroughfare Street Section</u>
Description/cross section	2 lanes - paved shoulders	2 lanes - wide shoulders
Right of way width (ft)	60	no change
Speed Limit (mph)	45	no change
Current ADT:	5,955 (*)	
Design ADT:	13,300 vehicles/day (**)	
Controlled Access	No	

Thoroughfare Plan Status Minor Thoroughfare

Other Information: There are no sidewalks along Portertown Rd that service this property.

Notes: (*) 2016 NCDOT count adjusted for a 2% annual growth rate
 (**) Traffic volume based on 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: 641 -vehicle trips/day (*) **Proposed Zoning: 1,407** -vehicle trips/day (*)

Estimated Net Change: increase of 766 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 Portertown Rd are as follows:

1.) Portertown Rd, North of Site (70%): “No build” ADT of 5,955

Estimated ADT with Proposed Zoning (full build) – 6,940
 Estimated ADT with Current Zoning (full build) – 6,404
Net ADT change = 536 (8% increase)

2.) Portertown Rd, South of Site (30%): "No build" ADT of 5,955

Estimated ADT with Proposed Zoning (full build) – 6,377

Estimated ADT with Current Zoning (full build) – 6,147**Net ADT change = 230 (4% increase)****Staff Findings/Recommendations**

Based on possible uses permitted by the requested rezoning, the proposed rezoning classification could generate 1407 trips to and from the site on Portertown Rd, which is a net increase of 766 additional trips per day.

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

EXISTING ZONING	
RA20 (RESIDENTIAL-AGRICULTURAL) - PERMITTED USES	
(1) General	
a.	Accessory use or building
c.	On-premise signs per Article N
(2) Residential	
a.	Single-family dwelling
b(1).	Master Plan Community per Article J
f.	Residential cluster development per Article M
k.	Family care homes (see also 9-4-103)
q.	Room renting
(3) Home Occupations - None	
(4) Governmental	
b.	City of Greenville municipal government building or use (see also section 9-4-103)
(5) Agricultural/Mining	
a.	Farming; agricultural, horticulture, forestry (see also section 9-4-103)
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
l.	Beekeeping; minor use (see also section 9-4-103)
(6) Recreational/Entertainment	
f.	Public park or recreational facility
g.	Private noncommercial park or recreational facility
(7) Office/Financial/Medical - None	
(8) Services	
o.	Church or place of worship (see also section 9-4-103)
(9) Repair - None	
(10) Retail Trade - None	
(11) Wholesale/Rental/Vehicle-Mobile Home Trade - None	
(12) Construction	
c.	Construction office; temporary, including modular office (see also section 9-4-103)
(13) Transportation - None	
(14) Manufacturing/Warehousing - None	
(15) Other Activities (not otherwise listed - all categories) - None	
RA20 (RESIDENTIAL-AGRICULTURAL) - SPECIAL USES	
(1) General - None	
(2) Residential	
b.	Two-family attached dwelling (duplex)
g.	Mobile home (see also section 9-4-103)
n.	Retirement center or home
o.	Nursing, convalescent or maternity home; major care facility

	o(1). Nursing, convalescent or maternity home; minor care facility
(3) Home Occupations	
	a. Home occupation; not otherwise listed
	b. Home occupation; barber and beauty shop
	c. Home occupation; manicure, pedicure or facial salon
(4) Governmental	
	a. Public utility building or use
(5) Agricultural/Mining	
	b. Greenhouse or plant nursery; including accessory 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
(7) Office/Financial/Medical - None	
(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)
(9) Repair - None	
(10) Retail Trade - None	
(11) Wholesale/Rental/Vehicle-Mobile Home Trade - None	
(12) Construction - None	
(13) Transportation - None	
(14) Manufacturing/Warehousing - None	
(15) Other Activities (not otherwise listed - all categories) - None	
PROPOSED ZONING	
R6S (RESIDENTIAL-SINGLE-FAMILY) - PERMITTED USES	
(1) General	
	a. Accessory use or building
	c. On-premise signs per Article N
(2) Residential	
	a. Single-family dwelling
	b(1). Master Plan Community per Article J
	f. Residential cluster development per Article M
	k. Family care homes (see also 9-4-103)
	q. Room renting
(3) Home Occupations - None	
(4) Governmental	
	b. City of Greenville municipal government building or use (see also section 9-4-103)
(5) Agricultural/Mining	
	a. Farming; agricultural, horticulture, forestry (see also section 9-4-103)

(6) Recreational/Entertainment	
f.	Public park or recreational facility
g.	Private noncommercial park or recreational facility
(7) Office/Financial/Medical - None	
(8) Services	
o.	Church or place of worship (see also section 9-4-103)
(9) Repair - None	
(10) Retail Trade - None	
(11) Wholesale/Rental/Vehicle-Mobile Home Trade - None	
(12) Construction	
c.	Construction office; temporary, including modular office (see also section 9-4-103)
(13) Transportation - None	
(14) Manufacturing/Warehousing - None	
(15) Other Activities (not otherwise listed - all categories) - None	
R6S (RESIDENTIAL-SINGLE-FAMILY) - SPECIAL USES	
(1) General - None	
(2) Residential - None	
(3) Home Occupations	
a.	Home occupation; not otherwise listed
d.	Home occupation; bed and breakfast inn
(4) Governmental	
a.	Public utility building or use
(5) Agricultural/Mining - None	
(6) Recreational/Entertainment	
a.	Golf course; 18-hole regulation length (see also section 9-4-103)
a(1).	Golf course; 9-hole regulation length (see also section 9-4-103)
c(1).	Tennis club; indoor and outdoor facilities
(7) Office/Financial/Medical - None	
(8) Services	
d.	Cemetery
g.	School; junior and senior high (see also section 9-4-103)
h.	School; elementary (see also section 9-4-103)
i.	School; nursery and kindergarten (see also section 9-4-103)
t.	Guest house for a college or other institution of higher learning
(9) Repair - None	
(10) Retail Trade - None	
(11) Wholesale/Rental/Vehicle-Mobile Home Trade - None	
(12) Construction - None	
(13) Transportation - None	
(14) Manufacturing/Warehousing - None	
(15) Other Activities (not otherwise listed - all categories) - None	

BUFFERYARD SETBACK AND VEGETATION SCREENING CHART

For Illustrative Purposes Only

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

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

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

Street trees may count toward the minimum acreage.

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

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

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

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

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

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

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

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

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

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

RESIDENTIAL DENSITY CHART

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

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

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



City of Greenville, North Carolina

Meeting Date: 8/18/2020
Time: 6:00 PM

Title of Item: Ordinance requested by the Planning and Development Services Department to amend the City Code by creating a use classification and associated standards for small private schools.

**Item continued from the May 19, 2020, June 16, 2020 and July 21, 2020 meetings.

Explanation: **Abstract:** Ordinance requested by the Planning and Development Services Department to amend the City Code by creating a use classification and associated standards for small private schools.

History: Over the past couple of years there has been a project to construct outdoor athletic fields at John Paul II High School (JPII). At the January 1, 2020 Planning and Zoning Commission meeting there was an application to rezone the school's property to OR (Office-Residential [High density multi-family]), the property owner withdrew the application to pursue a text amendment due to neighborhood concerns and Planning Staff's objections to the rezoning. A text amendment was submitted by the property owner and Planning Staff took the lead on the amendment and made adjustments to reflect the concerns of the neighborhoods to the best extent possible.

On May 5, 2020, representatives of JPII hosted a ZOOM meeting with the property owners to address issues related to the school as well as the proposed amendment. Planning Staff was invited to attend and gave a presentation on the proposed amendment.

On June 30, 2020, Planning Staff hosted an in-person public meeting to hear concerns and solicit comment from the community. Approximately 17 people attended the meeting. Those that attended asked Planning Staff to hold a Zoom meeting because many owners did not feel comfortable attending an in-person

meeting. A Zoom meeting was held on July 16, 2020 to broaden participation. Approximately 30 people attended that meeting.

Proposed changes and additions:

Definition:

SEC. 9-4-22 DEFINITIONS.

School; small, private. A private educational institution providing full time instruction and including accessory facilities traditionally associated with a program of study, which meets the requirements of the laws of the state, that has no more than 500 students.

SEC. 9-4-103 SPECIAL STANDARDS FOR SPECIFIC USES.

(EE) School; small, private

1. All associated recreational facilities shall be treated as an accessory use.
2. No musical concerts shall be held at any outdoor recreation field located at the Small Private School. This prohibition shall in no aspect be interpreted so as to preclude marching or other school bands practicing on any such outdoor recreation field or performing during any sporting or other event, including pep rallies.
3. May be located on one or more parcels of land.
4. All new driveways and new perimeter parking areas shall be placed as far from abutting residential properties as is reasonably practical as determined by the Director of Engineering or their designee.
5. Parking requirements shall either comply with the Article O requirements for School; elementary and junior high, or School; senior high depending on grades served, k-8 and 9-12 respectively. In the event that any outdoor recreation fields are located at a school_serving grades k-8 then an additional requirement of one space per 10 seats shall also be enforced.
6. Loading and unloading of students shall be off-street.
7. Maximum building coverage shall not exceed the underlying district requirements.
8. Notwithstanding the Noise Ordinance of the City of Greenville, there shall be no amplified sound not related to ongoing athletic competitions or school events. Operation of the sound and lighting components of the outdoor recreational facilities by entities other than the associated school(s) shall be limited to one occurrence per week. An occurrence means third party usage of either the lights, amplified sound or both at once and will consist of one event on one day. One week will be interpreted as being Monday-Sunday.
9. On weekends (Friday-Saturday) the hours of operation for outdoor recreation fields for any game, event, or practice shall not exceed one (1) hour after the end of the game, event, or practice and/or 11pm, whichever comes first. On Sunday the hours of operation shall not exceed 5:00 pm. On all other days the hours of operation shall not exceed 9:30 pm.

10. No outdoor amplified sound equipment shall be operated prior to 9:30 am.
11. No outdoor amplified sound equipment shall produce a sustained decibel level higher than 75 at an adjacent property line. Sustained shall be taken to mean an average reading observed over the course of 20 seconds.
12. Lighting of outdoor sports fields and performance areas shall be designed to meet the standards found in the document “Lighting Standards for the City of Greenville” as well as in accordance with the following requirements:
 - a. All such lighting fixtures shall be equipped with a glare control package (e.g. directional LED lighting, louvers, shields or similar devices), and any fixtures shall be aimed so that their beams are directed within the playing or performance area.
 - b. Light levels at adjacent property lines shall not exceed ambient light levels by 0.5 foot candles in any circumstance.
 - d. Light measurement technique: Light level measurements shall be made at the property line of the property upon which light to be measured is being generated. Measurements will first be taken with the light off and then with the light on to establish a baseline for ambient light conditions. If measurement on private property is not possible or practical, light level measurements may be made at the boundary of the public street right-of-way that adjoins the property of the complainant or at any other location on the property of the complainant. Measurements shall be made at finished grade (ground level), with the light registering portion of the meter held parallel to the ground pointing up. The meter shall have cosine and color correction and have an accuracy tolerance of no greater than plus or minus five percent. Measurements shall be taken with a light meter that has been calibrated within two years. Light levels are specified, calculated and measured in foot candles.
 - e. In the event a dispute between the City and the property owner or lessee over the validity of any light measurements taken by the City arises, then at the expense of the party disputing the claim, an independent engineer may be hired to conduct new measurements. The engineer shall be licensed by the state and shall take all measurements while accompanied by a representative of the city. Both parties shall certify the readings on the independent engineer’s light meter and measurements shall be taken in the same way as described above in 9-4-103 (EE)(7)(d).

Additional staff comments:

The proposed changes will give Planning Staff the tools necessary to address the challenges associated with a small private school development.

