



Agenda

Greenville City Council

November 9, 2017
6:00 PM
City Council Chambers
200 West Fifth Street

Assistive listening devices are available upon request for meetings held in the Council Chambers. If an interpreter is needed for deaf or hearing impaired citizens, please call 252-329-4422 (voice) or 252-329-4060 (TDD) no later than two business days prior to the meeting.

I. Call Meeting To Order

II. Invocation - Council Member Barr

III. Pledge of Allegiance

IV. Roll Call

V. Approval of Agenda

- **Public Comment Period**

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

VI. Special Recognitions

- Recognition of Allen M. Thomas

VII. Appointments

1. Appointments to Boards and Commissions

VIII. New Business

Public Hearings

2. Ordinance to annex Craig F. Goess property involving 0.664 acres located along the southern right-of-way of West Arlington Boulevard and 300+/- feet west of Dickinson Avenue
3. Ordinance requested by Dr. Lewis Stephen Redd to rezone a total of 12.027 acres located at the southwestern corner of the intersection of Stantonsburg Road and Allen Road from MRS (Medical-Residential-Single-family) to MCH (Medical-Heavy Commercial) for 5.540 acres (Tract 1) and MCG (Medical-General Commercial) for 6.487 acres (Tract 2)
4. Ordinance requested by FMM Properties, LLC to rezone a total of 58.875 acres located north of the intersection of NC Highway 43 and B's Barbeque Road from MRS (Medical-Residential-Single-family), RA20 (Residential-Agricultural) and OR (Office-Residential [High Density Multi-family]) to MO (Medical-Office) for 15.570 acres (Tract 1) and to MR (Medical-Residential [High Density Multi-family]) for 43.305 acres (Tract 2)
5. Ordinance requested by Glenn Arthur, LLC to add an Urban Core Overlay District (UC) to 0.146 acres (6,354 sq. ft.) located along the northern right-of-way of East 14th Street and 60+/- feet east of Cotanche Street. The current zoning is CDF (Downtown Commercial Fringe) and the requested zoning is CDF-UC (Downtown Commercial Fringe – Urban Core Overlay).
6. Resolution to Close Forbes Street from Tenth Street to Ninth Street
7. Resolution to Close an Unnamed Alleyway Located North of Dickinson Avenue and East of Pitt Street
8. Resolution authorizing an application to the Federal Transit Administration (FTA) for a Section 5307 grant for federal operating and capital assistance for Greenville Area Transit (GREAT) for fiscal year 2017-2018

Other Items of Business

9. Update by the North Carolina Department of Transportation on Projects U-5870 and U-5785 (Fire Tower Road and Portertown Road) and Resolution of Support
10. Adoption of the Greenville Metropolitan Planning Organization's (GUAMPO) Active Transportation Master Plan (ATP)
11. Approval of Westpointe Village Park Schematic Design

IX. City Manager's Report

X. Comments from Mayor and City Council

XI. Closed Session

- To prevent the disclosure of information that is privileged or confidential pursuant to the law of this State or of the United States, or not considered a public record within the meaning of Chapter 132 of the General Statutes
- To consult with an attorney employed or retained by the public body in order to preserve the attorney-client privilege between the attorney and the public body, which privilege is hereby acknowledged

XII. Adjournment



City of Greenville, North Carolina

Meeting Date: 11/9/2017
Time: 6:00 PM

Title of Item: Appointments to Boards and Commissions

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

Explanation: City Council appointments need to be made to the Board of Adjustment, Community Appearance Commission, Human Relations Council, Investment Advisory Committee, Pitt-Greenville Convention & Visitors Authority, Redevelopment Commission, Sheppard Memorial Library Board, and the Youth Council.

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

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

Nominations for Extended Vacancies

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

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

Council:

- Jim Watts - Board of Adjustment
- Jorgette Mullins - Community Appearance Commission
- Kathy Moore - Human Relations Council, Shaw University Seat
- Maurice Whitehurst - Human Relations Council, Pitt Community College Seat
- Christopher Jenkins - Pitt-Greenville Convention & Visitors Authority, County - Resident not involved in tourist or convention-related business
- Monta Stegall - Pitt-Greenville Convention & Visitors Authority, County - Hotel/motel owner or operator
- Richard Patterson, Sr. - Redevelopment Commission
- 5 vacant seats - Youth Council, Pitt County High Schools

Fiscal Note: No direct fiscal impact.

Recommendation: Make appointments to the Board of Adjustment, Community Appearance Commission, Human Relations Council, Investment Advisory Committee, Pitt-Greenville Convention & Visitors Authority, Redevelopment Commission, Sheppard Memorial Library Board, and the Youth Council.

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[Muni_Report_Appointments_to_Boards_and_Commissions_998631](#)

Appointments to Boards and Commissions

November 2017

Board of Adjustment

Council Liaison: Council Member PJ Connelly

Name	District #	Current Term	Reappointment Status	Expiration Date
Jim Watts <i>(Mayor Pro-Tem Rose Glover)</i>	5	First term	Resigned	June 2018

Community Appearance Commission

Council Liaison: Council Member McLean Godley

Name	District #	Current Term	Reappointment Status	Expiration Date
Jorgette Mullins	1	First term	Resigned	April 2020
Ryan Naziri	4	Filling unexpired term	Resigned	July 2018

Human Relations Council

Council Liaison: Mayor Pro-Tem Rose Glover

Name	District #	Current Term	Reappointment Status	Expiration Date
Prudencio Martinez-Mengal	3	Second term	Ineligible	Sept. 2017
Rajesh Verma		Filling unexpired term	Resigned	Sept. 2017
Kathy Moore <i>(Shaw University)</i>	3	First term	Did not seek additional term	October 2016
Maurice Whitehurst <i>(Pitt Community College)</i>	2	Second term	Did not meet attendance Requirement	Oct. 2015

Investment Advisory Committee

Council Liaison: Council Member PJ Connelly

Current	Reappointment	Expiration
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Name	District #	Term	Status	Date
Cameron Lovitt	5	Filling unexpired term	Did not meet attendance requirement	Oct. 2017

Pitt-Greenville Convention & Visitors Authority

Council Liaison: Mayor Pro-Tem Rose Glover

Name	District #	Current Term	Reappointment Status	Expiration Date
Christopher Jenkins	County		Resigned	July 2017
<i>(Resident not involved in tourist or convention related business)</i>				

Monta Stegall	County	First term	Resigned	July 2019
<i>(Owner/Operator of hotel/motel)</i>				

Redevelopment Commission

Council Liaison: Council Member McLean Godley

Name	District #	Current Term	Reappointment Status	Expiration Date
Jeremy King	4	Final term	Resigned	Nov. 2017
<i>(Council Member PJ Connelly)</i>				
Richard Patterson, Sr.	2	Final term	Resigned	Nov. 2017
<i>(Mayor Pro-Tem Rose Glover)</i>				

Sheppard Memorial Library Board

Council Liaison: Council Member Rick Smiley

Name	District #	Current Term	Reappointment Status	Expiration Date
Catherine Rouse	5	Second term	Ineligible	Oct. 2017
Richard Wolfe	3	Second term	Ineligible	Oct. 2017

Youth Council

Council Liaison: Council Member Calvin Mercer

Name	Current Term	Reappointment Status	Expiration Date
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11 spots open; 5 spots open to the City Council

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

Applicants for Board of Adjustment

Byron Aynes
1903 Brook Road
Greenville, NC 27858

District #: 4

Alan Brock
1403 Kaley Ct. B
Greenville, NC 27858

District #: 4

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

District #: 5

Robert Kevin Howard
2745 North Chatham Court
Winterville, NC 28590

District #: 2

Lettie Micheletto
929 Bremerton Drive
Greenville, NC 27858

District #: 5

Billy Parker
305 Woodspring Ln
Greenville, NC 27834

District #: 1

Stephanie Winfield
1103 Red Banks Road
Greenville, NC

District #: 4

Application Date: 9/17/2016

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

Application Date:

Home Phone: (252) 367-7599
Business Phone: (252) 215-5599
Email: alanbrock@kw.com

Application Date: 5/05/2017

Home Phone: (252) 341-2961
Business Phone: (252) 321-1101
Email: Dillon.godley@gmail.com

Application Date: 5/29/2014

Home Phone: (252) 258-7900
Business Phone: (252) 227-4313
Email: gvegasmagazine@hotmail.com

Application Date: 7/13/2016

Home Phone: (252) 355-8991
Business Phone: (252) 321-3640
Email: mitchell@pitt.k12.nc.us

Application Date: 5/20/2017

Home Phone: (252) 714-4111
Business Phone: (252) 756-2388
Email: parkersbarbecue@gmail.com

Application Date: 7/14/2017

Home Phone:
Business Phone:
Email: ladona12@gmail.com

Applicants for Community Appearance Commission

Angelica Diaz
1305 Presidio Lane
Greenville, NC 27834

Application Date: 10/18/2017

Home Phone: (252) 341-4691

Business Phone:

District #: 2

Christopher Powell
108 B Chandler Drive
Greenville, NC 27834

Application Date: 6/24/2016

Home Phone: (252) 714-0286

Business Phone:

Applicants for Human Relations Council

Eric Hogue
2911 Tripp Lane
Greenville, NC 27834

District #: 1

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

District #: 1

Bridget Moore
4128A Bridge Court
Winterville, NC 28590

District #: 5

Katie Elizabeth Ray
132 N. Library St.
Greenville, NC 27858

District #: 3

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

District #: 5

Stephanie Winfield
1103 Red Banks Road
Greenville, NC

District #: 4

Application Date:

Home Phone: (252) 373-1445

Business Phone:

Email: erichogue@gmail.com

Application Date: 1/15/2015

Home Phone: (252) 714-0969

Business Phone:

Email: debj.monroe@gmail.com

Application Date: 8/28/2014

Home Phone: (252) 355-7377

Business Phone: (252) 355-0000

Email: bmoore2004@netzero.com

Application Date: 08/17/2017

Home Phone: (919) 604-3131

Business Phone:

Email:

Application Date:

Home Phone: (252) 412-4584

Business Phone:

Email:

Application Date: 7/14/2017

Home Phone:

Business Phone:

Email: ladona12@gmail.com

Applicants for Investment Advisory Committee

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

Application Date: 9/10/2016

Home Phone: (215) 756-4710

Business Phone:

Email: guoyifan82@gmail.com

District #: 1

Applicant Interest Listing

VolAg Northwest
North of the River
District 2

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

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

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

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

Gender: M
Race: White
District: 4
Priority:

Applied for this board on: 1/29/2016

Application received/updated: 01/29/2016

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

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

Applicant Interest Listing

Experience	Standard Commerical Tobacco	22+ yrs
Experience	Imperial Tobacco	18+ yrs
Experience	NC National Guard	
Volunteer/Prof. Associations	Fountain Wellness Ctr Board	
Volunteer/Prof. Associations	Rural Fire Board	
Volunteer/Prof. Associations	Meals on Wheels	
Volunteer/Prof. Associations	Past Fireman	

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

Brad Guth
113 Loran Circle
Greenville NC 27858

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

Gender: M
Race: White
District: 6
Priority:

Applied for this board on: 4/22/2016

Application received/updated: 04/22/2016

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

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

Applicant Interest Listing

Experience	Craven County Schools	Teacher
Volunteer/Prof. Associations	Lincoln County Apple Festival	
Volunteer/Prof. Associations	Habitat For Humanity	
Volunteer/Prof. Associations	Rotary	
Volunteer/Prof. Associations	Gaston-Lincoln Comm Action/H	
Volunteer/Prof. Associations	Lincolnton-Lincoln Co. Chamber	
Volunteer/Prof. Associations	Lincolnton-Lincoln Co. Historic	
Volunteer/Prof. Associations	United Way of Lincoln County	

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

Ralph Hall Jr
111 Hardee Street
Greenville NC 27858

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

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

Applied for this board on: 2/26/2003

Application received/updated: 02/26/2003

Applicant's Attributes: District 6
Greenville ETJ
VolAg Southeast

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

Applicant Interest Listing

Experience	Phillippines Construction	Project Manager	1962-1966
Experience	Foreign Service Staff Officer	Civil Engineer	1966-1969
Experience	Odell Associates	Hospital Construction Engineer	1969-1973
Experience	PCMH	Vice-President of Facilities	1973-2001
Volunteer/Prof. Associations	N.C. Bio-Medical Association		
Volunteer/Prof. Associations	N.C. Association of Health Care		
Volunteer/Prof. Associations	American Society of Health Care		
Volunteer/Prof. Associations	American Cancer Society		
Volunteer/Prof. Associations	State Board of Directors		

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

Ernis Lee
834 Aspen Lane
Greenville NC 27834

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

Gender: M
Race: African
District: 2
Priority:

Applied for this board on: 2/10/2015

Application received/updated: 02/06/2015

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

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

Applicant Interest Listing

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

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

Ashley Moore
4695 Old Tar Road
Winterville NC 28590

Day Phone: (252) 321-6700
Evening Phone: (252) 341-8223
Fax:
E-mail: atmoore75@gmail.com

Gender: M
Race: White
District: 5
Priority:

Applied for this board on: 3/23/2017

Application received/updated: 03/23/2017

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

<u>Experience (Educ./Vol./Prof. Assoc./Military/Other Appointed Positions, etc.)</u>			
	<u>Organization</u>	<u>Description</u>	<u>Date(s)</u>
Education	East Carolina University		
Education	DH Conley	High School	
Experience	Stormwater Advisory Board		
Volunteer/Prof. Associations	Winterville Historical Society		

Donald Rhodes
4785 US 258

Day Phone: (252) 753-4609
Evening Phone: (252) 916-5566

Gender: M
Race: White

Convention & Visitors Authority
Thursday, April 27, 2017

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Applicant Interest Listing

Farmville NC 27828

Fax:
E-mail: drhodes@centurylink.net

District: 4
Priority:

Applied for this board on: 1/29/2016

Application received/updated: 01/29/2016

Applicant's Attributes:

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

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

Karen Thigpen
1221 Benjamin Dr
Greenville NC 27834

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

Gender: F
Race: African
District: 2
Priority:

Applied for this board on: 8/4/2015

Application received/updated: 08/04/2015

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

Applicant Interest Listing

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

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

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

Gender: M
Race: African
District: 4
Priority:

Applied for this board on: 1/29/2016

Application received/updated: 01/29/2016

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

Experience (Educ./Vol./Prof. Assoc./Military/Other Appointed Positions, etc.)			
	Organization	Description	Date(s)
Education	2 years of College	Commercial Artist	
Education	High School - yes		
Experience	Retired CIA		20+ years
Volunteer/Prof. Associations	Town of Fountain		

Applicants for Redevelopment Commission

Alan Brock
1403 Kaley Ct, B
Greenville, NC 27858

District #: 4

Application Date:

Home Phone: (252) 367-7599

Business Phone:

Email: alanbrock@kw.com

Applicants for Sheppard Memorial Library Board

Byron Aynes
1903 Brook Road
Greenville, NC 27858

District #: 4

Pamela D. Hopkins
2507 Jefferson Drive
Greenville, NC 27858

District #: 3

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

District #: 4

Ray M. Spears
3609 Prestwick Place
Greenville, NC 27834

District #: 1

Application Date: 9/17/2016

Home Phone: (252) 414-1710

Business Phone:

Email: byron.rha@gmail.com

Application Date: 10/12/2015

Home Phone: (252) 916-6552

Business Phone:

Email: whhopkins@yahoo.com

Application Date: 4/26/2017

Home Phone: (336) 624-6514

Business Phone:

Email: annlogemann85@gmail.com

Application Date: 10/05/2017

Home Phone: (252) 364-2565

Business Phone:

Email: rayspears@live.com

Applicants for Youth Council

Matthew McCauley
DH Conley High School
10th Grade



City of Greenville, North Carolina

Meeting Date: 11/9/2017
Time: 6:00 PM

Title of Item: Ordinance to annex Craig F. Goess property involving 0.664 acres located along the southern right-of-way of West Arlington Boulevard and 300+/- feet west of Dickinson Avenue

Explanation: **Abstract:** The City received a voluntary annexation petition to annex Craig F. Goess property involving 0.664 acres located along the southern right-of-way of West Arlington Boulevard and 300+/- feet west of Dickinson Avenue. The subject area will be incorporated into a larger development and is not developable as a separate independent site.

ANNEXATION PROFILE

A. SCHEDULE

1. Advertising date: October 30, 2017
2. City Council public hearing date: November 9, 2017
3. Effective date: June 30, 2018

B. CHARACTERISTICS

1. Relation to Primary City Limits: Contiguous
2. Relation to Recognized Industrial Area: Outside
3. Acreage: 0.664
4. Voting District: 1
5. Township: Greenville
6. Zoning: MCG (Medical-General Commercial)

- 7. Land Use: Existing: Vacant (contains a section of Park Ridge Drive)
Anticipated: Incorporation into a larger development
- 8. Population:

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

* - 2.2 people per household in Greenville

- 9. Rural Fire Tax District: Red Oak
- 10. Greenville Fire District: Station #2 (Distance of 0.5 miles)
- 11. Present Tax Value: \$104,126
Estimated Future Tax Value: \$104,126

Fiscal Note: The total estimated tax value at full development is \$104,126.

Recommendation: Approve the attached ordinance to annex the Craig F. Goess property

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

Attachments / click to download

- [Survey](#)
- [Ordinance Craig F Goess annexation 1062388](#)

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

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

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

WHEREAS, the City Clerk has certified the sufficiency of said petition and a public hearing on the question of this annexation was held at City Hall at 6:00 p.m. on the 9th day of November, 2017, after due notice by publication in The Daily Reflector on the 30th day of October, 2017; and

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

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

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

TO WIT: Being all of that certain property as shown on the annexation map entitled "Craig F. Goess" involving 0.664 acres as prepared by Baldwin Design Consultants, PA.

LOCATION: Lying and being situated in Greenville Township, Pitt County, North Carolina, located along the southern right-of-way of West Arlington Boulevard and 300+/- feet west of Dickinson Avenue.

