

# City Council Meeting

August 10, 2017



**Greenville**  
NORTH CAROLINA

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# Item 5


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




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# General Location Map

## Map Legend

 Greenville's ETJ


 Tar River

 Pitt-Greenville Airport (PGV)

## City Council Voting District

### District

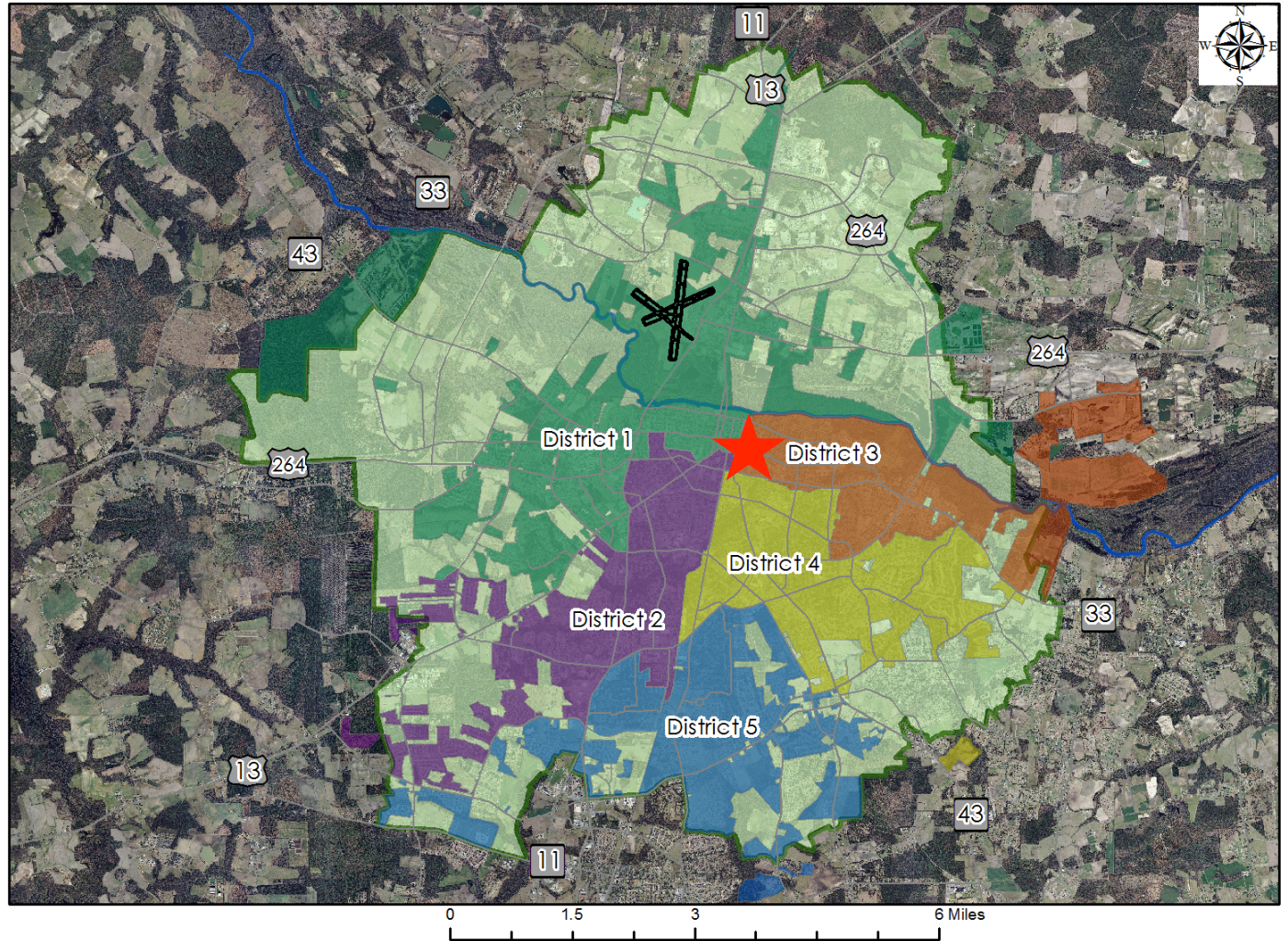
 District 1

 District 2

 District 3

 District 4

 District 5





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# Aerial Map (2016)

## Map Legend

-  Rezoning
-  Land Parcels

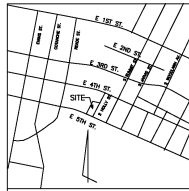


  
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# Big East Properties

## 0.5322 acres



VICINITY MAP  
N.T.S.

THE SANDRA FAULKNER  
BUTTERWORTH IRREVOCABLE  
TRUST AGREEMENT  
D.B. 3306, P. 724  
OR

THOMAS A  
FAULKNER  
D.B. 2651, 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 KEIL McADAM  
SALLY WELKER McADAM  
D.B. 2777, P. 603  
R6S

WESLEY FOUNDATION  
OR

WESLEY FOUNDATION  
OR

OWNER  
BIG EAST PROPERTIES, LLC  
3508 HUNTINGTON ROAD  
GREENVILLE, NC 27608

**NOTES**

- THIS IS A REZONING REQUEST SURVEY OF PITT COUNTY
- TAX PARCEL NUMBER 20302
- 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 PARENTHESES ARE DEED DIMENSIONS

REGENCY HOUSE CONDOMINIUMS  
COMMON AREA  
W AND P PROPERTIES OF NC, LLC  
D.B. 2383, P. 462  
CONDO UNIT OWNERSHIP BOOK 1, PAGE 15-15E  
OR

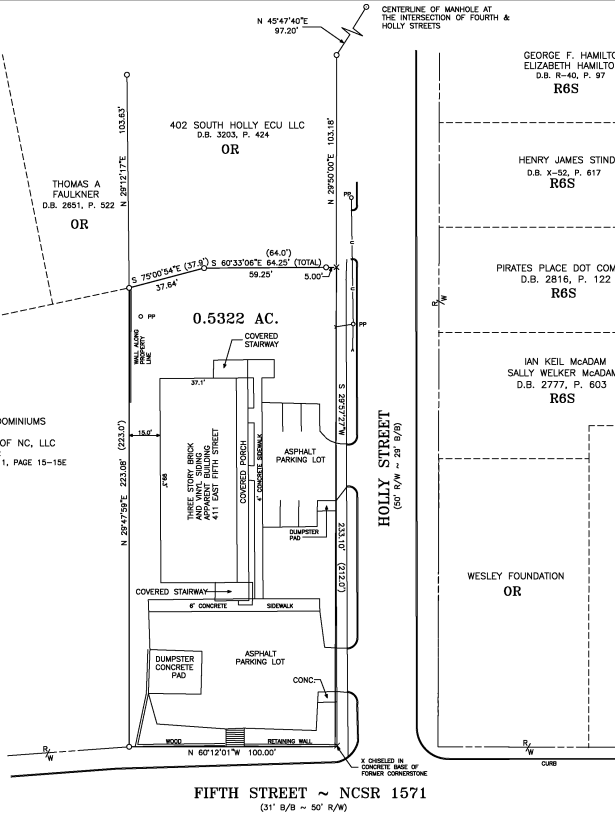
**LEGEND**

- EXISTING IRON PIPE
- × CHISELED IN CONCRETE
- ¼" RIGHT OF WAY
- OVERHEAD UTILITY LINE AND POLE

**REFERENCES**

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

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' 8/8 ~ 50' R/W)

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'

30 0 30 60 90

GRAPHIC SCALE - FEET

**Spruill & Associates Inc.**

2747 East Tenth Street  
Greenville, North Carolina 27608  
(252) 767-1800  
spruill@coastalnet.com

Form No. C-978

STATE OF NORTH CAROLINA, PITT COUNTY

I, STEPHEN N. SPRUILL, CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION, THAT THE RATIO OF PRECISION AS CALCULATED IS 1:27,600. THAT THE BOUNDARIES NOT SURVEYED ARE SHOWN AS BROKEN LINES; THAT THIS PLAN WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED, WITNESS MY HAND AND SEAL THIS DAY OF APRIL 2017

STEPHEN N. SPRUILL

L-2723

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



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# E. 5<sup>th</sup> Street



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# S. Holly Street




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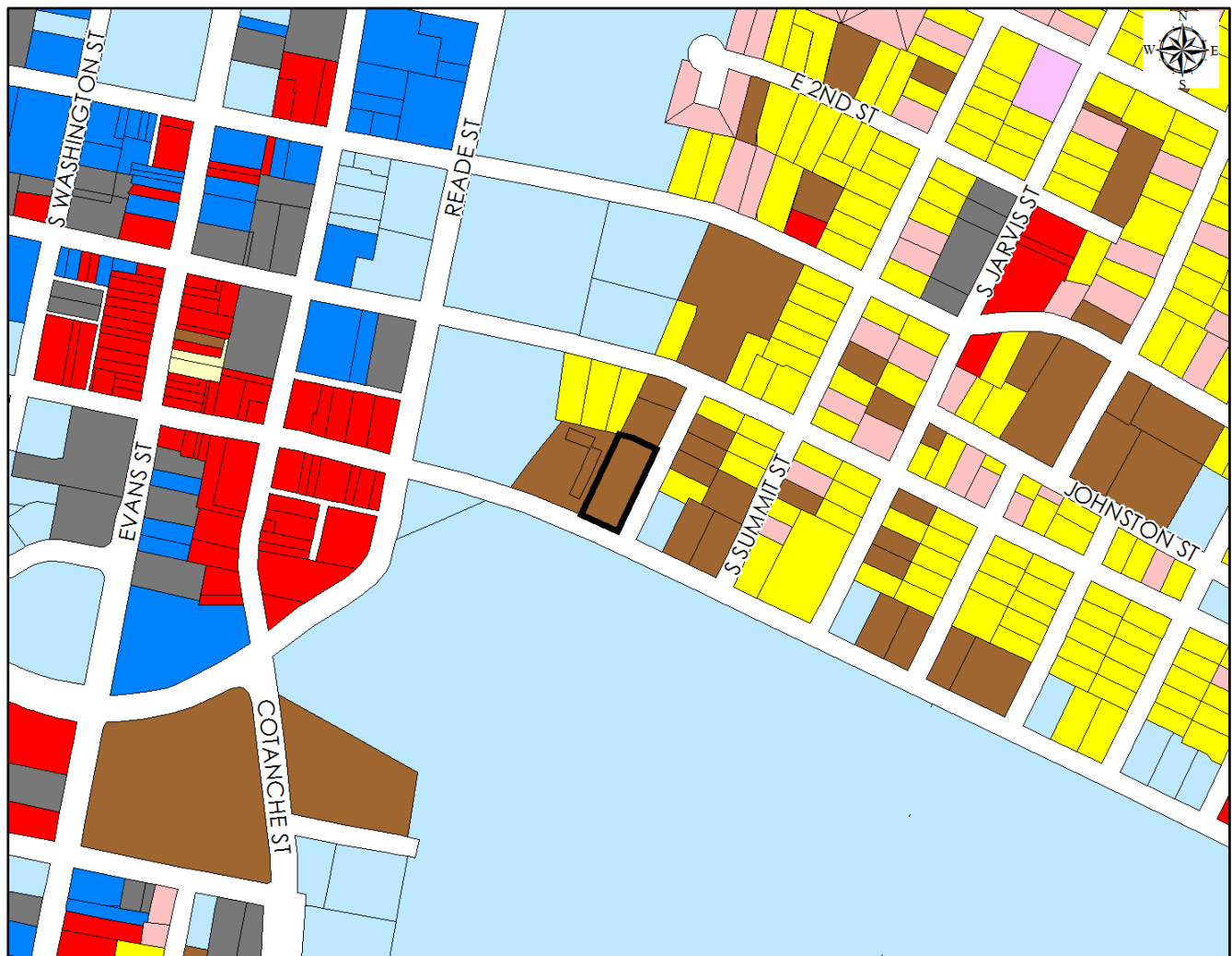
# Existing Land Use

## Map Legend

-  Rezoning
-  Land Parcels

## Existing Land Use

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



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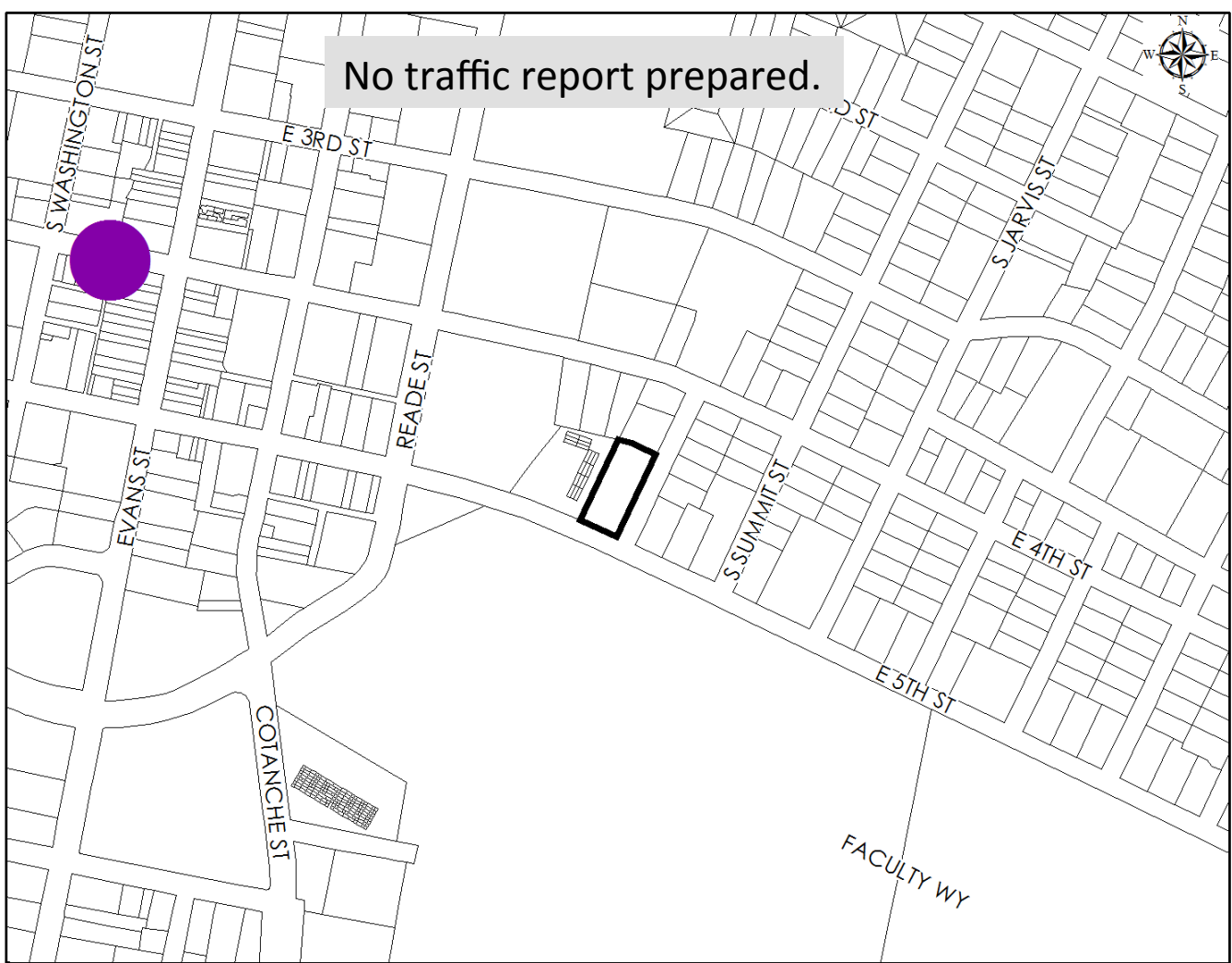
# Activity Centers

## Map Legend

-  Rezoning
-  Land Parcels
-  Neighborhood Activity Center
-  Community Activity Center
-  Regional Activity Center
-  Employment Center



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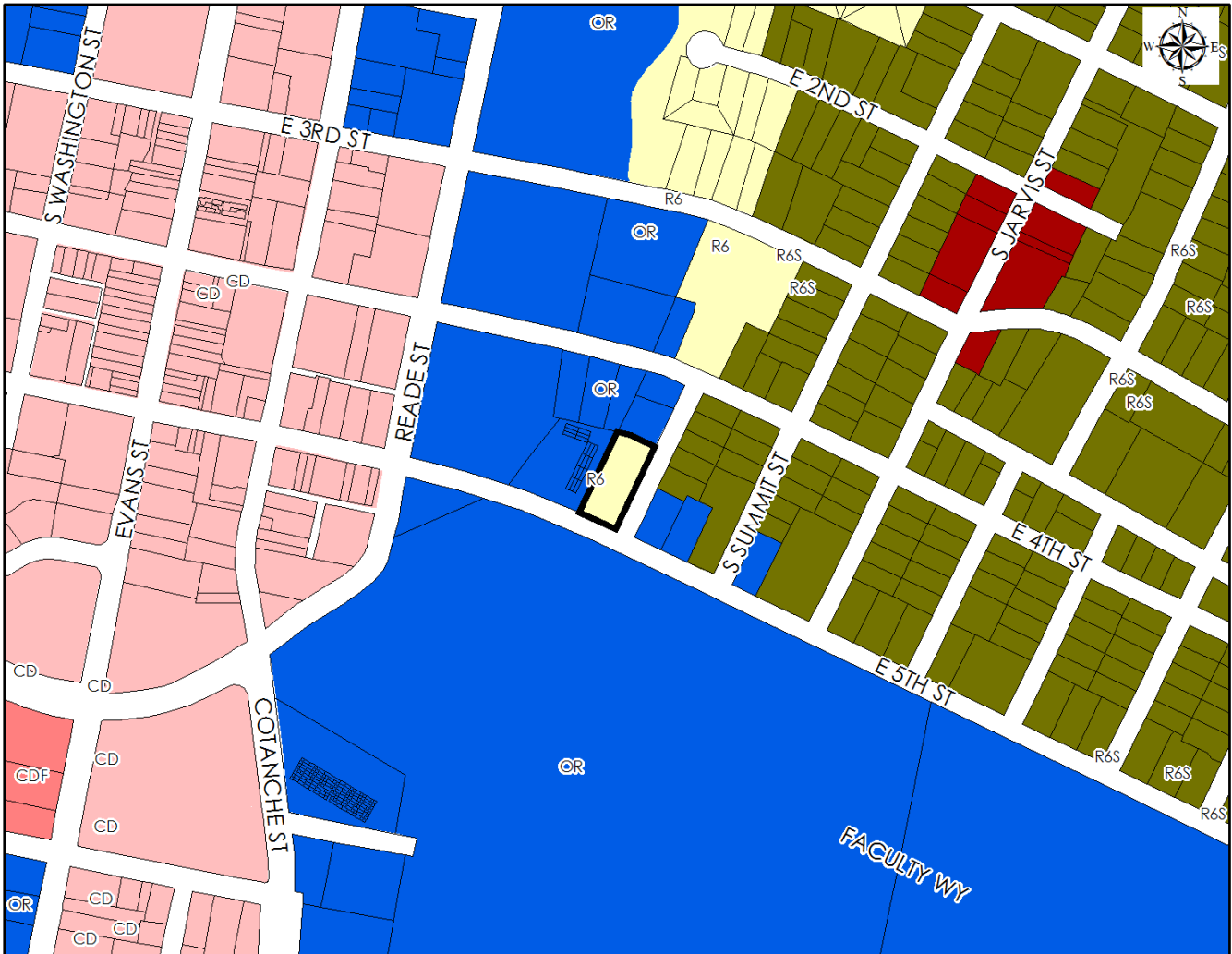
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0 205 410 820 1,230 Feet

# Zoning Map

## Map Legend

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





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









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# Future Land Use & Character Map

