



Agenda

Greenville City Council

March 7, 2013
7:00 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 - Council Member Joyner

III. Pledge of Allegiance

IV. Roll Call

V. Approval of Agenda

VI. Appointments

1. Appointments to Boards and Commissions

VII. New Business

Public Hearings

2. Ordinance requested by Amanda M. Garris to rezone 5.6878 acres located between Greenville Boulevard and Dickinson Avenue Extension and being 1,150+/- feet west of Williams Road from Neighborhood Commercial (CN) to General Commercial (CG)
3. Ordinance requested by PIRHL Development, LLC to amend the Future Land Use Plan Map from a commercial (C) category to an office/institutional/multi-family (OIMF) category for the property located between Turnbury Drive and Smythewyck Drive and being 230+/- feet east of East Arlington Boulevard containing 4.3 acres.
4. Ordinance requiring the repair or the demolition and removal of the dwelling located at 908 Fairfax Avenue

5. Initial public hearing for the 2013-2018 Consolidated Plan and the 2013-2014 Annual Action Plan

Public Comment Period

- **Public Comment Period**

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

Other Items of Business

6. Resolution authorizing the sale of a portion of City-owned property to Stephen and Stacey Stox
7. Resolution supporting a regional interstate system in Eastern North Carolina to connect with I795 along existing corridors of US264 and US70 in addition to NC11 between US264 and US70

VIII. Comments from Mayor and City Council

IX. City Manager's Report

X. Adjournment



City of Greenville, North Carolina

Meeting Date: 3/7/2013
Time: 7:00 PM

Title of Item: Appointments to Boards and Commissions

Explanation: City Council appointments need to be made to the Affordable Housing Loan Committee, Historic Preservation Commission, Human Relations Council, Pitt-Greenville Convention & Visitors Authority, Public Transportation and Parking Commission, Redevelopment Commission, and the Youth Council.

Fiscal Note: No direct fiscal impact.

Recommendation: Make appointments to the Affordable Housing Loan Committee, Historic Preservation Commission, Human Relations Council, Pitt-Greenville Convention & Visitors Authority, Public Transportation and Parking Commission, Redevelopment Commission, and the Youth Council.

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Attachments / click to download

 [Muni Report Appointments to Boards and Commissions 914698](#)

Appointments to Boards and Commissions

March 7, 2013

Affordable Housing Loan Committee

Council Liaison: Council Member Kandie Smith

Name	District #	Current Term	Reappointment Status	Expiration Date
Melissa Grimes	1	First term	Eligible	February 2013

Historic Preservation Commission

Council Liaison: Council Member Marion Blackburn

Name	District #	Current Term	Reappointment Status	Expiration Date
Ann Schwarzmann	3	First term	Not seeking a 2 nd term	January 2013

Human Relations Council

Council Liaison: Mayor Pro Tem Rose Glover

Student Representative

Name	District #	Current Term	Reappointment Status	Expiration Date
Available (ECU)		Unexpired Term	Eligible	October 2012

Pitt Greenville Convention & Visitors Authority

Council Liaison: Mayor Pro-Tem Rose Glover

Name	District #	Current Term	Reappointment Status	Expiration Date
Joseph Frigden (City (2))		Second term	Resigned	July 2012

- 1: Owners/operators of hotels/motels
- 2: Members of tourist or convention-related businesses
- 3: Residents not involved in tourist or convention-related business

Public Transportation & Parking Commission

Council Liaison: Council Member Calvin Mercer

Name	District #	Current Term	Reappointment Status	Expiration Date
Ronald Dunbar	2	Second	Ineligible	January 2013
Neil Edwards	3	First term	Resigned	January 2014
Eric Foushee	5	First term	Resigned	January 2015
Adam Lawler	1	Unexpired term	Eligible	January 2013

Redevelopment Commission

Council Liaison: Council Member At-Large Dennis Mitchell

Name	District #	Current Term	Reappointment Status	Expiration Date
Dana Coles <i>(Council Member Kandie Smith)</i>	1	First Term	Resigned	November 2016

Youth Council

Council Liaison: Council Member Marion Blackburn

Name	District #	Current Term	Reappointment Status	Expiration Date
13 Available Slots		Filling unexpired term	Eligible	September 2013

Applicants for Affordable Housing Loan Committee

Christina W. Darden
387 Claredon Drive
Greenville, NC 27858

District #: 5

Thomas Hines
211 Patrick Street
Greenville, NC 27834

District #: 1

Application Date:

Home Phone: (252) 756-9249

Business Phone: (252) 215-1019

Email: chris@chrisdarden.com

Application Date: 10/6/2011

Home Phone: (252) 864-4907

Business Phone: (252) 695-9066

Email: thinesg@aol.com

Applicants for Historic Preservation Commission

Scott H. Duke
2223-C Locksley Drive
Greenville, NC 27858

Application Date: 2/20/2012

District #: 4

Home Phone:
Business Phone: (252) 328-2950
Email: scotthduke@gmail.com

Terry King
1310 Thomas Langston Rd. #7
Winterville, NC 28590

Application Date: 8/25/2012

District #: 2

Home Phone: (252) 412-5228
Business Phone:
Email: terryeu2@aol.com

Dustin Mills
504 Daventry Drive
Greenville, NC 27858

Application Date: 4/9/2012

District #: 5

Home Phone: (919) 480-0791
Business Phone: (252) 558-0207
Email: dmills@pirhl.com

Tyrone O. Walston
2706 Webb Street
Greenville, NC 27834

Application Date: 6/12/2012

Home Phone: (252) 412-7351
Business Phone: (252) 355-8736
District #: 2 **Email:** walston_tyrone

Applicants for Human Relations Council

Wanda Carr
2304 British Court
Greenville, NC 27834

Application Date: 10/13/2010

District #: 1

Home Phone: (252) 321-1409
Business Phone:
Email: carrwdc@hotmail.com

Isaac Chemmanam
402 Lochview Drive
Greenville, NC 27858

Application Date: 1/18/2012

District #: 4

Home Phone: (252) 561-8759
Business Phone: (252) 412-2045
Email: isaac.chemmanam@gmail.com

Scott H. Duke
2223-C Locksley Drive
Greenville, NC 27858

Application Date: 2/20/2012

District #: 4

Home Phone:
Business Phone: (252) 328-2950
Email: scotthduke@gmail.com

Evan Lewis
3402 Dunhaven Drive
Greenville, NC 27834

Application Date: 7/17/2007

District #: 5

Home Phone: (252) 353-6997
Business Phone: (252) 758-0113
Email: evanl@legalaidnc.org

Aaron Lucier
1516 Thayer Drive
Winterville, NC 28590

Application Date: 2/23/2011

District #: 5

Home Phone: (252) 321-3910
Business Phone: (252) 328-2758
Email: luciera@ecu.edu

Angela Marshall
2609B Boone Court
Greenville, NC 27834

Application Date: 4/29/2011

District #: 1

Home Phone: (252) 258-4104
Business Phone: (252) 328-4173
Email: marshalla@ecu.edu

Brittney Partridge
925 Spring Forest Road, Apt. 9
Greenville, NC 27834

Application Date: 7/15/2010

District #: 1

Home Phone: (252) 489-8390
Business Phone:
Email: partridgeb06@students.ecu.edu

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

Brian Brown
2237 Penncross Drive
Greenville, NC 27834
District #: 5

Application Date: 2/23/2011
Home Phone: (252) 414-3943
Business Phone: (252) 353-7379
Email: bbrown@myrepexpress.com

Wanda Carr
2304 British Court
Greenville, NC 27834
District #: 1

Application Date: 10/13/2010
Home Phone: (252) 321-1409
Business Phone:
Email: carrwdc@hotmail.com

Brian Cooper
1149 Mulberry Lane, #34-G
Greenville, NC 27858
District #: 5

Application Date: 3/5/2011
Home Phone: (252) 439-0651
Business Phone: (252) 439-0651
Email: brianevans_99@yahoo.com

Ann Eleanor
102 Lindenwood Drive
Greenville, NC 27834
District #: 5

Application Date: 2/13/2011
Home Phone: (252) 227-4240
Business Phone:
Email: aeleonor@suddenlink.net

Terry King
1310 Thomas Langston Rd. #7
Winterville, NC 28590
District #: 2

Application Date: 8/25/2012
Home Phone: (252) 412-5228
Business Phone:
Email: terryeu2@aol.com

JJ McLamb
102 Christina Drive
Greenville, NC 27858
District #: 4

Application Date: 2/27/2012
Home Phone: (252) 814-6050
Business Phone: (252) 737-4669
Email: jjmclamb@suddenlink.net

Bridget Moore
4128A Bridge Court
Winterville, NC 28590
District #: 5

Application Date: 7/13/2011
Home Phone: (252) 355-7377
Business Phone: (252) 756-1002
Email: bmoore2004@netzero.com

Applicants for Public Transportation & Parking Commission

None.