GENERAL DESCRIPTION: Beginning at an existing iron pipe on the curved southern right-of-way of NCSR 1323 (W. Arlington Boulevard), said iron pipe being the northeastern corner of the Island Creek Land Company, LLC Property as described in Deed Book 2655, Page 155 of the Pitt County Register of Deeds. From the above described beginning, so located, running thence as follows:

With the curved southern right-of-way of NCSR 1323 (W. Arlington Boulevard), said curve being to the left an arc distance of 59.99' having a radius of 5779.58' and a chord bearing S 47°25'01" E 59.99' to the point of compound curvature, thence with a curve to the left an arc distance of 180.93' said curve having a radius of 5779.58' and a chord bearing S 48°29'27" E 180.92', thence leaving the southern right-of-way of NCSR 1323 (W. Arlington Boulevard), S 41°04'08" W 139.46' to a point, thence N 38°57'57" W 187.36' to a point, thence N 39°03'11" W 54.95' to a point, thence N 38°51'30" W 5.72' to a point, thence N 43°02'20" E 99.65' to the point of beginning containing 0.664 acre and being a portion of the property described in Deed Book 3521, Page 394 of the Pitt County Register of Deeds.

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

or documents shall amend those maps or documents to reflect the annexation of this territory into municipal election district one.

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

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

Section 5. This annexation shall take effect from and after the 30th day of June, 2018. Attachment number 1
Page 2 of 2

ADOPTED this 9th day of November, 2017.

Kandie D. Smith, Mayor

ATTEST:

Carol L. Barwick, City Clerk

NORTH CAROLINA
PITT COUNTY

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

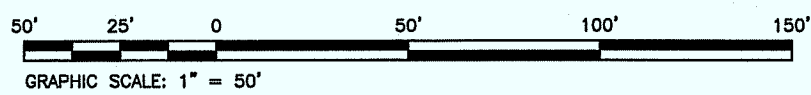
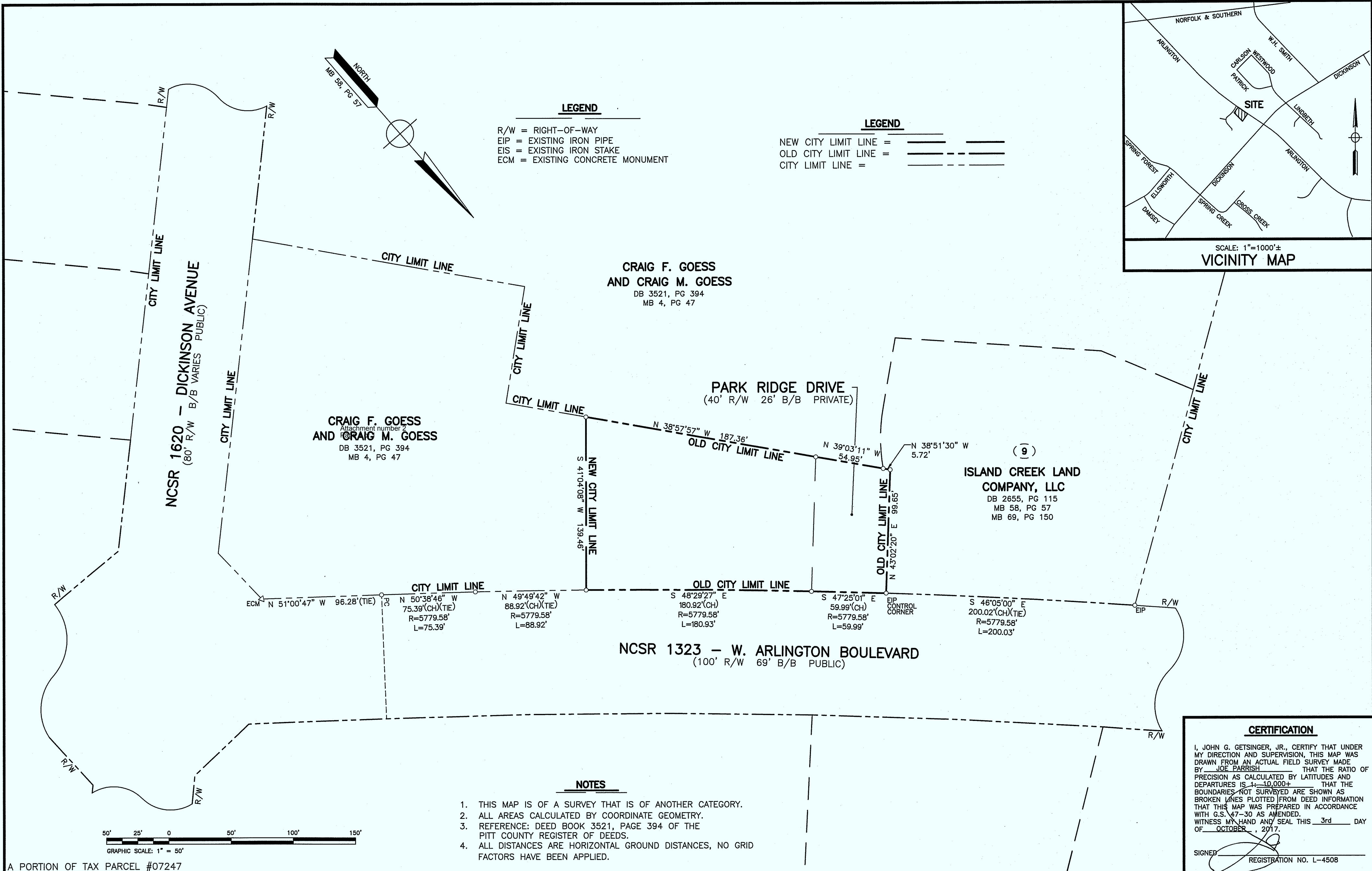
WITNESS my hand and official seal this ____th day of _____, 2017.

Notary Public

My Commission Expires: _____

1062388

Y:\DRAWINGS\17-112 DUNKIN COUNTS\SHEETS\ANNEXATION MAP.dwg Tue, Oct 03, 2017-1:13pm RWELLS



A PORTION OF TAX PARCEL #07247

ANNEXATION MAP FOR
CRAIG F. GOESS

OWNER: **CRAIG F. GOESS**
 ADDRESS: 3615 S. MEMORIAL DRIVE
 GREENVILLE NC, 27834
 PHONE: (252) 769-7738

<p>Baldwin Design Consultants, PA ENGINEERING - SURVEYING - PLANNING 1700-D EAST ARLINGTON BOULEVARD GREENVILLE, NC 27858 252.756.1390</p>	LICENSE# C-3498	SURVEYED: JP	APPROVED: MWB
		DRAWN: NRW	DATE: 10/03/2017
		CHECKED: MWB	SCALE: 1 = 50'

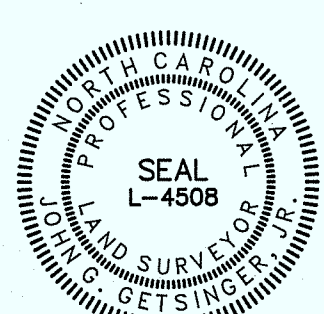
MAP NO.	PLATS RECORDED	MAP BOOK	PAGE

MAP SHOWING AREA ANNEXED BY
THE CITY OF GREENVILLE, N.C
 (EFFECTIVE DATE _____ ORDINANCE # _____ AREA 0.664 AC.)
 _____ GREENVILLE _____ TOWNSHIP, PITT COUNTY, N.C.

CERTIFICATION

I, JOHN G. GETSINGER, JR., CERTIFY THAT UNDER MY DIRECTION AND SUPERVISION, THIS MAP WAS DRAWN FROM AN ACTUAL FIELD SURVEY MADE BY JOE PARRISH THAT THE RATIO OF PRECISION AS CALCULATED BY LATITUDES AND DEPARTURES IS 1:10,000+ THAT THE BOUNDARIES NOT SURVEYED ARE SHOWN AS BROKEN LINES PLOTTED FROM DEED INFORMATION THAT THIS MAP WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED.
 WITNESS MY HAND AND SEAL THIS 3rd DAY OF OCTOBER, 2017.

SIGNED: _____
 REGISTRATION NO. L-4508





City of Greenville, North Carolina

Meeting Date: 11/9/2017
Time: 6:00 PM

Title of Item: Ordinance requested by Dr. Lewis Stephen Redd to rezone a total of 12.027 acres located at the southwestern corner of the intersection of Stantonsburg Road and Allen Road from MRS (Medical-Residential-Single-family) to MCH (Medical-Heavy Commercial) for 5.540 acres (Tract 1) and MCG (Medical-General Commercial) for 6.487 acres (Tract 2)

Explanation: **Abstract:** The City has received a request from Dr. Lewis Stephen Redd to rezone a total of 12.027 acres located at the southwestern corner of the intersection of Stantonsburg Road and Allen Road from MRS (Medical-Residential-Single-family) to MCH (Medical-Heavy Commercial) for 5.540 acres and MCG (Medical-General Commercial) for 6.487 acres.

Required Notices:

Planning and Zoning meeting notice (property owner and adjoining property owner letter) mailed on October 3, 2017.
On-site sign(s) posted on October 3, 2017.
City Council public hearing notice (property owner and adjoining property owner letter) mailed on October 24, 2017.
Public hearing legal advertisement published on October 30, 2017 and November 6, 2017.

Comprehensive Plan:

The Future Land Use and Character Map recommends mixed use, high intensity (MUHI) at the southwestern corner of the intersection of Stantonsburg Road and Allen Road transitioning to office/institutional (OI) to the west and traditional neighborhood, medium-high density (TNMH) to the south.

Mixed Use, High Intensity

Large-scale activity centers that contain places to live, work, and shop integrated in a walkable pattern. Multi-story mixed use buildings are located close together

and near the street. Large floorplate buildings may support uses that serve the broader community and region.

Intent:

- Vertical mixed use buildings (residential or office above commercial) as well as multi-story single-use buildings that are integrated in a walkable street pattern
- Accommodate parking on-street, behind or to one side of buildings, or in parking structures; limit curb cuts that break main pedestrian ways; wrap parking structures with other uses or decorative elements; light parking well for safety
- Provide pedestrian and vehicular connection to surrounding development

Primary uses:

Office

Commercial

Multi-family residential

Secondary uses:

Institutional/Civic

Appendix 10b Special Area Plan: Medical Area

A legacy of planning: There have been several land use plans for the Medical Area which have guided this plan. Most significant are the Medical District and Environs Land Use Plan (1993), which provided the vision underlying the city's planning for the area, and the Medical District Land Use Plan Update (2007), which recommended specific changes to the city's Future Land Use Map based on conditions at the time.

The Area Tomorrow: Our Intent

Land Use Design and Direction: Overview

1. Within the medical core: Maintain the primacy of the medical uses while encouraging more efficient and intense development.

Growth of medical, institutional and related office uses will be encouraged to occur primarily through infill development and redevelopment on existing sites utilizing multi-story buildings and minimizing surface parking in favor of parking structures or shared off-site shuttle lots. While medical is the primary use, it should not preclude the development of limited commercial services should they enhance the core.

2. Provide additional amenities for visitors and employees such as locally-serving retail, accommodation, restaurants and services.

While the area known as Medical Transition that surrounds the Medical Core will emphasize uses that benefit from proximity to the major institutions (office,

research and medical), integrating a greater mix of uses is key to district's long-term health.

3. Encourage the development of mixed-use activity centers at nodes dispersed through the area.

At key nodes, mixed-use centers will integrate places to live, work, and shop in a walkable configuration. Typical of these activity centers is a vertical mixing of uses where multi-story buildings include office or residential above ground-floor commercial space.

The southwestern corner of the intersection of Stantonsburg Road and Allen Road is designated as a mixed use center.

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

Based on the possible uses permitted by the requested rezoning, the proposed rezoning classification could generate 4,524 trips to and from the site on Allen Road, which is a net increase of 4,294 additional trips per day.

Based on the possible uses permitted by the requested rezoning, the proposed rezoning classification could generate 4,524 trips to and from the site on Stantonsburg Road, which is a net increase of 4,294 additional trips per day.

During the review process, measures to mitigate the traffic will be determined. A Traffic Impact Analysis will be required.

History/Background:

In 1976, the property was incorporated into the City's extra-territorial jurisdiction (ETJ) and zoned RA20 as part of a large-scale ETJ extension. In 1985, the Medical District was adopted by City Council. The subject site was included as part of the Medical District and rezoned to it's current zoning.

Present Land Use:

Two (2) single-family residences and farmland

Water/Sewer:

Water and sanitary sewer are available.

Historic Sites:

There are no known effects on historic sites.

Environmental Conditions/Constraints:

There are no known environmental condition/constraints.

Surrounding Land Uses and Zoning:

North: MO - Zaxby's; MR - Waterford Place Apartments

South: MR - Allenton Estates Townhomes

East: MO - Vacant

West: MO - Farmland

Density Estimates:

Tract 1

Under the current zoning, the site could accommodate 20-22 single-family lots.

Under the proposed zoning, the site could accommodate one (1) convenience store with gasoline sales (3,600 sq. ft.), one (1) freestanding fast food restaurant (3,275 sq. ft.) and one (1) hotel (48,000 sq. ft.).

Tract 2

Under the current zoning, the site could accommodate 20-25 single-family lots.

Under the proposed zoning, the site could accommodate a mixed retail/restaurant anchor tenant, similar to Arlington Crossing, (48,000 sq. ft.), one (1) freestanding fast food restaurant (3,275 sq. ft.) and one (1) freestanding conventional restaurant (5,600 sq. ft.).

The anticipated build-out time is within 2-3 years.

Additional Staff Comments:

Excerpt from Medical District Land Use Plan Update (2007):

"It is understood and emphasized that the continued protection of the medical core and support services, both public and private, is a primary concern for the long-term well-being and prosperity of the medical district. In that respect, future actions should be taken to insure that the available medical service expansion area is preserved and that medical-incompatible land uses are restricted to remote locations of minimal impact. It is also a basic finding that an adequate supply of support facilities, including personal services, restaurants and retail, in close proximity of the employment and residential centers is a vital and necessary component of a desirable and sustainable environment."

Excerpt from the Zoning Ordinance:

"Section 9-4-60 MCH MEDICAL-HEAVY COMMERCIAL

The MCH District is primarily designed to accommodate commercial developments that will best service the motoring public, as well as uses that will generate large traffic volumes in a development atmosphere that shall encourage compact convenient shopping.

Section 9-4-58 MCG MEDICAL-GENERAL COMMERCIAL

The MCG District is primarily designed to provide for the sale of convenience goods, for provision of personal services, and for other frequent needs of the trade area within the medical district community in a planned shopping center environment. In addition, it is the purpose of this section to require that development sites of less than four acres be developed in conjunction with larger development sites in such a way that sites of less than four acres are served by internal traffic circulation in conjunction with the large development site."

In keeping with various medical district plans and specifically the Land Use Design and Direction: Overview in the Special Area Plan: Medical District within Horizons 2026: Greenville's Community Plan, it is important to note that the MCH zoning district is designed to allow uses that are intended for the motoring public (i.e., convenience stores with gasoline sales) and not necessarily intended to provide medical and/or locally-serving services specifically for the Medical District.

Fiscal Note: No cost to the City.

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

"In compliance with the comprehensive plan" should be construed as meaning the requested zoning is (i) either specifically recommended in the text of the Horizons Plan (or addendum to the plan) or is predominantly or completely surrounded by the same or compatible and desirable zoning and (ii) promotes the desired urban form. The requested district is considered desirable and in the public interest, and staff recommends approval of the requested rezoning.

The Planning and Zoning Commission voted unanimously to approve the request at its October 17, 2017 meeting.

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

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

Motion to deny the request to rezone and to make a finding and determination that the rezoning request is inconsistent with the adopted comprehensive plan including, but not limited to, Policy 1.1.1 guide development with the Future

Land Use and Character Map and Policy 1.1.6 guide development using the Tiered Growth Approach, and further that the denial of the rezoning request is reasonable and in the public interest due to the rezoning request does not promote, in addition to the furtherance of other goals and objectives, the safety and general welfare of the community because the requested zoning is not consistent with the recommended Future Land Use and Character designation.

Note: In addition to the other criteria, the Planning and Zoning Commission and City Council shall consider the entire range of permitted and special uses for the existing and proposed zoning districts as listed under Title 9, Chapter 4, Article D of the Greenville City Code.

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

Attachments / click to download

 [Attachments](#)

 [Ordinance Dr. Lewis Redd 1061897](#)

 [Minutes Dr. Lewis Redd 1062378](#)

ORDINANCE NO. 17-
AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GREENVILLE
REZONING TERRITORY LOCATED WITHIN THE PLANNING AND ZONING
JURISDICTION OF THE CITY OF GREENVILLE, NORTH CAROLINA

WHEREAS, the City Council of the City of Greenville, North Carolina, in accordance with Article 19, Chapter 160A, of the General Statutes of North Carolina, caused a public notice to be given and published once a week for two successive weeks in The Daily Reflector setting forth that the City Council would, on the 9th day of November, 2017, at 6:00 p.m., in the Council Chambers of City Hall in the City of Greenville, NC, conduct a public hearing on the adoption of an ordinance rezoning the following described territory;

WHEREAS, the City Council has been informed of and has considered all of the permitted and special uses of the districts under consideration;

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

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

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

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

Section 1. That the following described territory is rezoned from MRS (Medical-Single-family) to MCH (Medical-Heavy Commercial).

TO WIT: Lewis Stephen Redd

LOCATION: Located at the southwestern corner of the intersection of Stantonsburg Road and Allen Road.

DESCRIPTION: Beginning at a concrete monument where the southern right-of-way of NCSR 1200 (Stantonsburg Road) intersects the western right-of-way of NCSR 1203 (Allen Road). From the above described beginning, so located, running thence as follows:

With the western right-of-way of NCSR 1203 (Allen Road), S 38°03'36" E 99.60' and S 04°16'11" W 428.48', thence leaving the western right-of-way of NCSR 1203 (Allen Road), N 84°06'02" W 454.00', thence N 03°18'29" W 506.53' to a point on the southern right-of-way of NCSR 1200 (Stantonsburg Road), thence with the southern right-of-way of NCSR 1200 (Stantonsburg Road), S 84°06'02" E 453.73' to the point of beginning containing 5.540 acres and being a portion of the property described in Deed Book 3516, Page 395 of the Pitt County Register of Deeds.

Section 2. That the following described territory is rezoned from MRS (Medical-Single-family) to MCG (Medical-General Commercial).

TO WIT: Lewis Stephen Redd

LOCATION: Located along the western right-of-way of Allen Road and 550 +/- feet south of Stantonsburg Road.

