



Agenda

Planning and Zoning Commission

June 18, 2013

6:30 PM

Council Chambers, City Hall, 200 W. Fifth Street

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- I. CALL MEETING TO ORDER -
- II. INVOCATION - Brian Smith
- III. ROLL CALL
- IV. APPROVAL OF MINUTES - May 21, 2013
- V. OLD BUSINESS

LAND USE PLAN MAP AMENDMENTS

1. Ordinance requested by North Carolina Department of Transportation to amend the Future Land Use Plan Map from an office/institutional/multi-family (OIMF) category to industry (I) and conservation/openspace (COS) categories for the property located at the northwest corner of the intersection of North Memorial Drive and West Belvoir Road containing 31 acres.

- VI. NEW BUSINESS

REZONINGS

2. Ordinance requested by Pitt County Memorial Hospital, Incorporated to rezone 7.2 acres located at the northwest and northeast corners of the intersection of Stantonsburg Road and Moye Boulevard from Medical-Support (MS) and Medical-Heavy Commercial (MCH) to Medical-Institutional (MI).

OTHER

3. Election of Officers

VII. ADJOURN

DRAFT OF MINUTES PROPOSED FOR ADOPTION BY THE GREENVILLE PLANNING
AND ZONING COMMISSION

May 21, 2013

The Greenville Planning and Zoning Commission met on the above date at 6:30 p.m. in the Council Chambers of City Hall.

Mr. Godfrey Bell –Chair-*

Mr. Tony Parker - *	Ms. Shelly Basnight – X
Mr. Hap Maxwell – *	Ms. Ann Bellis – *
Ms. Linda Rich - *	Mr. Brian Smith - *
Mr. Doug Schrade - *	Mr. Jerry Weitz –*
Ms. Wanda Harrington-X	Mr. Torico Griffin -*
Dr. Kevin Burton- X	

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

VOTING MEMBERS: Maxwell, Parker, Bellis, Rich, Smith, Griffin, Schrade, Weitz

PLANNING STAFF: Chantae Gooby, Planner II and Elizabeth Blount, Staff Support Specialist II.

OTHERS PRESENT: Dave Holec, City Attorney, Merrill Flood, and Jonathan Edwards, Communications Technician.

MINUTES: Motion was made by Mr. Parker, seconded by Ms Bellis, to accept the April 16, 2013 minutes as presented. Motion carried unanimously.

NEW BUSINESS

LAND USE PLAN MAP AMENDMENT

ORDINANCE REQUESTED BY NORTH CAROLINA DEPARTMENT OF TRANSPORTATION TO AMEND THE FUTURE LAND USE PLAN MAP FROM AN OFFICE/INSTITUTIONAL/MULTI-FAMILY (OIMF) CATEGORY TO INDUSTRY (I) AND CONSERVATION/OPENSOURCE (COS) CATEGORIES FOR THE PROPERTY LOCATED AT THE NORTHWEST CORNER OF THE INTERSECTION OF NORTH MEMORIAL DRIVE AND WEST BELVOIR ROAD CONTAINING 31 ACRES.

Chairman Bell stated that the applicant requested to hold the petition until the June Planning and Zoning Meeting.

Ms Rich made a motion to accept the request, seconded by Mr. Maxwell. Motion carried unanimously.

OTHER BUSINESS

Ms Gooby stated that the agenda next month will include election of new officers.

Chairman Bell stated that he will not be seeking re-election of chairman for next year.

With no further business, motion made by Mr. Parker, seconded by Mr. Smith, to adjourn. Motion passed unanimously. Meeting adjourned at 6:35 p.m.

Respectfully Submitted,

Merrill Flood, Secretary to the Commission
Director of Community Development Department



City of Greenville, North Carolina

Meeting Date: 6/18/2013
Time: 6:30 PM

Title of Item: Ordinance requested by North Carolina Department of Transportation to amend the Future Land Use Plan Map from an office/institutional/multi-family (OIMF) category to industry (I) and conservation/openspace (COS) categories for the property located at the northwest corner of the intersection of North Memorial Drive and West Belvoir Road containing 31 acres.

Explanation: **Abstract:** The City has received a request by North Carolina Department of Transportation to amend the Future Land Use Plan Map from an office/institutional/ multifamily (OIMF) category to an industry (I) and a conservation/openspace (COS) categories for the property located at the northwest corner of the intersection of North Memorial Drive and West Belvoir Road containing 31 acres.

History/Background:

The current Future Land Use Plan Map (FLUPM) was adopted on February 12, 2004.

Comprehensive Plan:

The subject area is located in Vision Area A.

The FLUPM recommends office/institutional/multifamily (OIMF) at the northwest corner of the intersection of North Memorial Drive and West Belvoir Road with commercial (C) and conservation/open space (COS) to the north, industry (I) to the south and low density residential (LDR) to the west.