## Map Legend

-  Rezoning
-  Land Parcels

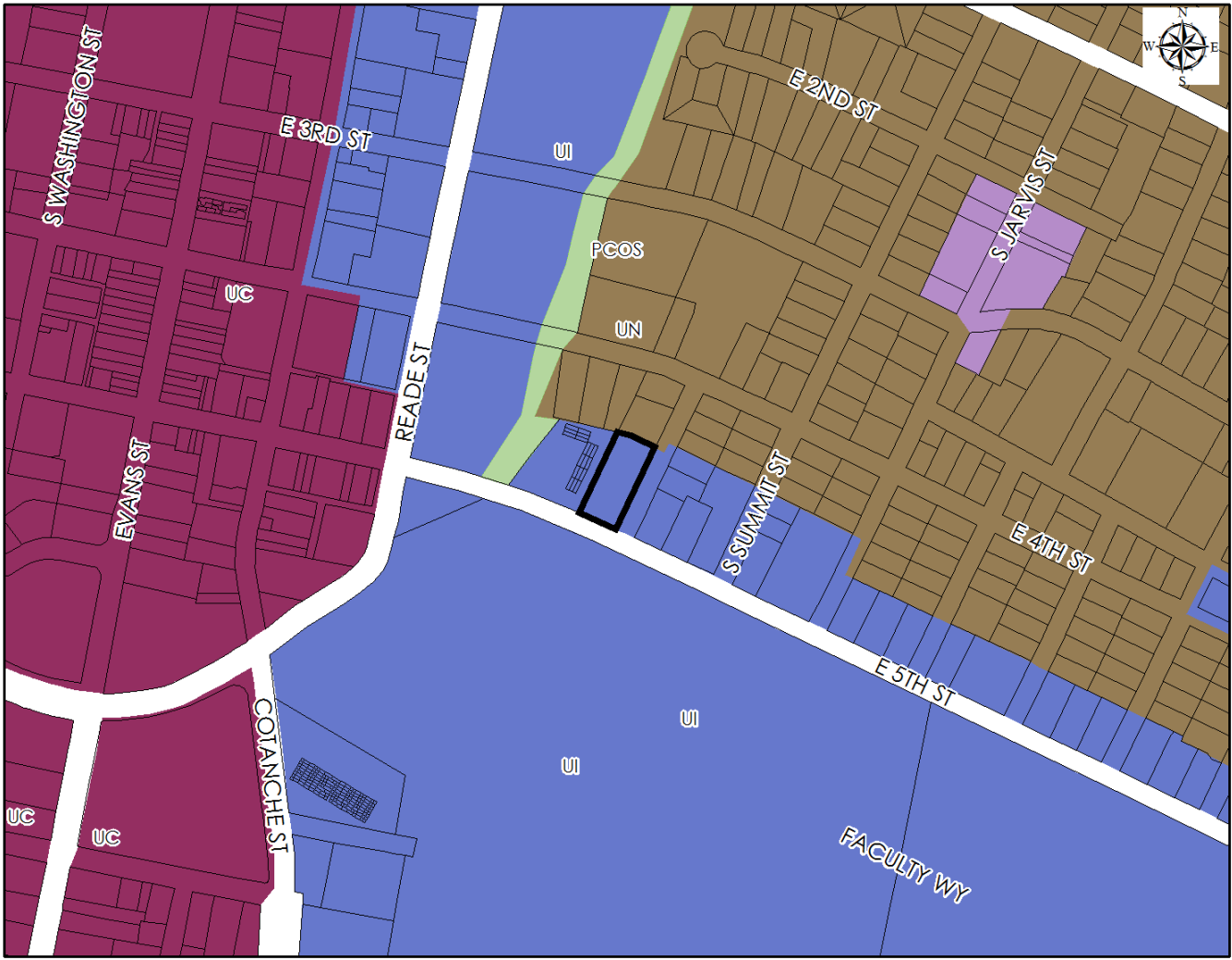
## Horizons2026 Future Land Use

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



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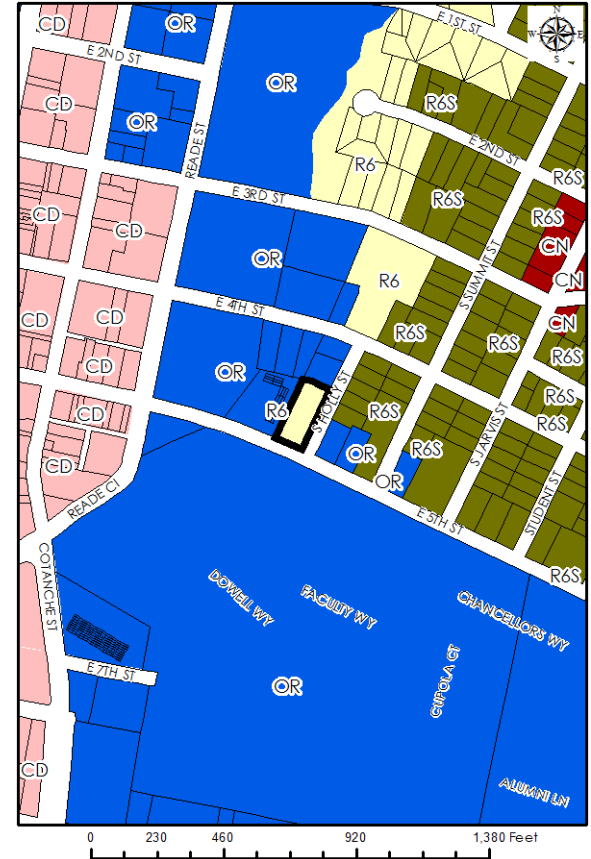
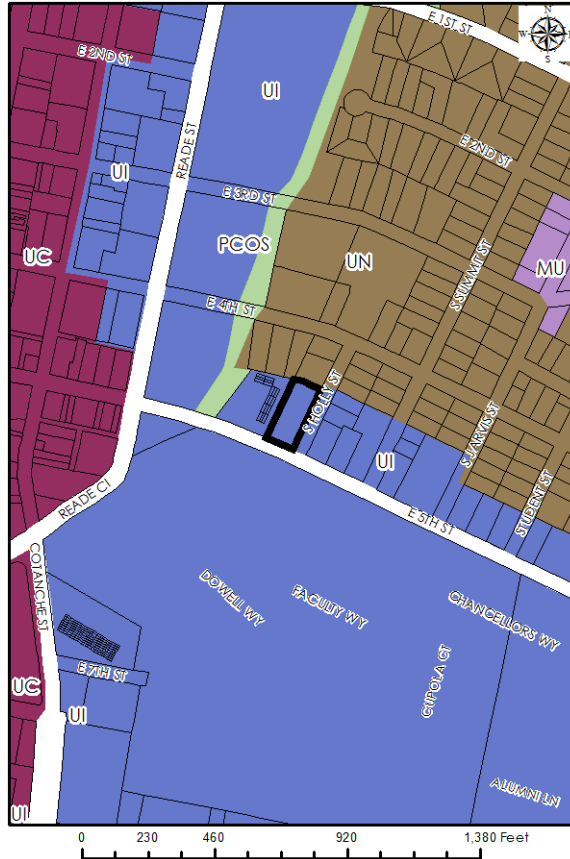


# Future Land Use & Character Map

# Zoning Map

## Map Legend

-  Rezoning Sites
-  Land Parcels



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# Item 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)




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# General Location Map

## Map Legend

 Greenville's ETJ


 Tar River

 Pitt-Greenville Airport (PGV)

## City Council Voting District

### District

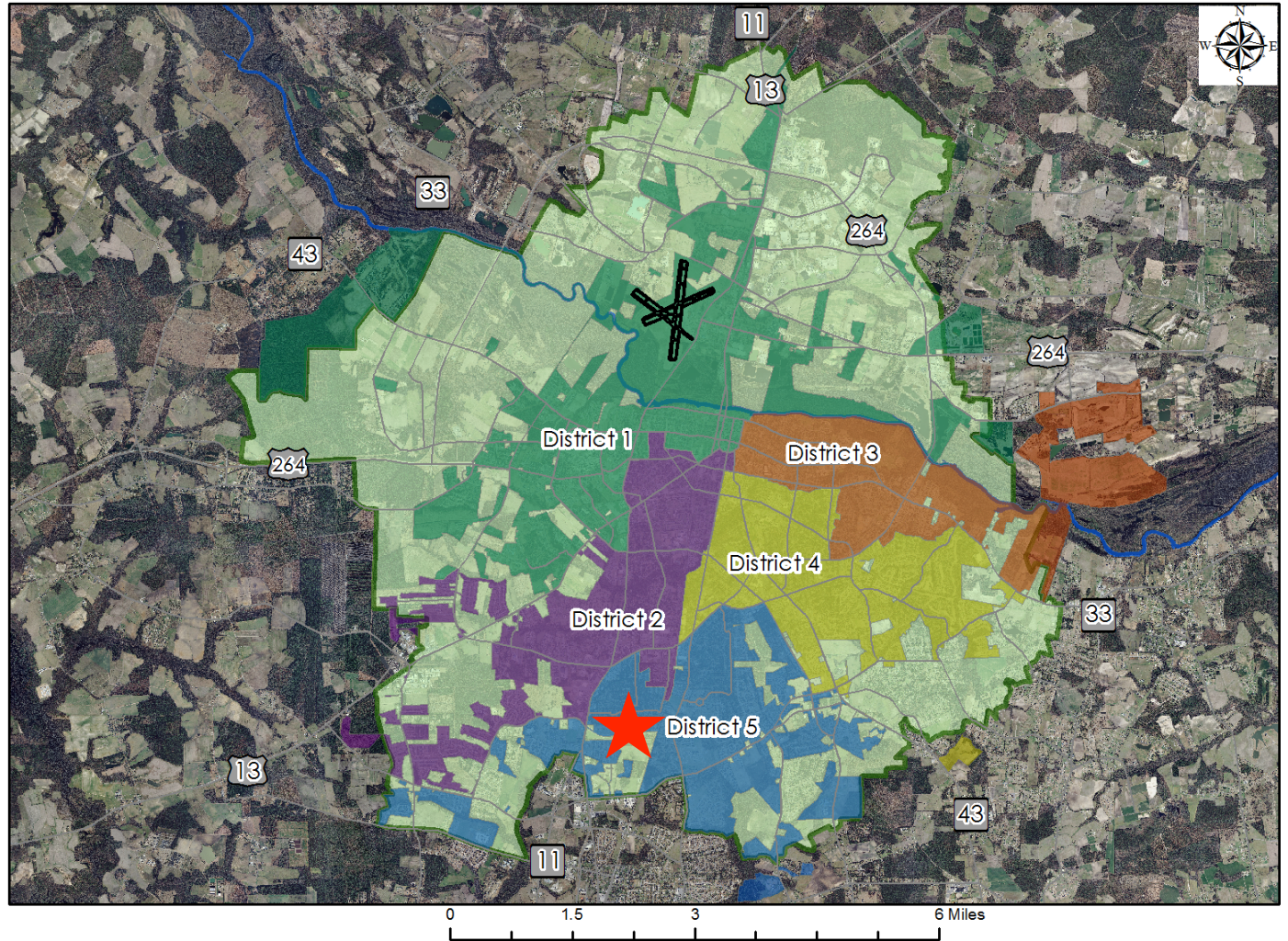
 District 1

 District 2

 District 3

 District 4

 District 5





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# Aerial Map (2012)

## Map Legend

-  Rezonings
-  Land Parcels



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# Regency Boulevard





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





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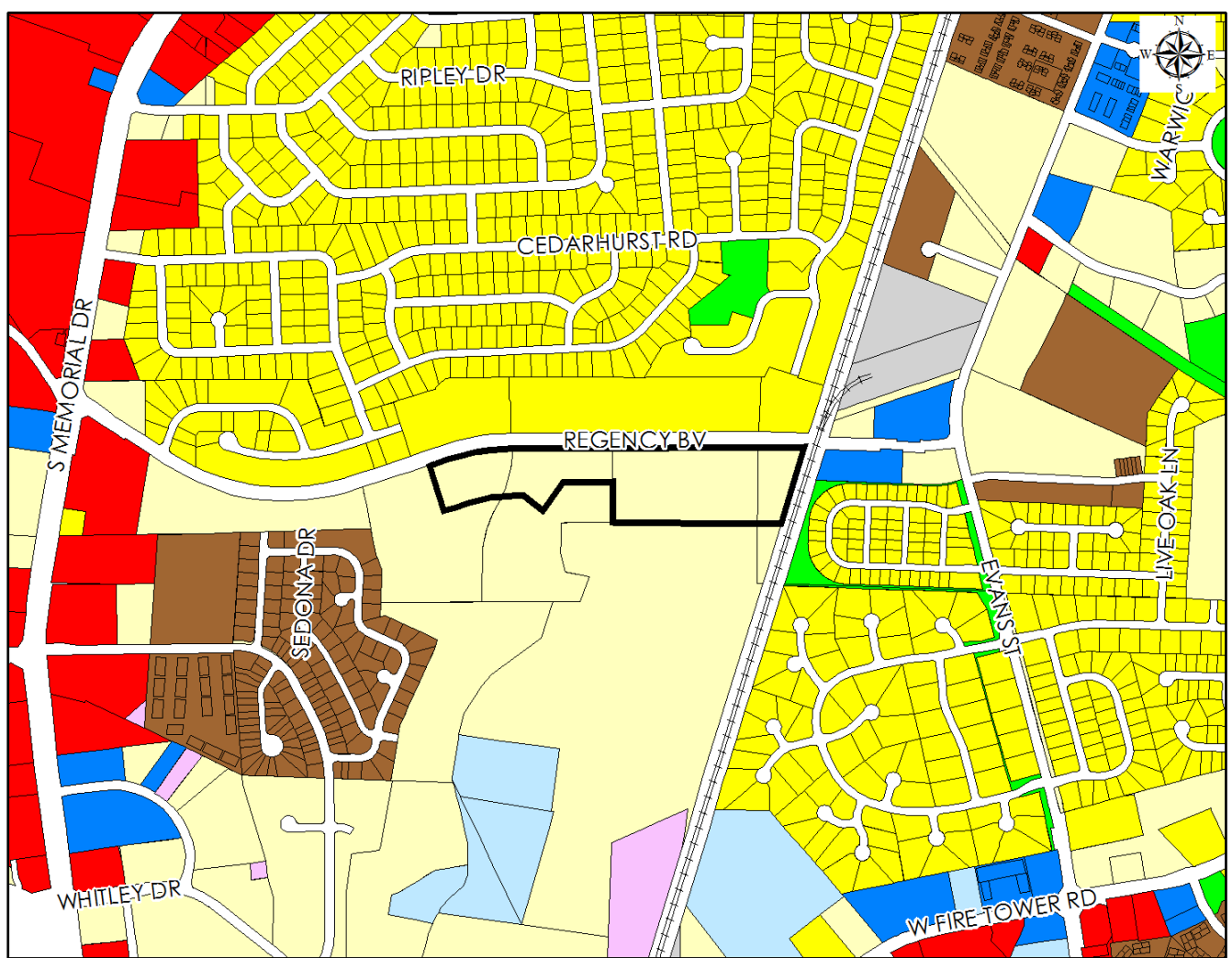
# Existing Land Use

## Map Legend

-  Rezoning
-  Land Parcels

## Existing Land Use

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



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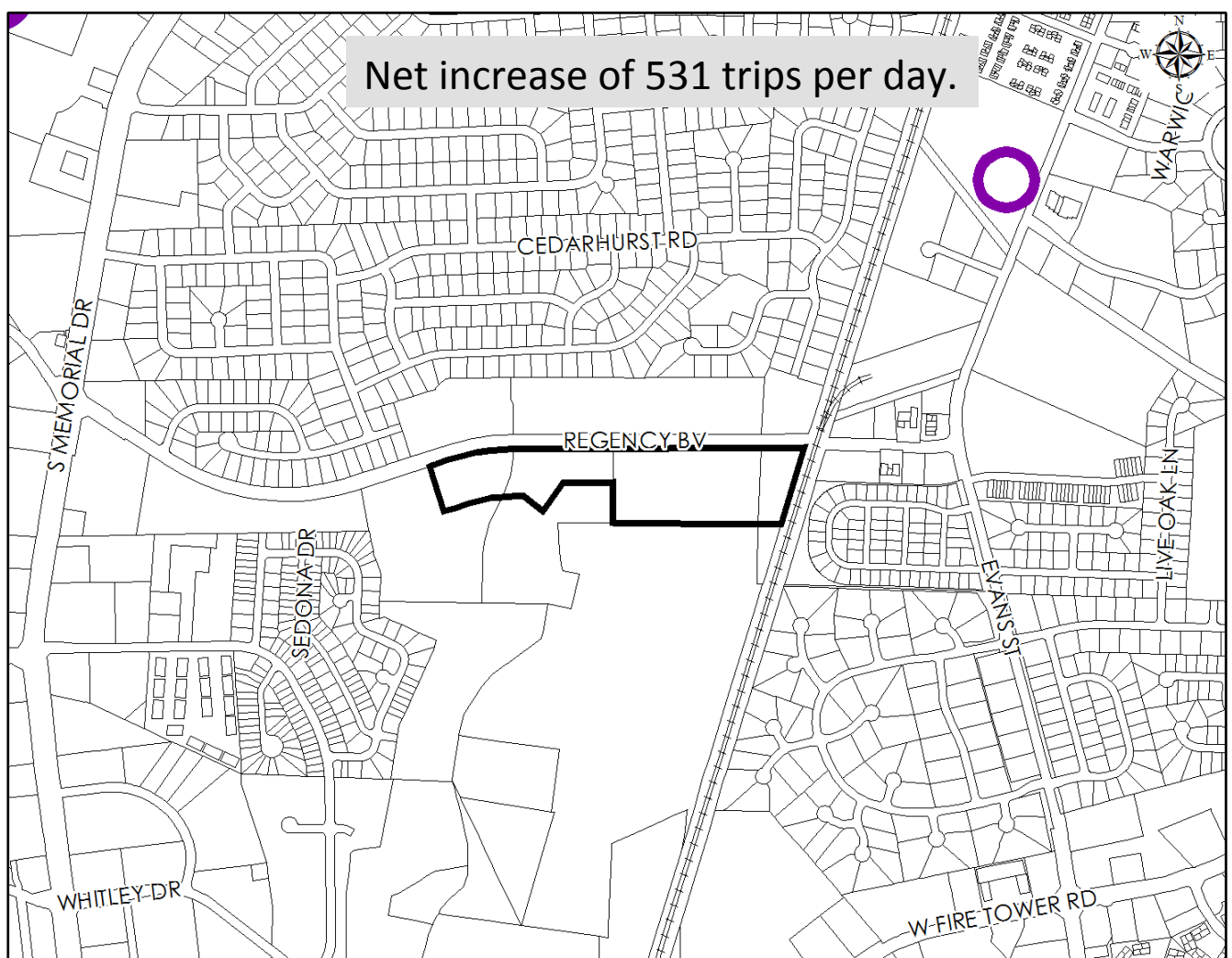
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# Activity Centers

## Map Legend

-  Rezoning
-  Land Parcels
-  Neighborhood Activity Center
-  Community Activity Center
-  Regional Activity Center
-  Employment Center

Net increase of 531 trips per day.



