



Agenda

Planning and Zoning Commission

December 9, 2008
6:30 PM
City Council Chambers

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

- I. INVOCATION - James Wilson
- II. ROLL CALL
- III. APPROVAL OF MINUTES - November 18, 2008
- IV. PUBLIC HEARINGS
 1. Ordinance requested by 43 Land Holdings, LLC to rezone 1.769 acres located at the southwest corner of the intersection of Bayswater Drive and East Fire Tower Road from OR (Office-Residential) to CG (General Commercial).
- V. ADJOURN



City of Greenville, North Carolina

Meeting Date: 12/9/2008
Time: 6:30 PM

Title of Item: November 18, 2008

Explanation: Minutes from November 18, 2008 Planning & Zoning Meeting

Fiscal Note: N/A

Recommendation: Approval

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[November P_Z_Minutes_798308](#)

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

November 18, 2008

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

Mr. Bill Lehman - *	
Mr. Bob Ramey - *	Mr. Dave Gordon - *
Mr. Tony Parker - *	Mr. Tim Randall - *
Mr. Don Baker - X	Mr. James Wilson - *
Mr. Len Tozer - X	Mr. Godfrey Bell, Sr. - *
Ms. Shelley Basnight - *	Mr. Hap Maxwell - *

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

VOTING MEMBERS: Lehman, Ramey, Gordon, Parker, Randall, Wilson, Basnight and Bell

PLANNING STAFF: Harry Hamilton, Chief Planner; Andy Thomas, Planner, and Sarah Radcliff, Secretary.

OTHERS PRESENT: Dave Holec, City Attorney

MINUTES: Motion was made by Mr. Ramey, seconded by Mr. Parker, to accept the October 21, 2008 minutes as presented. Motion carried unanimously.

PRELIMINARY PLAT

Request by Lewis Land Development for a preliminary plat entitled "Firetower Junction". The property is located south of Firetower Road, east of Dudley's Grant and west of Whitebridge. The proposed development consists of 14 lots.

Andy Thomas, planner, delineated the area on the map. Mr. Thomas stated the property was located in the southern area of the city. He stated a portion of this property was recently rezoned to neighborhood commercial (CN). It was recommended for approval by the Planning and Zoning Commission on May 15, 2007. It was rezoned by the City Council on June 14, 2007. Mr. Thomas stated this property is impacted by the floodplain along the eastern and southern borders. The property is located along a major thoroughfare, being Firetower Road and near a minor thoroughfare, being Corey Road. Mr. Thomas said the property is the former location of the Evans Mobile Home Park and Greystone Mobile Home Park. The fire tower located on lot 2 is being moved to an off-site location. There is an existing commercial building on lot. Stormwater management is being provided on lot 7. Mr. Thomas stated NCDOT is in the process of widening Firetower Road. There is a non-access easement along Firetower Road. The lots that front Firetower Road will be serviced internally from Bayswater Drive. The street system consists of a single loop street. An interconnected street pattern is not possible because the surrounding properties are already developed and due to intervening environmental conditions associated with Fork Swamp Canal. The lands located to the

south of this development may be provided access from Corey Road. Sidewalks are provided. There is a fifty foot riparian buffer and greenway easement along the eastern and southern boundary of the property. A small portion of this property is impacted by the 100 year floodplain. It is anticipated that the front portion of the property will be developed as commercial. The large tracts of land at the rear of the property are slated as residential. The R-6MH zoning currently allows for multi-family development. Mr. Thomas stated the preliminary plat has been reviewed and approved by the City's Technical review committee and meets all requirements and city standards.

Brian Fagundus spoke in favor of the request on behalf of the applicant.

Motion was made by Mr. Ramey, seconded by Mr. Randall, to approve the preliminary plat. Motion carried unanimously.

There being no other business, the meeting adjourned at 6:37 p.m.

Respectfully submitted,

Merrill Flood
Secretary



City of Greenville, North Carolina

Meeting Date: 12/9/2008
Time: 6:30 PM

Title of Item: Ordinance requested by 43 Land Holdings, LLC to rezone 1.769 acres located at the southwest corner of the intersection of Bayswater Drive and East Fire Tower Road from OR (Office-Residential) to CG (General Commercial).

Explanation:

Required Notice:

Planning and Zoning Commission meeting notice (adjoining property owner letters) was mailed on November 21, 2008.

On-site Sign(s) posted on December 1, 2008.

