





10.17.16  
**City Council Meeting**

Item 2:  
**Ordinance to annex Sawgrass  
Pointe Commercial Center  
involving 2.279 acres located at  
the southeastern corner of the  
intersection of Frog Level Road  
and Davenport Farm Road**

## General Location Map

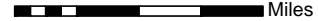
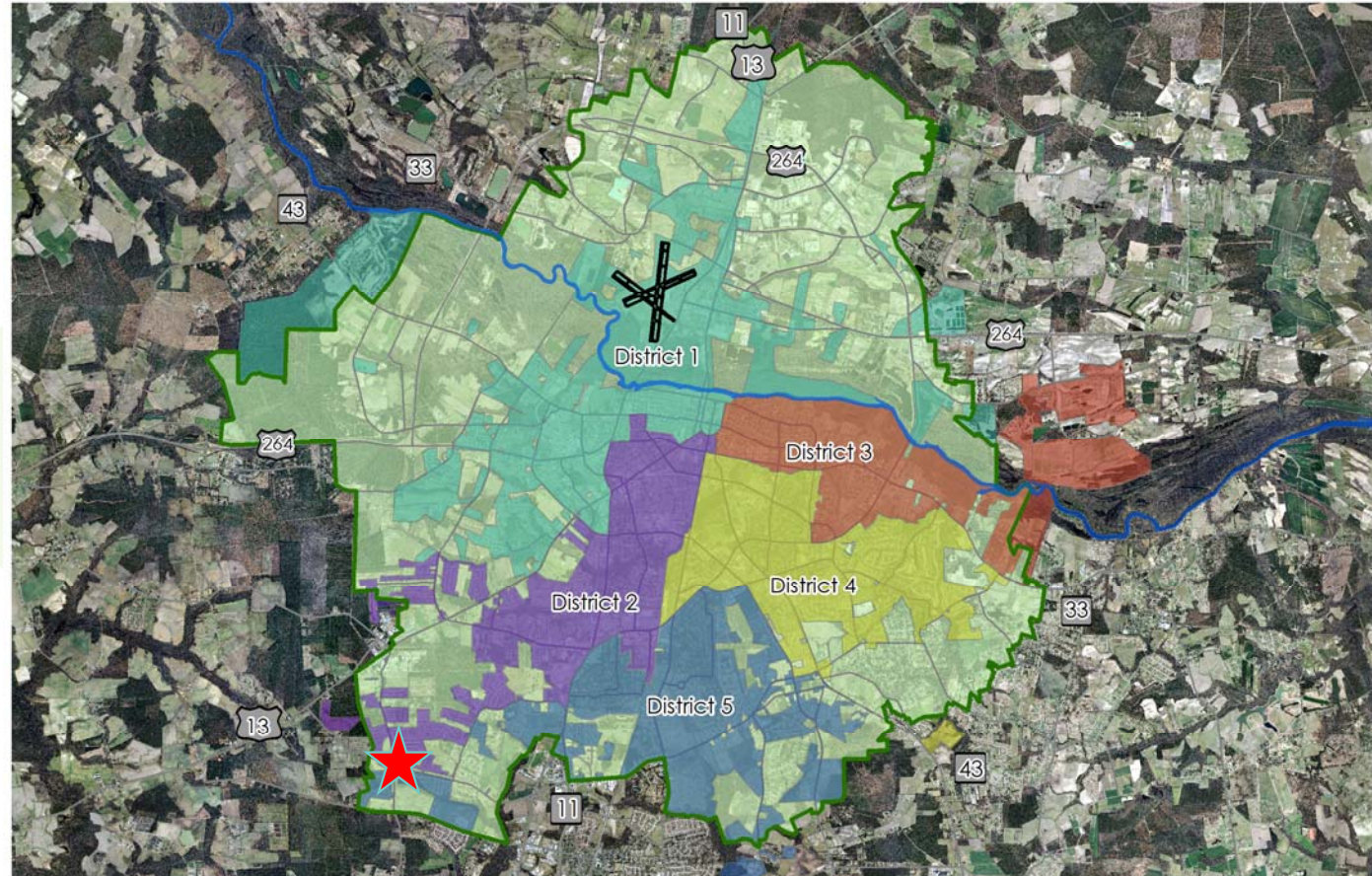
### Legend

-  Greenville's ETJ
-  Tar River

### City Council Voting District

-  District 1
-  District 2
-  District 3
-  District 4
-  District 5

0 0.5 1 2 3 4 Miles









Item 3:  
**Ordinance requested by Happy Trail Farms, LLC to rezone 7.690 acres located at the northwestern corner of the intersection of Arlington Boulevard and Dickinson Avenue from MO (Medical-Office) to MCG (Medical-General Commercial)**



## General Location Map

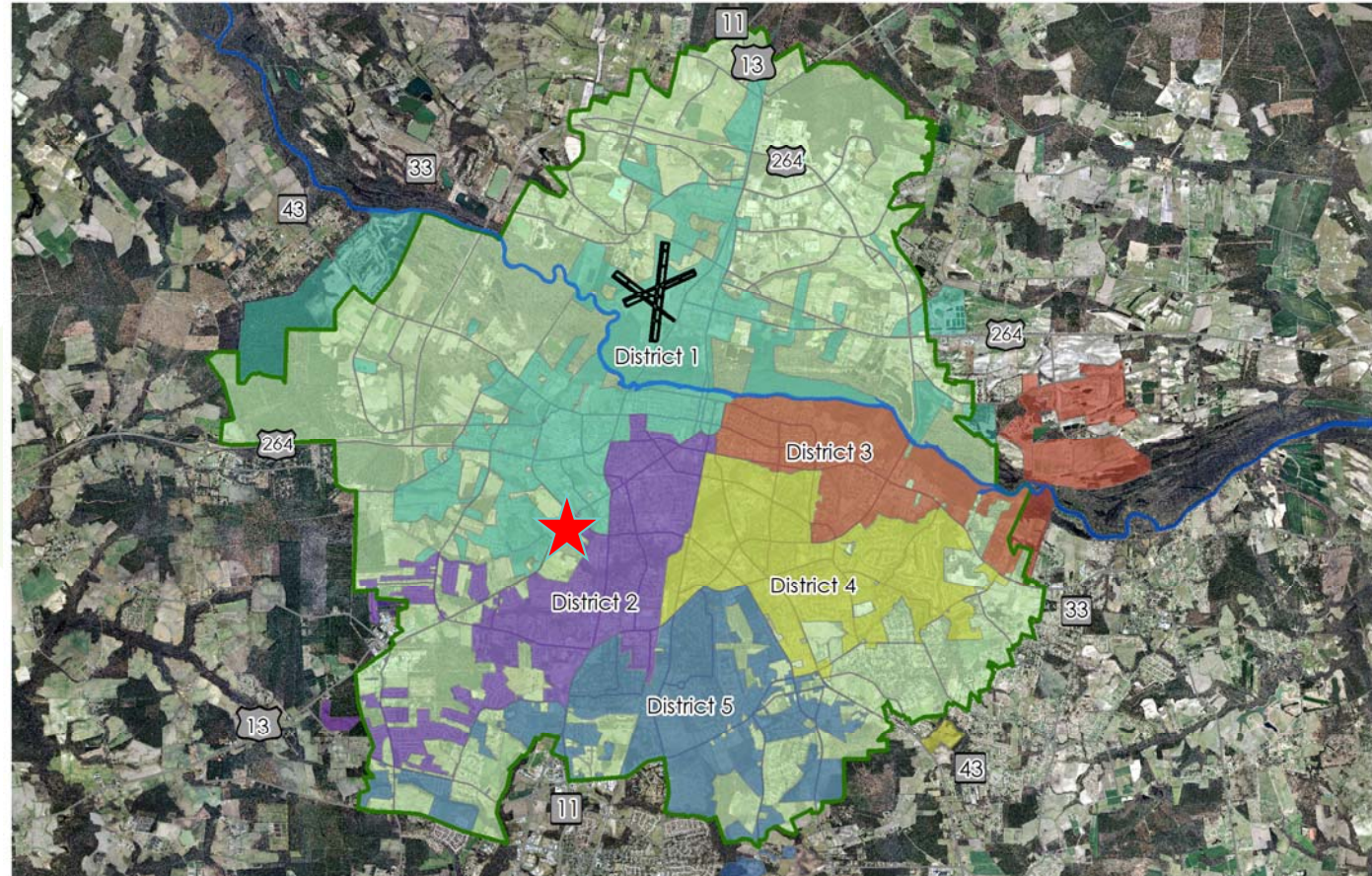

### Legend

-  Greenville's ETJ
-  Tar River

### City Council Voting District

-  District 1
-  District 2
-  District 3
-  District 4
-  District 5



0 0.5 1 2 3 4 Miles





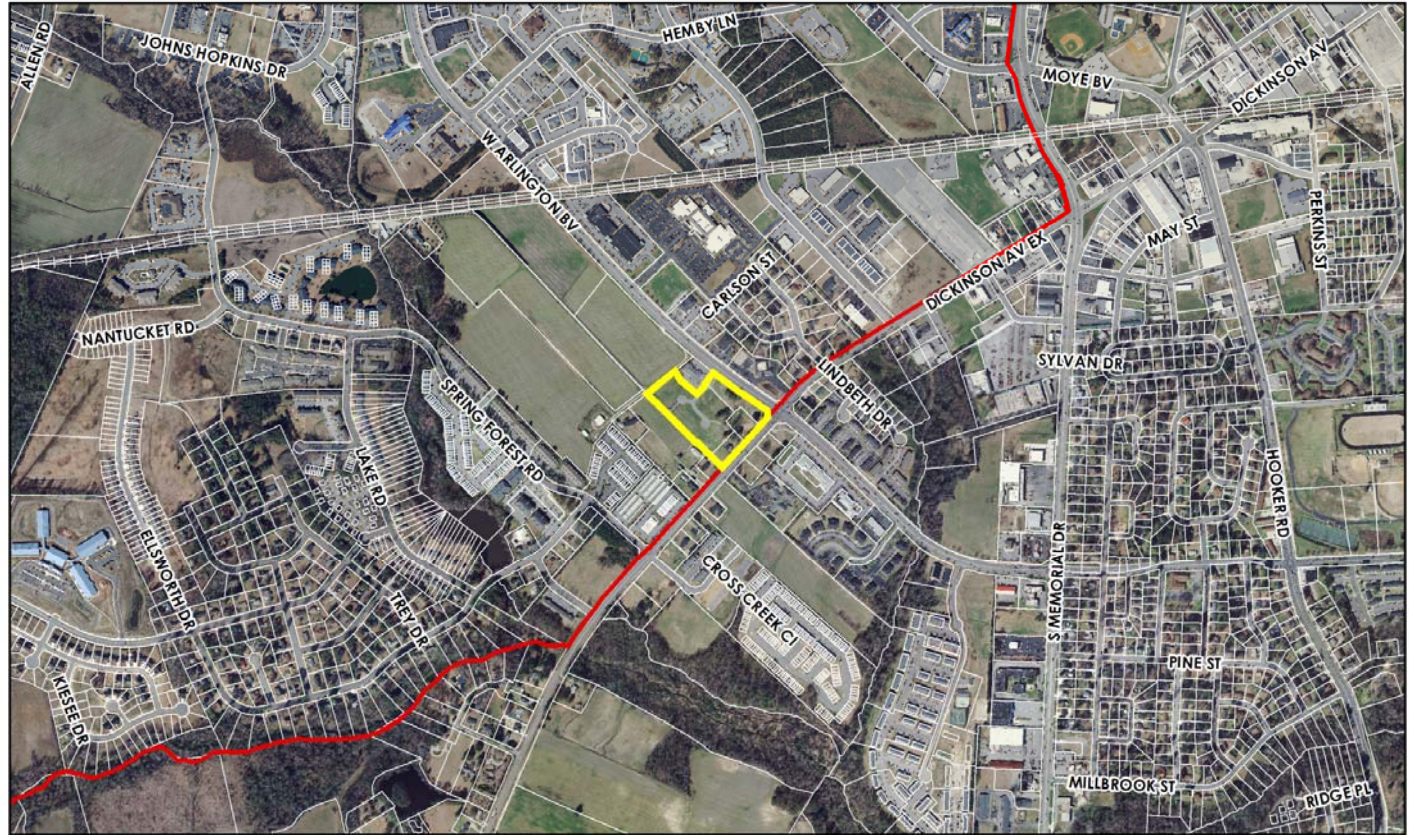
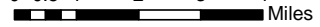
## Aerial Map (2012)

