



Agenda

Greenville City Council

October 9, 2025

6:00 PM

City Hall Council Chambers, 200 West 5th Street

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

I. Call Meeting To Order

II. Invocation - Council Member Monica Daniels

III. Pledge of Allegiance

IV. Roll Call

V. Approval of Agenda

VI. Special Recognitions

1. J. H. Rose High School Thespian Society
2. Noelia Velazquez - Miss Teen All American 2025
3. Danaille Petro - Certified Municipal Clerk

VII. Public Comment Period

The Public Comment Period is a period reserved for comments by the public. Items that were or are scheduled to be the subject of public hearings conducted at the same meeting or another meeting during the same week shall not be discussed. A total of 30 minutes is allocated with each individual being allowed no more than 3 minutes. Individuals who registered with the City Clerk to speak will speak in the order registered until the allocated 30 minutes expires. If time remains after all persons who registered have spoken, individuals who did not register will have

an opportunity to speak until the allocated 30 minutes expires.

VIII. Appointments

4. Appointments to Boards and Commissions

IX. New Business

Public Hearings

5. Ordinance requested by Douglas Gomes to rezone 0.422 acres located at the southwestern corner of the intersection of L.T. Hardee Road and East Tenth Street (NC Hwy 33) from RA20 (Residential-Agricultural) to CG (General Commercial)
6. Ordinance requested by North State Steel, Inc. to rezone a total of 0.5532 acres from RA20 (Residential-Agricultural) to IU (Unoffensive Industry) for Tract 1 - 0.4689 acres and Tract 2 - 0.0843 acres for the property located along the southern right-of-way of West Gum Road and 1,225+/- feet east of Old River Road
7. Ordinance requested by Robert Forbes, Jr. and James Forbes to amend the Future Land Use and Character Map for 0.937 acres from Traditional Neighborhood, Medium to High Density (TNMH) to Mixed Use (MU) for the property located along the northern right-of-way of NC 43 N and 500+/- feet east of MacGregor Downs Road

Other Items of Business

8. Presentation by Boards and Commissions
 - a. Human Relations Council
 - b. Youth Council
 - c. Airport Authority

X. City Manager's Report

XI. Comments from Mayor and City Council

XII. Adjournment



City of Greenville, North Carolina

Meeting Date: 10/09/2025

<u>Title of Item:</u>	Appointments to Boards and Commissions
<u>Explanation:</u>	City Council appointments need to be made to the Historic Preservation Commission, Housing Authority, Planning and Zoning Commission, Police Community Relations Committee, Recreation and Parks Commission, and Sheppard Memorial Library Board.
<u>Fiscal Note:</u>	No direct fiscal impact.
<u>Recommendation:</u>	Make appointments to the Historic Preservation Commission, Housing Authority, Planning and Zoning Commission, Police Community Relations Committee, Recreation and Parks Commission, and Sheppard Memorial Library Board.

ATTACHMENTS

☐ [October 2025 Boards and Commissions List.pdf](#)

Appointments to Boards and Commissions

October 2025

Historic Preservation Commission

Council Liaison: Council Member Marion Blackburn

Name	District #	Current Term	Reappointment Status	Expiration Date
David Thompson		First Term	Ineligible	January 2027

Housing Authority

Council Liaison: Council Member Tonya Foreman

Name	District #	Current Term	Reappointment Status	Expiration Date
Ebony Harris <i>Resident Commissioner</i>		Unexpired Term	Eligible	May 2025

Planning and Zoning Commission

Council Liaison: Council Member Tonya Foreman

Name	District #	Current Term	Reappointment Status	Expiration Date
Alan Brock <i>Council Member Les Robinson</i>		Second Term	Ineligible	June 2025

Police Community Relations Committee

Council Liaison: Council Member Portia Willis

Name	District #	Current Term	Reappointment Status	Expiration Date
Stacy Ruffin <i>Council Member Matt Scully</i>		First Term	Eligible	October 2025
Sonny Bass <i>Council Member Les Robinson</i>		Second Term	Eligible	October 2025
Diane Kulik <i>Council Member Portia Willis</i>		Second Term	Eligible	October 2025

Recreation and Parks Commission

Council Liaison: Mayor Pro-Tem Monica Daniels

Name	District #	Current Term	Reappointment Status	Expiration Date
Derrick Clark <i>Mayor P.J. Connelly</i>		First Term	Ineligible	May 2025

Sheppard Memorial Library Board

Council Liaison: Council Member Matt Scully

Name	District #	Current Term	Reappointment Status	Expiration Date
Jeffrey Coghill		First Term	Eligible	October 2025
Lisa Mulligan		Second Term	Ineligible	October 2025

Boards and Commissions Applications

Name	Board Applied To	Email Address
Zach Nichols	Historic Preservation Commission	zacharymnichols@gmail.com
Kyle T Parker	Historic Preservation Commission	ktparker17@gmail.com
Matthew J Justice	Historic Preservation Commission	justtrighthomesenc@gmail.com
Mardesia Jones	Housing Authority	marshonjon@yahoo.com
Phyllis J Smith	Housing Authority	smithpj1940@gmail.com
Kennis E Wilkins	Housing Authority	faithworkshsd@yahoo.com
Phyllis Barrett	Housing Authority	pbarrett544@gmail.com
James Cox	Housing Authority	jcoxbox13@gmail.com
Naz M Staton	Housing Authority	statonn18@outlook.com
Marsha Hansen	Planning and Zoning Commission	dharmamarsha@gmail.com
Jason Pudlo	Planning and Zoning Commission	jpudlo@outlook.com
Stephen A Blackburn	Planning and Zoning Commission	sablackburn20@gmail.com
Kyle T Parker	Planning and Zoning Commission	ktparker17@gmail.com
Matthew J Justice	Planning and Zoning Commission	justtrighthomesenc@gmail.com
Michael L Bridgers	Planning and Zoning Commission	mtenbridgers@gmail.com
Samuel C McCormack	Planning and Zoning Commission	mccormacks22@students.ecu.edu
Sebastian Krassley	Planning and Zoning Commission	skrassley98@yahoo.com
Ellen C Hoj	Planning and Zoning Commission	ellencrainhoj@gmail.com
Maxwell E Willis	Police Community Relations Committee	maxwellefwillis@outlook.com
Aileen N Peacock	Police Community Relations Committee	aileennpeacock@gmail.com
Mary Ava M Johnson	Police Community Relations Committee	ma_johnson3@hotmail.com
Tychist L Baker	Police Community Relations Committee	tychicust512@gmail.com
Stephen A Blackburn	Police Community Relations Committee	sablackburn20@gmail.com
Walter L Grubb Iii	Police Community Relations Committee	grubbw@ecu.edu
Orlando C Dobbin, Jr.	Recreation and Parks Commission	ocdobbin@gmail.com
Maxwell E Willis	Recreation and Parks Commission	maxwellefwillis@outlook.com
Anuradha Mukherji	Recreation and Parks Commission	amukh03@hotmail.com
Rufus Huggins	Recreation and Parks Commission	rufushuggins@aol.com
Jason Pudlo	Recreation and Parks Commission	jpudlo@outlook.com
Amelia R Sargent	Recreation and Parks Commission	sagedsophos@proton.me
Stephen A Blackburn	Recreation and Parks Commission	sablackburn20@gmail.com
Matthew J Justice	Recreation and Parks Commission	justtrighthomesenc@gmail.com
Rajendra Jagad	Recreation and Parks Commission	rjagad@gmail.com
Vanessa Irvin	Sheppard Memorial Library Board	irvinv22@ecu.edu
Abigail C Leach	Sheppard Memorial Library Board	acleach519@gmail.com
Amelia R Sargent	Sheppard Memorial Library Board	sagedsophos@proton.me
Jessica M Schindhelm	Sheppard Memorial Library Board	jschindh@gmail.com
James Cox	Sheppard Memorial Library Board	jcoxbox13@gmail.com



City of Greenville, North Carolina

Meeting Date: 10/09/2025

Title of Item: Ordinance requested by Douglas Gomes to rezone 0.422 acres located at the southwestern corner of the intersection of L.T. Hardee Road and East Tenth Street (NC Hwy 33) from RA20 (Residential-Agricultural) to CG (General Commercial)

Explanation: **Required Notices:**

Planning and Zoning meeting notice (property owner and adjoining property owner letter) mailed on September 2, 2025.

On-site sign(s) posted on September 2, 2025.

City Council public hearing notice (property owner and adjoining property owner letter) mailed on September 23, 2025.

Public hearing legal advertisement published on September 27, 2025 and October 4, 2025.

Comprehensive Plan:

The Future Land Use and Character Map recommends Commercial (C) at the southwestern corner of the intersection of East Tenth Street and L.T. Hardee Road transitioning to Traditional Neighborhood, Medium-High Density (TNMH) and Residential, Low-Medium Density (LMDR) to the 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 nearby uses (paths, streets)
- Locate new buildings near street on at least one side and accommodate parking to the side or rear of buildings
- Improve/provide public realm features such as signs, sidewalks, landscaping
- Reduce access-points into development for pedestrian and vehicular safety
- Reduce and consolidate surface parking

Primary uses:

Commercial (small and large format)

Office

Secondary uses:

Institutional/civic

Traditional Neighborhood, Medium-High Density

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

Intent:

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

Primary uses:

Multi-family residential

Single-family residential attached (townhomes) and detached (small-lot)

Secondary uses:

Institutional (neighborhood scale)

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)

Thoroughfare/Traffic Report Summary (Engineering Department):

Based on possible uses permitted by the requested rezoning, the proposed rezoning classification could generate 135 trips to and from the site on NC Highway 33, which is a net increase of 126 additional trips per day (over current zoning).

