



## Agenda

### Planning and Zoning Commission

July 17, 2012

6:30 PM

Council Chambers, City Hall, 200 W. Fifth Street

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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.

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I. CALL MEETING TO ORDER -

II. INVOCATION - Hap Maxwell

III. ROLL CALL

IV. APPROVAL OF MINUTES - June 19, 2012

V. NEW BUSINESS

#### REZONINGS

1. Ordinance requested by Greenville Community Life Center, Inc. to rezone 2.27 acres located at the northwest corner of the intersection of Manhattan Avenue and Chestnut Street from OR (Office-Residential [High Density Multi-family]) to CDF (Downtown Commercial Fringe).
2. Ordinance requested by The East Carolina Bank to rezone 41.616 acres located along the southern right-of-way of Regency Boulevard between South Pointe Duplexes and the CSX Railroad from R6S (Residential-Single-family [Medium Density]) to R6A (Residential [Medium Density Multi-family]).

VI. ADJOURN

DRAFT OF MINUTES PROPOSED FOR ADOPTION BY THE GREENVILLE PLANNING  
AND ZONING COMMISSION  
June 19, 2012

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 – Vice Chair (Acting Chairman)\*  
Mr. Tony Parker - \*                      Ms. Linda Rich - \*  
Mr. Hap Maxwell – X                      Ms. Ann Bellis – \*  
Ms. Shelley Basnight - \*                      Mr. Brian Smith - \*  
Mr. Doug Schrade - \*                      Mr. Jerry Weitz – \*  
Ms. Wanda Harrington-X                      Mr. Torico Griffin -\*  
Dr. Kevin Burton- \*

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

**VOTING MEMBERS:** Bell, Parker, Basnight, Rich, Bellis, Smith, Schrade, Weitz, Griffin

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

**OTHERS PRESENT:** Chris Padgett, Interim Assistant City Manager, Dave Holec, City Attorney and Jonathan Edwards, Communications Technician.

Acting Chairman Bell recognized Mr. Weitz and Mr. Schrade for becoming Regular Commission Members and welcomed City Alternate #1, Mr. Torico Griffin and City Alternate #2, Dr. Kevin Burton.

**MINUTES:** Motion was made by Mr. Smith, seconded by Ms Basnight, to accept the May 15, 2012 minutes as presented. Motion carried unanimously.

**NEW BUSINESS**  
**REZONINGS**

REQUEST BY DAVID HILL – WITHDRAWN

Ordinance requested by David Hill to rezone location at the southeast corner of the intersection of Greenville Boulevard and Belvedere Drive from O (Office) to CG (General Commercial).

Ms Gooby informed the commission that Mr. Hill submitted a request to withdraw his rezoning request.

**Motion was made by Mr. Parker, seconded by Ms Rich to accept the withdrawal. Motion carried unanimously.**

#### REQUEST BY STORAGE KINGS, LLC – APPROVED

Ordinance requested by Storage Kings, LLC to rezone area from R6 (Residential [High Density Multi-family]) to CH (Heavy Commercial).

Ms Chantae Gooby, Planner, delineated the property. The property is located along the southern right-of-way of Deck Street and 115+/- feet east of the intersection of Deck Street and South Greene Street. The property is currently vacant. The property is impacted by the 100-year floodplain. No traffic report was generated since the requested rezoning will generate less traffic than the existing zoning. The property is currently zoned as R6 which can accommodate one duplex building. Under the proposed zoning (CH), the property could yield 1,667 additional square feet of mini-storage space. The Future Land Use Plan Map recommends commercial at the southwest corner of the intersection of Evans Street and Deck Street. In staff's opinion, the request is in compliance with Horizons: Greenville's Community Plan, and the Future Land Use Plan Map.

Mr. Mike Baldwin, representative of Storage Kings, spoke in favor of the request. He stated that the request was primarily for dimensional standards for the lot.

No one spoke in opposition of the request.

Mr. Weitz disagreed with staff's opinion concerning the rezoning being consistent with the developments in floodplains in the Horizons: Greenville's Community Plan. He stated that the rezoning also does not protect neighborhood livability. He also stated that the rezoning request of heavy commercial has to consider all possible businesses and does not believe it is good practice to put possible businesses in a floodplain.

**Motion made by Mr. Smith, seconded by Mr. Schrade, to recommend approval of the proposed amendment to advise that it is consistent with the Comprehensive Plan and other applicable plans and to adopt the staff report which addresses plan consistency and other matters. Those voting in favor: Smith, Bellis, Basnight, Parker, Griffin, Schrade, and Rich. Those voting in opposition: Weitz. Motion passed.**

#### TEXT AMENDMENTS

#### REQUEST BY PARADIGM, INC - APPROVED

Zoning Ordinance Text Amendment Application submitted by Paradigm, Inc. requesting to allow Board of Adjustment to approve reasonable accommodations related to the City's ¼ mile separation standard for family care homes.

Mr. Chris Padgett, Interim Assistant City Manager, provided history and background information on this request to the Commission. The process that led to this text amendment began in April 2012. The Commission denied the request and it was sent to City Council. The applicant withdrew the application the night of the public hearing with City Council's permission. The applicant re-vamped the text amendment to address the issue of reasonable accommodations as is provided by the Fair Housing Act. This amendment is different than the previous submitted request as it proposes to empower the Board of Adjustment to grant a reasonable accommodation to the one-fourth mile separation requirement for Family Group Homes subject to specified findings. Procedurally, any request for a reasonable accommodation will be processed like a Special Use Permit, except with different findings. The approval of a reasonable accommodation is limited to the spacing requirement for family care homes only. The Board of Adjustment may prescribe appropriate conditions and safeguards to any such approval. Mr. Padgett also stated that the reasonable request would have to be reasonable and necessary. He stated the factors which may be considered but not limited to in determining whether an accommodation is reasonable and/or necessary. Staff outlined the applicable provisions of the City's Comprehensive Plan. In staff's opinion, the proposed text amendment provides an opportunity for an individual to seek a reasonable accommodation under the Federal Fair Housing Act which would ensure compliance with federal law. Additionally, the process proposed affords protection to neighborhoods by (1) including the opportunity for public input; (2) requiring that the applicant prove the request for a reasonable accommodation is both reasonable and necessary; and (3) providing an opportunity for the Board of Adjustment to prescribe appropriate conditions and safeguards to ensure compatibility with surrounding land uses. In staff's opinion, the proposed Zoning Ordinance Text Amendment is in compliance with Horizons: Greenville's Comprehensive Plan.

Ms Bellis asked if the one-fourth mile separation was still in effect with the new application.

Mr. Padgett explained the difference between the two text amendments and stated the latest text amendment stresses the need for reasonable accommodations in accordance to the Federal Fair Housing Act.

Ms Bellis asked if the Board of Adjustment's decision would be upheld should an applicant appeal to Superior Court.

Attorney Holec stated that if the board follows the procedures and base their decision upon the evidence produced, then Superior Court will uphold the decision.

Ms Bellis asked what type of evidence could the applicant present that would hold up in court.

Attorney Holec said it would be based upon their findings and need to be admissible according to law.

Mr. Parker asked if the amendment would apply throughout the city and not just site specific.

Mr. Padgett answered yes.

Mr. Schrade asked for clarity concerning Oxford Houses.

Mr. Padgett explained how the Oxford houses were established by federal law and how they can circumvent local zoning authority.

Mr. Schrade asked if the new text amendment was for individual homes to present to the Board of Adjustment their need to circumvent the one-fourth mile separation rule.

Mr. Padgett explained that the text amendment is making the framework for a home to ask the Board of Adjustment for a reasonable accommodation of the one-fourth mile due to it enabling the home to offer services to people with handicaps.

Mr. Parker asked if the text amendment addresses the need for the service and not the economics that the service may bring.