DESCRIPTION: Beginning at a point on the curved western right-of-way of NCSR 1203 (Allen Road), said point being the northeastern corner of the Allenton Estates Property as recorded in Map Book 43, Page 120 of the Pitt County Register of Deeds. From the above described beginning, so located, running thence as follows:

Leaving the curved western right-of-way of NCSR 1203 (Allen Road), N 65°36'12" W 234.15', thence N 63°12'59" W 262.75', thence N 64°52'44" W 118.93', thence N 03°51'25" E 46.88', thence N 21°25'24" E 11.13', thence N 09°05'49" E 48.38', thence N 46°05'55" E 38.41', thence N 68°16'05" E 9.77', thence S 85°33'40" E 9.91', thence S 68°55'26" E 20.21', thence N 38°57'38" E 12.16', thence N 24°07'19" E 189.83', thence N 06°01'26" E 49.26', thence N 03°18'29" W 62.55', thence S 84°06'02" E 454.00' to a point on the western right-of-way of NCSR 1203 (Allen Road), thence with the western right-of-way of NCSR 1203 (Allen Road), S 04°16'11" W 401.30' to the point of curvature, thence with a curve to the right an arc distance of 242.50', said curve having a radius of 1904.69' and a chord bearing S 07°55'04" W 242.33' to the point of beginning containing 6.487 acres and being a portion of the property described in Deed Book 3516, Page 395 of the Pitt County Register of Deeds.

Section 3. That the Director of Community Development is directed to amend the zoning map of the City of Greenville in accordance with this ordinance.

Section 4. That all ordinances and clauses of ordinances in conflict with this ordinance are hereby repealed.

Section 5. That this ordinance shall become effective upon its adoption.

ADOPTED this 9th day of November, 2017.

Kandie D. Smith, Mayor

ATTEST:

Carol L. Barwick, City Clerk

1061897

Excerpt from the DRAFT Planning & Zoning Commission Minutes (10/17/2017)

ORDINANCE REQUESTED BY DR. LEWIS STEPHEN REDD TO REZONE A TOTAL OF 12.027 ACRES LOCATED AT THE SOUTHWESTERN CORNER OF THE INTERSECTION OF STANTONSBURG ROAD AND ALLEN ROAD FROM MRS (MEDICAL-RESIDENTIAL-SINGLE-FAMILY) TO MCH (MEDICAL-HEAVY COMMERCIAL) FOR 5.540 ACRES AND MCG (MEDICAL-GENERAL COMMERCIAL) FOR 6.487 ACRES – APPROVED

Mr. Dail delineated the property. It is located south of Stantonsburg Road and west of Allen Road. Tract 1 is requested for MCH (Medical-Heavy Commercial) for 5.5 acres and Tract 2 is requested for MCG (Medical-General Commercial) for 6.4 acres. The subject property contains 2 single-family residences and the balance of the property is agricultural. It is anticipated this request could generate an increase of over 8,500 total trips per day on to both streets. Under the requested zoning for Tract 1, it could accommodate a convenience store with gasoline sales, a fastfood restaurant and a hotel. Under the requested zoning for Tract 2, it could accommodate a mix of retail, fastfood and/or conventional restaurants. Allen Road is scheduled for widening between Stantonsburg Road and Allen Road. A traffic impact analysis will be required prior to development and will be reviewed by the City and DOT. The Future Land Use and Character Plan Map recommends mixed use, high intensity (MUHI) at the southwestern corner of the intersection of Stantonsburg Road and Allen Road. There is a special area plan within Horizons 2026: Greenville's Community Plan for the Medical District. Within this plan, there are 3 specific intentions: maintain the primacy of the Medical District, provide additional amenities for visitors and employees and encourage the development of mixed-use centers. In staff's opinion, the request is in compliance with Horizons 2026: Greenville's Community Plan and the Future Land Use and Character Plan Map.

Chairman King opened the public hearing.

Mike Baldwin, Baldwin Design Consultants, representative for the applicant, spoke in favor of the request. This request has immediate access to 2 major thoroughfares. Since the property is currently used for residential, rezoning to commercial will result in an increase in traffic. Water and sanitary sewer are available.

Mr. Robinson asked why is the request is divided into 2 separate tracts.

Mr. Baldwin stated that hotels and convenience stores with gasoline sales are allowed in MCH not in MCG.

Mr. Robinson stated that the purpose of the MCH zoning is for the motoring public.

No one spoke in opposition.

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

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

EXISTING ZONING	
MRS (MEDICAL-RESIDENTIAL-SINGLE-FAMILY) - PERMITTED USES	
(1) General	
	a. Accessory use or building
	c. On-premise signs per Article N
(2) Residential	
	a. Single-family dwelling
	f. Residential cluster development per Article M
	k. Family care homes (see also 9-4-103)
	q. Room renting
(3) Home Occupations - None	
(4) Governmental	
	b. City of Greenville municipal government building or use (see also section 9-4-103)
(5) Agricultural/Mining	
	a. Farming; agricultural, horticulture, forestry (see also section 9-4-103)
	f. Stable; horse only (see also section 9-4-103)
	g. Stable; per definition (see also section 9-4-103)
	h. Animal boarding not otherwise listed; outside facility, as an accessory or principal use
	i. Beekeeping; minor use (see also section 9-4-103)
(6) Recreational/Entertainment	
	f. Public park or recreational facility
	g. Private noncommercial park or recreational facility
(7) Office/Financial/Medical - None	
(8) Services	
	o. Church or place of worship (see also section 9-4-103)
(9) Repair - None	
(10) Retail Trade - None	
(11) Wholesale/Rental/Vehicle-Mobile Home Trade - None	
(12) Construction	
	c. Construction office; temporary, including modular office (see also section 9-4-103)
(13) Transportation - None	
(14) Manufacturing/Warehousing - None	
(15) Other Activities (not otherwise listed - all categories) - None	
MRS (MEDICAL-RESIDENTIAL-SINGLE-FAMILY) - SPECIAL USES	
(1) General - None	
(2) Residential - None	
(3) Home Occupations	
	a. Home occupation; not otherwise listed
(4) Governmental	
	a. Public utility building or use
	c. County or state government building or use not otherwise listed; excluding outside storage and major or minor repair
(5) Agricultural/Mining	

	b.	Greenhouse or plant nursery; including accessory sales
(6) Recreational/Entertainment		
	a.	Golf course; 18-hole regulation length (see also section 9-4-103)
	a(1).	Golf course; 9-hole regulation length (see also section 9-4-103)
	c(1).	Tennis club; indoor and outdoor facilities
(7) Office/Financial/Medical - None		
(8) Services		
	g.	School; junior and senior high (see also section 9-4-103)
	h.	School; elementary (see also section 9-4-103)
	i.	School; nursery and kindergarten (see also section 9-4-103)
	y.	TV and/or radio broadcast facilities, including receiving and transmission equipment and towers or cellular telephone and wireless communication towers
(9) Repair - None		
(10) Retail Trade - None		
(11) Wholesale/Rental/Vehicle-Mobile Home Trade - None		
(12) Construction - None		
(13) Transportation - None		
(14) Manufacturing/Warehousing - None		
(15) Other Activities (not otherwise listed - all categories) - None		
REQUESTED ZONING		
MCH (MEDICAL-HEAVY COMMERCIAL) - PERMITTED USES		
(1) General		
	a.	Accessory use or building
	b.	Internal service facilities
	c.	On-premise signs per Article N
	f.	Retail sales; incidental
(2) Residential - None		
(3) Home Occupations - None		
(4) Governmental		
	b.	City of Greenville municipal government building or use (see also section 9-4-103)
	c.	County or state government building or use not otherwise listed; excluding outside storage and major or minor repair
	d.	Federal government building or use
(5) Agricultural/Mining		
	a.	Farming; agricultural, horticulture, forestry (see also section 9-4-103)
	b.	Greenhouse or plant nursery; including accessory sales
(6) Recreational/Entertainment		
	f.	Public park or recreational facility
	s.	Athletic club; indoor only
(7) Office/Financial/Medical		
	a.	Office; professional and business, not otherwise listed
	d.	Bank, savings and loans or other savings or investment institutions
	e.	Medical, dental, ophthalmology or similar clinic, not otherwise listed

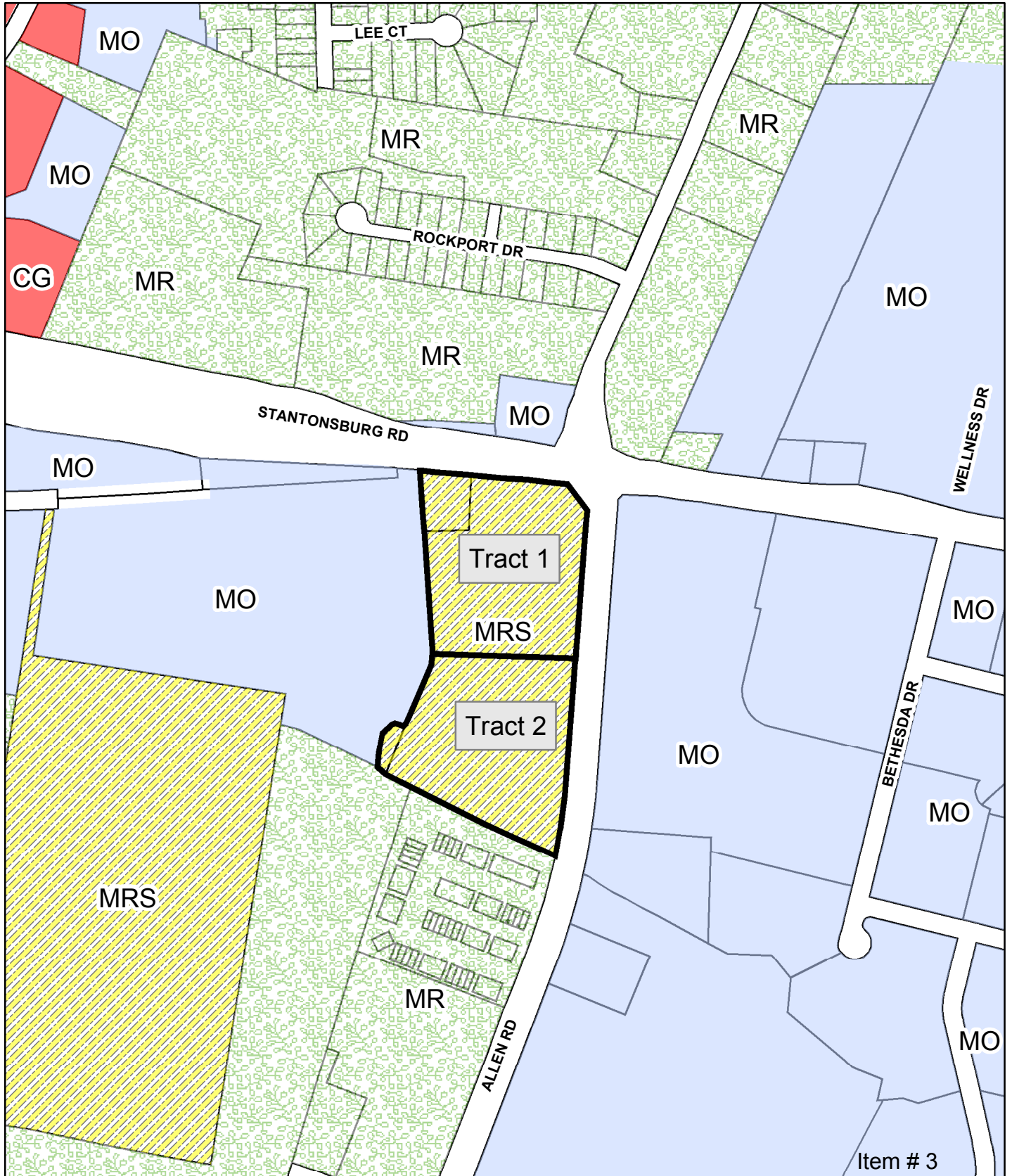
	Veterinary clinic or animal hospital (see also animal boarding; outside facility, kennel and stable)
(8) Services	
e.	Barber or beauty salon
f.	Manicure, pedicure or facial salon
n.	Auditorium
o.	Church or place of worship (see also section 9-4-103)
r.	Art gallery
s.	Hotel, motel bed and breakfast inn; limited stay lodging (see also residential quarters for resident manager, supervisor or caretaker and section 9-4-103)
u.	Art studio including art and supply sales
v.	Photography studio including photo and supply sales
y(3).	TV and/or radio broadcast facilities, including receiving and transmission equipment and towers or cellular telephone and wireless communication towers not exceeding 80 feet in height
aa.	Catering service including food preparation (see also restaurant; conventional and fast food)
hh.	Exercise and weight loss studio; indoor only
ii.	Wellness center, indoor and outdoor facilities
kk.	Launderette; household users
ll.	Dry cleaners; household users
(9) Repair	
g.	Jewelry, watch, eyewear or other personal item repair
(10) Retail Trade	
a.	Miscellaneous retail sales; non-durable goods, not otherwise listed
b.	Gasoline or automotive fuel sales; accessory or principal use, retail
d.	Pharmacy
e.	Convenience store (see also gasoline sales)
f.	Office and school supply, equipment sales
h.	Restaurant; conventional
i.	Restaurant; fast food
k.	Medical supply sales and rental of medically-related products including uniforms and related accessories
p.	Furniture and home furnishing sales not otherwise listed
s.	Book or card store, news stand
t.	Hobby or craft shop
v.	Video or music store; records, tape, CD and the like sales
w.	Florist
(11) Wholesale/Rental/Vehicle-Mobile Home Trade - None	
(12) Construction	
a.	Licensed contractor; general electrical, plumbing, mechanical, etc... excluding outside storage
c.	Construction office; temporary, including modular office (see also section 9-4-103)
f.	Hardware store
(13) Transportation	

	h.	Parking lot or structure; principal use
(14) Manufacturing/Warehousing		
	c.	Bakery; production, storage, and shipment facilities
	i.	Moving and storage of nonhazardous materials; excluding outside storage
	k.	Mini-storage warehouse, household; excluding outside storage
(15) Other Activities (not otherwise listed - all categories) - None		
MCH (MEDICAL-HEAVY COMMERCIAL) - SPECIAL USES		
(1) General		
	g.	Incidental assembly of products sold at retail or wholesale as an accessory to principal uses
(2) Residential		
	i.	Residential quarters for resident manager, supervisor or caretaker; excluding mobile home
(3) Home Occupations - None		
(4) Governmental		
	a.	Public utility building or use
(5) Agricultural/Mining - None		
(6) Recreational/Entertainment		
	m(1).	Dining and entertainment establishment (see also section 9-4-103)
	t.	Athletic club; indoor and outdoor facilities
(7) Office/Financial/Medical		
	c.	vehicle parking and indoor storage
(8) Services		
	a.	Child day care facilities
	b.	Adult day care facilities
	j.	College and other institutions of higher learning
	s(1).	Hotel, motel bed and breakfast inn; extended stay lodging (see also residential quarters for resident manager, supervisor or caretaker and section 9-4-103)
	ff(1).	Mental health, emotional or physical rehabilitation day program facility
	gg.	Vocational rehabilitation center
	jj.	Health services not otherwise listed
(9) Repair		
	a.	Minor repair; as an accessory or principal use
(10) Retail Trade		
	c.	Wine shop; including on-premise consumption (see also section 9-4-103)
	y.	Auto part sales (see also major and minor repair)
	ff.	Tobacco shop (Class 1) (see also section 9-4-103)
(11) Wholesale/Rental/Vehicle-Mobile Home Trade - None		
(12) Construction - None		
(13) Transportation - None		
(14) Manufacturing/Warehousing		
	m.	Warehouse; accessory to approved commercial or industrial uses within the district; excluding outside storage
	t.	Manufacture of nonhazardous medical supplies or medical products, including distribution