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

History/Background:

In 1989, the property was incorporated into the City's extra-territorial jurisdiction (ETJ) as part of a large-scale ETJ extension and was zoned to its current zoning.

Existing Land Uses:

One single-family residence

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 drains to the Hardee Creek Watershed (Tar River Basin). If stormwater rules apply, it would require 10-year detention, nitrogen and phosphorus reduction.

The property is not located in the Special Flood Hazard Area. There are no jurisdictional wetlands, streams, and riparian buffers on the property.

Surrounding Land Uses and Zoning:

North: R6S – River Bend Subdivision

South: IU - Hardee's Body Shop

East: CG – Vacant

West: CG – Vacant (under common ownership as subject property)

Density Estimates:

Under the current zoning, the site currently accommodates 1 single-family home.

Under the proposed zoning, the site could accommodate 2,500+/- square feet of retail space.

The anticipated build-out is within 1-2 years.

Fiscal Note:

No cost to the City.

Recommendation:

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

The Planning and Zoning Commission voted unanimously to approve the request at its September 16, 2025 meeting.

"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) promoted the desired urban form. The requested district is considered desirable and in the public interest, and staff recommends approval of the requested rezoning.

If City Council determines to approve the request, a motion to adopt the attached rezoning ordinance will accomplish this. The ordinance includes the statutorily required statement describing whether the action taken is consistent with the comprehensive plan and explaining why Council considers the action taken to be reasonable and in the public interest.

If City Council determines to deny the rezoning request, in order to comply with this statutory requirement, it is recommended that the motion be as follows:

"Motion to deny the proposed amendment and to make a finding and determination that, although the rezoning request is consistent with the comprehensive plan, there is a more appropriate zoning classification and, therefore, denial is reasonable and in the public interest."

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

ATTACHMENTS

- ☐ [**Ordinance Douglas Gomes Rezoning.DOC**](#)
- ☐ [**Text_Excerpt_Gomes.pdf**](#)
- ☐ [**Douglas Gomes APO Map.pdf**](#)
- ☐ [**Douglas Gomes Rezoning Survey.pdf**](#)
- ☐ [**RA20 to CG List of Uses.pdf**](#)
- ☐ [**Douglas Gomes Traffic Report.pdf**](#)
- ☐ [**Density and Veg Charts.pdf**](#)

ORDINANCE NO. 25-
AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GREENVILLE
REZONING TERRITORY LOCATED WITHIN THE PLANNING AND ZONING
JURISDICTION OF THE CITY OF GREENVILLE, NORTH CAROLINA

WHEREAS, the City Council of the City of Greenville, North Carolina, in accordance with Article 6, Chapter 160D, of the General Statutes of North Carolina, caused a public notice to be given and published once a week for two successive weeks in The Daily Reflector setting forth that the City Council would, on the 9th day of October, 2025, at 6:00 p.m., conduct a public hearing on the adoption of an ordinance rezoning the following described territory;

WHEREAS, the City Council has been informed of and has considered all of the permitted and special uses of the districts under consideration;

WHEREAS, in accordance with the applicable provisions of North Carolina General Statute 160D-605, the City Council does hereby find and determine that the adoption of the ordinance zoning the following described property is consistent with the adopted comprehensive plan and other officially adopted plans that are applicable and that the adoption of the ordinance zoning the following described property is reasonable and in the public interest due to its consistency with the comprehensive plan and other officially adopted plans that are applicable and, as a result, its furtherance of the goals and objectives of the comprehensive plan and other officially adopted plans that are applicable;

WHEREAS, as a further description as to why the action taken is consistent with the comprehensive plan and other officially adopted plans that are applicable in compliance with the provisions of North Carolina General Statute 160D-605, the City Council of the City of Greenville does hereby find and determine that the adoption of this ordinance is consistent with provisions of the comprehensive plan including, but not limited to, Policy 1.1.1 guide development with the Future Land Use and Character Map and Policy 1.1.6 guide development using the Tiered Growth Approach; and

WHEREAS, as a further explanation as to why the action taken is reasonable and in the public interest in compliance with the applicable provisions of North Carolina General Statute 160D-605, the City Council of the City of Greenville does hereby find and determine that the adoption of this ordinance will, in addition to the furtherance of other goals and objectives, promote the safety and general welfare of the community because the requested zoning is consistent with the recommended Future Land Use and Character Map and is located in a Secondary Service Area;

THE CITY COUNCIL OF THE CITY OF GREENVILLE, NORTH CAROLINA, DOES
HEREBY ORDAIN:

Section 1. That the following described territory is rezoned from RA20 (Residential-Agricultural) to CG (General Commercial).

TO WIT: Douglas Louis Gomes

LOCATION: Located at the southwestern corner of the intersection of L.T. Hardee Road and East Tenth Street (NC Hwy 33).

DESCRIPTION: Commencing at a railroad spike located in a concrete driveway along the western right-of-way of SR 1728 (LT Hardee Road), said railroad spike having North Carolina State Plane grid coordinates of Northing: 670,400.11' and Easting: 2,505,006.84' (NAD 83/2011 Datum) and being the southeast property corner of the Douglas Louis Gomes property as recorded in Deed Book 4663, Page 49, and being the Point of Beginning for this description. Thence from said Point of Beginning and following along the southern property line of the Douglas Louis Gomes property N 88°17'49" W, 124.90' to a point, said point being located at the southwest property corner of said Gomes property; thence N 04°26'27" E, 156.35' to an iron stake, said iron stake being located along the southern right-of-way of East Tenth Street (NC Hwy 33) and being the northwest property corner of said Gomes property; thence from said iron stake and following along the southern right-of-way of East Tenth Street with a curve to the left, said curve having a radius of 2,974.12', a chord bearing and distance of S 87°56'07" E, 9.39' to a concrete monument; thence continuing along the southern right-of-way of East Tenth Street S 88°01'47" E, 69.26' to a concrete monument, said concrete monument being located at the intersection of the southern right-of-way of East Tenth Street and the western right-of-way of SR 1728 (LT Hardee Road); thence continuing along the western right-of-way of SR 1728 (LT Hardee Road) S 42°04'13" E, 63.61' to a concrete monument; thence continuing along the western right-of-way of SR 1728 (LT Hardee Road) S 04°25'22" W, 109.98' to a railroad spike, the Point of Beginning, containing 0.422 acres more or less and being Pitt County Tax Parcel number 44404.

Section 2. That the Director of Planning and Development Services is directed to amend the zoning map of the City of Greenville in accordance with this ordinance.

Section 3. That all ordinances and clauses of ordinances in conflict with this ordinance are hereby repealed.

Section 4. That this ordinance shall become effective upon its adoption.

ADOPTED this 9th day of October, 2025.

P. J. Connelly, Mayor

ATTEST:

Valerie Shiuwegar, City Clerk
1207982

Excerpt from the draft Planning & Zoning Commission Minutes (09/16/2025)

2. REQUEST BY DOUGLAS GOMES TO REZONE 0.422 ACRES LOCATED AT THE SOUTHWESTERN CORNER OF THE INTERSECTION OF L.T. HARDEE ROAD AND EAST TENTH STREET (NC HWY 33) FROM RA20 (RESIDENTIAL-AGRICULTURAL) TO CG (GENERAL COMMERCIAL).

Chris Kelly, Planner II, presented on behalf of City Staff. The requested zoning could generate a net increase of 126 trips per day on East Tenth Street. Based on the traffic volume report generated for this request, the current zoning could generate 9 trips per day. The proposed zoning could generate 135 trips per day, which is a net increase of 126 trips per day. During the development review process, measures to mitigate traffic will be determined. The increase of 126 would represent an increase of less than one percent for average daily trips, with the current capacity of East Tenth Street being 78%. The completed survey of the property totals just under half an acre. The property drains to the Hardee Creek Watershed. If stormwater rules apply, it would require 10-year detention and nitrogen and phosphorus reduction. The property is not located in the Special Flood Hazard Area. There are no jurisdictional wetlands, streams and buffers on the property. Under the current zoning of RA20, the property currently accommodates 1 single family residence. Under the proposed zoning of CG, the property could accommodate 2,500+/- square feet of retail space. The Future Land Use and Character Map recommends Commercial (C) at the southwestern corner of the intersection of East Tenth Street and L.T. Hardee Road transitioning to Traditional Neighborhood, Medium-High Density (TNMH) and Residential, Low-Medium (LMDR) to the south. In staff's opinion the requested zoning is in compliance with the Horizons 2026: Greenville's Community Plan Future Land Use and Character Map. Therefore, staff recommends approval.

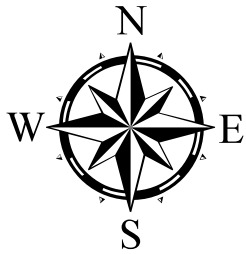
Chair Collins opened the public hearing.

Douglas Gomes, applicant, spoke in favor of the request.

No one spoke in opposition of the request.

Chair Collins closed the public hearing and opened board discussion.

Motion made by Mr. Woodmansee, seconded by Mr. Carter, to recommend approval of 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.