Applicants for Redevelopment Commission

Cornell Allen
4030 Bells Chapel Road
Greenville, NC 27858

District #: 5

Brian Brown
2237 Penncross Drive
Greenville, NC 27834

District #: 5

Wanda Carr
2304 British Court
Greenville, NC 27834

District #: 1

Terry King
1310 Thomas Langston Rd. #7
Winterville, NC 28590

District #: 2

Evan Lewis
3402 Dunhaven Drive
Greenville, NC 27834

District #: 5

JJ McLamb
102 Christina Drive
Greenville, NC 27858

District #: 4

Dustin Mills
504 Daventry Drive
Greenville, NC 27858

District #: 5

Brittney Partridge
925 Spring Forest Road, Apt. 9
Greenville, NC 27834

District #: 1

Application Date: 5/8/2011

Home Phone: (252) 215-0486
Business Phone: (252) 258-9718
Email: mrcallen2436@gmail.com

Application Date: 2/23/2011

Home Phone: (252) 414-3943
Business Phone: (252) 353-7379
Email: bbrown@myrepexpress.com

Application Date: 10/13/2010

Home Phone: (252) 321-1409
Business Phone:
Email: carrwdc@hotmail.com

Application Date: 8/25/2012

Home Phone: (252) 412-5228
Business Phone:
Email: terryeu2@aol.com

Application Date: 7/17/2007

(2)
Home Phone: (252) 353-6997
Business Phone: (252) 758-0113
Email: evanl@legalaidnc.org

Application Date: 2/27/2012

Home Phone: (252) 814-6050
Business Phone: (252) 737-4669
Email: jjmclamb@suddenlink.net

Application Date: 4/9/2012

Home Phone: (919) 480-0791
Business Phone: (252) 558-0207
Email: dmills@pirhl.com

Application Date: 7/15/2010

Home Phone: (252) 489-8390
Business Phone:
Email: partridgeb06@students.ecu.edu

Katherine Wetherington
1503 East 4th Street
Greenville, NC 27858

Application Date: 6/19/2010

Home Phone:

Business Phone:

Email: katherinewetherington@yahoo.com

District #: 3

Applicants for Youth Council

None.



City of Greenville, North Carolina

Meeting Date: 3/7/2013
Time: 7:00 PM

Title of Item: Ordinance requested by Amanda M. Garris to rezone 5.6878 acres located between Greenville Boulevard and Dickinson Avenue Extension and being 1,150+/- feet west of Williams Road from Neighborhood Commercial (CN) to General Commercial (CG)

Explanation: **Abstract:** The City has received a request from Amanda M Garris to rezone 5.6878 acres located between Greenville Boulevard and Dickinson Avenue Extension and being 1,150+/- feet west of Williams Road from Neighborhood Commercial (CN) to General Commercial (CG).

Required Notices:

Planning and Zoning meeting notice (property owner and adjoining property owner letter) mailed on February 5, 2013. On-site sign(s) posted on February 5, 2013. City Council public hearing notice (property owner and adjoining property owner letter) mailed on February 26, 2013. Public hearing legal advertisement published on February 25 and March 4, 2013.

Comprehensive Plan:

The subject site is located in Vision Area E.

Greenville Boulevard, between Memorial Drive and Allen Road, is considered a connector corridor. Connector corridors are anticipated to contain a variety of higher intensity activities and uses.

The Future Land Use Plan Map recommends commercial (C) at the intersection of Greenville Boulevard/Allen Road and Dickinson Avenue Extension transitioning to office/institutional/ multi-family (OIMF), high density residential (HDR) and conservation/open space (COS) in the southeast corner of the intersection.

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

Based on the fact that the existing zoning and the requested rezoning can generate the same type and square footage of development, the traffic volumes generated would be the same regardless of the category. Therefore, a traffic report was not generated.

History/Background:

In 1972, the property was incorporated into the City's extra-territorial jurisdiction (ETJ). On the 1981 zoning series map, the property was zoned CN (Neighborhood Commercial).

Present Land Use:

Farmland

Water/Sewer:

Water is located in the right-of-way of Greenville Boulevard. Sanitary sewer is located on the adjacent property to the east.

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 - Two (2) single-family residences (under common ownership of applicant)

South: RA20 - One (1) single-family residence

East: RA20 - Farmland; CH - The Modular Headquarters (modular home sales)

West: RA20 - One (1) single-family residence

Density Estimates:

Under the current zoning (CN), and the proposed zoning (CG), the site could yield 54,507+/- square feet of commercial/retail/restaurant space.

The anticipated build-out time is within 2-5 years.

Fiscal Note: No cost to the City.

Recommendation: In staff's opinion, the request is in compliance with Horizons: Greenville's

Community Plan, and the Future Land Use Plan 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 to approve the request at its February 19, 2013 meeting.

If City Council determines to approve the request, a motion to adopt the attached rezoning 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 rezoning request, in order to comply with this statutory requirement, it is recommended that the motion be as follows:
Motion to deny the proposed amendment and to make a finding and determination that, although the rezoning request is consistent with the comprehensive plan, there is a more appropriate zoning classification and, therefore, denial is reasonable and in the public interest.

Note: In addition to 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 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

 [Location Map](#)

 [Survey](#)

 [Bufferyard and Vegetation Standards](#)

 [Ordinance__Amanda_Garris_948062](#)

 [Minutes__Amanda_Garris_948337](#)

ORDINANCE NO. 13-
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 March 7, 2013, at 7:00 p.m., in the City Council Chambers of City Hall in the City of Greenville, NC, conduct a public hearing on the adoption of an ordinance 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; and,

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 rezoning the following described property is consistent with the adopted comprehensive plan and that the adoption of the ordinance rezoning the following described property is reasonable and in the public interest due to its consistency with the comprehensive plan and, as a result, its furtherance of the goals and objectives of the comprehensive plan.

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: Jean T. Manning Life Estate Property

LOCATION: Located between Greenville Boulevard and Dickinson Avenue and being 1,150+/- feet west of Williams Road.

DESCRIPTION:

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

Beginning at a point in the northern right of way of US Hwy 264A (Greenville Blvd.) said point being the southeast corner of the Candace G. Pollard property as recorded in deed book 787, page 793 of the Pitt County Registry and being located S 79-23-07 E – 1508.80' from the centerline intersection of US Hwy 264A and US Hwy 13 (Dickinson Ave.) thence from said point of beginning leaving the northern right of way of US Hwy 264A (Greenville Blvd.) with the eastern line of the Candace G. Pollard property N 06-27-39 W – 214.75' to the southeast corner of the James T. Manning, Jr. Heirs property as recorded in deed book B 29, page 495,

thence with the eastern line of the James T. Manning, Jr. Heirs property N 06-21-12 W – 138.46’ to the southwest corner of the Jean T. Manning property as recorded in deed book 1399, page 82, thence with the southern line of the Jean T. Manning property N 89-22-34 E – 235.32’, thence S 81-24-40 E – 442.85’ to the western line of the Karl B. Manning property as recorded in will book 10, page 543, thence with the western line of Karl B. Manning property S 04-48-12 W – 386.25’ to the northern line of the John F. Moye, Sr. property as recorded in deed book 1051, page 615, thence with the northern line of the John F. Moye, Sr. property S 69-27-45 W – 33.15’, thence S 70-32-05 W – 1.27’ to the northern right of way of US Hwy 264A (Greenville Blvd.), thence with the northern right of way of US Hwy 264A (Greenville Blvd.) N 79-06-24 W – 579.57’ to the point of beginning containing 5.6878 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 7th day of March, 2013.

Allen M. Thomas, Mayor

ATTEST:

Carol L. Barwick, City Clerk

Doc. # 948062

Excerpt from the DRAFT Planning & Zoning Minutes (2/19/2013)

ORDINANCE REQUESTED BY AMANDA M. GARRIS TO REZONE 5.6878 ACRES LOCATED BETWEEN GREENVILLE BOULEVARD AND DICKINSON AVENUE EXTENSION AND BEING 1,150+/- FEET WEST OF WILLIAMS ROAD FROM NEIGHBORHOOD COMMERCIAL (CN) TO GENERAL COMMERCIAL (CG) - APPROVED

Ms Chantae Gooby, Planner II, delineated the property. The property is located in the southwest quadrant of the city and specifically between Greenville Boulevard and Dickinson Avenue Extension and west of Williams Road. The area is mainly residential and vacant with some commercial and institutional uses. The existing zoning and the requested rezoning can generate the same type and square footage of development so the traffic report was not generated. The Future Land Use Plan Map recommends commercial at the intersection of Greenville Boulevard/Allen Road and Dickinson Avenue Extension. There is office/institutional/multi-family (OIMF) and high density residential transitioning from the corner. In staff's opinion, the request is in compliance with Horizons: Greenville's Community Plan and the Future Land Use Plan.

Chairman Bell opened the public hearing.

Ken Malpass, representative for Amanda Garris, spoke in favor of the request. He stated that the current zoning would not permit some potential buyers and the proposed rezoning would give the applicant more options.

