



Agenda

Planning and Zoning Commission

July 19, 2011

6:30 PM

Council Chambers, City Hall, 200 West Fifth Street

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I. CALL MEETING TO ORDER -

II. INVOCATION - Allen Thomas

III. ROLL CALL

IV. APPROVAL OF MINUTES - June 21, 2011

V. NEW BUSINESS

REZONINGS

1. Ordinance requested by the Community Development Department to rezone 0.65 acres located at the southeast corner of the intersection of Dickinson Avenue and Ficklen Street from Commercial Downtown Fringe (CDF) to Commercial Downtown (CD).

OTHER

2. Report on Suggested Modifications to Article P: Vegetation Requirements of the City Zoning Ordinance

VI. ADJOURN

DRAFT OF MINUTES PROPOSED FOR ADOPTION BY THE GREENVILLE PLANNING
AND ZONING COMMISSION
June 21, 2011

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

Mr. Allen Thomas - *
Mr. Dave Gordon - * Ms. Linda Rich - *
Mr. Tony Parker - * Mr. Tim Randall - *
Mr. Godfrey Bell, Sr. - * Mr. Hap Maxwell - *
Ms. Shelley Basnight - * Mr. Doug Schrade - *
Mr. Brian Smith - *

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

VOTING MEMBERS: Gordon, Parker, Bell, Basnight, Rich, Randall, Maxwell

PLANNING STAFF: Merrill Flood, Community Development Director; Chris Padgett, Chief Planner; Andy Thomas, Planner; Valerie Paul, Secretary

OTHERS PRESENT: Dave Holec, City Attorney; Tim Corley, Engineer; Daryl Vreeland, Transportation Planner; Jonathan Edwards, Communications Technician

MINUTES: Motion was made by Mr. Bell, seconded by Ms. Rich, to accept the May 17, 2011 minutes as presented. Motion carried unanimously.

NEW BUSINESS

Rezoning

Request by V-SLEW, LLC for a preliminary plat entitled "River Bend, Sections 1, 2 & 3". The property is located north of NC Highway 33 at its intersection with L.T. Hardee Road and west of Rolling Meadows Subdivision. The proposed development consists of 145 lots on 31.565 acres.

Mr. Andy Thomas, Planner, delineated the location of the property. The preliminary plat request is long and narrow. This property was recently annexed into the city and zoned R6S on June 9, 2011. The property will not be impacted by the floodplain and it is located on a major thoroughfare. In this subdivision sidewalks will be constructed on one side of all proposed streets and a detention pond will be provided. There is a ditch adjacent to the Rolling Meadows Subdivision and it will not be piped due to fear of damage that could be done to the septic tank systems that already exist in the subdivision. The property owner said that he would be amenable to discussions with the developer regarding getting a connection to Rolling Meadows Drive. After 30 homes are constructed, if there are no other means of access, the developer will have to put in a fire apparatus access road that will tie into one of the street stubs into NC 33. The City of Greenville's zoning ordinance states that every lot shall have access to a public street. The subdivision ordinance states that when a new subdivision joins un-subdivided lands that do not have direct and adequate access to a public street, the new streets will be carried to

the boundaries to ensure that there is direct and adequate access to a public street; streets should not be arranged so as to create a hardship to adjoining property owners. The Planning & Zoning Commission should make a determination if such street extension is necessary. The developers provided a master plan to show connectivity between this property and other properties in the area; it was routed to the technical committee and they were satisfied with the plan.

Mr. Gordon asked how staff felt about a street extension.

Mr. Thomas answered that the lots were created under Pitt County's jurisdiction and staff presumes that when they were created they met Pitt County's standards so they should have some means of access now because there are homes on the property.

Mr. Gordon asked Mr. Thomas to clarify that the lots did have access.

Mr. Thomas answered that they did have some means of egress, but they do not abut a public street.

Mr. Gordon asked if the land-locked properties are now under the jurisdiction of the City.

Mr. Thomas answered that they are still under the County's jurisdiction.

Mr. Parker asked how they would access the property if they do not abut a public street.

Mr. Thomas answered that they have driveways or easements.

Mr. Parker asked if that was permanent.

Mr. Thomas answered that they were created under the County's jurisdiction and they meet the standards of the County.

Mr. Bell asked to clarify that the Commission would need to make a determination on the requirement that they do provide public street access.

Mr. Thomas answered that was correct.

Mr. Parker asked if there is a possibility that they would be land-locked.

Mr. Thomas answered that they would have whatever access that they have now.

Mr. Gordon said that it would not be very prudent to require this developer to rearrange his streets because we don't know how it will work out in the future. He asked Mr. Thomas to clarify that staff did not have an opinion about it.

Mr. Thomas answered that the lots were created under Pitt County's jurisdiction and staff presumes that when they were created they met requirements for Pitt County's standards. Mr. Mike Baldwin spoke on behalf of V-SLEW. He said that they had a potential builder for the

145 lots on this preliminary plat. When he designed the project, he tried to break up the traffic and he suggested that they include traffic-calming devices, like speed bumps. He brought a map that shows the lots that are already subdivided under the County's jurisdiction. He asked that his client not be encumbered to provide street access to these lots because in his opinion that the properties there are subdivided, they are in the County's jurisdiction; it is unclear as to when they will be annexed into the Greenville or when the City's ETJ will be extended to include them. He said that they had provided street stubs on this plat to undeveloped properties.

Chairman Thomas asked to clarify that it is not in the ETJ at this point.

Mr. Baldwin said that was correct and there may be a small portion that is under the City's jurisdiction.

Mr. Gordon said that there is a little triangle that is right in between land that is already in the City's ETJ.

Mr. Baldwin answered that the City Council annexed that property a few weeks ago.

Mr. Gordon asked why they didn't just go ahead and purchase the property.

Mr. Baldwin answered that the property owners had nice homes and were not interested in selling.

Mr. Parker asked if the properties on HWY 33 had curb cuts for access.

Mr. Baldwin answered that they did.

Chairman Thomas asked if he had discussions with the property owners in that wedge.

Mr. Baldwin answered that he had not.

Mr. Randall said that they have had access easements and their own private gravel roads so it appears that they have been happy with what they have.

Mr. Baldwin said that it appears so and the private roads are named so that rescue services will be able to locate them.

Mr. Parker asked him if, to the best of his knowledge, they will always have access.

Mr. Baldwin answered that they would.

Mr. Bell said that the city's ordinance requires that you provide a public street to accommodate a fire apparatus and he asked if that could be done.

Mr. Baldwin said that they had already done that and he pointed it out on the map.

Mr. Parker asked how many lots are there.

Mr. Baldwin answered that there are 145 total lots.

Mr. Maxwell asked if all of these lots will use septic tanks.

Mr. Baldwin answered that they would not. They will have Eastern Pines water and Greenville Utilities Commission (GUC) sewer.

Mr. Parker commented that he appreciated the sidewalks and traffic calming devices.

Mr. Baldwin said that they were required to put the sidewalks in and the developers were very receptive to the traffic calming devices.

Mr. Parker asked if anyone had thought about putting in bicycle lanes for the kids.

Mr. Baldwin said that they had met the street section requirements and they would have to defer to Public Works about the bike lanes.

Mr. Bell said that he understood from the staff presentation that they would not be putting pipes in for the ditch because of sewer from parts of Rolling Meadows. He asked Mr. Baldwin to explain why.

Mr. Baldwin said that those lots are on septic tanks. Septic tanks are subject to the seasonal high water table. That ditch affects the seasonal high water table; if you were to drain the ditch, then the seasonal high water table would rise and cause potential problems.