### Legend

-  Land Parcels
-  Rezonings



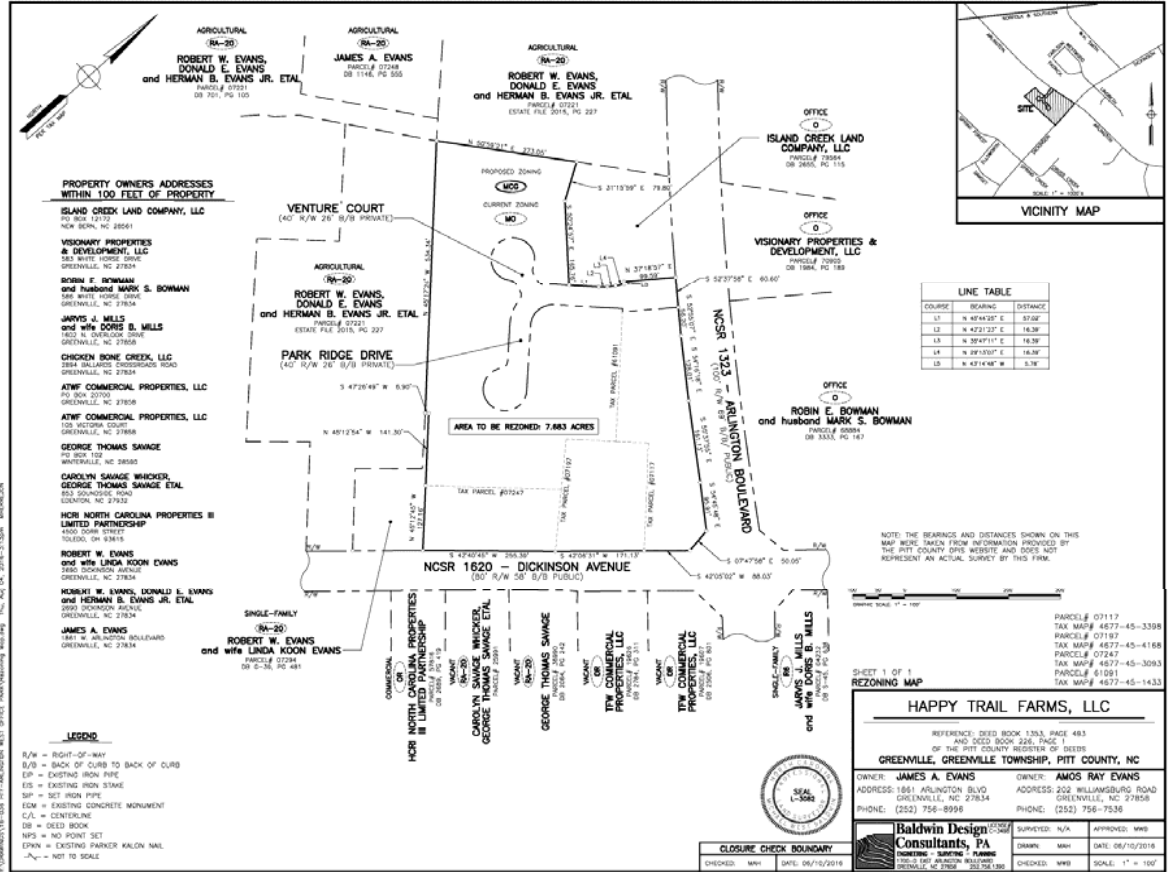
0 0.5 1 2 3 4 Miles



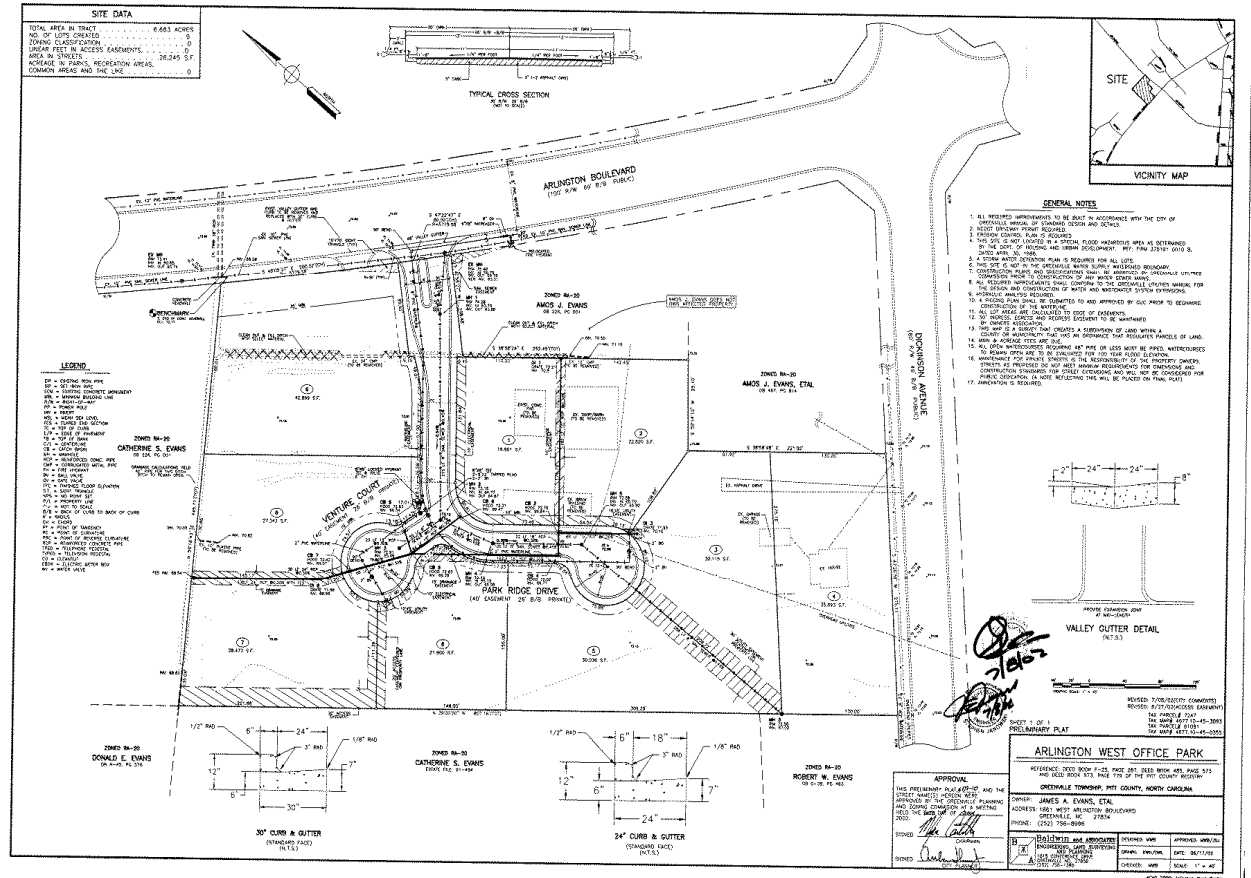


# Rezoning Map For Happy Trail Farms, LLC

7.690 acres



# Preliminary Plat For Arlington West Office Park









## Dickinson Avenue


















# Existing Land Use

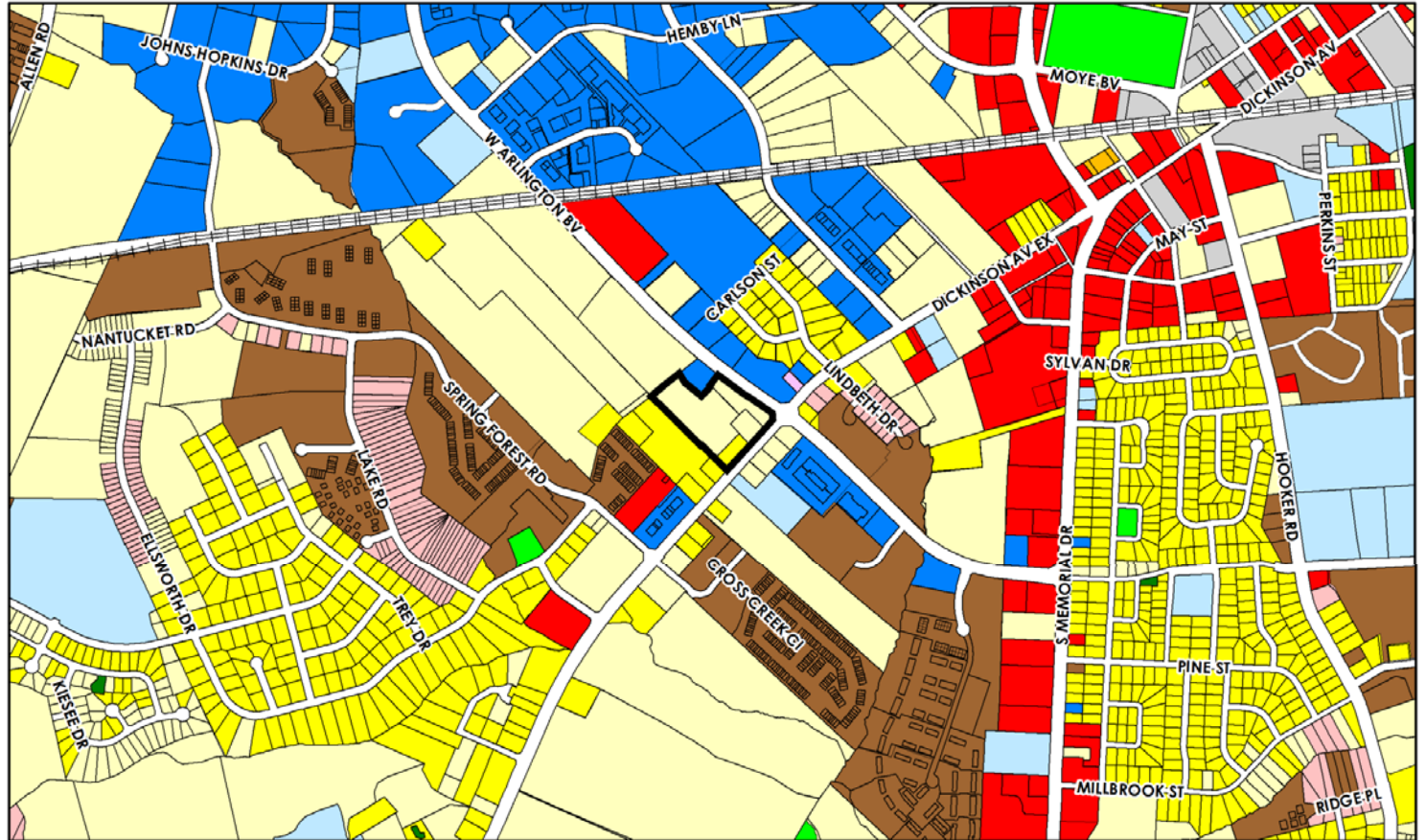
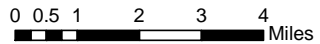
## Legend

-  Land Parcels
-  Greenville ETJ
-  Rezoning
-  Train Tracks



## EXISTING LANDUSE

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



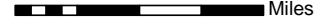
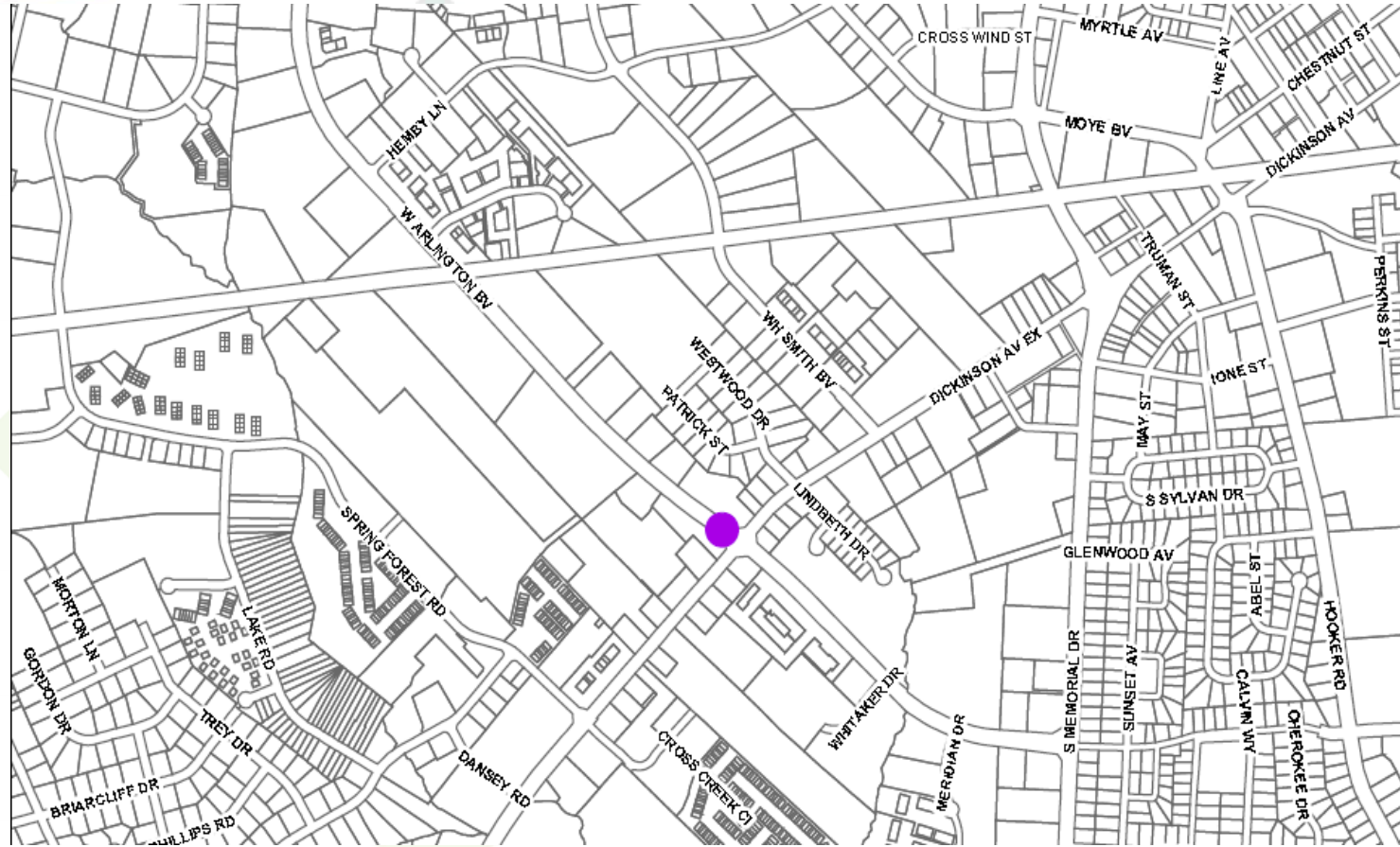