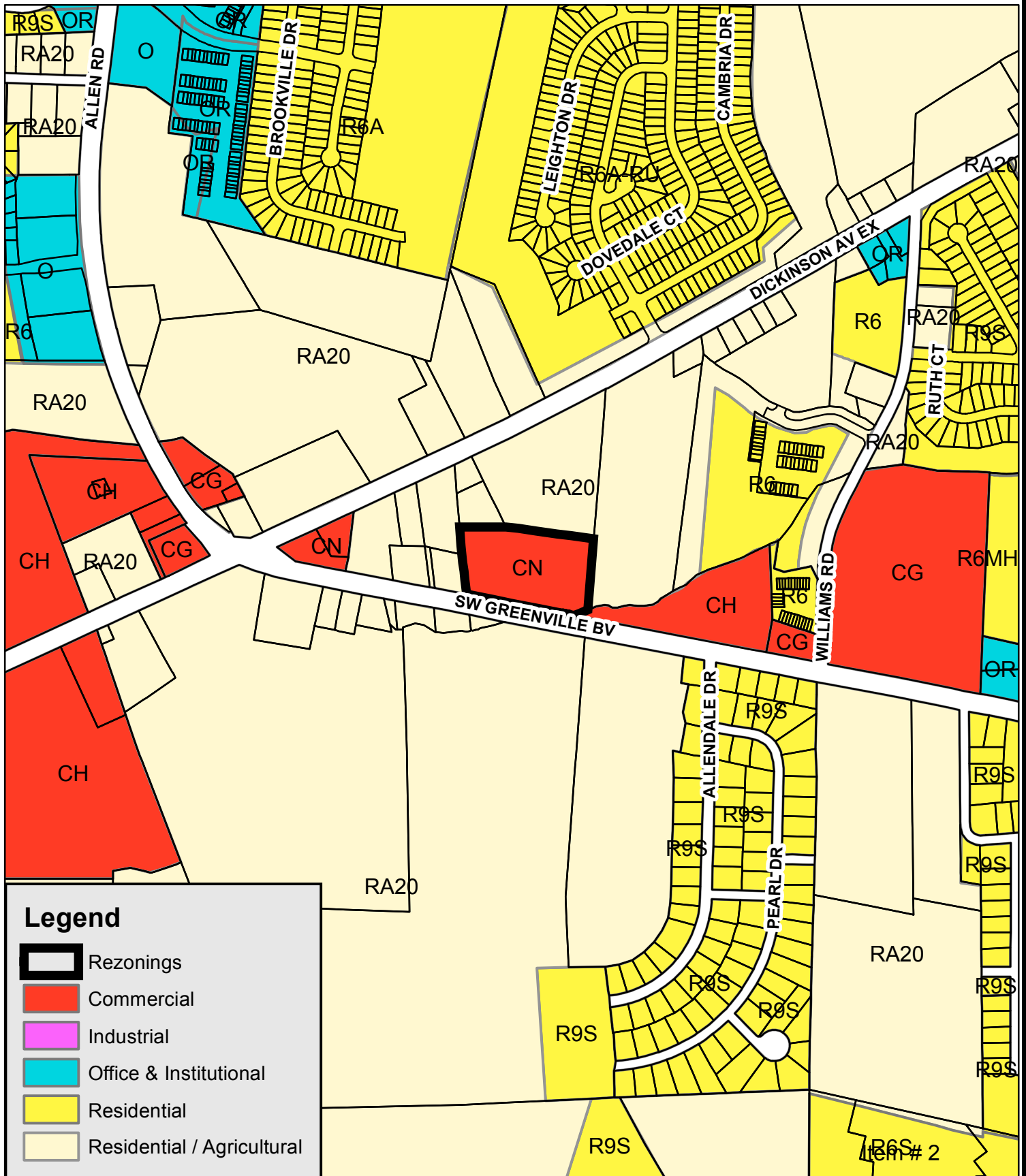
No one spoke in opposition of the request.

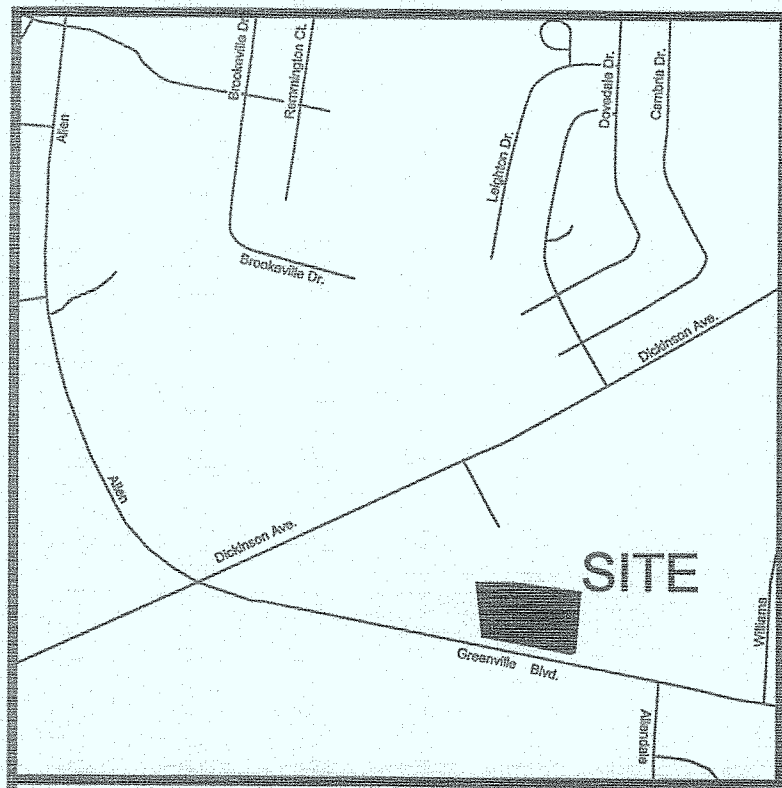
Chairman Bell closed the public hearing and opened for board discussion.

No board discussion.

Motion made by Mr. Smith, seconded by Ms Basnight, to recommend approval of the proposed text 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.

Amanda M. Garris
5.6878 acres
From: CN To: CG
February 4, 2013



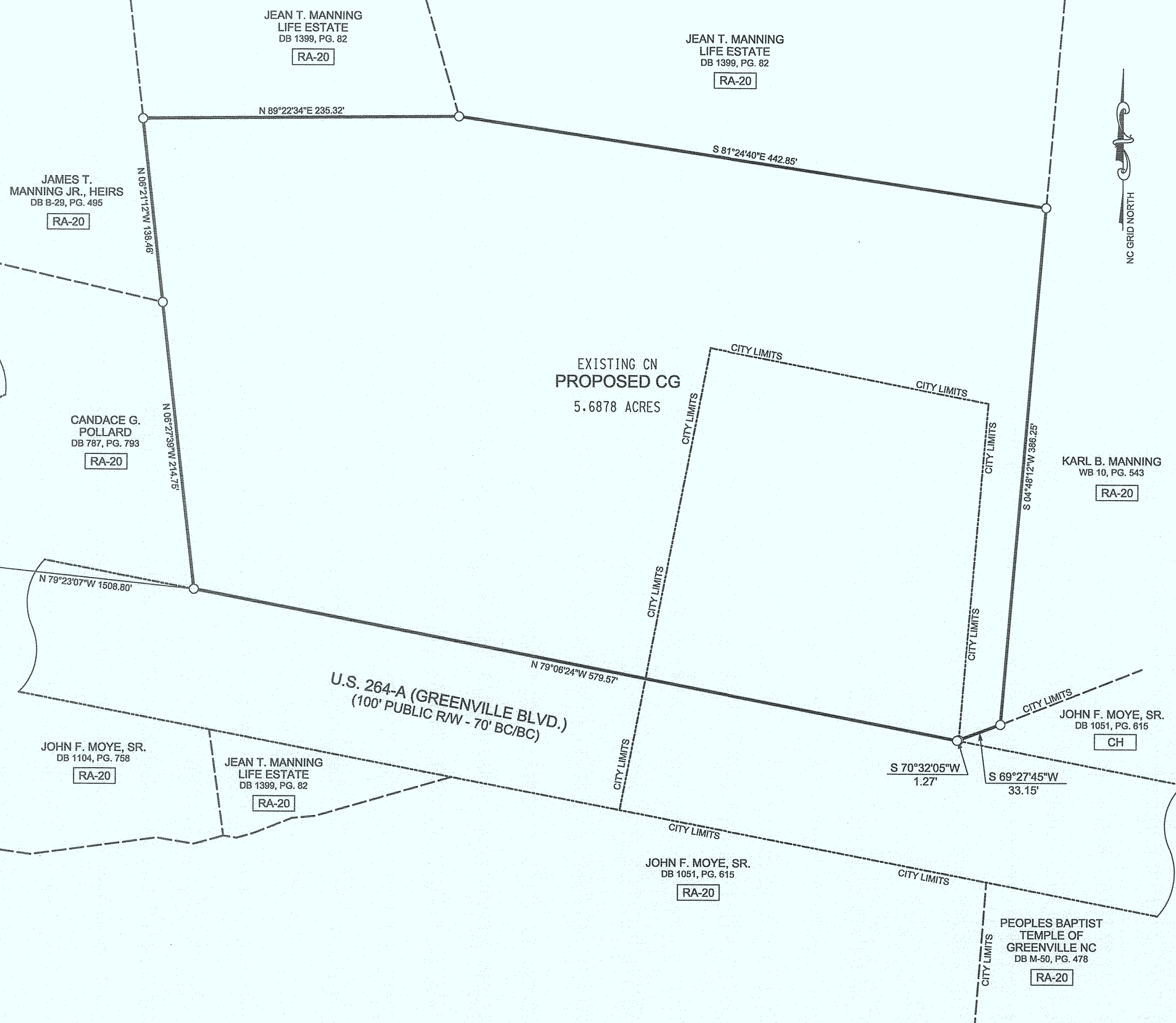


VICINITY MAP
1" = 1000'

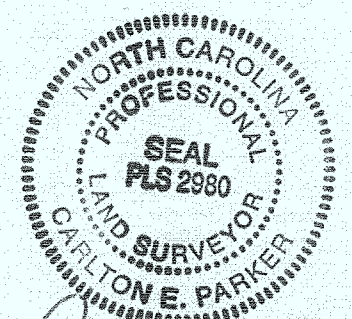
U.S. HWY 13 (DICKINSON AVE.)
(100' PUBLIC R/W - PAVEMENT VARIES)

Attachment number 4
Page 1 of 1

CENTERLINE INTERSECTION



Item # 2



CARLTON E. PARKER, PLS 2980

REZONING MAP FOR
AMANDA M. GARRIS

REFERENCE DEED BOOK 1399, PAGE 82,
OF THE PITT COUNTY REGISTRY

GREENVILLE TOWNSHIP PITT COUNTY NORTH CAROLINA

OWNER: JEAN T. MANNING LIFE ESTATE c/o MRS. AMANDA GARRIS	DESIGNED: CEP
ADDRESS: 1802 S.W. GREENVILLE BLVD. GREENVILLE, NC 27834	DRAWN: WCD
PHONE: (252) 756-3820	APPROVED: CEP
MALPASS & ASSOCIATES NC LICENSE NO. C-1289 1645 EAST ARLINGTON BLVD., SUITE D GREENVILLE, N.C. 27858 (252) 756-1780	DATE: 01/23/13
	SCALE: 1" = 60'
	SHEET 1 OF 1

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.