Mr. Randall said that it appears that the property is zoned properly, they are not building in any wetlands and there is stormwater detention to take care of the run-offs so he made a motion to approve the request.

Mr. Gordon asked if they would need to say anything additional to approve the motion.

Attorney Dave Holec answered that they would not need to say anything additional since they were approving the request.

Mr. Gordon seconded the motion and it passed unanimously.

OTHER

Petition to close a portion of West Gum Road

Mr. Tim Corley, Engineer, presented the item to the Commission. He presented an aerial photo of the property to the Commission. He said that the owner has asked the City to abandon .0634 acres of right-of-way in this location. The reason that this request is coming before the Commission is because the green silo that had been sitting on the property was considered an existing non-compliant structure. The City discovered that they had torn it down and begun

constructing another silo without a building permit. The new silo is subject to the new setback requirements so they had to find a way to keep the new structure in its current location.

Mr. Gordon asked if it would be completely closing West Gum Road.

Mr. Corley answered that it would be just one side of the street's right-of-way.

Mr. Bell asked if West Gum Road was the road leading out to Greenville Utilities' Station.

Mr. Corley said it was not. He said that Greenville Utilities was on the eastern side of Green Street. He said that West Gum Road is the road on the left right after you pass Airport Road.

Mr. Parker asked if there was precedence for this situation.

Mr. Corley answered that he was not aware of any similar situations since he has been with the City and he said that the Planning Division would be the best suited to answer that question.

Mr. Merrill Flood, Community Development Director, said that he was not aware of a similar situation in recent history.

Mr. Bell made a motion to approve the request to close West Gum Street, Ms. Basnight seconded and the motion passed unanimously.

Presentation on the ECU Master Plan

Mr. Flood introduced the Commission members Mr. William Bagnell, Associate Vice-Chancellor for Campus Operations at East Carolina University (ECU).

Mr. Bagnell presented ECU's Long Term Master Plan to the Commission. He said that there were two sets of plans – one for the health science campus and one for the main campus. After comments and review, the all of the plans were narrowed down to one plan, which was the one being presented to the Commission. Mr. Bagnell presented maps and visuals of anticipated projects and he gave timelines.

Mr. Randall noted that the proposed parking deck was in gray and he asked if that meant that it was not on the board yet.

Mr. Bagnell answered that it was in gray because it does not represent a new construction. He said that parking is an auxiliary project so it will have to pay for itself and that is something that they will have to build into the budget.

Mr. Bagnell said that the core value within the Master Plan is sustainability with encouragement of pedestrian and bicycle pathways throughout. Due to the increasing size of the student body, they are currently going through a RFP for a new Student Union.

Chairman Thomas asked if that would replace Mendenhall.

Mr. Bagnell answered that it would, but Mendenhall would be re-purposed as meeting space.

Chairman Thomas asked what was on the corner of the visual that was being displayed.

Mr. Bagnell answered that it was McDonalds.

Mr. Bagnell said that they show some major development in the area that they have designated as the downtown area. Their highest priority on the campus right now is their Bio-sciences center; it will be in the area where the Christenbury Gym is. They would close the parking lot that is in front of Brewster and make it into a green space to calm some of the traffic on Tenth Street to allow more pedestrian movement; they will work with the City and the North Carolina Department of Transportation (NCDOT) to do projects similar to the Tenth Street Connector.

Chairman Thomas asked if there has been any discussion about creating an overpass to connect the dorm area to Brewster where the new science area will be.

Mr. Bagnell answered that they have looked at it several times, but the problem is that students will usually take shortcuts so they don't think that they would utilize it since they would have to go up and down over the top of it. One of the improvements that they made about ten years ago was the construction of a fence and berm to try and steer students to cross at College Hill or over at Christenbury, but there are still students that cross in the middle.

Mr. Bell said that 4-5 years ago it was indicated that ECU's hotel and conference center would be located on Tenth Street and he asked if that plan had changed.

Mr. Bagnell answered that he was not aware that there was any plan for a hotel and conference center on Tenth Street. He said that in the plan that they have right now, the hotel and conference center would be placed off of First Street near the Performing Arts facility.

Mr. Parker asked if most of this would be new construction.

Mr. Bagnell answered that they would stage out new buildings and re-purpose old buildings as they move along.

Mr. Bagnell went through slides showing improvements and new additions to the Athletics Facility.

Chairman Thomas asked if these changes would really be made.

Mr. Bagnell answered that was the vision.

Chairman Thomas asked if the two towers on College Hill would be enough to cover expected growth.

Mr. Bagnell said that there are about 5600 beds available and that is not counting the beds at Slay and Umstead. He said that there is also private development in close proximity to the campus; they are trying to work within the realm of accommodating on-campus housing while being respectful to the current market.

Mr. Maxwell asked about the issue of bus traffic on Fifth Street.

Mr. Bagwell said that they will not be able to eliminate bus traffic on Fifth Street altogether, but there are discussions about how they move people in and out of the campus.

Mr. Parker asked if there had been any discussions about active re-use of buildings in the downtown area.

Mr. Bagnell answered that they have talked to a number of developers in the past few years about new construction with residential above and retail above. Though it has not come into fruition yet, that does not mean that they will not continue to entertain that idea.

Mr. Randall asked if there is anything that they can do to facilitate this development and he asked if zoning rules apply to them.

Mr. Bagnell answered that zoning rules do apply and they do not have any zoning issues with the property that they already own.

Presentation on the Greenville Urban Area MPO Bicycle and Pedestrian Master Plan

Mr. Flood introduced Mr. Daryl Vreeland, Transportation Planner, to the Commission.

Mr. Vreeland gave a brief overview of the MPO Master Plan to the Commission. He summarized the public input opportunities that were available at the time of the plan. There were meetings, online forms, and paper surveys. There were a total of 6 workshops with the last workshop being a presentation of the draft. There is a pedestrian network that is recommended. The other part of the plan is the bicycle network recommendations. There are priority and pilot projects; details and costs are available online. There are before and after pictures so that the viewer will get an idea of what their investment is going towards. There are policies that are recommended in the plan. The policies were formed by the same consulting group that was consulted by NCDOT for their complete street project. There are programs that are recommended such as fitting helmets at school, bicycle rodeos and others. The consultant has made a draft Bicycle Friendly Community Application; the draft has been submitted to the Bicycle & Pedestrian Commission. The Commission gave their input and directed staff to submit the application. It's an online application consisting of about 80 questions.

Mr. Randall asked who it would be submitted to.

Mr. Vreeland answered that it would be submitted to the League of American Bicyclists.

Mr. Randall said that there was a slide in his presentation that had the bicycle priorities listed. He asked what priority 1 & 2 was and he asked for their costs.

Mr. Vreeland answered that number 1 is 14th Street with a cost of \$2,600 and number 2 is Charles Boulevard with a cost of \$19,000.

Mr. Gordon asked if the City Council would have to approve funding.

Mr. Vreeland answered that was correct; they would have to approve any project in the plan.

Mr. Gordon asked if there would be any private funding.

Mr. Vreeland answered that could be looked into.

Mr. Gordon asked if that had ever been done in any of the other cities.

Mr. Vreeland answered that he had not done that analysis. He said that he imagined that some cities do depending how tracts are laid out.

Mr. Randall commented that it seems like it is going that way because the City Council has already adopted this plan. He brought up the preliminary plat item that was discussed earlier in the meeting and he asked if this plan would apply to that.