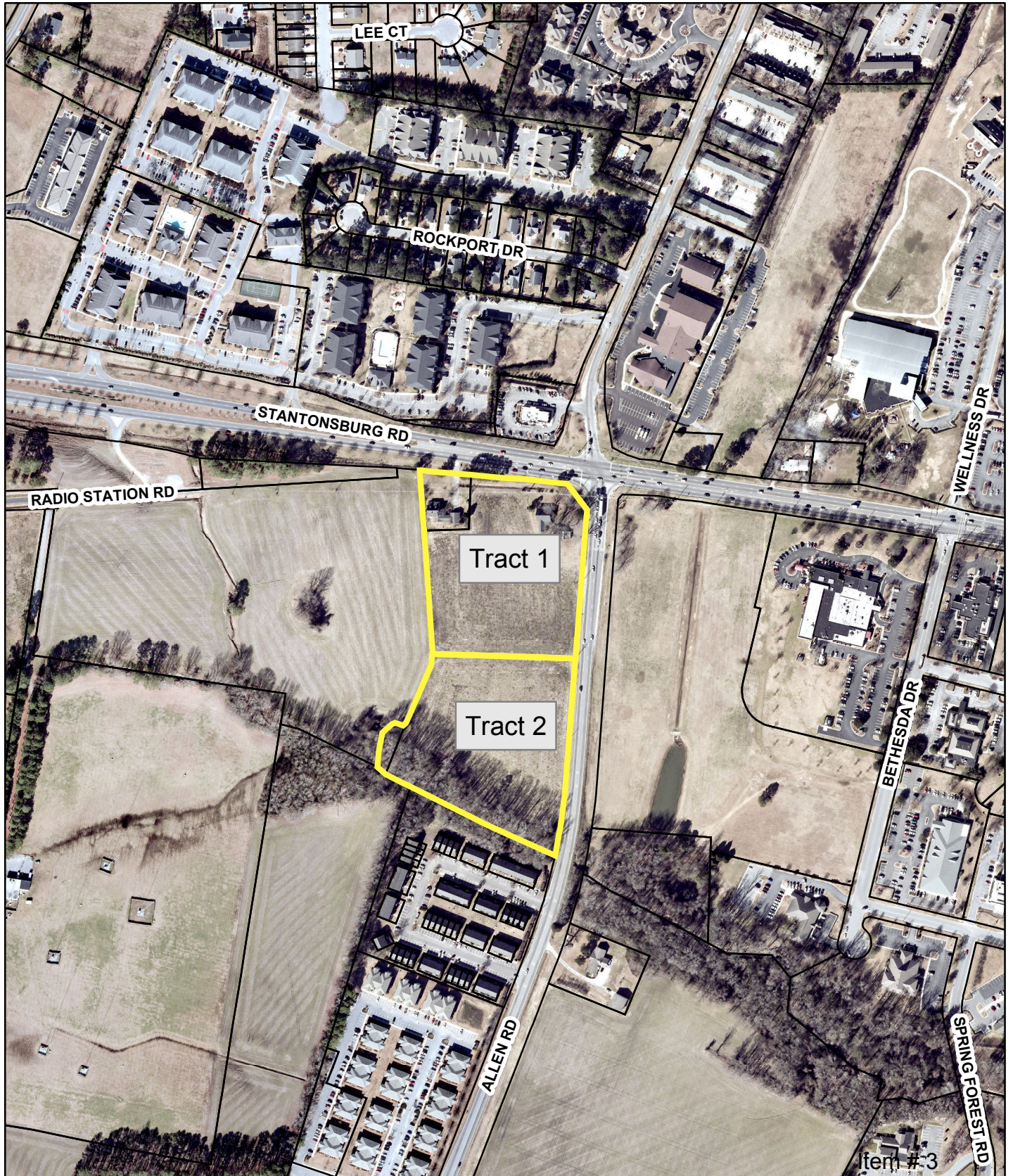
(15) Other Activities (not otherwise listed - all categories) - None	
MCG (MEDICAL-GENERAL COMMERCIAL) - PERMITTED USES	
(1) General	
	a. Accessory use or building
	b. Internal service facilities
	c. On-premise signs per Article N
	f. Retail sales; incidental
(2) Residential - None	
(3) Home Occupations - None	
(4) Governmental	
	b. City of Greenville municipal government building or use (see also section 9-4-103)
	c. County or state government building or use not otherwise listed; excluding outside storage and major or minor repair
	d. Federal government building or use
(5) Agricultural/Mining	
	a. Farming; agricultural, horticulture, forestry (see also section 9-4-103)
(6) Recreational/Entertainment	
	f. Public park or recreational facility
	s. Athletic club; indoor only
(7) Office/Financial/Medical	
	a. Office; professional and business, not otherwise listed
	d. Bank, savings and loans or other savings or investment institutions
(8) Services	
	e. Barber or beauty salon
	f. Manicure, pedicure or facial salon
	v. Photography studio including photo and supply sales
	y(3). TV and/or radio broadcast facilities, including receiving and transmission equipment and towers or cellular telephone and wireless communication towers not exceeding 80 feet in height
	z. Printing or publishing service including graphic art, maps, newspapers, magazines and books
	aa. Catering service including food preparation (see also restaurant; conventional and fast food)
	hh. Exercise and weight loss studio; indoor only
	ii. Wellness center, indoor and outdoor facilities
	kk. Launderette; household users
	ll. Dry cleaners; household users
(9) Repair	
	g. Jewelry, watch, eyewear or other personal item repair
(10) Retail Trade	
	a. Miscellaneous retail sales; non-durable goods, not otherwise listed
	d. Pharmacy
	f. Office and school supply, equipment sales
	h. Restaurant; conventional
	i. Restaurant; fast food

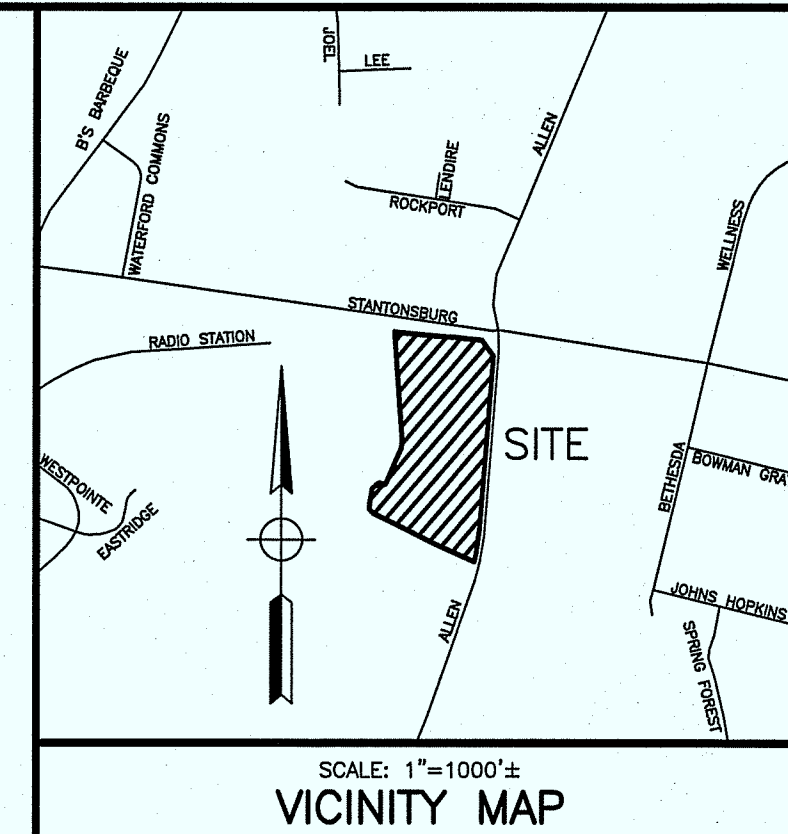
	k.	Medical supply sales and rental of medically-related products including uniforms and related accessories
	l.	Electronic; stereo, radio, computer, TV, etc... sales and accessory repair
	s.	Book or card store, news stand
	t.	Hobby or craft shop
	v.	Video or music store; records, tape, CD and the like sales
	w.	Florist
(11) Wholesale/Rental/Vehicle-Mobile Home Trade - None		
(12) Construction		
	c.	Construction office; temporary, including modular office (see also section 9-4-103)
(13) Transportation - None		
(14) Manufacturing/Warehousing		
	c.	Bakery; production, storage, and shipment facilities
(15) Other Activities (not otherwise listed - all categories) - None		
MCG (MEDICAL-GENERAL COMMERCIAL) - SPECIAL USES		
(1) General - None		
(2) Residential		
	i.	Residential quarters for resident manager, supervisor or caretaker; excluding mobile home
(3) Home Occupations - None		
(4) Governmental		
	a.	Public utility building or use
(5) Agricultural/Mining - None		
(6) Recreational/Entertainment		
	m(1).	Dining and entertainment establishment (see also section 9-4-103)
	t.	Athletic club; indoor and outdoor facilities
(7) Office/Financial/Medical - None		
(8) Services		
	a.	Child day care facilities
	b.	Adult day care facilities
	ff(1).	Mental health, emotional or physical rehabilitation day program facility
	jj.	Health services not otherwise listed
(9) Repair - None		
(10) Retail Trade		
	c.	Wine shop; including on-premise consumption (see also section 9-4-103)
	j.	Restaurant and/or dining and entertainment establishment; regulated outdoor activities
(11) Wholesale/Rental/Vehicle-Mobile Home Trade - None		
(12) Construction - None		
(13) Transportation - None		
(14) Manufacturing/Warehousing - None		
(15) Other Activities (not otherwise listed - all categories) - None		

Dr. Lewis Stephen Redd
From: MRS
To: MCH (Tract 1 - 5.540 acres) and MCG (Tract 2 - 6.487 acres)
October 3, 2017



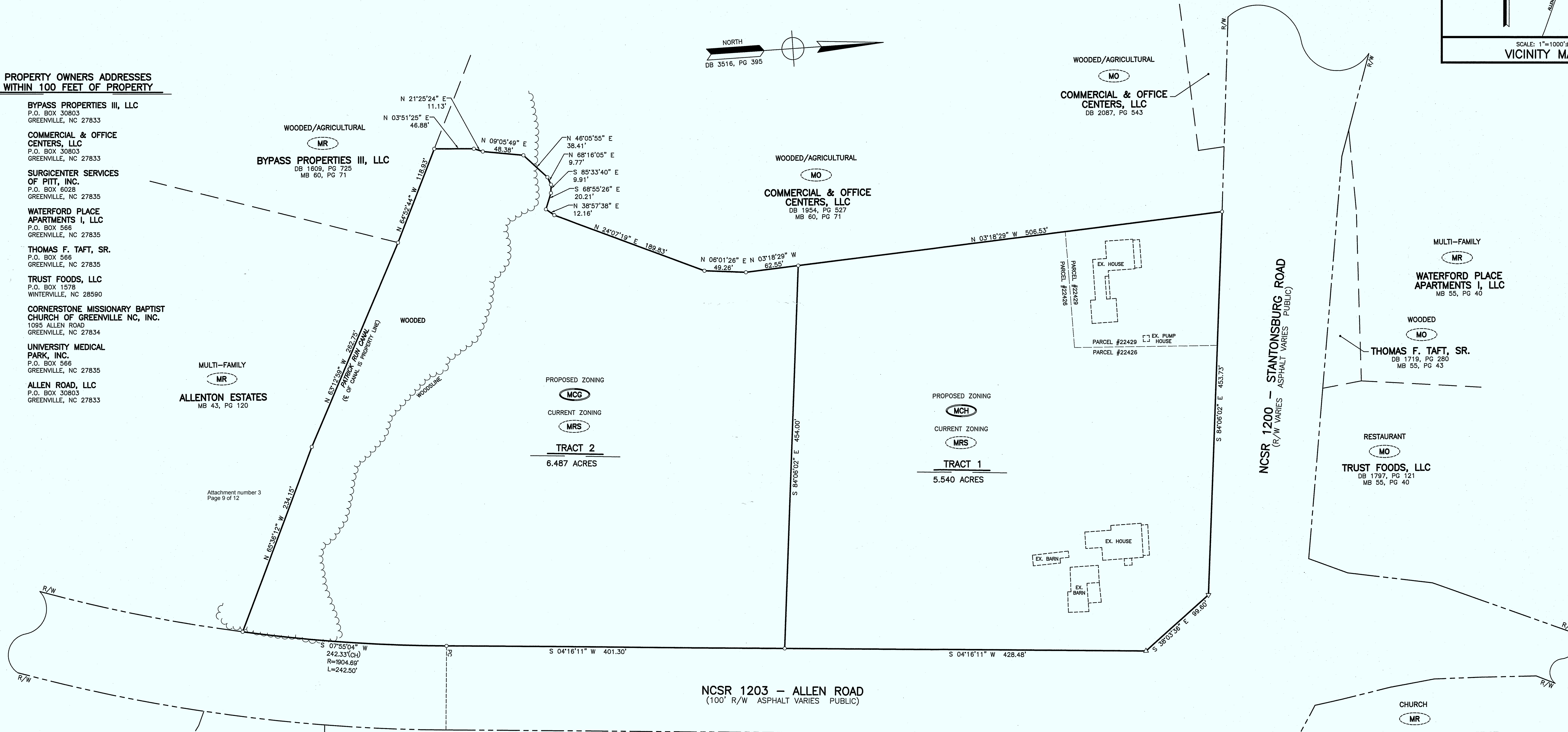
Dr. Lewis Stephen Redd
From: MRS
To: MCH (Tract 1 - 5.540 acres) and MCG (Tract 2 - 6.487 acres)
October 3, 2017





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

- BYPASS PROPERTIES III, LLC**
P.O. BOX 30803
GREENVILLE, NC 27833
- COMMERCIAL & OFFICE CENTERS, LLC**
P.O. BOX 30803
GREENVILLE, NC 27833
- SURGICENTER SERVICES OF PITT, INC.**
P.O. BOX 6028
GREENVILLE, NC 27835
- WATERFORD PLACE APARTMENTS I, LLC**
P.O. BOX 568
GREENVILLE, NC 27835
- THOMAS F. TAFT, SR.**
P.O. BOX 568
GREENVILLE, NC 27835
- TRUST FOODS, LLC**
P.O. BOX 1578
WINTERVILLE, NC 28590
- CORNERSTONE MISSIONARY BAPTIST CHURCH OF GREENVILLE NC, INC.**
1095 ALLEN ROAD
GREENVILLE, NC 27834
- UNIVERSITY MEDICAL PARK, INC.**
P.O. BOX 568
GREENVILLE, NC 27835
- ALLEN ROAD, LLC**
P.O. BOX 30803
GREENVILLE, NC 27833



PROPOSED ZONING
(MCG)
CURRENT ZONING
(MRS)
TRACT 2
6.487 ACRES

PROPOSED ZONING
(MCH)
CURRENT ZONING
(MRS)
TRACT 1
5.540 ACRES

NCSR 1203 - ALLEN ROAD
(100' R/W ASPHALT VARIES PUBLIC)

NCSR 1200 - STANTONSBURG ROAD
(R/W VARIES ASPHALT VARIES PUBLIC)

WOODED/AGRICULTURAL
(MO)
ALLEN ROAD, LLC
DB 1810, PG 78

WOODED
(MO)
UNIVERSITY MEDICAL PARK, INC.
DB 72, PG 730

VACANT
(MO)
SURGICENTER SERVICES OF PITT, INC.
DB 262, PG 164
DB 70, PG 142

CHURCH
(MR)
CORNERSTONE MISSIONARY BAPTIST CHURCH OF GREENVILLE NC, INC.
DB 82, PG 823
MB 32, PG 47

GRAPHIC SCALE: 1" = 60'

SHEET 1 OF 1
REZONING MAP
TAX PARCEL #22426
TAX PARCEL #22429

DR. LEWIS STEPHEN REDD

REFERENCE: DEED BOOK 3516, PAGE 395 OF THE PITT COUNTY REGISTER OF DEEDS
GREENVILLE TOWNSHIP, PITT COUNTY, N.C.

OWNER: **DR. LEWIS STEPHEN REDD**
ADDRESS: 3702 WEDGEWOOD DRIVE
NEW BERN, NC 28562
PHONE: (252) 638-1445

Baldwin Design Consultants, PA ENGINEERING - SURVEYING - PLANNING 1700-D EAST BRUNSWICK BOULEVARD GREENVILLE, NC 27838	LICENSE C-34562	SURVEYED: BW	APPROVED: MWB
CHECKED: MWB	DATE: 09/19/17	SCALE: 1" = 60'	

CLOSURE CHECK BOUNDARY	
CHECKED: NRW	DATE: 09/19/17

- NOTES**
- ALL AREAS CALCULATED BY COORDINATE GEOMETRY.
 - REFERENCE: DEED BOOK 3516, PAGE 395 OF THE PITT COUNTY REGISTER OF DEEDS.

LEGEND
R/W = RIGHT-OF-WAY
CL = CENTERLINE

Y:\DRAWINGS\17-109 LEWIS STEPHEN REDD\REZONING.dwg Wed, Oct 04, 2017 - 10:09am RWELLS

Case No: 17-17

Applicant: Dr. Lewis Stephen Redd

Property Information

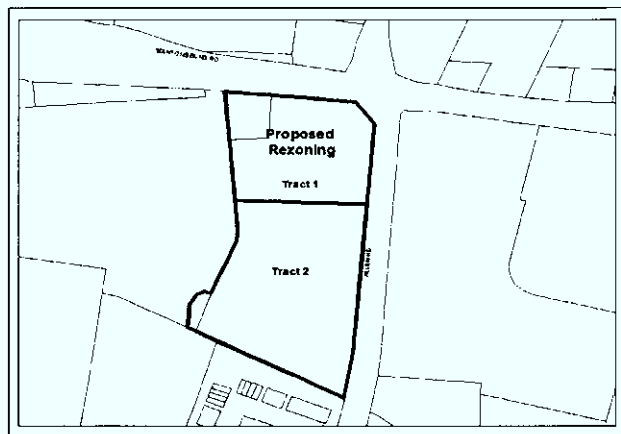
Current Zoning: Tract 1: MRS (Medical-Residential-Single-family)
Tract 2: MRS (Medical-Residential-Single-family)

Proposed Zoning: Tract 1: MCH (Medical-Heavy Commercial)
Tract 2: MCG (Medical-General Commercial)

Current Acreage: Tract 1: 5.540 acres
Tract 2: 6.487 acres

Location: Corner of Allen Rd & Stantonsburg Rd

Points of Access: Allen Rd, Stantonsburg Rd



Location Map

Transportation Background Information

1.) Allen Rd- State maintained

	<u>Existing Street Section</u>	<u>Ultimate Thoroughfare Street Section</u>
Description/cross section	3 lanes with ditches	4-lane divided with raised median
Right of way width (ft)	60	90
Speed Limit (mph)	50	50
Current ADT:	17,340 (*)	UltimateDesign ADT: 39,700 vehicles/day (**)
Design ADT:	15,450	
Controlled Access	No	
Thoroughfare Plan Status:	Major Thoroughfare	

Other Information: There are no sidewalks along Allen Road that service this property.

Notes: (*) 2016 NCDOT count adjusted for a 2% annual growth rate
(**) Traffic volume based an operating Level of Service D for existing geometric conditions
ADT – Average Daily Traffic volume

Transportation Improvement Program Status: No Planned Improvements.

2.) Stantonsburg Rd- State maintained

	<u>Existing Street Section</u>	<u>Ultimate Thoroughfare Street Section</u>
Description/cross section	4-lanes divided with grass median	no change
Right of way width (ft)	250	no change
Speed Limit (mph)	45	no change
Current ADT:	30,600 (*)	
Design ADT:	39,700	
Controlled Access	No	
Thoroughfare Plan Status:	Major Thoroughfare	

Other Information: There are no sidewalks along Stantonsburg Road that service this property.

Notes: (*) 2016 NCDOT count adjusted for a 2% annual growth rate
(**) Traffic volume based an operating Level of Service D for existing geometric conditions
ADT – Average Daily Traffic volume

Transportation Improvement Program Status: Project in planning stage to widen Allen Rd to 4 lanes with a divided median from Stantonsburg Rd to Dickinson Ave Ext.