City of Greenville, North Carolina

Meeting Date: 3/7/2013
Time: 7:00 PM

Title of Item: Ordinance requested by PIRHL Development, LLC to amend the Future Land Use Plan Map from a commercial (C) category to an office/institutional/multi-family (OIMF) category for the property located between Turnbury Drive and Smythewyck Drive and being 230+/- feet east of East Arlington Boulevard containing 4.3 acres.

Explanation: **Abstract:** The City has received a request PIRHL Development, LLC to amend the Future Land Use Plan Map from a commercial (C) category to an office/institutional/multi-family (OIMF) category for the property located between Turnbury Drive and Smythewyck Drive and being 230+/- feet east of East Arlington Boulevard containing 4.3 acres.

History/Background:

In 1989, the subject property was part of a series of large-scale rezonings in anticipation of the extension of Arlington Boulevard and re-location of Fire Tower Road. At that time, the zoning pattern established commercial at the northeast corner of the proposed intersection of Charles Boulevard and Fire Tower Road.

The current Future Land Use Plan Map (FLUPM) was adopted on February 12, 2004.

Comprehensive Plan:

The subject area is located in Vision Area D.

The FLUPM recommends commercial (C) at the intersection of Arlington Boulevard and Fire Tower Road transitioning to office/institutional/multi-family (OIMF) as a buffer to the residential-only areas extending from this intersection.

There is a designated regional focus area at the intersection of Arlington Boulevard and Fire Tower Road. These areas are intended to contain more than

400,000 square feet of conditioned floor space.

Arlington Boulevard is designated as a connector corridor. Connector corridors are anticipated to contain a variety of higher intensity activities and uses.

The Comprehensive Plan states: "Office/Institutional/Multi-family land uses should be developed along transportation thoroughfares to provide transition between commercial nodes and to preserve vehicle carrying capacity. Office/Institutional/Multi-family development should be used as a buffer between light industrial and commercial development and adjacent lower density residential land uses."

The Horizons: Greenville's Community Plan 2010 Update provides criteria in determining if a change to the FLUPM is compatible or incompatible.

The following are excerpts from the 2010 Update.

A FLUPM amendment request will be construed to be "compatible with the comprehensive plan" if:

(i) The proposed amendment is determined by Planning and Zoning Commission and City Council to be necessary as a result of changed conditions in the local development pattern, street pattern, environment or other major feature or plan, which impacts the site in a manner or to a degree not previously anticipated at the time of adoption of the Current FLUPM; and

(ii) The location of the proposed classification(s) support the intent and objective of the current FLUPM, Focus Area Map, and Transportation Corridor Map and other contextual considerations of the comprehensive plan; and

(iii) The resulting anticipated land use is properly located with respect to existing and future adjoining and area uses and the proposed change is not anticipated to cause undue negative impacts on localized traffic, the natural environment or existing land and future neighborhoods and businesses within and in proximity to the area of proposed amendment; and

(iv) The amendment is anticipated to result in a desirable and sustainable land use pattern to an equal or greater degree than existed under the previous plan recommendation.

A FLUPM amendment request will be construed to be "incompatible with the comprehensive plan" if:

In determining whether a FLUPM amendment is compatible with the comprehensive plan, the Planning and Zoning Commission and City Council should take into consideration the following planning principles or concepts:

Functionality: the proposed use category serves a necessary function and does not interrupt or interfere with other proximate compatible uses; or the proposed use enhances desirable transition or buffers between potentially incompatible

uses;

Integration: the proposed use category should be evaluated in terms of the Horizons plan's long-term goals, not merely in terms of its individual, short-term impacts.

Environmental Conditions/Constraints:

There are no known environmental constraints.

Surrounding Land Uses and Zoning:

North: OR - Sidus Financial, McCall and Warren Orthodontics, and Greenville Pitt County Home Builder's Association

South: CG - Tie Breaker's Restaurant Strip Center

East: CG - Turnbury Shopping Center

West: CG - Wendy's Restaurant and vacant property (under common ownership of applicant)

Thoroughfare/Traffic Volume (Summary):

Based on the analysis comparing the existing land use (943 daily trips) and requested land use, the proposed land use classification could generate 399 trips to and from the site on Turnbury Drive, which is a net *decrease* of 544 less trips per day. Since the traffic analysis for the requested land use indicates that the proposal would generate less traffic than the existing land use, a traffic volume report was not generated.

Fiscal Note:

No cost to the City.

Recommendation:

In staff's opinion, the request is **not compatible** with the comprehensive plan based on the following criteria listed in the 2010 Update. The proposed OIMF category:

- is not necessary as a result of changed conditions in the local development pattern, street pattern, environment or other major feature or plan, which impacts the site in a manner or to a degree not previously anticipated at the time of adoption of the Current FLUPM; and
- does not support the intent and objective of the current FLUPM and other contextual considerations of the comprehensive plan for location of land use categories (Horizons states the OIMF category should be used between commercial nodes and/or incompatible uses.); and
- is not properly located with respect to existing and future adjoining land uses and may cause undue negative impacts on existing and future businesses within and in proximity to the area ; and
- is not anticipated to result in a desirable and sustainable land use pattern

to an equal or greater degree than existed under the previous plan recommendation

The Planning and Zoning Commission voted 6-2 to deny the request at its February 19, 2013 meeting.

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Attachments / click to download

[Location Map](#)

[Ordinance PIRHL_FLUPM_948069](#)

[Minutes PIRHL_LLC_948338](#)

ORDINANCE NO. 13-
AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GREENVILLE
AMENDING HORIZONS: GREENVILLE'S COMMUNITY PLAN

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 March 7, 2013, at 7:00 p.m. in the City Council Chambers of City Hall in the City of Greenville, NC, conduct a public hearing on the adoption of an ordinance amending the Future Land Use Plan Map for the following described territory;

WHEREAS, the Horizons: Greenville's Community Plan was adopted on January 9, 1992 by the Greenville City Council per Ordinance 2412; and

WHEREAS, the Horizons: Greenville's Community Plan will from time to time be amended and portions of its text clarified by the City Council; and

WHEREAS, Future Land Use Plans are to be prepared to expand and clarify portions of the Horizons: Greenville's Community Plan; and

WHEREAS, the City Council of the City of Greenville has per Ordinance No. 97-73 adopted the Greenville Future Land Use Plan Map and associated text dated June 4, 1997 as an amendment to the Horizons: Greenville's Community Plan; and

WHEREAS, the City Council of the City of Greenville has per Ordinance No. 04-10 amended the Horizons: Greenville's Community Plan and Future Land Use Plan Map pursuant to the 2004 Update; and

WHEREAS, the Planning and Zoning Commission and the City Council have reviewed the Future Land Use Plan Map and a public hearing has been held to solicit public comment.

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

Section 1. The Future Land Use Plan Map is hereby amended by re-designating from a "Commercial" category to an "Office/Institutional/Multi-family" category for the area described as being 230+/- feet east of the intersection of the eastern right-of-way of East Arlington Boulevard and the northern right-of-way of Smythwyck Drive and also the intersection of the southeast corner of tax parcel 70312 as identified at the Pitt County Tax Assessor's Office and the northern right-of-way of Smythwyck Drive, herein known as the Point of Beginning. From the Point of Beginning, running along the northern right-of-way of Smythwyck Drive in an easterly direction for 470+/- feet; thence cornering and running along the eastern property line of tax parcel 51672 in a northerly direction for 430+/- feet; thence running along the southern right-of-way of Turnbury Drive in a westerly direction for 470+/- feet; thence cornering and running

in a southerly direction for 430+/- feet returning to the Point of Beginning and containing 4.3 acres.

Section 2. That the Director of Community Development is directed to amend the Future Land Use Plan 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 7th day of March, 2013.