Mr. Christopher Padgett, Chief Planner, answered that the City has a requirement that if a private individual subdivides property and creates a new street or extends an existing street, then a sidewalk must be provided on at least one side, or sometimes both sides, of the street. There is not a requirement that the individual provide sidewalks or bicycle lanes on existing streets. He said that Mr. Vreeland was alluding to the fact that the plan made recommendations for policy and code modifications for the City, such as creating a complete street policy for a wide range of users. Likely, when developing a process for such a policy, current development standards would want to be reviewed.

Mr. Parker asked if the Tenth Street Connector would be an example of a complete street project.

Mr. Padgett answered that was his understanding. It contains a range of mobility options; it was designed for motor vehicles with transit users in mind and it has bike lanes and sidewalks.

Mr. Parker asked about the routing if the City were to decide to adopt a complete street policy; he asked if it would first go to the City Council or to the Bicycle and Pedestrian Commission.

Mr. Padgett answered that it would go through multiple city departments and then be funneled through multiple advisory committees because it would impact multiple levels of the City Code.

Mr. Gordon asked if there was a complete street policy in effect, would a street in a subdivision have to be wider than what it is now since it would have to provide for bicycles.

Mr. Padgett said that would be a possibility, but that is a technical question that would have to be addressed once you got to the street design standards.

Mr. Gordon commented that it would add cost to the development and add additional paving.

Mr. Randall said that it could be marked differently.

Mr. Maxwell said that when they had tried to get bike lanes on Fifth Street years ago, they were initially told it was not wide enough. They looked at it again and determined that bicycle lanes could be added by narrowing vehicle lanes; it was said that if you narrowed the vehicle lanes then it would make the cars go slower and thus make it safer.

Mr. Padgett said that he wanted to make sure that the Commission was clear that the way current standards are today, the way that bicycle and pedestrian facilities could be constructed would come in one of three ways:

1. The City could do it as a standalone project.
2. NCDOT could do it as a standalone project.
3. NCDOT could require developers to add them.

Mr. Randall said that this could be a 30 – 50 year project.

Mr. Padgett said that the reality is that it may never be completed because it will constantly be updated and he imagines more corridors will be identified.

Chairman Thomas asked how we compare with other communities in the region such as Wilmington, Jacksonville and New Bern.

Mr. Vreeland answered that he believes that our Master Plan is nicer than some. We're one of the few in the state that has Bicycle & Pedestrian Commission.

Mr. Parker asked how close the NCDOT is to adopting a complete street project.

Mr. Vreeland answered that they released a draft for comment and he will email a link to him if he'd like to comment.

Update on Review of Vegetation Requirements

Mr. Padgett said that staff has been working on this project since January of this year. They have been working with 12 landscape professionals to collect their input on desired changes to the City's vegetation requirements. It was staff's goal to have the comments back earlier, but they are still coming in so they will finish collecting comments and try to get it back to the Commission in a report at the next meeting.

Chairman Thomas took a moment to recognize Bill Lehman and Cathy Maahs-Fladung for their service to the Commission.

With there being no further business, Mr. Bell made a motion, Mr. Gordon seconded and the motion passed unanimously to adjourn at 8:00 p.m.

Respectfully Submitted,

Merrill Flood, Secretary



City of Greenville, North Carolina

Meeting Date: 7/19/2011
Time: 6:30 PM

Title of Item: Ordinance requested by the Community Development Department to rezone 0.65 acres located at the southeast corner of the intersection of Dickinson Avenue and Ficklen Street from Commercial Downtown Fringe (CDF) to Commercial Downtown (CD).

Explanation:

Required Notices:

Planning and Zoning meeting notice (property owner and adjoining property owner letter) mailed on July 5, 2011.

On-site sign(s) posted on July 5, 2011.

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

Public hearing legal advertisement published N/A.

Comprehensive Plan:

The subject site is located in Vision Area H.

Dickinson Avenue is considered a connector corridor from Reade Circle to Arlington Boulevard. Connector corridors are anticipated to contain a variety of higher intensity activities and uses.

The Future Land Use Plan Map recommends commercial (C) for the area bounded by Reade Circle, Evans Street, West 10th Street and Dickinson Avenue.

The subject property is located in the designated regional focus area described as the central business district (Uptown area).

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

Based on possible uses permitted by the requested rezoning, the proposed rezoning classification could generate 100 trips to and from the site on Dickinson

Avenue, which is a net decrease of 398 additional trips per day.

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

History/Background:

On the 1969 zoning series map, the subject property was zoned CDF (Commercial Downtown Fringe).

Present Land Use:

Currently, a vacant office/commercial building is located on the property.

Water/Sewer:

Water and sanitary sewer are located in the right-of-way of Ficklen Street and Dickinson Avenue.

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: CDF- commercial building; CD - vacant lot

South: CDF and CD - two (2) vacant lots and two (2) commercial building

East: IU: UNX Chemical Company

West: CDF- vacant lot

Density Estimates:

Under the current zoning (CDF), the site could yield 20,100 square feet of commercial/retail/ restaurant space.

Under the proposed zoning (CD), the site could yield 28,314 square feet of commercial/ retail/restaurant space. There are no setbacks or on-site parking requirements for the CD district.

This is the site of the new GO-Science Regional Science Center.

The anticipated build-out time is within one year.

Additional Staff Comments:

On June 6, 2011, the Redevelopment Commission voted to approve the initiation of the GO Science Center rezoning request.

Fiscal Note: No cost to the City.

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

"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.

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Attachments / click to download

- [📄 Location Map](#)
- [📄 Bufferyard and Residential Charts](#)
- [📄 GO Science Center Letter](#)
- [📄 Rezoning 11 06 Community Development Department 901963](#)
- [📄 List of Uses_CDF to_CD_719111](#)

Case No: 11-06

Applicant: Community Development Department

Property Information

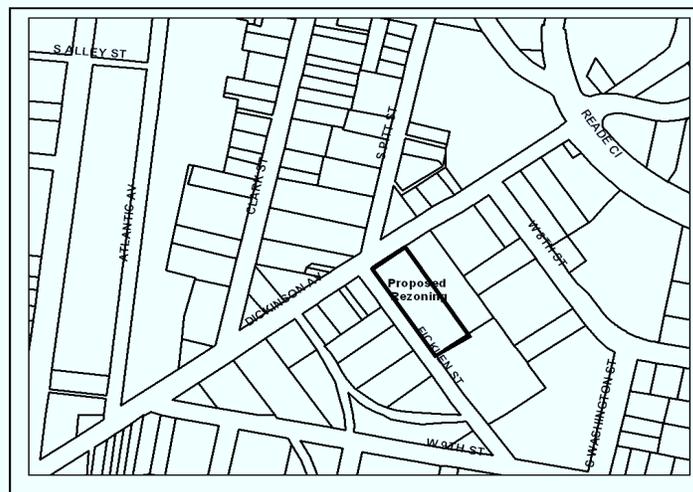
Current Zoning: CDF (Commercial Downtown Fringe)

Proposed Zoning: CD (Commercial Downtown)

Current Acreage: 0.65 gross acres

Location: Dickinson Avenue, between 10th Street & Reade Circle

Points of Access: Dickinson Avenue, Ficklen Street



Location Map

Transportation Background Information

1.) Dickinson Avenue- State maintained

	<u>Existing Street Section</u>	<u>Ultimate Thoroughfare Street Section</u>
Description/cross section	2-lanes curb & gutter, with parking (J)	no change
Right of way width (ft)	50	50
Speed Limit (mph)	20	20
Current ADT:	6,260 (*)	Ultimate Design ADT: 12,000 vehicles/day (**)
Design ADT:	12,000 vehicles/day (**)	
Controlled Access	No	
Thoroughfare Plan Status:	Major Thoroughfare	

Other Information: There are sidewalks and a City bus route along this section of Dickinson Avenue.

