



Agenda

Greenville City Council

May 11, 2017
6:00 PM
City Council Chambers
200 West Fifth Street

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. Call Meeting To Order

II. Invocation - Mayor Thomas

III. Pledge of Allegiance

IV. Roll Call

V. Approval of Agenda

- **Public Comment Period**

The Public Comment Period is a period reserved for comments by the public. Items that were or are scheduled to be the subject of public hearings conducted at the same meeting or another meeting during the same week shall not be discussed. A total of 30 minutes is allocated with each individual being allowed no more than 3 minutes. Individuals who registered with the City Clerk to speak will speak in the order registered until the allocated 30 minutes expires. If time remains after all persons who registered have spoken, individuals who did not register will have an opportunity to speak until the allocated 30 minutes expires.

VI. Special Recognitions

- Battalion Chief Calvin Horne - National Fire Academy Executive Fire Officer Program
- Michael Dail and Chief Eric Griffin - UNC School of Government's Municipal Administration Course

VII. Appointments

1. Appointments to Boards and Commissions

VIII. Old Business

2. Ordinance requested by Patricia S. Bowen, et al., to rezone 84.533 acres located along the eastern right-of-way of Charles Boulevard and adjacent to Grace Church from RA20 (Residential-Agricultural) to R6 (Residential [High Density Multi-family]) - 26.000 acres, R6S (Residential-Single-family [Medium Density]) - 12.549 acres, R9S (Residential-Single-family [Medium Density]) - 15.807 acres, R15S (Residential-Single-family [Low Density]) - 21.887 acres, and O (Office) - 8.290 acres

IX. New Business

Public Hearings

3. Ordinance to annex Oakhurst Park, Lot 7 involving 1.8430 acres located along the southern right-of-way of East 10th Street and 180+/- feet southeast of Oakdowne Way
4. Ordinance requested by Foss Enterprises, Incorporated, to rezone 11.396 acres located along the northern right-of-way of Dickinson Avenue Extension and 600+/- feet southwest of Frog Level Road from GC (General Commercial – Pitt County Zoning) to CH (Heavy Commercial – City Zoning)
5. Ordinance requested by The Woda Group, Incorporated, to rezone 5.50 acres located along the southern right-of-way of Bells Fork Road at its intersection with Southridge Drive from RA20 (Residential-Agricultural) to R6 (Residential [High Density Multi-family])
6. Ordinance to amend the Zoning Ordinance to increase the maximum height for distributed antenna systems (DAS) in the CD (Downtown Commercial) district from 25 feet to 35 feet
7. Acceptance of Building Reuse Grant for Caremaster, LLC

Other Items of Business

8. Presentation of the proposed Fiscal Year 2017-2018 operating budget for the following entities:
 - a. Pitt-Greenville Convention & Visitors Authority
 - b. Sheppard Memorial Library
 - c. Greenville Utilities Commission
9. Contract Award for Construction Documents for the Town Common Sycamore Hill Memorial Gateway Plaza and Restroom Facility

X. City Manager's Report

XI. Comments from Mayor and City Council

XII. Adjournment



City of Greenville, North Carolina

Meeting Date: 5/11/2017
Time: 6:00 PM

Title of Item: Appointments to Boards and Commissions

Explanation: **Abstract:** The City Council fills vacancies and makes reappointments to the City's boards and commissions. Appointments are scheduled to be made to ten of the boards and commissions.

Explanation: City Council appointments need to be made to the Community Appearance Commission, Environmental Advisory Commission, Historic Preservation Commission, Housing Authority, Human Relations Council, Pitt-Greenville Convention & Visitors Authority, Planning & Zoning Commission, Police Community Relations Committee, Recreation & Parks Commission, and the Youth Council.

The City's Board and Commission Policy on the Pitt-Greenville Convention & Visitors Authority states that the City Council shall make the nomination to the County on five of the members, and appointment of County members shall be made by the Pitt County Commissioners based on the nominations of City Council. The County seats for Beatrice Henderson and Christopher Jenkins are up for nomination.

The City Council updated the Board and Commission Policy on August 15, 2016. A provision for extended vacancies was included:

Nominations for Extended Vacancies

In the event there is a vacancy on a City board or commission which has been on the City Council agenda for appointment by City Council for more than three (3) calendar months in which a regular City Council meeting has been held, then any Council Member may make a nomination to fill the vacancy without regard to any other provision relating to who has the authority to make the nomination. If there is more than one nomination, the appointment shall be conducted in accordance with the procedure for nominations and elections in Robert's Rules of Order.

Under this provision, the following seats are open to nominations from the City Council:


- Kathy Moore, Human Relations Council, Shaw University Seat
- Maurice Whitehurst - Human Relations Council, Pitt Community College Seat
- Ron Feeney - Pitt-Greenville Convention & Visitors Authority, City - Owner/Operator of hotel/motel
- Beatrice Henderson - Pitt-Greenville Convention & Visitors Authority, County - Resident not involved in tourist or convention-related business
- Christopher Jenkins - Pitt-Greenville Convention & Visitors Authority, County - Resident not involved in tourist or convention-related business
- 11 vacant seats - Youth Council, Pitt County High Schools

Fiscal Note: No direct fiscal impact.

Recommendation: Make appointments to the to the Community Appearance Commission, Environmental Advisory Commission, Historic Preservation Commission, Housing Authority, Human Relations Council, Pitt-Greenville Convention & Visitors Authority, Planning & Zoning Commission, Police Community Relations Committee, Recreation & Parks Commission, and the Youth Council.

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

Attachments / click to download

 [Muni_Report_2015_Appointments_to_Boards_and_Commissions_998631](#)

Appointments to Boards and Commissions

May 2017

Community Appearance Commission

Council Liaison: Council Member McLean Godley

| Name | District # | Current Term | Reappointment Status | Expiration Date |
|------------------|------------|------------------------|----------------------|-----------------|
| Thomas Alligood | 3 | Filling unexpired term | Eligible | May 2017 |
| Jorgette Mullins | 1 | Filling unexpired term | Eligible | April 2017 |
| Ryan Beeson | 1 | Filling unexpired term | Eligible | April 2017 |

Environmental Advisory Commission

Council Liaison: Council Member McLean Godley

| Name | District # | Current Term | Reappointment Status | Expiration Date |
|--|------------|--------------|----------------------|-----------------|
| Jon Weaver | 3 | First term | Resigned | April 2018 |
| <i>(Building contactor/land developer/one familiar with construction techniques)</i> | | | | |

Historic Preservation Commission

Council Liaison: Mayor Pro-Tem Kandie Smith

| Name | District # | Current Term | Reappointment Status | Expiration Date |
|----------------|------------|------------------------|----------------------|-----------------|
| Shelva Davis | 5 | Filling unexpired term | Resigned | January 2019 |
| Tyrone Walston | 2 | First term | Resigned | January 2019 |

Housing Authority

Council Liaison: Mayor Pro-Tem Kandie Smith

| Name | District # | Current Term | Reappointment Status | Expiration Date |
|-------------------------------------|------------|--------------|----------------------|-----------------|
| Donald Cavellini | 2 | First term | Eligible | May 2017 |
| <i>(Mayor Pro-Tem Kandie Smith)</i> | | | | |

Gwendolyn Greene 2 Filling unexpired term Eligible May 2017
(Council Member Rose Glover)

Human Relations Council

Council Liaison: Council Member Rose Glover

| Name | District # | Current Term | Reappointment Status | Expiration Date |
|--|------------|--------------|-------------------------------------|-----------------|
| Kathy Moore (Shaw University) | 3 | First term | Eligible | October 2016 |
| Maurice Whitehurst (Pitt Community College) | 2 | Second term | Did not meet attendance requirement | Oct. 2015 |

Pitt-Greenville Convention & Visitors Authority

Council Liaison: Council Member Rose Glover

| Name | District # | Current Term | Reappointment Status | Expiration Date |
|--|------------|--------------|----------------------|-----------------|
| Ron Feeney (Owner/Operator of Hotel/Motel) | City | First term | Resigned | July 2017 |
| Beatrice Henderson (Resident not involved in tourist or convention related business) | County | First term | Eligible | July 2016 |
| Christopher Jenkins (Resident not involved in tourist or convention related business) | County | | Resigned | July 2017 |
| Monta Stegall (Owner/Operator of hotel/motel) | County | First term | Resigned | July 2019 |

Planning & Zoning Commission

Council Liaison: Council Member PJ Connelly

| Name | District # | Current Term | Reappointment Status | Expiration Date |
|--|------------|--------------|----------------------|-----------------|
| Ann Bellis (Council Member McLean Godley) | 3 | Second term | Ineligible | May 2017 |
| Christine Darden (Council Member Rose Glover) | 5 | First term | Eligible | May 2017 |

Police Community Relations Committee

Council Liaison: Council Member Rose Glover

| Name | District # | Current Term | Reappointment Status | Expiration Date |
|--|------------|--------------|----------------------|-----------------|
| Timothy Webster <i>(Council Member PJ Connelly)</i> | 5 | First term | Resigned | Oct 2017 |

Recreation & Parks Commission

Council Liaison: Council Member McLean Godley

| Name | District # | Current Term | Reappointment Status | Expiration Date |
|---|------------|------------------------|----------------------|-----------------|
| Nicole Caswell <i>(Council Member McLean Godley)</i> | 5 | Filling unexpired term | Eligible | May 2017 |
| Darin White <i>(Council Member Rose Glover)</i> | 4 | Second term | Ineligible | May 2017 |

Youth Council

Council Liaison: Council Member Calvin Mercer

| Name | Current Term | Reappointment Status | Expiration Date |
|------|--------------|----------------------|-----------------|
|------|--------------|----------------------|-----------------|

11 spots open to the City Council

*Seats that are open to nomination from the City Council are highlighted.

Applicants for Community Appearance Commission

Lettie Micheletto
929 Bremerton Drive
Greenville, NC 27858

District #: 5

Christopher Powell
108 B Chandler Drive
Greenville, NC 27834

Application Date: 7/13/2016

Home Phone: (252) 355-8991

Business Phone: (252) 321-3640

Email: mitchell@pitt.k12.nc.us

Application Date: 6/24/2016

Home Phone: (252) 714-0286

Business Phone:

Applicants for Environmental Advisory Commission

Orrin Allen Beasley
3601 Live Oak Lane
Greenville, NC 27858

Application Date: 12/8/2015

District #: 5

Home Phone: (252) 216-6099
Business Phone: (252) 216-6099
Email: oab0119@gmail.com

Elaine U. Brestel
106 Christenbury Drive
Greenville, NC 27858

Application Date: 1/21/2014

District #: 4

Home Phone: (252) 752-2255
Business Phone:
Email: ebrestel@suddenlink.net

Sherryl Gregory
1303 E. 10th Street Apt N
Greenville, NC 27858

Application Date: 2/3/2014

District #:

Home Phone: (252) 559-9049
Business Phone:
Email:

Daniel Hemme
3921 Nantucket Road #B
Greenville, NC 27858

Application Date: 1/12/2017

District #: 1

Home Phone: (252) 752-2255
Business Phone:
Email: hemmed@gmail.com

Eric Hogue
2911 Tripp Lane
Greenville, NC 27834

Application Date:

District #: 1

Home Phone: (252) 373-1445
Business Phone:
Email: erichogue@gmail.com

Wendy Klein
318 Rutledge Road
Greenville, NC 27858

Application Date: 2/10/2014

District #: 4

Home Phone: (252) 329-7005
Business Phone: (252) 902-9005
Email: wakspg1@suddenlink.net

Matthew Mellis
529 Spring Forest Road Apt. H
Greenville, NC

Application Date: 3/6/2014

District #: 1

Home Phone: (252) 702-3429
Business Phone: (252) 752-5938
Email: mellism@pitt.k12.nc.us

Applicants for Historic Preservation Commission

Eric Hogue
2911 Tripp Lane
Greenville, NC 27834

Application Date:

Home Phone: (252) 373-1445

Business Phone:

Email: erichogue@gmail.com

District #: 1

Applicants for Housing Authority

Robert Scott Barker
2212 Lexington Farms
Greenville, NC 27834

Application Date: 4/18/2016

District #:

Home Phone: (252) 689-3596
Business Phone: (252) 757-3787
Email: scott.barker@suddenlink.net

Jamitress Bowden
111 Brownlea Drive Apt. O
Greenville, NC 27858

Application Date: 8/8/2014

District #: 3

Home Phone:
Business Phone:
Email: jamitressbowden@gmail.com

Karen Brookins
4102 River Chase Drive
Greenville, NC 27858

Application Date:

District #: 3

Home Phone: (252) 327-5880
Business Phone: (252) 752-6101
Email: karenbrookins@earthlinl.net

Bridget Moore
4128A Bridge Court
Winterville, NC 28590

Application Date: 8/28/2014

District #: 5

Home Phone: (252) 355-7377
Business Phone: (252) 355-0000
Email: bmoore2004@netzero.com

Applicants for Human Relations Council

Eric Hogue
2911 Tripp Lane
Greenville, NC 27834

District #: 1

Deborah J. Monroe
1308 Old Village Road
Greenville, NC 27834

District #: 1

Bridget Moore
4128A Bridge Court
Winterville, NC 28590

District #: 5

Travis Williams
3408 Evans Street Apt. E
Greenville, NC 27834

District #: 5

Application Date:

Home Phone: (252) 373-1445

Business Phone:

Email: erichogue@gmail.com

Application Date: 1/15/2015

Home Phone: (252) 714-0969

Business Phone:

Email: debj.monroe@gmail.com

Application Date: 8/28/2014

Home Phone: (252) 355-7377

Business Phone: (252) 355-0000

Email: bmoore2004@netzero.com

Application Date:

Home Phone: (252) 412-4584

Business Phone:

Email:

Applicants for Pitt-Greenville Convention & Visitors Authority (County)

Applicant Interest Listing

Convention & Visitors Authority

| | | |
|----------------------|-------------------------------|-------------|
| Debbie Avery | Day Phone: (252) 531-4590 | Gender: F |
| 3010 Sapphire Lane | Evening Phone: (252) 756-9832 | Race: White |
| Winterville NC 28590 | Fax: | District: 4 |
| | E-mail: davery60@hotmail.com | Priority: |

Applied for this board on: 1/16/2009 Application received/updated: 01/20/2011

Applicant's Attributes: County Planning Jurisdiction
 District 4
 VolAg Southwest

| <u>Experience (Educ./Vol./Prof. Assoc./Military/Other Appointed Positions, etc.)</u> | | |
|--|---------------------------------|---|
| <u>Organization</u> | <u>Description</u> | <u>Date(s)</u> |
| Education | East Carolina | BS - Education |
| Education | Ayden Grifton High | |
| Experience | First State Bank | 1978-1984 |
| Experience | ECU School of Medicine | Standardized Patient 2007-present |
| Experience | Pitt County Schools | Middle School Science Teacher 30 years |
| Experience | Winterville Chamber of Commer | Executive Director |
| Volunteer/Prof. Associations | Winterville Kiwanis Club | |
| Volunteer/Prof. Associations | Winterville Watermelon Festival | |

| <u>Boards Assigned To</u> | |
|---------------------------|--------------------------|
| Development Commission | 12/31/2013 to 12/31/2016 |

| | | |
|-------------------------|-------------------------------|---------------|
| Chenele Coleman-Sellers | Day Phone: (252) 258-0644 | Gender: F |
| 3469 Old River Road | Evening Phone: | Race: African |
| Greenville NC 27834 | Fax: (919) 237-1957 | District: 2 |
| | E-mail: chenele1128@gmail.com | Priority: |

Applicant Interest Listing

| | |
|------------------------------|-----------------------------|
| Experience | NC National Guard |
| Volunteer/Prof. Associations | Fountain Wellness Ctr Board |
| Volunteer/Prof. Associations | Rural Fire Board |
| Volunteer/Prof. Associations | Meals on Wheels |
| Volunteer/Prof. Associations | Past Fireman |

| | |
|---------------------------|-------------------------|
| <u>Boards Assigned To</u> | |
| Fire District Commission | 2/15/2016 to 12/31/2015 |
| Fountain FD | |

Brad Guth
113 Loran Circle
Greenville NC 27858

Day Phone: (704) 240-1095
Evening Phone: (252) 689-4323
Fax:
E-mail: bradjguth@bellsouth.net

Gender: M
Race: White
District: 6
Priority:

Applied for this board on: 4/22/2016

Application received/updated: 04/22/2016

Applicant's Attributes: Greenville ETJ
VolAg Southeast
South of the River

| <u>Experience (Educ./Vol./Prof. Assoc./Military/Other Appointed Positions, etc.)</u> | | |
|--|---------------------------------|----------------------------------|
| | <u>Organization</u> | <u>Description</u> |
| Education | University of Tenn Knoxville TN | MS |
| Education | Furman U. Greenville SC | BA |
| Education | Travelers Rest High School, SC | |
| Experience | Gaffney Main Street Program, G | Executive Director |
| Experience | Pride of Kinston, Kinston NC | Executive Director |
| Experience | City of Lincolnton, NC | Business & Community Development |
| Experience | Craven County Schools | Teacher |
| Volunteer/Prof. Associations | Lincoln County Apple Festival | |

Applicant Interest Listing

| | |
|------------------------------|---------------------------------|
| Volunteer/Prof. Associations | Habitat For Humanity |
| Volunteer/Prof. Associations | Rotary |
| Volunteer/Prof. Associations | Gaston-Lincoln Comm Action/H |
| Volunteer/Prof. Associations | Lincolnton-Lincoln Co. Chamber |
| Volunteer/Prof. Associations | Lincolnton-Lincoln Co. Historic |
| Volunteer/Prof. Associations | United Way of Lincoln County |

Ralph Hall Jr
111 Hardee Street
Greenville NC 27858

Day Phone:
Evening Phone: (252) 756-0262
Fax:
E-mail: bajhall@aol.com

Gender: M
Race: White
District: 6
Priority: 0

Applied for this board on: 2/26/2003

Application received/updated: 02/26/2003

Applicant's Attributes: District 6
Greenville ETJ
VolAg Southeast

| Experience (Educ./Vol./Prof. Assoc./Military/Other Appointed Positions, etc.) | | | |
|---|---------------------------------|--------------------------------|-----------|
| | Organization | Description | Date(s) |
| Education | University of South Carolina | Civil Engineering | 1955-1957 |
| Education | Edenton High | | |
| Experience | Phillippines Construction | Project Manager | 1962-1966 |
| Experience | Foreign Service Staff Officer | Civil Engineer | 1966-1969 |
| Experience | Odell Associates | Hospital Construction Engineer | 1969-1973 |
| Experience | PCMH | Vice-President of Facilities | 1973-2001 |
| Volunteer/Prof. Associations | N.C. Bio-Medical Association | | |
| Volunteer/Prof. Associations | N.C. Association of Health Care | | |
| Volunteer/Prof. Associations | American Society of Health Care | | |

Applicant Interest Listing

| | |
|------------------------------|--------------------------|
| Volunteer/Prof. Associations | American Cancer Society |
| Volunteer/Prof. Associations | State Board of Directors |

| | |
|--|------------------------|
| <u>Boards Assigned To</u> | |
| Industrial Revenue & Pollution Control Authority | 3/15/2004 to 3/15/2007 |

Michelle Joyner

264 Cooper Street
Winterville NC 28590

Day Phone:
Evening Phone: (252) 756-5546
Fax:
E-mail: michellejoyner28590@gma

Gender: F
Race: Other
District: 6
Priority:

Applied for this board on: 3/27/2015

Application received/updated: 03/27/2015

Applicant's Attributes: Winterville City Limits
South of the River
VolAg Southeast

| <u>Experience (Educ./Vol./Prof. Assoc./Military/Other Appointed Positions, etc.)</u> | | | |
|--|---------------------------------|------------------|---------|
| | Organization | Description | Date(s) |
| Education | Everest University | Criminal Justice | |
| Education | Farmville Central HS | | |
| Experience | NC Education System | | |
| Experience | Philanthropist & Civil Activist | | |
| Experience | Asso Minister in PC & Eastern N | | |
| Volunteer/Prof. Associations | Parks & Recreations | | |
| Volunteer/Prof. Associations | The Civitan Club | | |
| Volunteer/Prof. Associations | Chamber of Commerce | | |
| Volunteer/Prof. Associations | Ruritian Club | | |
| Volunteer/Prof. Associations | WHR Library Sci Program | | |
| Volunteer/Prof. Associations | WH Robinson Ele School BED P | | |

Applicant Interest Listing

| | Organization | Description | Date(s) |
|------------------------------|--------------------|-------------------|-----------|
| Education | 2 years of College | Commercial Artist | |
| Education | High School - yes | | |
| Experience | Retired CIA | | 20+ years |
| Volunteer/Prof. Associations | Town of Fountain | | |

| <u>Boards Assigned To</u> | | | |
|---------------------------|---|--|-------------------------|
| | Fire District Commission Fountain FD | | 2/15/2016 to 12/31/2015 |

Eric Williams
527 Rachel Lane
Grimesland NC 27858

Day Phone: (252) 258-5002
Evening Phone:
Fax:
E-mail: logetw423@gmail.com

Gender: M
Race: African
District: 3
Priority:

Applied for this board on: 12/11/2014 Application received/updated: 02/01/2016

Applicant's Attributes: County Planning Jurisdiction
 South of the River
 VolAg Southeast

| <u>Experience (Educ./Vol./Prof. Assoc./Military/Other Appointed Positions, etc.)</u> | | | |
|--|--------------------------|----------------------|---------|
| | Organization | Description | Date(s) |
| Education | East Carolina University | | |
| Education | J.H. Rose High | | |
| Experience | East Carolina University | Helpdesk Tech. Spec. | |
| Experience | NC National Guard Army | | |

| <u>Boards Assigned To</u> | | | |
|---------------------------|---|--|-----------------------|
| | P.C. Nursing Home/Adult Care Community Advisory | | 3/7/2016 to 3/17/2019 |

Applicants for Planning and Zoning Commission

Jim Hooker
3605 Bayley Lane
Greenville, NC 27858

Application Date: 4/7/2016

District #:

Home Phone: (703) 994-5001

Business Phone:

Email: jameshooker@cox.net

M. Justin Davis
3002 Maryland Drive
Greenville, NC 27858

Application Date:

Home Phone: (252) 756-5820

Business Phone:

Email: mjustindavis@gmail.com

District #: 3

Lettie Micheletto
929 Bremerton Drive
Greenville, NC 27858

Application Date: 7/13/2016

Home Phone: (252) 355-8991

Business Phone: (252) 321-3640

Email: mitchell@pitt.k12.nc.us

District #: 5

Tyler James Russell
3856 Forsyth Park Ct.
Winterville, NC 28590

Application Date:

Home Phone: (910) 840-0337

Business Phone: (252) 215-4000

Email: tjr@wardandsmith.com

District #:

Applicants for Police Community Relations Committee

Yifan Guo
3420 Briarcliff Dr. Apt. X
Greenville, NC 27834

Application Date: 9/10/2016

District #: 1

Home Phone: (215) 756-4710

Business Phone:

Email: guoyifan82@gmail.com

Whitley Taylor Pollard
609 Elm Street
Greenville, NC 27858

Application Date: 7/14/2016

District #: 3

Home Phone: (252) 717-6764

Business Phone:

Email: pollardwhitely@gmail.com

Applicants for Recreation and Parks Commission

Byron Aynes
1903 Brook Road
Greenville, NC 27858

District #: 4

Alan Brock
1403 Kaley Ct, B
Greenville, NC 27858

District #: 4

M. Justin Davis
3002 Maryland Drive
Greenville, NC 27858

District #: 3

Henry Harvey
2043 A Quail Ridge Road
Greenville, NC 27858

District #: 4

Daniel Hemme
3921 Nantucket Road #B
Greenville, NC 27834

District #: 1

Anthony Mizzelle
1988-B Hyde Drive
Greenville, NC 27858

District #: 4

Bridget Moore
4128A Bridge Court
Winterville, NC 28590

District #: 5

Christopher Powell
108 B Chandler Drive
Greenville, NC 27834

District #: 1

Application Date: 9/17/2016

Home Phone: (252) 414-1710

Business Phone:

Email: byron.rha@gmail.com

Application Date:

Home Phone: (252) 367-7599

Business Phone:

Email: mjustindavis@gmail.com

Application Date:

Home Phone: (252) 756-5820

Business Phone:

Email: mjustindavis@gmail.com

Application Date: 5/12/2014

Home Phone: (252) 321-1080

Business Phone:

Email: hankandk@suddenlink.net

Application Date: 2/12/2017

Home Phone: (919) 698-0792

Business Phone: (252) 327-6729

Email: hemmedp@gmail.com

Application Date: 5/28/2016

Home Phone: (252) 215-9245

Business Phone: (252) 290-5515

Email: anthonymizzelle.am@gmail.com

Application Date: 8/28/2014

Home Phone: (252) 355-7377

Business Phone: (252) 355-0000

Email: bmoore2004@netzero.com

Application Date: 6/24/2016

Home Phone: (252) 714-0286

Business Phone:

Email: christopherpowell@yahoo.com

Applicants for Youth Council

None.



City of Greenville, North Carolina

Meeting Date: 5/11/2017
Time: 6:00 PM

Title of Item:

Ordinance requested by Patricia S. Bowen, et al., to rezone 84.533 acres located along the eastern right-of-way of Charles Boulevard and adjacent to Grace Church from RA20 (Residential-Agricultural) to R6 (Residential [High Density Multi-family]) - 26.000 acres, R6S (Residential-Single-family [Medium Density]) - 12.549 acres, R9S (Residential-Single-family [Medium Density]) - 15.807 acres, R15S (Residential-Single-family [Low Density]) - 21.887 acres, and O (Office) - 8.290 acres

Explanation:

Abstract: The City has received a request from Patricia S. Bowen, et al., to rezone 84.533 acres located along the eastern right-of-way of Charles Boulevard and adjacent to Grace Church from RA20 (Residential-Agricultural) to R6 (Residential [High Density Multi-family]) - 26.000 acres, R6S (Residential-Single-family [Medium Density]) - 12.549 acres, R9S (Residential-Single-family [Medium Density]) - 15.807 acres, R15S (Residential-Single-family [Low Density]) - 21.887 acres, and O (Office) - 8.290 acres.

** During the March 20, 2017 City Council meeting, a public hearing for this item was held. This item was continued to the May 11, 2017 City Council meeting.

Required Notices:

Planning and Zoning meeting notice (property owner and adjoining property owner letter) mailed on February 7, 2017.
On-site sign(s) posted on February 7, 2017.
City Council public hearing notice (property owner and adjoining property owner letter) mailed on March 7, 2017.
Public hearing legal advertisement published on March 6 and March 13, 2017.

Comprehensive Plan:

The Future Land Use and Character Map recommends commercial (C) at the northeastern corner of the intersection of Fire Tower Road and Charles Boulevard, transitioning to office/institutional (OI) then traditional

neighborhood, medium-high density (TNMH).

Further, the Future Land Use and Character recommends potential conservation/open space (PCOS) along Meeting House Branch. The map is not meant to be dimensionally specific and may not correspond precisely with conditions on the ground. When considering rezoning requests or other development proposals, some areas classified as conservation/ open space may be determined not to contain anticipated development limitations. In such cases, the future preferred land use should be based on adjacent Land Use Plan designations, contextual considerations, and the general policies of the comprehensive plan.

Traditional Neighborhood, Medium-High Density

Primarily residential area featuring a mix of higher density housing types ranging from multifamily, townhomes, and small-lot single- family detached. They are typically located within a walkable distance to a neighborhood activity center. Traditional neighborhoods should have a walkable street network of small blocks, a defined center and edges, and connections to surrounding development.

Intent:

- Provide streetscape features such as sidewalks, street trees, and lighting
- Allow neighborhood-scale commercial or mixed-use centers at key intersections within neighborhoods

Primary Uses:

Multi-family residential

Single-family residential attached (townhomes) and detached (small-lot)

Secondary Uses:

Institutional (neighborhood scale)

Office/Institutional:

These areas serve as a transition between more intense commercial areas and surrounding neighborhoods. The form of future development should take a more walkable pattern with shorter blocks, buildings near streets, shared parking, and connections to surrounding development.

Intent:

- Provide connectivity to nearby uses (paths, streets)
- Locate new buildings near street on at least one side and accommodate parking to the side or rear of buildings; cluster buildings to consolidate and share surface parking
- Improve/provide public realm features such as signs, sidewalks, landscaping
- Reduce access-points into development for pedestrian and vehicular safety

Primary Uses:
Office
Institutional/Civic

Chapter 5: Creating Complete Neighborhoods

Goal 5.1. Strong Existing Neighborhoods

Greenville will have strong established neighborhoods, with support for neighborhood organizations, high quality housing, unique character, and robust integration with the rest of the community.

Policy 5.1.5 Address Disinvestment Occurring at Multi-family Housing Complexes.

The City will mitigate the disinvestment in multi-family housing complexes that is occurring on the edges of the city through the land use vision identified on the Future Land Use and Character Map. These multi-family complexes historically served as student housing. As newer, higher quality student housing is being developed closer to the ECU campus, disinvestment is occurring at a few multi-family complexes on the city's edge due to increased vacancy rates, lack of amenities, and distance to campus. The Future Land Use and Character Map and this policy encourage these areas to redevelop to other, more appropriate uses, such as commercial or office centers, with existing buildings either eventually replaced or retrofitted to the NC commercial building code. Future multi-family developments should be developed in areas that are supported by transit service, proximate to needed services, employment areas, and the ECU campus, and are walkable and designed with community amenities.

Chapter 9: Action Plan

Priority Implementation Action #4: Develop Strategy to Address Overdevelopment of Peripheral Apartment Complexes (Action 5.7.)

A handful of multi-family apartment complexes on the periphery of the city have the potential to face disinvestment due to overdevelopment. The impact of these properties can extend beyond property lines, and a strategy to tackle the issue should be developed before the full effect of disinvestment hits. This action was not a top ten priority at the public open house, but addresses a condition in particular need of attention from the City.

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

Based on possible uses permitted by the requested rezoning, the proposed rezoning classification could generate 4,556 trips to and from the site on Charles Boulevard, which is a net increase of 1,638 trips per day.

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

History/Background:

In 1972, the property was incorporated into the City's extra-territorial jurisdiction (ETJ) zoned RA20 (Residential-Agricultural).

Present Land Use:

Farmland and one (1) single-family residence

Water/Sewer:

Water and sanitary sewer are available to the subject property.

Historic Sites:

There are no known effects on designated sites.

Environmental Conditions/Constraints:

The subject property is impacted by the floodway, 100- and 500-year floodplains associated with Meeting House Branch.