## Activity Centers

### Legend

-  Land Parcels
-  Greenville ETJ
-  Rezoning
-  Neighborhood

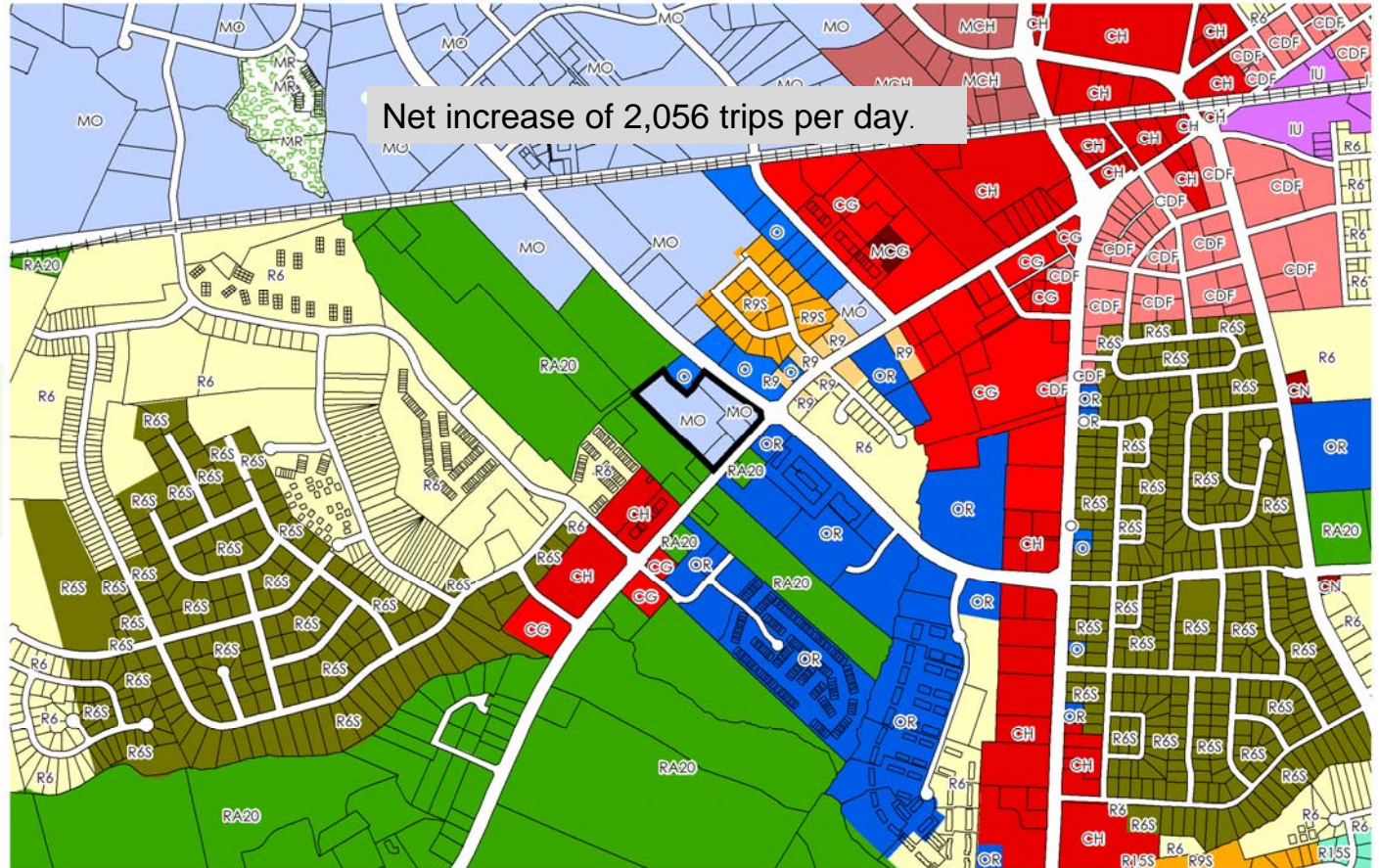
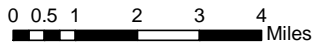
0 0.5 1 2 3 4 Miles

# Zoning Map

## Legend

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





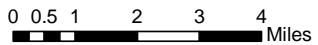
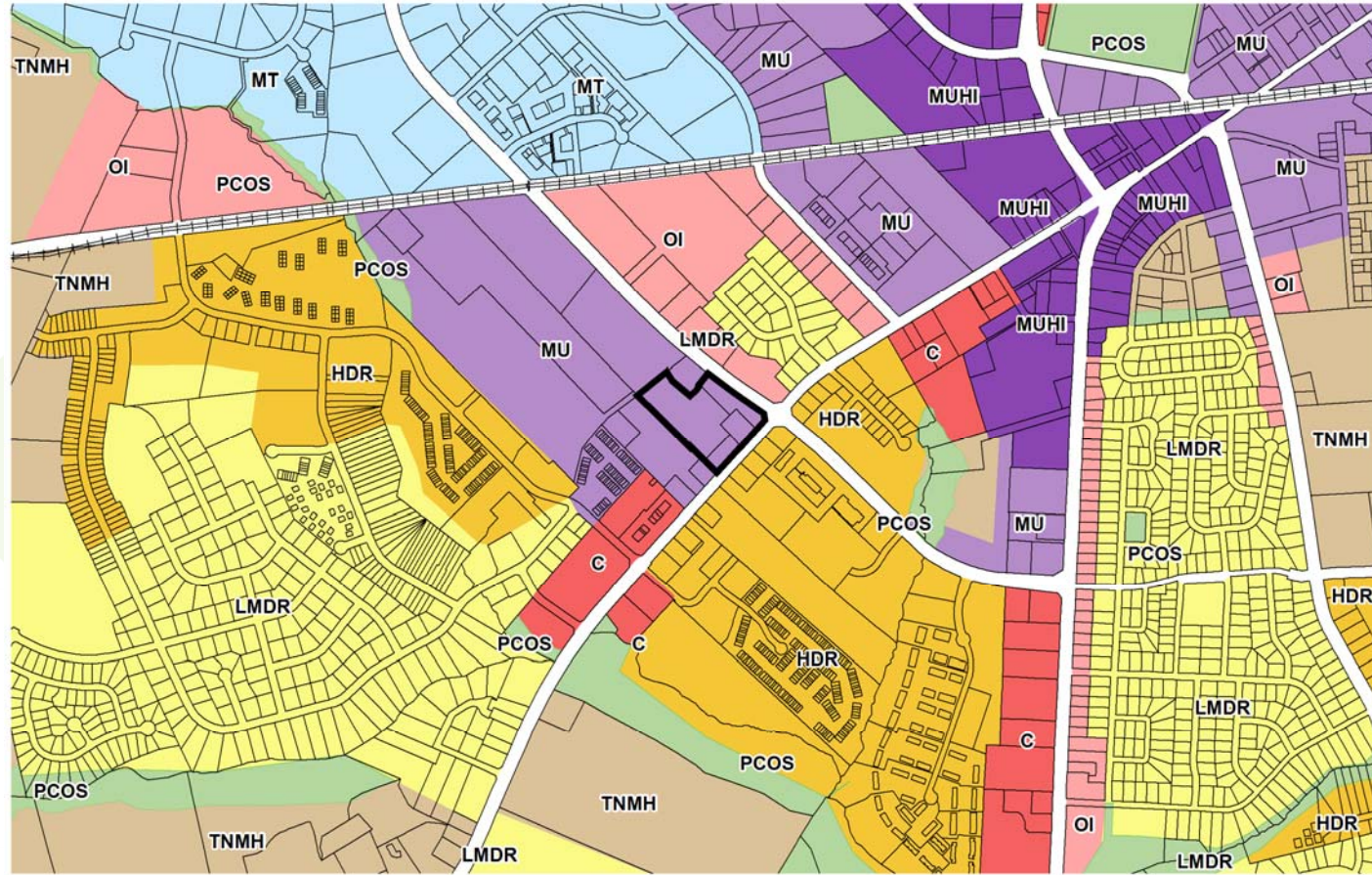
# Future Land Use & Character Map

## Legend

-  Land Parcels
-  Rezoning
-  Train Tracks
-  Greenville ETJ
-  PCOS - Potential Conservation and Open Space
-  UC - Uptown Core
-  UE - Uptown Edge
-  MUHI - Mixed Use, High Intensity
-  MU - Mixed Use
-  C - Commercial
-  OI - Office and Institutional
-  UN - Uptown Neighborhood
-  TNMH - Traditional Neighborhood, Medium to High Density
-  TNLM - Traditional Neighborhood, Low to Medium Density
-  HDR - Residential, High Density
-  LMDR - Residential, Low to Medium Density
-  UI - University Institutional
-  MC - Medical Core
-  MT - Medical Transition
-  IL - Industrial / Logistics

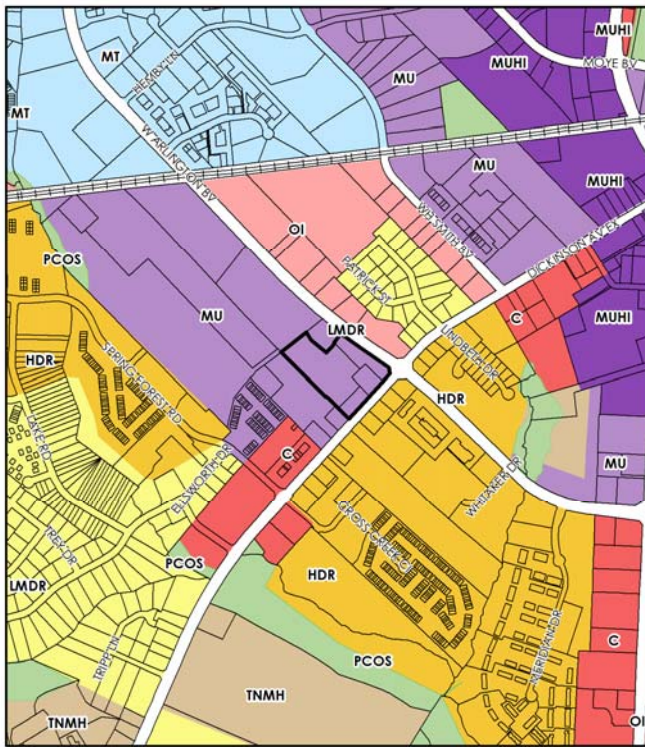


0 0.5 1 2 3 4 Miles

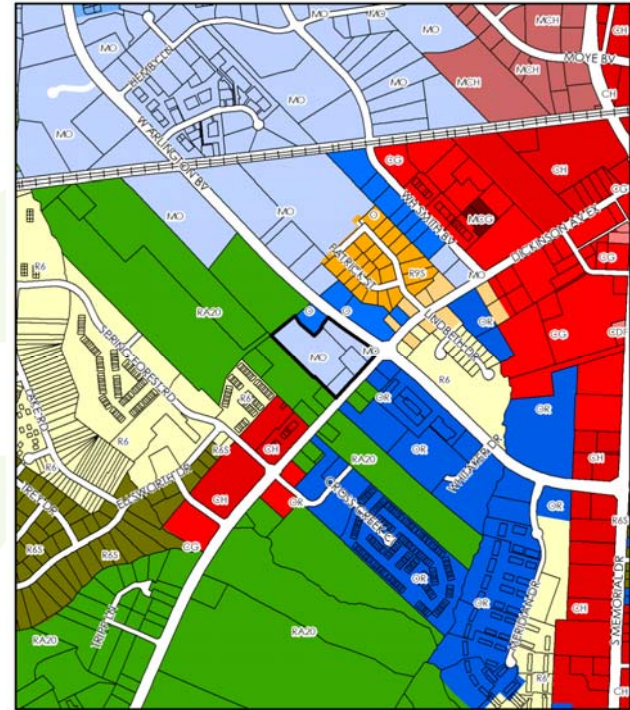


# Future Land Use & Character Map



- Land Parcels
- Rezonings
- UE - Uptown Edge
- PCOS - Potential Conservation and Open Space
- UC - Uptown Core
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- MUHI - Mixed Use, High Intensity
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# Zoning Map



### Legend

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



Item 4:  
**Ordinance requested by Happy Trail Farms, LLC to rezone 16.790 acres located near the southwestern corner of the intersection of Allen Road and Landfill Road from Medical-Residential-Single-family) to MCH (Medical-Heavy Commercial)**

# General Location Map

## Legend

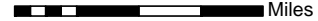
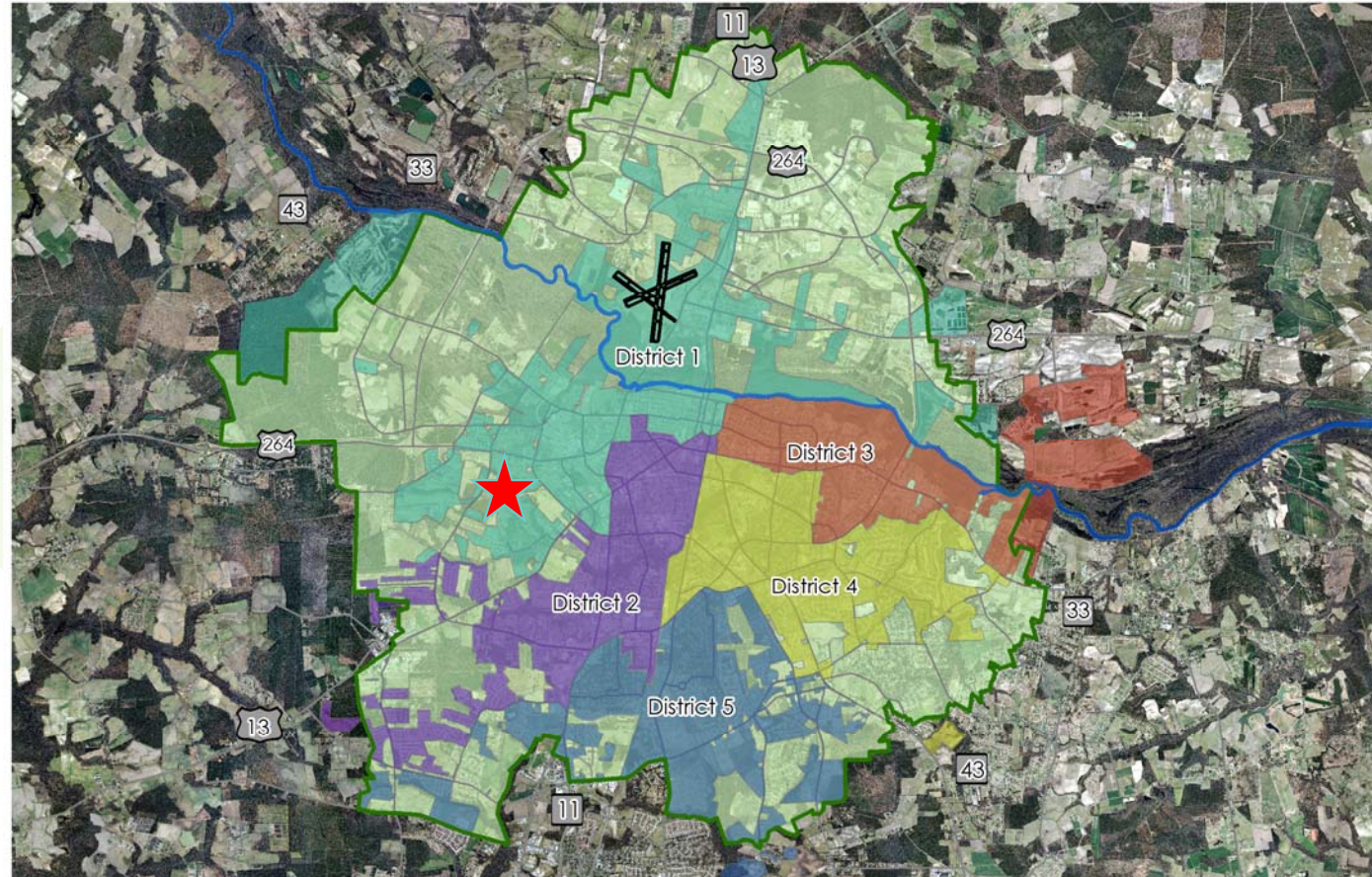
-  Greenville's ETJ
-  Tar River
- 