Mr. Padgett referred back to the criteria for the case and stated that there is a variety of evidence that the applicant may use in order to submit a request to the Board of Adjustment in accordance to this text amendment.

Mr. Bob Thompson, Advocacy Coordinator for Disability Advocacy & Research Center, spoke in favor of the request. He spoke advocating Paradigm, Inc. and their ability to increase the number of clients in one of their existing homes. He recognized John Mark Bradley, in the audience, who is an individual with cerebral palsy and has had difficulty finding the right care home to properly care for his needs. Mr. Thompson stated that the text amendment would not change the existing ordinance but provide reasonable accommodations for a person like John Mark to receive quality care and be able to stay in this area.

No one else spoke in favor or in opposition of the request.

Ms. Bellis stated that the Commission cannot concentrate on a few situations when making a decision that can affect the whole city.

Mr. Bell asked for clarity concerning their decision about the text being applied to the whole city.

Mr. Holec stated Mr. Thompson made an argument that would go before the Board of Adjustment if the text amendment were approved. The new text amendment would amend the ordinance to provide the opportunity for an applicant to go before the Board of Adjustment in order to request a reasonable accommodation. He stated that the Commission was not acting on the specific situations that Mr. Thompson spoke of.

Mr. Schrade asked if the Board of Adjustment could deny one application and approve another.

Attorney Holec stated that the Board of Adjustment has the authority to consider specific fact situations and make a decision accordingly.

Mr. Parker asked if the Commission denied the request would the applicant still have the right to go to City Council.

Attorney Holec stated that the Commission makes a recommendation which is forwarded to City Council automatically.

Mr. Weitz stated that he agreed with staff's opinion with the re-vamped text amendment.

Mr. Schrade stated that he also agreed with staff's opinion. He said that the new text amendment stating that the applicant has to appear before the Board of Adjustment is another step in preventing the family care homes from being concentrated in neighborhoods and provides evaluation on each situation.

Mr. Parker agreed that his view has changed from the original amendment and is in support of the new amendment.

**Motion made by Mr. Weitz, seconded by Mr. Schrade, to recommend approval of the proposed amendment to advise that it is consistent with the Comprehensive Plan and other applicable plans and to adopt the staff report which addresses plan consistency and other matters. Those voting in favor: Smith, Weitz, Basnight, Parker, Griffin, Schrade, and Rich. Those voting in opposition: Bellis. Motion passed.**

## **OTHER ITEMS OF BUSINESS**

### Communities Putting Prevention to Work (CPPW) Work Plan

Ms Gooby stated that the Pitt County Health Department gave the City grant funds to hire a consultant to look at the City's development standards from a public health perspective. The objective is to improve community health, design and appearance. The consultant will facilitate meetings with a work group comprised of representatives of residential developers, commercial developers, design professionals, and members of the Planning and Zoning Commission, Bike and Pedestrian Commission, Community Appearance Commission, Neighborhood Advisory Board, and Recreation and Parks Commission. There will be five meetings over a three-month period. The work plan was recommended by the Commission in January.

Mr. Tony Parker volunteered to serve on the work group.

## **ELECTION OF OFFICERS**

Attorney Holec stated that the Commission must elect a Chairman and Vice-Chairman. The office is for a one-year period. Attorney Holec opened the floor for chairman nominations.

Mr. Parker nominated Mr. Godfrey Bell.

No other nominations were made and Attorney Holec closed the nominations. All Commission members were in agreement with the nomination and Mr. Bell was elected Chairman of the Planning and Zoning Commission.

Attorney Holec opened the floor for vice-chairman nominations.

Mr. Bell nominated Ms Shelly Basnight.

No other nominations were made and Attorney Holec closed the nominations. All Commission members were in agreement with the nomination and Ms. Basnight was elected Vice-Chairman of the Planning and Zoning Commission.

**With no further business, motion made by Mr. Bell, seconded by Mr. Parker, to adjourn.  
Motion passed unanimously. Meeting adjourned at 7:21 p.m.**

Respectfully Submitted,

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



# City of Greenville, North Carolina

Meeting Date: 7/17/2012  
Time: 6:30 PM

**Title of Item:** Ordinance requested by Greenville Community Life Center, Inc. to rezone 2.27 acres located at the northwest corner of the intersection of Manhattan Avenue and Chestnut Street from OR (Office-Residential [High Density Multi-family]) to CDF (Downtown Commercial Fringe).

**Explanation:**

**Required Notices:**

Planning and Zoning meeting notice (property owner and adjoining property owner letter) mailed on July 2, 2012.  
On-site sign(s) posted on July 2, 2012.  
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 area is located in Vision Area G.

The Future Land Use Plan Map recommends mixed use/office/institutional (MOI) at the intersection of West 14th Avenue and Dickinson Avenue and transitioning to office/institutional/multi-family (OIMF) to the north. Further, the Future Land Use Plan Map recommends conservation/open space (COS) to the west of the subject site that is city-owned parkland.

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

Based on possible uses permitted by the requested rezoning, the proposed rezoning classification could generate 1069 trips to and from the site on 14th Avenue, which is a net increase of 962 additional trips per day.

Based on possible uses permitted by the requested rezoning, the proposed rezoning classification could generate 1069 trips to and from the site on Dickinson Avenue, which is a net increase of 962 additional trips per day.

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

**History/Background:**

In 1969, the subject property was zoned R6 (multi-family) and was rezoned to OR (office-residential) in 1987. Under the current zoning, the homeless shelter is a non-conforming use.

**Present Land Use:**

Greenville Community Shelter

**Water/Sewer:**

Water and sanitary sewer are located in the right-of-way of Chestnut Street.

**Historic Sites:**

There are no known effects on designated sites.

**Environmental Conditions/Constraints:**

There are no known environmental conditions/constraints.

**Surrounding Land Uses and Zoning:**

North: R6 - Four (4) single-family residences and one (1) vacant lot  
South: CDF - Three (3) single-family residences, two (2) vacant lots and one (1) duplex building  
East: R6 - Four (4) single-family residences and two (2) vacant lots  
West: R6 - Future site of the City's Dream Park

**Density Estimates:**

Under the current zoning (OR), the site could yield 32 multi-family units (1, 2 and 3 bedroom units).

Under the proposed zoning (CDF), the site could yield 21,753+/- square feet of office/restaurant/retail space.

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

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

**Recommendation:** In staff's opinion, the request is in general compliance with Horizons:

Greenville's Community Plan and the Future Land Use Plan Map.

"General compliance with the comprehensive plan" should be construed as meaning the requested rezoning is recognized as being located in a transition area and that the requested rezoning (i) is currently contiguous or is reasonably anticipated to be contiguous in the future, to specifically recommended and desirable zoning of like type, character or compatibility, (ii) is complementary with objectives specifically recommended in the Horizons Plan, (iii) is not anticipated to create or have an unacceptable impact on adjacent area properties or travel ways, and (iv) preserves the desired urban form. It is recognized that in the absence of more detailed plans, subjective decisions must be made concerning the scale, dimension, configuration, and location of the requested zoning in the particular case. Staff is not recommending approval of the requested zoning; however, staff does not have any specific objection to the requested zoning.

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.