Surrounding Land Uses and Zoning:

North: OR - Tucker Professional Center; R15S and R6S - Tucker Estates Subdivision

South: RA20 - Grace Church and one (1) vacant lot; OR - one (1) vacant lot; R6S - Meeting Place and Red Banks Subdivisions

East: R9S - Tuckahoe Subdivision

West: OR - The Madison, The Landing and Tara multi-family complexes; Tara Office Complex, one (1) vacant lot, and East Carolina Carpet and Interiors (under common ownership of one of the applicants); RA20 - one (1) single-family residence

Density Estimates:

Tract 1 - 26.000 acres

Under the current zoning (RA20), staff would anticipate the site to yield 90-100 single-family lots.

Under proposed zoning (R6), staff would anticipate the site to yield 310-325 multi-family units (1, 2 and 3 bedroom units).

The anticipated build-out is within one (1) year.

Tract 2 - 12.549 acres

Under the current zoning (RA20), staff would anticipate the site to yield 35-40 single-family lots.

Under proposed zoning (R6S), staff would anticipate the site to yield 60-65 single-family lots.

The anticipated build-out is 1-2 years.

Tract 3 - 15.807 acres

Under the current zoning (RA20), staff would anticipate the site to yield 50-55 single-family lots.

Under proposed zoning (R9S), staff would anticipate the site to yield 58-63 single-family lots.

The anticipated build-out is 1-2 years.

Tract 4 - 21.887 acres

Under the current zoning (RA20), staff would anticipate the site to yield 67-78 single-family lots.

Under proposed zoning (R15S), staff would anticipate the site to yield 47-52 single-family lots.

The anticipated build-out is 1-2 years.

Tract 5 - 8.290 acres

Under the current zoning (RA20), staff would anticipate the site to yield 27-32 single-family lots.

Under proposed zoning (O), staff would anticipate the site to yield 61,230+/- square feet of office space.

Fiscal Note: No cost to the City.

Recommendation: **Tracts 1 and 2**

In staff's opinion, the request is in compliance with Horizons 2026: Greenville's Community Plan and the Future Land Use and Character Map.

"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.

Tracts 3, 4 and 5

In staff's opinion, the request is in general compliance with Horizons 2026: Greenville's Community Plan and the Future Land Use and Character Map.

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

The Planning and Zoning Commission voted 7-1 to approve the request at its February 21, 2017 meeting.

If the City Council determines to approve the zoning map amendment, a motion to adopt the attached zoning map amendment ordinance will accomplish this. The ordinance includes the statutorily required statement describing whether the action taken is consistent with the comprehensive plan and explaining why Council considers the action taken to be reasonable and in the public interest.

If City Council determines to deny the zoning map amendment, in order to comply with this statutory requirement, it is recommended that the motion be as follows:

Motion to deny the request to rezone and to make a finding and determination that although Tracts 1 and 2 are in compliance and Tracts 3, 4 and 5 are in general compliance with the adopted comprehensive plan, in this instance the denial of the rezoning request is reasonable and in the public interest due to the potential uses under the proposed rezoning and due to there being a more appropriate zoning classification that promotes the safety and general welfare of the community.

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.

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

Attachments / click to download

- [Attachments](#)
 - [Ordinance Patricia S Bowen 1047258](#)
 - [Minutes Patricia S Bowen Etal 1046936](#)
 - [List of Uses RA20 to R6 R15S R6S R9S O 1045554](#)
-

ORDINANCE NO. 17-
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 the 20th day of March, 2017, at 6:00 p.m., in the 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;

WHEREAS, in accordance with the provisions of North Carolina General Statute 160A-383, the City Council does hereby find and determine that the adoption of the ordinance zoning the following described property is consistent with the adopted comprehensive plan and other officially adopted plans that are applicable and that the adoption of the ordinance zoning the following described property is reasonable and in the public interest due to its consistency with the comprehensive plan and other officially adopted plans that are applicable and, as a result, its furtherance of the goals and objectives of the comprehensive plan and other officially adopted plans that are applicable;

WHEREAS, as a further description as to why the action taken is consistent with the comprehensive plan and other officially adopted plans that are applicable in compliance with the provisions of North Carolina General Statute 160A-383, the City Council of the City of Greenville does hereby find and determine that the adoption of this ordinance is consistent with provisions of the comprehensive plan including, but not limited to, Policy 1.1.1 guide development with the Future Land Use and Character Map and Policy 1.1.6 guide development using the Tiered Growth Approach; and

WHEREAS, as a further explanation as to why the action taken is reasonable and in the public interest in compliance with the provisions of North Carolina General Statute 160A-383, the City Council of the City of Greenville does hereby find and determine that the adoption of this ordinance will promote the safety and general welfare of the community because the requested zoning is consistent with the recommended Future Land Use and Character designation and is located in a Preferred Growth Area and at an activity center;

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

Section 1. That the following described territory is rezoned from RA20 (Residential-Agricultural) to R6 (Residential [High Density Multi-family]).

TO WIT: Patricia S. Bowen, et al. and Rudolf Scheller Properties, Tract 1

LOCATION: Located along the eastern right-of-way of Charles Boulevard and adjacent to Grace Church.

Beginning at a point on the eastern right-of-way of NC Hwy 43 (Charles Boulevard), said point being located S 53°16'19" E 53.36' from a P.K. Nail located in the centerline intersection of NC Hwy 43 (Charles Boulevard) and Turnbury Drive. From the above described beginning, so located, running thence as follows:

With the eastern right-of-way of NC Hwy 43 (Charles Boulevard), N 15°30'00" W 1,089.15' to a point, thence leaving the eastern right-of-way of NC Hwy 43 (Charles Boulevard), N 74°30'00" E 571.18' to a point, thence S 83°36'08" E 974.28' to a point, thence N 06°23'06" E 135.25' to a point, thence S 83°36'54" E 438.18' to a point, thence S 06°23'06" W 226.83' to a point on the centerline of Meeting House Branch, thence with the centerline of Meeting House Branch, S 87°03'52" W 78.36', N 75°42'40" W 82.84', S 80°06'31" W 123.12', S 74°43'27" W 77.46', S 79°16'24" W 35.60', S 62°33'56" W 22.33', S 41°37'45" W 11.33', S 67°40'44" W 12.04', N 81°44'37" W 18.96', S 67°10'43" W 27.41', S 41°29'09" W 51.78', S 41°42'10" W 94.24', S 49°36'31" W 95.84', S 69°29'14" W 67.12', S 71°14'41" W 63.37', S 61°10'01" W 35.94', S 53°44'00" W 45.55', S 48°26'48" W 187.76', S 76°36'59" W 28.75', S 84°06'31" W 42.66', S 77°25'11" W 52.68', S 59°55'09" W 50.92', S 56°44'52" W 65.62', S 35°18'13" W 40.89', S 24°15'25" W 60.30', S 29°34'12" W 92.75', S 39°15'28" W 27.10', S 31°53'38" W 34.02', S 40°20'21" W 65.25', S 46°57'44" W 60.02', S 58°39'48" W 54.79', S 62°44'33" W 30.52', S 57°35'39" W 31.17', S 53°25'53" W 61.52', S 71°30'09" W 52.69', S 68°34'25" W 13.58', S 49°38'28" W 18.40' and S 74°30'00" W 11.84' to a point on the eastern right-of-way of NC Hwy 43 (Charles Boulevard), thence with the eastern right-of-way of NC Hwy 43 (Charles Boulevard), N 15°30'00" W 20.00' to the point of beginning containing 26.000 acres and being a portion of the property recorded in Map Book 11, Page 35 of the Pitt County Register of Deeds.

Section 2. That the following described territory is rezoned from RA20 (Residential-Agricultural) to R6S (Residential-Single-family [Medium Density]).

TO WIT: Patricia S. Bowen, et al. Property, Tract 2

LOCATION: Located 300+/- feet east of Charles Boulevard and adjacent to Meeting Place Subdivision.

Beginning at a point located N 74°30'00" E 300.00' from a point on the eastern right-of-way of NC Hwy 43 (Charles Boulevard), said point being located S 53°16'19" E 53.36' and N 15°30'00" W 1089.15' from a P.K. Nail located in the centerline intersection of NC Hwy 43 (Charles Boulevard) and Turnbury Drive. From the above described beginning, so located, running thence as follows:

N 15°27'48" W 378.35' to a point, thence S 83°35'47" E 2,421.17' to a point on the centerline of a branch, thence with the centerline of said branch, S 42°46'05" E 29.17', S 62°34'58" W 50.99', S 60°50'02" W 49.01', S 51°53'08" W 76.60', S 30°11'43" W 72.62', S 68°20'11" W 180.66', S 65°26'00" W 54.51', S 87°24'22" W 65.80', N 87°24'36" W 54.69', S 88°50'09" W 97.83' and N

89°45'16" W 49.69', thence leaving the centerline of said branch N 06°23'06" E 226.83' to a point thence N 83°36'54" W 438.18' to a point, thence S 06°23'06" W 135.25' to a point, thence N 83°36'08" W 974.28' to a point, thence S 74°30'00" W 80.58' to a point, thence S 74°30'00" W 190.60' to the point of beginning containing 12.549 acres and being a portion of the property recorded in Map Book 11, Page 35 of the Pitt County Register of Deeds.

Section 3. That the following described territory is rezoned from RA20 (Residential-Agricultural) to R9S (Residential-Single-family [Medium Density]).

TO WIT: Patricia S. Bowen, et al. Property, Tract 3

LOCATION: Located 300+/- feet east of Charles Boulevard and adjacent to Tuckahoe Subdivision.

Beginning at a point located N 74°30'00" E 300.00' and N 15°27'48" W 378.35' from a point on the eastern right-of-way of NC Hwy 43 (Charles Boulevard), said point being located S 53°16'19" E 53.36' and N 15°30'00" W 1089.15' from a P.K. Nail located in the centerline intersection of NC Hwy 43 (Charles Boulevard) and Turnbury Drive. From the above described beginning, so located, running thence as follows:

N 15°27'48" W 323.26' to a point, thence S 83°35'47" E 2,269.32' to a point, thence S 03°26'32" W 5.29' to a point, thence S 01°01'38" E 131.94' to a point on the centerline of a branch, thence with the centerline of said branch, S 43°24'42" E 63.46', S 62°40'08" E 52.12', S 62°40'06" E 42.50', S 48°43'14" E 93.86' and S 42°46'05" E 54.25', thence leaving the centerline of said branch N 83°35'47" W 2,421.17' to the point of beginning containing 15.807 acres and being a portion of the property recorded in Map Book 11, Page 35 of the Pitt County Register of Deeds.

Section 4. That the following described territory is rezoned from RA20 (Residential-Agricultural) to R15S (Residential-Single-family [Low Density]).

TO WIT: Patricia S. Bowen, et al. Property, Tract 4

LOCATION: Located 300+/- feet east of Charles Boulevard and adjacent to Tucker Estates Subdivision.

Beginning at a point located N 74°30'00" E 300.00' and N 15°27'48" W 701.61' from a point on the eastern right-of-way of NC Hwy 43 (Charles Boulevard), said point being located S 53°16'19" E 53.36' and N 15°30'00" W 1,089.15' from a P.K. Nail located in the centerline intersection of NC Hwy 43 (Charles Boulevard) and Turnbury Drive. From the above described beginning, so located, running thence as follows:

N 15°27'48" W 441.79' to a point, thence S 83°35'47" E 2,379.85' to a point, thence S 01°20'36" E 256.85' to a point, thence S 01°22'13" E 135.10' to a point, thence S 03°26'32" W 21.67' to a point, thence N 83°35'47" W 2,269.32' to the point of beginning containing 21.887 acres and being a portion of the property recorded in Map Book 11, Page 35 of the Pitt County Register of Deeds.

Section 5. That the following described territory is rezoned from RA20 (Residential-Agricultural) to O (Office).

TO WIT: Patricia S. Bowen, et al. Property, Tract 5

LOCATION: Located along the eastern right-of-way of Charles Boulevard and adjacent to Tucker Professional Center.

Beginning at a point located on the eastern right-of-way of NC Hwy 43 (Charles Boulevard), said point being located S 53°16'19" E 53.36' and N 15°30'00" W 1089.15' from a P.K. Nail located in the centerline intersection of NC Hwy 43 (Charles Boulevard) and Turnbury Drive. From the above described beginning, so located, running thence as follows:

With the eastern right-of-way of NC Hwy 43 (Charles Boulevard), N 15°27'48" W 1,263.99' to a point, thence leaving the eastern right-of-way of NC Hwy 43 (Charles Boulevard), S 83°35'47" E 323.26' to a point, thence S 15°27'48" E 1,143.40' to a point, thence S 74°30'00" W 300.00' to the point of beginning containing 8.290 acres and being a portion of the property recorded in Map Book 11, Page 35 of the Pitt County Register of Deeds.

Section 6. That the Director of Community Development is directed to amend the zoning map of the City of Greenville in accordance with this ordinance.

Section 7. That all ordinances and clauses of ordinances in conflict with this ordinance are hereby repealed.

Section 8. That this ordinance shall become effective upon its adoption.

ADOPTED this 11th day of May, 2017.

Allen M. Thomas, Mayor

ATTEST:

Carol L. Barwick, City Clerk

Doc. # 1047258

Excerpt from the ADOPTED Planning & Zoning Commission Minutes (2/21/2017)

Ordinance requested by Patricia S. Bowen, et al. to rezone 84.533 acres located along the eastern right-of-way of Charles Boulevard and adjacent to Grace Church from RA20 (Residential-Agricultural) to R6 (Residential [High Density Multi-family]) - 26.000 acres, R6S (Residential-Single-family [Medium Density]) - 12.549 acres, R9S (Residential-Single-family [Medium Density]) - 15.807 acres, R15S (Residential-Single-family [Low Density]) - 21.887 acres, and O (Office) - 8.290 acres – APPROVED

Ms. Gooby delineated the property. It is located in the eastern section of the city along Charles Boulevard and adjacent to Grace Church. The property is directly across from Tara Condos. Currently, the property is farmed and there is one single-family residence. The property is currently zoned residential-agricultural. This rezoning could result in a net increase of 1,600 trips per day. Any measures to mitigate traffic will be determined when preliminary plats and site plans are submitted. This is the anticipated density under the current zoning and proposed zoning.

| TRACTS | CURRENT ZONING | PROPOSED ZONING |
|----------|---------------------------|----------------------------|
| 1 – R6 | 90-100 single-family lots | 310-325 multi-family units |
| 2 – R6S | 35-40 single-family lots | 60-65 single-family lots |
| 3 – R9S | 50-55 single-family lots | 58-63 single-family lots |
| 4 – R15S | 67-78 single-family lots | 47-52 single-family lots |
| 5 - O | 27-32 single-family lots | 60K sq. ft. office space |

The Future Land Use and Character Map recommends commercial (C) at the intersection of Charles Boulevard and Fire Tower Road transitioning to office/institutional (OI) then traditional neighborhood medium-high density (TNMH). The zoning districts associated with the TNMH character are R6, R6A and R6S. Tracts 1 and 2 (R6 and R6S) are considered in compliance and Tracts 3, 4 and 5 (R9S, R15S and O) are considered in general compliance. There is similar zoning adjacent to this rezoning. The R15S and R9S districts are lower density zoning districts that what is recommended on the FLUC map. In staff's opinion, the request is in compliance with Horizons 2026: Greenville's Community Plan, the Future Land Use and Character Plan Map

Chairman King opened the public hearing.

Mike Baldwin, representative of the applicant, spoke in favor of the request. The residents of Tucker Estates have worked with the applicants. He distributed letters of support from Tucker Estates Subdivision and Grace Church, which are in favor of this request. This request is a model of transitional zoning. Tracts 3 and 4 are lower density than the FLUC map recommendation. Tract 5 is requested for office, which is a continuation of the office development along Charles Boulevard. There are restaurants, pharmacies and other amenities in this area that are conducive to this request. The applicants have met with DOT staff and the city concerning storm water.

Leech asked about traffic for interconnectivity.

Mr. Baldwin explained there will be an outlet for traffic on Fire Tower Road west of Meeting Place Subdivision. There are future plans for a traffic light at Charles Boulevard and Hyde Drive.

Christian Porter, on behalf of Tucker Estates Subdivision, there have been meetings with the owners and developers concerning the future land use of the property. There have been three neighborhood meetings. There was full support of this request of those that attended the meetings.

Ernest Bell, property owner in Tara Condos, serves on the Homeowners Association, stated he is opposed due to traffic increase on Charles Boulevard, which is already congested. Tract 1 will greatly reduce value of the properties across the street.

Ben Bankard, property owner of Tara Condos, serves as President of the Homeowners Association of Tara Condos, opposed to the request because of the high density multi-family and the increase in traffic. There is already difficulty making left-hand turns on to Charles Boulevard. He asked if there had been a traffic study?

Mike Baldwin, spoke in rebuttal, Tara Condos has same density as requested R6 zoning as Tract 1.

Ben Bankard, spoke in rebuttal, he stated that Tara Condos only has 154 units but 325 units are anticipated for Tract 1. This request will result in more people and more cars.

Chairman King closed the public hearing.

Rik Di Cesare, City Traffic Engineer, there was an exhaustive study on traffic. Mr. Baldwin worked with the City and DOT to map out inter-connectivity. The peak traffic on Charles Boulevard is 4-6 PM. It is anticipated that 60% of the trips from this project will head north and 40% head south. Charles Boulevard is a DOT-maintained thoroughfare. The request will result in an overall 4% increase in traffic.

Ms. Bellis asked about traffic during the road widening project on Fire Tower Rd.

Mr. DiCesare Rik stated that the traffic can be managed. There are no planned traffic lights for this project.

Motion made by Mr. Overton, seconded by Mr. Robinson, to recommend approval of the proposed amendment to advise that it is consistent with the Comprehensive Plan and other applicable plans and to adopt the staff report which addresses plan consistency and other matters. In favor: Herring, Reid, Bellis, Collins, Robinson, Leech, and Overton. Opposed: Maxwell. Motion passed.

EXISTING ZONING

RA20 (Residential-Agricultural)

Permitted Uses

(1) General:

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

(2) Residential:

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

*(3) Home Occupations (see all categories):*None*

(4) Governmental:

- b. City of Greenville municipal government building or use (see also section 9-4-103)

(5) Agricultural/Mining:

- a. Farming; agriculture, horticulture, forestry (see also section 9-4-103)
- c. Wayside market for farm products produced on site
- e. Kennel (see also section 9-4-103)
- f. Stable; horse only (see also section 9-4-103)
- g. Stable; per definition (see also section 9-4-103)
- h. Animal boarding not otherwise listed; outside facility, as an accessory or principal use

(6) Recreational/Entertainment:

- f. Public park or recreational facility
- g. Private noncommercial park or recreational facility

(7) Office/Financial/Medical: None*

(8) Services:

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

(9) Repair: None*

(10) Retail Trade: None*

(11) Wholesale/Rental/Vehicle-Mobile Home Trade: None*

(12) Construction:

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

(13) Transportation: None*

*(14) Manufacturing/Warehousing: * None*

(15) Other Activities (not otherwise listed - all categories): None*

RA20 (Residential-Agricultural)
Special Uses

(1) *General*:* None

(2) *Residential*:

- b. Two-family attached dwelling (duplex)
- g. Mobile Home
- n. Retirement center or home
- o. Nursing, convalescent center or maternity home; major care facility

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

- a. Home occupation; including barber and beauty shops
- c. Home occupation; including manicure, pedicure or facial salon

(4) *Governmental*:

- a. Public utility building or use

(5) *Agricultural/Mining*:

- b. Greenhouse or plant nursery; including accessory sales

(6) *Recreational/Entertainment*:

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

(7) *Office/Financial/Medical*:* None

(8) *Services*:

- a. Child day care facilities
- b. Adult day care facilities
- d. Cemetery
- g. School; junior and senior high (see also section 9-4-103)
- h. School; elementary (see also section 9-4-103)
- i. School; kindergarten or nursery (see also section 9-4-103)

(9) *Repair*:* None

(10) *Retail Trade*:* None

(11) *Wholesale/ Rental/ Vehicle- Mobile Home Trade*:* None

(12) *Construction*:* None

(13) *Transportation*:* None

(14) *Manufacturing/ Warehousing*: * None

(15) *Other Activities (not otherwise listed - all categories)*:* None

PROPOSED ZONING

TRACT 1

R6 (Residential)

Permitted Uses

(1) General:

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

(2) Residential:

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

*(3) Home Occupations (see all categories):*None*

(4) Governmental:

- b. City of Greenville municipal government building or use (see also section 9-4-103)

(5) Agricultural/Mining:

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

(6) Recreational/Entertainment:

- f. Public park or recreational facility
- g. Private noncommercial park or recreational facility

(7) Office/Financial/Medical: None*

(8) Services:

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

(9) Repair: None*

(10) Retail Trade: None*

(11) Wholesale/Rental/Vehicle- Mobile Home Trade: None*

(12) Construction:

- a. 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*

R6 (Residential)
Special Uses

(1) *General*:* None

(2) *Residential*:

- d. Land use intensity multifamily (LUI) development rating 50 per Article K
- e. Land use intensity dormitory (LUI) development rating 67 per Article K
- l. Group care facility
- n. Retirement center or home
- p. Board or rooming house
- r. Fraternity or sorority house
- o.(1). Nursing, convalescent center or maternity home; minor care facility

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

- a. Home occupation; including barber and beauty shops
- c. Home occupation; including manicure, pedicure or facial salon

(4) *Governmental*:

- a. Public utility building or use

(5) *Agricultural/Mining*:* None

(6) *Recreational/Entertainment*:

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

(7) *Office/Financial/Medical*:* None

(8) *Services*:

- a. Child day care facilities
- b. Adult day care facilities
- d. Cemetery
- g. School; junior and senior high (see also section 9-4-103)
- h. School; elementary (see also section 9-4-103)
- i. School; kindergarten or nursery (see also section 9-4-103)
- m. Multi-purpose center
- t. Guest house for a college and other institutions of higher learning

(9) *Repair*:* None

(10) *Retail Trade*:* None

(11) *Wholesale/Rental/Vehicle-Mobile Home Trade*:* None

(12) *Construction*:* None

(13) *Transportation*:* None

(14) *Manufacturing/ Warehousing*: * None

(15) *Other Activities (not otherwise listed - all categories)*:* None

TRACT 2

R6S (Residential-Single-Family)

Permitted Uses

(1) General:

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

(2) Residential:

- a. Single-family dwelling
- b(1). Master Plan Community per Article J
- f. Residential cluster development per Article M
- k. Family care home (see also section 9-4-103)
- q. Room renting

*(3) Home Occupations (see all categories):*None*

(4) Governmental:

- b. City of Greenville municipal government building or use (see also section 9-4-103)

(5) Agricultural/Mining:

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

(6) Recreational/Entertainment:

- f. Public park or recreational facility
- g. Private noncommercial park or recreational facility

(7) Office/Financial/Medical: None*

(8) Services:

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

(9) Repair: None*

(10) Retail Trade: None*

(11) Wholesale/Rental/Vehicle-Mobile Home Trade: None*

(12) Construction:

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

(13) Transportation: None*

*(14) Manufacturing/ Warehousing: * None*

(15) Other Activities (not otherwise listed - all categories): None*

R6S (Residential-Single-Family)

Special Uses

(1) General: None*

(2) *Residential*:* None

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

- a. Home occupation; not otherwise listed
- d. Home occupation; including bed and breakfast inn (historic district only)

(4) *Governmental*:

- a. Public utility building or use

(5) *Agricultural/Mining*:* None

(6) *Recreational/ Entertainment*:

- a. Golf course; 18-hole regulation (see also section 9-4-103)
- a(1). Golf course; 9-hole regulation (see also section 9-4-103)
- c.(1). Tennis club; indoor and outdoor facilities

(7) *Office/Financial/Medical*:* None

(8) *Services*:

- d. Cemetery
- g. School; junior and senior high (see also section 9-4-103)
- h. School; elementary (see also section 9-4-103)
- i. School; kindergarten or nursery (see also section 9-4-103)
- t. Guest house for a college and other institution of higher learning

(9) *Repair*:* None

(10) *Retail Trade*:* None

(11) *Wholesale/Rental/Vehicle-Mobile Home Trade*:* None

(12) *Construction*:* None

(13) *Transportation*:* None

(14) *Manufacturing/Warehousing*: * None

(15) *Other Activities (not otherwise listed - all categories)*:* None

TRACT 3

R9S (Residential-Single-Family)

Permitted Uses

(1) *General*:

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

(2) *Residential*:

- a. Single-family dwelling
- f. Residential cluster development per Article M

- k. Family care home (see also section 9-4-103)
- q. Room renting

(3) *Home Occupations (see all categories):**None

(4) *Governmental:*

- b. City of Greenville municipal government building or use (see also section 9-4-103)

(5) *Agricultural/Mining:*

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

(6) *Recreational/Entertainment:*

- f. Public park or recreational facility
- g. Private noncommercial park or recreational facility

(7) *Office/Financial/Medical:** None

(8) *Services:*

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

(9) *Repair:** None

(10) *Retail Trade:** None

(11) *Wholesale/ Rental/ Vehicle- Mobile Home Trade:** None

(12) *Construction:*

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

(13) *Transportation:** None

(14) *Manufacturing/ Warehousing:* * None

(15) *Other Activities (not otherwise listed - all categories):** None

R9S (Residential-Single-Family)

Special Uses

(1) *General:** None

(2) *Residential:** None

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

- a. Home occupation; not otherwise listed

(4) *Governmental:*

- a. Public utility building or use

(5) *Agricultural/Mining:** None

(6) *Recreational/Entertainment:*

- a. Golf course; 18-hole regulation (see also section 9-4-103)
- a(1). Golf course; 9-hole regulation (see also section 9-4-103)
- c.(1). Tennis club; indoor and outdoor facilities

*(7) Office/Financial/Medical:** None

(8) Services:

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

*(9) Repair:** None

*(10) Retail Trade:** None

*(11) Wholesale/Rental/Vehicle-Mobile Home Trade:** None

*(12) Construction:** None

*(13) Transportation:** None

(14) Manufacturing/Warehousing: * None

*(15) Other Activities (not otherwise listed - all categories):** None

TRACT 4

R15S (Residential-Single-Family)

Permitted Uses

(1) General:

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

(2) Residential:

- a. Single-family dwelling
- k. Family care home (see also section 9-4-103)
- q. Room renting

*(3) Home Occupations (see all categories):**None

(4) Governmental:

- b. City of Greenville municipal government building or use (see also section 9-4-103)

(5) Agricultural/Mining:

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

(6) Recreational/Entertainment:

- f. Public park or recreational facility
- g. Private noncommercial park or recreational facility

(7) *Office/Financial/Medical*:* None

(8) *Services*:

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

(9) *Repair*:* None

(10) *Retail Trade*:* None

(11) *Wholesale/Rental/Vehicle-Mobile Home Trade*:* None

(12) *Construction*:

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

(13) *Transportation*:* None

(14) *Manufacturing/Warehousing*: * None

(15) *Other Activities (not otherwise listed - all categories)*: * None

R15S (Residential-Single-Family)

Special Uses

(1) *General*:* None

(2) *Residential*:* None

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

a. Home occupation; not otherwise listed

(4) *Governmental*:

a. Public utility building or use

(5) *Agricultural/Mining*:

f. Stable; horse only (see also section 9-4-103)

(6) *Recreational/Entertainment*:

a. Golf course; 18-hole regulation (see also section 9-4-103)

a(1). Golf course; 9-hole regulation (see also section 9-4-103)

c.(1). Tennis club; indoor and outdoor facilities

(7) *Office/Financial/Medical*:* None

(8) *Services*:

d. Cemetery

g. School; junior and senior high (see also section 9-4-103)

h. School; elementary (see also section 9-4-103)

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

(9) *Repair*:* None

(10) *Retail Trade*:* None

(11) *Wholesale/Rental/Vehicle-Mobile Home Trade*:* None

(12) *Construction*:* None

(13) *Transportation*:* None

(14) *Manufacturing/ Warehousing*: * None

(15) *Other Activities (not otherwise listed - all categories)*:* None

TRACT 5

O (Office)

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*:* 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

(5) *Agricultural/Mining*:

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

(6) *Recreational/Entertainment*:

- f. Public park or recreational facility

(7) *Office/Financial/Medical*:

- a. Office; professional and business, not otherwise listed
- 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
- 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)
- 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

(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*:

- 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

O (Office)

Special Uses

(1) *General*:* None

(2) *Residential*:

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

(3) *Home Occupations (see all categories)*:* None

(4) *Governmental*:

- a. Public utility building or use

(5) *Agricultural/Mining*:* None

(6) *Recreational/Entertainment*:* None

(7) *Office/Financial/Medical*:* None

(8) *Services*:

- a. Child day care facilities
- b. Adult day care facilities
- j. College and other institutions of higher learning
- l. Convention center; private
- bb. Civic organizations
- cc. Trade and business organizations

(9) *Repair:** None

(10) *Retail Trade:** None

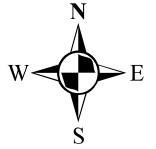
(11) *Wholesale/Rental/Vehicle-Mobile Home Trade:** None