## City Council Voting District

-  District 1
-  District 2
-  District 3
-  District 4
-  District 5

0 0.5 1 2 3 4 Miles



## Aerial Map (2012)

### Legend

- Land Parcels
- Rezoning



0 0.5 1 2 3 4 Miles







## Allen Road



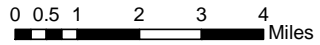
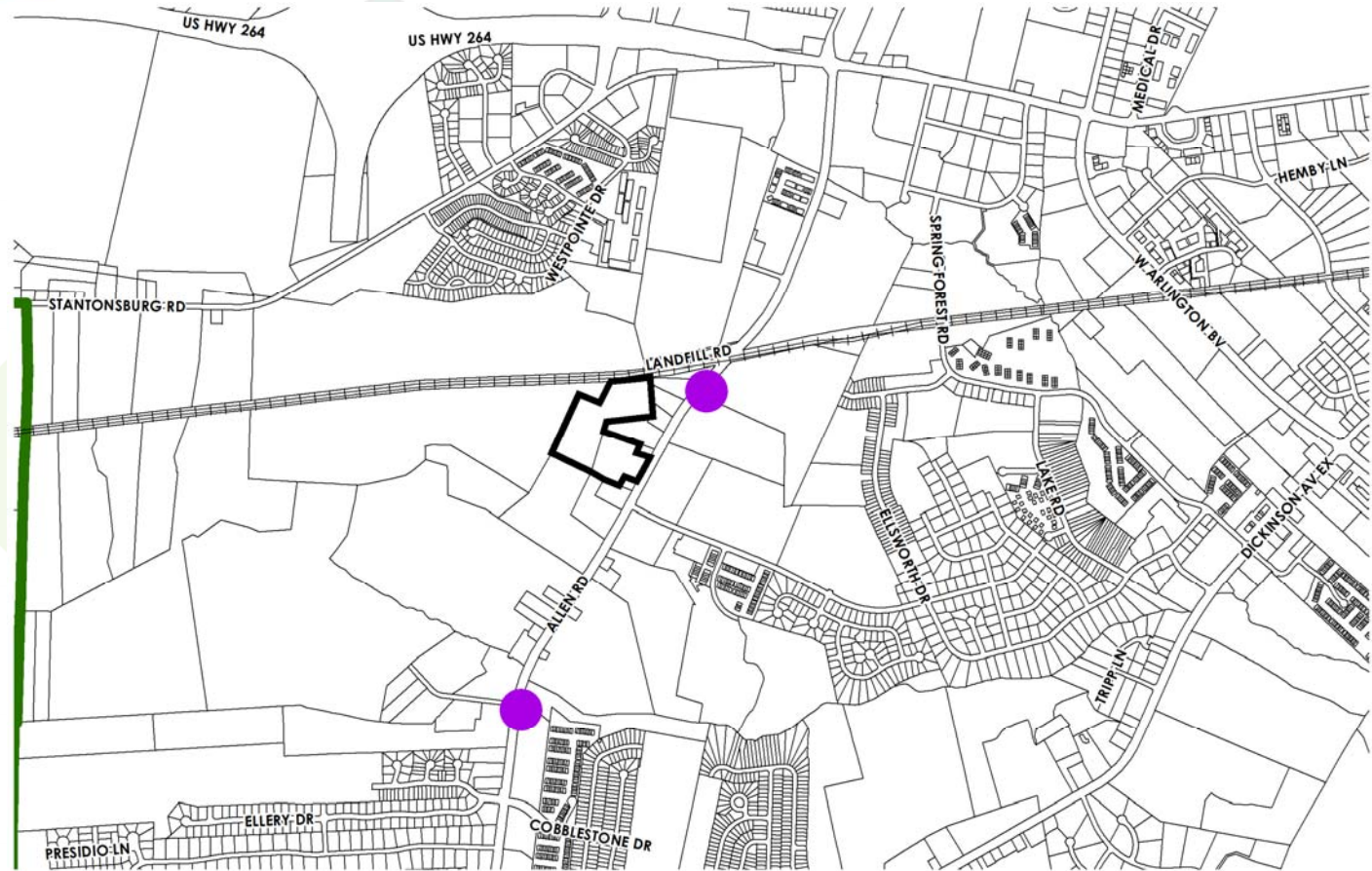
## Activity Centers

### Legend

-  Land Parcels
-  Greenville ETJ
-  Rezoning
-  Neighborhood



0 0.5 1 2 3 4 Miles






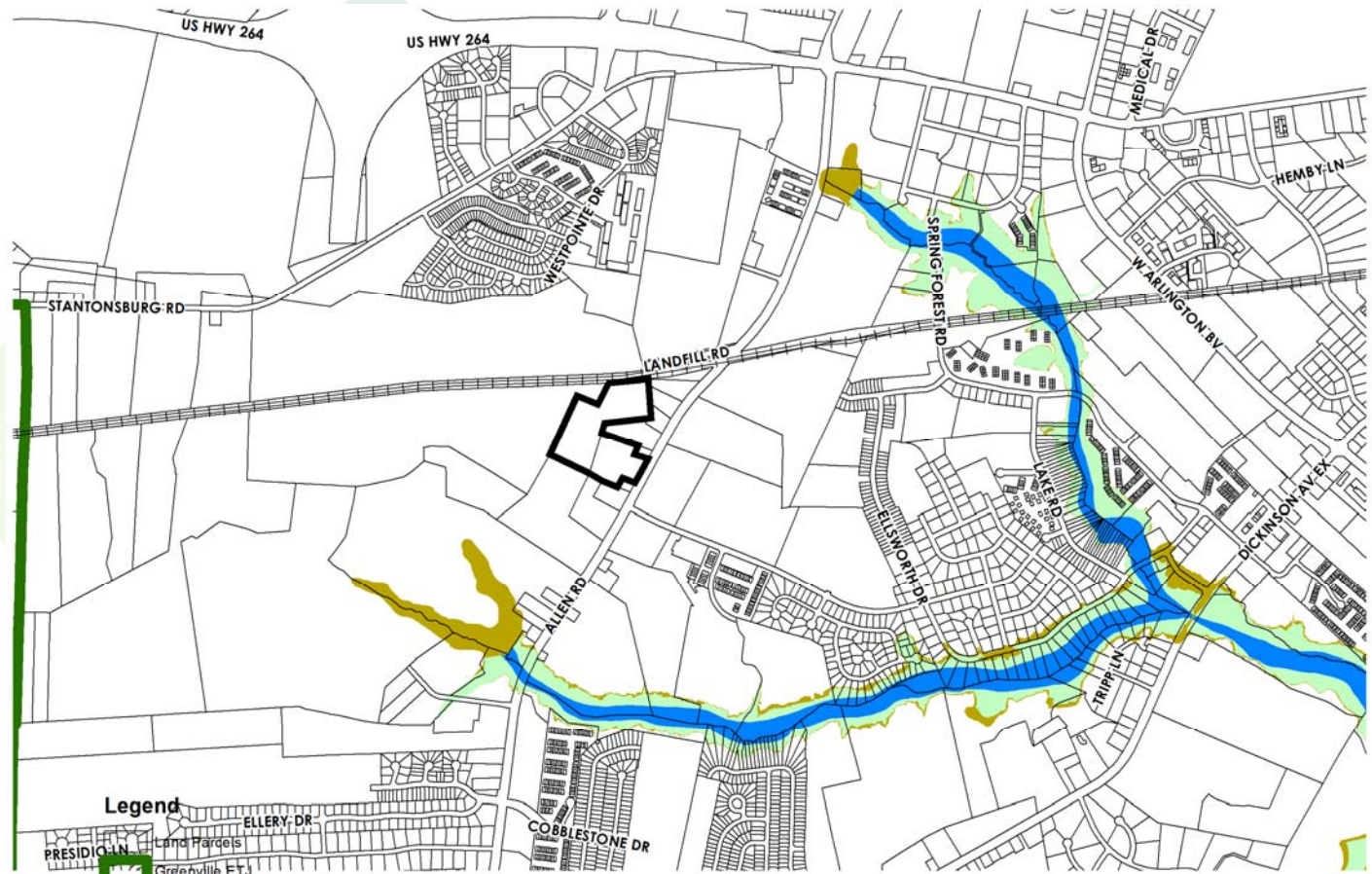
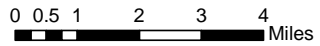
# Floodplain Map

## Legend

-  Land Parcels
-  Greenville ETJ
-  Rezoning



-  100- year
-  Floodway
-  500- year







## Legend

-  Land Parcels
-  Greenville ETJ
















## Existing Land Use

### Legend

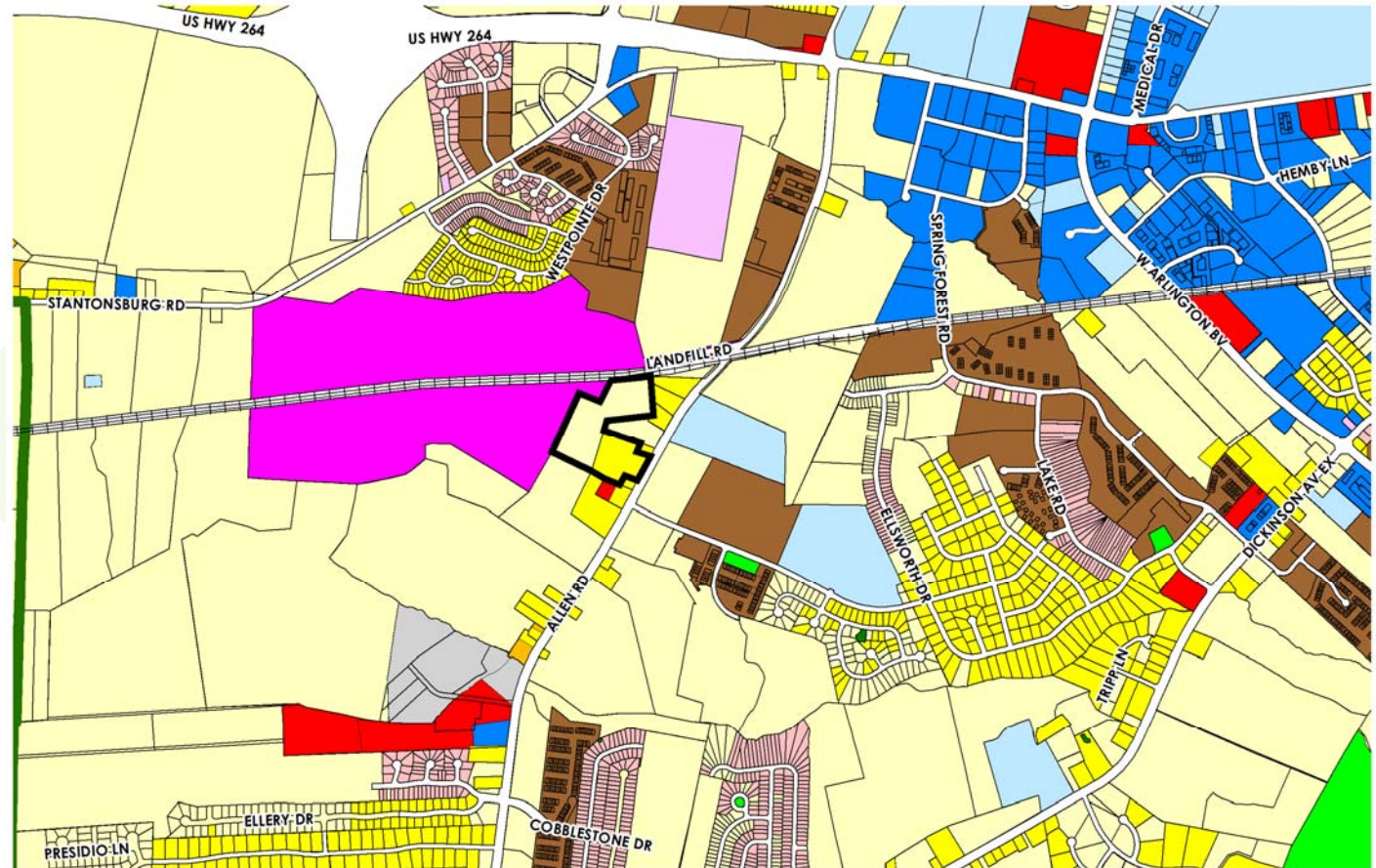
-  Land Parcels
-  Greenville ETJ
-  Rezoning
-  Train Tracks



### EXISTING LANDUSE

-  Cemetery
-  Commercial
-  Duplex
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-  Institutional
-  Landfill
-  Mobile Home
-  Mobile Home Park
-  Multi-Family
-  Office
-  Public Parking
-  Recreation
-  Single Family
-  Utility
-  Vacant





























0 0.5 1 2 3 4 Miles

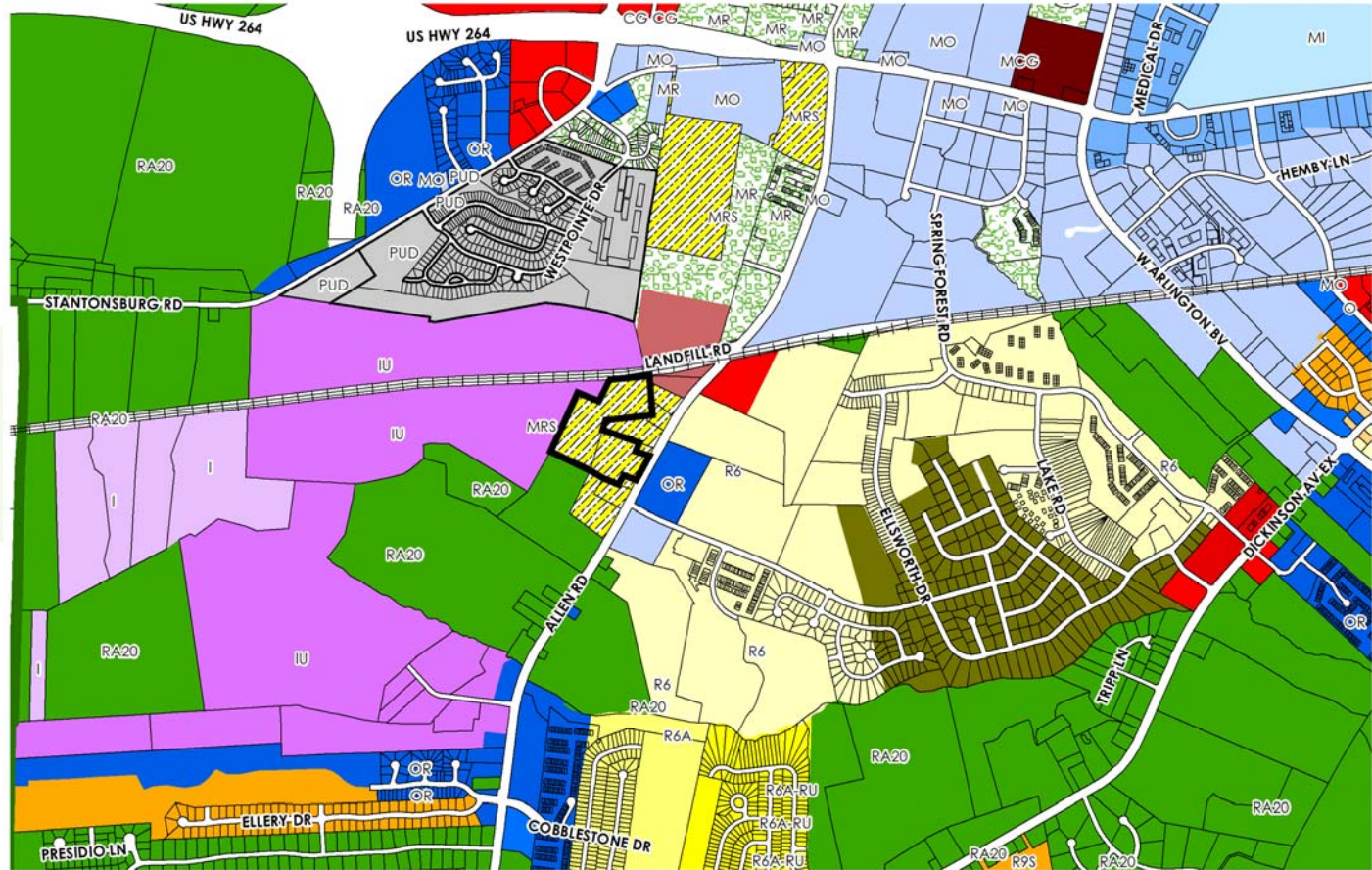
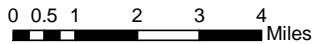




