



Agenda

Greenville City Council

August 10, 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 Pro-Tem Glover

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 have spoken, individuals who did not register will have an opportunity to speak until the allocated 30 minutes expires.

VI. Special Recognitions

- Certificate of Achievement in Performance Management from International City/County Management Association (ICMA)

VII. Appointments

1. Appointment of a Person to Fill the Vacancy in the Office of Council Member for District 1
2. Appointments of City Council Members to Committees

3. Appointment to the Mid-East Commission
4. Appointments to Boards and Commissions

VIII. New Business

Public Hearings

5. Ordinance requested by Big East Properties, LLC to rezone 0.5322 acres located at the northwestern corner of the intersection of East 5th Street and South Holly Street from R6 (Residential [High Density Multi-family]) to OR (Office-Residential [High Density Multi-family])
6. Ordinance requested by Happy Trail Farms, LLC and Jack Jones Allen to rezone 19.632 acres located along the southern right-of-way of Regency Boulevard and the western right-of-way of the Seaboard Coastline Railroad from R6A (Residential [Medium Density Multi-family]) and R6S (Residential-Single-family [Medium Density]) to O (Office)
7. Ordinance requested by LOPRO, LLC to rezone 1.566 acres located at the northeastern corner of the intersection of West 3rd Street and New Street from R6 (Residential [High Density Multi-family]) and CDF (Downtown Commercial Fringe) to CD (Downtown Commercial)
8. Ordinance requested by POHL, LLC to rezone 1.209 acres located at the northeastern corner of the intersection of East 10th Street and Port Terminal Road from CN (Neighborhood Commercial) to CG (General Commercial)
9. Ordinance requested by POHL, LLC to rezone 5.083 acres located 300+/- feet south of Bayswater Road and adjacent to Dudley's Grant Townhomes from CG (General Commercial) to OR (Office-Residential [High Density Multi-family])
10. Amendment of the City of Greenville Citizen Participation Plan for the CDBG and HOME Programs
11. Resolution Requesting the Metropolitan Planning Organization (MPO) Adopt the Draft Comprehensive Transportation Plan (CTP) Highway Map

Other Items of Business

12. Ordinance to Allow the Sale of Alcoholic Beverages Beginning at 10 a.m. on Sundays
13. Amendment to the 2017 City Council Meetings Schedule to add a joint meeting of City Council and the Pitt County Commissioners
14. Capital Projects to be Funded as Part of the Long-Range Debt Plan

IX. Review of August 14, 2017 City Council Agenda

X. City Manager's Report

XI. Comments from Mayor and City Council

XII. Closed Session

- To prevent the disclosure of information that is privileged or confidential pursuant to the law of this State or of the United States, or not considered a public record within the meaning of Chapter 132 of the General Statutes, said law rendering the information as privileged or confidential being the Open Meetings Law
- To consider the qualifications, competence, performance, character, fitness, conditions of appointment, or conditions of initial employment of an individual public officer or employee or prospective public officer or employee; or to hear or investigate a complaint, charge, or grievance by or against an individual public officer or employee

XIII. Adjournment



City of Greenville, North Carolina

Meeting Date: 8/10/2017
Time: 6:00 PM

Title of Item: Appointment of a Person to Fill the Vacancy in the Office of Council Member for District 1

Explanation: **Abstract:** A vacancy in the office of Council Member for District 1 exists as a result of the appointment of Kandie D. Smith as Mayor. G.S. 160A-63 provides that a vacancy that occurs in an elective office of a city shall be filled by appointment of the city council.

Explanation: A vacancy in the office of Council Member for District 1 exists as a result of the appointment of Kandie D. Smith as Mayor. G.S. 160A-63 provides that a vacancy that occurs in an elective office of a city shall be filled by appointment of the city council.

City Council is required to fill the vacancy. Council has a reasonable time to make the appointment.

The person chosen to fill the vacancy must be qualified to be elected and serve in the office. The person must be a resident of District 1 who is a registered voter and is at least 21 years of age.

Fiscal Note: There is no expense to the City associated with making the appointment.

Recommendation: It is recommended that City Council make the appointment of a person to fill the vacancy in the Office of the Council Member for District 1 or, in the alternative, to establish a date when the appointment will be scheduled to occur.



City of Greenville, North Carolina

Meeting Date: 8/10/2017
Time: 6:00 PM

Title of Item: Appointments of City Council Members to Committees

Explanation: **Abstract:** City Council appointments are needed for the Audit Committee and City Council Economic Development Committee.

Explanation: Appointments of City Council Members are needed for the following committees:

- Audit Committee - On April 14, 2011, the Audit Committee was established to review all aspects of the independent audit process. The Audit Committee consists of three members of the City Council. Appointments are made by the Mayor. Current committee members include Mayor Pro-Tem Rose Glover and Council Member Rick Smiley. One member of the City Council needs to be appointed by the Mayor.
- City Council Economic Development Committee - The City Council Economic Development Committee was established in 2012 to support the efforts of the newly formed Office of Economic Development. The City Council Economic Development Committee consists of three members of the City Council. Appointments are made by the Mayor. Current members include Mayor Kandie Smith and Council Member PJ Connelly. One member of the City Council needs to be appointed by the Mayor.

Fiscal Note: No direct fiscal impact.

Recommendation: Mayor make appointments to the Audit Committee and the City Council Economic Development Committee.

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Attachments / click to download



City of Greenville, North Carolina

Meeting Date: 8/10/2017
Time: 6:00 PM

Title of Item: Appointment to the Mid-East Commission

Explanation: **Abstract:** In accordance with the Mid-East Commission's Bylaws, the City Council has a regular member and an alternate member on the Mid-East Commission. The members are appointed to serve a term of two calendar years. Appointments need to be made to fill the regular and alternate member seats.

Explanation: Historically, the appointment for the regular seat has been the Director of Community Development. With the departure of the former Community Development Director, the City's regular seat on the Mid-East Commission is vacant. Currently, Thomas Weitnauer is serving as the Interim Community Development Director as well as the City's alternate position on the Mid-East Commission. The term commenced on January 1, 2016, and will expire on December 31, 2017.

Interim Director Weitnauer is prepared to step in as the City Council's regular member. City Planner Chantae Gooby has been recommended to serve as the alternate member.

Fiscal Note: No direct fiscal impact.

Recommendation: Appoint Interim Community Development Director Thomas Weitnauer to the City's regular seat and appoint Planner Chantae Gooby to the alternate seat effective immediately and expiring December 31, 2017.



City of Greenville, North Carolina

Meeting Date: 8/10/2017
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 nine of the boards and commissions.

Explanation: City Council appointments need to be made to the Board of Adjustment, Community Appearance Commission, Environmental Advisory Commission, Historic Preservation Commission, Human Relations Council, Pitt-Greenville Convention & Visitors Authority, Recreation & Parks Commission, Redevelopment 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, Christopher Jenkins, and Monta Stegall 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:

- Ryan Beeson - Community Appearance Commission
- Jon Weaver, Environmental Advisory Commission - Building Contractor/Developer/one familiar with construction techniques
- Tyrone Walston - Historic Preservation Commission
- 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
- Darren White - Recreation & Parks Commission
- 10 vacant seats - Youth Council, Pitt County High Schools

Fiscal Note: No direct fiscal impact.

Recommendation: Make appointments to the Board of Adjustment, Community Appearance Commission, Environmental Advisory Commission, Historic Preservation Commission, Human Relations Council, Pitt-Greenville Convention & Visitors Authority, Recreation & Parks Commission, Redevelopment Commission, and the Youth Council.

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Appointments to Boards and Commissions

August 2017

Board of Adjustment

Council Liaison: Council Member PJ Connelly

| Name | District # | Current Term | Reappointment Status | Expiration Date |
|---|------------|--------------|----------------------|-----------------|
| William Johnson <i>(Mayor Pro-Tem Kandie Smith)</i> | 4 | First term | Eligible | June 2017 |
| Justin Mullarkey <i>(Council Member Rick Smiley)</i> | 4 | Second term | Ineligible | June 2017 |
| Jim Watts <i>(Mayor Pro-Tem Rose Glover)</i> | 5 | First term | Resigned | June 2018 |

Community Appearance Commission

Council Liaison: Council Member McLean Godley

| Name | District # | Current Term | Reappointment Status | Expiration Date |
|------------------|------------|------------------------|----------------------------------|-----------------|
| Ryan Beeson | 1 | Filling unexpired term | Not Seeking a additional term | April 2017 |
| Jorgette Mullins | 1 | First term | Resigned | April 2020 |

Environmental Advisory Commission

Council Liaison: Council Member McLean Godley

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

Historic Preservation Commission

Council Liaison: Mayor Kandie Smith

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

| | | | | |
|----------------|---|------------|----------|--------------|
| Tyrone Walston | 2 | First term | Resigned | January 2019 |
|----------------|---|------------|----------|--------------|

Human Relations Council

Council Liaison: Mayor Pro-Tem Rose Glover

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

Pitt-Greenville Convention & Visitors Authority

Council Liaison: Mayor Pro-Tem Rose Glover

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

Recreation & Parks Commission

Council Liaison: Council Member McLean Godley

| Name | District # | Current Term | Reappointment Status | Expiration Date |
|--|------------|--------------|----------------------|-----------------|
| Darin White <i>(Council Member Rose Glover)</i> | 4 | Second term | Ineligible | May 2017 |

Redevelopment Commission

Council Liaison: Council Member McLean Godley

| Name | District # | Current Term | Reappointment Status | Expiration Date |
|---|-------------------|---------------------|-----------------------------|------------------------|
| Richard Patterson, Sr. <i>(Mayor Pro-Tem Glover)</i> | 2 | Final term | Resigned | Nov. 2017 |

Youth Council

Council Liaison: Council Member Calvin Mercer

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

10 spots open to the City Council

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

Applicants for Board of Adjustment

Byron Aynes
1903 Brook Road
Greenville, NC 27858

District #: 4

Alan Brock
1403 Kaley Ct. B
Greenville, NC 27858

District #: 4

Dillon Godley
1560 Wimbledon Dr. Apt. 107
Greenville, NC 27858

District #: 5

Robert Kevin Howard
2745 North Chatham Court
Winterville, NC 28590

District #: 2

Lettie Micheletto
929 Bremerton Drive
Greenville, NC 27858

District #: 5

Billy Parker
305 Woodspring Ln
Greenville, NC 27834

District #: 1

Stephanie Winfield
1103 Red Banks Road
Greenville, NC

District #: 4

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: (252) 215-5599

Email: alanbrock@kw.com

Application Date: 5/05/2017

Home Phone: (252) 341-2961

Business Phone: (252) 321-1101

Email: Dillon.godley@gmail.com

Application Date: 5/29/2014

Home Phone: (252) 258-7900

Business Phone: (252) 227-4313

Email: gvegasmagazine@hotmail.com

Application Date: 7/13/2016

Home Phone: (252) 355-8991

Business Phone: (252) 321-3640

Email: mitchell@pitt.k12.nc.us

Application Date: 5/20/2017

Home Phone: (252) 714-4111

Business Phone: (252) 756-2388

Email: parkersbarbecue@gmail.com

Application Date: 7/14/2017

Home Phone:

Business Phone:

Email: ladona12@gmail.com

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

District #: 5

Application Date: 12/8/2015

Home Phone: (252) 216-6099

Business Phone: (252) 216-6099

Email: oab0119@gmail.com

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

District #:

Application Date: 2/3/2014

Home Phone: (252) 559-9049

Business Phone:

Email:

Daniel Hemme
3921 Nantucket Road #B
Greenville, NC 27858

District #: 1

Application Date: 1/12/2017

Home Phone: (252) 752-2255

Business Phone:

Email: hemmed@gmail.com

Eric Hogue
2911 Tripp Lane
Greenville, NC 27834

District #: 1

Application Date:

Home Phone: (252) 373-1445

Business Phone:

Email: erichogue@gmail.com

Wendy Klein
318 Rutledge Road
Greenville, NC 27858

District #: 4

Application Date: 2/10/2014

Home Phone: (252) 329-7005

Business Phone: (252) 902-9005

Email: wakspg1@suddenlink.net

Diego Llerena
213 Bent Creek Drive
Greenville, NC 27834

District #: 5

Application Date: 7/26/2017

Home Phone: (252) 917-0142

Business Phone:

Email: dgl0201@hotmail.com

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

District #: 1

Application Date: 3/6/2014

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

District #: 1

Application Date:

Home Phone: (252) 373-1445

Business Phone:

Email: erichogue@gmail.com

Bernard Schulz
2415 E. 5th Street
Greenville, NC 27858

District #: 3

Application Date: 6/05/2017

Home Phone: (252) 565-1482

Business Phone:

Email: Bernie.schulz@gmail.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

Stephanie Winfield
1103 Red Banks Road
Greenville, NC

District #: 4

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:

Application Date: 7/14/2017

Home Phone:

Business Phone:

Email: ladona12@gmail.com

Applicants for Pitt-Greenville Convention and Visitors Authority (City)

Robert Scott Barker
2212 Lexington Farms
Greenville, NC 27834

District #:

Gloria Brewington-Person
1005 Cortland Road
Greenville, NC 27834

District #: 2

Eric Hogue
2911 Tripp Lane
Greenville, NC 27834

District #: 1

Robert Kevin Howard
2745 North Chatham Court
Winterville, NC 28590

District #: 2

Anna L. Logemann
1105 Turtle Creek Road Unit G
Greenville, NC 27858

District #: 4

Lettie Micheletto
929 Bremerton Drive
Greenville, NC 27858

District #: 5

Terri Williams
300 Oxford Road
Greenville, NC 27858

District #: 4

Application Date: 4/18/2016

Home Phone: (252) 689-3596

Business Phone: (252) 757-3787

Email: scott.barker@suddenlink.net

Application Date: 3/9/2017

Home Phone: (252) 321-3227

Business Phone: (252) 495-2674

Email: personakiem@aol.com

Application Date:

Home Phone:

Business Phone: (252) 375-1445

Email: ericdhogue@gmail.com

Application Date: 5/29/2014

Home Phone: (252) 258-7900

Business Phone: (252) 227-4313

Email: gvegasmagazine@hotmail.com

Application Date: 4/26/2017

Home Phone: (336) 624-6514

Business Phone:

Email: annlogemann85@gmail.com

Application Date: 7/13/2016

Home Phone: (252) 355-8991

Business Phone: (252) 321-3640

Email: mitchell@pitt.k12.nc.us

Application Date: 5/2/2017

Home Phone: (252) 714-2597

Business Phone: (252) 375-8620

Email: terriw@terriwilliamsrealtor.com

Applicant Interest Listing

VolAg Northwest
North of the River
District 2

| <u>Experience (Educ./Vol./Prof. Assoc./Military/Other Appointed Positions, etc.)</u> | | | |
|--|-------------------------------|--------------------------------------|---------|
| | Organization | Description | Date(s) |
| Education | ECPI University | AAS | |
| Education | Eastern High School | | |
| Experience | Community Non-profits & Farms | Medical Asst, Customer Service, & Pt | |
| Experience | Department of Veteran Affairs | MSA | |
| Volunteer/Prof. Associations | Alliance Medical Ministry | | |
| Volunteer/Prof. Associations | Veteran Affairs | | |

| <u>Boards Assigned To</u> | | |
|---|--|------------------------|
| Home and Community Care Block Grant Committee | | 10/3/2016 to 10/3/2019 |
| Person over 60 years of age | | |

Robert Corbett
3879 Bell Road
P.O. Box 61
Fountain NC 27829

Day Phone: (252) 749-4421
Evening Phone:
Fax:
E-mail: rcorbett27829@gmail.com

Gender: M
Race: White
District: 4
Priority:

Applied for this board on: 1/29/2016

Application received/updated: 01/29/2016

Applicant's Attributes: Fountain ETJ
South of the River
VolAg Southwest

| <u>Experience (Educ./Vol./Prof. Assoc./Military/Other Appointed Positions, etc.)</u> | | | |
|--|----------------------|-------------|---------|
| | Organization | Description | Date(s) |
| Education | Farville High School | | |
| Experience | Tobacco Processing | | 40+ yrs |

Applicant Interest Listing

| | | |
|------------------------------|-----------------------------|---------|
| Experience | Standard Commerical Tobacco | 22+ yrs |
| Experience | Imperial Tobacco | 18+ yrs |
| 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> | <u>Date(s)</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 | |

Applicant Interest Listing

| | | |
|------------------------------|---------------------------------|---------|
| Experience | Craven County Schools | Teacher |
| Volunteer/Prof. Associations | Lincoln County Apple Festival | |
| 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 | |

| <u>Boards Assigned To</u> | | |
|--|---------------|------------|
| Greenville Board Of Adjustment Greenville ETJ | 12/19/2016 to | 12/19/2019 |
| Pitt County Planning Board District 6 | 9/12/2016 to | 9/30/2019 |

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

| <u>Experience (Educ./Vol./Prof. Assoc./Military/Other Appointed Positions, etc.)</u> | | | |
|--|------------------------------|--------------------|----------------|
| | <u>Organization</u> | <u>Description</u> | <u>Date(s)</u> |
| Education | University of South Carolina | Civil Engineering | 1955-1957 |
| Education | Edenton High | | |

Applicant Interest Listing

| | | | |
|------------------------------|---------------------------------|--------------------------------|-----------|
| 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 | | |
| 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 |

Ernis Lee
834 Aspen Lane
Greenville NC 27834

Day Phone: (252) 341-5696
Evening Phone: (252) 689-2381
Fax: (252) 321-4626
E-mail: elee@email.pittcc.edu

Gender: M
Race: African
District: 2
Priority:

Applied for this board on: 2/10/2015

Application received/updated: 02/06/2015

Applicant's Attributes: District 2
County Planning Jurisdiction
North of the River
VolAg Northeast

| Experience (Educ./Vol./Prof. Assoc./Military/Other Appointed Positions, etc.) | | | |
|---|---------------------------------|-------------------|---------|
| | Organization | Description | Date(s) |
| Education | Elizabeth City State University | B.A. | |
| Education | Roanoke High | | |
| Experience | PCC Putreach w/ Ernis Lee | Radio Broadcaster | |

Applicant Interest Listing

| | | |
|------------------------------|---------------------------------|------------------------------|
| Experience | Pitt Community College | Director of College Outreach |
| Experience | United States Army | 2nd Lieutenant |
| Volunteer/Prof. Associations | Mentor | |
| Volunteer/Prof. Associations | West Greenville Community Dev | Board Member |
| Volunteer/Prof. Associations | Eastern Carolina Counseling Cen | Former Board Member |

| <u>Boards Assigned To</u> | | |
|---|-------------|------------|
| Development Commission | 6/6/2016 to | 12/31/2018 |
| P.C. Nursing Home/Adult Care Community Advisory | 3/7/2016 to | 3/17/2019 |

Ashley Moore
4695 Old Tar Road
Winterville NC 28590

Day Phone: (252) 321-6700 Gender: M
Evening Phone: (252) 341-8223 Race: White
Fax: District: 5
E-mail: atmoore75@gmail.com Priority:

Applied for this board on: 3/23/2017 Application received/updated: 03/23/2017

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

| <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 University | | |
| Education | DH Conley | High School | |
| Experience | Stormwater Advisory Board | | |
| Volunteer/Prof. Associations | Winterville Historical Society | | |

Donald Rhodes
4785 US 258

Day Phone: (252) 753-4609 Gender: M
Evening Phone: (252) 916-5566 Race: White

Convention & Visitors Authority
Thursday, April 27, 2017

Applicant Interest Listing

Farmville NC 27828

Fax:
E-mail: drhodes@centurylink.net

District: 4
Priority:

Applied for this board on: 1/29/2016

Application received/updated: 01/29/2016

Applicant's Attributes:

| <u>Experience (Educ./Vol./Prof. Assoc./Military/Other Appointed Positions, etc.)</u> | | |
|--|-------------------------------|---------------------|
| Organization | Description | Date(s) |
| Education | East Carolina University | B'S, MAED |
| Education | West Edgecombe High School | |
| Experience | Self employed - Mosquito Auth | Co-owner & operator |
| Experience | Pitt County Schools | |
| Experience | Edgecombe County Public Schoo | |
| Volunteer/Prof. Associations | Fountain Fire Rural Board | |
| Volunteer/Prof. Associations | SECU Board | |

| <u>Boards Assigned To</u> | | |
|--------------------------------|--|-------------------------|
| Animal Services Advisory Board | | 2/6/2017 to 2/6/2020 |
| At large | | |
| Fire District Commission | | 2/15/2016 to 12/31/2015 |
| Fountain FD | | |

Karen Thigpen
1221 Benjamin Dr
Greenville NC 27834

Day Phone: (252) 328-5664
Evening Phone: (252) 481-2991
Fax: (252) 328-4219
E-mail: thigpenk@ecu.edu

Gender: F
Race: African
District: 2
Priority:

Applied for this board on: 8/4/2015

Application received/updated: 08/04/2015

Applicant's Attributes: Greenville ETJ
North of the River
VolAg Northwest

Convention & Visitors Authority
Thursday, April 27, 2017

Page 7 of 11

Applicant Interest Listing

| Experience (Educ./Vol./Prof. Assoc./Military/Other Appointed Positions, etc.) | | | |
|---|---------------------------------|--------------------------|---------|
| | Organization | Description | Date(s) |
| Education | University of NC at Chapel Hill | | |
| Education | North Pitt High School | | |
| Experience | Literacy of Orange County | | |
| Experience | LMC Case Management | | |
| Experience | Height Home, LLC | | |
| Experience | East Carolina University | Administrative Associate | |
| Volunteer/Prof. Associations | Love Ministries Inc | | |
| Volunteer/Prof. Associations | LMC Case Management | | |
| Volunteer/Prof. Associations | ECU Brody School of Med Celeb | | |

Guilford Whitfield
3478 Hwy 258
P.O. Box 496
Fountain NC 27829

Day Phone: (252) 749-3425
Evening Phone: (252) 749-6201
Fax:
E-mail:

Gender: M
Race: African
District: 4
Priority:

Applied for this board on: 1/29/2016

Application received/updated: 01/29/2016

Applicant's Attributes: Fountain ETJ
South of the River
VolAg Southwest

| Experience (Educ./Vol./Prof. Assoc./Military/Other Appointed Positions, etc.) | | | |
|---|--------------------|-------------------|-----------|
| | 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 | | |

Applicant Interest Listing

| | | |
|------------|--------------------------|----------------------|
| 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 |

IL Yoon
102 Bishop Dr.
Winterville NC 28590

Day Phone: (252) 367-9836
Evening Phone: (804) 447-4655
Fax:
E-mail: neilyoon1@gmail.com

Gender: M
Race: Asian
District:
Priority:

Applied for this board on: 12/13/2016 Application received/updated: 12/13/2016

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

| <u>Experience (Educ./Vol./Prof. Assoc./Military/Other Appointed Positions, etc.)</u> | | | |
|--|----------------------------------|----------------------------|------------------|
| | <u>Organization</u> | <u>Description</u> | <u>Date(s)</u> |
| | Republic of Korean Army | | |
| Education | Korea University | Bachelors degree | |
| Education | Kyung-Moon High School | Seoul, Korea | |
| Experience | Finix-One Corporation | President | Dec. 13-present |
| Experience | Adam's Auto Wash | Vice-President | Aug.08-Aug. 2013 |
| Experience | Deok-u Co., LTD | Overseas Marketing Manager | Jan.05-July 08 |
| Experience | Carrefour S.A. France | Marketing Manager | July 99- Dec. 03 |
| Volunteer/Prof. Associations | Seoul Olympic Volunteer | | 1988 |
| Volunteer/Prof. Associations | Korean Association of Greenville | President | |

Applicant Interest Listing

Applicants for Recreation and Parks Commission

Byron Aynes
1903 Brook Road
Greenville, NC 27858

Application Date: 9/17/2016

District #: 4

Home Phone: (252) 414-1710
Business Phone:
Email: byron.rha@gmail.com

M. Justin Davis
3002 Maryland Drive
Greenville, NC 27858

Application Date:

District #: 3

Home Phone: (252) 756-5820
Business Phone:
Email: mjustindavis@gmail.com

Henry Harvey
2043 A Quail Ridge Road
Greenville, NC 27858

Application Date: 5/12/2014

District #: 4

Home Phone: (252) 321-1080
Business Phone:
Email: hankandk@suddenlink.net

Daniel Hemme
3921 Nantucket Road #B
Greenville, NC 27834

Application Date: 2/12/2017

District #: 1

Home Phone: (919) 698-0792
Business Phone: (252) 327-6729
Email: hemmedp@gmail.com

Anthony Mizzelle
1988-B Hyde Drive
Greenville, NC 27858

Application Date: 5/28/2016

District #: 4

Home Phone: (252) 215-9245
Business Phone: (252) 290-5515
Email: anthonymizzelle.am@gmail.com

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

Christopher Powell
108 B Chandler Drive
Greenville, NC 27834

Application Date: 6/24/2016

District #: 1

Home Phone: (252) 714-0286
Business Phone:
Email: christopherpowell@yahoo.com

Applicants for Redevelopment Commission

Alan Brock
1403 Kaley Ct, B
Greenville, NC 27858

District #: 4

Application Date:

Home Phone: (252) 367-7599

Business Phone:

Email: alanbrock@kw.com

Applicants for Youth Council

Trinity Dupree
Farmville Central High School
Greenville, NC 27834

District #:

Aniyah Lane
JH Rose High School
Greenville, NC 27858

District #:

Jenna Lee
DH Conley High School
Winterville, NC 28590

District #:

Kunj Patel
South Central High School
Greenville, NC 27834

District #:

Application Date:

Home Phone:
Business Phone:
Email:

Application Date:

Home Phone:
Business Phone:
Email:

Application Date:

Home Phone:
Business Phone:
Email:

Application Date:

Home Phone:
Business Phone:
Email:



City of Greenville, North Carolina

Meeting Date: 8/10/2017
Time: 6:00 PM

Title of Item: Ordinance requested by Big East Properties, LLC to rezone 0.5322 acres located at the northwestern corner of the intersection of East 5th Street and South Holly Street from R6 (Residential [High Density Multi-family]) to OR (Office-Residential [High Density Multi-family])

Explanation: **Abstract:** The City has received a request from Big East Properties, LLC to rezone 0.5322 acres located at the northwestern corner of the intersection of East 5th Street and South Holly Street from R6 (Residential [High Density Multi-family]) to OR (Office-Residential [High Density Multi-family]).

Required Notices:

Planning and Zoning meeting notice (property owner and adjoining property owner letter) mailed on June 30, 2017.
On-site sign(s) posted on June 30, 2017.
City Council public hearing notice (property owner and adjoining property owner letter) mailed on July 25, 2017.
Public hearing legal advertisement published on July 31, 2017 and August 7, 2017.

Comprehensive Plan:

The Future Land Use and Character Map recommends university institutional (UI) along the northern right-of-way of East 5th Street between Reade Street and Eastern Street transitioning to university neighborhood (UN) to the north.

University Institutional:

Mainly comprised of East Carolina University's (ECU) Main Campus and surrounding facilities. The core of the campus area tends to cluster buildings in a walkable pattern. At the edges of the campus are related facilities and parking areas.

Intent:

- Encourage better physical links between Uptown and ECU
- Support Campus development as described in A Campus Within Context, A Comprehensive Plan Master Plan for East Carolina University (2012) and in potential master plan updates by coordinating infrastructure improvements and leveraging investments to revitalize adjacent areas

Primary Uses:
Institutional/Civic

Secondary uses:
Office
Multi-family residential

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

Based on the analysis comparing the existing zoning (140 daily trips) and requested rezoning, the proposed rezoning classification could generate approximately 67 trips to and from the site on East 5th Street, which is a net *decrease* of 73 less trips per day.

Since the traffic analysis for the requested rezoning indicates that the proposal would generate less traffic than the existing zoning, a traffic volume report was not generated.

History/Background:

In 1969, the subject property was zoned to its current zoning.

Present Land Use:

Sycamore Hill Apartments

Water/Sewer:

Water and sanitary sewer are available.

Historic Sites:

There are no known effects on designated properties.

Environmental Conditions/Constraints:

There are no known environmental conditions/constraints.

Surrounding Land Uses and Zoning:

North: OR - Pirates Walk Apartments
South: OR - ECU Main Campus

East: OR - The Wesley Foundation
West: OR - Campus Crossing Apartments

Density

Currently, the site contains 21 multi-family units (1 bedroom).

Under the proposed zoning, the site could yield no more than 10 multi-family units (1 bedroom).

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 July 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 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 Big East Properties LLC 1056617](#)
 - [Minutes Big East Properties LLC 1056626](#)
-

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 10th day of August, 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 R6 (Residential) to OR (Office-Residential).

TO WIT: Big East Properties, LLC

LOCATION: Located at the northeastern corner of the intersection of East 5th Street and South Holly Street.

DESCRIPTION: Being that certain tract or parcel of land lying and being situate in the City of Greenville, Greenville Township, Pitt County, North Carolina, being bounded on the north by the property of South Holly ECU, LLC, on the east by Holly Street, on the south by Fifth Street, on the west by Regency House Condominiums common area and being more particularly described as follows:

Commencing at the center of a manhole located in the intersection of Fourth Street and Holly Street; thence S 45°47'40"W 97.20 feet to an existing iron pipe located on the west right-of-way of Holly Street at the northeast corner of the property of South Holly ECU, LLC as described in Deed Book 3203, Page 424 of the Pitt County Registry; thence with the west right-of-way line of Holly Street S 29°50'00"W 103.18 feet to an existing "X" chiseled in the sidewalk at the southeast corner of said South Holly ECU, LLC property and being the POINT OF BEGINNING; thence from said beginning point so established along and with the west right-of-way of Holly Street S 29°57'27"W 233.10 feet to a new "X" chiseled in the concrete base of a former concrete cornerstone on the north right-of-way of Fifth Street; thence with north right-of-way of Fifth Street N 60°12'01"W 100.00 feet to an existing iron pipe at the southeast corner of the common area of Regency House Condominiums as recorded in Condominium Unit Ownership Book 1, Page 15-15E of the Pitt County Registry; thence with the east line of said Regency House Condominiums common area N 29°47'59"E 223.08 feet to an existing iron pipe at the southwest corner of aforementioned property of South Holly ECU, LLC; thence with the south line of the property of South Holly ECU, LLC S 75°00'54"E 37.64 feet to an existing iron pipe; thence continuing with said south line of South Holly ECU, LLC S 60°33'06"E 64.25 feet to the POINT OF BEGINNING containing 0.5322 acres and being further known as Pitt County Tax Parcel Number 20800 as described in Deed Book 3137, Page 647 of the Pitt County Registry.

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 10th day of August, 2017.

Kandie D. Smith, Mayor

ATTEST:

Carol L. Barwick, City Clerk

Excerpt from the DRAFT Planning & Zoning Commission Minutes (7/18/2017)

ORDINANCE REQUESTED BY BIG EAST PROPERTIES, LLC TO REZONE 0.5322 ACRES LOCATED AT THE NORTHWESTERN CORNER OF THE INTERSECTION OF EAST 5TH STREET AND SOUTH HOLLY STREET FROM R6 (RESIDENTIAL [HIGH DENSITY MULTI-FAMILY]) TO OR (OFFICE-RESIDENTIAL [HIGH DENSITY MULTI-FAMILY]) - APPROVED

Ms. Gooby delineated the property. It is located in the central section of the city at the corner of East 5th Street and Holly Street. Currently, Sycamore Hills Apartments are on the property. This area is mainly residential and institutional uses. Both the current and proposed zoning, allow multi-family development. Therefore, a traffic report was not prepared. The property is currently zoned R6 and the request is for OR. There is OR zoning adjacent to the subject site. There are several properties in close proximity that were recently rezoned to OR. This is a trend in this area that will likely continue for the properties along 5th Street. The Future Land Use and Character Map recommends university institutional along the frontage of East 5th Street. This character is mainly comprised of the ECU main campus and the surrounding facilities then transitions to university neighborhood to the north. The requested zoning is considered part of the university institutional character. In staff's opinion, the request is in compliance with Horizons 2026: Greenville's Community Plan and the Future Land Use and Character Plan Map.

Chairman King opened the public hearing.

Steve Spruill, representative for the applicant, spoke in favor of the request. He stated that the property is the only property in that block that is not zoned OR. The request is in compliance with the Future Land Use and Character Plan Map.

No one spoke in opposition.

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

Motion made by Mr. Robinson, seconded by Ms. Darden, 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.

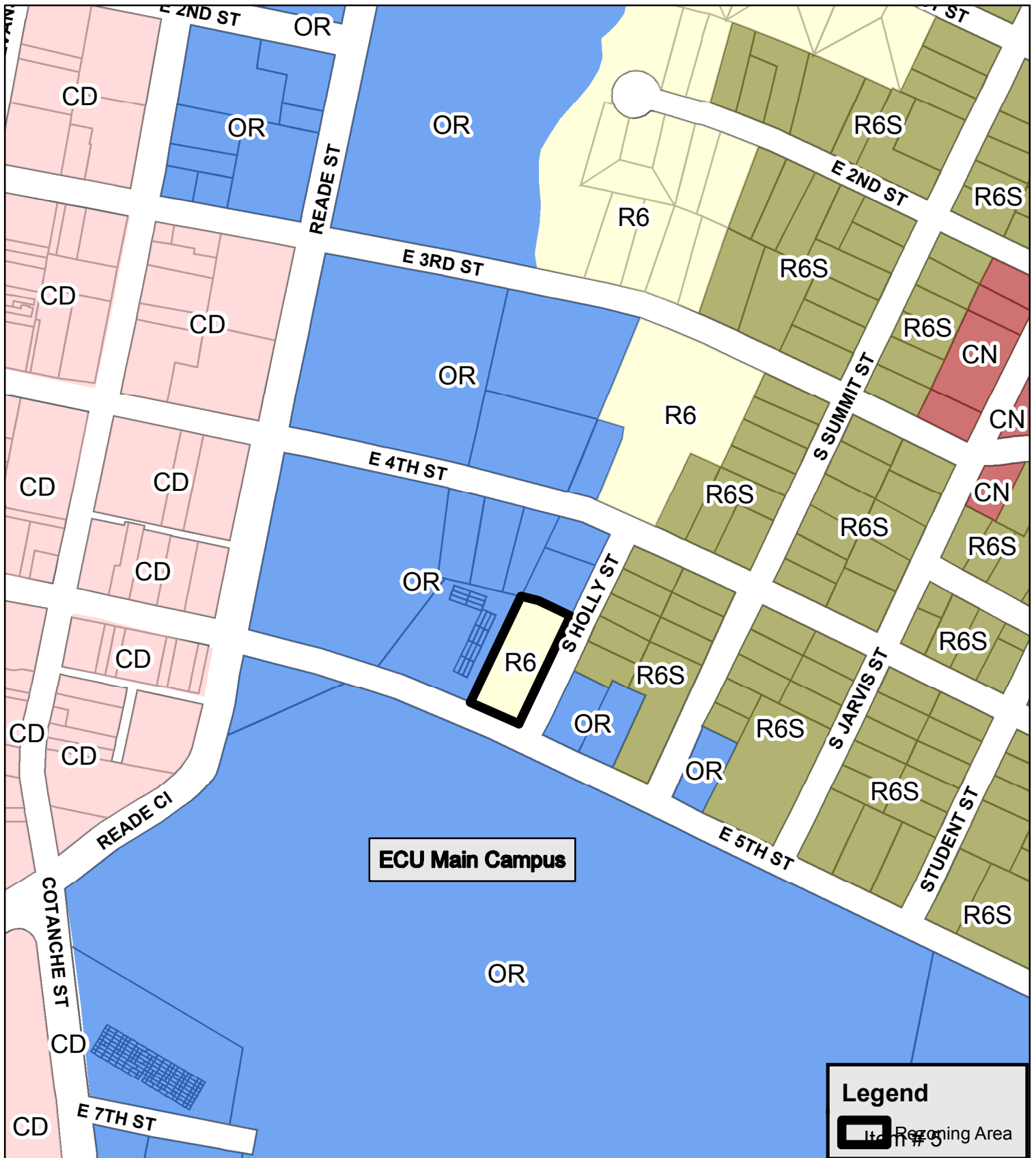
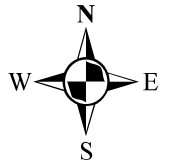
| EXISTING ZONING | |
|--|--|
| R6 (RESIDENTIAL) - PERMITTED USES | |
| (1) General | |
| | a. Accessory use or building |
| | c. On-premise signs per Article N |
| (2) Residential | |
| | a. Single-family dwelling |
| | b. Two-family attached dwelling (duplex) |
| | b(1). Master Plan Community per Article J |
| | c. Multi-family development per Article I |
| | f. Residential cluster development per Article M |
| | k. Family care homes (see also 9-4-103) |
| | q. Room renting |
| (3) Home Occupations - None | |
| (4) Governmental | |
| | b. City of Greenville municipal government building or use (see also section 9-4-103) |
| (5) Agricultural/Mining | |
| | a. Farming; agricultural, 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 | |
| R6 (RESIDENTIAL) - SPECIAL USES | |
| (1) General - None | |
| (2) Residential | |
| | d. Land use intensity multi-family (LUI) development rating 50 per Article K |
| | e. Land use intensity multi-family (LUI) development rating 67 per Article K |
| | l. Group care facility |
| | n. Retirement center or home |
| | o(1). Nursing, convalescent or maternity home; minor care facility |
| | p. Board or rooming house |
| | r. Fraternity or sorority house |
| (3) Home Occupations | |
| | a. Home occupation; not otherwise listed |
| | b. Home occupation; barber and beauty shop |

| | |
|--|--|
| c. | Home occupation; manicure, pedicure or facial salon |
| (4) Governmental | |
| a. | Public utility building or use |
| (5) Agricultural/Mining - None | |
| (6) Recreational/Entertainment | |
| a. | Golf course; 18-hole regulation length (see also section 9-4-103) |
| a(1). | Golf course; 9-hole regulation length (see also section 9-4-103) |
| 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; nursery and kindergarten (see also section 9-4-103) |
| m. | Multi-purpose center |
| t. | Guest house for a college or 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 | |
| PROPOSED ZONING | |
| OR (OFFICE-RESIDENTIAL) - PERMITTED USES | |
| (1) General | |
| a. | Accessory use or building |
| b. | Internal service facilities |
| c. | On-premise signs per Article N |
| f. | Retail sales; incidental |
| (2) Residential | |
| b. | Two-family attached dwelling (duplex) |
| c. | Multi-family development per Article I |
| k. | Family care homes (see also 9-4-103) |
| n. | Retirement center or home |
| o. | Nursing, convalescent or maternity home; major care facility |
| p. | Boarding or rooming house |
| q. | Room renting |
| (3) Home Occupations - 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; agricultural, horticulture, forestry (see also section 9-4-103) |
| (6) Recreational/Entertainment | |
| f. | Public park or recreational facility |
| g. | Private noncommercial recreation; indoor only, not otherwise listed |
| (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 loans 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 salon |
| f. | Manicure, pedicure or facial salon |
| g. | School; junior and senior high (see also section 9-4-103) |
| h. | School; elementary (see also section 9-4-103) |
| i. | School; nursery and kindergarten (see also section 9-4-103) |
| j. | College and other institutions of higher learning |
| k. | Business or trade school |
| n. | Auditorium |
| o. | Church or place of worship (see also section 9-4-103) |
| p. | Library |
| q. | Museum |
| r. | Art gallery |
| u. | Art studio including art and supply sales |
| v. | Photography studio including photo and supply sales |
| w. | Recording studio |
| x. | Dance studio |
| y(2) | TV and/or radio broadcast facilities, including receiving and transmission equipment and towers not exceeding 120 feet in height or cellular telephone and wireless communication towers not exceeding 120 feet in height (see also section 9-4-103) |
| bb. | Civic organizations |
| cc. | Trade or business organizations |
| (9) Repair - None | |
| (10) Retail Trade | |
| s. | Book or card store, news stand |
| w. | Florist |
| ee. | Christmas tree sales lot; temporary only (see also section 9-4-103) |
| (11) Wholesale/Rental/Vehicle-Mobile Home Trade - None | |
| (12) Construction | |
| a. | Licensed contractor; general electrical, plumbing, mechanical, etc... excluding outside storage |
| c. | Construction office; temporary, including modular office (see also section 9-4-103) |


| | |
|--|---|
| (13) Transportation - None | |
| (14) Manufacturing/Warehousing - None | |
| (15) Other Activities (not otherwise listed - all categories) - None | |
| OR (OFFICE-RESIDENTIAL) - SPECIAL USES | |
| (1) General - None | |
| (2) Residential | |
| | d. Land use intensity multi-family (LUI) development rating 50 per Article K |
| | e. Land use intensity multi-family (LUI) development rating 67 per Article K |
| | i. Residential quarters for resident manager, supervisor or caretaker; excluding mobile home |
| | m. Shelter for homeless or abused (see also section 9-4-103) |
| | o(1). Nursing, convalescent or maternity home; minor care facility |
| | r. Fraternity or sorority house |
| (3) Home Occupations - None | |
| (4) Governmental | |
| | a. Public utility building or use |
| (5) Agricultural/Mining - None | |
| (6) Recreational/Entertainment | |
| | c(1). Tennis club; indoor and outdoor facilities |
| | h. Commercial recreation; indoor only, not otherwise listed |
| | m(1). Dining and entertainment establishment (see also section 9-4-103) |
| (7) Office/Financial/Medical | |
| | f. Veterinary clinic or animal hospital (see also animal boarding; outside facility, kennel and stable) |
| (8) Services | |
| | a. Child day care facilities |
| | b. Adult day care facilities |
| | l. Convention center; private |
| | s. Hotel, motel bed and breakfast inn; limited stay lodging (see also residential quarters for resident manager, supervisor or caretaker and section 9-4-103) |
| | ff. Mental health, emotional or physical rehabilitation day program facility |
| | ff(1). Mental health, emotional or physical rehabilitation day program facility |
| (9) Repair- None | |
| (10) Retail Trade - None | |
| | h. Restaurant; conventional |
| | j. Restaurant and/or dining and entertainment establishment; regulated outdoor activities |
| (11) Wholesale/Rental/Vehicle-Mobile Home Trade - None | |
| (12) Construction - None | |
| (13) Transportation | |
| | h. Parking lot or structure; principal use |
| (14) Manufacturing/Warehousing - None | |
| (15) Other Activities (not otherwise listed - all categories) | |
| | a. Other activities; personal services not otherwise listed |
| | b. Other activities; professional services not otherwise listed |