(12) *Construction:** None

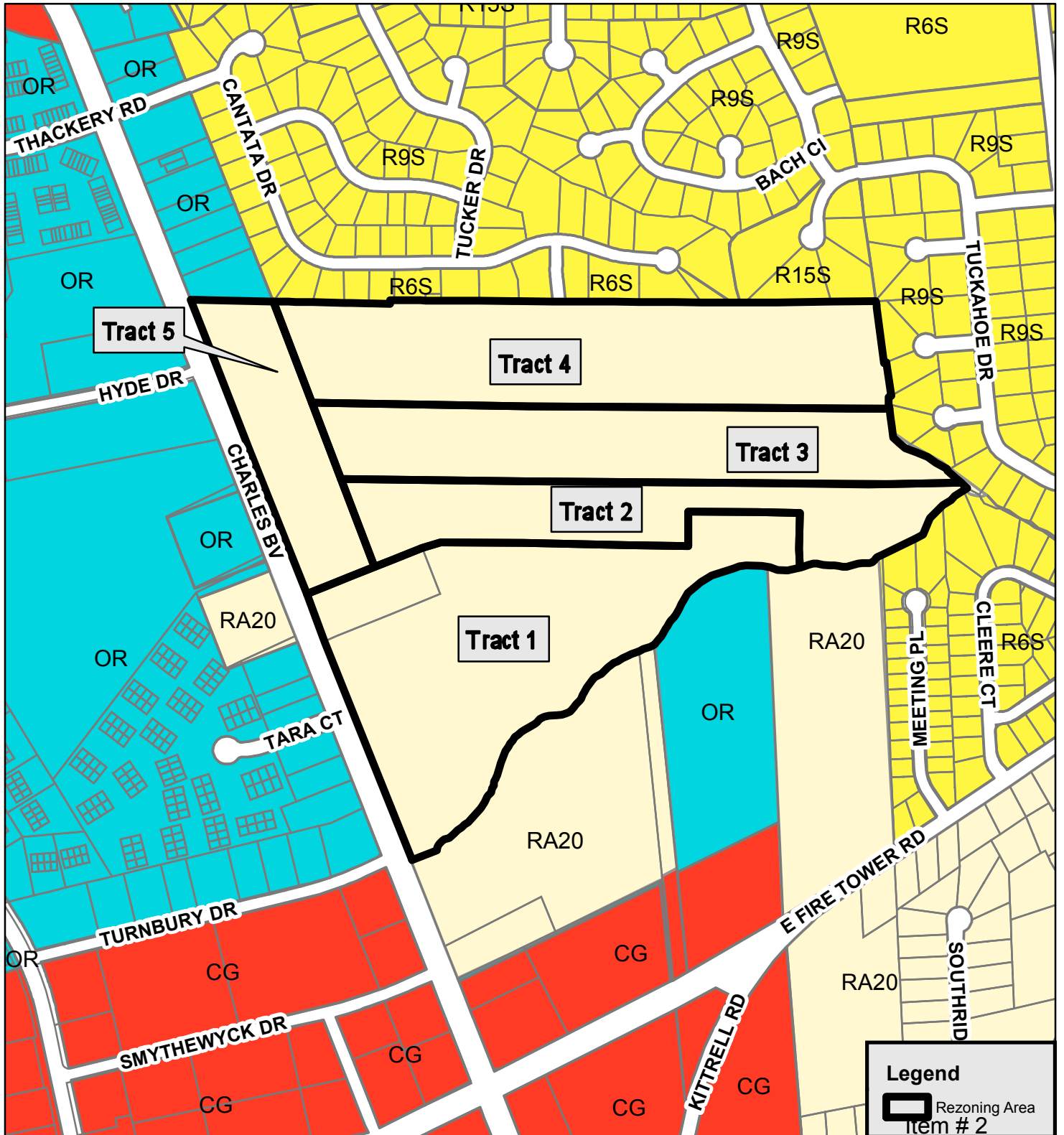
(13) *Transportation:** None

(14) *Manufacturing/Warehousing:* * None

(15) *Other Activities (not otherwise listed - all categories):** None

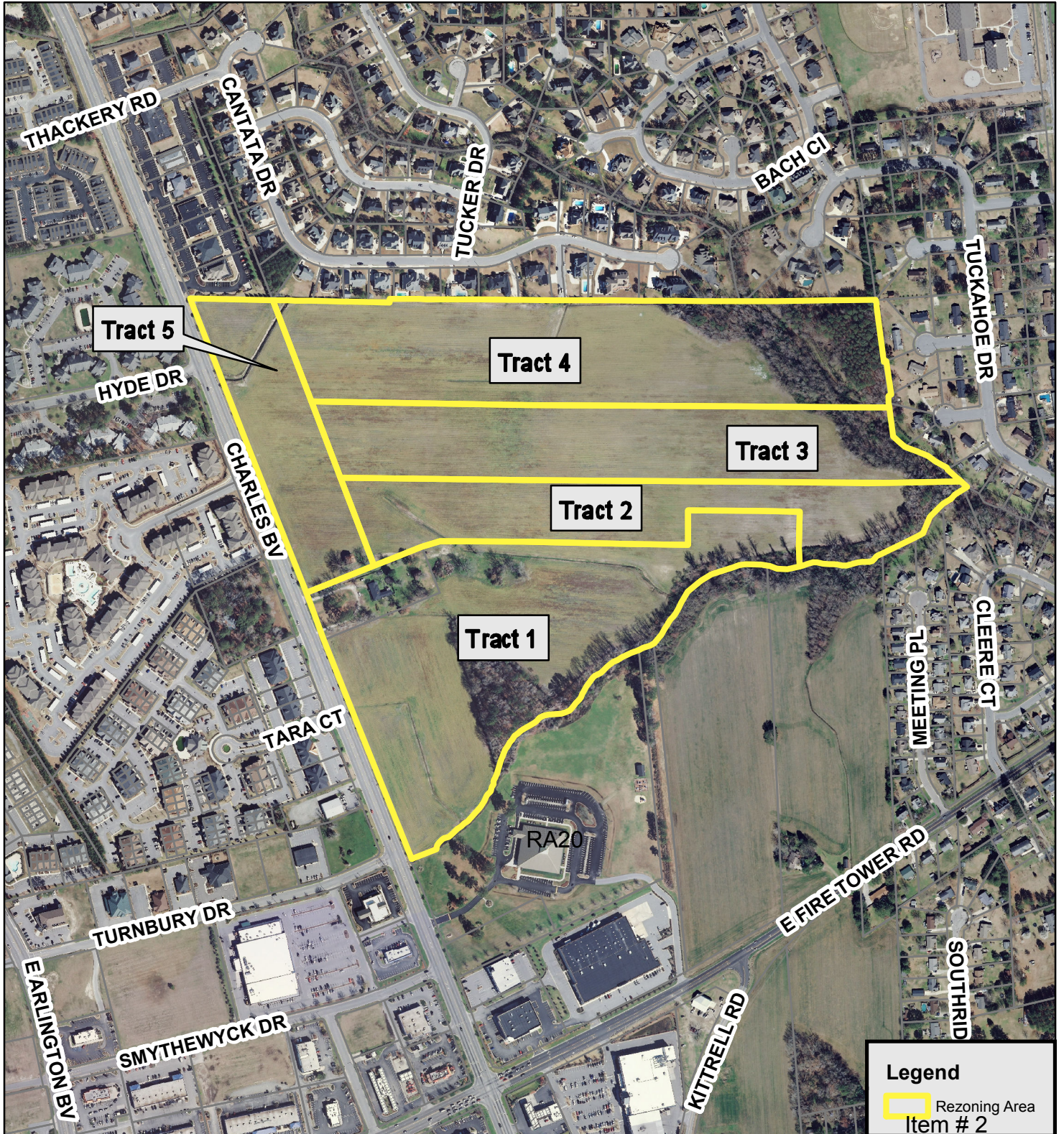


Patricia S. Bowen Etal
Tract 1: RA20 to R6
Tract 2: RA20 to R6S
Tract 3: RA20 to R9S
Tract 4: RA20 to R15S
Tract 5: RA20 to O
February 7, 2017





Patricia S. Bowen Etal
Tract 1: RA20 to R6
Tract 2: RA20 to R6S
Tract 3: RA20 to R9S
Tract 4: RA20 to R15S
Tract 5: RA20 to O
February 7, 2017



**PROPERTY OWNERS ADDRESSES
WITHIN 100 FEET OF PROPERTY**

TRUST ATLANTIC BANK
4801 GLENWOOD AVENUE-SUITE 500
RALEIGH, NC 27612

HANS GREGORY SCHELLER
3300 CHARLES BOULEVARD
GREENVILLE, NC 27858

CEFM PROPERTIES, LLC.
3282 S. CHARLES BOULEVARD
GREENVILLE, NC 27858

WINTERGREEN INVESTMENTS
3208 CHARLES BOULEVARD
GREENVILLE, NC 27858

PEP ECU, LLC.
8850 RIO SAN DIEGO DRIVE, SUITE 750
SAN DIEGO, CA 92108

MADISON APARTMENTS, LLC.
1515 MOCKINGBIRD LANE, SUITE 550
CHARLOTTE, NC 28209

MWJ PROPERTIES, LLC.
2865 CHARLES BOULEVARD
GREENVILLE, NC 27858

GREENBRIER REALTY COMPANY, INC.
P.O. BOX 2548
GREENVILLE, NC 27836

MARK W. SPRAGUE
THERESA H. SPRAGUE
3706 CANTANA DRIVE
GREENVILLE, NC 27858

JERRY WAYNE CARROLL
P.O. BOX 20665
GREENVILLE, NC 27858

KIRBY HARRIS
SHARON HARRIS
P.O. BOX 3726
GREENVILLE, NC 27836

ADIB FARHADI
ABDUL SHAKOOR FARHADI-etal
3712 CANTATA DRIVE
GREENVILLE, NC 27858

DONALD WILKERSON, JR.
ANGELA H. WILKERSON
3714 CANTATA DRIVE
GREENVILLE, NC 27858

ADCO BUILDING VENTURES, INC.
3718 CANTATA DRIVE
GREENVILLE, NC 27858

NELSON DEAN ADAMS
JACKIE ROBERSON ADAMS
3718 CANTATA DRIVE
GREENVILLE, NC 27858

BOBBY J. FUSSELL
3800 CANTATA DRIVE
GREENVILLE, NC 27858

FRANK LIPSCOMB GAY, JR.
3802 CANTATA DRIVE
GREENVILLE, NC 27858

A. SPRUILL ALEXANDER
DENISE J. ALEXANDER
3800 CANTATA DRIVE
GREENVILLE, NC 27858

DENNIS P. ROSS
3904 CANTATA DRIVE
GREENVILLE, NC 27858

JULIAN J. WHITE, III
HEATHER S. WHITE
3906 CANTATA DRIVE
GREENVILLE, NC 27858

JEFFREY S. ALDRIDGE
PATTI D. ALDRIDGE
3910 CANTATA DRIVE
GREENVILLE, NC 27858

MICHAEL L. ALDRIDGE-trustee
JEFFREY S. ALDRIDGE COMPANY-trustee
for STEPHEN W. ALDRIDGE-etal
P.O. BOX 123
GREENVILLE, NC 27835

SUSAN L. ALDRIDGE
MICHAEL L. ALDRIDGE
82 TUCKAHOE ROAD
GREENVILLE, NC 27858

LOUIS MITCHELL JONES, JR.
DEBORAH C. JONES
92 TUCKAHOE ROAD
GREENVILLE, NC 27858

RUSSELL P. JACKSON
DEBORAH SHEETS
7120 SANDRINGHAM DRIVE
RALEIGH, NC 27613

BOBBY W. JOYNER
2345 EAST FIRE TOWER ROAD
GREENVILLE, NC 27858

CLIFTON LLOYD BROCK, JR.-trustee
for the Kittrell Irrevocable trust
3302 ALVIN ROAD
GRIMESLAND, NC 27837

RUDOLF SCHELLER
3201 SOUTH CHARLES BOULEVARD
GREENVILLE, NC 27858

ABC FAMILY, LLC.
P.O. BOX 2067
GREENVILLE, NC 27836

PITT COUNTY FARM BUREAU
3200 CHARLES BOULEVARD
GREENVILLE, NC 27858

JOHN MARVIN TAFT
PATRICIA SCHELLER BOWEN-etal
P.O. BOX 30924
GREENVILLE, NC 27833

BISO, LLC.
P.O. BOX 2037
GREENVILLE, NC 27836

GRACE CHURCH OF PITT COUNTY, INC.
3551 CHARLES BOULEVARD
GREENVILLE, NC 27834

SELECT BANK & TRUST COMPANY
P.O. BOX 1988
DUNN, NC 28335

WILLIAM ROBERT ROBINSON
GERALDINE OAKLEY ROBINSON
102 ARRENDAL CIRCLE
GREENVILLE, NC 27858

JOHNNY RAY STANLEY, JR.
LISA D. COLTRAIN STANLEY
104 ARRENDAL CIRCLE
GREENVILLE, NC 27858

HAROLD F. NAU
MARY H. NAU
102 CASUAL CIRCLE
GREENVILLE, NC 27858

DONNA J. SMITH-trustee
402 TUCKAHOE DRIVE
GREENVILLE, NC 27858

HAYLEY LAINE HARRISON
404 TUCKAHOE DRIVE
GREENVILLE, NC 27858

ANTHONY M. HAYES
5117 CLEERE COURT
GREENVILLE, NC 27858

LEROY T. CHERRY, SR.
5115 CLEERE COURT
GREENVILLE, NC 27858

JEFFREY J. BLICK
106 ARRENDAL CIRCLE
GREENVILLE, NC 27858

LESLIE S. ARNOLD
104 CASUAL COURT
GREENVILLE, NC 27858

BINTZ LOUIS-iving trust
102 BRITANNY COURT
MADISON, MS 39110

DURWARD F. TYSON, JR.
3201 MEETING PLACE
GREENVILLE, NC 27858

PAUL BERNIER
3200 MEETING PLACE
GREENVILLE, NC 27858

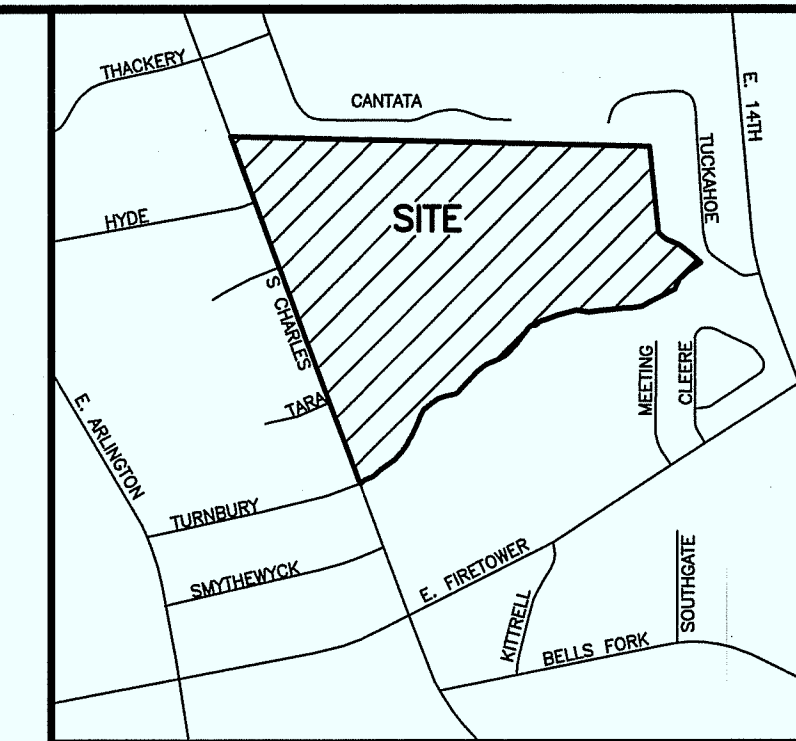
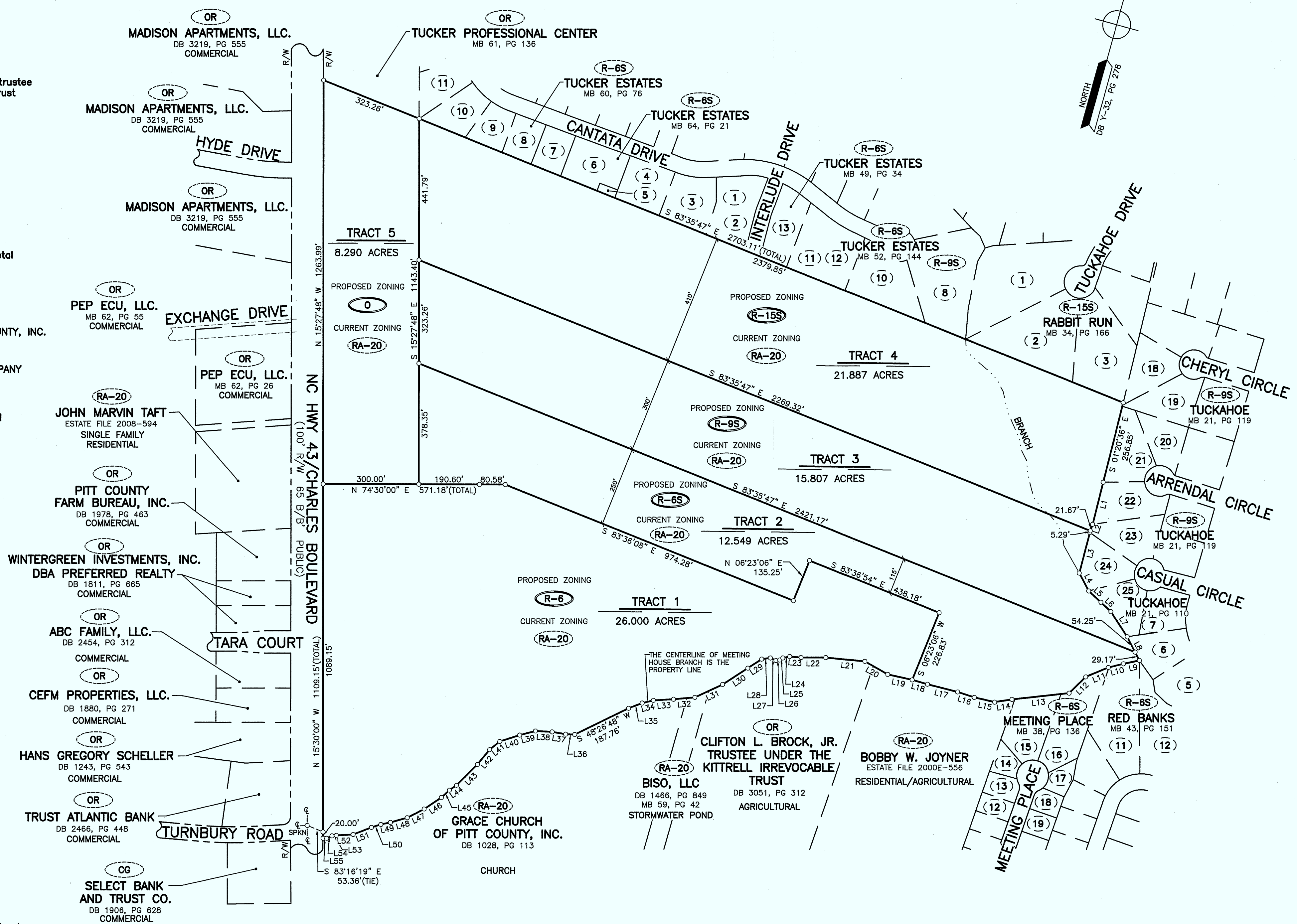
BOBBY W. JOYNER
2345 EAST FIRE TOWER ROAD
GREENVILLE, NC 27858

CLIFTON LLOYD BROCK, JR.-trustee
for the Kittrell Irrevocable trust
3302 ALVIN ROAD
GRIMESLAND, NC 27837

JEFFREY J. BLICK
106 ARRENDAL CIRCLE
GREENVILLE, NC 27858

THERESA MICHELLE CLARK
2451 BLACK JACK SIMPSON ROAD
GREENVILLE, NC 27858

DAVID AHLSCHLAGER
JULIA AHLSCHLAGER
208 CHERYL CIRCLE
GREENVILLE, NC 27858



| LINE TABLE | | | | | |
|------------|---------------|----------|--------|---------------|----------|
| COURSE | BEARING | DISTANCE | COURSE | BEARING | DISTANCE |
| L1 | S 01°22'13" E | 135.10' | L28 | S 67°10'43" W | 27.41' |
| L2 | S 03°26'32" W | 26.96' | L29 | S 41°29'09" W | 51.78' |
| L3 | S 01°01'38" E | 131.94' | L30 | S 41°42'10" W | 94.24' |
| L4 | S 43°24'42" E | 63.46' | L31 | S 49°36'31" W | 95.84' |
| L5 | S 62°40'08" E | 52.12' | L32 | S 69°28'14" W | 67.12' |
| L6 | S 62°40'08" E | 42.50' | L33 | S 71°14'41" W | 63.37' |
| L7 | S 48°43'14" E | 93.86' | L34 | S 61°10'01" W | 35.94' |
| L8 | S 42°46'05" E | 83.41' | L35 | S 53°44'00" W | 45.55' |
| L9 | S 62°34'58" W | 50.99' | L36 | S 78°36'59" W | 28.75' |
| L10 | S 60°50'02" W | 49.01' | L37 | S 84°06'31" W | 42.66' |
| L11 | S 51°53'08" W | 76.60' | L38 | S 77°25'11" W | 52.68' |
| L12 | S 30°11'43" W | 72.62' | L39 | S 59°55'09" W | 50.92' |
| L13 | S 68°20'11" W | 180.66' | L40 | S 56°44'52" W | 65.62' |
| L14 | S 65°26'00" W | 54.51' | L41 | S 35°18'13" W | 40.89' |
| L15 | S 87°24'22" W | 65.80' | L42 | S 24°15'25" W | 60.30' |
| L16 | N 87°24'36" W | 54.69' | L43 | S 29°34'12" W | 92.75' |
| L17 | S 88°50'09" W | 97.83' | L44 | S 39°15'28" W | 27.10' |
| L18 | N 89°45'16" W | 49.69' | L45 | S 31°53'38" W | 34.02' |
| L19 | S 87°03'52" W | 78.36' | L46 | S 40°20'21" W | 65.25' |
| L20 | N 75°42'40" W | 82.84' | L47 | S 46°57'44" W | 60.02' |
| L21 | S 80°06'31" W | 123.12' | L48 | S 58°39'48" W | 54.79' |
| L22 | S 74°43'27" W | 77.46' | L49 | S 62°44'33" W | 30.52' |
| L23 | S 79°16'24" W | 35.60' | L50 | S 57°35'39" W | 31.17' |
| L24 | S 62°33'56" W | 22.33' | L51 | S 53°25'53" W | 61.52' |
| L25 | S 41°37'45" W | 11.33' | L52 | S 71°30'09" W | 52.69' |
| L26 | S 67°40'44" W | 12.04' | L53 | S 68°34'25" W | 13.58' |
| L27 | N 81°44'37" W | 18.96' | L54 | S 49°38'28" W | 18.40' |
| | | | L55 | S 74°30'00" W | 11.84' |

LEGEND

R/W = RIGHT-OF-WAY
C = CENTERLINE
SPKN = SET PARKER KALON NAIL
B/B = BACK OF CURB
TO BACK OF CURB

NOTES

- ALL AREAS CALCULATED BY COORDINATE GEOMETRY.
- REFERENCE: A PORTION OF A PROPERTY AS SHOWN ON A MAP IN MAP BOOK 11, PAGE 35 OF THE PITT COUNTY REGISTER OF DEEDS.

GRAPHIC SCALE: 1" = 200'
SHEET 1 OF 1
REZONING MAP

TAX PARCEL #09010
TAX MAP #4696-07-9875

LCD ACQUISITIONS, LLC
A PORTION OF TRACT #1, C.A. TUCKER LAND DIVISION
REFERENCE: MAP BOOK 11, PAGE 35 OF THE
PITT COUNTY REGISTER OF DEEDS
WINTERVILLE TOWNSHIP, PITT COUNTY, N.C.

| | |
|--|--|
| OWNER: PATRICIA S. BOWEN, ETAL ADDRESS: 3325 DAVIE STREET WINTERVILLE, NC 28590 PHONE: (252) 756-0714 | OWNER: RUDOLF SCHELLER ADDRESS: 3201 CHARLES BLVD. GREENVILLE, NC 27858 PHONE: (252) 341-9407 |
|--|--|

Baldwin Design Consultants, PA
ENGINEERING - SURVEYING - PLANNING
1700-D EAST ARLINGTON BOULEVARD
GREENVILLE, NC 27858 292.756.1390

| | |
|----------------|------------------|
| SURVEYED: JDP | APPROVED: MWB |
| DRAWN: NRW/JBE | DATE: 12/07/16 |
| CHECKED: MWB | SCALE: 1" = 200' |

CLOSURE CHECK BOUNDARY
CHECKED: NRW DATE: 12/08/16



Case No: 16-16

Applicant: Patricia S. Bowen Etal (revised)

Property Information

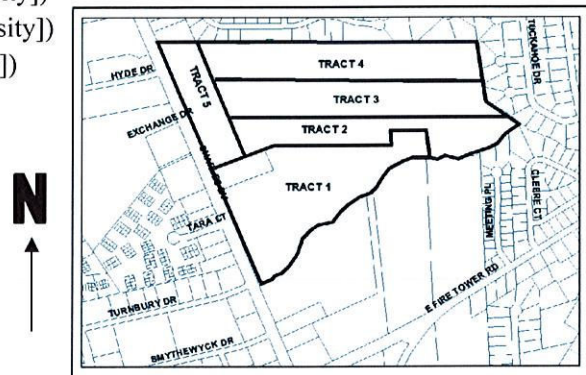
Current Zoning: Tract 1: RA20 (Residential-Agricultural)
 Tract 2: RA20 (Residential-Agricultural)
 Tract 3: RA20 (Residential-Agricultural)
 Tract 4: RA20 (Residential-Agricultural)
 Tract 5: RA20 (Residential-Agricultural)

Proposed Zoning: Tract 1: R6 (Residential [High Density Multi-Family])
 Tract 2: R6S (Residential -Single -family [Medium Density])
 Tract 3: R9S (Residential-Single - Family [Medium Density])
 Tract 4: R15S (Residential -Single-Family [Low Density])
 Tract 5: O (Office)

Current Acreage: Tract 1: 26 acres
 Tract 2: 12.549 acres
 Tract 3: 15.807 acres
 Tract 4: 21.887 acres
 Tract 5: 8.290 acres

Location: Charles Blvd, north of Fire Tower Rd

Points of Access: Charles Blvd



Location Map

Transportation Background Information

1.) Charles Blvd- State maintained

| | <u>Existing Street Section</u> | <u>Ultimate Thoroughfare Street Section</u> |
|----------------------------------|--------------------------------|---|
| Description/cross section | 5-lane with curb & gutter | no change |
| Right of way width (ft) | 100 | no change |
| Speed Limit (mph) | 45 | no change |
| Current ADT: | 22,888 (*) | Ultimate Design ADT: 39,700 vehicles/day (**) |
| Design ADT: | 29,900 vehicles/day (**) | |
| Controlled Access | No | |
| Thoroughfare Plan Status: | Major Thoroughfare | |

Other Information: There are no sidewalks along Charles Blvd that service this property.

Notes: (*) 2014 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: 2,918 -vehicle trips/day (*) **Proposed Zoning: 4,556** -vehicle trips/day (*)

Estimated Net Change: increase of 1638 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 Charles Blvd are as follows:

1.) Charles Blvd , North of Site (60%): **“No build” ADT of 22,888**

Estimated ADT with Proposed Zoning (full build) – 25,622
Estimated ADT with Current Zoning (full build) – 24,639
Net ADT change = 983 (4% increase)

2.) Charles Blvd , South of Site (40%): **“No build” ADT of 22,888**

Estimated ADT with Proposed Zoning (full build) – 24,710
Estimated ADT with Current Zoning (full build) – 24,055
Net ADT change = 655 (3% increase)

Staff Findings/Recommendations

Based on possible uses permitted by the requested rezoning, the proposed rezoning classification could generate 4556 trips to and from the site on Charles Blvd, which is a net increase of 1638 additional trips per day.

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

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 CHART | | | |
|----------------------------------|--|--------------------------------------|--------------------------|
| Density Level | Future Land Use and Character Type | Applicable Zoning District(s) | Units per Acre*** |
| High | Uptown Edge (UE) | CDF | 17 units per acre |
| | Mixed Use, High Intensity (MUHI) | OR | 17 units per acre |
| | | R6 | 17 units per acre |
| | Residential, High Density (HDR) | R6 | 17 units per acre |
| | | R6MH | 17 units per acre |
| Medical-Transition (MT) | MR | 17 units per acre | |
| High to Medium | Mixed Use (MU) | OR | 17 units per acre |
| | | R6 | 17 units per acre |
| | | R6A | 9 units per acre |
| | Uptown Neighborhood (UN) | R6S | 7 units per acre |
| | Traditional Neighborhood, Medium-High Density (TNMH) | R6 | 17 units per acre |
| | | R6A | 9 units per acre |
| | | R6S | 7 units per acre |
| Medium to Low | Traditional Neighborhood, Low-Medium Density (TNLM) | R9 | 6 units per acre |
| | | R9S | 5 units per acre |
| | | R15S | 3 units per acre |
| | Residential, Low-Medium Density (LMHR) | R9S | 5 units per acre |
| | | R15S | 3 units per acre |
| | | RA20 | 4 units per acre |
| | | MRS | 4 units per acre |

*** Maximim allowable density in the respective zoning district.

Grace Church

3551 South Charles Boulevard
Greenville, North Carolina 27858
Phone (252) 355-3500
Fax (252) 355-0338
www.gracechurchnc.com

February 16, 2017

City of Greenville Planning Board and
City of Greenville City Council
P.O. Box 7207
Greenville, NC 27834-7207

REF: Rezoning of 3180 and 3201 South Charles Boulevard

Dear Greenville Planning Board Members and Greenville City Council Members:

On behalf of Grace Church, I have spoken to representatives of LCD Acquisitions, LLC about their request to rezone two parcels, totaling roughly 84 acres, that are adjacent to our property. I would like to express our support for this rezoning request.

Sincerely,



Mike Meshaw
Pastor

MM/dp

*"Grace and Truth came by Jesus Christ."
John 1:17*

Item # 2

February 16, 2017

Planning and Zoning Commission and City Council
200 W Fifth Street
Greenville, NC

RE: Rezone Application for 3180 South Charles Boulevard

To Whom It May Concern:

In early October 2016, representatives of Landmark proactively began reaching out to homeowners in Tucker estates about their proposed rezone. During those discussions, several community members expressed concerns about the impact the rezone would have on them. In response, we hosted a meeting with the broader Tucker Estates community on November 6, 2016. Approximately 120 community members were in attendance. The conclusion of the meeting was twofold:

- 1) that the community had concerns about the proposed rezoning; and
- 2) that this site would eventually be developed, so it was in the interest of Tucker Estates owners to work with the Landmark and the property owners.

In response, we (the signatories below) were nominated, on behalf of Tucker Estates, to work with Landmark and the property owners on a compromise proposal that would work for both them and our community.

After several meetings with Landmark, we were able to reach a mutually agreeable solution.

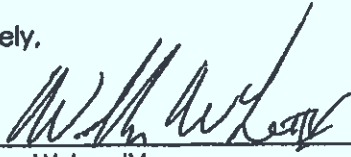
In response to our concerns about future development, Landmark updated their proposal to include the following:

- 1) an agreement to rezone the entire parcel and include several different zoning classifications to help transition density from the larger-lot single-family homes found in Tucker Estates to the proposed higher density use at the far end of the site
- 2) an agreement to place restrictive design covenants on the land closest to Tucker Estates, thereby guaranteeing the construction of high-quality large-lot homes closest to our existing homes
- 3) an agreement to purchase a 50-foot wide strip of land along the boundary of Tucker Estates closest to the site and convey it fee-simple to the respective owners, to serve as an added buffer between Tucker and future development
- 4) a reduced and adjusted footprint of the proposed R6 zoning classification

We called a second community meeting on January 8th and roughly 60 community members attended despite the inclement. We presented the updated proposal and discussed the key changes. Following the larger meeting, we met with many other property owners individually who were not able to attend the meeting due to the inclement weather.

Everyone reacted positively to the collaborative efforts that had taken place between Landmark, the property owners and ourselves, and we voted as a community to support the rezoning effort.