Allen M. Thomas, Mayor

ATTEST:

Carol L. Barwick, City Clerk

#948069

Excerpt from the DRAFT Planning & Zoning Minutes (2/19/2013)

ORDINANCE REQUESTED BY PIRHL DEVELOPMENT, LLC TO AMEND THE FUTURE LAND USE PLAN MAP FROM A COMMERCIAL (C) CATEGORY TO AN OFFICE/INSTITUTIONAL/MULTI-FAMILY (OIMF) CATEGORY FOR THE PROPERTY LOCATED BETWEEN TURNBURY DRIVE AND SMYTHEWYCK DRIVE AND BEING 230+/- FEET EAST OF EAST ARLINGTON BOULEVARD CONTAINING 4.3 ACRES - DENIED

Ms Chantae Gooby, Planner II, delineated the property. The property is located in the southeast section of the city specifically between Turnbury Drive and Smythewyck Drive. The Future Land Use Plan Map recommends commercial (C) at the intersection of Arlington Boulevard and Fire Tower Road transitioning to office/institutional/multi-family (OIMF). The property is currently vacant with some of the surrounding properties developed as commercial. North of Turnbury Drive is office development and some vacant lots. There is a designated regional focus area at the intersection of Arlington Boulevard and Fire Tower Road. The property is considered part of the focus area. In 1989, this area was developed as a large commercial node because Arlington Boulevard was being built and Fire Tower Road was being re-aligned. At that time, there were large-scale commercial rezonings in anticipation of the street upgrades. Based on the analysis comparing the existing land use category and requested land use category, the request could generate a net decrease of trips per day. Therefore, a traffic volume report was not generated. The contextual portion of the Comprehensive Plan states that the Office/Institutional/Multi-Family category should be used between commercial nodes and incompatible uses. Most offices uses are allowed in the current commercial zoning. Therefore, multi-family development is likely to result from this request. Ms Gooby discussed how the 2010 Horizons Update provides criteria in determining if a change to the Future Land Use Plan Map is compatible or incompatible. In staff's opinion, the request is not compatible with the comprehensive plan in that the proposed OIMF category:

- is not necessary as a result of changed conditions in the local development pattern, street pattern, environment or other major feature or plan, which impacts the site in a manner or to a degree not previously anticipated at the time of adoption of the Current FLUPM; and
- does not support the intent and objective of the current FLUPM and other contextual considerations of the comprehensive plan for location of land use categories (Horizons states the OIMF category should be used between commercial nodes and/or incompatible uses.); and
- is not properly located with respect to existing and future adjoining land uses and may cause undue negative impacts on existing and future businesses within and in proximity to the area ; and
- is not anticipated to result in a desirable and sustainable land use pattern to an equal or greater degree than existed under the previous plan recommendation.

The amendment request is incompatible because of functionality and integration. The proposed land use category interrupts or interferes with the proximate compatible uses and also does not

enhance desirable transition or buffers between those uses. Possible multi-family development would not have long-term sustainability due adjacent uses.

Chairman Bell asked if the best use for the property be commercial.

Ms Gooby stated that is what the current plan recommends.

Chairman Bell opened the public hearing.

Dustin Mills, PIRHL Development, LLC representative, spoke in favor of the request. He stated that the company would like to pursue having an apartment complex. The intent of the company is to procure the property and build senior apartments. Under the proposed change, traffic count would decrease by 200,000 trips per year per staff. The company selected the site because of its proximity to a grocery store and promotes walkability. The site is located so that residents can walk, public transportation is available and is compatible with the adjacent uses. It is also in compliance to smart growth in the Comprehensive Plan.

No one spoke in opposition of the request.

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

Mr. Schrade stated that a multi-family complex would not hurt adjacent businesses. He thought the request made good sense.

Mr. Smith agreed with Mr. Schrade.

Mr. Griffin stated his concern was how the proposed change will decrease traffic because there is no guarantee people will walk or the type of facility that will be built.

Ms. Harrington stated putting a senior facility close to a grocery store will be great so the residents could have easy access without being in danger trying to get to the businesses.

Mr. Schrade asked staff was there an issue with the reduced traffic.

Ms Gooby stated that traffic was not a problem. Multi-family is generally a lower traffic generator as compared to single-family or commercial. She cautioned there is a lack of sidewalks in the area and traffic is of a commercial nature which means it occurs almost all day. The area was designed as a commercial node.

Chairman Bell asked if the city would incur the cost of sidewalks.

Ms Gooby stated that the developer generally pay for sidewalks.

Chairman Bell noted that the applicant desired to speak.

948338

Attorney Holec stated it was at the discretion of the board since the public hearing was closed.

Mr. Maxwell asked if there was a guarantee what will be built once the map amendment changed.

Attorney Holec stated no - that the request is not a rezoning. Any type of representation to the type of development cannot be relied upon. A developer can develop any use which is allowed in accordance to the regulations.

Chairman Bell asked if the change would be from Charles Boulevard to Arlington.

Attorney Holec stated that the proposed change would only affect the specified lot area.

Mr. Mills stated that the company provided interior sidewalks to the property line. The company selects properties that they can share a property line with a shopping area. The company cannot promise anything but was informed to make the proposed request prior to making any other decisions.

Ms Bellis asked about the number of units in the proposed senior facility.

Mr. Mills stated the company typically targets about 72-88, mostly one-bedroom units with at least the minimum parking requirements. The size of the lot and the design of the project would not allow more than 100 units. The company's historical studies have shown that senior projects generate less traffic than family projects.

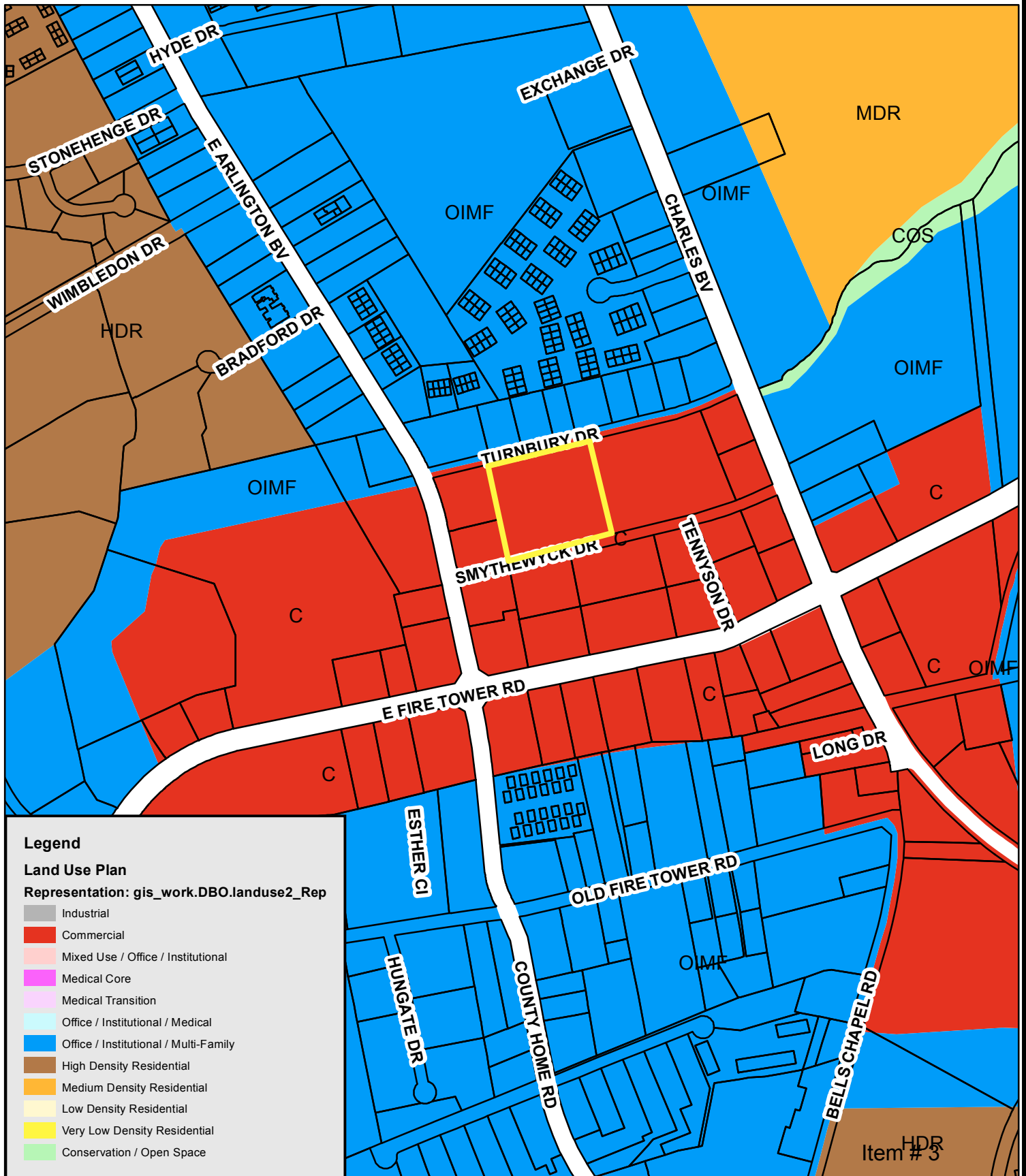
Motion made by Mr. Smith, seconded by Mr. Schrade, to approve the request. Those voting in favor: Smith and Schrade. Those voting in opposition: Bellis, Maxwell, Griffin, Basnight, Rich and Weitz. Motion failed.

Motion made by Ms Basnight, seconded by Mr. Griffin to deny the request. Those voting in favor: Bellis, Maxwell, Griffin, Basnight, Rich and Weitz. Those voting in opposition: Smith and Schrade. Motion passed.