# Zoning Map


## Legend

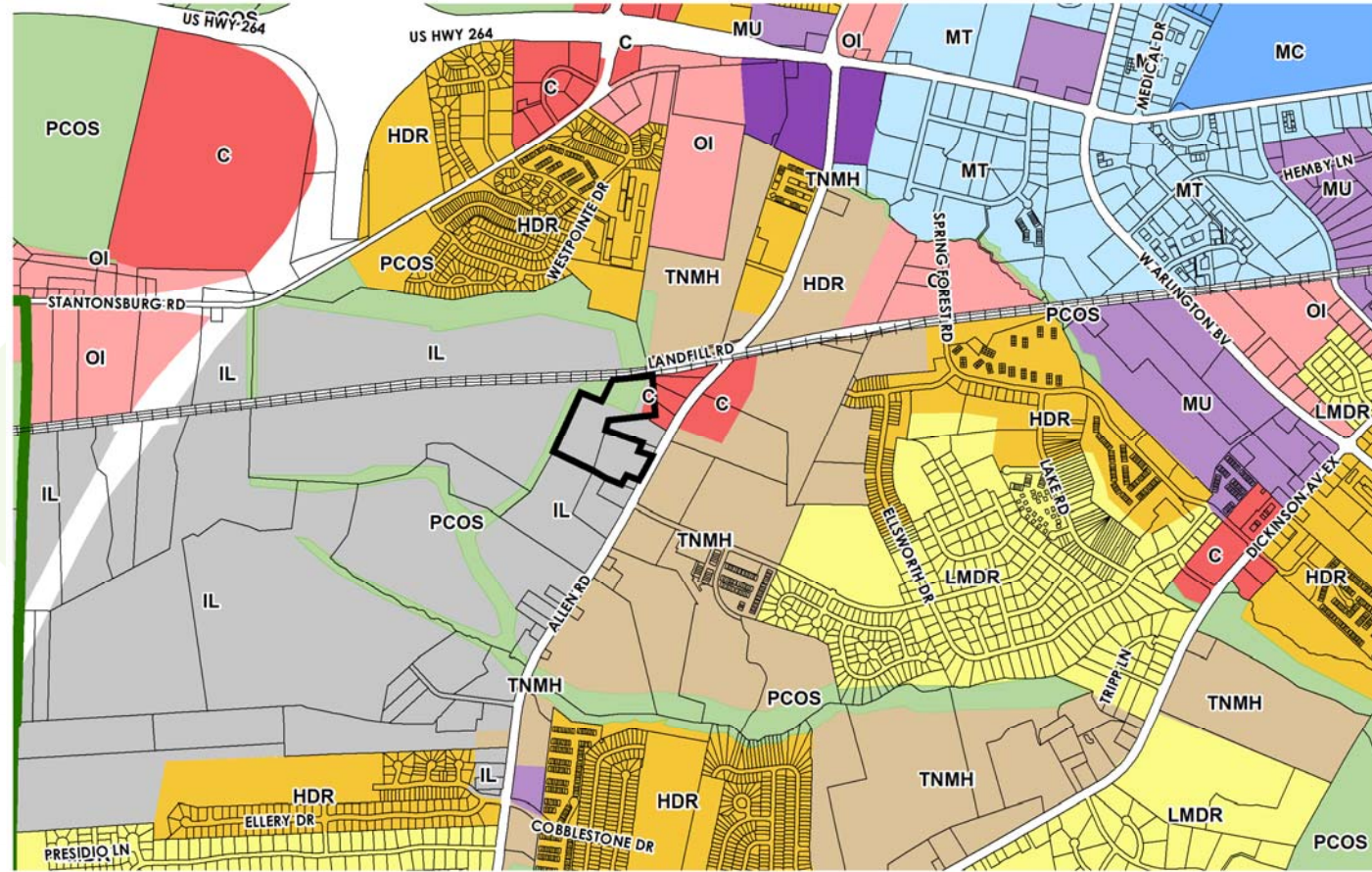
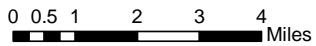
	Land Parcels		OR-UC
	Rezoning		R6
	CD		R6A
	CDF		R6A-CA
	CG		R6A-RU
	CH		R6MH
	CN		R6N
	MCH		R6S
	MCG		R9
	I		R9S
	IU		R9S-CA
	PIU		R15S
	MI		PUD
	MO		MR
	MS		MRS
	O		RA20
	OR		



# Future Land Use & Character Map

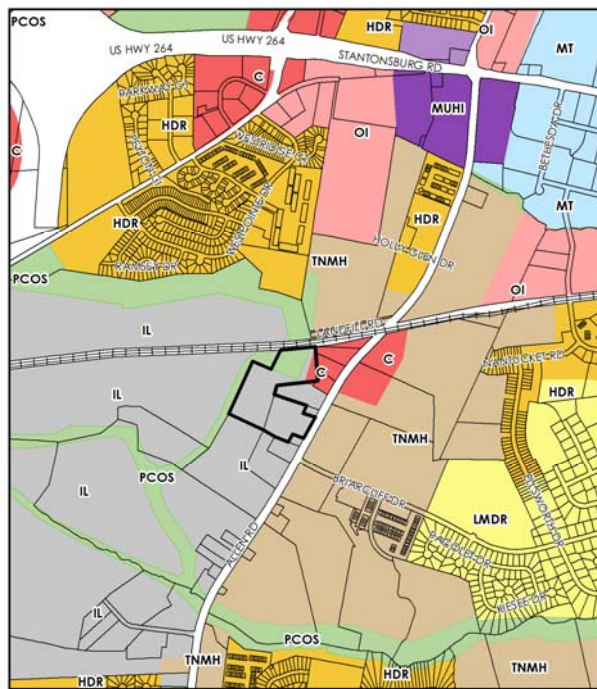
## Legend

-  Land Parcels
-  Rezoning
-  Train Tracks
-  Greenville ETJ
-  PCOS - Potential Conservation and Open Space
-  UC - Uptown Core
-  UE - Uptown Edge
-  MUHI - Mixed Use, High Intensity
-  MU - Mixed Use
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-  OI - Office and Institutional
-  UN - Uptown Neighborhood
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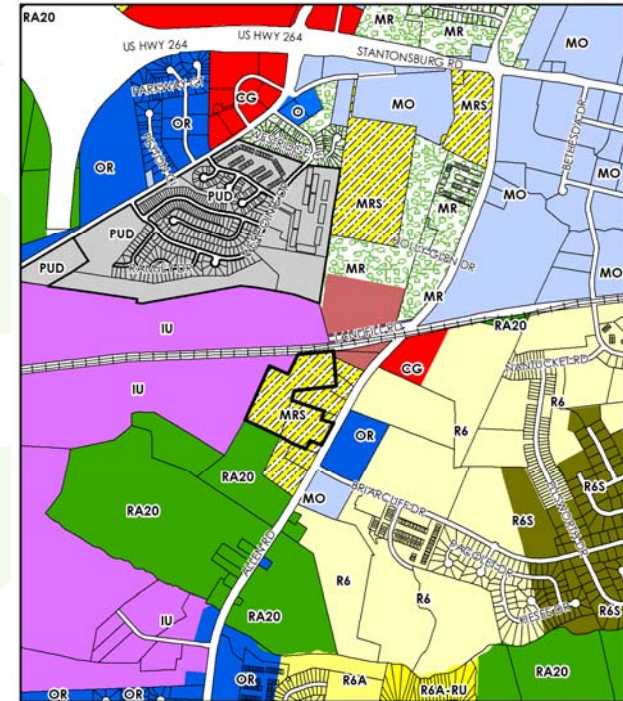



















## Future Land Use & Character Map




































## Zoning Map



-  Land Parcels
-  PCOS - Potential Conservation and Open Space
-  UC - Uptown Core
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### Legend

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

Item 5:  
**Ordinance requested by Hardee Family Holdings, LLC to rezone 7.406 acres located at the intersection of Allen Road and Woodridge Park Road from OR (Office Residential) and IU (Unoffensive Industry) to CH (Heavy Commercial)**





## General Location Map

### Legend

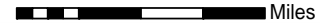
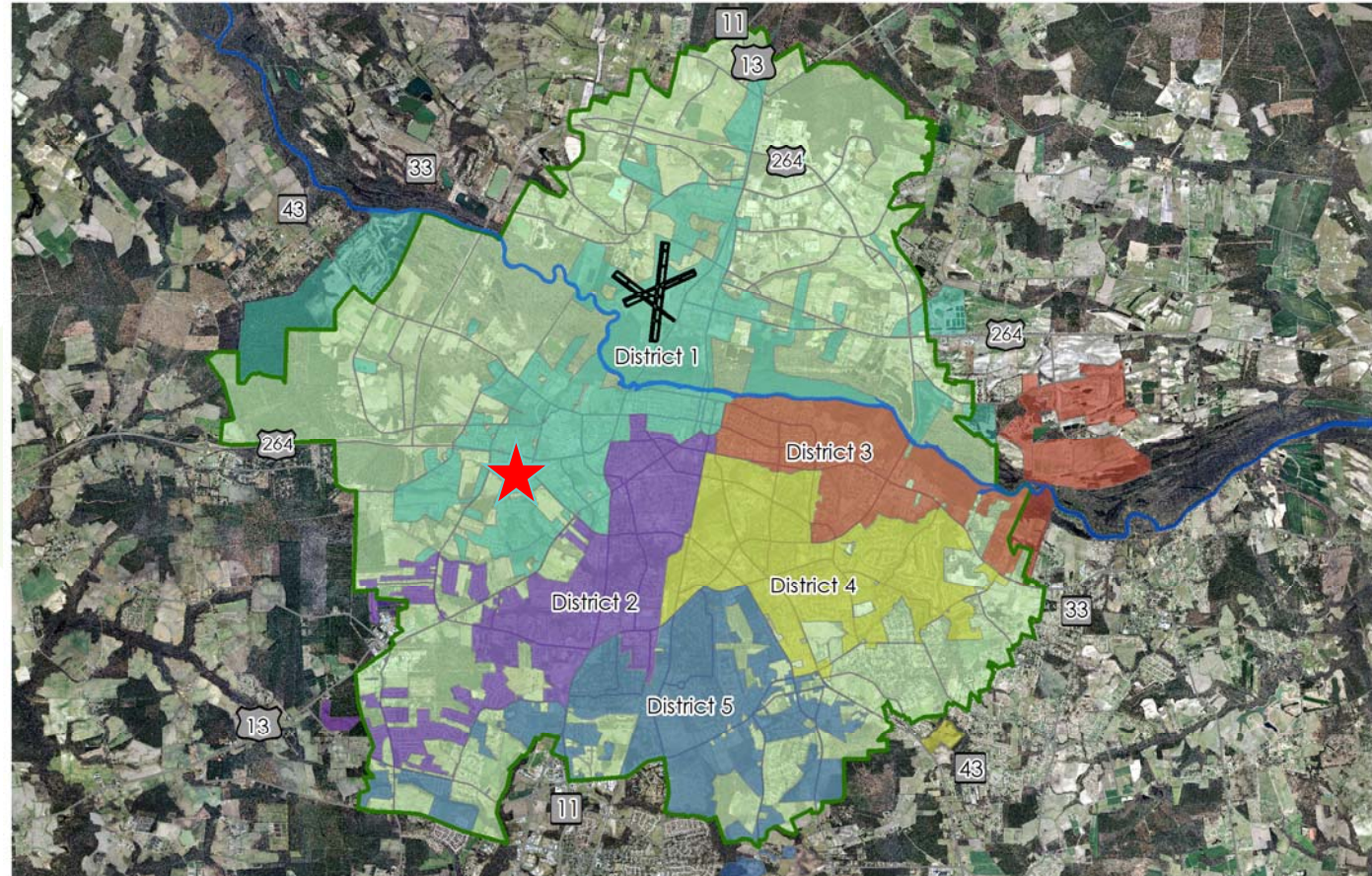
-  Greenville's ETJ
-  Tar River
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### City Council Voting District