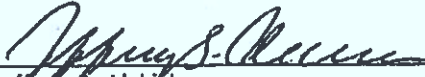
Sincerely,



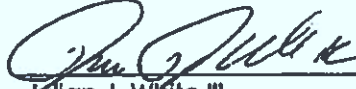
William W. Lee IV
Neighborhood Representative
2605 Surrey Lane
Greenville, NC 27858



Christian E. Porter
Neighborhood Representative
3901 Cantata Drive
Greenville, NC 27858



Jeffrey S. Aldridge
Neighborhood Representative
3910 Cantata Drive
Greenville, NC 27835-0000



Julian J. White III
Neighborhood Representative
3906 Cantata Drive
Greenville, NC 27858



City of Greenville, North Carolina

Meeting Date: 5/11/2017
Time: 6:00 PM

Title of Item: Ordinance to annex Oakhurst Park, Lot 7 involving 1.8430 acres located along the southern right-of-way of East 10th Street and 180+/- feet southeast of Oakdowne Way

Explanation: **Abstract:** The City received a voluntary annexation petition to annex Oakhurst Park, Lot 7 involving 1.8430 acres located along the southern right-of-way of East 10th Street and 180+/- feet southeast of Oakdowne Way. The subject area is currently undeveloped and is anticipated to yield one (1) single-family residence.

ANNEXATION PROFILE

A. SCHEDULE

1. Advertising date: May 1, 2017
2. City Council public hearing date: May 11, 2017
3. Effective date: June 30, 2017

B. CHARACTERISTICS

1. Relation to Primary City Limits: Contiguous
2. Relation to Recognized Industrial Area: Outside
3. Acreage: 1.8430
4. Voting District: 4
5. Township: Greenville
6. Zoning: CH (Heavy Commercial)

8. Land Use: Existing: Vacant
Anticipated: 10,360+/- square feet of medical office space

9. Population:

| | Formula | Number of People |
|--|---------|------------------|
| Total Current | ----- | 0 |
| Estimated at full development | ----- | 0 |
| Current Minority | ----- | 0 |
| Estimated Minority at full development | ----- | 0 |
| Current White | ----- | 0 |
| Estimated White at full development | ----- | 0 |

* average household size

10. Rural Fire Tax District: Eastern Pines

11. Greenville Fire District: Station #6 (Distance of 1.0 miles)

12. Present Tax Value: \$362,320
Estimated Future Tax Value: \$1,398,107

Fiscal Note: The total estimated tax value at full development is \$1,398,107.

Recommendation: Approve the attached ordinance to annex Oakhurst Park, Lot 7

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

Attachments / click to download

[Survey](#)

[Ordinance Oakhurst Park Lot 7 1049786](#)

ORDINANCE NO. 17-
AN ORDINANCE TO EXTEND THE CORPORATE LIMITS OF
THE CITY OF GREENVILLE, NORTH CAROLINA

WHEREAS, the City Council of the City of Greenville has been petitioned under G.S. 160A-31, as amended, to annex the area described herein; and

WHEREAS, the City Council has directed the City Clerk to investigate the sufficiency of said petition; and

WHEREAS, the City Clerk has certified the sufficiency of said petition and a public hearing on the question of this annexation was held at City Hall at 6:00 p.m. on the 11th day of May, 2017, after due notice by publication in The Daily Reflector on the 1st day of May, 2017; and

WHEREAS, the City Council does hereby find as a fact that said petition meets the requirements of G.S. 160A-31, as amended.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF GREENVILLE, NORTH CAROLINA, DOES ORDAIN:

Section 1. That by virtue of the authority vested in the City Council of the City of Greenville, North Carolina, under G. S. 160A-31, as amended, the following described contiguous territory is annexed:

TO WIT: Being all of that certain property as shown on the annexation map entitled "Oakhurst Park, Lot 7" involving 1.8430 acres as prepared by Malpass & Associates.

LOCATION: Lying and being situated in Greenville Township, Pitt County, North Carolina, located along the southern right-of-way of East 10th Street and 180+/- feet southeast of Oakdowne Way.

GENERAL DESCRIPTION:

Lying and being situate in Greenville Township, Pitt County, North Carolina and being more particularly described as follows:

Beginning at a point in the southern right-of-way of NC Hwy 33 said point being the southeast corner of Oakhurst Park Lot 6 as recorded in Map Book 67, Page 24 of the Pitt County Registry and being further located S 20°09'29" E 160.00' from the intersection of the southern right-of-way of NC Hwy 33 and the southern right-of-way of Oakdowne Way, thence from said point of beginning leaving the southern right-of-way of NC Hwy 33 N 69°50'31" E 98.42' to the northern right-of-way of NC Hwy 33, thence with the northern right-of-way of NC Hwy 33 S 20-09-29 E 216.97', thence 70.71' along the arc of a curve said curve being to the left having a radius of 2,083.33' and a chord bearing S 21°07'49" E 70.70', thence leaving the northern right-of-way of NC Hwy 33 S 67°53'51" W 98.42' to a point in the southern right-of-way of NC Hwy 33 said point being the northeast corner of the Mary H. Mann property, thence with the northern line of the Mary H. Mann property N 75°57'00" W 344.50' to the southeast corner of the WCP WIRELESS LEASE SUBSIDIARY, LLC property as recorded in Deed Book 2880, Page 767, thence with the eastern line of the WCP WIRELESS LEASE SUBSIDIARY, LLC property N 14°03'00" E 100.00' to the southern line of Oakhurst Park Lot 6, thence with

the southern line of Oakhurst Park Lot 6 N 03°03'41" W 15.29', thence N 69°50'31" E 222.93' to the point of beginning containing 1.8430 acres.

Section 2. Territory annexed to the City of Greenville by this ordinance shall, pursuant to the terms of G.S. 160A-23, be annexed into Greenville municipal election district four. The City Clerk, City Engineer, representatives of the Board of Elections, and any other person having responsibility or charge of official maps or documents shall amend those maps or documents to reflect the annexation of this territory into municipal election district four.

Section 3. The territory annexed and its citizens and property shall be subject to all debts, laws, ordinances, and regulations in force in the City of Greenville and shall be entitled to the same privileges and benefits as other territory now within the City of Greenville. Said territory shall be subject to municipal taxes according to G.S. 160A-58.10.

Section 4. The Mayor of the City of Greenville, North Carolina, shall cause a copy of the map of the territory annexed by this ordinance and a certified copy of this ordinance to be recorded in the office of the Register of Deeds of Pitt County and in the Office of the Secretary of State in Raleigh, North Carolina. Such a map shall also be delivered to the Pitt County Board of Elections as required by G.S. 163-288.1.

Attachment number 1
Page 2 of 2

Section 5. This annexation shall take effect from and after the 30th day of June, 2017.

ADOPTED this 11th day of May, 2017.

Allen M. Thomas, Mayor

ATTEST:

Carol L. Barwick, City Clerk

NORTH CAROLINA
PITT COUNTY

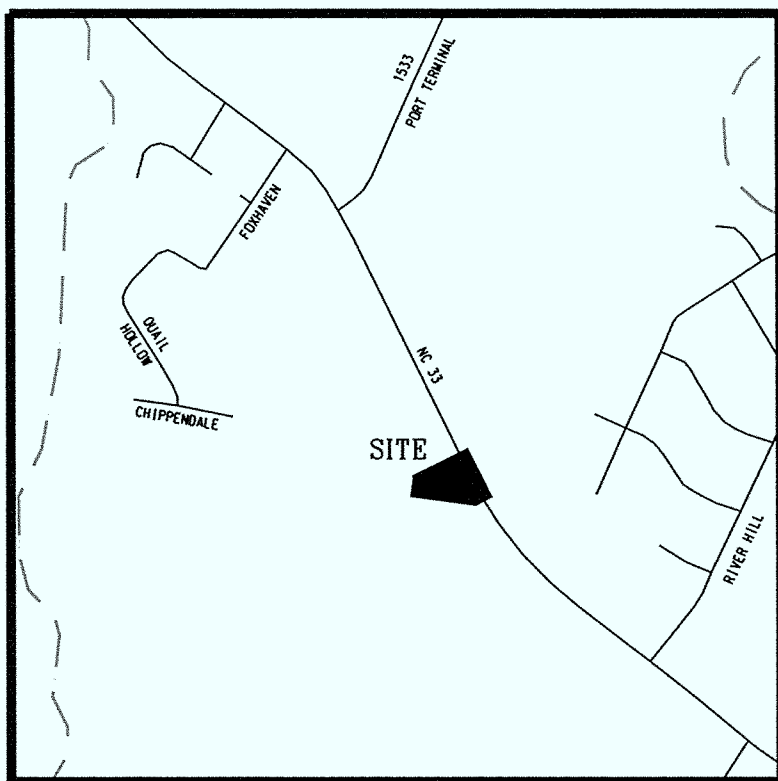
I, Polly Jones, a Notary Public for said County and State, certify that Carol L. Barwick personally came before me this day and acknowledged that she is the City Clerk of the City of Greenville, a municipality, and that by authority duly given and as the act of the municipality, the foregoing instrument was signed in its name by its Mayor, sealed with the corporate seal, and attested by herself as its City Clerk.

WITNESS my hand and official seal this ____th day of ____, 2017.

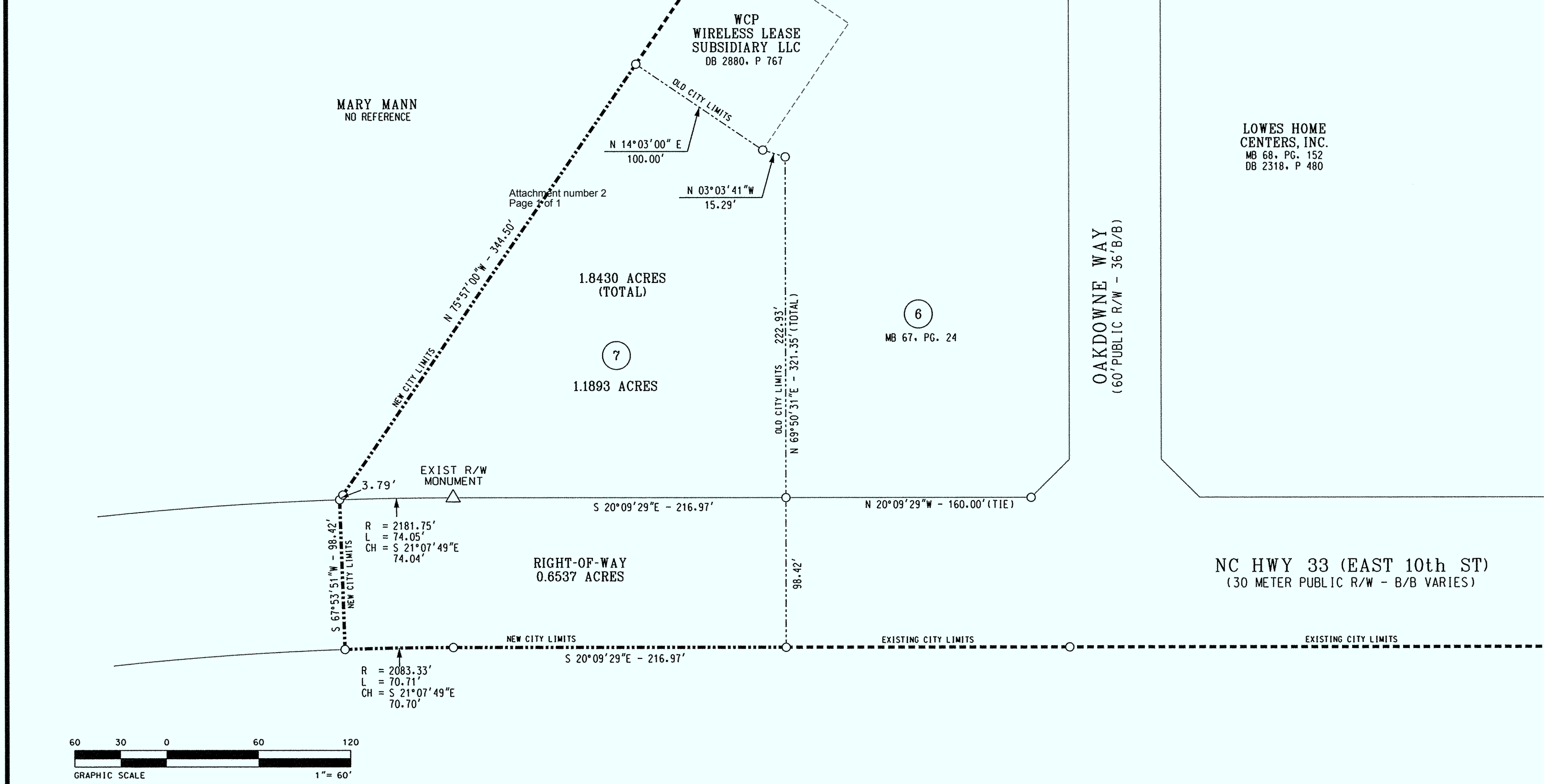
Notary Public

My Commission Expires: _____

1049786



VICINITY MAP
1" = 1000'



TAX PARCEL NUMBER 56908

ANNEXATION MAP FOR
OAKHURST PARK - LOT 7

A PORTION OF THE PROPERTY DESCRIBED IN DEED
BOOK 3512, PAGE 487 OF THE PITT COUNTY REGISTRY

GREENVILLE TOWNSHIP PITT COUNTY NORTH CAROLINA

LEGEND

NEW CITY LIMIT = - - - - -

EXISTING CITY LIMIT = - - - - -

OLD CITY LIMIT = - - - - -

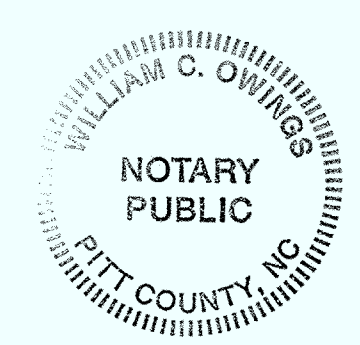
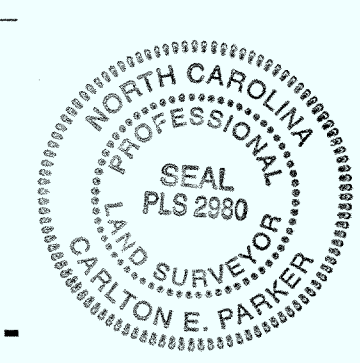
| | | |
|--|---------------|-------------------|
| OWNER: COLLICE & ANN MOORE, LLC | SURVEYED: CEP | APPROVED: CEP |
| ADDRESS: 4300 SAPHIRE CT STE 116 GREENVILLE, NC 27834 | DRAWN: WCO | DATE: 03/13/17 |
| PHONE: (252) 231-2588 | CHECKED: CEP | SCALE: 1" = 1000' |
| MALPASS & ASSOCIATES 1645 E. ARLINGTON BLVD., SUITE D GREENVILLE, N.C. 27858 (252) 756-1780 | | |

| MAP NO. | PLATS RECORDED | BOOK | PAGE |
|---------|----------------|------|------|
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MAP SHOWING AREA ANNEXED BY
THE CITY OF GREENVILLE, N.C.

EFFECTIVE DATE: _____; ORDINANCE NUMBER: _____; AREA: 1.8430 ACRES

GREENVILLE TOWNSHIP, PITT COUNTY, NORTH CAROLINA



I, CARLTON E. PARKER, CERTIFY THAT THIS MAP WAS DRAWN BY ME OR UNDER MY SUPERVISION FROM AN ACTUAL SURVEY BY ME OR UNDER MY SUPERVISION, THAT THE RATIO OF PRECISION AS CALCULATED FROM LATITUDES AND DEPARTURES IS 1:10,000+; THAT THE BOUNDARIES NOT SURVEYED ARE SHOWN AS BROKEN LINES PLOTTED FROM INFORMATION FOUND IN BOOK _____, PAGE _____; WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL.

THIS 17th DAY OF APRIL A.D., 2017.

Carlton E. Parker
CARLTON E. PARKER L-2980

NORTH CAROLINA, PITT COUNTY
I, William C. Owings, A NOTARY PUBLIC OF THE COUNTY AND STATE AFORESAID, CERTIFY THAT CARLTON E. PARKER, A REGISTERED LAND SURVEYOR PERSONALLY APPEARED BEFORE ME THIS DAY AND ACKNOWLEDGED THE EXECUTION OF THE FOREGOING INSTRUMENT. WITNESS MY HAND AND OFFICIAL STAMP OR SEAL.

THIS 17th DAY OF April, 2017.

NOTARY PUBLIC William C. Owings
MY COMMISSION EXPIRES 01/18/2022

NORTH CAROLINA, PITT COUNTY
THE FOREGOING CERTIFICATE OF _____ NOTARY PUBLIC, IS CERTIFIED TO BE CORRECT. FILED FOR REGISTRATION THIS _____ DAY OF _____, 20____, AT _____ O'CLOCK, _____ M.

LISA P. NICHOLS, REGISTER OF DEEDS

BY _____
REGISTER OF DEEDS



City of Greenville, North Carolina

Meeting Date: 5/11/2017
Time: 6:00 PM

Title of Item: Ordinance requested by Foss Enterprises, Incorporated, to rezone 11.396 acres located along the northern right-of-way of Dickinson Avenue Extension and 600+/- feet southwest of Frog Level Road from GC (General Commercial – Pitt County Zoning) to CH (Heavy Commercial – City Zoning)

Explanation: **Abstract:** The City has received a request from Foss Enterprises, Incorporated, to rezone 11.396 acres located along the northern right-of-way of Dickinson Avenue Extension and 600+/- feet southwest of Frog Level Road from GC (General Commercial – Pitt County Zoning) to CH (Heavy Commercial – City Zoning).

Required Notices:

Planning and Zoning meeting notice (property owner and adjoining property owner letter) mailed on April 4, 2017.

On-site sign(s) posted on April 4, 2017.

City Council public hearing notice (property owner and adjoining property owner letter) mailed on April 25, 2017.

Public hearing legal advertisement published on May 1 and May 8, 2017.

Comprehensive Plan:

The Future Land Use and Character Map recommends commercial (C) at the northwestern corner of the intersection of Dickinson Avenue Extension and Frog Level Road transitioning to industrial/logistics (IL) to the north.

Further, potential conservation/open space (PCOS) is recommended in this area. The Future Land Use Map identifies certain areas for conservation/open space uses. The map is not meant to be dimensionally specific and may not correspond precisely with conditions on the ground. When considering rezoning requests or other development proposals, some areas classified as conservation/open space may be determined not to contain anticipated development limitations. In such cases, the future preferred land use should be based on adjacent Land Use Plan

designations, contextual considerations, and the general policies of the comprehensive plan.

Commercial:

Primarily community- and regional-scale commercial development situated near and along major roadway corridors. Existing development is characterized by buildings set back from streets behind surface parking. That existing pattern should evolve to become more walkable with shorter blocks, buildings near streets, shared parking and connections to surrounding development.

Intent:

- Provide connectivity to nearby uses (paths, streets)
- Locate new buildings near street on at least one side and accommodate parking to the side or rear of buildings
- Improve/provide public realm features such as signs, sidewalks, landscaping
- Reduce access-points into development for pedestrian and vehicular safety
- Reduce and consolidate surface parking

Primary uses:

Commercial (small and large format)

Office

Secondary uses:

Institutional/civic

Industrial/Logistics:

Area is characterized by warehouses and light manufacturing operations and related office uses. It includes the Greenville Industrial Park, airport area, and Southwest Bypass Corridor.

Intent:

- Encourage expansion of light industrial, assembly and research uses
- Encourage the use of higher-quality building materials and landscaping for highly-visible sites

Primary Uses:

Industrial

Light industrial

Research and assembly

Warehousing

Secondary Uses:

Office

Commercial

There is a designated employment activity center at the intersection of Dickinson Avenue Extension and Frog Level Road. These centers are intended to contain a regional-scale concentration of non-retail jobs (institutional, office and industrial).

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

Since the property is already developed and a change of use is not anticipated, a traffic volume report was not generated.

History/Background:

This property is impacted by the Southwest Bypass project and the widening of Dickinson Avenue Extension. The property was annexed into the City effective June 30, 2017 and necessitates City zoning.

Present Land Use:

LKQ Pick Your Part

Water/Sewer:

Water is located in the right-of-way of Dickinson Avenue Extension. Sanitary sewer will be extended as part of the Southwest Bypass project and widening of Dickinson Avenue Extension.

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: GC (County zoning) - Farmland

South: CG (City zoning) - Scrap Metal Co., GUC Utility Substation, Archie's Steel Service and American Builders

East: GC (County zoning) - Farmland

West: RR (County zoning) - Farmland

Fiscal Note:

No cost to the City.

Recommendation:

In staff's opinion, the request is in compliance with Horizons 2026: Greenville's Community Plan and the Future Land Use and Character Map.

"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.

The Planning and Zoning Commission voted unanimously to approve the request at its April 18, 2017 meeting.

If the City Council determines to approve the zoning map amendment, a motion to adopt the attached zoning map amendment ordinance will accomplish this. The ordinance includes the statutorily required statement describing whether the action taken is consistent with the comprehensive plan and explaining why Council considers the action taken to be reasonable and in the public interest.

If City Council determines to deny the zoning map amendment, in order to comply with this statutory requirement, it is recommended that the motion be as follows:

Motion to deny the request to rezone and to make a finding and determination that the rezoning request is inconsistent with the adopted comprehensive plan including, but not limited to, Policy 1.1.1 guide development with the Future Land Use and Character Map and Policy 1.1.6 guide development using the Tiered Growth Approach, and further that the denial of the rezoning request is reasonable and in the public interest due to the rezoning request does not promote, in addition to the furtherance of other goals and objectives, the safety and general welfare of the community because the requested zoning is consistent with the recommended Future Land Use and Character designation and is located in a Preferred Growth Area.

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.

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

Attachments / click to download

- [Attachments](#)
- [Ordinance Foss Enterprises 1049789](#)
- [Minutes Foss Enterprises 17_06_1050212](#)
- [List of Uses GC county to CH city 1049434](#)

ORDINANCE NO. 17-
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 the 11th day of May, 2017, at 6:00 p.m., in the 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;

WHEREAS, in accordance with the provisions of North Carolina General Statute 160A-383, the City Council does hereby find and determine that the adoption of the ordinance zoning the following described property is consistent with the adopted comprehensive plan and other officially adopted plans that are applicable and that the adoption of the ordinance zoning the following described property is reasonable and in the public interest due to its consistency with the comprehensive plan and other officially adopted plans that are applicable and, as a result, its furtherance of the goals and objectives of the comprehensive plan and other officially adopted plans that are applicable;

WHEREAS, as a further description as to why the action taken is consistent with the comprehensive plan and other officially adopted plans that are applicable in compliance with the provisions of North Carolina General Statute 160A-383, the City Council of the City of Greenville does hereby find and determine that the adoption of this ordinance is consistent with provisions of the comprehensive plan including, but not limited to, Policy 1.1.1 guide development with the Future Land Use and Character Map and Policy 1.1.6 guide development using the Tiered Growth Approach; and

WHEREAS, as a further explanation as to why the action taken is reasonable and in the public interest in compliance with the provisions of North Carolina General Statute 160A-383, the City Council of the City of Greenville does hereby find and determine that the adoption of this ordinance will, in addition to the furtherance of other goals and objectives, promote the safety and general welfare of the community because the requested zoning is consistent with the recommended Future Land Use and Character designation and is located in a Preferred Growth Area;

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

Section 1. That the following described territory is rezoned from GC (General Commercial - Pitt County Jurisdiction) to CH (Heavy Commercial).

TO WIT: Foss Enterprises, Incorporated

LOCATION: Located along the northern right-of-way of Dickinson Avenue Extension and 600+/- feet southwest of Frog Level Road.

DESCRIPTION: Property described is all of that certain parcel of land located at 4558 Dickinson Avenue Extension (US Highway 264 Alternate), Greenville, Arthur Township, Pitt County, NC as recorded in Deed Book 2757, Page 378 of the Pitt County Registry and more particularly described below:

BEGINNING at an iron pipe found in the northern right-of-way of Dickinson Avenue Extension (US Highway 264 Alternate), being the southeast corner of Foss Enterprises, Incorporated property as described in Deed Book 2757, Page 378 of the Pitt County Registry and the southwest corner of Hunter Nichols property as described in Deed Book 3499, Page 481 of the Pitt County Registry, said pipe being located N 89°29'16" W 178.15 feet from an iron pipe found in the southern right-of-way of Dickinson Avenue Extension (US Highway 264 Alternate) being the northwest corner of Foss Enterprises, Incorporated property as recorded in Deed Book 1789, Page 711 of the Pitt County Registry and the northeast corner of Ann W. Meeks Trust property as recorded in Deed Book 2441, Page 274 in the Pitt County Registry; thence with the northern right-of-way of Dickinson Avenue Extension (US Highway 264 Alternate) S 56°16'07" W 397.82 feet to a point, said point being the southwest corner of Foss Enterprises, Incorporated property and the southeast corner of Hunter Nichols property as recorded in Deed Book 3499, Page 481; thence with the line of Hunter Nichols property N 34°36'04" W 912.38 feet to an iron rod found in the line of Hunter Nichols property, said rod being the northwest corner of Foss Enterprises, Incorporated property; thence with the line of Hunter Nichols property N 56°09'50" E 506.48 feet to an iron rod found, said rod being the northern most corner of Foss Enterprises, Incorporated property; thence with the line of Hunter Nichols property S 50°43'03" E 468.45 feet to an iron rebar found, said rebar being the eastern most corner of Foss Enterprises, Incorporated property; thence with the line of Hunter Nichols property S 07°15'26" E 519.67 feet to the point and place of BEGINNING, containing 11.396 acres in accordance to a survey for Foss Enterprises, Incorporated by Jordan Grant & Associates, Firm # P-1227, dated April 11, 2017.

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 11th day of May, 2017.

Allen M. Thomas, Mayor

ATTEST:

Carol L. Barwick, City Clerk

Doc. # 1049789

Excerpt from the DRAFT Planning & Zoning Commission Minutes (4/18/2017)

ORDINANCE REQUESTED BY FOSS ENTERPRISES, INCORPORATED TO REZONE 11.396 ACRES LOCATED ALONG THE NORTHERN RIGHT-OF-WAY OF DICKINSON AVENUE EXTENSION AND 600+/- FEET SOUTHWEST OF FROG LEVEL ROAD FROM GC (GENERAL COMMERCIAL – PITT COUNTY ZONING) TO CH (HEAVY COMMERCIAL – CITY ZONING) – APPROVED

Ms. Gooby explained that the property is located along Dickinson Avenue Extension, which is being widened as part of the Southwest Bypass Project. The subject property has its septic tank located along the road and due to the road widening, the property will need to switch to sewer. In order to connect to sewer, the property is being annexed into the City and will require city zoning. LKQ Pick Your Park is located on the property. Most of the area is either vacant or commercial. Since the property is already developed, a traffic volume report was not prepared. This general area is a combination of city and county zoning of either commercial or residential/agricultural. The City's Future Land Use and Character Map extends beyond the City's jurisdiction because the city continually grows and expands. The map recommends commercial along Dickinson Avenue Extension, west of Frog Level Road, transitioning to industrial/logistics. Both of these characters allow commercial uses. In staff's opinion, the request is in general compliance with Horizons 2026: Greenville's Community Plan and the Future Land Use and Character Plan Map.

Chairman King opened the public hearing.

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

Chairman King closed the public hearing and opened for board discussion.

Motion made by Mr. Overton, seconded by Ms. Reid, to recommend approval of the proposed amendment to advise that it is consistent with the Comprehensive Plan and other applicable plans and to adopt the staff report which addresses plan consistency and other matters. Motion passed unanimously.

