



## **Agenda**

### **Greenville City Council Workshop**

**October 6, 2025**

**4:00 PM**

**City Hall Conference Room 337, 200 West Fifth Street**

- I. Call Meeting To Order**
- II. Roll Call**
- III. Approval of Agenda**
- IV. New Business**
  - 1. Update on Discussion of Potential Changes to the Standards for the Bar 2022 and Microbrewery Uses
  - 2. Update on the Unified Development Ordinance (UDO) Process
- V. Adjournment**



## City of Greenville, North Carolina

Meeting Date: 10/06/2025

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**Title of Item:** Update on Discussion of Potential Changes to the Standards for the Bar 2022 and Microbrewery Uses

**Explanation:** This agenda item is to discuss potential changes to the standards for the Bar 2022 and Microbrewery uses.

At the August 11, 2025 City Council Workshop, Planning staff provided a presentation on the standards for the Microbrewery use.

The potential modifications for a Microbrewery include:

- Allowing the ability to have a Mixed Beverage Permit from ABC;
- Adding a separation distance that a Microbrewery shall be 500 feet from single-family zoning districts and/or conforming single-family dwellings;
- Adding a maximum size limit; and/or
- Adding the public safety and nuisance violations (same as currently required for a Bar 2022)

Additionally, at the September 8, 2025 City Council Workshop, Planning staff provided a presentation on the standards for the Bar 2022 use.

The potential modifications for a Bar 2022 include:

- Increasing the maximum size (which is currently capped at 2,000 sq. ft.);
- Allowing this use city-wide (not only in downtown); and/or
- Adding a separation distance that a Bar 2022 shall be 500 feet from single-family zoning districts and/or conforming single-family dwellings.

**Fiscal Note:** There is no cost to the City.

**Recommendation:** Evaluate information from City staff and provide direction regarding next steps.

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# City of Greenville, North Carolina

**Meeting Date: 10/06/2025**

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**Title of Item:** Update on the Unified Development Ordinance (UDO) Process

**Explanation:** Inspire Placemaking Collective (Inspire) will provide an update on the Unified Development Ordinance (UDO) process and the upcoming schedule for adoption.

This project started in Spring 2024 with the main goals of:

- Bringing the Zoning and Subdivision Ordinances into alignment with the Horizons Comprehensive Plan;
- Creating a UDO that is more intuitive for the reader and staff and easier to amend;
- Consideration of conditional zoning; and
- Updating and modernizing the standards for subdivisions, zoning, lighting, signs, development review procedures, and vegetation and bufferyards.

The draft UDO is a product of collaboration between Inspire, City staff, the UDO Task Force, and the residents of Greenville. There was robust public engagement and data collection that was incorporated into development of the UDO.

## **Major Changes**

Below are the major changes to each Article:

### Article 1. General Provisions and Definitions

- Added definitions for all uses
- Added graphics to illustrate measurement standards (i.e., setbacks)
- Redefined "tobacco shop" to "tobacco and hemp retail"

### Article 2. Development Review

- Reorganized and consolidated policies, procedures
- Updated review procedures, staff responsibilities and titles, and submission requirements for various development processes
- Updated procedures for applicants to request an administrative interpretation

### Article 3. Zoning

- Updated and modernized the use table
- Created tables of standards for easier use
- Collapsed three zoning districts:
  - MS (Medical-Support) to MO (Medical-Office)
  - CN (Neighborhood Commercial) to CG (General Commercial)
  - Removed R6N (Neighborhood Revitalization)
- Created standards to allow Accessory Dwelling Units (ADUs), Cottage Courts, Tiny Home Communities which can provide affordable housing options
- Added Conditional Zoning as a development option

### Article 4. Temporary, Accessory and Permanent Uses

- Developed standards for ADUs in the RA20, R15S, R9S, R9 & MRS districts on conforming single-family lots
- Standardized distance separation for "tobacco shops" "hookah cafes"
- Redefined lighting standards to not allow static, flashing or moving illuminations and including a one-year amortization to remove nonconforming lighting
- Allowing "green" roofs to be used in Vertical Mixed-Use Development
- Allowing bed and breakfast (home occupations) to offer dinner to guests
- Requiring a special use permit for conventional restaurants that serve mixed beverages

### Article 5. Tree Protection, Bufferyards, Vegetation, and Screening

- Reintroduced vegetation requirements for the Bufferyard B
- Added opacity standards for certain bufferyards
- Added a requirement that at least 50% of new plantings shall be native species
- Updated the Vegetation Table to offer more recommendations on placement of plantings "Right Tree, Right Place"
- Increased street tree requirements from 2 to 3 for every 100 linear feet
- Added requirement for trees on single-family and duplex lots
- Removed the ability to substitute trees for shrubs
- Incorporated tree protection standards from the Public Works Ordinance
- Developed bufferyard graphics
- Increased incentives to preserve existing trees
- Deleted the ability to plant River Birch trees, Callery Pear trees, and Red Tip shrubs

### Article 6. Parking

- Modernized parking standards
- Removed certain loading space requirements

### Article 7. Subdivision and Site Design

- Revised sidewalk deferment to a fee-in-lieu option
- Added a fee-in-lieu for recreation areas
- Amended all submittal requirements to be digital
- Removed language that could be a barrier to complete streets and connectivity

#### Article 8. Signs

- Updated language about signs "identifying" development and rewrote standards based on location of sign
- Removed section on grand opening signs and reconstrued as temporary event signs
- Removed language for "non-profit and governmental organization signs" and reconstrued as temporary event signs
- Included standards that lighted signs cannot exceed 1 footcandle above ambient conditions; amortized nonconforming lighting
- Added graphics to illustrate how to measure signs
- Created graphics to illustrate sign types

#### Article 9. Nonconforming Situations

- Developed relevant definitions related to nonconforming situations (i.e., abandoned, discontinued, etc.)
- Revised standards to allow more nonconforming lots to be developed (i.e. tiny homes)
- Clarified standards for nonconforming uses, lots, and parking

#### Tentative Adoption Schedule

Action	Tentative Date
Public Hearing - Final Draft for Recommendation by Planning and Zoning Commission	October 21, 2025
Public Hearing - Final Draft for Approval by City Council	November 13, 2025

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

**Recommendation:** Review the information from Inspire before the City proceeds with the process for final adoption of the City's UDO.