Comprehensive Plan

Chapter 5 Creating Complete Neighborhoods, Goal 5.2.Complete Neighborhoods

Policy 5.2.3. Improve Access to Civic Sites

Redevelopment and new development projects should improve access to civic sites including parks, squares, playgrounds, and schools. Ideally, most residential properties will be within a quarter-mile of at least one future or existing civic site, Civic sites should occupy prominent parcels in new development and neighborhoods, elevated areas, and parcels located at the end of a corridor that provides an opportunity to create a quality terminating vista.

Fiscal Note: No cost to the City.

Recommendation: In staff's opinion, the proposed Zoning Ordinance Text Amendment is in compliance with Horizons 2026: Greenville's Community Plan Chapter 5 Creating Complete Neighborhoods, Goal 5.2.Complete Neighborhoods

Policy 5.2.3. Improve Access to Civic Sites

Redevelopment and new development projects should improve access to civic sites including parks, squares, playgrounds, and schools. Ideally, most residential properties will be within a quarter-mile of at least one future or existing civic site, Civic sites should occupy prominent parcels in new development and neighborhoods, elevated areas, and parcels located at the end of a corridor that provides an opportunity to create a quality terminating vista.

Therefore, staff recommends approval.

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

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 text amendment, 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:

TA_Private_Schools_Clean_1133632

1 **SEC. 9-4-22 DEFINITIONS.**

2

3 School; small, private. A private educational institution providing full time instruction and
4 including accessory facilities traditionally associated with a program of study, which meets the
5 requirements of the laws of the state, that has no more than 500 students.

6

7 **SEC. 9-4-103 SPECIAL STANDARDS FOR SPECIFIC USES.**

8

9 (EE) School; small, private

- 10 1. All associated recreational facilities shall be treated as an accessory use.
- 11 2. No musical concerts shall be held at any outdoor recreation field located at the Small
12 Private School. This prohibition shall in no aspect be interpreted so as to preclude
13 marching or other school bands practicing on any such outdoor recreation field or
14 performing during any sporting or other event, including pep rallies.
- 15 3. May be located on one or more parcels of land.
- 16 4. All new driveways and new perimeter parking areas shall be placed as far from abutting
17 residential properties as is reasonably practical as determined by the Director of
18 Engineering or their designee.
- 19 5. Parking requirements shall either comply with the Article O requirements for School;
20 elementary and junior high, or School; senior high depending on grades served, k-8 and
21 9-12 respectively. In the event that any outdoor recreation fields are located at a school
22 serving grades k-8 then an additional requirement of one space per 10 seats shall also be
23 enforced.
- 24 6. Loading and unloading of students shall be off-street.
- 25 7. Maximum building coverage shall not exceed the underlying district requirements.
- 26 8. Notwithstanding the Noise Ordinance of the City of Greenville, there shall be no
27 amplified sound not related to ongoing athletic competitions or school events. Operation
28 of the sound and lighting components of the outdoor recreational facilities by entities
29 other than the associated school(s) shall be limited to one occurrence per week. An
30 occurrence means third party usage of either the lights, amplified sound or both at once
31 and will consist of one event on one day. One week will be interpreted as being Monday-
32 Sunday.
- 33 9. On weekends (Friday-Saturday) the hours of operation for outdoor recreation fields for
34 any game, event, or practice shall not exceed one (1) hour after the end of the game,
35 event, or practice and/or 11pm, whichever comes first. On Sunday the hours of operation
36 shall not exceed 5:00 pm. On all other days the hours of operation shall not exceed 9:30
37 pm.
- 38 10. No outdoor amplified sound equipment shall be operated prior to 9:30 am.

- 39 11. No outdoor amplified sound equipment shall produce a sustained decibel level higher
40 than 75 at an adjacent property line. Sustained shall be taken to mean an average reading
41 observed over the course of 20 seconds.
- 42 12. Lighting of outdoor sports fields and performance areas shall be designed to meet the
43 standards found in the document "Lighting Standards for the City of Greenville" as well
44 as in accordance with the following requirements:
- 45 a. All such lighting fixtures shall be equipped with a glare control package (e.g.
46 directional LED lighting, louvers, shields or similar devices), and any fixtures
47 shall be aimed so that their beams are directed within the playing or performance
48 area.
 - 49 b. Light levels at adjacent property lines shall not exceed ambient light levels by 0.5
50 foot candles in any circumstance.
 - 51 d. Light measurement technique: Light level measurements shall be made at the
52 property line of the property upon which light to be measured is being generated.
53 Measurements will first be taken with the light off and then with the light on to
54 establish a baseline for ambient light conditions. If measurement on private
55 property is not possible or practical, light level measurements may be made at the
56 boundary of the public street right-of-way that adjoins the property of the
57 complainant or at any other location on the property of the complainant.
58 Measurements shall be made at finished grade (ground level), with the light
59 registering portion of the meter held parallel to the ground pointing up. The meter
60 shall have cosine and color correction and have an accuracy tolerance of no
61 greater than plus or minus five percent. Measurements shall be taken with a light
62 meter that has been calibrated within two years. Light levels are specified,
63 calculated and measured in foot candles.
 - 64 e. In the event a dispute between the City and the property owner or lessee over the
65 validity of any light measurements taken by the City arises, then at the expense of
66 the party disputing the claim, an independent engineer may be hired to conduct
67 new measurements. The engineer shall be licensed by the state and shall take all
68 measurements while accompanied by a representative of the city. Both parties
69 shall certify the readings on the independent engineer's light meter and
70 measurements shall be taken in the same way as described above in 9-4-103
71 (EE)(7)(d).



City of Greenville, North Carolina

Meeting Date: 8/18/2020
Time: 6:00 PM

Title of Item:

Request by Langston Farms, LLC to amend the Future Land Use and Character Map for 1.881 acres from Office/Institutional to Commercial for the property located at the northeastern corner of the intersection of South Memorial Drive and Regency Boulevard.

Explanation:

Abstract: The City received a request from Langston Farms, LLC to amend the Future Land Use and Character Map for 1.881 acres from Office/Institutional to Commercial for the property located at the northeastern corner of the intersection of South Memorial Drive and Regency Boulevard.

** Item continued from the May 19, 2020, June 16, 2020 and July 21, 2020 meetings.

Current Land Use Character: Office/Institutional

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

Intent:

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

Primary uses:
Office

Institutional/civic

Proposed Land Use Character: 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

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

Based on the possible uses permitted by the requested land use category, the proposed land use category could generate 744 trips to and from the site on Regency Boulevard, which is a net increase of 689 additional trips per day. Of those, it is estimated that 413 trips would travel north on Memorial Drive and 276 trips would travel south on Memorial Drive.

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

Density:

Under the current category, the site could accommodate 5,000+/- square feet of office space.

Under the proposed category, the site could accommodate 1,500+/- square feet of commercial space (fast food restaurant).

The anticipated build-out is within one year.

History:

On September 8, 2016, the City Council adopted Horizons 2026: Greenville's Community Plan and the Future Land Use and Character Map.

During 2015-2016, the Comprehensive Plan Committee (CPC) held nine meetings to update Horizons: Greenville's Comprehensive Plan. The CPC was comprised of representatives from eight city boards and/or commissions along with invited representation from East Carolina University, Vidant Medical Center, Uptown Greenville, the Home Builders Association, Pitt County Committee of 100, Greenville-Pitt County Chamber of Commerce, and Mayor and City Council Member appointees.

In addition to attendance by the appointed 24 CPC members, Community Partners were also invited to all Committee meetings to review drafts and provide input throughout development of the plan. The Community Partners invited to participate included representatives from various City of Greenville departments, the Town of Winterville, Pitt County Government (Planning Department), Pitt County Schools, Greenville Utilities Commission, and NCDOT. Presentations and summaries from the CPC meetings were posted online following each meeting at the project website.

In addition to these meetings, two open houses were held at the Convention Center and a 2-day workshop was held at the Willis Building.

All meetings, workshops, open houses, public hearings were advertised in The Daily Reflector. All information related to CPC meetings was posted on the City's website.

The Horizons 2026 update was an important opportunity to study current trends and conditions, re-evaluate the community's priorities, and create a renewed vision for Greenville.

The comprehensive plan serves as a tool that expresses the values, aspirations, and vision of the community, along with goals, policies, and strategies to achieve that vision. It sets forth long-range planning in categories including transportation, housing, environment, and economic development, and weaves these elements through thematic topics.

Horizons 2009-2010 is the City's previous comprehensive plan, and prior plans were adopted in 2004, 1997, and 1992. There are several reasons the Horizons 2010 plan needed to be updated, including:

- Many of the action items have been accomplished;
- The population has grown and changed, resulting in new needs and demands;
- Local, regional, national, and global changes have resulted in a new social, economic, and environmental context; and

- New research and information have expanded the knowledge and thinking about community planning best practices.

During the November 16, 2015 and January 26, 2016 CPC meetings and the 2-day workshop, the draft Future Land Use and Character Map was specifically discussed.

At the 2-day workshop on November 4 and 5, 2015, the draft Future Land Use and Character Maps were presented to gather ideas, input and comments from all interested parties.

At the January 25, 2016 CPC meeting, the principles discussed related to the draft Future Land Use and Character map were:

1. Infill and redevelopment are priorities
2. Quality design
3. Greater intensity of development in some locations
4. Create well-connected places
5. A vibrant Uptown
6. Create neighborhoods, maintain established ones
7. Protect natural features/amenities
8. Sustainable development practices

Similarities to the past plan:

1. Reduce "strip commercialization" emphasize nodal development
2. Incorporate mixed uses
3. Promote inter-connectivity
4. Create walkable (human-scale) developments

In conclusion, the Horizons 2026: Greenville's Community Plan and the Future Land Use and Character Map are the result of a year-long process of CPC meetings, workshops, and open houses. A public meeting was held by the Planning and Zoning Commission, and a public hearing was held by City Council.

On August 8, 2016, the Comprehensive Plan Committee voted unanimously to endorse the Horizons 2026: Greenville's Community Plan and the Future Land Use and Character Map.

On August 16, 2016 the Planning and Zoning Commission voted unanimously to recommend approval of the Horizons 2026: Greenville's Community Plan and the Future Land Use and Character Map.

On September 8, 2016, the City Council voted unanimously to approve the Horizons 2026: Greenville's Community Plan and the Future Land Use and Character Map.

Fiscal Note: No cost to the City.

Recommendation: In staff's opinion, the proposed Future Land Use and Character Map amendment fulfills the principles that guided the Comprehensive Plan Committee.