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

**Attachments / click to download**

- [📄 Location Map](#)
- [📄 Survey](#)
- [📄 Bufferyard and Vegetation Standards and Residential Density](#)
- [📄 Rezoning Case 12 06 Greenville Community Life Ctr Inc. 931295](#)

**Case No:** 12-06

**Applicant:** Greenville Community Life Ctr., Inc.

**Property Information**

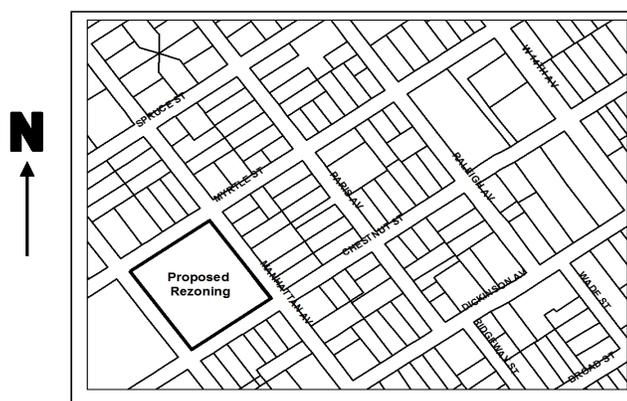
**Current Zoning:** OR (Office-Residential [High Density Multi-Family])

**Proposed Zoning:** CDF (Downtown Commercial Fringe)

**Current Acreage:** 2.27 acres

**Location:** Block bounded by Myrtle Street, Manhattan Avenue & Chestnut Street

**Points of Access:** 14th Avenue, Dickinson Avenue



**Location Map**

**Transportation Background Information**

**1.) 14th Avenue- City maintained**

	<u>Existing Street Section</u>	<u>Ultimate Thoroughfare Street Section</u>
Description/cross section	5-lanes with curb & gutter	5-lanes with curb & gutter
Right of way width (ft)	60	60
Speed Limit (mph)	35	35
<b>Current ADT:</b>	12,485 (*)	UltimateDesign ADT: 30,000 vehicles/day (**)
<b>Design ADT:</b>	30,000	
<b>Controlled Access</b>	<b>No</b>	
<b>Thoroughfare Plan Status:</b>	Major Thoroughfare	
<b>Other Information:</b>	There are sidewalks along 14th Avenue.	

**Notes:** (\*) 2010 NCDOT count adjusted for a 2% annual growth rate  
(\*\*) Traffic volume based an operating Level of Service D for existing geometric conditions  
ADT – Average Daily Traffic volume

**Transportation Improvement Program Status:** No Planned Improvements.

**2.) Dickinson Avenue- State maintained**

	<u>Existing Street Section</u>	<u>Ultimate Thoroughfare Street Section</u>
Description/cross section	3-lanes with curb & gutter	3-lanes with curb & gutter with sidewalks
Right of way width (ft)	50	50
Speed Limit (mph)	35	35
<b>Current ADT:</b>	13,525 (*)	Ultimate Design ADT: 14,000 vehicles/day (**)
<b>Design ADT:</b>	14,000	
<b>Controlled Access</b>	<b>No</b>	
<b>Thoroughfare Plan Status:</b>	Major Thoroughfare	
<b>Other Information:</b>	There are sidewalks along Dickinson Avenue.	

**Notes:** (\*) 2010 NCDOT count adjusted for a 2% annual growth rate  
(\*\*) Traffic volume based an operating Level of Service D for existing geometric conditions  
ADT – Average Daily Traffic volume

**Transportation Improvement Program Status:** No Planned Improvements.

**Trips generated by proposed use/change****Current Zoning: 213** -vehicle trips/day (\*)**Proposed Zoning: 2,137** -vehicle trips/day (\*)**Estimated Net Change: increase of 1924 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 14th Avenue and Dickinson Avenue are as follows:**

- 1.) 14th Avenue, South of Site (25%):**                   **“No build” ADT of 12,485**
- |   |                          |
|---|--------------------------|
| Estimated ADT with Proposed Zoning (full build) – | 13,019                   |
| Estimated ADT with Current Zoning (full build) –  | <u>12,538</u>            |
| <b>Net ADT change =</b>                           | <b>481 (4% increase)</b> |
- 2.) 14th Avenue, North of Site (25%):**                   **“No build” ADT of 12,485**
- |   |                          |
|---|--------------------------|
| Estimated ADT with Proposed Zoning (full build) – | 13,019                   |
| Estimated ADT with Current Zoning (full build) –  | <u>12,538</u>            |
| <b>Net ADT change =</b>                           | <b>481 (4% increase)</b> |
- 3.) Dickinson Avenue, West of Site (25%):**                   **“No build” ADT of 13,525**
- |   |                          |
|---|--------------------------|
| Estimated ADT with Proposed Zoning (full build) – | 14,059                   |
| Estimated ADT with Current Zoning (full build) –  | <u>13,578</u>            |
| <b>Net ADT change =</b>                           | <b>481 (3% increase)</b> |
- 4.) Dickinson Avenue, East of Site (25%):**                   **“No build” ADT of 13,525**
- |   |                          |
|---|--------------------------|
| Estimated ADT with Proposed Zoning (full build) – | 14,059                   |
| Estimated ADT with Current Zoning (full build) –  | <u>13,578</u>            |
| <b>Net ADT change =</b>                           | <b>481 (3% increase)</b> |