EXISTING ZONING

GC (General Commercial) Pitt County Zoning

AGRICULTURE-RELATED USES

Agricultural Production (crops)
Agricultural Production (livestock), except Swine Farms
Forestry

RESIDENTIAL USES

Bed and Breakfast Inn
Boarding and Rooming House
Family Care Home
Group Care Facility
Halfway House
Homeless Shelter
Multifamily Dwelling, less than 5 units
Multifamily Dwelling, 5 units or more
Planned Unit Development
Temporary Shelter

ACCESSORY USES and STRUCTURES

Accessory Structures and Buildings (Noncontiguous)
Accessory Uses and Structures (customary)
Caretaker Dwelling
Communication Tower Under 60' in Height
Emergency Shelter
Satellite Dish Antenna
Solar Collector, Accessory
Swimming Pool
Wind Energy Facility, Accessory

RECREATIONAL USES

Athletic Fields
Auditorium, Coliseum or Stadium
Batting Cages
Billiard Parlor
Bingo Games
Bowling Center
Civic, Social, and Fraternal Associations
Coin Operated Amusement, except Adult Arcade
Country Club with Golf Course
Dance School, Music Instruction
Fortune Tellers, Astrologers
Go-Cart Raceway
Golf Course

Golf Course, Miniature
Golf Driving Range
Physical Fitness Center
Private Campground/RV Park
Private Club or Recreation Facility, Other
Public Park or Recreational Facility, Other
Shooting Range, Indoor
Skating Rink
Sports and Recreation Club, Indoor
Swim and Tennis Club

EDUCATIONAL and INSTITUTIONAL USES

Ambulance Service
Cemetery or Mausoleum on Same Property as Church
Cemetery or Mausoleum Not on Same Property as Church
Church or Other Place of Worship
College, University, Technical Institute
Miscellaneous Educational Services
Day Care Center, Adult and Child
Elementary or Secondary School
Fire Station/Emergency Medical Service
Government Office
Hospital
Library
Museum or Art Gallery
National Guard /Military Reserve Center
Nursing and Convalescent Home
Orphanage
Law Enforcement Substation
Post Office
Psychiatric Hospital
Retreat/Conference Center
School Administration Facility
Tutoring/Mentoring Center (less than 5 students)

BUSINESS, PROFESSIONAL and PERSONAL SERVICES

Accounting, Auditing or Bookkeeping
Administrative or Management Services
Advertising, Outdoor Services
Automobile Parking (Commercial)
Automobile Rental or Leasing
Automobile Repair Services
Automobile Towing Services
Bank, Savings and Loan, or Credit Union
Barber and Beauty Shop
Blacksmith

Boat Repair
Building Maintenance Services, No Outside Storage
Car Wash
Clothing Alteration or Repair
Computer Maintenance and Repair
Computer Services
Crematorium
Employment Agency, Personnel Agency
Engineering, Architect or Survey Service
Equipment Rental and Leasing (no outside storage)
Equipment Repair, Light
Finance or Loan Office
Funeral Home
Furniture Refinishing
Furniture Repair Shop
Hotel or Motel, except Adult Motel
Insurance Agency
Kennels or Pet Grooming
Landscape and Horticultural Services
Laundromat, Coin-Operated
Laundry or Dry Cleaning Plant
Law Office
Medical, Dental or Related Office
Medical or Dental Laboratory
Miscellaneous Services, Not Listed
Office Uses Not Otherwise Classified
Pest or Termite Control Services
Pet Cemetery/Crematorium
Photocopying and Duplicating Services
Photography, Commercial Studio
Real Estate Office
Recording Studio
Refrigerator or Large Appliance Repair
Research, Development or Testing Services
Shoe Repair or Shoeshine Shop
Tattoo Parlor
Taxidermist
Television, Radio or Electronics Repair
Theater (indoor), except Adult Theater
Theater (outdoor), except Adult Theater
Tire Recapping
Wedding/Event Facility
Welding Shop
Veterinary Clinic
Vocational, Business or Secretarial School

RETAIL TRADE

ABC Store
Antique Store
Appliance Store
Arts and Crafts
Auto Supply Sales
Bakery
Bar, Night Club, Tavern
Bookstore, except Adult Bookstore
Building Supply Sales
Computer Sales
Convenience Store
Department, Variety or General Merchandise
Drugstore
Fabric or Piece Goods Store
Farm Supplies and Equipment
Floor Covering, Drapery or Upholstery
Florist
Food Store
Fuel Oil Sales
Furniture Sales
Garden Center or Retail Nursery
Hardware Store
Home Furnishings, Miscellaneous
Miscellaneous Retail Sales
Motor Vehicle Sales (new and used)
Motorcycle Sales
Musical Instrument Sales
Newsstand
Office Machine Sales
Optical Goods Sales
Paint and Wallpaper Sales
Pawnshop or Used Merchandise Store
Pet Store
Record and Tape Store
Recreational Vehicle Sales
Restaurant (with drive-thru)
Restaurant (without drive-thru)
Service Station, Gasoline Sales
Sporting Goods Store, Bicycle Shop
Tire Sales
Video Tape Rental and Sales, except Adult Video Store

WHOLESALE TRADE

Apparel, Piece Goods and Notions
Books, Periodicals and Newspapers

Drugs and Sundries
Durable Goods, Other
Electrical Goods
Farm Supplies, Other
Flowers, Nursery Stock and Florist Supplies
Furniture and Home Furnishings
Groceries and Related Products
Hardware
Jewelry, Watches, Precious Stones and Metals
Machinery, Farm and Garden
Market Showroom (furniture, apparel, etc.)
Paper and Paper Products
Professional and Commercial Equipment and Supplies
Sporting and Recreational Goods and Supplies
Tobacco and Tobacco Products
Toys and Hobby Goods and Supplies
Wallpaper and Paint Brushes

TRANSPORTATION, WAREHOUSING and UTILITIES

Bus Terminal
Communication or Broadcasting Facility
Courier Service
Marina
Radio, Television or Communication Tower Over 60' In Height
Sewage Treatment Plant
Solar Energy Facility
Taxi Terminal
Utility Company Office
Utility Equipment and Storage Yards
Utility Lines
Utility Service Facility (no outside storage)
Utility Related Appurtenances
Warehouse (general storage, enclosed)
Warehouse (self-storage)
Water Treatment Plant

MANUFACTURING and INDUSTRIAL USES

Contractors (no outside storage)
Contractors, General Building
Contractors, Special Trade
Printing and Publishing

OTHER USES

Arts and Crafts Shows
Automobile Parking on Same Lot as Principal Use
Billboards, Advertising Signs

Carnivals and Fairs
Christmas Tree Sales
Concerts, Stage Shows
Conventions, Trade Shows
Emergency Shelter
Outdoor Flea Markets
Outdoor Fruit and Vegetable Markets
Outdoor Religious Events
Sexually-Oriented Business
Shopping Center
Special Temporary Event
Subdivision
Temporary Construction, Storage or Office; Real Estate Sales or Rental Office (with concurrent building permit for permanent building)
Temporary Emergency, Construction, and Repair Residence

PROPOSED ZONING

CH (Heavy Commercial) ***Permitted Uses***

(1) General:

- a. Accessory use or building
- b. Internal service facilities
- c. On-premise signs per Article N
- d. Off-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:

- 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
- e. County government operation center
- g. Liquor store, state ABC

(5) Agricultural/ Mining:

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

- b. Greenhouse or plant nursery; including accessory sales
- d. Farmers market
- e. Kennel (see also section 9-4-103)
- h. Animal boarding not otherwise listed; outside facility, as an accessory or principal use

(6) Recreational/ Entertainment:

- b. Golf course; par three
- c. Golf driving range
- c.(1). Tennis club; indoor and outdoor facilities
- e. Miniature golf or putt-putt course
- f. Public park or recreational facility
- h. Commercial recreation; indoor only, not otherwise listed
- i. Commercial recreation; indoor and outdoor, not otherwise listed
- j. Bowling alleys
- n. Theater; movie or drama, indoor only
- o. Theater; movie or drama, including outdoor facility
- q. Circus, carnival or fair, temporary only (see also section 9-4-103)
- s. Athletic club; indoor only
- t. Athletic club; indoor and outdoor facility

(7) Office/ Financial/ Medical:

- a. Office; professional and business, not otherwise listed
- b. Operation/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
- n. Auditorium
- 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. 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 organization
- cc. Trade or business organization
- hh. Exercise and weight loss studio; indoor only
- 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:

- b. Minor repair; as an accessory or principal use
- c. Upholster; automobile, truck, boat or other vehicle, trailer or van
- 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
- b. Gasoline or automotive fuel sale; accessory or principal use
- 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
- n. Appliance; commercial or industrial use, sales and accessory repair, including 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
- cc. Farm supply and commercial implement sales

ee. Christmas tree sales lot; temporary only (see also section 9-4-103)

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

- a. Wholesale; durable and nondurable goods, not otherwise listed
- 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.
- d. Rental of automobile, noncommercial trucks or trailers, recreational vehicles, motorcycles and boats
- e. Rental of tractors and/or trailers, or other commercial or industrial vehicles or machinery
- f. Automobiles, truck, recreational vehicle, motorcycles and boat sales and service (see also major and minor repair)
- g. Mobile home sales including accessory mobile home office

(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)
- d. Building supply; lumber and materials sales, plumbing and/or electrical supply excluding outside storage
- f. Hardware store

(13) Transportation:

- c. Taxi or limousine service
- e. Parcel delivery service
- f. Ambulance service
- h. Parking lot or structure; principal use

(14) Manufacturing/ Warehousing:

- a. Ice plant and freezer lockers
- b. Dairy; production, storage and shipment facilities
- c. Bakery; production, storage and shipment facilities
- g. Cabinet, woodwork or frame shop; excluding furniture manufacturing or upholster
- h. Engraving; metal, glass or wood
- i. Moving and storage of nonhazardous materials; excluding outside storage
- k. Mini-storage warehouse, household; excluding outside storage
- m. Warehouse; accessory to approved commercial or industrial uses within a district; excluding outside storage
- u. Tire recapping or retreading plant

(15) Other Activities (not otherwise listed - all categories): * None

CH (Heavy Commercial)
Special Uses

*(1) General:** None

(2) Residential:

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

(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
- r. Adult uses

(7) Office/ Financial/ Medical: None*

(8) Services:

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

(9) Repair:

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

(10) Retail Trade:

- j. Restaurant; regulated outdoor activities
- n. Appliance; commercial use, sales and accessory repair, excluding outside storage
- z. Flea market

(11) Wholesale/ Rental/ Vehicle- Mobile Home Trade: None*

(12) Construction: None*

(13) Transportation: None*

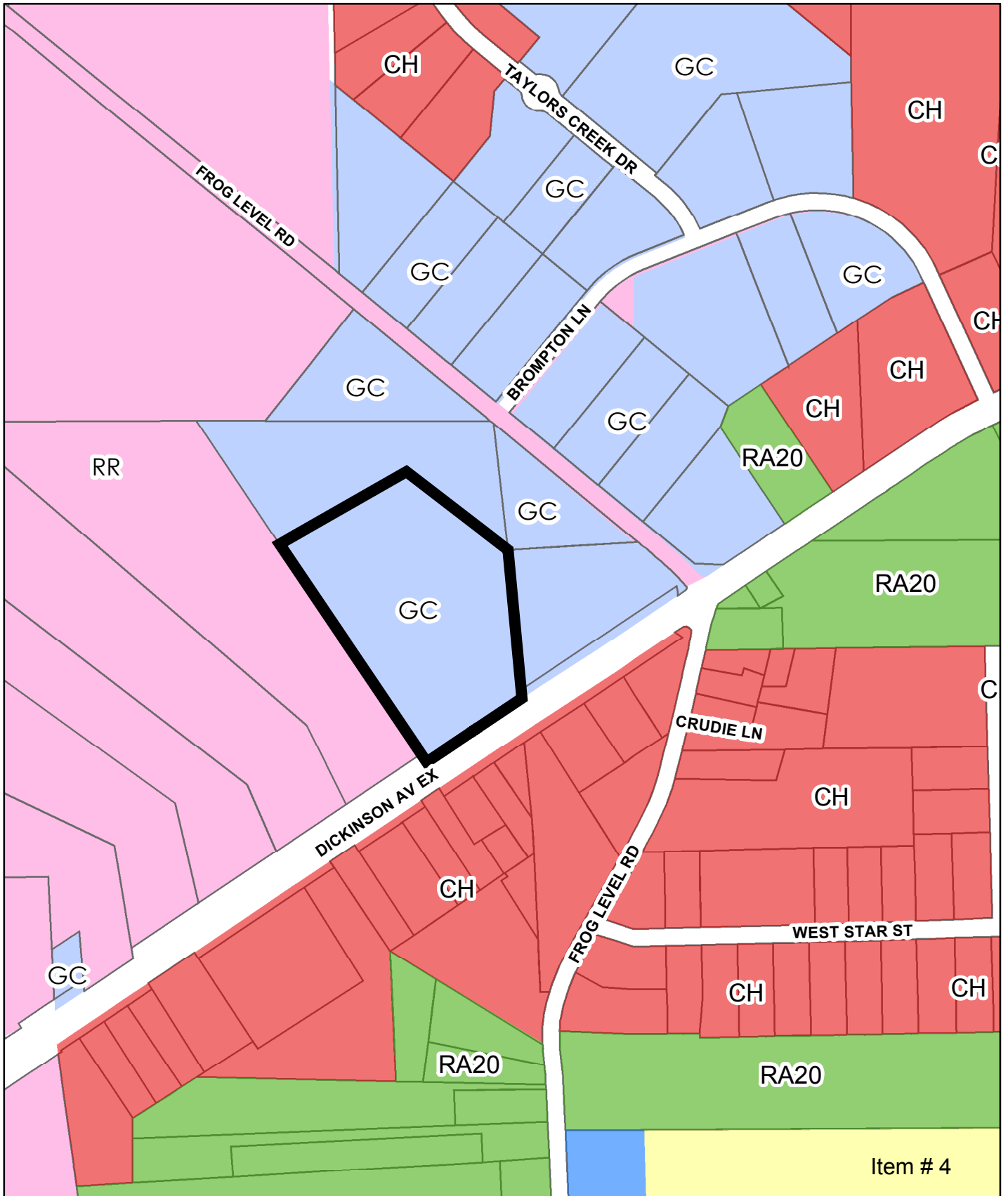
(14) Manufacturing/ Warehousing:

- d. Stone or monument cutting, engraving
- j. Moving and storage; including outside storage
- l. Warehouse or mini-storage warehouse, commercial or industrial; including outside storage
- y. Recycling collection station or facilities

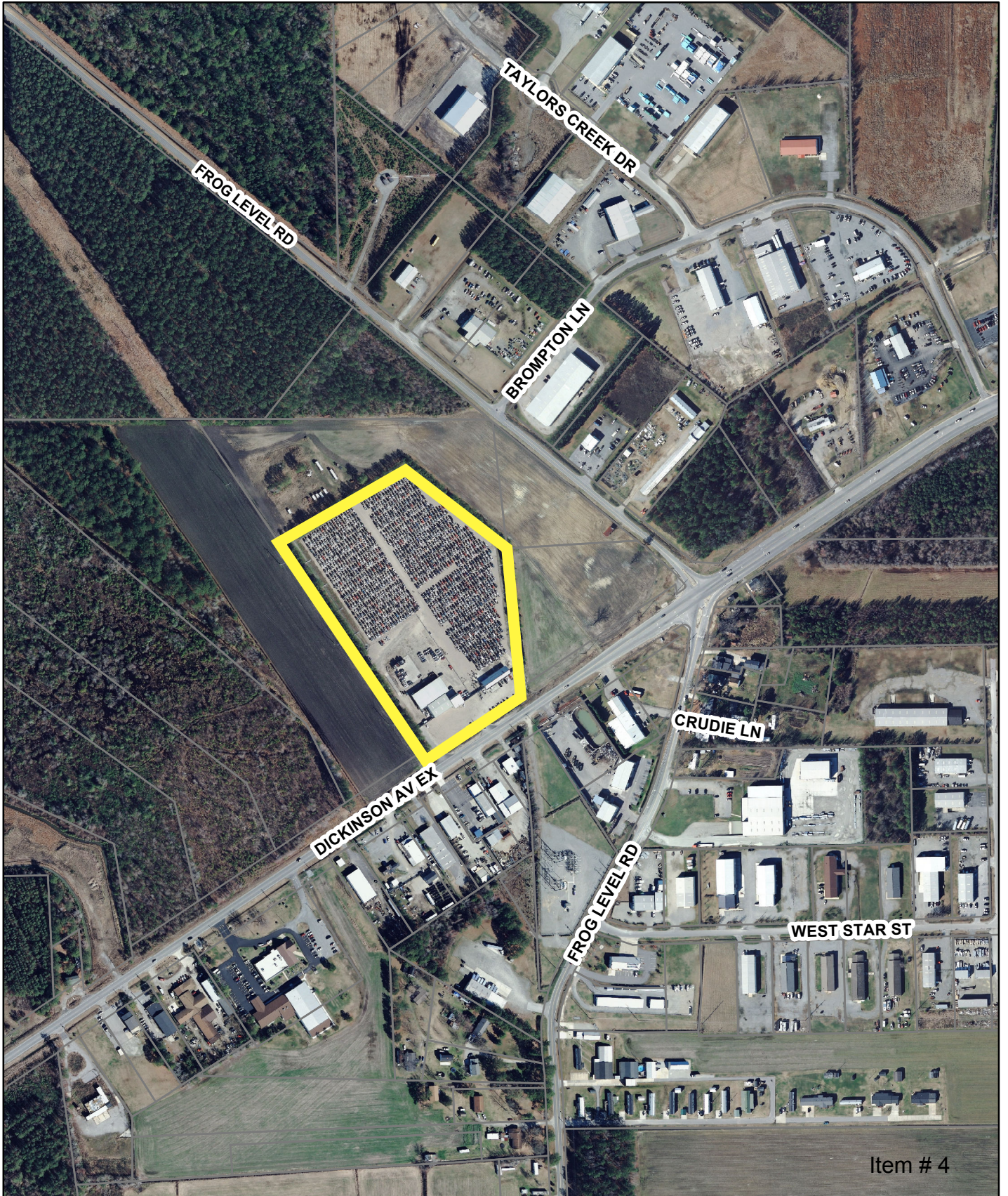
(15) Other Activities (not otherwise listed - all categories):

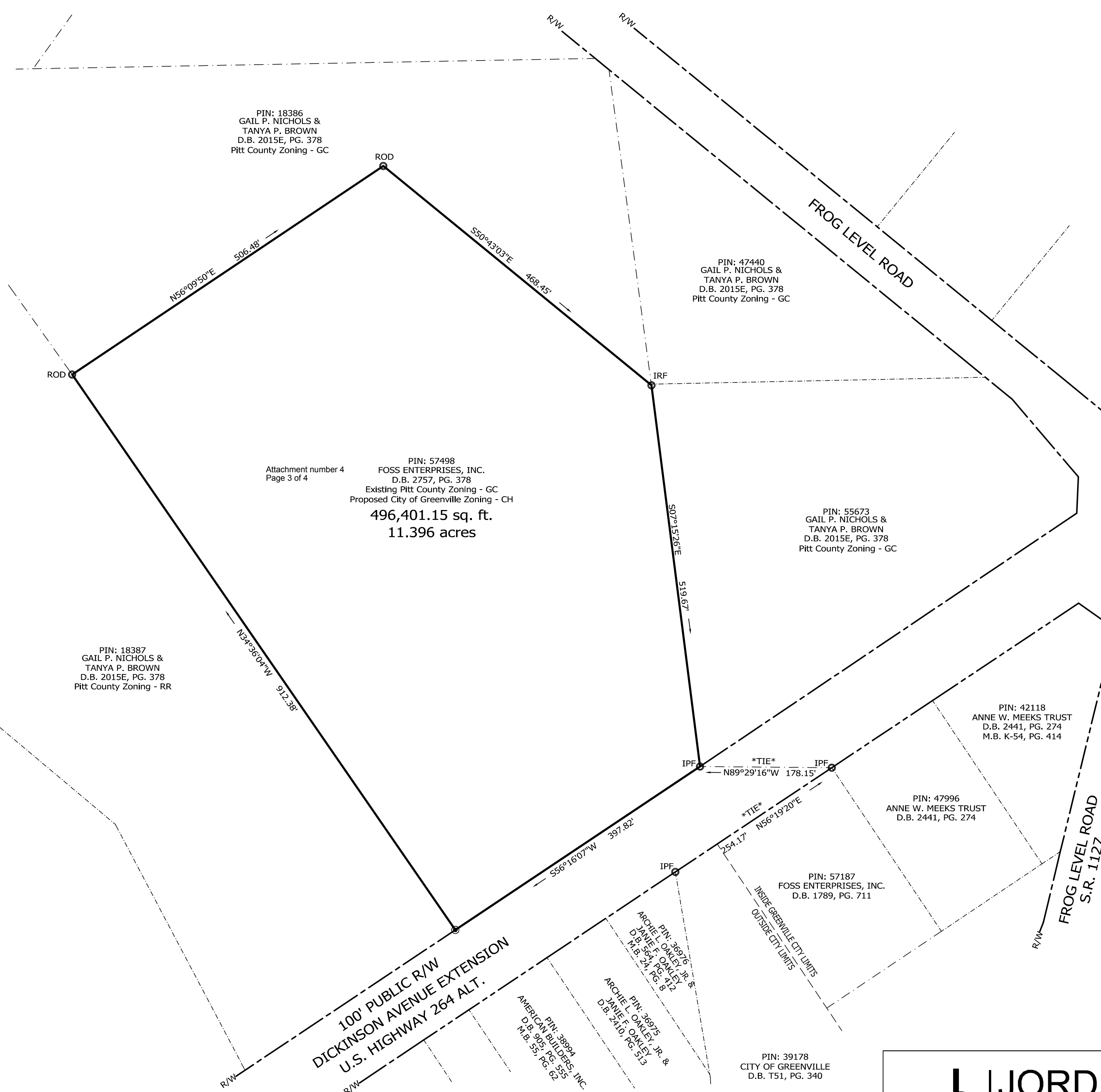
- a. Other activities; personal services not otherwise listed
- b. Other activities; professional activities not otherwise listed
- c. Other activities; commercial services not otherwise listed
- d. Other activities; retail sales not otherwise listed

Foss Enterprises, Inc.
From: GC (Pitt County) To: CH (City)
11.396 acres
April 3, 2017



Foss Enterprises, Inc.
From: GC (Pitt County) To: CH (City)
11.396 acres
April 3, 2017





PIN: 18386
 GAIL P. NICHOLS &
 TANYA P. BROWN
 D.B. 2015E, PG. 378
 Pitt County Zoning - GC

PIN: 47440
 GAIL P. NICHOLS &
 TANYA P. BROWN
 D.B. 2015E, PG. 378
 Pitt County Zoning - GC

Attachment number 4
 Page 3 of 4
 PIN: 57498
 FOSS ENTERPRISES, INC.
 D.B. 2757, PG. 378
 Existing Pitt County Zoning - GC
 Proposed City of Greenville Zoning - CH
496,401.15 sq. ft.
11.396 acres

PIN: 55673
 GAIL P. NICHOLS &
 TANYA P. BROWN
 D.B. 2015E, PG. 378
 Pitt County Zoning - GC

PIN: 18387
 GAIL P. NICHOLS &
 TANYA P. BROWN
 D.B. 2015E, PG. 378
 Pitt County Zoning - RR

PIN: 42118
 ANNE W. MEEKS TRUST
 D.B. 2441, PG. 274
 M.B. K-54, PG. 414

PIN: 47996
 ANNE W. MEEKS TRUST
 D.B. 2441, PG. 274

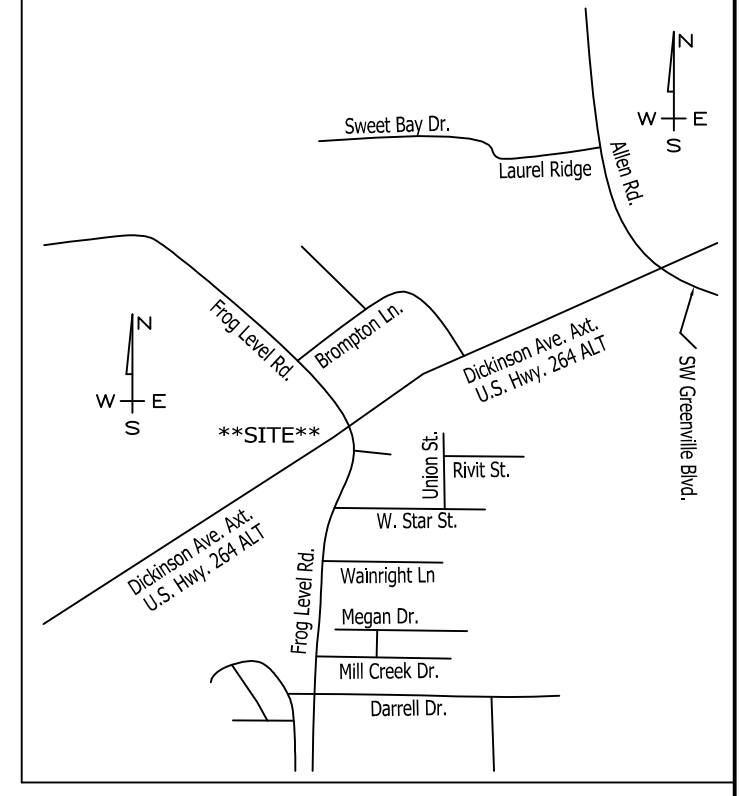
PIN: 57187
 FOSS ENTERPRISES, INC.
 D.B. 1789, PG. 711

PIN: 38894
 AMERICAN BUILDERS, INC.
 D.B. 905, PG. 525
 M.B. 357, PG. 92

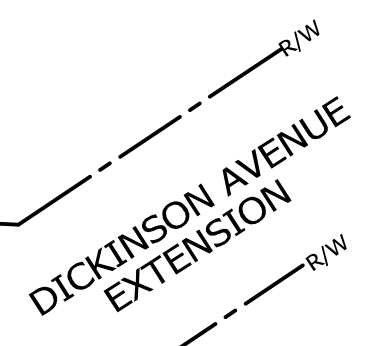
ARCHIE PIN: 36976
 DANIE F. OAKLEY, JR. &
 JANE F. OAKLEY
 D.B. 156, PG. 412
 M.B. 247, PG. 8

ARCHIE PIN: 36975
 DANIE F. OAKLEY, JR. &
 JANE F. OAKLEY
 D.B. 2410, PG. 513

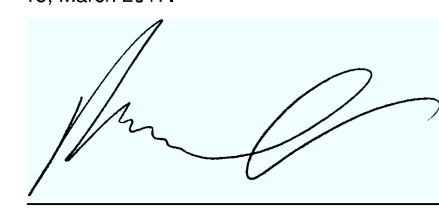
PIN: 39178
 CITY OF GREENVILLE
 D.B. T51, PG. 340

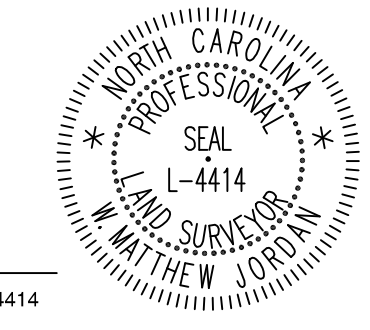


Vicinity Map - Not to Scale

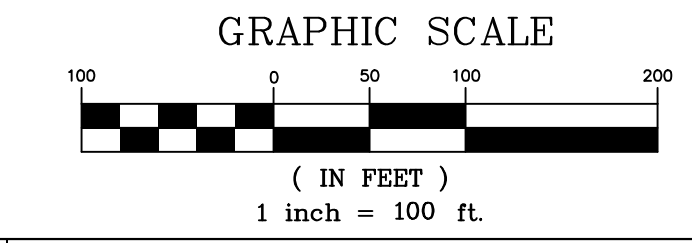


SURVEYOR CERTIFICATION

Notice:
 This survey was prepared without the benefit of a title abstract and is made subject to any discrepancies which may be disclosed by a thorough and accurate title search.
 All Areas shown are by Coordinate Computation Method.
 I, W. MATTHEW JORDAN, PROFESSIONAL LAND SURVEYOR, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY PERFORMED UNDER MY SUPERVISION WITH A PRECISION RATIO OF 1:10,000; THAT THE GLOBAL POSITIONING SYSTEM (GPS) OBSERVATIONS WERE PERFORMED TO THE GEOSPATIAL POSITIONING ACCURACY STANDARDS, PART 2: STANDARDS FOR GEODETIC NETWORKS AT THE 95% CONFIDENCE ACCURACY CLASSIFICATION (95% CONFIDENCE) USING REAL TIME KINEMATIC.
 Witness my seal and signature this day,
 15, March 2017.

 W. Matthew Jordan, P.L.S. License #4414



OWNER:
 FOSS ENTERPRISES, INC.
 7037 HWY. 70 WEST
 LA GRANGE, N.C. 28551



- LEGEND:
- IPF - IRON PIPE FOUND
 - IRF - IRON REBAR FOUND
 - ECM - EXISTING CONCRETE MARKER
 - R/W - RIGHT OF WAY
 - - COMPUTED POINT
 - - NEW CITY LIMITS LINE

JORDAN GRANT
 ENGINEERING • SURVEYING • PLANNING
 JORDAN GRANT & ASSOCIATES, PLLC
 P.O. BOX 151 * STATESVILLE, NC 28687
 mattg@jordan-grant.com (704) 928-7919
 FIRM # P-1227

| | | | |
|---|------------------------|---------|---------|
| ZONING MAP FOR: | | | |
| Foss Enterprises, Inc. | | | |
| DRAWN BY: SMS | CHECKED BY: MIG | | |
| SCALE: 1"=100' | | | |
| DEED REF: | DEED REF: | PIN NO: | PIN NO: |
| DATE OF MAP: 03-15-17 | SURVEY DATE: | | |
| REVISION: | DRAWING FILE: 20161004 | | |
| 4558 DICKINSON AVENUE EXTENSION, GREENVILLE, NC 27834 | | | |
| ARTHUR TOWNSHIP --- PITT COUNTY --- NORTH CAROLINA | | | |

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) | | | |
| 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.



City of Greenville, North Carolina

Meeting Date: 5/11/2017
Time: 6:00 PM

Title of Item: Ordinance requested by The Woda Group, Incorporated, to rezone 5.50 acres located along the southern right-of-way of Bells Fork Road at its intersection with Southridge Drive from RA20 (Residential-Agricultural) to R6 (Residential [High Density Multi-family])

Explanation: **Abstract:** The City has received a request from The Woda Group, Incorporated, to rezone 5.50 acres located along the southern right-of-way of Bells Fork Road at its intersection with Southridge Drive from RA20 (Residential-Agricultural) to R6 (Residential [High Density Multi-family]).

** This is a continued item from the April 10, 2017 City Council meeting.

Required Notices:

Planning and Zoning meeting notice (property owner and adjoining property owner letter) mailed on March 7, 2017.

On-site sign(s) posted on March 7, 2017.

City Council public hearing notice (property owner and adjoining property owner letter) mailed on April 25, 2017.

Public hearing legal advertisement published on May 1 and 8, 2017.

Comprehensive Plan:

The Future Land Use and Character Map recommends commercial (C) at the southeastern corner of the intersection of Fire Tower Road and Charles Boulevard, transitioning to office/institutional (OI) then traditional neighborhood, medium-high density (TNMH).

Traditional Neighborhood, Medium-High Density

Primarily residential area featuring a mix of higher density housing types ranging from multi-family, townhomes, and small-lot single-family detached. They are typically located within a walkable distance to a neighborhood activity center.

Traditional neighborhoods should have a walkable street network of small blocks, a defined center and edges, and connections to surrounding development.

Intent:

- Provide streetscape features such as sidewalks, street trees, and lighting
- Allow neighborhood-scale commercial or mixed-use centers at key intersections within neighborhoods

Primary Uses:

Multi-family residential

Single-family residential attached (townhomes) and detached (small-lot)

Secondary Uses:

Institutional (neighborhood scale)

Office/Institutional:

These areas serve as a transition between more intense commercial areas and surrounding neighborhoods. The form of future development should take a more walkable pattern with shorter blocks, buildings near streets, shared parking, and connections to surrounding development.

Intent:

- Provide connectivity to nearby uses (paths, streets)
- Locate new buildings near street on at least one side and accommodate parking to the side or rear of buildings; cluster buildings to consolidate and share surface parking
- Improve/provide public realm features such as signs, sidewalks, landscaping
- Reduce access-points into development for pedestrian and vehicular safety

Primary Uses:

Office

Institutional/Civic

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

Based on possible uses permitted by the requested rezoning, the proposed rezoning classification could generate 499 trips to and from the site on Charles Boulevard, which is a net increase of 308 trips per day.

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

History/Background:

In 1989, the property was incorporated into the City's extra-territorial jurisdiction (ETJ) as part of a large-scale ETJ extension and was zoned RA20 (Residential-Agricultural).

Present Land Use:

Farmland and one (1) mobile home.

Water/Sewer:

Water will be provided by Eastern Pines Water Corporation. Sanitary sewer is available at Charles Boulevard.

Historic Sites:

There are no known effects on designated sites.

Environmental Conditions/Constraints:

There are no known environmental constraints on the subject property.

Surrounding Land Uses and Zoning:

North: CG - Farmland; RA20- One (1) mobile home residence and five (5) single-family residences

South: RA20 - Farmland (under common ownership)

East: RA20 - Farmland (under common ownership)

West: RA20 - Farmland (under common ownership)

Density Estimates:

Under the current zoning, staff would anticipate the site to yield 15-20 single-family lots.

Under the proposed zoning, staff would anticipate the site to yield 70-75 multi-family units (1, 2 and 3 bedrooms).

Fiscal Note:

No cost to the City.

Recommendation:

In staff's opinion, the request is in general compliance with Horizons 2026: Greenville's Community Plan and the Future Land Use and Character Map.

