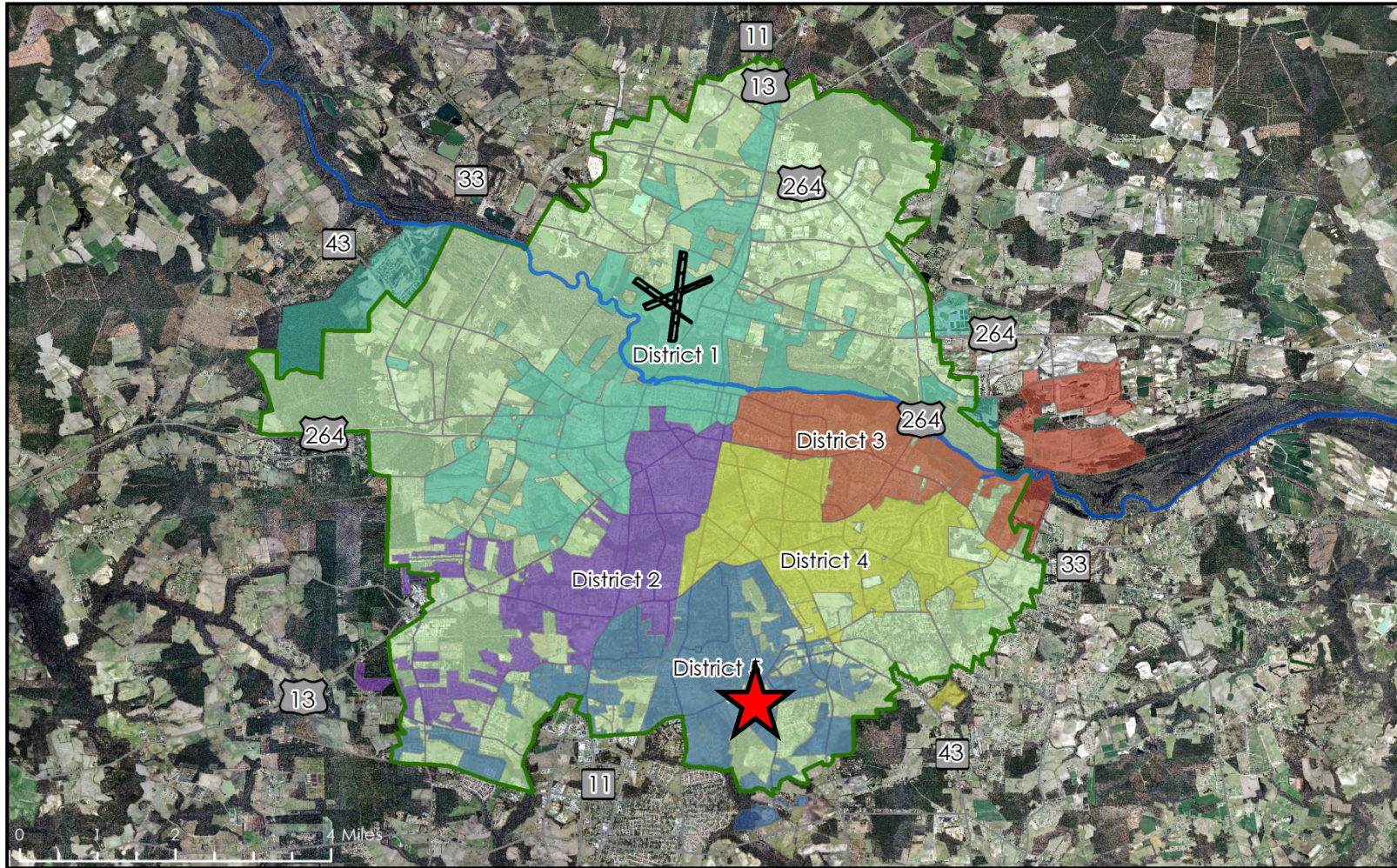


2.11.16

City Council Meeting

Item 2:

Ordinance requested by Beacon Investments, LLC to rezone 1.412 acres located along the northern right-of-way of Old Fire Tower Road and 550+/- feet east of County Home Road from RA20 (Residential-Agricultural) to OR (Office-Residential [High Density Multi-family])



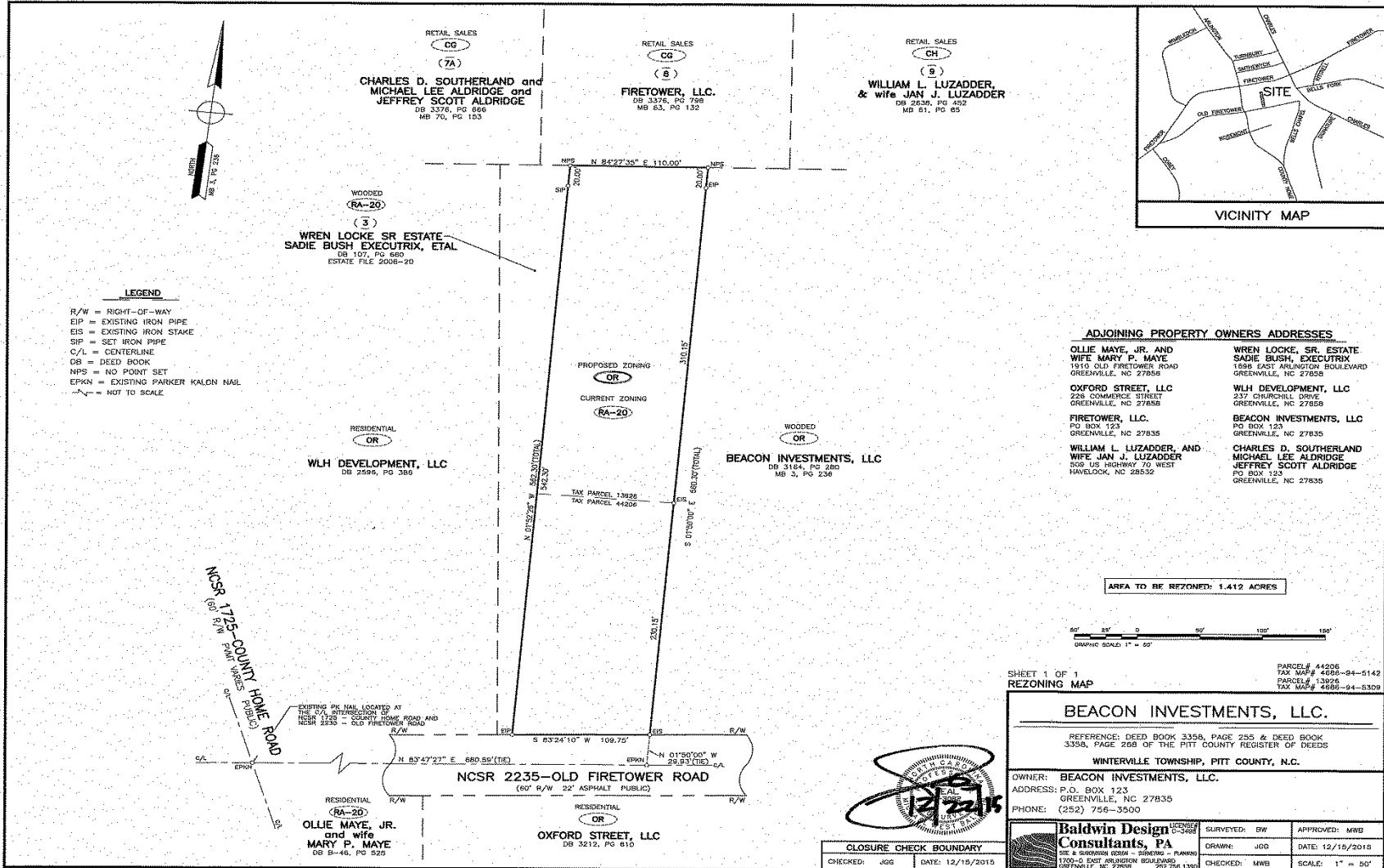
Map Legend

- | | | |
|---|--|--|
|  Greenville's ETJ |  District 1 |  District 4 |
|  Pitt-Greenville Airport (PGV) |  District 2 |  District 5 |
|  Tar River |  District 3 | |



Map Legend

-  Land Parcels
-  Rezoning Site



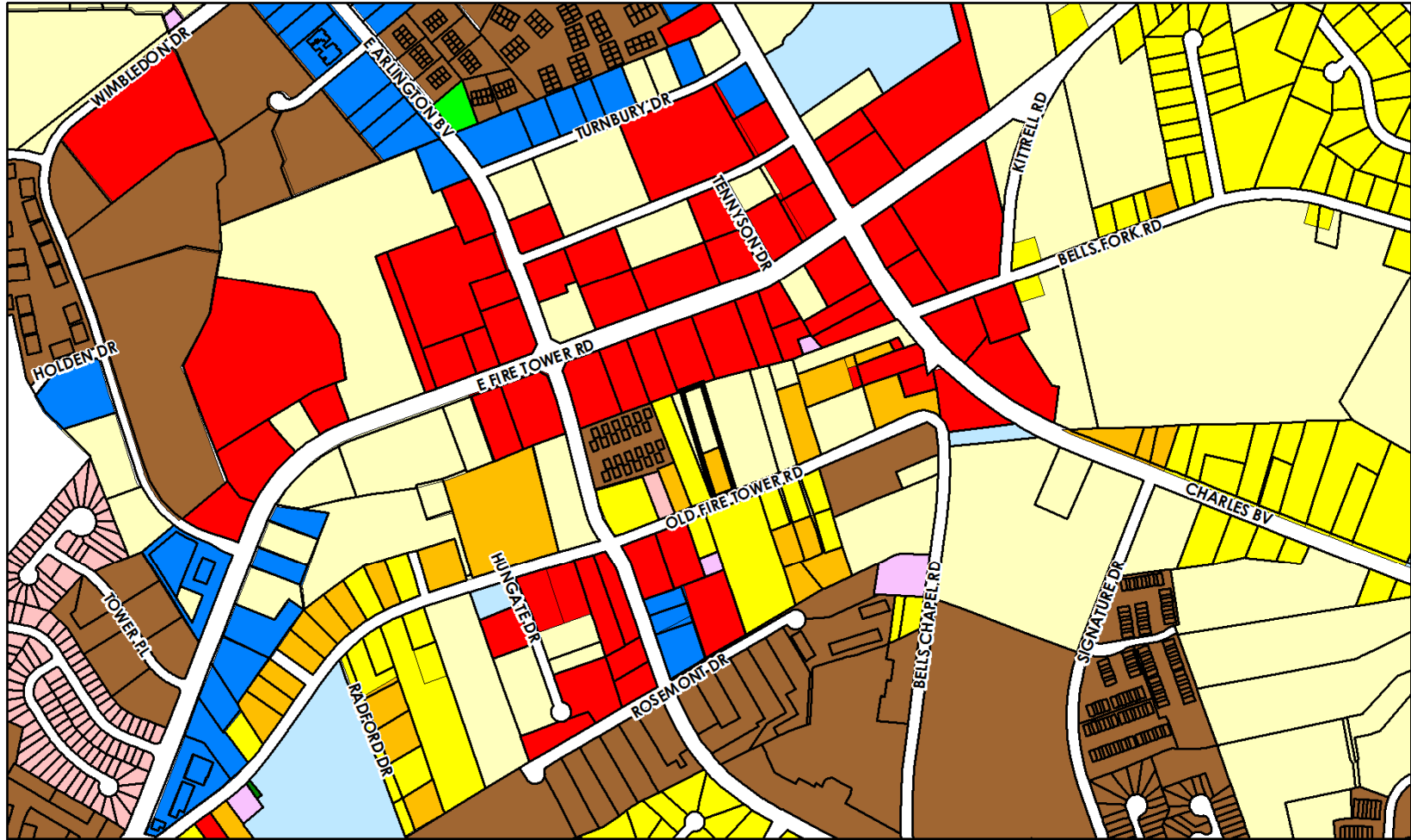
CAD FILE: DROVING\13-064 OLD FIRETOWER REZONING MAP.DWG