Trips generated by proposed use/change**Current Zoning: 460** -vehicle trips/day (*)**Proposed Zoning: 9,048** -vehicle trips/day (*)**Estimated Net Change: increase of 8588 vehicle trips/day (assumes full-build out)**

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

Impact on Existing Roads**The overall estimated trips presented above are distributed based on current traffic patterns. The estimated ADTs on Allen Rd and Stantonsburg Rd are as follows:**

- 1.) Allen Rd, South of Site (25%):** "No build" ADT of 17,340
- | | |
|---|-----------------------------|
| Estimated ADT with Proposed Zoning (full build) – | 19,602 |
| Estimated ADT with Current Zoning (full build) – | 17,455 |
| Net ADT change = | 2,147 (11% increase) |
- 2.) Allen Rd, North of Site (25%):** "No build" ADT of 17,340
- | | |
|---|-----------------------------|
| Estimated ADT with Proposed Zoning (full build) – | 19,602 |
| Estimated ADT with Current Zoning (full build) – | 17,455 |
| Net ADT change = | 2,147 (11% increase) |
- 3.) Stantonsburg Rd, West of Site (25%):** "No build" ADT of 30,600
- | | |
|---|----------------------------|
| Estimated ADT with Proposed Zoning (full build) – | 32,862 |
| Estimated ADT with Current Zoning (full build) – | 30,715 |
| Net ADT change = | 2,147 (7% increase) |
- 4.) Stantonsburg Rd, East of Site (25%):** "No build" ADT of 30,600
- | | |
|---|----------------------------|
| Estimated ADT with Proposed Zoning (full build) – | 32,862 |
| Estimated ADT with Current Zoning (full build) – | 30,715 |
| Net ADT change = | 2,147 (7% increase) |

Staff Findings/Recommendations

Based on possible uses permitted by the requested rezoning, the proposed rezoning classification could generate 4524 trips to and from the site on Allen Rd, which is a net increase of 4294 additional trips per day.

Based on possible uses permitted by the requested rezoning, the proposed rezoning classification could generate 4524 trips to and from the site on Stantonsburg Rd, which is a net increase of 4294 additional trips per day.

During the review process, measures to mitigate the traffic will be determined. A Traffic Impact Analysis will be required.

04/30/07

BUFFERYARD SETBACK AND VEGETATION SCREENING CHART

For Illustrative Purposes Only

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

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

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

Street trees may count toward the minimum acreage.

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

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

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

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

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

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

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

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

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

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



City of Greenville, North Carolina

Meeting Date: 11/9/2017
Time: 6:00 PM

Title of Item: Ordinance requested by FMM Properties, LLC to rezone a total of 58.875 acres located north of the intersection of NC Highway 43 and B's Barbeque Road from MRS (Medical-Residential-Single-family), RA20 (Residential-Agricultural) and OR (Office-Residential [High Density Multi-family]) to MO (Medical-Office) for 15.570 acres (Tract 1) and to MR (Medical-Residential [High Density Multi-family]) for 43.305 acres (Tract 2)

Explanation: **Abstract:** The City has received a request from FMM Properties, LLC to rezone a total of 58.875 acres located north of the intersection of NC Highway 43 and B's Barbeque Road from MRS (Medical-Residential-Single-family), RA20 (Residential-Agricultural) and OR (Office-Residential [High Density Multi-family]) to MO (Medical-Office) for 15.570 acres and to MR (Medical-Residential [High Density Multi-family]) for 43.305 acres.

Required Notices:

Planning and Zoning meeting notice (property owner and adjoining property owner letter) mailed on October 3, 2017.
On-site sign(s) posted on October 3, 2017.
City Council public hearing notice (property owner and adjoining property owner letter) mailed on October 24, 2017.
Public hearing legal advertisement published on October 30, 2017 and November 6, 2017.

Comprehensive Plan:

The Future Land Use and Character Map recommends office/institutional (OI) and traditional neighborhood, medium-high density (TNMH) along the northern right-of-way of West 5th Street between Schoolhouse Branch and Harris Mill Run transitioning to high density residential (HDR) and potential conservation/open space (PCOS) to the interior.

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

Office/Institutional

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

Intent:

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

Primary Uses:

Office

Institutional/Civic

Traditional Neighborhood, Medium-High Density

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

Intent:

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

Primary uses:

Multi-family residential

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

Secondary uses:

Institutional (neighborhood scale)

Residential, High Density

Residential areas composed primarily of multi-family housing in various forms. Defined by existing development patterns where building size and style tend to be consistent within a development, with large blocks, and limited connectivity between different building types and uses. Future development should take a more traditional neighborhood pattern where different residential types are connected in a walkable pattern. High density residential is typically appropriate near activity centers and corridors.

Intent:

- Provide better vehicular and pedestrian connectivity between developments
- Improve architectural variety and site design for new developments
- Improve streetscape features such as consistent sidewalks, lighting and street trees

Primary uses:

Multi-family residential

Two-family residential

Attached residential (townhomes)

Secondary uses:

Office

Single-family residential detached (small lot)

Institutional/Civic (churches and school)

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

Based on the possible uses permitted by the requested rezoning, the proposed rezoning classification could generate 6,907 trips to and from the site on West 5th Street, which is a net increase of 4,462 additional trips per day.

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

History/Background:

In 1976, the MRS- and OR-zoned portion of the property was incorporated into the City's extra-territorial jurisdiction (ETJ) and zoned RA20 as part of a large-scale ETJ extension. In 1985, the Medical District was adopted by City Council. The subject site was included as part of the Medical District and rezoned to MRS (Medical-Residential-Single-family).

In 1993, the existing RA20-zoned portion of the property was incorporated into the City's extra-territorial jurisdiction (ETJ) as part of a large-scale ETJ extension.

In 2009, a portion of the subject property was rezoned to OR.

Present Land Use:

Three (3) single-family residences and farmland

Water/Sewer:

Water and sanitary sewer are available.

Historic Sites:

There are no known effects on historic sites.

Environmental Conditions/Constraints:

The property is impacted by the floodway and 100-year floodplain associated with the Harris Mill Run and Tar River.

Surrounding Land Uses and Zoning:

North: RA20 and MRS - Woodlands (under common ownership of the applicant)

South: MO - vacant; MRS - B's Barbeque restaurant, five (5) single-family residences and Pentecostal Temple of Holy Church of Deliverance Church and associated buildings

East: MRS - GUC pump station, MO and MR - 65-foot access easement for city-owned property; MR - Paladin Place duplexes; and MO - Oak Haven Assisted Living Center

West: RA20 and MRS - One (1) single-family residence and woodlands

Density Estimates:

Tract 1

Under the current zoning, the site could accommodate 56-60 single-family lots.

Under the proposed zoning, the site could accommodate 122,000-134,165 square feet of medical office space.

Tract 2

Under the current zoning, the site could accommodate 140-151 single-family lots.

Under the proposed zoning, the site could accommodate a multi-family project of 602-688 multi-family units (1, 2 and 3 bedrooms).

The anticipated build-out time is within 2-3 years.

Fiscal Note:

No cost to the City.

Recommendation:

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

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

The Planning and Zoning Commission voted unanimously to approve the request at its October 17, 2017 meeting.

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

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

Motion to deny the request to rezone and to make a finding and determination that the rezoning request is inconsistent with the adopted comprehensive plan including, but not limited to, Policy 1.1.1 guide development with the Future Land Use and Character Map and Policy 1.1.6 guide development using the Tiered Growth Approach, and further that the denial of the rezoning request is reasonable and in the public interest due to the potential uses under the proposed rezoning and due to there being a more appropriate zoning classification that promotes the safety and general welfare of the community.

Note: In addition to the other criteria, the Planning and Zoning Commission and City Council shall consider the entire range of permitted and special uses for the existing and proposed zoning districts as listed under Title 9, Chapter 4, Article D of the Greenville City Code.

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

Attachments / click to download

[Attachments](#)

[Ordinance__FMM_Properties_LLC_1061905](#)

[Minutes__FMM_Properties_1062369](#)

ORDINANCE NO. 17-
AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GREENVILLE
REZONING TERRITORY LOCATED WITHIN THE PLANNING AND ZONING
JURISDICTION OF THE CITY OF GREENVILLE, NORTH CAROLINA

WHEREAS, the City Council of the City of Greenville, North Carolina, in accordance with Article 19, Chapter 160A, of the General Statutes of North Carolina, caused a public notice to be given and published once a week for two successive weeks in The Daily Reflector setting forth that the City Council would, on the 9th day of November, 2017, at 6:00 p.m., in the Council Chambers of City Hall in the City of Greenville, NC, conduct a public hearing on the adoption of an ordinance rezoning the following described territory;

WHEREAS, the City Council has been informed of and has considered all of the permitted and special uses of the districts under consideration;

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

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

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

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

Section 1. That the following described territory is rezoned from MRS (Medical-Single-family) and OR (Office-Residential) to MO (Medical-Office).

TO WIT: FMM Properties, LLC (Tract 1)

LOCATION: Located north of the intersection of NC Highway 43 and B's Barbeque Road.

DESCRIPTION: Beginning at a point on the eastern right-of-way of NC Highway 43 said point being the northwestern corner of the City of Greenville Property as recorded in Map Book 44, Page 117 of the Pitt County Register of Deeds. From the above described beginning, so located, running thence as follows:

With the eastern right-of-way of NC Highway 43, N 51°16'51" W 383.49', N 51°08'23" W 89.25', N 50°58'29" W 283.58', N 47°37'18" W 50.42', N 45°59'22" W 35.56', N 44°32'30" W 35.56', N 43°03'20" W 38.08', N 48°35'13" E 16.80', N 40°51'20" W 24.67', N 39°47'19" W 33.23', N 38°25'52" W 33.23', N 38°04'59" W 56.91', N 38°41'28" W 50.65', S 51°00'39" W 12.14', N 33°45'15" W 35.94', N 32°28'14" W 35.94' and N 33°55'47" W 182.29', thence leaving the eastern right-of-way of NC Highway 43, N 53°32'20" E 207.96', thence N 53°03'56" E 74.13', thence N 34°04'53" W 162.39', thence N 39°30'15" E 226.31', thence S 33°55'47" E 633.40', thence S 51°09'15" E 786.50', thence S 34°04'15" W 500.00' to the point of beginning containing 15.570 acres and being a portion of the property described in Deed Book 753, Page 258 and all of the property described in Deed Book 2860, Page 521 and Deed Book 2860, Page 526 all of the Pitt County Register of Deeds.

Section 2. That the following described territory is rezoned from MRS (Medical-Single-family), RA20 (Residential-Agricultural) and OR (Office-Residential) to MR (Medical-Residential).

TO WIT: FMM Properties, LLC (Tract 2)

LOCATION: Located north of the intersection of NC Highway 43 and B's Barbeque Road.

DESCRIPTION: Beginning at a point located N 34°04'15" E 500.00' from a point on the eastern right-of-way of NC Highway 43 said point being the northwestern corner of the City of Greenville Property as recorded in Map Book 44, Page 117 of the Pitt County Register of Deeds. From the above described beginning, so located, running thence as follows:

N 51°09'15" W 786.50', thence N 33°55'47" W 633.40', thence N 39°30'15" E 1187.58', thence S 62°49'01" E 1,073.89', thence S 33°51'09" W 223.38', thence S 56°08'48" E 191.62', thence S 34°04'15" W 1,391.12' to the point of beginning containing 43.305 acres and being a portion of the property described in Deed Book 753, Page 258 and all of the property described in Deed Book 2646, Page 449 both of the Pitt County Register of Deeds.

Section 3. That the Director of Community Development is directed to amend the zoning map of the City of Greenville in accordance with this ordinance.

Section 4. That all ordinances and clauses of ordinances in conflict with this ordinance are hereby repealed.

Section 5. That this ordinance shall become effective upon its adoption.

ADOPTED this 9th day of November, 2017.

Kandie D. Smith, Mayor

ATTEST:

Carol L. Barwick, City Clerk

1061905

Excerpt from the DRAFT Planning & Zoning Commission Minutes (10/17/2017)

ORDINANCE REQUESTED BY FMM PROPERTIES, LLC TO REZONE A TOTAL OF 58.875 ACRES LOCATED NORTH OF THE INTERSECTION OF NC HIGHWAY 43 AND B'S BARBEQUE ROAD FROM MRS (MEDICAL-RESIDENTIAL-SINGLE-FAMILY), RA20 (RESIDENTIAL-AGRICULTURAL) AND OR (OFFICE-RESIDENTIAL [HIGH DENSITY MULTI-FAMILY]) TO MO (MEDICAL-OFFICE) FOR 15.570 ACRES AND TO MR (MEDICAL-RESIDENTIAL [HIGH DENSITY MULTI-FAMILY]) FOR 43.305 ACRES – APPROVED

Mr. Dail delineated the property. It is located north of West 5th Street (NC Highway 43) near its intersection with B's Barbecue Road. Tract 1 is requested for MO (Medical-Office) for 15 acres and Tract 2 is requested for MR (Medical-Residential) for 43 acres. The subject property contains 2 single-family residences and the balance of the property is vacant and agricultural. It is anticipated this request could generate an increase of over 4,000 trips per day. Under the requested zoning for Tract 1, it could accommodate 120,000-134,000 square feet of medical office. Under the requested zoning for Tract 2, it could accommodate 600-680 multi-family units. A traffic impact analysis will be required prior to development and will be reviewed by the City and DOT. The subject property is impacted by the floodway and floodplain of Harris Mill Run and the Tar River. The Future Land Use and Character Plan Map recommends office/institutional (OI) along West 5th Street transitioning to traditional neighborhood, medium-high density (TNMH) to the west and high density residential (HDR) to the north. The subject property is located in a transition area on the Future Land Use and Character Plan Map. In staff's opinion, the request is in general compliance with Horizons 2026: Greenville's Community Plan and the Future Land Use and Character Plan Map.

Chairman King opened the public hearing.

Mike Baldwin, Baldwin Design Consultants, representative for the applicant, spoke in favor of the request. Road-widening improvements are in place. Water and sanitary sewer are available.

Alex Smith, Pastor of Pentecostal Temple of Holy Church of Deliverance, wants a stop light at the intersection of West 5th Street (NC Highway 43) and B's Barbecue Road.

Rik DiCesare, City Traffic Engineer, stated there will be a traffic impact analysis required prior to development and will be reviewed by the City and DOT. The need for a stop light will be part of the traffic impact analysis.

No one spoke in opposition.

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

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

EXISTING ZONING	
MRS (MEDICAL-RESIDENTIAL-SINGLE-FAMILY) - PERMITTED USES	
(1) General	
a.	Accessory use or building
c.	On-premise signs per Article N
(2) Residential	
a.	Single-family dwelling
f.	Residential cluster development per Article M
k.	Family care homes (see also 9-4-103)
q.	Room renting
(3) Home Occupations - None	
(4) Governmental	
b.	City of Greenville municipal government building or use (see also section 9-4-103)
(5) Agricultural/Mining	
a.	Farming; agricultural, horticulture, forestry (see also section 9-4-103)
f.	Stable; horse only (see also section 9-4-103)
g.	Stable; per definition (see also section 9-4-103)
h.	Animal boarding not otherwise listed; outside facility, as an accessory or principal use
i.	Beekeeping; minor use (see also section 9-4-103)
(6) Recreational/Entertainment	
f.	Public park or recreational facility
g.	Private noncommercial park or recreational facility
(7) Office/Financial/Medical - None	
(8) Services	
o.	Church or place of worship (see also section 9-4-103)
(9) Repair - None	
(10) Retail Trade - None	
(11) Wholesale/Rental/Vehicle-Mobile Home Trade - None	
(12) Construction	
c.	Construction office; temporary, including modular office (see also section 9-4-103)
(13) Transportation - None	
(14) Manufacturing/Warehousing - None	
(15) Other Activities (not otherwise listed - all categories) - None	
MRS (MEDICAL-RESIDENTIAL-SINGLE-FAMILY) - SPECIAL USES	
(1) General - None	
(2) Residential - None	
(3) Home Occupations	
a.	Home occupation; not otherwise listed
(4) Governmental	
a.	Public utility building or use
c.	County or state government building or use not otherwise listed; excluding outside storage and major or minor repair
(5) Agricultural/Mining	
b.	Greenhouse or plant nursery; including accessory sales
(6) Recreational/Entertainment	

a.	Golf course; 18-hole regulation length (see also section 9-4-103)
a(1).	Golf course; 9-hole regulation length (see also section 9-4-103)
c(1).	Tennis club; indoor and outdoor facilities
(7) Office/Financial/Medical - None	
(8) Services	
g.	School; junior and senior high (see also section 9-4-103)
h.	School; elementary (see also section 9-4-103)
i.	School; nursery and kindergarten (see also section 9-4-103)
y.	TV and/or radio broadcast facilities, including receiving and transmission equipment and towers or cellular telephone and wireless communication towers
(9) Repair - None	
(10) Retail Trade - None	
(11) Wholesale/Rental/Vehicle-Mobile Home Trade - None	
(12) Construction - None	
(13) Transportation - None	
(14) Manufacturing/Warehousing - None	
(15) Other Activities (not otherwise listed - all categories) - None	
RA20 (RESIDENTIAL-AGRICULTURAL) - PERMITTED USES	
(1) General	
a.	Accessory use or building
c.	On-premise signs per Article N
(2) Residential	
a.	Single-family dwelling
b(1).	Master Plan Community per Article J
f.	Residential cluster development per Article M
k.	Family care homes (see also 9-4-103)
q.	Room renting
(3) Home Occupations - None	
(4) Governmental	
b.	City of Greenville municipal government building or use (see also section 9-4-103)
(5) Agricultural/Mining	
a.	Farming; agricultural, horticulture, forestry (see also section 9-4-103)
c.	Wayside market for farm products produced on-site
e.	Kennel (see also section 9-4-103)
f.	Stable; horse only (see also section 9-4-103)
g.	Stable; per definition (see also section 9-4-103)
h.	Animal boarding not otherwise listed; outside facility, as an accessory or principal use
i.	Beekeeping; minor use (see also section 9-4-103)
(6) Recreational/Entertainment	
f.	Public park or recreational facility
g.	Private noncommercial park or recreational facility
(7) Office/Financial/Medical - None	
(8) Services	
o.	Church or place of worship (see also section 9-4-103)
(9) Repair - None	