City Council public hearing notice (adjoining property owner 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 a corridor transition area at the western edge of a recognized focus area. The existing 10.462 acres of commercial zoning to the east will serve as a neighborhood focus. The neighborhood focus area should be restricted to this central location and further linear expansion along Fire Tower Road would be discouraged. The Land Use Plan Map, otherwise, recommends high density residential to the south of Fire Tower Road and medium density residential to the north of Fire Tower Road. The existing neighborhood focus area location (spacing) is in general compliance with Horizons: Greenville's Community Plan guidelines, however the commercial (retail) component in combination with existing zoning, is in excess of plan recommendations.

The subject site is located in Vision Area D.

Fire Tower Road, between Old Tar Road and Corey Road, is designated as a residential corridor. The purpose of these roads is to collect traffic from local neighborhood streets and move it onto connector/gateway thoroughfares. Residential collectors should be designed to accommodate public transit and non-vehicular traffic.

The Future Land Use Plan Map recommends Office/Institutional/Multifamily (OIM) for the subject site, while recommending Commercial within the neighborhood focus area east of the subject property.

Thoroughfare/Traffic Volume (PW-Engineering Division) Report Summary

Based on possible uses permitted by the requested rezoning, the proposed rezoning classification could generate 983 trips to and from the site on Fire Tower Road which is a net increase of 449 additional trips per day.

During the review process, measures to mitigate the traffic will be determined. These measures may include the construction of turn lanes on Fire Tower Road and may require traffic signal modifications at nearby signalized intersection(s).

Detail Report Attached

History/Background

The subject tract was zoned R6MH and RA20 in conjunction with an Extraterritorial Jurisdiction (ETJ) Extension in 1988. The property was rezoned from R6MH and RA20 to OR in 2002 at the request of the owner (William Dansey).

The applicant made an identical rezoning request (OR to CG) for the subject property that was denied by the City Council at its June 14, 2007 meeting. The following are past rezoning actions (to CG) for the property located immediately to the east of the subject tract:

Year	Acreage
1994	3.27
1999	0.72
2001	1.941
2004	1.37
2005	3.161
2007	24.00
TOTAL:	34.462

Present LandUse:

The subject property contains one (1) single-family residence.

Water/Sewer:

Water service is located in the right-of-way of Bayswater Drive.

Sanitary sewer service is located in the right-of-way of Bayswater 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: R6S- Sheffield Subdivision (single-family)

South: R6MH and CG – Vacant (former Greystone Mobile Home Park)

East: CG – Fire Tower Crossing Shopping Center and Fire Tower Mini-Storage

West: R6 – One (1) single-family residence and Dudley’s Grant Townhomes

Density Estimates:

Under the current zoning (OR), staff would anticipate the site to yield approximately 13000 square feet of office space and one (1) conventional restaurant (3,000 sq.ft.), for a total of 16,000 square feet.

At the proposed zoning (CG), staff would anticipate the site to yield approximately 13,800 square feet of retail space and one (1) conventional restaurant (3,000 sq.ft.).

Fiscal Note:

No cost to the City.

Recommendation:

In staff’s opinion, the request is **not** in compliance with Horizons: Greenville’s Comprehensive Plan and the Future Land Use Plan Map.

“Not in compliance with the comprehensive plan” should be construed as meaning the requested zoning (i) is specifically noncompliant with plan objectives and recommendations including the range of allowable uses in the proposed zone, etc. and/or is of a scale, dimension, configuration or location that is not objectively in keeping with plan intent and (ii) does not promote or preserve the desired urban form. The requested zoning is considered undesirable and not in the public interest and staff recommends denial of the requested rezoning.

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Attachments / click to download

- [Survey](#)
 - [Location Map](#)
 - [Bufferyard Chart](#)
 - [Rezoning_Case_08_18_43_Land_Holdings_LLC_794409](#)
 - [Rezoning_Report_43_Land_Holdings_LLC_795157](#)
 - [Ordinance_to_Rezone_43_Land_Holdings_LLC_795143](#)
 - [List_of_Uses_OR_to_CG_795203](#)
-

Case No: 08-18

Applicant: 43 Land Holdings, LLC

Property Information

Current Zoning: OR (Office-Residential)

Proposed Zoning: CG (General Commercial)

Current Acreage: 1.769 acres

Location: Fire Tower Road, E of Dudley's Grant Dr

Points of Access: Fire Tower Road



Location Map

Transportation Background Information

1.) Fire Tower Road- State maintained

	<u>Existing Street Section</u>	<u>Ultimate Thoroughfare Street Section</u>
Description/cross section	2 lanes	4-lanes
Right of way width (ft)	100	100
Speed Limit (mph)	45	45
Current ADT:	24,970 (*)	Ultimate Design ADT: 35,000 vehicles/day (**)
Design ADT:	12,000 vehicles/day (**)	
Controlled Access	No	
Thoroughfare Plan Status:	Major Thoroughfare	

Other Information: There are sidewalks along Fire Tower Road that service this property.