- Notes:**
- (*) 2008 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: 498 -vehicle trips/day (*) **Proposed Zoning: 100** -vehicle trips/day (*)

Estimated Net Change: decrease of -398 vehicle trips/day (assumes full-build out)

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

Impact on Existing Roads

The overall estimated trips presented above are distributed based on current traffic patterns. The estimated ADTs on Dickinson Avenue are as follows:

- 1.) Dickinson Avenue , North of Site:** **“No build” ADT of 6,260**
- Estimated ADT with Proposed Zoning (full build) – 6,310
 - Estimated ADT with Current Zoning (full build) – 6,509
 - Net ADT change = -199 (-3% decrease)**

Case No: 11-06

Applicant: Community Development Department

2.) Dickinson Avenue , South of Site:**“No build” ADT of 6,260**

Estimated ADT with Proposed Zoning (full build) – 6,310

Estimated ADT with Current Zoning (full build) – 6,509**Net ADT change = -199 (-3% decrease)****Staff Findings/Recommendations**

Based on possible uses permitted by the requested rezoning, the proposed rezoning classification could generate 100 trips to and from the site on Dickinson Avenue, which is a net decrease of -398 additional trips per day.

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

EXISTING ZONING

CDF (Downtown Commercial Fringe)

Permitted Uses

(1) General:

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

(2) Residential:

- a. Single-family dwelling
- b. Two-family attached dwelling (duplex)
- c. Multi-family development per Article 1
- 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)
- 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; agriculture, horticulture, forestry (see also section 9-4-103)

(6) Recreational/ Entertainment:

- f. Public park or recreational facility
- g. Private noncommercial park or recreation facility
- o. Theater; movie or drama, including outdoor facility

(7) Office/ Financial/ Medical:

- a. Office; professional and business, not otherwise listed
- c. Office; customer service not otherwise listed, including accessory service delivery vehicle parking and indoor storage
- d. Bank, savings and loan or other savings or investment institutions
- e. Medical, dental, ophthalmology or similar clinic, not otherwise listed

(8) Services:

- c. Funeral home
- e. Barber or beauty shop
- f. Manicure, pedicure, or facial salon
- g. School; junior and senior high (see also section 9-4-103)
- h. School; elementary (see also section 9-4-103)
- i. School; kindergarten or nursery (see also section 9-4-103)
- k. Business or trade school
- n. Auditorium
- o. Church or place of worship (see also section 9-4-103)
- p. Library

- q. Museum
- r. Art Gallery
- s. Hotel, motel, bed and breakfast inn; limited stay lodging (see also residential quarters for resident manager, supervisor or caretaker and section 9-4-103)
- u. Art studio including art and supply sales
- v. Photography studio including photo and supply sales
- w. Recording studio
- z. Printing or publishing service including graphic art, map, newspapers, magazines and books
- aa. Catering service including food preparation (see also restaurant; conventional and fast food)
- kk. Launderette; household users
- ll. Dry cleaners; household users
- mm. Commercial laundries; linen supply
- oo. Clothes alteration or shoe repair shop
- pp. Automobile wash

(9) Repair:

- d. Upholsterer; furniture
- f. Appliance; household and office equipment repair
- g. Jewelry, watch, eyewear or other personal item repair

(10) Retail Trade:

- a. Miscellaneous retail sales; non-durable goods, not otherwise listed
- 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
- l. Electric; stereo, radio, computer, television, etc. sales and accessory repair
- m. Appliance; household use, sales and accessory repair, excluding outside storage
- n. Appliance; commercial use, sales and accessory repair, excluding outside storage
- p. Furniture and home furnishing sales not otherwise listed
- q. Floor covering, carpet and wall covering sales
- r. Antique sales; excluding vehicles
- s. Book or card store, news stand
- v. Video or music store; records, tape, compact disk, etc. sales
- w. Florist
- x. Sporting goods sales and rental shop
- y. Auto part sales (see also major and minor repair)
- ee. Christmas tree sales lot; temporary only (see also section 9-4-103)

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

- c. Rental of cloths and accessories; formal wear, etc.
- f. Automobiles, truck, recreational vehicle, motorcycles and boat sales and service (see also major and minor repair)

(12) Construction:

- a. Licensed contractor; general, electrical, plumbing, mechanical, etc. excluding outside storage
- c. Construction office; temporary, including modular office (see also section 9-4-103)
- e. Building supply; lumber and materials sales, plumbing and/or electrical supply excluding outside storage
- f. Hardware store

(13) Transportation:

- b. Bus station; passenger and related freight
- c. Taxi or limousine service
- e. Parcel delivery service
- f. Ambulance service

(14) Manufacturing/ Warehousing:

- c. Bakery; production, storage and shipment facilities

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

* None

CDF (Downtown Commercial Fringe)

Special Uses

(1) General:

* None

(2) Residential:

- d. Land use intensity multifamily (LUI) development rating 50 per Article K
- e. Land use intensity multifamily (LUI) development rating 67 per Article K
- j. Residential quarters for resident manager, supervisor or caretaker; including mobile homes
- m. Shelter for homeless or abused
- n. Retirement center or home
- o. Nursing, convalescent center or maternity home; major care facility
- o.(1). Nursing, convalescent center or maternity home; minor care facility
- r. Fraternity or sorority house

(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:

- d. Game center
- i. Commercial recreation; indoor and outdoor not otherwise listed
- l. Billiard parlor or pool hall
- m. Public or private club

(7) Office/ Financial/ Medical:

* None

(8) Services:

- a. Child day care facilities
- b. Adult day care facilities
- l. Convention center; private
- x. Dance studio
- bb. Civic organizations
- cc. Trade or business organizations
- hh. Exercise and weight loss studios; indoor only

(9) Repair:

- a. Major repair; as an accessory or principal use
- b. Minor repair; as an accessory or principal use

(10) Retail Trade:

- b. Gasoline or automotive fuel sales; accessory or principal use, retail
- g. Fish market; excluding processing or packing
- j. Restaurant; regulated outdoor activities
- t. Hobby or craft shop
- u. Pet shop (see also animal boarding; outside facility)

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

* None

(12) Construction:

- d. Building supply; lumber and materials sales, plumbing and/or electrical supply including outside storage

(13) Transportation:

- h. Parking lot or structure; principal use

(14) Manufacturing/ Warehousing:

- g. Cabinet, woodwork or frame shop; excluding furniture manufacturing or upholstery

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

- a. Other activities; personal services not otherwise listed
- b. Other activities; professional activities not otherwise listed
- c. Other activities; commercial services not otherwise listed
- d. Other activities; retail sales not otherwise listed

PROPOSED ZONING

CD (Downtown Commercial)

Permitted Uses

(1) General:

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

(2) Residential:

- c. Multi-family development per Article 1
- i. Residential quarters for resident manager, supervisor or caretaker; excluding mobile home
- n. Retirement center or home
- o. Nursing, convalescent center or maternity home; major care facility
- q. Room renting

(3) Home Occupations (see all categories):

*None

(4) Governmental:

- a. Public utility building or use

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

(5) Agricultural/ Mining:

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

(6) Recreational/ Entertainment:

- f. Public park or recreational facility
- g. Private noncommercial park or recreation facility
- h. Commercial recreation; indoor only, not otherwise listed
- j. Bowling alleys
- o. Theater; movie or drama, including outdoor facility
- s. Athletic club; indoor only

(7) Office/ Financial/ Medical:

- a. Office; professional and business, not otherwise listed
- b. Operational/processing center
- c. Office; customer service not otherwise listed, including accessory service delivery vehicle parking and indoor storage
- 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)
- g. Catalogue processing center