PIRHL Development, LLC
4.3 acres
February 4, 2013



From: C (Commercial) To: OIMF (Office/Institutional/Multi-family)





City of Greenville, North Carolina

Meeting Date: 3/7/2013
Time: 7:00 PM

Title of Item: Ordinance requiring the repair or the demolition and removal of the dwelling located at 908 Fairfax Avenue

Explanation: **Abstract:** The dwelling located at 908 Fairfax Avenue was severely damaged as a result of Hurricane Irene in August 2011. Time elapsed as Code Enforcement staff attempted to contact an heir to the property. After making contact, the heir entered an agreement to abate the damage and the condition of the property within 90 days. No abatement has begun, and ordinance adoption requiring the repair or the demolition and removal of the dwelling at this location is now requested.

Explanation: The dwelling at 908 Fairfax Avenue suffered severe damage as a result of Hurricane Irene in August 2011. The heirs to the property entered into agreement with Code Enforcement staff to repair the structure and address the condition of the property within 90 days. This process has not occurred, and the property continues to be in a state of abandonment with damage beyond what is believed is suitable for repair. It is now requested that this property be subject to a City ordinance requiring repair or demolition within 90 days. This action would result in May 15, 2013, being the final day for abatement. If no repairs are made by May 15, 2013, it is requested that the property be demolished by ordinance.

Fiscal Note: If approved by ordinance and required repairs are not made by the owner, demolition will consist of the following:


- Asbestos test (approximately \$1,500)
- Asbestos removal (approximately \$2,000 if needed)
- Demolition and debris removal (approximately \$6,000)

Recommendation: Due to its current state of damage and apparent disrepair, it is the

recommendation of the Code Enforcement Division that the ordinance concerning repair or demolition of 908 Fairfax Avenue be approved.

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 [Photos of 908 Fairfax Avenue](#)

 [908 Fairfax Avenue_946293](#)

ORDINANCE NO.
ORDINANCE REQUIRING THE OWNER OF A DWELLING VACATED
AND CLOSED FOR A PERIOD OF AT LEAST SIX MONTHS PURSUANT TO THE
ENFORCEMENT OF THE MINIMUM HOUSING CODE TO REPAIR OR DEMOLISH
AND REMOVE THE DWELLING LOCATED AT 908 FAIRFAX AVENUE
TAX PARCEL NUMBER 18431

WHEREAS, pursuant to the enforcement of the Minimum Housing Code contained in Article F of Chapter 1 of Title 9 of the Code of the City of Greenville, North Carolina, as authorized by the provisions of Part 6 of Article 19 of Chapter 160A of the North Carolina General Statutes, the dwelling described herein has been vacated and closed for a period of at least six (6) months;

WHEREAS, the City Council of the City of Greenville hereby finds that the owner has abandoned the intent and purpose to repair, alter or improve the dwelling described herein in order to render it fit for human habitation and the continuation of the dwelling in its vacated and closed state would be inimical to the health, safety, morals and welfare of the city in that the dwelling would continue to deteriorate, would create a fire and safety hazard, would be a threat to children and vagrants, would attract persons intent on criminal activities, would cause or contribute to blight and the deterioration of property values in the area, and would render unavailable property and a dwelling which might otherwise have been made available to ease the persistent shortage of decent and affordable housing in this State; and

WHEREAS, G.S. 160A-443 (5), which applies to the City of Greenville pursuant to the provisions of Chapter 200 of the 2005 Session Laws of the North Carolina General Assembly, and Section 9-1-111 of the Code of the City of Greenville, North Carolina, empowers the City Council of the City of Greenville to enact this ordinance;

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Greenville that:

Section 1. The owner(s), Larry James Staton & Maggie Mae Staton, along with heirs Martha Harris and Hester Hartley of the dwelling located at 908 Fairfax Avenue in the City of Greenville, North Carolina, is hereby directed and required to either repair said dwelling so that it fully complies with the standards of the Minimum Housing Code or to demolish and remove said dwelling within ninety (90) days from the effective date of this ordinance.

Section 2. No building or repair permits shall be issued to the owner or representative of the owner without prior approval of the Code Enforcement Officer. Failure to comply with any approval of the Code Enforcement Officer shall result in recession of any building permit.

Section 3. The Code Enforcement Officer is hereby authorized and directed to proceed to either repair or demolish and remove the dwelling in the event the owner fails to comply with the provisions of Section 1 of this ordinance within ninety (90) days, or fails to comply with any approval by the Code Enforcement Officer in Section 2, said dwelling being located at 908

Fairfax Avenue owned by Larry James Staton & Maggie Mae Staton, along with heirs Martha Harris and Hester Hartley.

Section 4. The cost of repair or demolition and removal shall constitute a lien against the real property upon which the cost was incurred. The lien shall be filed, have the same priority, and be collected in the same manner as the lien for special assessment established by Article 10 of Chapter 160A of the North Carolina General Statutes. The material of the dwelling and any personal property, fixtures, or appurtenances found in or attached to the dwelling shall be sold and the proceeds shall be credited against the cost of removal or demolition and any balance remaining shall be deposited in superior court where it shall be secured and disbursed in the manner provided by G.S. 160A-443 (6).

Section 5. This ordinance shall be recorded in the Office of the Register of Deeds of Pitt County and shall be indexed in the name of the property owner in the grantor index.

Section 6. This ordinance shall become effective upon its adoption.

This the 7th day of March, 2013.

Allen M. Thomas, Mayor

ATTEST:

Carol L. Barwick, City Clerk

#946293





City of Greenville, North Carolina

Meeting Date: 3/7/2013
Time: 7:00 PM

Title of Item: Initial public hearing for the 2013-2018 Consolidated Plan and the 2013-2014 Annual Action Plan

Explanation: **Abstract:** The Consolidated and Annual Action Plans are required strategies which identify housing objectives and resources that will be used to address the identified needs. This item identifies a proposed schedule for completion of the plans.

Explanation: The Community Development Department, Housing Division, is in the process of updating the five-year Consolidated Plan, which is mandated by the U.S. Department of Housing and Urban Development (HUD). The Consolidated Plan is designed to assist municipalities in assessing their needs in affordable housing, community development, and economic development. Furthermore, the plan is a data-driven approach which takes into consideration market conditions. Ultimately, the plan helps ensure that the City is making good place-based investment decisions.

The current Consolidated Plan was last updated in 2008 and remains in effect until 2013. In addition to the Consolidated Plan update, the Housing Division is also in the process of identifying activities for the upcoming 2013-2014 Annual Action Plan. The Annual Action Plan is the annual allocation of resources for housing activities utilizing Community Development Block Grant (CDBG) and HOME Investment Partnership Funds. The proposed activities must tie back to the identified objectives of the Consolidated Plan. As a requirement for receiving CDBG and HOME Investment Partnership Funds, the City must prepare an Annual Action Plan each year.

The City of Greenville is an "Entitlement City" under the CDBG program and a "Participating Jurisdiction" under the HOME Investment Partnership Funds program. Those designations result in an annual formula allocation of CDBG and HOME funds to the City by HUD to benefit low to moderate income residents. Expenditure of CDBG and HOME funds must meet grant program national objectives.

Both the Consolidated Plan and Annual Action Plan process requires the City to hold two separate public hearings prior to the adoption of a final resolution approving each plan. The first public hearing is considered a “planning” hearing to allow for public participation in the process. This will help identify possible activities that might be carried out within the five years (Consolidated Plan) and/or the current fiscal year (Annual Action Plan).

The staff finds that the following broad program goals should be pursued over the 5-year period to advance the goals of City Council.

1. Concentrate efforts to continue the revitalization efforts in the Certified Redevelopment Area and the 45-Block Revitalization Area
2. Reduce substandard housing and blight
3. Preserve and increase owner-occupied housing for low income families and individuals
4. Improve public infrastructure within communities of low wealth
5. Increase and cultivate economic development opportunities within low wealth communities
6. Preserve housing for lower income households through scattered site rehabilitation
7. Produce affordable housing opportunities for both owner-occupants and renters
8. Eliminate environmental hazards in targeted low income communities
9. Promote efforts to develop and maintain housing for special needs populations
10. Support programs that provide enrichment to low income communities.

The updated development schedule is attached for review.

Fiscal Note:

The City has received and been authorized to use the HUD funds in the amount of \$781,037 in CDBG funds and \$387,815 from the HOME program for fiscal year 2013-2014.

Recommendation:

Conduct the first public hearing to allow citizen participation in the planning of the 2013-2018 Consolidated Plan and the 2013-2014 Annual Action Plan for

CDBG and HOME programs.

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Attachments / click to download

 [2013_2014_Schedule_for_Consolidated_Plan_and_annual_Action_Plan_944165](#)

2013-2018 CONSOLIDATED PLAN AND
2013-2014 ANNUAL ACTION PLAN
PROPOSED DEVELOPMENT SCHEDULE

January 11, 2013	Deadline for Submission of Sub-recipient Applications for funding
February 13, 2013	Sub-recipient Organizations presentations of funding requests to Affordable Housing Loan Committee
February 27 & March 13, 2013	Community Meetings to receive comments
March 7, 2013	First Public Hearing
April 10, 2013	Affordable Housing Loan Committee Review/Recommendation of Sub-recipient Funding
May 1-31, 2013	Thirty (30) Day Public Comment Period
May 7, 2013	Redevelopment Commission Review of Draft Annual Action Plan
May 8, 2013	Affordable Housing Loan Committee Review of Draft Annual Action Plan
June 10, 2013	Second and Final Public Hearing
June 10, 2013	City Council Adoption/Resolution
June 17, 2013	Submission to U.S. Dept. of H.U.D.