-  District 1
-  District 2
-  District 3
-  District 4
-  District 5

0 0.5 1 2 3 4 Miles



## Aerial Map (2012)

### Legend

- Land Parcels
- Rezoning

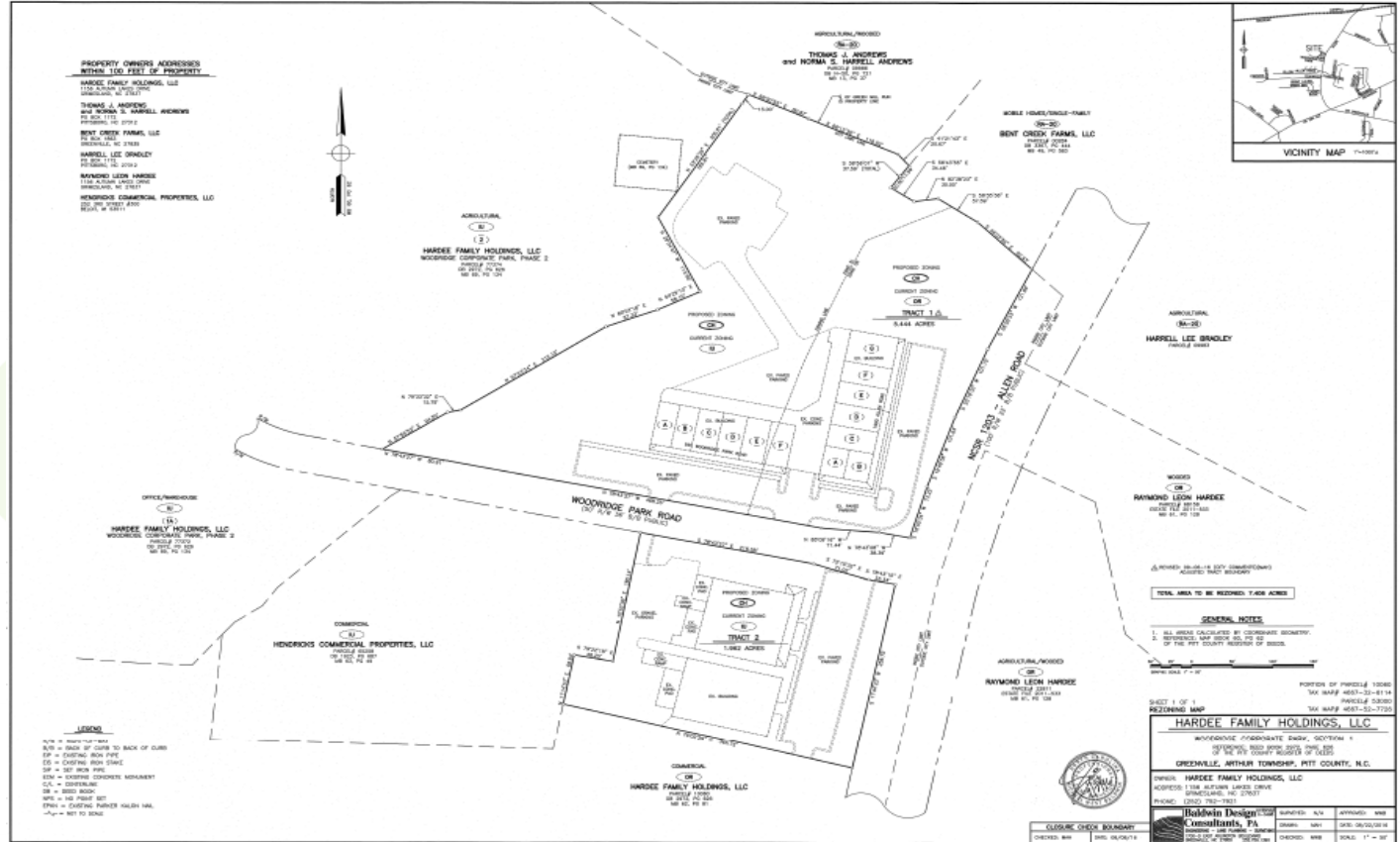


0 0.5 1 2 3 4 Miles





# Rezoning Map For Hardee Family Holdings, LLC 7.406 acres



**Allen Road  
Tract 1**





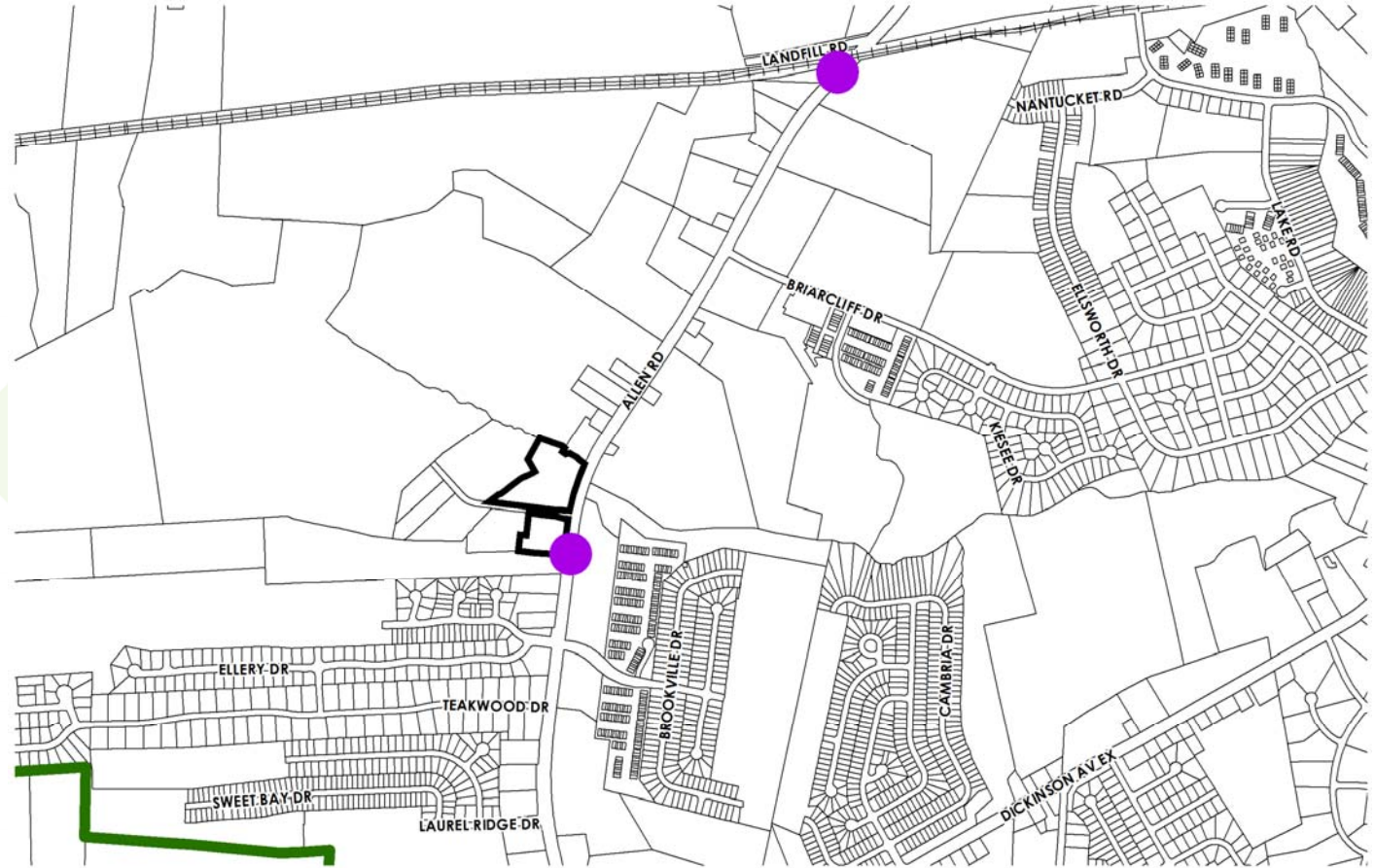
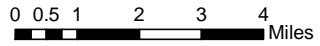
**Allen Road  
Tract 2**



## Activity Centers

### Legend

-  Land Parcels
-  Greenville ETJ
-  Rezoning
-  Neighborhood





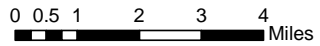
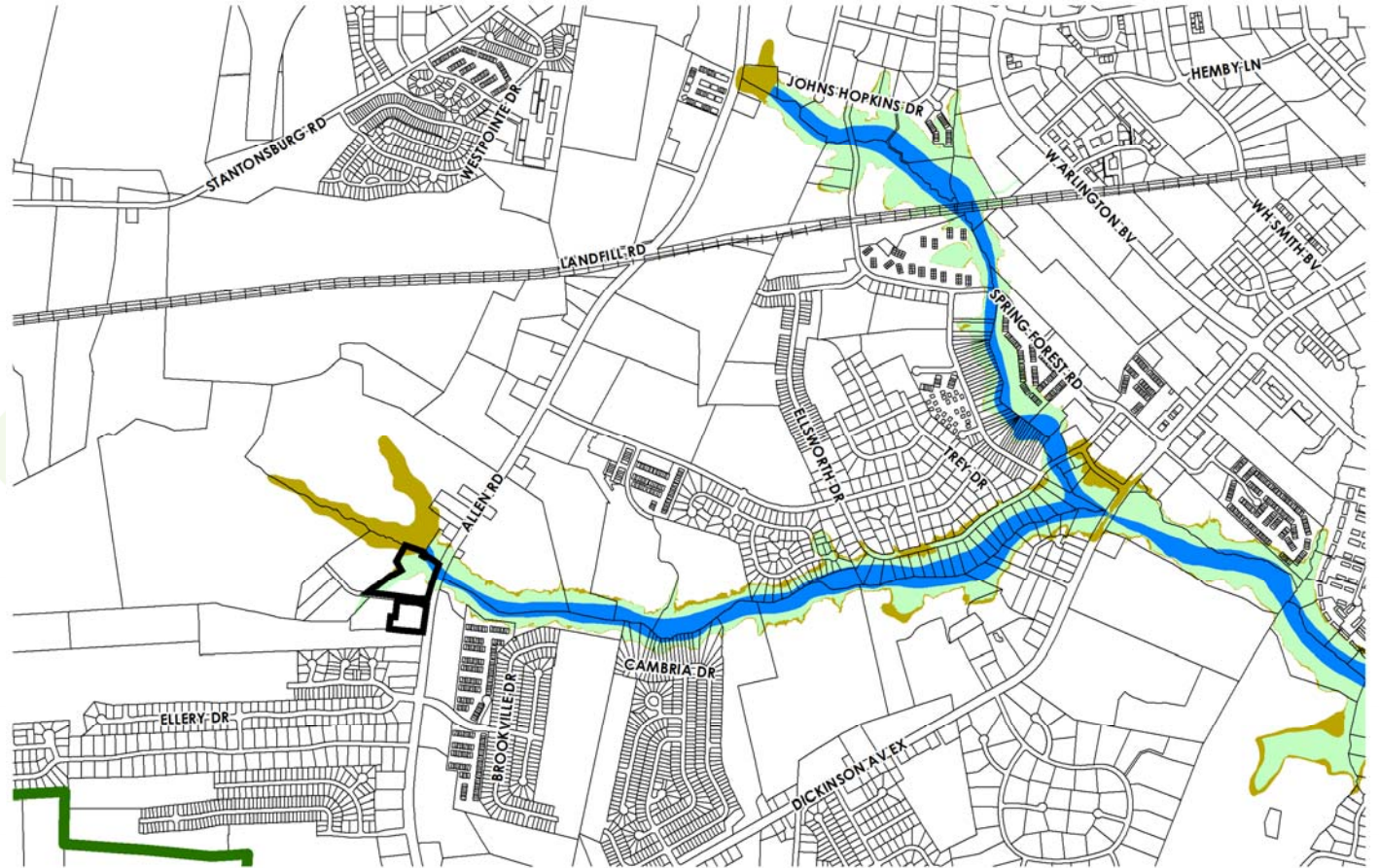
## Floodplain Map

### Legend

-  Land Parcels
-  Greenville ETJ
-  Rezoning
  
-  100- year
-  Floodway
-  500- year







0 0.5 1 2 3 4 Miles
















# Existing Land Use

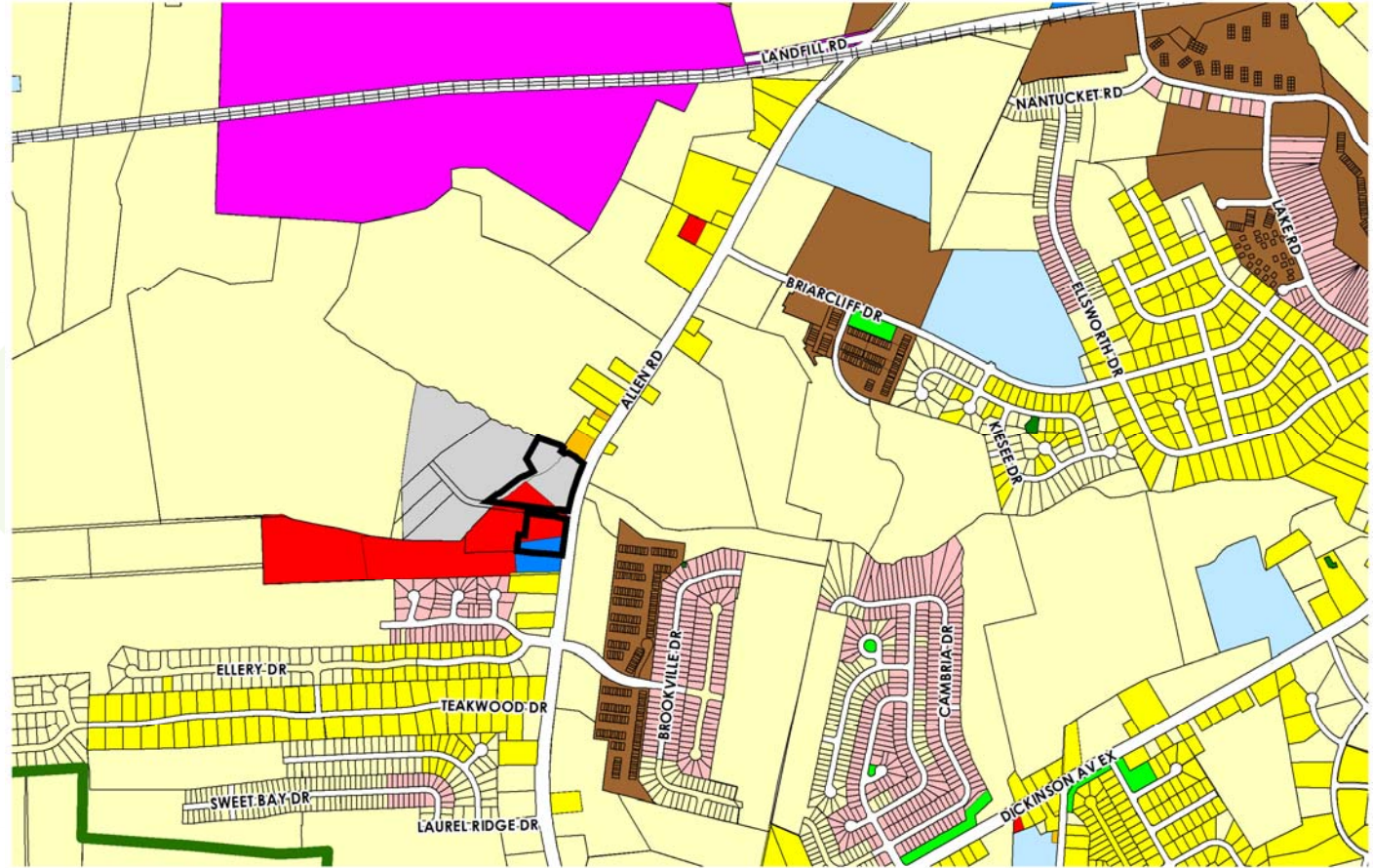
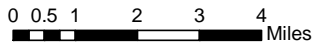
## Legend