(8) Services:

- c. Funeral home
- e. Barber or beauty shop
- f. Manicure, pedicure, or facial salon
- j. College or other institutions of higher learning
- k. Business or trade school
- n. Auditorium
- o. Church or place of worship (see also section 9-4-103)
- p. Library
- q. Museum
- r. Art Gallery
- s. Hotel, motel, bed and breakfast inn; limited stay lodging (see also residential quarters for resident manager, supervisor or caretaker and section 9-4-103)
- u. Art studio including art and supply sales
- v. Photography studio including photo and supply sales
- w. Recording studio
- x. Dance studio
- y. Television, and/or radio broadcast facilities including receiving and transmission equipment and towers or cellular telephone and wireless communication towers [unlimited height, except as provided by regulations]
- z. Printing or publishing service including graphic art, map, newspapers, magazines and books
- aa. Catering service including food preparation (see also restaurant; conventional and fast food)
- bb. Civic organizations
- cc. Trade or business organizations
- hh. Exercise and weight loss studios; indoor only
- kk. Launderette; household users
- ll. Dry cleaners; household users
- oo. Clothes alteration or shoe repair shop

(9) Repair:

- f. Appliance; household and office equipment repair
- g. Jewelry, watch, eyewear or other personal item repair

(10) Retail Trade:

- a. Miscellaneous retail sales; non-durable goods, not otherwise listed
- 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
- l. Electric; stereo, radio, computer, television, etc. sales and accessory repair
- m. Appliance; household use, sales and accessory repair, excluding outside storage
- p. Furniture and home furnishing sales not otherwise listed
- q. Floor covering, carpet and wall covering sales
- r. Antique sales; excluding vehicles
- s. Book or card store, news stand
- t. Hobby or craft shop
- u. Pet shop (see also animal boarding; outside facilities)
- v. Video or music store; records, tape, compact disk, etc. sales
- w. Florist
- x. Sporting goods sales and rental shop
- y. Auto part sales (see also major and minor repair)
- ee. Christmas tree sales lot; temporary only (see also section 9-4-103)

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

- c. Rental of cloths and accessories; formal wear, etc.
- d. Rental of automobiles, noncommercial trucks or trailers, recreational vehicle, motorcycles and boats

(12) Construction:

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

(13) Transportation:

- b. Bus station; passenger and related freight
- c. Taxi or limousine service
- e. Parcel delivery service
- h. Parking lot or structure; principal use

(14) Manufacturing/ Warehousing:

- g. Cabinet, woodwork or frame shop; excluding furniture manufacturing or upholstery
- h. Engraving; metal, glass or wood

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

* None

CD (Downtown Commercial)
Special Uses

(1) General:

* None

(2) Residential:

e.(1) Dormitory development

(3) Home Occupations (see all categories):

* None

(4) Governmental:

* None

(5) Agricultural/ Mining:

* None

(6) Recreational/ Entertainment:

d. Game center

l. Billiard parlor or pool hall

m. Public or private club

t. Athletic club; indoor and outdoor facilities

(7) Office/ Financial/ Medical:

* None

(8) Services:

a. Child day care facilities

b. Adult day care facilities

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

l. Convention center; private

(9) Repair:

b. Minor repair; as an accessory or principal use

(10) Retail Trade:

b. Gasoline or automotive fuel sales; accessory or principal use, retail

g. Fish market; excluding processing or packing

j. Restaurant; regulated outdoor activities

n. Appliance; commercial use, sales and accessory repair, excluding outside storage

aa. Pawnbroker

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

* None

(12) Construction:

* None

(13) Transportation:

* None

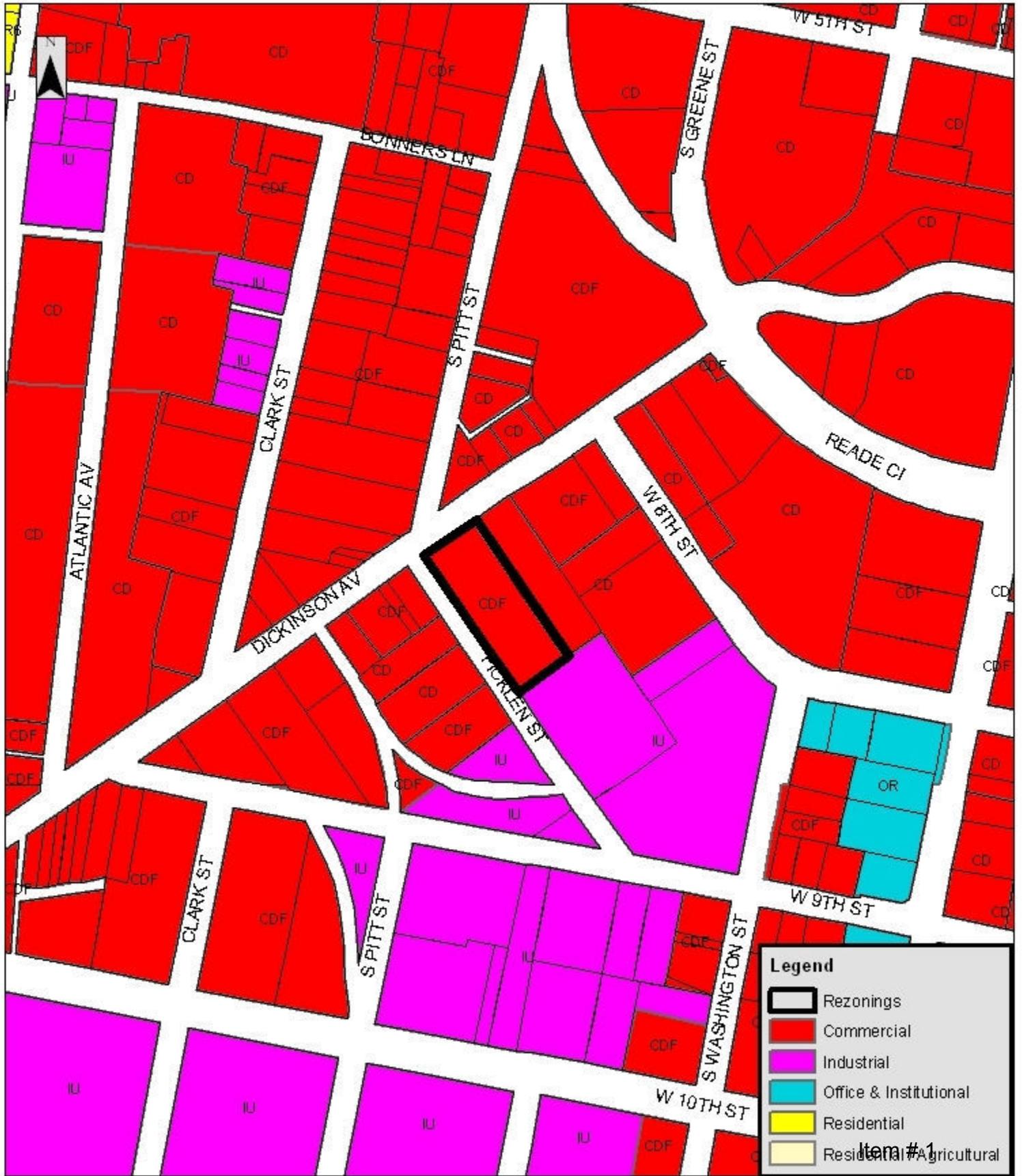
(14) Manufacturing/ Warehousing:

y. Recycling collection station or facilities

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

- a. Other activities; personal services not otherwise listed
- b. Other activities; professional activities not otherwise listed
- c. Other activities; commercial services not otherwise listed
- d. Other activities; retail sales not otherwise listed

Community Development Department (11-06)
From: CDF to CD
0.65 acres
June 30, 2011



Legend

- Rezoning
- Commercial
- Industrial
- Office & Institutional
- Residential
- Residential Agricultural

Item #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		
High Density		
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	
Medium Density		
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	
Low Density		
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



GO-Science
319 S. Cotanche St.
Greenville, NC 27858

June 6, 2011

Christopher N. Padgett, AICP
Chief Planner, Planning Division
Community Development Department
City of Greenville
201 West 5th Street
Greenville, NC 27835

Dear Christopher Padgett:

The renovation and expansion planning has begun for the GO-Science Regional Science Center. In order to obtain maximal use of the parcel size GO-Science would like to request that city staff initiate a petition to the Greenville Planning and Zoning Commission to change the GO-Science Center's (Parcel Number: 20038) zoning from Downtown Commercial Fringe (CDF) to Downtown Commercial (CD).