Notes: (*) 2006 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: Project # U-3613 currently under construction to widen to a multi-lane facility.

Trips generated by proposed use/change

Current Zoning: 534 -vehicle trips/day (*) **Proposed Zoning: 983** -vehicle trips/day (*)

Estimated Net Change: increase of 449 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 Fire Tower Road are as follows:

1.) Fire Tower Road , East of Site: **“No build” ADT of 24,970**

Estimated ADT with Proposed Zoning (full build) – 25,560
Estimated ADT with Current Zoning (full build) – 25,290
Net ADT change = 270 (1% increase)

Case No: 08-18

Applicant: 43 Land Holdings, LLC

2.) Fire Tower Road , West of Site:**“No build” ADT of 24,970**

Estimated ADT with Proposed Zoning (full build) – 25,363

Estimated ADT with Current Zoning (full build) – 25,184**Net ADT change = 179 (<1% increase)****Staff Findings/Recommendations**

Based on possible uses permitted by the requested rezoning, the proposed rezoning classification could generate 983 trips to and from the site on Fire Tower Road, which is a net increase of 449 additional trips per day.

During the review process, measures to mitigate the traffic will be determined. These measures may include the construction of turn lanes on Fire Tower Road and may require traffic signal modifications at nearby signalized intersection(s).

Rezoning Request Report

October 13, 2008

Applicant :

Ordinance, requested by 43 Land Holdings, LLC to rezone 1.769 acres located at the southwest corner of the intersection of East Fire Tower and Bayswater Roads from OR (Office-Residential [High Density Multi-family]) to CG (General Commercial).

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

Required Notice:

Planning and Zoning Commission meeting notice (adjoining property owner letters) was mailed on November 21, 2008.

On-site Sign(s) posted on December 1, 2008.

City Council public hearing notice (adjoining property owner 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 a corridor transition area at the western edge of a recognized focus area. The existing 34.462 acres of commercial zoning to the east will serve as a neighborhood focus. The neighborhood focus area should be restricted to this central location and further linear expansion along Fire Tower Road would be discouraged. The Land Use Plan Map, otherwise, recommends high density residential to the south of Fire Tower Road and medium density residential to the north of Fire Tower Road. The existing OR (office-high density residential) zoning is considered to be in compliance with the Comprehensive Plan.

The existing neighborhood focus area location (spacing) is in general compliance with Horizons: Greenville's Community Plan guidelines, however the commercial (retail) component in combination with existing zoning, is in excess of plan recommendations.

The subject site is located in Vision Area D.

Fire Tower Road, between Old Tar Road and Corey Road, is designated as a residential corridor. The purpose of these roads is to collect traffic from local neighborhood streets and move it onto connector/gateway thoroughfares. Residential collectors should be designed to accommodate public transit and non-vehicular traffic.

The Future Land Use Plan Map recommends Office/Institutional/Multifamily (OIM) for the subject site, while recommending Commercial within the neighborhood focus area east of the subject property.

Thoroughfare/Traffic Volume (PW-Engineering Division) Report Summary

Based on possible uses permitted by the requested rezoning, the proposed rezoning classification could generate 983 trips to and from the site on Fire Tower Road which is a net increase of 449 additional trips per day.

During the review process, measures to mitigate the traffic will be determined. These measures may include the construction of turn lanes on Fire Tower Road and may require traffic signal modifications at nearby signalized intersection(s).

Detail Report Attached

History/Background

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The applicant made an identical rezoning request (OR to CG) for the subject property that was denied by the City Council at its June 14, 2007 meeting.

The following are past rezoning actions (to CG) for the property located immediately to the east of the subject tract:

<u>Year</u>	<u>Acreage</u>
1994	3.27
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2007	<u>24.00</u>
TOTAL:	34.462

Present Land Use:

The subject property contains one (1) single-family residence.