North Memorial Drive is designated as a gateway corridor from West Third Street continuing north. Gateway corridors serve as primary entranceways into the City and help define community character. These roads are designed to carry high volumes of traffic through and across the City.

The Comprehensive Plan states: "Office/Institutional/Multi-family land uses should be developed along transportation thoroughfares to provide transition between commercial nodes and to preserve vehicle carrying capacity. Office/Institutional/Multi-family development should be used as a buffer between light industrial and commercial development and adjacent lower density residential land uses."

The Horizons: Greenville's Community Plan 2010 Update provides criteria in determining if a change to the FLUPM is compatible.

The following are excerpts from the 2010 Update.

A FLUPM amendment request will be construed to be "compatible with the comprehensive plan" if:

(i) The proposed amendment is determined by Planning and Zoning Commission and City Council to be necessary as a result of changed conditions in the local development pattern, street pattern, environment or other major feature or plan, which impacts the site in a manner or to a degree not previously anticipated at the time of adoption of the Current FLUPM; and

(ii) The location of the proposed classification(s) support the intent and objective of the current FLUPM, Focus Area Map, and Transportation Corridor Map and other contextual considerations of the comprehensive plan; and

(iii) The resulting anticipated land use is properly located with respect to existing and future adjoining and area uses and the proposed change is not anticipated to cause undue negative impacts on localized traffic, the natural environment or existing land and future neighborhoods and businesses within and in proximity to the area of proposed amendment; and

(iv) The amendment is anticipated to result in a desirable and sustainable land use pattern to an equal or greater degree than existed under the previous plan recommendation.

Environmental Conditions/Constraints:

The subject property is impacted by the 500-year floodplain associated with the Tar River.

Surrounding Land Uses and Zoning:

North: CH and R6 - Vacant

South: OR - Pitt-Greenville Airport (runway) and NC Department of Corrections

East: RA20 - NC DOT facility

West: CN - One (1) single-family residence; R6MH - Three (3) single-family residences and two (2) mobile home residences

Thoroughfare/Traffic Volume (Summary):

Based on the analysis comparing the existing land use (2,886 daily trips) and requested land use, the proposed land use classification could generate 1,564 trips to and from the site on Memorial Drive, which is a net *decrease* of 1,322 less trips per day. Since the traffic analysis for the requested land use indicates that the proposal would generate less traffic than the existing land use, a traffic volume report was not generated.

Additional Staff Comments:

Of primary concern is the protection of the abutting residential neighborhood to the west. The current zoning of OR (office-residential [high density multi-family]) provides the intended buffer for the neighborhood.

The subject property is impacted by its proximity to one of the runways for Pitt-Greenville Airport located to the south. Due to the size (30+/- acres), location and mitigating factors associated with the subject property, the current zoning of OR could limit any potential development of the property.

Under the requested categories of industry and conservation/open space, staff would recommend the addition of a CA (conservation) overlay zoning on a portion of the property adjacent to the neighborhood which would require the property within the CA overlay zoning to remain in its natural vegetative state.

Further, staff would recommend the applicant meet with the adjacent neighborhood to address any concerns.

Any specific improvements above the minimum bufferyard and street tree requirements, including the additional plantings and the like, which the applicant may voluntarily offer, would be by private agreement. The City cannot participate in the development of, or in the enforcement of, any private agreements associated with any rezoning.

The inclusion of transitional zoning or other private conditions of development that are agreeable to the affected neighborhood may accomplish the intent of the plan for protect the neighborhood.

Fiscal Note:

No cost to the city.

Recommendation:

In consideration of the criteria listed in the 2010 Update regarding requests to amend the Future Land Use Plan Map and mitigating factors as previously mentioned, staff's opinion is that the request is **compatible** with the comprehensive plan based on the following criteria listed in the 2010 Update. The proposed I and COS categories:

- are properly located with respect to existing and future adjoining land uses and is not anticipated to cause undue negative impacts on localized traffic,

the natural environment or existing and future neighborhoods and businesses within and in proximity to the area; and

- are anticipated to result in a desirable and sustainable land use pattern to an equal or greater degree than existed under the previous plan recommendation.

Viewing Attachments Requires Adobe Acrobat. [Click here](#) to download.