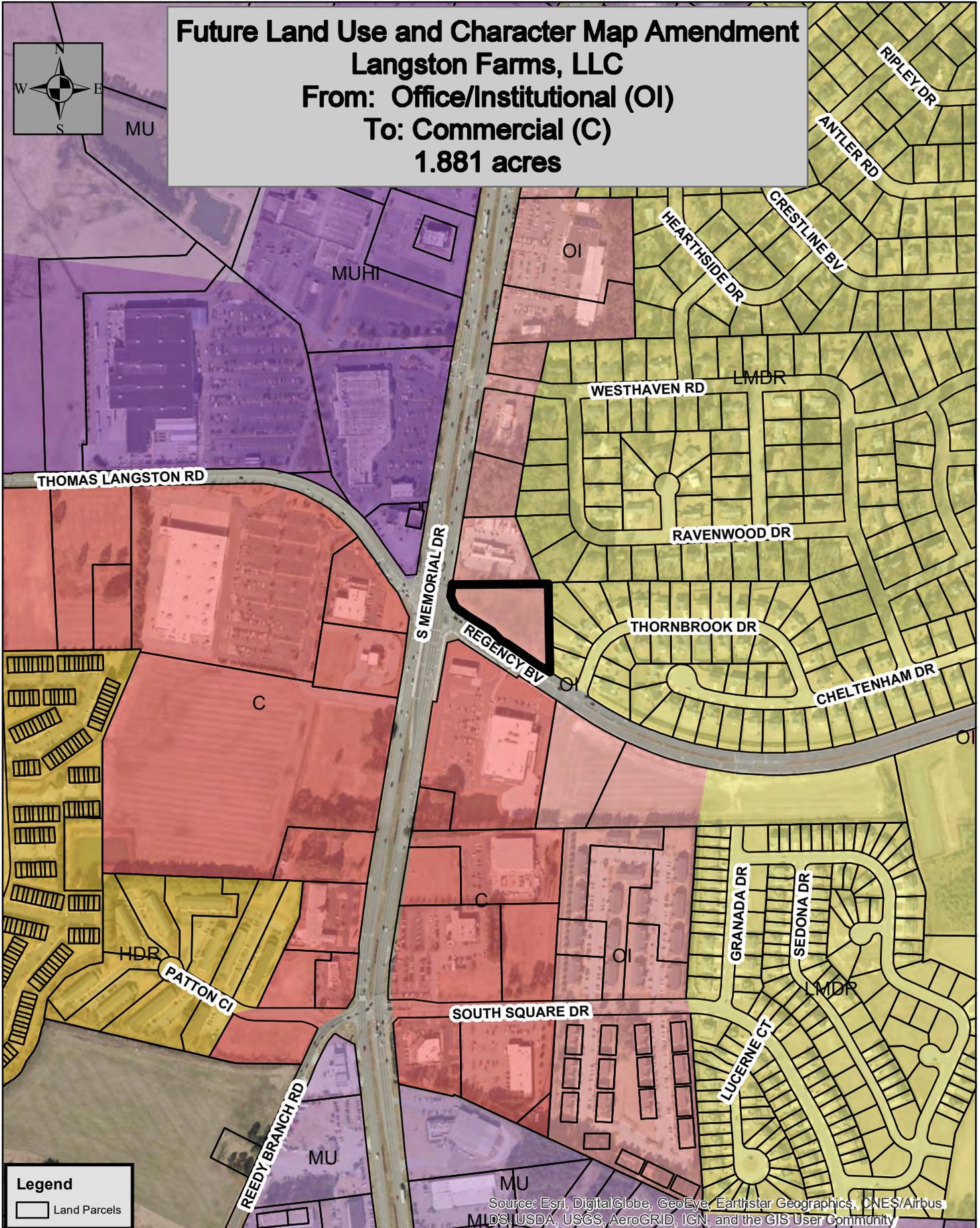
Horizons 2026: Greenville's Community Plan and the Future Land Use and Character Map are the results of multiple opportunities of public-engagement and input from all interested parties.

Staff recommends approval of the request.

ATTACHMENTS:

Attachments

Future Land Use and Character Map Amendment
Langston Farms, LLC
From: Office/Institutional (OI)
To: Commercial (C)
1.881 acres

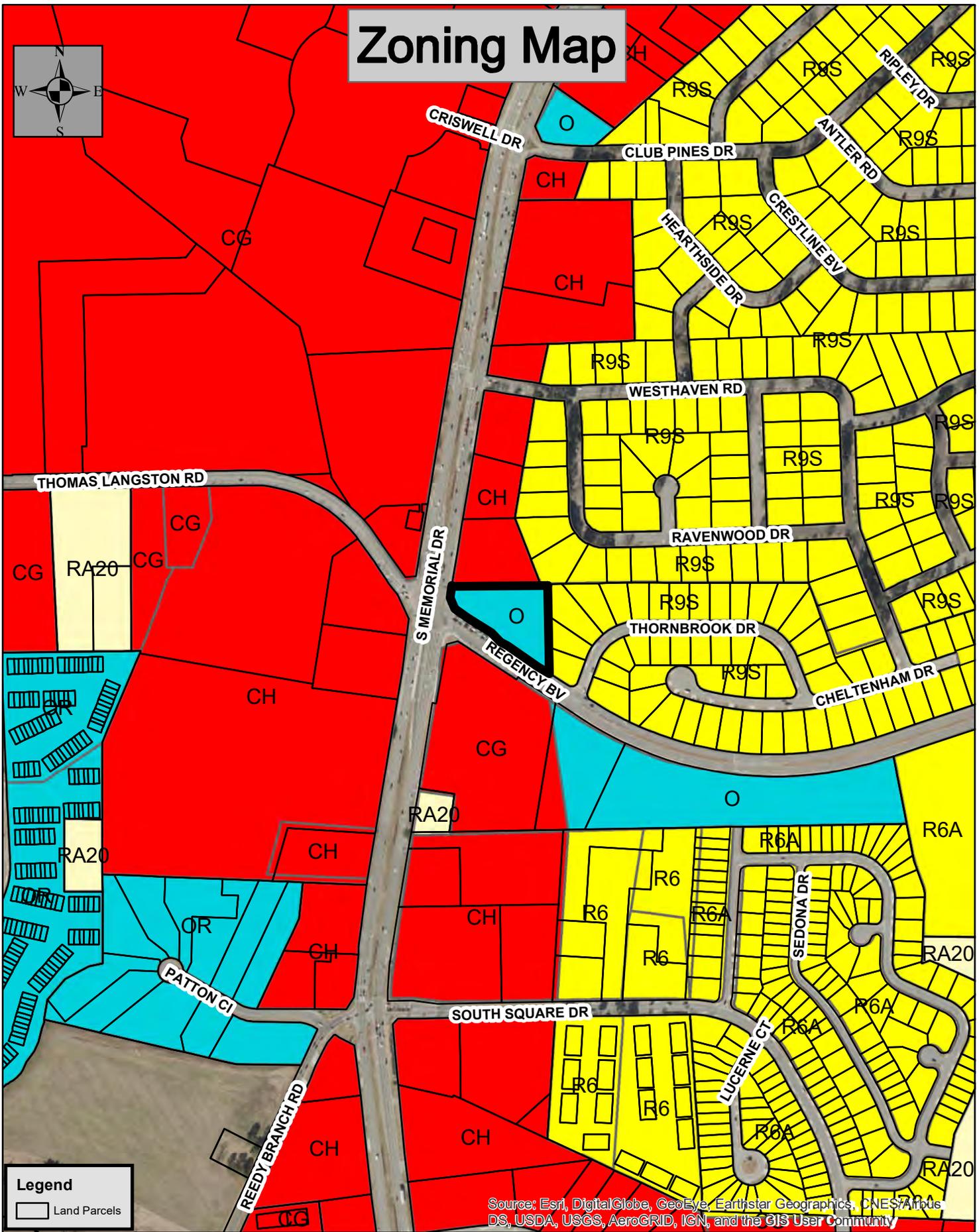


Legend

- Land Parcels

Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus, MDS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

Zoning Map



Legend

- Land Parcels

Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

LAND USE AMENDMENT THOROUGHFARE/TRAFFIC VOLUME REPORT

Case No: 20-02

Applicant: Langston Farms, LLC

Property Information

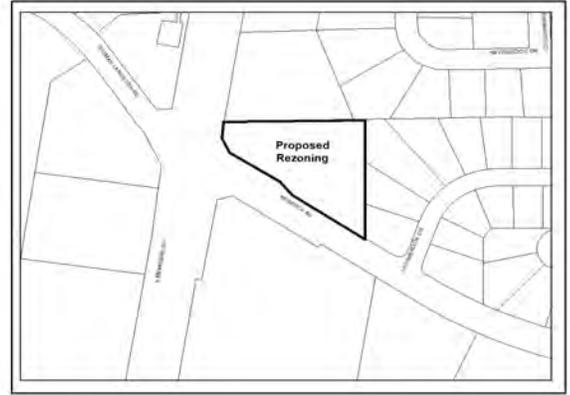
Current Land Use: Office-Institutional

Proposed Land Use: Commercial

Current Acreage: 1.881 gross acres

Location: northeast corner of Memorial Dr and Regency Blvd

Points of Access: Regency Blvd



Location Map

Transportation Background Information

1.) Regency Blvd- City maintained

	<u>Existing Street Section</u>	<u>Ultimate Thoroughfare Street Section</u>
Description/cross section	4 lanes with raised median	no change
Right of way width (ft)	80-100	no change
Speed Limit (mph)	45	
Current ADT:	16,235 (*)	
Design ADT:	39,700 vehicles/day (**)	
Controlled Access	No	
Thoroughfare Plan Status:	Minor Thoroughfare	
Other Information:		

Notes: (*) 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:

2.) Memorial Dr- State maintained

	<u>Existing Street Section</u>	<u>Ultimate Thoroughfare Street Section</u>
Description/cross section	6 lanes with raised median	no change
Right of way width (ft)	150	no change
Speed Limit (mph)	45	
Current ADT:	41,130 (*)	
Design ADT:	59,600 vehicles/day (**)	
Controlled Access	No	
Thoroughfare Plan Status:	Major Thoroughfare	
Other Information:		

Notes: (*) 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 Land Use: 55** -vehicle trips/day (*)**Proposed Land Us 744** -vehicle trips/day (*)**Estimated Net Change: increase of 689 vehicle trips/day (assumes full-build out)**

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

Impact on Existing Roads**The overall estimated trips presented above are distributed based on current traffic patterns. The estimated ADTs on Regency Blvd and Memorial Dr are as follows:****1.) Regency Blvd, At Site (100%):** "No build" ADT of **16,235**

Estimated ADT with Proposed Land Use (full build) – 16,979

Estimated ADT with Current Land Use (full build) – 16,290**Net ADT change =** 689 (4% increase)**2.) Memorial Dr, North of Site (60%):** "No build" ADT of **41,130**

Estimated ADT with Proposed Land Use (full build) – 41,576

Estimated ADT with Current Land Use (full build) – 41,163**Net ADT change =** 413 (1% increase)**4.) Memorial Dr, South of Site (40%):** "No build" ADT of **41,130**

Estimated ADT with Proposed Land Use (full build) – 41,428

Estimated ADT with Current Land Use (full build) – 41,152**Net ADT change =** 276 (<1% increase)**Staff Findings/Recommendations**

Based on possible uses permitted by the requested land use, the proposed land use classification could generate 744 trips to and from the site on Regency Blvd, which is a net increase of 689 additional trips per day. Of those, it is estimated that 413 trips would travel north on Memorial Drive and 276 trips would travel south on Memorial Drive.

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



City of Greenville, North Carolina

Meeting Date: 8/18/2020
Time: 6:00 PM

Title of Item:

Request by P.B. Builders, LLC to rezone a total of 9.873 acres in the Cobblestone Subdivision at the terminus of Quail Drive from RA20 (Residential -Agricultural) to R6 (Residential [High Density Multi-Family]).

Explanation:

Abstract: The City has received a request by by P.B. Builders, LLC to rezone a total of 9.873 acres in the Cobblestone Subdivision at the terminus of Quail Drive from RA20 (Residential-Agricultural) to R6 (Residential [High Density Multi-Family]).

Required Notices:

Planning and Zoning meeting notice (property owner and adjoining property owner letter) mailed on August 4, 2020.

On-site sign(s) posted on August 4, 2020.

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 shows mixed use (MU) at the northeastern corner of the intersection of Allen Road and Dickinson Avenue transitioning to office-institutional (OI) then traditional neighborhood medium-high density (TNMH) to the north and high density residential (HDR) to the interior. There is potential conservation/open space (PCOS) shown in the vicinity of the rezoning.

Residential, High Density

Residential areas composed primarily of multifamily 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 developments
- 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 detached residential (small lot)

Institutional/Civic (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 Greenways Plan.