Water/Sewer:

Water service is located in the right-of-way of Bayswater Drive.

Sanitary sewer service is located in the right-of-way of Bayswater 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: R6S- Sheffield Subdivision (single-family)

South: R6MH and CG – Vacant (former Greystone Mobile Home Park)

East: CG – Fire Tower Crossing Shopping Center and Fire Tower Mini-Storage

West: R6 – One (1) single-family residence and Dudley’s
Grant Townhomes (311 units)

Density Estimates:

Under the current zoning (OR), staff would anticipate the site to yield approximately 13000 square feet of office space and one (1) conventional restaurant (3,000 sq. ft.), for a total of 16,000 square feet.

At the proposed zoning (CG), staff would anticipate the site to yield approximately 13,800 square feet of retail space and one (1) conventional restaurant (3,000 sq. ft.).

STAFF RECOMMENDATION:

In staff’s opinion, the request **is not** in compliance with Horizons: Greenville’s Comprehensive Plan and the Future Land Use Plan Map.

“Not in compliance with the comprehensive plan” should be construed as meaning the requested zoning (i) is specifically noncompliant with plan objectives and recommendations including the range of allowable uses in the proposed zone, etc. and/or is of a scale, dimension, configuration or location that is not objectively in keeping with plan intent and (ii) does not promote or preserve the desired urban form. The requested zoning is considered undesirable and not in the public interest and staff recommends denial of the requested rezoning.

ORDINANCE NO. 08-__
AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GREENVILLE
REZONING TERRITORY LOCATED WITHIN THE
PLANNING AND ZONING JURISDICTION OF THE CITY OF
GREENVILLE, NORTH CAROLINA

WHEREAS, the City Council of the City of Greenville, North Carolina, in accordance with Article 19, Chapter 160A, of the General Statutes of North Carolina, caused a public notice to be given and published once a week for two successive weeks in The Daily Reflector setting forth that the City Council would, on January 9, 2009 at 7:00 p.m., in the City Council Chambers of City Hall in the City of Greenville, NC, conduct a public hearing on the adoption of an ordinance rezoning the following described territory;

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

WHEREAS, in accordance with the provisions of North Carolina General Statutes 160A-383, the City Council does hereby find and determine that although the proposed amendment is not consistent with the comprehensive plan, in this instance it is an appropriate zoning classification and therefore, approval is reasonable and in the public interest.

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

Section 1. That the following described territory is rezoned from OR (Office-Residential [High Density Multi-family]) to CG (General Commercial).

TO WIT: 43 Land Holdings, LLC Property.

LOCATION: Located at the southwest corner of the intersection of Bayswater Drive and East Fire Tower Road.

DESCRIPTION:

Beginning at the intersection of the existing 100-foot southern right of way of SR 1708 – E. Fire Tower Road and the western right of way of Bayswater Road; thence running along the western right of way of Bayswater Road S 20-15-35 E, 327.75 feet to a point; thence leaving the western right of way of Bayswater Road S 74-35-12 W, 297.25 feet to a point; thence N 16-30-00 W, 170.19 feet to a point; thence N 69-44-25 E, 100.00 feet to a point; thence N 16-30-00 W, 133.10 feet to a point located on the existing 100-foot southern right of way of SR 1708 – E. Fire Tower Road; thence running along said right of way N 69-44-25 E, 176.31 feet to the point of beginning containing 77,066 square feet or 1.769 acres.

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

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

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

ADOPTED this 9th day of January, 2009.

Patricia C. Dunn, Mayor

ATTEST:

Wanda T. Elks, City Clerk

EXISTING ZONING

OR (Office-Residential)

Permitted Uses

(1) General:

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

(2) Residential:

- b. Two-family attached dwelling (duplex)
- c. Multi-family development per Article 1
- k. Family care home (see also section 9-4-103)
- n. Retirement center or home
- o. Nursing, convalescent center or maternity home; major care facility
- p. Board or rooming house
- 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

(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

(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

(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)
- 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
- u. Art studio including art and supply sales
- v. Photography studio including photo and supply sales
- w. Recording studio
- x. Dance studio
- bb. Civic organizations
- cc. Trade or business organizations

(9) Repair:

* None

(10) Retail Trade:

- s. Book or card store, news stand
- w. Florist

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

* None

(12) Construction:

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

(13) Transportation:

* None

(14) Manufacturing/ Warehousing:

* None

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

* None

OR (Office-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
- i. Residential quarters for resident manager, supervisor or caretaker; excluding mobile home
- o.(1). Nursing, convalescent center or maternity home; minor care facility
- r. Fraternity or sorority house

(3) Home Occupations (see all categories):

* None

(4) Governmental:

- a. Public utility building or use

(5) Agricultural/ Mining:

* None

(6) Recreational/ Entertainment:

- c.(1). Tennis club; indoor and outdoor facilities
- h. Commercial recreation; indoor only, not otherwise listed

(7) Office/ Financial/ Medical:

- f. Veterinary clinic or animal hospital (also see animal boarding; outside facility, kennel and stable)

(8) Services:

- a. Child day care facilities
- b. Adult day care facilities
- l. Convention center; private
- s. Hotel, motel, bed and breakfast inn; limited stay lodging (see also residential quarters for resident manager, supervisor
or caretaker and section 9-4-103)
- ff. Mental health, emotional or physical rehabilitation center

(9) Repair:

- * None

(10) Retail Trade:

- h. Restaurant; conventional
- j. Restaurant; regulated outdoor activities

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

- * None

(12) Construction:

- * None

(13) Transportation:

- h. Parking lot or structure; principle use

(14) Manufacturing/ Warehousing:

- * None

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

- a. Other activities; personal services not otherwise listed
- b. Other activities; professional services not otherwise listed

PROPOSED ZONING

CG (General Commercial)

Permitted Uses

(1) General:

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

*(2) Residential: * None*

(3) Home Occupations (see all categories):

- *None

(4) Governmental:

- b. City of Greenville municipal government building or use. (See also section 9-4-103)
- c. County or state government building or use not otherwise listed; excluding outside storage and major or minor repair
- d. Federal government building or use
- 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
- h Commercial recreation; indoor only, not otherwise listed
- j. Bowling alleys
- n. Theater; movie or drama, indoor only
- q. Circus, carnival or fair, temporary only (see also section 9-4-103)
- s. Athletic Club; indoor only

(7) Office/ Financial/ Medical:

- a. Office; professional and business, not otherwise listed
- b. Operation/processing center
- d. Bank, savings and loan or other savings or investment institutions
- e. Medical, dental, ophthalmology or similar clinic, not otherwise listed
- g. Catalogue processing center

(8) Services:

- c. Funeral home
- e. Barber or beauty shop
- f. Manicure, pedicure, or facial salon
- o. Church or place of worship (see also section 9-4-103)
- q. Museum
- r. Art Gallery
- s. Hotel, motel, bed and breakfast inn; limited stay lodging (see also residential quarters for resident manager, supervisor or caretaker and section 9-4-103)
- u. Art studio including art and supply sales
- v. Photography studio including photo and supply sales
- y.(1) Television and/or radio broadcast facilities including receiving and transmission equipment and towers not exceeding 200 feet in height or cellular telephone and wireless communication towers not exceeding 200 feet in height (see also section 9-4-103)
- 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)
- hh. Exercise and weight loss studio; indoor only
- kk. Launderette; household users
- ll. Dry cleaners; household users
- oo. Clothes alteration or shoe repair shop
- pp. Automobile wash

(9) 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
- g. Fish market; excluding processing or packing
- h. Restaurant; conventional
- i. Restaurant; fast food
- k. Medical supply sales and rental of medically related products
- 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 facility)
- 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)
- aa. Pawnbroker
- bb. Lawn and garden supply and household implement sales and accessory sales
- ee. Christmas tree sales lot; temporary only (see also section 9-4-103)

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

- b. Rental of home furniture, appliances or electronics and medically related products (see also (10)k.)
- c. Rental of cloths and accessories; formal wear, etc.

(12) Construction:

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

(13) Transportation:

- c. Taxi or limousine service
- h. Parking lot or structure; principal use

(14) Manufacturing/ Warehousing:

* None

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

* None

CG (General Commercial)

Special Uses

(1) General:

* None

(2) Residential:

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

(3) Home Occupations (see all categories):

* None

(4) Governmental:

- a. Public utility building or use

(5) Agricultural/ Mining:

* None

(6) Recreational/ Entertainment:

- d. Game center
- l. Billiard parlor or pool hall
- m. Public or private club
- t. Athletic club; indoor and outdoor facilities

(7) Office/ Financial/ Medical:

- c. Office; customer services, not otherwise listed, including accessory service delivery vehicle parking and indoor storage
- f. Veterinary clinic or animal hospital (see also animal boarding; outside facility, kennel and stable)

(8) Services:

- a. Child day care facilities
- b. Adult day care facilities
- l. Convention center; private

(9) Repair:

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

(10) Retail Trade:

- b. Gasoline or automotive fuel sales; accessory or principal use, retail
- j. Restaurant; regulated outdoor activities
- n. Appliances; commercial use, sales and accessory repair, excluding outside storage

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

- d. Rental of automobiles, noncommercial trucks or trailers, recreational vehicles, motorcycles and boats
- f. Automobile, truck, recreational vehicle, motorcycle and boat sales and service (see also major and minor repair)

(12) Construction:

* None

(13) Transportation:

* None

(14) Manufacturing/ Warehousing:

- k. Mini-storage warehouse, household; excluding outside storage

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

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

LOT 63
ANTHONY S. HART
D.B. 1740, PG. 643

LOT 64
ROCKY F. RUSSELL
D.B. 1264, PG. 344

LOT 65
ROCKY F. RUSSELL
D.B. 1447, PG. 525

SHEFFIELD
SECTION 2
M.B. 52, PG. 110
ZONED R-6S

LOT 25
ALTON L. ADAMS
D.B. 1870, PG. 425

LOT 26
IRENE ROSE OBOYLE SINGLETON
D.B. 2379, PG. 261

LOT 27
SHEREESE JOY HARRIS
D.B. 1684, PG. 308

LOT 28
ELWOOD C. DAVENPORT LIVING TRUST
D.B. 1839, PG. 44

LOT 29
JOYNER PATRICK TRIPP
D.B. 1001, PG. 544

SHEFFIELD
M.B. 46, PG. 43
ZONED R-6S

29

28

27

26

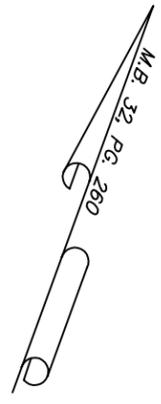
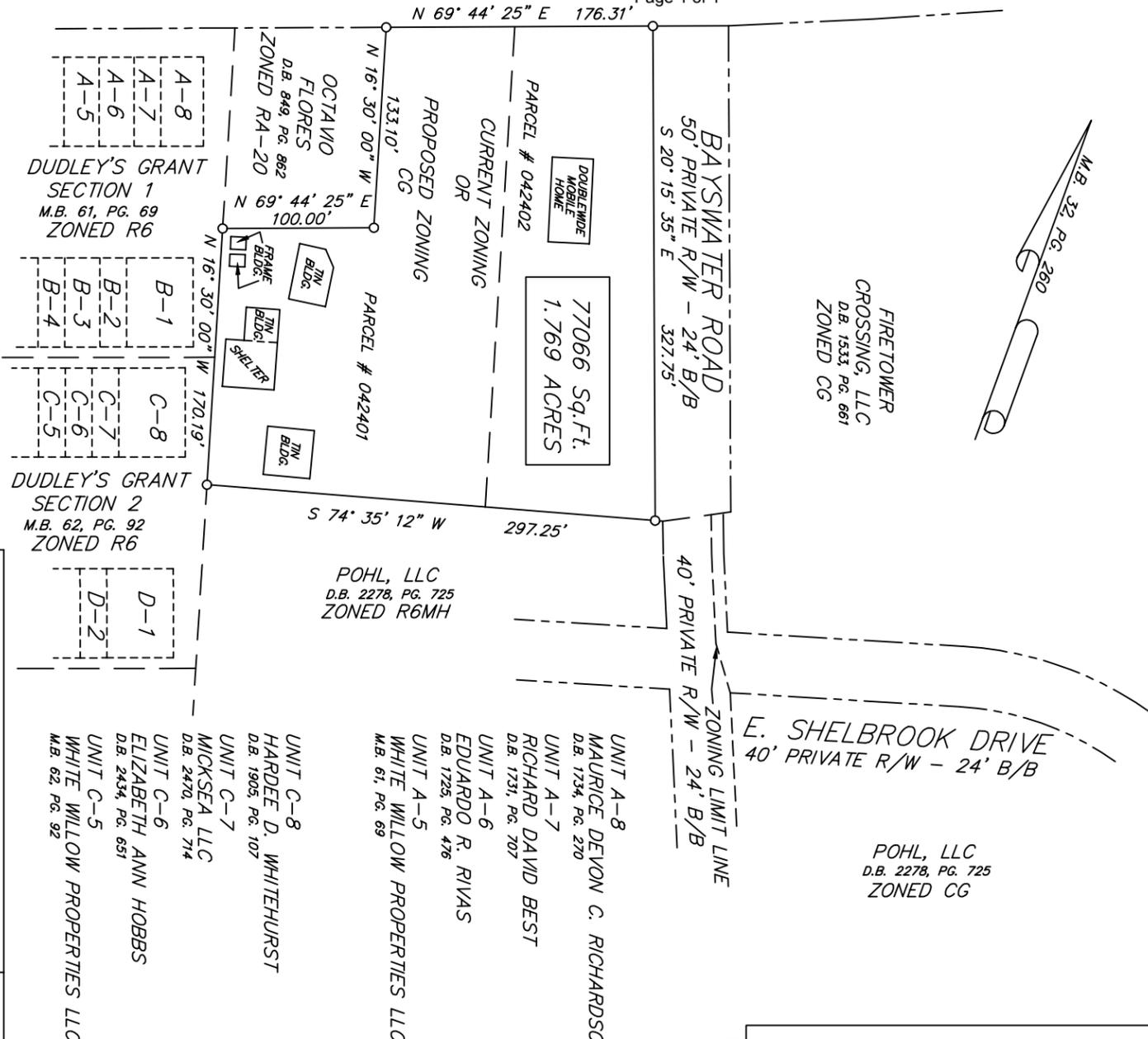
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63