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Old Fire Tower Road



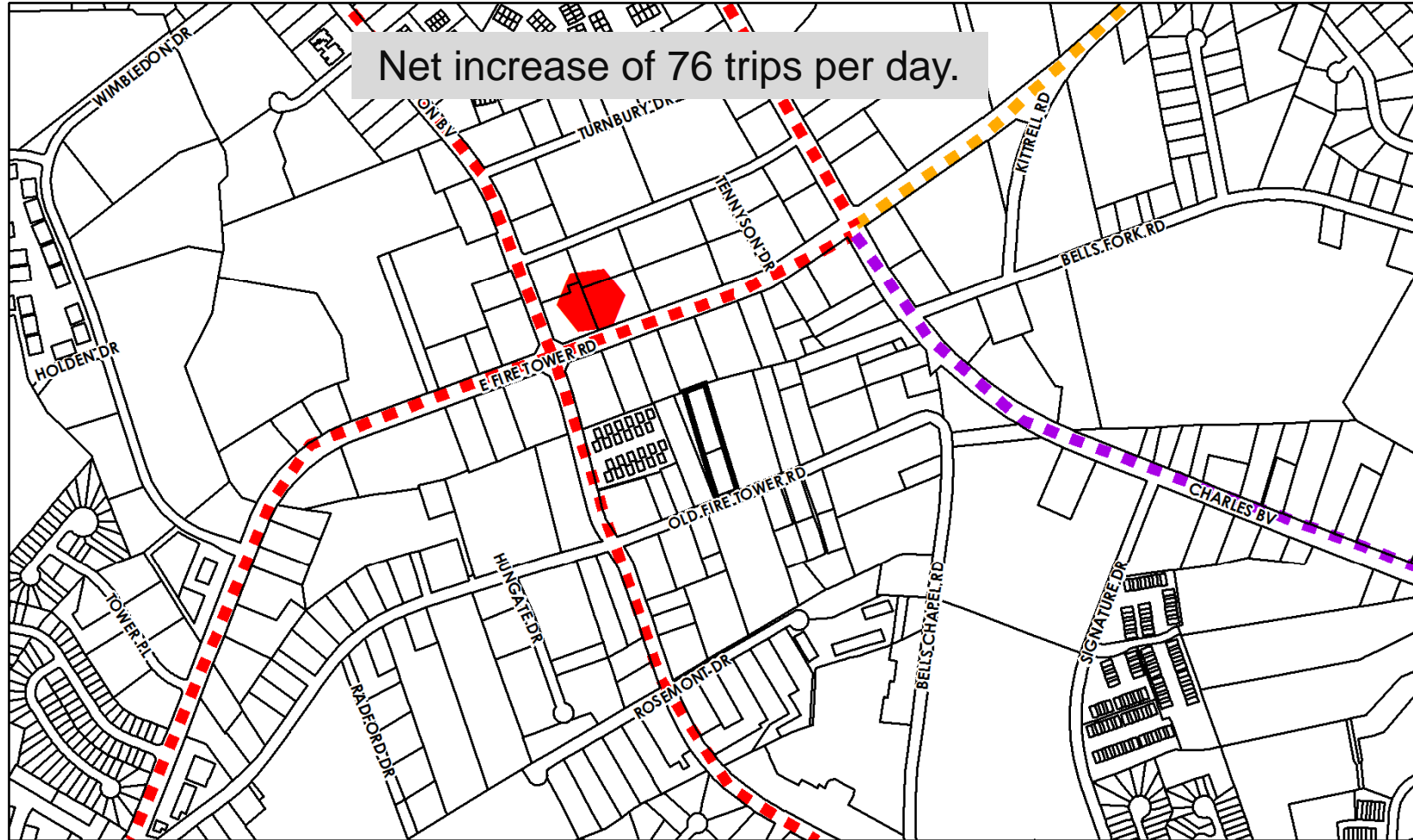
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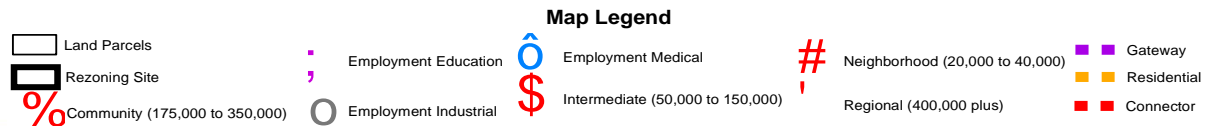
Map Legend

 Land Parcels	 Cemetery	 Industrial	 Mobile Home	 Office	 Single Family
 Rezoning Site	 Commercial	 Institutional	 Mobile Home Park	 Public Parking	 Utility
	 Duplex	 Landfill	 Multi-Family	 Recreation	 Vacant

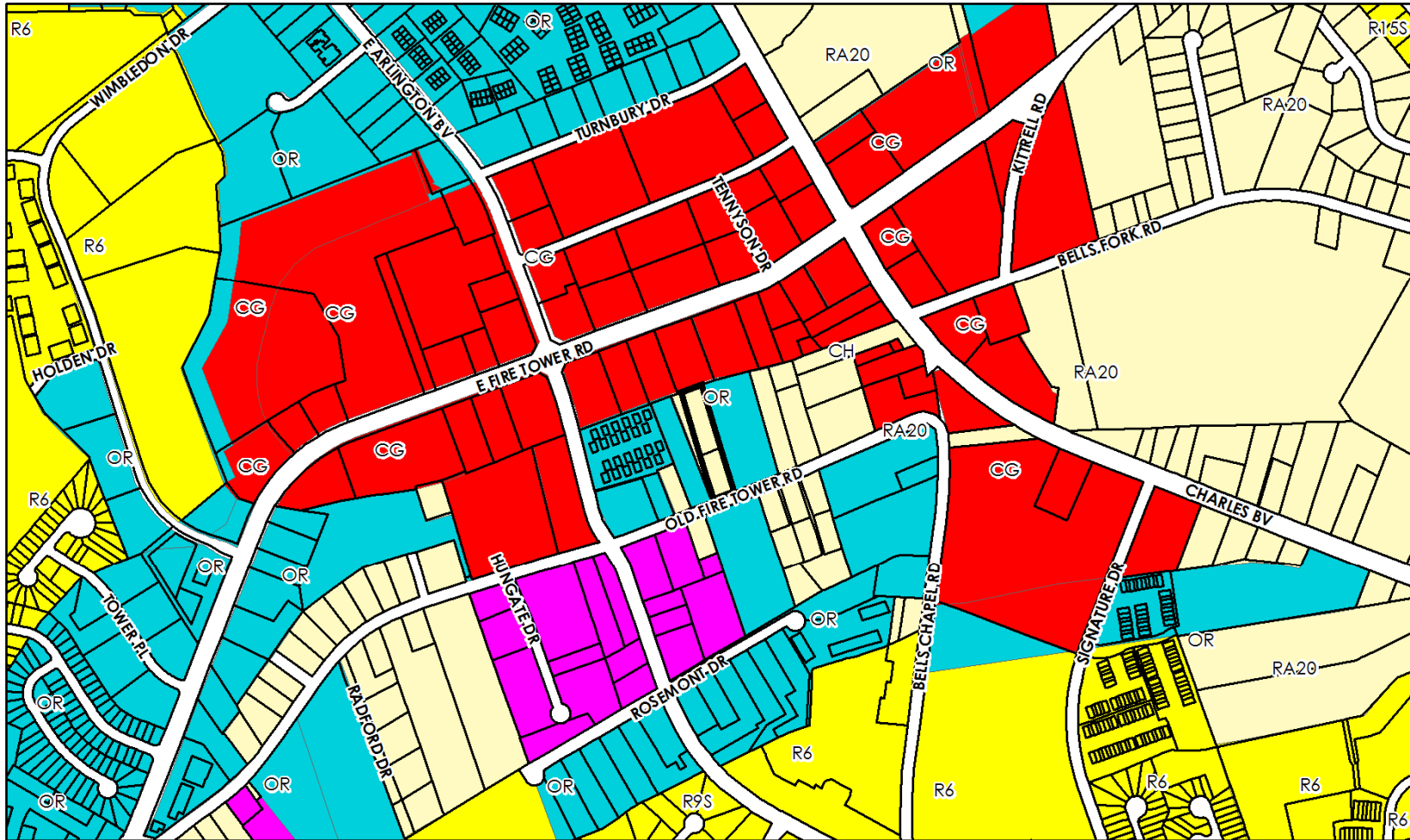
Corridor and Focus Area



Net increase of 76 trips per day.



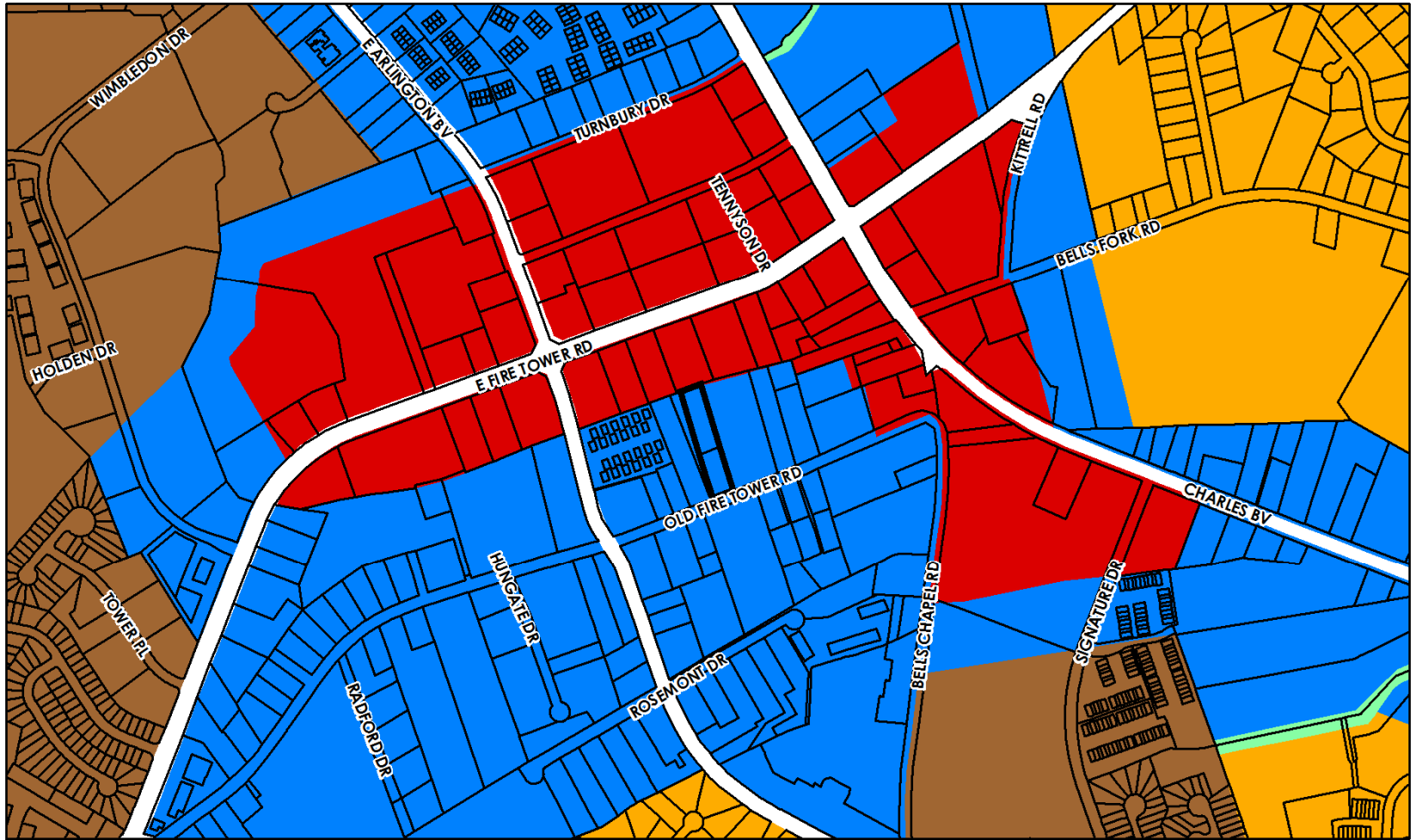
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Map Legend

-  Land Parcels
-  Rezoning Site
-  Commercial
-  Industrial
-  Office & Institutional
-  Residential
-  Residential / Agricultural

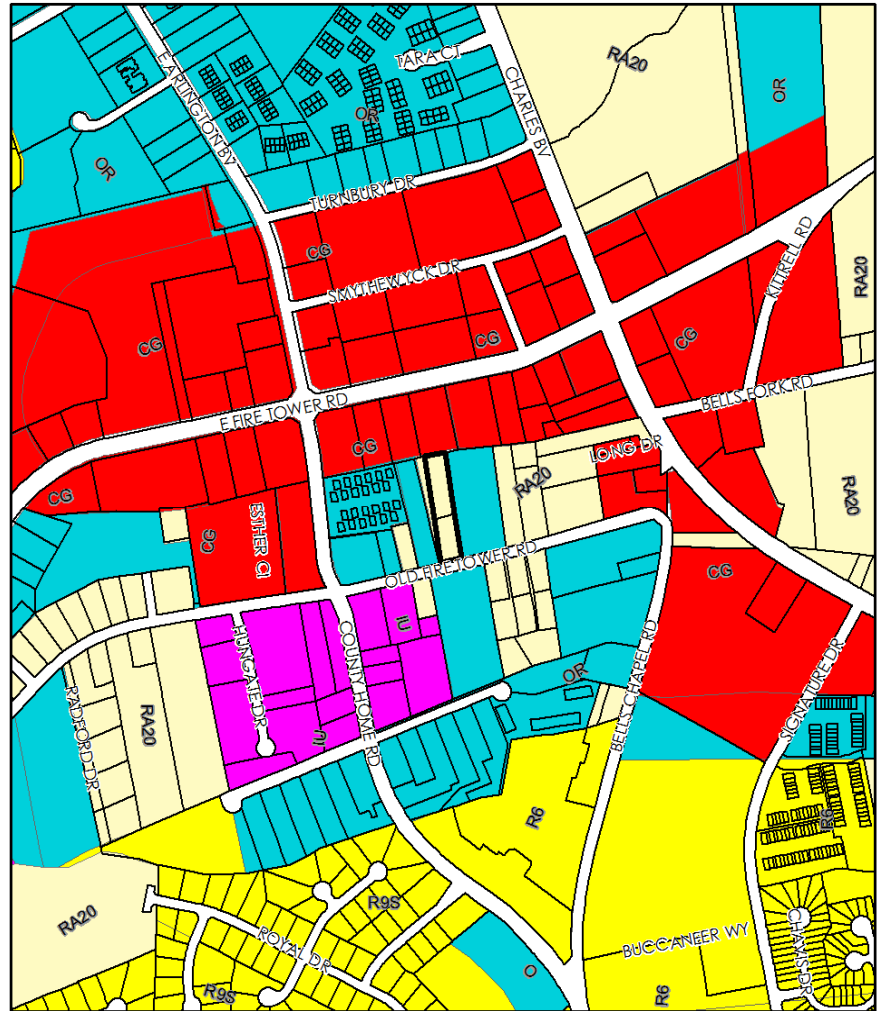
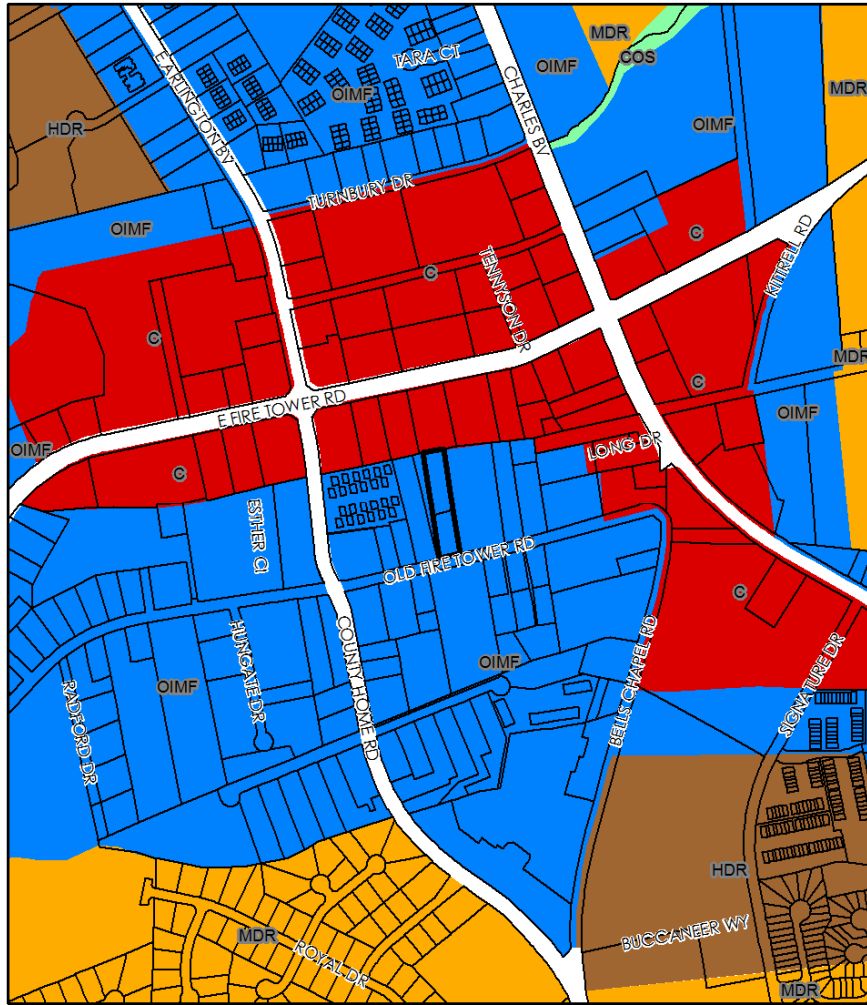
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Map Legend