"In general compliance with the comprehensive plan" should be construed as meaning the requested zoning is recognized as being in a transition area and that the requested zoning (i) is currently contiguous, or is reasonably anticipated to be contiguous in the future, to specifically recommended and desirable zoning of like type, character or compatibility, (ii) is complementary with objectives specifically recommended in the Horizons Plan (or addendum to the plan), (iii) is not anticipated to create or have an unacceptable impact on adjacent area

properties or travel ways, and (iv) preserves the desired urban form. It is recognized that in the absence of more detailed plans, subjective decisions must be made concerning the scale, dimension, configuration, and location of the requested zoning in the particular case. Staff is not recommending approval of the requested zoning; however, staff does not have any specific objection to the requested zoning.

The Planning and Zoning Commission voted 7-1 to deny the request at its March 21, 2017 meeting.

If the City Council determines to approve the zoning map amendment, a motion to adopt the attached zoning map amendment ordinance will accomplish this. The ordinance includes the statutorily required statement describing whether the action taken is consistent with the comprehensive plan and explaining why Council considers the action taken to be reasonable and in the public interest.

If City Council determines to deny the zoning map amendment, in order to comply with this statutory requirement, it is recommended that the motion be as follows:

Motion to deny the request to rezone and to make a finding and determination, that although the request is in general compliance with the adopted comprehensive plan, in this instance the denial of the rezoning request is reasonable and in the public interest due to the potential uses under the proposed rezoning and due to there being a more appropriate zoning classification that promotes the safety and general welfare of the community.

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.

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

Attachments / click to download

- [Attachments](#)
- [Ordinance__The_Woda_Group_1048468](#)
- [Minutes__The_Woda_Group_1048526](#)
- [List_of_Uses_RA20_to_R6_1047495](#)

ORDINANCE NO. 17-
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 the 11th day of May, 2017, at 6:00 p.m., in the 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;

WHEREAS, in accordance with the provisions of North Carolina General Statute 160A-383, the City Council does hereby find and determine that the adoption of the ordinance zoning the following described property is consistent with the adopted comprehensive plan and other officially adopted plans that are applicable and that the adoption of the ordinance zoning the following described property is reasonable and in the public interest due to its consistency with the comprehensive plan and other officially adopted plans that are applicable and, as a result, its furtherance of the goals and objectives of the comprehensive plan and other officially adopted plans that are applicable;

WHEREAS, as a further description as to why the action taken is consistent with the comprehensive plan and other officially adopted plans that are applicable in compliance with the provisions of North Carolina General Statute 160A-383, the City Council of the City of Greenville does hereby find and determine that the adoption of this ordinance is consistent with provisions of the comprehensive plan including, but not limited to, Policy 1.1.1 guide development with the Future Land Use and Character Map and Policy 1.1.6 guide development using the Tiered Growth Approach; and

WHEREAS, as a further explanation as to why the action taken is reasonable and in the public interest in compliance with the provisions of North Carolina General Statute 160A-383, the City Council of the City of Greenville does hereby find and determine that the adoption of this ordinance will, in addition to the furtherance of other goals and objectives, promote the safety and general welfare of the community because the requested zoning is consistent with the recommended Future Land Use and Character designation and is located in a Preferred Growth Area;

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

Section 1. That the following described territory is rezoned from RA20 (Residential-Agricultural) to R6 (Residential [High Density Multi-family]).

TO WIT: Hugh and Ida Lynn Stox Property

LOCATION: Located along the southern right-of-way of Bells Fork Road at its intersection with Southridge Drive.

DESCRIPTION: Beginning at a point on the southern right-of-way of NCSR 1729 (Bells Fork Road), said point being located S 41°06'50" W 40.88' from an existing P.K. Nail located in the centerline intersection of NCSR 1729 (Bells Fork Road) and NCSR 1874 (Southridge Drive). From the above described beginning, so located, running thence as follows:

Leaving the southern right-of-way of NCSR 1729 (Bells Fork Road) S 03°24'36" W 129.13' to the point of curvature, thence with a curve to the right an arc distance of 168.63' having a radius of 750.00' and a chord bearing S 09°51'04" W 168.27' to a point, thence S 83°57'59" W 803.12' to a point, thence N 01°05'11" E 292.77' to a point on the southern right-of-way of NCSR 1729 (Bells Fork Road), thence with the southern right-of-way of NCSR 1729 (Bells Fork Road), N 83°57'59" E 794.74' and N 85°50'30" E 39.36' to the point of beginning containing 5.50 acres and being a portion of the property described in Deed Book 3228, Page 680 of the Pitt County Register of Deeds.

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 11th day of May, 2017.

Allen M. Thomas, Mayor

ATTEST:

Carol L. Barwick, City Clerk

Doc. # 1048468

Excerpt from the ADOPTED Planning & Zoning Commission Minutes (3/21/2017)

ORDINANCE REQUESTED BY THE WODA GROUP, INCORPORATED TO REZONE 5.50 ACRES LOCATED ALONG THE SOUTHERN RIGHT-OF-WAY OF BELLS FORK ROAD AT ITS INTERSECTION WITH SOUTHRIDGE DRIVE FROM RA20 (RESIDENTIAL-AGRICULTURAL) TO R6 (RESIDENTIAL [HIGH DENSITY MULTI-FAMILY]) – DENIED

Ms. Gooby delineated the property. It is located in the southeastern section of the city along Bells Fork Road. There is a mobile home located on the property and the rest is farmland. Most of the area is single-family and agricultural. There is commercial at the intersection of Charles Boulevard and Fire Tower Road. This rezoning could generate a net increase of 308 trips per day. Under the current zoning, the site could yield 15-20 single-family lots. Under the proposed zoning, staff would anticipate 70-75 multi-family units. The Future Land Use and Character Map recommends commercial at the intersection of Charles Boulevard and Fire Tower Road transitioning to office/institutional then traditional neighborhood medium-high density. The zoning districts associated with this character are R6, R6A and R6S. This map is not site specific or dimensionally specific. In staff's opinion, the request is in general compliance with Horizons 2026: Greenville's Community Plan and the Future Land Use and Character Plan Map.

Chairman King opened the public hearing.

Mr. Nick Surak, Vice President of The Woda Group, Inc., spoke in favor of the request. The Woda Group does affordable housing and is based in Ohio. They have already completed two jobs in NC. They had a market study prepared that shows there is a need in the city.

Mr. Collins asked about traffic.

Mr. Surak stated that any development will generate traffic.

Mr. Herring asked would happens if they don't get the results according to their market study.

M. Surak stated that there is high demand for affordable high quality properties.

Attorney Holec reminded Commissioners to consider all uses in the district.

Mr. Jon Day, broker of the applicant, spoke in favor. This property is near the commercial at Charles Boulevard and Fire Tower Road. The site is within walking of the retail uses. The density will be about 14 units per acre. Two nearby property owners came to his office to see the plans. They are trying to reach out to the neighborhood. The request is in general compliance with the comprehensive plan.

Ms. Ida Lynn Stox, owner of property, spoke in favor. Her family has owned the property for 80 years. This development will provide tax base and the rental market is strong.

Ms. Melissa Norris, representing Tonya Grey, Ida Garner, Eleanor Jones, Willie Judge, Daniela Batchelor, and Laurie Crutchfield-residents from Southridge Drive, spoke in opposition. She

stated that traffic has increased significantly. There are 38 businesses at Bells Fork area. This intersection is the highest-rated for accidents in Greenville. Since the business is out-of-state, there is a concern they would not be a good neighbor.

Ms. Reid asked Ms. Norris if she had met with the applicant.

Ms. Norris stated that Mrs. Stox came to her house to share the plans. We have not changed our opinion.

Mr. Terry Best, representing his mother, Ruth Best, spoke in opposition. His mother has owned her property for 50 years. This area has been agricultural. He is concerned about traffic.

Ms. Betty Andrews spoke in opposition. She is mainly concerned with traffic. There are certain times when traffic is terrible.

Ms. Leech stated that she was concerned that the traffic study only uses a 2% increase in growth when calculating traffic when there could be a lot of development that may be more than 2%. She asked if the property owner would be required to do measures to mitigate traffic.

Ms. Gooby explained that the developers may be required to do some measures, such as a deceleration lane. There are improvements that are being planned for the Charles Boulevard and Fire Tower Road intersection that may alleviate some of the traffic in the future.

Ms. Mary Gladys Waters spoke in opposition. Traffic is the main concern. There are several apartment complexes on Hwy 43 and there have been a lot of car accidents there.

Ms. Reid asked Ms. Waters if she would work with the developers to ease her concerns.

Ms. Waters stated that she didn't think developers could alleviate her concerns over traffic.

Ms. Laura Crutchfield spoke in opposition. She stated the Bells Fork Road intersection is one of the most dangerous intersections in Pitt County. She sees red lights every day from accidents because of this intersection. This is an unsafe decision. There is no other access. This will set a precedent for future multi-family.

Ms. Reid stated that regarding setting a precedent, this request is in compliance.

Ms. Crystal Baity spoke in opposition. She stated her main concern is that high density multi-family isn't compatible with surrounding land uses. If they would consider a lower density, it could alleviate some concerns.

Mr. Al Waters spoke in opposition and stated this is low income housing being put near his home. His home will suddenly lose its value. He has lived in his home for 31 years.

Ms. Marti Michaels, Cherry Oaks resident, spoke in opposition and stated people can't make a left out of Cherry Oaks on Fire Tower Road. This will add more traffic.

Mr. Hugh Stox, property owner, spoke in rebuttal in favor. He stated he bought a house at Signature Drive at the stop light so there could be another entrance from this property. Southridge Drive is a cul-de-sac so all the traffic has to use Bells Fork Road. There are alternate ways to get out of this development.

Ms. Norris, spoke in rebuttal in opposition, the stop light at Signature Drive won't alleviate any traffic at this intersection

Chairman King closed the public hearing and opened for board discussion.

Ms. Darden is concerned about traffic.

Mr. Overton asked about density.

Ms. Gooby stated that this zoning district would allow up to 17 units per acre. Staff anticipates 70-75 units per acre, which is about 14 units per acre. The next zoning district would allow up to 9 units per acre.

Ms. Darden asked to table the request because she is concerned about traffic.

Ms. Bellis stated that a traffic study could be a compromise.

Attorney Holec stated it is not mandated for the applicant to provide a traffic study. The Commission could request a continuance to see if the applicant provides additional information.

Ms. Gooby reminded the commission that Charles Boulevard is a NC-DOT maintained street and there are other improvements in the general area that are being planned.

Ms. Reid made a motion to approve the request but failed due to a lack of a second.

Motion made by Mr. Collins, seconded by Mr. Herring, to recommend denial of the proposed amendment, to advise that, although it is consistent with the Comprehensive Plan and other applicable plans, there is a more appropriate zoning classification, and to adopt the staff report which addresses plan consistency and other matters. Voting in favor: Herring, Bellis, Collins, Schrade, Darden, Leech and Overton. Voting in opposition: Reid. Motion passed.

EXISTING ZONING

RA20 (Residential-Agricultural)

Permitted Uses

(1) General:

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

(2) Residential:

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

*(3) Home Occupations (see all categories):*None*

(4) Governmental:

- b. City of Greenville municipal government building or use (see also section 9-4-103)

(5) Agricultural/Mining:

- a. Farming; agriculture, horticulture, forestry (see also section 9-4-103)
- c. Wayside market for farm products produced on site
- e. Kennel (see also section 9-4-103)
- f. Stable; horse only (see also section 9-4-103)
- g. Stable; per definition (see also section 9-4-103)
- h. Animal boarding not otherwise listed; outside facility, as an accessory or principal use

(6) Recreational/Entertainment:

- f. Public park or recreational facility
- g. Private noncommercial park or recreational facility

(7) Office/Financial/Medical: None*

(8) Services:

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

(9) Repair: None*

(10) Retail Trade: None*

(11) Wholesale/Rental/Vehicle-Mobile Home Trade: None*

(12) Construction:

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

(13) Transportation: None*

*(14) Manufacturing/Warehousing: * None*

(15) Other Activities (not otherwise listed - all categories): None*

RA20 (Residential-Agricultural)
Special Uses

(1) *General*:* None

(2) *Residential*:

- b. Two-family attached dwelling (duplex)
- g. Mobile Home
- n. Retirement center or home
- o. Nursing, convalescent center or maternity home; major care facility

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

- a. Home occupation; including barber and beauty shops
- c. Home occupation; including manicure, pedicure or facial salon

(4) *Governmental*:

- a. Public utility building or use

(5) *Agricultural/Mining*:

- b. Greenhouse or plant nursery; including accessory sales

(6) *Recreational/Entertainment*:

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

(7) *Office/Financial/Medical*:* None

(8) *Services*:

- a. Child day care facilities
- b. Adult day care facilities
- d. Cemetery
- g. School; junior and senior high (see also section 9-4-103)
- h. School; elementary (see also section 9-4-103)
- i. School; kindergarten or nursery (see also section 9-4-103)

(9) *Repair*:* None

(10) *Retail Trade*:* None

(11) *Wholesale/ Rental/ Vehicle- Mobile Home Trade*:* None

(12) *Construction*:* None

(13) *Transportation*:* None

(14) *Manufacturing/ Warehousing*: * None

(15) *Other Activities (not otherwise listed - all categories)*:* None

PROPOSED ZONING

R6 (Residential)

Permitted Uses

(1) General:

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

(2) Residential:

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

*(3) Home Occupations (see all categories):*None*

(4) Governmental:

- b. City of Greenville municipal government building or use (see also section 9-4-103)

(5) Agricultural/Mining:

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

(6) Recreational/Entertainment:

- f. Public park or recreational facility
- g. Private noncommercial park or recreational facility

(7) Office/Financial/Medical: None*

(8) Services:

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

(9) Repair: None*

(10) Retail Trade: None*

(11) Wholesale/Rental/Vehicle- Mobile Home Trade: None*

(12) Construction:

- a. 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*

R6 (Residential)
Special Uses

(1) *General*:* None

(2) *Residential*:

- d. Land use intensity multifamily (LUI) development rating 50 per Article K
- e. Land use intensity dormitory (LUI) development rating 67 per Article K
- l. Group care facility
- n. Retirement center or home
- p. Board or rooming house
- r. Fraternity or sorority house
- o.(1). Nursing, convalescent center or maternity home; minor care facility

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

- a. Home occupation; including barber and beauty shops
- c. Home occupation; including manicure, pedicure or facial salon

(4) *Governmental*:

- a. Public utility building or use

(5) *Agricultural/Mining*:* None

(6) *Recreational/Entertainment*:

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

(7) *Office/Financial/Medical*:* None

(8) *Services*:

- a. Child day care facilities
- b. Adult day care facilities
- d. Cemetery
- g. School; junior and senior high (see also section 9-4-103)
- h. School; elementary (see also section 9-4-103)
- i. School; kindergarten or nursery (see also section 9-4-103)
- m. Multi-purpose center
- t. Guest house for a college and other institutions of higher learning

(9) *Repair*:* None

(10) *Retail Trade*:* None

(11) *Wholesale/Rental/Vehicle-Mobile Home Trade*:* None

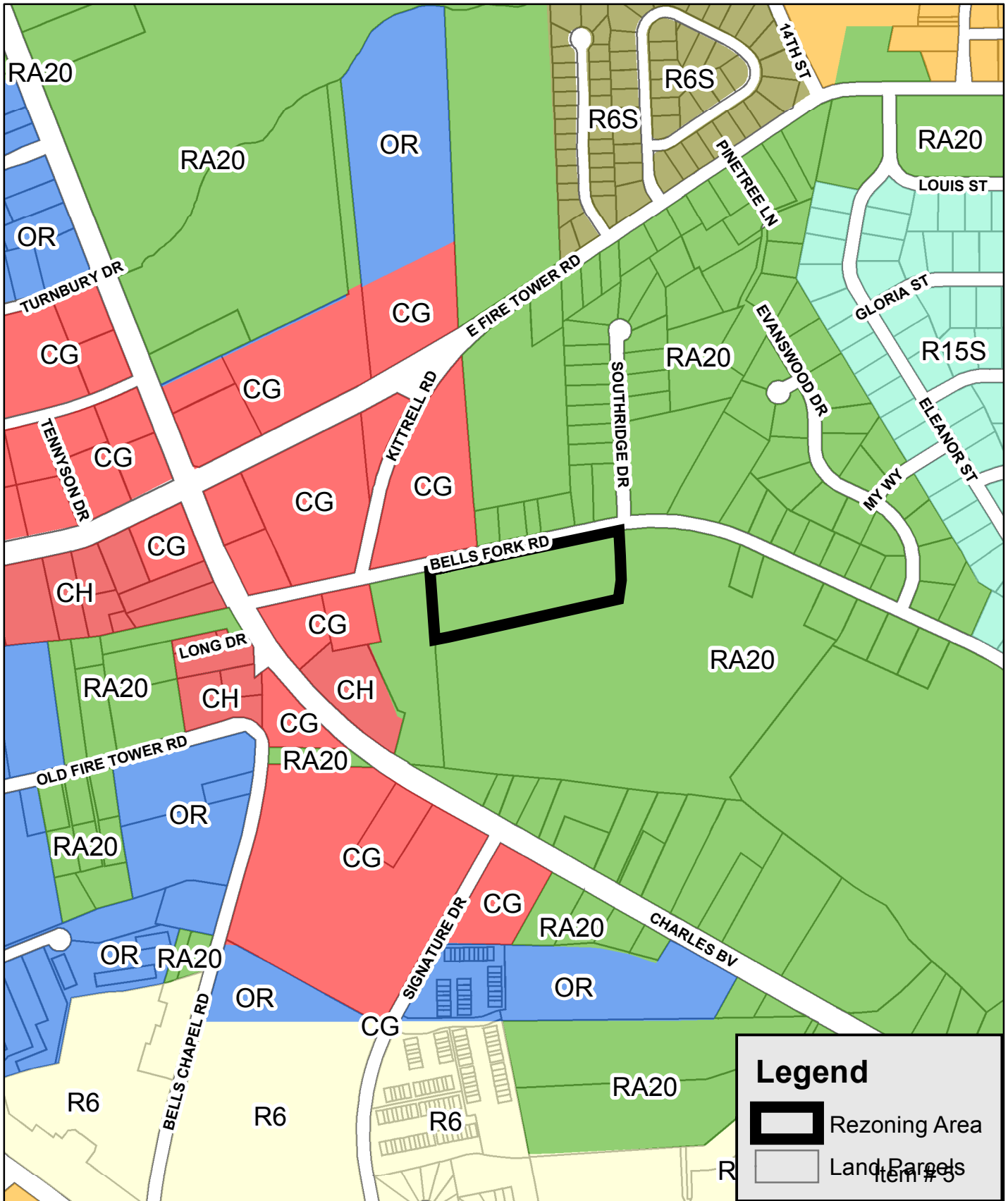
(12) *Construction*:* None

(13) *Transportation*:* None

(14) *Manufacturing/ Warehousing*: * None

(15) *Other Activities (not otherwise listed - all categories)*:* None

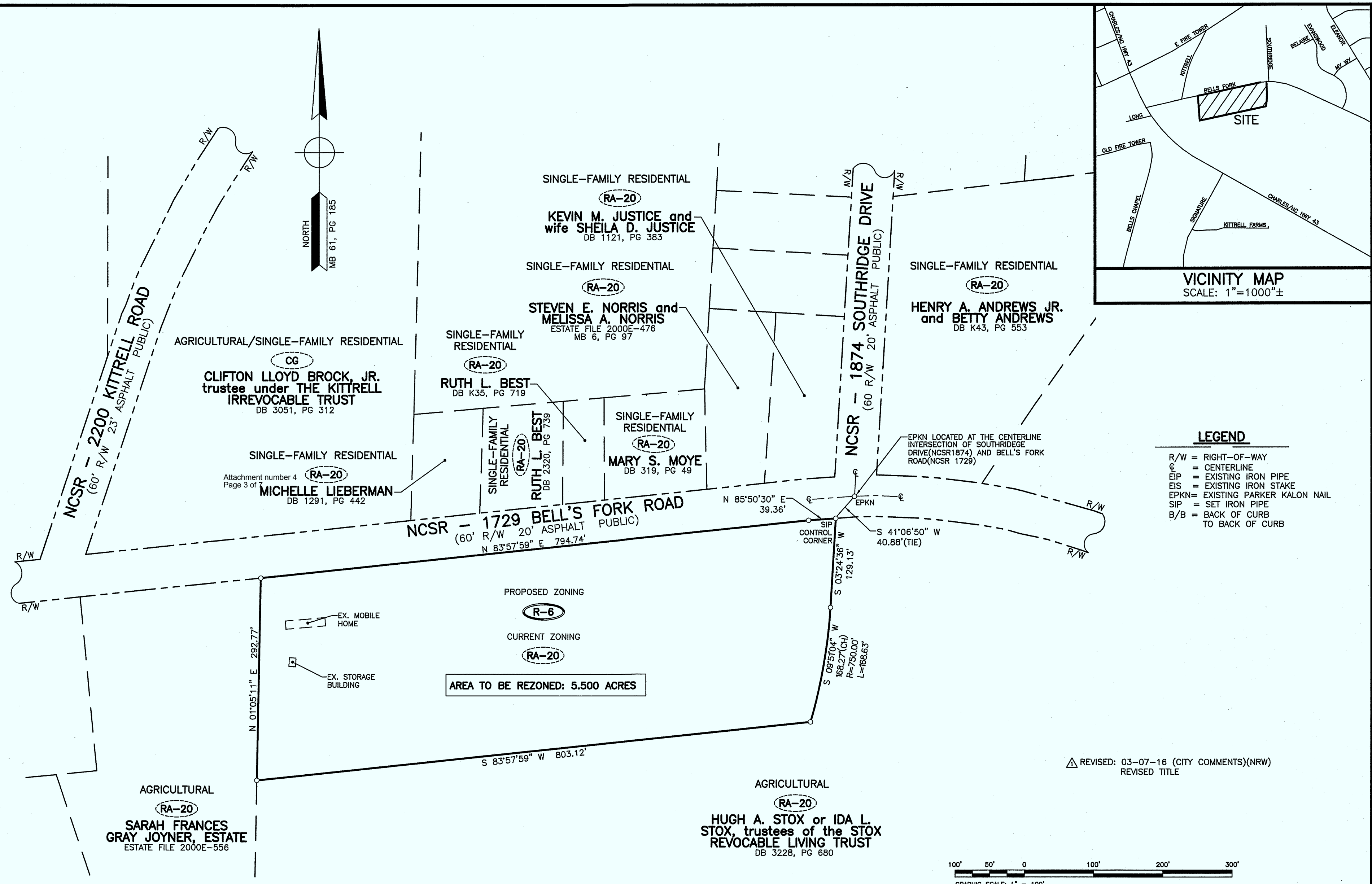
The Woda Group, Incorporated
From: RA20 To: R6
5.50 acres
March 1, 2017



The Woda Group, Incorporated
From: RA20 To: R6
5.50 acres
March 1, 2017



Y:\DRAWINGS\17-014 THE WODA GROUP\REZONING MAP.dwg Tue, Mar 07, 2017-4:42pm RWELLS



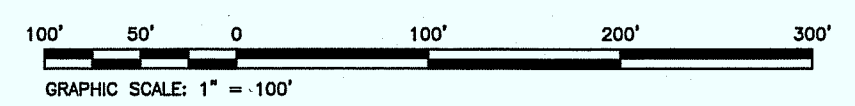
AREA TO BE REZONED: 5.500 ACRES

**PROPERTY OWNERS ADDRESSES
WITHIN 100 FEET OF PROPERTY**

- | | |
|--|--|
| SARAH FRANCES GRAY JOYNER, ESTATE 2345 EAST FIRE TOWER ROAD GREENVILLE, NC 27858 | STEVEN E. NORRIS and MELISSA A. NORRIS 2237 BELLS FORK ROAD GREENVILLE, NC 27858 |
| CLIFTON LLOYD BROCK, JR. trustee under THE KITTRELL IRREVOCABLE TRUST 3302 ALVIN ROAD GRIMESLAND, NC 27837 | KEVIN M. JUSTICE and wife SHEILA D. JUSTICE 2241 BELLS FORK ROAD GREENVILLE, NC 27858 |
| MICHELLE LIEBERMAN 2221 BELLS FORK ROAD GREENVILLE, NC 27858 | HENRY A. ANDREWS JR. and BETTY ANDREWS 2305 BELLS FORK ROAD GREENVILLE, NC 27858 |
| RUTH L. BEST 2229 BELLS FORK ROAD GREENVILLE, NC 27858 | HUGH A. STOX or IDA L. STOX, trustees of the STOX REVOCABLE LIVING TRUST 2311 BELLS FORK ROAD GREENVILLE, NC 27858 |
| MARY S. MOYE P.O. BOX 99 SIMPSON, NC 27879 | |

NOTES

- ALL AREAS CALCULATED BY COORDINATE GEOMETRY.
- REFERENCE: A PORTION OF A PROPERTY AS SHOWN ON A MAP IN MAP BOOK 61, PAGE 185 OF THE PITT COUNTY REGISTER OF DEEDS



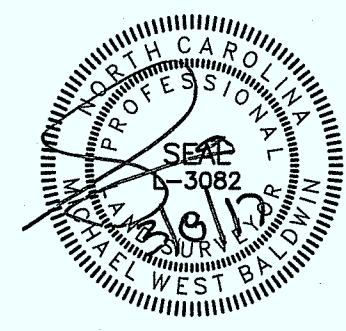
SHEET 1 OF 1 REZONING MAP A PORTION OF TAX PARCEL #07238 TAX MAP #4696-14-9587

THE WODA GROUP, INC.

REFERENCE: A PORTION OF PROPERTY DESCRIBED IN DEED BOOK 3228, PAGE 680 OF THE PITT COUNTY REGISTER OF DEEDS
WINTERVILLE TOWNSHIP, PITT COUNTY, N.C.

OWNER: IDA LYNN STOX
ADDRESS: 2311 BELLS FORK ROAD
GREENVILLE, NC 27858
PHONE: (252) 714-5099

| | | | |
|--------------|---------------|------------------|----------------|
| | SURVEYED: N/A | | APPROVED: MWB |
| | DRAWN: NRW | | DATE: 02/06/17 |
| CHECKED: MWB | | SCALE: 1" = 100' | |



| CLOSURE CHECK BOUNDARY | |
|------------------------|----------------|
| CHECKED: NRW | DATE: 02/06/17 |

Case No: 17-05

Applicant: The Woda Group, LLC

Property Information

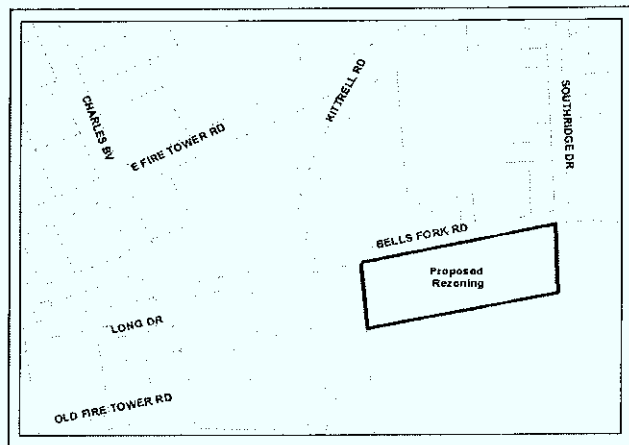
Current Zoning: RA20 (Residential-Agricultural)

Proposed Zoning: R6 (Residential [High Density Multi-Family])

Current Acreage: 5.5 acres

Location: Bells Fork Rd, east of Charles Boulevard

Points of Access: Charles Boulevard via Bells Fork Rd



Location Map

Transportation Background Information

1.) Charles Blvd- State maintained

| | <u>Existing Street Section</u> | <u>Ultimate Thoroughfare Street Section</u> |
|----------------------------------|--------------------------------|---|
| Description/cross section | 5-lane, curb & gutter | 4-lanes with raised median |
| Right of way width (ft) | 100 | no change |
| Speed Limit (mph) | 45 | no change |
| Current ADT: | 18,040 (*) | Ultimate Design ADT: 39,700 vehicles/day (**) |
| Design ADT: | 29,900 vehicles/day (**) | |
| Controlled Access | No | |
| Thoroughfare Plan Status: | Major Thoroughfare | |

Other Information: There are no sidewalks along Charles Blvd that service this property.

- Notes:**
- (*) 2014 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: 191 -vehicle trips/day (*) **Proposed Zoning:** 499 -vehicle trips/day (*)

Estimated Net Change: increase of 308 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 Charles Blvd are as follows:

- 1.) Charles Blvd , North of Site (70%): “No build” ADT of 18,040
- Estimated ADT with Proposed Zoning (full build) – 18,389
 Estimated ADT with Current Zoning (full build) – 18,174
Net ADT change = 215 (1% increase)

2.) Charles Blvd , South of Site (30%):

"No build" ADT of 18,040

Estimated ADT with Proposed Zoning (full build) – 18,190

Estimated ADT with Current Zoning (full build) – 18,097

Net ADT change = 93 (<1% increase)

Staff Findings/Recommendations

Based on possible uses permitted by the requested rezoning, the proposed rezoning classification could generate 499 trips to and from the site on Charles Blvd, which is a net increase of 308 additional trips per day.

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

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 CHART | | | |
|----------------------------------|--|--------------------------------------|--------------------------|
| Density Level | Future Land Use and Character Type | Applicable Zoning District(s) | Units per Acre*** |
| High | Uptown Edge (UE) | CDF | 17 units per acre |
| | Mixed Use, High Intensity (MUHI) | OR | 17 units per acre |
| | | R6 | 17 units per acre |
| | Residential, High Density (HDR) | R6 | 17 units per acre |
| | | R6MH | 17 units per acre |
| Medical-Transition (MT) | MR | 17 units per acre | |
| High to Medium | Mixed Use (MU) | OR | 17 units per acre |
| | | R6 | 17 units per acre |
| | | R6A | 9 units per acre |
| | Uptown Neighborhood (UN) | R6S | 7 units per acre |
| | Traditional Neighborhood, Medium-High Density (TNMH) | R6 | 17 units per acre |
| | | R6A | 9 units per acre |
| | | R6S | 7 units per acre |
| Medium to Low | Traditional Neighborhood, Low-Medium Density (TNLM) | R9 | 6 units per acre |
| | | R9S | 5 units per acre |
| | | R15S | 3 units per acre |
| | Residential, Low-Medium Density (LMHR) | R9S | 5 units per acre |
| | | R15S | 3 units per acre |
| | | RA20 | 4 units per acre |
| | | MRS | 4 units per acre |

*** Maximim allowable density in the respective zoning district.



City of Greenville, North Carolina

Meeting Date: 5/11/2017
Time: 6:00 PM

Title of Item: Ordinance to amend the Zoning Ordinance to increase the maximum height for distributed antenna systems (DAS) in the CD (Downtown Commercial) district from 25 feet to 35 feet

Explanation: **Abstract:** Adoption of this Zoning Ordinance Text Amendment will increase the maximum height for distributed antenna systems (DAS) in the CD (Downtown Commercial) district from 25 feet to 35 feet.