SR 1708 - E. FIRETOWER ROAD
100' PUBLIC R/W - ASPHALT VARIES

Attachment number 5
Page 1 of 1



LEGEND:

E/P - EXISTING IRON PIPE
I/P - IRON PIPE SET
P/K - PARKER/KALON NAIL
C/L - CENTERLINE

R/W - RIGHT OF WAY
B/B - BACK TO BACK
P/P - POWER POLE
O/H - OVERHEAD

T/P - TELEPHONE PEDESTAL
E/T - ELECTRICAL TRANSFORMER
E/V - ELECTRICAL VAULT
M/H - MANHOLE

REFERENCE:

DEED BK. 2468, PG. 39-41
MAP BK. 32, PG. 260
TAX PARCEL # 042401 & 042402



1803 South Charles Blvd.
Greenville, N.C. 27858
Phone (252)756-7878
Fax (252)756-0785



PARCEL NO. 42402 & 42401
DRAWN BY BLW

CERTIFICATION

I, GARY S. MILLER, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM INFORMATION AS RECORDED IN MAP BOOK SEE PAGE REF. AND THAT THE INFORMATION CONTAINED HEREON IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF.

WITNESS MY HAND AND SEAL THIS 15th DAY OF OCTOBER, 2008.

SIGNED
PROFESSIONAL LAND SURVEYOR NO. L-2562

REZONING REQUEST MAP
FOR
43 LAND HOLDINGS, LLC

TRACT 1 & TRACT 2
AS RECORDED IN
DEED BK. 2468, PG. 39-41
OF THE PITT CO. REGISTRY
WINTERVILLE TOWNSHIP
PITT CO., N.C.
SCALE: 1" = 100'
OCTOBER 15, 2008
WO 08109

BUFFERYARD SETBACK AND VEGETATION SCREENING CHART

For Illustrative Purposes Only

Bufferyard Requirments: 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)			
Multi-Family Development (2)	C	B	B	B	B	Residential (1) - (2)	Non-Residential (3) - (5)	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.

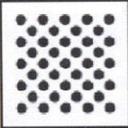
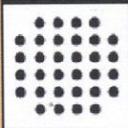
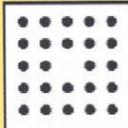
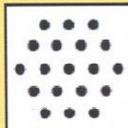
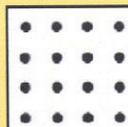
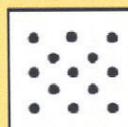
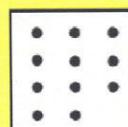
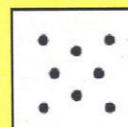
Residential Density		
Maximum density allowed by Zoning District based on average of 2.67 persons per dwelling unit		
High Density		
R6 R6-N R6-MH OR CDF	17 units per acre yields 45 persons per acre	
PUD	12 units per acre yields 32 persons per acre	
Medium Density		
R6-A	9 units per acre yields 24 persons 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