City of Greenville, North Carolina

Meeting Date: 3/7/2013
Time: 7:00 PM

Title of Item: Resolution authorizing the sale of a portion of City-owned property to Stephen and Stacey Stox

Explanation: **Abstract:** A request was made by Stephen and Stacey Stox to purchase a portion of City-owned property at the Perkins Complex fronting on Wilshire Drive. City Council will consider the bid submitted by Mr. and Mrs. Stox for the purchase of the property.

Explanation: A request to purchase a portion of City-owned property was received by the Greenville City Council from Stephen and Stacey Stox and considered by the City Council at the November 5, 2012 meeting. The property requested by Mr. and Mrs. Stox is approximately 4,650 square feet of the Perkins Complex, where it fronts Wilshire Drive. The parcel is further identified as Pitt County Tax Parcel number 37695.

As reported at the November 5, 2012 meeting, the portion of land requested is adjacent to the Stox home on Wilshire Drive. Mr. and Mrs. Stox plan to combine this property with their home site. City Council authorized staff to secure an appraisal of the property at the November 5, 2012 meeting of City Council. On January 14, 2013, City Council established the fair market value of the property in question at \$4,270 and instructed staff to advertise the property for sealed bids.

A notice inviting the public to submit sealed bids was published in The Daily Reflector on January 28 and February 4, 2013. Bids were to be received by February 8, 2013, and were opened on February 11, 2013. Mr. and Mrs. Stox submitted a bid in the amount of \$4,270 on February 7, 2013. Their bid was the only bid submitted.

Fiscal Note: Appraisal costs of \$250 and advertising costs of \$200 to be paid by Mr. and Mrs. Stox. Mr. and Mrs. Stox submitted a bid in the amount of \$4,270 on February 7, 2013.


Recommendation: Approve conveyance of a portion of Pitt County Tax Parcel number 37695, being approximately 4,650± square feet, to Stephen and Stacey Stox.

Authorize the City Manager, or her designee, to secure signatures necessary to convey the property.

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Attachments / click to download

 [stox letter](#)

 [stox map](#)

 [Stox_Resolution_948204](#)

RESOLUTION NO.

RESOLUTION AUTHORIZING THE SALE OF CERTAIN REAL PROPERTY BEING A PORTION
OF PITT COUNTY TAX PARCEL NUMBER 37695 TO STEPHEN AND STACEY STOX

WHEREAS, the City of Greenville has received an offer to purchase a portion of Pitt County Tax Parcel Number 37695, located at the Perkins Complex; and,

WHEREAS, the City Council at its January 14, 2013, meeting, established fair market value of the parcel for \$4,270.00 and authorized staff to advertise the availability of the parcel for sealed bids; and,

WHEREAS, the City of Greenville made available said parcel for interested buyers from January 28, 2013, through February 4, 2013; and,

WHEREAS, the City of Greenville is authorized pursuant to North Carolina General Statute 160A-268 to dispose of properties by means of sealed bids; and,

WHEREAS, Mr. and Mrs. Stephen Stox were the sole bidders for the property being a 4,650± square foot portion of Pitt County Tax Parcel Number 37695, having submitted a bid in the amount of \$4,270, along with the required 5% deposit; and,

WHEREAS, the City Council, at its March 7, 2013 meeting, considered the offer submitted by Mr. and Mrs. Stox, held in accordance with the provisions G.S. 160A-268;

NOW THEREFORE, BE IT RESOLVED by the City Council of the City of Greenville that it does hereby approve the sale of the property, being a portion of Pitt County Tax Parcel Number 37695 to Mr. and Mrs. Stephen Stox for \$4,270, said amount being not less than the fair market value of said property.

BE IT FURTHER RESOLVED by the City Council of the City of Greenville that the Mayor and City Clerk be and are hereby authorized to execute the deed and any other necessary documents to accomplish the conveyance of said property to said persons.

This the ____ day of March, 2013.

Allen M. Thomas, Mayor

ATTEST:

Carol L. Barwick, City Clerk

2/7/2013

Stephen and Stacey Stox would like to present a bid of **\$4,270** for the purchase of a portion of City-owned property being approximately 4650 square feet of the Perkins Complex located on Wilkshire Drive and being a portion of Pitt County Tax Parcel #37695 (Please refer to bid advertisement below for further clarification). Stephen and Stacey Stox are the initiating factors for this property to be advertised/sold in an effort to square off Parcel 53567 and are hereby delivering a deposit of \$213.50 by certified check with check #08350498 on 2/7/2013. To notify of bid acceptance/denial, please contact the Stox's agent, Caroline Johnson, 106 Regency Blvd, Greenville, NC, (252)717-6253, caroline@carolinejohnsonhomes.com. Thanks so much.

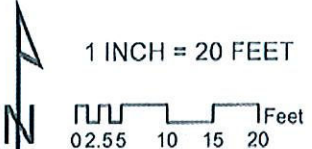
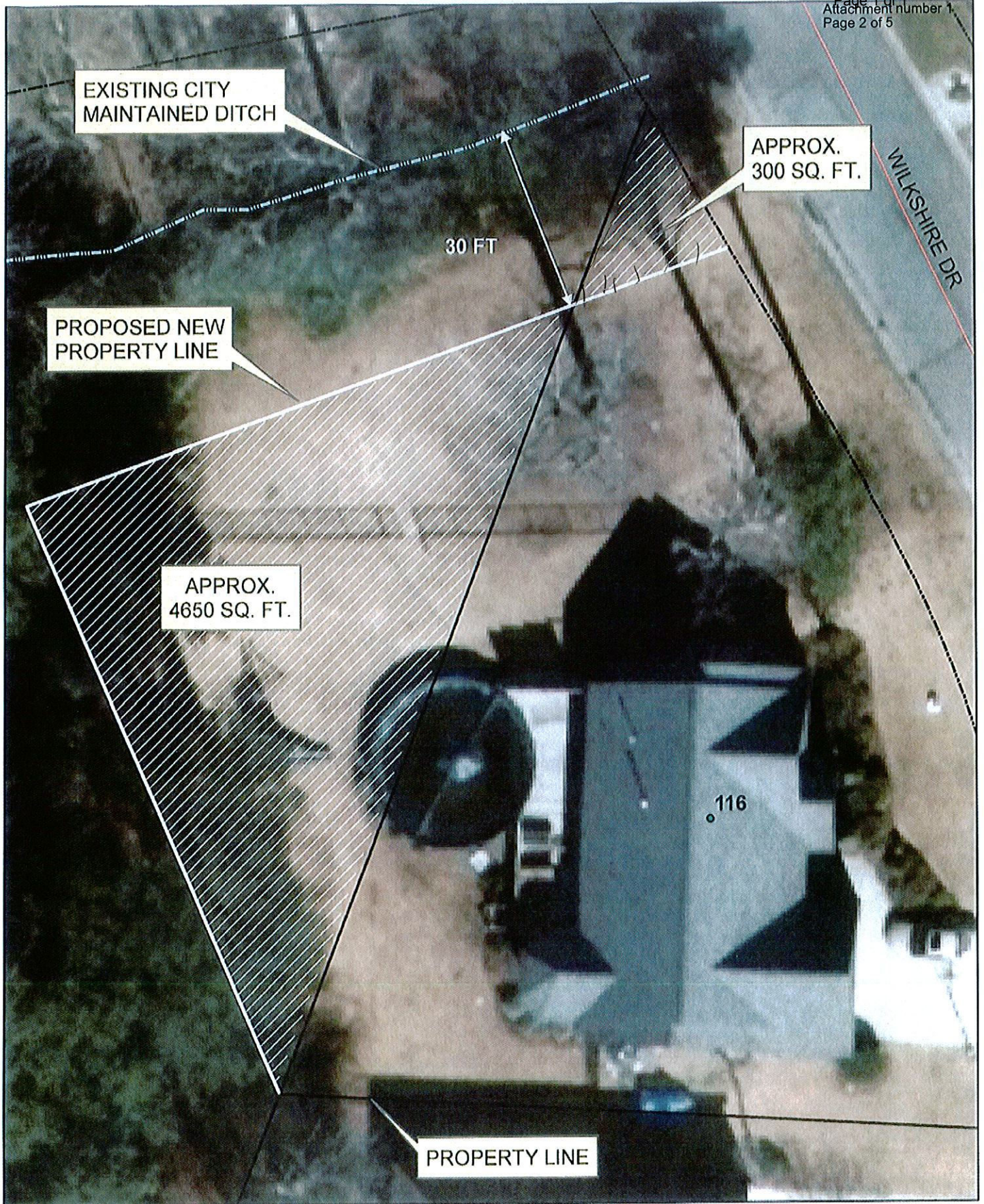
BID ADVERTISEMENT ON 2/4/2013 IN THE DAILY REFLECTOR

NOTICE is hereby given that the Community Development Department of the City of Greenville, located in the Municipal Building at 201 West Fifth Street, will receive until 5:00 PM EST on Friday, February 8, 2013, proposals to purchase a portion of City-owned property being approximately 4650 sq. feet of the Perkins Complex located on Wilkshire Drive and being a portion of Pitt County Tax Parcel #37695.

Fair Market Value for the parcel has been established at \$4270 by action of the Greenville City Council. The minimum acceptable bid must be equal to or exceed \$4270. The property will be conveyed to the purchase following approval by the Greenville City Council in an "as is" condition. The City of Greenville reserves the right to reject any and all bids submitted not meeting the stated conditions.