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

Future Land Use Plan/Zoning Maps



Map Legend

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

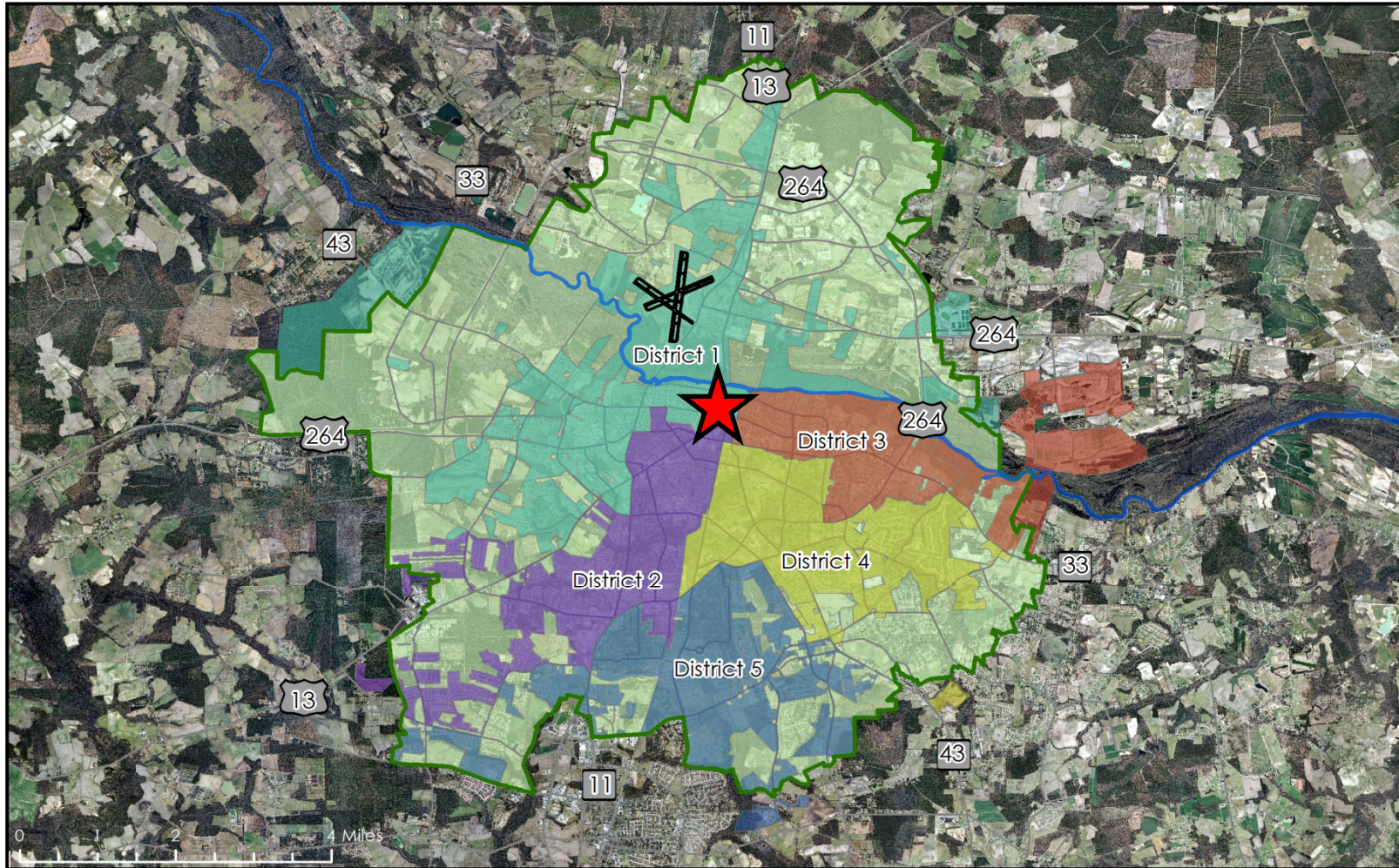
Map Legend

Land Parcels	Rezoning Site	Commercial	Industrial	Office & Institutional	Residential
					Residential / Agricultural

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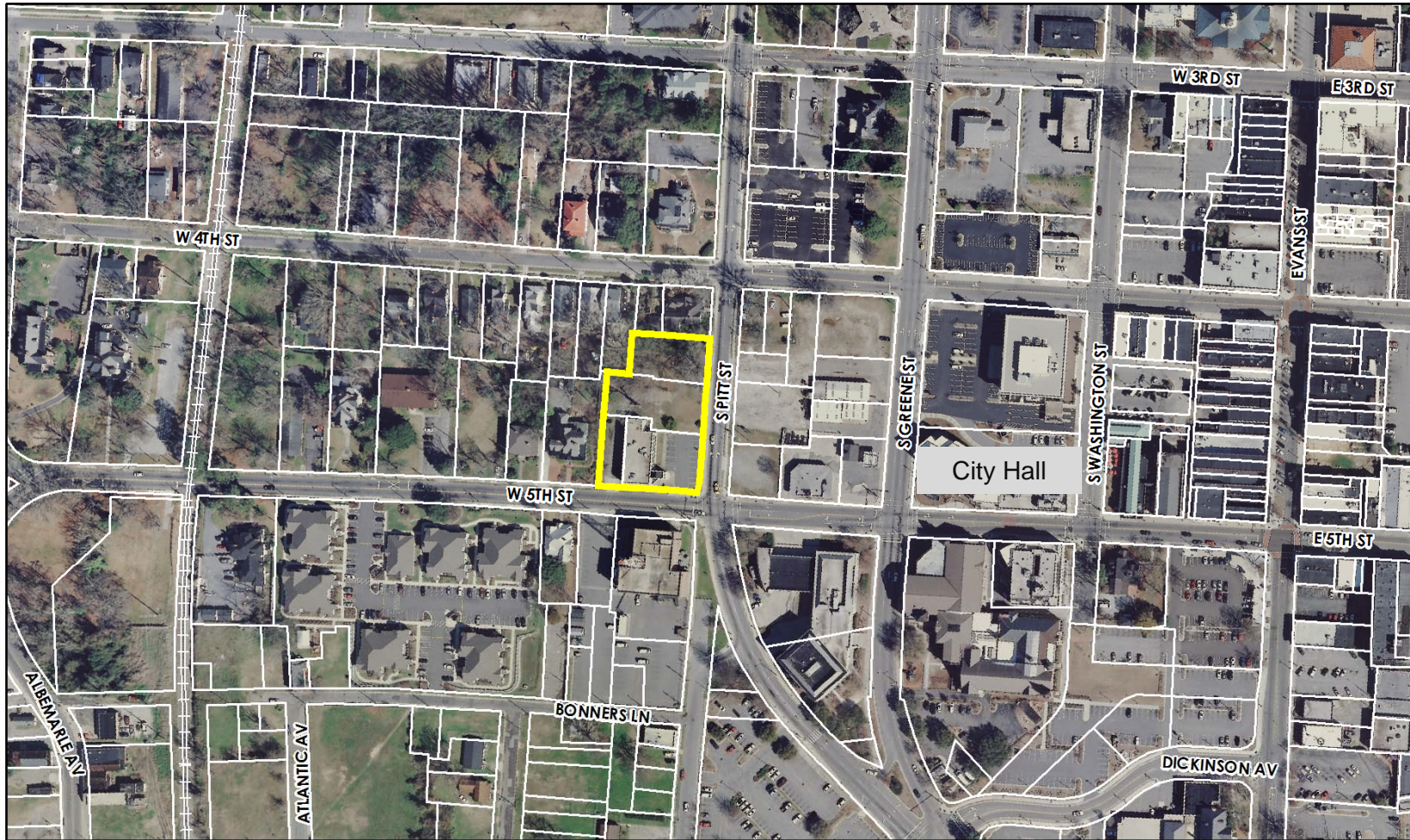
Item 3:

Ordinance requested by Greenville Utilities Commission to rezone 1.041 +/- acres located at the northwest corner of the intersection of West 5th Street and South Pitt Street from CDF (Downtown Commercial Fringe) to CD (Downtown Commercial)



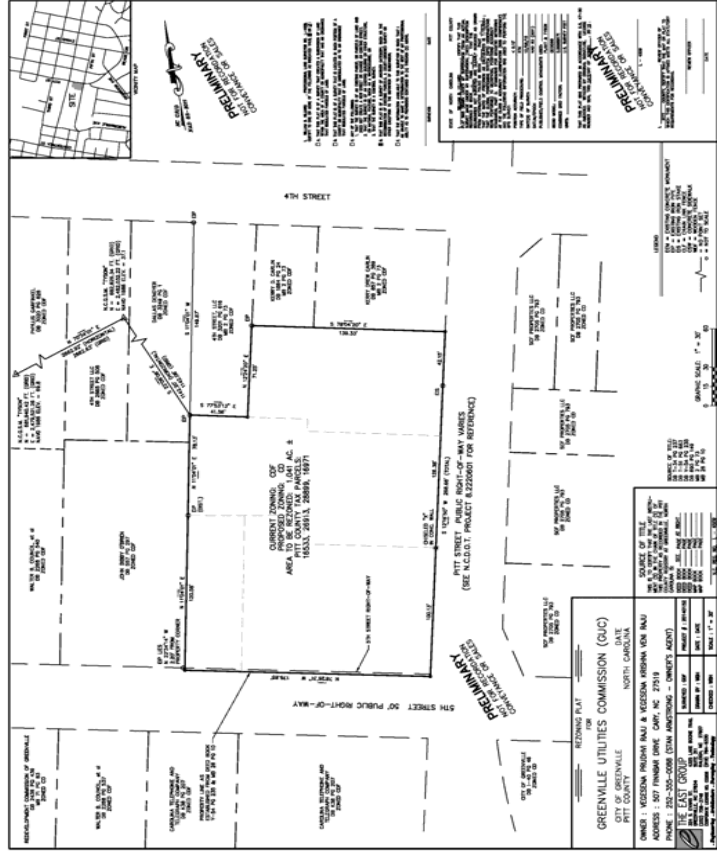
Map Legend

- | | | |
|---|--|--|
|  Greenville's ETJ |  District 1 |  District 4 |
|  Pitt-Greenville Airport (PGV) |  District 2 |  District 5 |
|  Tar River |  District 3 | |