# Zoning Map

## Map Legend

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





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













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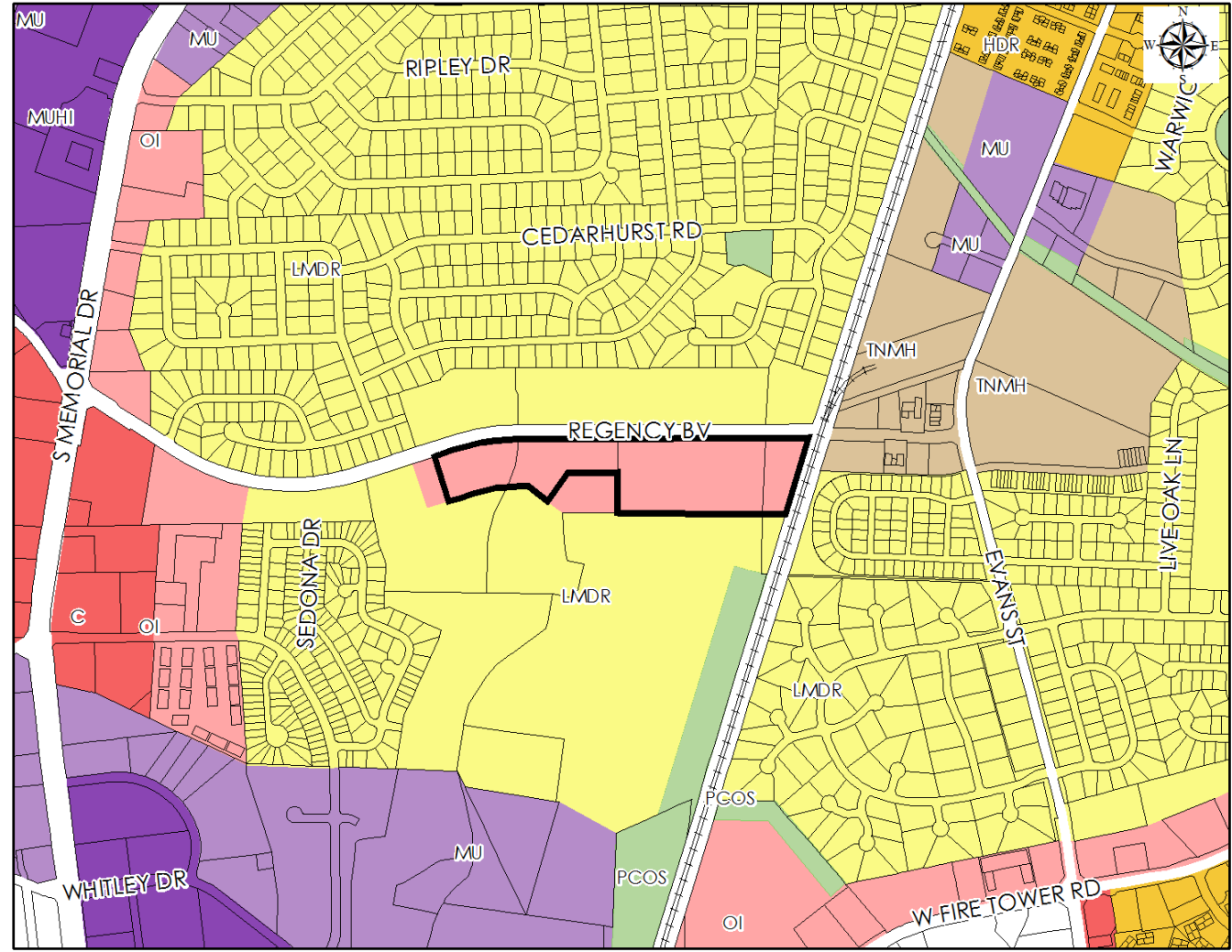
# Future Land Use & Character Map

## Map Legend

-  Rezoning
-  Land Parcels

## Horizons2026 Future Land Use

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



0 500 1,000 2,000 3,000 Feet





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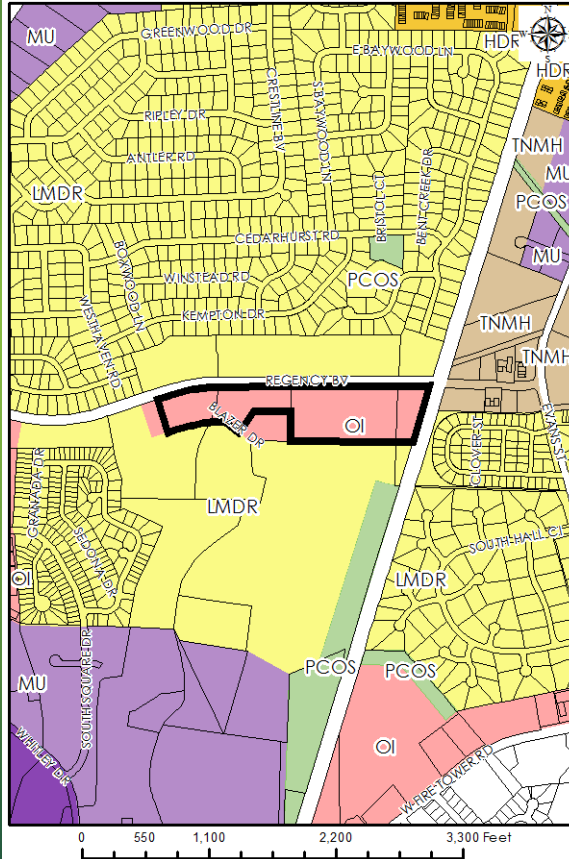
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# Future Land Use & Character Map

# Zoning Map

## Map Legend

-  Rezoning Sites
-  Land Parcels



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# Item 7

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




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


# General Location Map

## Map Legend

 Greenville's ETJ


 Tar River

 Pitt-Greenville Airport (PGV)


## City Council Voting District


### District

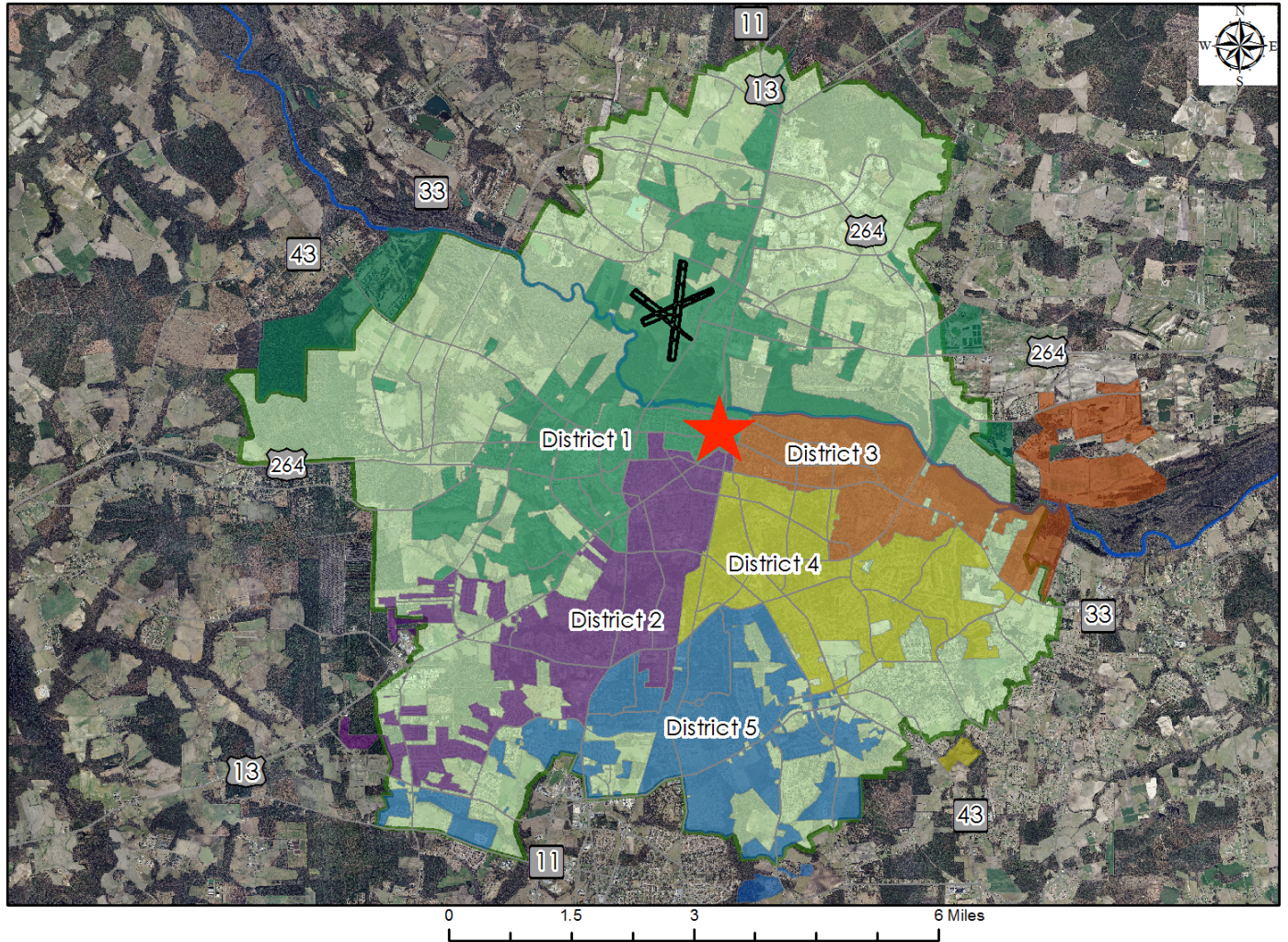
 District 1

 District 2

 District 3

 District 4

 District 5





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# Aerial Map (2016)

## Map Legend

-  Rezonings
-  Land Parcels



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# LOPRO, LLC

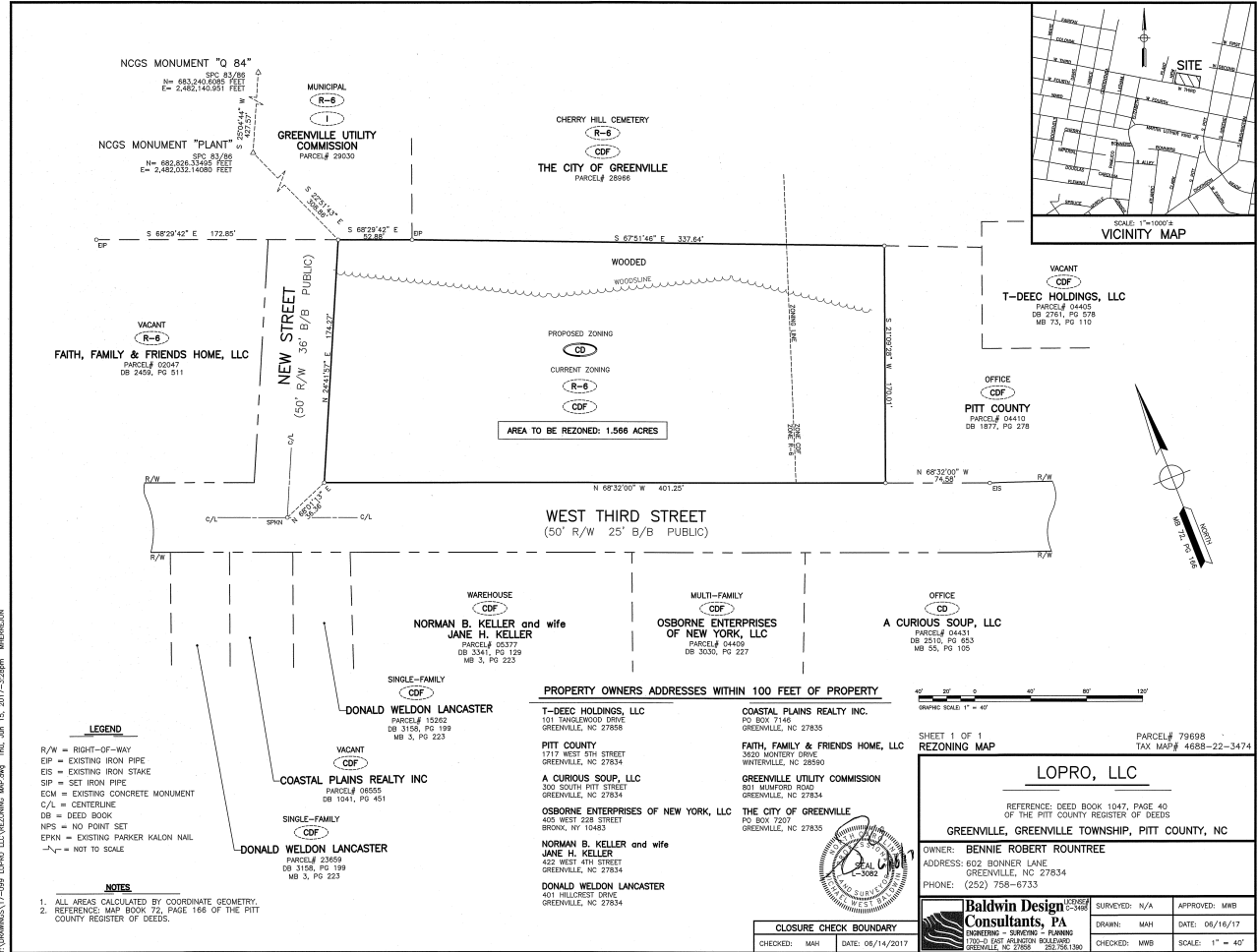
## 1.566 acres



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Y:\URM\17-099 LOPRO, LLC\REZONING MAP.dwg Thu Jun 15, 2017 11:23:29am MBERSON



# W. 3<sup>rd</sup> Street



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# Existing Land Use

## Map Legend

- Rezonings
- Land Parcels

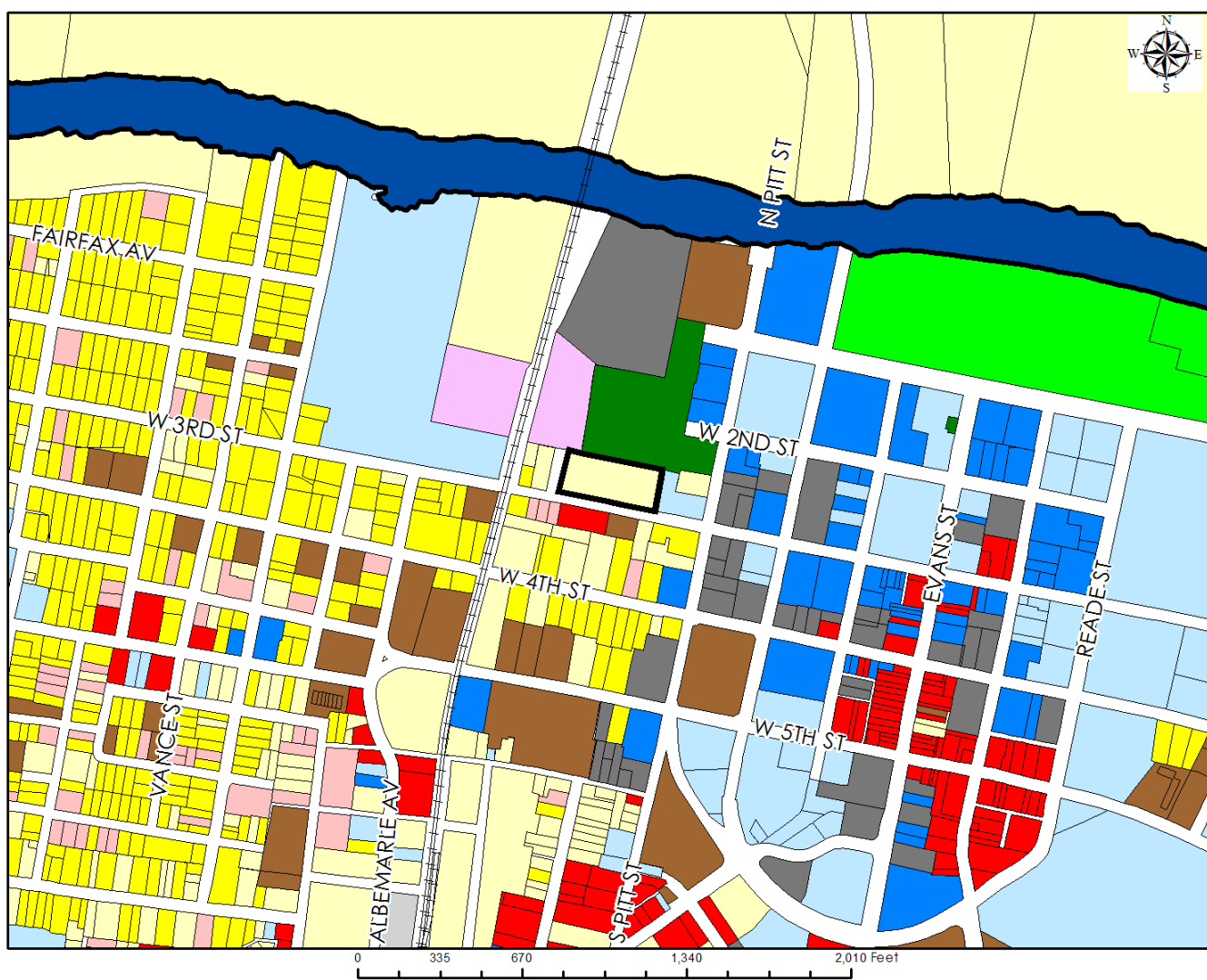
## Existing Land Use

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



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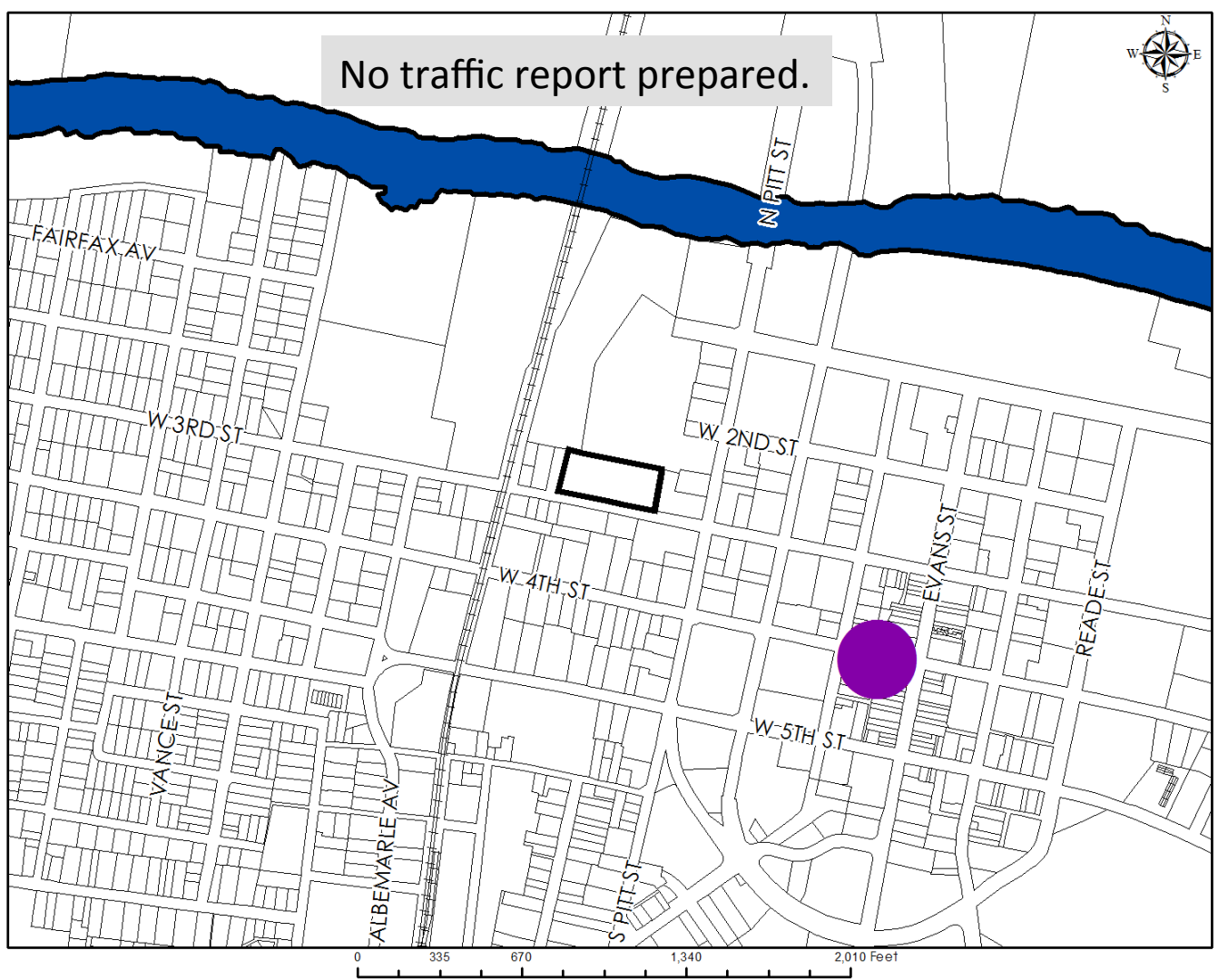
# Activity Centers

## Map Legend

-  Rezoning
-  Land Parcels
-  Neighborhood Activity Center
-  Community Activity Center
-  Regional Activity Center
-  Employment Center