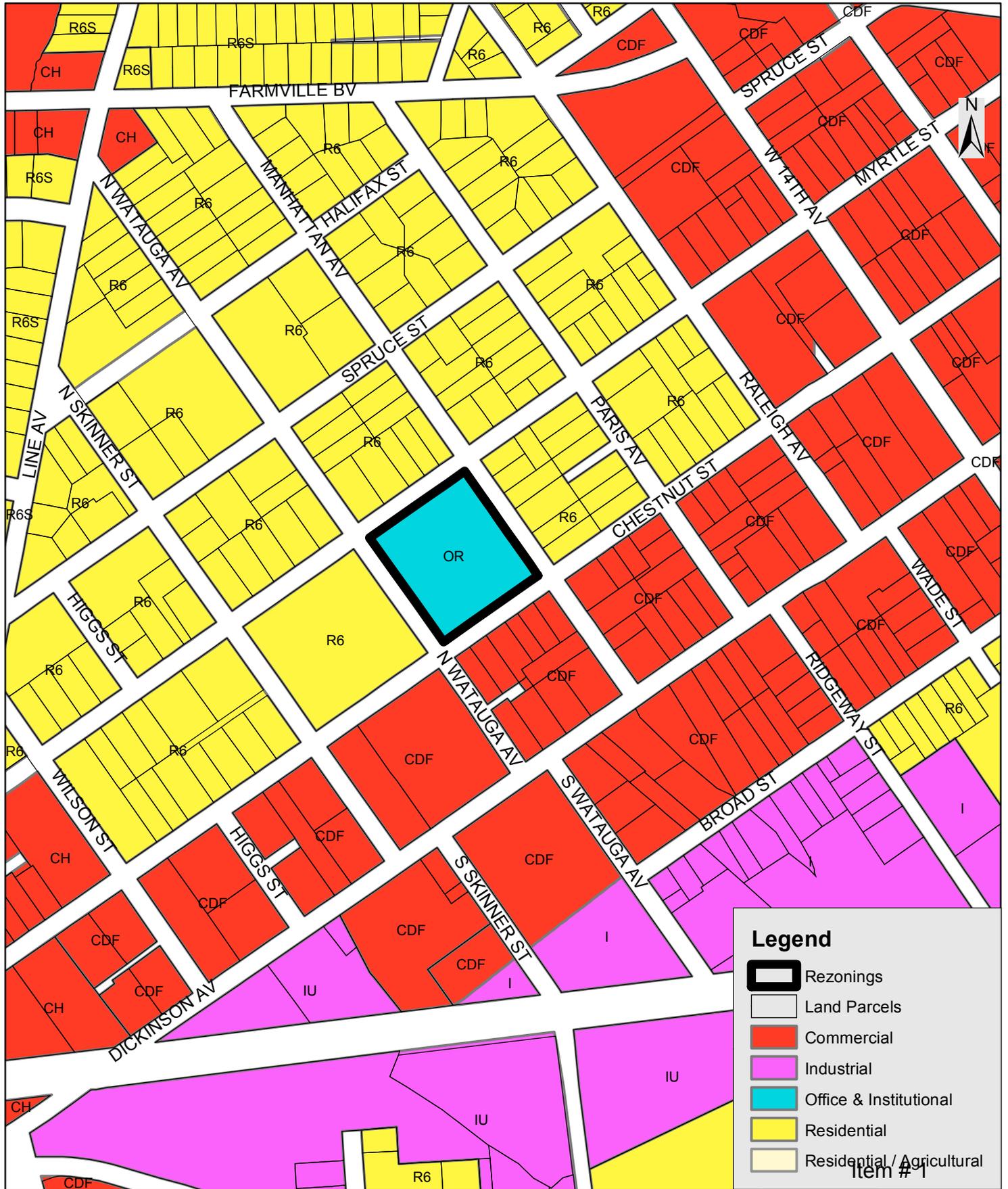
**Staff Findings/Recommendations**

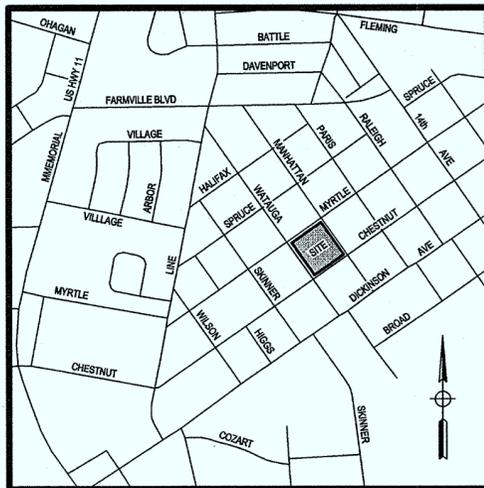
Based on possible uses permitted by the requested rezoning, the proposed rezoning classification could generate 1069 trips to and from the site on 14th Avenue, which is a net increase of 962 additional trips per day.

Based on possible uses permitted by the requested rezoning, the proposed rezoning classification could generate 1069 trips to and from the site on Dickinson Avenue, which is a net increase of 962 additional trips per day.

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

Greenville Community Life Center, Inc. (12-06)  
From: OR To: CDF  
Total Acreage: 2.27  
June 21, 2012





VICINITY MAP  
1" = 1000'



**LEGEND:**  
 CDF ZONING = DOWNTOWN COMMERCIAL FRINGE OR ZONING = OFFICE-RESIDENTIAL  
 R6 ZONING = RESIDENTIAL  
 NF = NOW OR FORMERLY  
 R/W = RIGHT OF WAY  
 B/B = BACK TO BACK  
 P.N. = PARCEL NUMBER  
 D.B. = DEED BOOK  
 M.B. = MAP BOOK  
 PG. = PAGE  
 ET AL = AND OTHERS

(E) PLATTED BLOCK  
 (11) PLATTED LOT

**REZONED AREA:**  
 TOTAL = 99,000 S.F. (2.27 ACRES)

**REFERENCES:**  
 D.B. 151 PG. 330  
 D.B. 73, PG. 329  
 (RESOLUTION OF STREET CLOSING  
 N. WATUGA AVE. DATED MAY 15th, 1958)  
 M.B. 1 PG. 190  
 P.N. 28949  
 REZONING PLAT BY WILLARD R. HALL

**OWNER:**  
 GREENVILLE COMMUNITY LIFE CENTER  
 P.O. BOX 687  
 GREENVILLE, N.C. 27835  
 PHONE: (252) 000-0000

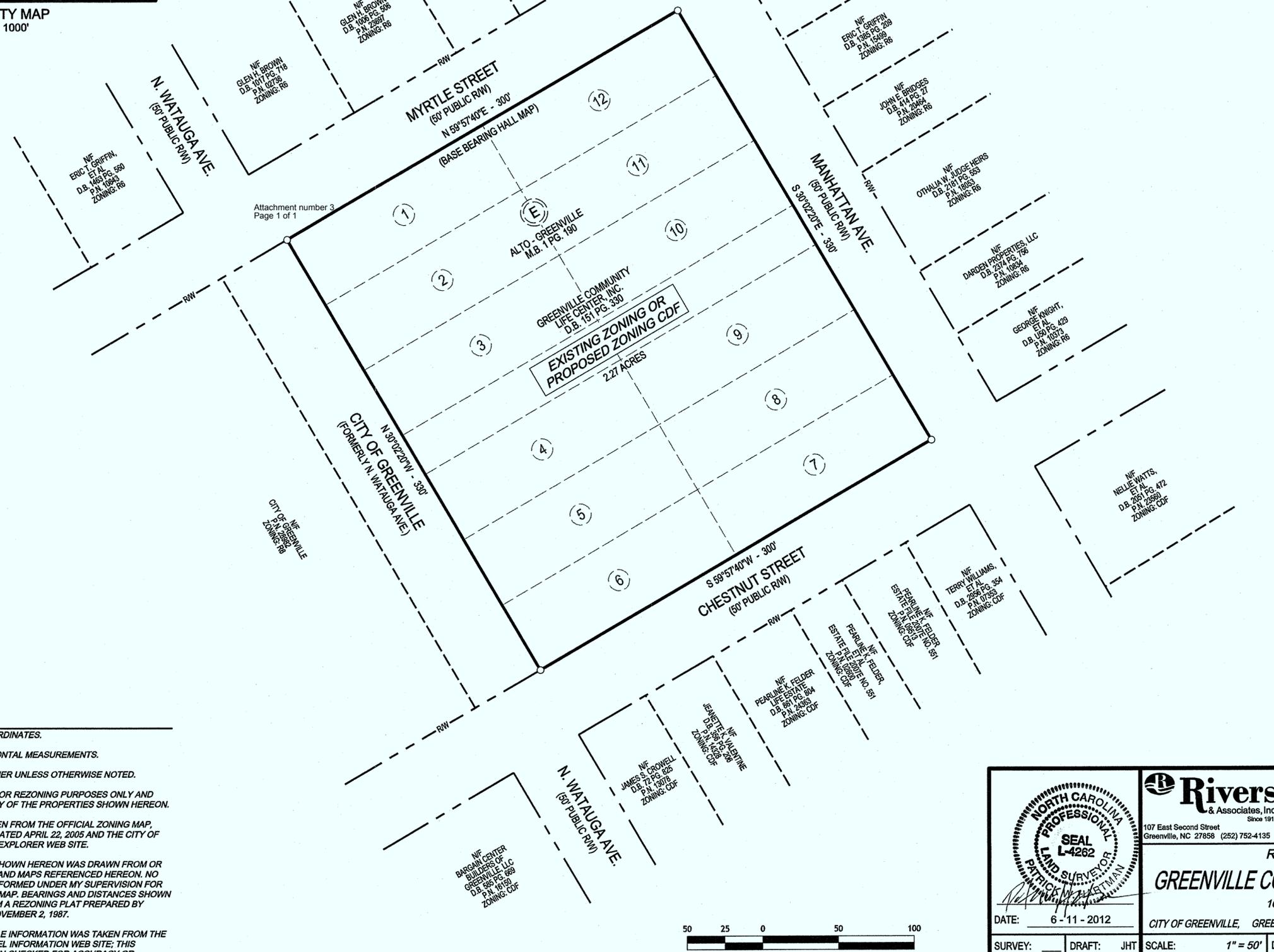
**CERTIFICATION**

NORTH CAROLINA PITT COUNTY  
 I, PATRICK W. HARTMAN, PROFESSIONAL LAND SURVEYOR CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM DEEDS AND OR MAPS AS REFERENCED HEREON, AND DOES NOT REPRESENT A FIELD BOUNDARY SURVEY BY MYSELF OR RIVERS AND ASSOCIATES, INC.; I FURTHER CERTIFY PURSUANT TO G.S. 47-30 (F)(1)D., THAT THIS SURVEY IS OF ANOTHER CATEGORY; REZONING MAP. WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL THIS 11th DAY OF JUNE, 2012.