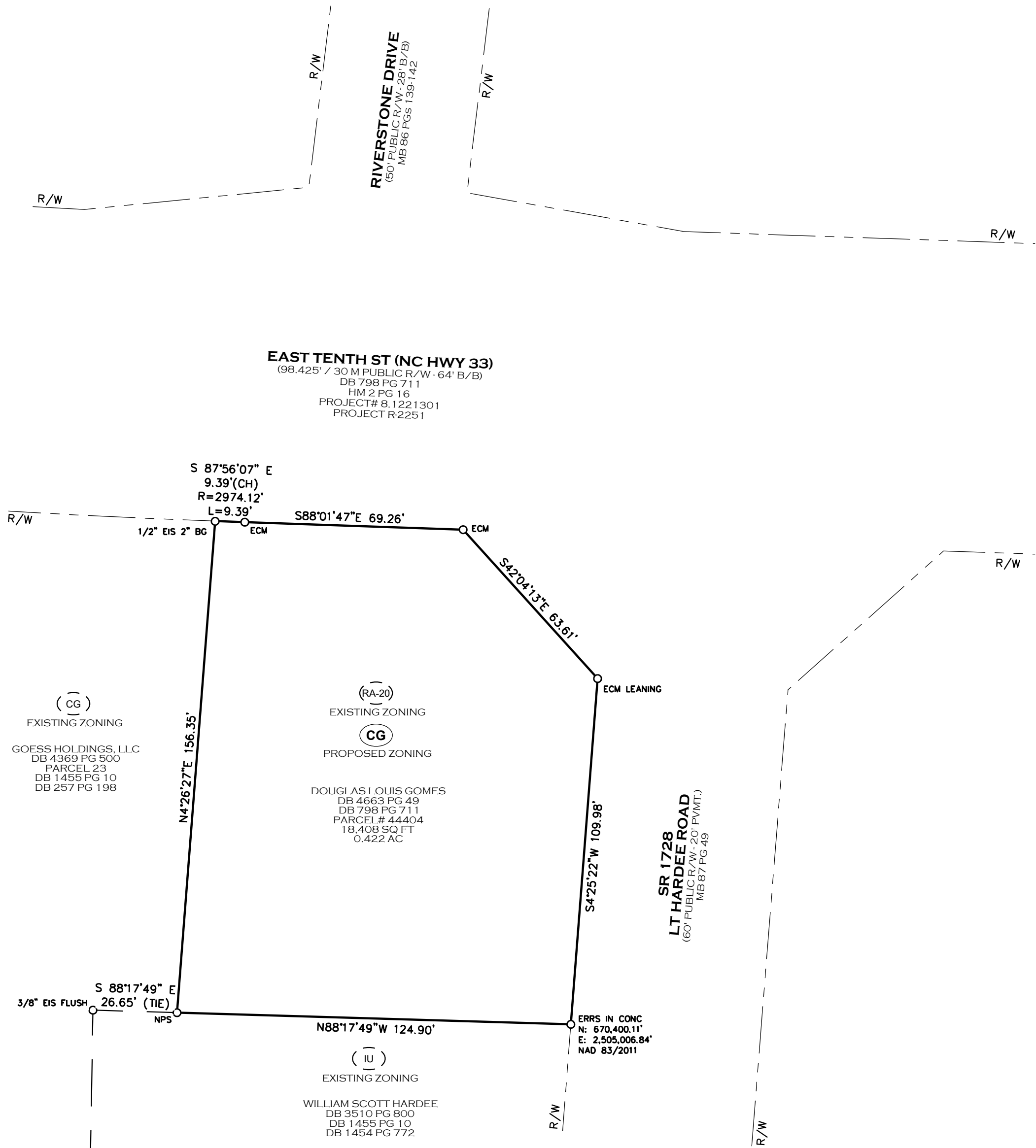
0 230 460 Feet

Douglas Gomes
From: RA20
To: CG
Acres: 0.422
September 16, 2025

Disclaimer: The GIS data which City of Greenville distributes may not be suitable for other purposes or uses. This data is for informational purposes only and should not be substituted for a true title search, property appraisal, survey, or for zoning verification. All GIS data sets are provided "as is" with no warranty. Please consult primary sources before making any decisions or taking any action.



BASIS OF BEARINGS
NC GRID NAD83 (NSRS 2011)



CERTIFICATION

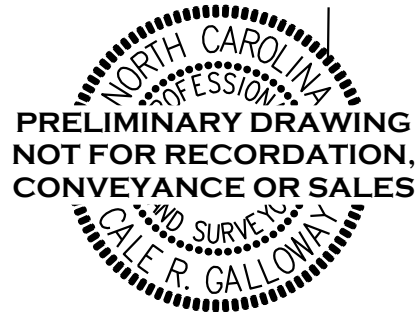
I, CALE R. GALLOWAY, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL FIELD SURVEY PERFORMED UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BOOK 4663, PAGE 49, OR FROM BOOKS REFERENCED HEREON); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN BOOK 4663, PAGE 49, OR AS REFERENCED HEREON; THAT THE RATIO OF PRECISION AS CALCULATED IS 1:10,000; THAT THE GLOBAL POSITIONING SYSTEM OBSERVATIONS WERE PERFORMED TO THE GEOSPATIAL POSITIONAL ACCURACY STANDARDS, PART 2: STANDARDS FOR GEODETIC NETWORKS AT THE CLASS "A" ACCURACY CLASSIFICATION (95% CONFIDENCE) AND THE FOLLOWING INFORMATION WAS USED TO PERFORM THE GPS SURVEY:

POSITION ACCURACY: DOES NOT EXCEED 0.07'
TYPE OF GPS FIELD PROCEDURE: VRS
DATE(S) OF SURVEY: 07/15/2025
DATUM/EPOCH: NAD 83/2011
PUBLISHED/FIELD CONTROL MONUMENTS USED: VRS
GEOID MODEL: GEOID 12B
COMBINED GRID FACTOR: 0.999891213
UNITS: US SURVEY FEET
THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH GS 47-30 AS AMENDED.

SIGNED _____ REGISTRATION NO. L-5352

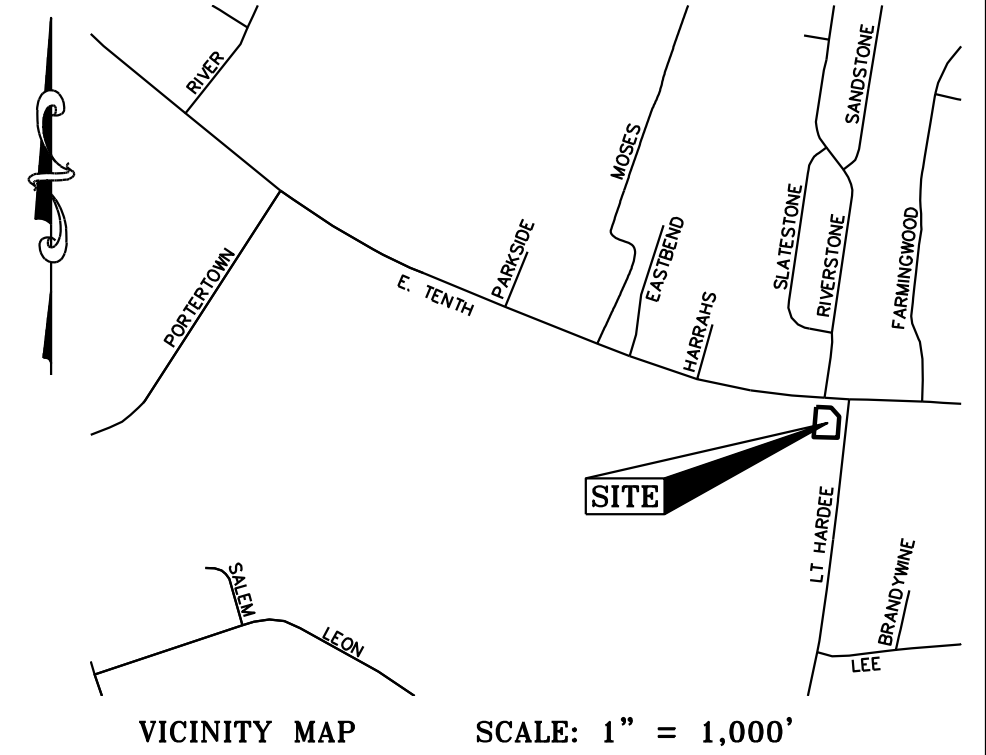
I FURTHER CERTIFY PURSUANT TO G.S. 47-30 (f)(1)(c)1, THE SURVEY IS OF AN EXISTING PARCEL OF LAND AND ONE OR MORE EXISTING EASEMENTS AND DOES NOT CREATE A NEW STREET OR CHANGE AN EXISTING STREET.

WITNESS MY ORIGINAL SIGNATURE AND SEAL THIS THE _____
DAY OF _____, 2025.



PRELIMINARY DRAWING
NOT FOR RECORDATION,
CONVEYANCE OR SALES

LEGEND	
Boundary Line	—
Adjoiner Line	- - -
Iron Property Corner	○
Existing Concrete Monument	ECM
Existing Iron Stake	EIS
Existing Railroad Spike	ERRS
No Point Set	NPS
Below Grade	BC
Above Grade	AG
Deed Book	DB
Map Book	MB
Page Number	PG
Right of Way	R/W
Chord	CH
Length	L
Radius	R
State Road	SR
Concrete	CONC



SURVEYOR NOTES:

- NO GEODETIC MONUMENT WAS FOUND WITHIN 2000' OF THE SUBJECT PROPERTY.
- ALL DISTANCES SHOWN HEREON ARE HORIZONTAL GROUND MEASUREMENTS IN US SURVEY FEET, UNLESS OTHERWISE NOTED. AREAS ARE BY COORDINATE COMPUTATION.
- REFERENCES ON THE FACE OF THE MAP WERE ACQUIRED FROM THE PITT COUNTY REGISTER OF DEEDS.
- THE SUBJECT PARCEL SHOWN HEREON LIES IN FLOOD ZONE X (MINIMAL FLOOD RISK) PER FEMA FIRM PANEL 3720560700K EFFECTIVE DATE 06/19/2020.
- THE SUBJECT PARCEL IS UNDER THE JURISDICTION OF THE CITY OF GREENVILLE, ZONED RA-20 PER PITT COUNTY GIS.
- THIS MAP WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT TO ANY MATTERS THAT A FULL TITLE SEARCH DISCLOSES.
- THIS MAP IS FOR DESCRIPTIVE PURPOSES ONLY. IT DOES NOT CONSTITUTE A DEDICATION OR CONVEYANCE OF PROPERTY, EASEMENTS, OR RIGHT OF WAY.