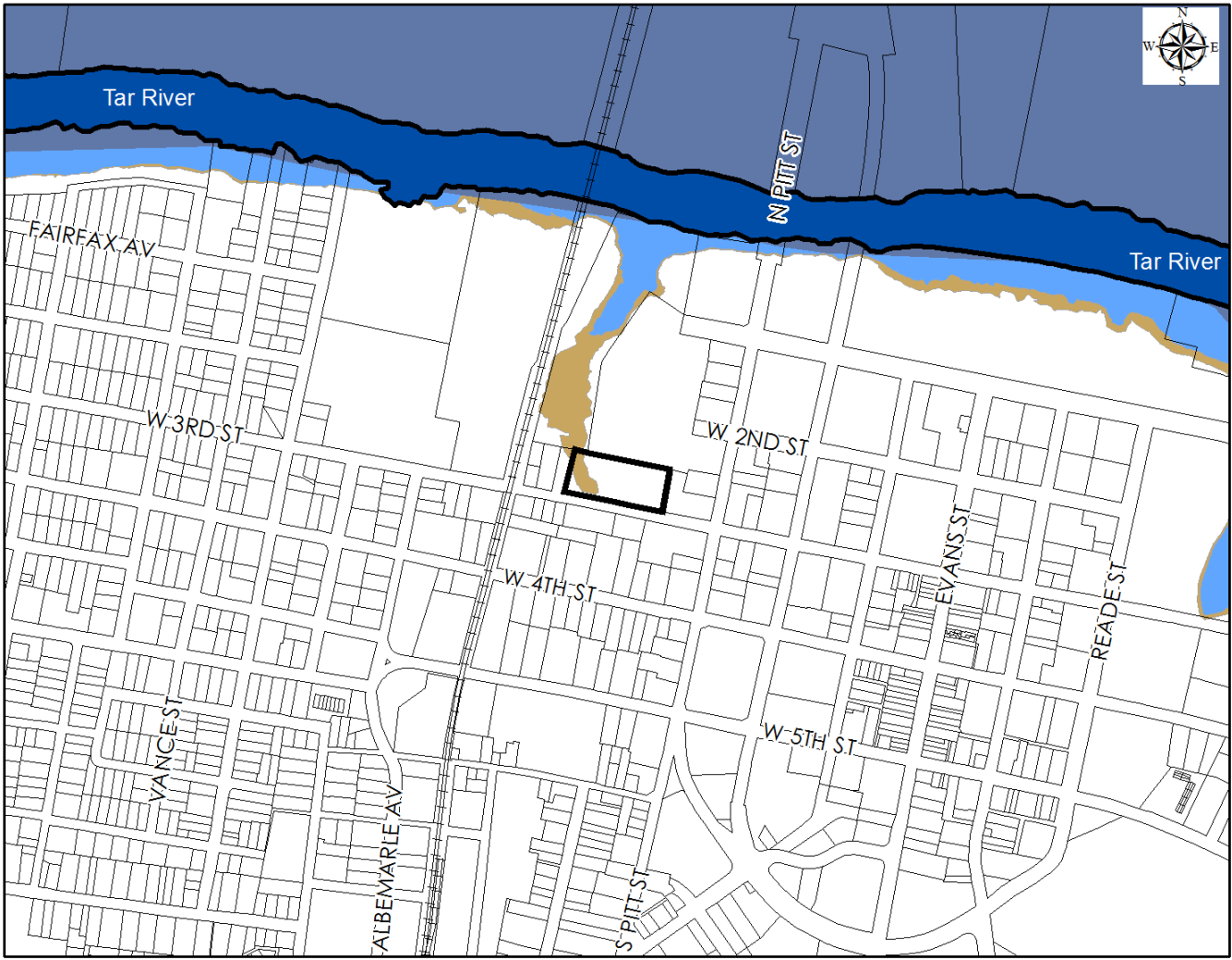
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# Floodplain Map

## Map Legend

-  Land Parcels
-  Rezonings
-  AE = Floodway
-  AE = Base Flood Elevations
-  A = 1% Chance of Annual Flood Hazard
-  0.2% Chance of Annual Flood Hazard

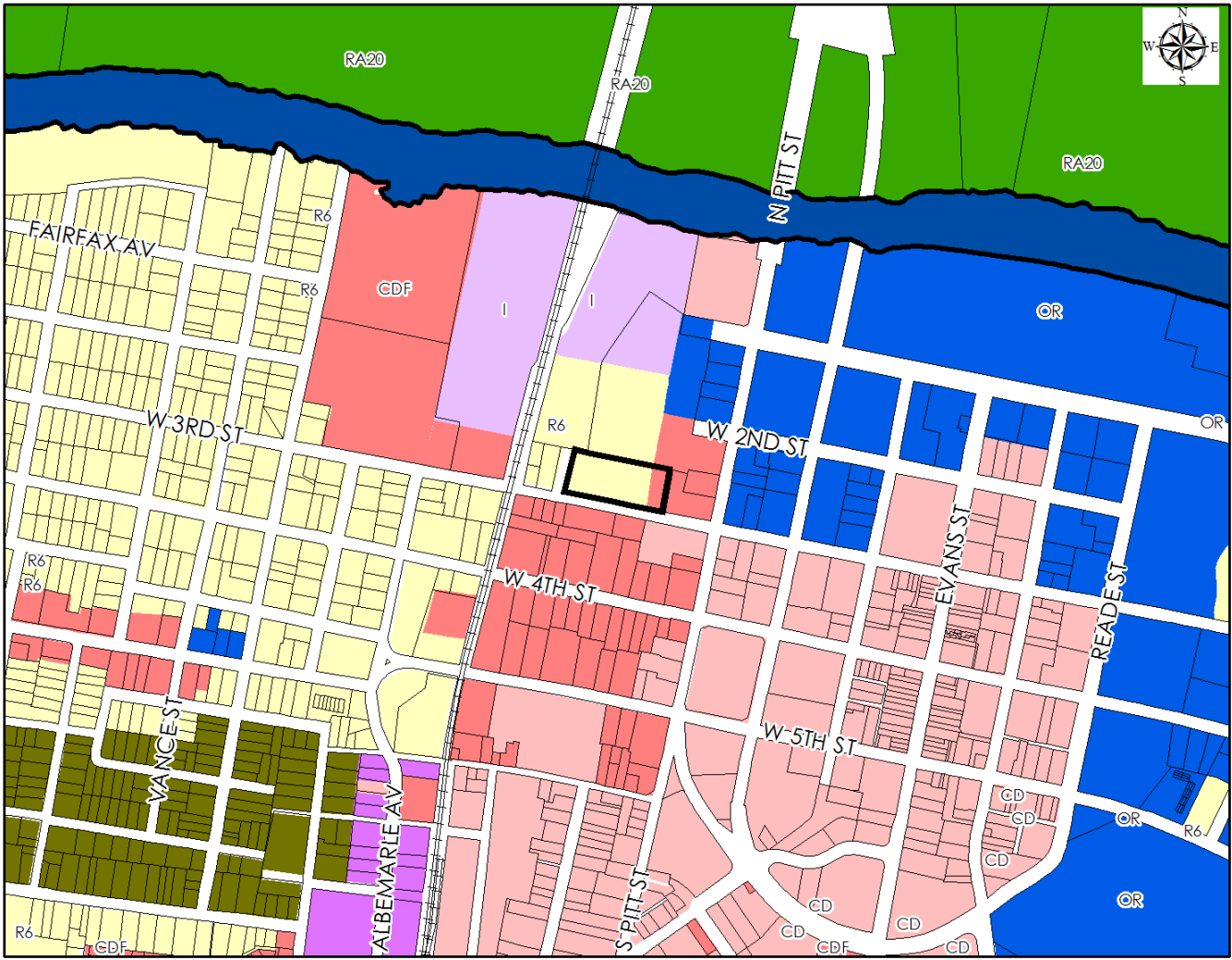


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# Zoning Map

## Map Legend

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





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












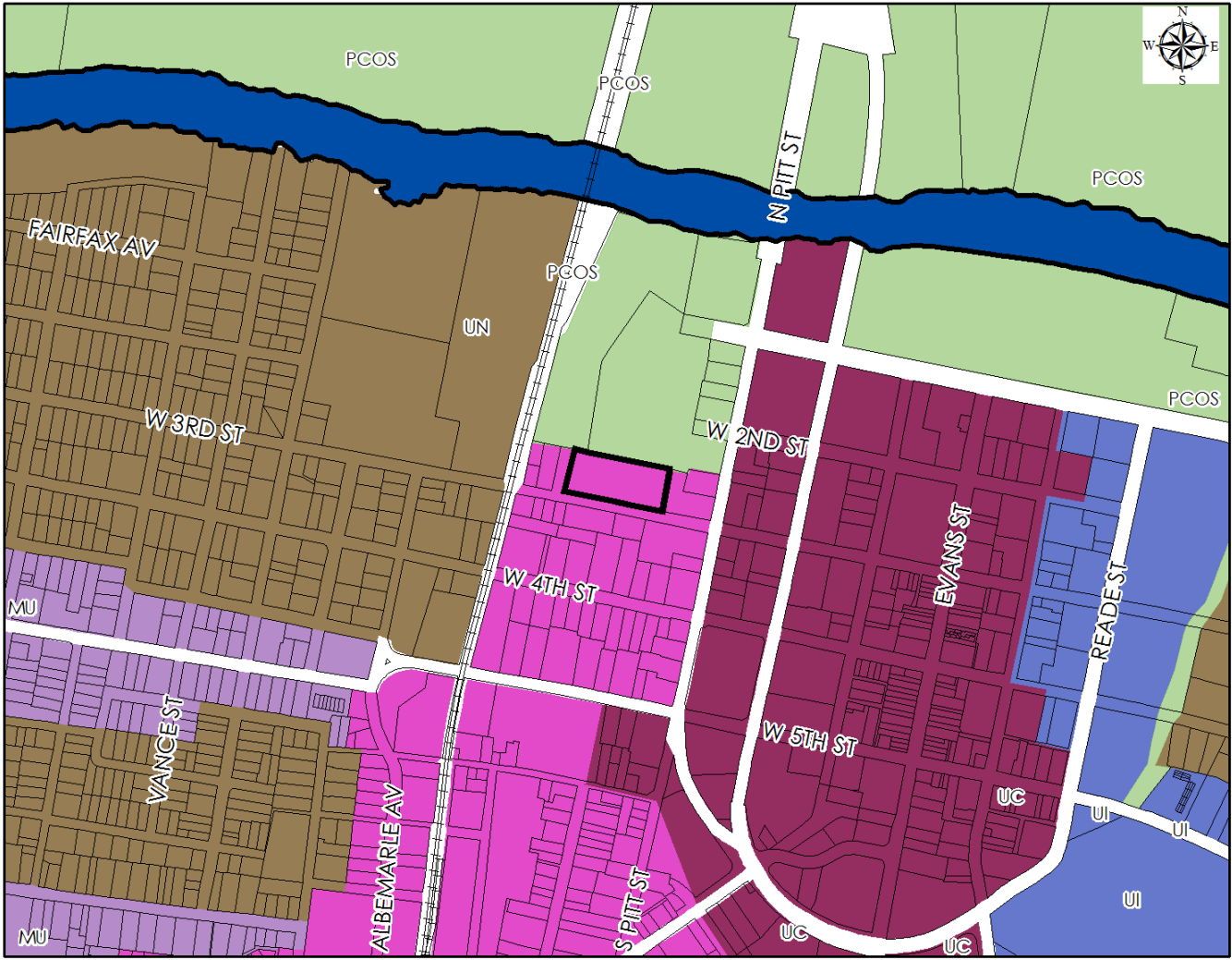
# Future Land Use & Character Map

## Map Legend

-  Rezoning
-  Land Parcels

## Horizons2026 Future Land Use

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





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NORTH CAROLINA

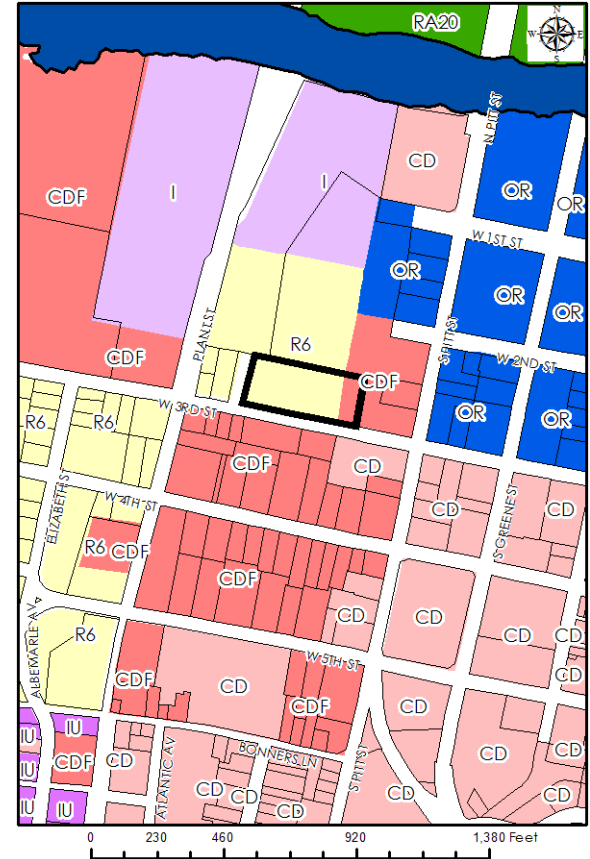
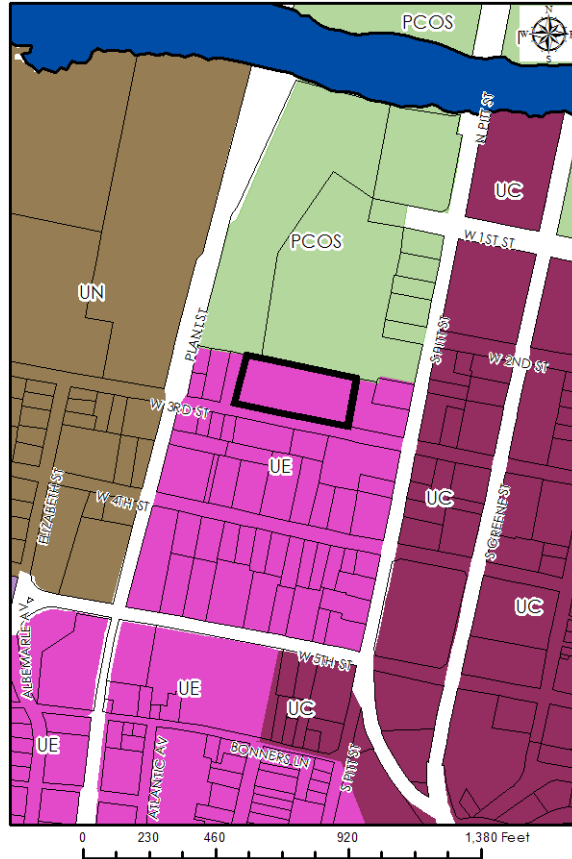
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# Future Land Use & Character Map

# Zoning Map

## Map Legend

-  Rezoning Sites
-  Land Parcels



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## Item 8


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





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# General Location Map

## Map Legend

 Greenville's ETJ


 Tar River

 Pitt-Greenville Airport (PGV)

## City Council Voting District

### District

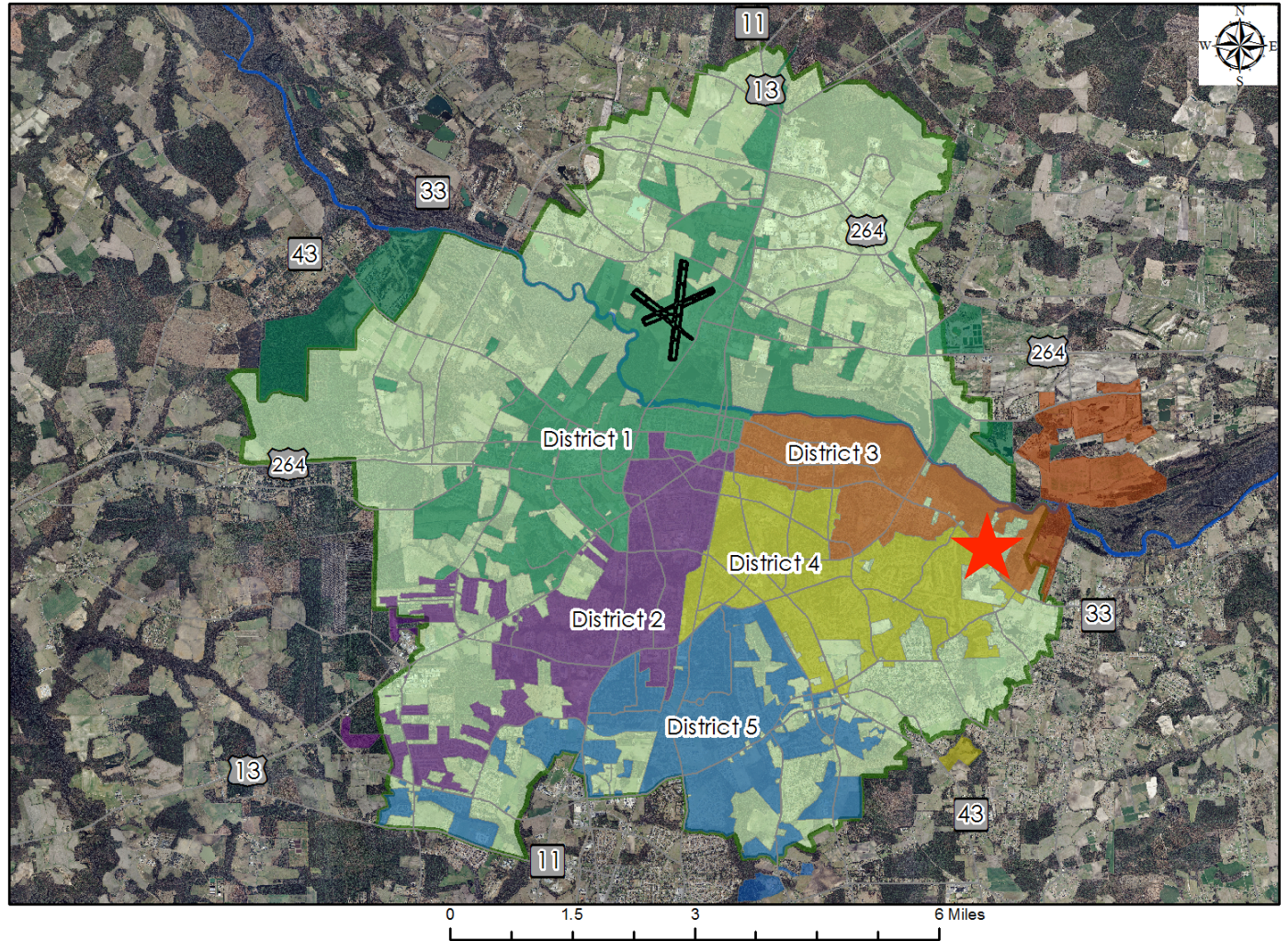
 District 1

 District 2

 District 3

 District 4

 District 5





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# Aerial Map (2012)

## Map Legend

-  Rezonings
-  Land Parcels



Brook  
Valley  
SD

River Hill SD



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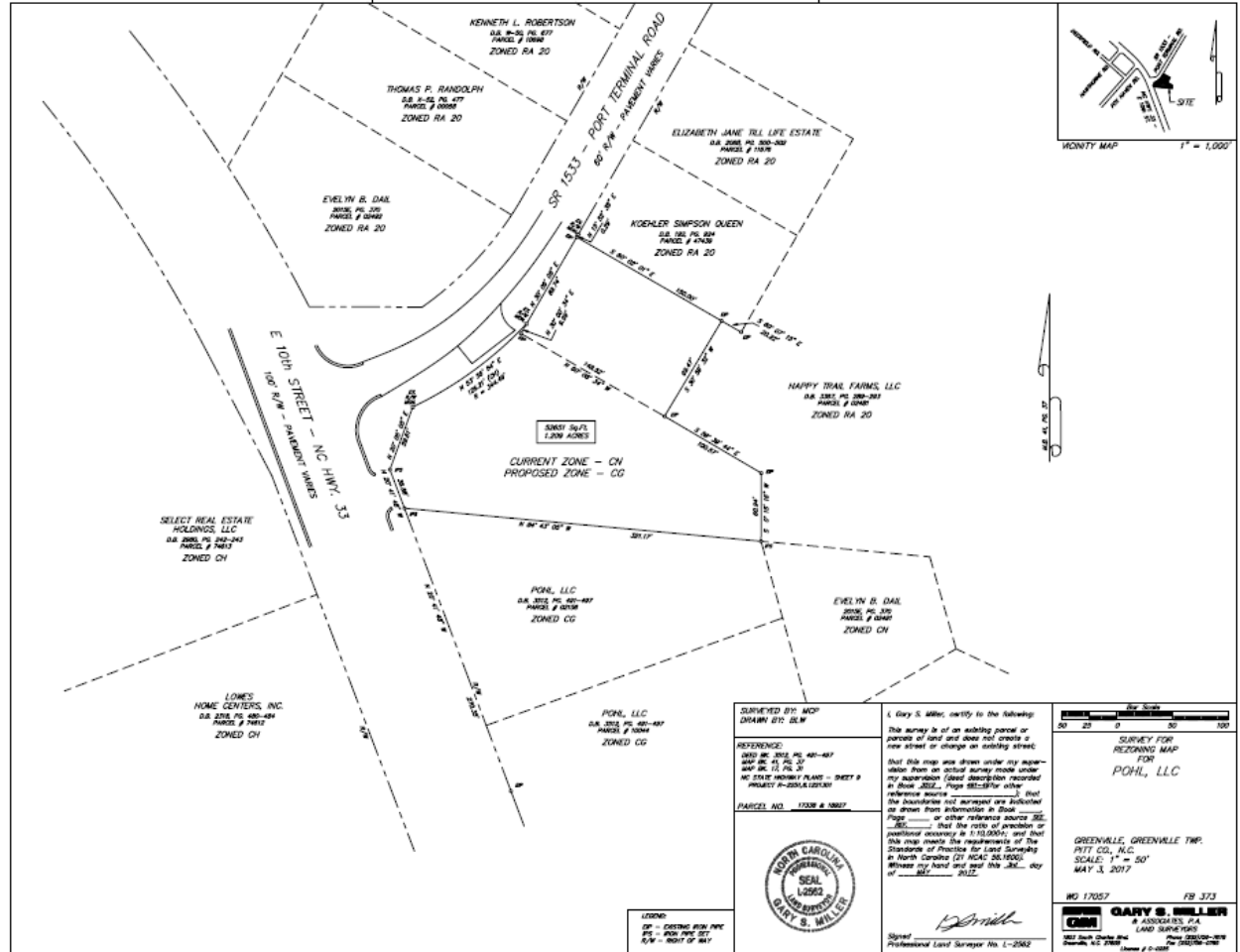
# POHL, LLC