SIGNED: *Patrick W. Hartman*  
 PROFESSIONAL LAND SURVEYOR  
 LICENSE NUMBER: L - 4262

- NOTES:**
- 1) AREA DETERMINED BY COORDINATES.
  - 2) ALL DISTANCES ARE HORIZONTAL MEASUREMENTS.
  - 3) NO POINT SET AT ANY CORNER UNLESS OTHERWISE NOTED.
  - 4) THIS MAP WAS PREPARED FOR REZONING PURPOSES ONLY AND IS NOT A BOUNDARY SURVEY OF THE PROPERTIES SHOWN HEREON.
  - 5) EXISTING ZONING WAS TAKEN FROM THE OFFICIAL ZONING MAP, THE CITY OF GREENVILLE, DATED APRIL 22, 2005 AND THE CITY OF GREENVILLE SPATIAL DATA EXPLORER WEB SITE.
  - 6) BOUNDARY INFORMATION SHOWN HEREON WAS DRAWN FROM OR CALCULATED FROM DEEDS AND MAPS REFERENCED HEREON. NO FIELD SURVEYING WAS PERFORMED UNDER MY SUPERVISION FOR THE PREPARATION OF THIS MAP. BEARINGS AND DISTANCES SHOWN HEREON WERE TAKEN FROM A REZONING PLAT PREPARED BY WILLARD R. HALL, DATED NOVEMBER 2, 1987.
  - 7) ADJACENT OWNER AND TITLE INFORMATION WAS TAKEN FROM THE PITT COUNTY ONLINE PARCEL INFORMATION WEB SITE; THIS INFORMATION HAS NOT BEEN CHECKED FOR ACCURACY OR CORRECTNESS.

Item # 1



	<b>Rivers &amp; Associates, Inc.</b> Since 1918 107 East Second Street Greenville, NC 27858 (252) 752-4135		Engineers Planners Surveyors NC License: F-0334	
	6131 Falls of Neuse Road, Suite 300 Raleigh, NC 27609 (919) 848-3347		<b>REZONING MAP FOR</b> <b>GREENVILLE COMMUNITY LIFE CENTER, INC.</b> 1600 CHESTNUT STREET CITY OF GREENVILLE, GREENVILLE TOWNSHIP, PITT COUNTY, NORTH CAROLINA	
DATE: 6-11-2012	SURVEY: _____	DRAFT: JHT	SCALE: 1" = 50'	DRAWING NO. _____
DESIGN: _____	CHECK: PH	JOB NO. 2012075	Z - 2560	SHEET 1 OF 1

04/30/07

## BUFFERYARD SETBACK AND VEGETATION SCREENING CHART

For Illustrative Purposes Only

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

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

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

Street trees may count toward the minimum acreage.

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

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

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

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

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

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

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

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

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

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

Residential Density		
Maximum density allowed by Zoning District based on average of 2.67 persons per dwelling unit		
<b>High Density</b>		
R6 R6-N R6-MH OR CDF	17 units per acre yields 45 persons per acre	
PUD	12 units per acre yields 32 persons per acre	
<b>Medium Density</b>		
R6-A	9 units per acre yields 24 persons per acre	
R6-S	7 units per acre yields 19 persons per acre	
R9	6 units per acre yields 16 persons per acre	
R9-S	5 units per acre yields 13 persons per acre	
<b>Low Density</b>		
RA-20 MRS	4 units per acre yields 11 persons per acre	
R15-S	3 units per acre yields 8 persons per acre	

Illustration: Maximum allowable density in Residential Zoning Districts



# City of Greenville, North Carolina

Meeting Date: 7/17/2012  
Time: 6:30 PM

**Title of Item:** Ordinance requested by The East Carolina Bank to rezone 41.616 acres located along the southern right-of-way of Regency Boulevard between South Pointe Duplexes and the CSX Railroad from R6S (Residential-Single-family [Medium Density]) to R6A (Residential [Medium Density Multi-family]).

**Explanation:**

**Required Notice:**

Planning and Zoning Commission meeting notice (property owner and adjoining property owner(s) letters) mailed on July 2, 2012.  
On-site sign(s) posted on July 2, 2012.  
City Council public hearing notice (property owners and adjoining property owner(s) letters) mailed - N/A at this time.  
Public hearing legal advertisement published - N/A at this time.

**Comprehensive Plan:**

The subject property is located in Vision Area E.

Regency Boulevard is designated as a connector corridor. Connector corridors are anticipated to contain a variety of higher intensity land uses.

The Future Land Use Plan Map recommends office/institutional/multi-family (OIMF) at the southeast corner of the intersection of Regency Boulevard and South Memorial Drive and transitioning to medium density residential (MDR) in the interior areas.

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

Based on possible uses permitted by the requested rezoning, the proposed rezoning classification could generate 1995 trips to and from the site on Regency Boulevard, which is a net increase of 416 additional trips per day.

During the review process, measures to mitigate traffic impacts will be determined. Mitigation measures may include limiting access onto Regency Boulevard through cross access to the adjacent parcels and constructing turn lanes into the development.

**History/Background:**

In 1972, the subject site was incorporated into the City's extra-territorial jurisdiction (ETJ) and zoned RA20. In 1987, a section of the property (adjacent to the railroad) was rezoned to R9S. In 2006, the remaining portion of the subject property was rezoned to R6S and R9S. In 2007, the R9S-zoned portion was rezoned to R6S.

**Present Land Use:**

This site is part of an approved preliminary plat for Westhaven South Cluster Subdivision (165 single-family lots).

**Water/Sewer:**

Water is located in the right-of-way of Thomas Langston Road and sanitary sewer is located to the south at the end of the proposed South Park Drive.

**Historic Sites:**

There is no known effect on designated sites.

**Environmental Conditions/Constraints:**

There are no known environmental constraints.

**Surrounding Land Uses and Zoning:**

North: R9S - Westhaven South Subdivision

South: RA20 - vacant

East: R9S - Shamrock Cluster Subdivision; RA20 - Southall Subdivision; O - vacant

West: O - Vacant (under common ownership as applicant)

**Density Estimates:**

Under the current zoning (R6S), the site could yield 165 single-family lots.

Under the proposed zoning (R6A), the site could yield 300 multi-family units (1, 2 and 3 bedroom units).

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

**Additional Staff Comments:**

The rezoning site has been the subject of several rezonings over the years. The resulting zoning from all of the requests has been single-family. The current request, while in compliance with the Future Land Use Plan Map, contains a multi-family option.

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

**Recommendation:** In staff's opinion, the request is in compliance with Horizons: Greenville's Community Plan and the Future Land Use Plan Map.

"In compliance with the comprehensive plan" should be construed as meaning the requested rezoning 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 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 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.