PROPERTY OWNER
DOUGLAS LOUIS GOMES
4680 E. TENTH STREET
GREENVILLE, NC 27858

GRAPHIC SCALE



(IN FEET)
1 inch = 30 ft.

REVISION

DATE DESCRIPTION

---/---/--- ---

REZONING MAP

SITE LOCATION:
4680 E. TENTH STREET
GREENVILLE, NORTH CAROLINA
GRIMESLAND TOWNSHIP, PITT COUNTY

PREPARED FOR:
DOUG & KATHY GOMES

GALLOWAY PLLC
GEOSPATIAL
INFORMATICS & SURVEYING

463 Second Street - Ayden - NC - 28513
252-565-2657 - NC FIRM # P-2153

Title Search	N/A	Date	07/22/2025	Proj. ID	2025070101
Surveyed By	JLS	Scale	1" = 30'	Sheet No.	1 OF 1
Survey Date(s)	07/15/2025				
Field Book	XXX				

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	
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
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
x.	dance studio
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)
ss.	Tattooing
tt.	Microblading
(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)
mm.	Grocery store
(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
e.	Parcel delivery service
h.	Parking lot or structure; principal use
(14) Manufacturing/Warehousing	
c.	Bakery; production, storage, and shipment facilities
(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.	Bar
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

REZONING THOROUGHFARE/TRAFFIC VOLUME REPORT

Case No: 25-04

Applicant: Doug and Kathy Gomes

Property Information

Current Zoning: RA20 (Residential-Agricultural)

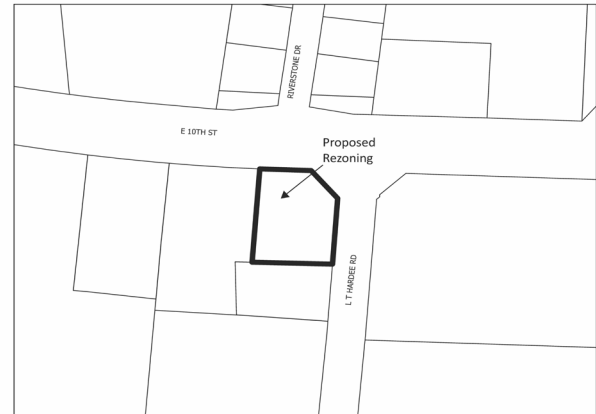
Proposed Zoning: CG (General Commercial)

Current Acreage: 0.422 acres

Location: NC Highway 33 (E. 10th St), at the corner of E 10th St and LT Hardee Rd

Points of Access: NC Highway 33 (E. 10th St)

Location Map



Transportation Background Information

1.) NC Highway 33- State maintained

Existing Street Section

Description/cross section 5-lane with curb & gutter
Right of way width (ft) 100
Speed Limit (mph) 45
Current ADT: 23,350 (*)
Design ADT: 29,900 vehicles/day (**)
Controlled Access No

Ultimate Thoroughfare Street Section

no change
no change
no change

Thoroughfare Plan Status Major Thoroughfare

Other Information: There are no sidewalks along NC Highway 33 that service this property.

Notes: (*) 2022 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:

Trips generated by proposed use/change

Current Zoning: 9 -vehicle trips/day (*) **Proposed Zoning: 135** -vehicle trips/day (*)

Estimated Net Change: increase of 126 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 NC Highway 33 are as follows:

1.) NC Highway 33 , West of Site (50%): “No build” ADT of 23,350

Estimated ADT with Proposed Zoning (full build) – 23,418

Estimated ADT with Current Zoning (full build) – 23,355

Net ADT change = 63 (<1% increase)

2.) NC Highway 33 , East of Site (50%): “No build” ADT of 23,350

Estimated ADT with Proposed Zoning (full build) – 23,418

Estimated ADT with Current Zoning (full build) – 23,355**Net ADT change =** 63 (<1% increase)**Staff Findings/Recommendations**

Based on possible uses permitted by the requested rezoning, the proposed rezoning classification could generate 135 trips to and from the site on NC Highway 33, which is a net increase of 126 additional trips per day (over current zoning).

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

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.

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.



City of Greenville, North Carolina

Meeting Date: 10/09/2025

Title of Item: Ordinance requested by North State Steel, Inc. to rezone a total of 0.5532 acres from RA20 (Residential-Agricultural) to IU (Unoffensive Industry) for Tract 1 - 0.4689 acres and Tract 2 - 0.0843 acres for the property located along the southern right-of-way of West Gum Road and 1,225+/- feet east of Old River Road

Explanation: **Required Notices:**

Planning and Zoning meeting notice (property owner and adjoining property owner letter) mailed on September 2, 2025.

On-site sign(s) posted on September 2, 2025.

City Council public hearing notice (property owner and adjoining property owner letter) mailed on September 23, 2025.

Public hearing legal advertisement published on September 27, 2025 and October 4, 2025.

Comprehensive Plan:

The Future Land Use and Character Map recommends commercial (C) at the intersection of Belvoir Highway and Old River Road transitioning to industrial/logistics (IL) in the interior.

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

Industrial/Logistics

Area is characterized by warehouses and light manufacturing operations and related office uses. It includes the Greenville Industrial Park, airport area, and Southwest Bypass Corridor.

Intent:

- Encourage expansion of light industrial, assembly and research uses
- Encourage the use of higher-quality building materials and landscaping for highly-visible sites

Primary uses:

Industrial

Light industrial

Research and assembly

Warehousing

Secondary uses:

Office

Commercial

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):

A traffic report was not generated for this request, as Tracts 1 and 2 will most likely be used as an expansion of the current laydown yard under common ownership.

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

History/Background:

In 1983, the property was zoned to its current zoning.

Existing Land Uses:

Vacant

Water/Sewer:

Water and sanitary sewer are available to the property.

Historic Sites:

There are no known effects on historic sites.

Environmental Conditions/Constraints:

The property drains to the Parkers Creek Watershed (Tar River Basin). If stormwater rules apply, it would require 10-year detention, nitrogen and phosphorus reduction.

A portion of the property is located in the Special Flood Hazard Area. There are no jurisdictional wetlands, streams, and riparian buffers on the property.

Surrounding Land Uses and Zoning:

North: IU - North State Steel, Inc. (under common ownership)

South: IU - One single-family residence (under common ownership); RA20 – North State Steel, Inc. laydown yard

East: RA20 – North State Steel, Inc. laydown yard; IU - two (2) vacant lots (under common ownership)

West: IU - One single-family residence (under common ownership)

Density Estimates:

Under the current zoning, Tract 1 could accommodate 1 single-family lot. Tract 2 is not developable.

Under the proposed zoning, Tracts 1 and 2 will most likely be incorporated into the adjacent properties under common ownership and will be used as an expansion of the current laydown yard.

The anticipated build-out is within 1-2 years.

Fiscal Note:

No cost to the City.

Recommendation:

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

The Planning and Zoning Commission voted unanimously to approve the request at its September 16, 2025 meeting.

"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) promoted the desired urban form. The requested district is considered desirable and in the public interest, and staff recommends approval of the requested rezoning.

If City Council determines to approve the request, a motion to adopt the attached rezoning ordinance will accomplish this. The ordinance includes the statutorily required statement describing whether the action taken is consistent with the comprehensive plan and explaining why Council considers the action taken to be reasonable and in the public interest.

If City Council determines to deny the rezoning request, in order to comply with this statutory requirement, it is recommended that the motion be as follows:

"Motion to deny the proposed amendment and to make a finding and determination that, although the rezoning request is consistent with the comprehensive plan, there is a more appropriate zoning classification and, therefore, denial is reasonable and in the public interest."

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

ATTACHMENTS

- ☐ [**Ordinance North State Steel_ Inc_ Rezoning.DOC**](#)
- ☐ [**Text_Excerpt_North_State_Steel.pdf**](#)
- ☐ [**North State Steel, Inc APO Map.pdf**](#)
- ☐ [**North State Steel, Inc. Rezoning Survey.pdf**](#)
- ☐ [**List of Uses RA20 to IU.pdf**](#)
- ☐ [**Density and Veg Charts.pdf**](#)

ORDINANCE NO. 25-
AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GREENVILLE
REZONING TERRITORY LOCATED WITHIN THE PLANNING AND ZONING
JURISDICTION OF THE CITY OF GREENVILLE, NORTH CAROLINA

WHEREAS, the City Council of the City of Greenville, North Carolina, in accordance with Article 6, Chapter 160D, of the General Statutes of North Carolina, caused a public notice to be given and published once a week for two successive weeks in The Daily Reflector setting forth that the City Council would, on the 9th day of October, 2025, at 6:00 p.m., conduct a public hearing on the adoption of an ordinance rezoning the following described territory;

WHEREAS, the City Council has been informed of and has considered all of the permitted and special uses of the districts under consideration;

WHEREAS, in accordance with the applicable provisions of North Carolina General Statute 160D-605, the City Council does hereby find and determine that the adoption of the ordinance zoning the following described property is consistent with the adopted comprehensive plan and other officially adopted plans that are applicable and that the adoption of the ordinance zoning the following described property is reasonable and in the public interest due to its consistency with the comprehensive plan and other officially adopted plans that are applicable and, as a result, its furtherance of the goals and objectives of the comprehensive plan and other officially adopted plans that are applicable;

WHEREAS, as a further description as to why the action taken is consistent with the comprehensive plan and other officially adopted plans that are applicable in compliance with the provisions of North Carolina General Statute 160D-605, the City Council of the City of Greenville does hereby find and determine that the adoption of this ordinance is consistent with provisions of the comprehensive plan including, but not limited to, Policy 1.1.1 guide development with the Future Land Use and Character Map and Policy 1.1.6 guide development using the Tiered Growth Approach; and

WHEREAS, as a further explanation as to why the action taken is reasonable and in the public interest in compliance with the applicable provisions of North Carolina General Statute 160D-605, the City Council of the City of Greenville does hereby find and determine that the adoption of this ordinance will, in addition to the furtherance of other goals and objectives, promote the safety and general welfare of the community because the requested zoning is consistent with the recommended Future Land Use and Character Map and is located in a Primary Service Area;

THE CITY COUNCIL OF THE CITY OF GREENVILLE, NORTH CAROLINA, DOES
HEREBY ORDAIN:

Section 1. That the following described territory is rezoned from RA20 (Residential-Agricultural) to IU (Unoffensive Industry).