-  Land Parcels
-  Greenville ETJ
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-  Train Tracks



## EXISTING LANDUSE




























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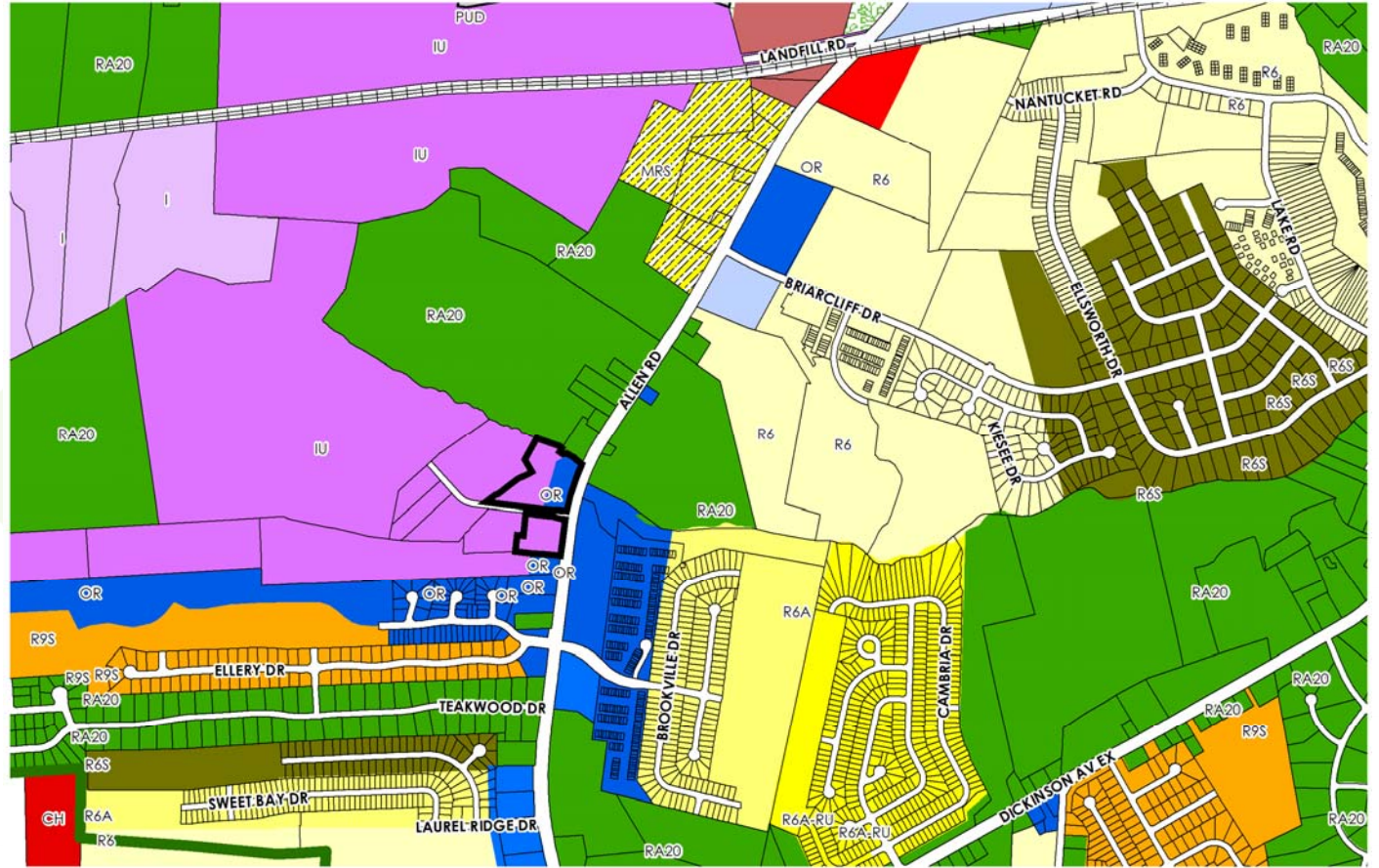
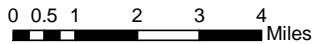




# Zoning Map




## Legend

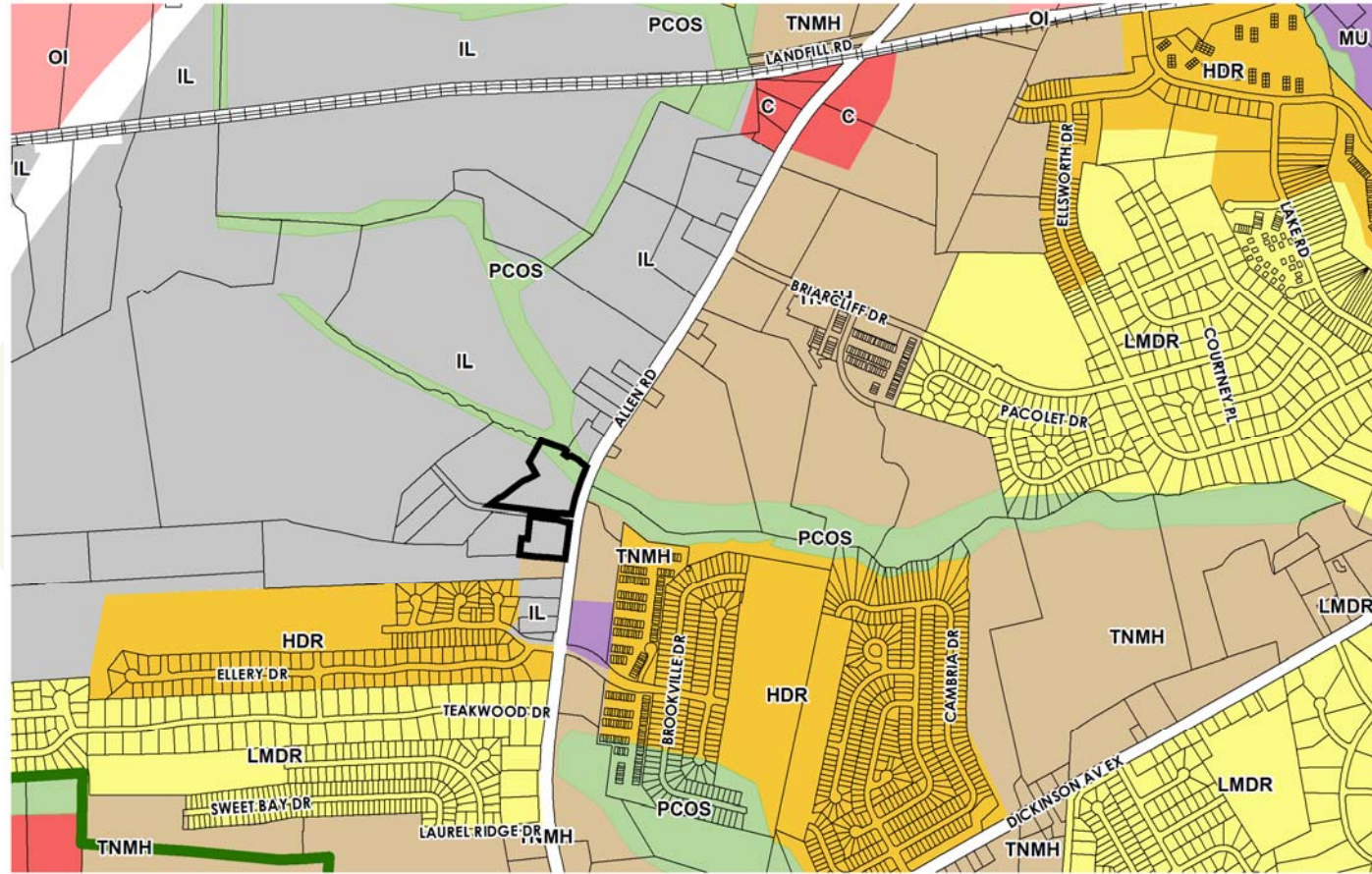
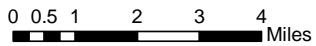
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	I		R9S
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	MI		PUD
	MO		MR
	MS		MRS
	O		RA20
	OR		



# Future Land Use & Character Map

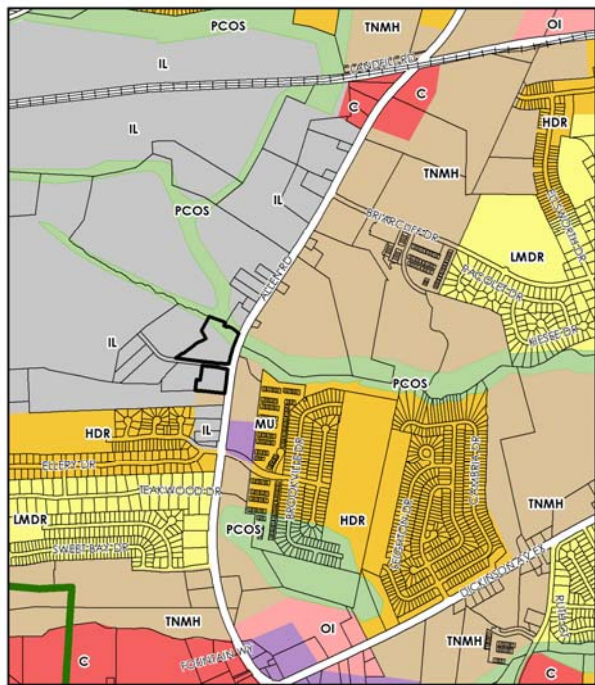
## Legend

-  Land Parcels
-  Rezoning
-  Train Tracks
-  Greenville ETJ
  
-  PCOS - Potential Conservation and Open Space
-  UC - Uptown Core
-  UE - Uptown Edge
-  MUHI - Mixed Use, High Intensity
-  MU - Mixed Use
-  C - Commercial
-  OI - Office and Institutional
-  UN - Uptown Neighborhood
-  TNMH - Traditional Neighborhood, Medium to High Density
-  TNLM - Traditional Neighborhood, Low to Medium Density
-  HDR - Residential, High Density
-  LMDR - Residential, Low to Medium Density
-  UI - University Institutional
-  MC - Medical Core
-  MT - Medical Transition
-  IL - Industrial / Logistics



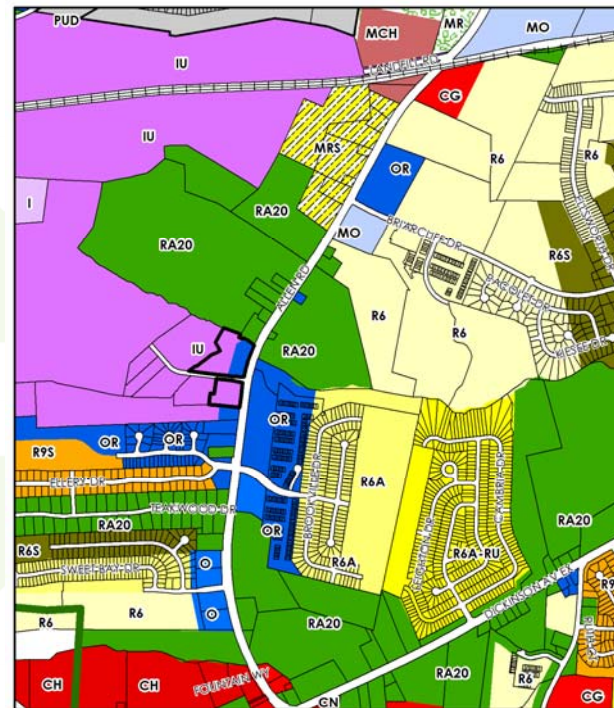


# Future Land Use & Character Map



- Land Parcels
- PCOS - Potential Conservation and Open Space
- UE - Uptown Edge
- MUHI - Mixed Use, High Intensity
- MU - Mixed Use
- UC - Uptown Core
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# Zoning Map



### Legend

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

Item 6:  
**Approval of the Draft 2015-16  
Consolidated Annual Performance  
and Evaluation Report (CAPER)**





**FY 2015 – 2016 CONSOLIDATED ANNUAL  
PERFORMANCE AND EVALUATION REPORT  
(CAPER) SUBMITTAL TO HUD**

## **FY 2015 – 2016 CAPER**

- 2013 - 2018 Consolidated Plan
- Affordable housing, housing rehabilitation, acquisition of substandard properties, public service programs and homelessness assistance
- 2015 - 2016 Annual Action Plan



## Community Development Block Grant (CDBG) FY 2015 - 2016

PROJECT	AMOUNT
Planning & Administration	\$170,290
Owner-Occupied Rehabilitation	\$370,158
Acquisition / Clearance	\$84,000
Public Service	\$75,000
Relocation	\$15,000
Economic Development Activities	\$137,000
<b>TOTAL</b>	<b>\$851,448</b>

## HOME Investment Partnership

PROJECT	AMOUNT
Planning & Administration	\$35,798
Owner-Occupied Rehabilitation	\$200,815
Down Payment Assistance	\$17,667
New Construction	\$50,000
Community Housing Dev. Org.	\$53,696
<b>TOTAL</b>	<b>\$357,976</b>



## FY 2015 – 2016 Activities

- 13 owner-occupied substandard housing rehabilitations completed
- 5 down payment assistance loans approved
- 1 Small Business Competition Grant approved
- 4 homes cleared of lead-based paint hazards
- 5 public service grants awarded to non-profits

## **FY 2015 – 2016 Activities (*continued*)**

- 4 dilapidated properties acquired
- 11 dilapidated structures demolished
- 1 tenant relocated as a result of acquisition/demolition
- 2 public facility improvements completed
- 4 new single-family homes constructed