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

**Attachments / click to download**

- [📄 Location Map](#)
- [📄 Survey](#)
- [📄 Bufferyard and Vegetation Standards and Residential Density](#)
- [📄 List\\_of\\_Uses\\_R6S\\_to\\_R6\\_921487](#)
- [📄 Rezoning\\_Case\\_12\\_07\\_The\\_East\\_Carolina\\_Bank\\_931308](#)

## **EXISTING ZONING**

### **R6S (Residential-Single-Family)**

#### ***Permitted Uses***

*(1) General:*

- a. Accessory use or building
- c. On-premise signs per Article N

*(2) Residential:*

- a. Single-family dwelling
- f. Residential cluster development per Article M
- k. Family care home (see also section 9-4-103)
- q. Room renting

*(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
- g. Private noncommercial park or recreational facility

*(7) Office/ Financial/ Medical:*

\* None

*(8) Services:*

- o. Church or place of worship (see also section 9-4-103)

*(9) Repair:*

\* None

*(10) Retail Trade:*

\* None

*(11) Wholesale/ Rental/ Vehicle- Mobile Home Trade:*

\* None

*(12) Construction:*

- c. Construction office; temporary, including modular office (see also section 9-4-103)

*(13) Transportation:*

\* None

*(14) Manufacturing/ Warehousing:*

\* None

*(15) Other Activities (not otherwise listed - all categories):*

\* None

**R6S (Residential-Single-Family)**

***Special Uses***

*(1) General:*

\* None

*(2) Residential:*

\* None

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

- b. Home occupation; excluding barber and beauty shops
- c. Home occupation; excluding manicure, pedicure or facial salon
- d. Home occupation; including bed and breakfast inn (historic district only)

*(4) Governmental:*

- a. Public utility building or use

*(5) Agricultural/ Mining:*

\* None

*(6) Recreational/ Entertainment:*

- a. Golf course; regulation
- c.(1). Tennis club; indoor and outdoor facilities

*(7) Office/ Financial/ Medical:*

\* None

*(8) Services:*

- d. Cemetery
- g. School; junior and senior high (see also section 9-4-103)
- h. School; elementary (see also section 9-4-103)
- i. School; kindergarten or nursery (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**

### **R6A (Residential)**

#### ***Permitted Uses***

*(1) General:*

- a. Accessory use or building
- c. On- premise signs per Article N

*(2) Residential:*

- a. Single-family dwelling
- b. Two-family attached dwelling (duplex)
- c. Multi-family development per Article 1
- f. Residential cluster development per Article M
- k. Family care home (see also section 9-4-103)
- q. Room renting

*(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
- 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

## **R6A (Residential)**

### ***Special Uses***

*(1) General:*

\* None

*(2) Residential:*

d. Land use intensity multifamily (LUI) development rating 50 per Article K

e. Land use intensity dormitory (LUI) development rating 67 per Article K

l. Group care facility

n. Retirement center or home

p. Board or rooming house

r. Fraternity or sorority house

o.(1). Nursing, convalescent center or maternity home; minor care facility

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

a. Home occupation; including barber and beauty shops

c. Home occupation; including manicure, pedicure or facial salon

*(4) Governmental:*

a. Public utility building or use

*(5) Agricultural/ Mining:*

\* None

*(6) Recreational/ Entertainment:*

a. Golf course; regulation

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; kindergarten or nursery (see also section 9-4-103)

m. Multi-purpose center

t. Guest house for a college and other institutions of higher learning

*(9) Repair:*

\* None

*(10) Retail Trade:*

\* None

*(11) Wholesale/ Rental/ Vehicle- Mobile Home Trade:*

\* None

*(12) Construction:*

\* None

*(13) Transportation:*

\* None

*(14) Manufacturing/ Warehousing:*

\* None

*(15) Other Activities (not otherwise listed - all categories):*

\* None

# REZONING THOROUGHFARE/TRAFFIC VOLUME REPORT

Case No: 12-07

Applicant: The East Carolina Bank

**Property Information**

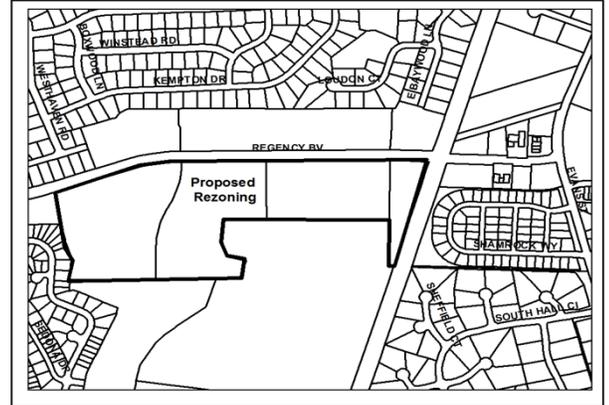
**Current Zoning:** R6S (Residential-Single-Family)

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

**Current Acreage:** 41.616 acres

**Location:** south side of Regency Blvd, west of Evans Street

**Points of Access:** Regency Boulevard



**Location Map**

**Transportation Background Information**

**1.) Regency Boulevard- State maintained**

	<u>Existing Street Section</u>	<u>Ultimate Thoroughfare Street Section</u>
Description/cross section	4-lane divided with curb & gutter	4-lane divided with curb & gutter
Right of way width (ft)	90 (varies)	90 (varies)
Speed Limit (mph)	45	45
<b>Current ADT:</b>	8,000 (*)	Ultimate Design ADT: 35,000 vehicles/day (**)
<b>Design ADT:</b>	35,000 vehicles/day (**)	
<b>Controlled Access</b>	<b>No</b>	
<b>Thoroughfare Plan Status:</b>	Minor Thoroughfare	

**Other Information:** There are sidewalks along Regency Boulevard that service this property.

**Notes:** (\*) 2012 estimated City count  
 (\*\*) Traffic volume based an operating Level of Service D for existing geometric conditions  
 ADT – Average Daily Traffic volume

**Transportation Improvement Program Status:** No planned improvements.

**Trips generated by proposed use/change**

**Current Zoning: 1,579** -vehicle trips/day (\*)                      **Proposed Zoning: 1,995** -vehicle trips/day (\*)

**Estimated Net Change: increase of 416 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 Regency Boulevard are as follows:

**1.) Regency Boulevard , East of Site (50%):**                                      **“No build” ADT of 8,000**

Estimated ADT with Proposed Zoning (full build) –	8,998
Estimated ADT with Current Zoning (full build) –	<u>8,790</u>
<b>Net ADT change =</b>	<b>208 (2% increase)</b>

**2.) Regency Boulevard , West of Site (50%):****“No build” ADT of 8,000**

Estimated ADT with Proposed Zoning (full build) – 8,998

Estimated ADT with Current Zoning (full build) – 8,790**Net ADT change = 208 (2% increase)****Staff Findings/Recommendations**

Based on possible uses permitted by the requested rezoning, the proposed rezoning classification could generate 1995 trips to and from the site on Regency Boulevard, which is a net increase of 416 additional trips per day.