TO WIT: North State Steel, Inc. (Tract 1)

LOCATION: Located along the southern right-of-way of West Gum Road and 1,225+/- feet east of Old River Road.

GENERAL DESCRIPTION: Commencing at North Carolina Geodetic Survey monument "Elks" having NC grid coordinates of N = 693,612.04 feet and E = 2,477,707.19 feet, NAD 83(2001); thence N 84° 31' 26" E 1986.75 feet to North Carolina Geodetic Survey monument "Soybean" having NC grid coordinates of N = 693,801.61 feet and E = 2,479,684.59 feet, NAD 83(2001); thence S 14° 49' 09" W 1212.68 feet to an existing iron pipe on the southern right of way line of NCSR 1421 (W. Gum Rd.; 50' right of way) at the northeast corner of the property of North State Steel, Inc. as described in Deed Book 4632, Page 508, thence with the southern right of way of NCSR 1421 N 66° 15' 08" W 99.88 feet to an existing iron pipe at the northwest corner of the property of North State Steel, Inc. as described in Deed Book 4352, Page 260, having NC grid coordinates of N = 692,669.61 feet and E = 2,479,283.05 feet, NAD 83(2001) and being the POINT OF BEGINNING; thence from said beginning point so established along and with the west line of said North State Steel, Inc. property and the west line of the property of City of Greenville and County of Pitt as described in Deed Book 194, Page 595 the following courses and distances; S 19° 20' 08" W 119.83 feet to an existing iron pipe and S 18° 56' 53" W 103.92 feet to an existing iron pipe on the east line of the property of North State Steel, Inc. as described in Deed Book 4347, Page 446; thence along and with the eastern lines of said North State Steel, Inc. property N 65° 58' 24" W 88.88 feet to an existing iron pipe and N 19° 14' 07" E 231.30 feet to an existing iron pipe on the southern right of way line of NCSR 1421; thence with the southern right of way line of NCSR 1421 S 16° 15' 08" E 88.55 feet to the POINT OF BEGINNING containing 0.4689 acre and being that property described in Deed Book 4617, Page 303. All distances in this description are horizontal field distances, no grid factor applied. The combined NC grid factor used for grid coordinate calculations is 0.99990053. See Deed Book 623, Page 348 for NCDOT right of way agreement. All deeds referenced herein are found at the Pitt County Register of Deeds.

Section 2. That the following described territory is rezoned from RA20 (Residential-Agricultural) to IU (Unoffensive Industry).

TO WIT: North State Steel, Inc. (Tract 2)

LOCATION: Located along the southern right-of-way of West Gum Road and 1,435+/- feet east of Old River Road.

GENERAL DESCRIPTION: Commencing at North Carolina Geodetic Survey monument "Elks" having NC grid coordinates of N = 693,612.04 feet and E = 2,477,707.19 feet, NAD 83(2001); thence N 84° 31' 26" E 1986.75 feet to North Carolina Geodetic Survey monument "Soybean" having NC grid coordinates of N = 693,801.61 feet and E = 2,479,684.59 feet, NAD 83(2001); thence S 14° 49' 09" W 1212.68 feet to an existing iron pipe on the southern right of way line of NCSR 1421 (W. Gum Road; 50' right of way) at the northeast corner of the property of North State Steel, Inc. as described in Deed Book 4632, Page 508 having NC grid coordinates of N = 692,629.39 feet and E = 2,479,374.46 feet, NAD 83(2001) and being the POINT OF BEGINNING;

thence from said beginning point so established along and with the southern right of way line of NCSR 1421 S 66° 15' 08" E 28.68 feet to a point on the western line of the property of City of Greenville and County of Pitt as described in Deed Book 194, Page 595; thence leaving the right of way of NCSR 1421 and with the lines of the aforementioned property of City of Greenville and County of Pitt the following courses and distances: S 19° 32' 13" W 9.57 feet to an existing iron pipe, S 19° 32' 13" W 120.11 feet to an existing iron pipe and N 65° 25' 05" W 28.26 feet to an existing iron pipe at the southeast corner of the aforementioned North State Steel, Inc. property; thence with the east line of said North State Steel, Inc. property N 19° 20' 08" E 120.08 feet to an existing iron pipe; thence continuing with said North State Steel, Inc. eastern line N 19° 20' 08" E 9.22 feet to the POINT OF BEGINNING containing 0.0843 acre and being that property described in Deed Book 4659, Page 414. All distances in this description are horizontal field distances, no grid factor applied. The combined NC grid factor used for grid coordinate calculations is 0.99990053. See Deed Book 623, Page 348 for NCDOT right of way agreement. All deeds referenced herein are found at the Pitt County Register of Deeds.

Section 3. That the Director of Planning and Development Services is directed to amend the zoning map of the City of Greenville in accordance with this ordinance.

Section 4. That all ordinances and clauses of ordinances in conflict with this ordinance are hereby repealed.

Section 5. That this ordinance shall become effective upon its adoption.

ADOPTED this 9th day of October, 2025.

P. J. Connelly, Mayor

ATTEST:

Valerie Shiuwegar, City Clerk

1207984

Excerpt from the draft Planning & Zoning Commission Minutes (09/16/2025)

3. REQUESTED BY NORTH STATE STEEL, INC. TO REZONE A TOTAL OF 0.5532 ACRES FROM RA20 (RESIDENTIAL-AGRICULTURAL) TO IU (UNOFFENSIVE INDUSTRY) FOR TRACT 1 - 0.4689 ACRES AND TRACT 2 - 0.0843 ACRES FOR THE PROPERTY LOCATED ALONG THE SOUTHERN RIGHT-OF-WAY OF WEST GUM ROAD AND 1,225+/- FEET EAST OF OLD RIVER ROAD.

Chris Kelly, Planner II, presented on behalf of City Staff. This rezoning request includes two tracts of property. Both tracts are located along the southern right-of-way of West Gum Road. To the east you have Pitt Greenville Airport. Staff does not anticipate any change in intensity between the current and proposed zoning. Therefore, a traffic volume report was not generated. The completed survey of the two tracts totals just over half an acre. The property drains to the Parkers Creek Watershed. If stormwater rules apply, it would require 10-year detention and nitrogen and phosphorus reduction. A portion of the property is located in the Special Flood Hazard Area. There are no jurisdictional wetlands, streams and buffers on the property. Tracts 1 and 2 are currently zoned RA20. Under the current zoning of RA20, Tract 1 could accommodate one single-family residence. Due to the size of Tract 2, it is not developable. Under the proposed zoning of IU, the two tracts will most likely be incorporated into the existing laydown yard. The Future Land Use and Character Map recommends commercial (C) at the intersection of Belvoir Highway and Old River Road transitioning to industrial/logistics (IL) in the interior. In staff's opinion the requested zoning is in compliance with the Horizons 2026: Greenville's Community Plan Future Land Use and Character Map. Therefore, staff recommends approval.

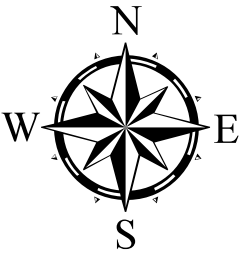
Chair Collins opened the public hearing.

Steve Spruill, surveyor, spoke in favor of the request.

No one spoke in opposition of the request.

Chair Collins closed the public hearing and opened board discussion.

Motion made by Mr. Arcuri, seconded by Ms. Jacobs, to recommend approval of 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.