## 1.209 acres



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<p>Surveyed by: MOP DWAYNE B. BOW</p> <p>REFERENCE: SINK 56/5 PG. 40-40F SINK 56/5 PG. 41 PG. 37 SINK 56/5 PG. 11 PG. 37 NC STATE HIGHWAY PLANS - SHEET # PROJECT P-2555A (2016)</p> <p>PARCEL NO. 17008 &amp; 1885F</p>	<p>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.</p> <p>I, the undersigned, certify that this map was drawn under my supervision (based description recorded in Book 2555, Page 37) or other reference source _____, that the boundaries (not acreages) are indicated as shown from information in Book _____, Page _____ or other reference source _____, and that the route of erection or installation accurately is 1:10,000, and that this map meets the requirements of the Standards of Practice for Land Surveying in North Carolina (21 NCAC 26.1002), witness my hand and seal this _____ day of _____, 2017.</p>	<p>Scale: 1" = 1,000'</p> <p>NO 17007      FB 373</p>
		<p>Professional Land Surveyor No. 1-2562</p> <p><b>GARY S. MILLER</b> NORTH CAROLINA REGISTERED SEAL 1-2562 GARY S. MILLER</p>

# East 10<sup>th</sup> Street



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# Existing Land Use

## Map Legend

- Rezonings
- Land Parcels

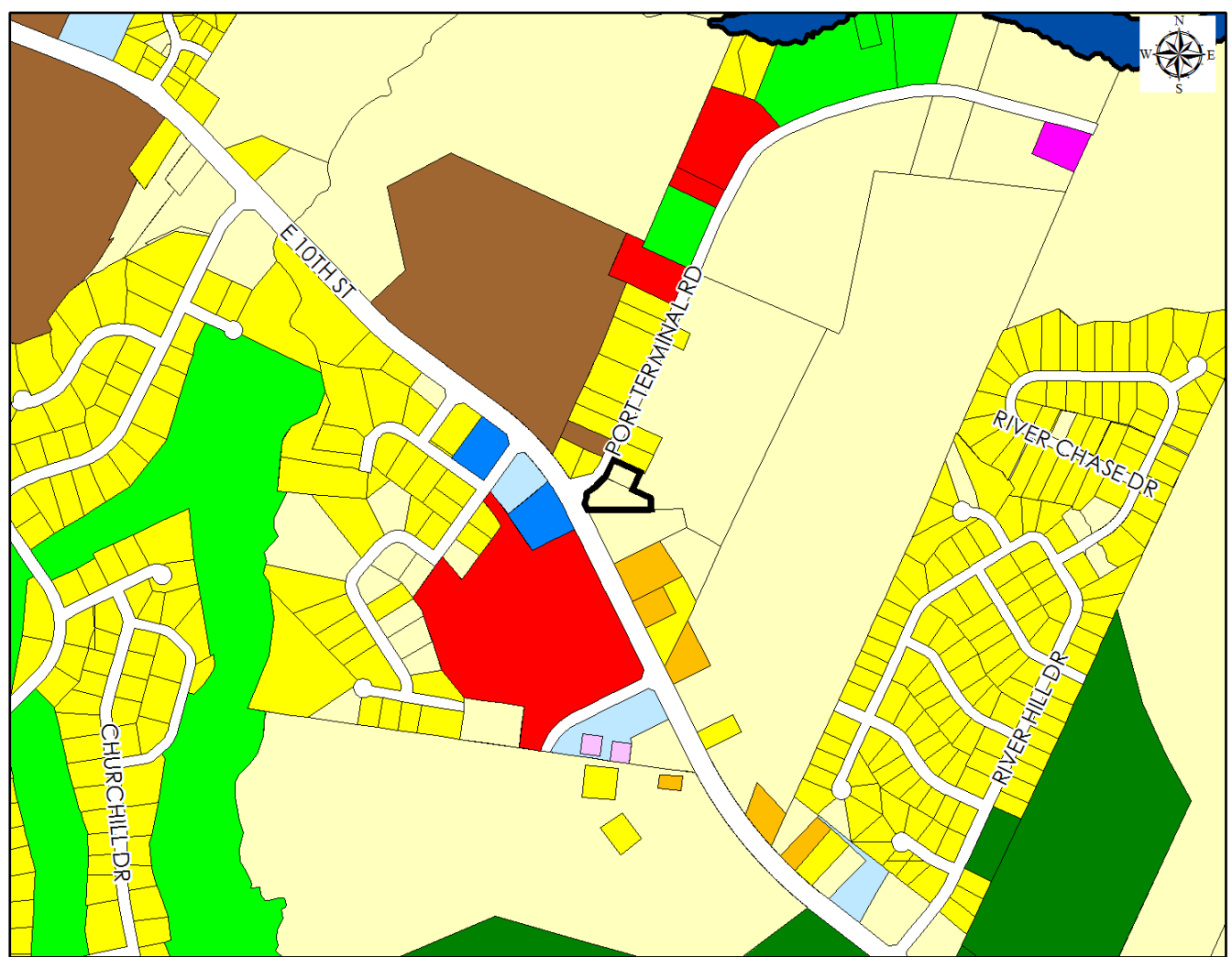
## Existing Land Use

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



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# Activity Centers

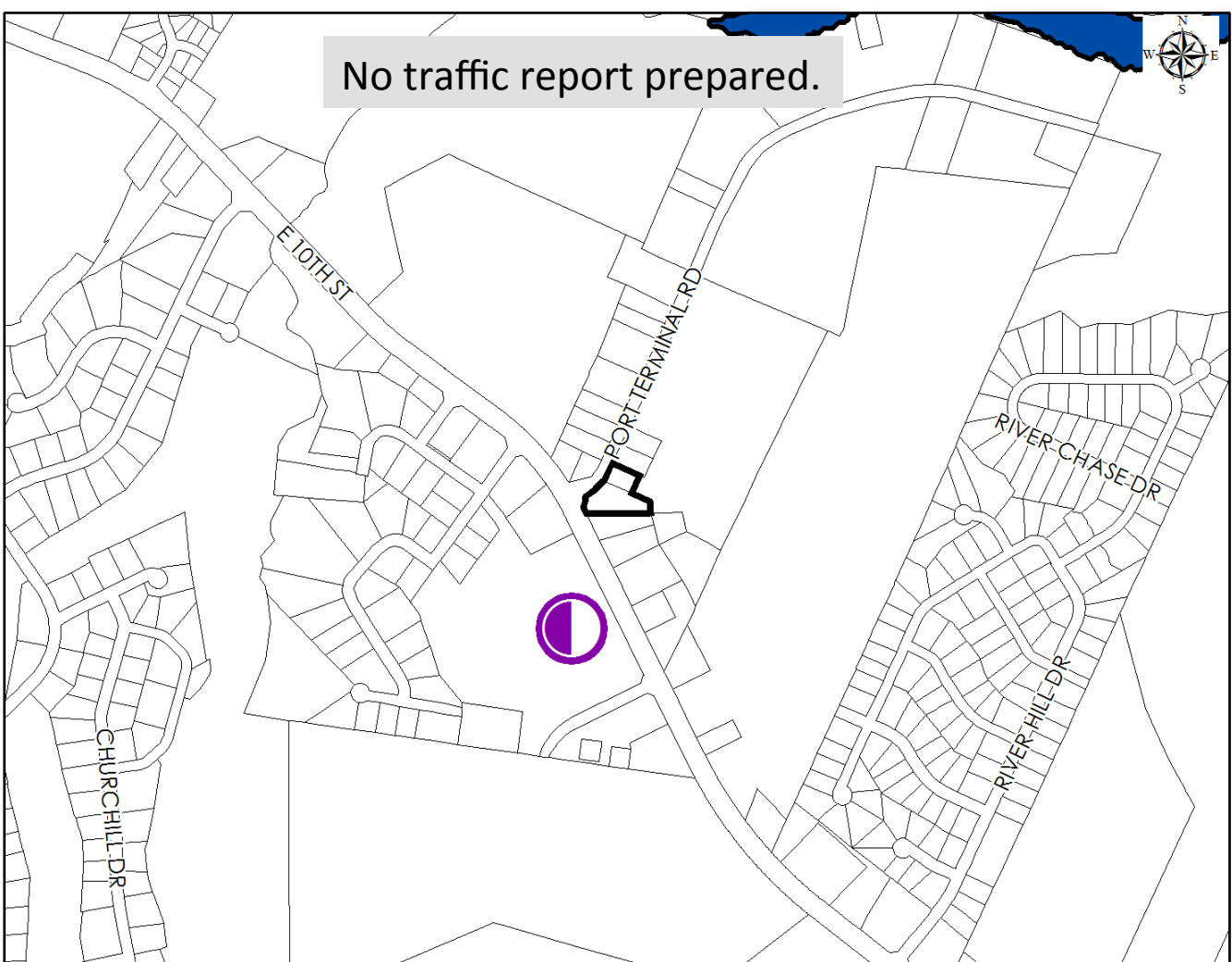
## Map Legend

-  Rezoning
-  Land Parcels
-  Neighborhood Activity Center
-  Community Activity Center
-  Regional Activity Center
-  Employment Center



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No traffic report prepared.

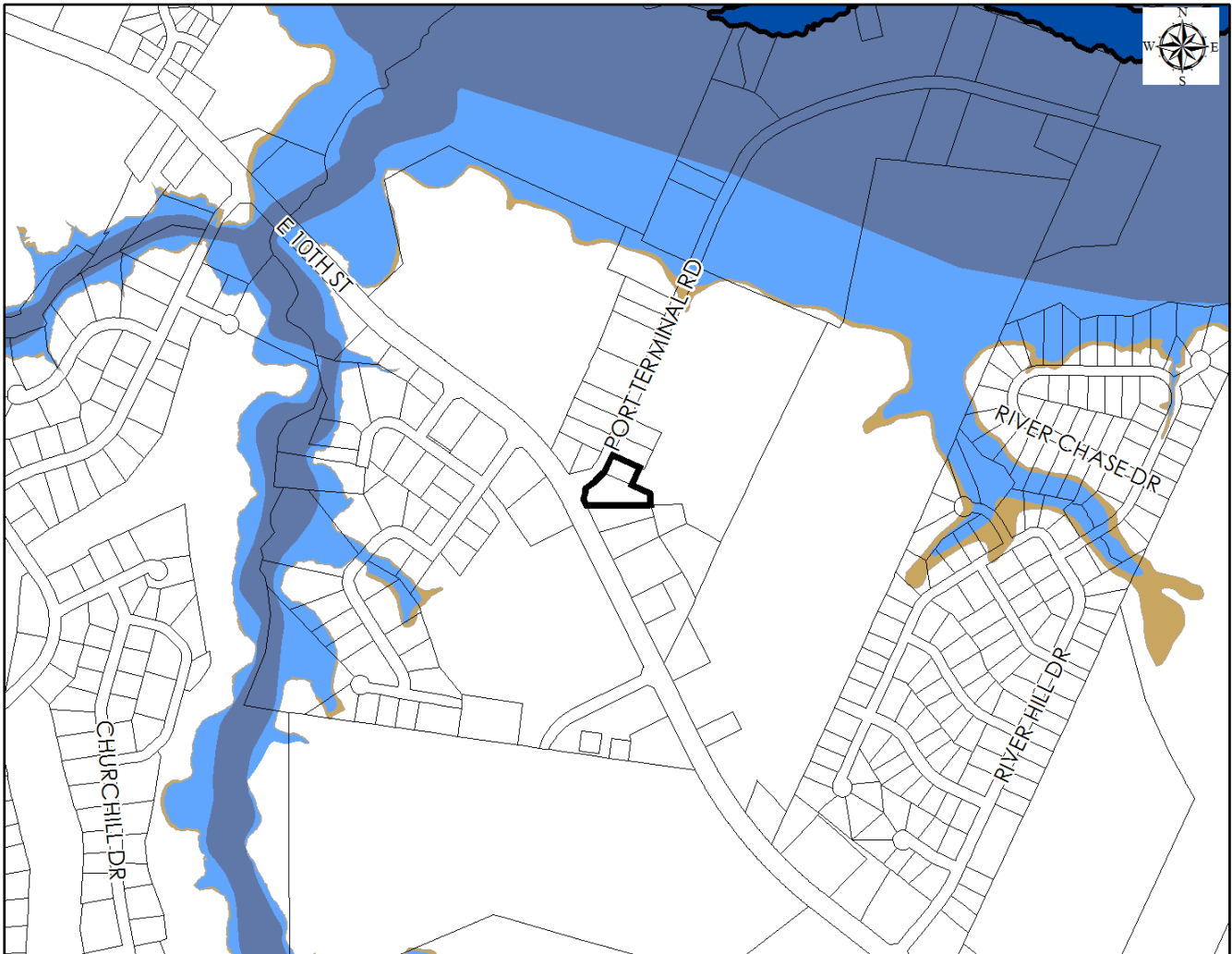


0 412.5 825 1,650 2,475 Feet

# Flood Plain Map

### Map Legend

- Land Parcels
- Rezoning
- AE = Floodway
- AE = Base Flood Elevations
- A = 1% Chance of Annual Flood Hazard
- 0.2% Chance of Annual Flood Hazard



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# Zoning Map

### Map Legend

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





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















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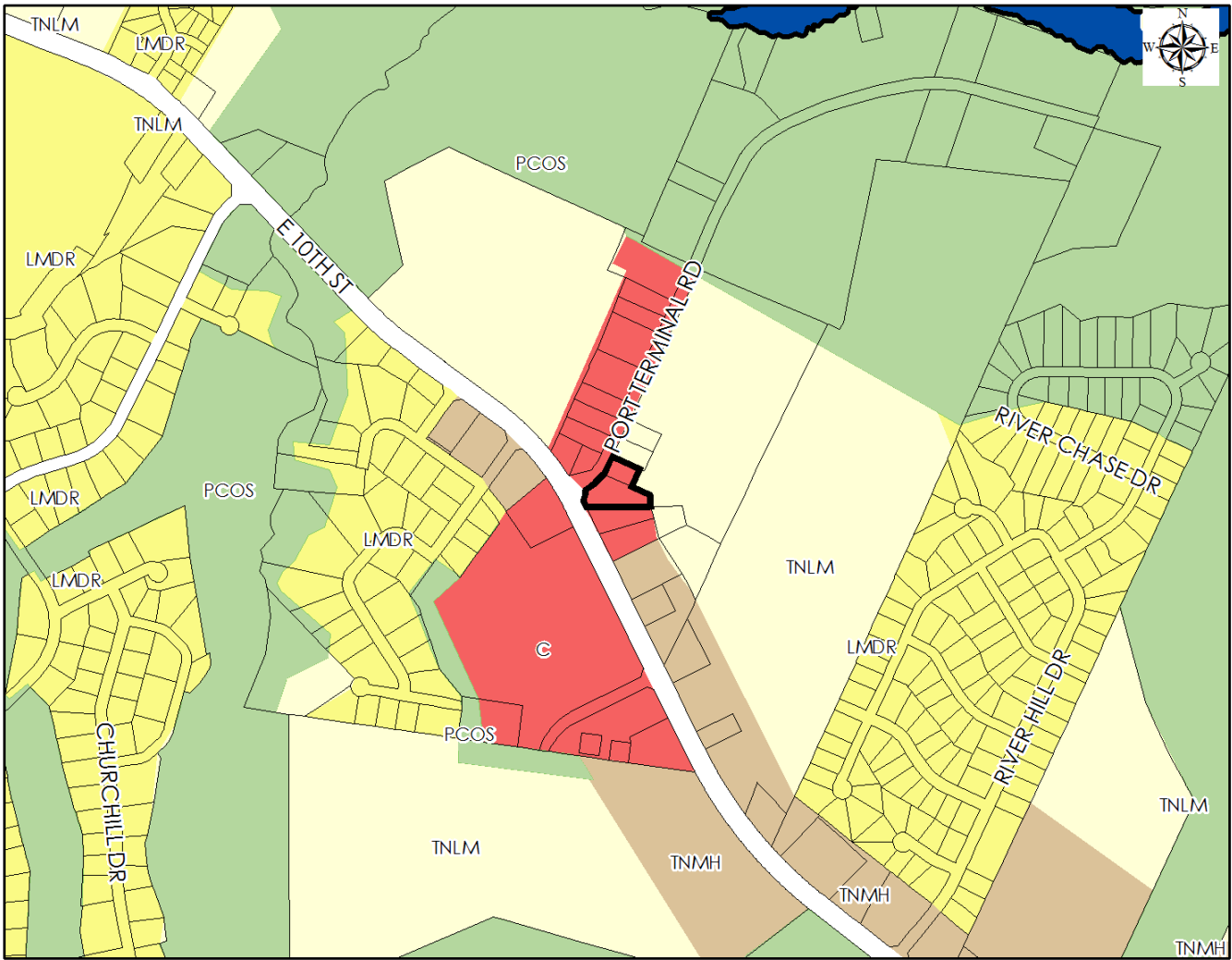
# Future Land Use & Character Map

## Map Legend

-  Rezoning
-  Land Parcels

## Horizons2026 Future Land Use

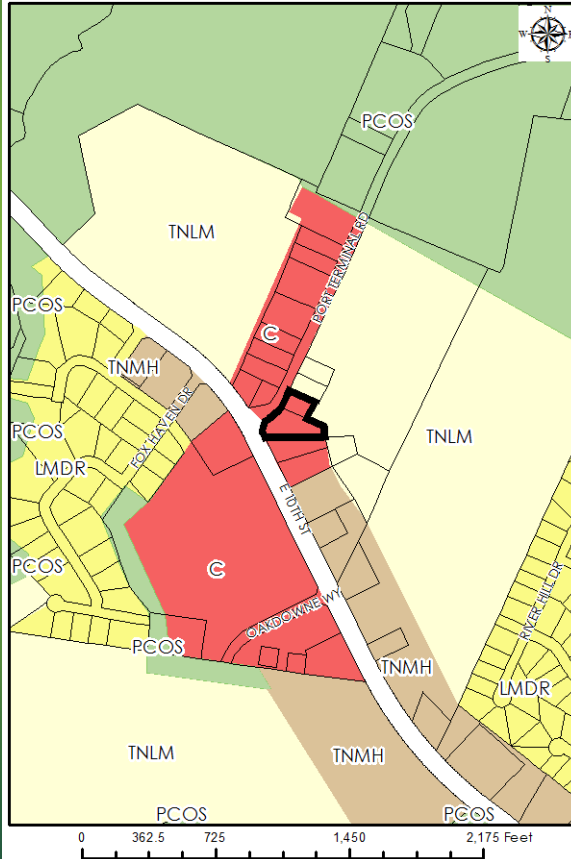
-  PCOS - Potential Conservation and Open Space
-  UC - Uptown Core
-  UE - Uptown Edge
-  MUHI - Mixed Use, High Intensity
-  MU - Mixed Use
-  C - Commercial
-  OI - Office and Institutional
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-  TNMH - Traditional Neighborhood, Medium to High Density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