The City's Land Use Plan as well as various provisions of the city's master revitalization plan support rezoning of parcel number 20038 to Downtown Commercial (CD). This rezoning will enable for proper planned growth and revitalization within the provisions and guidelines set forth by the Planning and Zoning Commission as well as enable GO-Science to obtain maximal use of the parcel to provide an essential community service.

We look forward to working with City staff and the Planning and Zoning Commission to ensure positive planned growth for the City of Greenville. If you have any questions please do not hesitate to contact our office.

Sincerely,

A handwritten signature in cursive script that reads "Roger Conner".

Roger Conner
Executive Director
GO-Science



City of Greenville, North Carolina

Meeting Date: 7/19/2011
Time: 6:30 PM

Title of Item: Report on Suggested Modifications to Article P: Vegetation Requirements of the City Zoning Ordinance

Explanation: One of the Action Items assigned to the Community Development Department from the current year's City Council Goals is to "Analyze the comments received from landscape professionals on the vegetation requirements as part of the review process and recommend changes to the landscape regulations as appropriate."

In an effort to meet City Council's directive, Staff contacted twelve landscape professionals and requested that they review the City's Vegetation Requirements located within Article P of the Zoning Ordinance and provide comments related to potential modifications. The individuals contacted included landscape architects, nursery operators, and landscapers; the individuals that are typically involved in landscape design and using the City's existing vegetation standards. The responses received generally fall into two categories:

1. Bufferyard Vegetation Requirements;

- Reduce the amount of vegetation required for a Bufferyard when a qualifying fence, evergreen hedge, or berm is provided.
- When a qualifying fence, evergreen hedge, or berm is provided within a bufferyard, allow some portion of the required vegetation material to be deciduous.

2. Approved Vegetation List.

- Update the Approved Vegetation List (as provided in Section 9-4-267 of the Zoning Ordinance) to remove tree and shrub species that, for various reasons, do not thrive in this area, and add new tree and shrub species that do thrive in this area and will add to the community's vegetative diversity.

Fiscal Note: No fiscal impact is anticipated.

Recommendation: Staff recommends moving forward with a Zoning Ordinance Text Amendment addressing the issues identified in the attached Report.

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

Attachments / click to download

 [Full Report](#)

Report on Suggested Modifications to Article P: Vegetation Requirements of the City Zoning Ordinance

**City of Greenville Community Development Department - Planning Division
July 11, 2011**

Contents:

- Section I. City Council Directive – Page 2
- Section II. Summary of Existing Standards – Page 3
- Section III. History of Vegetation and Bufferyard Requirements – Page 8
- Section IV. Process for Engaging Landscape Professionals and Summary of Comments Collected – Page 12

Project Staff

Chris Padgett, Chief Planner

Wayne Harrison, Site Plan Administrator

SECTION I – City Council Directive

The City of Greenville adopted its first landscaping requirement in 1969 when the Zoning Ordinance was amended to require screening for commercial / industrial land uses that were adjacent to a residential zone or use. Since then, the Zoning Ordinance has had numerous amendments (see Section III) with each amendment representing a balancing of community values that has generally trended towards a stronger emphasis on the provision and preservation of trees and other vegetation during the land development process.

City Council adopts a series of Goals, Objectives, and Action Items (City Council Goals) each year as a means of identifying items or activities that they want to pursue during that year. The adopted City Council Goals are expected to be incorporated into the annual work programs of the various city departments. The current year's City Council Goals includes the following, which is the basis of this process and report:

Goal 6: Plan for High Quality, Sustainable Growth

Objective: Enhance and review the net benefit of vegetation beautification around commercial areas.

Action Item #2: Analyze the comments received from landscape professionals on the vegetation requirements as part of the review process and recommend changes to the landscape regulations as appropriate.

SECTION II – Summary of Existing Standards

The City of Greenville addresses the issues associated with trees and vegetation in several ways. Title 6 – Chapter 5 of the City Code is generally known as the city’s “Tree Ordinance”. Article A of this chapter provides standards for the planting, maintenance and removal of trees and other vegetation located within city rights-of-way, parkways and on city-owned and maintained properties. Article B of this chapter provides standards for the preservation of trees along the outer perimeter of undeveloped properties until such time as a development plan is approved for the property. All provisions of Chapter 5 of the City Code are administered by the city’s Public Works Department.

Title 9 – Chapter 4 of the City Code is generally known as the city’s “Zoning Ordinance”. Article G of this chapter provides standards for Bufferyard Setbacks and Article P contains all vegetation related standards applicable to the development of property for multi-family and non-residential use. The Summary provided herein is an outline of the Vegetation Requirements as provided in Article P of the Zoning Ordinance.

Vegetation Plans

Vegetation Plans depicting the type and location of any new or preserved vegetation being used to meet the vegetation requirements are required to be submitted for review along with any Site Plan. The Vegetation Plan must be approved along with the Site Plan prior to the issuance of a building permit. With some limited exceptions, all required vegetative materials shall be installed in accordance with the approved Plan prior to an issuance of the final occupancy permit.

Vegetation Qualification Standards / Plant Size

Plant materials used to meet the minimum vegetation requirements shall meet the following minimum size standards at the time of planting and/or qualification in the case of preservation:

Planting Material Type	Minimum Planting Size
Large Tree - Single stem - Multi-stem clump	10’ height and 2” caliper 10’ height
Small Tree	8’ height and 1.5” caliper
Shrub	18” height (some exceptions)

Acceptable Vegetation by Material Type

Plant materials used to meet the vegetation requirements must come from an approved Plant List located in Section 9-4-267 of the Zoning Ordinance.

Vegetation Substitution / Credits

1. Where trees are being planted to meet the vegetation requirements, the following credits are permitted:

Trees Provided	Credit
One large tree	Two small trees or five shrubs
One small tree	Three shrubs

2. Where large trees are preserved or transplanted to meet the vegetation requirements, the following credits are permitted:

Size of Preserved or Transplanted Large Trees	Credit
At least 2” caliper, but less than 6” caliper	One large tree or two small trees or five shrubs
6” or more caliper, but less than 10” caliper	One and one-half (1.5) large trees or three small trees or six shrubs
10” or more caliper, but less than 24” caliper	Two large trees or four small trees or eight shrubs
24” or greater caliper	Three large trees or five small trees or ten shrubs

3. For each existing six-inch plus caliper large tree preserved within a non-residential parking area island or peninsula, the minimum parking space requirement may be reduced by up to three spaces, at the option of the owner, to appropriately protect the drip zone of the preserved trees from development activities.
4. Bufferyard B setbacks and/or minimum street right-of-way building setbacks may be reduced up to 10%, where the reduction is necessary to retain an existing 10-inch plus caliper large tree (certain conditions apply).