North State Steel, Inc

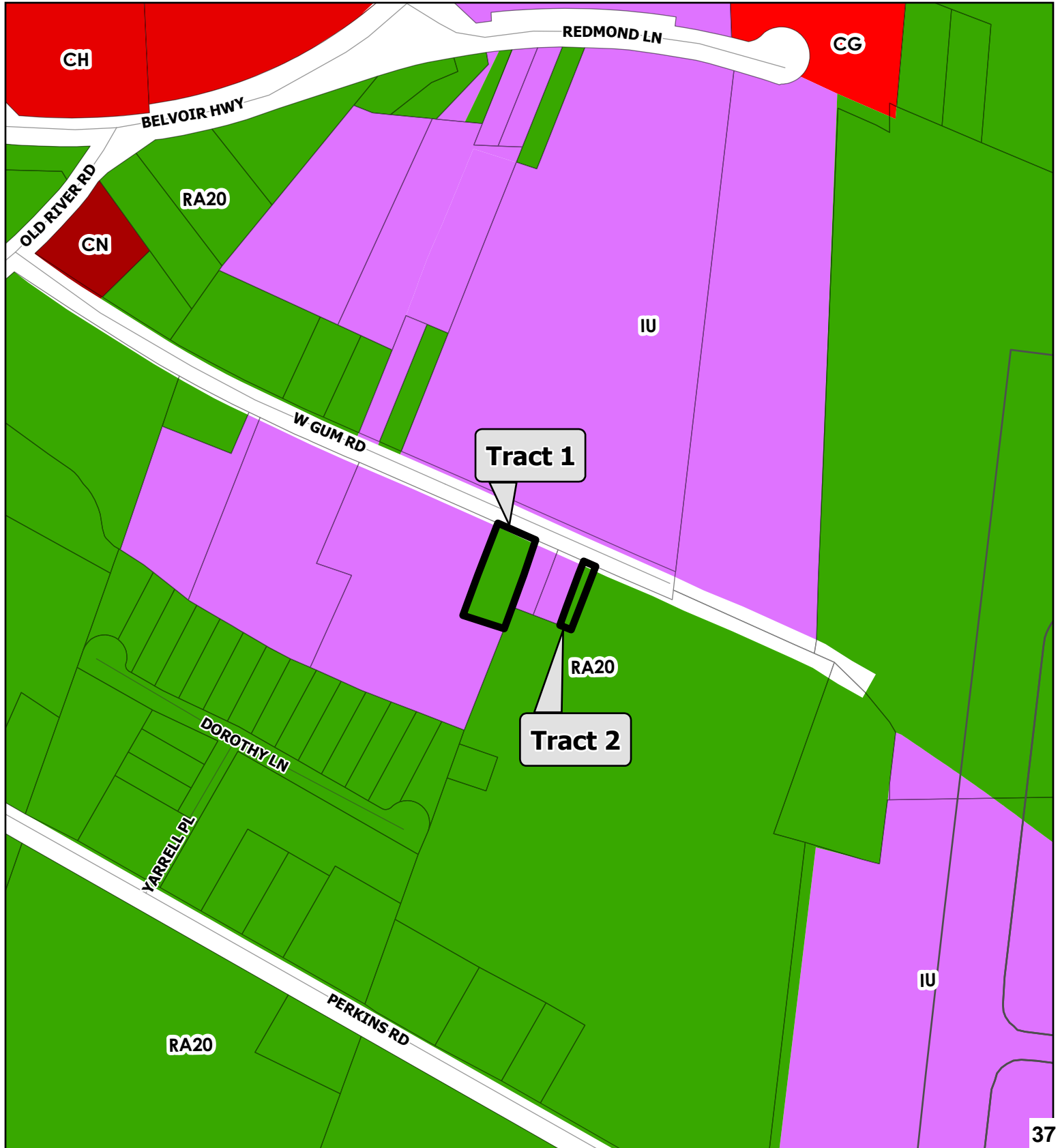
Tract 1
From: RA20
To: IU
Acres: 0.469

Tract 2
From: RA20
To: IU
Acres: 0.084

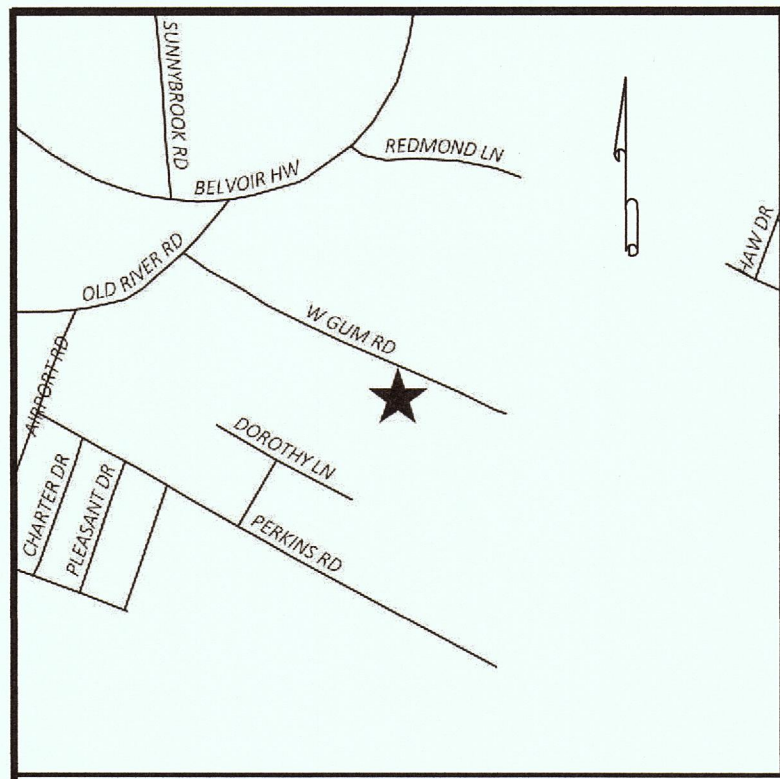
Total Acres: 0.553
September 16th, 2025

Disclaimer: The GIS data which City of Greenville distributes may not be suitable for other purposes or uses. This data is for informational purposes only and should not be substituted for a true title search, property appraisal, survey, or for zoning verification. All GIS data sets are provided "as is" with no warranty. Please consult primary sources before making any decisions or taking any action.

0 230 460 Feet



D:\ARK DROPBOX\01 - PROJECTS\ACTIVE\NORTH STATE STEEL\25099 - OFFICE LAND REZONING\C-1077 - REZONING MAP.DWG, Layout, Deante Bobbitt, Thu, Aug 21, 2025 @ 11:23 AM



Vicinity Map
SCALE: 1" = 1000'

- Legend**
- △ EXISTING CONCRETE MONUMENT
 - ⊙ EXISTING IRON BAR OR REBAR
 - EXISTING IRON PIPE
 - PK ⊙ EXISTING PK NAIL
 - NO POINT SET
 - R/W RIGHT OF WAY
 - RA20 ZONING DESIGNATION

Notes

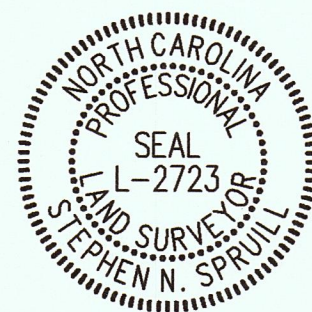
- THIS IS A COMPOSITE REZONING BOUNDARY MAP OF PITT COUNTY TAX PARCELS 93087 AND 32032; BOUNDARY INFORMATION SHOWN HEREON WAS TAKEN FROM THAT TOPOGRAPHIC SURVEY FOR NORTH STATE STEEL BY ARK CONSULTING GROUP, PLLC DATED MAY 2, 2024.
- ALL DISTANCES SHOWN ARE HORIZONTAL FIELD DISTANCES IN US SURVEY FEET; NO GRID FACTOR APPLIED. THE COMBINED NC GRID FACTOR USED FOR GRID COORDINATE CALCULATIONS IS 0.99990053 AND THE BEARING BASIS FOR THIS MAP IS NC GRID NORTH (NAD 83/2001).
- SEVERAL MAPS AND DEEDS FOR SOME PARCELS ALONG NCSR 1421 (W.GUM ROAD) INDICATE THE RIGHT OF WAY WIDTH IS 60 FEET, HOWEVER, NCDOT RIGHT OF WAY AGREEMENTS FOR PARCELS ALONG SAID ROAD RECORDED AT D.B. 623, PG. 345; D.B. 623, PG. 347 AND D.B. 623, PG. 348 CALL FOR A 50' RIGHT OF WAY AS MAPPED HEREON.
- AS SHOWN IN THE CURRENT FEMA FLOOD INSURANCE RATE MAP 3720467900J DATED 01/02/2004, A PORTION OF THIS PROPERTY IS LOCATED IN THE 500 YEAR FLOOD ZONE (ZONE X SHADED OR AREAS SUBJECT TO THE 0.2% ANNUAL CHANCE FLOOD HAZARD) AND A PORTION OF THIS PROPERTY IS LOCATED IN THE 100 YEAR SPECIAL FLOOD HAZARD AREA, ZONE AE (AREA SUBJECT TO THE 1% ANNUAL CHANCE FLOOD HAZARD); THE BASE FLOOD ELEVATION FOR AREAS LOCATED IN THE ZONE AE AS SHOWN HEREON VARIES FROM 24.6 FEET TO 24.7 FEET (NAVD 88)

TOTAL AREA TO BE REZONED: 0.5532 AC.
CURRENT ZONING: RA20
PROPOSED ZONING: IU

REVISED 08-21-2025; ADD TRACT NUMBERS

I CERTIFY THAT THIS SURVEY IS OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT CREATE A NEW STREET OR CHANGE AN EXISTING STREET

Stephen N. Spruill
STEPHEN N. SPRUILL L-2723



STATE OF NORTH CAROLINA, PITT COUNTY

I, STEPHEN N. SPRUILL, CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION. THAT THE RATIO OF PRECISION AS CALCULATED IS 1:19,640; THAT THE BOUNDARIES NOT SURVEYED ARE SHOWN AS BROKEN LINES; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY HAND AND SEAL THIS 21 DAY OF AUGUST 2025.

Stephen N. Spruill
STEPHEN N. SPRUILL L-2723

REVISED REZONING REQUEST SURVEY & COMPOSITE MAP FOR

NORTH STATE STEEL, INC.