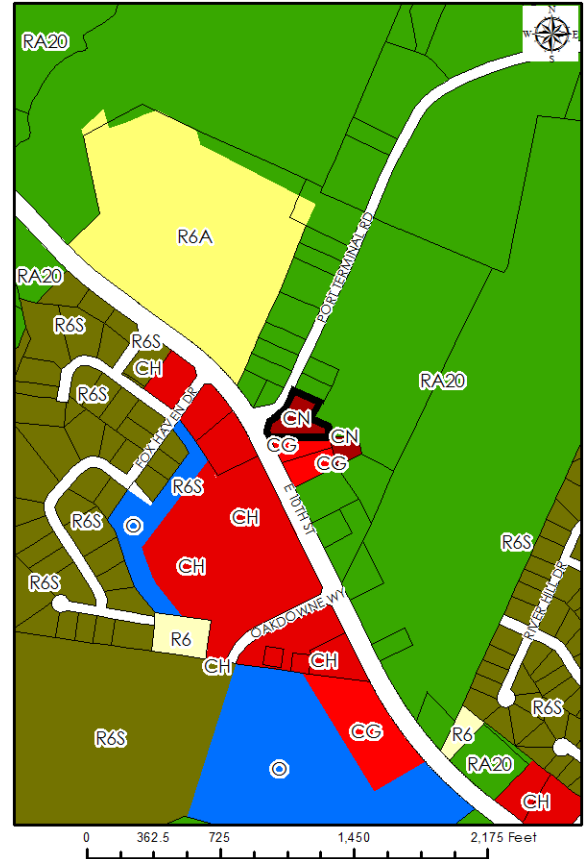
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# Future Land Use & Character Map



# Zoning Map



## Map Legend

-  Rezoning Sites
-  Land Parcels



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## Item 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])





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# General Location Map

## Map Legend

 Greenville's ETJ

 Tar River

 Pitt-Greenville Airport (PGV)

## City Council Voting District

### District

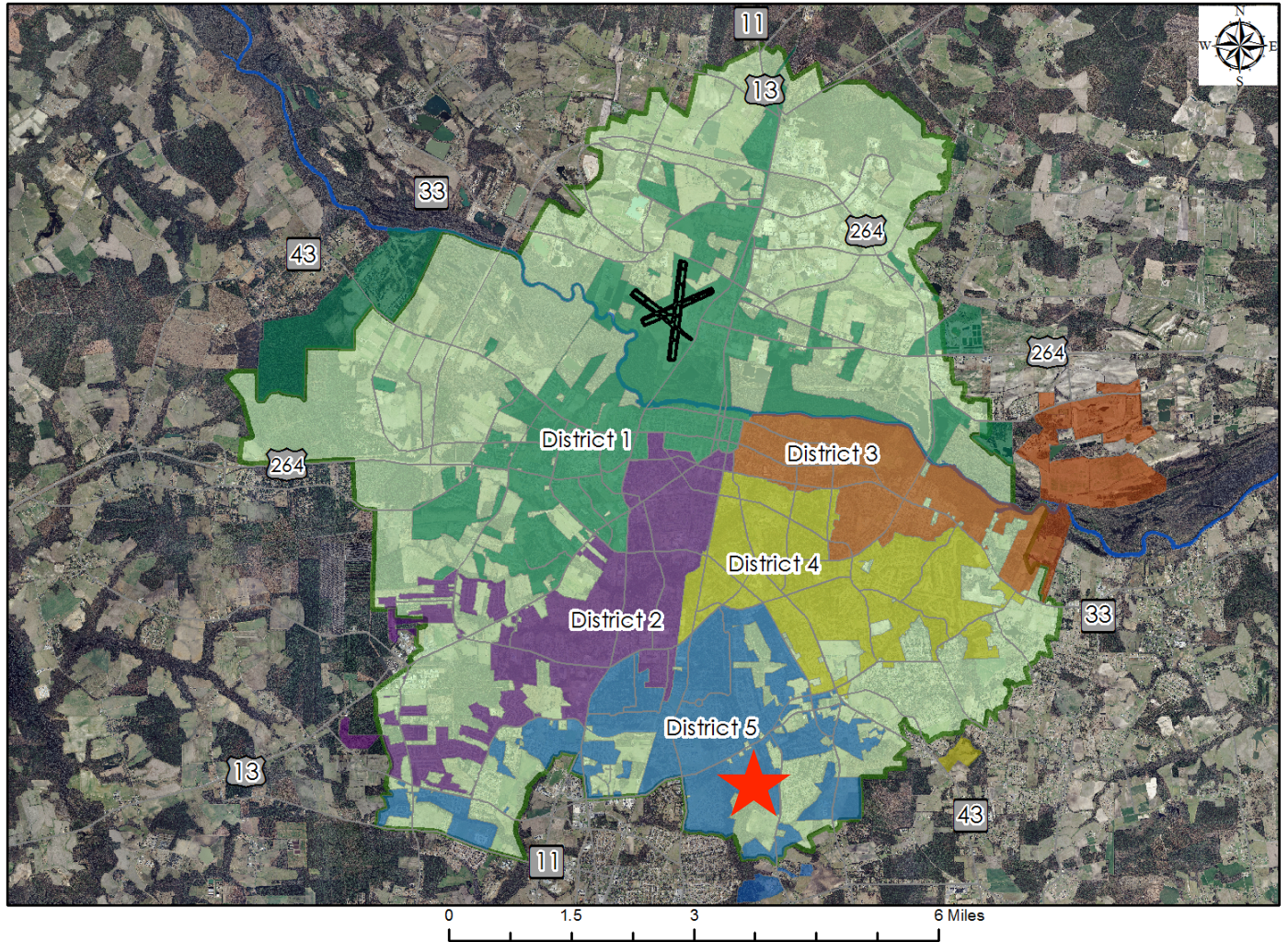
 District 1

 District 2

 District 3

 District 4

 District 5





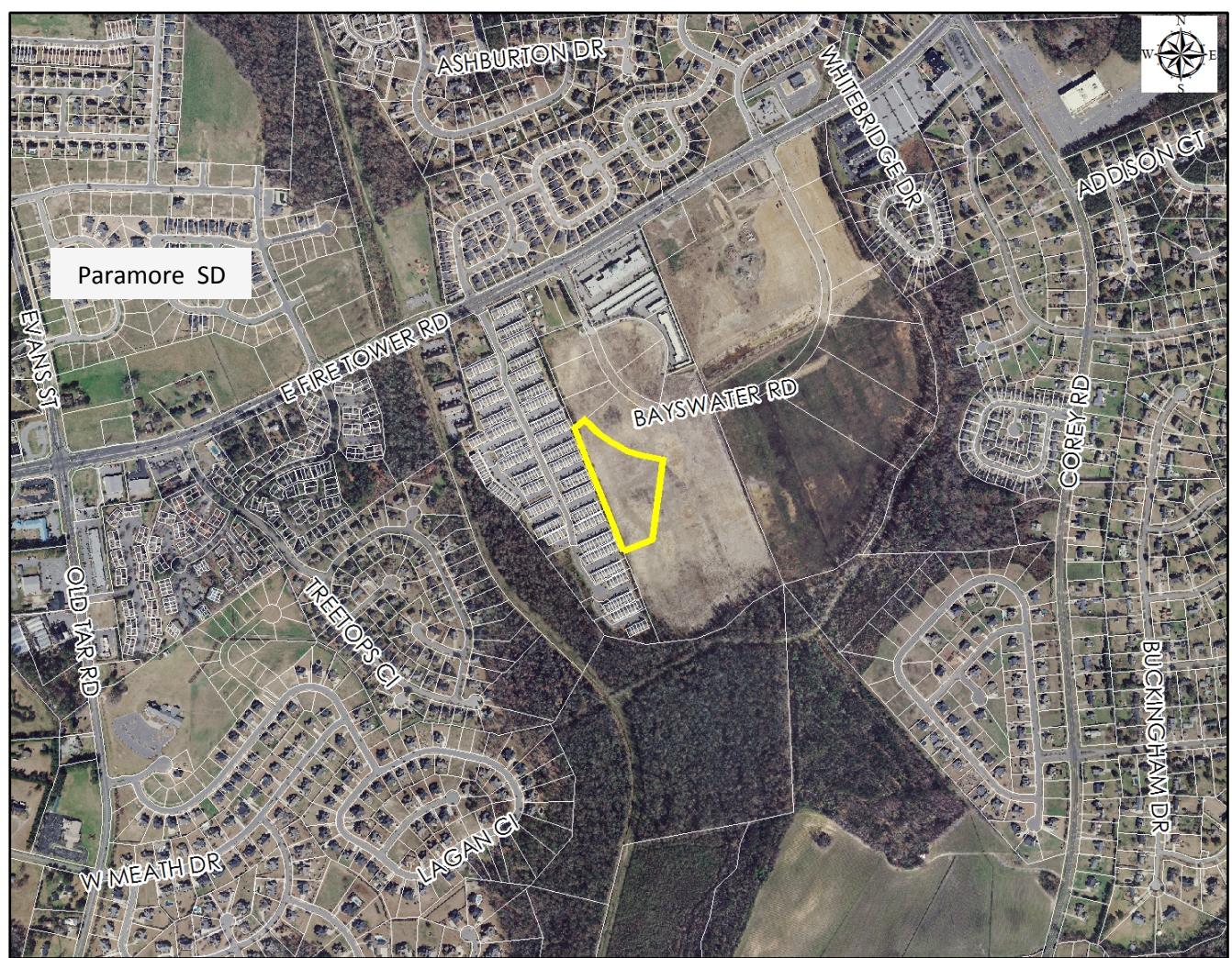
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# Aerial Map (2012)

## Map Legend

-  Rezonings
-  Land Parcels



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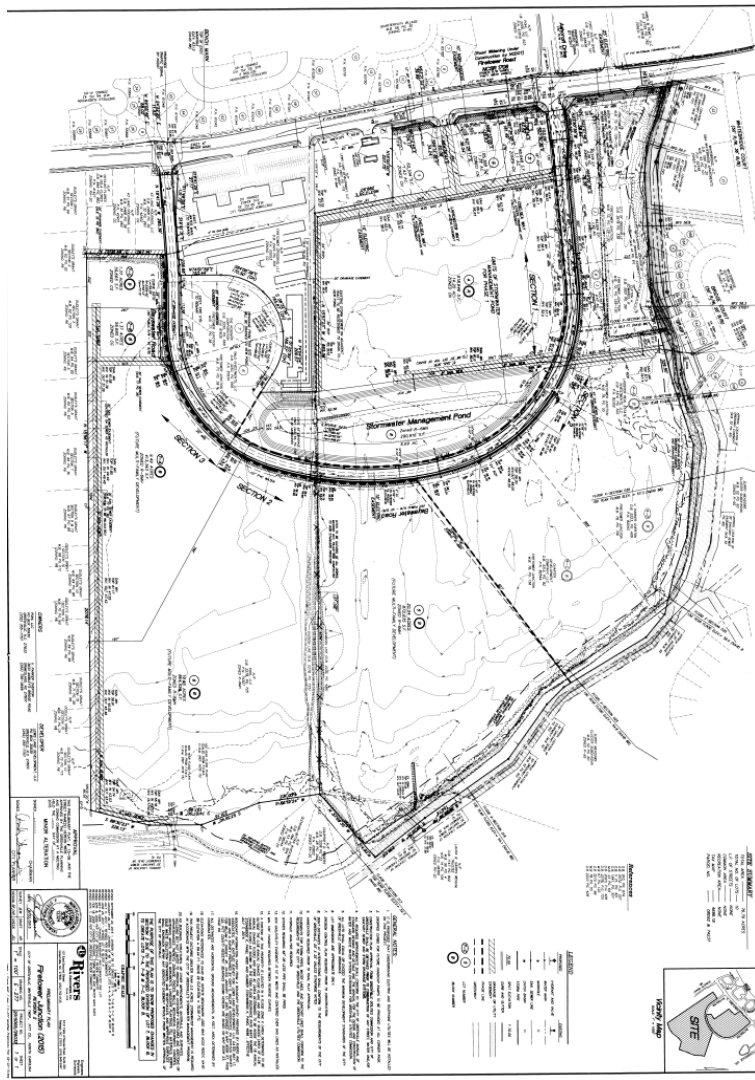
# POHL, LLC

## 5.083 acres



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# Bayswater Road



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











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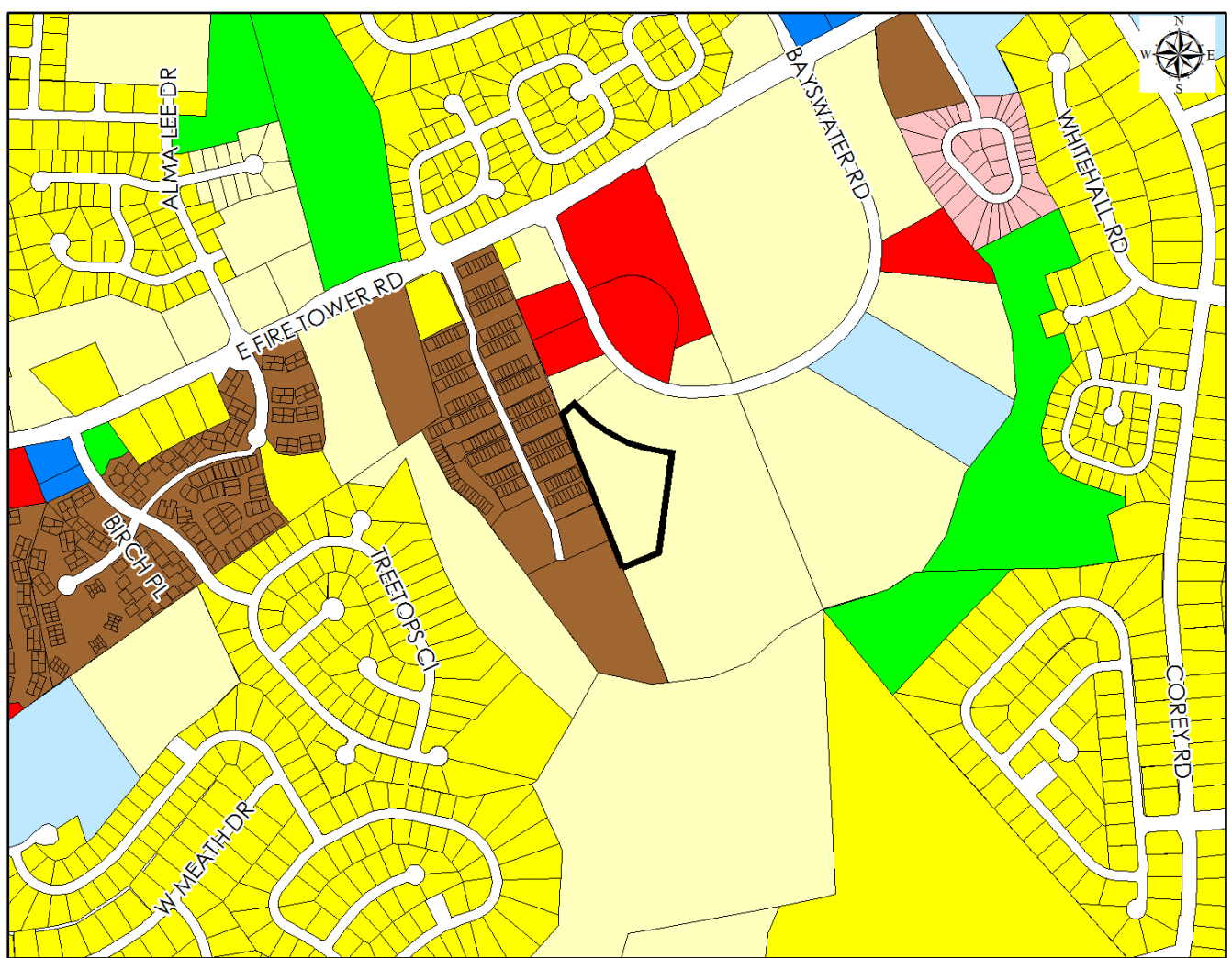
# Existing Land Use

## Map Legend

-  Rezoning
-  Land Parcels

## Existing Land Use

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



0 415 830 1,660 2,490 Feet



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# Activity Centers

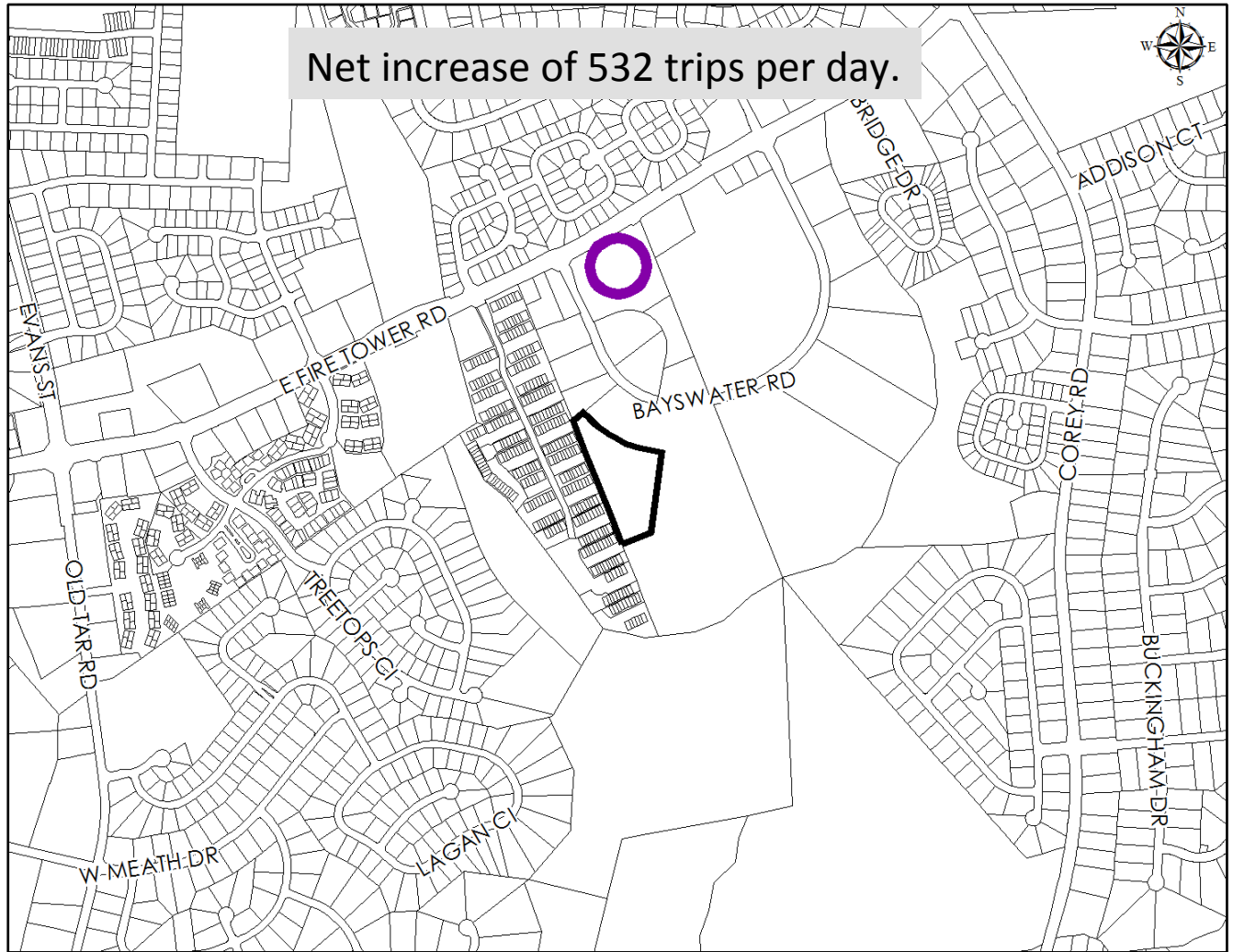
## Map Legend

-  Rezoning
-  Land Parcels
-  Neighborhood Activity Center
-  Community Activity Center
-  Regional Activity Center
-  Employment Center



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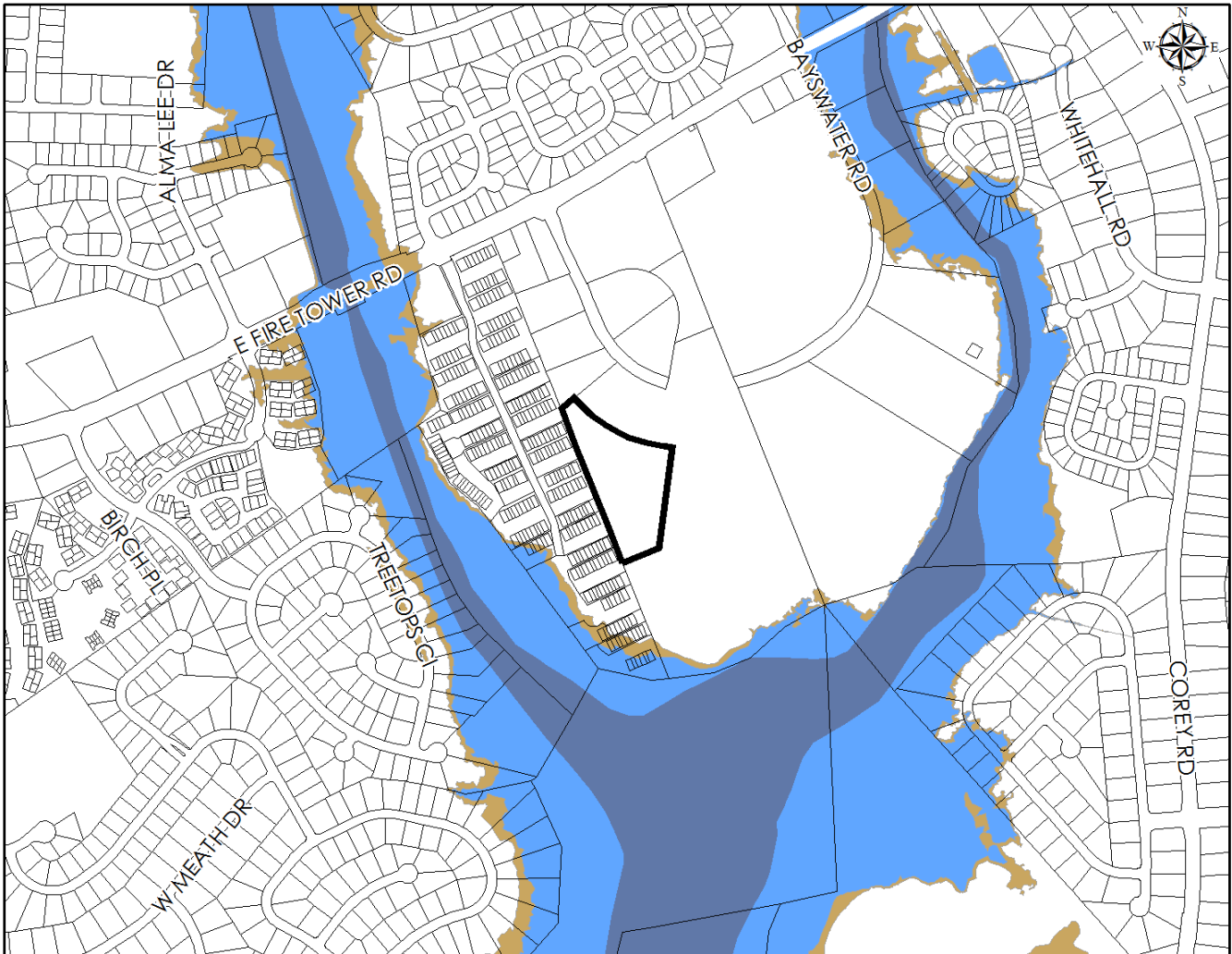
Net increase of 532 trips per day.