Big East Properties, LLC (17-11)
R6 to OR
0.5322 acres
June 30, 2017

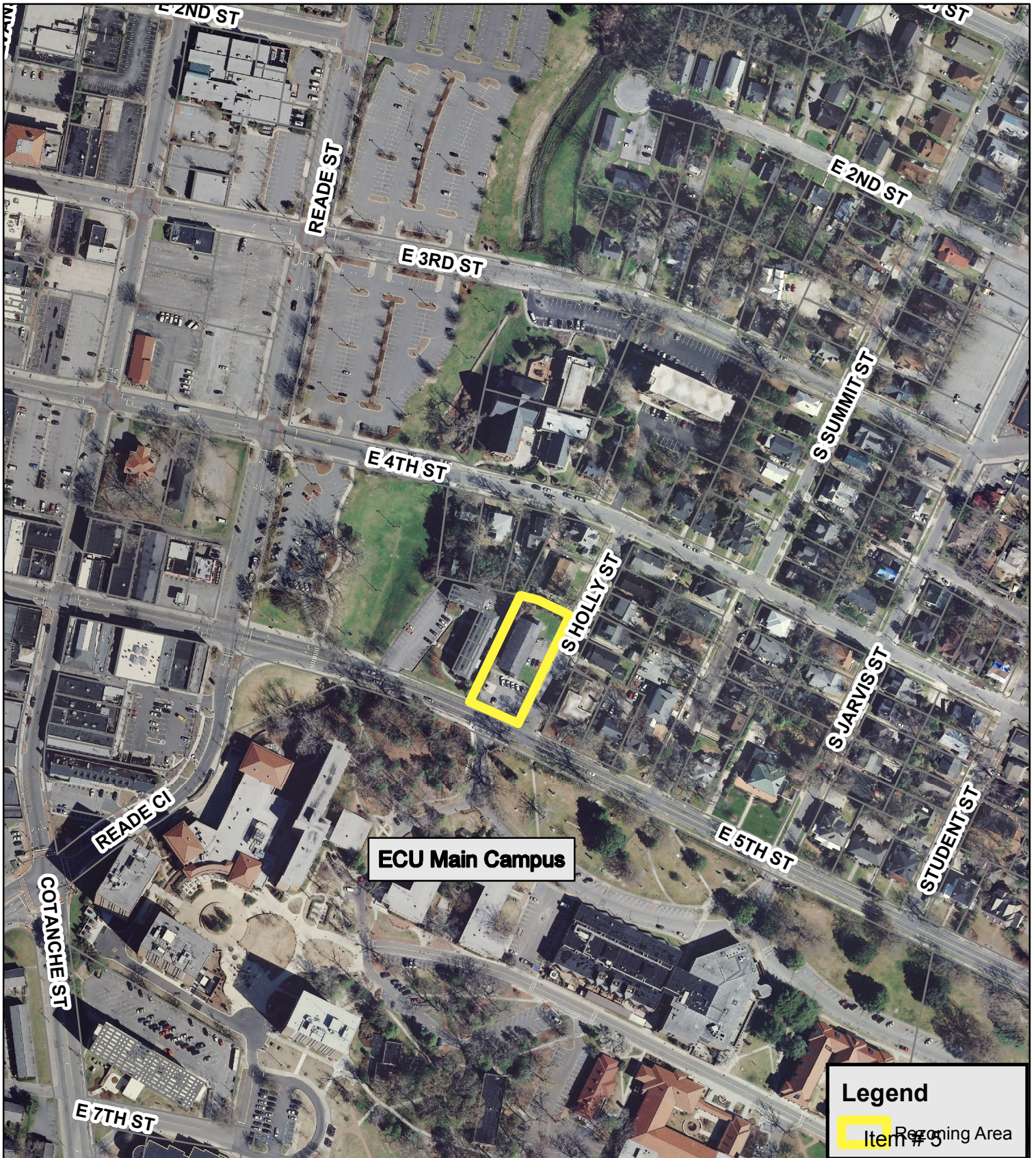


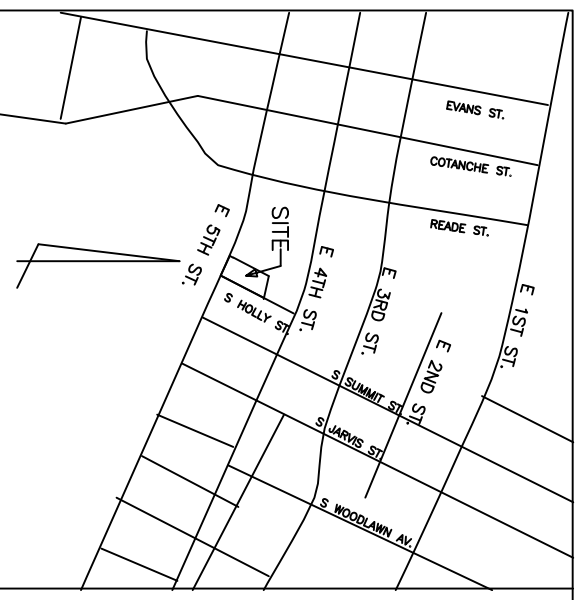
ECU Main Campus

Legend

 Rezoning Area

Big East Properties, LLC (17-11)
R6 to OR
0.5322 acres
June 30, 2017





THE SANDRA FAULKNER BUTTERWORTH IRREVOCABLE TRUST AGREEMENT
D.B. 3396, P. 724
OR

THOMAS A FAULKNER
D.B. 2851, P. 522
OR

402 SOUTH HOLLY ECU LLC
D.B. 3203, P. 424
OR

GEORGE F. HAMILTON
ELIZABETH HAMILTON
D.B. R-40, P. 97
R6S

HENRY JAMES STINDT
D.B. X-52, P. 617
R6S

PIRATES PLACE DOT COM, LLC
D.B. 2816, P. 122
R6S

IAN KEL MCADAM
SALLY WELKER MCADAM
D.B. 2777, P. 603
R6S

WESLEY FOUNDATION
OR

OWNER
BIG EAST PROPERTIES, LLC
3505 HUNTINGTON ROAD
GREENVILLE, NC 27858

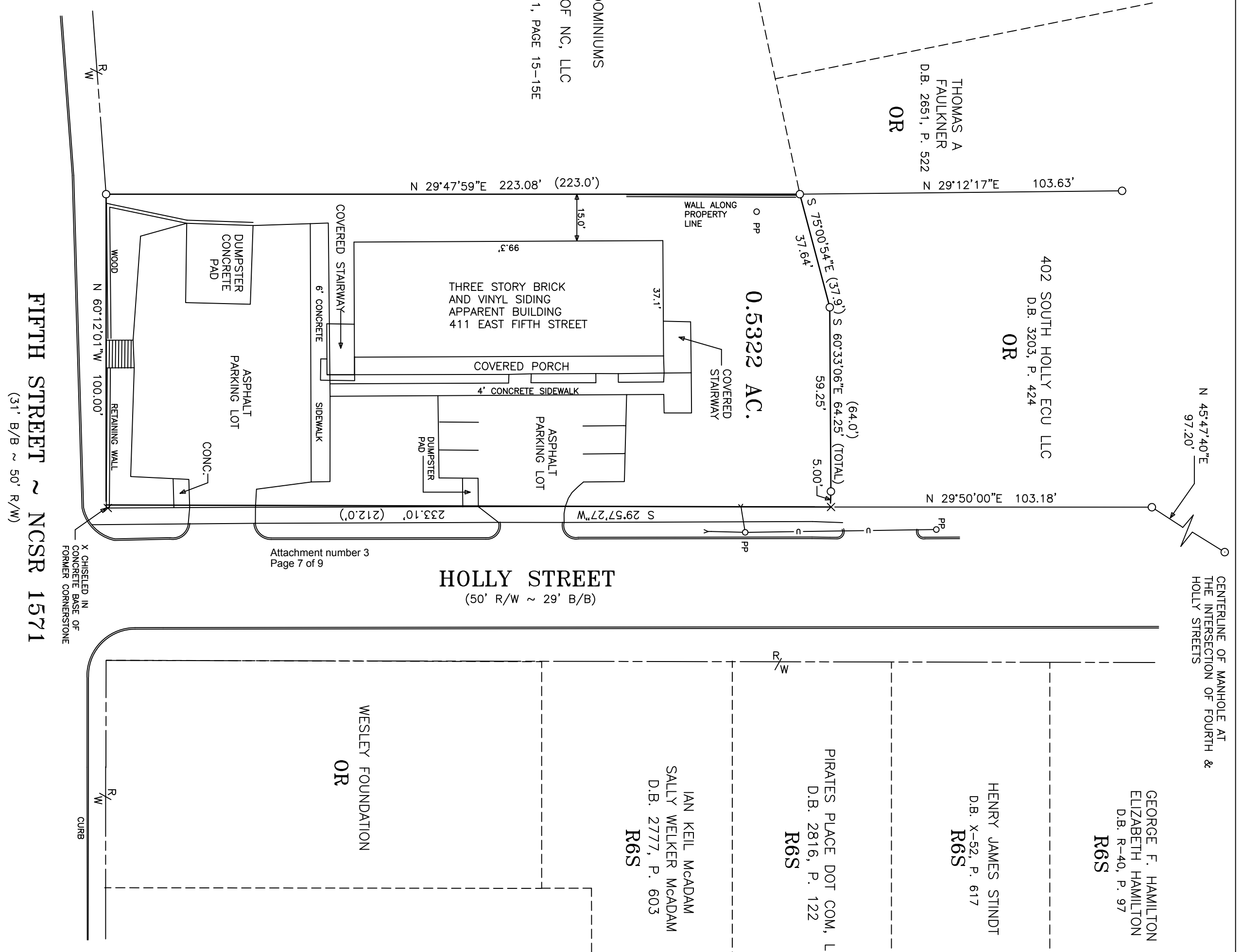
NOTES
- THIS IS A REZONING REQUEST SURVEY OF PITT COUNTY TAX PARCEL NUMBER 20800
- THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP 3720468800J, DATED 1-2-2004
- THE MINIMUM BUILDING LINES SHOWN HEREON ARE THE SAME FOR R6 AND OR ZONES
- DISTANCES SHOWN IN PARENTHESIS ARE DEED DIMENSIONS

LEGEND
O EXISTING IRON PIPE
X CHISELED IN CONCRETE
R/W RIGHT OF WAY
-u-o OVERHEAD UTILITY LINE
AND POLE

REFERENCES
D.B. 3137, P. 647
D.B. 3203, P. 424

REGENCY HOUSE CONDOMINIUMS
COMMON AREA
W AND P PROPERTIES OF NC, LLC
D.B. 2383, P. 492
CONDO UNIT OWNERSHIP BOOK 1, PAGE 15-15E
OR

I CERTIFY THAT THIS SURVEY IS OF AN EXISTING PARCEL OR PARCELS OF LAND DOES NOT CREATE A NEW STREET OR CHANGE AN EXISTING STREET



FIFTH STREET ~ NCSR 1571
(31' B/B ~ 50' R/W)

HOLLY STREET
(50' R/W ~ 29' B/B)

EAST CAROLINA UNIVERSITY
D.B. N-40, P. 403
OR

CURRENT ZONING: R6
PROPOSED ZONING: OR

REZONING REQUEST SURVEY FOR
BIG EAST PROPERTIES, LLC
DEED BOOK 3137, PAGE 647
CITY OF GREENVILLE

GREENVILLE TOWNSHIP ~ PITT COUNTY ~ NORTH CAROLINA
DATE: APRIL 7, 2017
SCALE: 1" = 30'
GRAPHIC SCALE - FEET

Sprull & Associates Inc.
2747 East Tenth Street
Greenville, North Carolina 27858
(252) 757-1200
sprull@coastalnet.com
Firm No. C-978

THIS DOCUMENT ORIGINALLY ISSUED AND SEALED BY STEPHEN N. SPRULL, L-2723 ON JUNE 23, 2017. THIS ELECTRONIC DOCUMENT SHALL NOT BE CONSIDERED A CERTIFIED DOCUMENT. SEE THE ORIGINAL DOCUMENT FOR SEAL AND SIGNATURE.

STEPHEN N. SPRULL L-2723

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: 8/10/2017
Time: 6:00 PM

Title of Item: Ordinance requested by Happy Trail Farms, LLC and Jack Jones Allen to rezone 19.632 acres located along the southern right-of-way of Regency Boulevard and the western right-of-way of the Seaboard Coastline Railroad from R6A (Residential [Medium Density Multi-family]) and R6S (Residential-Single-family [Medium Density]) to O (Office)

Explanation: **Abstract:** The City has received a request from Happy Trail Farms, LLC and Jack Jones Allen to rezone 19.632 acres located along the southern right-of-way of Regency Boulevard and the western right-of-way of the Seaboard Coastline Railroad from R6A (Residential [Medium Density Multi-family]) and R6S (Residential-Single-family [Medium Density]) to O (Office).

Required Notices:

Planning and Zoning meeting notice (property owner and adjoining property owner letter) mailed on June 6, 2017.
On-site sign(s) posted on June 6, 2017.
City Council public hearing notice (property owner and adjoining property owner letter) mailed on July 25, 2017
Public hearing legal advertisement published on July 31, 2017 and August 7, 2017.

Comprehensive Plan:

The Future Land Use and Character Map recommends office/institutional (OI) along the southern right-of-way of Regency Boulevard and the western right-of-way of the Seaboard Coastline Railroad transitioning to residential, low-medium density (LMDR) to the west and south.

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 1,696 trips to and from the site on Regency Boulevard, which is a net increase of 531 additional trips per day.

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

History/Background:

The subject property was included in a Future Land Use and Character Map amendment that was approved by City Council on April 10, 2017.

Present Land Use:

The subject property is included on the approved preliminary plat for Westhaven South, Section 5. Currently, the property is vacant.

Water/Sewer:

Water and sanitary sewer are available to the property.

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: R9S - Westhaven South Subdivision

South: R6A - Vacant (under common ownership of one of the applicants); RA20 - Vacant
East: R9S - Shamrock Subdivision; O - Vacant
West: R6A - Vacant (under common ownership of one of the applicants)

Density Estimates:

Under the current zoning, the site could yield 55-60 multi-family units (1, 2 and 3 bedrooms) and 75-80 single-family lots.

Under the proposed zoning, the site could yield 154,000 square feet of office space.

The anticipated build-out is 2-3 years.

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 June 20, 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 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 HTF and Jack Allen rezoning 1055854](#)
 - [Minutes HTF and Jack Jones Allen rezoning 1054919](#)
-

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 10th day of August, 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 Primary Service Area;

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

Section 1. That the following described territory is rezoned from R6A (Residential) and R6S (Residential-Single-family) to O (Office).

TO WIT: Happy Trail Farms, LLC and Jack Jones Allen

LOCATION: Located along the southern right-of-way of Regency Boulevard and the western right-of-way of the Seaboard Coastline Railroad.

DESCRIPTION: Beginning at a point where the southern right-of-way of Regency Boulevard intersects the western right-of-way of the Seaboard Coastline Railroad. From the above described beginning, so located, running thence as follows:

With the western right-of-way of the Seaboard Coastline Railroad, S 22°09'02" W 493.33', thence leaving the western right-of-way of the Seaboard Coastline Railroad, N 84°25'41" W 1,055.96', thence N 04°56'25" E 247.02', thence N 85°03'35" W 318.72', thence S 42°04'16" W 212.70', thence N 47°52'29" W 137.85' to the point of curvature, thence with a curve to the left an arc length of 11.48' having a radius of 260.00' and a chord bearing N 46°36'34" W 11.48', thence N 85°03'35" W 69.78', thence N 89°34'41" W 143.37', thence S 81°23'07" W 143.38', thence S 76°52'01" W 159.64', thence N 13°07'59" W 300.00' to a point on the southern right-of-way of Regency Boulevard, thence with the southern right-of-way of Regency Boulevard, N 76°52'01" E 159.64' to the point of curvature, thence with a curve to the right an arc length of 381.16' having a radius of 1,210.00' and a chord bearing N 85°53'29" E 379.58' to the point of tangency, thence S 85°03'35" E 1,552.69' to the point of curvature, thence with a curve to the right an arc length of 107.00' having a radius of 2,990.00' and a chord bearing S 84°02'04" E 106.99' to the point of tangency, thence S 83°00'34" E 178.54' to the point of beginning containing 19.632 acres and being a portion of the properties described in Deed Book 3233, Page 618 and Deed Book 3041, Page 601 both 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 10th day of August, 2017.

Kandie D. Smith, Mayor

ATTEST:

Carol L. Barwick, City Clerk

Excerpt from DRAFT the Planning & Zoning Commission Minutes (6/20/2017)

ORDINANCE REQUESTED BY HAPPY TRAIL FARMS, LLC AND JACK JONES ALLEN TO REZONE 19.632 ACRES LOCATED ALONG THE SOUTHERN RIGHT-OF-WAY OF REGENCY BOULEVARD AND THE WESTERN RIGHT-OF-WAY OF THE SEABOARD COASTLINE RAILROAD FROM R6A (RESIDENTIAL [MEDIUM DENSITY MULTI-FAMILY]) AND R6S (RESIDENTIAL-SINGLE-FAMILY [MEDIUM DENSITY]) TO O (OFFICE) - APPROVED

Ms. Gooby delineated the property. This property is located along Regency Boulevard adjacent to the CSX Railroad and west of Shamrock Subdivision. This is a follow-up to a Future Land Use and Character Map amendment that was adopted by City Council in April, 2017. This property is included on the approved preliminary plat for Westhaven South, Section 5, Lots 1 and 2. The property is vacant. There is a single-family subdivision to the north and east and commercial along Memorial Drive. This request could generate a net increase of 531 trips per day. Currently, the property is zoned multi-family and single-family. The site could yield 55-60 multi-family units and 75-80 single-family lots. The requested zoning is for office. The site could yield 154,000 square feet of office space. The Future Land Use and Character Map recommends office/institutional (OI) along the southern right-of-way of Regency Boulevard and the western right-of-way of the CSX Railroad transitioning to residential, low-medium density (LMDR) to the west and south. In staff's opinion, the request is in compliance with Horizons 2026: Greenville's Community Plan and the Future Land Use and Character Plan Map.

Chairman King opened the public hearing.

Mike Baldwin, representative for the applicants, spoke in favor of the request. He stated the rezoning was a follow-up to a Future Land Use and Character Map amendment that was initiated by the applicants. The reason for this rezoning was that the applicants thought it made more sense to have offices along Regency Boulevard that would connect Wal-Mart at South Memorial Drive to the offices at the opposite end of Regency Boulevard. This rezoning could generate 3% increase in traffic, which is minimal.

Mr. Maxwell was concerned about the speed limit and amount of traffic already along Regency Boulevard and then the increase of traffic from this rezoning.

Mr. Baldwin stated that traffic will enter Regency Boulevard at Blazer Drive, but that the sight distance is sufficient to have enough braking time for traffic on Regency Boulevard.

No one spoke in opposition.

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

Motion made by Mr. Overton, seconded by Ms. Darden, 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 | |
|--|---|
| R6A (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) |
| b(1). | Master Plan Community per Article J |
| c. | Multi-family development per Article I |
| f. | Residential cluster development per Article M |
| k. | Family care homes (see also 9-4-103) |
| q. | Room renting |
| (3) Home Occupations - None | |
| (4) Governmental | |
| b. | City of Greenville municipal government building or use (see also section 9-4-103) |
| (5) Agricultural/Mining | |
| a. | Farming; agricultural, 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 | |
| R6A (RESIDENTIAL) - SPECIAL USES | |
| (1) General - None | |
| (2) Residential | |
| d. | Land use intensity multi-family (LUI) development rating 50 per Article K |
| e. | Land use intensity multi-family (LUI) development rating 67 per Article K |
| l. | Group care facility |
| n. | Retirement center or home |
| o(1). | Nursing, convalescent or maternity home; minor care facility |
| p. | Board or rooming house |
| r. | Fraternity or sorority house |
| (3) Home Occupations | |
| a. | Home occupation; not otherwise listed |
| b. | Home occupation; barber and beauty shop |

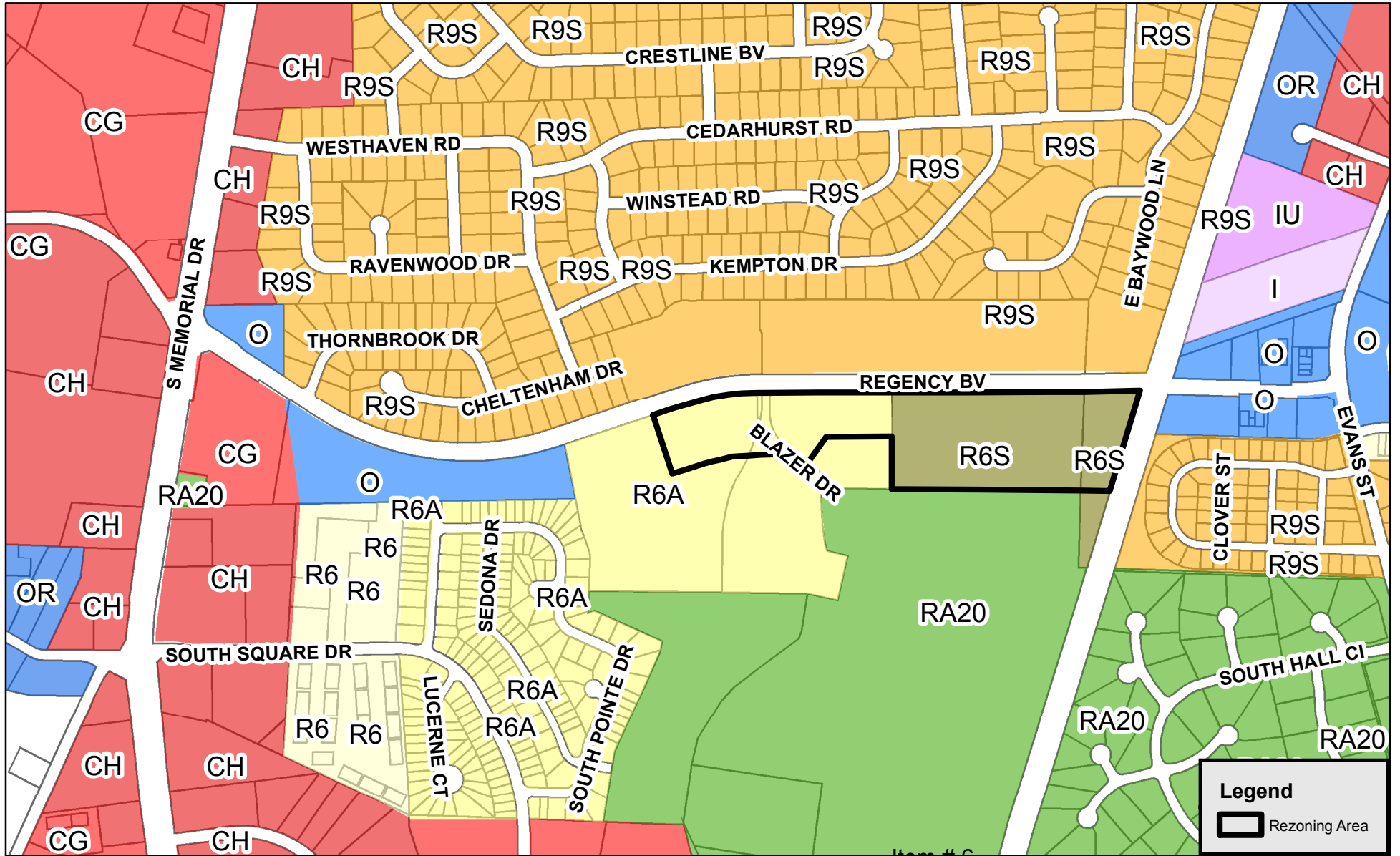
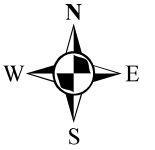
| | |
|--|--|
| c. | Home occupation; manicure, pedicure or facial salon |
| (4) Governmental | |
| a. | Public utility building or use |
| (5) Agricultural/Mining - None | |
| | * None |
| (6) Recreational/Entertainment | |
| a. | Golf course; 18-hole regulation length (see also section 9-4-103) |
| a(1). | Golf course; 9-hole regulation length (see also section 9-4-103) |
| c(1). | Tennis club; indoor and outdoor facilities |
| (7) Office/Financial/Medical | |
| (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; nursery and kindergarten (see also section 9-4-103) |
| m. | Multi-purpose center |
| t. | Guest house for a college or 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 | |
| EXISTING ZONING | |
| 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 homes (see also 9-4-103) |
| q. | Room renting |
| (3) Home Occupations - None | |
| (4) Governmental | |
| b. | City of Greenville municipal government building or use (see also section 9-4-103) |
| (5) Agricultural/Mining | |
| a. | Farming; agricultural, 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 | |
| a. | Home occupation; not otherwise listed |
| d. | Home occupation; bed and breakfast inn |
| (4) Governmental | |
| a. | Public utility building or use |
| (5) Agricultural/Mining - None | |
| (6) Recreational/Entertainment | |
| a. | Golf course; 18-hole regulation length (see also section 9-4-103) |
| a(1). | Golf course; 9-hole regulation length (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; nursery and kindergarten (see also section 9-4-103) |
| t. | Guest house for a college or 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 | |
| PROPOSED ZONING | |
| 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 - 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; agricultural, 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 loans 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 salon |
| g. | School; junior and senior high (see also section 9-4-103) |
| h. | School; elementary (see also section 9-4-103) |
| i. | School; nursery and kindergarten (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 home |
| (3) Home Occupations - 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 or 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 | |

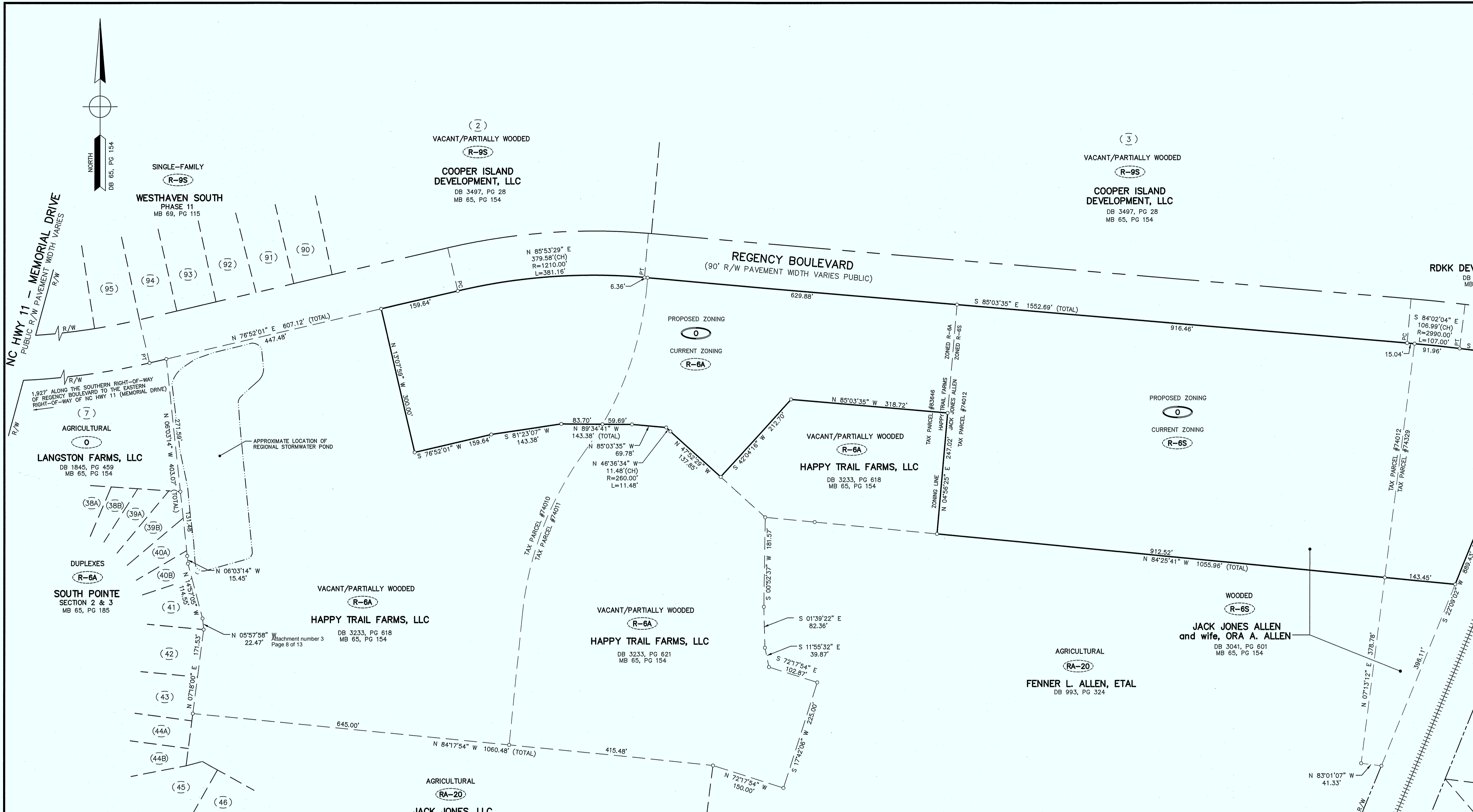
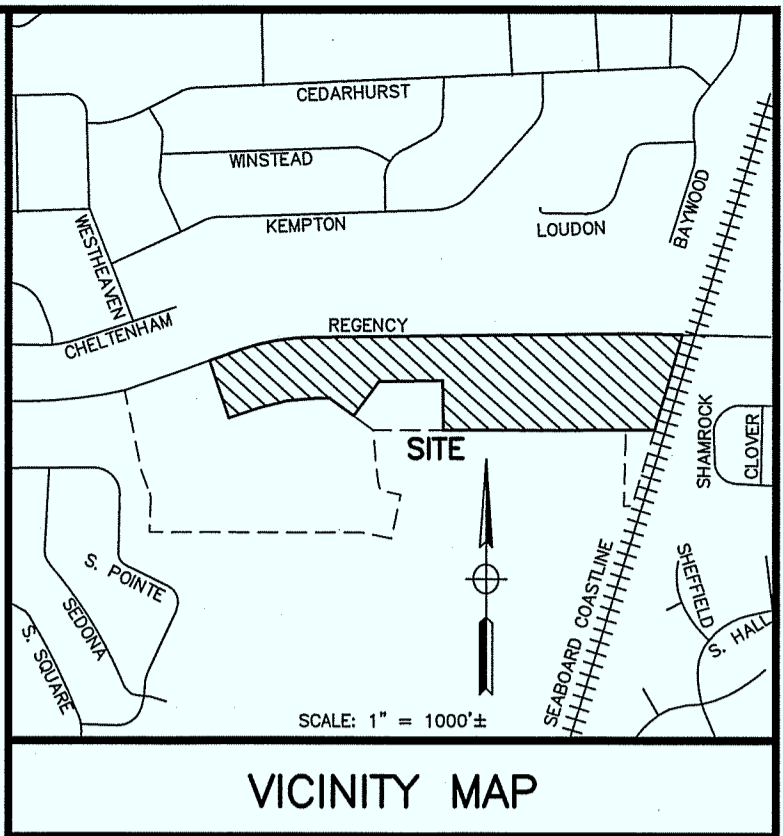
Happy Trail Farms, LLC and Jack Jones Allen (17-08)
R6A and R6S to O
19.632 acres
May 30, 2017



Legend
[Thick black outline] Rezoning Area

Happy Trail Farms, LLC and Jack Jones Allen (17-08)
R6A and R6S to O
19.632 acres
May 30, 2017





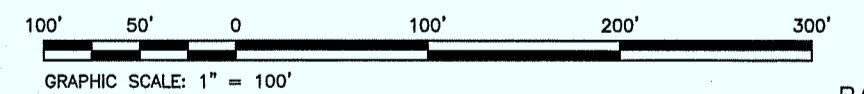
**PROPERTY OWNERS ADDRESSES
WITHIN 100 FEET OF PROPERTY**

- COOPER ISLAND DEVELOPMENT, LLC**
PO BOX 606
GREENVILLE, NC 27835
- LOT 91 WESTHAVEN**
DOUGLAS WAYNE MOORE
and wife, CATHERINE MOORE
441 CHELTENHAM DRIVE
GREENVILLE, NC 27834
- LOT 90 WESTHAVEN**
DEREK OREL ALLEN and wife,
JACQUELINE SHANTEL ALLEN
437 CHELTENHAM DRIVE
GREENVILLE, NC 27834
- JACK JONES ALLEN and wife, ORA A. ALLEN**
1076 JACK JONES ROAD
WINTERVILLE, NC 28590
- FENNER LESLIE ALLEN, ETALS**
1119 JACK JONES ROAD
WINTERVILLE, NC 28590
- HAPPY TRAIL FARMS, LLC**
PO BOX 1863
GREENVILLE, NC 27835
- JACK JONES, LLC**
148 JERUSALEM ROAD
SEVEN SPRINGS, NC 27578

AREA TO BE REZONED: 19.632 ACRES

NOTES

- ALL AREAS CALCULATED BY COORDINATE GEOMETRY.
- REFERENCE: MAP BOOK 65, PAGE 154, OF THE PITT COUNTY REGISTER OF DEEDS.



SHEET 1 OF 1
REZONING MAP

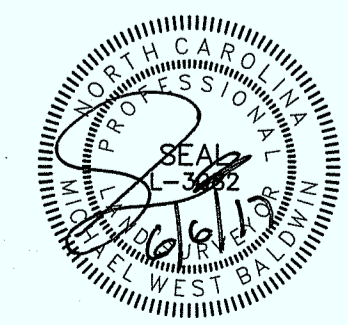
**HAPPY TRAIL FARMS, LLC
& JACK JONES ALLEN**

REFERENCE: PORTION OF THE PROPERTY DESCRIBED IN DEED BOOK 3233, PAGE 618, AND PORTION OF THE PROPERTY DESCRIBED IN DEED BOOK 3041, PAGE 601 OF THE PITT COUNTY REGISTER OF DEEDS
WINTERVILLE TOWNSHIP, PITT COUNTY, NC

| | |
|---|--|
| OWNERS: HAPPY TRAIL FARMS, LLC ADDRESS: P.O. BOX 1863 GREENVILLE, NC 27835 PHONE: (252) 916-9028 | JACK JONES ALLEN ADDRESS: 1076 JACK JONES RD. WINTERVILLE, NC 28590 PHONE: (252) 756-3498 |
|---|--|

Baldwin Design Consultants, PA
ENGINEERING - LAND PLANNING - SURVEYING
708-D CROMWELL DRIVE
GREENVILLE, NC 27858 252.756.1390

| | | | |
|--------------|------------------|------------------|---------------|
| CHECKED: MAH | DATE: 01/12/2017 | SURVEYED: N/A | APPROVED: MWB |
| CHECKED: MWB | DATE: 05/15/2017 | SCALE: 1" = 100' | |



| CLOSURE CHECK BOUNDARY | |
|------------------------|------------------|
| CHECKED: MAH | DATE: 01/12/2017 |

- LEGEND**
- R/W = RIGHT-OF-WAY
 - EIP = EXISTING IRON PIPE
 - EIS = EXISTING IRON STAKE
 - SIP = SET IRON PIPE
 - ECM = EXISTING CONCRETE MONUMENT
 - C/L = CENTERLINE
 - DB = DEED BOOK
 - NPS = NO POINT SET
 - EPKN = EXISTING PARKER KALON NAIL
 - - - = NOT TO SCALE

Case No: 17-08

Applicant: Happy Trail Farms, LLC and Jack Jones Allen

Property Information

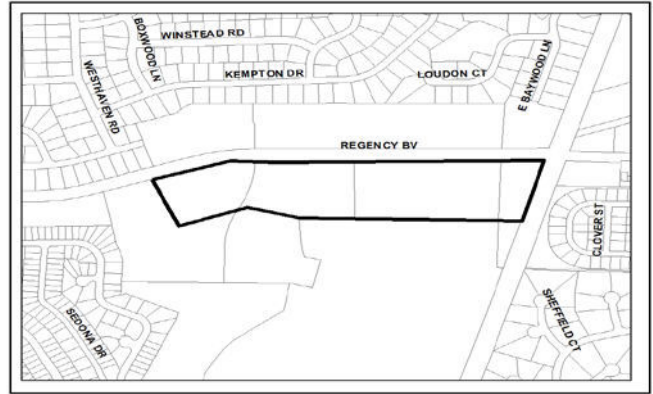
Current Zoning: R6A (Residential [Medium Density Multi-Family])
R6S (Residential-Single-family [Medium Density])

Proposed Zoning: O (Office)

Current Acreage: 19.632 gross acres

Location: Regency Blvd, west of railroad tracks

Points of Access: Regency Blvd



Location Map

Transportation Background Information

1.) Regency Blvd- City maintained

| | <u>Existing Street Section</u> | <u>Ultimate Thoroughfare Street Section</u> |
|----------------------------------|--------------------------------|---|
| Description/cross section | 4 lane with median | no change |
| Right of way width (ft) | 100 | no change |
| Speed Limit (mph) | 45 | no change |
| Current ADT: | 9,800 (*) | |
| Design ADT: | 39,700 vehicles/day (**) | |
| Controlled Access | No | |
| Thoroughfare Plan Status: | Major Thoroughfare | |

Other Information: There are sidewalks along Regency Blvd that service this property.

Notes: (*) 2014 City 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 Land Use: 1,165 -vehicle trips/day (*) **Proposed Use:** 1,696 -vehicle trips/day (*)

Estimated Net Change: increase of 531 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 land use.)

Impact on Existing Roads

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

1.) Regency Blvd , West of Site (50%): “No build” ADT of 9,800

Estimated ADT with Proposed Zoning (full build) – 10,648
 Estimated ADT with Current Zoning (full build) – 10,383
Net ADT change = 265 (3% increase)

Case No: 17-08

Applicant: Happy Trail Farms, LLC and Jack Jones Allen

2.) Regency Blvd , East of Site (50%): “No build” ADT of 9,800

Estimated ADT with Proposed Zoning (full build) – 10,648

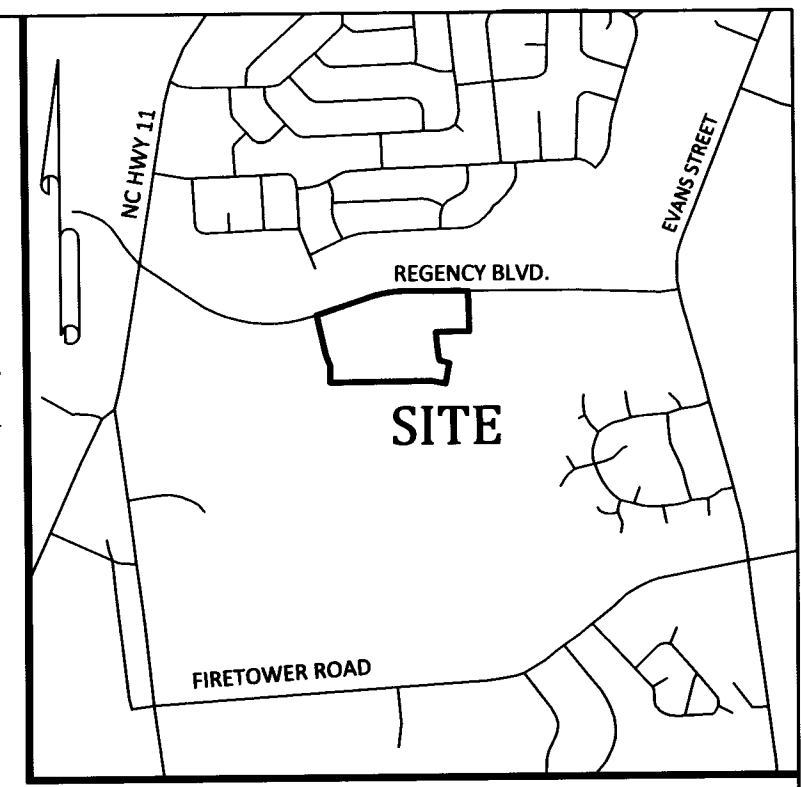
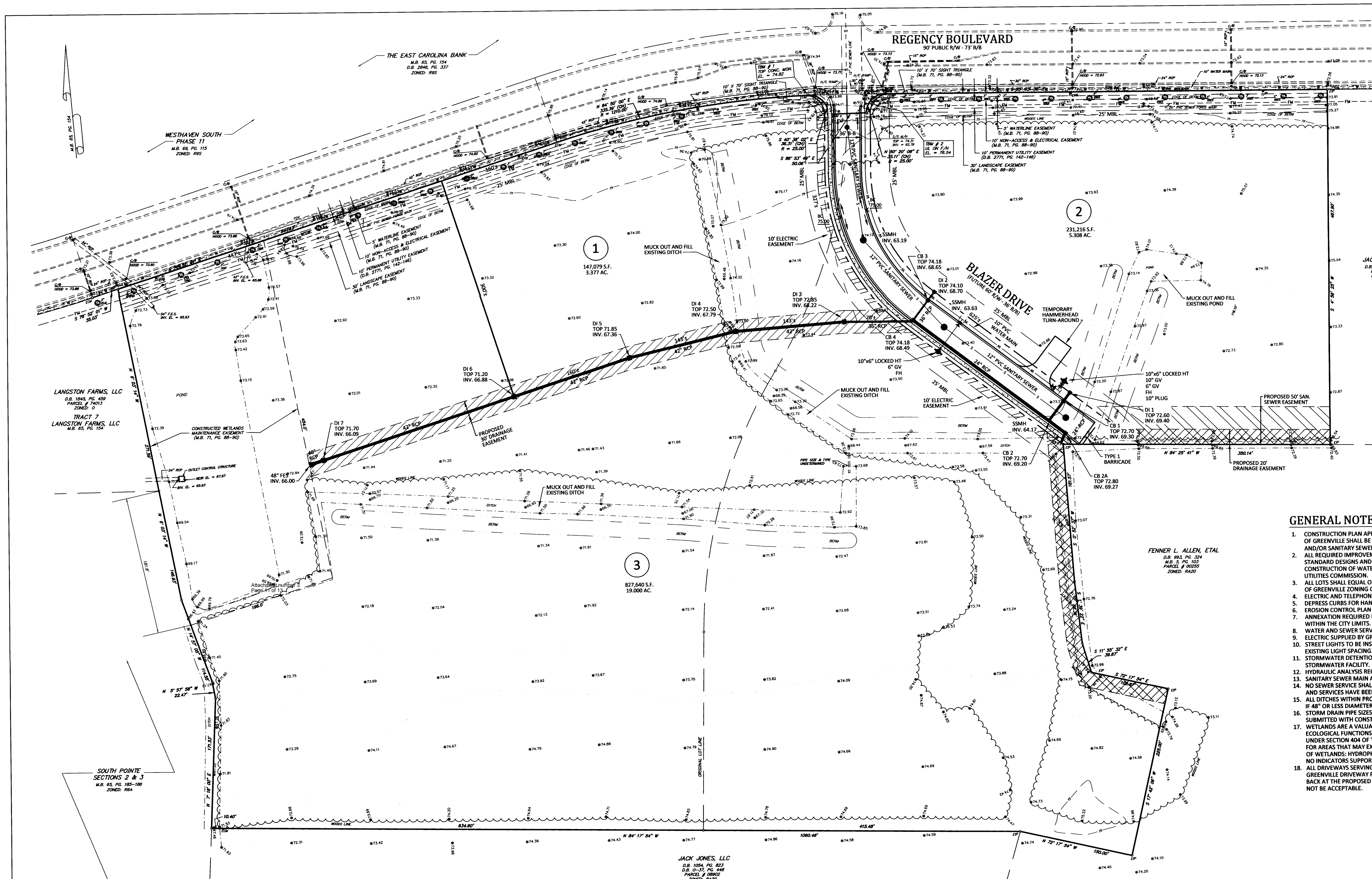
Estimated ADT with Current Zoning (full build) – 10,383

Net ADT change = 265 (3% increase)

Staff Findings/Recommendations

Based on possible uses permitted by the requested land use, the proposed land use classification could generate 1696 trips to and from the site on Regency Blvd, which is a net increase of 531 additional trips per day.