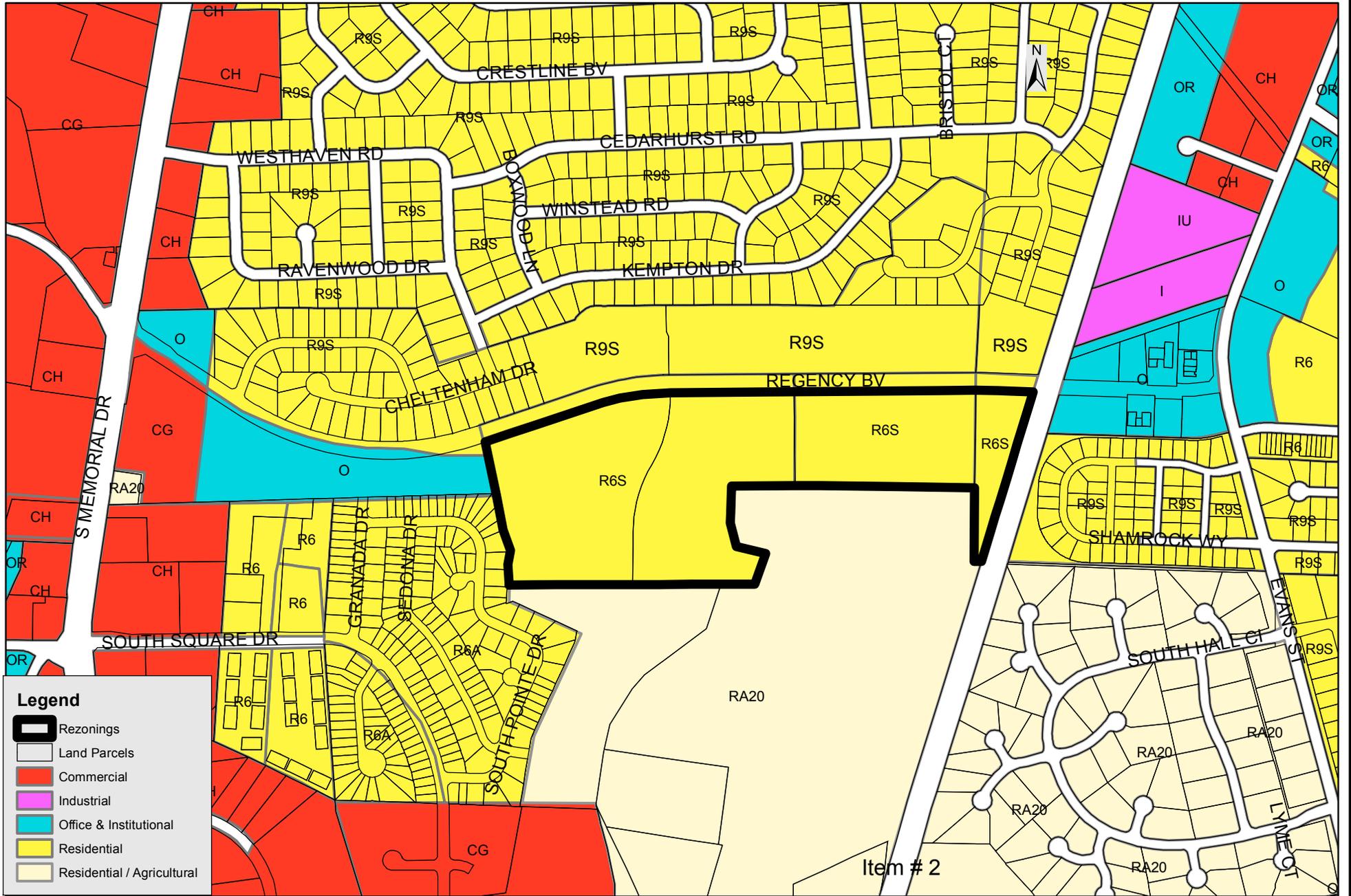
During the review process, measures to mitigate traffic impacts will be determined. Mitigation measures may include limiting access onto Regency Boulevard through cross access to the adjacent parcels and constructing turn lanes into the development.

The East Carolina Bank (12-07)

From: R6S To: R6A

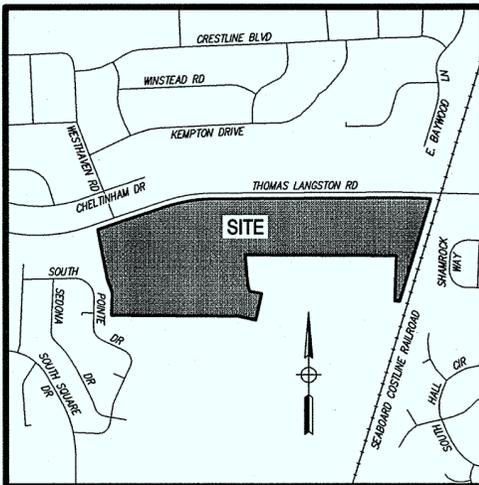
Total Acreage: 41.616

June 21, 2012



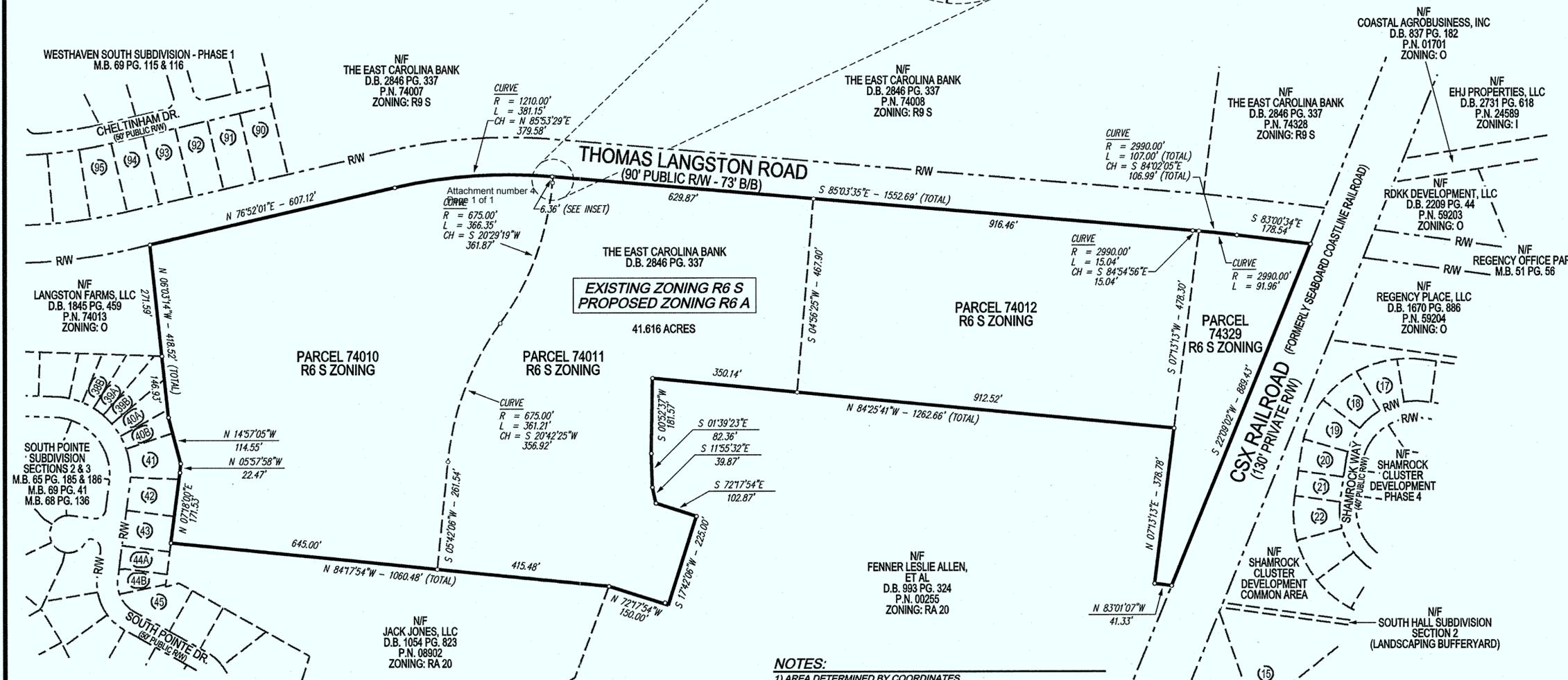
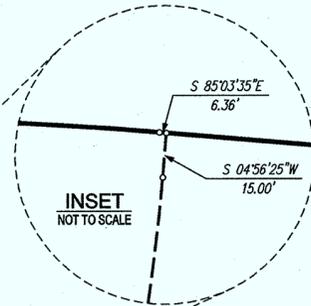
**Legend**

-  Rezonings
-  Land Parcels
-  Commercial
-  Industrial
-  Office & Institutional
-  Residential
-  Residential / Agricultural



VICINITY MAP  
1" = 1000'

WESTHAVEN SOUTH - PHASE 1 R9 S ZONING				
LOT	OWNER	D.B.	PG.	PARCEL NO.
90	N/F THE EAST CAROLINA BANK	2846	337	76404
91	N/F THE EAST CAROLINA BANK	2846	337	76405
92	N/F DAVID BRIAN JERNIGAN, ET AL	2976	731	76406
93	N/F THE EAST CAROLINA BANK	2846	337	76407
94	N/F THE EAST CAROLINA BANK	2846	337	76408
95	N/F THE EAST CAROLINA BANK	2846	337	76409