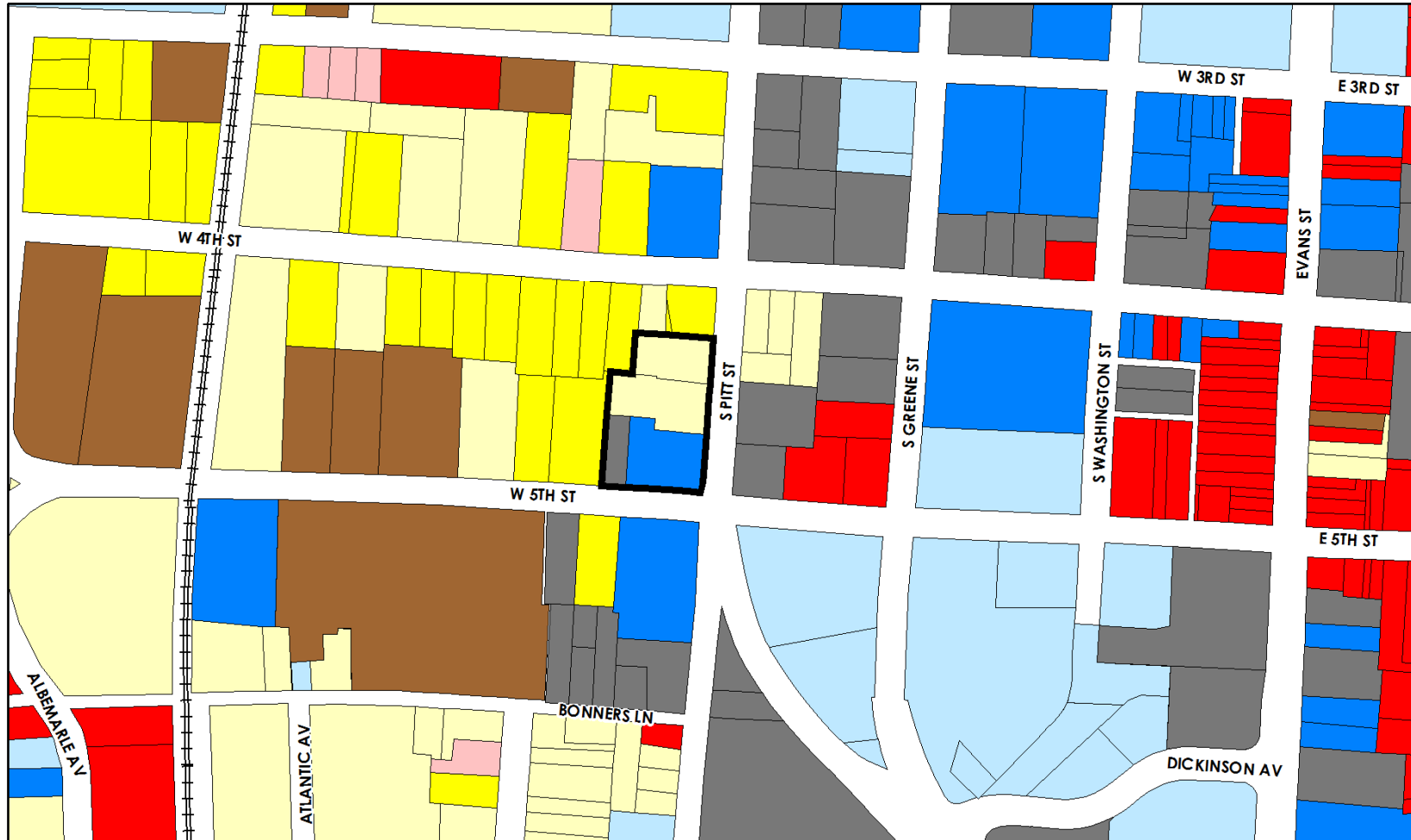
Map Legend

-  Land Parcels
-  Rezoning Site





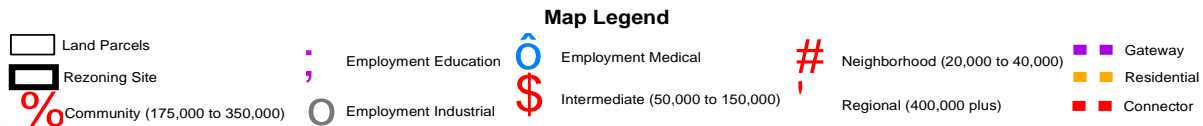
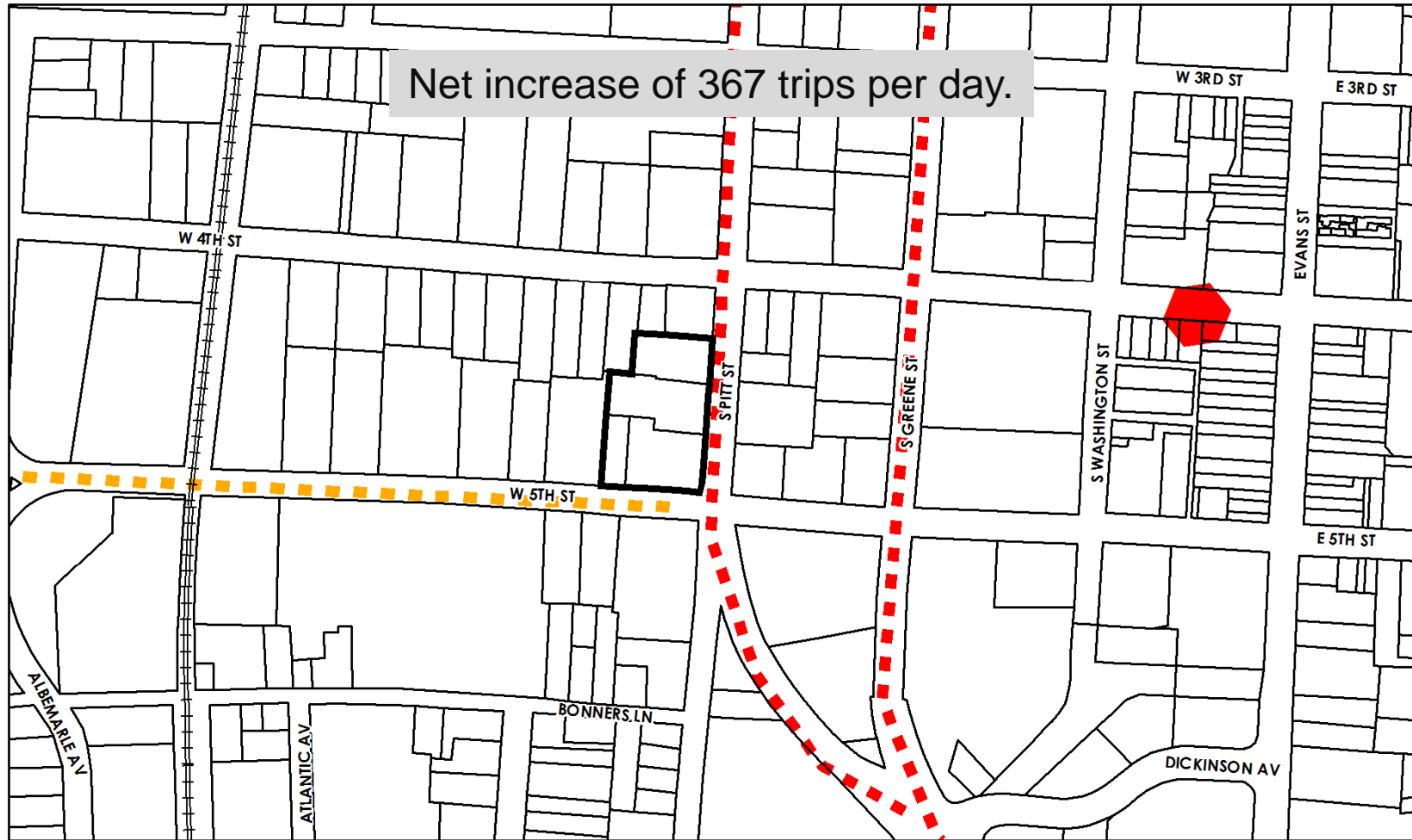
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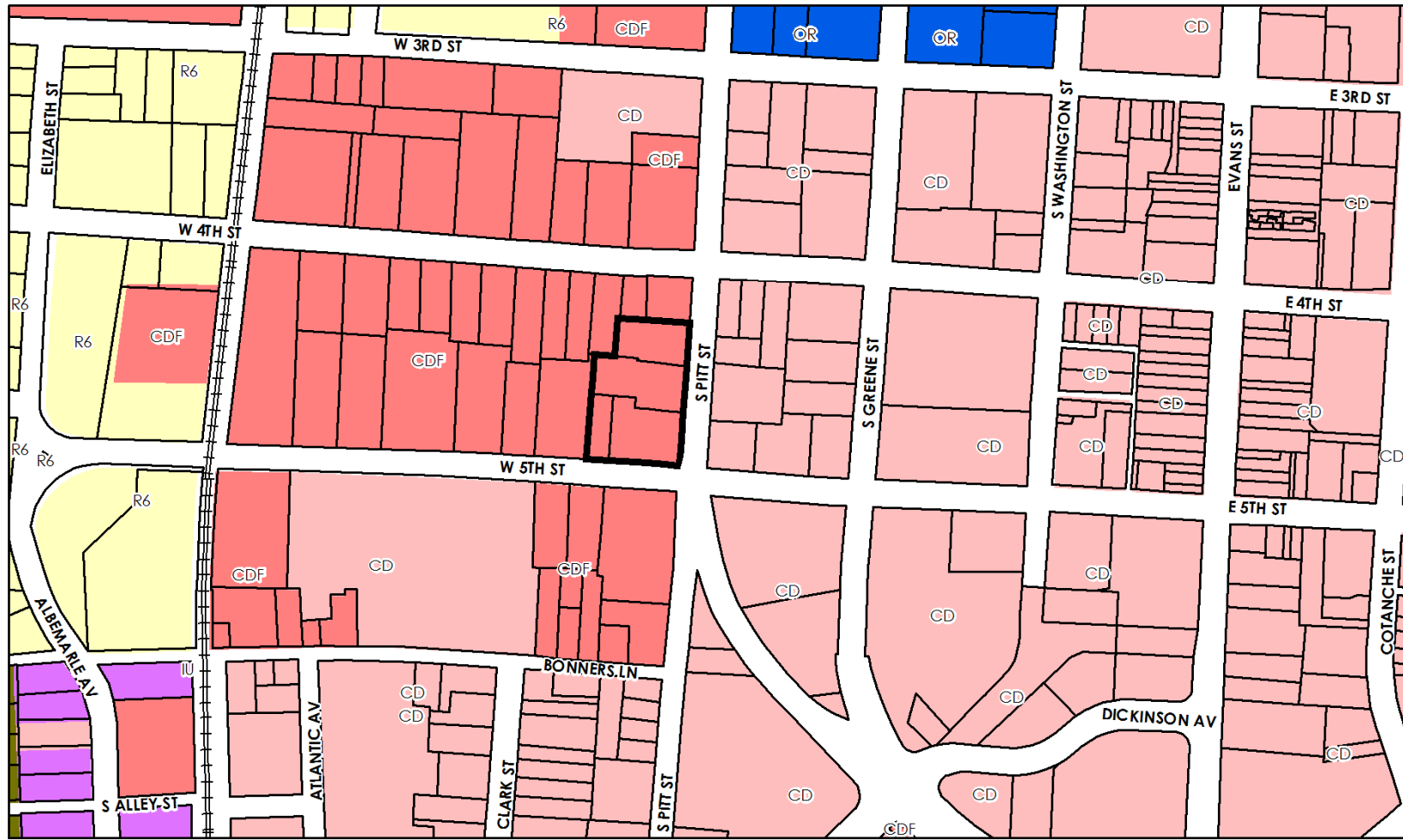
Map Legend

 Land Parcels	 Cemetery	 Industrial	 Mobile Home	 Office	 Single Family
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	 Duplex	 Landfill	 Multi-Family	 Recreation	 Vacant

Corridor and Focus Area



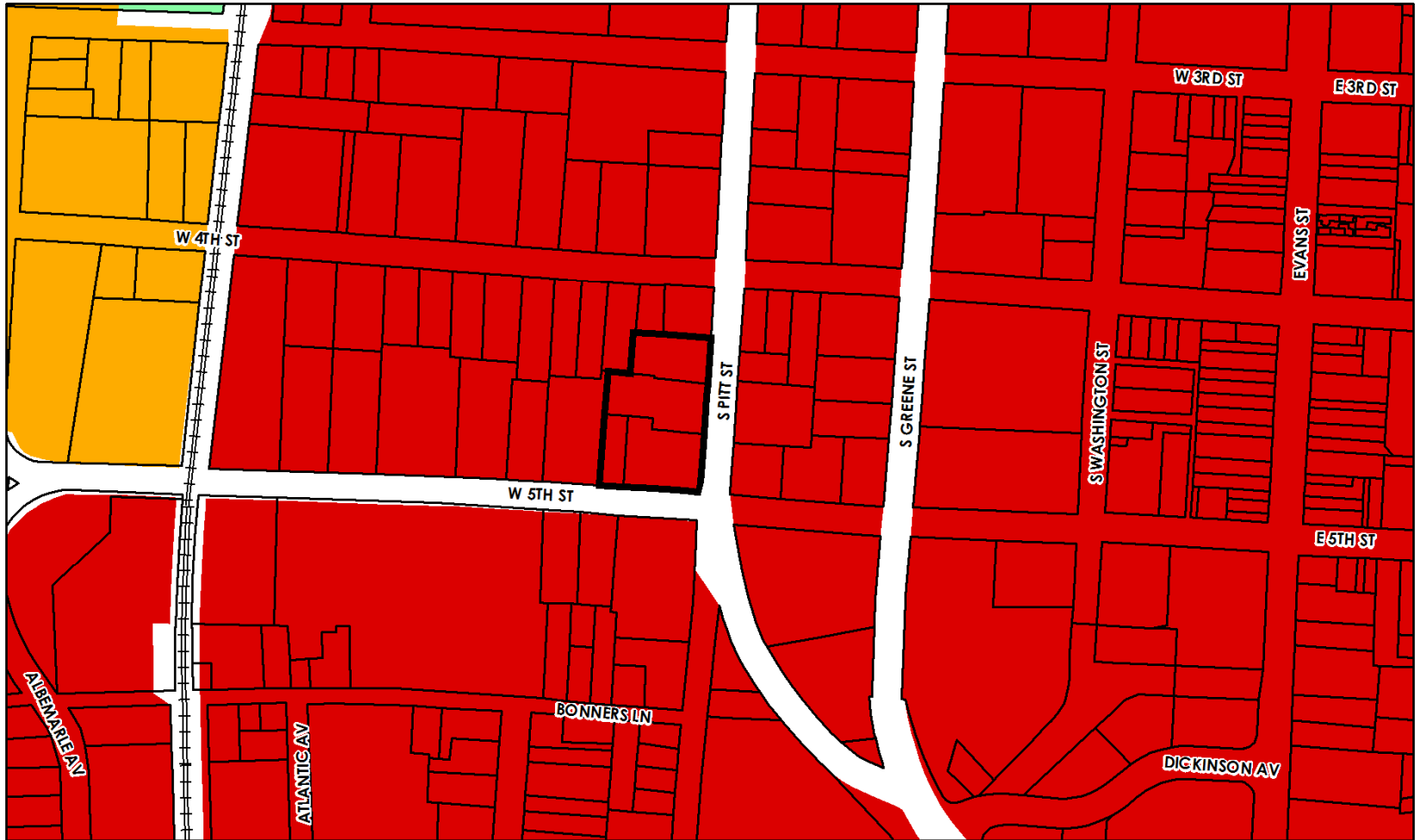
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Map Legend