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



Vicinity Map
NOT TO SCALE

SITE DATA:
 ACREAGE IN TOTAL TRACT: 28.498 AC.±
 NUMBER OF LOTS CREATED: 3
 LINEAL FEET IN STREETS: 587 LF.
 ACREAGE IN PARKS, RECREATION AREAS, COMMON AREAS AND THE LIKE: NONE
 ZONING CLASSIFICATION: R6-A

- GENERAL NOTES:**
- CONSTRUCTION PLAN APPROVAL FROM GREENVILLE UTILITIES COMMISSION AND THE CITY OF GREENVILLE SHALL BE OBTAINED PRIOR TO CONSTRUCTION OF ANY STREET, WATER, AND/OR SANITARY SEWER AND STORM DRAINAGE SYSTEMS.
 - ALL REQUIRED IMPROVEMENTS SHALL CONFORM TO THE CITY OF GREENVILLE MANUAL OF STANDARD DESIGNS AND DETAILS AND THE MANUAL FOR THE DESIGN AND CONSTRUCTION OF WATER AND WASTEWATER SYSTEMS EXTENSIONS OF GREENVILLE UTILITIES COMMISSION.
 - ALL LOTS SHALL EQUAL OR EXCEED THE MINIMUM DEVELOPMENT STANDARDS OF THE CITY OF GREENVILLE ZONING ORDINANCE.
 - ELECTRIC AND TELEPHONE UTILITIES SHALL BE INSTALLED UNDERGROUND.
 - DEPRESS CURBS FOR HANDICAP RAMPS AT STREET INTERSECTIONS THAT HAVE SIDEWALKS.
 - EROSION CONTROL PLAN APPROVAL REQUIRED PRIOR TO CONSTRUCTION.
 - ANNEXATION REQUIRED PRIOR TO RECORDATION OF FINAL PLATS INCLUDING AREAS NOT WITHIN THE CITY LIMITS.
 - WATER AND SEWER SERVICE IS PROVIDED BY GREENVILLE UTILITIES COMMISSION.
 - ELECTRIC SUPPLIED BY GREENVILLE UTILITIES COMMISSION.
 - STREET LIGHTS TO BE INSTALLED BY GREENVILLE UTILITIES COMMISSION TO MATCH EXISTING LIGHT SPACING.
 - STORM WATER DETENTION FOR THIS PROPERTY IS PROVIDED BY THE EXISTING REGIONAL STORMWATER FACILITY.
 - HYDRAULIC ANALYSIS REQUIRED.
 - SANITARY SEWER MAIN AND OUTFALL ACREAGE FEES ARE DUE.
 - NO SEWER SERVICE SHALL BE PROVIDED FOR LOTS WITHIN THIS PROJECT UNTIL ALL MAINS AND SERVICES HAVE BEEN INSTALLED AND ACCEPTED FOR MAINTENANCE BY G.U.C.
 - ALL DITCHES WITHIN PROJECT LIMITS, WITH NO ASSOCIATED FLOODWAY, SHALL BE PIPED IF 48" OR LESS DIAMETER PIPE IS REQUIRED.
 - STORM DRAIN PIPE SIZES ARE APPROXIMATE. FINAL SIZING, GRADES, ETC. SHALL BE SUBMITTED WITH CONSTRUCTION PLANS.
 - WETLANDS ARE A VALUABLE NATURAL RESOURCE WHICH PROVIDE IMPORTANT ECOLOGICAL FUNCTIONS. WETLANDS ARE REGULATED BY THE FEDERAL GOVERNMENT UNDER SECTION 404 OF THE CLEAN WATER ACT. THIS PROPERTY HAS BEEN EVALUATED FOR AREAS THAT MAY EXHIBIT THE INDICATORS OF THE THREE MAJOR CHARACTERISTICS OF WETLANDS: HYDROPHYTIC VEGETATION, HYDRIC SOILS, AND WETLAND HYDROLOGY. NO INDICATORS SUPPORTING WETLANDS WERE FOUND ON THIS PROPERTY.
 - ALL DRIVEWAYS SERVING INDIVIDUAL LOTS WILL BE REQUIRED TO HAVE A CITY OF GREENVILLE DRIVEWAY PERMIT. CURB AND GUTTER SHALL BE REMOVED AND POURED BACK AT THE PROPOSED DRIVEWAY. BREAKING THE HEAD OFF OF THE BACK OF CURB WILL NOT BE ACCEPTABLE.



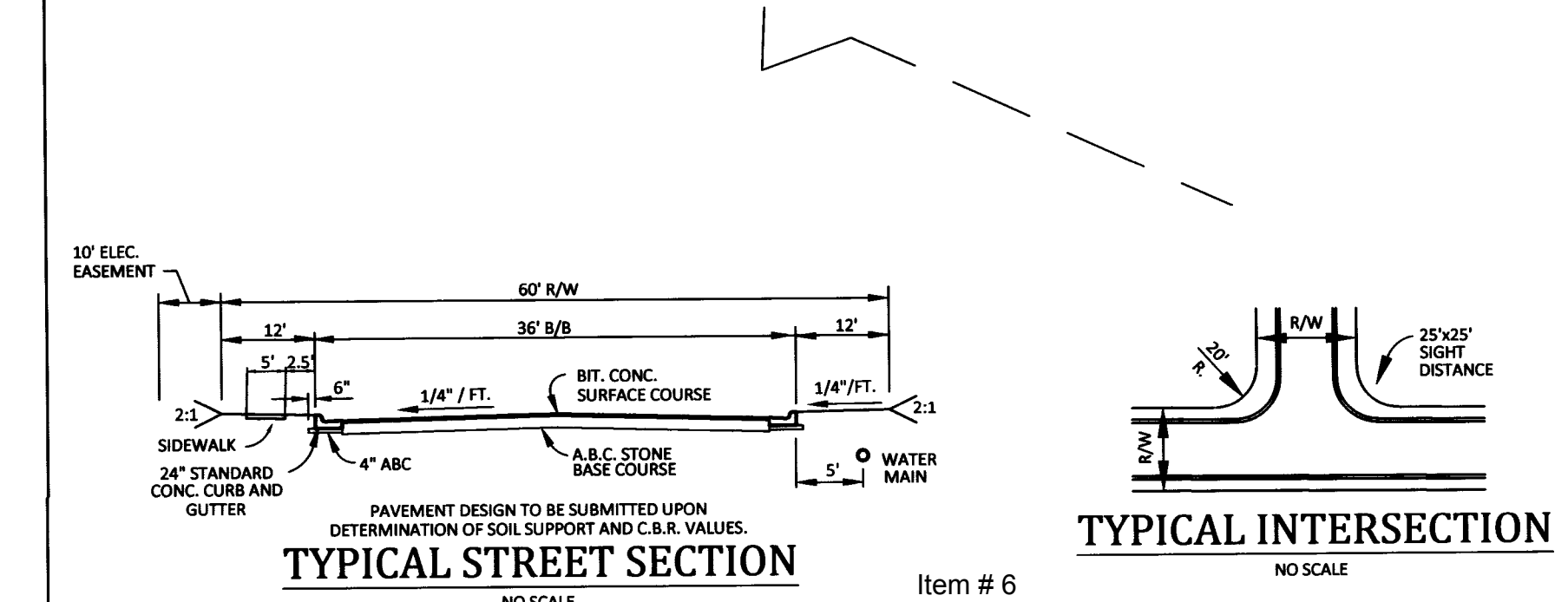
SHEET 1 OF 1 PARCEL # 74010 & 74011

PRELIMINARY PLAT
WESTHAVEN SOUTH
SECTION 5
 City of Greenville, Winterville Township, Pitt County NC

OWNER(S): HAPPY TRAIL FARMS LLC
 ADDRESS: PO BOX 1863, GREENVILLE, NC 27835
 PHONE: (252) 758-4309

SURVEYED BY OTHERS: BY OTHERS (GARY S. MILLER AND ASSOC., PA)
 APPROVED: BCF
 DATE: 01-11-2017

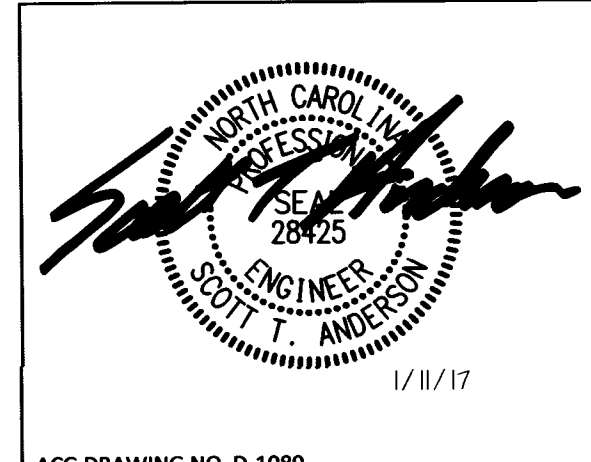
DRAWN: EW
 CHECKED: STA
 SCALE: 1" = 60'



- LEGEND:**
- EIP - EXISTING IRON PIPE
 - IPS - IRON PIPE SET
 - R/W - RIGHT OF WAY
 - B/C - BACK OF CURB TO BACK OF CURB
 - L/P - LIGHT POLE
 - C/B - CATCH BASIN
 - M/H - MANHOLE
 - S/S - SANITARY SEWER
 - R - RADIUS
 - ROP - REINFORCED CONCRETE PIPE
 - SWMP - SEWER LINE WITNESS POST
 - FOMP - FIBER OPTIC WITNESS POST
 - EPB - ELECTRIC PULL BOX
 - ET - ELECTRIC TRANSFORMER
 - T/P - TELEPHONE PEDESTAL
 - F/H - FIRE HYDRANT
 - W/V - WATER VALVE
 - H/C - HANDICAP
 - FM - SEWER FORCE MAIN
 - ECM - EXISTING CONCRETE MONUMENT
 - FES - FLARED END SECTION
 - 07214 - EXISTING SPOT ELEVATION
 - 70 - EXISTING CONTOUR LINE
 - TBM - TEMPORARY BENCHMARK

SURVEY NOTES:

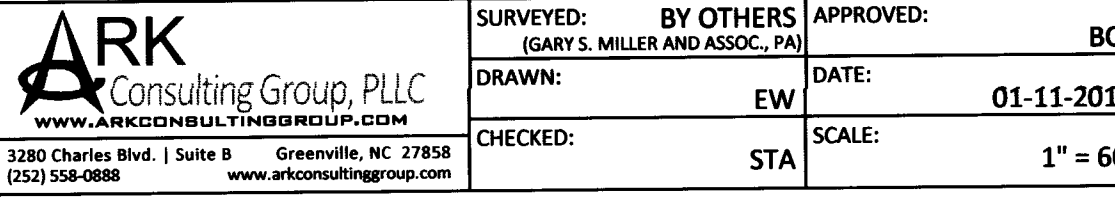
- BOUNDARY AND TOPOGRAPHICAL SURVEY INFORMATION SHOWN HEREON WAS TAKEN FROM A SURVEY PERFORMED BY GARY S. MILLER AND ASSOCIATES, PA ENTITLED BOUNDARY AND TOPOGRAPHICAL SURVEY FOR TAFT DEVELOPMENT GROUP - TRACTS 4 & 5 LANGSTON FARMS, LLC DATED OCTOBER 7, 2016. ELEVATIONS SHOWN ARE NAVD 25 DATUM FROM NCGS MONUMENT "MALL".
- THIS PROPERTY IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA. COMMUNITY PANEL # 3720467600K, EFFECTIVE DATE: 07-07-2014, ZONE X.
- REFERENCES:
 DEED BK. 3233, PG. 618-620
 DEED BK. 3233, PG. 621-623
 MAP BK. 65, PG. 154
 PARCEL # 74010 & 74011



APPROVAL
 THIS PRELIMINARY PLAT, # 16-07 AND THE STREET NAME(S) HEREON WERE APPROVED BY THE GREENVILLE PLANNING AND ZONING COMMISSION AT A MEETING HELD THE 7th DAY OF January 2016, 2017

SIGNED: *Gary S. Miller*
 CHAIRMAN

SIGNED: *Larry King*
 CITY PLANNER



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: 8/10/2017
Time: 6:00 PM

Title of Item: Ordinance requested by LOPRO, LLC to rezone 1.566 acres located at the northeastern corner of the intersection of West 3rd Street and New Street from R6 (Residential [High Density Multi-family]) and CDF (Downtown Commercial Fringe) to CD (Downtown Commercial)

Explanation: **Abstract:** The City has received a request from LOPRO, LLC to rezone 1.566 acres located at the northeastern corner of the intersection of West 3rd Street and New Street from R6 (Residential [High Density Multi-family]) and CDF (Downtown Commercial Fringe) to CD (Downtown Commercial).

Required Notices:

Planning and Zoning meeting notice (property owner and adjoining property owner letter) mailed on June 30, 2017.

On-site sign(s) posted on June 30, 2017.

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

Public hearing legal advertisement published on July 31, 2017 and August 7, 2017.

Comprehensive Plan:

The Future Land Use and Character Map recommends university edge (UE) along the northern right-of-way of West 3rd Street between South Pitt Street and Plant Street.

Further, the Future Land Use and Character recommends potential conservation/open space (PCOS) to the north of the subject site. 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.

Uptown Edge:

Uptown Edge surrounds the Uptown Core and continues the urban street grid. It includes the Warehouse District and the area near the future ECU Millennial Campus. Development should extend the mixed use and walkable pattern of the core. With parcels generally larger than in Uptown Core, this area offers opportunity for larger-scale infill and redevelopment projects.

Intent:

- Infill and redevelopment with a mix of uses
- Adapt and reuse existing buildings for non-industrial uses
- Improve public realm with sidewalks and street trees
- Reduce/consolidate surface parking

Primary Uses:

Commercial

Institutional/Civic

Neighborhood-scale commercial

Secondary uses:

Multi-family residential

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

Since the site on West 3rd Street can accommodate the same size and type of development under the current zoning and the proposed zoning, no net traffic impact is anticipated, and a traffic report was not generated.

History/Background:

In 1969, the subject property was zoned to its current zoning.

Present Land Use:

Currently, the subject property is being used as a staging area for the Uptown Gather project.

Water/Sewer:

Water and sanitary sewer are available.

Historic Sites:

There are no known effects on designated properties.

Environmental Conditions/Constraints:

There is a small portion of the western portion of the property that is impacted by the 500-year floodplain associated with the Tar River.

Surrounding Land Uses and Zoning:

North: OR - Cherry Hill Cemetery and Greenville Utilities Commission facility
South: OR - Three (3) duplex buildings and one (1) commercial building
East: OR - Pitt County Probation/Parole Office
West: OR - Vacant

Density

Under the current zoning, the site could accommodate 20-25 multi-family units (1 bedroom).

Under the proposed zoning, the site could accommodate 20-25 multi-family units (1 bedroom). However, there are no setback or on-site parking requirements in the CD district.

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

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 July 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 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 LOPRO LLC 1055745](#)

[Minutes LOPRO LLC 1056609](#)

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 10th day of August, 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 R6 (Residential) and CDF (Downtown Commercial Fringe) to CD (Downtown Commercial).

TO WIT: Bennie Robert Rountree

LOCATION: Located at the northeastern corner of West 3rd Street and New Street.

DESCRIPTION: Beginning at a point where the northern right-of-way of West 3rd Street intersects the eastern right-of-way of New Street. From the above described beginning, so located, running thence as follows:

With the eastern right-of-way of New Street, N 24°41'57" E 174.27' to a point, thence leaving the eastern right-of-way of New Street S 68°29'42" E 52.88' to a point, thence S 67°51'46" E 337.64' to a point, thence S 21°09'28" W 170.01' to a point on the northern right-of-way of West 3rd Street, thence with the northern right-of-way of West 3rd Street, N 68°32'00" W 401.25' to the point of beginning containing 1.566 acres.

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

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

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

ADOPTED this 10th day of August, 2017.

Kandie D. Smith, Mayor

ATTEST:

Carol L. Barwick, City Clerk

Excerpt from the DRAFT Planning & Zoning Commission Minutes (7/18/2017)

ORDINANCE REQUESTED BY LOPRO, LLC TO REZONE 1.566 ACRES LOCATED AT THE NORTHEASTERN CORNER OF THE INTERSECTION OF WEST 3RD STREET AND NEW STREET FROM R6 (RESIDENTIAL [HIGH DENSITY MULTI-FAMILY]) AND CDF (DOWNTOWN COMMERCIAL FRINGE) TO CD (DOWNTOWN COMMERCIAL) – APPROVED

Mr. Overton and Ms. Darden requested to be recused from voting on this agenda item.

Mr. Overton stated that he is a member of LOPRO, LLC.

Ms. Darden stated that she is a member-manager of Century 21, who is the listing the subject property for sale.

Motion made by Mr. Collins, seconded by Mr. Wilson, to recuse Mr. Overton and Ms. Darden from voting on the agenda item. Motion passed unanimously.

Ms. Gooby delineated the property. It is located in the central section of the city north of West 3rd Street between Pitt Street and the railroad. Currently, the property is being used as a staging area for the Uptown Gather project. There are a variety uses in the area. Under the current and proposed zoning, the site could accommodate similar uses and density. Therefore, a traffic report was not prepared. The property is currently split-zoned. This rezoning will result in the entire property being zoned CD. The Future Land Use and Character Map recommends uptown core in the central uptown area transitioning to urban edge to the west. The requested zoning is considered part of the urban edge character. In staff's opinion, the request is in compliance with Horizons 2026: Greenville's Community Plan and the Future Land Use and Character Plan Map.

Chairman King opened the public hearing.

Mike Baldwin, representative for the applicant, spoke in favor of the request. He stated there was no increase in traffic. This request gives flexibility in developing the property. There are no immediate plans for development. The request is in harmony with the Future Land Use and Character Map.

Mr. Overton, LOPRO, LLC, spoke in favor of the request.

Ms. Darden, Century 21, spoke in favor of the request.

Mr. Bennie Rountree, owner of the property, spoke in favor of the request.

Mr. Godfrey Bell, broker for Century 21, representing the property owner, spoke in favor. He stated the request is compatible with the surrounding uses and is in close proximity to multi-family development.

No one spoke in opposition.

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

Motion made by Mr. Wilson, seconded by Mr. Bell, 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 | |
|--|---|
| 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) |
| b(1). | Master Plan Community per Article J |
| c. | Multi-family development per Article I |
| f. | Residential cluster development per Article M |
| k. | Family care homes (see also 9-4-103) |
| q. | Room renting |
| (3) Home Occupations - None | |
| (4) Governmental | |
| b. | City of Greenville municipal government building or use (see also section 9-4-103) |
| (5) Agricultural/Mining | |
| a. | Farming; agricultural, 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 | |
| R6 (RESIDENTIAL) - SPECIAL USES | |
| (1) General - None | |
| (2) Residential | |
| d. | Land use intensity multi-family (LUI) development rating 50 per Article K |
| e. | Land use intensity multi-family (LUI) development rating 67 per Article K |
| l. | Group care facility |
| n. | Retirement center or home |
| o(1). | Nursing, convalescent or maternity home; minor care facility |
| p. | Board or rooming house |
| r. | Fraternity or sorority house |
| (3) Home Occupations | |
| a. | Home occupation; not otherwise listed |
| b. | Home occupation; barber and beauty shop |

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| c. | Home occupation; manicure, pedicure or facial salon |
| (4) Governmental | |
| a. | Public utility building or use |
| (5) Agricultural/Mining - None | |
| (6) Recreational/Entertainment | |
| a. | Golf course; 18-hole regulation length (see also section 9-4-103) |
| a(1). | Golf course; 9-hole regulation length (see also section 9-4-103) |
| 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; nursery and kindergarten (see also section 9-4-103) |
| m. | Multi-purpose center |
| t. | Guest house for a college or 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 | |
| CDF (DOWNTOWN COMMERCIAL FRINGE) - PERMITTED USES | |
| (1) General | |
| a. | Accessory use or building |
| b. | Internal service facilities |
| c. | On-premise signs per Article N |
| e. | Temporary uses; of listed district uses |
| f. | Retail sales; incidental |
| g. | Incidental assembly of products sold at retail or wholesale as an accessory to principal uses |
| (2) Residential | |
| a. | Single-family dwelling |
| b. | Two-family attached dwelling (duplex) |
| c. | Multi-family development per Article I |
| k. | Family care homes (see also 9-4-103) |
| q. | Room renting |
| (3) Home Occupations - 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 |

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| d | Federal government building or use |
| g. | Liquor store, state ABC |
| (5) Agricultural/Mining | |
| a. | Farming; agricultural, 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 |
| n. | Theater; movie or drama, indoor only |
| (7) Office/Financial/Medical | |
| a. | Office; professional and business, not otherwise listed |
| c. | Office; customer service, not otherwise listed, including accessory service delivery vehicle |
| d. | Bank, savings and loans 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 salon |
| f. | Manicure, pedicure or facial salon |
| g. | School; junior and senior high (see also section 9-4-103) |
| h. | School; elementary (see also section 9-4-103) |
| i. | School; nursery and kindergarten (see also section 9-4-103) |
| k. | Business or trade school |
| n. | Auditorium |
| o. | Church or place of worship (see also section 9-4-103) |
| p. | Library |
| q. | Museum |
| r. | Art gallery |
| s. | Hotel, motel bed and breakfast inn; limited stay lodging (see also residential quarters for resident manager, supervisor or caretaker and section 9-4-103) |
| u. | Art studio including art and supply sales |
| v. | Photography studio including photo and supply sales |
| w. | Recording studio |
| z. | Printing or publishing service including graphic art, maps, newspapers, magazines and books |
| aa. | Catering service including food preparation (see also restaurant; conventional and fast food) |
| kk. | Launderette; household users |
| ll. | Dry cleaners; household users |
| mm. | Commercial laundries; linen supply |
| oo. | Clothes alteration or shoe repair shop |
| pp. | Automobile wash |
| (9) Repair | |
| d. | Upholsterer; furniture |
| f. | Appliance; household and office equipment repair |
| g. | Jewelry, watch, eyewear or other personal item repair |
| (10) Retail Trade | |
| a. | Miscellaneous retail sales; non-durable goods, not otherwise listed |

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| 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 |
| l. | Electronic; stereo, radio, computer, TV, etc... sales and accessory repair |
| m. | Appliance; household use, sales and accessory repair, excluding outside storage |
| n. | Appliance; commercial use, sales and accessory repair, excluding outside storage |
| p. | Furniture and home furnishing sales not otherwise listed |
| q. | Floor covering, carpet and wall covering sales |
| r. | Antique sales, excluding vehicles |
| s. | Book or card store, news stand |
| v. | Video or music store; records, tape, CD and the like sales |
| w. | Florist |
| x. | Sporting goods sales and rental shop |
| y. | Auto part sales (see also major and minor repair) |
| ee. | Christmas tree sales lot; temporary only (see also section 9-4-103) |
| (11) Wholesale/Rental/Vehicle-Mobile Home Trade | |
| c. | Rental of clothes and accessories; formal wear, and the like |
| d. | Rental of automobiles, noncommercial trucks or trailers, recreational vehicles, motorcycles and boats |
| f. | Automobiles, truck, recreational vehicle, motorcycles and boats sales and services (see also major and minor repair) |
| (12) Construction | |
| a. | Licensed contractor; general electrical, plumbing, mechanical, etc... excluding outside storage |
| c. | Construction office; temporary, including modular office (see also section 9-4-103) |
| e. | Building supply; lumber and materials sales, plumbing and/or electrical supply excluding outdoor sales |
| f. | Hardware store |
| (13) Transportation | |
| b. | Bus station; passenger and related freight |
| c. | Taxi or limousine service |
| e. | Parcel delivery service |
| f. | Ambulance service |
| (14) Manufacturing/Warehousing | |
| c. | Bakery; production, storage, and shipment facilities |
| (15) Other Activities (not otherwise listed - all categories) - None | |
| CDF (DOWNTOWN COMMERCIAL FRINGE) - SPECIAL USES | |
| (1) General - None | |
| (2) Residential | |
| d. | Land use intensity multi-family (LUI) development rating 50 per Article K |
| e. | Land use intensity multi-family (LUI) development rating 67 per Article K |

| | |
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| i. | Residential quarters for resident manager, supervisor or caretaker; excluding mobile home |
| m. | Shelter for homeless or abused (see also section 9-4-103) |
| n. | Retirement center or home |
| o(1). | Nursing, convalescent or maternity home; minor care facility |
| o. | Nursing, convalescent or maternity home; major care facility |
| r. | Fraternity or sorority house |
| (3) Home Occupations | |
| a. | Home occupation; not otherwise listed |
| b. | Home occupation; barber and beauty shop |
| c. | Home occupation; manicure, pedicure or facial salon |
| (4) Governmental | |
| a. | Public utility building or use |
| (5) Agricultural/Mining - None | |
| (6) Recreational/Entertainment | |
| d. | Game center |
| i. | Commercial recreation; indoor and outdoor, not otherwise listed |
| l. | Billiard parlor or pool hall |
| m. | Public or private club |
| m(1). | Dining and entertainment establishment (see also section 9-4-103) |
| s. | Athletic club; indoor only |
| (7) Office/Financial/Medical - None | |
| (8) Services | |
| a. | Child day care facilities |
| b. | Adult day care facilities |
| l. | Convention center; private |
| x. | Dance studio |
| bb. | Civic organizations |
| cc. | Trade or business organization |
| ff(1). | Mental health, emotional or physical rehabilitation day program facility |
| hh. | Exercise and weight loss studio; indoor only |
| (9) Repair | |
| a. | Major repair; as an accessory or principal use |
| b. | Minor repair; as an accessory or principal use |
| (10) Retail Trade | |
| b. | Gasoline or automotive fuel sales; accessory or principal use, retail |
| c. | Wine shop; including on-premise consumption (see also section 9-4-103) |
| g. | Fish market; excluding processing or packing |
| j. | Restaurant and/or dining and entertainment establishment; regulated outdoor activities |
| t. | Hobby or craft shop |
| u. | Pet shop (see also animal boarding; outside facility) |
| ff. | Tobacco shop (Class 1) (see also section 9-4-103) |
| hh. | Hookah café (see also section 9-4-103) |
| (11) Wholesale/Rental/Vehicle-Mobile Home Trade - None | |
| (12) Construction | |

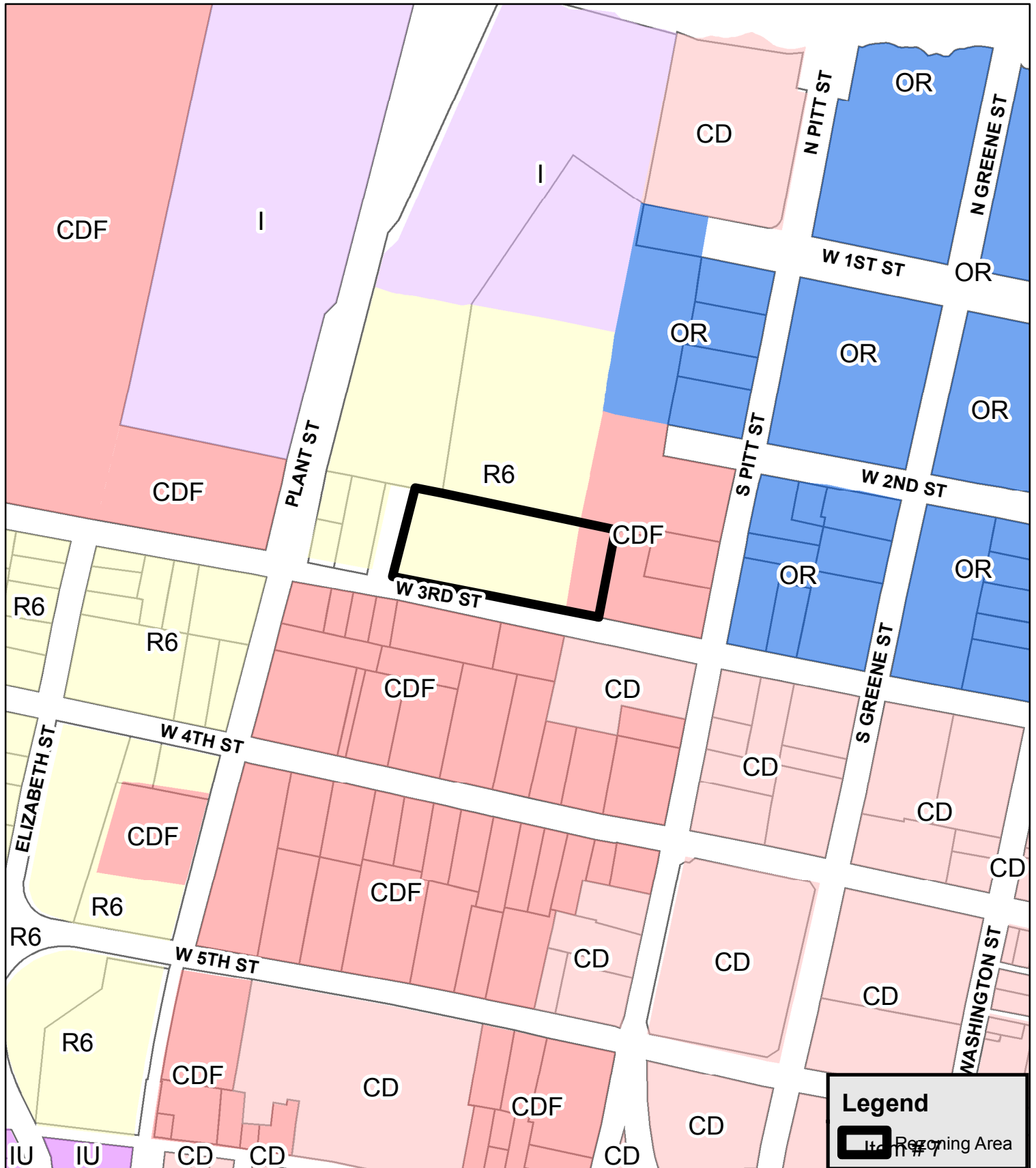
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| d. | Building supply; lumber and materials sales, plumbing and/or electrical supply including outdoor sales |
| (13) Transportation | |
| h. | Parking lot or structure; principal use |
| (14) Manufacturing/Warehousing | |
| g. | Cabinet, woodwork or frame shop; excluding furniture manufacturing or upholstery |
| (15) Other Activities (not otherwise listed - all categories) | |
| a. | Other activities; personal services not otherwise listed |
| b. | Other activities; professional services not otherwise listed |
| c. | Other activities; commercial services not otherwise listed |
| d. | Other activities; retail sales not otherwise listed |
| EXISTING ZONING | |
| CD (DOWNTOWN COMMERCIAL) - PERMITTED USES | |
| (1) General | |
| a. | Accessory use or building |
| b. | Internal service facilities |
| c. | On-premise signs per Article N |
| e. | Temporary uses; of listed district uses |
| f. | Retail sales; incidental |
| g. | Incidental assembly of products sold at retail or wholesale as an accessory to principal uses |
| (2) Residential | |
| c. | Multi-family development per Article I |
| i. | Residential quarters for resident manager, supervisor or caretaker; excluding mobile |
| n. | Retirement center or home |
| o. | Nursing, convalescent or maternity home; major care facility |
| q. | Room renting |
| (3) Home Occupations - None | |
| (4) Governmental | |
| a. | Public utility building or use |
| b. | City of Greenville municipal government building or use (see also section 9-4-103) |
| c. | County or state government building or use not otherwise listed; excluding outside storage and major or minor repair |
| d. | Federal government building or use |
| g. | Liquor store, state ABC |
| (5) Agricultural/Mining | |
| a. | Farming; agricultural, horticulture, forestry (see also section 9-4-103) |
| (6) Recreational/Entertainment | |
| f. | Public park or recreational facility |
| g. | Private noncommercial recreation; indoor only, not otherwise listed |
| h. | Commercial recreation; indoor only, not otherwise listed |
| j. | Bowling alley |
| o. | Theater; movie or drama, including outdoor facilities |
| s. | Athletic club; indoor only |
| (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 loans 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 salon |
| f. | Manicure, pedicure or facial salon |
| j. | College and other institutions of higher learning |
| k. | Business or trade school |
| n. | Auditorium |
| o. | Church or place of worship (see also section 9-4-103) |
| p. | Library |
| q. | Museum |
| r. | Art gallery |
| s. | Hotel, motel bed and breakfast inn; limited stay lodging (see also residential quarters for resident manager, supervisor or caretaker and section 9-4-103) |
| u. | Art studio including art and supply sales |
| v. | Photography studio including photo and supply sales |
| w. | Recording studio |
| x. | Dance studio |
| y. | TV and/or radio broadcast facilities, including receiving and transmission equipment and towers or cellular telephone and wireless communication towers |
| z. | Printing or publishing service including graphic art, maps, newspapers, magazines and books |
| aa. | Catering service including food preparation (see also restaurant; conventional and fast food) |
| bb. | Civic organizations |
| cc. | Trade or business organizations |
| hh. | Exercise and weight loss studio; indoor only |
| kk. | Launderette; household users |
| ll. | Dry cleaners; household users |
| oo. | Clothes alteration or shoe repair shop |
| (9) Repair | |
| f. | Appliance; household and office equipment repair |
| g. | Jewelry, watch, eyewear or other personal item repair |
| (10) Retail Trade | |
| a. | Miscellaneous retail sales; non-durable goods, not otherwise listed |
| d. | Pharmacy |
| e. | Convenience store (see also gasoline sales) |
| f. | Office and school supply, equipment sales |


| | |
|---|---|
| h. | Restaurant; conventional |
| i. | Restaurant; fast food |
| l. | Electronic; stereo, radio, computer, TV, etc... sales and accessory repair |
| m. | Appliance; household use, sales and accessory repair, excluding outside storage |
| p. | Furniture and home furnishing sales not otherwise listed |
| q. | Floor covering, carpet and wall covering sales |
| r. | Antique sales, excluding vehicles |
| s. | Book or card store, news stand |
| t. | Hobby or craft shop |
| u. | Pet shop (see also animal boarding; outside facility) |
| v. | Video or music store; records, tape, CD and the like sales |
| w. | Florist |
| x. | Sporting goods sales and rental shop |
| y. | Auto part sales (see also major and minor repair) |
| ee. | Christmas tree sales lot; temporary only (see also section 9-4-103) |
| (11) Wholesale/Rental/Vehicle-Mobile Home Trade | |
| c. | Rental of clothes and accessories; formal wear, and the like |
| d. | Rental of automobiles, noncommercial trucks or trailers, recreational vehicles, motorcycles and boats |
| (12) Construction | |
| a. | Licensed contractor; general electrical, plumbing, mechanical, etc... excluding outside storage |
| c. | Construction office; temporary, including modular office (see also section 9-4-103) |
| f. | Hardware store |
| (13) Transportation | |
| b. | Bus station; passenger and related freight |
| c. | Taxi or limousine service |
| e. | Parcel delivery service |
| h. | Parking lot or structure; principal use |
| (14) Manufacturing/Warehousing | |
| g. | Cabinet, woodwork or frame shop; excluding furniture manufacturing or upholstery |
| h. | Engraving; metal, glass or wood |
| (15) Other Activities (not otherwise listed - all categories) - None | |
| CD (DOWNTOWN COMMERCIAL) - SPECIAL USES | |
| (1) General - None | |
| (2) Residential | |
| e(1). | Dormitory Development |
| (3) Home Occupations - 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 |

| | |
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| m(1). | Dining and entertainment establishment (see also section 9-4-103) |
| t. | Athletic club; indoor and outdoor facilities |
| (7) Office/Financial/Medical - None | |
| (8) Services | |
| a. | Child day care facilities |
| b. | Adult day care facilities |
| i. | School; nursery and kindergarten (see also section 9-4-103) |
| l. | Convention center; private |
| ff(1). | Mental health, emotional or physical rehabilitation day program facility |
| (9) Repair | |
| b. | Minor repair; as an accessory or principal use |
| (10) Retail Trade | |
| b. | Gasoline or automotive fuel sales; accessory or principal use, retail |
| c. | Wine shop; including on-premise consumption (see also section 9-4-103) |
| g. | Fish market; excluding processing or packing |
| j. | Restaurant and/or dining and entertainment establishment; regulated outdoor activities |
| n. | Appliance; commercial use, sales and accessory repair; excluding outside storage |
| aa. | Pawnbroker |
| ff. | Tobacco shop (Class 1) (see also section 9-4-103) |
| hh. | Hookah café (see also section 9-4-103) |
| ii. | Microbrewery (see also section 9-4-103) |
| (11) Wholesale/Rental/Vehicle-Mobile Home Trade - None | |
| (12) Construction - None | |
| (13) Transportation - None | |
| (14) Manufacturing/Warehousing | |
| y. | Recycling collection station or facilities |
| (15) Other Activities (not otherwise listed - all categories) | |
| a. | Other activities; personal services not otherwise listed |
| b. | Other activities; professional services not otherwise listed |
| c. | Other activities; commercial services not otherwise listed |
| d. | Other activities; retail sales not otherwise listed |

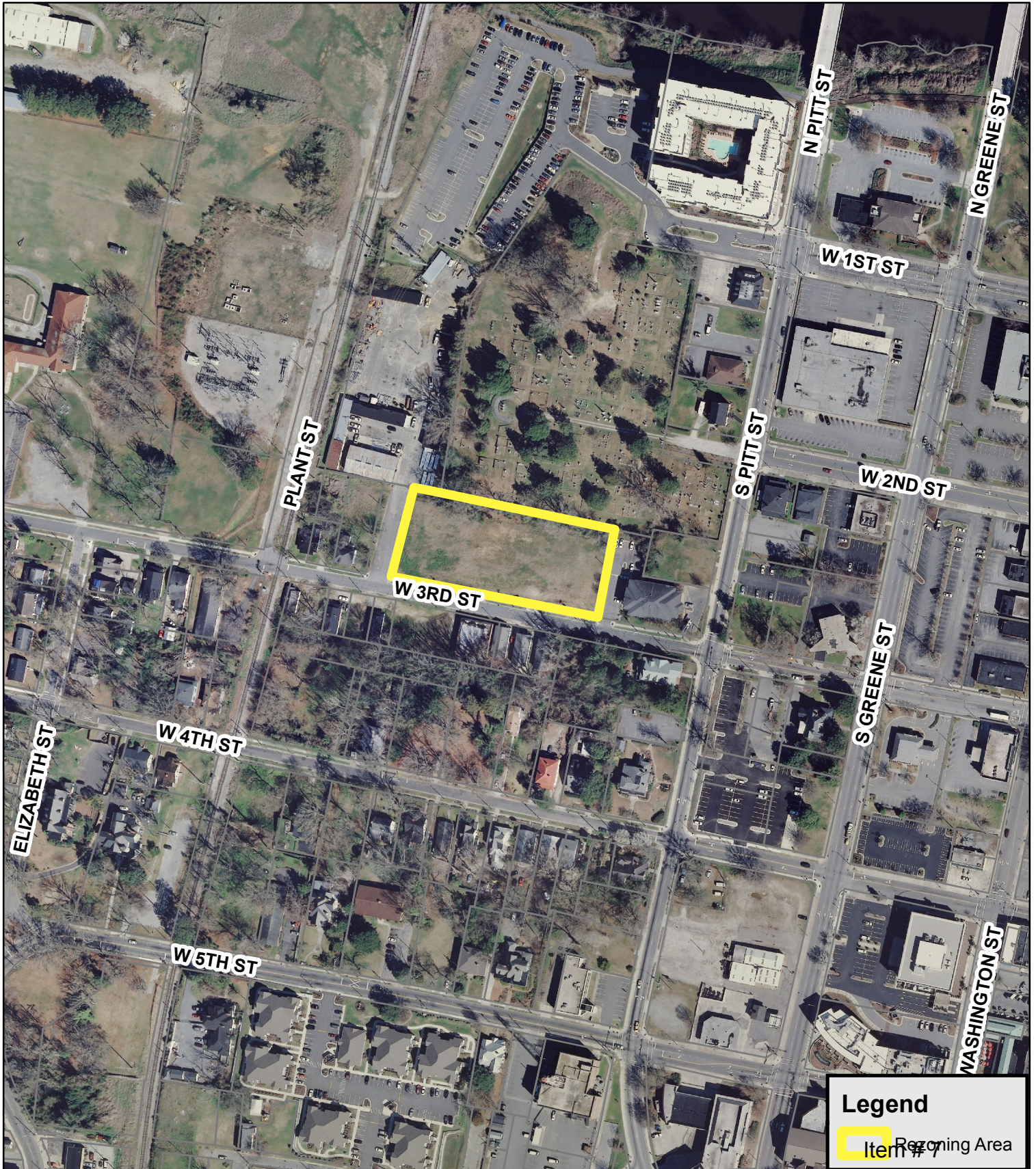
LOPRO, LLC (17-12)
R6 and CDF to CD
1.566 acres
June 30, 2017