Primary uses:

None

Secondary uses:

None

Thoroughfare/Traffic Report Summary (Engineering Department:

Based on possible uses permitted by the requested rezoning, the proposed rezoning classification could generate 785 trips to and from the site on Allen Road, which is a net increase of 594 additional trips per day.

History/Background:

In 1972, the property was incorporated into the City's extra-territorial jurisdiction (ETJ) and zoned to its present zoning.

Existing Land Uses:

Vacant

Water/Sewer:

Water and sanitary sewer are available to the property.

Historic Sites:

There are no known effects on historic sites.

Environmental Conditions/Constraints:

The property is located in the Greens Mill Run Watershed. If stormwater rules apply, it would require 25-year detention and nitrogen and phosphorous reduction.

It is not located in the Special Flood Hazards Area. Therefore, development is not subject to the Flood Damage Prevention Ordinance. No jurisdictional wetlands or streams exist on the property.

A ditch runs along the north of the property and drainage enters a pipe system through the Cobblestone development to Greens Mill Run.

Surrounding Land Uses and Zoning:

North: R6A and OR - Cobblestone Subdivision
South: RA20 - Vacant
East: RA20 - Vacant
West: RA20 - Vacant

Density Estimates:

Under the current zoning, the site could accommodate 20 single-family lots.

Under the proposed zoning, the site could accommodate 109-118 multi-family units (1, 2 and 3 bedrooms.)

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

Fiscal Note:

No cost to the City.

Recommendation:

In staff's opinion, the request is in compliance with Horizons 2026: Greenville's Community Plan and the Future Land Use and Character 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 to adopt the staff report which addresses plan consistency and other matters."

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

"Motion to recommend denial of the proposed rezoning, to advise that, although the proposed amendment is consistent with the comprehensive plan, there is a more appropriate zoning classification, and to adopt the staff report which addresses plan consistency."

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

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

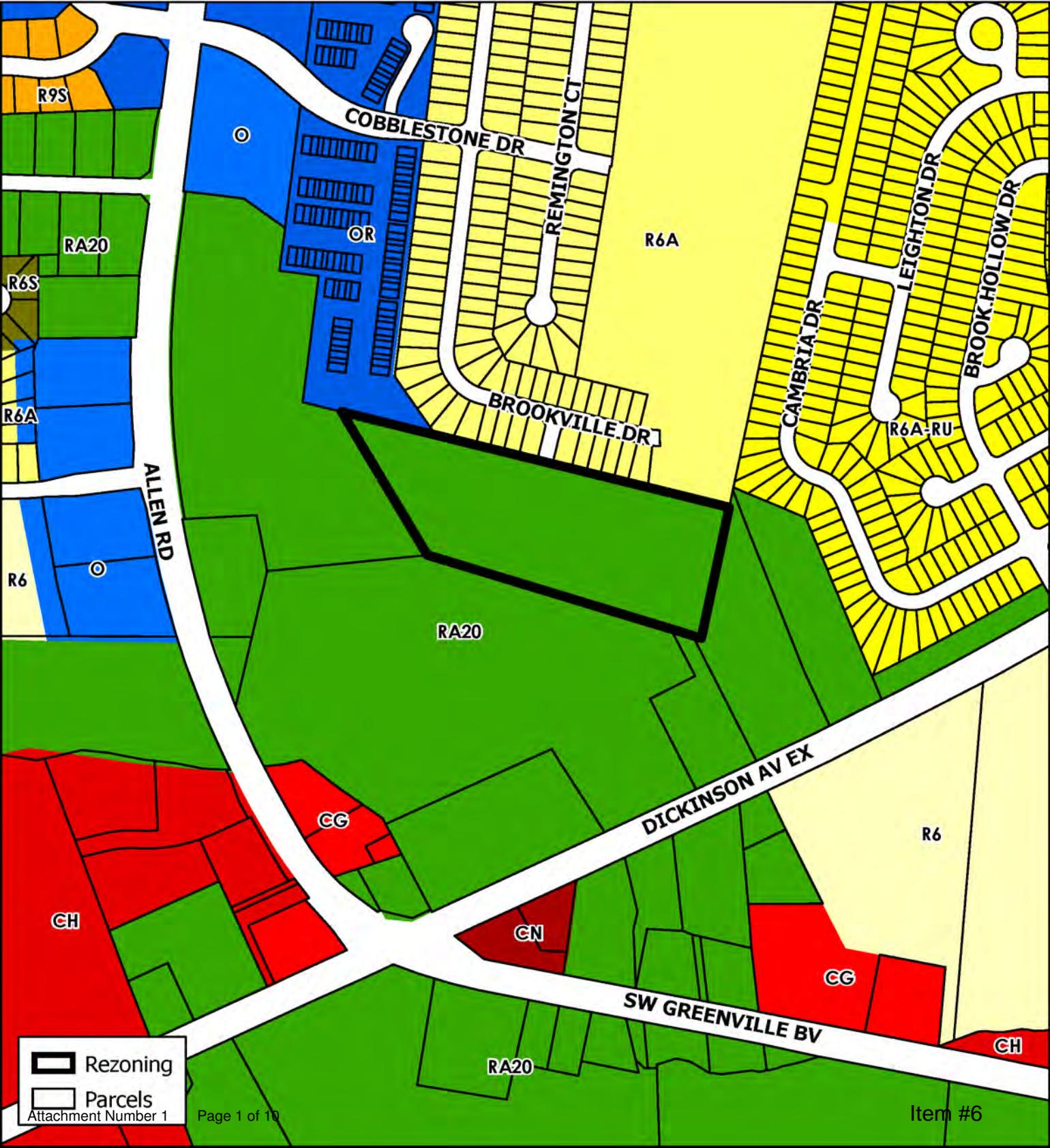
ATTACHMENTS:

-
Attachments

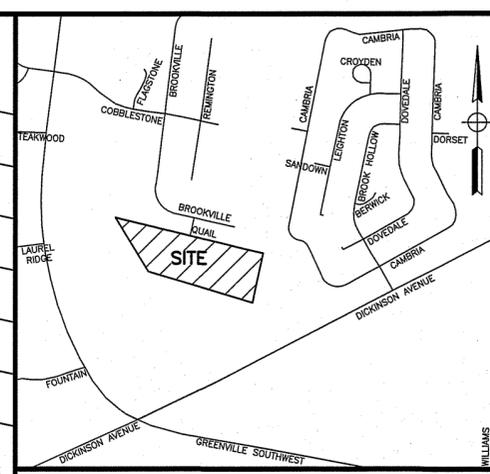
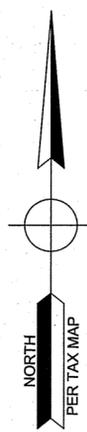
PB Builders LLC
From: RA20
To: R6
Acres: 9.873
August 4th, 2020



0 0.03 0.05 0.1 Miles

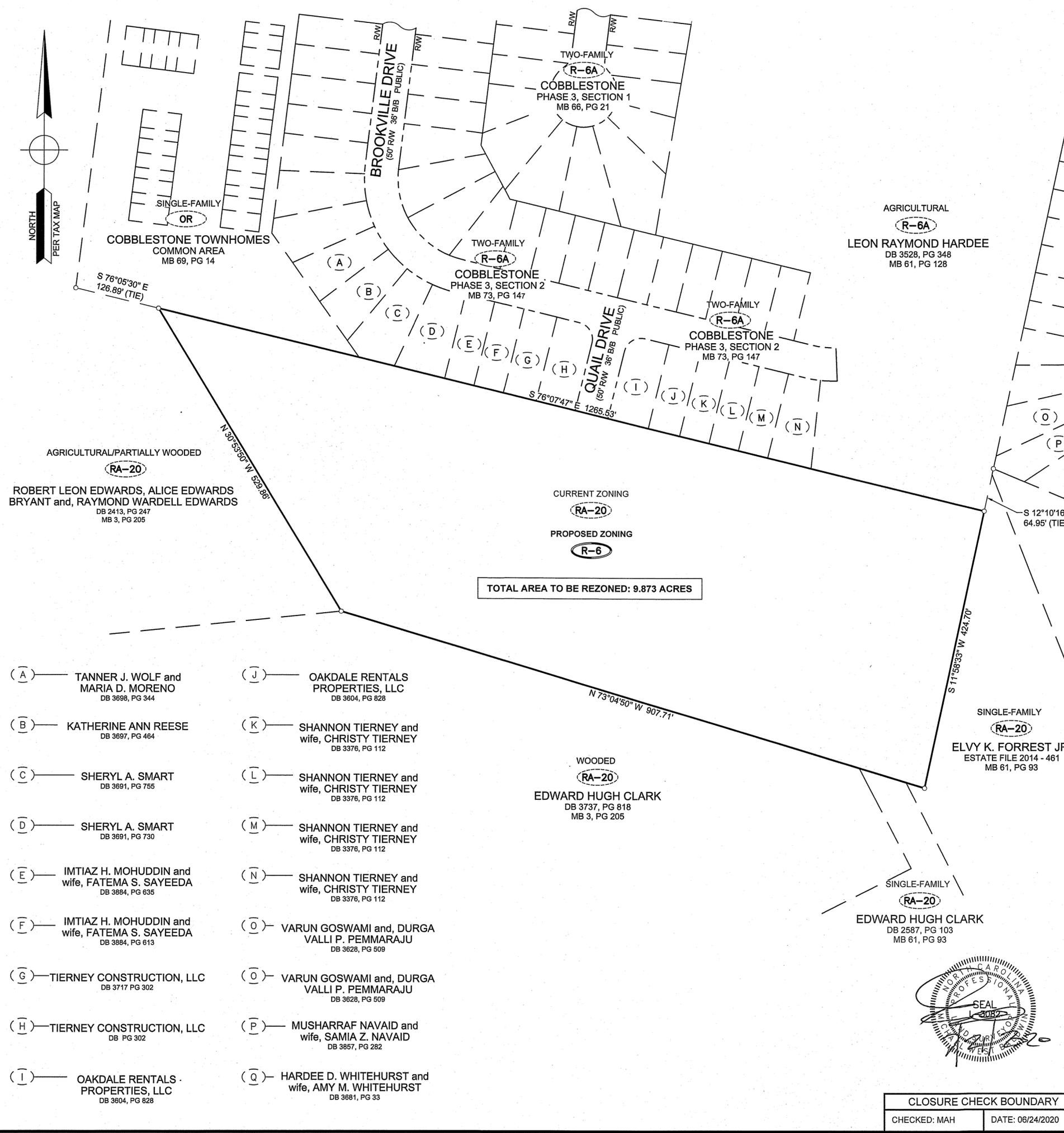


 Rezoning
 Parcels



SCALE: 1"=3000'±
VICINITY MAP

- LEGEND**
- R/W = RIGHT-OF-WAY
 - EIP = EXISTING IRON PIPE
 - EIS = EXISTING IRON STAKE
 - SIP = SET IRON PIPE
 - ECM = EXISTING CONCRETE
 - MONUMENT C/L = CENTERLINE
 - DB = DEED BOOK
 - DC = DEATH CERTIFICATE
 - MB = MAP BOOK
 - NPS = NO POINT SET
 - EPKN = EXISTING PARKER KALON NAIL
 - = NOT TO SCALE
 - = ZONING EXISTING
 - = ZONING PROPOSED