Attachments / click to download

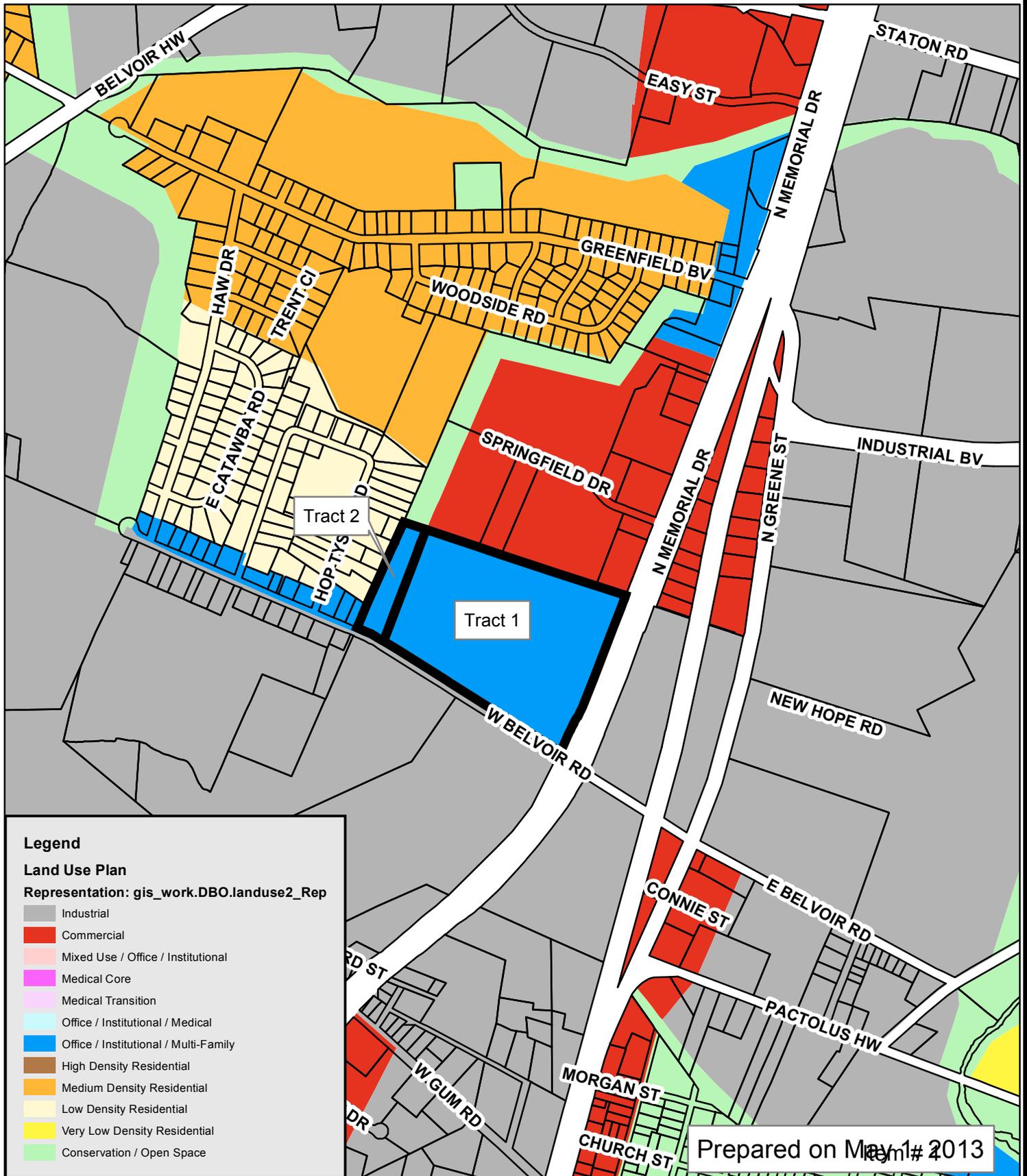
 [Map](#)

NC Department of Transportation

From: OIMF 31 acres

To: I (Tract 1) 29 acres

COS (Tract 2) 2 acres



Legend

Land Use Plan

Representation: gis_work.DBO.landuse2_Rep

- Industrial
- Commercial
- Mixed Use / Office / Institutional
- Medical Core
- Medical Transition
- Office / Institutional / Medical
- Office / Institutional / Multi-Family
- High Density Residential
- Medium Density Residential
- Low Density Residential
- Very Low Density Residential
- Conservation / Open Space

Prepared on May 1, 2013



City of Greenville, North Carolina

Meeting Date: 6/18/2013
Time: 6:30 PM

Title of Item: Ordinance requested by Pitt County Memorial Hospital, Incorporated to rezone 7.2 acres located at the northwest and northeast corners of the intersection of Stantonsburg Road and Moye Boulevard from Medical-Support (MS) and Medical-Heavy Commercial (MCH) to Medical-Institutional (MI).

Explanation: **Abstract:** The City has received a request from Pitt County Memorial Hospital, Incorporated to rezone 7.2 acres located at the northwest and northeast corners of the intersection of Stantonsburg Road and Moye Boulevard from Medical-Support (MS) and Medical-Heavy Commercial (MCH) to Medical-Institutional (MI).

Required Notices:

Planning and Zoning meeting notice (property owner and adjoining property owner letter) mailed on June 4, 2013.

On-site sign(s) posted on June 4, 2013.

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

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

Comprehensive Plan:

The subject site is located in Vision Area F and in the recognized Medical District.