Legend

 Rezoning Area

LOPRO, LLC (17-12)
R6 and CDF to CD
1.566 acres
June 30, 2017



NCGS MONUMENT "Q 84"
 SPC 83/86
 N= 683,240.6085 FEET
 E= 2,482,140.951 FEET

NCGS MONUMENT "PLANT"
 SPC 83/86
 N= 682,826.33495 FEET
 E= 2,482,032.14080 FEET

MUNICIPAL
 R-6
 I
 GREENVILLE UTILITY COMMISSION
 PARCEL# 29030

CHERRY HILL CEMETERY
 R-6
 CDF
 THE CITY OF GREENVILLE
 PARCEL# 28966

VACANT
 R-6
 FAITH, FAMILY & FRIENDS HOME, LLC
 PARCEL# 02047
 DB 2459, PG 511

VACANT
 CDF
 T-DEEC HOLDINGS, LLC
 PARCEL# 04405
 DB 2761, PG 578
 MB 73, PG 110

OFFICE
 CDF
 PITT COUNTY
 PARCEL# 04410
 DB 1877, PG 278

AREA TO BE REZONED: 1.566 ACRES

WEST THIRD STREET
 (50' R/W 25' B/B PUBLIC)

WAREHOUSE
 CDF
 NORMAN B. KELLER and wife
 JANE H. KELLER
 PARCEL# 05377
 DB 3341, PG 129
 MB 3, PG 223

MULTI-FAMILY
 CDF
 OSBORNE ENTERPRISES
 OF NEW YORK, LLC
 PARCEL# 04409
 DB 3030, PG 227

OFFICE
 CD
 A CURIOUS SOUP, LLC
 PARCEL# 04431
 DB 2510, PG 653
 MB 55, PG 105

SINGLE-FAMILY
 CDF
 DONALD WELDON LANCASTER
 PARCEL# 15262
 DB 3158, PG 199
 MB 3, PG 223

VACANT
 CDF
 COASTAL PLAINS REALTY INC
 PARCEL# 06555
 DB 1041, PG 451

SINGLE-FAMILY
 CDF
 DONALD WELDON LANCASTER
 PARCEL# 23659
 DB 3158, PG 199
 MB 3, PG 223

PROPERTY OWNERS ADDRESSES WITHIN 100 FEET OF PROPERTY

T-DEEC HOLDINGS, LLC
 101 TANGLEWOOD DRIVE
 GREENVILLE, NC 27858

COASTAL PLAINS REALTY INC.
 PO BOX 7146
 GREENVILLE, NC 27835

PITT COUNTY
 1717 WEST 5TH STREET
 GREENVILLE, NC 27834

FAITH, FAMILY & FRIENDS HOME, LLC
 3620 MONTEREY DRIVE
 WINTERVILLE, NC 28590

A CURIOUS SOUP, LLC
 300 SOUTH PITT STREET
 GREENVILLE, NC 27834

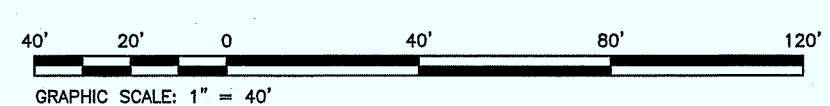
GREENVILLE UTILITY COMMISSION
 801 MUMFORD ROAD
 GREENVILLE, NC 27834

OSBORNE ENTERPRISES OF NEW YORK, LLC
 405 WEST 228 STREET
 BRONX, NY 10483

THE CITY OF GREENVILLE
 PO BOX 7207
 GREENVILLE, NC 27835

NORMAN B. KELLER and wife
 JANE H. KELLER
 422 WEST 4TH STREET
 GREENVILLE, NC 27834

DONALD WELDON LANCASTER
 401 HILLCREST DRIVE
 GREENVILLE, NC 27834



SHEET 1 OF 1
 REZONING MAP

PARCEL# 79698
 TAX MAP# 4688-22-3474

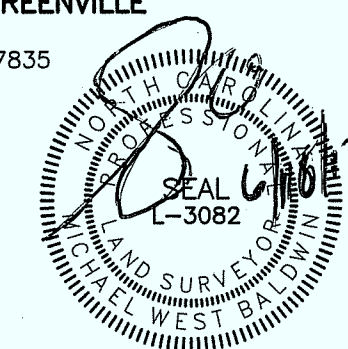
LOPRO, LLC

REFERENCE: DEED BOOK 1047, PAGE 40
 OF THE PITT COUNTY REGISTER OF DEEDS

GREENVILLE, GREENVILLE TOWNSHIP, PITT COUNTY, NC

OWNER: **BENNIE ROBERT ROUNTREE**
 ADDRESS: 602 BONNER LANE
 GREENVILLE, NC 27834
 PHONE: (252) 758-6733

| | | | | |
|--|---|------------------|---------------|-----------------|
| | Baldwin Design Consultants, PA ENGINEERING - SURVEYING - PLANNING 1700-D EAST ARLINGTON BOULEVARD GREENVILLE, NC 27858 252.756.1390 | LICENSE# C-3498 | SURVEYED: N/A | APPROVED: MWB |
| | CHECKED: MAH | DATE: 06/14/2017 | DRAWN: MAH | DATE: 06/16/17 |
| | | | CHECKED: MWB | SCALE: 1" = 40' |



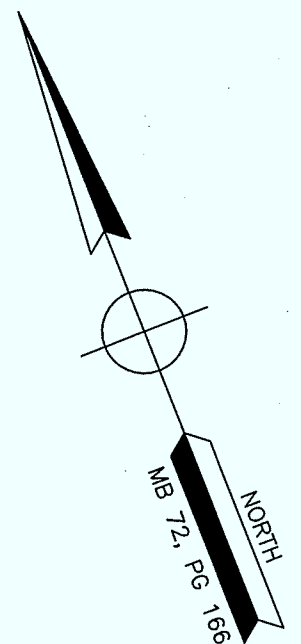
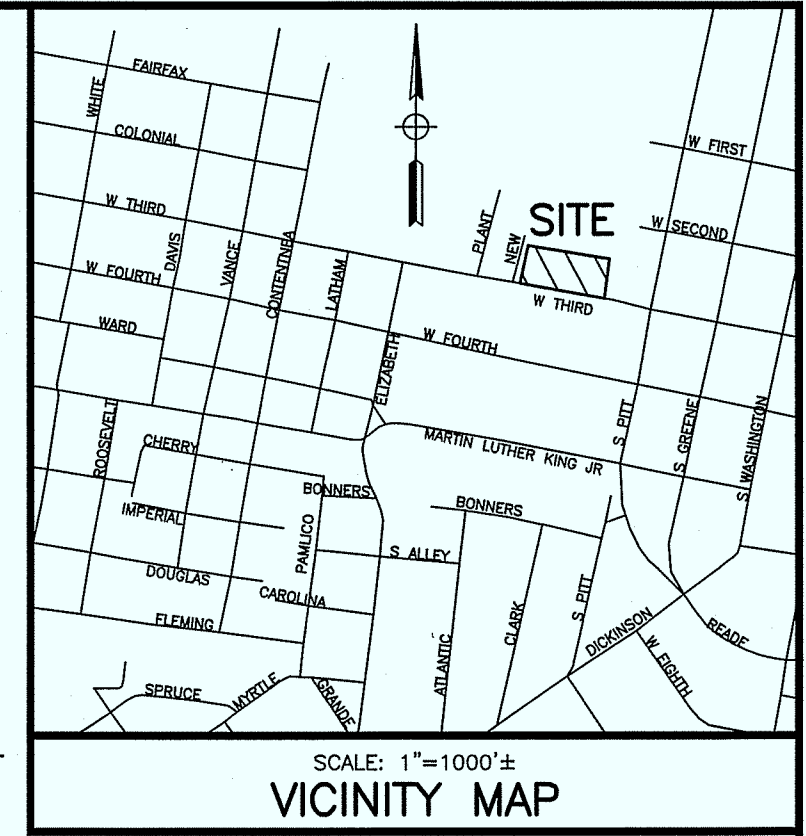
| CLOSURE CHECK BOUNDARY | |
|------------------------|------------------|
| CHECKED: MAH | DATE: 06/14/2017 |

LEGEND

- R/W = RIGHT-OF-WAY
- EIP = EXISTING IRON PIPE
- EIS = EXISTING IRON STAKE
- SIP = SET IRON PIPE
- ECM = EXISTING CONCRETE MONUMENT
- C/L = CENTERLINE
- DB = DEED BOOK
- NPS = NO POINT SET
- EPKN = EXISTING PARKER KALON NAIL
- /- = NOT TO SCALE

NOTES

1. ALL AREAS CALCULATED BY COORDINATE GEOMETRY.
2. REFERENCE: MAP BOOK 72, PAGE 166 OF THE PITT COUNTY REGISTER OF DEEDS.



Y:\DRAWINGS\17-099 LOPRO LLC\REZONING MAP.dwg Thu, Jun 15, 2017 3:28pm MHERRERON

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: 8/10/2017
Time: 6:00 PM

Title of Item: Ordinance requested by POHL, LLC to rezone 1.209 acres located at the northeastern corner of the intersection of East 10th Street and Port Terminal Road from CN (Neighborhood Commercial) to CG (General Commercial)

Explanation: **Abstract:** The City has received a request from POHL, LLC to rezone 1.209 acres located at the northeastern corner of the intersection of East 10th Street and Port Terminal Road from CN (Neighborhood Commercial) to CG (General Commercial).

Required Notices:

Planning and Zoning meeting notice (property owner and adjoining property owner letter) mailed on June 6, 2017.
On-site sign(s) posted on June 6, 2017.
City Council public hearing notice (property owner and adjoining property owner letter) mailed on July 25, 2017.
Public hearing legal advertisement published on July 31, 2017 and August 7, 2017.

Comprehensive Plan:

The Future Land Use and Character Map recommends commercial (C) at the northeastern corner of the intersection of East 10th Street and Port Terminal Road transitioning to traditional neighborhood, low-medium density (TNLM) to the north and east and traditional neighborhood, medium-high density (TNMH) along the northern right-of-way of East 10th Street.

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

There is a designated community activity center at the intersection of East 10th Street and Port Terminal Road. These centers are intended to provide 50,000-250,000 square feet of commercial space serving an area approximately 3 miles.

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

Under the current and proposed zoning, there is a negligible difference in the size of the potential development and uses. Therefore, a traffic report was not generated.

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

History/Background:

The subject property contains two separate parcels. These parcels were rezoned to CN (Neighborhood Commercial) in 1980 and 1988. A portion of the subject property was the former location of Cliff's Seafood.

Present Land Use:

Vacant

Water/Sewer:

Water and sanitary sewer are available to the property.

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: RA20 - One (1) single-family residence

South: CG - Vacant (under common ownership of the applicant)

East: RA20 - Vacant

West: RA20 - One (1) single-family residence; CH - Lowe's Home Improvement Shopping Center

Density Estimates:

Under the current and proposed zoning, there is a negligible difference in the size of potential development and list of uses.

The anticipated build-out time is 1-2 years.

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 June 20, 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 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 POHL LLC 17 09 1055936](#)

 [Minutes POHL LLC 17 09 1054916](#)

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 10th day of August, 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 Primary Service Area;

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

Section 1. That the following described territory is rezoned from CN (Neighborhood Commercial) to CG (General Commercial).

TO WIT: POHL, LLC

LOCATION: Located at the northeastern corner of the intersection of East 10th Street and Port Terminal Road.

DESCRIPTION: Beginning at an existing right-of-way monument located at the intersection of the southeastern right-of-way of SR 1533 – Port Terminal Road and the eastern right-of-way of E. 10th Street – NC Hwy. 33 thence running along the southeastern right-of-way of SR 1533 – Port Terminal Road with a curve to the left having a radius of 344.49 feet a chord bearing and distance N 53°56’54” E, 126.21 feet to an existing right-of-way monument located on the southeastern right-of-way of SR 1533 – Port Terminal Road; thence continuing along the southeastern right-of-way of SR 1533 – Port Terminal Road N 30°09’08” E, 89.74 feet to an existing iron pipe located on the southeastern right-of-way of SR 1533 – Port Terminal Road; thence leaving said right-of-way S 60°02’01” E, 150.00 feet to an existing iron pipe; thence S 30°59’32” W, 99.47 feet to an existing iron pipe; thence S 59°39’44” E, 100.57 feet to an existing iron pipe; thence S 00°15’16” W, 60.94 feet to an iron pipe set; thence N 84°43’05” W, 321.17 feet to an iron pipe set located on the eastern right-of-way of E. 10th Street – NC Hwy. 33; thence running along the eastern right-of-way of E. 10th Street – NC Hwy. 33 the following courses and distances N 20°41’48” W, 36.88 feet to an iron pipe set; thence N 20°05’05” E, 59.61 feet to the point of beginning containing 1.209 acres.

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

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

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

ADOPTED this 10th day of August, 2017.

Kandie D. Smith, Mayor

ATTEST:

Carol L. Barwick, City Clerk

Excerpt from the DRAFT Planning & Zoning Commission Minutes (6/20/2017)

ORDINANCE REQUESTED BY POHL, LLC TO REZONE 1.209 ACRES LOCATED AT THE NORTHEASTERN CORNER OF THE INTERSECTION OF EAST 10TH STREET AND PORT TERMINAL ROAD FROM CN (NEIGHBORHOOD COMMERCIAL) TO CG (GENERAL COMMERCIAL) - APPROVED

Ms. Gooby delineated the property. The rezoning is located in the eastern section of the city specifically at the corner of East 10th Street and Port Terminal Road. It is the former location of Cliff's Seafood. There are four parcels at this intersection that are under common ownership of the applicant. Two of the parcels are requested to be rezoned to the same zoning as the remaining two lots. There are a variety of uses in this area. Since the existing and proposed zoning districts allow the same size of development and similar uses, a traffic report wasn't prepared. There is a community activity center which is intended to contain up to 250,000 square feet of commercial space and serve a 3-mile radius. There are four parcels on this corner under common ownership. This rezoning will result in those four parcels having the same zoning, general commercial. The City's Future Land Use and Character Map recommends commercial at the corner of the intersection of East 10th Street and Port Terminal Road. In staff's opinion, the request is in compliance with Horizons 2026: Greenville's Community Plan and the Future Land Use and Character Plan Map.

Mr. Overton, requested to be recused from voting on agenda items 2 and 3, due to his father is one of the owners of the properties. Also, Mr. Overton (P&Z member), is the listing agent of the properties.

Motion made by Mr. Wilson, seconded by Ms. Darden, to recuse Mr. Overton from voting on agenda items 2 and 3. Motion pass unanimously.

Chairman King opened the public hearing.

Scott Anderson, representative of the applicant, spoke in favor of the request. The goal is to have all of the properties under common ownership of the applicant have the same zoning.

Michael Overton, listing agent, spoke in favor of the request. His father is one of the owners of the property. All the properties will be re-combined to make one large lot.

No one spoke in opposition.

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

Motion made by Mr. Schrade, seconded by Mr. Herring, 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 | |
|--|---|
| CN (NEIGHBORHOOD COMMERCIAL) - PERMITTED USES | |
| (1) General | |
| a. | Accesory use or building |
| b. | Internal service facilities |
| c. | On-premise signs per Article N |
| f. | Retail sales; incidental |
| (2) Residential - None | |
| (3) Home Occupations - None | |
| (4) Governmental | |
| b. | City of Greenville municipal government building or use (see also section 9-4-103) |
| (5) Agricultural/Mining | |
| a. | Farming; agricultural, horticulture, forestry (see also section 9-4-103) |
| (6) Recreational/Entertainment | |
| f. | Public park or recreational facility |
| s. | Athletic club; indoor only |
| (7) Office/Financial/Medical | |
| a. | Office; professional and business, not otherwise listed |
| d. | Bank, savings and loans or other savings or investment institutions |
| e. | Medical, dental, ophthalmology or similar clinic, not otherwise listed |
| (8) Services | |
| e. | Barber or beauty salon |
| f. | Manicure, pedicure or facial salon |
| o. | Church or place of worship (see also section 9-4-103) |
| u. | Art studio including art and supply sales |
| x. | Dance studio |
| hh. | Exercise and weight loss studio; indoor only |
| kk. | Launderette; household users |
| ll. | Dry cleaners; household users |
| (9) Repair - None | |
| (10) Retail Trade | |
| d. | Pharmacy |
| e. | Convenience store (see also gasoline sales) |
| h. | Restaurant; conventional |
| (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 | |
| CN (NEIGHBORHOOD COMMERCIAL) - SPECIAL USES | |
| (1) General - None | |
| (2) Residential - None | |
| (3) Home Occupations - None | |
| (4) Governmental | |
| a. | Public utility building or use |

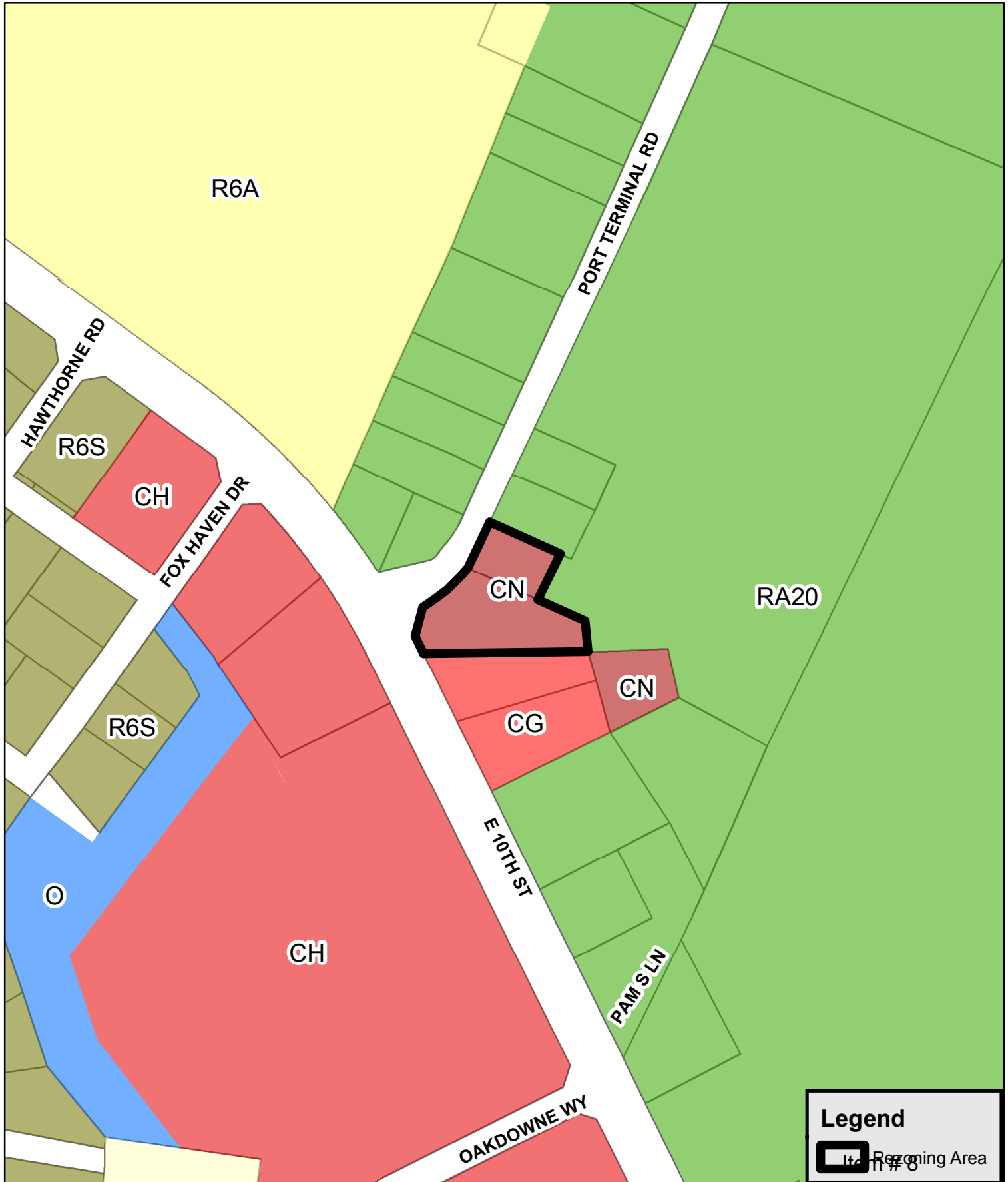
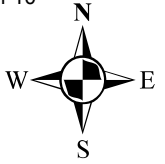
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| (5) Agricultural/Mining- None | |
| (6) Recreational/Entertainment | |
| m(1). | Dining and entertainment establishment (see also section 9-4-103) |
| t. | Athletic club; indoor and outdoor facilities |
| (7) Office/Financial/Medical - None | |
| (8) Services | |
| a. | Child day care facilities |
| b. | Adult day care facilities |
| aa. | Catering service including food preparation (see also restaurant; conventional and fast food) |
| (9) Repair | |
| b. | Minor repair; as an accessory or principal use |
| (10) Retail Trade | |
| b. | Gasoline or automotive fuel sales; accessory or principal use, retail |
| c. | Wine shop; including on-premise consumption (see also section 9-4-103) |
| i. | Restaurant; fast food |
| j. | Restaurant and/or dining and entertainment establishment; regulated outdoor activities |
| u. | Pet shop (see also animal boarding; outside facility) |
| (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 | |
| CG (GENERAL COMMERCIAL) - PERMITTED USES | |
| (1) General | |
| a. | Accessory use or building |
| b. | Internal service facilities |
| c. | On-premise signs per Article N |
| e. | Temporary uses; of listed district uses |
| f. | Retail sales; incidental |
| g. | Incidental assembly of products sold at retail or wholesale as an accessory to principal uses |
| (2) Residential - None | |
| (3) Home Occupations - None | |
| (4) Governmental | |
| b. | City of Greenville municipal government building or use (see also section 9-4-103) |
| c. | County or state government building or use not otherwise listed; excluding outside storage and major or minor repair |
| d. | Federal government building or use |
| g. | Liquor store, state ABC |
| (5) Agricultural/Mining | |
| a. | Farming; agricultural, 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 |
| h. | Commercial recreation; indoor only, not otherwise listed |
| j. | Bowling alley |
| m(1). | Dining and entertainment establishment (see also section 9-4-103) |
| n. | Theater; movie or drama, indoor only |
| q. | Circus, carnival, or fair, temporary only (see also section 9-4-103) |
| s. | Athletic club; indoor only |
| (7) Office/Financial/Medical | |
| a. | Office; professional and business, not otherwise listed |
| b. | Operation/processing center |
| d. | Bank, savings and loans or other savings or investment institutions |
| e. | Medical, dental, ophthalmology or similar clinic, not otherwise listed |
| g. | Catalogue processing center |
| (8) Services | |
| c. | Funeral home |
| e. | Barber or beauty salon |
| f. | Manicure, pedicure or facial salon |
| k. | Business or trade school |
| o. | Church or place of worship (see also section 9-4-103) |
| q. | Museum |
| r. | Art gallery |
| s. | Hotel, motel bed and breakfast inn; limited stay lodging (see also residential quarters for resident manager, supervisor or caretaker and section 9-4-103) |
| u. | Art studio including art and supply sales |
| v. | Photography studio including photo and supply sales |
| y(1) | TV and/or radio broadcast facilities, including receiving and transmission equipment and towers not exceeding 200 feet in height or cellular telephone and wireless communication towers not exceeding 200 feet in height (see also section 9-4-103) |
| z. | Printing or publishing service including graphic art, maps, newspapers, magazines and books |
| aa. | Catering service including food preparation (see also restaurant; conventional and fast food) |
| hh. | Exercise and weight loss studio; indoor only |
| kk. | Launderette; household users |
| ll. | Dry cleaners; household users |
| oo. | Clothes alteration or shoe repair shop |
| pp. | Automobile wash |
| (9) Repair | |
| g. | Jewelry, watch, eyewear or other personal item repair |
| (10) Retail Trade | |
| a. | Miscellaneous retail sales; non-durable goods, not otherwise listed |
| 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 (see also section 9-4-103) |


| | |
|---|---|
| k. | Medical supply sales and rental of medically-related products including uniforms and related accessories |
| l. | Electronic; stereo, radio, computer, TV and the like, sales and accessory repair |
| m. | Appliance; household use, sales and accessory repair, excluding outside storage |
| p. | Furniture and home furnishing sales not otherwise listed |
| q. | Floor covering, carpet and wall covering sales |
| r. | Antique sales, excluding vehicles |
| s. | Book or card store, news stand |
| t. | Hobby or craft shop |
| u. | Pet shop (see also animal boarding; outside facility) |
| v. | Video or music store; records, tape, CD and the like 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 service |
| ee. | Christmas tree sales lot; temporary only (see also section 9-4-103) |
| (11) Wholesale/Rental/Vehicle-Mobile Home Trade | |
| b. | Rental of home furniture, appliances or electronics and medically-related products (see also division (10k.)) |
| c. | Rental of clothes and accessories; formal wear, and the like |
| (12) Construction | |
| c. | Construction office; temporary, including modular office (see also section 9-4-103) |
| e. | Building supply; lumber and materials sales, plumbing and/or electrical supply excluding outdoor sales |
| f. | Hardware store |
| (13) Transportation | |
| c. | Taxi or limousine service |
| h. | Parking lot or structure; principal use |
| (14) Manufacturing/Warehousing - None | |
| (15) Other Activities (not otherwise listed - all categories) - None | |
| CG (GENERAL COMMERCIAL) - SPECIAL USES | |
| (1) General - None | |
| (2) Residential | |
| i. | Residential quarters for resident manager, supervisor or caretaker; excluding mobile home |
| (3) Home Occupations - None | |
| (4) Governmental | |
| a. | Public utility building or use |
| (5) Agricultural/Mining - None | |
| (6) Recreational/Entertainment | |
| d. | Game center |
| l. | Billiard parlor or pool hall |
| m. | Public or private club |
| t. | Athletic club; indoor and outdoor facilities |
| u. | Internet sweepstakes business (see also section 9-4-103) |

| | |
|---|---|
| (7) Office/Financial/Medical | |
| c. | Office; customer service, not otherwise listed, including accessory service delivery vehicle parking and indoor storage |
| f. | Veterinary clinic or animal hospital (see also animal boarding; outside facility, kennel and stable) |
| (8) Services | |
| a. | Child day care facilities |
| b. | Adult day care facilities |
| l. | Convention center; private |
| (9) Repair | |
| a. | Major repair; as an accessory or principal use |
| b. | Minor repair; as an accessory or principal use |
| (10) Retail Trade | |
| b. | Gasoline or automotive fuel sales; accessory or principal use, retail |
| c. | Wine shop; including on-premise consumption (see also section 9-4-103) |
| j. | Restaurant and/or dining and entertainment establishment; regulated outdoor activities |
| n. | Appliance; commercial use, sales and accessory repair; excluding outside storage |
| ff. | Tobacco shop (Class 1) (see also section 9-4-103) |
| gg. | Tobacco shop (Class 2) (see also section 9-4-103) |
| hh. | Hookah café (see also section 9-4-103) |
| (11) Wholesale/Rental/Vehicle-Mobile Home Trade | |
| d. | Rental of automobiles, noncommercial trucks or trailers, recreational vehicles, motorcycles and boats |
| f. | Automobile, truck, recreational vehicle, motorcycle and boat sales and service (see also major and minor repair) |
| (12) Construction - None | |
| (13) Transportation - None | |
| (14) Manufacturing/Warehousing | |
| k. | Mini-storage warehouse; household excluding outside storage |
| (15) Other Activities (not otherwise listed - all categories) | |
| a. | Other activities; personal services not otherwise listed |
| b. | Other activities; professional services not otherwise listed |
| c. | Other activities; commercial services not otherwise listed |
| d. | Other activities; retail sales not otherwise listed |

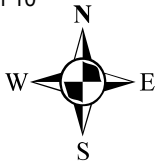
POHL, LLC (17-09)
CN to CG
1.209 acres
June 1, 2017




Legend

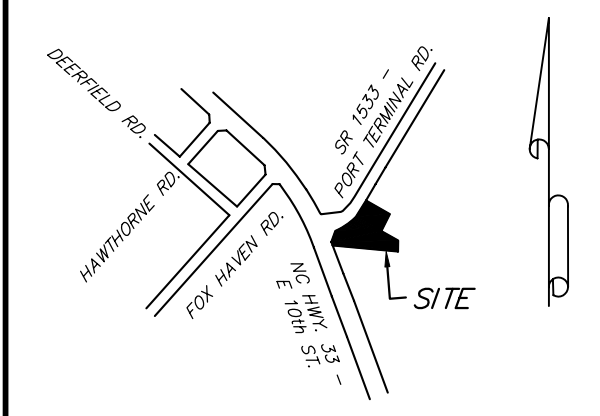
 Rezoning Area

POHL, LLC (17-09)
CN to CG
1.209 acres
June 1, 2017

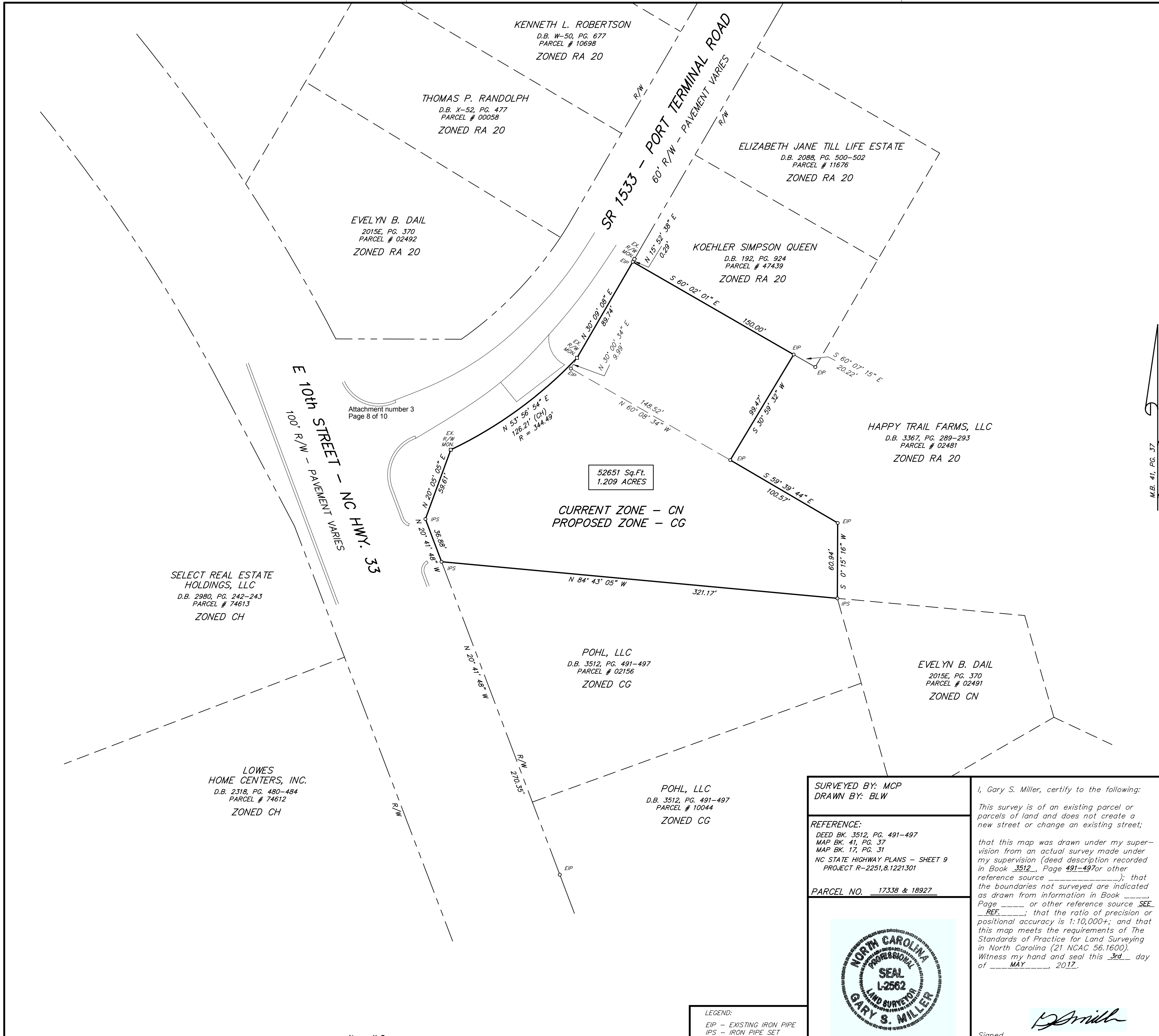
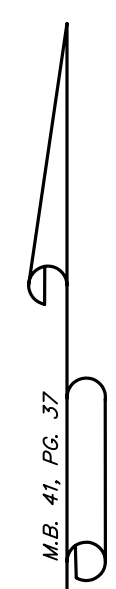


Legend

 Rezoning Area
Item # 8



VICINITY MAP 1" = 1,000'



SELECT REAL ESTATE HOLDINGS, LLC
D.B. 2980, PG. 242-243
PARCEL # 74613
ZONED CH

LOWES HOME CENTERS, INC.
D.B. 2318, PG. 480-484
PARCEL # 74612
ZONED CH

EVELYN B. DAIL
2015E, PG. 370
PARCEL # 02492
ZONED RA 20

THOMAS P. RANDOLPH
D.B. X-52, PG. 477
PARCEL # 00058
ZONED RA 20

KENNETH L. ROBERTSON
D.B. W-50, PG. 677
PARCEL # 10698
ZONED RA 20

ELIZABETH JANE TILL LIFE ESTATE
D.B. 2088, PG. 500-502
PARCEL # 11676
ZONED RA 20

KOEHLER SIMPSON QUEEN
D.B. 192, PG. 924
PARCEL # 47439
ZONED RA 20

HAPPY TRAIL FARMS, LLC
D.B. 3367, PG. 289-293
PARCEL # 02481
ZONED RA 20

52651 Sq.Ft.
1.209 ACRES
CURRENT ZONE - CN
PROPOSED ZONE - CG

POHL, LLC
D.B. 3512, PG. 491-497
PARCEL # 02156
ZONED CG

EVELYN B. DAIL
2015E, PG. 370
PARCEL # 02491
ZONED CN

POHL, LLC
D.B. 3512, PG. 491-497
PARCEL # 10044
ZONED CG

SURVEYED BY: MCP
DRAWN BY: BLW

REFERENCE:
DEED BK. 3512, PG. 491-497
MAP BK. 41, PG. 37
MAP BK. 17, PG. 31
NC STATE HIGHWAY PLANS - SHEET 9
PROJECT R-2251, 8.1221301

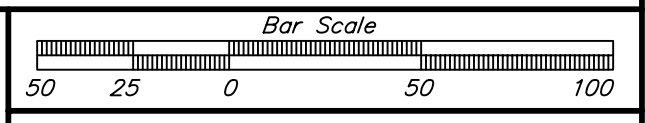
PARCEL NO. 17338 & 18927



LEGEND:
EIP - EXISTING IRON PIPE
IPS - IRON PIPE SET
R/W - RIGHT OF WAY

I, Gary S. Miller, certify to the following:
This survey is of an existing parcel or parcels of land and does not create a new street or change an existing street;
that this map was drawn under my supervision from an actual survey made under my supervision (deed description recorded in Book 3512, Page 491-497 or other reference source _____); that the boundaries not surveyed are indicated as drawn from information in Book _____ Page _____ or other reference source SEE REF. _____; that the ratio of precision or positional accuracy is 1:10,000+; and that this map meets the requirements of The Standards of Practice for Land Surveying in North Carolina (21 NCAC 56.1600).
Witness my hand and seal this 3rd day of MAY 2017.

Professional Land Surveyor No. L-2562



SURVEY FOR REZONING MAP FOR POHL, LLC

GREENVILLE, GREENVILLE TWP.
PITT CO., N.C.
SCALE: 1" = 50'
MAY 3, 2017

WO 17057 FB 373

GARY S. MILLER & ASSOCIATES, P.A.
LAND SURVEYORS
1803 South Charles Blvd. Phone (252)756-7878
Greenville, N.C. 27858 Fax (252)756-0785
License # C-0225

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: 8/10/2017
Time: 6:00 PM

Title of Item: Ordinance requested by POHL, LLC to rezone 5.083 acres located 300+/- feet south of Bayswater Road and adjacent to Dudley's Grant Townhomes from CG (General Commercial) to OR (Office-Residential [High Density Multi-family])

Explanation: **Abstract:** The City has received a request from POHL, LLC to rezone 5.083 acres located 300+/- feet south of Bayswater Road and adjacent to Dudley's Grant Townhomes from CG (General Commercial) to OR (Office-Residential [High Density Multi-family]).

Required Notices:

Planning and Zoning meeting notice (property owner and adjoining property owner letter) mailed on June 6, 2017.
On-site sign(s) posted on June 6, 2017.
City Council public hearing notice (property owner and adjoining property owner letter) mailed on July 25, 2017.
Public hearing legal advertisement published on July 31, 2017 and August 7, 2017.

Comprehensive Plan:

The Future Land Use and Character Map recommends commercial (C) along the southern right-of-way of East Fire Tower Road between the Swamp Fork Canal and the western loop of Bayswater Road, transitioning to office/institutional to the south and residential, high density (HDR) to the west.

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

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

There is a designated neighborhood activity center in the Bayswater Road area. These centers are intended to provide 20,000 to 50,000 square feet of commercial space and serve an area within one mile.

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

Based on possible uses permitted by the requested rezoning, the proposed rezoning classification could generate 998 trips to and from the site on Fire Tower Road, which is a net increase of 532 additional trips per day.

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

History/Background:

The property was rezoned from R6MH to CG on April 14, 2016.

Present Land Use:

Vacant part of the approved preliminary plat for Fire Tower Junction.

Water/Sewer:

Water and sanitary sewer are available to the property.

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: CG -Vacant

South: OR - Vacant (under common ownership of the applicant)

East: CG and OR -Vacant (under common ownership of the applicant)

West: R6 - Dudley's Grant Townhomes

Density Estimates:

Under the current zoning, the site could yield 43,560 square feet of commercial space.

Under the proposed zoning, the site could yield 60-70 multi-family units (1, 2 and 3 bedrooms).

The anticipated build-out is 1-2 years.

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 unanimously to approve the request at its June 20, 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 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 POHL LLC 17 10 1055937](#)

 [Minutes POHL LLC 17 10 1054917](#)

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 10th day of August, 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 CG (General Commercial) to OR (Office-Residential).

TO WIT: POHL, LLC

LOCATION: Located 300+/- feet south of Bayswater Road and adjacent to Dudley's Grant Townhomes.

DESCRIPTION: Beginning at a point on the eastern line of the common area of Dudley's Grant, Section 6 as recorded in Map Book 65, Page 63 of the Pitt County Register of Deeds, said point being the southwestern corner of the JAVA, LLC property as recorded in Map Book 80, Page 94 of the Pitt County Register of Deeds. From the above described beginning, so located, running thence as follows:

With the southern line of referenced JAVA, LLC Property, N 57°04'02" E 58.87', thence leaving the southern line of said JAVA, LLC Property a curve to the left an arc distance of 577.16' having a radius of 859.87' and a chord bearing S 56°56'47" E 577.16', thence S 13°23'13" W 486.14', thence S 74°03'01" W 196.75' to a point on the western line of the common area of Dudley's Grant, Section 10 as recorded in Map Book 72, Page 115 of the Pitt County Register of Deeds, thence with the western line of the common areas of Dudley's Grant N 15°56'59" W 842.21' to the point of beginning containing 5.083 acres and being a portion of the property described in Deed Book 2278, Page 725 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 10th day of August, 2017.

Kandie D. Smith, Mayor

ATTEST:

Carol L. Barwick, City Clerk

Excerpt from the DRAFT Planning & Zoning Commission Minutes (6/20/2017)

ORDINANCE REQUESTED BY POHL, LLC TO REZONE 5.083 ACRES LOCATED 300+/- FEET SOUTH OF BAYSWATER ROAD AND ADJACENT TO DUDLEY'S GRANT TOWNHOMES FROM CG (GENERAL COMMERCIAL) TO OR (OFFICE-RESIDENTIAL [HIGH DENSITY MULTI-FAMILY]) - APPROVED

Ms. Gooby delineated the property. It is located south of Fire Tower Road along Bayswater Road adjacent to Dudley's Grant Townhomes. The property is included on the approved preliminary plat for Fire Tower Junction. There is a variety of uses in this area, such as a charter school, a veterinary clinic and a work-out facility. This request is from commercial to multi-family. In this location, the types of commercial would tend to be low-traffic generators. Compared to the proposed multi-family, the request could generate a net increase of 532 trips per day. There is a neighborhood activity center in this area. In 2016, this area was rezoned to its current zoning pattern. Under the current zoning, the site could accommodate 43,560 square feet of commercial space. Under the proposed zoning, the site could accommodate 60-70 multi-family units. The Future Land Use and Character Map recommends commercial south of Fire Tower Road between Fork Swamp Canal and Dudley's Grant Townhomes transitioning to office/institutional (OI). The proposed zoning allows office and multi-family 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.

Mr. Overton, requested to be recused from voting on agenda items 2 and 3, due to his father is one of the owners of the properties. Also, Mr. Overton (P&Z member), is the listing agent of the properties.

Motion made by Mr. Wilson, seconded by Ms. Darden, to recuse Mr. Overton from voting on agenda items 2 and 3. Motion pass unanimously.

Chairman King opened the public hearing.

Mike Baldwin, representative of the applicant, spoke in favor of the request. This request could generate a 3% increase in traffic, which is minimal. This rezoning is for a small of portion of the property.

Mr. Overton, listing agent, stated that the zoning in this area has been tweaked over the past few years as it has developed. This rezoning is for a small portion of the property.