Land Parcels	CH	I	MO	OR-UC	R6A-RU	R9	PUD
CD	CN	IU	MS	R6	R6MH	R9S	MR
CDF	MCH	PIU	O	R6A	R6N	R9S-CA	MRS
CG	MCG	MI	OR	R6A-CA	R6S	R15S	RA20

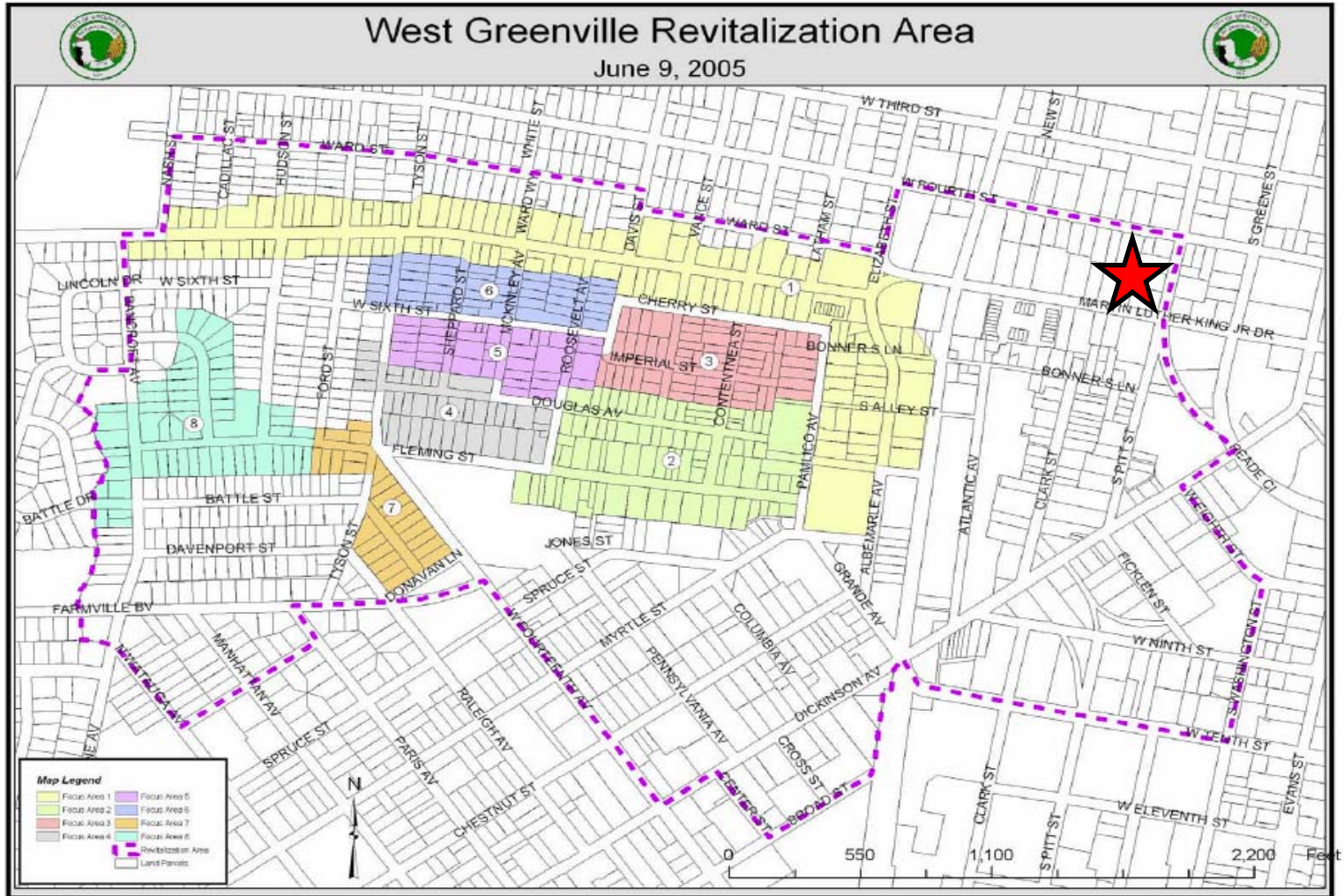
Future Land Use Plan Map



Map Legend

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

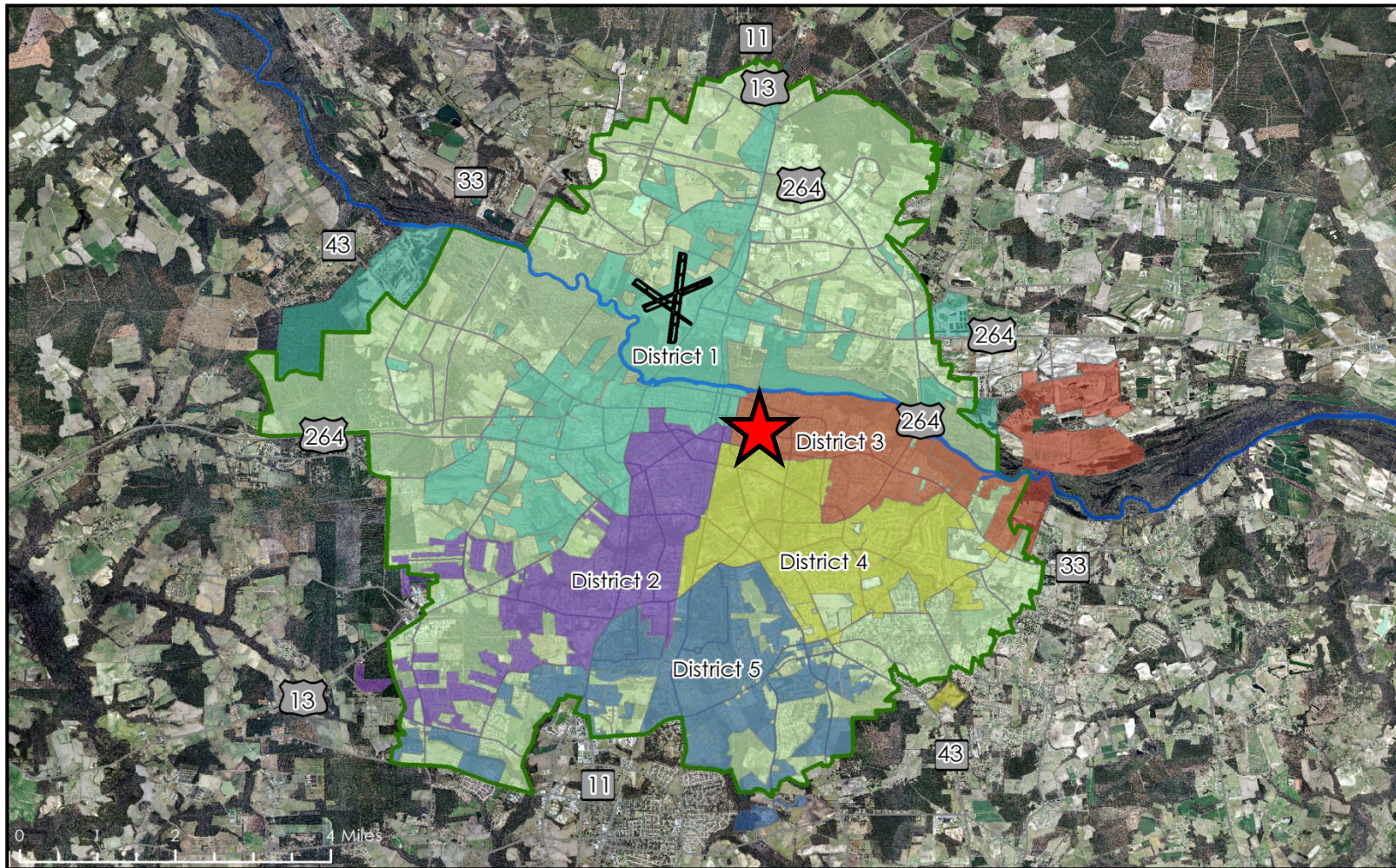
Find yourself in good company



Find yourself in good company

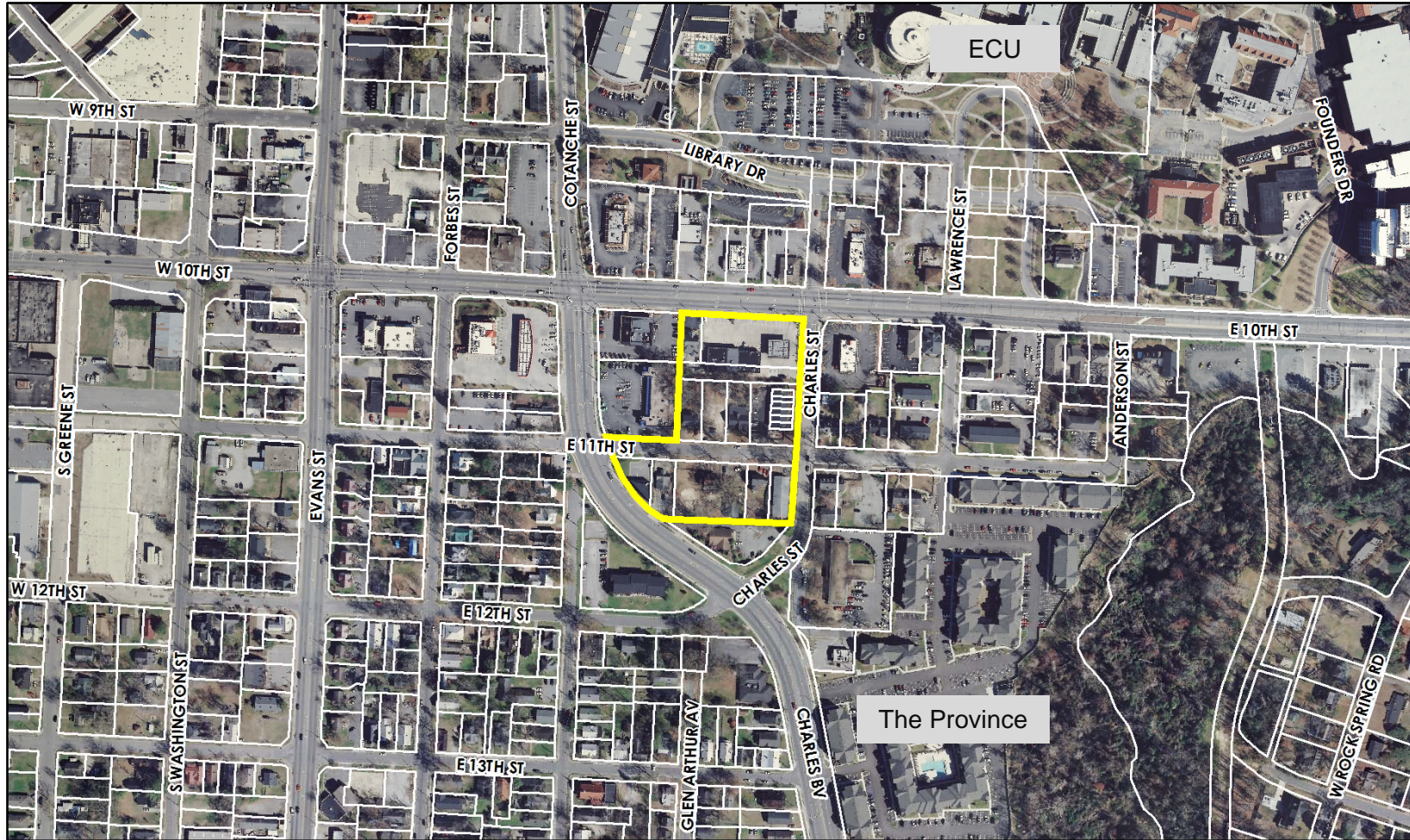
Item 4:

Ordinance requested by Taft-Ward Investments, LLC ETAL to add to an Urban Core (UC) Overly District for 4.22+/- acres located south of East 10th Street, west of Charles Street, and east of Charles Boulevard currently zoned as CDF (Downtown Commercial Fringe)