Site Vegetation Requirements

The minimum per acre requirement for vegetation on a developing tract of land includes:

- Five large trees;
- Ten small trees; and
- Twenty-five shrubs.

The vegetation used to meet any Street Yard or Parking Area vegetation requirement may count towards this site vegetation requirement; however, any vegetation used to satisfy a bufferyard requirement shall not count towards the same.

Street Yard Vegetation Requirements

Street Yard vegetation must be located within 15 feet of the street right-of-way or easement. Such vegetation shall include two large trees per 100 linear feet of street frontage (public or private). Where large trees are not practical due to utilities or lack of available space, then small trees can be utilized at a rate of two small trees for each one large tree required.

Parking Area Vegetation and Screening

1. No portion of any parking area may be located more than 30 feet from an on-site small tree or more than 75 feet from an on-site large tree.
2. Large and small trees used to meet other vegetation requirements (acreage, street yard, bufferyard) may be used to meet this Parking Area Vegetation requirement.
3. Parking areas that are within 50 feet of public or private streets shall be screened from said streets using screening materials (plants, wall, fence, berm) that provide an opaque screen to a height of 30 inches.

Bufferyards

Bufferyards are the open space setbacks which separate site improvements from adjacent property lines and street rights-of-way. Bufferyard setbacks are prescribed by Article G of the Zoning Ordinance and are determined based upon the intensities of the developing parcel of land and adjacent parcels. Bufferyard vegetation is prescribed in Article P of the Zoning Ordinance. The following table outlines the Bufferyard Setback and Vegetation Standards:

Type of Bufferyard	Bufferyard Setback (Width)	Bufferyard Purpose	Vegetation Requirement	Example of Application
Type A	Lot size less than 25,000 sq. ft.: 4' Lot size 25,000 sq. ft. to 175,000 sq. ft.: 6' Lot size over 175,000 sq. ft.: 10'	To provide a bufferyard strip that defines the minimum setback for parking areas and may be used for vegetation required by other sections of Article P.	No vegetation required.	Property located adjacent to a public or private street or railroad.

Type of Bufferyard	Bufferyard Setback (Width)	Bufferyard Purpose	Vegetation Requirement	Example of Application
Type B	Same as Type A above	To provide a bufferyard strip that defines the minimum setback for structures and parking areas and may be used for vegetation required by other sections of Article P.	No vegetation required.	A Heavy Commercial land use proposed adjacent to a Heavy Commercial land use.
Type C	10'. May be reduced to 8' when a fence or evergreen hedge is provided.	To provide a complete year round visual barrier between incompatible land uses. Complete visual barrier to be achieved within 5 years of bufferyard establishment.	3 large evergreen trees, 4 small evergreen trees, and 16 evergreen shrubs per 100 linear feet of buffer or fraction thereof.	A Multi-family development proposed adjacent to a single family subdivision.
Type D	20'. May be reduced to 10' when a fence, evergreen hedge, or berm is provided.	Same as Type C above.	4 large evergreen trees, 6 small evergreen trees, and 16 evergreen shrubs per 100 linear feet of buffer or fraction thereof.	An office/ institutional land use proposed adjacent to a single family subdivision.
Type E	30'. May be reduced to 15' when a fence, evergreen hedge, or berm is provided.	Same as Type C above.	6 large evergreen trees, 8 small evergreen trees, and 26 evergreen shrubs per 100 linear feet of buffer or fraction thereof.	A Heavy Commercial land use proposed adjacent to a single family subdivision.
Type F	50'. May be reduced to 25' when a fence, evergreen hedge, or berm is	Same as Type C above.	8 large evergreen trees, 10 small evergreen trees, and	A Heavy Industrial land use proposed

	provided.		36 evergreen shrubs per 100 linear feet of buffer or fraction thereof.	adjacent to a single family subdivision.
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Note 1: Bufferyard B setbacks (non-screening) and/or minimum street right-of-way building setbacks may be reduced up to 10% where the reduction is necessary to retain an existing 10-inch plus caliper tree.

Note 2: Specific standards apply to fences, evergreen hedges and berms.

Note 3: Setbacks may be increased when certain height thresholds are exceeded.

Note 4: The Bufferyard setbacks provided vary when adjacent property is undeveloped.

Maintenance of Required Vegetation

The property owner is responsible for all vegetation required by this Article in a healthy condition. Any dead, unhealthy or missing vegetation shall be replaced.

Applicability / Exemptions

The vegetation requirements of Article P are applicable to new multi-family residential and non-residential development and to the redevelopment of the same based upon certain thresholds. The requirements are not applicable as follows:

1. Within the CD (Downtown Commercial) Zoning District;
2. On Pitt - Greenville Airport Authority property; and
3. On Pitt County Detention Center Property.

SECTION III - History of Vegetation and Bufferyard Requirements

Please find below a chronological listing of the efforts and actions taken related to vegetation and bufferyard requirements within the City of Greenville over the past 64 years.

1. 1947 - Adoption of 1st (original) Zoning Ordinance. Contained no landscaping requirements and no peripheral yard setbacks were required between commercial/industrial uses.
2. 1969 - Adopted 1st screening requirements for commercial/industrial uses that abut a residential zone or use. No peripheral yard setbacks required however between commercial/industrial uses. Minimum screening - 6' visual buffer consisting of a combined fence and evergreen hedge or shrubbery screen.
3. Late 1970s/Early 1980s (date unknown) - adopted 5% vegetation requirement for parking lots containing 15,000 sq. ft. or more of impervious area. No installation or material standards.
4. 1986 - Adopted Medical District (MD) Zoning Requirements. Provided peripheral yard setbacks for non-residential MD districts, and a 15% total site landscaping and 10% parking lot shading requirement. Example: Staton Square Shopping Center.
5. 1987 - Adopted original bufferyard regulations. Provided intensity/activity based peripheral yard setbacks (buffers) for all uses in all districts. Established right-of-way buffers and minimum vegetation (amount and material) requirements for all peripheral yards. Retrofit requirements - based on 5% cumulative expansion of use including buildings and/or parking.
6. 1991 - Adopted revised Zoning Ordinance (i.e. Rewrite). Included additional side and rear bufferyard vegetation installation requirements for the MD-4 shopping center district and specific minimum parking lot vegetation (3 above) materials standards for all districts.
7. 1992 - Adopted bufferyard vegetation location options (i.e. qualified materials outside buffer setbacks under specific conditions) to encourage preservation of existing trees.
8. 1992 - Adopted substitute material and existing qualified materials protection standards to encourage preservation of existing trees.
9. 1992 - Adopted street bufferyard (small) tree planting requirements and large tree substitution options.
10. 1992 - Adopted revised and updated vegetation materials list to specify appropriate native and non-native species.
11. 1992 - Adopted garbage/trash container screening requirements (i.e. complete visual screen on 3 sides in addition to bufferyard vegetation materials requirements).