- | | |
|---|--|
| (A) TANNER J. WOLF and MARIA D. MORENO
DB 3698, PG 344 | (J) OAKDALE RENTALS PROPERTIES, LLC
DB 3604, PG 828 |
| (B) KATHERINE ANN REESE
DB 3697, PG 464 | (K) SHANNON TIERNEY and wife, CHRISTY TIERNEY
DB 3376, PG 112 |
| (C) SHERYL A. SMART
DB 3691, PG 755 | (L) SHANNON TIERNEY and wife, CHRISTY TIERNEY
DB 3376, PG 112 |
| (D) SHERYL A. SMART
DB 3691, PG 730 | (M) SHANNON TIERNEY and wife, CHRISTY TIERNEY
DB 3376, PG 112 |
| (E) IMTIAZ H. MOHUDDIN and wife, FATEMA S. SAYEEDA
DB 3884, PG 635 | (N) SHANNON TIERNEY and wife, CHRISTY TIERNEY
DB 3376, PG 112 |
| (F) IMTIAZ H. MOHUDDIN and wife, FATEMA S. SAYEEDA
DB 3884, PG 613 | (O) VARUN GOSWAMI and, DURGA VALLI P. PEMMARAJU
DB 3626, PG 509 |
| (G) TIERNEY CONSTRUCTION, LLC
DB 3717 PG 302 | (P) VARUN GOSWAMI and, DURGA VALLI P. PEMMARAJU
DB 3626, PG 509 |
| (H) TIERNEY CONSTRUCTION, LLC
DB PG 302 | (Q) MUSHARRAF NAVAID and wife, SAMIA Z. NAVAID
DB 3857, PG 282 |
| (I) OAKDALE RENTALS PROPERTIES, LLC
DB 3604, PG 828 | (R) HARDEE D. WHITEHURST and wife, AMY M. WHITEHURST
DB 3681, PG 33 |

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

GRAPHIC SCALE: 1" = 100'

SHEET 1 OF 1
REZONING MAP
PARCEL #05188
TAX MAP #4666-79-0739

PB BUILDERS, LLC

REFERENCE: DEATH CERTIFICATE 1993 0 FILE OF THE PITT COUNTY CLERK OF COURTS OFFICE

GREENVILLE TOWNSHIP, PITT COUNTY, N.C.

OWNER: **NANNIE SUE FIELDS, ETAL**
 ADDRESS: 3871 DICKINSON AVENUE
 GREENVILLE, NC 27834
 PHONE: (252) 341-4160

	SURVEYED: N/A	APPROVED: MWB
	DRAWN: MAH	DATE: 07/21/2020
ENGINEERING - LAND PLANNING - SURVEYING 1700-D EAST ARLINGTON BOULEVARD GREENVILLE, NC 27858 252.756.1390	CHECKED: MWB	SCALE: 1" = 100'

X:\DRAWINGS\20-025 PB BUILDERS\REZONING.dwg Tue, Jul 21, 2020-9:59am MHERRION

REZONING THOROUGHFARE/TRAFFIC VOLUME REPORT

Case No: 20-10

Applicant: PB Builders, LLC

Property Information

Current Zoning: RA20 (Residential-Agricultural)

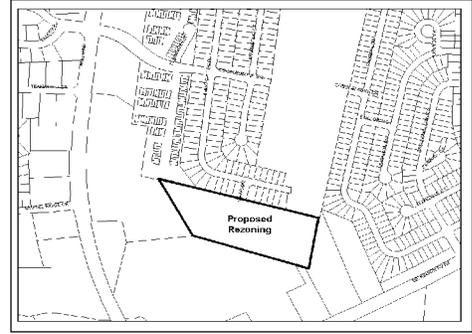
Proposed Zoning: R-6 (Residential [High Density])

Current Acreage: 9.873

Location: Back of Cobblestone development off of Allen Rd

Points of Access: Allen Rd

Location Map



Transportation Background Information

1.) Allen Rd- State maintained

	<u>Existing Street Section</u>	<u>Ultimate Thoroughfare Street Section</u>
Description/cross section	3 lanes - paved shoulder	4 lanes divided with raised median, curb & gutter
Right of way width (ft)	100	110
Speed Limit (mph)	50	
Current ADT:	17,687 (*)	
Design ADT:	41,800 vehicles/day (**)	
Controlled Access	No	
Thoroughfare Plan Status	Major Thoroughfare	

Other Information: There are no sidewalks along Allen Rd that service this property.

Notes: (*) 2018 NCDOT count adjusted for a 2% annual growth rate
 (**) Traffic volume based on operating Level of Service D for existing geometric conditions
 ADT – Average Daily Traffic volume

Transportation Improvement Program Status: U-5875 - project to widen approximately 2.3 miles of Allen Road from two lanes to a four-lane, median-divided roadway from Stantonsburg Road to Dickinson Avenue Extension (U.S. 13) in Greenville.

Trips generated by proposed use/change

Current Zoning: 191 -vehicle trips/day (*) **Proposed Zoning: 785** -vehicle trips/day (*)

Estimated Net Change: increase of 594 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 Allen Rd are as follows:

1.) Allen Rd , North of Site (40%): **“No build” ADT of 17,687**

Estimated ADT with Proposed Zoning (full build) – 18,001
 Estimated ADT with Current Zoning (full build) – 17,763
Net ADT change = 238 (1% increase)

2.) Allen Rd , South of Site (60%): "No build" ADT of 17,687

Estimated ADT with Proposed Zoning (full build) – 18,158

Estimated ADT with Current Zoning (full build) – 17,802

Net ADT change = 356 (2% increase)

Staff Findings/Recommendations

Based on possible uses permitted by the requested rezoning, the proposed rezoning classification could generate 785 trips to and from the site on Allen Rd, which is a net increase of 594 additional trips per day.

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

RA20 (RESIDENTIAL-AGRICULTURAL) - PERMITTED USES	
(1) General	
a.	Accessory use or building
c.	On-premise signs per Article N
(2) Residential	
a.	Single-family dwelling
b(1).	Master Plan Community per Article J
f.	Residential cluster development per Article M
k.	Family care homes (see also 9-4-103)
q.	Room renting
(3) Home Occupations - None	
(4) Governmental	
b.	City of Greenville municipal government building or use (see also section 9-4-103)
(5) Agricultural/Mining	
a.	Farming; agricultural, horticulture, forestry (see also section 9-4-103)
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
l.	Beekeeping; minor use (see also section 9-4-103)
(6) Recreational/Entertainment	
f.	Public park or recreational facility
g.	Private noncommercial park or recreational facility
(7) Office/Financial/Medical - None	
(8) Services	
o.	Church or place of worship (see also section 9-4-103)
(9) Repair - None	
(10) Retail Trade - None	
(11) Wholesale/Rental/Vehicle-Mobile Home Trade - None	
(12) Construction	
c.	Construction office; temporary, including modular office (see also section 9-4-103)
(13) Transportation - None	
(14) Manufacturing/Warehousing - None	
(15) Other Activities (not otherwise listed - all categories) - None	
RA20 (RESIDENTIAL-AGRICULTURAL) - SPECIAL USES	
(1) General - None	

(2) Residential	
	b. Two-family attached dwelling (duplex)
	g. Mobile home (see also section 9-4-103)
	n. Retirement center or home
	o. Nursing, convalescent or maternity home; major care facility
	o(1). Nursing, convalescent or maternity home; minor care facility
(3) Home Occupations	
	a. Home occupation; not otherwise listed
	b. Home occupation; barber and beauty shop
	c. Home occupation; manicure, pedicure or facial salon
(4) Governmental	
	a. Public utility building or use
(5) Agricultural/Mining	
	b. Greenhouse or plant nursery; including accessory 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
(7) Office/Financial/Medical - None	
(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)
(9) Repair - None	
(10) Retail Trade - None	
(11) Wholesale/Rental/Vehicle-Mobile Home Trade - None	
(12) Construction - None	
(13) Transportation - None	
(14) Manufacturing/Warehousing - None	
(15) Other Activities (not otherwise listed - all categories) - None	
Proposed Zoning	
R6 (RESIDENTIAL) - PERMITTED USES	
(1) General	
	a. Accessory use or building

	c.	On-premise signs per Article N
(2) Residential		
	a.	Single-family dwelling
	b.	Two-family attached dwelling (duplex)
	b(1).	Master Plan Community per Article J
	c.	Multi-family development per Article I
	f.	Residential cluster development per Article M
	k.	Family care homes (see also 9-4-103)
	q.	Room renting
(3) Home Occupations - None		
(4) Governmental		
	b.	City of Greenville municipal government building or use (see also section 9-4-103)
(5) Agricultural/Mining		
	a.	Farming; agricultural, horticulture, forestry (see also section 9-4-103)
	l.	Beekeeping; minor use (see also section 9-4-103)
(6) Recreational/Entertainment		
	f.	Public park or recreational facility
	g.	Private noncommercial park or recreational facility
(7) Office/Financial/Medical - None		
(8) Services		
	o.	Church or place of worship (see also section 9-4-103)
(9) Repair - None		
(10) Retail Trade - None		
(11) Wholesale/Rental/Vehicle-Mobile Home Trade - None		
(12) Construction		
	c.	Construction office; temporary, including modular office (see also section 9-4-103)
(13) Transportation - None		
(14) Manufacturing/Warehousing - None		
(15) Other Activities (not otherwise listed - all categories) - None		
R6 (RESIDENTIAL) - SPECIAL USES		
(1) General - None		
(2) Residential		
	d.	Land use intensity multi-family (LUI) development rating 50 per Article K
	e.	Land use intensity multi-family (LUI) development rating 67 per Article K
	l.	Group care facility

	n.	Retirement center or home
	o(1).	Nursing, convalescent or maternity home; minor care facility
	p.	Board or rooming house
	r.	Fraternity or sorority house
(3) Home Occupations		
	a.	Home occupation; not otherwise listed
	b.	Home occupation; barber and beauty shop
	c.	Home occupation; manicure, pedicure or facial salon
(4) Governmental		
	a.	Public utility building or use
(5) Agricultural/Mining - None		
(6) Recreational/Entertainment		
	a.	Golf course; 18-hole regulation length (see also section 9-4-103)
	a(1).	Golf course; 9-hole regulation length (see also section 9-4-103)
	c(1).	Tennis club; indoor and outdoor facilities
(7) Office/Financial/Medical - None		
(8) Services		
	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 Requirements: Match proposed land use with adjacent permitted land use or adjacent vacant zone/nonconforming use to determine applicable bufferyard.

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

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

Street trees may count toward the minimum acreage.

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

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

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

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

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

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

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

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

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

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

RESIDENTIAL DENSITY CHART

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

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

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



City of Greenville, North Carolina

Meeting Date: 8/18/2020
Time: 6:00 PM

Title of Item: Request by Stark Holdings, LLC and Trade Holding Company, LLC to rezone a total of 5.756 acres located between West 10th Street and West 8th Street and west of South Washington Street from CDF (Downtown Commercial Fringe) and IU (Unoffensive Industry) to CD (Downtown Commercial).

Explanation: **Abstract:** The City has received a request by Stark Holdings, LLC and Trade Holding Company, LLC to rezone a total of 5.756 acres located between West 10th Street and West 8th Street and west of South Washington Street from CDF (Downtown Commercial Fringe) and IU (Unoffensive Industry) to CD (Downtown Commercial).

Required Notices:

Planning and Zoning meeting notice (property owner and adjoining property owner letter) mailed on August 4, 2020.

On-site sign(s) posted on August 4, 2020.

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

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

Comprehensive Plan:

The Future Land Use and Character Map recommends Uptown Edge (UE) for the area bounded by West 10th Street, South Washington Street, West 8th Street and Dickinson Avenue. The UE character acts as a transitional type between the Uptown area and its surroundings.

Uptown Edge

Uptown Edge surrounds the Uptown Core and continues to the urban street grid. It includes the Warehouse District and the area near the future ECU Millennial

Campus. Development should extend the mixed use and walkable pattern of the core. With parcels generally larger than in Uptown Core, this area offers opportunity for larger-scale infill and redevelopment projects.