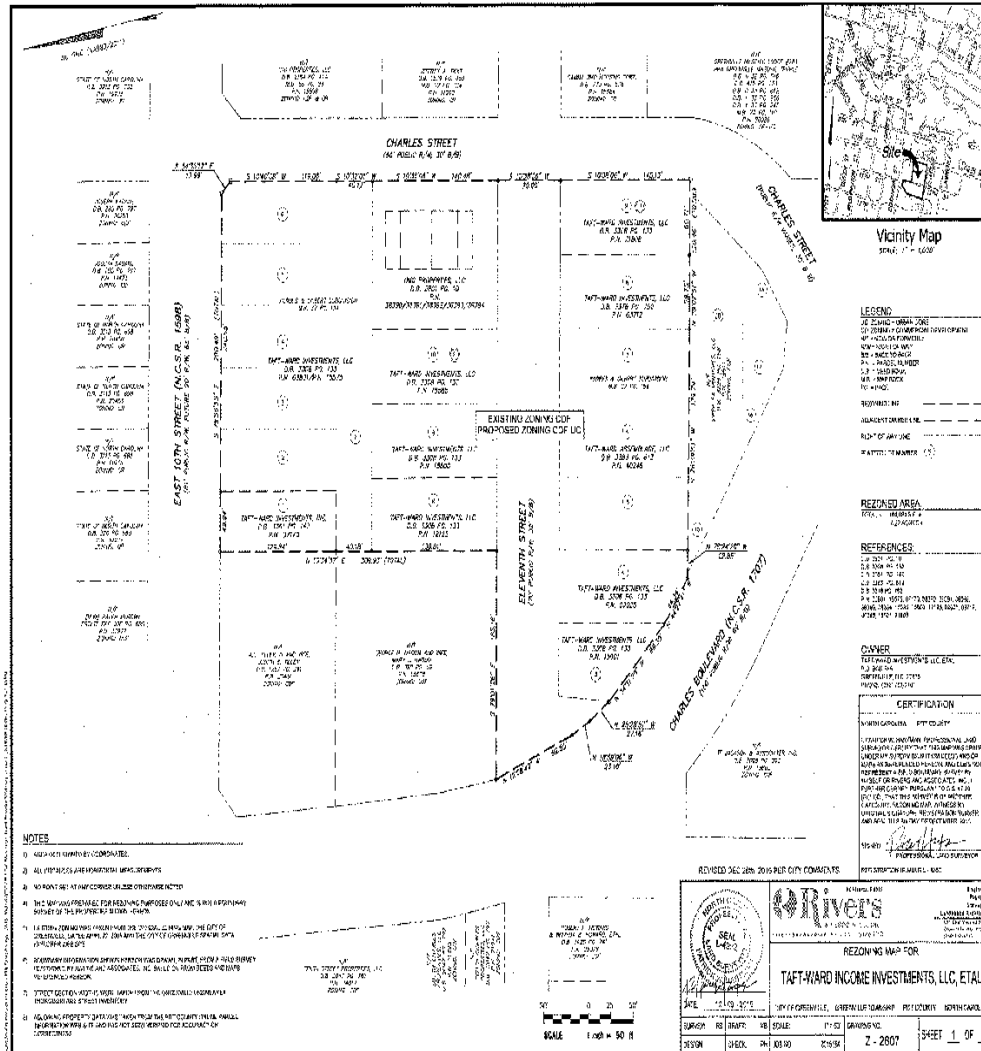
Map Legend

- | | | |
|---|--|--|
|  Greenville's ETJ |  District 1 |  District 4 |
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|  Tar River |  District 3 | |



Map Legend

-  Land Parcels
-  Rezoning Site

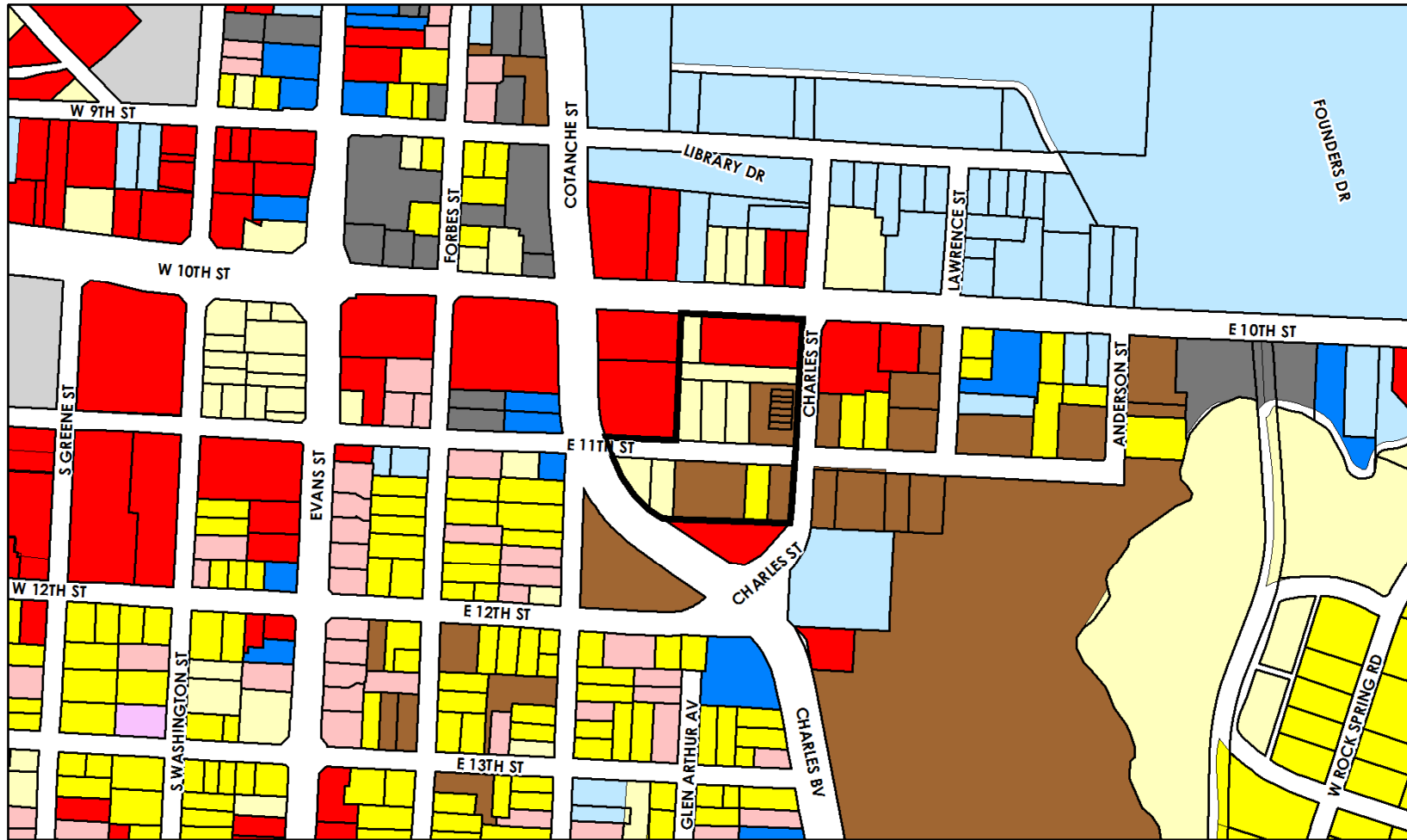




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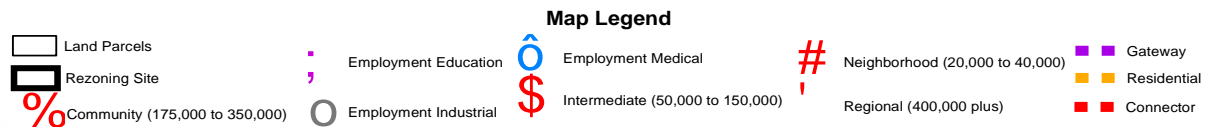
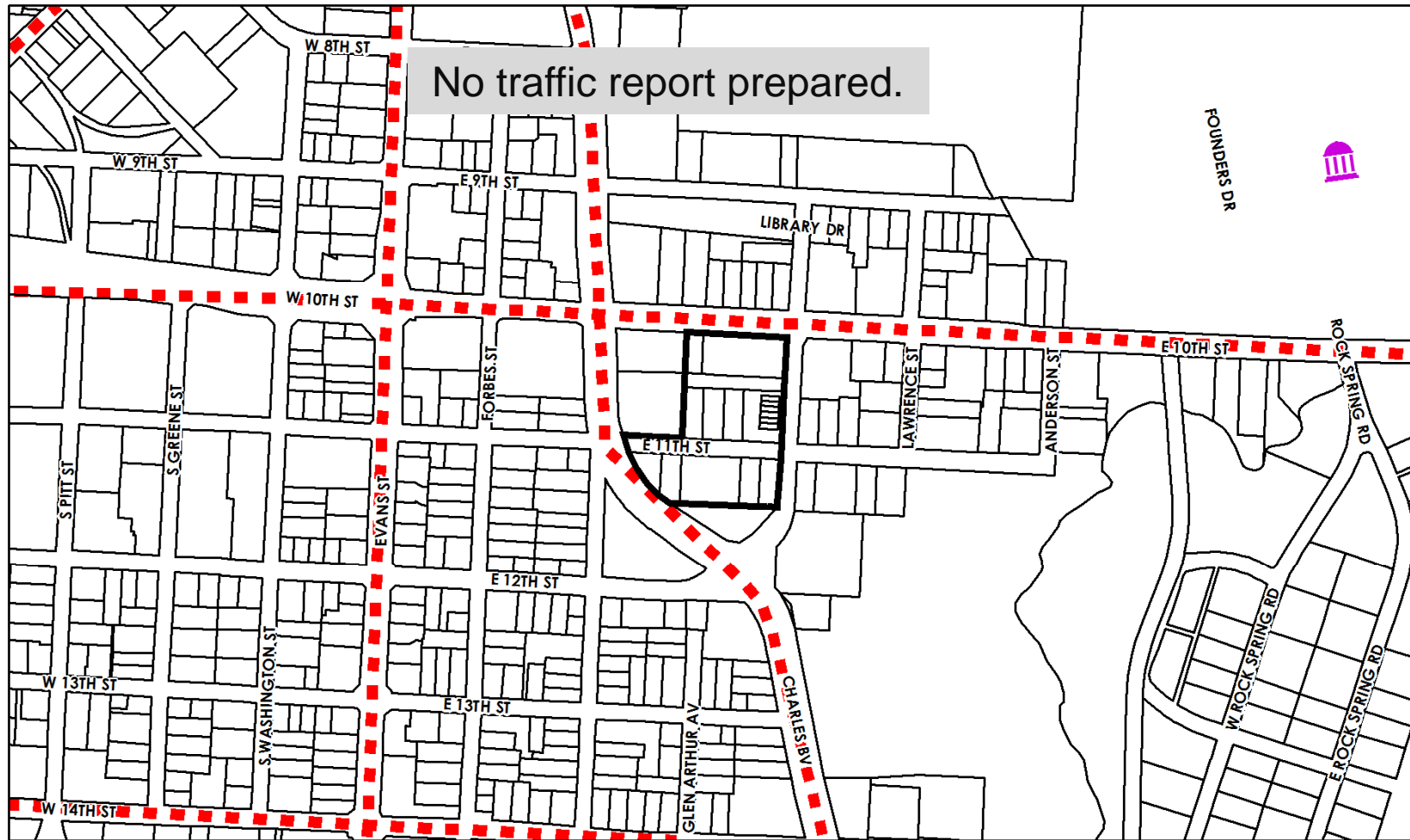


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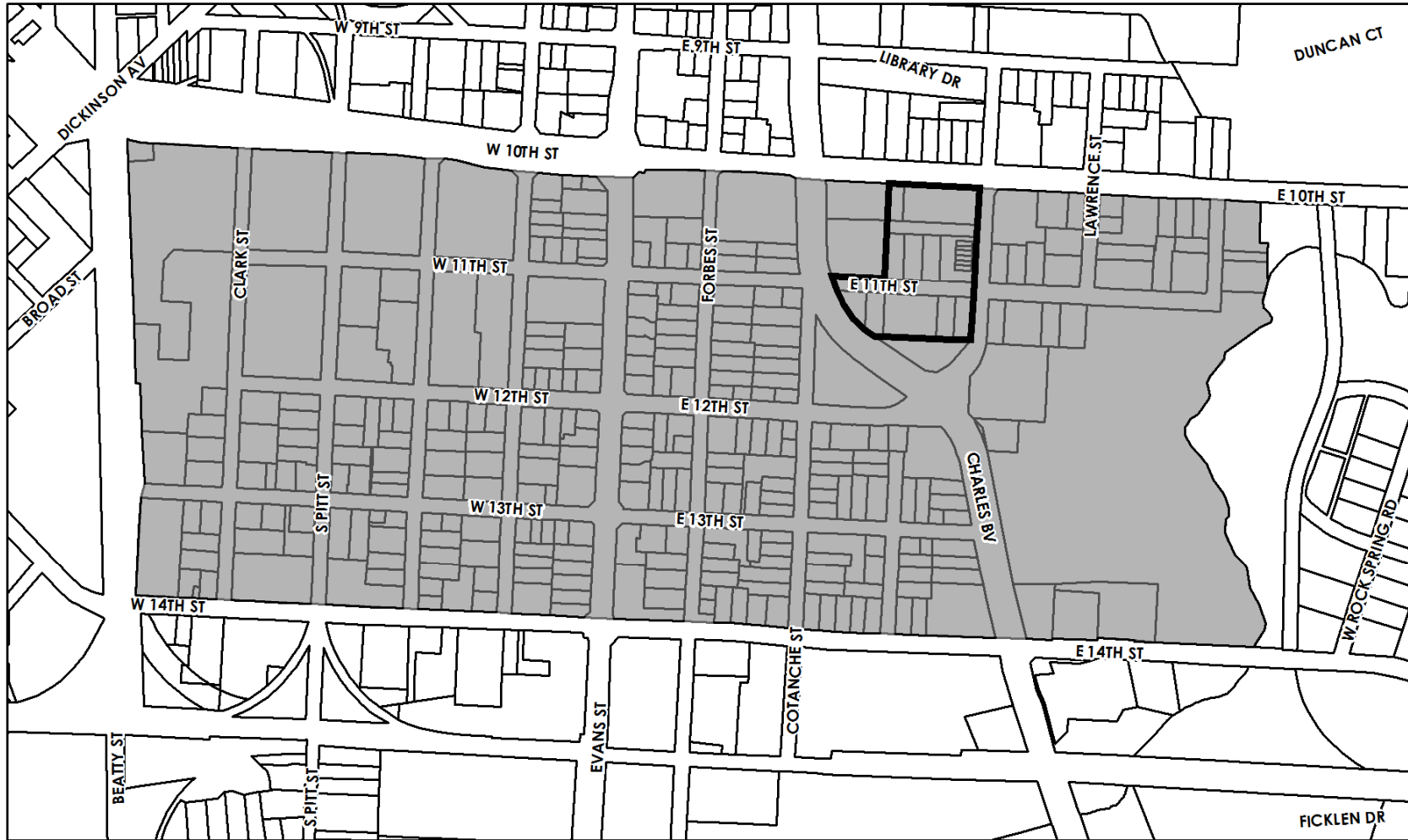
Map Legend

 Land Parcels	 Cemetery	 Industrial	 Mobile Home	 Office	 Single Family
 Rezoning Site	 Commercial	 Institutional	 Mobile Home Park	 Public Parking	 Utility
	 Duplex	 Landfill	 Multi-Family	 Recreation	 Vacant



Urban Core Overlay District: The purpose and intent is to allow modifications to facilitate development and re-development of infill sites in the designated area. Must be in conjunction with OR and/or CDF zoning.