Management Actions for Vision Area F:

F6. Strengthen/support the medical district plan.

Stantonsburg Road is considered a gateway corridor. Gateway corridors serve as primary entranceways into the City and help define community character. These roads are designed to carry high volumes of traffic through and across the City.

Moye Boulevard is considered a connector corridor. Connector corridors are anticipated to contain a variety of higher intensity activities and uses.

The subject property is part of the employment medical focus area for the hospital area which indicates a high concentration of jobs.

The Future Land Use Plan Map recommends medical core (MC) at the northwest and northeast corners of the intersection of Stantonsburg Road and Moye Boulevard with a small area recommended as conservation/open space (COS).

The Future Land Use Map identifies certain areas for conservation/open space uses. The map is not meant to be dimensionally specific, and may not correspond precisely with conditions on the ground. When considering rezoning requests or other development proposals, some areas classified as conservation/open space may be determined not to contain anticipated development limitations. In such cases, the future preferred land use should be based on adjacent Land Use Plan designations, contextual considerations, and the general policies of the comprehensive plan.

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

Staff researched key requirements of the current and proposed zoning, as those requirements would relate to traffic generating capabilities. The current zoning (MS) allows for a maximum building height of 80 feet. The proposed zoning (MI) allows for a maximum building height in excess of 80 feet. Staff anticipates a structure similar in height and size to the Heart Center. That building has a height that would be allowed in the current zoning (less than 80 feet). Since the proposed building would be similar in size to the Heart Center building, the traffic generating capabilities could be the same as that of the current zoning.

As such in this case, the proposed rezoning (MI) would not generate any additional traffic above and beyond the current zoning (MS).

History/Background:

In 1972, the subject properties were incorporated into the City's extra-territorial jurisdiction (ETJ) and was zoned RA20 (Residential-Agricultural). In 1973, the property was rezoned to MA (Medical Arts). In 1986, as part of the adoption of the Medical District Zoning, the properties were rezoned to MD-2 and MD-6, which were later re-named to Medical Support and Medical-Heavy Commercial, respectively.

Present Land Use:

Parking lots

Water/Sewer:

Water and sanitary sewer are available.

Historic Sites:

There are no known effects on designated sites.

Environmental Conditions/Constraints:

On the hydric soils coverage, there is a small area, located at the northwest and northeast corners of the intersection of Stantonsburg Road and Moye Boulevard, that indicates the presence of hydric soils.

Surrounding Land Uses and Zoning:

North: MS - East Carolina Heart Institute
South: MS and MCH - ABC Moving and Storage
East: MCH - Bank of America
West: MS - Vidant Medical Center

Density Estimates:

Due to the size of the MCH-zoned section (0.2 acres), it is undevelopable.

Under the current zoning (MS) and proposed zoning (MI), staff would anticipate the site to yield the same square footage of medical office/hospital space.

Additional Staff Comment:

This rezoning will result in zoning lines following property lines that were affected by the re-design of Moye Boulevard.

Fiscal Note: No cost to the City.

Recommendation: In staff's opinion, the request is in compliance with Horizons: Greenville's Community Plan, the Medical District Land Use Plan Update (12/20/07), and the Future Land Use Plan Map.

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

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

Viewing Attachments Requires Adobe Acrobat. [Click here](#) to download.

Attachments / click to download

-  [Survey](#)
-  [Bufferyard and Vegetation Standards](#)
-  [Location Map](#)
-  [List_of_Uses_MS_MI_MCH_956681](#)

CURRENT ZONING

MS (Medical-Support)

Permitted Uses

(1) General:

- a. Accessory use or building
- b. Internal service facilities
- c. On- premise signs per Article N
- f. Retail sales; incidental

(2) Residential:

- l. Group care facility
- n. Retirement center or home
- o. Nursing, convalescent center or maternity home; major care facility

*(3) Home Occupations (see all categories): *None*

(4) Governmental:

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

(5) Agricultural/ Mining:

- a. Farming; agriculture, horticulture, forestry (see also section 9-4-103)

(6) Recreational/ Entertainment:

- f. Public park or recreational facility

(7) Office/ Financial/ Medical:

- e. Medical, dental, ophthalmology or similar clinic, not otherwise listed

(8) Services:

ee. Hospital

- ff. Mental health, emotional or physical rehabilitation center

*(9) Repair: * None*

(10) Retail Trade:

- d. Pharmacy
- w. Florist

*(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:

- h. Parking lot or structure; principal use

*(14) Manufacturing/ Warehousing: * None*

*(15) Other Activities (not otherwise listed - all categories): * None*

MS (Medical-Support)
Special Uses

(1) *General*:* None

(2) *Residential*:

- e. Land use intensity dormitory (LUI) development rating 67 per Article K
- i. Residential quarters for resident manager, supervisor or caretaker; excluding mobile home

(3) *Home Occupations (see all categories)*:* None

(4) *Governmental*:

- a. Public utility building or use

(5) *Agricultural/ Mining*:* None

(6) *Recreational/ Entertainment*:* None

(7) *Office/ Financial/ Medical*:

- a. Office; professional and business, not otherwise listed
- d. Bank, savings and loan or other savings or investment institutions

(8) *Services*:

- a. Child day care facilities
- b. Adult day care facilities
- j. College and other institutions of higher learning
- l. Convention center; private
- s. Hotel, motel bed and breakfast inn; limited stay lodging (see also residential quarters for resident manager, supervisor or caretaker and section 9-4-103)
- 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)
- gg. Vocational rehabilitation center
- jj. Health services not otherwise listed

(9) *Repair*:* None

(10) *Retail Trade*:

- h. Restaurant; conventional
- j. Restaurant; regulated outdoor activities
- k. Medical supply sales and rental of medically related products

(11) *Wholesale/ Rental/ Vehicle- Mobile Home Trade*:* None

(12) *Construction*:* None

(13) *Transportation*:* None

(14) *Manufacturing/ Warehousing*:

- t. Manufacture of nonhazardous medical supplies or medical products; including distribution

(15) *Other Activities (not otherwise listed - all categories)*:* None

MCH (Medical-Heavy Commercial)

Permitted Uses

(1) General:

- a. Accessory use or building
- b. Internal service facilities
- c. On- premise signs per Article N
- f. Retail sales; incidental

*(2) Residential: * None*

*(3) Home Occupations (see all categories): *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

(5) Agricultural/ Mining:

- a. Farming; agriculture, horticulture, forestry (see also section 9-4-103)
- b. Greenhouse or plant nursery; including accessory sales

(6) Recreational/ Entertainment:

- f. Public park or recreational facility
- s. Athletic club; indoor only

(7) Office/ Financial/ Medical:

- a. Office; professional and business, not otherwise listed
- d. Bank, savings and loan or other savings or investment institutions
- e. Medical, dental, ophthalmology or similar clinic, not otherwise listed
- f. Veterinary clinic or animal hospital (see also animal boarding; outside facility, kennel and stable)

(8) Services:

- e. Barber or beauty shop
- f. Manicure, pedicure, or facial salon
- n. Auditorium
- o. Church or place of worship
- r. Art Gallery
- u. Art studio including art and supply sales
- v. Photography studio including photo and supply sales
- aa. Catering service including food preparation (see also restaurant; conventional and fast food)
- hh. Exercise and weight loss studio; indoor only
- ii. Wellness center; indoor and outdoor facilities
- kk. Laundrette; household users
- ll. Dry Cleaners; household users

(9) Repair:

- g. Jewelry, watch, eyewear or other personal item repair

(10) Retail Trade:

- a. Miscellaneous retail sales; non-durable goods, not otherwise listed
- b. Gasoline or automotive fuel sales; accessory or principal use, retail
- c. Grocery; food or beverage, off premise consumption (see also Wine Shop)
- c.1 Wine shop (see also section 9-4-103)
- d. Pharmacy

- e. Convenience store (see also gasoline sales)
- f. Office and school supply, equipment sales
- h. Restaurant; conventional
- i. Restaurant; fast food
- k. Medical supply sales and rental of medically related products
- p. Furniture and home furnishing sales not otherwise listed
- s. Book or card store, news stand
- t. Hobby or craft shop
- v. Video or music store; records, tape, compact disk, etc. sales
- w. Florist

(11) Wholesale/ Rental/ Vehicle- Mobile Home Trade. None*

(12) Construction:

- a. Licensed contractor; general, electrical, plumbing, mechanical, etc. excluding outside storage
- c. Construction office; temporary, including modular office (see also section 9-4-103)
- f. Hardware store

(13) Transportation:

- h. Parking lot or structure; principal

(14) Manufacturing/ Warehousing:

- c. Bakery; production, storage and shipment facilities
- i. Moving and storage of nonhazardous materials; excluding outside storage
- k. Mini-storage warehouse, household; excluding outside storage

(15) Other Activities (not otherwise listed - all categories). None*

MCH (Medical Heavy-Commercial)
Special Uses

(1) General:

g. Incidental assembly of products sold at retail or wholesale as an accessory to principal uses

(2) Residential:

i. Residential quarters for resident manager, supervisor or caretaker; excluding mobile homes

*(3) Home Occupations (see all categories):** None

(4) Governmental:

a. Public utility building or use

*(5) Agricultural/ Mining:** None

(6) Recreational/ Entertainment:

t. Athletic club; indoor and outdoor facilities

(7) Office/ Financial/ Medical:

c. Office; customer service not otherwise listed, included accessory service delivery vehicle parking and indoor storage