Intent:

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

Primary uses:

Commercial
Institutional/Civic
Neighborhood-scale commercial

Secondary uses:

Multifamily residential

Thoroughfare/Traffic Report Summary (Engineering Department:

Based on possible uses permitted by the requested rezoning, the proposed rezoning classification could generate 2,107 trips to and from the site on Dickinson Avenue, which is a net increase of 1,699 additional trips per day.

Based on possible uses permitted by the requested rezoning, the proposed rezoning classification could generate 3,160 trips to and from the site on Evans Street, which is a net increase of 2,548 additional trips per day.

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

History/Background:

These properties have been has been zoned their current zoning since 1969.

Existing Land Uses:

Vacant

Water/Sewer:

Water and sanitary sewer are available to the property.

Historic Sites:

There are no known effects on historic sites.

Environmental Conditions/Constraints:

The property is located in the Town Creek Culvert (Tar River) Watershed. If stormwater rules apply, it would require 10-year detention. Nutrient reduction does not apply as the properties are located in a certified redevelopment district.

It is not located in the Special Flood Hazards Area. Therefore, development is not subject to the Flood Damage Prevention Ordinance. No jurisdictional wetlands or streams exist on the property.

Surrounding Land Uses and Zoning:

North: CD - Federal Bankruptcy Court and Taff Office Equipment Co.

South: MUI - ECU's Millennial Campus

East: CDF and OR - Greenville Museum of Art and A & B Auto

West: CD and IU - Greenville Auto Center, Riverside Recreation

Density Estimates:

Under the current zoning, the site contains 148,933 sq. ft. of warehouse space, 9,656 sq. ft. of retail space and 5,500 sq. ft. of office space.

Under the proposed zoning, the site could accommodate 20,000 sq. ft. of event/assembly space, one hotel consisting of 60-80 rooms and an associated 5,000 sq. ft. restaurant/bar, 20,000 sq. ft. of food court space, 19,000 sq. ft. of retail, 30,000 sq. ft. of office space and 40 units of multi-family housing (1, 2 and 3 bedroom units).

The anticipated build-out is within 5-10 years.

Fiscal Note:

No cost to the City.

Recommendation:

In staff's opinion, the request is in compliance with Horizons 2026: Greenville's Community Plan and the Future Land Use and Character 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 to adopt the staff report which addresses plan consistency and other matters."

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

"Motion to recommend denial of the proposed rezoning, to advise that, although the proposed amendment is consistent with the comprehensive plan, there is a more appropriate zoning classification, and to adopt the staff report which addresses plan consistency."

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

ATTACHMENTS:

Attachments

Stark Holdings LLC & Trade Land

Company LLC

From: IU & CDF

To: CD

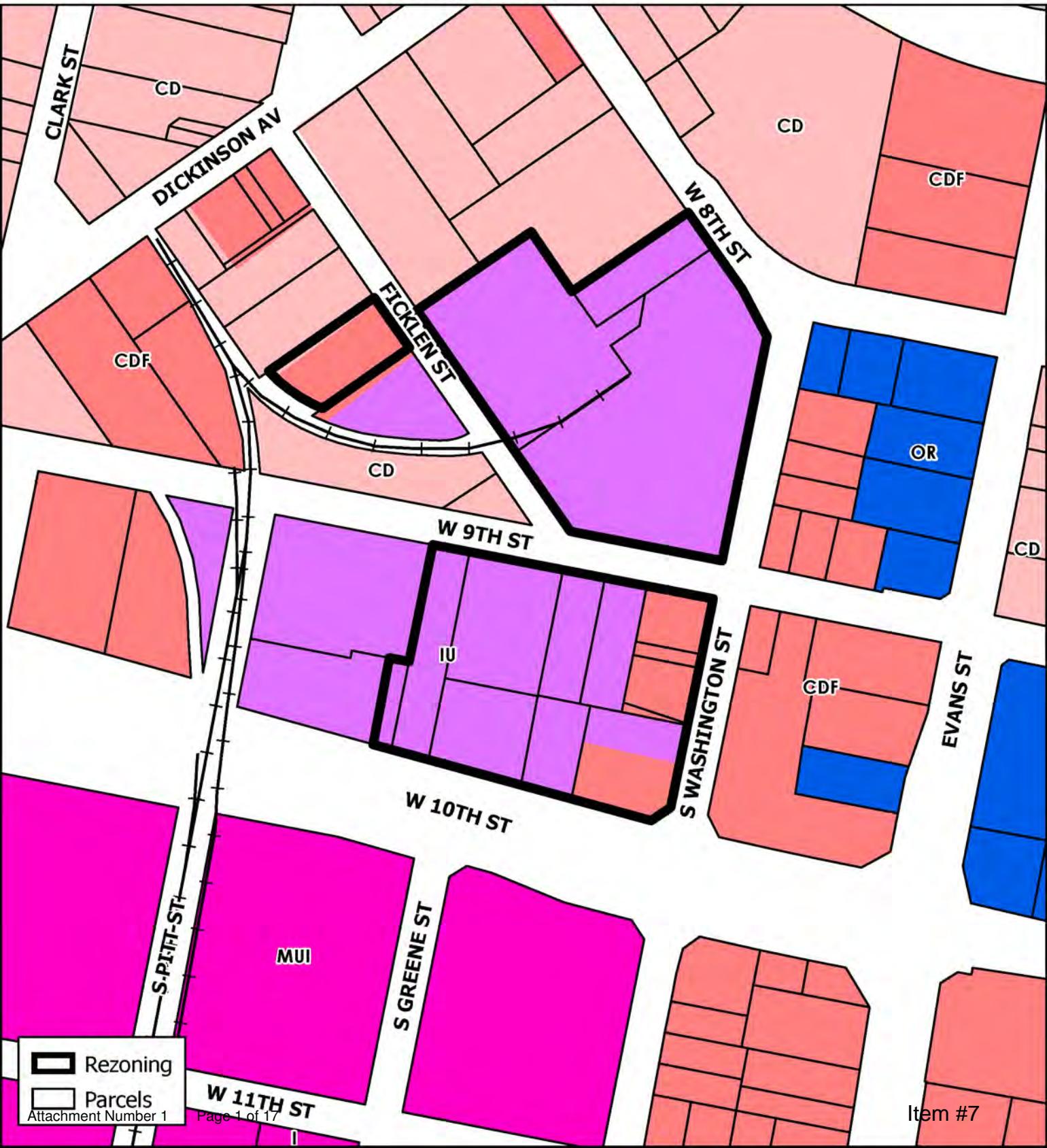
Total Acres: 5.756

August 4th, 2020

N

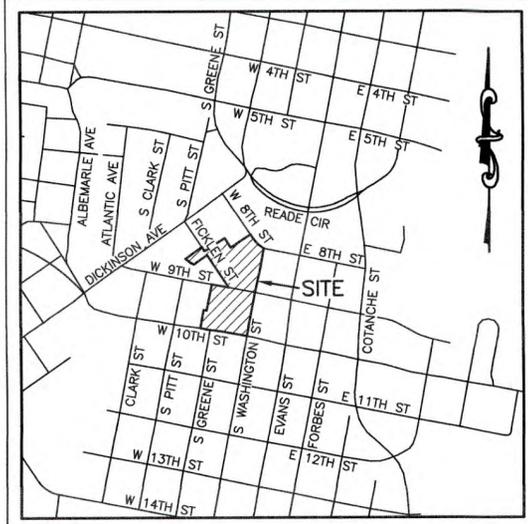
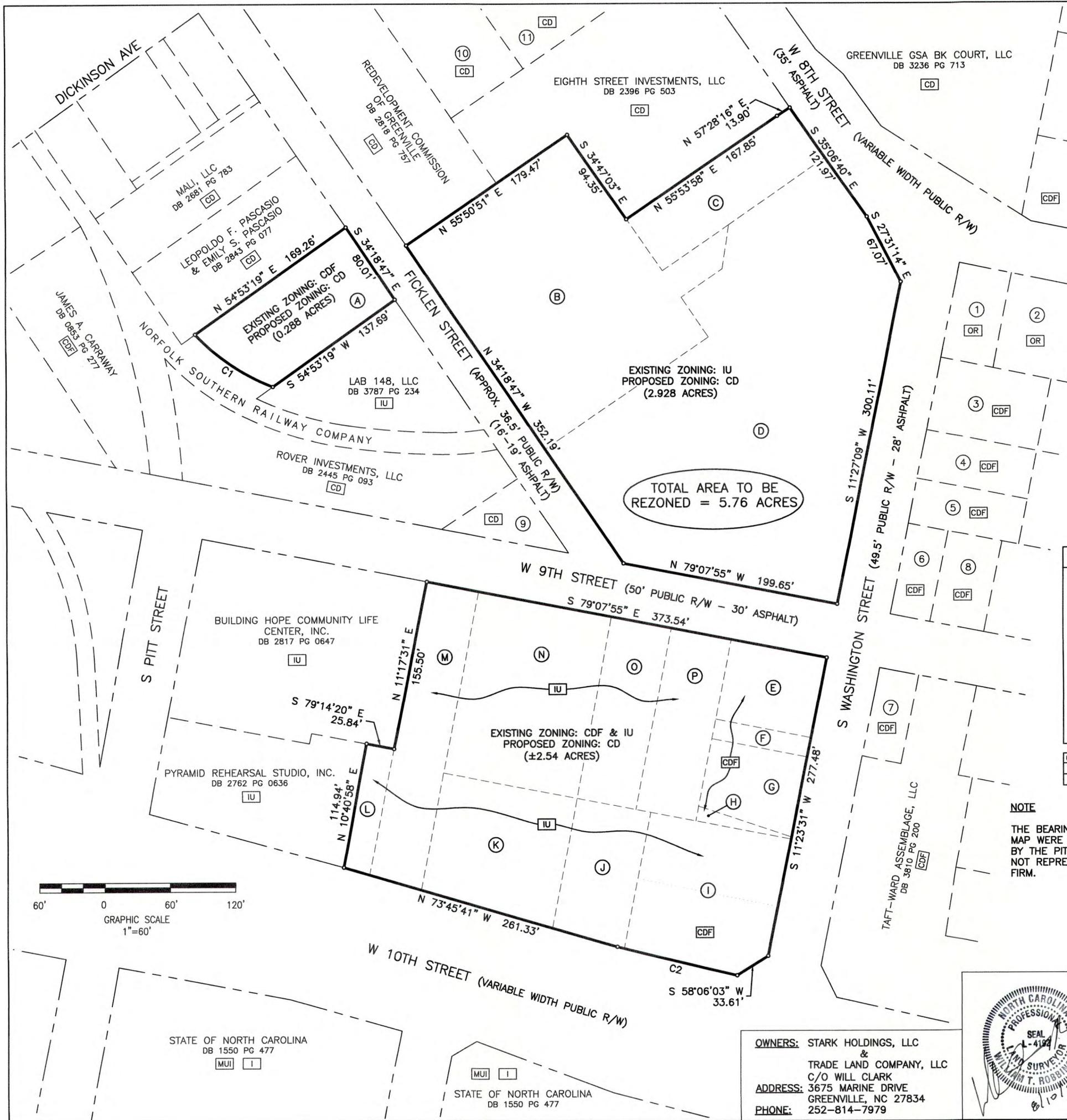