(10) Retail Trade - None	
(11) Wholesale/Rental/Vehicle-Mobile Home Trade - None	
(12) Construction	
c.	Construction office; temporary, including modular office (see also section 9-4-103)
(13) Transportation - None	
(14) Manufacturing/Warehousing - None	
(15) Other Activities (not otherwise listed - all categories) - None	
RA20 (RESIDENTIAL-AGRICULTURAL) - SPECIAL USES	
(1) General - None	
(2) Residential	
b.	Two-family attached dwelling (duplex)
g.	Mobile home (see also section 9-4-103)
n.	Retirement center or home
o.	Nursing, convalescent or maternity home; major care facility
o(1).	Nursing, convalescent or maternity home; minor care facility
(3) Home Occupations	
a.	Home occupation; not otherwise listed
b.	Home occupation; barber and beauty shop
c.	Home occupation; manicure, pedicure or facial salon
(4) Governmental	
a.	Public utility building or use
(5) Agricultural/Mining	
b.	Greenhouse or plant nursery; including accessory sales
m.	Beekeeping; major use
n.	Solar energy facility
(6) Recreational/Entertainment	
a.	Golf course; 18-hole regulation length (see also section 9-4-103)
a(1).	Golf course; 9-hole regulation length (see also section 9-4-103)
c(1).	Tennis club; indoor and outdoor facilities
(7) Office/Financial/Medical - None	
(8) Services	
a.	Child day care facilities
b.	Adult day care facilities
d.	Cemetery
g.	School; junior and senior high (see also section 9-4-103)
h.	School; elementary (see also section 9-4-103)
i.	School; nursery and kindergarten (see also section 9-4-103)
(9) Repair - None	
(10) Retail Trade - None	
(11) Wholesale/Rental/Vehicle-Mobile Home Trade - None	
(12) Construction - None	
(13) Transportation - None	
(14) Manufacturing/Warehousing - None	
(15) Other Activities (not otherwise listed - all categories) - None	
OR (OFFICE-RESIDENTIAL) - PERMITTED USES	
(1) General	

a.	Accessory use or building
b.	Internal service facilities
c.	On-premise signs per Article N
f.	Retail sales; incidental
(2) Residential	
b.	Two-family attached dwelling (duplex)
c.	Multi-family development per Article I
k.	Family care homes (see also 9-4-103)
n.	Retirement center or home
o.	Nursing, convalescent or maternity home; major care facility
p.	Boarding or rooming house
q.	Room renting
(3) Home Occupations - None	
(4) Governmental	
b.	City of Greenville municipal government building or use (see also section 9-4-103)
c.	County or state government building or use not otherwise listed; excluding outside storage and major or minor repair
d.	Federal government building or use
(5) Agricultural/Mining	
a.	Farming; agricultural, horticulture, forestry (see also section 9-4-103)
(6) Recreational/Entertainment	
f.	Public park or recreational facility
g.	Private noncommercial recreation; indoor only, not otherwise listed
(7) Office/Financial/Medical	
a.	Office; professional and business, not otherwise listed
b.	Operation/processing center
c.	Office; customer service, not otherwise listed, including accessory service delivery vehicle parking and indoor storage
d.	Bank, savings and loans or other savings or investment institutions
e.	Medical, dental, ophthalmology or similar clinic, not otherwise listed
(8) Services	
c.	Funeral home
e.	Barber or beauty salon
f.	Manicure, pedicure or facial salon
g.	School; junior and senior high (see also section 9-4-103)
h.	School; elementary (see also section 9-4-103)
i.	School; nursery and kindergarten (see also section 9-4-103)
j.	College and other institutions of higher learning
k.	Business or trade school
n.	Auditorium
o.	Church or place of worship (see also section 9-4-103)
p.	Library
q.	Museum
r.	Art gallery
u.	Art studio including art and supply sales
v.	Photography studio including photo and supply sales

w.	Recording studio
x.	Dance studio
y(2)	TV and/or radio broadcast facilities, including receiving and transmission equipment and towers not exceeding 120 feet in height or cellular telephone and wireless communication towers not exceeding 120 feet in height (see also section 9-4-103)
bb.	Civic organizations
cc.	Trade or business organizations
(9) Repair - None	
(10) Retail Trade	
s.	Book or card store, news stand
w.	Florist
ee.	Christmas tree sales lot; temporary only (see also section 9-4-103)
(11) Wholesale/Rental/Vehicle-Mobile Home Trade - None	
(12) Construction	
a.	Licensed contractor; general electrical, plumbing, mechanical, etc... excluding outside storage
c.	Construction office; temporary, including modular office (see also section 9-4-103)
(13) Transportation - None	
(14) Manufacturing/Warehousing - None	
(15) Other Activities (not otherwise listed - all categories) - None	
OR (OFFICE-RESIDENTIAL) - SPECIAL USES	
(1) General - None	
(2) Residential	
d.	Land use intensity multi-family (LUI) development rating 50 per Article K
e.	Land use intensity multi-family (LUI) development rating 67 per Article K
i.	Residential quarters for resident manager, supervisor or caretaker; excluding mobile home
m.	Shelter for homeless or abused (see also section 9-4-103)
o(1).	Nursing, convalescent or maternity home; minor care facility
r.	Fraternity or sorority house
(3) Home Occupations - None	
(4) Governmental	
a.	Public utility building or use
(5) Agricultural/Mining - None	
(6) Recreational/Entertainment	
c(1).	Tennis club; indoor and outdoor facilities
h.	Commercial recreation; indoor only, not otherwise listed
m(1).	Dining and entertainment establishment (see also section 9-4-103)
(7) Office/Financial/Medical	
f.	Veterinary clinic or animal hospital (see also animal boarding; outside facility, kennel and stable)
(8) Services	
a.	Child day care facilities
b.	Adult day care facilities
l.	Convention center; private

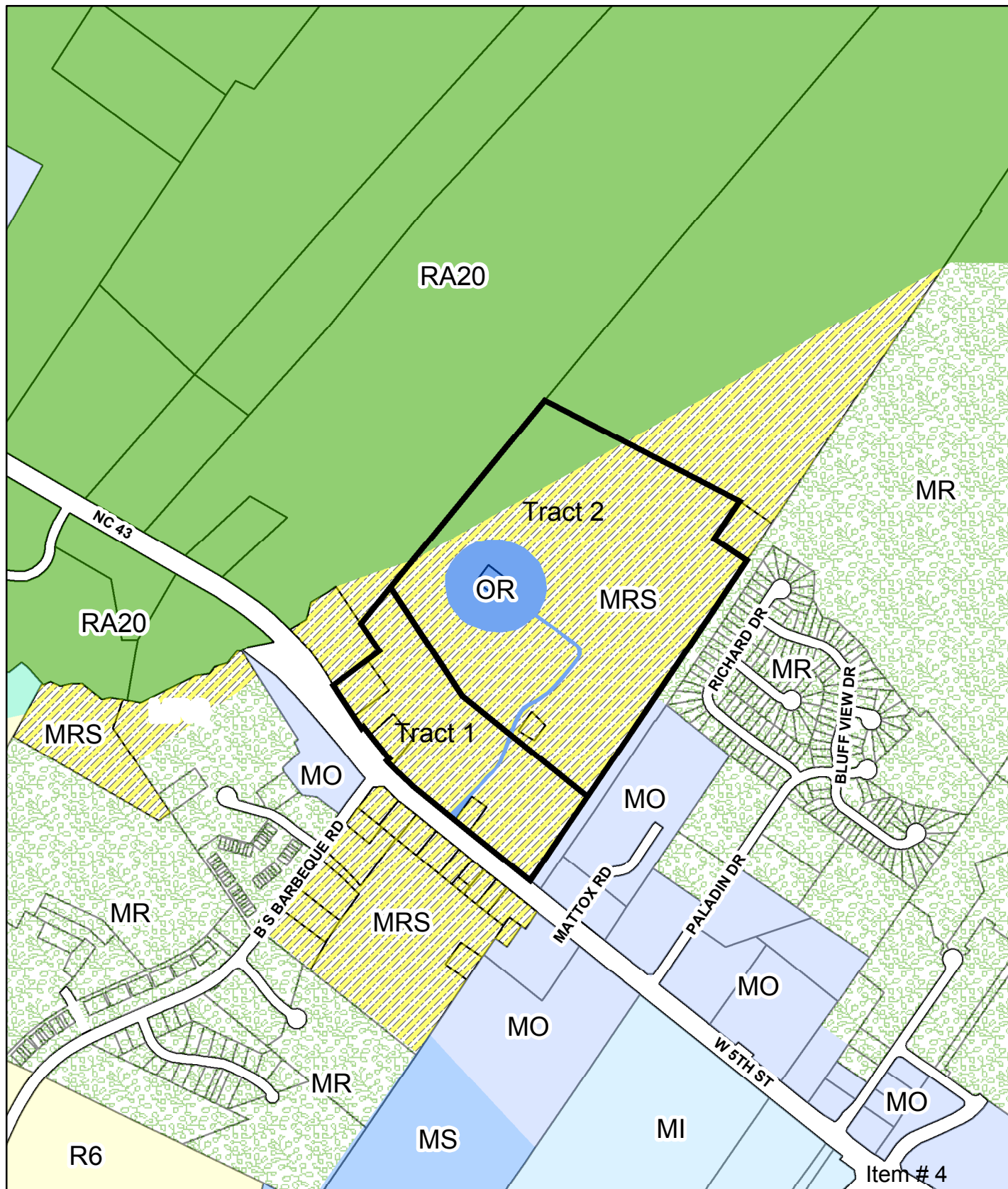
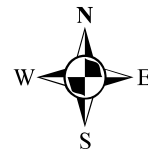
s.	Hotel, motel bed and breakfast inn; limited stay lodging (see also residential quarters for
ff.	Mental health, emotional or physical rehabilitation day program facility
ff(1).	Mental health, emotional or physical rehabilitation day program facility
(9) Repair- None	
(10) Retail Trade - None	
h.	Restaurant; conventional
j.	Restaurant and/or dining and entertainment establishment; regulated outdoor activities
(11) Wholesale/Rental/Vehicle-Mobile Home Trade - None	
(12) Construction - None	
(13) Transportation	
h.	Parking lot or structure; principal use
(14) Manufacturing/Warehousing - None	
(15) Other Activities (not otherwise listed - all categories)	
a.	Other activities; personal services not otherwise listed
b.	Other activities; professional services not otherwise listed
PROPOSED ZONING	
MO (MEDICAL-OFFICE) - PERMITTED USES	
(1) General	
a.	Accessory use or building
b.	Internal service facilities
c.	On-premise signs per Article N
f.	Retail sales; incidental
(2) Residential	
l.	Group care facility
n.	Retirement center or home
o.	Nursing, convalescent or maternity home; major care facility
(3) Home Occupations - None	
(4) Governmental	
b.	City of Greenville municipal government building or use (see also section 9-4-103)
c.	County or state government building or use not otherwise listed; excluding outside storage and major or minor repair
d.	Federal government building or use
(5) Agricultural/Mining	
a.	Farming; agricultural, horticulture, forestry (see also section 9-4-103)
(6) Recreational/Entertainment	
f.	Public park or recreational facility
g.	Private noncommercial recreation; indoor only, not otherwise listed
(7) Office/Financial/Medical	
a.	Office; professional and business, not otherwise listed
d.	Bank, savings and loans or other savings or investment institutions
e.	Medical, dental, ophthalmology or similar clinic, not otherwise listed
(8) Services	
n.	Auditorium
r.	Art gallery
u.	Art studio including art and supply sales

y(3).	TV and/or radio broadcast facilities, including receiving and transmission equipment and towers or cellular telephone and wireless communication towers not exceeding 80 feet in height
ee.	Hospital
ii.	Wellness center, indoor and outdoor facilities
(9) Repair - None	
(10) Retail Trade	
d.	Pharmacy
s.	Book or card store, news stand
w.	Florist
(11) Wholesale/Rental/Vehicle-Mobile Home Trade - None	
(12) Construction	
c.	Construction office; temporary, including modular office (see also section 9-4-103)
(13) Transportation - None	
(14) Manufacturing/Warehousing - None	
(15) Other Activities (not otherwise listed - all categories) - None	
MO (MEDICAL-OFFICE) - SPECIAL USES	
(1) General - None	
(2) Residential	
i.	Residential quarters for resident manager, supervisor or caretaker; excluding mobile home
(3) Home Occupations - None	
(4) Governmental	
a.	Public utility building or use
(5) Agricultural/Mining - None	
(6) Recreational/Entertainment	
m(1).	Dining and entertainment establishment (see also section 9-4-103)
s.	Athletic club; indoor only
(7) Office/Financial/Medical - None	
(8) Services	
a.	Child day care facilities
b.	Adult day care facilities
e.	Barber or beauty salon
f.	Manicure, pedicure or facial salon
j.	College and other institutions of higher learning
l.	Convention center; private
s.	Hotel, motel bed and breakfast inn; limited stay lodging (see also residential quarters for
s(1).	Hotel, motel bed and breakfast inn; extended stay lodging (see also residential quarters for resident manager, supervisor or caretaker and section 9-4-103)
ff(1).	Mental health, emotional or physical rehabilitation day program facility
hh.	Exercise and weight loss studio; indoor only
jj.	Health services not otherwise listed
ll(1).	Dry cleaners; household users; drop-off/pick-up station only
(9) Repair- None	
(10) Retail Trade	
c.	Wine shop; including on-premise consumption (see also section 9-4-103)

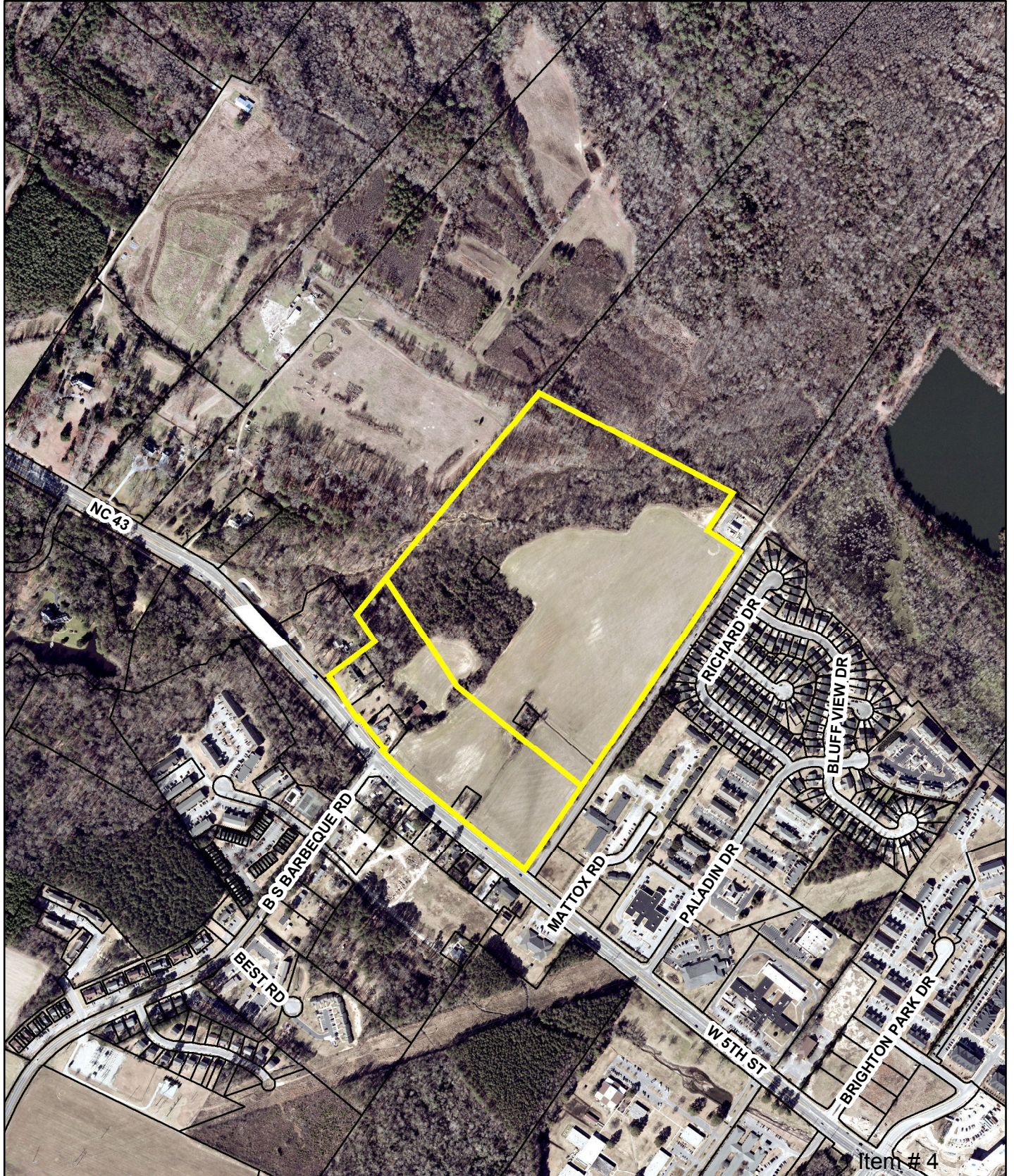
f.	Office and school supply, equipment sales
h.	Restaurant; conventional
i.	Restaurant; fast food (limited to multi-unit structures which contain not less than three separate uses)
j.	Restaurant and/or dining and entertainment establishment; regulated outdoor activities
k.	Medical supply sales and rental of medically-related products including uniforms and related accessories
t.	Hobby or craft shop
(11) Wholesale/Rental/Vehicle-Mobile Home Trade - None	
(12) Construction - None	
(13) Transportation - None	
(14) Manufacturing/Warehousing - None	
(15) Other Activities (not otherwise listed - all categories) - None	
MR (MEDICAL-RESIDENTIAL) - PERMITTED USES	
(1) General	
a.	Accessory use or building
c.	On-premise signs per Article N
(2) Residential	
a.	Single-family dwelling
b.	Two-family attached dwelling (duplex)
c.	Multi-family development per Article I
f.	Residential cluster development per Article M
k.	Family care homes (see also 9-4-103)
q.	Room renting
(3) Home Occupations - None	
(4) Governmental	
b.	City of Greenville municipal government building or use (see also section 9-4-103)
(5) Agricultural/Mining	
a.	Farming; agricultural, horticulture, forestry (see also section 9-4-103)
l.	Beekeeping; minor use (see also section 9-4-103)
(6) Recreational/Entertainment	
f.	Public park or recreational facility
g.	Private noncommercial park or recreational facility
(7) Office/Financial/Medical - None	
(8) Services	
o.	Church or place of worship (see also section 9-4-103)
(9) Repair - None	
(10) Retail Trade - None	
(11) Wholesale/Rental/Vehicle-Mobile Home Trade - None	
(12) Construction	
c.	Construction office; temporary, including modular office (see also section 9-4-103)
(13) Transportation - None	
(14) Manufacturing/Warehousing - None	
(15) Other Activities (not otherwise listed - all categories) - None	
MR (MEDICAL-RESIDENTIAL) - SPECIAL USES	