(8) Services:

a. Child day care facilities

b. Adult day care facilities

j. College and other institution of higher learning

l. Convention center; private

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)

gg. Vocational rehabilitation center

jj. Health services not otherwise listed

(9) Repair:

b. Minor repair; as an accessory or principal use

(10) Retail Trade:

j. Restaurant; regulated outdoor activities

y. Auto part sales (see also major and minor repair)

*(11) Wholesale/ Rental/ Vehicle- Mobile Home Trade:** None

*(12) Construction:** None

*(13) Transportation:** None

(14) Manufacturing/ Warehousing:

m. Warehouse; accessory to approved commercial or industry uses within the district; excluding outside storage

t. Manufacture of nonhazardous medical supplies or medical products, including distribution

*(15) Other Activities (not otherwise listed - all categories):** None

PROPOSED ZONING

MI (Medical-Institutional)

Permitted Uses

(1) General:

- a. Accessory use or building
- b. Internal service facilities
- c. On- premise signs per Article N
- f. Retail sales; incidental

(2) Residential:

- l. Group care facility
- n. Retirement center or home
- o. Nursing, convalescent center or maternity home; major care facility

*(3) Home Occupations (see all categories):*None*

(4) Governmental:

- b. City of Greenville municipal government building or use (see also section 9-4-103)

(5) Agricultural/ Mining:

- a. Farming; agriculture, horticulture, forestry (see also section 9-4-103)

(6) Recreational/ Entertainment:

- f. Public park or recreational facility

(7) Office/ Financial/ Medical:

- e. Medical, dental, ophthalmology or similar clinic, not otherwise listed

(8) Services:

- j. College and other institutions of higher learning
- ee. Hospital
- ff. Mental health, emotional or physical rehabilitation center

(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:

- h. Parking lot or structure; principal use

*(14) Manufacturing/ Warehousing: * None*

(15) Other Activities (not otherwise listed - all categories): None*

MI (Medical-Institutional)
Special Uses

(1) *General*:* None

(2) *Residential*:

i. Residential quarters for resident manager, supervisor or caretaker; excluding mobile home

(3) *Home Occupations (see all categories)*:* None

(4) *Governmental*:* None

(5) *Agricultural/ Mining*:* None

(6) *Recreational/ Entertainment*:* None

(7) *Office/ Financial/ Medical*:* None

(8) *Services*:

a. Child day care facilities

b. Adult day care facilities

jj. Health services not otherwise listed

(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



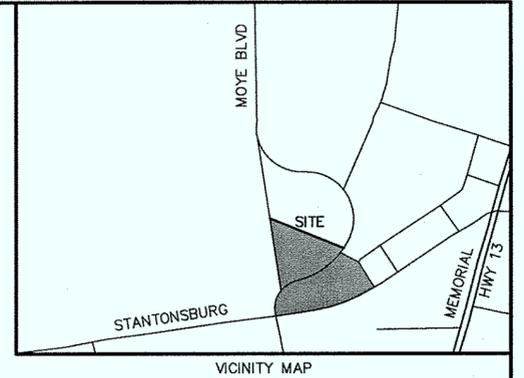
NO PROPOSED ZONING CHANGE IN THIS AREA

NO PROPOSED ZONING CHANGE IN THIS AREA

NOTE :
COMBINED SCALE FACTOR = 0.99989041
ALL DISTANCES ARE HORIZONTAL GROUND MEASUREMENTS IN FEET AND DECIMALS THEREOF UNLESS NOTED OTHERWISE.

PITT COUNTY MEMORIAL HOSPITAL, INCORPORATED
DB 259 PG 669
MB 26 PG 140
ZONED MCH

N.C.G.S.M. "GREENVILLE 1933"
N = 681,967.81 FT. (2011 GRID)
E = 2,478,333.33 FT. (2011 GRID)
ELEV. = 70.58' NAVD 1988



PITT COUNTY MEMORIAL HOSPITAL, INCORPORATED
DB 858 PG 375
MB 73 PG 45
ZONED MI

TRACT 1
EXISTING ZONING: MS
PROPOSED ZONING: MI
AREA TO BE REZONED: 4.5 AC. ±

TRACT 2
EXISTING ZONING: MS & MCH
PROPOSED ZONING: MI
AREA TO BE REZONED: 2.7 AC. ±

PLAINS COASTAL PROPERTIES, LLC
DB 884 PG 762
MB 6 PG 140
ZONED MCH

FIRST STATES INVESTORS 4100A, LLC
DB 1672 PG 754
ZONED MCH

TAYLOR CAPITAL, LLC
DB 2962 PG 166
MB 11 PG 15
ZONED MCH

TAYLOR CAPITAL, LLC
DB 2962 PG 178
ZONED MCH

TAYLOR CAPITAL, LLC
DB 2962 PG 166
ZONED MCH

EAST CAROLINA INN INC d/b/a
EAST CAROLINA INN
DB 207 PG 349
MB 32 PG 75
ZONED MS

J. TILMON KEEL
DB 3077 PG 222
MB 45 PG 55
ZONED MS



- LEGEND
- EIP = EXISTING IRON PIPE
 - EPK = EXISTING PK NAIL
 - RWM = RIGHT-OF-WAY MONUMENT
 - = NO POINT SET
 - = NOT TO SCALE