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

Motion made by Mr. Wilson, seconded by Mr. Bell, 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 | |
|--|--|
| CG (GENERAL COMMERCIAL) - PERMITTED USES | |
| (1) General | |
| a. | Accessory use or building |
| b. | Internal service facilities |
| c. | On-premise signs per Article N |
| e. | Temporary uses; of listed district uses |
| f. | Retail sales; incidental |
| g. | Incidental assembly of products sold at retail or wholesale as an accessory to principal uses |
| (2) Residential - None | |
| (3) Home Occupations - None | |
| (4) Governmental | |
| b. | City of Greenville municipal government building or use (see also section 9-4-103) |
| c. | County or state government building or use not otherwise listed; excluding outside storage and major or minor repair |
| d. | Federal government building or use |
| g. | Liquor store, state ABC |
| (5) Agricultural/Mining | |
| a. | Farming; agricultural, 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 |
| h. | Commercial recreation; indoor only, not otherwise listed |
| j. | Bowling alley |
| m(1). | Dining and entertainment establishment (see also section 9-4-103) |
| n. | Theater; movie or drama, indoor only |
| q. | Circus, carnival, or fair, temporary only (see also section 9-4-103) |
| s. | Athletic club; indoor only |
| (7) Office/Financial/Medical | |
| a. | Office; professional and business, not otherwise listed |
| b. | Operation/processing center |
| d. | Bank, savings and loans or other savings or investment institutions |
| e. | Medical, dental, ophthalmology or similar clinic, not otherwise listed |
| g. | Catalogue processing center |
| (8) Services | |
| c. | Funeral home |
| e. | Barber or beauty salon |
| f. | Manicure, pedicure or facial salon |
| k. | Business or trade school |
| o. | Church or place of worship (see also section 9-4-103) |
| q. | Museum |
| r. | Art gallery |
| s. | Hotel, motel bed and breakfast inn; limited stay lodging (see also residential quarters for resident manager, supervisor or caretaker and section 9-4-103) |

| | |
|--|--|
| u. | Art studio including art and supply sales |
| v. | Photography studio including photo and supply sales |
| y(1) | TV and/or radio broadcast facilities, including receiving and transmission equipment and towers not exceeding 200 feet in height or cellular telephone and wireless communication towers not exceeding 200 feet in height (see also section 9-4-103) |
| z. | Printing or publishing service including graphic art, maps, newspapers, magazines and books |
| aa. | Catering service including food preparation (see also restaurant; conventional and fast food) |
| hh. | Exercise and weight loss studio; indoor only |
| kk. | Launderette; household users |
| ll. | Dry cleaners; household users |
| oo. | Clothes alteration or shoe repair shop |
| pp. | Automobile wash |
| (9) Repair | |
| g. | Jewelry, watch, eyewear or other personal item repair |
| (10) Retail Trade | |
| a. | Miscellaneous retail sales; non-durable goods, not otherwise listed |
| 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 (see also section 9-4-103) |
| k. | Medical supply sales and rental of medically-related products including uniforms and related accessories |
| l. | Electronic; stereo, radio, computer, TV and the like, sales and accessory repair |
| m. | Appliance; household use, sales and accessory repair, excluding outside storage |
| p. | Furniture and home furnishing sales not otherwise listed |
| q. | Floor covering, carpet and wall covering sales |
| r. | Antique sales, excluding vehicles |
| s. | Book or card store, news stand |
| t. | Hobby or craft shop |
| u. | Pet shop (see also animal boarding; outside facility) |
| v. | Video or music store; records, tape, CD and the like 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 service |
| ee. | Christmas tree sales lot; temporary only (see also section 9-4-103) |
| (11) Wholesale/Rental/Vehicle-Mobile Home Trade | |
| b. | Rental of home furniture, appliances or electronics and medically-related products (see also division (10k.)) |

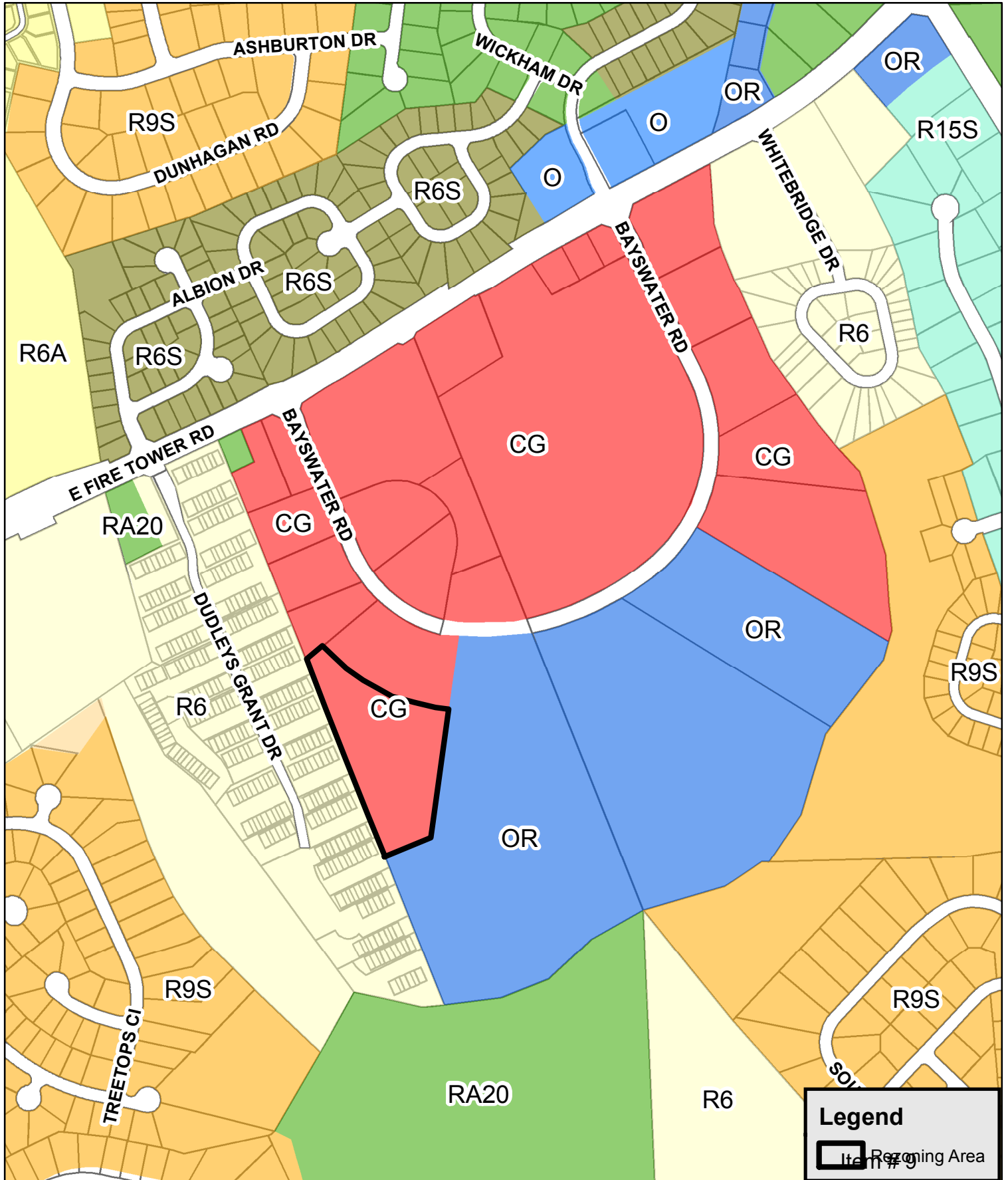
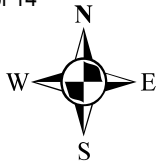
| | |
|--|---|
| c. | Rental of clothes and accessories; formal wear, and the like |
| (12) Construction | |
| c. | Construction office; temporary, including modular office (see also section 9-4-103) |
| e. | Building supply; lumber and materials sales, plumbing and/or electrical supply excluding outdoor sales |
| f. | Hardware store |
| (13) Transportation | |
| c. | Taxi or limousine service |
| h. | Parking lot or structure; principal use |
| (14) Manufacturing/Warehousing - None | |
| (15) Other Activities (not otherwise listed - all categories) - None | |
| CG (GENERAL COMMERCIAL) - SPECIAL USES | |
| (1) General - None | |
| (2) Residential | |
| i. | Residential quarters for resident manager, supervisor or caretaker; excluding mobile home |
| (3) Home Occupations - None | |
| (4) Governmental | |
| a. | Public utility building or use |
| (5) Agricultural/Mining - None | |
| (6) Recreational/Entertainment | |
| d. | Game center |
| l. | Billiard parlor or pool hall |
| m. | Public or private club |
| t. | Athletic club; indoor and outdoor facilities |
| u. | Internet sweepstakes business (see also section 9-4-103) |
| (7) Office/Financial/Medical | |
| c. | Office; customer service, not otherwise listed, including accessory service delivery vehicle parking and indoor storage |
| f. | Veterinary clinic or animal hospital (see also animal boarding; outside facility, kennel and stable) |
| (8) Services | |
| a. | Child day care facilities |
| b. | Adult day care facilities |
| l. | Convention center; private |
| (9) Repair | |
| a. | Major repair; as an accessory or principal use |
| b. | Minor repair; as an accessory or principal use |
| (10) Retail Trade | |
| b. | Gasoline or automotive fuel sales; accessory or principal use, retail |
| c. | Wine shop; including on-premise consumption (see also section 9-4-103) |
| j. | Restaurant and/or dining and entertainment establishment; regulated outdoor activities |
| n. | Appliance; commercial use, sales and accessory repair; excluding outside storage |
| ff. | Tobacco shop (Class 1) (see also section 9-4-103) |
| gg. | Tobacco shop (Class 2) (see also section 9-4-103) |

| | |
|---|--|
| hh. | Hookah café (see also section 9-4-103) |
| (11) Wholesale/Rental/Vehicle-Mobile Home Trade | |
| d. | Rental of automobiles, noncommercial trucks or trailers, recreational vehicles, motorcycles and boats |
| f. | Automobile, truck, recreational vehicle, motorcycle and boat sales and service (see also major and minor repair) |
| (12) Construction - None | |
| (13) Transportation - None | |
| (14) Manufacturing/Warehousing | |
| k. | Mini-storage warehouse; household excluding outside storage |
| (15) Other Activities (not otherwise listed - all categories) | |
| a. | Other activities; personal services not otherwise listed |
| b. | Other activities; professional services not otherwise listed |
| c. | Other activities; commercial services not otherwise listed |
| d. | Other activities; retail sales not otherwise listed |
| PROPOSED ZONING | |
| OR (OFFICE-RESIDENTIAL) - PERMITTED USES | |
| (1) General | |
| a. | Accessory use or building |
| b. | Internal service facilities |
| c. | On-premise signs per Article N |
| f. | Retail sales; incidental |
| (2) Residential | |
| b. | Two-family attached dwelling (duplex) |
| c. | Multi-family development per Article I |
| k. | Family care homes (see also 9-4-103) |
| n. | Retirement center or home |
| o. | Nursing, convalescent or maternity home; major care facility |
| p. | Boarding or rooming house |
| q. | Room renting |
| (3) Home Occupations - 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; agricultural, horticulture, forestry (see also section 9-4-103) |
| (6) Recreational/Entertainment | |
| f. | Public park or recreational facility |
| g. | Private noncommercial recreation; indoor only, not otherwise listed |
| (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 loans 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 salon |
| f. | Manicure, pedicure or facial salon |
| g. | School; junior and senior high (see also section 9-4-103) |
| h. | School; elementary (see also section 9-4-103) |
| i. | School; nursery and kindergarten (see also section 9-4-103) |
| j. | College and other institutions of higher learning |
| k. | Business or trade school |
| n. | Auditorium |
| o. | Church or place of worship (see also section 9-4-103) |
| p. | Library |
| q. | Museum |
| r. | Art gallery |
| u. | Art studio including art and supply sales |
| v. | Photography studio including photo and supply sales |
| w. | Recording studio |
| x. | Dance studio |
| y(2) | TV and/or radio broadcast facilities, including receiving and transmission equipment and towers not exceeding 120 feet in height or cellular telephone and wireless communication towers not exceeding 120 feet in height (see also section 9-4-103) |
| bb. | Civic organizations |
| cc. | Trade or business organizations |
| (9) Repair - None | |
| (10) Retail Trade | |
| s. | Book or card store, news stand |
| w. | Florist |
| ee. | Christmas tree sales lot; temporary only (see also section 9-4-103) |
| (11) Wholesale/Rental/Vehicle-Mobile Home Trade - None | |
| (12) Construction | |
| a. | Licensed contractor; general electrical, plumbing, mechanical, etc... excluding outside storage |
| c. | Construction office; temporary, including modular office (see also section 9-4-103) |
| (13) Transportation - None | |
| (14) Manufacturing/Warehousing - None | |
| (15) Other Activities (not otherwise listed - all categories) - None | |
| OR (OFFICE-RESIDENTIAL) - SPECIAL USES | |
| (1) General - None | |
| (2) Residential | |
| d. | Land use intensity multi-family (LUI) development rating 50 per Article K |

| | |
|---|--|
| e. | Land use intensity multi-family (LUI) development rating 67 per Article K |
| i. | Residential quarters for resident manager, supervisor or caretaker; excluding mobile home |
| m. | Shelter for homeless or abused (see also section 9-4-103) |
| o(1). | Nursing, convalescent or maternity home; minor care facility |
| r. | Fraternity or sorority house |
| (3) Home Occupations - None | |
| (4) Governmental | |
| a. | Public utility building or use |
| (5) Agricultural/Mining - None | |
| (6) Recreational/Entertainment | |
| c(1). | Tennis club; indoor and outdoor facilities |
| h. | Commercial recreation; indoor only, not otherwise listed |
| m(1). | Dining and entertainment establishment (see also section 9-4-103) |
| (7) Office/Financial/Medical | |
| f. | Veterinary clinic or animal hospital (see also animal boarding; outside facility, kennel and stable) |
| (8) Services | |
| a. | Child day care facilities |
| b. | Adult day care facilities |
| l. | Convention center; private |
| s. | Hotel, motel bed and breakfast inn; limited stay lodging (see also residential quarters for resident manager, supervisor or caretaker and section 9-4-103) |
| ff. | Mental health, emotional or physical rehabilitation day program facility |
| ff(1). | Mental health, emotional or physical rehabilitation day program facility |
| (9) Repair- None | |
| (10) Retail Trade - None | |
| h. | Restaurant; conventional |
| j. | Restaurant and/or dining and entertainment establishment; regulated outdoor activities |
| (11) Wholesale/Rental/Vehicle-Mobile Home Trade - None | |
| (12) Construction - None | |
| (13) Transportation | |
| h. | Parking lot or structure; principal use |
| (14) Manufacturing/Warehousing - None | |
| (15) Other Activities (not otherwise listed - all categories) | |
| a. | Other activities; personal services not otherwise listed |
| b. | Other activities; professional services not otherwise listed |

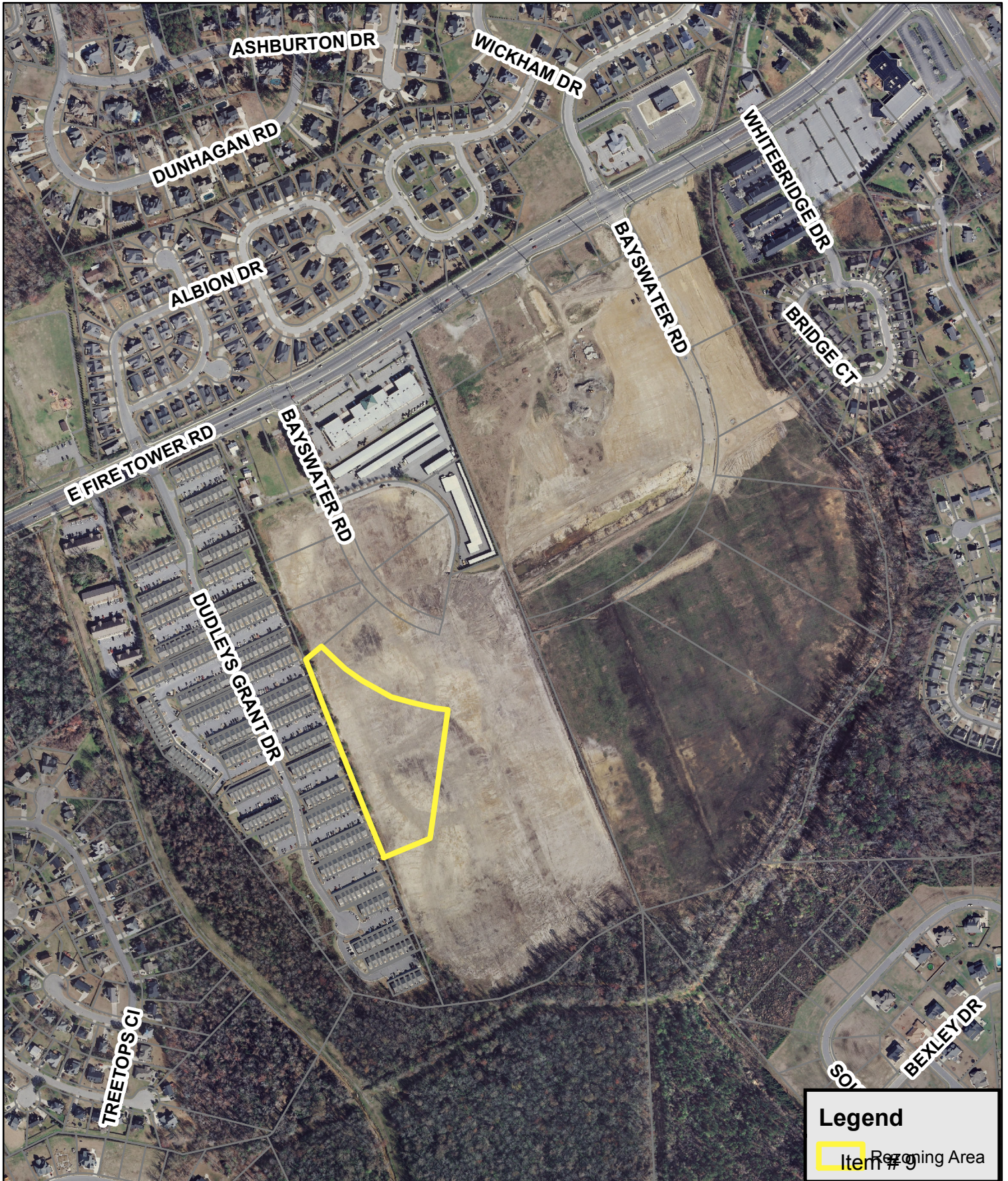
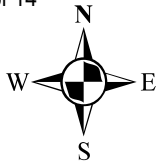
POHL, LLC (17-10)
CG to OR
5.083 acres
May 30, 2017



Legend

 Item # 9 Zoning Area

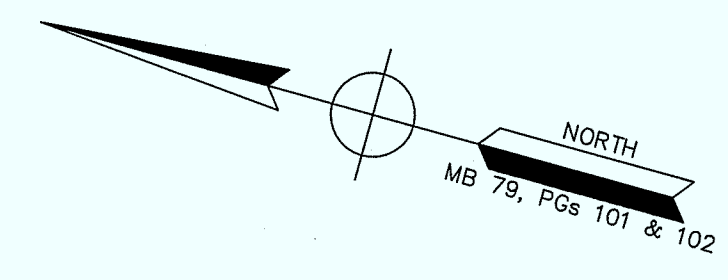
POHL, LLC (17-10)
CG to OR
5.083 acres
May 30, 2017



LEGEND

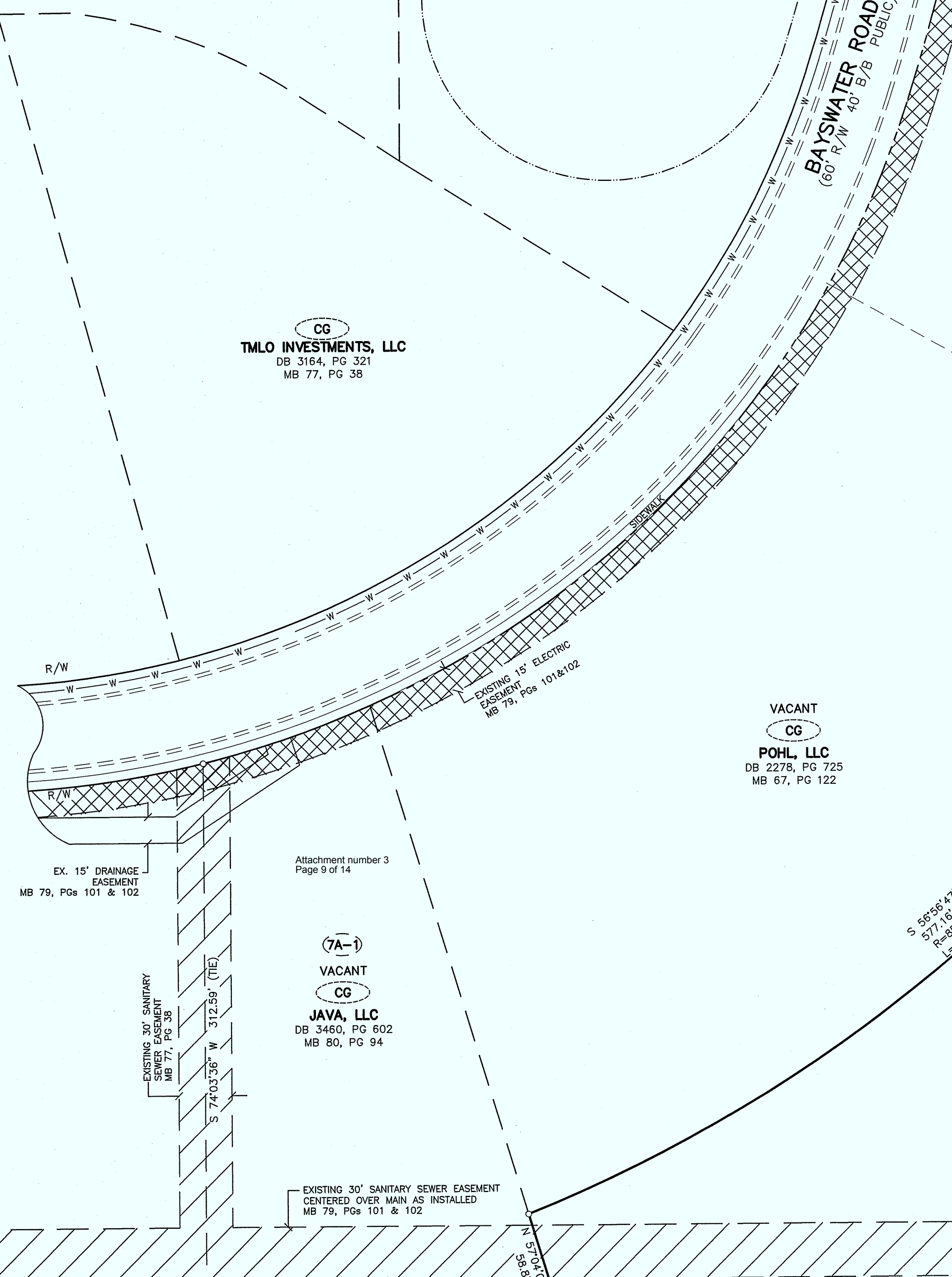
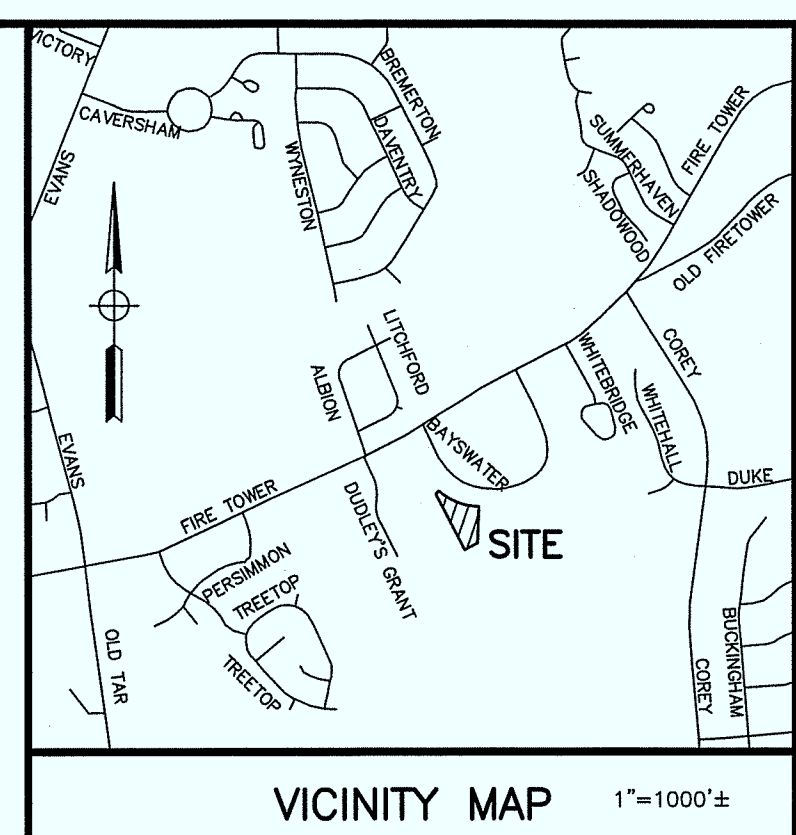
- R/W = RIGHT-OF-WAY
- EIP = EXISTING IRON PIPE
- EIS = EXISTING IRON STAKE
- SIP = SET IRON PIPE
- ECM = EXISTING CONCRETE MONUMENT
- C/L = CENTERLINE
- DB = DEED BOOK
- NPS = NO POINT SET
- EPKN = EXISTING PARKER KALON NAIL
- - - = NOT TO SCALE

EX. STORMWATER MANAGEMENT POND



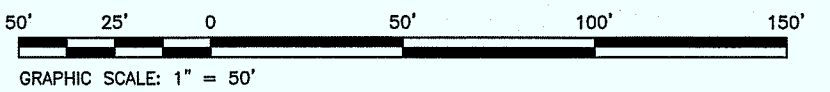
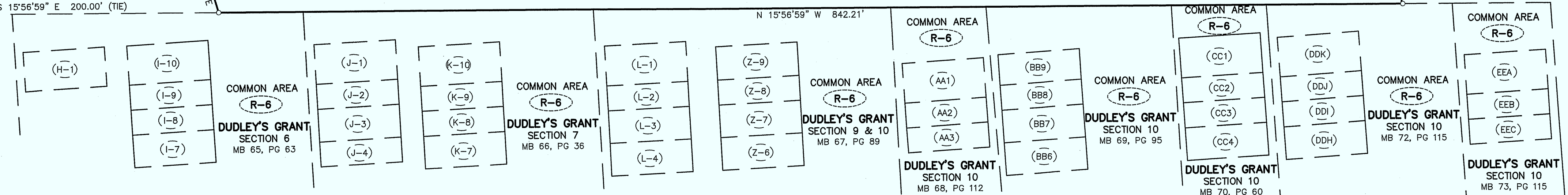
PROPERTY OWNERS ADDRESSES WITHIN 100 FEET OF PROPERTY

- | | | |
|--|--|---|
| (H-1) PATTIE J. BLIZZARD 3994 HIGHWAY 258 SOUTH KINSTON, NC 28504 | (L-1) BARBARA H. GUTHRIE 4235 DUDLEY'S GRANT DRIVE, UNIT A WINTERVILLE, NC 28590 | (CC1) JAMES D. OCTIGAN, II 4251 DUDLEY'S GRANT DRIVE, UNIT A WINTERVILLE, NC 28590 |
| (I-7) APRIL COWARD 4205 DUDLEY'S GRANT DRIVE, UNIT G WINTERVILLE, NC 28590 | (L-2) MOHAMMED H. ALAI TAFTI 38 BALSAM DRIVE DIX HILLS, NY 11746 | (CC2) CHARLES WESLEY HUGHES, III 2307 CALL LILLY LANE WINTERVILLE, NC 28590 |
| (I-8) BRYAN WILLIAM GIBBS 440 REVOLUTION CIRCLE CHRISTIANBURG, VA 24073 | (L-3) MOHAMMED H. ALAI TAFTI 175 NORTH HARBOR DRIVE, APT. 3803 CHICAGO, IL 60601 | (CC3) SEAN A. SMITH 4251 DUDLEY'S GRANT DRIVE, UNIT C WINTERVILLE, NC 28590 |
| (I-9) NIKKI A. K. BLANTON 4205 DUDLEY'S GRANT DRIVE, UNIT I WINTERVILLE, NC 28590 | (L-4) PHIL WELCH 4235 DUDLEY'S GRANT DRIVE, UNIT D WINTERVILLE, NC 28590 | (CC4) BMAR INVESTMENTS, LLC 100 RIVERWALK DRIVE GREENVILLE, NC 27858 |
| (I-10) CHARLES ROBERT BAKER 4205 DUDLEY'S GRANT DRIVE, UNIT J WINTERVILLE, NC 28590 | (Z-6) ERIC DUSTIN MIZZELLE 4239 DUDLEY'S GRANT DRIVE, UNIT F WINTERVILLE, NC 28590 | (DDH) ANDREW HARRISON and wife, MAYERS ALDRIDGE PAIR 2007 SHEERWOOD DRIVE GREENVILLE, NC 27858 |
| (J-1) JOSE M. QUINTANILLA 13579 PRINCEDALE DRIVE WOODBURGE, VA 22193 | (Z-7) ALFRED J. TUCKER and wife, JANE TUCKER 2300 B STOKES ROAD GREENVILLE, NC 27858 | (DDI) THARANATH M. AKULA and wife, PARIMALA T. AKULA 4255 DUDLEY'S GRANT DRIVE, UNIT I WINTERVILLE, NC 28590 |
| (J-2) HANSBOROUGH HOLDING, LLC 487 DOLLARD TOWN ROAD GOLDSBORO, NC 27534 | (Z-8) MICHAEL D. PREUSS and wife, MARCELLA M. PREUSS 5412 SOUTHWIND ROAD GREENSBORO, NC 27455 | (DDJ) SANDRA F. BELLFLOWER 4255 DUDLEY'S GRANT DRIVE, UNIT J WINTERVILLE, NC 28590 |
| (J-3) ALAHJAMIL RAHMAN and wife, NARMIN S. ZEIDAN 4215 DUDLEY'S GRANT DRIVE, UNIT C WINTERVILLE, NC 28590 | (Z-9) CODY D. SMITH and wife, CHERRY A. SMITH 4239 DUDLEY'S GRANT DRIVE, UNIT I WINTERVILLE, NC 28590 | (DDK) ALLYSON M. HILL 924 VAN GERT DRIVE WINTERVILLE, NC 28590 |
| (J-4) TONY P. MOORE 214 MAIN STREET WINTERVILLE, NC 28590 | (AA1) RICHARD C. BRITT JR. and wife, PAULA C. BRITT 2204 FOXCROFT CIRCLE WINTERVILLE, NC 28590 | (EEA) SHERYL A. SMART 151 UNION AVENUE, APT. 2A LYNBROOK, NY 11583 |
| (K-7) PATRICK J. CONNELLY and wife, LINDA M. CONNELLY 1401 GENEVA NATIONAL AVENUE SOUTH LAKE GENEVA, WI 53147 | (AA2) J. WALKER FAUCETTE and wife, ALICE H. FAUCETTE 21 PENINSULA ACRES BATH, NC 27808 | (EEB) CHARLES ROGERS and wife, GILDA ROGERS 1803 DRUMMERSVILLE ROAD SEVEN SPRINGS, NC 28578 |
| (K-8) PATRICK J. CONNELLY SR. 1401 GENEVA NATIONAL AVENUE SOUTH LAKE GENEVA, WI 53147 | (AA3) JEFFREY T. MASSEY 3642 BRELL DRIVE KINSTON, NC 28504 | (EEC) BMAR INVESTMENTS, LLC 100 RIVERWALK DRIVE WASHINGTON, NC 27889 |
| (K-9) RAJASHREE RAM MOHAN 630 SMITHFIELD ROAD, APT. 714 NORTH PROVIDENCE, RI 02909 | (BB6) ERIC CHRISTOPHER APPLE 4247 DUDLEY'S GRANT DRIVE, UNIT F WINTERVILLE, NC 28590 | (7A-1) JAVA, LLC PO BOX 2126 GREENVILLE, NC 27836 |
| (K-10) BHANUMATI GOVANI 4225 DUDLEY'S GRANT DRIVE, UNIT J WINTERVILLE, NC 28590 | (BB7) RODNEY BUTLER ALEXANDER 4247 DUDLEY'S GRANT DRIVE, UNIT G WINTERVILLE, NC 28590 | POHL, LLC PO BOX 30930 GREENVILLE, NC 27833 |
| | (BB8) KATHRYN LINDSAY PADGETT 413 VERNON WHITE ROAD WINTERVILLE, NC 28590 | |
| | (BB9) ALYCE GIBBS MEMORIAL, LLC OF NORTH CAROLINA 440 REVOLUTION CIRCLE CHRISTIANBURG, VA 24073 | |



PROPOSED ZONING
OR
CURRENT ZONING
CG

AREA TO BE REZONED: 5.083 ACRES



SHEET 1 OF 1
REZONING MAP

POHL, LLC
REFERENCE: BEING A PORTION OF THE PROPERTY DESCRIBED IN DEED BOOK 2278, PAGE 725 OF THE PITT COUNTY REGISTER OF DEEDS
WINTERVILLE TOWNSHIP, PITT COUNTY, NC

OWNERS: **POHL, LLC**
ADDRESS: 2582 BLUE CREEK LANE
GRIMESLAND, NC 27837-9641
PHONE: (252) 717-0663



CLOSURE CHECK BOUNDARY
CHECKED: MAH DATE: 04/28/17

Baldwin Design Consultants, PA
ENGINEERING - LAND PLANNING - SURVEYING
1700-D EAST ARLINGTON BOULEVARD
GREENVILLE, NC 27835 252.756.1390

LICENSE# C-3488
SURVEYED: N/A APPROVED: MWB
DRAWN: MAH DATE: 05/02/2017
CHECKED: MWB SCALE: 1" = 50'

Case No: 17-10

Applicant: POHL, LLC

Property Information

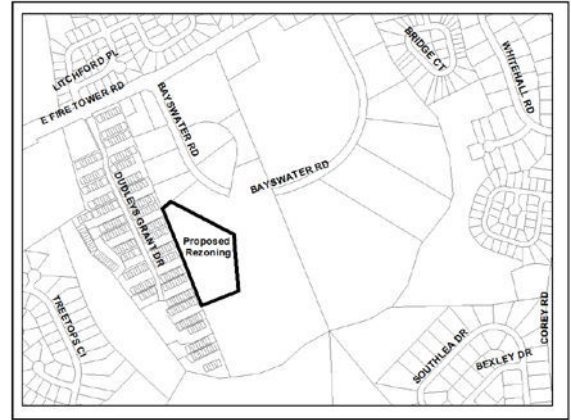
Current Zoning: CG (General Commercial)

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

Current Acreage: 5.083 gross acres

Location: South side of Fire Tower Rd, on west Bayswater Rd

Points of Access: Fire Tower Road



Location Map

Transportation Background Information

1.) Fire Tower Rd- State maintained

| | <u>Existing Street Section</u> | <u>Ultimate Thoroughfare Street Section</u> |
|----------------------------------|--------------------------------|---|
| Description/cross section | 4-lane with raised median | no change |
| Right of way width (ft) | 100 | no change |
| Speed Limit (mph) | 45 | no change |
| Current ADT: | 33,960 (*) | Ultimate Design ADT: 39,700 vehicles/day (**) |
| Design ADT: | 39,700 vehicles/day (**) | |
| Controlled Access | No | |
| Thoroughfare Plan Status: | Major Thoroughfare | |

Other Information: There are sidewalks along Fire Tower Rd 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: 466 -vehicle trips/day (*) **Proposed Zoning: 998** -vehicle trips/day (*)

Estimated Net Change: increase of 532 vehicle trips/day (assumes full-build out)

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

Impact on Existing Roads

The overall estimated trips presented above are distributed based on current traffic patterns. The estimated ADTs on Fire Tower Rd are as follows:

| | |
|---|---------------------------------|
| 1.) Fire Tower Rd , West of Site (60%): | “No build” ADT of 33,960 |
| Estimated ADT with Proposed Zoning (full build) – | 34,559 |
| Estimated ADT with Current Zoning (full build) – | 34,240 |
| Net ADT change = | 319 (<1% increase) |

Case No: 17-10

Applicant: POHL, LLC

2.) Fire Tower Rd , East of Site (40%): "No build" ADT of 33,960

Estimated ADT with Proposed Zoning (full build) – 34,359

Estimated ADT with Current Zoning (full build) – 34,146

Net ADT change = 213 (<1% increase)

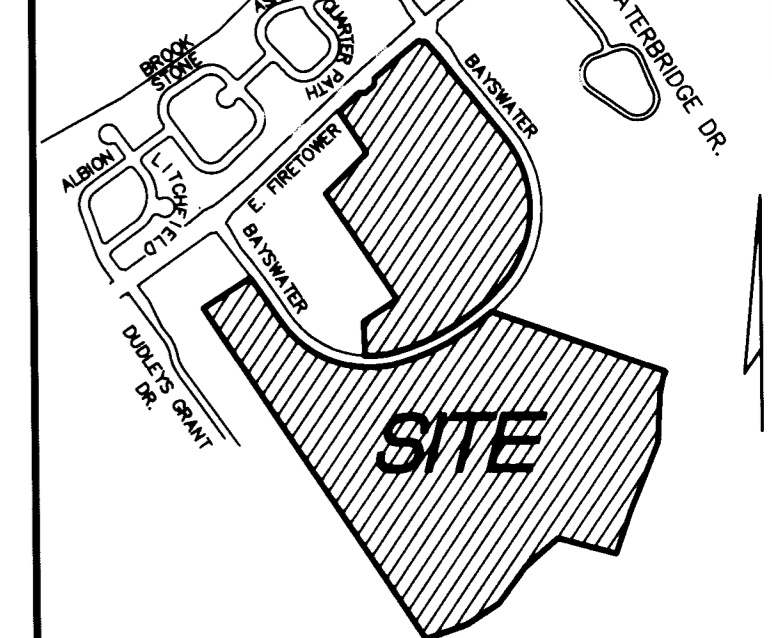
Staff Findings/Recommendations

Based on possible uses permitted by the requested rezoning, the proposed rezoning classification could generate 998 trips to and from the site on Fire Tower Rd, which is a net increase of 532 additional trips per day.

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

SITE SUMMARY

| | |
|-------------------|---------------|
| TOTAL AREA | 76.79 ACRES |
| TOTAL NO. OF LOTS | 10 |
| L.F. OF STREETS | NONE |
| COMMON AREA | NONE |
| RECREATION AREA | NONE |
| TAX MAP | 4686.18 |
| PARCEL NO. | 08092 & 74237 |



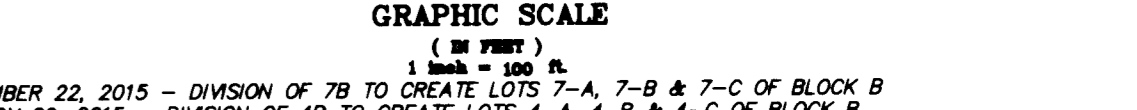
- References**
- D.B. 910, PG. 674
 - D.B. 2072, PG. 337
 - D.B. X 21, PG. 421
 - D.B. 1941, PG. 327
 - M.B. 21 PG. 69
 - D.B. 2023, PG. 428
 - D.B. 2278, PG. 725
 - M.B. 67 PG. 122
 - D.B. 3275 PG. 98
 - M.B. 78 PG. 58
 - D.B. 2223 PG. 428

LEGEND

| PROPOSED | EXISTING |
|----------|----------|
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- GENERAL NOTES:**
- IT IS PROPOSED THAT UNDERGROUND ELECTRIC AND TELEPHONE UTILITIES WILL BE INSTALLED ON THIS PROJECT.
 - DROPPED CURBS FOR FUTURE HANDICAP RAMPS TO BE PROVIDED AT ALL CORNER RADI.
 - CONSTRUCTION PLAN APPROVAL FROM GREENVILLE UTILITIES COMMISSION AND CITY OF GREENVILLE SHALL BE OBTAINED PRIOR TO CONSTRUCTION OF ANY STREET, WATER AND/OR SANITARY SEWER AND STORM DRAINAGE SYSTEMS.
 - ALL REQUIRED IMPROVEMENTS SHALL CONFORM TO THE CITY OF GREENVILLE MANUAL OF STANDARD DESIGNS AND DETAILS AND THE MANUAL FOR THE DESIGN AND CONSTRUCTION OF WATER AND WASTE WATER SYSTEM EXTENSIONS FOR GREENVILLE UTILITIES COMMISSION.
 - ALL LOTS SHALL EQUAL OR EXCEED THE MINIMUM DEVELOPMENT STANDARDS OF THE CITY OF GREENVILLE ZONING ORDINANCE.
 - LOT DIMENSIONS ARE APPROXIMATE ONLY.
 - EROSION CONTROL PLAN REQUIRED PRIOR TO CONSTRUCTION.
 - SIGHT DISTANCES AT INTERSECTIONS SHALL CONFORM TO THE REQUIREMENTS OF THE CITY OF GREENVILLE, 25' X 25' UNLESS OTHERWISE NOTED.
 - ANNEXATION REQUIRED PRIOR TO FINAL PLAT APPROVAL.
 - EASEMENTS FOR STORM PIPES, WATER LINES, AND SANITARY LINES SHALL CONFORM TO THE REQUIREMENTS OF THE CITY OF GREENVILLE AND THE GREENVILLE UTILITIES COMMISSION.
 - HYDRAULIC ANALYSIS REQUIRED.
 - DITCHES REQUIRING 48" OR LESS PIPE SHALL BE PIPED.
 - QUIC GAS/UTILITY EASEMENT IS 10' IN WIDTH AND CENTERED OVER GAS LINES AS INSTALLED.
 - MIN. 100' TANGENT REQUIRED BETWEEN REVERSE CURVES.
 - A PORTION OF THIS PROPERTY IS LOCATED IN A FLOOD ZONE X (AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAN) AND ZONE X MADED (AREA OF 0.2% ANNUAL CHANCE FLOOD) AND ZONE AE (AREA DETERMINED TO BE INSIDE THE 1% ANNUAL CHANCE FLOOD) AS SHOWN ON THE FEMA FLOOD INSURANCE RATE MAPS NUMBER 370488000 K, PANEL 4686 AND NUMBER 370488000 K, PANEL 4686, EFFECTIVE JULY 7, 2014.
 - BOUNDARY INFORMATION TAKEN FROM A BOUNDARY SURVEY PREPARED BY RIVERS AND ASSOCIATES, INC. ENTITLED SURVEY FOR LEWIS LAND DEVELOPMENT, LLC, DATED MAY 17, 2008 AND A SURVEY PREPARED BY GARY S. MILLER & ASSOCIATES, PA ENTITLED SURVEY FOR WILLIAM E. DANSEY, JR., DATED JANUARY 17, 2007, RECORDED IN MAP BOOK 87, PAGE 122, PITT COUNTY REGISTRY, BEARINGS SHOWN HEREON ARE BASED ON MAP BOOK 23, PAGE 69.
 - ALL DISTANCES ARE HORIZONTAL GROUND MEASUREMENTS, IN FEET, AREA DETERMINED BY COORDINATES.
 - ELEVATIONS REFERENCED TO NAVD 88 OFFSITE BENCHMARK USED WAS NCGS REEDY, NAVD 88 ELEVATION = 68.44 FT. (NGVD 29 ELEVATION = 70.59 FT).
 - THIS PROJECT DISTURBS GREATER THAN 0.5 ACRES. STORMWATER MANAGEMENT IS REQUIRED IN ACCORDANCE WITH THE CITY OF GREENVILLE'S STORMWATER MANAGEMENT PROGRAM.
 - NO BUILDINGS, STRUCTURES, OR OTHER IMPROVEMENTS, MATERIALS, AND SURFACES, INCLUDING BUT NOT LIMITED TO PRINCIPAL AND ACCESSORY STRUCTURES AND ADDITIONS OR APURTANCES THERE TO, SIGNAGE, FENCES, WALLS, MECHANICAL EQUIPMENT, CANPIRES, ANTIWAS, MARKS, KEVALLS, MONUMENTS, LANDSCAPE PLANTINGS, FILL MATERIALS, DEBRIS, SOLID WASTE COLLECTION CONTAINERS, MAIL RECEPTACLES, AND IMPERVIOUS SURFACES SHALL BE LOCATED WITHIN ANY DESIGNATED EASEMENT WITHOUT PRIOR WRITTEN APPROVAL OF THE CITY OF GREENVILLE.