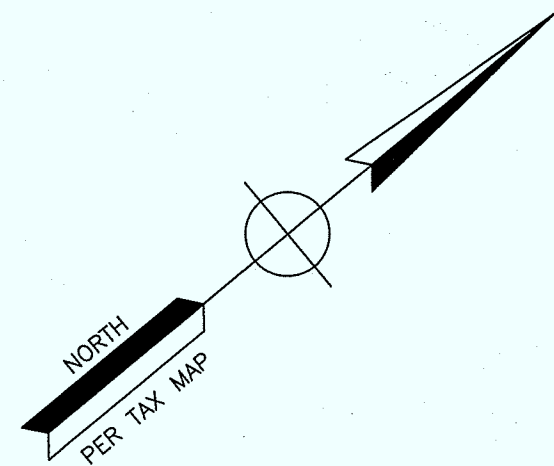
(1) General - None	
(2) Residential	
	d. Land use intensity multi-family (LUI) development rating 50 per Article K
	l. Group care facility
	n. Retirement center or home
	o. Nursing, convalescent or maternity home; major care facility
	o(1). Nursing, convalescent or maternity home; minor care facility
(3) Home Occupations	
	a. Home occupation; not otherwise listed
(4) Governmental	
	a. Public utility building or use
(5) Agricultural/Mining - None	
(6) Recreational/Entertainment	
	c(1). Tennis club; indoor and outdoor facilities
(7) Office/Financial/Medical - None	
(8) Services	
	a. Child day care facilities
	b. Adult day care facilities
	g. School; junior and senior high (see also section 9-4-103)
	h. School; elementary (see also section 9-4-103)
	i. School; nursery and kindergarten (see also section 9-4-103)
(9) Repair - None	
(10) Retail Trade - None	
(11) Wholesale/Rental/Vehicle-Mobile Home Trade - None	
(12) Construction - None	
(13) Transportation - None	
(14) Manufacturing/Warehousing - None	
(15) Other Activities (not otherwise listed - all categories) - None	

FMM Properties, LLC
From: MRS, RA20 and OR
To: MO (Tract 1 - 15.570 acres) and MR (Tract 2 - 43.304 acres)
October 3, 2017

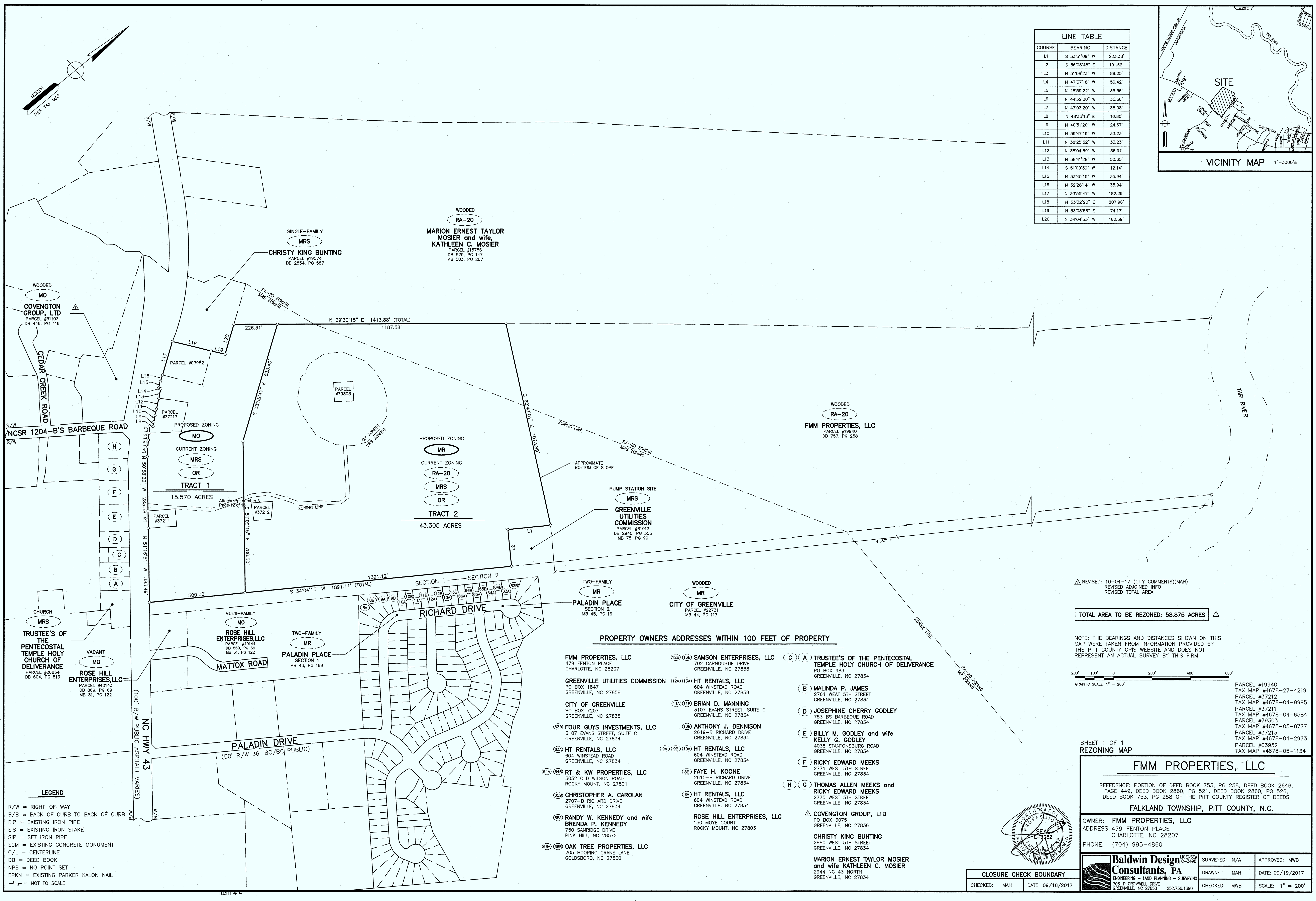
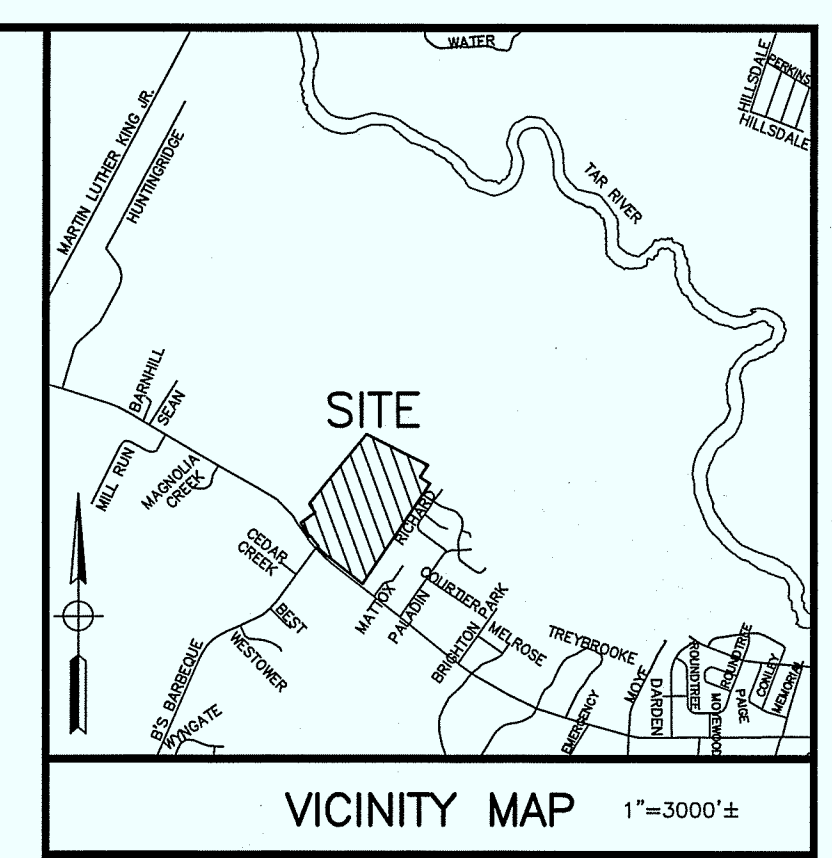


FMM Properties, LLC
From: MRS, RA20 and OR
To: MO (Tract 1 - 15.570 acres) and MR (Tract 2 - 43.304 acres)
October 3, 2017





COURSE	BEARING	DISTANCE
L1	S 33°51'09" W	223.38'
L2	S 56°08'48" E	191.62'
L3	N 51°08'23" W	89.25'
L4	N 47°37'18" W	50.42'
L5	N 45°59'22" W	35.56'
L6	N 44°32'30" W	35.56'
L7	N 43°03'20" W	38.08'
L8	N 48°35'13" E	16.80'
L9	N 40°51'20" W	24.67'
L10	N 39°47'19" W	33.23'
L11	N 38°25'52" W	33.23'
L12	N 38°04'59" W	56.91'
L13	N 38°41'28" W	50.65'
L14	S 51°00'39" W	12.14'
L15	N 33°45'15" W	35.94'
L16	N 32°28'14" W	35.94'
L17	N 33°55'47" W	182.29'
L18	N 53°32'20" E	207.96'
L19	N 53°03'56" E	74.13'
L20	N 34°04'53" W	162.39'



△ REVISED: 10-04-17 (CITY COMMENTS)(MAH)
REVISED ADJOINED INFO
REVISED TOTAL AREA

TOTAL AREA TO BE REZONED: 58.875 ACRES △

NOTE: THE BEARINGS AND DISTANCES SHOWN ON THIS MAP WERE TAKEN FROM INFORMATION PROVIDED BY THE PITT COUNTY OPIS WEBSITE AND DOES NOT REPRESENT AN ACTUAL SURVEY BY THIS FIRM.

GRAPHIC SCALE: 1" = 200'

PARCEL #19940	TAX MAP #4678-27-4219
PARCEL #37212	TAX MAP #4678-04-9995
PARCEL #37211	TAX MAP #4678-04-6584
PARCEL #79303	TAX MAP #4678-05-8777
PARCEL #37213	TAX MAP #4678-04-2973
PARCEL #03952	TAX MAP #4678-05-1134

FMM PROPERTIES, LLC

REFERENCE: PORTION OF DEED BOOK 753, PG 258, DEED BOOK 2646, PAGE 449, DEED BOOK 2860, PG 521, DEED BOOK 2860, PG 526, DEED BOOK 753, PG 258 OF THE PITT COUNTY REGISTER OF DEEDS

FALKLAND TOWNSHIP, PITT COUNTY, N.C.

OWNER: FMM PROPERTIES, LLC
ADDRESS: 479 FENTON PLACE
CHARLOTTE, NC 28207
PHONE: (704) 995-4860

Baldwin Design Consultants, PA
ENGINEERING - LAND PLANNING - SURVEYING
2944 NC 43 NORTH
GREENVILLE, NC 27858 252.756.1390

SURVEYED: N/A APPROVED: MWB
DRAWN: MAH DATE: 09/19/2017
CHECKED: MWB SCALE: 1" = 200'

PROPERTY OWNERS ADDRESSES WITHIN 100 FEET OF PROPERTY

- FMM PROPERTIES, LLC
479 FENTON PLACE
CHARLOTTE, NC 28207
- GREENVILLE UTILITIES COMMISSION
PO BOX 1847
GREENVILLE, NC 27858
- CITY OF GREENVILLE
PO BOX 7207
GREENVILLE, NC 27835
- (636) FOUR GUYS INVESTMENTS, LLC
3107 EVANS STREET, SUITE C
GREENVILLE, NC 27834
- (63A) HT RENTALS, LLC
604 WINSTEAD ROAD
GREENVILLE, NC 27834
- (64A) (64B) RT & KW PROPERTIES, LLC
3052 OLD WILSON ROAD
ROCKY MOUNT, NC 27801
- (65B) CHRISTOPHER A. CAROLAN
2707-B RICHARD DRIVE
GREENVILLE, NC 27834
- (65A) RANDY W. KENNEDY and wife
BRENDA P. KENNEDY
750 SANRIDGE DRIVE
PINK HILL, NC 28572
- (66A) (66B) OAK TREE PROPERTIES, LLC
205 HOOPING CRANE LANE
GOLDSBORO, NC 27530
- (12B) (13B) SAMSON ENTERPRISES, LLC
702 CARNOUSTIE DRIVE
GREENVILLE, NC 27858
- (12A) (13A) HT RENTALS, LLC
604 WINSTEAD ROAD
GREENVILLE, NC 27858
- (11A) (11B) BRIAN D. MANNING
3107 EVANS STREET, SUITE C
GREENVILLE, NC 27834
- (10B) ANTHONY J. DENNISON
2619-B RICHARD DRIVE
GREENVILLE, NC 27834
- (8A) (8B) (10A) HT RENTALS, LLC
604 WINSTEAD ROAD
GREENVILLE, NC 27834
- (8B) FAYE H. KOONE
2615-B RICHARD DRIVE
GREENVILLE, NC 27834
- (8A) HT RENTALS, LLC
604 WINSTEAD ROAD
GREENVILLE, NC 27834
- (65A) ROSE HILL ENTERPRISES, LLC
150 MOYE COURT
ROCKY MOUNT, NC 27803
- CHRISTY KING BUNTING
2890 WEST 5TH STREET
GREENVILLE, NC 27834
- MARION ERNEST TAYLOR MOSIER
and wife KATHLEEN C. MOSIER
2944 NC 43 NORTH
GREENVILLE, NC 27834
- (C) (A) TRUSTEE'S OF THE PENTECOSTAL
TEMPLE HOLY CHURCH OF DELIVERANCE
PO BOX 983
GREENVILLE, NC 27834
- (B) MALINDA P. JAMES
2761 WEAT 5TH STREET
GREENVILLE, NC 27834
- (D) JOSEPHINE CHERRY GODLEY
753 BS BARBEQUE ROAD
GREENVILLE, NC 27834
- (E) BILLY M. GODLEY and wife
KELLY G. GODLEY
4038 STANTONSBURG ROAD
GREENVILLE, NC 27834
- (F) RICKY EDWARD MEEKS
2771 WEST 5TH STREET
GREENVILLE, NC 27834
- (H) (G) THOMAS ALLEN MEEKS and
RICKY EDWARD MEEKS
2775 WEST 5TH STREET
GREENVILLE, NC 27834
- COVENGTON GROUP, LTD
PO BOX 3075
GREENVILLE, NC 27836

Y:\DRAWINGS\17-168 PMA PARTNERSHIP\REZONING.dwg Wed, Oct 04, 2017 10:20am MHERREON

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

REZONING THOROUGHFARE/TRAFFIC VOLUME REPORT

Case No: 17-18

Applicant: FMM Partnership, LLC

Property Information

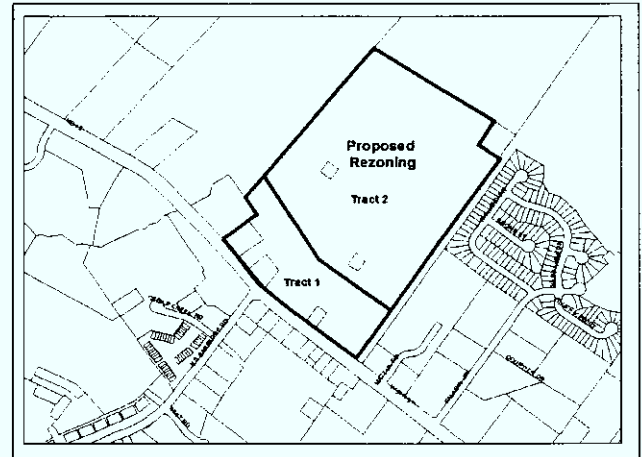
Current Zoning: Tract 1: MRS (Medical-Residential-Single-family) and OR (Office-Residential)
Tract 2: RA20 (Residential-Agricultural), MRS (Medical-Residential-Single-Family) and OR (Office-Residential)

Proposed Zoning: Tract 1: MO (Medical-Office)
Tract 2: MR (Medical-Residential)

Current Acreage: Tract 1: 15.570 acres
Tract 2: 43.305 acres

Location: NC Hwy 43, across from B's BBQ Road

Points of Access: NC Hwy 43



Location Map

Transportation Background Information

1.) NC Hwy 43- State maintained

	<u>Existing Street Section</u>	<u>Ultimate Thoroughfare Street Section</u>
Description/cross section	4-lane divided	no change
Right of way width (ft)	100	no change
Speed Limit (mph)	45	no change
Current ADT:	13,160 (*)	
Design ADT:	39,700 vehicles/day (**)	
Controlled Access	No	
Thoroughfare Plan Status:	Major Thoroughfare	

Other Information: There are no sidewalks along NC Hwy 43 that service this property.

- Notes:**
- (*) 2016 NCDOT count adjusted for a 2% annual growth rate
 - (**) Traffic volume based an operating Level of Service D for existing geometric conditions
- ADT – Average Daily Traffic volume

Transportation Improvement Program Status: No planned improvements.

Trips generated by proposed use/change

Current Zoning: 2,445 -vehicle trips/day (*) **Proposed Zoning:** 6,907 -vehicle trips/day (*)

Estimated Net Change: increase of 4462 vehicle trips/day (assumes full-build out)

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

Impact on Existing Roads

The overall estimated trips presented above are distributed based on current traffic patterns. The estimated ADTs on NC Hwy 43 are as follows:

1.) NC Hwy 43 , West of Site (40%): “No build” ADT of 13,160

Estimated ADT with Proposed Zoning (full build) – 15,923
Estimated ADT with Current Zoning (full build) – 14,138
Net ADT change = 1,785 (13% increase)

2.) NC Hwy 43 , east of Site (60%):**“No build” ADT of 13,160**

Estimated ADT with Proposed Zoning (full build) – 17,304

Estimated ADT with Current Zoning (full build) – 14,627**Net ADT change = 2,677 (18% increase)****Staff Findings/Recommendations**

Based on possible uses permitted by the requested rezoning, the proposed rezoning classification could generate 6907 trips to and from the site on NC Hwy 43, which is a net increase of 4462 additional trips per day.