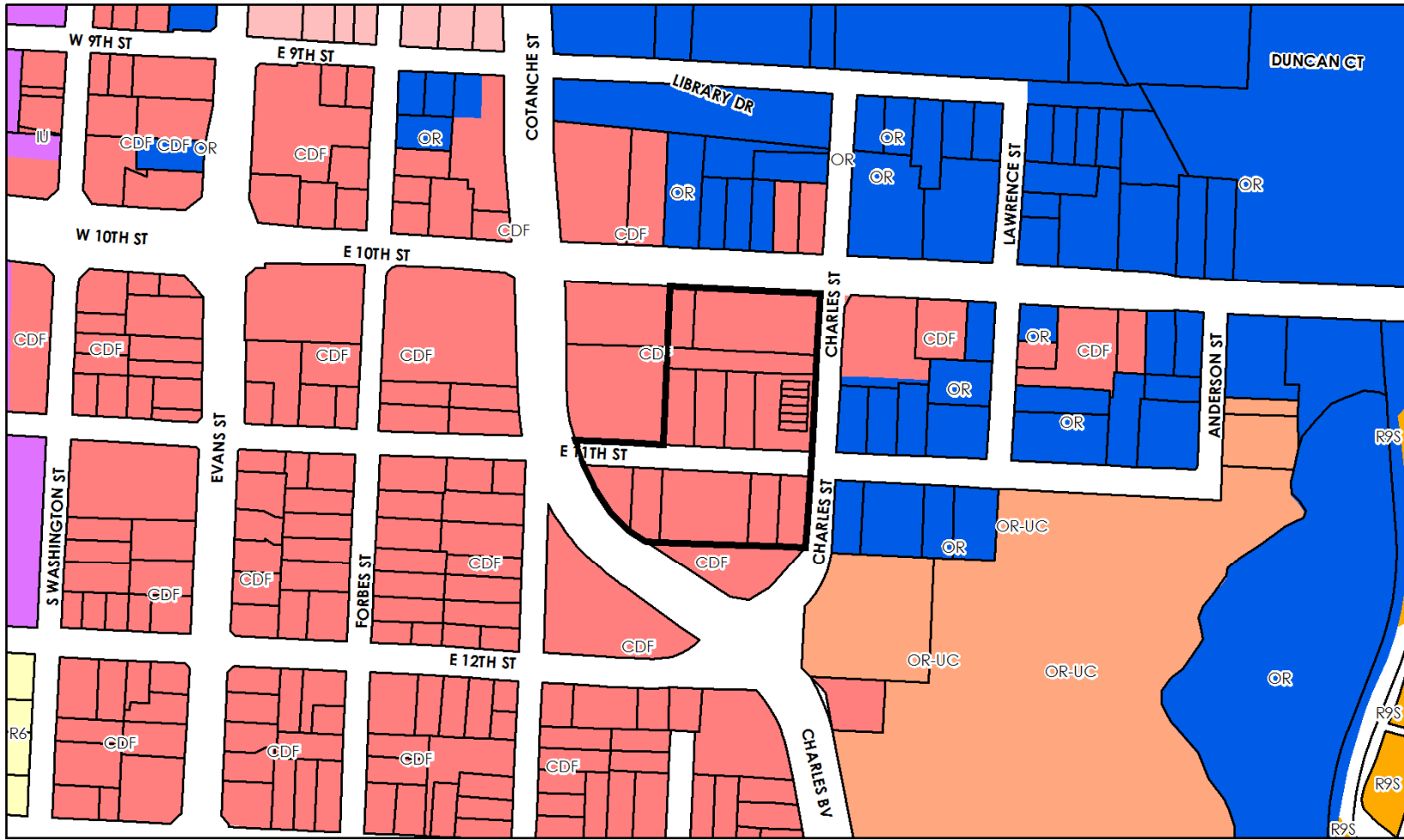
Urban Core Overlay Area



Map Legend

- Rezoning
- Land Parcels
- Urban Core Overlay Area

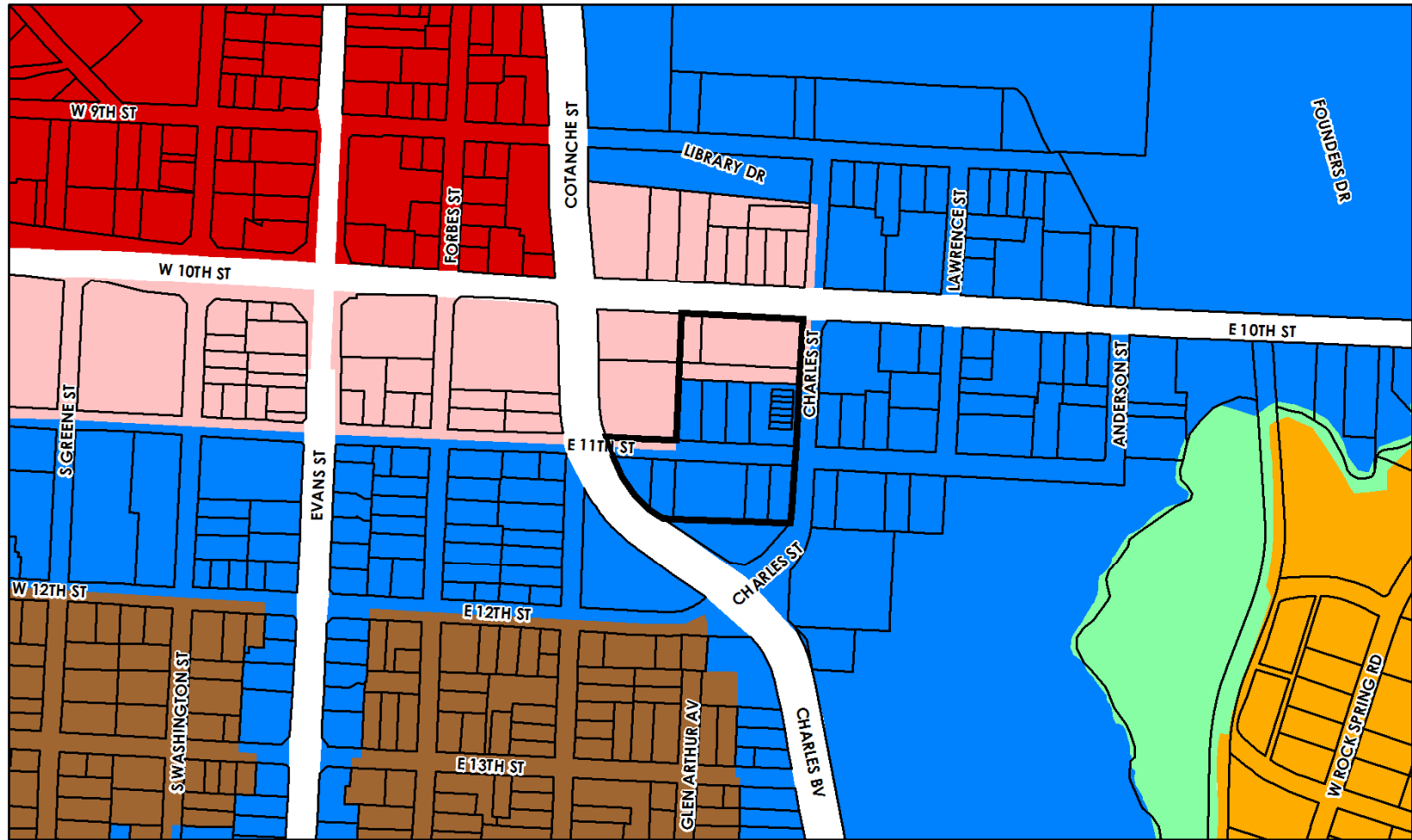
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
Map Legend

Land Parcels	CH	I	MO	OR-UC	R6A-RU	R9	PUD
CD	CN	IU	MS	R6	R6MH	R9S	MR
CDF	MCH	PIU	O	R6A	R6N	R9S-CA	MRS
CG	MCG	MI	OR	R6A-CA	R6S	R15S	RA20

Future Land Use Plan Map

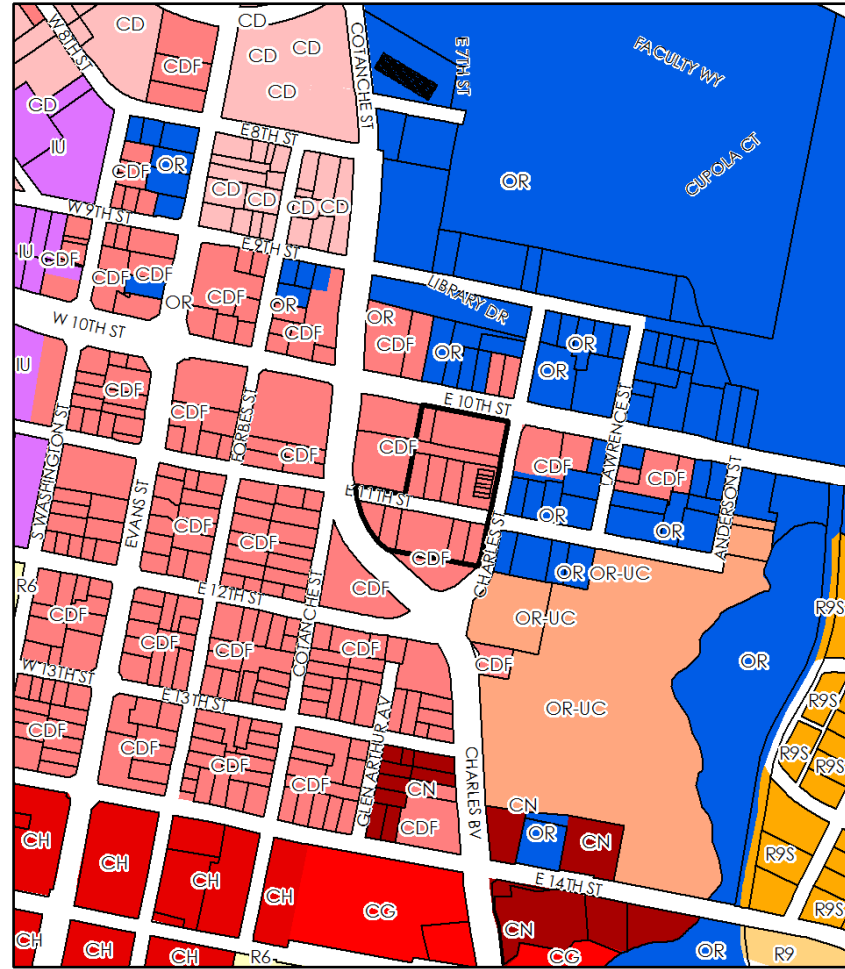
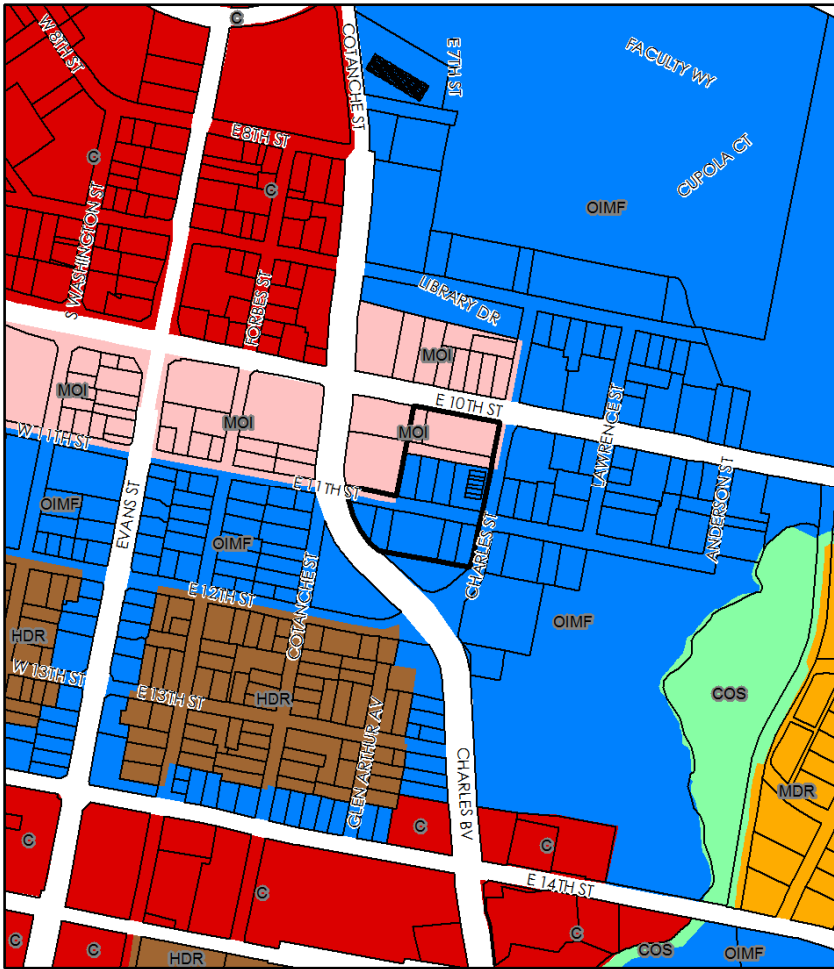