THE PURPOSE OF THIS PLAN IS TO SHOW PROPOSED CHANGES IN SECTION 3 DUE TO THE PROPOSED DIVISION OF LOT 7, BLOCK B, TO CREATE LOTS 7-A, 7-B & 7-C, BLOCK B.



REVISED SEPTEMBER 22, 2015 - DIVISION OF 7B TO CREATE LOTS 7-A, 7-B & 7-C OF BLOCK B
REVISED JANUARY 28, 2015 - DIVISION OF 4B TO CREATE LOTS 4-A, 4-B & 4-C OF BLOCK B
REVISED JULY 11, 2011 - REVISED PER REVIEW COMMENTS
REVISED JUNE 24, 2011 - DIVIDED LOT 6, BLOCK A
REVISED MAY 4, 2009 - CHANGED BOUNDARY AND ELIMINATED ONE LOT
REVISED APR 8, 2009 PER CITY OF GREENVILLE REVIEW COMMENTS
REVISED FEB 18, 2009 - CHANGED PHASING, STORM SEWER AND WATER MAIN SIZES
REVISED NOV. 7, 2008 PER CITY OF GREENVILLE REVIEW COMMENTS

APPROVAL
THIS PRELIMINARY PLAT # 13-08, AND THE STREET NAME(S) HEREON WERE APPROVED BY THE GREENVILLE PLANNING AND ZONING COMMISSION AT A MEETING HELD THE ___ DAY OF _____, 2015.

MINOR ALTERATION

SIGNED: _____ CHAIRMAN
SIGNED: _____ CITY PLANNER

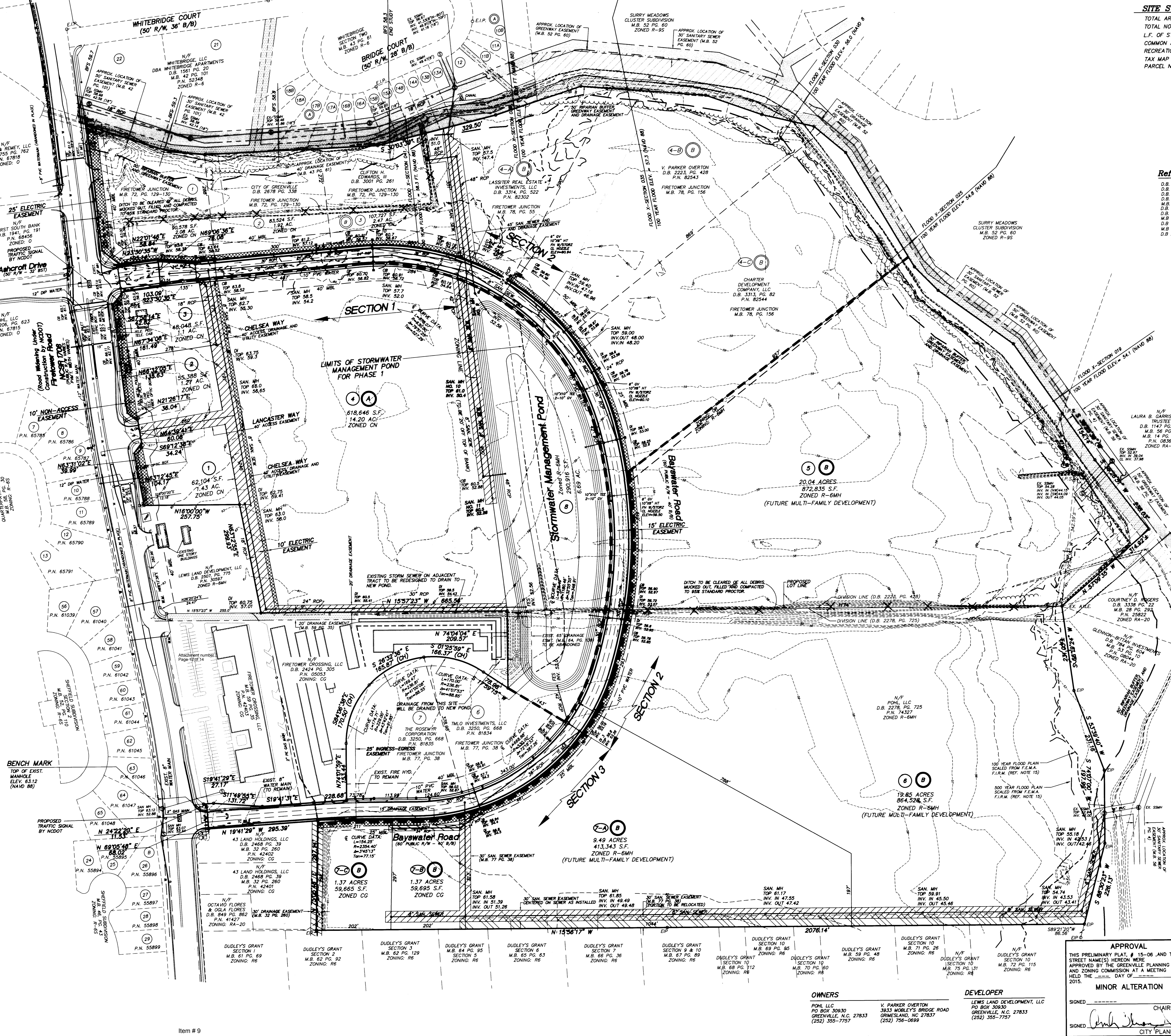
Engineers Planners Surveyors
Rivers & Associates, Inc.
107 East Second Street
Greenville, NC 27834 (252) 752-4135
6131 Falls of Hudson Road, Suite 300
Raleigh, NC 27615 (919) 848-3347

PRELIMINARY PLAN
Firetower Junction (2015)
REVISION 2

CITY OF GREENVILLE, WHITEVILLE TWP., PITT CO., NORTH CAROLINA

DATE: 6/22/2015

SURVEY: [] DESIGN: [] DRAW: [] AR: []
SCALE: 1" = 100'
DRAWING NO.: E-277
PROJECT NO.: 2015005/26032
SHEET: 1 OF 1



04/30/07

BUFFERYARD SETBACK AND VEGETATION SCREENING CHART

For Illustrative Purposes Only

Bufferyard Requirements: Match proposed land use with adjacent permitted land use or adjacent vacant zone/nonconforming use to determine applicable bufferyard.

| PROPOSED LAND USE CLASS (#) | ADJACENT PERMITTED LAND USE CLASS (#) | | | | | ADJACENT VACANT ZONE OR NONCONFORMING USE | | PUBLIC/PRIVATE STREETS OR R.R. |
|---|---------------------------------------|------------------------------|---|--------------------------------------|----------------------|---|---------------------------|--------------------------------|
| | Single-Family Residential (1) | Multi-Family Residential (2) | Office/Institutional, light Commercial, Service (3) | Heavy Commercial, Light Industry (4) | Heavy Industrial (5) | Residential (1) - (2) | Non-Residential (3) - (5) | |
| Multi-Family Development (2) | C | B | B | B | B | C | B | A |
| Office/Institutional, Light Commercial, Service (3) | D | D | B | B | B | D | B | A |
| Heavy Commercial, Light Industry (4) | E | E | B | B | B | E | B | A |
| Heavy Industrial (5) | F | F | B | B | B | F | B | A |

| Bufferyard A (street yard) | | |
|----------------------------|-------|---------------------------|
| Lot Size | Width | For every 100 linear feet |
| Less than 25,000 sq.ft. | 4' | 2 large street trees |
| 25,000 to 175,000 sq.ft. | 6' | 2 large street trees |
| Over 175,000 sq.ft. | 10' | 2 large street trees |

Street trees may count toward the minimum acreage.

| Bufferyard B (no screen required) | |
|-----------------------------------|-------|
| Lot Size | Width |
| Less than 25,000 sq.ft. | 4' |
| 25,000 to 175,000 sq.ft. | 6' |
| Over 175,000 sq.ft. | 10' |

| Bufferyard C (screen required) | |
|--------------------------------|--|
| Width | For every 100 linear feet |
| 10' | 3 large evergreen trees 4 small evergreens 16 evergreen shrubs |

Where a fence or evergreen hedge (additional materials) is provided, the bufferyard width may be reduced to eight (8) feet.

| Bufferyard D (screen required) | |
|--------------------------------|--|
| Width | For every 100 linear feet |
| 20' | 4 large evergreen trees 6 small evergreens 16 evergreen shrubs |

Bufferyard width may be reduced by fifty (50%) percent if a fence, evergreen hedge (additional material) or earth berm is provided.

| Bufferyard E (screen required) | |
|--------------------------------|--|
| Width | For every 100 linear feet |
| 30' | 6 large evergreen trees 8 small evergreens 26 evergreen shrubs |

Bufferyard width may be reduced by fifty (50%) percent if a fence, evergreen hedge (additional material) or earth berm is provided.

| Bufferyard F (screen required) | |
|--------------------------------|---|
| Width | For every 100 linear feet |
| 50' | 8 large evergreen trees 10 small evergreens 36 evergreen shrubs |

Bufferyard width may be reduced by fifty (50%) percent if a fence, evergreen hedge (additional material) or earth berm is provided.

Parking Area: Thirty (30) inch high screen required for all parking areas located within fifty (50) feet of a street right-of-way.

| RESIDENTIAL DENSITY 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: 8/10/2017
Time: 6:00 PM

Title of Item: Amendment of the City of Greenville Citizen Participation Plan for the CDBG and HOME Programs

Explanation: **Abstract:** This action involves adoption of the amended City of Greenville Citizen Participation Plan for the CDBG and HOME Programs following a public hearing. Staff is requesting approval of the amended draft Citizen Participation Plan for submission to HUD for approval.

Explanation: The City of Greenville is an entitlement community and receives an annual formula allocation of CDBG and HOME funds. As such, the City is required to undertake an Assessment of Fair Housing (AFH) in order to demonstrate compliance with the Affirmatively Furthering Fair Housing (AFFH) rule. The AFFH rule requires that the City amend the Citizen Participation Plan (24 CFR 91.105) to include provisions for citizen participation in developing the AFH.

Fiscal Note: CDBG and HOME funding for 2017 has been allocated by HUD for a total of \$1,125,033.

Recommendation: Following the public hearing, Housing Division staff recommends that Council adopt the amended Citizen Participation Plan and grant authority for the City Manager and/or her designee to execute all documents for the Plan's submission to the U.S. Department of Housing and Urban Development for approval.

Attachments / click to download

 [Citizen Participation Plan and Effective Communication Policy](#)

Citizen Participation Plan & Effective Communication Policy

City of Greenville, North Carolina
Adopted August 10, 2017

Introduction

Each year, the City of Greenville receives funding through the Department of Housing and Urban Development's (HUD) Community Development Block Grant (CDBG) program and HOME Investments program. As a requirement for receiving these funds, the City must complete several planning and reporting reports to be submitted to HUD for approval. These reports include:

- 1) Five Year Consolidated Plan (ConPlan);
- 2) Assessment of Fair Housing (AFH);
- 3) Annual Action Plan (AAP);
- 4) Consolidated Annual Performance Evaluation Report (CAPER);
- 5) Citizen Participation Plan(CPP); and
- 6) A Substantial Amendment to any of the above plans or reports (as defined below)

Citizen Participation must be an integral part of the planning process for the Consolidated Submission for all Community Planning and Development Programs (CPD). Much of the citizen participation process involves scheduling, publicizing and conducting public meetings and hearings. HUD, in its attempt to ensure adequate opportunity for participation by program beneficiaries, has prescribed minimum Citizen Participation, plan submission, performance reporting, and record maintenance requirements. These Citizen Participation Requirements are spelled out under 24 Code of Federal Regulations (CFR) Part 91.105.

The CDBG Program is administered by the Community Development (CD) Department of the City of Greenville. The local citizen participation process generally includes a yearly series of well advertised community/neighborhood public meetings held in public venues around the city, to review the Annual Action Plan and the Consolidated Annual Performance Evaluation Report as well as any amendments or changes to the Consolidated Plan and/or the Assessment of Fair Housing (AFH). All meetings/hearings are advertised in accordance with applicable HUD, State and local regulations. Public notices for environmental procedures and project-related purposes are also part of the citizen participation process.

Public Meetings & Hearings

The City will host a series of public meetings and public hearings throughout the year. Public Meetings are held in public venues around the city and are always open to the public. In addition to Public Meetings, the City will hold at least two official Public Hearings each program year. One of which must be held as part of the Consolidated Plan and/or Annual Action Plan/AFH development process and a second public meeting which must be held to provide information related to the CAPER which details the City's performance towards meeting annual goals and objectives for the CDBG Program. Additional public meetings and hearings may be held at the discretion of City staff.

The meetings/hearings will serve several purposes:

- 1) inform potential recipients of the functions of the CD Department and its relationship to both Greenville's City Council and HUD;
- 2) explain the rules and regulations governing the CDBG program;
- 3) explain how the program relates to the needs of individuals/neighborhoods/non-profit organizations, etc.;
- 4) provide information regarding the amount of CDBG funds expected to become available;
- 5) explain the types of eligible activities;
- 6) discuss the status of previously funded activities;
- 7) determine citizens' perceived housing and non-housing community development needs and possible activities to address those needs;
- 8) review of performance and compliance issues;
- 9) detail the City's plan to minimize displacement;
- 10) and receive comments, input and feedback related to each plan and/or report.

Public Notice

Public Hearings

To encourage low and moderate income persons to attend and participate, the annual Public Hearings are conducted in the early evening, Monday through Thursday in the City Hall Council Chambers (200 W. Fifth Street, 3rd Floor).

Public Hearings will be announced at least seven (7) days in advance in a local newspaper of general circulation as well as on the City's website www.greenvillenc.gov.

Public Meetings

The CD Department may schedule Public Meetings for various community input or information dissemination through the year. CD staff also tries to avoid scheduling meetings on nights common with other major events which may require the participation of affected area residents and community leaders. Public Meetings may take place during the day, Monday through Friday or in the early evening Monday through Thursday. Public Meetings may be held at City of Greenville facilities or other venues within the city limits determined to be appropriate by CD staff.

Public Meetings will be announced at least seven (7) calendar days before the date of the meeting on the City's website: www.greenvillenc.gov.

The City of Greenville Affordable Housing Loan Committee holds regular meetings to approve loans and make recommendations to City Council. These meetings are considered Public Meetings and must meet the required notification procedures.

Publication of Plans & Reports and Comment Periods

The Community Development Department will publish, and make available to the public, the following plans and reports:

- 1) Five Year Consolidated Plan
- 2) Assessment of Fair Housing
- 3) Annual Action Plan
- 4) Consolidated Annual Performance Evaluation Report
- 5) Citizen Participation Plan
- 6) A Substantial Amendment to any of the above plans or reports (as defined below)

The publication is made to afford citizens an opportunity to examine the documents' contents, and to provide further opportunity for comments (written and orally) and citizen feedback regarding the proposed document.

A Public Notice is to be published in a newspaper of general circulation no later than the first day of the Public Comment Period. The announcement shall also include instructions as to where citizens may find a full copy of the proposed plan and/or report for further review and instructions how to submit a comment.

Additionally, all plans and report listed above shall be made available, in their entirety, for further review in the following manner: 1) a PDF copy available on the City's website at www.greenvillenc.gov, 2) hard copies available for review at the Municipal Building/Community Development offices and 3) hard copies available at all public libraries within the city limits. Furthermore, copies of the proposed plan and/or report will be made available, free of charge, for individuals who request them. Public Comment periods can occur prior to, during or following Public Hearings.

A period of no less than thirty (30) days shall be made available for public review and comment for the Consolidated Plan, Annual Action Plan, Citizen Participation Plan, the Assessment of Fair Housing, and any Substantial Amendments to these Plans. The City shall make the Consolidated Annual Performance and Evaluation Report available for public comment for a minimum of fifteen (15) calendar days prior to finalization by City staff.

Amendments to Plans & Reports

In the event the City needs to make changes to the Consolidated Plan, the Annual Action Plan and/or the Assessment of Fair Housing, the City must determine the nature of the required changes and in such cases where the changes are considered substantial, the City must produce what HUD refers to as a Substantial Amendment to the Consolidated Plan and/or Annual Action Plan.

The Substantial Amendment process will occur when the following program changes exist:

To the Consolidated Plan:

- 1) there is a change to the Priority Needs identified in the Strategic Plan;
- 2) there is a change to the Goals and Objectives identified in the Strategic Plan;
- 3) there is a change to the Target Geographies/Areas identified in the Strategic Plan; and
- 4) new entitlement grants are awarded to the City.

To the Annual Action Plan:

- 1) there is a change to the Annual Goals and Objectives identified in the Action Plan;
- 2) there is a change to the Target Geographies/Areas identified in the Action Plan
- 3) when a Project previously described in the Action Plan is canceled;
- 4) creation of a new Project not previously described in the Action Plan;
- 5) the funding allocated to an existing Project is adjusted as follows:
 - a. for projects with an initial budget of less than \$50,000, a budget change of 50% or more
 - b. for projects with an initial budget between \$50,000 and \$150,000, a budget change of 35% or more
 - c. for projects with an initial budget over \$150,000, a budget change of 20% or more shall constitute a substantial amendment to the Annual Action Plan.
- 6) revision to an existing project which changes the purpose, scope, location, or beneficiaries of the program.

To the Assessment of Fair Housing:

- 1) a material change in circumstances within the jurisdiction that affects the information on which the AFH is based, to the extent that the analysis, the fair housing contributing factors, no longer reflect actual circumstances.
- 2) There is a change to the Priorities and Goals identified in the Assessment

All other changes will be considered revisions (non-substantial) and will be accomplished administratively by the Community Development Department.

Prior to amending a Consolidated Plan and/or Annual Action Plan, the City will provide citizens with reasonable notice of, and opportunity to comment on, proposed program changes in its use of Action Plan funds for a project (either funded in whole or in part). This involves a 30 day review period. A summary of citizen comments or views and the reasons any such comments or views were not accepted will be attached to amendments of the Plan. The City will consider any such comments, and if the grantee deems appropriate, modify the changes.

DRAFT

Citizen Comments & Feedback

During all public meetings and hearings, citizens are encouraged to comment or submit written comments/complaints to the CD Department concerning the proposed plans, reports and the performance of the CD Department and/or other City departments and entities under contract with the City for the implementation of program-related activities. All comments, written and oral, will be accepted and included as part of the citizen participation records for the associated plan and/or report.

Citizens may also provide written and oral comments at public hearings and written feedback via mail addressed to the following:

City of Greenville,
Community Development Department,
Attention Amy Lowe, Housing Division Manager
201 W. 5th Street,
Greenville, North Carolina 27834.

Amy Lowe may also be reached by telephone for oral comments and email comments at (252) 329-4518 and ALowe@greenvillenc.gov.

When responses are warranted, written comments/complaints regarding any facet of the CDBG and/or HOME Programs or their implementation in Greenville are answered in writing. Unless specific circumstances exist which prevent immediate action, written replies are mailed within fifteen (15) working days, where practical, after receipt of the written comment/complaint (or oral comment/complaint if made during a public meeting/hearing).

Accessibility of Meetings & Documents

Bilingual Information

With at least three (3) business days of advanced notice, Spanish translators will be provided at public meetings. Public notices will be published in Spanish in a Spanish Language newspaper. Translation services will also be provided for persons who may need assistance reviewing printed documents, reports and/or other related materials. Citizens may contact the City Human Resources Office at (252) 329-4452 at least three (3) business days in advance to request such services.

American With Disabilities Act (ADA) - 1973 Rehabilitation Act

With at least three (3) business days of advanced notice, the department shall provide assistance and special arrangements for those who are disabled in order to provide information and services concerning federally funded programs. All city HUD-related plans may be requested in large print. All draft plans will be placed on the CD Department's website at www.greenvillenc.gov. All visual aids used in the City Council Chambers are projected on large screens to help all sighted people to see them better. All Public Hearings are held in buildings which are accessible to the handicapped. Citizens may contact the City Human Resources Office at (252) 329-4452 at least three (3) business days in advance to request such services.

North Carolina Relay (TTY)

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 252-329-4452 (voice) or email Linda McCarthy, Risk Manager at lmccarthy@greenvillenc.gov no later than three (3) business days prior to the meeting. Additionally, 711 is the statewide and nationwide telephone relay number that connects standard (voice) telephone users with the deaf, hard of hearing, and/or speech disabled people who use text telephones (TTY's). Residents should dial 711 to connect with Relay North Carolina, or 888-825-6570 for Spanish Relay North Carolina. Additional information may be found at www.relaync.com.

Additional Citizen Participation Activities

Consultation of Area Agencies

Under 24 CFR.91.100 (a)(1) as part of the Consolidated Plan and Assessment of Fair Housing development processes, the City shall consult with other public and private agencies that provide assisted housing, health services, and social services, including those focusing on services to children, elderly persons, persons with disabilities, persons with HIV/AIDS and their families, and homeless persons. The City shall also consult with community-based and regionally-based organizations that represent protected class members and organizations that enforce fair housing laws when preparing both the Consolidated Plan and the AFH including participants in the Fair Housing Assistance Program, Fair Housing organizations, nonprofit organizations that receive funding under the Fair Housing Initiative Program and other public and private fair housing service agencies, to the extent that such entities operate within the jurisdiction. Additionally, the consultation process will include consultation with regional government agencies in addition to adjacent units of general local government and local government agencies. This includes local government agencies with metropolitan-wide planning and transportation responsibilities, partially for problems and solutions that go beyond the City's jurisdiction.

Under 24 CFR.91.100 (c)(1) as part of the Consolidated Plan and Assessment of Fair Housing development processes, the City shall also consult with public housing authorities (PHAs) operating within the jurisdiction. This consultation will continue to consider public housing needs, planned programs and activities under the Consolidated Plan as well as strategies for affirmatively furthering fair housing specifically to address any fair housing issues in the public housing and Housing Choice Voucher programs. The consultation process requires the City to address the needs of public housing and, where necessary, the manner in which it will provide financial or other assistance to a troubled PHA to improve the PHA's operations and remove the designation of troubled.

Public Access to Records

The CD Department maintains copies of all plans, reports and amendments for each program year in the CD Department office. Additionally, the CD Department maintains a library of rules, regulations, and records required by HUD and the City of Greenville. This library of records includes records related not only to the plans and reports but also all programmatic documents, meeting notes, written and oral comments received, environmental reviews, office publications, etc., produced since the inception of the Community Development Block Grant (CDBG) & HOME Programs in Greenville. This information is available for public review and copying during normal business hours, provided that the requested document is public information pursuant to applicable federal, state, and local laws. The CD Director is consulted if a question arises regarding a specific requested document.

Public Access to Data Sources

As part of the Consolidated Plan and the Assessment of Fair Housing, the City will utilize HUD provided data sets and mapping tools. When applicable, the City will reference these data sets in plans and reports as well as provide a link to such data sources within the draft documents. This shall provide citizens and community stakeholders the opportunity to review the data utilized to set priority needs, goals and objectives.

Residents of Public and Assisted Housing

Residents of public and assisted housing are stakeholders with HUD in that they receive rental assistance from HUD. These residents are therefore encouraged to participate in the planning and

execution of the CDBG and HOME Programs, because they are also eligible to benefit from the expenditure of HUD funds.

Environmental Review

In certain instances, the participation consists of publication of specific actions/findings, including a description of the project, its locations, submission of relevant data to applicable local, state and federal agencies for review and comment, and the Community Development Director's approval of federal environmental findings relating to the Request for Release of funds from HUD.

Miscellaneous and Informal Meetings

CD Department staff attends and/or conducts miscellaneous meetings and hearings throughout the program year. While many of these meetings are project specific, many others are held at the request of individuals, groups, other City departments or City Council members for the purpose of disseminating or receiving information about the CDBG Program in general, or about issues of specific interest. These meetings generally are not advertised, since the meeting is attended by the parties requesting the meeting, CD Department staff and various other invited participants.

The CD Department maintains an Initial Proposed Project file and Citizen Comment and Complaint file. These mechanisms allow the CD Department to record correspondence with individuals and/or organizations that submit proposals or make comments or requests of the CD Department during the program year. Requests, proposals and questions received during the program year are researched and discussed during applicable local public meetings and during the planning of subsequent programs. This information is on file in the CD Department Office and is processed at a time appropriate to the nature of the specific contact.

Technical Assistance

Pursuant to the Housing and Community Development Act of 1974 (as amended) and its implementing federal regulations, the City CD Department shall provide technical assistance when requested by public and private agencies, non-profit public benefit organizations and individuals for the purpose of assisting the agency or individual in developing its proposal for consideration of Consolidated Plan funding, provided the proposal is eligible and qualifies per HUD regulations. Technical assistance may include but not be limited to:

- A. Assisting in better defining the proposal by outlining specific information the applicant(s) should gather and include in their proposal.
- B. Referring applicant to other public and private agencies which may help gather or provide needed information and/or technical assistance.
- C. Developing preliminary cost estimates for the proposal.
- D. Preparing very basic conceptual descriptions and/or drawing of the proposal.
- E. Providing for final review of the proposal for completeness prior to its official submission to the CD Department for consideration for funding.

In addition to the technical assistance for development of proposals, the CD Department will continue providing assistance for implementation; administration and monitoring of CDBG funded projects. This assistance may include such things as:

- A. Obtaining environmental clearance for projects.
- B. In certain instances (depending on staff work load), implementing activities on behalf of the subrecipient.
- C. Providing guidance in the solicitation and contracting process for hiring a consultant to insure compliance with applicable local, state and federal regulations.
- D. Assisting in reviewing and monitoring consultant's work.
- E. Providing guidance in bid advertisement for construction to insure compliance with all applicable requirements.
- F. Assisting in monitoring contractors and subcontractors during and after construction for compliance with HUD regulations.
- G. Acting as mediator in disputes between subrecipient and contractor.
- H. Providing CDBG application workshops for non profit organizations.

Plans to Minimize Displacement of Persons and to Assist any Persons Displaced

The City of Greenville in accordance with the Uniform Relocation Assistance and Real Property Acquisition Act of 1970, the 1988 Common Rule, and the 1989 Barney Frank Act, will provide relocation assistance, as described in 24 CFR 570.606(b)(2), to each low/moderate-income household displaced by the demolition of housing or by the conversion of a low/moderate-income dwelling to another use as a direct result of assisted activities.

Consistent with the goals and objectives of activities assisted under the Act, the City of Greenville will include, but not be limited to, the following steps to minimize the displacement of persons from their homes:

1. Avoid, as much as possible, Action Plan funded projects which permanently displace persons from their homes.
2. Fully advise any residents who may be displaced of their rights and options for relocation benefits as required by federal regulations.
3. Assist displaced residents in filling out any required forms for assistance or to appeal City decisions regarding displacement or the level of relocation benefits.

Complaints

Citizens wishing to submit a complaint regarding any portion of the citizen participation process and/or development of the CDBG application, Consolidated Plan, Performance Report or amendment to the Consolidated Plan, may do so according to the following procedure:

1. Formal complaints should be submitted in writing to:

City of Greenville
Community Development Department
Attn: Amy Lowe, Housing Division Administrator
201 W. 5th Street
Greenville, North Carolina 27834

The Community Development Director will refer the complaint to the appropriate city staff member for written response regarding the complaint. The written response will be mailed within fifteen (15) business days of the receipt of the complaint.

2. If the complainant is not satisfied with the Community Development Department's response, the complainant can appeal the decision to the Greenville City Manager. The City Manager will have thirty (30) business days to take further action as deemed necessary to address the complainant's concerns.
3. If the complainant is not satisfied with the response of the City Manager, a formal complaint may be addressed to the Greenville Mayor and City Council.
4. If complainants are not satisfied with the decision of the City Council, a complaint may be submitted in writing to the HUD Regional Office at 1500 Pincroft Rd., Suite 401, Greensboro, NC 27407 or by phone at (336) 547-4000.

EFFECTIVE COMMUNICATION POLICY

PURPOSE

The Community Development Department of the City of Greenville will work to ensure that communications with applicants, residents, program participants, employees and members of the public with disabilities are as effective as communication with others. The City shall furnish appropriate auxiliary aids and services, as necessary, to afford individuals with disabilities equal opportunity to participate in and enjoy the benefits of the programs, services and activities associated with the City's CDBG program and its related activities. This includes assistance for individuals with hearing, visual or cognitive disabilities.

INTENT OF POLICY

This policy establishes procedures to ensure communication from and with the Community Development Department (CDD) of the City of Greenville, North Carolina is as effective with applicants, beneficiaries and members of the public with disabilities as it is with others. The policy, in recognition of the Rehabilitation Act of 1973, protects qualified individuals from discrimination based on their ability. It prevents the City, in its administration of CDBG funds, and program sub-grantees from excluding or denying individuals with disabilities an equal opportunity to receive program benefits and services.

REQUESTS FOR EFFECTIVE COMMUNICATION

An individual requiring auxiliary aids or services for public events such as public hearings, public meetings, workshops, etc., shall make their request at least three (3) days prior to the event. The request shall be submitted to the City's Section 504 Coordinator, with all requests being time- and date-stamped upon receipt by the Coordinator. In providing auxiliary aids or services, the City shall endeavor to ensure, to the maximum extent possible, the benefits and service of the program or activity will be made available to individuals with disabilities. Within one (1) business day of receipt of a request for effective communication, the City's Section 504 Coordinator will consult with the individual making the request, as to the type of auxiliary aid or service needed. Either the individual needing assistance or their representative will be given the opportunity to request the auxiliary aid or service of choice. The City will honor the requested choice, unless it can be shown that another equally effective means of communication is available, and that providing the means requested would result in either an unwarranted alteration to the fundamental nature of the service, program or activity, or else an undue financial cost or administrative burden. If it is found the preferred type of auxiliary aid or service is not practicable or readily available, the Coordinator will attempt to ascertain whether an alternative means of communication will ensure sufficient and effective communication.

Within one (1) business day following receipt of a request for effective communication, the Section 504 Coordinator will provide the requestor with notification of the auxiliary aid or service to be provided.

The Section 504 Coordinator will maintain copies of all requests for effective communication, including final disposition, for a period of three (3) years from the date of final disposition.

AUXILIARY AIDS AND SERVICES

Auxiliary aids and services refers to aids and services that are not necessarily provided by City staff and which includes, but is not limited to: 1) North Carolina-certified sign language interpreters, note takers, transcription services, written materials, telephone handset amplifiers, assistive listening devices, public telephones compatible with hearing aids, information on and access to TTY/DD

services through North Carolina Relay, and other effective methods of making orally delivered materials available to individuals with hearing impairments; and 2) qualified readers, taped texts, digital audio recordings, Brailled materials, large print materials or other effective methods of making visually delivered materials available to individuals with visual impairments.

GRIEVANCE PROCEDURES

If the requesting individual is not satisfied with the response to the request(s) for an auxiliary aid or service, the individual may file a grievance, including appropriate supporting documentation, if any, with the City's Section 504 Coordinator.

The grievance may be communicated orally, in writing or by any other equally effective means of communication. However, all oral grievances must be reduced to writing by either the complainant, or else the City's Section 504 Coordinator, and maintained on file in the Coordinator's office. In addition, the City's Section 504 Coordinator shall provide assistance to any individual who requests assistance in filing a grievance. Upon receipt, all grievances shall be time- and date-stamped.

Within fifteen (15) business days after receipt of the grievance, the City's Section 504 Coordinator will provide in writing, a formal decision regarding the grievance.

If the individual is dissatisfied with the determination of the Section 504/ADA Coordinator, the individual may file the grievance with the City Manager. The City Manager will review the complaint and respond in writing to the filer of the grievance within fifteen (15) business days.

CDBG SUBGRANTEE & SUBRECIPIENT RESPONSIBILITY

The City of Greenville requires all subgrantees of the City's CDBG and HOME programs to comply with Federal Section 504 and ADA regulations and to develop their own Effective Communication Policies. The City's CDBG Administrator will monitor compliance with these regulations and provide related training as necessary.

Non-Discrimination Notice

All persons will be treated fairly and equally without regard to race, color, religion, sex, familial status, disability or national origin in compliance with the Federal Fair Housing Act.

Section 504 Notice

The City of Greenville does not discriminate in admission or access to, or treatment or employment in, its federally assisted programs and activities.

City of Greenville Section 504 Coordinator:

Linda McCarthy, Safety/Risk Manager
200 W. Fifth St.
Greenville, NC 27834
(252) 329-4452

Dial 711 to connect with Relay North Carolina, or 888-825-6570 for Spanish Relay North Carolina



City of Greenville, North Carolina

Meeting Date: 8/10/2017
Time: 6:00 PM

Title of Item: Resolution Requesting the Metropolitan Planning Organization (MPO) Adopt the Draft Comprehensive Transportation Plan (CTP) Highway Map

Explanation: **Abstract:** The Greenville Urbanized Area's Draft Comprehensive Transportation Plan Highway Map is currently being considered for adoption. The MPO's adopted Public Input Plan requires that the Highway Map undergo a public hearing within each jurisdiction contained in the map before adoption.

Explanation: The CTP is a long-term "wish-list" of recommended transportation improvements intended for an entire MPO planning area. It does not have a specific timeline, cost, or funding source. The plan is a living document that provides for inter-jurisdictional cooperation and planning. All roadway segments on the CTP Highway Map are identified as one of three classifications: a) existing, b) needs improvement, and c) recommended. The CTP plan replaces what was previously known as the Thoroughfare Plan.

Per the requirements of the MPO's Public Involvement Plan (PIP), before the CTP can be adopted, each jurisdictional member of the MPO (Greenville, Winterville, Ayden, Simpson, and portions of Pitt County) must hold a public hearing. Beginning July 24, 2017, the CTP was posted for review and comment by the public for no less than 30 days. At the conclusion of the 30-day period and all related public hearings and taking any public comments into consideration, the Technical Advisory Committee (TAC) of the MPO may adopt the Draft CTP Highway Map.

City staff recommend that City Council request the Greenville Urban Area Metropolitan Planning Organization (MPO) to adopt the Draft CTP Highway Map.

Fiscal Note: There are no costs associated with requesting that the MPO adopt the Draft CTP Highway Map.

Recommendation: City Council consider requesting the MPO to adopt the Draft CTP Highway Map by adopting the resolution.

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

Attachments / click to download

- [Highway map](#)
 - [Highway Map Inset](#)
 - [Highway Map Inset BC](#)
 - [2017 CTP Update Project List](#)
 - [City Council Resolution CTP Map Update 1056541](#)
-

RESOLUTION NO. _____
**RESOLUTION REQUESTING THE GREENVILLE URBAN AREA MPO TO ADOPT THE
DRAFT COMPREHENSIVE TRANSPORTATION PLAN (CTP) HIGHWAY MAP**

WHEREAS, the Greenville Urban Area Metropolitan Planning Organization (GUAMPO) and the North Carolina Department of Transportation (NCDOT) actively worked to develop the Comprehensive Transportation Plan Highway Map;

WHEREAS, it is recognized that the highway map is but one element towards the development of a Comprehensive Transportation Plan (CTP) that will entail other modes of transportation when completed; and

WHEREAS, development of a Comprehensive Transportation Plan is directed by North Carolina General Statutes (NCGS) 136-66.2; and

WHEREAS, the purpose of the CTP is to document present and future transportation needs and the proposed solutions to meet those needs and act as an update to the Thoroughfare Plan; and

WHEREAS, the CTP Highway Map may be used by local officials to plan for transportation facilities that reflect the needs of the public while minimizing disruptions to local residents, businesses, and the environment; and

WHEREAS, a CTP Highway Map mutually adopted by the NCDOT Board of Transportation and GUAMPO will aid the region and State in making transportation decisions affecting the economic climate and quality of life within the Greenville Urbanized Area; and

WHEREAS, the Highway Map of the Comprehensive Transportation Plan was last adopted by the Board of Transportation on July 9, 2009, October 3, 2011, and last modified October 4, 2016; and

WHEREAS, a public hearing was held at the August 10, 2017 City Council meeting to consider formally requesting that the MPO adopt the Draft CTP Highway Map;

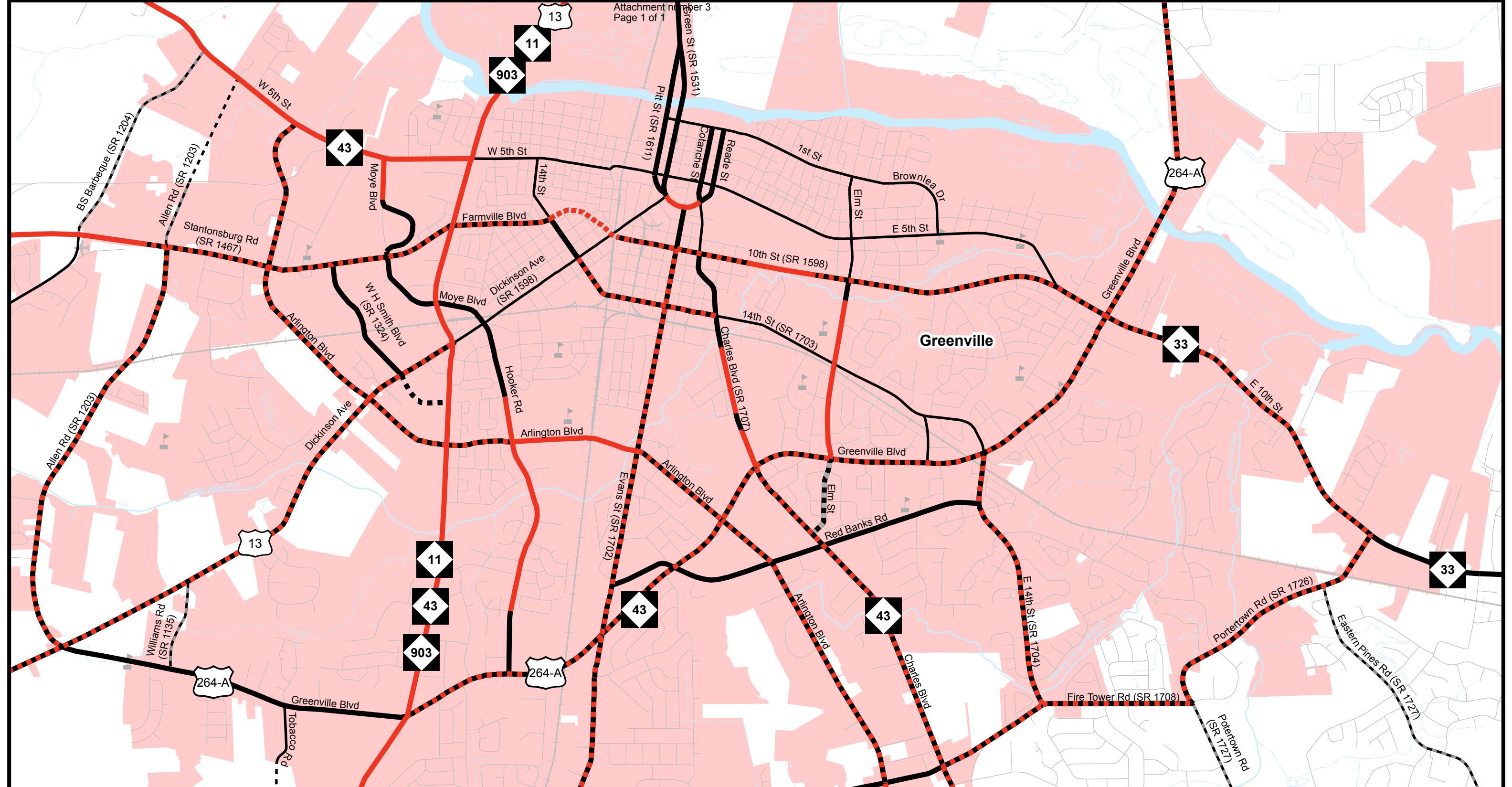
NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Greenville that the City of Greenville formally requests the Greenville Urban Area MPO to adopt the Draft CTP Highway Map as presented.

This the 10th day of August, 2017.