Explanation: On December 8, 2016, City Council adopted Ordinance No. 16-066 to add distributed antenna systems (DAS) to the table of uses and establish placement and aesthetic review criteria for certain zoning districts. Under the existing ordinance, the maximum height limit for DAS equipment in the CD district is 25 feet, while the maximum height limit for DAS equipment in other zoning districts, located within right-of-way, on City-owned infrastructure, on Greenville Utilities Commission-owned infrastructure, and/or on City property, is 35 feet. (Refer to attached map)

The Public Works Department administers the application intake and permitting functions for proposed DAS equipment. Public Works staff requested this text amendment after determining that most light poles in the CD district are 30 feet tall which greatly limits where DAS may be proposed for review and approval.

Title 9, Chapter 4, Article F, Sec. 9-4-103(Q)(4)(b)(1) of the City Code is proposed to be amended by rewriting the subsection as illustrated below. Underlined text denotes text to be added, and stricken text denotes text to be deleted.

(1) The height of DAS equipment, including support poles, whether they are replacing existing light posts, are mounted to existing light posts or are freestanding poles shall not exceed 35 ~~25~~ feet above grade, including the antenna, must not have antennas longer than 6 feet, must be painted to match the color of the poles.

Fiscal Note: No cost to the City.

Recommendation: In staff's opinion, the proposed Zoning Ordinance Text Amendment is in compliance with Horizons 2026: Greenville's Community Plan.

The Planning and Zoning Commission unanimously voted to recommend approval of the request at its April 18, 2017 meeting.

If the City Council determines to approve the text amendment, a motion to adopt the attached text amendment ordinance will accomplish this. The ordinance includes the statutorily required statement describing whether the action taken is consistent with the comprehensive plan and explaining why Council considers the action taken to be reasonable and in the public interest.

If the City Council determines to deny the text amendment, in order to comply with statutory requirements, it is recommended that the motion be as follows:

"Motion to deny the requested text amendment, to make a finding and determination that the requested text amendment is inconsistent with the comprehensive plan or other applicable plans, including but not limited to the following: Horizons 2026: Greenville's Community Plan, Chapter 4, Policy 4.1.4 to: continue to market Greenville's excellent business climate; where appropriate, promote flexibility in development regulations to ensure a business climate that encourages growth and expansion; support business growth, expansion, and retention through strategic public investments; ensure land use regulations align with industry needs.

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

Attachments / click to download

 [Map of Existing DAS Height Limits](#)

 [Ordinance Increase Height of DAS in CD to 35 feet 1050269](#)

ORDINANCE NO. 17-
AN ORDINANCE AMENDING THE ZONING ORDINANCE
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 May 11, 2017, at 6:00 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 amending the City Code; and

WHEREAS, in accordance with the provisions of North Carolina General Statute 160A-383, the City Council of the City of Greenville does hereby find and determine that the adoption of the ordinance involving the text amendment is consistent with the adopted comprehensive plan and other officially adopted plans that are applicable and that the adoption of the ordinance involving the text amendment is reasonable and in the public interest due to its consistency with the comprehensive plan and other officially adopted plans that are applicable and, as a result, its furtherance of the goals and objectives of the comprehensive plan and other officially adopted plans that are applicable;

WHEREAS, as a further description as to why the action taken is consistent with the comprehensive plan and other officially adopted plans that are applicable in compliance with the provisions of North Carolina General Statute 160A-383, the City Council of the City of Greenville does hereby find and determine that the adoption of this ordinance is consistent with provisions of the comprehensive plan including, but not limited to, Horizons 2026: Greenville's Community Plan, Chapter 4, Growing the Economic Hub, Policy 4.1.4, Support a Positive Business Climate;

WHEREAS, as a further explanation as to why the action taken is reasonable and in the public interest in compliance with the provisions of North Carolina General Statute 160A-383, the City Council of the City of Greenville does hereby find and determine that the adoption of this ordinance will, in addition to the furtherance of other goals and objectives, improve health and safety, and to continue to market Greenville's excellent business climate, and where appropriate, promote flexibility in development regulations to ensure a business climate that encourages growth and expansion, and support business growth, expansion, and retention through strategic public improvements;

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

Section 1: That Title 9, Chapter 4, Article F, Section 9-4-103 of the City Code is hereby amended by rewriting subsection (Q)(4)(b)(1) to read as follows:

- (1) The height of DAS equipment, including support poles, whether they are replacing existing light posts, are mounted to existing light posts or are freestanding poles shall not exceed 35 feet above grade, including the antenna, must not have antennas

longer than 6 feet, must be painted to match the color of the poles.

Section 2. That any part or provision of this ordinance found by a court of competent jurisdiction to be in violation of the Constitution or laws of the United States or North Carolina is hereby deemed severable and shall not affect the validity of the remaining provisions of the ordinance.

Section 3. That this ordinance shall become effective immediately upon adoption.

Adopted this 11th day of May, 2017.

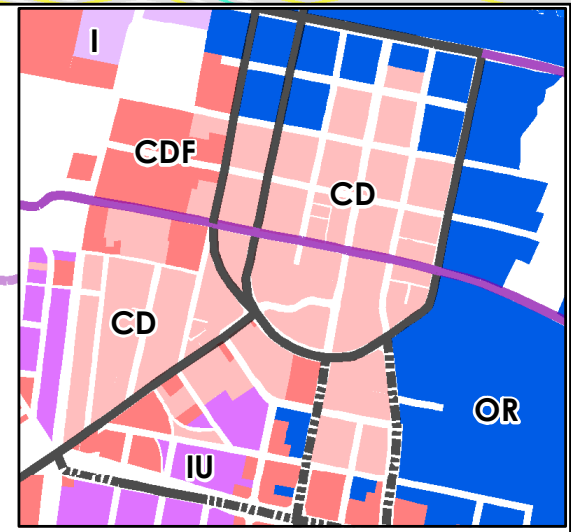
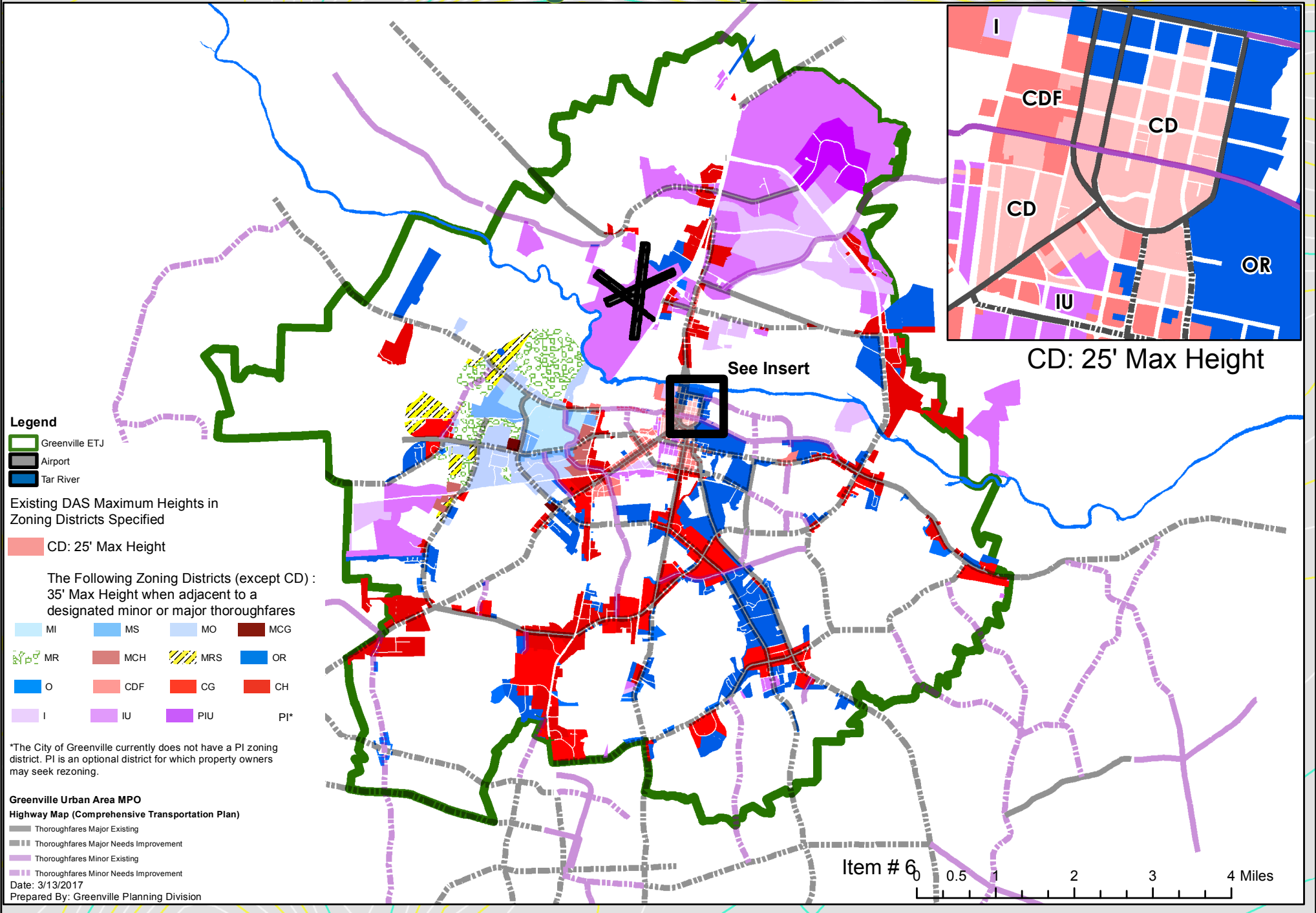
Allen M. Thomas, Mayor

ATTEST:

Carol L. Barwick, City Clerk

#1050269

Map 1: Existing DAS Maximum Heights in Zoning Districts Specified



CD: 25' Max Height

Legend

- Greenville ETJ
- Airport
- Tar River

Existing DAS Maximum Heights in Zoning Districts Specified

- CD: 25' Max Height
- The Following Zoning Districts (except CD) :
35' Max Height when adjacent to a designated minor or major thoroughfares
- | | | | |
|----|-----|-----|-----|
| MI | MS | MO | MCG |
| MR | MCH | MRS | OR |
| O | CDF | CG | CH |
| I | IU | PIU | PI* |

*The City of Greenville currently does not have a PI zoning district. PI is an optional district for which property owners may seek rezoning.

Greenville Urban Area MPO Highway Map (Comprehensive Transportation Plan)

- Thoroughfares Major Existing
- Thoroughfares Major Needs Improvement
- Thoroughfares Minor Existing
- Thoroughfares Minor Needs Improvement





City of Greenville, North Carolina

Meeting Date: 5/11/2017
Time: 6:00 PM

Title of Item: Acceptance of Building Reuse Grant for Caremaster, LLC

Explanation: **Abstract:** The North Carolina Department of Commerce Rural Economic Development Division approved a grant in the amount of \$150,000 for Caremaster, LLC through the Building Reuse Program. The grant requires a 5% local government match. This matching payment is considered an economic development incentive and requires the City to hold a public hearing.

Explanation: The North Carolina Department of Commerce Rural Economic Development Division approved a Building Reuse Grant in the amount of \$150,000 for Caremaster, LLC. At its February 6, 2017 meeting, City Council passed a resolution in support of this grant application, agreeing to fund the 5% local government match. A public hearing is now required to approve this matching payment of \$7,500.

Caremaster, LLC is a full-service fire and water restoration company that works with property owners to restore their properties to pre-disaster conditions. The company will create 15 new full-time jobs with an average annual salary of \$39,797, and invest over \$600,000 in renovations to the old Grainger building at 601 Dexter Street.

The City's 5% matching payment represents a local economic development incentive pursuant to North Carolina General Statute 158-7.1. It is offered in consideration of the expected public benefits accrued as a result of the project for job creation. Under North Carolina state law, a public hearing is required prior to consideration of such incentives. On the basis of objections, debate, and discussion at the hearing, changes may be made from what has been proposed.

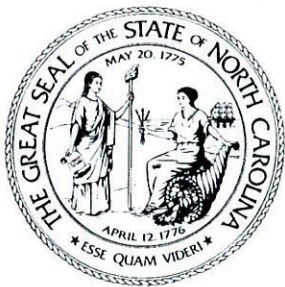
Fiscal Note: The Building Reuse Grant program administered through the NC Department of Commerce awarded Caremaster, LLC a \$150,000 grant. The grant requires a 5% matching payment from the City of Greenville in the amount of \$7,500. Funds to match the grant are included in the FY 2016-2017 budget in a line item designated for economic development matching funds.

Recommendation: Staff recommends that City Council hold the required public hearing and approve the economic development incentive for Caremaster, LLC in the amount of \$7,500.

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

Attachments / click to download

 [Letter for Caremaster Building Reuse Grant](#)



ROY COOPER
Governor

ANTHONY M. COPELAND
Secretary

RECEIVED

APR 27 2017

CITY MANAGER'S OFFICE

April 20, 2017

The Honorable Allen M. Thomas
Mayor
City of Greenville
201 W. 5th St.
Greenville, NC 27835

Re: FY16/17 Building Reuse Program Award Notification
Contract Ref #: 2017-135-3201-2587

Dear Mayor Thomas:

On behalf of the Rural Infrastructure Authority, I am pleased to announce that the City of Greenville has been selected for funding under the Building Reuse Program. Funds were awarded to the City of Greenville on April 20, 2017, in the amount of \$150,000.00, for the project entitled "Caremaster, LLC" to create 15 full-time jobs.

Congratulations on this award and we extend our best wishes to you for success in bringing new job creation to rural North Carolina. We look forward to working with you on this important project. If you have any questions, please contact your program manager Hazel Edmond at (919) 814-4659 or hazel.edmond@nccommerce.com.

Sincerely,

A handwritten signature in black ink that reads "Susan Fleetwood".

Susan Fleetwood
Executive Director of Economic Development

cc: Melody Adams, Director, Rural Development Division



City of Greenville, North Carolina

Meeting Date: 5/11/2017
Time: 6:00 PM

Title of Item: Presentation of the proposed Fiscal Year 2017-2018 operating budget for the following entities:

- a. Pitt-Greenville Convention & Visitors Authority
- b. Sheppard Memorial Library
- c. Greenville Utilities Commission

Explanation: **Abstract:** The staff from Pitt-Greenville Convention and Visitors Authority, Sheppard Memorial Library, and Greenville Utilities Commission will present their proposed fiscal year 2017-2018 operating budgets.

Explanation: During the May 11, 2017, City Council meeting, representatives from the Pitt-Greenville Convention and Visitors Authority, Sheppard Memorial Library, and Greenville Utilities Commission will present their proposed fiscal year 2017-2018 operating budget.

In compliance with Section 160A-148(5) of the North Carolina General Statutes, the City Council will hold a public hearing on Monday, June 5, and consider adopting the annual budget ordinance on Thursday, June 8.

Fiscal Note: The final amount for the City's budget will be determined by City Council action at the June 8, 2017, City Council meeting.

Recommendation: Receive the presentation on the proposed fiscal year 2018 operating budget, and provide feedback and direction.

Attachments / click to download

 [Budget Requests](#)

April 10, 2017

Dear Mayor, Mayor Pro-Tem and Members of City Council:

The Convention & Visitors Authority, in conjunction with its hospitality partners, continues to make great progress in establishing Greenville and Pitt County as a competitive hospitality destination throughout the state of North Carolina. In fiscal year 2015, tourism expenditures in Pitt County totaled 218.83 million dollars generating 4.82 million dollars in local taxes. These tourism numbers rank Greenville and Pitt County among the top ¼ of tourism generating destinations across the state and we continue to gain ground each year against other municipalities.

The cornerstone of the 2017-2018 CVA budget is centered on achieving our established goals and objectives as set forth at our last combined CVA board and staff retreat. An increase in the marketing and advertising line items has been earmarked over the final year of our two year budget cycle to assist the bureau in selling our destination within our target markets of conventions and meetings, athletics, family reunions, and religious groups. Funds have also been set aside to continue efforts to market Greenville and Pitt County as a leisure destination across the Southeast region, especially in the area of Culinary Tourism. Greenville is experiencing an increase in hospitality related infrastructure which will help to attract the number of leisure travelers visiting our destination.

Over the next twelve months, the Convention and Visitors Bureau's budget is based on projected revenue from the hotel-motel occupancy tax collections. Our budget is conservatively based off an 11% increase in collections for the fiscal year. The double digit increase is due to higher occupancy numbers due to Hurricane Matthew as well as higher demand within our market. The budget also reflects the use of fund balance which is helping to cover the costs of our board approved projects over the next fiscal year. It is possible that the CVA will not need to utilize the current level of fund balance within the proposed budget as occupancy taxes will likely come in much higher than 11% for the current period.

This proposed budget has been approved by our CVA executive committee, our full CVA board and is ready for consideration by the Greenville City Council. The CVA appreciates the continual support of the Greenville City Council and looks forward to working with each member to make Greenville and Pitt County a preferred destination for events and leisure travel.

Sincerely,

Andrew D. Schmidt, CHME, MPA
Executive Director

CONVENTION & VISITORS BUREAU BUDGET PROPOSAL-FISCAL YEARS 2017 and 2018

| <u>ACCOUNT DESCRIPTION</u> | FY 2015 | FY 2016 | FY 2016 | FY 2017 | FY 2017 | FY 2018 |
|----------------------------|----------------------|------------------------|------------------------|------------------------|----------------------|------------------------|
| | ACTUAL | MGR REQ | ACTUAL | MGR REQ (Revised) | YTD 3/3/17 | MGR REQ |
| OCCUPANCY TAX | \$ 556,100.00 | \$ 590,000.00 | \$637,707.62 | \$ 625,000.00 | \$ 435,032.58 | \$ 707,855.46 |
| 1% OCCUPANCY TAX | \$ 273,900.00 | \$ 295,000.00 | \$318,853.81 | \$ 322,100.00 | \$ 217,516.29 | \$ 353,927.73 |
| MISC REVENUE | | | | \$ 27,500.00 | \$ 5,000.00 | \$ - |
| INT/INVEST EARNINGS | \$ 1,200.00 | \$ 1,200.00 | \$ 60.17 | \$ 60.17 | \$ 60.32 | \$ 60.48 |
| APPROPRIATED FUND BAL | \$ 98,606.94 | \$ 214,640.05 | \$ 142,546.52 | \$ 241,163.72 | | \$ 166,640.78 |
| BUDGET AMENDMENT* | | | | \$ 78,500.00 | | |
| TOTAL CVB REVENUES | \$ 929,806.94 | \$ 1,100,840.05 | \$ 1,099,168.12 | \$ 1,294,323.89 | \$ 657,609.19 | \$ 1,228,484.45 |

| <u>ACCOUNT DESCRIPTION</u> | FY 2015 | FY 2016 | FY 2016 | FY 2017 | FY 2017 | FY 2018 |
|----------------------------|----------------|----------------|----------------|----------------|----------------|----------------|
| | MGR REQ | MGR REQ | ACTUAL | MGR REQ | YTD | MGR REQ |
| SALARIES-PERMANENT | \$ 256,971.40 | \$320,881.08 | \$ 321,141.63 | \$ 332,255.95 | \$ 216,973.81 | \$ 344,466.19 |
| SALARIES-SALES INCENTIVE | | | \$ - | \$ 5,000.00 | \$ - | \$ 5,000.00 |
| CAR ALLOWANCE | \$ 3,600.00 | \$ 3,900.00 | \$ 2,807.14 | \$ 3,900.00 | \$ 2,100.00 | \$ 3,900.00 |
| FICA EXPENSE | \$ 20,569.71 | \$ 23,832.43 | \$ 24,475.13 | \$ 20,475.87 | \$ 16,291.68 | \$ 22,294.90 |
| GROUP LIFE | \$ 700.56 | \$ 831.60 | \$ 954.17 | \$ 750.00 | \$ 930.98 | \$ 1,000.00 |
| RETIREMENT | \$ 17,989.00 | \$ 22,025.53 | \$ 21,386.41 | \$ 22,028.07 | \$ 15,550.55 | \$ 23,783.75 |
| HEALTH/DENTAL INSURANCE | \$ 48,781.18 | \$ 46,489.90 | \$ 47,003.11 | \$ 52,684.00 | \$ 34,586.11 | \$ 58,371.88 |
| WORKERS COMP | \$ 5,135.09 | \$ 2,000.00 | \$ - | \$ 2,000.00 | \$ - | \$ 2,000.00 |
| UNEMPLOYMENT COMP | | \$ 500.00 | \$ 317.07 | \$ 500.00 | \$ 240.09 | \$ 500.00 |
| 401K REGULAR EMP | \$ 4,160.00 | \$ 4,680.00 | \$ 6,274.63 | \$ 4,680.00 | \$ 3,976.80 | \$ 6,240.00 |
| GAFC | | | \$ 188.35 | | \$ 419.43 | \$ 800.00 |

***PERSONNEL** \$ **357,906.94** \$ **425,140.54** \$ **424,547.64** \$ **444,273.89** \$ **291,069.45** \$ **468,356.72**

| | | | | | | |
|----------------------|--------------|--------------|--------------|--------------|--------------|--------------|
| PRINTING | \$ 28,000.00 | \$ 22,000.00 | \$ 22,838.46 | \$ 25,000.00 | \$ 18,168.60 | \$ 28,000.00 |
| TRAVEL/MARKETING | \$ 30,000.00 | \$ 38,000.00 | \$ 58,028.24 | \$ 55,000.00 | \$ 47,424.97 | \$ 61,000.00 |
| MAINTENANCE & REPAIR | \$ 3,000.00 | \$ 3,000.00 | \$ 1,195.69 | \$ 3,000.00 | \$ - | \$ 3,000.00 |
| SUPPLIES & MATERIALS | \$ 9,000.00 | \$ 9,000.00 | \$ 8,570.27 | \$ 10,000.00 | \$ 4,760.11 | \$ 10,000.00 |
| CONTRACTED SERVICES | \$ 30,000.00 | \$ 35,000.00 | \$ 33,396.84 | \$ 85,000.00 | \$ 65,946.58 | \$ 35,000.00 |
| COST OF COLLECTION | \$ 12,800.00 | \$ 15,000.00 | \$ 14,507.22 | \$ 16,250.00 | \$ 10,106.01 | \$ 19,000.00 |

| | | | | | | |
|----------------------------|----------------------|------------------------|------------------------|------------------------|----------------------|-----------------------|
| DUES/SUBSCRIPTIONS | \$ 7,500.00 | \$ 9,000.00 | \$ 13,595.50 | \$ 11,000.00 | \$ 7,968.09 | \$ 12,000.00 |
| ADVERTISING | \$ 82,000.00 | \$ 88,000.00 | \$ 119,029.02 | \$ 95,000.00 | \$ 111,454.80 | \$ 108,000.00 |
| POSTAGE | \$ 4,000.00 | \$ 4,000.00 | \$ 2,913.86 | \$ 3,500.00 | \$ 2,192.09 | \$ 3,500.00 |
| TELEPHONE | \$ 4,000.00 | \$ 4,000.00 | \$ 2,214.87 | \$ 3,500.00 | \$ 456.81 | \$ 2,000.00 |
| UTILITIES/RENT | \$ 35,000.00 | \$ 44,000.00 | \$38,501.99 | \$ 44,000.00 | \$ 27,488.24 | \$ 45,000.00 |
| GENERAL INSURANCE LIAB. | \$ 1,200.00 | \$ 1,200.00 | \$ 1,200.00 | \$ 1,200.00 | \$ - | \$ 1,200.00 |
| DIR./OFFICERS LIAB. INS. | \$ 1,500.00 | \$ 1,500.00 | | \$ 1,500.00 | \$ - | \$ 1,500.00 |
| CONTINGENCY | \$ 4,000.00 | \$ 4,000.00 | \$ 3,812.00 | \$ 5,000.00 | \$ - | \$ 5,000.00 |
| CONVENTION CTR MARKETING | \$ 273,900.00 | \$ 295,000.00 | \$ 320,332.00 | \$ 322,100.00 | \$ 292,505.00 | \$ 353,927.73 |
| CONVENTION PROJECTS | \$ 8,000.00 | \$ 8,000.00 | \$ 7,689.59 | \$ 8,000.00 | \$ - | \$ 12,000.00 |
| TOURISM PROJECTS | \$ 30,000.00 | \$ 22,000.00 | \$ 21,553.28 | \$ 42,500.00 | \$ 22,442.59 | \$ 35,000.00 |
| *OPERATING | \$ 563,900.00 | \$ 602,700.00 | \$ 669,378.83 | \$ 731,550.00 | \$ 610,913.89 | \$ 735,127.73 |
| | | | | | | |
| *CAP PROJ/EQUIPMENT | \$ 8,000.00 | \$ 8,000.00 | \$ 5,241.65 | \$ 40,000.00 | \$ - | \$ 25,000.00 |
| | | | | | | |
| TOTAL CVB EXPENSES | \$ 929,806.94 | \$ 1,100,841.05 | \$ 1,099,168.12 | \$ 1,294,323.89 | \$ 901,983.34 | \$1,228,484.45 |

SHEPPARD MEMORIAL LIBRARY FY 2017-2018 BUDGET



BOARD OF TRUSTEES

Terry S. Atkinson, Chair

Mark Sanders, Vice-Chair

Catherine Rouse

Glen Webb

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Ralph Scott

Dick Wolfe

LTC Col. Jesse J. Hinton, Jr. (Ret.)

Veronica Roberson

Rick Smiley

Greg Needham, Library Director / Executive Secretary to the Board of Trustees

Item # 8



March 23, 2017

To: Barbara Lipscomb, City Manager
 Michael Cowin, Assistant City Manager
 Bernita Demery, Director of Financial Services
 Shelley Z. Leach, Financial Analyst

From: Greg Needham, Director of Libraries *GN*

RE: 2017-2018 Sheppard Memorial Library Budget Request

Attached is the 2017-2018 Sheppard Memorial Library system budget request to the City of Greenville. This budget represents the operating costs for the main library, four branch libraries, and the Pitt County Bookmobile for the upcoming fiscal year.

Sheppard Memorial Library requests \$1,232,969 from the City of Greenville, which is the same amount appropriated in the original two-year budget and financial plan approved last year.

The total amount of funding requested from Pitt County is \$610,529. Anticipated revenue from State Aid is set by the State Library of North Carolina.

No capital funds are requested in this budget.

I appreciate the opportunity to submit this 2017-2018 budget request to the City of Greenville, and I will be glad to answer any related questions you may have.

Thank you for your consideration!

THE SHEPPARD MEMORIAL LIBRARY SYSTEM

The Sheppard Memorial Library system consists of the main library, the Pitt County Bookmobile, and four branch facilities. The main library and two of the branches are located in the City of Greenville, one branch is located in the Town of Winterville, and another branch is located in the Town of Bethel. Operating funds for the libraries in Greenville and the Pitt County Bookmobile are funded by the City of Greenville and Pitt County. Operating costs for libraries in Winterville and Bethel are paid for by those towns, as well as support from Pitt County, and by revenues generated from the operation of these facilities. The Sheppard Memorial Library system receives the Pitt County appropriation of State public library funding because it is recognized as the county library system.

MISSION STATEMENT & GOALS FOR 2016 – 2021

Sheppard Memorial Library promotes the joys of reading, life-long learning, creativity, and economic growth. It collects and maintains diverse, comprehensive knowledge resources which nourish enlightenment, critical thinking, literacy, and understanding throughout the region.

In an era of consistent change, Sheppard Memorial Library offers stability and reliability to its community.

The library's primary mission is to provide high-interest material in a variety of formats and locations thereby allowing access and use of its collections and resources by as many individuals as possible.

The library supports both formal and informal education endeavors of persons in the community. It particularly supports reading and learning for children and assisting students in meeting objectives established during formal courses of study.

The library aggressively seeks to add to the knowledge infrastructure of Pitt County in order to support the vitality of the future knowledge-based economy. In this way it contributes to the economic development of the community.

The library's staff is composed of highly effective information specialists who assist library users in locating authoritative, timely, non-biased information among the myriad of possible sources. They aid persons in finding answers to everyday problems as well as issues that move beyond facts and data to knowledge and enlightenment.

Recognizing the need to remain current with the times, Sheppard Memorial Library regularly reviews its mission to ensure that the System is providing maximum benefit to its service area.

GOALS AND OBJECTIVES

The library system will provide welcoming physical “public” spaces that foster a sense of community, encourage the free flow of ideas, increase the availability of resources, and add to the information infrastructure of Greenville and Pitt County.

The library system will provide welcoming “virtual” public spaces that foster a sense of community, and enrich the information base of the service area by offering access to resources not readily available through Internet sites.

The Library system will offer its service community a rich array of Programs (individual and group activities) that foster intellectual activity, promote the joys of reading, and encourage life-long learning and creativity.

The library offers comprehensive knowledge resources which nourish enlightenment, critical thinking, literacy, and understanding throughout the region. The library’s collections provide a variety of high interest material in a variety of formats and locations thereby allowing access and use of its collections and resources by as many individuals as possible

The library’s staff is composed of well trained, service-oriented, employees who effectively assist library users in locating authoritative, timely, non-biased information among a myriad of possible sources. They aid persons in finding answers to everyday problems as well as issues that move beyond facts and data to knowledge and enlightenment.

Quality library service is not free; the Library will actively seek sources of revenue to fulfill its mission. These sources of revenue will include public and private sources.

Sheppard Memorial Library will reach out to the other public and institutional libraries in the community to enhance the service for all library users in Greenville and Pitt County.

Recognizing the vital role of technology in today’s library world, Sheppard Memorial Library will provide adequate supplies of current state-of-the art means of information delivery.

Recognizing the vital role of communications in alerting the public to services and resources, the Library will reach out through the media and other means to inform the public about its offerings.