# Flood Plain Map

## Map Legend

- Land Parcels
- Rezoning
- AE = Floodway
- AE = Base Flood Elevations
- A = 1% Chance of Annual Flood Hazard
- 0.2% Chance of Annual Flood Hazard

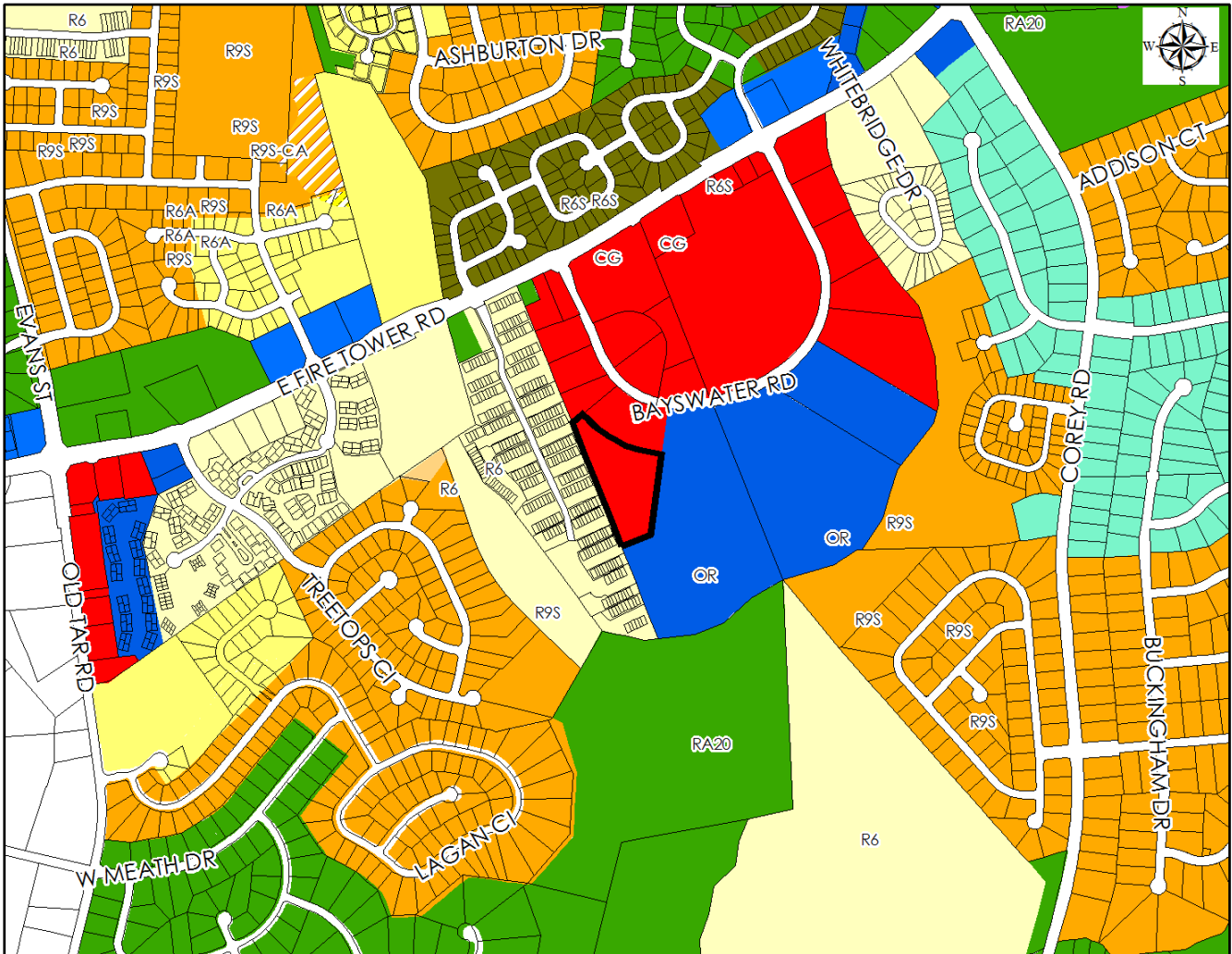


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# Zoning Map

## Map Legend

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





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











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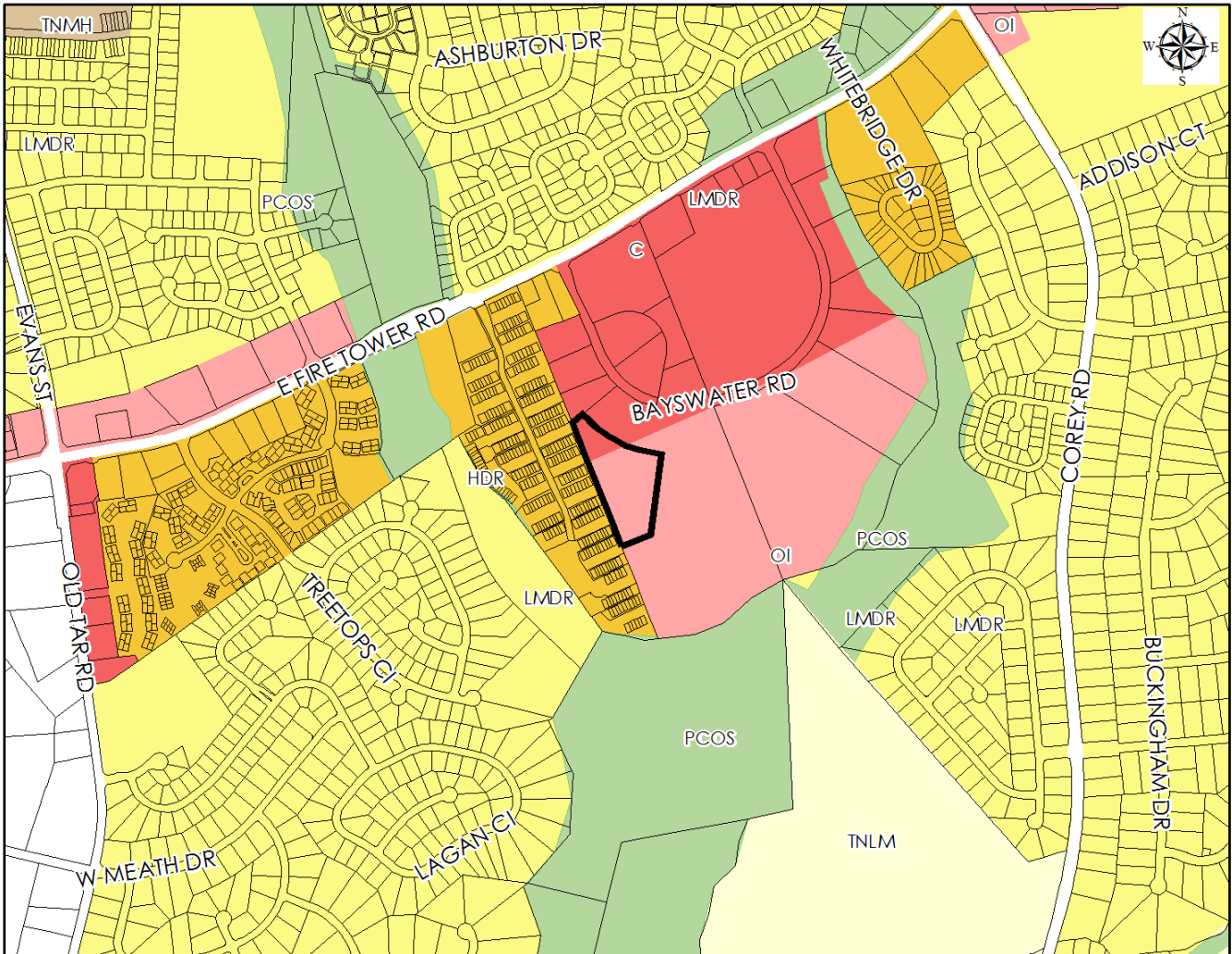
# Future Land Use & Character Map

## Map Legend

-  Rezoning
-  Land Parcels

## Horizons2026 Future Land Use

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



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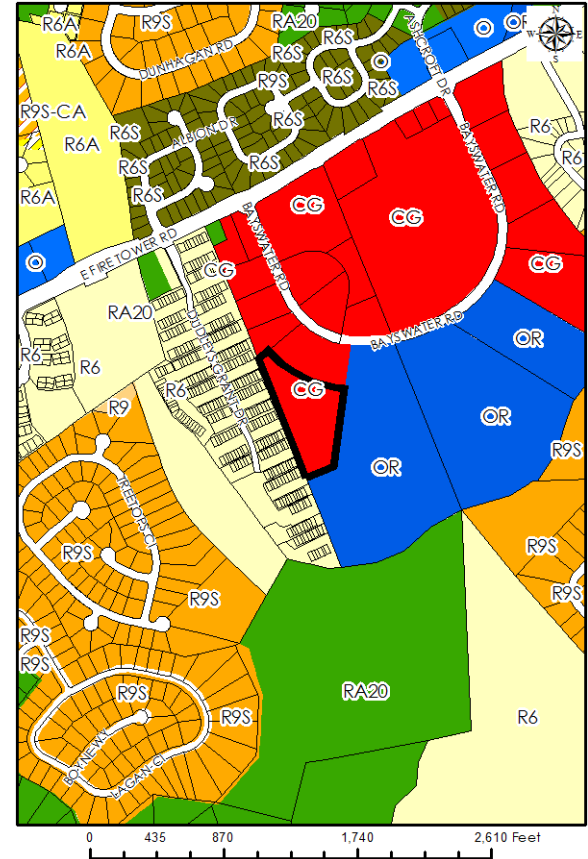
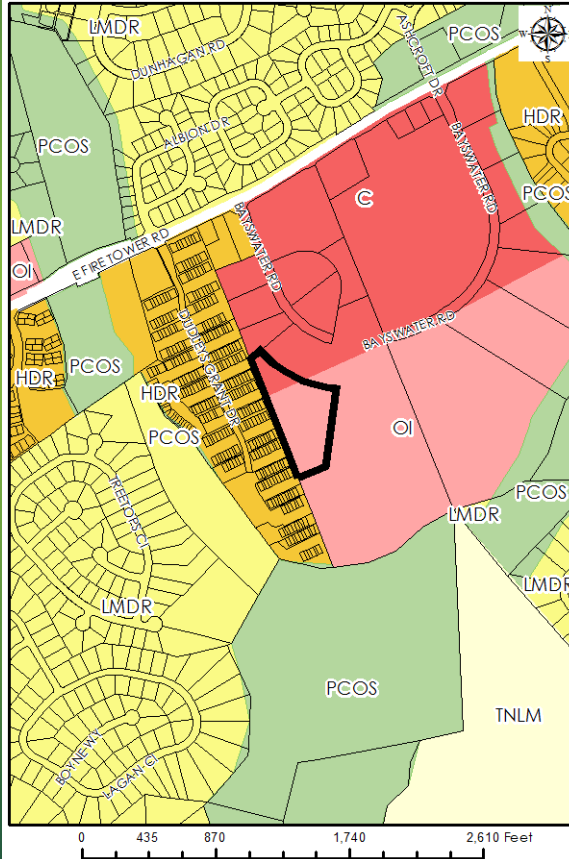


# Future Land Use & Character Map

# Zoning Map

## Map Legend

-  Rezoning Sites
-  Land Parcels



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# Item 10

Amendment to the City of  
Greenville Citizen Participation Plan  
for the CDBG and HOME Programs



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# Citizen Participation Plan

Public Hearing for amended Citizen Participation Plan for CDBG and HOME Investment Partnership Funds.

August 10, 2017 Council Meeting



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# Citizen Participation Plan

- The CPP was last adopted in May, 2008
- Per 24 CFR 91.105, in order to receive federal funding, the Plan must be amended to include provisions for Citizen Participation regarding the Assessment of Fair Housing



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# Citizen Participation Plan

- The Plan includes Assessment of Fair Housing Provisions;
- Public Hearing and Meeting Policies;
- Public Notice and Comment Period Provisions;
- Citizen Comment Options;
- Amendment Provisions;
- Effective Communications Policy; and
- Grievance Procedures



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# Citizen Participation Plan

- Was presented to AHLC on August 9, 2017
- Meets or exceeds all HUD standards
- Is not an exhaustive list of all Public Outreach



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# Citizen Participation Plan

## Recommended Action

Hold the Public Hearing and adopt the Amended Citizen Participation Plan for the CDBG and HOME Programs and authorize staff to submit to HUD for approval.



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# Item 11

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



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- City Council previously held a public hearing for proposed changes to the CTP Highway Map.
- NCDOT and MPO identified additional changes to the map.
- MPO incorporated NCDOT changes. In accordance with the MPO's adopted Public Involvement Plan, Public Hearings are recommended for each MPO member jurisdiction to gather public input.

**CTP= Comprehensive Transportation Plan**; A multimodal transportation plan, which identifies transportation deficiencies and provides recommendations to be implemented within a 25-30 year timeframe. The Greenville MPO currently has the Highway Map developed, with future development of the full CTP planned (Pedestrian, Intersections, rail and transit).

## **Classifications**

Freeway – four lanes or more divided (median) with full access control (connections at interchanges only); to include designated interstates

Expressway – four lanes or more divided (median) with limited access by secondary roads

Boulevard– two lanes or more divided (median) with partial access control

Major Thoroughfare – four lanes or more undivided; to include any NC or US routes

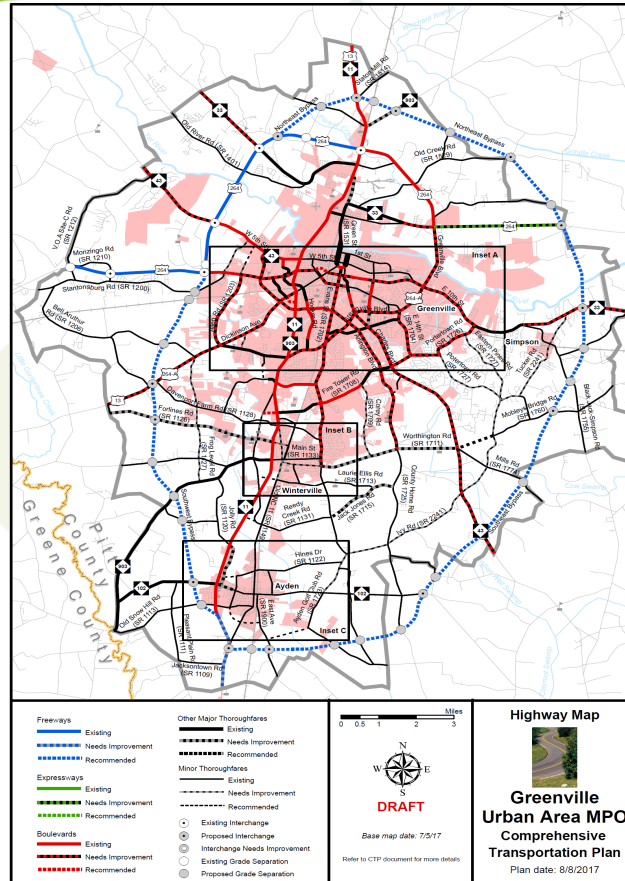
Minor Thoroughfare – three lanes or less undivided

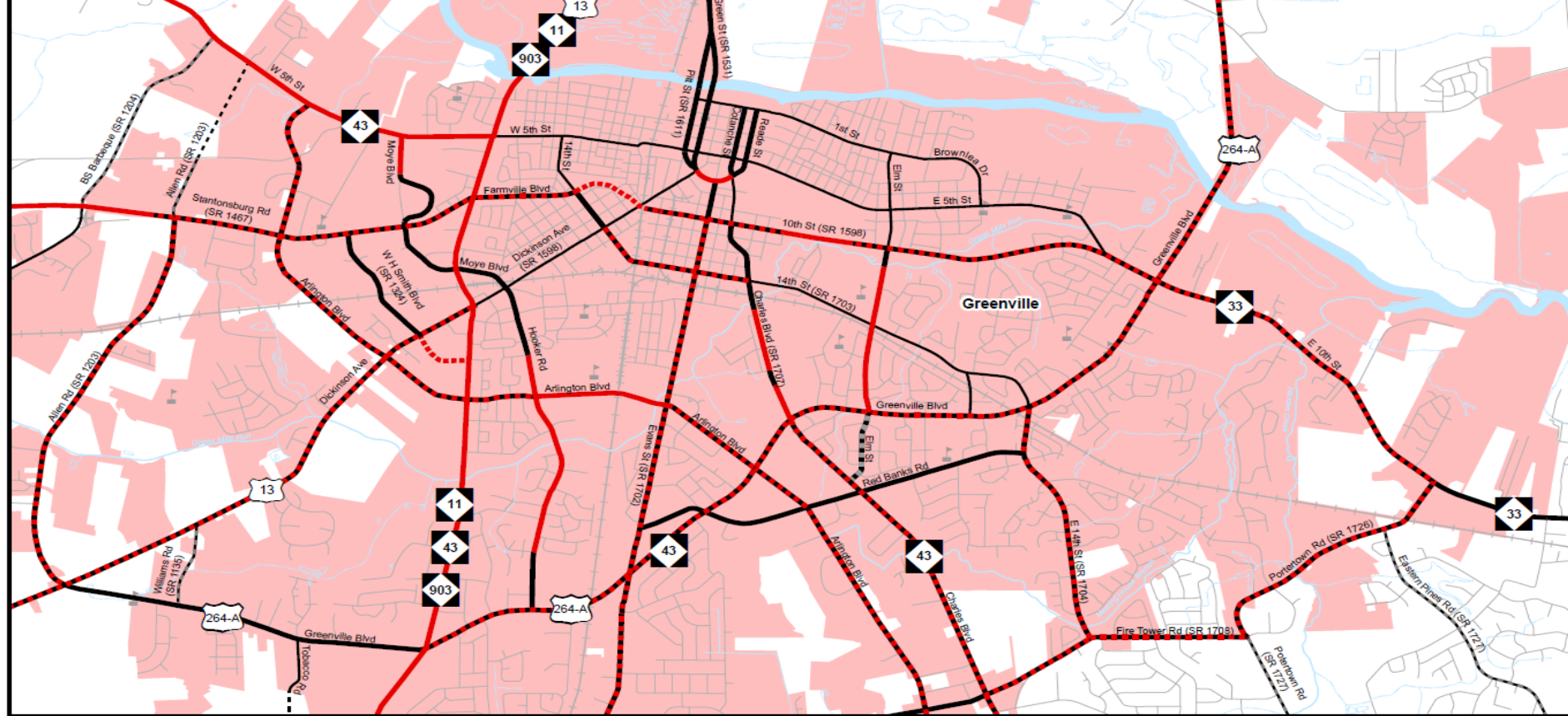
## **Designations**

Recommended – Road section identified as possible new construction road project

Existing – Road section that does not need improvements

Needs Improvements – Road Section identified to need improvements to meet a need i.e. congestion or safety