Kandie D. Smith, Mayor

ATTEST:

Carol L. Barwick, City Clerk



Freeways

- Existing
- - - Needs Improvement
- · · · · Recommended

Expressways

- Existing
- - - Needs Improvement
- · · · · Recommended

Boulevards

- Existing
- - - Needs Improvement
- · · · · Recommended

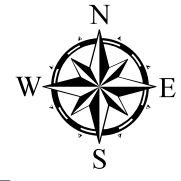
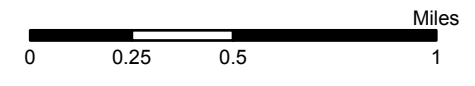
Other Major Thoroughfares

- Existing
- - - Needs Improvement
- · · · · Recommended

Minor Thoroughfares

- Existing
- - - Needs Improvement
- · · · · Recommended

- Existing Interchange
- Proposed Interchange
- Interchange Needs Improvement
- Existing Grade Separation
- Proposed Grade Separation



Inset A

Base map date: 7/5/17

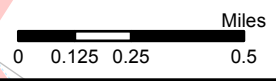
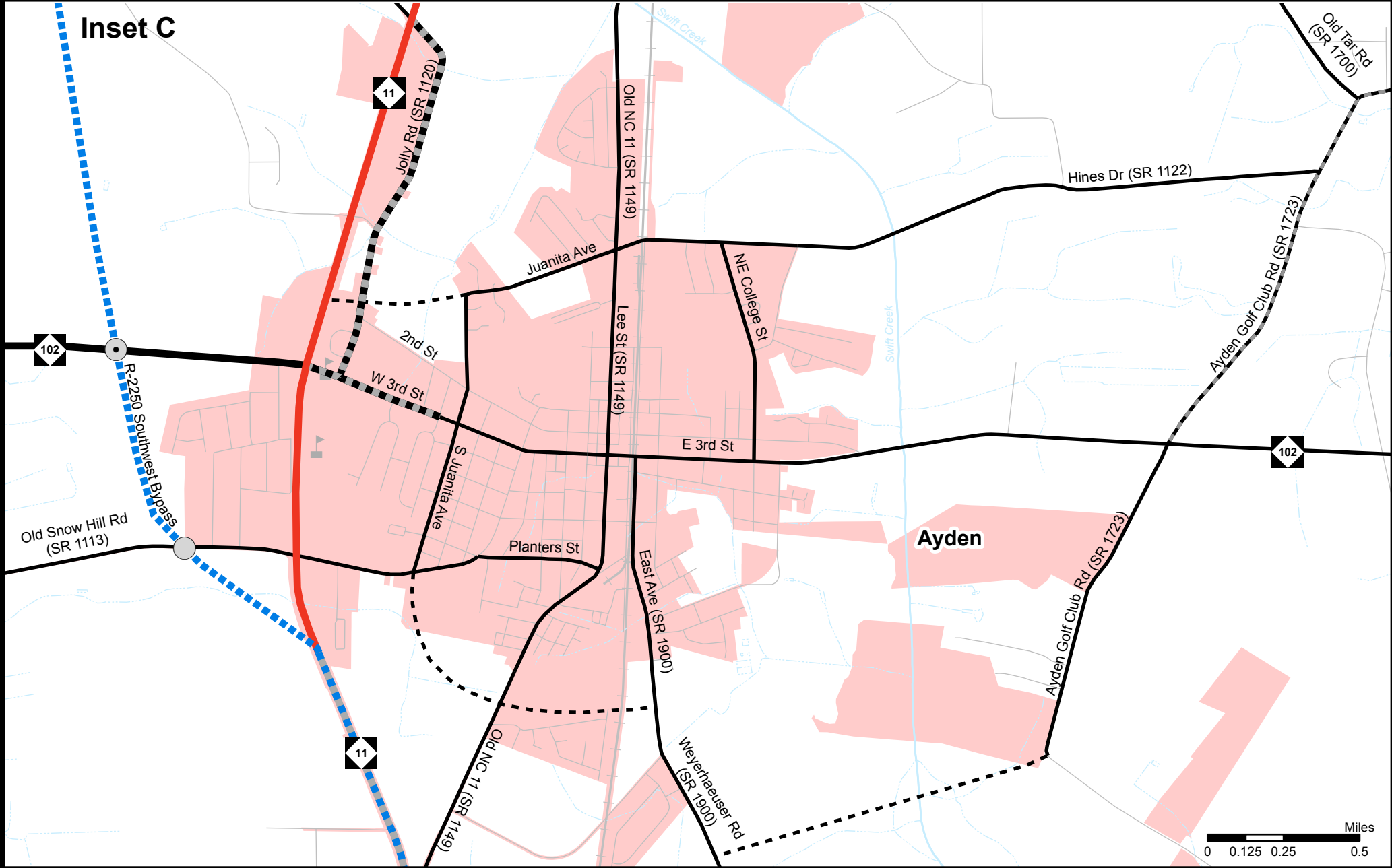
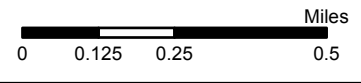
Refer to CTP document for more details

DRAFT

**Highway Map
Greenville
Urban Area MPO
Comprehensive
Transportation Plan**
Plan date:



Attachment number 4
Page 1 of 1



| | |
|--------------------|----------------------------------|
| Freeways | Other Major Thoroughfares |
| Existing | Existing |
| Needs Improvement | Needs Improvement |
| Recommended | Recommended |
| Expressways | Minor Thoroughfares |
| Existing | Existing |
| Needs Improvement | Needs Improvement |
| Recommended | Recommended |
| Boulevards | Existing Interchange |
| Existing | Proposed Interchange |
| Needs Improvement | Interchange Needs Improvement |
| Recommended | Existing Grade Separation |
| | Proposed Grade Separation |

DRAFT
 Base map date: 7/5/17
 Item # 11
 Refer to CTP document for more details

Highway Map Insets
Greenville Urban Area MPO
Comprehensive Transportation Plan
 Plan date:

GREENVILLE CTP UPDATE - 2017 PROJECT LIST

Attachment number 5
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DRAFT - 7/21/2017

| Road Name | Project Number | From | To | Improvement Description | Improvement Type | Current road condition |
|----------------------------------|----------------|---|----------------------------------|--|--|------------------------|
| US 13/US 264-A (Dickinson Ave) | | Nash Joyner Rd (SR 1207)/Speight Seed Farm Rd (SR 1124) | Frog Level Rd (SR 1127) | Curb and Gitter, Bike & Ped, 4 lane divided | Boulevards, Needs Improvement | 5 lane rd |
| US 13/US 264-A (Dickinson Ave) | | Frog Level Rd (SR 1127) | US 264-A (Greenville Blvd) | 4-lanes divided | Boulevards, Needs Improvement | 5 lane rd |
| US 13 (Dickinson Ave) | | US 264-A (Greenville Blvd) | Dansey Rd | 4-lanes divided | Boulevards, Needs Improvement | 2 lane rd |
| US 13 (Dickinson Ave) | | Dansey Rd | NC 11/NC 43/NC 903 (Memorial Dr) | 4-lanes divided | Boulevards, Needs Improvement | 4 lanes |
| US 264-A/NC 43 (Greenville Blvd) | | NC 11/NC 903 (Memorial Dr) | 10th St (SR 1598) | 6 lane divided, bike and ped | Boulevards, Needs Improvement | 5 lanes |
| US 264-A (Greenville Blvd) | | 10th St (SR 1598) | Tar River | 6 lane divided, bike and ped | Boulevards, Needs Improvement | 4 to 5 lanes |
| US 264-A (Greenville Blvd) | | Tar River | NC 33/US 264 | 6 lane divided, bike and ped | Boulevards, Needs Improvement | 4 lane boulevard |
| US 264 | | NC 33/US 264 | Northeast Bypass | Upgrade to Expressway Standard | Expressways Needs Improvement | 4 lane boulevard |
| NC 11 - Reedy Branch Connector | | NC 11 | Reedy Branch Rd (SR 1131) | 2-lane with bike & ped (2E) | Major Thoroughfares, Recommended | N/A |
| NC 33 West | R-3407 | US 64 | US 264 | 4-lane divided | Boulevards, Needs Improvement | 2 lanes |
| NC 33 (N Green St) | | US 13/NC 11/NC 903 (Memorial Dr) | N Green St (SR 1531) | 3 lanes (turn lane), Bike & Ped | Minor Thoroughfares, Needs Improvement | 2 lanes |
| NC 33 | | Mumford Rd (SR 1530) | US 264 | Widen to 4-lane divided | Boulevards, Needs Improvement | 3 lanes |
| NC 33 (E 10th St) | | US 264-A/NC 33 (Greenville Blvd) | Portertown Rd (SR 1726) | 4-lane divided , safety improvements, bike & ped | Boulevards, Needs Improvement | 5 lanes |
| NC 33 (E 10th St) | | Black Jack-Simpson Rd (SR 1755) | Avons Rd (SR 1762) | Widen to 4-lanes divided | Boulevards, Needs Improvement | 2 lanes |
| NC 43 | | 0.2 south of Cottondale Rd (SR 1257) | US 264 | Widen to 4-lane divided, curb & gutter w/ bike & ped | Boulevards, Needs Improvement | 2 lanes |
| NC 43 (Charles Blvd) | | US 264-A (Greenville Blvd) | Bells Fork Rd (SR 1729) | Widen to 4-lanes Divided boulevard, w/bike & Ped | Boulevards, Needs Improvement | 5 lanes |
| NC 43 (Charles Blvd) | | Bells Fork Rd (SR 1729) | Worthington Rd (SR 1711) | Widen to 4-Lanes Divided boulevard, w/bike & Ped | Boulevards, Needs Improvement | 5, 3, 2 lanes |
| NC 43 | | Worthington Rd (SR 1711) | Lester Mills Rd (SR 1744) | Widen to 4-lanes divided | Boulevards, Needs Improvement | 2 lanes |
| NC 102 (3rd St) | | NC 11 | Verna Ave | Widen to 4 lane with Bike & Ped | Major Thoroughfares, Needs Improvement | 2 lanes |
| Allen Rd Extension | | NC 43 (W Fifth St) | Macgregor Downs Rd (SR 1202) | 3 lanes (turn lane), Bike | Minor Thoroughfares, Recommended | N/A |
| Allen Rd (SR 1203) | | Macgregor Downs Rd (SR 1202) | Stantonsburg Rd (SR 1467) | 3 lanes (turn lane), Bike & Ped | Minor Thoroughfares, Needs Improvement | 2 lanes |
| Allen Rd (SR 1203) | U-5875 | Stantonsburg Rd (SR 1467) | US 13/US 264-A (Dickinson Ave) | 4 lane divided boulevard, w/bike & ped | Boulevard, Needs Improvement | 2 lanes |
| W Arlington Blvd (SR 1323) | | NC43 (W 5th St) | Stantonsburg Rd (SR 1467) | 4-lane divided, bike & ped | Boulevards, Needs Improvement | 5 lanes |
| W Arlington Blvd | | Stantonsburg Rd (SR 1467) | Hooker St | 4-lane divided, bike & ped | Boulevards, Needs Improvement | 5 lanes |
| E Arlington Blvd | | Evans St (SR 1702) | US 264-A/NC 43 (Greenville Blvd) | 4-lane divided, bike & ped | Boulevards, Needs Improvement | 5 lanes |
| E Arlington Blvd | | US 264-A/NC 43 (Greenville Blvd) | Old Fire Tower Rd (SR 1725) | 4-lane divided, bike & ped | Boulevards, Needs Improvement | 5 lanes |
| Ayden Golf Club Rd (SR 2241) | | County Home Rd (SR 1725) | Old Tar Rd (SR 1700) | 2 lane widen, Bike & Ped | Minor Thoroughfares, Needs Improvement | 2 lanes |
| Ayden Golf Club Rd (SR 2241) | | Old Tar Rd (SR 1700) | NC 102 | 2 lane widen, Bike & Ped | Minor Thoroughfares, Needs Improvement | 2 lanes |

GREENVILLE CTP UPDATE - 2017 PROJECT LIST

Attachment number 5
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DRAFT - 7/21/2017

| | | | | | | |
|----------------------------------|---------------|--|----------------------------------|---|--|---------------|
| Ayden Golf Club Rd Ext | | Ayden Golf Club Rd (SR 2241) | Weyerhaeuser Rd (SR 1900) | 2-lanes, curb & gutter, Bike & Ped | Minor Thoroughfares, Recommended | N/A |
| Boyd St | (Under Const) | NC 11/NC 903 (Winterville Pkwy) | N Railroad St | Under Construction/2E | Minor Thoroughfares, Needs Improvement | 2 lanes |
| BS Barbeque Rd (SR 1204) | | NC 43 (W Fifth St) | Stantonsburg Rd (SR 1467) | Widen to 3-lanes (center turn lane) | Minor Thoroughfares, Needs Improvement | 2 lanes |
| Cooper St (1711) | | Mill St (SR 1149) | Old Tar Rd (SR 1700) | 3 lanes | Minor Thoroughfares, Needs Improvement | 2 lanes |
| Corey Rd (SR 1709) | | Worthington Rd (SR 1711) | Fire Tower Rd (SR 1708) | 3-lanes (turn lane), curb & gutter, Bike & Ped | Minor Thoroughfares, Needs Improvement | 2 lanes |
| County Home Rd (SR 1725) | | Old Fire Tower Rd (SR 1725) | Bells Chapel Rd (SR 2235) | 4-lane divided, bike & ped | Boulevards, Needs Improvement | 3 lanes |
| County Home Rd (SR 1725) | | Bells Chapel Rd (SR 2235) | Worthington Rd (SR 1711) | 4-lane divided, bike & ped | Boulevards, Needs Improvement | 2 lanes |
| Eastern Pines Rd (SR 1727) | | Portertown Rd (SR 1726) | Ivy Rd (SR 2241) | Widen shoulders, turn lanes | Minor Thoroughfares, Needs Improvement | 2 lanes |
| Evans St (SR 1702) | | 10th St (SR 1598) | US 264-A/NC 43 (Greenville Blvd) | 4-lane divided boulevard | Boulevards, Needs Improvement | 5 lanes |
| Evans St (SR 1702) | U-2817 | Red Banks Rd | Fire Tower Rd (SR 1708) | 4-lane divided boulevard | Boulevards, Needs Improvement | 3 lanes |
| Farmville Blvd | U-3315 | US 13/NC 11/NC 43/NC 903 (Memorial Dr) | W 14th St | 4 lane divided boulevard (4C) | Boulevards, Needs Improvement | 4 lanes |
| Fire Tower Rd (SR 1708) | U-5870 | Portertown Rd (SR 1726) | 14th St (SR 1704) | 4 lane divided boulevard | Boulevards, Needs Improvement | 2 lanes |
| Fire Tower Rd (SR 1708) | U-5785 | 14th St (SR 1704) | NC 43 (Charles Blvd) | 4 lane divided boulevard | Boulevards, Needs Improvement | 2 lanes |
| Fire Tower Rd Ext | U-5006 | NC 11/NC 903 (Memorial Dr) | Forlines Rd (SR 1126) | 4 lane divided boulevard | Boulevards, Recommended | N/A |
| Forlines Rd (SR 1126) | | Speight Seed Farm Rd (SR 1124) | Southwest Bypass | Widen to 4-lanes | Major Thoroughfares, Needs Improvement | 2 lanes |
| Forlines Rd (SR 1126) | | Southwest Bypass | NC 11/NC 903 (Winterville Pkwy) | Widen to 4-lanes, Bike & Ped | Major Thoroughfares, Needs Improvement | 2 lanes |
| Fourteenth St (SR 1703) | | Dickinson Ave (SR 1598) | Charles Blvd (SR 1707) | Widen to 4-lane divided, curb & gutter w/ bike & ped | Boulevard, Needs Improvement | 5,4 lanes |
| Fourteenth St (SR 1703) | | Charles Blvd (SR 1707) | Elm St | 2 lane divided boulevard, bike, ped, medians added where needed | Boulevard, Needs Improvement | 3 TWLTL |
| Fourteenth St (SR 1704) | | US 264-A (Greenville Blvd) | Red Banks Rd | Widen to 4 -lane divided w/bike & ped, | Boulevard, Needs Improvement | 4 lanes |
| Fourteenth St (SR 1704) | U-5917 | Red Banks Rd | Firetower Rd (SR 1708) | Widen to 4 -lane divided w/bike & ped, | Boulevard, Needs Improvement | 2, 3, 4 lanes |
| Frog Level Rd (SR 1127) | | US 13/US 264-A (Dickson Ave) | NC 903 | 3-lanes (turn lane) | Minor Thoroughfares, Needs Improvement | 2 lanes |
| Ivy Rd (SR 2241) | | Tucker Rd (SR 1759) | Mobley Bridges Rd (SR 1760) | 3-lanes (turn lane) | Minor Thoroughfares, Needs Improvement | 2 lanes |
| Ivy Rd (SR 2241) | | Mobley Bridges Rd (SR 1760) | County Home Rd (SR 1725) | 3-lanes (turn lane) | Minor Thoroughfares, Needs Improvement | 2 lanes |
| Jack Jones Rd Realignment | | Reedy Branch Rd (SR 1131) | Jack Jones Rd (SR 1715) | Widen to 4-lanes | Major Thoroughfares, Recommended | 2 lanes |
| Jack Jones Rd (SR 1715) | | Jack Jones Rd Realignment | County Home Rd (SR 1725) | Widen to 4-lanes | Other Major Thoroughfares, Needs Improvement | 2 lanes |
| Jolly Dr (SR 1120) | | NC 11 | NC 102 (W 3rd St) | Widen to 4-lanes, Bike & Ped | Major Thoroughfares, Needs Improvement | 2 lanes |
| N Jaunita Ave/Hines Dr Extension | | N Juanita Ave | NC 11 | new road, 2 lanes bike & ped | Minor Major Thoroughfares, Recommended | N/A |
| S Juanita Ave Ext | | S Juanita Ave/Snow Hill Rd (SR 1113) | Weyerhaeuser Rd (SR 1900) | new road, 2 lanes bike & ped | Minor Thoroughfares, Recommended | N/A |
| Laurie Ellis Rd Ext | (Under Const) | NC 11 | Mill St (SR 1149) | Under Construction/2E | Minor Thoroughfares, Recommended | N/A |

GREENVILLE CTP UPDATE - 2017 PROJECT LIST

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| | | | | | | |
|----------------------------|---------------|------------------------------------|--|---|--|-----------|
| Mill St (SR 1149) | (Under Const) | NC 11 | Laurie Ellis Rd (SR 1713) | Widen to 4-lanes , Bike & Ped, Curb & Gutter | Major Thoroughfares, Needs Improvement | 2 lanes |
| Mobleys Bridge Road Ext | | NC 43 | Worthington Rd (SR 1711) | 2-lanes to connect with Worthington Rd | Minor Thoroughfares, Recommended | 2 lanes |
| Northeast Bypass | | NC 33 | US 264 (MLK Hwy) | Recommended to Freeway Standard | Freeways, Recommended | N/A |
| Old Tar Rd (SR 1700) | U-2817 | Fire Tower Rd (SR 1708) | W Meath Dr | 4-lane divided boulevard | Boulevards, Needs Improvement | 3 lanes |
| Old Tar Rd (SR 1700) | U-2817 | W Meath Dr | Ashley Meadows Dr | 4-lane divided boulevard | Boulevards, Needs Improvement | 2 lanes |
| Old Tar Rd (SR 1700) | U-2817 | Ashley Meadows Dr | Main St (SR 1133) | 4-lane divided boulevard | Boulevards, Needs Improvement | 3 lanes |
| Old Tar Rd (SR 1700) | U-2817 | Main St (SR 1133) | Cooper St/Worthington St (SR 1711) | 4-lane divided boulevard | Boulevards, Needs Improvement | 3 lanes |
| Old Tar Rd (SR 1700) | | Cooper St/Worthington St (SR 1711) | Laurie Ellis Rd (SR 1713) | Widen to 4 lanes | Major Thoroughfares, Needs Improvement | 2 lanes |
| Portertown Rd (SR 1726) | | Ivy Rd (SR 2241) | Fire Tower Rd (SR 1708) | 3-lanes (turn lane) | Minor Thoroughfares, Needs Improvement | 2 lanes |
| Portertown Rd (SR 1726) | U-5870 | Fire Tower Rd (SR 1708) | NC 33 (E 10th St) | 4 lane divided boulevard | Boulevards, Needs Improvement | 2 lanes |
| Reedy Branch Rd (SR 1131) | | Fire Tower Rd Extension | Forlines Rd (SR 1126) | Widen to 3-lane (turn lane) , Wide Shoulder (bike) | Minor Thoroughfares, Needs Improvement | 2 lanes |
| Signature Dr Ext | | Signature Dr (dead end) | County Home Rd (SR 1725) | 3-lanes (turn lane), curb & gutter, Bike & Ped | Minor Thoroughfares, Recommended | N/A |
| Southwest Bypass | R-2250 | US 264/ Stantonsburg Rd | NC 11 | Recommended to Freeway Standard | Freeways, Recommended | N/A |
| Southeast Bypass | | NC 11 | NC 33 | Recommended to Freeway Standard | Freeways, Recommended | N/A |
| Stantonsburg Rd (SR 1200) | | Bell Arthur Rd (SR 1206) | BS Barbeque Rd (SR 1204) | Widen to 4 lanes | Major Thoroughfares, Needs Improvement | 2 lanes |
| Stantonsburg Rd (SR 1467) | | west of Allen Rd (SR 1203) | US 13/NC 11/NC 43/NC 903 (Memorial Dr) | Widen to 4-lanes divided, curb & gutter, bike & ped | Boulevard, Needs Improvement | 5 lanes |
| Tenth & 14th connector | U-3315 | 14th St (SR 1704) | Dickinson Ave (SR 1598) | 4 lane divided boulevard (4C) | Boulevards, Recommended | |
| Tenth St (SR 1598) | U-3315 | Dickinson Ave (SR 1598) | Evans St (SR 1702) | 4 lane divided boulevard (4C) | Boulevards, Needs Improvement | 4,5 lanes |
| Tenth St (SR 1598) | | Evans St (SR 1702) | Anderson St | 4 lane divided boulevard (4C) | Boulevards, Needs Improvement | 5 lanes |
| Tenth St (SR 1598) | | College Hill Dr | US 264-A/NC 33 (Greenville Blvd NE) | 4 lane divided boulevard (4C) | Boulevards, Needs Improvement | 5 lanes |
| Tobacco Rd Ext (Frontgate) | | Tobacco Rd | Thomas Langston Rd (SR 1134) | 3-lanes (turn lane) | Minor Thoroughfares, Recommended | N/A |
| Tucker Rd (SR 1759) | | NC 33 | Ivy Rd (SR 2241) | Widen shoulders, turn lanes | Minor Thoroughfares, Needs Improvement | 2 lanes |
| Vernon White Rd (SR 1130) | | Mill St/Old NC 11 (SR 1149) | NC 11/NC 903 (Winterville Pkwy) | Intersection Improvement | Minor Thoroughfare, Needs Improvement | 2 lanes |
| W H Smith Blvd Ext | | US 13 (Dickinson Ave) | NC 11/NC 43/ NC 903 (Memorial Dr) | Widen to 4-lanes divided, Bike & Ped, Curb & Gutter | Boulevard, Recommended | N/A |
| Williams Rd (SR 1135) | | US 13 (Dickinson Ave) | US 264-A (Greenville Blvd) | Widen to 3-lanes (turn lane) | Minor Thoroughfares, Needs Improvement | 2 lanes |
| Worthington Rd (SR 1711) | | Old Tar Rd (SR 1700) | NC 43 | Widen to 4-lanes, Bike & Ped | Other Major Thoroughfares, Needs Improvement | 2 lanes |



City of Greenville, North Carolina

Meeting Date: 8/10/2017
Time: 6:00 PM

Title of Item: Ordinance to Allow the Sale of Alcoholic Beverages Beginning at 10 a.m. on Sundays

Explanation: **Abstract:** The General Assembly has enacted a law (S.L. 2017-87) which authorizes cities to adopt an ordinance which allows the sale of alcoholic beverages beginning at 10 a.m. on Sundays. The authority is for a city to allow the sale of malt beverages, unfortified wine, fortified wine, and mixed beverages pursuant to a licensed premises' ABC permit issued pursuant to G.S. 18B-1001. In the absence of such an ordinance, state law prohibits the sale of alcoholic beverages until noon on Sundays. An ordinance exercising this new authority has been prepared for City Council consideration.

Explanation: The General Assembly has enacted a law (S.L. 2017-87) which authorizes cities to adopt an ordinance which allows the sale of alcoholic beverages beginning at 10 a.m. on Sundays by establishments holding an ABC permit issued pursuant to G.S. 18B-1001. In the absence of such an ordinance, state law prohibits the sale of alcohol until noon on Sundays.

If the ordinance is adopted, the establishments which may commence the sale of the alcoholic beverages pursuant by 10 a.m. are those that have an ABC permit issued under G.S. 18B-1001. G.S. 18B-1001 authorizes the issuance of an ABC permit in several categories. These permits include permits for on-premises consumption (such as at a restaurant or other permitted establishment) and permits for retail sales (such as at a grocery store or other permitted establishment). If the ordinance is adopted, an establishment may sell earlier on Sunday the alcoholic beverages which it is authorized to sell pursuant to its ABC permit issued under G.S. 18B-1001. A copy of G.S. 18B-1001 is attached.

Fiscal Note: There is no expense to the City relating to the adoption of the ordinance.

Recommendation: If Council determines to allow the sale of malt beverages, unfortified wine, fortified wine, and mixed beverages beginning at 10 a.m. on Sundays pursuant to the licensed premises' permit issued under G.S. 18-1001, the adoption of the attached ordinance will allow such sales.

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

Attachments / click to download

[NC General Statute 18B-1001](#)

[ORDINANCE TO AMEND THE CITY CODE TO ALLOW CERTAIN ALCOHOL SALES TO BEGIN ON SUNDAY MORNING 1056428](#)

ORDINANCE NO. 17 -

ORDINANCE TO AMEND TITLE 11 OF THE GREENVILLE CITY CODE TO
ALLOW THE SALE OF ALCOHOLIC BEVERAGES BEGINNING AT 10 AM ON
SUNDAYS AT LICENSED PREMISES

WHEREAS, S.L. 2017-87 authorizes the City of Greenville to adopt an ordinance allowing the sale of alcoholic beverages beginning at 10:00 a.m. on Sundays at certain licensed premises;

NOW, THEREFORE, the City Council of the City of Greenville, North Carolina, does hereby ordain:

Section 1: That Title 11 of the Code of Ordinances, City of Greenville is hereby amended by adding a Chapter 13 entitled "Miscellaneous," said chapter to read as follows:

CHAPTER 13. MISCELLANEOUS

SEC. 11-13-1 **SUNDAY SALES OF ALCOHOLIC BEVERAGES**

Pursuant to the authority granted by S.L. 2017-87 any establishment located in the corporate limits of the City of Greenville and holding an ABC permit issued pursuant to G.S. 18B-1001 is permitted to sell malt beverages, unfortified wine, fortified wine, and mixed beverages as allowed by its permit beginning at 10:00 a.m. on Sundays.

Section 2. All ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of such conflict.

Section 3. 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 4. This ordinance shall become effective upon its adoption.

This the 10th day of August, 2017.

Kandie D. Smith, Mayor

ATTEST:

Carol L. Barwick, City Clerk

§ 18B-1001. Kinds of ABC permits; places eligible.

When the issuance of the permit is lawful in the jurisdiction in which the premises are located, the Commission may issue the following kinds of permits:

- (1) On-Premises Malt Beverage Permit. - An on-premises malt beverage permit authorizes (i) the retail sale of malt beverages for consumption on the premises, (ii) the retail sale of malt beverages in the manufacturer's original container for consumption off the premises, and (iii) the retail sale of malt beverages in a cleaned, sanitized, resealable container that is filled or refilled and sealed for consumption off the premises and that identifies the permittee and the date the container was filled or refilled. It also authorizes the holder of the permit to ship malt beverages in closed containers to individual purchasers inside and outside the State. The permit may be issued for any of the following:
 - a. Restaurants;
 - b. Hotels;
 - c. Eating establishments;
 - d. Food businesses;
 - e. Retail businesses;
 - f. Private clubs;
 - g. Convention centers;
 - h. Community theatres;
 - i. Breweries as authorized by G.S. 18B-1104(7) and (8).
- (2) Off-Premises Malt Beverage Permit. - An off-premises malt beverage permit authorizes (i) the retail sale of malt beverages in the manufacturer's original container for consumption off the premises, (ii) the retail sale of malt beverages in a cleaned, sanitized, resealable container that is filled or refilled and sealed for consumption off the premises and that identifies the permittee and the date the container was filled or refilled, and (iii) the holder of the permit to ship malt beverages in closed containers to individual purchasers inside and outside the State. The permit may be issued for any of the following:
 - a. Restaurants.
 - b. Hotels.
 - c. Eating establishments.
 - d. Food businesses.
 - e. Retail businesses.
 - f. The holder of a brewing, distillation, and fermentation course authorization under G.S. 18B-1114.6. A school obtaining a permit under this subdivision is authorized to sell malt beverages manufactured during its brewing, distillation, and fermentation program at one noncampus location in a county where the permittee holds and offers classes on a regular full-time basis in a facility owned by the permittee.
- (3) On-Premises Unfortified Wine Permit. - An on-premises unfortified wine permit authorizes (i) the retail sale of unfortified wine for consumption on the premises, either alone or mixed with other beverages, (ii) the retail sale of unfortified wine in the manufacturer's original container for consumption off the premises, and (iii) the retail sale of unfortified wine dispensed from a tap connected to a pressurized container utilizing carbon dioxide or similar gas into a cleaned, sanitized, resealable container that is filled or refilled and sealed for consumption off the premises and that identifies the permittee and the date the container was filled or refilled. The permit also authorizes the permittee to transfer unfortified wine, not more than four times per calendar year, to another on-premises unfortified wine permittee that is under common ownership or control as the transferor. Except as authorized by this subdivision, transfers of wine by on-premises unfortified wine permittees, purchases of wine by a retail permittee from another retail permittee for the purpose of resale, and sale of wine by a retail permittee to another retail permittee for the purpose of resale are unlawful. In addition, a particular brand of wine may be transferred only if both the transferor and transferee are located within the territory designated between the winery and the wholesaler on file with the Commission. Prior to or contemporaneous with any such transfer, the

transferor shall notify each wholesaler who distributes the transferred product of the transfer. The notice shall be in writing or verifiable electronic format and shall identify the transferor and transferee, the date of the transfer, quantity, and items transferred. The holder of the permit is authorized to ship unfortified wine in closed containers to individual purchasers inside and outside the State. Orders received by a winery by telephone, Internet, mail, facsimile, or other off-premises means of communication shall be shipped pursuant to a wine shipper permit and not pursuant to this subdivision. The permit may be issued for any of the following:

- a. Restaurants;
- b. Hotels;
- c. Eating establishments;
- d. Private clubs;
- e. Convention centers;
- f. Cooking schools;
- g. Community theatres;
- h. Wineries;
- i. Wine producers.

- (4) Off-Premises Unfortified Wine Permit. - An off-premises unfortified wine permit authorizes (i) the retail sale of unfortified wine in the manufacturer's original container for consumption off the premises, (ii) the retail sale of unfortified wine dispensed from a tap connected to a pressurized container utilizing carbon dioxide or similar gas into a cleaned, sanitized, resealable container that is filled or refilled and sealed for consumption off the premises and that identifies the permittee and the date the container was filled or refilled, and (iii) the holder of the permit to ship unfortified wine in closed containers to individual purchasers inside and outside the State. The permit may be issued for retail businesses. The permit also authorizes the permittee to transfer unfortified wine, not more than four times per calendar year, to another off-premises unfortified wine permittee that is under common ownership or control as the transferor. Except as authorized by this subdivision, transfers of wine by off-premises unfortified wine permittees, purchases of wine by a retail permittee from another retail permittee for the purpose of resale, and sale of wine by a retail permittee to another retail permittee for the purpose of resale are unlawful. In addition, a particular brand of wine may be transferred only if both the transferor and transferee are located within the territory designated between the winery and the wholesaler on file with the Commission. Prior to or contemporaneous with any such transfer, the transferor shall notify each wholesaler who distributes the transferred product of the transfer. The notice shall be in writing or verifiable electronic format and shall identify the transferor and transferee, the date of the transfer, quantity, and items transferred. The permit may also be issued to the holder of a viticulture/enology course authorization under G.S. 18B-1114.4. A school obtaining a permit under this subdivision is authorized to sell wines manufactured during its viticulture/enology program at one non-campus location in a county where the permittee holds and offers classes on a regular full-time basis in a facility owned by the permittee. The permit may also be issued for a winery or a wine producer for sale of its own unfortified wine during hours when the winery or wine producer's premises is open to the public, subject to any local ordinance adopted pursuant to G.S. 18B-1004(d) concerning hours for the retail sale of unfortified wine. A winery obtaining a permit under this subdivision is authorized to sell wine manufactured by the winery at one additional location in the county under the same conditions specified in G.S. 18B-1101(5) for the sale of wine at the winery; provided, however, that no other alcohol sales shall be authorized at the additional location. Orders received by a winery by telephone, Internet, mail, facsimile, or other off-premises means of communication shall be shipped pursuant to a wine shipper permit and not pursuant to this subdivision.

- (5) On-Premises Fortified Wine Permit. - An on-premises fortified wine permit authorizes the retail sale of fortified wine for consumption on the premises, either alone or mixed with other beverages, and the retail sale of fortified wine in the manufacturer's original container for consumption off the premises. The permit also authorizes the permittee to transfer fortified

wine, not more than four times per calendar year, to another on-premises fortified wine permittee that is under common ownership or control as the transferor. Except as authorized by this subdivision, transfers of wine by on-premises fortified wine permittees, purchases of wine by a retail permittee from another retail permittee for the purpose of resale, and sale of wine by a retail permittee to another retail permittee for the purpose of resale are unlawful. In addition, a particular brand of wine may be transferred only if both the transferor and transferee are located within the territory designated between the winery and the wholesaler on file with the Commission. Prior to or contemporaneous with any such transfer, the transferor shall notify each wholesaler who distributes the transferred product of the transfer. The notice shall be in writing or verifiable electronic format and shall identify the transferor and transferee, the date of the transfer, quantity, and items transferred. The holder of the permit is authorized to ship fortified wine in closed containers to individual purchasers inside and outside the State. Orders received by a winery by telephone, Internet, mail, facsimile, or other off-premises means of communication shall be shipped pursuant to a wine shipper permit and not pursuant to this subdivision. The permit may be issued for any of the following:

- a. Restaurants;
 - b. Hotels;
 - c. Private clubs;
 - d. Community theatres;
 - e. Wineries;
 - f. Convention centers.
- (6) Off-Premises Fortified Wine Permit. - An off-premises fortified wine permit authorizes the retail sale of fortified wine in the manufacturer's original container for consumption off the premises and it authorizes the holder of the permit to ship fortified wine in closed containers to individual purchasers inside and outside the State. The permit may be issued for food businesses. The permit may also be issued for a winery for sale of its own fortified wine. Orders received by a winery by telephone, Internet, mail, facsimile, or other off-premises means of communication shall be shipped pursuant to a wine shipper permit and not pursuant to this subdivision. The permit also authorizes the permittee to transfer fortified wine, not more than four times per calendar year, to another off-premises fortified wine permittee that is under common ownership or control as the transferor. Except as authorized by this subdivision, transfers of wine by off-premises fortified wine permittees, purchases of wine by a retail permittee from another retail permittee for the purpose of resale, and sale of wine by a retail permittee to another retail permittee for the purpose of resale are unlawful. In addition, a particular brand of wine may be transferred only if both the transferor and transferee are located within the territory designated between the winery and the wholesaler on file with the Commission. Prior to or contemporaneous with any such transfer, the transferor shall notify each wholesaler who distributes the transferred product of the transfer. The notice shall be in writing or verifiable electronic format and shall identify the transferor and transferee, the date of the transfer, quantity, and items transferred.
- (7) Brown-Bagging Permit. - A brown-bagging permit authorizes each individual patron of an establishment, with the permission of the permittee, to bring up to eight liters of fortified wine or spirituous liquor, or eight liters of the two combined, onto the premises and to consume those alcoholic beverages on the premises. The permit may be issued for any of the following:
- a. Restaurants;
 - b. Hotels;
 - c. Private clubs;
 - d. Community theatres;
 - e. Congressionally chartered veterans organizations.
- (8) Special Occasion Permit. - A special occasion permit authorizes the host of a reception, party or other special occasion, with the permission of the permittee, to bring fortified wine and

spirituous liquor onto the premises of the business and to serve the same to his guests. The permit may be issued for any of the following:

- a. Restaurants;
 - b. Hotels;
 - c. Eating establishments;
 - d. Private clubs;
 - e. Convention centers.
- (9) Limited Special Occasion Permit. - A limited special occasion permit authorizes the permittee to bring fortified wine and spirituous liquor onto the premises of a business, with the permission of the owner of that property, and to serve those alcoholic beverages to the permittee's guests at a reception, party, or other special occasion being held there. The permit may be issued to any individual other than the owner or possessor of the premises. An applicant for a limited special occasion permit shall have the written permission of the owner or possessor of the property on which the special occasion is to be held.
- (10) Mixed Beverages Permit. - A mixed beverages permit authorizes the retail sale of mixed beverages for consumption on the premises. The permit also authorizes a mixed beverages permittee (i) to obtain a purchase-transportation permit under G.S. 18B-403 and 18B-404, (ii) to obtain an antique spirituous liquor permit under subdivision (20) of this section, and (iii) to use for culinary purposes spirituous liquor lawfully purchased for use in mixed beverages. The permit may be issued for any of the following:
- a. Restaurants;
 - b. Hotels;
 - c. Private clubs;
 - d. Convention centers;
 - e. Community theatres;
 - f. Nonprofit organizations; and
 - g. Political organizations.
- (11) Culinary Permit. - A culinary permit authorizes a permittee to possess up to 12 liters of either fortified wine or spirituous liquor, or 12 liters of the two combined, in the kitchen of a business and to use those alcoholic beverages for culinary purposes. The permit may be issued for either of the following:
- a. Restaurants;
 - b. Hotels;
 - c. Cooking schools.
- A culinary permit may also be issued to a catering service to allow the possession of the amount of fortified wine and spirituous liquor stated above at the business location of that service and at the cooking site. The permit shall also authorize the caterer to transport those alcoholic beverages to and from the business location and the cooking site, and use them in cooking.
- (12) Mixed Beverages Catering Permit. - A mixed beverages catering permit authorizes a hotel or a restaurant that has a mixed beverages permit to bring spirituous liquor onto the premises where the hotel or restaurant is catering food for an event and to serve the liquor to guests at the event.
- (13) Guest Room Cabinet Permit. - A guest room cabinet permit authorizes a guest room cabinet permittee to sell to its room guests, from securely locked cabinets, malt beverages, unfortified wine, fortified wine, and spirituous liquor. A permittee shall designate and maintain at least ten percent (10%) of the permittee's guest rooms as rooms that do not have a guest room cabinet. A permittee may dispense alcoholic beverages from a guest room cabinet only in accordance with written policies and procedures filed with and approved by the Commission. A permittee shall provide a reasonable number of vending machines, coolers, or similar machines on premises for the sale of soft drinks to hotel guests. A guest room cabinet permit may be issued to any of the following:
- a. A hotel (i) holding a mixed beverages permit and (ii) located in a county subject to G.S. 18B-600(f).

- b. A hotel (i) holding a mixed beverages permit and (ii) located in a county that has a population in excess of 150,000 by the last federal census.
 - c. A private club (i) holding a mixed beverages permit, (ii) having management contracts for the rental of living units, and (iii) located in a county defined in G.S. 18B-101(13a)b.2.
 - d. An 18-hole golf course (i) holding a mixed beverages permit or located in a county where ABC stores have heretofore been established but in which the sale of mixed beverages has not been approved, (ii) having management contracts for the rental of living units, and (iii) located in a county that has a population in excess of 20,000 people by the last federal census.
- (14) Brew on Premises Permit. - A permit may be issued to a business, located in a jurisdiction where the sale of malt beverages is allowed, where individual customers who are 21 years old or older may purchase ingredients and rent the equipment, time, and space to brew malt beverages for personal use in amounts set forth in 27 C.F.R. § 25.205. The customer must do all of the following:
- a. Select a recipe and kettle.
 - b. Weigh out the proper ingredients and add them to the kettle.
 - c. Transfer the wort to the fermenter.
 - d. Add the yeast.
 - e. Place the ingredients in a fermentation room.
 - f. Filter, carbonate, and bottle the malt beverage.
- A permittee may transfer the ingredients from the fermentation room to the cold room and may assist the customer in all the steps involved in brewing a malt beverage except adding the yeast. A malt beverage produced under this subdivision may not contain more than six percent (6%) alcohol by volume.
- (15) Wine-Tasting Permit. - A wine-tasting permit authorizes wine tastings on a premises holding a retail permit, by the retail permit holder or his employee. A wine tasting consists of the offering of a sample of one or more unfortified wine products, in amounts of no more than one ounce for each sample, without charge, to customers of the business. Any person pouring wine at a wine tasting shall be at least 21 years of age.
- a. Representatives of the winery, which produced the wine, the wine producer, a wholesaler, or a wholesaler's employee may assist with the tasting. Assisting with a wine tasting includes:
 - 1. Pouring samples for customers.
 - 2. Checking the identification of patrons being served at the wine tasting.
 - b. When a representative of the winery that produced the wine, the wine producer, a wine wholesaler, or a wine wholesaler's employee assists in a wine tasting conducted by a retail permit holder:
 - 1. The retail permit holder shall designate an employee to actively supervise the wine tasting.
 - 2. A retail permit holder's employee shall not supervise more than three wine-tasting areas.
 - 3. No more than six wines may be tasted at any one tasting area.
 - 4. The wine tasting shall not last longer than four hours from the time designated as the starting time by the retail permit holder.
 - c. The retail permit holder shall be solely liable for any violations of this Chapter occurring in connection with the wine tasting. The Commission shall adopt rules to assure that the tastings are limited to samplings and not a subterfuge for the unlawful sale or distribution of wine, and that the tastings are not used by industry members for unlawful inducements to retail permit holders. Except for purposes of this subsection, the holder of a wine-tasting permit shall not be construed to hold a permit for the on-premises sale or consumption of alcoholic beverages. Any food business is eligible for a wine-tasting permit.