**LEGEND:**  
 O ZONING = OFFICE  
 R6 A ZONING = RESIDENTIAL  
 R6 S ZONING = RESIDENTIAL-SINGLE-FAMILY  
 R9 S ZONING = RESIDENTIAL-SINGLE-FAMILY  
 RA 20 ZONING = RESIDENTIAL-AGRICULTURAL  
 N/F = NOW OR FORMERLY  
 R/W = RIGHT OF WAY  
 B/B = BACK OF CURB TO BACK OF CURB  
 P.N. = PARCEL NUMBER  
 D.B. = DEED BOOK  
 M.B. = MAP BOOK  
 PG. = PAGE  
 ET AL = AND OTHERS

**REZONED AREA:**  
 TOTAL = 1,812,800 S.F. (41.62 ACRES)

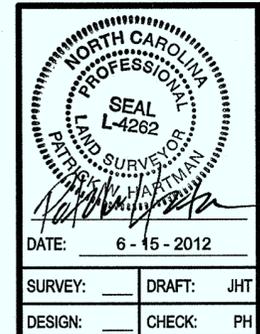
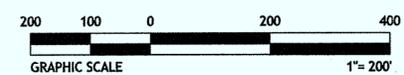
**REFERENCES:**  
 D.B. 2846 PG. 337  
 P.N. 74010, 74011, 74012 & 74329  
 M.B. 65 PG. 154 LANGSTON FARMS, LLC  
 M.B. 71 PG. 88  
 REZONING MAP FOR TOMMIE L. LITTLE PREPARED BY BALDWIN & ASSOCIATES, SEALED 3/16/2007

**OWNER:**  
 THE EAST CAROLINA BANK  
 1816 PROGRESS RD.  
 GREENVILLE, N.C. 27834  
 PHONE: (252) 931-3787

**CERTIFICATION**  
 NORTH CAROLINA PITT COUNTY  
 I, PATRICK W. HARTMAN, PROFESSIONAL LAND SURVEYOR CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM DEEDS AND OR MAPS AS REFERENCED HEREON, AND DOES NOT REPRESENT A FIELD BOUNDARY SURVEY BY MYSELF OR RIVERS AND ASSOCIATES, INC.; I FURTHER CERTIFY PURSUANT TO G.S. 47-30 (F)(11)D, THAT THIS SURVEY IS OF ANOTHER CATEGORY, REZONING MAP. WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL THIS 11th DAY OF JUNE, 2012.  
 SIGNED: *Patrick W. Hartman*  
 PROFESSIONAL LAND SURVEYOR  
 LICENSE NUMBER: L - 4262

- NOTES:**
- 1) AREA DETERMINED BY COORDINATES.
  - 2) ALL DISTANCES ARE HORIZONTAL MEASUREMENTS.
  - 3) NO POINT SET AT ANY CORNER UNLESS OTHERWISE NOTED.
  - 4) THIS MAP WAS PREPARED FOR REZONING PURPOSES ONLY AND IS NOT A BOUNDARY SURVEY OF THE PROPERTIES SHOWN HEREON.
  - 5) EXISTING ZONING WAS TAKEN FROM THE OFFICIAL ZONING MAP, THE CITY OF GREENVILLE, DATED APRIL 22, 2005 AND THE CITY OF GREENVILLE SPATIAL DATA EXPLORER WEB SITE.
  - 6) BOUNDARY INFORMATION SHOWN HEREON WAS DRAWN FROM OR CALCULATED FROM DEEDS AND MAPS REFERENCED HEREON. NO FIELD SURVEYING WAS PERFORMED UNDER MY SUPERVISION FOR THE PREPARATION OF THIS MAP.
  - 7) ADJACENT OWNER AND TITLE INFORMATION WAS TAKEN FROM THE PITT COUNTY ONLINE PARCEL INFORMATION WEB SITE; THIS INFORMATION HAS NOT BEEN CHECKED FOR ACCURACY OR CORRECTNESS.
  - 8) IN THE INTEREST OF CLARITY, NO EXISTING EASEMENTS ARE BEING SHOWN.

SOUTH POINTE SUBDIVISION - SECTION 2 & 3 R6 A ZONING				SHAMROCK CLUSTER DEVELOPMENT - PHASE 4 R9 S ZONING					
LOT	OWNER	D.B.	PG.	PARCEL NO.	LOT	OWNER	D.B.	PG.	PARCEL NO.
38B	N/F WILLIAM H. FLEMMING, ET AL	2472	692	75322	17	N/F MICHAEL W. WIER, ET AL	2088	867	68110
39A	N/F WILLIAM H. FLEMMING, ET AL	2472	692	75323	18	N/F XUANNGOC THI LENGO	2437	329	68111
39B	N/F RANDOLPH F. HOBBS, JR.	2394	288	75324	19	N/F BARBARA G. BRILEY	2209	102	68112
40A	N/F NANCY W. ADAMS	2428	690	75517	20	N/F CHARLES FREDRICK KIRKLAND, ET AL	2823	130	68113
40B	N/F HEATHER HOUSE	2428	44	75518	21	N/F ROBERT J. PANCOAST, JR., TRUSTEE	2334	656	68114
41	N/F BRANCH BANKING & TRUST COMPANY	2881	393	72756	22	N/F KENNETH NIEL WALKER, ET AL	2040	568	68115
42	N/F BRANCH BANKING & TRUST COMPANY	2881	390	72757	SOUTH HALL SUBDIVISION - SECTION 2 RA 20 ZONING				
43	N/F BRANCH BANKING & TRUST COMPANY	2881	387	72758					
44A	N/F ALEXANDER P. PENNING, ET AL	2450	645	76624	LOT	OWNER	D.B.	PG.	PARCEL NO.
44B	N/F LYNN W. EVANS, ET AL	2515	275	76625	15	N/F SCOTT M. SHOOK, ET AL	1582	410	46682
45	N/F LYNN W. EVANS, ET AL	2429	116	72760	16	N/F LOUIS DWANE SUTTON, ET AL	419	723	46681



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 Surveyors  
 NC License: F-0334  
 6131 Falls of Neuse Road, Suite 300  
 Raleigh, NC 27609 (919) 848-3347

REZONING MAP FOR  
**THE EAST CAROLINA BANK**

WINTERVILLE TOWNSHIP PITT COUNTY NORTH CAROLINA

DATE: 6-15-2012

SURVEY: DRAFT: JHT SCALE: 1" = 200' DRAWING NO.  
 DESIGN: CHECK: PH JOB NO. 2012082 Z - 2561 SHEET 1 OF 1

04/30/07

## BUFFERYARD SETBACK AND VEGETATION SCREENING CHART

For Illustrative Purposes Only

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

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

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

Street trees may count toward the minimum acreage.

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

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

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

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

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

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

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

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

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

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

Residential Density		
Maximum density allowed by Zoning District based on average of 2.67 persons per dwelling unit		
<b>High Density</b>		
R6 R6-N R6-MH OR CDF	17 units per acre yields 45 persons per acre	
PUD	12 units per acre yields 32 persons per acre	
<b>Medium Density</b>		
R6-A	9 units per acre yields 24 persons per acre	
R6-S	7 units per acre yields 19 persons per acre	
R9	6 units per acre yields 16 persons per acre	
R9-S	5 units per acre yields 13 persons per acre	
<b>Low Density</b>		
RA-20 MRS	4 units per acre yields 11 persons per acre	
R15-S	3 units per acre yields 8 persons per acre	

Illustration: Maximum allowable density in Residential Zoning Districts