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

Miles  
0 0.25 0.5 1

**DRAFT**

**Inset A**

Base map date: 7/5/17

Refer to CTP document for more details

## Highway Map Greenville Urban Area MPO Comprehensive Transportation Plan

Plan date: 8/8/2017

Greenville Urban Area Draft Comprehensive Transportation Highway Map Updates

Route / Facility Name	From / Cross Street	To / Cross Street	2011 Classification	2017 Draft Classification
NC 11	SW Bypass	MPO Boundary	Boulevard, Needs Improvement	Boulevard, Existing
US 13/NC 11	MPO Boundary	Staton Mill Road	Freeway, Needs Improvement	Boulevard, Existing
NC 43	MPO Boundary	US 264	Major Thoroughfare, Needs Improvement	Boulevard, Needs Improvement
NC 33	NC 222	US 264	Major Thoroughfare, Needs Improvement	Boulevard, Needs Improvement
NC 33	Old River Road	US 13/NC 11	Major Thoroughfare, Needs Improvement	Major Thoroughfare, Existing
NC 33	Mumford Road	US 264	Major Thoroughfare, Needs Improvement	Boulevard, Needs Improvement
Mumford Road	N. Greene Street	NC 33	Major Thoroughfare, Needs Improvement	Minor, Existing
N. Greene Street	NC 33	Greene Street/Pitt Street	Major Thoroughfare, Needs Improvement	Major Thoroughfare, Existing
US 264-A (Greenville Boulevard)	US 264	NC 11/ NC 903	Major Thoroughfare, Needs Improvement	Boulevard, Needs Improvement
1st Street	N. Greene Street	Wyndham Circle	Minor Thoroughfare, Needs Improvement	Minor Thoroughfare, Existing
Elm Street	1st Street	10th Street	Minor Thoroughfare, Needs Improvement	Minor Thoroughfare, Existing
Elm Street	10th Street	US 264-A (Greenville Boulevard)	Major Thoroughfare, Existing	Boulevard, Existing
Elm Street	US 264-A (Greenville Boulevard)	Charles Boulevard	Minor Thoroughfare, Existing	Major Thoroughfare, Existing
10th Street/Stantonsburg Road	Allen Road	US 264-A (Greenville Boulevard)	Major Thoroughfare, Needs Improvement	Boulevard, Needs Improvement
Stantonsburg Road	US 264	Allen Road	Major Thoroughfare, Existing	Boulevard, Existing
Allen Road	Dickinson Avenue	Stantonsburg Road	Major Thoroughfare, Needs Improvement	Boulevard, Needs Improvement
Dickinson Avenue	MPO Boundary	NC 11/ NC 903	Major Thoroughfare, Needs Improvement	Boulevard, Needs Improvement
W. 5th Street	US 264	NC 11/ NC 903	Major Thoroughfare, Needs Improvement	Boulevard, Existing
Arlington Boulevard	Stantonsburg Road	Hooker Road	Major Thoroughfare, Needs Improvement	Boulevard, Needs Improvement
Arlington Boulevard	Hooker Road	Evans Street	Major Thoroughfare, Needs Improvement	Boulevard, Existing
Arlington Boulevard/County Home Road	Evans Street	Worthington Road	Major Thoroughfare, Needs Improvement	Boulevard, Needs Improvement
Evans Street/Old Tar Road	5th Street	Worthington Road	Major Thoroughfare, Needs Improvement	Boulevard, Needs Improvement
14th Street	5th Street	10th Street	Minor Thoroughfare, Needs Improvement	Minor Thoroughfare, Existing
14th Street	Dickinson Avenue	Charles Boulevard	Major Thoroughfare, Needs Improvement	Boulevard, Needs Improvement
14th Street	Charles Boulevard	US 264-A (Greenville Boulevard)	Major/Minor Thoroughfare, Needs Improvement	Minor Thoroughfare, Existing
14th Street	US 264-A (Greenville Boulevard)	Firetower Road	Major Thoroughfare, Needs Improvement	Boulevard, Needs Improvement
Red Banks Road	14th Street	Evans Street	Minor Thoroughfare, Existing	Major Thoroughfare, Existing
Portertown Road	Firetower Road	10th Street	Major Thoroughfare, Needs Improvement	Boulevard, Needs Improvement
Firetower Road	Portertown Road	Charles Boulevard	Major Thoroughfare, Needs Improvement	Boulevard, Needs Improvement
Firetower Road	Corey Road	Evans Street	Major Thoroughfare, Needs Improvement	Boulevard, Needs Improvement
Firetower Road	Evans Street	NC 11/ NC 903	Major Thoroughfare, Needs Improvement	Boulevard, Existing
Thomas Langston Road	NC 11/ NC 903	Davenport Farm Road	Minor Thoroughfare, Needs Improvement	Minor Thoroughfare, Existing
US 264	US 13/ NC 11/ NC 903	NC 33	Boulevard Needs, Improvement	Boulevard, Existing
<b>WH Smith Extension (Realignment)</b>	<b>Dickinson Avenue</b>	<b>US 13/ NC 11/ NC 903</b>	<b>Minor Thoroughfare, Recommended</b>	<b>Boulevard, Recommended</b>
<b>Arlington Boulevard</b>	<b>W. 5th Street</b>	<b>Stantonsburg Road</b>	<b>Major Thoroughfare, Existing</b>	<b>Boulevard, Needs Improvement</b>
<b>Regency Boulevard</b>	<b>NC 11/ NC 903</b>	<b>Evans Street</b>	<b>Minor Thoroughfare, Recommended</b>	<b>Boulevard, Existing</b>
<b>NC 43 (Charles Boulevard)</b>	<b>14th Street</b>	<b>Firetower Road</b>	<b>Major Thoroughfare, Existing</b>	<b>Boulevard, Needs Improvement</b>
<b>Firetower Road Extension (Realignment)</b>	<b>NC 11/ NC 903</b>	<b>Reedy Branch Road</b>	<b>Major Thoroughfare, Recommended</b>	<b>Boulevard, Recommended</b>
<b>Evans Street/Old Tar Road</b>	<b>5th Street</b>	<b>Worthington Road</b>	<b>Major Thoroughfare, Needs Improvement</b>	<b>Boulevard, Needs Improvement</b>
<b>10th Street</b>	<b>US 264-A (Greenville Boulevard)</b>	<b>Portertown Road</b>	<b>Major Thoroughfare, Existing</b>	<b>Boulevard, Needs Improvement</b>
<b>Davenport Farm Road</b>	<b>NC 11/ NC 903</b>	<b>SW Bypass</b>	<b>Major Thoroughfare, Needs Improvement</b>	<b>Minor Thoroughfare, Existing</b>
<b>Thomas Langston Road Extension</b>	<b>Davenport Farm Road</b>	<b>Forlines Road</b>	<b>Removed (Did not meet requirements for Recommendation)</b>	

*Projects in bold were discussed at the August 18, 2016 City Council Meeting*

# Public Hearing

**Recommendation: City Council recommend to TAC to adopt the updates to the CTP**

# Item 14

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



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**LONG-RANGE DEBT PLAN**  
**PROPOSED CAPITAL PROJECTS**

# **CAPITAL PROJECTS FUNDING PLAN**

## **THREE STEP PROCESS**



**Council's Strategic Goals and Priorities Drive the Process !**

**CAPITAL PROJECTS FUNDING PLAN**  
**STEP ONE**

Debt Management  
Policy

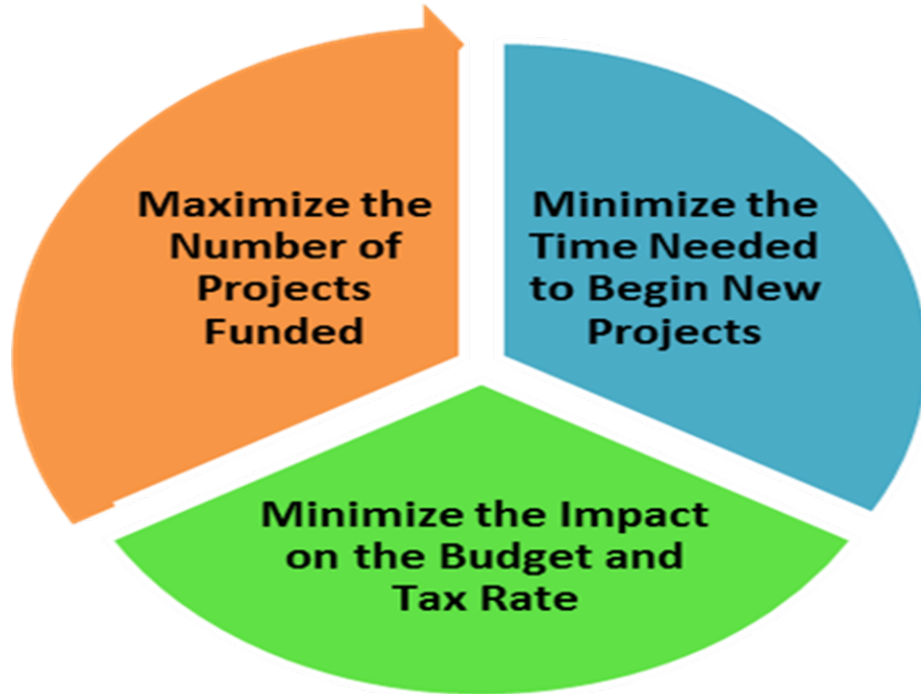


**CAPITAL PROJECTS FUNDING PLAN**  
**DEBT MANAGEMENT POLICY**

- **Adopted by Council October, 2016**
- **Purpose:**
  - Provide Guidance: Regarding Purpose of Debt**
  - Establish Conditions: For the Issuance of Debt**
  - Aide in Development: Capital / Operating Budget**
  - Create Strategy: Long-Range Debt Strategy**

# CAPITAL PROJECTS FUNDING PLAN

## \* LONG-RANGE DEBT STRATEGY



**Primary  
Objectives !**

**\* City's #3 Top Strategic Priority**

**CAPITAL PROJECTS FUNDING PLAN**  
**STEP TWO**

Council Priority Capital  
Projects



**CAPITAL PROJECTS FUNDING PLAN**  
**COUNCIL PRIORITY CAPITAL PROJECTS**

- **January, 2017 City Council Planning Session**
- **Proposed Future Capital Projects Presented**
- **Capital Projects Ranked by Council Based on Priority**
- **Highest to Lowest**
- **Staff Instructed to Develop Plan to Fund Highest Priority Projects**

**CAPITAL PROJECTS FUNDING PLAN**  
**COUNCIL PRIORITY CAPITAL PROJECTS**  
**FOUR HIGHEST PRIORITY PROJECTS**

**#1 Southside Fire Station (15 Votes)**

**#2 Town Common Gateway (13)**

**#3 Street Light Installation (13)**

**#4 Dickinson Avenue Improvements (10)**

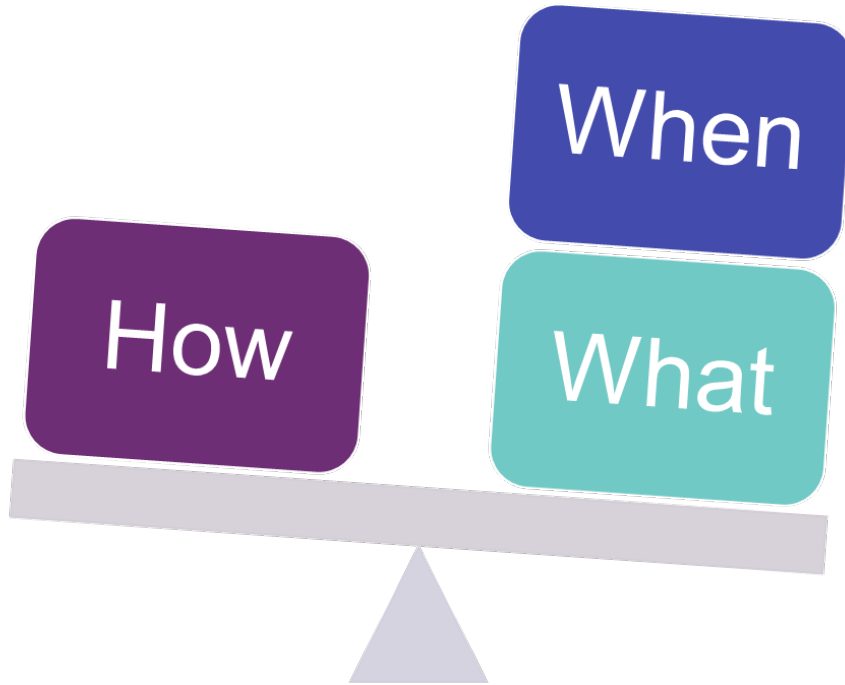


**CAPITAL PROJECTS FUNDING PLAN**  
**STEP THREE**

Capital Project Funding  
Plan

# CAPITAL PROJECTS FUNDING PLAN

## STEP THREE



- When Will Projects Be Funded ?
- What Projects Will Be Funded ?
- How Will Projects Be Funded ?

# CAPITAL PROJECTS FUNDING PLAN

*When*

*What*

When

What

## CAPITAL PROJECTS FUNDING PLAN

Projects	Year	Amount
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	15,000,000
Total		<b>\$53,100,000</b>

When

What

## CAPITAL PROJECTS FUNDING PLAN

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

When

What

## CAPITAL PROJECTS FUNDING PLAN

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

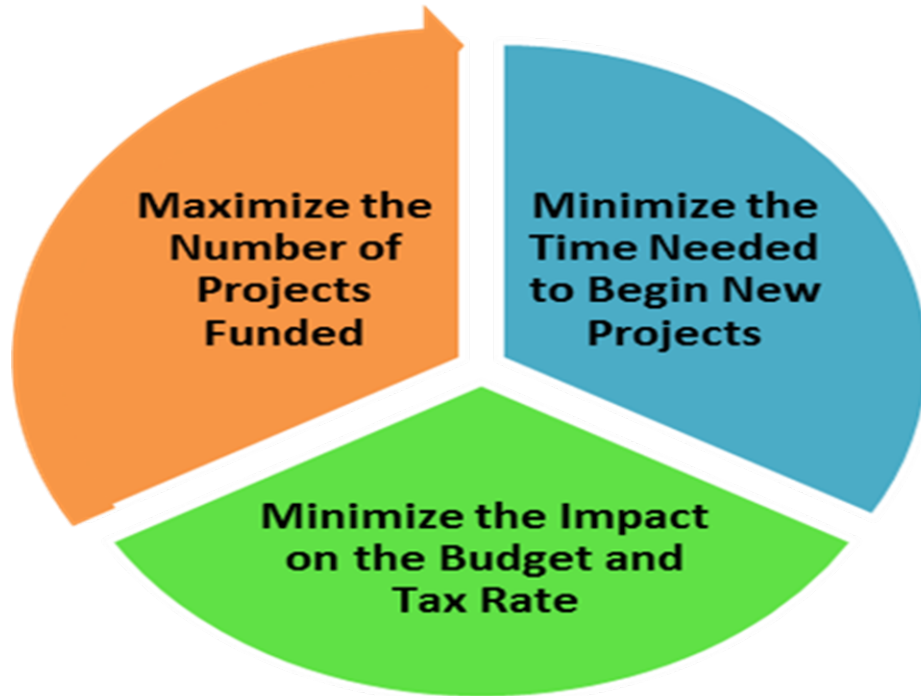
# CAPITAL PROJECTS FUNDING PLAN



How

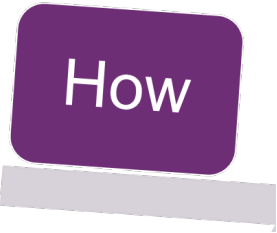
How

## CAPITAL PROJECTS FUNDING PLAN



**Primary  
Objectives !**





# CAPITAL PROJECTS FUNDING PLAN

Constant Debt Service Expense Budget

+

Leveraging One Time Funding

+

Amortization (i.e. Rolling Off) of Current Debt Service

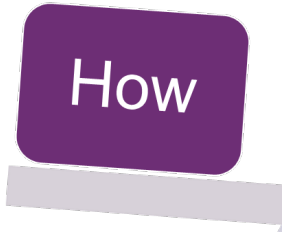
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Favorable Borrowing Rates

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= **Opportunity To:**

- Maximize Number of Projects Funded
- Minimize Time Needed to Fund Projects
- Minimize Impact on Budget & Tax Rate



## **CAPITAL PROJECTS FUNDING PLAN**

### **DEBT SERVICE EXPENSE**

**Annual General  
Fund Debt Service  
Expense Budget**  **\$4,858,325**

**\* Represent Annual General Fund Budget  
Appropriation to Fund Current Debt Service  
Expense**

How

## CAPITAL PROJECTS FUNDING PLAN PROPOSED ONE-TIME FUNDING

FY2016-17 Excess Fund Balance	\$ 3,000,000
2015 G.O. Bond Premium	500,000
Capital Reserve- Dickinson Parking	1,900,000
Total	<b>\$ 5,400,000</b>

How

## CAPITAL PROJECTS FUNDING PLAN PROJECTED BORROWING RATES

Projects	Year	Amount	Rate	Years
Priority Projects #1	2017-18	\$ 4,250,000	4.0%	15
Priority Projects #2	2018-19	6,000,000	4.5%	15
2015 G.O. Bond Part 2	2018-19	7,850,000	4.5%	20
Projects to be Determined	2022-23	10,000,000	5.5%	20
Projects to be Determined	2026-27	10,000,000	5.5%	20
Projects to be Determined	2030-31	15,000,000	6.5%	20
Total		<b>\$53,100,000</b>		



How

# CAPITAL PROJECTS FUNDING PLAN

## AMORTIZATION SCHEDULE

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

# PROPOSED CAPITAL PROJECTS



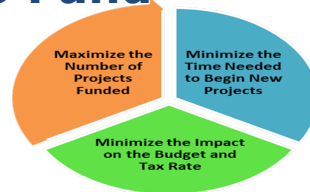
## SUMMARY

# **PROPOSED CAPITAL PROJECTS SUMMARY**

- ✓ **FY2017-18 Phase 1 Capital Projects Funded (\$4.25 Million)**
  - **Parking Lot: Sidewalk Development**
  - **Town Common Gateway**
  
- ✓ **FY2018-19 Phase 2 Capital Projects Funded (\$6.00 Million)**
  - **Dickinson Avenue Street Improvements**
  - **Southside Fire Station**
  - **Street Lights and Cameras**
  
- ✓ **Approximately \$38 Million in Capital Projects to be Funded Over Next 10 Fiscal Years**

# PROPOSED CAPITAL PROJECTS SUMMARY

- ✓ **Projects will be Financed with Debt as Part of the City's Long-Range Debt Strategy**
- ✓ **Annual Retirement of Debt Funded by a Combination of:**
  - **One-time Appropriations**
  - **Annual Debt Service Expense Appropriation**
- ✓ **Proposed Plan Does Not Project an Increase in the Property Tax Rate in Order to Fund**



  
**Primary Objectives !**



# ON A FINAL NOTE...

- **Future Core Service Projects that Must be Funded:**

<b>Project</b>	<b>Amount</b>
Sidewalks: Firetower Road Widening	133,900
Sidewalks: Firetower to Portertown	475,860
Traffic Signal Upgrade	1,003,143
Sidewalks: Evans Street Widening	525,602
Sidewalks: 14th Street Widening	270,122
Sidewalks: Allen Road	680,933
<b>Total</b>	<b>\$ 3,089,560</b>

# City Council Meeting

August 10, 2017



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