- (16) Wine Shop Permit. - A wine shop permit authorizes (i) the retail sale of malt beverages, unfortified wine, and fortified wine in the manufacturer's original container for consumption off the premises, (ii) the retail sale of malt beverages or unfortified wine dispensed from a tap connected to a pressurized container utilizing carbon dioxide or similar gas in a cleaned, sanitized, resealable container that is filled or refilled and sealed for consumption off the premises and that identifies the permittee and the date the container was filled or refilled, and (iii) wine tastings on the premises conducted and supervised by the permittee in accordance with subdivision (15) of this section. It also authorizes the holder of the permit to ship malt beverages, unfortified wine, and fortified wine in closed containers to individual purchasers inside and outside the State. The permit may be issued for retail businesses whose primary purpose is selling malt beverages and wine for consumption off the premises and regularly and customarily educating consumers through tastings, classes, and seminars about the selection, serving, and storing of wine. The holder of the permit is authorized to sell unfortified wine for consumption on the premises, provided that the sale of wine for consumption on the premises does not exceed forty percent (40%) of the establishment's total sales for any 30-day period. The holder of a wine-tasting permit not engaged in the preparation or sale of food on the premises is not subject to Part 6 of Article 8 of Chapter 130A of the General Statutes.
- (17) Winemaking on Premises Permit. - A permit may be issued to a business, located in a jurisdiction where the sale of unfortified wine is allowed, where individual customers who are 21 years old or older may purchase ingredients and rent the equipment, time, and space to make unfortified wine for personal use in amounts set forth in 27 C.F.R. § 24.75. Except for wine produced for testing equipment or recipes and samples pursuant to this subdivision, the permit holder shall not engage in the actual production or manufacture of wine. Samples may be consumed on the premises only by a person who has a nonrefundable contract to ferment at the premises, and the samples may not exceed one ounce per sample. All wine produced at a winemaking on premises facility shall be removed from the premises by the customer and may only be used for home consumption and the personal use of the customer.
- (18) Malt Beverage Tasting Permit. - A malt beverage tasting permit authorizes malt beverage tastings on a premises holding a retail permit by the retail permit holder or his employee. A representative of the brewery whose beverages are being featured at the tasting shall be present at the tasting unless the wholesaler or a wholesaler's employee determines that no representative of the brewery needs to be present. A malt beverage tasting consists of the offering of a sample of one or more malt beverage products, in amounts of no more than two ounces for each sample, without charge, to customers of the business. Any persons pouring malt beverage at a malt beverage tasting shall be at least 21 years of age.
- a. Representatives of the brewery which produced the malt beverage, a wholesaler, or a wholesaler's employee may assist with the tasting. Assisting with a malt beverage tasting includes:
 1. Pouring samples for customers.
 2. Checking the identification of patrons being served at the malt beverage tasting.
 - b. When a representative of the brewery that produced the malt beverage, a malt beverage wholesaler, or a malt beverage wholesaler's employee assists in a malt beverage tasting conducted by a retail permit holder:
 1. The retail permit holder shall designate an employee to actively supervise the malt beverage tasting.
 2. A retail permit holder's employee shall not supervise more than three malt beverage tasting areas.
 3. No more than four malt beverages may be tasted at any one tasting area.
 4. The malt beverage tasting shall not last longer than four hours from the time designated as the starting time by the retail permit holder.
 - c. The retail permit holder shall be solely liable for any violations of this Chapter occurring in connection with the malt beverage tasting. The Commission shall adopt

rules to assure that the tastings are limited to samplings and not a subterfuge for the unlawful sale or distribution of malt beverages, and that the tastings are not used by industry members for unlawful inducements to retail permit holders. Except for purposes of this subdivision, the holder of a malt beverage tasting permit shall not be construed to hold a permit for the on-premises sale or consumption of alcoholic beverages. Any food business is eligible for a malt beverage tasting permit.

- (19) Spirituous liquor tasting permit. - The holder of any distillery permit authorized by G.S. 18B-1105 may conduct a consumer tasting event on the premises of the distillery subject to the following conditions:
- a. Any person pouring spirituous liquor at a tasting shall be an employee of the distillery and at least 21 years of age.
 - b. The person pouring the spirituous liquor shall be responsible for checking the identification of patrons being served at the tasting.
 - c. Each consumer is limited to tasting samples of 0.25 ounce of each spirituous liquor which total no more than 1.5 ounces of spirituous liquor in any calendar day.
 - d. The consumer shall not be charged for any spirituous liquor tasting sample.
 - e. The spirituous liquor used in the consumer tasting event shall be distilled at the distillery where the event is being held by the permit holder conducting the event.
 - f. A consumer tasting event shall not be allowed when the sale of spirituous liquor is otherwise prohibited.
 - g. Tasting samples are not to be offered to, or allowed to be consumed by, any person under the legal age for consuming spirituous liquor.

The distillery permit holder shall be solely liable for any violations of this Chapter occurring in connection with the tasting. The Commission shall adopt rules to assure that the tastings are limited to samplings and not a subterfuge for the unlawful sale or distribution of spirituous liquor and that the tastings are not used by industry members for unlawful inducements to retail permit holders.

- (20) Antique spirituous liquor permit. - A permit under this subdivision may be issued to a holder of a mixed beverages permit issued under subdivision (10) of this section. Notwithstanding any law to the contrary, the permit holder may sell at retail antique spirituous liquor for use in mixed beverages for consumption on premises. The acquisition of antique spirituous liquor on or after September 1, 2015, shall be in accordance with the process established by rule of the Commission for special orders of spirituous liquor that is not on the list approved by the Commission. (1945, c. 903, s. 1; 1947, c. 1098, ss. 2, 3; 1949, c. 974, s. 1; 1957, cc. 1048, 1448; 1963, c. 426, ss. 10, 12; c. 460, s. 1; 1971, c. 872, s. 1; 1973, c. 476, s. 128; 1975, c. 586, s. 1; c. 654, ss. 1, 2; c. 722, s. 1; 1977, c. 70, s. 19; c. 182, s. 1; c. 669, ss. 1, 2; c. 676, ss. 1, 2; c. 911; 1979, c. 348, ss. 2, 3; c. 683, ss. 5, 6, 11, 12; 1981, c. 412, s. 2; 1981 (Reg. Sess., 1982), c. 1262, ss. 16, 17, 22; 1983, c. 457, s. 3; c. 583, ss. 2-5; 1985, c. 89, ss. 1-3; c. 596, s. 1; 1987, c. 391, s. 2; c. 434, s. 1; 1989, c. 800, ss. 11, 12; 1991, c. 459, ss. 5, 6; c. 565, ss. 1, 7; c. 669, s. 1; 1991 (Reg. Sess., 1992), c. 920, s. 7; 1993, c. 508, s. 5; 1995, c. 466, s. 10; c. 509, ss. 16-18; 1997-443, s. 16.28; 1997-467, s. 3; 2001-262, s. 1; 2001-487, s. 49(a); 2003-402, s. 5; 2005-350, ss. 1, 2(a); 2006-222, s. 2.1; 2006-227, ss. 1, 9; 2006-264, s. 35.3; 2009-377, s. 2; 2009-539, s. 3; 2010-31, s. 14.12(c); 2011-73, ss. 3, 4; 2011-107, s. 1; 2011-333, ss. 4, 5; 2013-76, s. 1; 2014-115, s. 28.2(a); 2014-120, s. 17(c); 2015-98, ss. 1(b), 1(d), 5(a), 8.)



City of Greenville, North Carolina

Meeting Date: 8/10/2017
Time: 6:00 PM

Title of Item: Amendment to the 2017 City Council Meetings Schedule to add a joint meeting of City Council and the Pitt County Commissioners

Explanation: During the January 27-28, 2017 City Council Planning Session, City Council discussed the need to hold a joint meeting with the Pitt County Commissioners. City and County staffs have coordinated on a date and time for the meeting. City Council is asked to amend the 2017 City Council Meetings Schedule to add a joint meeting with the Pitt County Commissioners on Thursday, August 17, at 5:30 p.m. at Sheppard Memorial Library, Meeting Room A.

Fiscal Note: No direct cost associated with the request

Recommendation: City Council to amend the 2017 City Council Meetings Schedule to add a joint meeting with the Pitt County Commissioners on August 17 at 5:30 p.m. at Sheppard Memorial Library.

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City of Greenville, North Carolina

Meeting Date: 8/10/2017
Time: 6:00 PM

Title of Item: Capital Projects to be Funded as Part of the Long-Range Debt Plan

Explanation: **Abstract:** City staff will present the proposed capital projects to be funded over Fiscal Years 2017-18 and 2018-19 as part of the City's Long-Range Debt Plan.

Explanation: At the October 20, 2016 City Council meeting, staff presented a proposed Debt Management Policy. The Policy was intended to provide oversight to Council and staff as to the guidelines that shall be followed in determining the amount, timing, and type of debt to issue in order to fund capital projects. The Policy also outlined Council's long-range debt strategy to maximize the amount of capital projects funded over a period of time, while minimizing the amount of additional budget resources needed to fund the additional projects. The proposed Debt Management Policy was unanimously approved by Council at the October 20th meeting.

At the January 2017 City Council Planning Session, staff presented for discussion a detail of proposed capital projects to be funded over the next ten fiscal years. Council was asked to rank prospective future capital projects by priority from highest to lowest. The following are the top four projects that received the highest votes:

- Southside Fire Station (15 votes)
- Town Common Gateway (13)
- Street Light Installation (13)
- Dickinson Avenue Improvement (10)

In addition to the ranking of prospective capital projects, Council also discussed the role that the long-range debt strategy would play in the future funding of capital projects. Based on Council's priority rankings, staff was asked to begin working on a scenario to fund the highest priority projects within the confines of the long-range debt strategy as well as to outline future capital funding initiatives over the next ten years.

Over the last several months, staff has been working in partnership with Hilltop Securities, the City's financial advisor, to identify available one-time funding for potential capital projects and to develop the timeline for moving forward with capital projects over the next ten years. The following is the timeline for capital projects currently being proposed:

| <u>Projects</u> | <u>Year</u> | <u>Amount</u> |
|---------------------------|-------------|----------------------|
| Priority Projects #1 | 2017-18 | \$ 4,250,000 |
| Priority Projects #2 | 2018-19 | 6,000,000 |
| 2015 G.O. Bond Part 2 | 2018-19 | 7,850,000 |
| Projects to be Determined | 2022-23 | 10,000,000 |
| Projects to be Determined | 2026-27 | 10,000,000 |
| Projects to be Determined | 2030-31 | <u>15,000,000</u> |
| Total | | \$ <u>53,100,000</u> |

The following is a breakdown of the projects included in Priority Projects #1 and Priority Projects #2:

| <u>Priority Projects #1</u> | <u>Year</u> | <u>Amount</u> |
|-----------------------------------|-------------|---------------------|
| Parking Lot: Sidewalk Development | 2017-18 | \$ 2,250,000 |
| Town Common Gateway | 2017-18 | <u>2,000,000</u> |
| Total | | \$ <u>4,250,000</u> |

| <u>Priority Projects #2</u> | <u>Year</u> | <u>Amount</u> |
|------------------------------|-------------|---------------------|
| Dickinson Avenue Streetscape | 2018-19 | \$ 1,500,000 |
| Southside Fire Station | 2018-19 | 4,000,000 |
| Street Lights & Cameras | 2018-19 | <u>500,000</u> |
| Total | | \$ <u>6,000,000</u> |

The projects identified above are proposed to be debt financed using a combination of one-time funding and the annual, re-occurring revenues currently appropriated to debt expense in the General Fund. The following is a summary of the proposed one-time funding to be used to fund the capital projects:

| | |
|-------------------------------------|---------------------|
| FY 2016-17 Excess Fund Balance | \$ 3,000,000 |
| 2015 G.O. Bond Premium | 500,000 |
| Capital Reserve - Dickinson Parking | <u>1,900,000</u> |
| Total | \$ <u>5,400,000</u> |

The FY 2017-18 General Fund budget includes an appropriation of \$4,743,325 to fund debt service expense. This appropriation would be increased by approximately \$115,000 (0.15%) to \$4,858,325 for the FY 2018-19 budget in order to fund the proposed projects.

The funding outlined above does not include funding for any increase in operating expense that materializes as a result of new capital projects. For example, the addition of a new fire station on the Southside would require the addition of approximately 9.0 employees at a projected operating expense increase of \$600,000 annually. Funding for the increased cost of operations will need to be built into the budgeting process within the operating revenues available.

Fiscal Note:


The proposed funding scenario includes the funding of approximately \$4,250,000 in Priority #1 Projects for FY 2017-18 and approximately \$6,000,000 in Priority #2 Projects for FY 2018-19. This is in addition to funding in FY 2018-19 of approximately \$7,850,000 as part of the 2015 G.O. Bond. The projects will be funded as part of the Long-Range Debt Plan using a combination of one-time funding and re-occurring debt service appropriations in the General Fund. Note that the above scenario does not include funding for any increase in operating expense, which will need to be funded through the budgeting process within the operating revenues available.

Recommendation:

Approve the proposed funding plan for Priority Projects #1 and Priority Projects #2.

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

Attachments / click to download

 [Proposed Capital Projects](#)

City of Greenville
Long Range Debt Plan Policy

A. Short-Term Capital Project Priorities as Determined by Council

| Issue # | Year | Amount | Project |
|---------|---------|---------------------|---|
| 1. | 2017-18 | \$ 2,250,000 | Parking Lot: Sidewalk Development / City Employee |
| | | 2,000,000 | Town Common Gateway |
| | | \$ 4,250,000 | |

| Issue # | Year | Amount | Project |
|---------|---------|---------------------|---|
| 3. | 2018-19 | \$ 1,500,000 | Dickinson Avenue Streetscape Improvements |
| | | 4,000,000 | Southside Fire Station |
| | | 500,000 | Street Lights & Cameras |
| | | \$ 6,000,000 | |

B. Projected Future Debt Issuances on Four Year Cycle:

| Issue # | Year | Amount | Interest Rate | Term | Comments |
|---------|---------|----------------------|---------------|------|---------------------------|
| 1. | 2017-18 | \$ 4,250,000 | 4.0% | 15 | See Section A. Above |
| 2. | 2018-19 | 7,850,000 | 4.5% | 20 | 2015 G.O. Bond Part 2 |
| 3. | 2018-19 | 6,000,000 | 4.5% | 15 | See Section A. Above |
| 4. | 2022-23 | 10,000,000 | 5.5% | 20 | Projects to be Determined |
| 5. | 2026-27 | 10,000,000 | 5.5% | 20 | Projects to be Determined |
| 6. | 2030-31 | 15,000,000 | 6.5% | 20 | Projects to be Determined |
| Total | | \$ 53,100,000 | | | |



C. Projected One-Time Funding Available

| | | |
|---|---------------------|------------------|
| FY2016-17 Excess Fund Balance | \$ 3,000,000 | |
| 2015 G.O. Bond Premium | 500,000 | |
| Capital Reserve- Dickinson Parking | 1,900,000 | |
| Total Projected One-Time Funding | \$ 5,400,000 | (See Section E.) |

D. Future Change in General Fund Revenue Appropriated to Finance Debt:

| | | |
|------------------------------------|---------------------|------------------|
| Current FY2016-17 Revenue | \$ 4,743,325 | |
| Budget Increase | 115,000 | |
| Projected FY2018-19 Revenue | \$ 4,858,325 | (See Section E.) |

City of Greenville
Long Range Debt Plan Policy

E. Projected Financial Position of Debt Service Fund:

| | A. | B. | C. | D. | E. |
|---------|-------------------|-----------------------|----------------------|-------------------------|----------------|
| Year | Beginning Balance | General Fund Revenues | Debt Service Expense | One-Time Appropriations | Ending Balance |
| 2016-17 | \$ - | \$ 4,743,325 | \$ (4,165,678) | \$ - | \$ 577,647 |
| 2017-18 | 577,647 | 4,743,325 | (4,867,104) | 5,400,000 | 5,853,868 |
| 2018-19 | 5,853,868 | 4,858,325 | (5,674,509) | - | 5,037,684 |
| 2019-20 | 5,037,684 | 4,858,325 | (6,241,582) | - | 3,654,427 |
| 2020-21 | 3,654,427 | 4,858,325 | (5,504,532) | - | 3,008,220 |
| 2021-22 | 3,008,220 | 4,858,325 | (5,308,124) | - | 2,558,420 |
| 2022-23 | 2,558,420 | 4,858,325 | (5,664,157) | - | 1,752,588 |
| 2023-24 | 1,752,588 | 4,858,325 | (6,035,433) | - | 575,480 |
| 2024-25 | 575,480 | 4,858,325 | (4,980,020) | - | 453,785 |
| 2025-26 | 453,785 | 4,858,325 | (4,749,406) | - | 562,703 |
| 2026-27 | 562,703 | 4,858,325 | (5,060,883) | - | 360,145 |
| 2027-28 | 360,145 | 4,858,325 | (4,946,369) | - | 272,101 |
| 2028-29 | 272,101 | 4,858,325 | (4,684,211) | - | 446,215 |
| 2029-30 | 446,215 | 4,858,325 | (4,089,107) | - | 1,215,433 |
| 2030-31 | 1,215,433 | 4,858,325 | (4,681,469) | - | 1,392,289 |
| 2031-32 | 1,392,289 | 4,858,325 | (5,251,975) | - | 998,638 |
| 2032-33 | 998,638 | 4,858,325 | (4,787,534) | - | 1,069,429 |
| 2033-34 | 1,069,429 | 4,858,325 | (4,213,998) | - | 1,713,756 |

F. Summary of Debt Funded Projects Funded Over 10 Year Period

| Year | Project | Amount |
|---------|--------------------------------|---------------|
| 2016-17 | Police / Fire Storage Facility | \$ 1,500,000 |
| 2016-17 | 2015 GO Bond Part 1 | 8,000,000 |
| 2017-18 | Capital Project Priorities | 4,250,000 |
| 2018-19 | 2015 GO Bond Part 2 | 7,850,000 |
| 2018-19 | Capital Project Priorities | 6,000,000 |
| 2022-23 | Projects to be Determined | 10,000,000 |
| 2026-27 | Projects to be Determined | 10,000,000 |
| Total | | \$ 47,600,000 |

G. Operating Expense Impact

The funding outlined above DOES NOT include funding for any increase in operating expense that materializes as a result of new capital projects. For example, the addition of a new fire station on the southside would require the addition of approximately 9.0 employees at a projected operating expense increase of \$600,000 annually. Funding for the increased cost of operations will need to be built into the budgeting process within the operating revenues available.

City of Greenville
Long Range Debt Plan Policy

H. Other Core Service Projects Currently Unfunded

| Project | Year | Amount |
|--------------------------------------|-------------|---------------|
| Greenway: Pitt Street to Nash Street | 2019-20 | \$ 165,000 |
| Sidewalks: Firetower Road Widening | 2021-22 | 133,900 |
| Sidewalks: Firetower to Portertown | 2021-22 | 475,860 |
| Traffic Signal Upgrade | 2022-23 | 1,003,143 |
| Sidewalks: Evans Street Widening | 2023-24 | 525,602 |
| Sidewalks: 14th Street Widening | 2024-25 | 270,122 |
| Sidewalks: Allen Road | 2024-25 | 680,933 |

Total \$ 3,254,560

CURRENTLY OBLIGATED GENERAL FUND DEBT

| Year | FY 2016 Refunding (Split Gov. PB and SW) | 2012 04 COPS/09 Install.Refinance Bond | 2013 - Parking Deck Issued in 2014 | 2012 - GESC Equipment | 1998 GO Public Improvement | FY 2016 Refunding | 2010-2011 GO Issuance | 2015-South Greenville Recreation Center | 2016- Installment Agreement PD Safety Storage | 2016-General Obligation | Total Current Debt Service |
|---------|--|--|------------------------------------|-----------------------|----------------------------|-------------------|-----------------------|---|---|-------------------------|----------------------------|
| 2016-17 | \$ 553,834 | \$ 2,076,252 | \$ 471,227 | \$ 193,939 | \$ 130,625 | \$ 44,212 | \$ 240,440 | \$ 202,669 | \$ 93,398 | \$ 159,083 | \$ 4,165,678 |
| 2017-18 | 591,188 | 1,991,280 | 460,399 | 197,971 | - | 47,194 | 237,240 | 198,694 | 177,473 | 739,000 | 4,640,438 |
| 2018-19 | 576,562 | 1,907,143 | 449,571 | 202,085 | - | 46,026 | 233,240 | 194,719 | 174,503 | 725,000 | 4,508,848 |
| 2019-20 | 556,922 | 1,828,881 | 438,743 | 206,281 | - | 44,458 | 228,440 | 190,744 | 171,533 | 707,000 | 4,373,001 |
| 2020-21 | 570,696 | 1,163,759 | 427,915 | 210,560 | - | 45,558 | 223,640 | 186,769 | 168,563 | 687,000 | 3,684,459 |
| 2021-22 | 517,614 | 1,111,388 | 417,087 | 214,925 | - | 41,319 | 218,840 | 182,794 | 165,593 | 667,000 | 3,536,560 |
| 2022-23 | 498,533 | 1,054,654 | 406,259 | 219,378 | - | 39,797 | 214,040 | 173,819 | 162,623 | 647,000 | 3,416,101 |
| 2023-24 | 479,665 | 1,013,436 | 395,431 | 223,919 | - | 38,291 | 209,040 | 165,043 | 159,653 | 627,000 | 3,311,477 |
| 2024-25 | 458,435 | 95,755 | 384,603 | 228,552 | - | 36,596 | 203,840 | 161,333 | 156,683 | 607,000 | 2,332,796 |
| 2025-26 | 440,003 | - | 373,775 | 233,277 | - | 35,125 | 198,400 | 157,623 | 153,713 | 587,000 | 2,178,914 |
| 2026-27 | 419,208 | - | 362,947 | 238,096 | - | 33,465 | 192,000 | 153,913 | 75,495 | 567,000 | 2,042,123 |
| 2027-28 | - | - | 352,119 | 243,012 | - | - | 185,600 | 150,203 | - | 549,000 | 1,479,933 |
| 2028-29 | - | - | 341,291 | 122,747 | - | - | 179,200 | 146,493 | - | 533,000 | 1,322,731 |
| 2029-30 | - | - | - | - | - | - | 172,800 | 142,783 | - | 517,000 | 832,583 |
| 2030-31 | - | - | - | - | - | - | 166,400 | - | - | 501,000 | 667,400 |
| 2031-32 | - | - | - | - | - | - | - | - | - | 485,000 | 485,000 |
| 2032-33 | - | - | - | - | - | - | - | - | - | 469,000 | 469,000 |
| 2033-34 | - | - | - | - | - | - | - | - | - | 453,000 | 453,000 |
| 2034-35 | - | - | - | - | - | - | - | - | - | 437,000 | 437,000 |
| 2035-36 | - | - | - | - | - | - | - | - | - | 421,750 | 421,750 |
| 2036-37 | - | - | - | - | - | - | - | - | - | 407,250 | 407,250 |
| Total | \$ 5,662,660 | \$ 12,242,547 | \$ 5,281,365 | \$ 2,734,743 | \$ 130,625 | \$ 452,040 | \$ 3,103,160 | \$ 2,407,594 | \$ 1,659,225 | \$ 11,492,083 | \$ 45,166,042 |

City of Greenville
Long Range Debt Plan Policy

| Parameters | | | | | | |
|---------------|-------------|-------------|-------------|--------------|--------------|--------------|
| Issue # | #1 | #2 | #3 | #4 | #5 | #6 |
| Fiscal Year | 2017-18 | 2018-19 | 2018-19 | 2022-23 | 2026-27 | 2030-31 |
| Debt Issued | \$4,250,000 | \$7,850,000 | \$6,000,000 | \$10,000,000 | \$10,000,000 | \$15,000,000 |
| Interest Rate | 4.00% | 4.50% | 4.50% | 5.50% | 5.50% | 6.50% |
| Term In Yrs | 15 | 20 | 15 | 20 | 20 | 20 |

| Debt Amortization Schedule | | | | | | | | |
|----------------------------|----------------------|------------|------------|------------|-------------|-------------|-------------|-----------------------|
| Year | Current Debt Service | #1 2017-18 | #2 2018-19 | #3 2018-19 | #4 2022-23 | #5 2026-27 | #6 2030-31 | Adjusted Debt Service |
| 2016-17 | \$ (4,165,678) | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ (4,165,678) |
| 2017-18 | (4,640,438) | (226,667) | - | - | - | - | - | (4,867,104) |
| 2018-19 | (4,508,848) | (457,786) | (372,875) | (335,000) | - | - | - | (5,674,509) |
| 2019-20 | (4,373,001) | (446,048) | (747,248) | (675,286) | - | - | - | (6,241,582) |
| 2020-21 | (3,684,459) | (434,310) | (729,120) | (656,643) | - | - | - | (5,504,532) |
| 2021-22 | (3,536,560) | (422,571) | (710,993) | (638,000) | - | - | - | (5,308,124) |
| 2022-23 | (3,416,101) | (410,833) | (692,866) | (619,357) | (525,000) | - | - | (5,664,157) |
| 2023-24 | (3,311,477) | (399,095) | (674,738) | (600,714) | (1,049,408) | - | - | (6,035,433) |
| 2024-25 | (2,332,796) | (387,357) | (656,611) | (582,071) | (1,021,184) | - | - | (4,980,020) |
| 2025-26 | (2,178,914) | (375,619) | (638,484) | (563,429) | (992,961) | - | - | (4,749,406) |
| 2026-27 | (2,042,123) | (363,881) | (620,357) | (544,786) | (964,737) | (525,000) | - | (5,060,883) |
| 2027-28 | (1,479,933) | (352,143) | (602,229) | (526,143) | (936,513) | (1,049,408) | - | (4,946,369) |
| 2028-29 | (1,322,731) | (340,405) | (584,102) | (507,500) | (908,289) | (1,021,184) | - | (4,684,211) |
| 2029-30 | (832,583) | (328,667) | (565,975) | (488,857) | (880,066) | (992,961) | - | (4,089,107) |
| 2030-31 | (667,400) | (316,929) | (547,847) | (470,214) | (851,842) | (964,737) | (862,500) | (4,681,469) |
| 2031-32 | (485,000) | (305,190) | (529,720) | (451,571) | (823,618) | (936,513) | (1,720,362) | (5,251,975) |
| 2032-33 | (469,000) | 0 | (511,593) | (432,929) | (795,395) | (908,289) | (1,670,329) | (4,787,534) |
| 2033-34 | (453,000) | 0 | (493,465) | - | (767,171) | (880,066) | (1,620,296) | (4,213,998) |
| 2034-35 | (437,000) | 0 | (475,338) | - | (738,947) | (851,842) | (1,570,263) | (4,073,391) |
| 2035-36 | (421,750) | 0 | (457,211) | - | (710,724) | (823,618) | (1,520,230) | (3,933,533) |
| 2036-37 | (407,250) | 0 | (439,084) | - | (682,500) | (795,395) | (1,470,197) | (3,794,426) |
| 2037-38 | - | - | (420,956) | - | (654,276) | (767,171) | (1,420,164) | (3,262,568) |
| 2038-39 | - | - | - | - | (626,053) | (738,947) | (1,370,132) | (2,735,132) |
| 2039-40 | - | - | - | - | (597,829) | (710,724) | (1,320,099) | (2,628,651) |
| 2040-41 | - | - | - | - | (569,605) | (682,500) | (1,270,066) | (2,522,171) |
| 2041-42 | - | - | - | - | (541,382) | (654,276) | (1,220,033) | (2,415,691) |
| 2042-43 | - | - | - | - | - | (626,053) | (1,170,000) | (1,796,053) |
| 2043-44 | - | - | - | - | - | (597,829) | (1,119,967) | (1,717,796) |
| 2044-45 | - | - | - | - | - | (569,605) | (1,069,934) | (1,639,539) |
| 2045-46 | - | - | - | - | - | (541,382) | (1,019,901) | (1,561,283) |

City of Greenville
Long Range Debt Plan Policy

ISSUE #1

| | |
|------------------------|-----------|
| Fiscal Year | 2017-18 |
| Total Principal Amount | 4,250,000 |
| Interest Rate | 4.00% |
| Term | 15.00 |

| Fiscal Year | Beg | Principal | Interest Rate | Interest | Debt Service | Ending |
|-------------|-----------|-----------|---------------|-----------|--------------|-----------|
| 2017-18 | 4,250,000 | 141,667 | 4.000% | 85,000 | 226,667 | 4,108,333 |
| 2018-19 | 4,108,333 | 293,452 | 4.000% | 164,333 | 457,786 | 3,814,881 |
| 2019-20 | 3,814,881 | 293,452 | 4.000% | 152,595 | 446,048 | 3,521,429 |
| 2020-21 | 3,521,429 | 293,452 | 4.000% | 140,857 | 434,310 | 3,227,976 |
| 2021-22 | 3,227,976 | 293,452 | 4.000% | 129,119 | 422,571 | 2,934,524 |
| 2022-23 | 2,934,524 | 293,452 | 4.000% | 117,381 | 410,833 | 2,641,071 |
| 2023-24 | 2,641,071 | 293,452 | 4.000% | 105,643 | 399,095 | 2,347,619 |
| 2024-25 | 2,347,619 | 293,452 | 4.000% | 93,905 | 387,357 | 2,054,167 |
| 2025-26 | 2,054,167 | 293,452 | 4.000% | 82,167 | 375,619 | 1,760,714 |
| 2026-27 | 1,760,714 | 293,452 | 4.000% | 70,429 | 363,881 | 1,467,262 |
| 2027-28 | 1,467,262 | 293,452 | 4.000% | 58,690 | 352,143 | 1,173,810 |
| 2028-29 | 1,173,810 | 293,452 | 4.000% | 46,952 | 340,405 | 880,357 |
| 2029-30 | 880,357 | 293,452 | 4.000% | 35,214 | 328,667 | 586,905 |
| 2030-31 | 586,905 | 293,452 | 4.000% | 23,476 | 316,929 | 293,452 |
| 2031-32 | 293,452 | 293,452 | 4.000% | 11,738 | 305,190 | (0) |
| 2032-33 | (0) | - | 4.000% | (0) | (0) | (0) |
| 2033-34 | (0) | - | 4.000% | (0) | (0) | (0) |
| 2034-35 | (0) | - | 4.000% | (0) | (0) | (0) |
| 2035-36 | (0) | - | 4.000% | (0) | (0) | (0) |
| 2036-37 | (0) | - | 4.000% | (0) | (0) | (0) |
| Total | | 4,250,000 | | 1,317,500 | 5,567,500 | |

City of Greenville
Long Range Debt Plan Policy

ISSUE #2

| | |
|------------------------|-----------|
| Fiscal Year | 2018-19 |
| Total Principal Amount | 7,850,000 |
| Interest Rate | 4.50% |
| Term | 20.00 |

| Fiscal Year | Beg | Principal | Interest Rate | Interest | Debt Service | Ending |
|--------------|-----------|------------------|---------------|------------------|-------------------|-----------|
| 2018-19 | 7,850,000 | 196,250 | 4.500% | 176,625 | 372,875 | 7,653,750 |
| 2019-20 | 7,653,750 | 402,829 | 4.500% | 344,419 | 747,248 | 7,250,921 |
| 2020-21 | 7,250,921 | 402,829 | 4.500% | 326,291 | 729,120 | 6,848,092 |
| 2021-22 | 6,848,092 | 402,829 | 4.500% | 308,164 | 710,993 | 6,445,263 |
| 2022-23 | 6,445,263 | 402,829 | 4.500% | 290,037 | 692,866 | 6,042,434 |
| 2023-24 | 6,042,434 | 402,829 | 4.500% | 271,910 | 674,738 | 5,639,605 |
| 2024-25 | 5,639,605 | 402,829 | 4.500% | 253,782 | 656,611 | 5,236,776 |
| 2025-26 | 5,236,776 | 402,829 | 4.500% | 235,655 | 638,484 | 4,833,947 |
| 2026-27 | 4,833,947 | 402,829 | 4.500% | 217,528 | 620,357 | 4,431,118 |
| 2027-28 | 4,431,118 | 402,829 | 4.500% | 199,400 | 602,229 | 4,028,289 |
| 2028-29 | 4,028,289 | 402,829 | 4.500% | 181,273 | 584,102 | 3,625,461 |
| 2029-30 | 3,625,461 | 402,829 | 4.500% | 163,146 | 565,975 | 3,222,632 |
| 2030-31 | 3,222,632 | 402,829 | 4.500% | 145,018 | 547,847 | 2,819,803 |
| 2031-32 | 2,819,803 | 402,829 | 4.500% | 126,891 | 529,720 | 2,416,974 |
| 2032-33 | 2,416,974 | 402,829 | 4.500% | 108,764 | 511,593 | 2,014,145 |
| 2033-34 | 2,014,145 | 402,829 | 4.500% | 90,637 | 493,465 | 1,611,316 |
| 2034-35 | 1,611,316 | 402,829 | 4.500% | 72,509 | 475,338 | 1,208,487 |
| 2035-36 | 1,208,487 | 402,829 | 4.500% | 54,382 | 457,211 | 805,658 |
| 2036-37 | 805,658 | 402,829 | 4.500% | 36,255 | 439,084 | 402,829 |
| 2037-38 | 402,829 | 402,829 | 4.500% | 18,127 | 420,956 | 0 |
| Total | | 7,850,000 | | 3,620,813 | 11,470,813 | |

City of Greenville
Long Range Debt Plan Policy

ISSUE #3

| | |
|------------------------|-----------|
| Fiscal Year | 2018-19 |
| Total Principal Amount | 6,000,000 |
| Interest Rate | 4.50% |
| Term | 15.00 |

| Fiscal Year | Beg | Principal | Interest Rate | Interest | Debt Service | Ending |
|-------------|-----------|-----------|---------------|-----------|--------------|-----------|
| 2018-19 | 6,000,000 | 200,000 | 4.500% | 135,000 | 335,000 | 5,800,000 |
| 2019-20 | 5,800,000 | 414,286 | 4.500% | 261,000 | 675,286 | 5,385,714 |
| 2020-21 | 5,385,714 | 414,286 | 4.500% | 242,357 | 656,643 | 4,971,429 |
| 2021-22 | 4,971,429 | 414,286 | 4.500% | 223,714 | 638,000 | 4,557,143 |
| 2022-23 | 4,557,143 | 414,286 | 4.500% | 205,071 | 619,357 | 4,142,857 |
| 2023-24 | 4,142,857 | 414,286 | 4.500% | 186,429 | 600,714 | 3,728,571 |
| 2024-25 | 3,728,571 | 414,286 | 4.500% | 167,786 | 582,071 | 3,314,286 |
| 2025-26 | 3,314,286 | 414,286 | 4.500% | 149,143 | 563,429 | 2,900,000 |
| 2026-27 | 2,900,000 | 414,286 | 4.500% | 130,500 | 544,786 | 2,485,714 |
| 2027-28 | 2,485,714 | 414,286 | 4.500% | 111,857 | 526,143 | 2,071,429 |
| 2028-29 | 2,071,429 | 414,286 | 4.500% | 93,214 | 507,500 | 1,657,143 |
| 2029-30 | 1,657,143 | 414,286 | 4.500% | 74,571 | 488,857 | 1,242,857 |
| 2030-31 | 1,242,857 | 414,286 | 4.500% | 55,929 | 470,214 | 828,571 |
| 2031-32 | 828,571 | 414,286 | 4.500% | 37,286 | 451,571 | 414,286 |
| 2032-33 | 414,286 | 414,286 | 4.500% | 18,643 | 432,929 | - |
| 2033-34 | - | - | 4.500% | - | - | - |
| 2034-35 | - | - | 4.500% | - | - | - |
| 2035-36 | - | - | 4.500% | - | - | - |
| 2036-37 | - | - | 4.500% | - | - | - |
| 2037-38 | - | - | 4.500% | - | - | - |
| Total | | 6,000,000 | | 2,092,500 | 8,092,500 | |

City of Greenville
Long Range Debt Plan Policy

ISSUE #4

| | |
|------------------------|------------|
| Fiscal Year | 2022-23 |
| Total Principal Amount | 10,000,000 |
| Interest Rate | 5.50% |
| Term | 20.00 |

| Fiscal Year | Beg | Principal | Interest Rate | Interest | Debt Service | Ending |
|-------------|------------|-----------|---------------|----------|--------------|-----------|
| 2022-23 | 10,000,000 | 250,000 | 5.500% | 275,000 | 525,000 | 9,750,000 |
| 2023-24 | 9,750,000 | 513,158 | 5.500% | 536,250 | 1,049,408 | 9,236,842 |
| 2024-25 | 9,236,842 | 513,158 | 5.500% | 508,026 | 1,021,184 | 8,723,684 |
| 2025-26 | 8,723,684 | 513,158 | 5.500% | 479,803 | 992,961 | 8,210,526 |
| 2026-27 | 8,210,526 | 513,158 | 5.500% | 451,579 | 964,737 | 7,697,368 |
| 2027-28 | 7,697,368 | 513,158 | 5.500% | 423,355 | 936,513 | 7,184,211 |
| 2028-29 | 7,184,211 | 513,158 | 5.500% | 395,132 | 908,289 | 6,671,053 |
| 2029-30 | 6,671,053 | 513,158 | 5.500% | 366,908 | 880,066 | 6,157,895 |
| 2030-31 | 6,157,895 | 513,158 | 5.500% | 338,684 | 851,842 | 5,644,737 |
| 2031-32 | 5,644,737 | 513,158 | 5.500% | 310,461 | 823,618 | 5,131,579 |
| 2032-33 | 5,131,579 | 513,158 | 5.500% | 282,237 | 795,395 | 4,618,421 |
| 2033-34 | 4,618,421 | 513,158 | 5.500% | 254,013 | 767,171 | 4,105,263 |
| 2034-35 | 4,105,263 | 513,158 | 5.500% | 225,789 | 738,947 | 3,592,105 |
| 2035-36 | 3,592,105 | 513,158 | 5.500% | 197,566 | 710,724 | 3,078,947 |
| 2036-37 | 3,078,947 | 513,158 | 5.500% | 169,342 | 682,500 | 2,565,789 |
| 2037-38 | 2,565,789 | 513,158 | 5.500% | 141,118 | 654,276 | 2,052,632 |
| 2038-39 | 2,052,632 | 513,158 | 5.500% | 112,895 | 626,053 | 1,539,474 |
| 2039-40 | 1,539,474 | 513,158 | 5.500% | 84,671 | 597,829 | 1,026,316 |
| 2040-41 | 1,026,316 | 513,158 | 5.500% | 56,447 | 569,605 | 513,158 |
| 2041-42 | 513,158 | 513,158 | 5.500% | 28,224 | 541,382 | - |

Total

10,000,000

5,637,500

15,637,500

City of Greenville
Long Range Debt Plan Policy

ISSUE #5

| | |
|------------------------|------------|
| Fiscal Year | 2026-27 |
| Total Principal Amount | 10,000,000 |
| Interest Rate | 5.50% |
| Term | 20.00 |

| Fiscal Year | Beg | Principal | Interest Rate | Interest | Debt Service | Ending |
|-------------|------------|------------|---------------|-----------|--------------|-----------|
| 2026-27 | 10,000,000 | 250,000 | 5.500% | 275,000 | 525,000 | 9,750,000 |
| 2027-28 | 9,750,000 | 513,158 | 5.500% | 536,250 | 1,049,408 | 9,236,842 |
| 2028-29 | 9,236,842 | 513,158 | 5.500% | 508,026 | 1,021,184 | 8,723,684 |
| 2029-30 | 8,723,684 | 513,158 | 5.500% | 479,803 | 992,961 | 8,210,526 |
| 2030-31 | 8,210,526 | 513,158 | 5.500% | 451,579 | 964,737 | 7,697,368 |
| 2031-32 | 7,697,368 | 513,158 | 5.500% | 423,355 | 936,513 | 7,184,211 |
| 2032-33 | 7,184,211 | 513,158 | 5.500% | 395,132 | 908,289 | 6,671,053 |
| 2033-34 | 6,671,053 | 513,158 | 5.500% | 366,908 | 880,066 | 6,157,895 |
| 2034-35 | 6,157,895 | 513,158 | 5.500% | 338,684 | 851,842 | 5,644,737 |
| 2035-36 | 5,644,737 | 513,158 | 5.500% | 310,461 | 823,618 | 5,131,579 |
| 2036-37 | 5,131,579 | 513,158 | 5.500% | 282,237 | 795,395 | 4,618,421 |
| 2037-38 | 4,618,421 | 513,158 | 5.500% | 254,013 | 767,171 | 4,105,263 |
| 2038-39 | 4,105,263 | 513,158 | 5.500% | 225,789 | 738,947 | 3,592,105 |
| 2039-40 | 3,592,105 | 513,158 | 5.500% | 197,566 | 710,724 | 3,078,947 |
| 2040-41 | 3,078,947 | 513,158 | 5.500% | 169,342 | 682,500 | 2,565,789 |
| 2041-42 | 2,565,789 | 513,158 | 5.500% | 141,118 | 654,276 | 2,052,632 |
| 2042-43 | 2,052,632 | 513,158 | 5.500% | 112,895 | 626,053 | 1,539,474 |
| 2043-44 | 1,539,474 | 513,158 | 5.500% | 84,671 | 597,829 | 1,026,316 |
| 2044-45 | 1,026,316 | 513,158 | 5.500% | 56,447 | 569,605 | 513,158 |
| 2045-46 | 513,158 | 513,158 | 5.500% | 28,224 | 541,382 | - |
| Total | | 10,000,000 | | 5,637,500 | 15,637,500 | |

City of Greenville
Long Range Debt Plan Policy

ISSUE #6

| | |
|------------------------|------------|
| Fiscal Year | 2030-31 |
| Total Principal Amount | 15,000,000 |
| Interest Rate | 6.50% |
| Term | 20.00 |

| Fiscal Year | Beg | Principal | Interest Rate | Interest | Debt Service | Ending |
|-------------|------------|------------|---------------|-----------|--------------|------------|
| 2030-31 | 15,000,000 | 375,000 | 6.500% | 487,500 | 862,500 | 14,625,000 |
| 2031-32 | 14,625,000 | 769,737 | 6.500% | 950,625 | 1,720,362 | 13,855,263 |
| 2032-33 | 13,855,263 | 769,737 | 6.500% | 900,592 | 1,670,329 | 13,085,526 |
| 2033-34 | 13,085,526 | 769,737 | 6.500% | 850,559 | 1,620,296 | 12,315,789 |
| 2034-35 | 12,315,789 | 769,737 | 6.500% | 800,526 | 1,570,263 | 11,546,053 |
| 2035-36 | 11,546,053 | 769,737 | 6.500% | 750,493 | 1,520,230 | 10,776,316 |
| 2036-37 | 10,776,316 | 769,737 | 6.500% | 700,461 | 1,470,197 | 10,006,579 |
| 2037-38 | 10,006,579 | 769,737 | 6.500% | 650,428 | 1,420,164 | 9,236,842 |
| 2038-39 | 9,236,842 | 769,737 | 6.500% | 600,395 | 1,370,132 | 8,467,105 |
| 2039-40 | 8,467,105 | 769,737 | 6.500% | 550,362 | 1,320,099 | 7,697,368 |
| 2040-41 | 7,697,368 | 769,737 | 6.500% | 500,329 | 1,270,066 | 6,927,632 |
| 2041-42 | 6,927,632 | 769,737 | 6.500% | 450,296 | 1,220,033 | 6,157,895 |
| 2042-43 | 6,157,895 | 769,737 | 6.500% | 400,263 | 1,170,000 | 5,388,158 |
| 2043-44 | 5,388,158 | 769,737 | 6.500% | 350,230 | 1,119,967 | 4,618,421 |
| 2044-45 | 4,618,421 | 769,737 | 6.500% | 300,197 | 1,069,934 | 3,848,684 |
| 2045-46 | 3,848,684 | 769,737 | 6.500% | 250,164 | 1,019,901 | 3,078,947 |
| 2046-47 | 3,078,947 | 769,737 | 6.500% | 200,132 | 969,868 | 2,309,211 |
| 2047-48 | 2,309,211 | 769,737 | 6.500% | 150,099 | 919,836 | 1,539,474 |
| 2048-49 | 1,539,474 | 769,737 | 6.500% | 100,066 | 869,803 | 769,737 |
| 2049-50 | 769,737 | 769,737 | 6.500% | 50,033 | 819,770 | (0) |
| Total | | 15,000,000 | | 9,993,750 | 24,993,750 | |