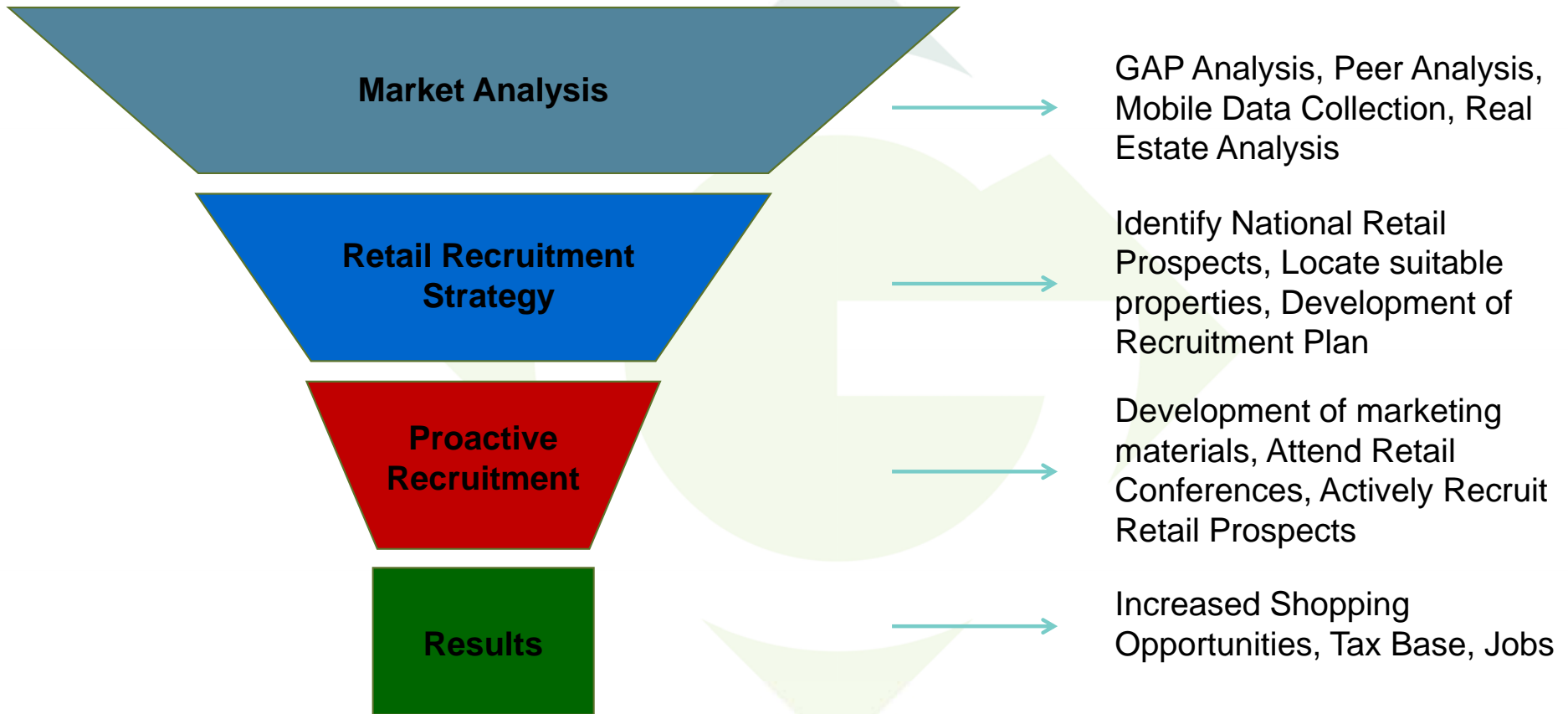


## Staff Recommendation

- Approval of 2015 – 2016 Consolidated Annual Performance and Evaluation Report (CAPER) to HUD and authorize the Mayor and City Manager to execute the required submittal documents.

Item 7:  
**Agreement between the City of  
Greenville, Electricities, and Retail  
Strategies LLC for retail analysis and  
recruitment**





Contract Period	Total Amount Due	Responsible Party	Amount responsible for
YEAR 1	\$40,000	City of Greenville	\$9,000
		Pitt County	\$9,000
		Uptown Greenville	\$2,000
		Electricities	\$20,000
YEAR 2	\$25,000	City of Greenville	\$6,250
		Pitt County	\$6,250
		Electricities	\$12,500
YEAR 3	\$25,000	City of Greenville	\$6,250
		Pitt County	\$6,250
		Electricities	\$12,500

<u>Total Invested Over 3-year period</u>	
City of Greenville	\$21,500
Pitt County	\$21,500
Uptown Greenville	\$2,000
Electricities	\$45,000
	<b>\$90,000</b>





Staff recommends approval



Item 8:  
**SEED Program Lease and  
Sublease Agreements**

## ECU-City-SEED Contracts

1. Lease between City and ECU
2. Lease between City and SEED
3. 3-year contract(s)  
Terms are \$100 annually for year one, \$105 for year two, \$110 for year three

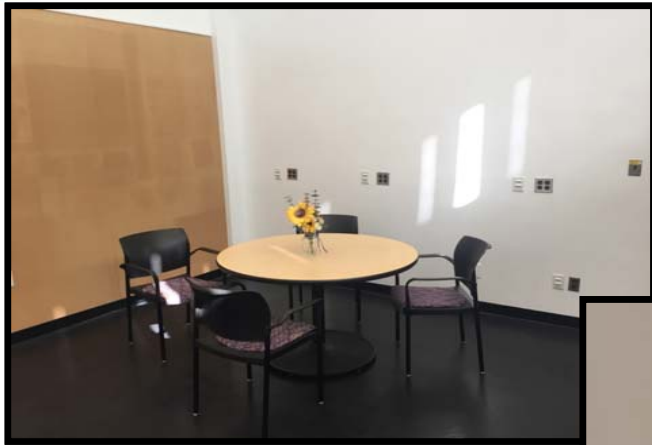


## SEED Business Support

1. Access to conference room and auditorium (subject to availability)
2. WIFI, ECU library access. Usage fees for fax, copier, scanner.

# SEED Space: Tenant Levels

Student Associate (Area Students Only)	Basic	Full	SEED Graduate Member	Community Supporter
\$0 per month for 6 months, \$50 months 7-12	\$100 per month	\$300 per month for office	\$50 per month	\$300 per month
8-5 Mon-Fri	8-5 Mon-Fri	24/7 access	8-5 Mon-Fri	8-5 Mon-Fri
8 hrs/week cubicle or open space	16 hours/ week cubicle or open space	24/7 Office		4 hrs/week "Office Hours" for meetings with interested tenants







Staff recommends approval

Item 9:  
**Contract with Vidant Corporate  
Health for Employee Health Clinic**

## Health Clinic Background

- **April 2016 City Council Budget Workshop:**
  - Staff Presented Concept of Health Clinic
- **May 2016 City Council Meeting:**
  - Financial Analysis Presented
  - Staff Instructed to Pursue Contract & Location



# Health Clinic Benefits

## Employee Benefits

- Improved Access & Convenience
- No Employee Co-Pay (\$20 Savings per Visit)
- Confidential Access to Employee Wellness Initiatives

## Employer Benefits

- Reduction in:
  - Paid Healthcare Costs
  - Drug & Pre-Employment Screening Cost
  - Workers' Comp Claim Cost
  - Lost Work Time and Absenteeism

## Health Clinic Model

- **Clinic Operated by Vidant Corporate Health**
- **Service Contract (Initial 12 Months)**
- **Vidant Responsible for Full Operation of Clinic**
- **Clinic Will Operate for City Employees Only**
  - **Explore Option to Expand Service to Dependents Over Time**

## Clinical Staffing Model

**Occupational Health Nurse: 40 Hrs / Week**

**Nurse Practitioner: 8 Hrs / Week**

**Contract Staffing Fee: \$ 160,160**



## **Clinical Staff Duties**

- **Treatment of Employee Illness / Medical Concerns**
- **Provide Appropriate Follow-Up & Referrals**
- **Prescription Admin Provided by Nurse Practitioner**
- **Perform Health, Drug, & Pre-Employment Screens**
- **Provide Case Mgmt for Worker-Related Injuries**
- **Wellness, Disease Mgmt, and Health Counseling**

## Primary Care Physician Visits Moved to Clinic

	Scenario 1	Scenario 2	Scenario 3
% of Annual Visits Moved to Clinic	28.0%	40.0%	50.0%
Reduction in Health Care Costs	\$ (84,515)	\$ (108,451)	\$ (128,525)
Projected Annual Net Savings	\$ 0	\$ 23,936	\$ 44,010

**Scenario 1 = Breakeven**

## Projected Annual Net Savings

	Scenario 1	Scenario 2	Scenario 3
<b>Cost to Operate Clinic</b>			
Vidant Contract Labor	\$ (160,160)	\$ (160,160)	\$ (160,160)
Projected Supplies	(2,500)	(2,500)	(2,500)
<b>Total Projected Cost</b>	<b>\$ (162,660)</b>	<b>\$ (162,660)</b>	<b>\$ (162,660)</b>
<b>Savings to the City</b>			
Reduction in Healthcare Costs	\$ 84,515	\$ 108,451	\$ 128,525
Reduction in Workers Comp Claims	8,600	8,600	8,600
Reduction in Pre-Employ Costs	69,545	69,545	69,545
<b>Total Projected Savings</b>	<b>\$ 162,660</b>	<b>\$ 186,596</b>	<b>\$ 206,670</b>
<b>Net Savings (Conservative)</b>	<b>\$ 0</b>	<b>\$ 23,936</b>	<b>\$ 44,010</b>



## Health Clinic Location

- Clinic Located at Current Gardner Training Center
  - High Level of Patient Confidentiality
  - Close Proximity to City Office Locations
- Center to be Renovated to Operate as Medical Office
  - Public Works Capital Project: \$75,000
  - Funded Through Restricted Health Funds Reserved for the Project
- Projected Opening: April 2017

## Staff Recommendation

- **Approve Contract with Vidant Corporate Health to Provide Healthcare Services to City Employees at Health Clinic**
- **Approve Capital Project to Renovate Gardner Training Center into a Health Clinic to be Funded Through Restricted Health Fund Reserves**

Item 10:  
**Status and condition of the radio  
tower on the Town Common**



- Town Common radio tower built sometime in the early 1970's.
- Staff began the evaluation process by contracting with the LBA group to discuss the condition and ability to identify the process and locations for the stations to broadcast their signal in the City.
- LBA group provides professional services related to radio issues all over the world.

# Findings

- Tower has several issues that affect its continued operations.
- Structural issues exist over the following areas of the tower:
  - Legs/bracing members of the tower are damaged and bent;
  - Rust and corrosion exist over the guy wires, guy anchors, bolts, shackles, anchor rods, and clamps;
  - Flaked paint;
  - Corrosion on lighting conduit;
  - Lighting elements are damaged, not working and need repair
  - Guy wire tension not within code;
  - Asbestos found in the roof of the transmission building, tower and exterior building brackets.



**Lawrence Behr  
Associates** INC  
www.lbagroup.com

**Technical Study**

**TECHNICAL STATEMENT  
CONCERNING THE RELOCATION OF**

Standard Broadcast Station WOOW, 1340 kHz  
FM Translator Station W201AO, 88.1 MHz

**LOCATION:**

Greenville, North Carolina

**FOR:**

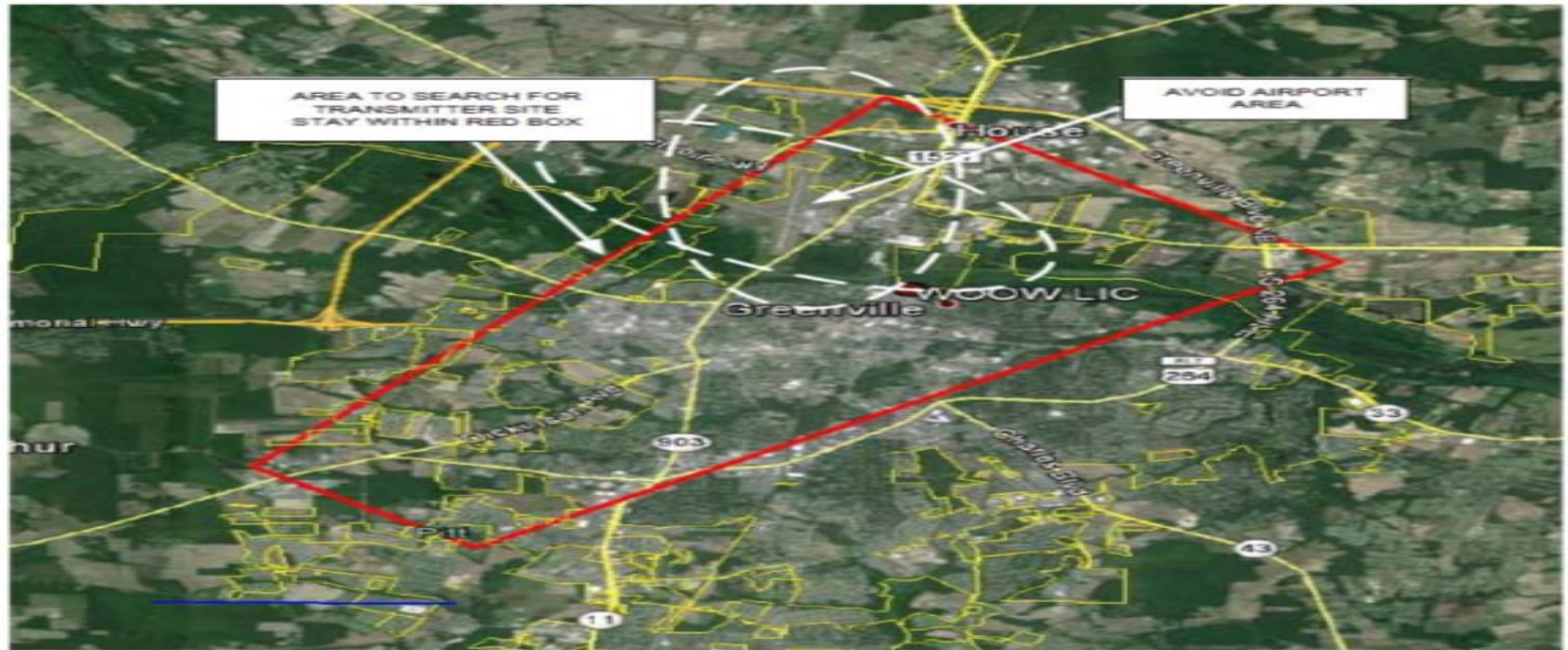
City of Greenville, North Carolina

*August 8<sup>th</sup>, 2016*



Figure 6

Area to Relocate



		<b>GOOGLE EARTH VIEW AREA TO RELOCATE WOOW(AM)</b>			
		WOOW(AM) 1340 KHZ GREENVILLE, NC			<b>FIGURE 6</b>
SIZE	FORM NO	DWG NO			REV
A	N/A		20160715LSBAWCOOWPE		NONE
SCALE	1" = 0.72 MILE	JULY 2018	SHEET		

- Considerations regarding the future of the tower need to be made now.
- These issues do affect the structural integrity of the tower.
- Staff believes a plan needs to be developed to decommission the tower over a 6-9 month period.
- **Staff Recommendation:** Council to consider the information presented and give direction on the tower.



Item 12:  
**Update on Bradford Creek  
Public Golf Course**











**REAL 3D**  
Reality Imaging