Map Legend

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

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Future Land Use Plan/Zoning Maps



Map Legend

Land Parcels	Commercial	Medical Transition	High Density Residential	Very Low Density Residential
Rezoning Site	Mixed Use / Office / Institutional	Office / Institutional / Medical	Medium Density Residential	Conservation / Open Space
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Map Legend

Land Parcels	CH	I	MO	OR-UC	R6A-RU	R9	PUD
CD	CN	IU	MS	R6	R6MH	R9S	MR
CDF	MCH	PIU	O	R6A	R6N	R9S-CA	MRS
CG	MCG	MI	OR	R6A-CA	R6S	R15S	RA20

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Item 5:

Ordinance to amend the Zoning Ordinance by adding a Dormitory Development as an allowed land use within the CDF (Downtown Commercial Fringe) zoning district – UC (Urban Core Overlay), subject to an approval special use permit, and establishing specific criteria

The CDF (Downtown Commercial Fringe) zoning district is defined as follows:

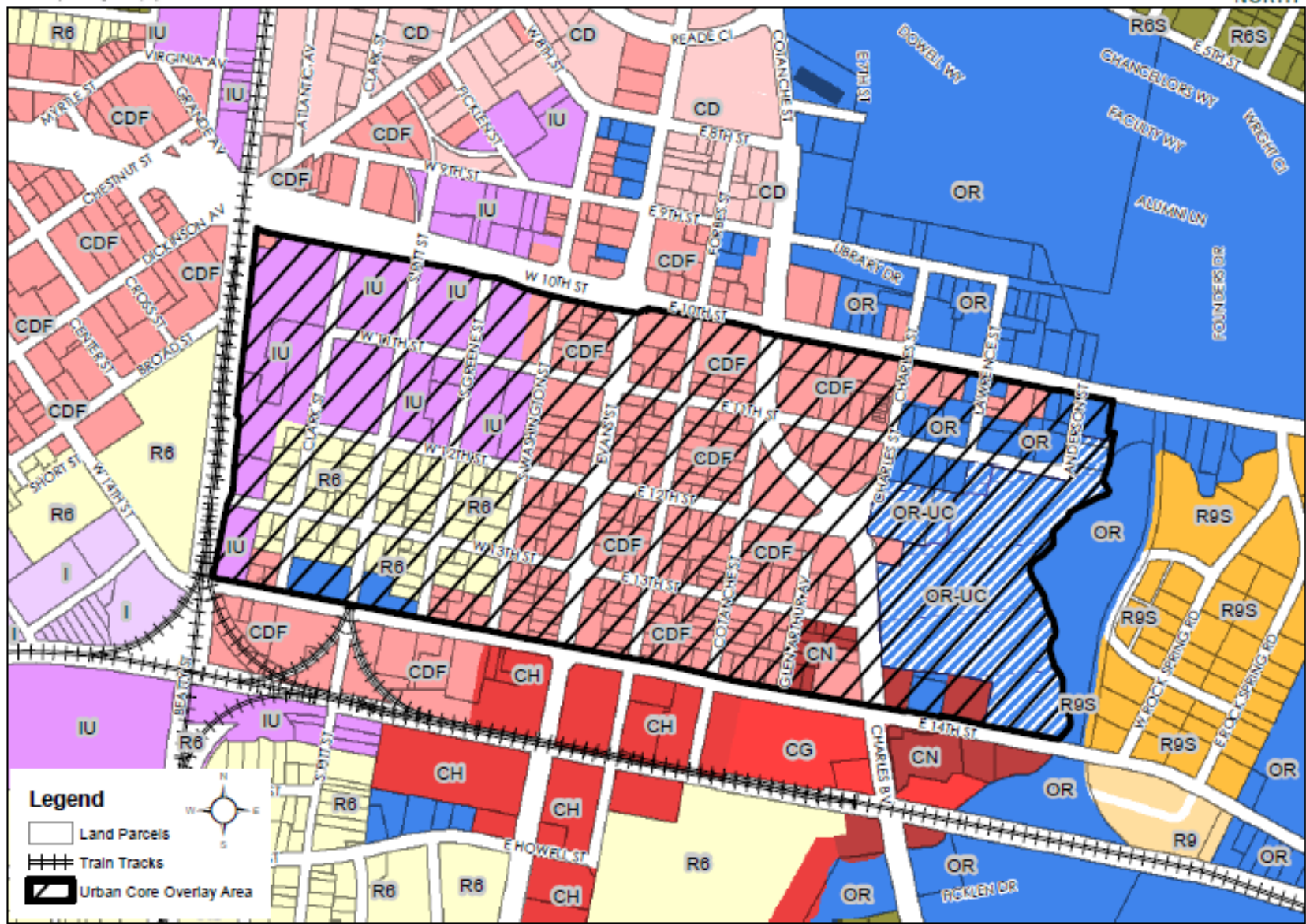
The purpose of the CDF District is to provide commercial and service designed to enhance the downtown commercial area, stimulate redevelopment and encourage a compatible mix of commercial and high density residential development.

This text amendment application proposes to amend the Table of Uses to allow Dormitory development in the CDF zoning district with an Urban Core Overlay District, with approval of a Special Use Permit

(2) Residential.

USE		L U C #	RA 20	R 15 S	R 9 S	R 6 S	R 6 N	R 9	R 6	R 6 A	R 6 M H	M I	M S	M O	M C G	M R	M C H	M R S	O R	O	C D	C D F	C G
a.	Single-family dwelling	1	P	P	P	P	P	P	P	P	P					P		P				P	
b.	Two-family attached dwelling (duplex)	1	S				P	P	P	P	P					P			P			P	
b(1).	Master Plan Community per Article J		P			P		P	P	P													
c.	Multi-family development per Article I	2					P		P	P	P					P			P		P	P	
d.	Land use intensity multi-family (LUI) development rating 50 per Article K	2							S	S						S			S			S	
e.	Land use intensity dormitory (LUI) development rating 67 per Article K	2							S	S			S						S			S	
e(l).	Dormitory development (see also § 9-4-86(MM), *Only allowed in CDE district with an Urban Core Overlay District (see also § 9-4-86(MM)-1)	2																			S	<u>S*</u>	

Map 1 - Urban Core Overlay Area



0 0.075 0.15 0.3 Miles

December 29, 2015

Add New Development Criteria:

Max. Single occupancy:

- 1 bed/bdrm
- 1 person/bdrm; &
- Min. floor 200 SF

Max. Double occupancy:

- 2 beds/bedroom
- 2 persons/bedroom
- Min. 400 SF

- Min. req' d retail/non-residential uses: 10,000 SF
- Min. lot area: 2.0 Acres
- Min. lot width: 100 feet
- Min. street setback: 5 feet
- Min. side & rear setbacks:
 - (a) Adjacent to single-family use: 10 feet
 - (b) Other uses: Standard Setback Req' t

- Max. height & % lot coverage: None
- Min. parking req' ts:
Single occupancy: 0.75 space/bdrm.
Double occupancy: 1.5 space/bdrm.
Other uses: Parking req' t reduced by 25%
- All parking required on-site.
- Min. separation between parking & buildings: 5 feet.
- Street trees must comply with standard req' ts.
- Landscaping shall not be within 2 feet of structures

Sec. 9-4-252 Schedule of Required Parking Spaces (City-wide)

Dormitories for technical schools, colleges and universities: **0.75 space per bed**

Survey of Dormitory Parking Requirements in N.C., 2/5/2016

Durham	0.25 space per resident
Matthews	0.33 space per resident
Charlotte	0.5 space per resident
Greensboro	0.75 space per bedroom + (1 space/dorm)
Mount Airy	1 space per room
Boone	1.5 spaces per room

Average **0.72 parking spaces per resident/room**
not counting the 1 space per dorm (Greensboro)

21st Century Land Development Code, APA Press, 2008

Suggests a minimum requirement of 0.5 parking spaces per bed.

Proposed **0.75 parking spaces per bedroom single occupancy**
1.5 parking spaces per bedroom double occupancy

The proposed Zoning Ordinance Text Amendment is in compliance with Horizons: Greenville's Community Plan 2004. Section 4 - Implementation, Section 1 - Land Use

Implementation Strategy 2(b).

Provide for the Mixed Use District. A Mixed Use District is intended to provide for the coordinated development of office, commercial, and residential uses and their necessary support functions in the vicinity of key highway intersections in Greenville. They should be designed to facilitate stated public policies to encourage design which emphasizes people-oriented environments and compatible, visually interesting development. This district provides areas where moderate scale, mixed use centers can locate, with an emphasis on development of a balance of residential, office, and commercial uses.

Planning and Zoning Commission Recommendation, 1/19/16:

The Planning and Zoning Commission approved a motion to recommend approval of the proposed text amendment.

Item 6:

Resolution approving the issuance of up to \$73,500,000 Greenville Utilities Commission Combined Enterprise System Revenue and Refunding Bonds, series 2016

Highlights of Revenue Bond Issue

- The Commission needs to move forward with the issuance of up to \$43,500,000 in revenue bonds to fund current and future projects
 - Debt issuance needed to fund GUC's strategically crafted financial plan for Capital Improvement Plan
 - Budget and reimbursement resolutions for projects that are in progress were approved by City Council
 - Approximately \$12 million spent on projects to date
 - GUC delayed issuance to enable the City to take advantage of bank qualified financing for its projects in calendar year 2015 and receive a lower interest rate
 - Revenues generated by utility are used to make debt service payments
- Opportunity to refund up to \$30,000,000 in existing bonds (i.e. refinance)
 - Provides net present value savings of just over \$2 million; almost 9% over 10 years
- Combined issuance up to \$73,500,000

Projects

Number	Project Description	Estimated Project Costs
1	Substation Modernization - Electric	2,767,828
2	Greenville 230 kV South Point of Delivery (POD) Substation	4,800,000
3	Bells Fork to Point of Delivery (POD) South 115 kV	4,240,000
4	Dyneema Peaking Generator	5,000,000
	Electric Total	16,807,828



Projects

Number	Project Description	Estimated Project Costs
5	New Operations Center Phase I	4,100,000
6	Downtown Facilities Development	1,400,000
	General Total	5,500,000



Projects

Number	Project Description	Estimated Project Costs
7	GUC -PNG Multiple Gas Facilities Upgrade Project	2,046,518
8	Western Loop High Pressure Main Extension - Gas	4,300,000
9	Liquefied Natural Gas (LNG) FACILITY EXPANSION PHASE IIB	3,724,963
	Gas Total	10,071,481



Projects

Number	Project Description	Estimated Project Costs
10	Sewer Biosolids Processing Upgrade	6,800,000
11	Harris Mill Interceptor - Sewer	524,000
12	Town Creek Culvert Replacement (COG) - PH1 - Sewer	1,580,000
	Sewer Total	8,904,000



Projects

Number	Project Description	Estimated Project Costs
13	Water Treatment Plant Impoundment Dredging	350,000
14	Sedimentation Basin Upgrade	600,000
15	Town Creek Culvert (COG) PH1 - Water	870,000
	Water Total	1,820,000
	GUC Total	43,103,309



Date	Task
✓ December 2015	Pre-application conference call with the Local Government Commission (LGC)
✓ January 2016	GUC approves resolution
February	<ul style="list-style-type: none"> • City approves resolution • Work with financing team to prepare draft documents including bond documents (series resolution), preliminary official statement (POS), and feasibility report • Submit notice to Joint Legislative Committee on Local Government on intent to issue debt
March	<ul style="list-style-type: none"> • Finalize documents • Distribute documents to rating agencies
April	<ul style="list-style-type: none"> • Submit LGC application • Conduct rating agency visits
May 3rd	Receive LGC approval
By May 9th	Receive credit ratings
May 10th	Print and mail POS and post investor presentation (preliminary)
Week of May 16th	Investor calls (if necessary)
May 25th	Pricing day – GUC will provide opportunity for retail sales
June 1st	Final Official Statement distributed
June 13th	Pre-closing
June 14th	Closing

Financing Team

First Southwest	Financial Advisor
Black & Veatch Raftelis	Financial modeling and feasibility
The Bank of New York Mellon Trust Company, N.A	Trustee, Bond Registrar, and if applicable Escrow Agent
Sidley Austin, LLP	Bond Counsel
Womble Carlyle Sandridge & Rice, LLP	Underwriter's Counsel

Underwriters

Underwriters are securities dealers that purchase a new issuance of a bond for purposes of reselling the bonds

Wells Fargo Securities	First Chair
FTN Financial (First Tennessee)	Second Chair

Recommended Action – Approve Resolution

approving the resolution the City Council;

- Authorizes officers of GUC and the City to apply to the Local Government Commission of North Carolina (the “LGC”) for approval of the issuance of the Series 2016 bonds
- Appoints the professionals to work with the City and the Commission
- Appoints underwriters for the Series 2016 bonds
- Makes the findings and determinations required by the LGC in connection with the authorization and issuance of the Series 2016 Bonds