0 0.01 0.02 0.04 Miles



Rezoning

Parcels



PARCEL	PID	OWNER	DEED REFERENCE
A	03615	STARK HOLDINGS, LLC	DB 3789 PG 594
B	03613	STARK HOLDINGS, LLC	DB 3789 PG 594
C	03614	STARK HOLDINGS, LLC	DB 3789 PG 594
D	21572	STARK HOLDINGS II, LLC	DB 3789 PG 588
E	54915	STARK HOLDINGS, LLC	DB 3854 PG 109
F	23586	STARK HOLDINGS, LLC	DB 3854 PG 109
G	08815	STARK HOLDINGS, LLC	DB 3854 PG 109
H	85525	STARK HOLDINGS, LLC	DB 3854 PG 109
I	20202	TRADE LAND COMPANY, LLC	DB 3280 PG 306
J	23620	TRADE LAND COMPANY, LLC	DB 3280 PG 306
K	23619	TRADE LAND COMPANY, LLC	DB 3280 PG 306
L	80485	TRADE LAND COMPANY, LLC	DB 3280 PG 306
M	38658	TRADE LAND COMPANY, LLC	DB 3280 PG 306
N	06716	TRADE LAND COMPANY, LLC	DB 3692 PG 001
O	06717	TRADE LAND COMPANY, LLC	DB 3692 PG 001
P	04562	TRADE LAND COMPANY, LLC	DB 3692 PG 001

PARCEL	PID	OWNER	DEED REFERENCE
1	28647	GREENVILLE MUSEUM OF ART, INC.	DB 2520 PG 558
2	23714	GREENVILLE MUSEUM OF ART, INC.	DB 2520 PG 558
3	11759	GREENVILLE MUSEUM OF ART, INC.	DB 2520 PG 558
4	24662	LEOPOLDO F. PASCASIO & EMILY S. PASCASIO	DB 2843 PG 082
5	04558	LEOPOLDO F. PASCASIO & EMILY S. PASCASIO	DB 2843 PG 077
6	04556	LEOPOLDO F. PASCASIO & EMILY S. PASCASIO	DB 2843 PG 080
7	18740	ERIC HUBBARD & MYRA HUBBARD	DB 2907 PG 611
8	24663	JEEB ASSOCIATES	DB 1071 PG 776
9	22624	ROVER INVESTMENTS, LLC	DB 2445 PG 093
10	15712	TAFT CORPORATE OFFICE, LLC	DB 3729 PG 650
11	12632	JOYNER COMMERCIAL RENTALS, LLC	DB 3125 PG 672

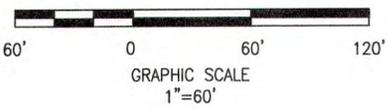
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	86.33'	192.00'	25°45'39"	N 55°57'11" W	85.60'
C2	112.90'	4940.00'	1°18'34"	N 76°24'58" W	112.90'

NOTE

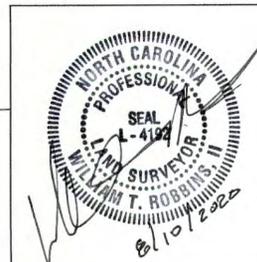
THE BEARINGS AND DISTANCES SHOWN ON THIS MAP WERE TAKEN FROM INFORMATION PROVIDED BY THE PITT COUNTY OPIS WEBSITE AND DOES NOT REPRESENT AN ACTUAL SURVEY BY THIS FIRM.

LEGEND

- = LINES NOT SURVEYED
- = CURRENT ZONING
- R/W = RIGHT OF WAY



JMT JOHNSON, MIRMIRAN & THOMPSON
Engineering A Brighter Future
 9201 Arboretum Parkway Suite 310 Richmond, Virginia 23236
 PHONE: (804)-323-9900 FAX: (804)-323-0596
 EMAIL: jmtva@jmt-engineering.com



**REZONING MAP FOR
 STARK HOLDINGS, LLC
 &
 TRADE LAND COMPANY, LLC
 CITY OF GREENVILLE, PITT COUNTY, NC**

DRAWN BY: JSZ	JMT #: 19-02230-001
CHECKED BY: TR	
DATE: 08/07/2020	SCALE: 1" = 60' SHEET 1 OF 1

OWNERS: STARK HOLDINGS, LLC & TRADE LAND COMPANY, LLC
 C/O WILL CLARK
ADDRESS: 3675 MARINE DRIVE GREENVILLE, NC 27834
PHONE: 252-814-7979

STATE OF NORTH CAROLINA
 DB 1550 PG 477

STATE OF NORTH CAROLINA
 DB 1550 PG 477

REZONING THOROUGHFARE/TRAFFIC VOLUME REPORT

Case No: 20-9

Applicant: Stark Holdings, LLC & Trade Land Company, LLC

Property Information

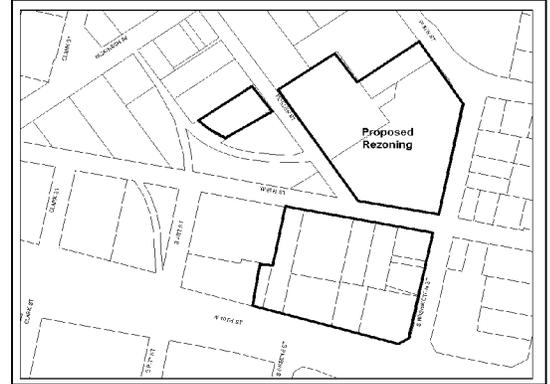
Current Zoning: IU (Unoffensive Industry)
CDF (Downtown Commercial Fringe)

Proposed Zoning: CD (Restricted Residential Use Overlay)

Current Acreage: 5.756 acres

Location: Corner of W. 9th Street and Ficklen Street

Points of Access: Evans St and Dickinson Ave via 9th St



Location Map

Transportation Background Information

1.) Dickinson Ave- State maintained

	<u>Existing Street Section</u>	<u>Ultimate Thoroughfare Street Section</u>
Description/cross section	2 lanes - curb & gutter	no change
Right of way width (ft)	50	no change
Speed Limit (mph)	25	no change
Current ADT:	6,138 (*)	
Design ADT:	10,000 vehicles/day	
Controlled Access	No	
Thoroughfare Plan Status:	Major Thoroughfare	
Other Information:		

Notes: (*) 2018 NCDOT count adjusted for a 2% annual growth rate
(**) Traffic volume based an operating Level of Service D for existing geometric conditions
ADT – Average Daily Traffic volume

Transportation Improvement Program Status: No Planned Improvements.

2.) Evans St- City maintained

	<u>Existing Street Section</u>	<u>Ultimate Thoroughfare Street Section</u>
Description/cross section	4-lanes - curb & gutter, with sidewalks	no change
Right of way width (ft)	70	no change
Speed Limit (mph)	35	no change
Current ADT:	14,072 (*)	
Design ADT:	22,200	
Controlled Access	No	
Thoroughfare Plan Status:	Major Thoroughfare	
Other Information:		

Notes: (*) 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: No Planned Improvements.

Trips generated by proposed use/change**Current Zoning: 1,020** -vehicle trips/day (*)**Proposed Zoning: 5,267** -vehicle trips/day (*)**Estimated Net Change: increase of 4247 vehicle trips/day (assumes full-build out)**

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

Impact on Existing Roads**The overall estimated trips presented above are distributed based on current traffic patterns. The estimated ADTs on Dickinson Ave and Evans St are as follows:****1.) Dickinson Ave, North of Site (25%): "No build" ADT of 6,138**

Estimated ADT with Proposed Zoning (full build) –	7,455
Estimated ADT with Current Zoning (full build) –	<u>6,393</u>
Net ADT change =	1,062 (17% increase)

2.) Dickinson Ave, South of Site (15%): "No build" ADT of 6,138

Estimated ADT with Proposed Zoning (full build) –	6,928
Estimated ADT with Current Zoning (full build) –	<u>6,291</u>
Net ADT change =	637 (10% increase)

3.) Evans St, North of Site (30%): "No build" ADT of 14,072

Estimated ADT with Proposed Zoning (full build) –	15,652
Estimated ADT with Current Zoning (full build) –	<u>14,378</u>
Net ADT change =	1,274 (9% increase)

4.) Evans St, South of Site (30%): "No build" ADT of 14,072

Estimated ADT with Proposed Zoning (full build) –	15,652
Estimated ADT with Current Zoning (full build) –	<u>14,378</u>
Net ADT change =	1,274 (9% increase)

Staff Findings/Recommendations

Based on possible uses permitted by the requested rezoning, the proposed rezoning classification could generate 2107 trips to and from the site on Dickinson Ave, which is a net increase of 1699 additional trips per day.

Based on possible uses permitted by the requested rezoning, the proposed rezoning classification could generate 3160 trips to and from the site on Evans St, which is a net increase of 2548 additional trips per day.

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

IU (UNOFFENSIVE INDUSTRY) - PERMITTED USES

(1) General

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

(2) Residential - None

(3) Home Occupations - None

(4) Governmental

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

(5) Agricultural/Mining

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

(6) Recreational/Entertainment

- f. Public park or recreational facility
- g. Private noncommercial park or recreational facility
- m(1). Dining and entertainment establishment (see also section 9-4-103)
- p. Circus, carnival, or fair

(7) Office/Financial/Medical

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

(8) Services

- n. Auditorium
- s. Hotel, motel bed and breakfast inn; limited stay lodging (see also residential quarters for resident manager,
- y. TV and/or radio broadcast facilities, including receiving and transmission equipment and towers or cellular telephone and wireless communication towers
- y(4) Distributed Antenna System (See also 9-4-103 (Q))
- z. Printing or publishing service including graphic art, maps, newspapers, magazines and books
- aa. Catering service including food preparation (see also restaurant; conventional and fast food)
- bb. Civic organizations

gg.	Vocational rehabilitation center
mm.	Commercial laundries; linen supply
nn.	Industrial laundries
(9) Repair	
b.	Minor repair; as an accessory or principal use
c.	Upholsterer; automobile, truck, boat, or other vehicle, trailer or van
d.	Upholsterer; furniture
f.	Appliance; household and office equipment repair
h.	Appliance; commercial and industrial equipment repair not otherwise listed
(10) Retail Trade	
b.	Gasoline or automotive fuel sales; accessory or principal use, retail
h.	Restaurant; conventional
i.	Restaurant; fast food
cc.	Farm supply and commercial implement sales
(11) Wholesale/Rental/Vehicle-Mobile Home Trade	
a.	Wholesale; durable and nondurable goods, not otherwise listed
d.	Rental of automobiles, noncommercial trucks or trailers, recreational vehicles, motorcycles and boats
e.	Rental of tractors and/or trailers, or other commercial or industrial vehicles or machinery
(12) Construction	
b.	Licensed contractor; general electrical, plumbing, mechanical, etc... including outside storage
c.	Construction office; temporary, including modular office (see also section 9-4-103)
d.	Building supply; lumber and materials sales, plumbing and/or electrical supply including outdoor sales
(13) Transportation	
a.	Railroad freight or distribution and/or passenger station
d.	Truck terminal or distribution center
e.	Parcel delivery service
f.	Ambulance service
g.	Airport and related activities; private
h.	Parking lot or structure; principal use
(14) Manufacturing/Warehousing	
a.	Ice plant and freezer lockers
b.	Dairy; production, storage, and shipment facilities
c.	Bakery; production, storage, and shipment facilities
d.	Stone or monument cutting, engraving
g.	Cabinet, woodwork or frame shop; excluding furniture manufacturing or upholstery
h.	Engraving; metal, glass or wood
j.	Moving and storage; including outside storage
k.	Mini-storage warehouse, household; excluding outside storage
l.	Warehouse or mini-storage warehouse, commercial or industrial; including outside storage
m.	Warehouse; accessory to approved commercial or industrial uses within the district; excluding outside
o.	Feed and grain elevator, mixing, redrying, storage or sales facility
p.	Tobacco redrying or processing plant
s.	Manufacture of nonhazardous products; general, including nonhazardous and nontoxic chemicals and/or materials not otherwise listed
t.	Manufacture of nonhazardous medical supplies or medical products, including distribution