DEED BOOK 4617, PAGE 303 AND DEED BOOK 4659, PG. 414
GREENVILLE TOWNSHIP, PITT COUNTY, NORTH CAROLINA

ARK CONSULTING GROUP, PLLC
ENGINEERS & SURVEYORS
www.arkconsultinggroup.com
925-A Conference Drive Phone: (252) 558-0888
Greenville, NC 27858

SURVEYED: JB	DRAWING NO.: C-1077
DRAWN: DRB	DATE: 08-21-2025
CHECKED: SNS	SCALE: 1"=30'

30' 0 15' 30'
SCALE 1 inch = 30 ft

NC GEODETIC SURVEY
MONUMENT "ELKS"
N: 693,612.04 FEET
E: 2,477,707.19 FEET
NAD 83(2001)

N: 692,669.61 FEET
E: 2,479,283.05 FEET
NAD 83(2001)

W. GUM ROAD - NCSR 1421
(50' R/W - PAVED) SEE NOTES
D.B. 623, PG. 347; D.B. 623, PG. 345

NC GEODETIC SURVEY
MONUMENT "SOYBEAN"
N: 693,801.61 FEET
E: 2,479,684.59 FEET
NAD 83(2001)

N: 692,629.39 FEET
E: 2,479,374.46 FEET
NAD 83 (2001)

OWNER

NORTH STATE STEEL, INC.
P.O. BOX 5003
GREENVILLE, NC 27835

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
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		
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 minor repair
	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
	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
	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, supervisor or caretaker and section 9-4-103)
	w.	Digital broadcast studio (see also section 9-4-103)
	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		

	a.	Licensed contractor; general electrical, plumbing, mechanical, etc... excluding outside storage
	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 storage
	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.	Manufacture of pharmaceutical, biological, botanical, medicinal, and cosmetic products, and related 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 manager, supervisor or caretaker and section 9-4-103)
(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

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
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.

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.



City of Greenville, North Carolina

Meeting Date: 10/09/2025

Title of Item:

Ordinance requested by Robert Forbes, Jr. and James Forbes to amend the Future Land Use and Character Map for 0.937 acres from Traditional Neighborhood, Medium to High Density (TNMH) to Mixed Use (MU) for the property located along the northern right-of-way of NC 43 N and 500+/- feet east of MacGregor Downs Road

Explanation:

Comprehensive Plan:

When property is requested to be rezoned, staff relies on Horizons: Greenville's Community Plan and the Future Land Use and Character Map as a basis for staff's opinion. This is a request to amend the City's Future Land Use and Character Map to designate the future land use for the subject property in anticipation of a rezoning.

The Future Land Use and Character Map recommends Mixed Use at the intersection of NC Hwy 43 N and MacGregor Downs Road, transitioning to traditional neighborhood, medium-high density (TNMH) to the north and west. Further, potential conservation/open space (PCOS) is recommended for an area of *potential* environmental constraint.

Current Land Use Category:

Traditional Neighborhood, Medium-High Density

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

Intent:

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

Primary uses:

Multi-family residential

Single-family residential attached (townhomes) and detached (small-lot)

Secondary uses:

Institutional (neighborhood scale)

Proposed Land Use Category:

Mixed Use

Small-scale activity centers that contain places to live, work, and shop integrated in a walkable pattern. Mixed use buildings are located close together and near the street. Buildings tend to be smaller than mixed use, high intensity (MUHI), supporting primarily locally-oriented uses and serving as a transition in intensity to nearby neighborhoods.

Intent:

- Vertical mixed use buildings (residential or office above commercial) as well as various single-use buildings that are integrated in a walkable street pattern
- Accommodate parking on-street, behind or to one side of buildings, or in parking structures; limit curb cuts that break main pedestrian ways; wrap parking structures with other uses or decorative elements; light parking well for safety
- Provide pedestrian and vehicular connection to surrounding development

Primary uses:

Office

Commercial

Multi-family residential

Secondary uses:

Institutional/civic

Current Conditions:

Currently, the existing building is vacant and was historically operated as a recording studio. In 2001, the property was incorporated into the City's extra-territorial jurisdiction (ETJ) as part of a large-scale ETJ extension and was zoned to its current zoning. Therefore, the recording studio became a legal nonconforming use.

Thoroughfare/Traffic Report Summary (Engineering Department):

Based on possible uses permitted by the requested land use, the proposed land use classification could generate 108 trips to and from the site on NC Hwy 43, which is a net increase of 54 additional trips per day (over current land use).

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

Surrounding Land Uses and Zoning:

North: RA20 - Approved plat for "Ironwood East" (158 single-family lots)

South: RA20 - Farmland

East: RA20 - Rockspring Free Will Baptist Church

West: RA20 - One single-family residence

Density:

Under the current category, the site could accommodate 8 multi-family units.

Under the proposed category, the site could accommodate 2,000+/- square feet of retail space.

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

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, and 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: One of the guiding principles of the Comprehensive Plan Committee (CPC) was "sustainable development practices". The requested mixed-use character still meets the intent of the plan. Staff is of the opinion that this request promotes sustainable development practices and promotes the desired urban form.

In staff's opinion, the proposed Future Land Use and Character Map amendment fulfills the principles that guided the Comprehensive Plan Committee (CPC) and promotes the desired urban form.

Therefore, staff recommends approval.

The Planning and Zoning Commission voted unanimously to approve the request at its September 16, 2025 meeting.

ATTACHMENTS

- ☐ [Ordinance Robert Forbes_ Jr_ and James Forbes FLUPM.DOCX](#)
- ☐ [Text_Excerpt_Forbes.pdf](#)
- ☐ [Robert Forbes, Jr. and James Forbes APO Map.pdf](#)
- ☐ [Robert Forbes, Jr. and James Forbes Traffic Report.pdf](#)
- ☐ [Letter of Opposition Submitted by Charles Alford.pdf](#)

ORDINANCE NO. 25-
AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GREENVILLE
AMENDING HORIZONS 2026: GREENVILLE'S COMMUNITY PLAN

WHEREAS, the City Council of the City of Greenville, North Carolina, in accordance with Article 19, Chapter 160D, of the General Statutes of North Carolina, caused a public notice to be given and published once a week for two successive weeks in The Daily Reflector setting forth that the City Council would, on the 9th day of October, 2025, at 6:00 p.m., conduct a public hearing on the adoption of an ordinance amending the Future Land Use and Character Map for the following described territory;

WHEREAS, the Horizons 2026: Greenville's Community Plan was adopted on September 8, 2016, by the City Council by the adoption of Ordinance No. 16-055 and includes text and a Future Land Use and Character Map;

WHEREAS, the Horizons 2026: Greenville's Community Plan serves as the City of Greenville's comprehensive plan for zoning purposes and will from time to time be amended by the City Council; and

WHEREAS, the Planning and Zoning Commission and the City Council of the City of Greenville have reviewed the proposed amendment to the Future Land Use and Character Map and a public hearing has been held to solicit public comment.

THE CITY COUNCIL OF THE CITY OF GREENVILLE, NORTH CAROLINA,
DOES HEREBY ORDAIN:

Section 1. The Future Land Use and Character Map is hereby amended by designating the subject property from Traditional Neighborhood, Medium to High Density (TNMH) to Mixed Use (MU) for the property located along the northern right-of-way of NC 43 N and 500+/- feet east of MacGregor Downs Road.

GENERAL DESCRIPTION: Being all of Lot 3 as shown on the final plat entitled, "Forbes Run Section 2, Lot 3", prepared by Gary S. Miller & Associates, P.A. Land surveyors, recorded in Map Book 88, Page 71 at the Pitt County Register of Deeds.

Section 2. That the Director of Planning and Development Services is directed to amend the Future Land Use and Character Map of the City of Greenville in accordance with this ordinance.

Section 3. That all ordinances and clauses of ordinances in conflict with this ordinance are hereby repealed.

Section 4. That this ordinance shall become effective upon its adoption.

ADOPTED this 9th day of October, 2025.

P. J. Connelly, Mayor

ATTEST:

Valerie Shiuwegar, City Clerk
1207988

Excerpt from the draft Planning & Zoning Commission Minutes (09/16/2025)

5. REQUEST BY ROBERT FORBES, JR. AND JAMES FORBES TO AMEND THE FUTURE LAND USE AND CHARACTER MAP FOR 0.937 ACRES FROM TRADITIONAL NEIGHBORHOOD, MEDIUM TO HIGH DENSITY (TNMH) TO MIXED USE (MU) FOR THE PROPERTY LOCATED ALONG THE NORTHERN RIGHT-OF-WAY OF NC 43 N AND 500+/- FEET EAST OF MACGREGOR DOWNS ROAD.

Chris Kelly, Planner II, presented on behalf of City Staff. The requested land use could generate a net increase of 54 trips per day on NC 43 N. Based on the traffic volume report generated for this request, the current land use could generate 54 trips per day. The proposed land use could generate 108 trips per day, which is a net increase of 54 trips per day. During the development review process, measures to mitigate traffic will be determined. This property is currently zoned RA20. The Future Land Use and Character Map recommends Mixed Use (MU) at the intersection of NC 43 N and MacGregor Downs Road, transitioning to Traditional Neighborhood, Medium-High (TNMH) to the north and west. Under the current land use character of TNMH, the site could accommodate 8 multi-family units. This request is to amend the current land use character to MU. Under the proposed land use category of MU, the site could accommodate 2,000+/- square feet of retail space. When the Horizons plan was last updated in 2016, we had a Comprehensive Plan Committee. The committee developed these 8 guiding principles when looking at the Future Land Use Plan and where land uses should go. In Staff's opinion, this request of mixed use is in keeping with number 8, which is sustainable development practices. Therefore, staff recommends approval of this request.