Sheppard Memorial Library FY 2017-2018 Operating Budget

| | FY 15-16 ACTUAL | Amended FY 16-17 BUDGET | Library Board Approved FY 17-18 BUDGET |
|--|---------------------|-------------------------------|---|
| REVENUES | | | |
| City of Greenville | \$ 1,162,192 | \$ 1,197,058 | \$ 1,232,969 |
| County of Pitt | 567,395 | 581,096 | 598,529 |
| County of Pitt - Bethel/Winterville | 12,000 | 12,000 | 12,000 |
| Town of Bethel | 30,315 | 21,108 | 30,315 |
| Town of Winterville | 161,620 | 165,300 | 167,780 |
| State Aid | 191,774 | 190,187 | 191,774 |
| Desk Receipts | 131,661 | 117,775 | 128,775 |
| Interest Income | 1,500 | 1,000 | 1,000 |
| Miscellaneous Income | 39,788 | 37,800 | 31,500 |
| Greenville Housing Authority | 10,692 | 10,692 | 10,692 |
| Capital - County – Bookmobile | - | 100,000 | - |
| Capital – Donations - Bookmobile | - | 30,000 | - |
| Transfer in from FF for Capital - Bookmobile | - | 51,458 | - |
| Fund Balance – Capital – Bookmobile | - | 16,808 | - |
| Fund Balance | - | 15,146 | 26,946 |
| TOTAL REVENUES | \$ 2,308,936 | \$ 2,547,428 | \$ 2,432,280 |
| EXPENDITURES | | | |
| Personnel | \$ 1,410,731 | \$ 1,540,385 | \$ 1,610,626 |
| Operations | 795,141 | 798,085 | 810,962 |
| Greenville Housing Authority | 10,612 | 10,692 | 10,692 |
| Capital Expense | 99,757 | - | - |
| Capital Expense - Bookmobile | - | 198,266 | - |
| TOTAL EXPENDITURES | \$ 2,316,241 | \$ 2,547,428 | \$ 2,432,280 |

**Sheppard Memorial Library
Fiduciary Fund Investments
Budget for FY 16-17 and FY 17-18**

| | SML FF Actual FY 15-16 | SML FF Library Board Approved FY 16-17 | SML FF Library Board Approved FY 17-18 |
|---------------------------------------|---------------------------------------|---|---|
| Revenues | | | |
| Fiduciary Fund Interest Income | \$ 486.00 | \$ 395.00 | \$ 278.00 |
| Fiduciary Fund Mis. Inc. - Rouse Fund | \$ 15,000.00 | \$ - | \$ - |
| Total Revenues | \$ 15,486.00 | \$ 395.00 | \$ 278.00 |
| Expenses | | | |
| Transfers Out to GF | \$ - | \$ 51,458.00 | \$ 4,109.00 |
| Net Income | \$ 15,486.00 | \$ (51,063.00) | \$ (3,831.00) |

| | Actual FY 15-16 | Projected FY 16-17 | Proposed FY 17-18 |
|-------------------------------|----------------------------|-------------------------------|------------------------------|
| FF Rouse Fund MMA | \$ 15,023.85 | \$ 15,054.00 | \$ 15,000.00 |
| FF Larkin Fund CD | \$ 4,748.89 | \$ 4,795.87 | \$ 4,500.00 |
| FF Clark Fund CD | \$ 1,367.46 | \$ 1,394.97 | \$ 1,300.00 |
| FF Boyd Fund CD | \$ 28,286.94 | \$ 28,566.79 | \$ 26,000.00 |
| FF Day Fund CD | \$ 16,517.92 | \$ 16,681.33 | \$ 16,000.00 |
| FF Olschner Fund IDA | \$ 51,438.41 | \$ - | \$ - |
| FF Interest Receivable | \$ 172.55 | \$ 111.00 | \$ 103.00 |
| Fiduciary Fund Balance | \$ 117,556.02 | \$ 66,603.96 | \$ 62,903.00 |



Greenville Utilities Commission
Greenville City Council
Customers of Greenville Utilities

Ladies and Gentlemen:

The FY 2017-18 Budget reflects the combined efforts of the Management Team, employees, and the guidance of the Board of Commissioners. Budgetary requests have been reviewed with a focus on sound business practices, customer expectations, and system reliability. In balancing the budget, key areas such as infrastructure needs, rising operational costs, staffing requirements and long-term sustainability with fiscal responsibility were also taken into consideration.

Using GUC's strategic plan as a guide, this budget has been prepared to ensure the long-term success of our mission to provide safe and reliable utility services at the lowest reasonable costs, with exceptional customer service.

GUC's financial budget goals focus on several key metrics including end-of-year performance, debt service coverages, and fund balances. The long-term sustainability of each fund is also taken into consideration to ensure that GUC is poised to continue to meet its mission and future financial challenges.

Guiding all budgetary decisions is GUC's commitment to provide exceptional service while maintaining a viable financial position. In monitoring our strategic plan, GUC utilizes Key Performance Indicators at the corporate level on a consistent and routine basis. To that end, GUC's budget goals are designed to achieve the following:

- Meet customer needs
- Provide reliable utility services at the lowest reasonable cost
- Position GUC to achieve greater efficiencies
- Continue to meet and/or exceed regulatory requirements
- Preserve and/or improve bond ratings
- Minimize rate increases
- Avoid future rate shock
- Ensure financial viability of each fund
- Prepare for emergency situations
- Prepare for growth and expansion opportunities

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Greenville, NC
27835-1847
252 752-7166
www.guc.com

*Your Local
Advantage*

The balancing process for the budget addressed several areas, including the review and analysis of the following:

- All four funds will be self-supporting in order to meet future financial challenges as individual funds on a sustained basis
- Continued investment in infrastructure
- Additional debt service requirements
- Appropriate timing of expenditures for capital projects
- Revenues
- Personnel and staffing
- Cost saving opportunities
- Updating financial models while being cognizant of any rate adjustments that were proposed last year for the upcoming fiscal year

Highlights of the FY 2017-18 operating budget are listed below:

- Expenditures budgeted for FY 2017-18 have decreased by 2.7% or \$6.95M when compared to the FY 2016-17 budget. Key drivers are:
 - \$5.7M decrease in purchased commodities costs (electricity and gas)
 - \$3M decrease in transfer to rate stabilization
 - \$1M decrease in transfer to designated reserve
 - \$1.5M increase in transfer to capital projects
 - \$1.2M increase in operations
- No rate adjustment for the Electric Fund. However, the budget does reflect the (3.5)% decrease that went into effect on April 1, 2017 through the purchased power adjustment due to a wholesale decrease of (4.5)%. The (3.5)% rate decrease provides a \$4.00 per month decrease to the typical residential bill. This rate reduction marks the third time the rates have been reduced since the sale of NCEMPA assets providing residential customers a cumulative rate reduction of 14.5% over the last three years. The cumulative savings for the typical residential customer using 1,000 kWh over a three year period will be approximately \$500.
- No rate adjustment for the Water Fund, 7.4% projected rate adjustment deferred
- No rate adjustment for the Sewer Fund, 8.4% projected rate adjustment deferred
- No rate adjustment for the Gas Fund, 1.6% projected rate adjustment deferred (other than purchased gas adjustments as needed)
- Funding for the employee market adjustment at 1.7% or \$438K effective July 1, 2017
- Funding for the employee merit program at 1.5% or \$394K
- Continuation of a self-insured health insurance plan which includes a high deductible Health Savings Account option
- Continuation of self-insured dental insurance plan

- Funding to bring replacements on board prior to the retirement of key personnel in order to facilitate succession planning, leverage the knowledge and experience of long-term employees for training on critical issues and ensure smooth transitions
- Existing positions have been reallocated and seven permanent positions have been added to appropriately respond to needs within the combined enterprise operation
- Prefunding for Other Post-Employment Benefits (OPEB) \$500K
- Investment of \$9.67M for capital outlay in order to maintain system reliability and comply with regulatory requirements in the combined enterprise operation
- Annual turnover or transfer of \$6.6M to the City of Greenville in accordance with the Charter issued by the North Carolina General Assembly

Highlights of the FY 2017-18 capital budget are listed below:

- GUC continues to make investments in capital projects to maintain reliability, meet ongoing regulatory requirements, and remain strategically positioned to facilitate growth. To that end, GUC will be establishing capital projects totaling \$21.58M.

SUMMARY

The FY 2017-18 balanced budget controls costs while continuing to provide the high level of service our customers expect. The budget is balanced and it includes key components to position GUC for long-term sustainability and growth. By focusing on business fundamentals, this budget helps establish the foundation for providing safe and reliable service at the lowest reasonable costs to GUC's customers for the future.



Anthony C. Cannon
General Manager/CEO

ALL FUNDS

| | 2015-2016 | 2016-2017 | 2016-2017 | 2017-2018 | 2017-2018 |
|---|-----------------------|-----------------------|-----------------------|-----------------------|-----------------------|
| | Actual | Budget | Projected | Plan | Budget |
| REVENUE: | | | | | |
| Rates & Charges | \$ 243,633,916 | \$ 250,022,370 | \$ 243,620,253 | \$ 254,420,307 | \$ 243,785,295 |
| Fees & Charges | 2,303,829 | 2,170,451 | 2,365,479 | 2,213,861 | 2,369,093 |
| U. G. & Temp. Ser. Chgs. | 174,595 | 139,951 | 406,417 | 192,751 | 208,008 |
| Miscellaneous | 3,257,057 | 2,626,130 | 2,707,099 | 2,856,818 | 2,843,377 |
| Interest on Investments | 326,222 | 322,000 | 346,292 | 322,000 | 336,000 |
| FEMA/Insurance Reimbursement | - | - | 721,338 | - | - |
| Bond Proceeds | 813,404 | 1,418,727 | - | 608,873 | - |
| Installment Purchases | - | - | - | - | - |
| Transfer from Cap Projects | - | 800,000 | 1,418,727 | - | - |
| Transfer from Rate Stabilization | - | - | 400,000 | - | - |
| Appropriated Fund Balance | - | - | 1,000,000 | - | 1,000,000 |
| | \$ 250,509,023 | \$ 257,499,629 | \$ 252,985,605 | \$ 260,564,610 | \$ 250,541,773 |

| | | | | | |
|---------------------------------------|-----------------------|-----------------------|-----------------------|-----------------------|-----------------------|
| EXPENDITURES: | | | | | |
| Operations | \$ 54,557,568 | \$ 64,389,120 | \$ 62,927,499 | \$ 65,135,235 | \$ 65,558,607 |
| Purchased Power | 124,801,949 | 128,765,671 | 130,091,433 | 129,105,795 | 125,005,049 |
| Purchased Gas | 15,335,516 | 21,383,200 | 17,243,000 | 21,524,100 | 19,423,500 |
| Capital Outlay | 7,111,244 | 9,686,918 | 10,971,106 | 7,798,738 | 9,673,307 |
| Debt Service | 15,055,055 | 14,683,867 | 14,423,978 | 15,829,985 | 14,313,444 |
| City Turnover - General | 6,592,442 | 5,723,000 | 5,899,988 | 6,557,000 | 5,853,236 |
| Street Light Reimbursement | 765,823 | 775,420 | 775,420 | 798,683 | 798,693 |
| Transfer to OPEB Trust | 450,000 | 500,000 | 500,000 | 500,000 | 500,000 |
| Transfer to Rate Stabilization | 14,000,000 | 4,500,000 | 4,750,000 | 1,200,000 | 1,450,000 |
| Transfer to Capital Projects | 16,450,000 | 4,850,000 | 4,000,000 | 8,700,000 | 6,350,000 |
| Transfer to Designated Reserve | 1,000,000 | 1,050,000 | 750,000 | 1,750,000 | - |
| Operating Contingencies | - | 1,192,433 | 653,181 | 1,665,074 | 1,615,937 |
| | \$ 256,119,596 | \$ 257,499,629 | \$ 252,985,605 | \$ 260,564,610 | \$ 250,541,773 |

ELECTRIC FUND

| | 2015-2016 | 2016-2017 | 2016-2017 | 2017-2018 | 2017-2018 |
|----------------------------------|-----------------------|-----------------------|-----------------------|-----------------------|-----------------------|
| | Actual | Budget | Projected | Plan | Budget |
| REVENUE: | | | | | |
| Rates & Charges | \$ 177,785,263 | \$ 173,925,971 | \$ 172,937,733 | \$ 174,521,779 | \$ 169,026,175 |
| Fees & Charges | 1,499,960 | 1,339,253 | 1,500,483 | 1,366,039 | 1,573,044 |
| U. G. & Temp. Ser. Chgs. | 170,695 | 135,871 | 394,117 | 138,589 | 204,408 |
| Miscellaneous | 2,476,169 | 2,111,369 | 1,823,141 | 2,332,440 | 2,295,301 |
| Interest on Investments | 170,725 | 165,000 | 207,479 | 165,000 | 204,000 |
| FEMA/Insurance Reimbursement | - | - | 667,636 | - | - |
| Bond Proceeds | 329,114 | 806,619 | - | 52,750 | - |
| Installment Purchases | - | - | - | - | - |
| Transfer from Cap Projects | - | - | 806,619 | - | - |
| Transfer from Rate Stabilization | - | - | - | - | - |
| Appropriated Fund Balance | - | - | - | - | - |
| | \$ 182,431,926 | \$ 178,484,083 | \$ 178,337,208 | \$ 178,576,597 | \$ 173,302,928 |

EXPENDITURES:

| | | | | | |
|--------------------------------|-----------------------|-----------------------|-----------------------|-----------------------|-----------------------|
| Operations | \$ 23,894,397 | \$ 28,442,836 | \$ 27,866,732 | \$ 29,089,354 | \$ 28,858,575 |
| Purchased Power | 124,801,949 | 128,765,671 | 130,091,433 | 129,105,795 | 125,005,049 |
| Capital Outlay | 4,482,944 | 5,011,008 | 6,894,098 | 4,725,298 | 5,846,686 |
| Debt Service | 3,352,378 | 3,276,228 | 3,191,581 | 3,577,039 | 3,089,614 |
| City Turnover - General | 4,777,152 | 3,863,000 | 4,425,647 | 4,446,000 | 4,254,580 |
| Street Light Reimbursement | 765,823 | 775,420 | 775,420 | 798,683 | 798,693 |
| Transfer to OPEB Trust | 315,000 | 275,000 | 300,000 | 275,000 | 275,000 |
| Transfer to Rate Stabilization | 13,000,000 | 4,500,000 | 4,500,000 | 1,200,000 | 1,200,000 |
| Transfer to Capital Projects | 4,600,000 | 2,400,000 | - | 3,300,000 | 3,000,000 |
| Transfer to Designated Reserve | 300,000 | 300,000 | - | 600,000 | - |
| Operating Contingencies | - | 874,920 | 292,297 | 1,459,428 | 974,731 |
| | \$ 180,289,642 | \$ 178,484,083 | \$ 178,337,208 | \$ 178,576,597 | \$ 173,302,928 |

WATER FUND

| | 2015-2016 | | 2016-2017 | | 2016-2017 | | 2017-2018 | | 2017-2018 |
|----------------------------------|----------------------|-----------|-------------------|-----------|-------------------|-----------|-------------------|-----------|-------------------|
| | Actual | | Budget | | Projected | | Plan | | Budget |
| REVENUE: | | | | | | | | | |
| Rates & Charges | \$ 17,792,061 | \$ | 18,715,321 | \$ | 18,885,705 | \$ | 20,122,505 | \$ | 19,010,430 |
| Fees & Charges | 336,621 | | 347,527 | | 345,906 | | 354,478 | | 356,187 |
| U. G. & Temp. Ser. Chgs. | 3,900 | | 4,080 | | 12,300 | | 4,162 | | 3,600 |
| Miscellaneous | 259,746 | | 240,370 | | 368,400 | | 245,232 | | 246,053 |
| Interest on Investments | 51,616 | | 45,000 | | 47,384 | | 45,000 | | 45,000 |
| FEMA/Insurance Reimbursement | - | | - | | 17,363 | | - | | - |
| Bond Proceeds | 158,228 | | 79,633 | | - | | 278,328 | | - |
| Installment Purchases | - | | - | | - | | - | | - |
| Transfer from Cap Projects | - | | - | | 79,633 | | - | | - |
| Transfer from Rate Stabilization | - | | - | | - | | - | | - |
| Appropriated Fund Balance | - | | - | | - | | - | | - |
| | \$ 18,602,171 | \$ | 19,431,931 | \$ | 19,756,691 | \$ | 21,049,705 | \$ | 19,661,270 |

EXPENDITURES:

| | | | | | | | | | |
|--------------------------------|----------------------|-----------|-------------------|-----------|-------------------|-----------|-------------------|-----------|-------------------|
| Operations | \$ 11,203,936 | \$ | 13,202,792 | \$ | 13,037,745 | \$ | 13,345,000 | \$ | 13,273,137 |
| Capital Outlay | 761,075 | | 981,270 | | 1,054,528 | | 718,210 | | 1,100,540 |
| Debt Service | 3,779,719 | | 3,595,217 | | 3,559,858 | | 3,777,344 | | 3,454,686 |
| Transfer to OPEB Trust | 67,500 | | 75,000 | | 100,000 | | 75,000 | | 75,000 |
| Transfer to Rate Stabilization | - | | - | | - | | - | | - |
| Transfer to Capital Projects | 1,900,000 | | 1,100,000 | | 1,550,000 | | 2,600,000 | | 1,600,000 |
| Transfer to Designated Reserve | 100,000 | | 300,000 | | 300,000 | | 450,000 | | - |
| Operating Contingencies | - | | 177,652 | | 154,560 | | 84,151 | | 157,907 |
| | \$ 17,812,230 | \$ | 19,431,931 | \$ | 19,756,691 | \$ | 21,049,705 | \$ | 19,661,270 |

SEWER FUND

| | 2015-2016 | | 2016-2017 | | 2016-2017 | | 2017-2018 | | 2017-2018 |
|----------------------------------|----------------------|----|----------------------|----|----------------------|----|----------------------|----|----------------------|
| | Actual | | Budget | | Projected | | Plan | | Budget |
| REVENUE: | | | | | | | | | |
| Rates & Charges | \$ 20,835,158 | \$ | 21,728,078 | \$ | 21,981,525 | \$ | 23,600,423 | \$ | 22,065,490 |
| Fees & Charges | 337,938 | | 341,518 | | 363,734 | | 348,348 | | 304,686 |
| U. G. & Temp. Ser. Chgs. | - | | - | | - | | - | | - |
| Miscellaneous | 188,174 | | 129,041 | | 186,734 | | 131,286 | | 145,866 |
| Interest on Investments | 34,585 | | 32,000 | | 31,529 | | 32,000 | | 27,000 |
| FEMA/Insurance Reimbursement | - | | - | | 16,613 | | - | | - |
| Bond Proceeds | 206,761 | | 167,880 | | - | | 227,045 | | - |
| Installment Purchases | - | | - | | - | | - | | - |
| Transfer from Cap Projects | - | | 800,000 | | 167,880 | | - | | - |
| Transfer from Rate Stabilization | - | | - | | - | | - | | - |
| Appropriated Fund Balance | - | | - | | - | | - | | - |
| | \$ 21,602,615 | | \$ 23,198,517 | | \$ 22,748,015 | | \$ 24,339,102 | | \$ 22,543,042 |

EXPENDITURES:

| | | | | | | | | | |
|--------------------------------|----------------------|----|----------------------|----|----------------------|----|----------------------|----|----------------------|
| Operations | \$ 11,290,909 | \$ | 13,141,223 | \$ | 12,740,621 | \$ | 13,340,712 | \$ | 13,657,020 |
| Capital Outlay | 774,018 | | 1,943,810 | | 1,481,941 | | 670,560 | | 1,331,941 |
| Debt Service | 6,473,115 | | 6,233,324 | | 6,124,638 | | 6,855,204 | | 6,394,613 |
| Transfer to OPEB Trust | 67,500 | | 75,000 | | 100,000 | | 75,000 | | 75,000 |
| Transfer to Rate Stabilization | - | | - | | - | | - | | - |
| Transfer to Capital Projects | 4,700,000 | | 1,250,000 | | 1,700,000 | | 2,600,000 | | 1,000,000 |
| Transfer to Designated Reserve | 600,000 | | 450,000 | | 450,000 | | 700,000 | | - |
| Operating Contingencies | - | | 105,160 | | 150,815 | | 97,626 | | 84,468 |
| | \$ 23,905,542 | | \$ 23,198,517 | | \$ 22,748,015 | | \$ 24,339,102 | | \$ 22,543,042 |

GAS FUND

| | 2015-2016 | | 2016-2017 | | 2016-2017 | | 2017-2018 | | 2017-2018 |
|----------------------------------|----------------------|----|-------------------|----|-------------------|----|-------------------|----|-------------------|
| | Actual | | Budget | | Projected | | Plan | | Budget |
| REVENUE: | | | | | | | | | |
| Rates & Charges | \$ 27,221,435 | \$ | 35,653,000 | \$ | 29,815,290 | \$ | 36,175,600 | \$ | 33,683,200 |
| Fees & Charges | 129,310 | | 142,153 | | 155,356 | | 144,996 | | 135,176 |
| U. G. & Temp. Ser. Chgs. | - | | - | | - | | - | | - |
| Miscellaneous | 332,969 | | 145,350 | | 328,824 | | 147,860 | | 156,157 |
| Interest on Investments | 69,295 | | 80,000 | | 59,900 | | 80,000 | | 60,000 |
| FEMA/Insurance Reimbursement | - | | - | | 19,726 | | - | | - |
| Bond Proceeds | 119,302 | | 364,595 | | - | | 50,750 | | - |
| Installment Purchases | - | | - | | - | | - | | - |
| Transfer from Cap Projects | - | | - | | 364,595 | | - | | - |
| Transfer from Rate Stabilization | - | | - | | 400,000 | | - | | - |
| Appropriated Fund Balance | - | | - | | 1,000,000 | | - | | 1,000,000 |
| | \$ 27,872,311 | \$ | 36,385,098 | \$ | 32,143,691 | \$ | 36,599,206 | \$ | 35,034,533 |

EXPENDITURES:

| | | | | | | | | | |
|--------------------------------|----------------------|----|-------------------|----|-------------------|----|-------------------|----|-------------------|
| Operations | \$ 8,168,326 | \$ | 9,602,269 | \$ | 9,282,401 | \$ | 9,360,169 | \$ | 9,769,875 |
| Purchased Gas | 15,335,516 | | 21,383,200 | | 17,243,000 | | 21,524,100 | | 19,423,500 |
| Capital Outlay | 1,093,207 | | 1,750,830 | | 1,540,539 | | 1,684,670 | | 1,394,140 |
| Debt Service | 1,449,843 | | 1,579,098 | | 1,547,901 | | 1,620,398 | | 1,374,531 |
| City Turnover - General | 1,815,290 | | 1,860,000 | | 1,474,341 | | 2,111,000 | | 1,598,656 |
| Transfer to OPEB Trust | - | | 75,000 | | - | | 75,000 | | 75,000 |
| Transfer to Rate Stabilization | 1,000,000 | | - | | 250,000 | | - | | 250,000 |
| Transfer to Capital Projects | 5,250,000 | | 100,000 | | 750,000 | | 200,000 | | 750,000 |
| Transfer to Designated Reserve | - | | - | | - | | - | | - |
| Operating Contingencies | - | | 34,701 | | 55,509 | | 23,869 | | 398,831 |
| | \$ 34,112,182 | \$ | 36,385,098 | \$ | 32,143,691 | \$ | 36,599,206 | \$ | 35,034,533 |

**GREENVILLE UTILITIES COMMISSION
BUDGET BY DEPARTMENT
2017-2018**

Attachment number 1
Page 18 of 19

| Department | Electric | Water | Sewer | Gas | Total |
|-----------------------------------|--------------------|-------------------|-------------------|-------------------|--------------------|
| Governing Body and Administration | 848,091 | 844,122 | 846,822 | 859,122 | 3,398,157 |
| Finance | 5,084,706 | 1,664,641 | 1,632,237 | 1,563,725 | 9,945,309 |
| Human Resources | 1,233,443 | 661,852 | 631,766 | 481,346 | 3,008,407 |
| Information Technology | 4,036,964 | 982,156 | 986,483 | 1,172,246 | 7,177,849 |
| Customer Relations | 3,491,583 | 218,230 | 218,230 | 436,456 | 4,364,499 |
| Electric Department | 18,224,170 | - | - | - | 18,224,170 |
| Shared Resources | 41,000 | 26,300 | 26,300 | 28,400 | 122,000 |
| Meter | 1,567,459 | 427,491 | 427,491 | 427,491 | 2,849,932 |
| Water Department | - | 9,371,036 | - | - | 9,371,036 |
| Sewer Department | - | - | 10,041,783 | - | 10,041,783 |
| Gas Department | - | - | - | 6,017,380 | 6,017,380 |
| Utility Locating Service | 177,845 | 177,849 | 177,849 | 177,849 | 711,392 |
| Ancillary | 138,597,667 | 5,287,593 | 7,554,081 | 23,870,518 | 175,309,859 |
| Grand Total | 173,302,928 | 19,661,270 | 22,543,042 | 35,034,533 | 250,541,773 |

2016-2017

| Department | Electric | Water | Sewer | Gas | Total |
|-----------------------------------|--------------------|-------------------|-------------------|-------------------|--------------------|
| Governing Body and Administration | 889,627 | 885,660 | 888,160 | 900,660 | 3,564,107 |
| Finance | 5,151,226 | 1,651,520 | 1,617,307 | 1,602,545 | 10,022,598 |
| Human Resources | 1,130,051 | 606,365 | 578,803 | 440,993 | 2,756,212 |
| Information Technology | 4,044,519 | 1,006,327 | 1,010,568 | 1,084,051 | 7,145,465 |
| Customer Relations | 3,578,690 | 223,671 | 223,671 | 332,339 | 4,358,371 |
| Electric Department | 16,891,643 | - | - | - | 16,891,643 |
| Shared Resources | 27,500 | 22,250 | 22,250 | 23,000 | 95,000 |
| Meter | 1,558,399 | 425,027 | 425,027 | 425,027 | 2,833,480 |
| Water Department | - | 9,181,050 | - | - | 9,181,050 |
| Sewer Department | - | - | 10,137,055 | - | 10,137,055 |
| Gas Department | - | - | - | 6,362,292 | 6,362,292 |
| Utility Locating Service | 182,189 | 182,192 | 182,192 | 182,192 | 728,765 |
| Ancillary | 145,030,239 | 5,247,869 | 8,113,484 | 25,031,999 | 183,423,591 |
| Grand Total | 178,484,083 | 19,431,931 | 23,198,517 | 36,385,098 | 257,499,629 |

GREENVILLE UTILITIES COMMISSION
EXPENDITURES BY DEPARTMENT

| Department | 2015-2016 Actual | 2016-2017 Budget | 2016-2017 Projected | 2017-2018 Plan | 2017-2018 Budget |
|-----------------------------------|-----------------------------|-----------------------------|--------------------------------|---------------------------|-----------------------------|
| Governing Body and Administration | 2,884,395 | 3,564,107 | 3,300,355 | 3,502,142 | 3,398,157 |
| Finance | 9,254,282 | 10,022,598 | 9,106,677 | 10,084,108 | 9,945,309 |
| Human Resources | 2,359,681 | 2,756,212 | 2,955,016 | 2,834,030 | 3,008,407 |
| Information Technology | 5,440,136 | 7,145,465 | 6,900,464 | 6,857,155 | 7,177,849 |
| Customer Relations | 3,619,269 | 4,358,371 | 4,149,923 | 4,305,157 | 4,364,499 |
| Electric Department | 14,333,218 | 16,891,643 | 18,782,724 | 17,440,557 | 18,224,170 |
| Shared Resources | 97,024 | 95,000 | 95,587 | 95,000 | 122,000 |
| Meter | 2,535,224 | 2,833,480 | 2,843,275 | 2,787,401 | 2,849,932 |
| Water Department | 8,067,292 | 9,181,050 | 9,348,659 | 9,115,678 | 9,371,036 |
| Sewer Department | 8,361,121 | 10,137,055 | 9,537,113 | 9,119,876 | 10,041,783 |
| Gas Department | 5,143,408 | 6,362,292 | 6,127,949 | 6,125,132 | 6,017,380 |
| Utility Locating Service | 528,963 | 728,765 | 750,863 | 667,737 | 711,392 |
| Ancillary | 193,495,583 | 183,423,591 | 179,087,000 | 187,630,637 | 175,309,859 |
| Total | 256,119,596 | 257,499,629 | 252,985,605 | 260,564,610 | 250,541,773 |



City of Greenville, North Carolina

Meeting Date: 5/11/2017
Time: 6:00 PM

Title of Item: Contract Award for Construction Documents for the Town Common Sycamore Hill Memorial Gateway Plaza and Restroom Facility

Explanation: **Abstract:** Within the FY16-17 budget, City Council approved Capital Improvement Plan (CIP) funding for improvements at the Town Common. Specifically, funding was appropriated for the Sycamore Hill Memorial Tower and commemorative plaza ("Sycamore Hill Memorial Gateway Plaza"), restroom, and parking improvements. Through an RFQ evaluation process, Rhodeside & Harwell, Inc. was selected as the preferred firm for the project. Recreation and Parks is requesting that the contract for the provision of construction documents be awarded to Rhodeside & Harwell, Inc.

The Town Common Schematic Design and Master Plan Update, adopted by City Council on November 10, 2016, offered a refined overview for future park development, while documenting both completed projects and projects in progress. The next step in the Town Common development process is to complete construction and bid documents for the implementation of the Sycamore Hill Memorial Gateway Plaza and Restroom.

Explanation: During the FY16-17 budget process, City Council approved \$851,663 for the development of the Sycamore Hill Memorial Gateway Plaza and restroom at the Town Common. At the January 12, 2017 City Council meeting, Recreation and Parks staff provided a presentation on the cost to implement those park elements. City Council subsequently passed a motion directing staff to proceed with the construction documents phase of the project.

On February 16, 2017, a Request for Qualifications (RFQ) was issued for the project. During the solicitation period, the City assembled a five-person Evaluation and Selection Committee comprised of representatives from Recreation and Parks, Purchasing, Planning, and Economic Development. The City received two (2) Statements of Qualifications (SOQ) on March 16, 2017, and through the evaluation process, the design team led by Rhodeside & Harwell, Inc. (RHI) was selected as the preferred firm for the project. RHI has

submitted a proposal to provide construction documents and cost estimates related to the Sycamore Hill Memorial Gateway Plaza and restroom facility. Locally, the RHI team includes The East Group and Engineering Source (mechanical, electrical and plumbing).

In addition, RHI is partnering with Perkins and Will, an international, multi-discipline architectural firm specializing in historical interpretation. Perkins and Will staff includes Mr. Phil Freelon (previously of the Freelon Group), who served as the Principal for the African-American Museum project in Washington, DC. Mr. Freelon will be an available resource for the gateway project at the Town Common.

At the time of the agenda preparation, the full price of the contract had not been received. Staff will provide this information at the meeting.

Fiscal Note:

Council approved \$851,663 for for the implementation of Town Common improvements in the FY16-17 budget. Rhodeside & Harwell, Inc. has submitted a proposal to provide architectural, landscape architecture, engineering, and cost estimating services. Staff will report on the proposed contract amount during the City Council meeting.

Recommendation:

Staff will present the details of the contract during the meeting. If approved, City Council will be asked to authorize the City Manager to negotiate and enter into a contract with Rhodeside & Harwell, Inc. for professional services related to the Sycamore Hill Memorial Gateway Plaza and restroom facility.

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