u.	Tire recapping or retreading plant
v.	Bottling or packing plant for nonhazardous materials or products
y.	Recycling collection station or facilities
cc.	materials
(15) Other Activities (not otherwise listed - all categories) - None	
IU (UNOFFENSIVE INDUSTRY) - SPECIAL USES	
(1) General - None	
(2) Residential	
i.	Residential quarters for resident manager, supervisor or caretaker; excluding mobile home
j.	Residential quarters for resident manager, supervisor or caretaker; including mobile home
o.	Nursing, convalescent or maternity home; major care facility
(3) Home Occupations - None	
(4) Governmental - None	
(5) Agricultural/Mining	
k.	Sand mining(see also item (5)j)
m.	Beekeeping; major use
(6) Recreational/Entertainment	
e.	Miniature golf or putt-putt course
i.	Commercial recreation; indoor and outdoor, not otherwise listed
k.	Firearm ranges; indoor ot outdoor
(7) Office/Financial/Medical	
a.	Office; professional and business, not otherwise listed
(8) Services	
a.	Child day care facilities
b.	Adult day care facilities
l.	Convention center; private
o.	Church or place of worship (see also section 9-4-103)
s(1).	Hotel, motel bed and breakfast inn; extended stay lodging (see also residential quarters for resident
(9) Repair	
a.	Major repair; as an accessory or principal use
(10) Retail Trade	
j.	Restaurant and/or dining and entertainment establishment; regulated outdoor activities
(11) Wholesale/Rental/Vehicle-Mobile Home Trade	
g.	Mobile home sales including accessory mobile home office
(12) Construction - None	
(13) Transportation	
c.	Taxi or limousine service
(14) Manufacturing/Warehousing	
z.	Metallurgy, steel fabrication, welding
(15) Other Activities (not otherwise listed - all categories)	
c.	Other activities; commercial services not otherwise listed
e.	Other activities; industrial uses not otherwise listed

EXISTING ZONING	
CDF (DOWNTOWN COMMERCIAL FRINGE) - PERMITTED USES	
(1) General	
	a. Accessory use or building
	b. Internal service facilities
	c. On-premise signs per Article N
	e. Temporary uses; of listed district uses
	f. Retail sales; incidental
	g. Incidental assembly of products sold at retail or wholesale as an accessory to principal uses
(2) Residential	
	a. Single-family dwelling
	b. Two-family attached dwelling (duplex)
	c. Multi-family development per Article I
	k. Family care homes (see also 9-4-103)
	q. Room renting
(3) Home Occupations - None	
(4) Governmental	
	b. City of Greenville municipal government building or use (see also section 9-4-103)
	c. County or state government building or use not otherwise listed; excluding outside storage and major or minor repair
	d. Federal government building or use
	g. Liquor store, state ABC
(5) Agricultural/Mining	
	a. Farming; agricultural, horticulture, forestry (see also section 9-4-103)
	l. Beekeeping; minor use (see also section 9-4-103)
(6) Recreational/Entertainment	
	f. Public park or recreational facility
	g. Private noncommercial park or recreational facility
	n. Theater; movie or drama, indoor only
(7) Office/Financial/Medical	
	a. Office; professional and business, not otherwise listed
	c. Office; customer service, not otherwise listed, including accessory service delivery vehicle parking and indoor storage
	d. Bank, savings and loans or other savings or investment institutions
	e. Medical, dental, ophthalmology or similar clinic, not otherwise listed
(8) Services	
	c. Funeral home
	e. Barber or beauty salon
	f. Manicure, pedicure or facial salon
	g. School; junior and senior high (see also section 9-4-103)
	h. School; elementary (see also section 9-4-103)
	i. School; nursery and kindergarten (see also section 9-4-103)
	k. Business or trade school
	n. Auditorium

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

	c.	Rental of clothes and accessories; formal wear, and the like
	d.	Rental of automobiles, noncommercial trucks or trailers, recreational vehicles, motorcycles and boats
	f.	Automobiles, truck, recreational vehicle, motorcycles and boats sales and services (see also major and minor repair)
(12) Construction		
	a.	Licensed contractor; general electrical, plumbing, mechanical, etc... excluding outside storage
	c.	Construction office; temporary, including modular office (see also section 9-4-103)
	e.	Building supply; lumber and materials sales, plumbing and/or electrical supply excluding outdoor sales
	f.	Hardware store
(13) Transportation		
	b.	Bus station; passenger and related freight
	c.	Taxi or limousine service
	e.	Parcel delivery service
	f.	Ambulance service
(14) Manufacturing/Warehousing		
	c.	Bakery; production, storage, and shipment facilities
(15) Other Activities (not otherwise listed - all categories) - None		
CDF (DOWNTOWN COMMERCIAL FRINGE) - SPECIAL USES		
(1) General - None		
(2) Residential		
	d.	Land use intensity multi-family (LUI) development rating 50 per Article K
	e.	Land use intensity multi-family (LUI) development rating 67 per Article K
	i.	Residential quarters for resident manager, supervisor or caretaker; excluding mobile home
	m.	Shelter for homeless or abused (see also section 9-4-103)
	n.	Retirement center or home
	o(1).	Nursing, convalescent or maternity home; minor care facility
	o.	Nursing, convalescent or maternity home; major care facility
	r.	Fraternity or sorority house
(3) Home Occupations		
	a.	Home occupation; not otherwise listed
	b.	Home occupation; barber and beauty shop
	c.	Home occupation; manicure, pedicure or facial salon
(4) Governmental		
	a.	Public utility building or use
(5) Agricultural/Mining - None		
(6) Recreational/Entertainment		
	d.	Game center
	i.	Commercial recreation; indoor and outdoor, not otherwise listed
	l.	Billiard parlor or pool hall
	m.	Public or private club
	m(1).	Dining and entertainment establishment (see also section 9-4-103)

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

	g. Incidental assembly of products sold at retail or wholesale as an accessory to principal uses
(2) Residential	
	c. Multi-family development per Article I
	i. Residential quarters for resident manager, supervisor or caretaker; excluding mobile home
	n. Retirement center or home
	o. Nursing, convalescent or maternity home; major care facility
	q. Room renting
(3) Home Occupations - None	
(4) Governmental	
	a. Public utility building or use
	b. City of Greenville municipal government building or use (see also section 9-4-103)
	c. County or state government building or use not otherwise listed; excluding outside storage and major or minor repair
	d. Federal government building or use
	g. Liquor store, state ABC
(5) Agricultural/Mining	
	a. Farming; agricultural, horticulture, forestry (see also section 9-4-103)
(6) Recreational/Entertainment	
	f. Public park or recreational facility
	g. Private noncommercial recreation; indoor only, not otherwise listed
	h. Commercial recreation; indoor only, not otherwise listed
	j. Bowling alley
	o. Theater; movie or drama, including outdoor facilities
	s. Athletic club; indoor only
(7) Office/Financial/Medical	
	a. Office; professional and business, not otherwise listed
	b. Operation/processing center
	c. Office; customer service, not otherwise listed, including accessory service delivery vehicle parking and indoor storage
	d. Bank, savings and loans or other savings or investment institutions
	e. Medical, dental, ophthalmology or similar clinic, not otherwise listed
	f. Veterinary clinic or animal hospital (see also animal boarding; outside facility, kennel and stable)
	g. Catalogue processing center
(8) Services	
	c. Funeral home
	e. Barber or beauty salon
	f. Manicure, pedicure or facial salon
	j. College and other institutions of higher learning
	k. Business or trade school
	n. Auditorium
	o. Church or place of worship (see also section 9-4-103)
	p. Library
	q. Museum

	r.	Art gallery
	s.	Hotel, motel bed and breakfast inn; limited stay lodging (see also residential quarters for resident manager, supervisor or caretaker and section 9-4-103)
	u.	Art studio including art and supply sales
	v.	Photography studio including photo and supply sales
	w.	Recording studio
	x.	Dance studio
	y.	TV and/or radio broadcast facilities, including receiving and transmission equipment and towers or cellular telephone and wireless communication towers
	y(4)	Distributed Antenna System (See also 9-4-103 (Q))
	z.	Printing or publishing service including graphic art, maps, newspapers, magazines and books
	aa.	Catering service including food preparation (see also restaurant; conventional and fast food)
	bb.	Civic organizations
	cc.	Trade or business organizations
	hh.	Exercise and weight loss studio; indoor only
	kk.	Launderette; household users
	ll.	Dry cleaners; household users
	oo.	Clothes alteration or shoe repair shop
(9) Repair		
	f.	Appliance; household and office equipment repair
	g.	Jewelry, watch, eyewear or other personal item repair
(10) Retail Trade		
	a.	Miscellaneous retail sales; non-durable goods, not otherwise listed
	d.	Pharmacy
	e.	Convenience store (see also gasoline sales)
	f.	Office and school supply, equipment sales
	h.	Restaurant; conventional
	i.	Restaurant; fast food
	l.	Electronic; stereo, radio, computer, TV, etc... sales and accessory repair
	m.	Appliance; household use, sales and accessory repair, excluding outside storage
	p.	Furniture and home furnishing sales not otherwise listed
	q.	Floor covering, carpet and wall covering sales
	r.	Antique sales, excluding vehicles
	s.	Book or card store, news stand
	t.	Hobby or craft shop
	u.	Pet shop (see also animal boarding; outside facility)
	v.	Video or music store; records, tape, CD and the like sales
	w.	Florist
	x.	Sporting goods sales and rental shop
	y.	Auto part sales (see also major and minor repair)
	ee.	Christmas tree sales lot; temporary only (see also section 9-4-103)
(11) Wholesale/Rental/Vehicle-Mobile Home Trade		

	c.	Rental of clothes and accessories; formal wear, and the like
	d.	Rental of automobiles, noncommercial trucks or trailers, recreational vehicles, motorcycles and boats
(12) Construction		
	a.	Licensed contractor; general electrical, plumbing, mechanical, etc... excluding outside storage
	c.	Construction office; temporary, including modular office (see also section 9-4-103)
	f.	Hardware store
(13) Transportation		
	b.	Bus station; passenger and related freight
	c.	Taxi or limousine service
	e.	Parcel delivery service
	h.	Parking lot or structure; principal use
(14) Manufacturing/Warehousing		
	g.	Cabinet, woodwork or frame shop; excluding furniture manufacturing or upholstery
	h.	Engraving; metal, glass or wood
(15) Other Activities (not otherwise listed - all categories) - None		
CD (DOWNTOWN COMMERCIAL) - SPECIAL USES		
(1) General - None		
(2) Residential		
	e(1).	Dormitory Development
(3) Home Occupations - None		
(4) Governmental - None		
(5) Agricultural/Mining - None		
(6) Recreational/Entertainment		
	d.	Game center
	l.	Billiard parlor or pool hall
	m.	Public or private club
	m(1).	Dining and entertainment establishment (see also section 9-4-103)
	t.	Athletic club; indoor and outdoor facilities
(7) Office/Financial/Medical - None		
(8) Services		
	a.	Child day care facilities
	b.	Adult day care facilities
	i.	School; nursery and kindergarten (see also section 9-4-103)
	l.	Convention center; private
	ff(1).	Mental health, emotional or physical rehabilitation day program facility
(9) Repair		
	b.	Minor repair; as an accessory or principal use
(10) Retail Trade		
	b.	Gasoline or automotive fuel sales; accessory or principal use, retail
	c.	Wine shop; including on-premise consumption (see also section 9-4-103)
	g.	Fish market; excluding processing or packing

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

BUFFERYARD SETBACK AND VEGETATION SCREENING CHART

For Illustrative Purposes Only

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

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

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

Street trees may count toward the minimum acreage.

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

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

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

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

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

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

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

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

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

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

RESIDENTIAL DENSITY CHART

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

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

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