12. 1992 - Adopted revised parking lot landscaping requirements for all lots containing 10,000 sq. ft. or more of impervious area. Retrofit requirements - based on 25% expansion as measured in number of spaces. Example: proposed Wal-Mart/Sam's Club expansion.
13. 1993 - Adopted increased vegetation materials option in lieu of a fence for reduced width buffer setbacks.
14. 1995 - Adopted CDF and O&I district bufferyard classification exemption for residential uses.
15. 1995 - Amended Chapter 4 by transferring the site/screening vegetation requirements and parking lot landscaping requirements from the bufferyard section to a new Article P. entitled Vegetation Requirements.
16. 1995 - Adopted revised permitted use table to include land use classification ratings for each listed use.
17. 1995 - Adopted comprehensive rewrite of the bufferyard and vegetation requirements. A 61-member Review Committee including the Planning and Zoning Commission, Community Appearance Commission, Environmental Advisory Commission, Pitt County Development Commission, ReLeaf, developers, homeowners association representatives, Pitt-Greenville Neighborhood Coalition, development consultants (architects and engineers), and landscape professionals (Worthington Farms, Williams Landscape Management, Earthscapes, Holly Ridge Landscapes, Little's Nursery, Roberson's Nursery and Landscaping) reviewed written materials provided by staff and attended a workshop meeting in August. Suggested amendments included the following items which were subsequently incorporated into the comprehensive rewrite.
 - Simplify system of regulating buffer setbacks and vegetation requirements.
 - Require landscape plan at initial site plan stage.
 - Require a specified number of trees per acre.
 - Increase screening between unlike uses.
 - Decrease planting between like uses.
 - Allow plantings (except screening) outside of setback areas.
 - Require more evergreen trees in screens between unlike uses.
 - Increase screening visual barrier heights and reduce the growth period to achieve acceptable height.
 - Eliminate the screening materials reduction allowance where a fence is installed to reduce buffer setback.
 - Prohibit required landscaping in any storm water detention structure which has the characteristics of a ditch – 2:1 slope or greater.
 - Restrict certain types of vegetation to not more than 25% of total requirement – River Birch, Various Pears, Red Tips.
 - Update the tree and shrub lists.

- Re-classify various large trees as small trees – Bradford Pear.
 - Encourage retention of large trees – Allow 10 inch plus diameter trees to substitute for more new minimum size materials.
 - Increase the minimum size of all plant materials – Height and Caliper.
 - Require full compliance with all requirements when major renovations and expansions occur.
 - Include a planting delay option between May and October – Allow plantings to be scheduled during more temperate periods without delaying occupancy permits.
 - Require large street trees.
 - Provide greater flexibility.
18. 1995 - Adopted modified setback exemption for all existing adjacent land uses located within any CDF and/or O&I district and all adjacent churches.
 19. 1996 - Adopted revised planned center definition to include bufferyard and/or vegetation qualification criteria.
 20. 1996 - Adopted site/vegetation plan “encroachment note” to clarify easement holder approvals.
 21. 1997 - In December, the Planning Office received a memorandum from the Community Appearance Commission requesting consideration of several amendments to the vegetation requirements, including a requirement that preliminary landscape plans included at the time of initial site plan submission indicate the proposed location of required plant materials by type, more trees in parking lots (reduce tree to parking space separation standard); parking lot screening, and increased flexibility in administration provision.
 22. 1998 - The Planning Staff attended several Community Appearance Commission meetings during the spring of 1998 to explain in detail the current requirements and to obtain the Commission’s input on the development of an ordinance which set forth their recommended changes.
 23. 1998 - The Community Appearance Commission held a public forum in June, 1998 to explain their proposed changes and to solicit public input.
 24. 1998 - In September, at their regularly scheduled meeting, the Community Appearance Commission, after consideration of the input received at the public forum and from written comments received from the public, voted to recommend approval of the changes as originally proposed.
 25. 1998 - In October, at their regular meeting the Planning and Zoning Commission considered the proposed amendments as recommended by the Community Appearance Commission and after receiving public input voted to recommend approval of the requested changes.

26. 1998 - In November, at their regularly scheduled meeting (11/12/98), City Council after held a public hearing and adopted the proposed changes as recommended by the Community Appearance Commission and Planning and Zoning Commission.

Adopted parking lot screening requirements; reduced the parking area to tree separation standard (i.e. required more trees in parking lots) , a required that preliminary landscape plans be included at the time of initial site plan submission which indicate the proposed location of required plant materials by type (i.e. large tree, small tree, shrub) and a flexibility in administration provision .

27. 1999 - In February, at their regularly scheduled meeting (2/11/99), City Council directed Staff to stay enforcement of the street bufferyard setback provisions and to conduct a review of the bufferyard setback standards in accordance with the following motion:

“Initiate a review of the bufferyard setback requirements contained in the Zoning Ordinance in particular in relation to achieving more uniform applicability with the distance from the traveled portion of the street; and Direct staff to stay its enforcement for one hundred fifth (150) days of the bufferyard setback restrictions in connection with the parking of motor vehicles which are located at least seventeen (17) feet from the traveled portion of the street.”

No recommended changes resulted from this study.

28. Request by Walter Gaskins (Pitt County Board of Education) to exempt public schools from the vegetation installation requirements. This item was withdrawn prior to Planning and Zoning Commission consideration.
29. 2003 - Amended the zoning regulations to include a new zoning district entitled “conservation area (CA) overlay” wherein no development is allowed, natural vegetation is preserved, and from which residential density qualification may be transferred to same-site areas not included within the CA overlay.
30. 2005 - Adopted increased tree substitution options and an allowance for reduced building setbacks and parking requirements where existing large trees are preserved as a result.
31. 2007 - Amended Title 6 (PUBLIC WORKS), Chapter 5, Trees, to regulate the removal of existing trees within a perimeter buffer zone. This authority is pursuant to Session Law 2006-1002, NC House Bill 2570. The purpose of this ordinance is to prevent clear-cutting of trees in perimeter buffer zones prior to approval of a development plan.
32. 2010 - Amended various sections of Title 9 (zoning ordinance) to include screening for recycling centers and garbage compactors in multi-family and non-residential developments. This amendment is in conjunction with an amendment to Title 6 concerning recycling centers and compactors.

SECTION IV – Process for Engaging Landscape Professionals and Summary of Comments Collected

In an effort to meet City Council’s directive, Staff contacted 12 landscape professionals and requested that they review the City's Vegetation Requirements located within Article P of the Zoning Ordinance and provide comments related to potential modifications. The individuals contacted included landscape architects, nursery operators, and landscapers; the individuals that are typically involved in landscape design and using the City’s existing vegetation standards. The responses received generally fall into two categories:

1. Bufferyard Vegetation Requirements

- A. Reduce the amount of vegetation required for a Bufferyard when a qualifying fence, evergreen hedge, or berm is provided.

(The current bufferyard requirements allow a bufferyard width reduction between 20% - 50% for Type C, D, E, and F bufferyards when a qualifying fence, evergreen hedge, or berm (6-foot tall minimum) is provided. No associated reduction in vegetation material is provided, thus the required vegetation material is located in a smaller area that is not ideal for long-term viability.)

- B. When a qualifying fence, evergreen hedge, or berm is provided within a bufferyard, allow some portion of the required vegetation material to be deciduous.

(The current standards for bufferyards require that all vegetation material be evergreen. This requirement is designed to provide a complete opaque visual screen between unlike land uses. A qualifying fence, evergreen hedge, or berm will provide the opaque screen to a height of six feet, thus allowing some portion of the required vegetation material to be deciduous will add visual variety while not reducing effectiveness of the bufferyard.)

2. Approved Vegetation List

- A. Update the Approved Vegetation List (as provided in Section 9-4-267 of the Zoning Ordinance) to remove tree and shrub species that, for various reasons, do not thrive in this area, and add new tree and shrub species that do thrive in this area and will add to the community’s vegetative diversity.

(The current Approved Vegetation List was last updated over 10 years ago. Some trees and shrubs on the list have been found to be prone to disease and/ or insects; not ideal for this areas climate and/or soils; or are not commercially available in this area. Many new species have been developed that are not on the list and have been found to thrive in this area.)