Chair Collins opened the public hearing.

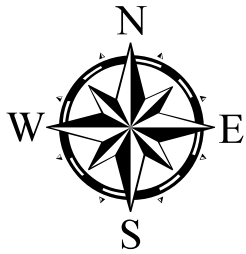
Robert Forbes, applicant, spoke in favor of the request.

Keith Blades, resident, spoke in opposition of the request.

Chair Collins closed the public hearing and opened board discussion.

Motion made by Mr. Remington, seconded by Mr. Woodmansee, to recommend approval of the amendment.

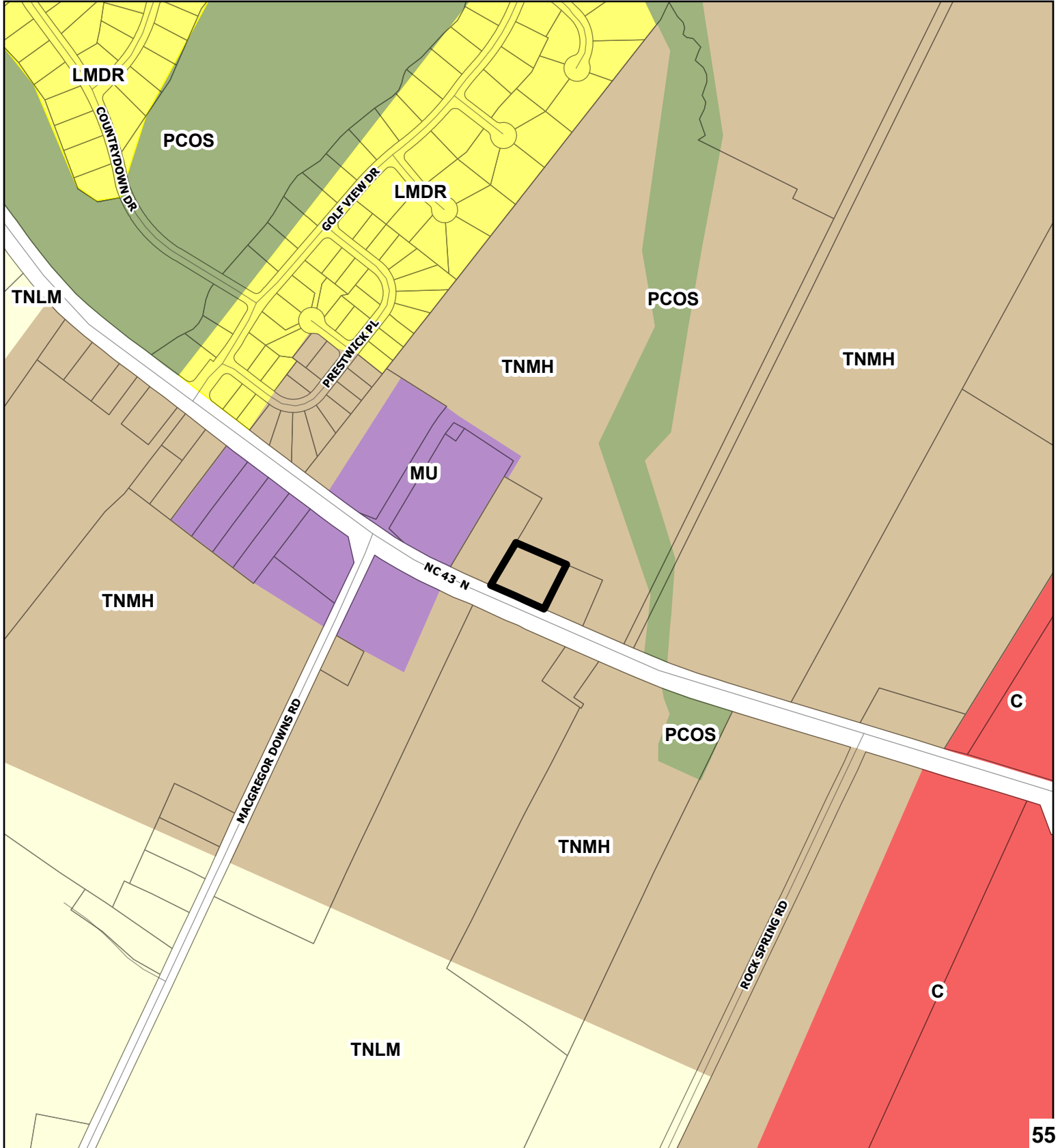
Motion passed unanimously.



0 400 800 Feet

Robert Forbes, Jr. and James Forbes
From: TNMH
To: MU
Acres: 0.937
September 16, 2025

Disclaimer: The GIS data which City of Greenville distributes may not be suitable for other purposes or uses. This data is for informational purposes only and should not be substituted for a true title search, property appraisal, survey, or for zoning verification. All GIS data sets are provided "as is" with no warranty. Please consult primary sources before making any decisions or taking any action.



LAND USE AMENDMENT THOROUGHFARE/TRAFFIC VOLUME REPORT

Case No: 25-02

Applicant: Robert Forbes, Jr. and James Forbes

Property Information

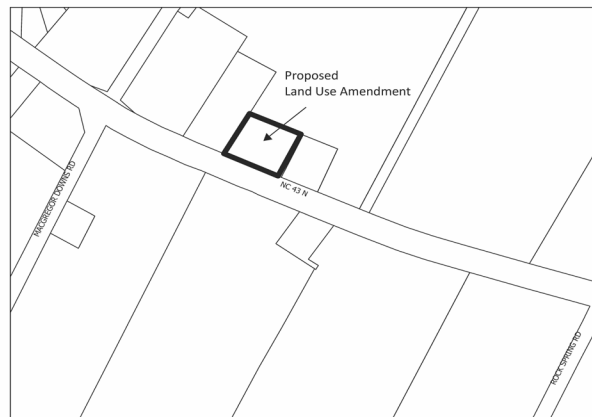
Current Land Use: Traditional Neighborhood, Medium-High (TNMH)

Proposed Land Use: Mixed Use (MU)

Current Acreage: 0.937 acres

Location: NC 43, west of US 264 bypass

Points of Access: NC 43



Location Map

Transportation Background Information

1.) NC 43- State maintained

	<u>Existing Street Section</u>	<u>Ultimate Thoroughfare Street Section</u>
Description/cross section	2-lane with paved shoulders	4-lane with median
Right of way width (ft)	100	100
Speed Limit (mph)	55	no change
Current ADT:	8,950 (*)	UltimateDesign ADT: 49,000 vehicles/day (**)
Design ADT:	16,400 vehicles/day (**)	
Controlled Access	No	
Thoroughfare Plan Status:	Major Thoroughfare	
Other Information:	There are sidewalks along NC 43 that service this property.	

Notes: (*) 2023 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 Land Use: 54 -vehicle trips/day (*) **Proposed Land U: 108** -vehicle trips/day (*)

Estimated Net Change: increase of 54 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 NC 43 are as follows:

1.) NC 43 , West of Site (40%): “No build” ADT of 8,950

Estimated ADT with Proposed Land Use (full build) – 8,993

Estimated ADT with Current Land Use (full build) – 8,972

Net ADT change = 21 (<1% increase)

2.) NC 43 , East of Site (60%):**“No build” ADT of 8,950**

Estimated ADT with Proposed Land Use (full build) – 9,015

Estimated ADT with Current Land Use (full build) – 8,982**Net ADT change = 33 (<1% increase)****Staff Findings/Recommendations**

Based on possible uses permitted by the requested land use, the proposed land use classification could generate 108 trips to and from the site on NC 43, which is a net increase of 54 additional trips per day (over current land use).

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

From: [C Alford](#)
To: [Planning and Zoning Commission](#)
Cc: [Malcolm I. Johnson](#); [Chantae Gooby](#); [Chris W. Kelly](#)
Subject: [External] Land Use Amendment request Hwy 43 (parcel 88214) opposition
Date: Friday, September 12, 2025 10:14:45 AM

CAUTION: This email originated from outside of your organization. Do not click links or open attachments unless you recognize the sender, were expecting this message or otherwise know the content is safe.

Dear Board and staff,

I am writing to express my opposition to the request to amend the Future Land Use Plan for parcel 88214 on Hwy 43.

Approval of this request would seem to be to be “spot zoning” since according to the City of Greenville zoning layers on the Pitt County OPIS map indicate all the surrounding property on that side of the highway are zoned for residential. I don’t understand why the map in your meeting package on page 95 shows different zoning or why zoning is split on a single parcel.

My fear is that changing the plan for just this one property will then make it easier for the next adjoining properties to also be changed and potentially combined to make a larger commercial strip on that side of the highway which, in my opinion, would have a negative impact on the residential character of the area. The parcel to the immediate left (Johnson Estate) which burned on May of 2024 will soon be in some transition when the estate is eventually settled. There are 3 major residential developments planned for this area, one of which is directly behind these parcels in question.

Please vote to keep the Future Land Use Plan unchanged for this and the surrounding parcels. Please feel free to call me to discuss this topic as well.

Thank you,
Charles Alford
308 Rolling Hills Ct.
Greenville, NC
252-813-7477

Sent from my iPad



City of Greenville, North Carolina

Meeting Date: 10/09/2025

Title of Item: Presentation by Boards and Commissions

- a. Human Relations Council
- b. Youth Council
- c. Airport Authority

Explanation: The City Council's advisory boards make annual presentations to the City Council. The City Council will hear presentations from the following boards:

- Human Relations Council
- Youth Council
- Airport Authority

Fiscal Note: No direct fiscal impact.

Recommendation: Hear presentations from the Human Relations Council, Youth Council, and Airport Authority.

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