SOURCE OF TITLE
DB 2661 PG 5
MB 73 PG 45-46

- I, WILLIAM B. HILLIARD, PROFESSIONAL LAND SURVEYOR NO. L-4609, CERTIFY TO ONE OR MORE OF THE FOLLOWING AS INDICATED THUS, OR :
- A. THAT THIS PLAT IS OF A SURVEY THAT CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND;
 - B. THAT THIS PLAT IS OF A SURVEY THAT IS LOCATED IN SUCH PORTION OF A COUNTY OR MUNICIPALITY THAT IS UNREGULATED AS TO AN ORDINANCE THAT REGULATES PARCELS OF LAND;
 - C. ANY OF THE FOLLOWING:
 1. THAT THE SURVEY IS OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT CREATE A NEW STREET OR CHANGE AN EXISTING STREET;
 2. THAT THE SURVEY IS OF AN EXISTING BUILDING OR OTHER STRUCTURE, OR NATURAL FEATURE, SUCH AS A WATERCOURSE; OR
 3. THAT THE SURVEY IS A CONTROL SURVEY;
 - D. THAT THIS PLAT IS OF A SURVEY OF ANOTHER CATEGORY, SUCH AS THE RECOMBINATION OF EXISTING PARCELS, A COURT-ORDERED SURVEY OR OTHER EXCEPTION TO THE DEFINITION OF SUBDIVISION;
 - E. THAT THE INFORMATION AVAILABLE TO THIS SURVEYOR IS SUCH THAT I AM UNABLE TO MAKE A DETERMINATION TO THE BEST OF MY PROFESSIONAL ABILITY AS TO PROVISIONS CONTAINED IN (A) THROUGH (D) ABOVE.

William B. Hilliard 5/29/13
SURVEYOR DATE

LINE TABLE

LINE	LENGTH	BEARING
L1	30.37	N65°44'25"E
L2	54.77	S71°49'08"E
L3	137.52	S65°00'56"W
L4	10.15	S67°59'04"E
L5	100.59	N22°55'46"E
L9	61.06	S59°18'51"W

CURVE TABLE

CURVE	LENGTH	RADIUS	CHORD BEARING	CHORD	TANGENT	DELTA
C1	159.53	155.00	S48°41'22"W	152.58	87.64	58°58'11"
C2	415.77	540.00	N56°07'02"E	405.58	218.80	44°06'53"
C3	44.46	75.00	N55°13'51"W	43.81	22.90	33°57'48"
C4	371.36	460.00	N59°19'34"E	361.36	196.47	46°15'20"
C5	228.92	245.00	S55°41'12"W	220.68	123.58	53°32'04"
C11	558.90	1392.38	N71°36'11"E	555.16	283.27	22°59'55"

REZONING PLAT
FOR
PITT COUNTY MEMORIAL HOSPITAL, INC.
GREENVILLE TOWNSHIP
PITT COUNTY
MAY 29, 2013
NORTH CAROLINA

OWNER : PITT COUNTY MEMORIAL HOSPITAL, INC.
ADDRESS : 2100 STANTONSBURG RD., GREENVILLE, N.C. 27835
PHONE : 252-847-8296

THE EAST GROUP
324 S. EVANS ST. SUITE 311
GREENVILLE, NC 27834
(252) 758-3746
CORPORATE LICENSE NO. 00206 (919) 784-9330
Engineering • Architecture • Surveying • Technology

SURVEYED : GDF PROJECT # : 20130019
DRAWN BY : WBH DATE : 05/29/13
CHECKED : WBH SCALE : 1" = 120'

SOURCE OF TITLE
THIS IS TO CERTIFY THAT THE LAST INSTRUMENT (S) IN THE CHAIN OF TITLE (S) OF THIS PROPERTY AS RECORDED IN THE PITT COUNTY REGISTRY AT GREENVILLE, NORTH CAROLINA IS:
DEED BOOK 2661 PAGE 5
DEED BOOK _____ PAGE _____
DEED BOOK _____ PAGE _____
MAP BOOK 73 PAGE 45-46
MAP BOOK _____ PAGE _____
William B. Hilliard
N.C. REG. NO. L-4509

OWNERS STATEMENT
THIS IS EVIDENCE THAT THIS SUBDIVISION IS MADE AT THE REQUEST OF _____
SWORN AND SUBSCRIBED TO BEFORE ME THIS _____ DAY OF _____ 20____
NOTARY PUBLIC
MY COMMISSION EXPIRES : _____