A bid deposit must accompany the bid proposal of 5% of the price offered and should be in the form of a certified check. The deposit of the bidder to whom the award is made will be held until the sale of the property is closed. If that bidder refuses at any time to close the sale, the deposit will be forfeited to the City. The deposits of other bidders will be returned at the time the City Council awards the sale of the property to another bidder.

Proposals will be opened at 9:00 AM EST on February 11, 2013, in the Municipal Building located at 201 West Fifth Street. All development proposals and sales shall be subject to the approval of the Greenville City Council. Please contact the Community Development Department at 329-4504 for further details.



**116 WILKSHIRE DRIVE
PROPOSED LOT ADJUSTMENT
2010 AERIAL PHOTO**



The information on this map is obtained from the City of Greenville's computer systems which are maintained for the internal use of the City. The City makes no warranty, expressed or implied, concerning its accuracy and completeness and users are advised that their use of any City data is at their own risk. The City assumes no responsibility for any decisions or actions taken by the user based upon information derived from this map. The user agrees that the City shall be held harmless from all actions, claims, damages or judgments arising out of the use of this data.

Item # 1
Item # 6



City of Greenville, North Carolina

Meeting Date: 3/7/2013
Time: 7:00 PM

Title of Item: Resolution supporting a regional interstate system in Eastern North Carolina to connect with I795 along existing corridors of US264 and US70 in addition to NC11 between US264 and US70

Explanation: Abstract: Mayor Allen Thomas requested that this item be added to the agenda for presentation of a resolution in support of regional interstate connectivity in Eastern North Carolina (highways 264, 795, 70, 11).

Explanation: Communities in Eastern North Carolina are considering the beneficial regional economic development opportunities and enhanced connectivity that would occur if the North Carolina Department of Transportation (NCDOT) were to develop certain corridors to interstate standards, creating a regional interstate system in the area.

A vision of a regional interstate highway system that fosters regional cooperation, economic development, and enhances mobility and connectivity throughout the region has been developed and preliminarily coordinated with key elected officials throughout the region.

The City of Greenville stands to benefit, either directly or indirectly, with the development of a regional interstate highway system in Eastern North Carolina. The envisioned interstate network would run along existing (or soon-to-be-built) high-speed corridors, some of which are already expected to be built to interstate standards (SW Bypass).

The vision involves upgrading US264, NC11, and US70 to interstate highway standards. This would provide for a regional interstate system that would serve the Eastern North Carolina area. This regional interstate concept involves an interstate facility along I795, US264, US70, and NC11 between US264 and Harvey Parkway Section C.

After the cities in the region support this concept, a similar resolution will be brought forth to the respective regional transportation planning organization for

their consideration. This will guide these organizations in developing their prioritization of unfunded roadway projects in the area.

Fiscal Note:

There are no costs associated with supporting a regional interstate highway system in Eastern North Carolina. Requests for development of the system are handled via the regional transportation planning organizations through their unfunded roadway project prioritization process. These are submitted to NCDOT for their funding consideration in development of the State Transportation Improvement Program.

Recommendation:

Adopt the resolution supporting/endorsing NCDOT's development and construction of a regional interstate highway system spanning from I795 to US264 to NC11 to US70.

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

Attachments / click to download

 [Map](#)

 [Resolution_Supporting_Regional_Interstate_System_948906](#)

RESOLUTION NO. _____

RESOLUTION SUPPORTING A REGIONAL INTERSTATE SYSTEM IN EASTERN NORTH CAROLINA TO CONNECT WITH I795 ALONG EXISTING CORRIDORS OF US264 AND US70 IN ADDITION TO NC11 BETWEEN US264 AND US70

WHEREAS, Metropolitan Planning Organizations (MPO) and Rural Planning Organizations (RPO) exist to serve as intergovernmental organizations with the purpose of addressing transportation needs and prioritizing improvement projects for assisting the North Carolina Department of Transportation (NCDOT) with developing a Statewide Transportation Improvement Program; and

WHEREAS, members of a coalition of MPO's and RPO's known as the Eastern North Carolina MPO/RPO Coalition, or Coalition, which now includes all transportation planning organizations east of I95 in North Carolina, have met to discuss, advocate, and conceptualize a regional interstate highway system for Eastern North Carolina; and

WHEREAS, the Coalition members are committed to regional cooperation in project prioritization and the top priority highway projects for each organization; and

WHEREAS, the upgrading to Interstate standards of the existing corridors of US264 and US70 to provide direct connection to I795, along with the NC11 corridor between US264 and US70 will provide state, national, and international access to and from our region; and

WHEREAS, development of such an interstate highway system will provide for long-term economic sustainability in Eastern North Carolina; improve mobility and enhance connectivity among the region's critical military installations, airports, and other regionally significant assets; provide economic development opportunities; and improve emergency evacuations;

NOW THEREFORE BE IT RESOLVED, that the City of Greenville supports the development and construction to interstate highway designation requirements of a regional interstate system along US264, NC11, and US70 to connect with I795 in accordance with the regional vision presented in Attachment 1.

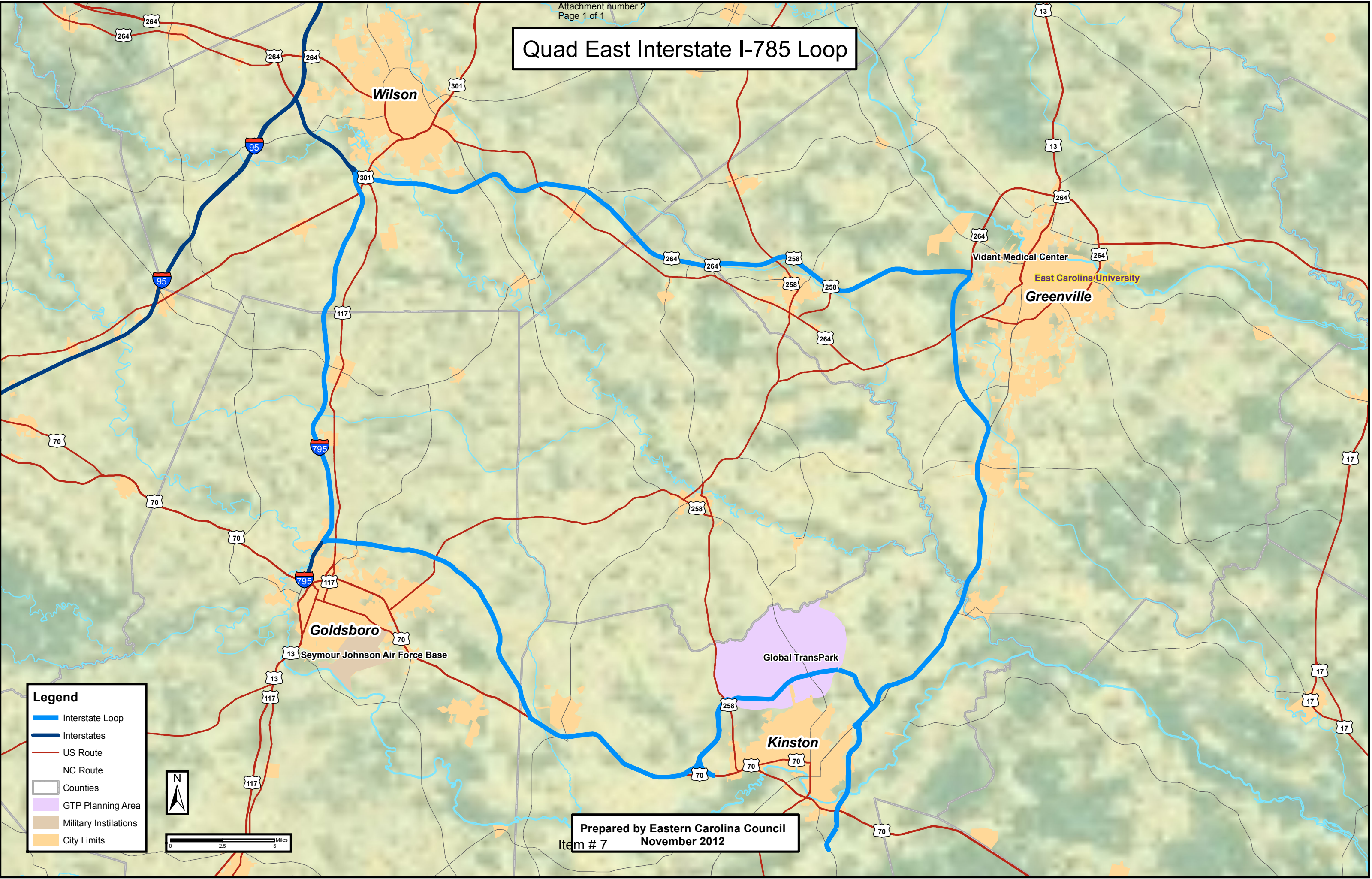
ADOPTED this the 7th day of March, 2013.

Allen M. Thomas, Mayor

Attest:

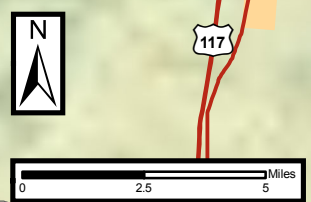
Carol L. Barwick, City Clerk

Quad East Interstate I-785 Loop



Legend

- Interstate Loop
- Interstates
- US Route
- NC Route
- Counties
- GTP Planning Area
- Military Installations
- City Limits



Prepared by Eastern Carolina Council
November 2012
Item # 7