APPROVAL
THIS FINAL PLAT # _____, WAS APPROVED BY THE SUBDIVISION REVIEW BOARD IN ACCORDANCE WITH TITLE 9, CHAPTER 5 OF THE GREENVILLE CITY CODE THE _____ DAY OF _____ 20____
SIGNED : _____
CITY PLANNER

DEDICATION
THE UNDERSIGNED HEREBY ACKNOWLEDGE (S) THIS PLAT AND ALLOTMENT TO BE FREE ACT AND DEED, AND HEREBY DEDICATE (S) TO PUBLIC USE AS STREETS, PARKS, PLAYGROUNDS, OPEN SPACES AND EASEMENTS FOREVER ALL AREAS AS SHOWN OR SO INDICATED ON SAID PLAT.
SIGNED : _____
ATTEST : _____

REVIEW OFFICER
DATE

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)

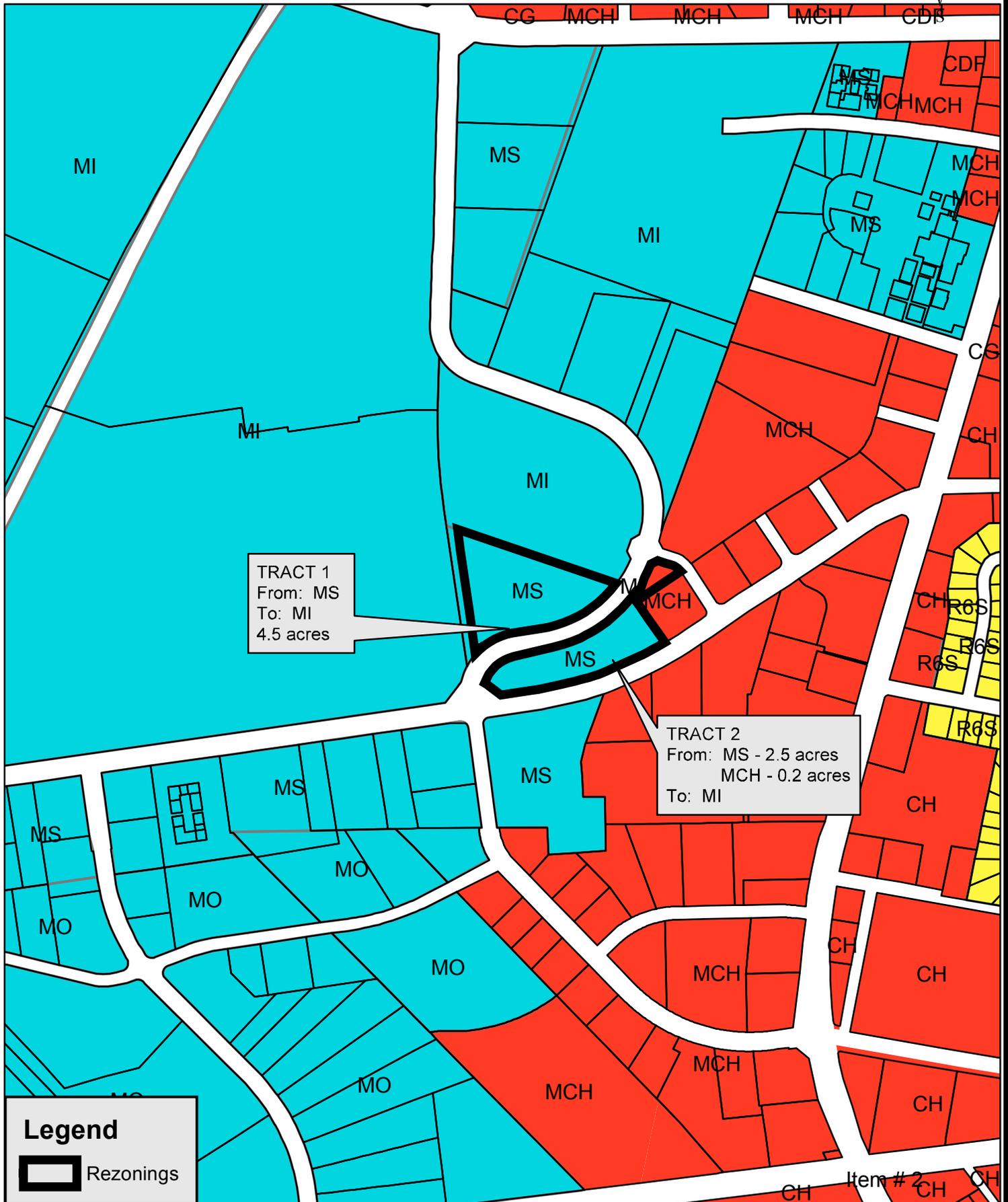
Width	For every 100 linear feet
50'	8 large evergreen trees 10 small evergreens 36 evergreen shrubs

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.

Pitt County Memorial Hospital, Inc

June 4, 2013



Legend

Rezoning