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

04/30/07

BUFFERYARD SETBACK AND VEGETATION SCREENING CHART

For Illustrative Purposes Only

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

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

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

Street trees may count toward the minimum acreage.

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

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

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

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

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

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

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

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

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

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

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

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



City of Greenville, North Carolina

Meeting Date: 11/9/2017
Time: 6:00 PM

Title of Item: Ordinance requested by Glenn Arthur, LLC to add an Urban Core Overlay District (UC) to 0.146 acres (6,354 sq. ft.) located along the northern right-of-way of East 14th Street and 60+/- feet east of Cotanche Street. The current zoning is CDF (Downtown Commercial Fringe) and the requested zoning is CDF-UC (Downtown Commercial Fringe – Urban Core Overlay).

Explanation: **Abstract:** The City has received a request from Glenn Arthur, LLC to add an Urban Core Overlay District (UC) to 0.146 acres (6,354 sq. ft.) located along the northern right-of-way of East 14th Street and 60+/- feet east of Cotanche Street. The current zoning is CDF (Downtown Commercial Fringe) and the requested zoning is CDF-UC (Downtown Commercial Fringe – Urban Core Overlay)

Required Notices:

Planning and Zoning meeting notice (property owner and adjoining property owner letter) mailed on October 3, 2017.
On-site sign(s) posted on October 3, 2017.
City Council public hearing notice (property owner and adjoining property owner letter) mailed on October 24, 2017.
Public hearing legal advertisement published on October 30, 2017 and November 6, 2017.

Comprehensive Plan:

The Future Land Use and Character Map recommends mixed use (MU) along East 14th Street between Evans Street and Charles Boulevard transitioning to uptown neighborhood (UN) in the interior.

Mixed Use

Small-scale activity centers that contain places to live, work, and shop integrated in a walkable pattern. Mixed Use buildings are located close together and near the street. Buildings tend to be smaller than Mixed Use Center, High Intensity,

supporting primarily locally-oriented uses and serving as a transition in intensity to nearby neighborhoods.

Intent:

- Vertical mixed use buildings (residential or office above commercial) as well as various single-use buildings that are integrated in a walkable street pattern
- Accommodate parking on-street, behind or to one side of buildings, or in parking structures; limit curb cuts that break main pedestrian ways; wrap parking structures with other uses or decorative elements; light parking well for safety.
- Provide pedestrian and vehicular connection to surrounding development

Primary uses:

Office

Commercial

Multi-family residential

Secondary uses:

Institutional/Civic

Uptown Neighborhood

Uptown Neighborhood is a primarily residential area surrounding the Uptown Core and Uptown Edge. It features a grid street pattern and mix of residential building types on small lots, with some commercial, office and civic uses.

Intent:

- Improve/maintain streetscape features such as consistent sidewalks, street trees, and lighting
- Introduce neighborhood-scale commercial centers at key intersections
- Address blight/property maintenance
- Address historic preservation efforts

Primary uses:

Single-family residential

Two-family residential

Secondary uses:

Multi-family residential

Commercial (neighborhood scale)

Institutional/Civic (neighborhood scale)

Goal 1.3. High Quality Infill and Redevelopment

Infill and redevelopment strategies will be pursued. Empty lots in developed areas will be built on. Aging sites served by infrastructure and utilities will be

remediated and revitalized. Gaps between developed areas will be filled with transitions that respect uses they currently separate.

Policy 1.3.1. Support Infill and Redevelopment

Promote development and redevelopment throughout the city with a concentration of these projects in the Uptown Core of the Future Land Use and Character map and the Primary Service Area of the Tiered Growth Map in order to balance the city's tax base, reduce service and maintenance expenditures, and make smart long term investments that use taxpayer dollars wisely. This is generally preferred over new peripheral development.

Goal 1.4. A Vibrant Uptown

Greenville will have a beautiful and vibrant Uptown with active public spaces. Safe and exciting streets will be active throughout the morning and evening. Diverse housing choices will be offered in Uptown for people of all ages where there will be many shopping opportunities, a unique connection to River Park North, reused historic structures, and a variety of employment spaces for companies large and small.

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

Due to the small size of the tract, a report was not created.

History/Background:

In 1969, the property was zoned to it's current zoning.

On September 14, 2016, the remaining properties in this block were rezoned to CDF-UC, which is the requested zoning for this request.

Present Land Use:

One single-family residence

Water/Sewer:

Water and sanitary sewer are available.

Historic Sites:

There are no known effects on historic sites.

Environmental Conditions/Constraints:

There are no known environmental conditions/constraints.

Surrounding Land Uses and Zoning:

North: CDF-UC - One (1) single-family residence
South: CG and CH - Harris Teeter Shopping Center
East: CDF-UC - One (1) duplex building
West: CDF-UC - Two (2) single-family residences

Density Estimates:

Due to the small size of the tract, an increase in density is not anticipated.

Additional Staff Comments:

The general purpose and intent of the Urban Core (UC) Overlay District is to allow modifications of specific site development standards of the OR and CDF underlying zoning districts which are designed to facilitate development and re-development of in-fill sites in the general area bounded by East 10th Street, the CSX Railroad, East 14th Street and Green Mill Run.

Fiscal Note:

No cost to the City.

Recommendation:

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

"In compliance with the comprehensive plan" should be construed as meaning the requested zoning is (i) either specifically recommended in the text of the Horizons Plan (or addendum to the plan) or is predominantly or completely surrounded by the same or compatible and desirable zoning and (ii) promotes the desired urban form. The requested district is considered desirable and in the public interest, and staff recommends approval of the requested rezoning.

The Planning and Zoning Commission voted unanimously to approve the request at its October 17, 2017 meeting.

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

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

Motion to deny the request to rezone and to make a finding and determination that the rezoning request is inconsistent with the adopted comprehensive plan including, but not limited to, Policy 1.1.1 guide development with the Future Land Use and Character Map and Policy 1.1.6 guide development using the Tiered Growth Approach, and further that the denial of the rezoning request is

reasonable and in the public interest due to the rezoning request does not promote, in addition to the furtherance of other goals and objectives, the safety and general welfare of the community because the requested zoning is consistent with the recommended Future Land Use and Character designation and is located in a Preferred Growth Area.

Note: In addition to the other criteria, the Planning and Zoning Commission and City Council shall consider the entire range of permitted and special uses for the existing and proposed zoning districts as listed under Title 9, Chapter 4, Article D of the Greenville City Code.

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

Attachments / click to download

- [Attachments](#)
 - [Ordinance__Glen_Arthur_one_lot_1061322](#)
 - [Minutes__Glen_Arthur_1062358](#)
-

ORDINANCE NO. 17-
AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GREENVILLE
REZONING TERRITORY LOCATED WITHIN THE PLANNING AND ZONING
JURISDICTION OF THE CITY OF GREENVILLE, NORTH CAROLINA

WHEREAS, the City Council of the City of Greenville, North Carolina, in accordance with Article 19, Chapter 160A, of the General Statutes of North Carolina, caused a public notice to be given and published once a week for two successive weeks in The Daily Reflector setting forth that the City Council would, on the 9th day of November, 2017, at 6:00 p.m., in the Council Chambers of City Hall in the City of Greenville, NC, conduct a public hearing on the adoption of an ordinance rezoning the following described territory;

WHEREAS, the City Council has been informed of and has considered all of the permitted and special uses of the districts under consideration;

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

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

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

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

Section 1. That the following described territory is zoned Urban Core Overlay (UC) District in conjunction with the existing underlying general purpose zoning district so that, within the following described territory, the territory is zoned CDF-UC (Downtown Commercial Fringe) with an Urban Core Overlay.

TO WIT: Indy I, LLC

LOCATION: Located along the northern right-of-way of East 14th Street and 60+/- feet east of Cotanche Street.

DESCRIPTION: Beginning at a point located at the intersection of the northern right-of-way of East 14th Street and the eastern right-of-way of Cotanche Street thence running along the northern right-of-way of East 14th Street S 79°16'58" E 52.93 feet to a point the POINT OF BEGINNING; thence from said point of beginning and leaving the northern right-of-way of East 14th Street N 11°05'14" E, 120.07 feet to a point; thence S 79°11'59" E, 53.00 feet to a point; thence S 11°08'57" W, 120.00 feet to a point located on the northern right-of-way of East 14th Street; thence running along the northern right-of-way of East 14th Street N 79°16'58" W, 52.87 feet to the point of beginning containing 0.146 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 9th day of November, 2017.

Kandie D. Smith, Mayor

ATTEST:

Carol L. Barwick, City Clerk

Excerpt from the DRAFT Planning & Zoning Commission Minutes (10/17/2017)

ORDINANCE REQUESTED BY GLENN ARTHUR, LLC TO ADD AN URBAN CORE OVERLAY DISTRICT (UC) TO 0.146 ACRES (6,354 SQ. FT.) LOCATED ALONG THE NORTHERN RIGHT-OF-WAY OF EAST 14TH STREET AND 60+/- FEET EAST OF COTANCHE STREET. THE CURRENT ZONING IS CDF (DOWNTOWN COMMERCIAL FRINGE) AND THE REQUESTED ZONING IS CDF-UC (DOWNTOWN COMMERCIAL FRINGE – URBAN CORE OVERLAY) – APPROVED

Mr. Dail delineated the property. It is located near the corner of East 14th Street and Charles Boulevard. The rezoning area is the last piece of a rezoning that came before you in August and was approved by City Council in September. The first rezoning was for the same zoning as this request. Due to the small size, a traffic report was not created. In staff's opinion, the request is in compliance with Horizons 2026: Greenville's Community Plan and the Future Land Use and Character Plan Map.

Chairman King opened the public hearing.

Bryan Fagundus, ARK Consulting Group, representative for the applicant, spoke in favor of the request.

No one spoke in opposition.

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

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

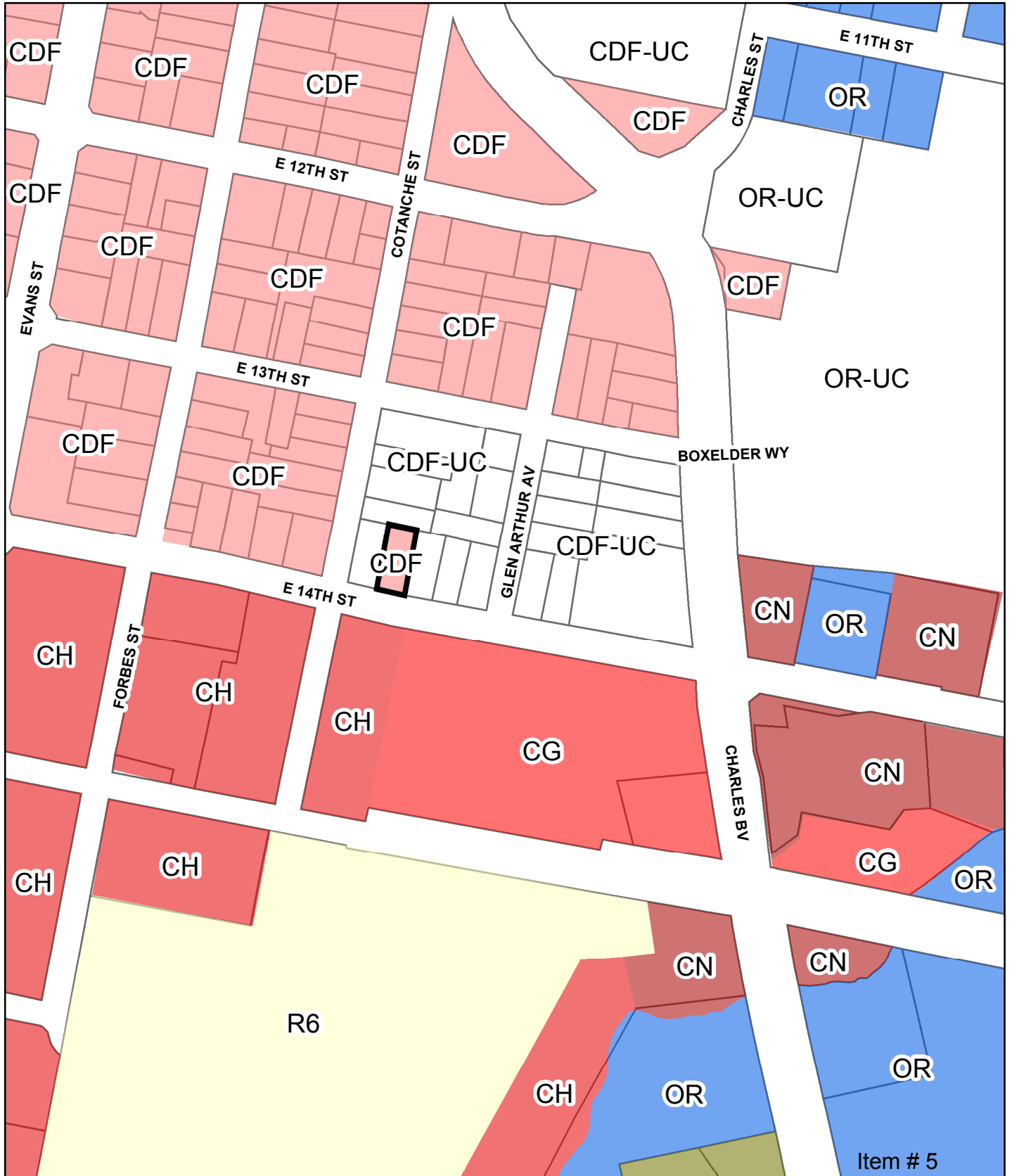
CDF (DOWNTOWN COMMERCIAL FRINGE) - PERMITTED USES	
(1) General	
a.	Accessory use or building
b.	Internal service facilities
c.	On-premise signs per Article N
e.	Temporary uses; of listed district uses
f.	Retail sales; incidental
g.	Incidental assembly of products sold at retail or wholesale as an accessory to principal uses
(2) Residential	
a.	Single-family dwelling
b.	Two-family attached dwelling (duplex)
c.	Multi-family development per Article I
k.	Family care homes (see also 9-4-103)
q.	Room renting
(3) Home Occupations - None	
(4) Governmental	
b.	City of Greenville municipal government building or use (see also section 9-4-103)
c.	County or state government building or use not otherwise listed; excluding outside storage and major or minor repair
d.	Federal government building or use
g.	Liquor store, state ABC
(5) Agricultural/Mining	
a.	Farming; agricultural, horticulture, forestry (see also section 9-4-103)
l.	Beekeeping; minor use (see also section 9-4-103)
(6) Recreational/Entertainment	
f.	Public park or recreational facility
g.	Private noncommercial park or recreational facility
n.	Theater; movie or drama, indoor only
(7) Office/Financial/Medical	
a.	Office; professional and business, not otherwise listed
c.	Office; customer service, not otherwise listed, including accessory service delivery vehicle parking and indoor storage
d.	Bank, savings and loans or other savings or investment institutions
e.	Medical, dental, ophthalmology or similar clinic, not otherwise listed
(8) Services	
c.	Funeral home
e.	Barber or beauty salon
f.	Manicure, pedicure or facial salon
g.	School; junior and senior high (see also section 9-4-103)
h.	School; elementary (see also section 9-4-103)
i.	School; nursery and kindergarten (see also section 9-4-103)
k.	Business or trade school
n.	Auditorium
o.	Church or place of worship (see also section 9-4-103)
p.	Library
q.	Museum
r.	Art gallery

s.	Hotel, motel bed and breakfast inn; limited stay lodging (see also residential quarters for resident manager, supervisor or caretaker and section 9-4-103)
u.	Art studio including art and supply sales
v.	Photography studio including photo and supply sales
w.	Recording studio
z.	Printing or publishing service including graphic art, maps, newspapers, magazines and books
aa.	Catering service including food preparation (see also restaurant; conventional and fast food)
kk.	Launderette; household users
ll.	Dry cleaners; household users
mm.	Commercial laundries; linen supply
oo.	Clothes alteration or shoe repair shop
pp.	Automobile wash
(9) Repair	
d.	Upholsterer; furniture
f.	Appliance; household and office equipment repair
g.	Jewelry, watch, eyewear or other personal item repair
(10) Retail Trade	
a.	Miscellaneous retail sales; non-durable goods, not otherwise listed
d.	Pharmacy
e.	Convenience store (see also gasoline sales)
f.	Office and school supply, equipment sales
g.	Fish market; excluding processing or packing
h.	Restaurant; conventional
i.	Restaurant; fast food
l.	Electronic; stereo, radio, computer, TV, etc... sales and accessory repair
m.	Appliance; household use, sales and accessory repair, excluding outside storage
n.	Appliance; commercial use, sales and accessory repair, excluding outside storage
p.	Furniture and home furnishing sales not otherwise listed
q.	Floor covering, carpet and wall covering sales
r.	Antique sales, excluding vehicles
s.	Book or card store, news stand
v.	Video or music store; records, tape, CD and the like sales
w.	Florist
x.	Sporting goods sales and rental shop
y.	Auto part sales (see also major and minor repair)
ee.	Christmas tree sales lot; temporary only (see also section 9-4-103)
(11) Wholesale/Rental/Vehicle-Mobile Home Trade	
c.	Rental of clothes and accessories; formal wear, and the like
d.	Rental of automobiles, noncommercial trucks or trailers, recreational vehicles, motorcycles and boats
f.	Automobiles, truck, recreational vehicle, motorcycles and boats sales and services (see also major and minor repair)
(12) Construction	
a.	Licensed contractor; general electrical, plumbing, mechanical, etc... excluding outside storage
c.	Construction office; temporary, including modular office (see also section 9-4-103)

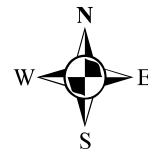
e.	Building supply; lumber and materials sales, plumbing and/or electrical supply excluding outdoor sales
f.	Hardware store
(13) Transportation	
b.	Bus station; passenger and related freight
c.	Taxi or limousine service
e.	Parcel delivery service
f.	Ambulance service
(14) Manufacturing/Warehousing	
c.	Bakery; production, storage, and shipment facilities
(15) Other Activities (not otherwise listed - all categories) - None	
CDF (DOWNTOWN COMMERCIAL FRINGE) - SPECIAL USES	
(1) General - None	
(2) Residential	
d.	Land use intensity multi-family (LUI) development rating 50 per Article K
e.	Land use intensity multi-family (LUI) development rating 67 per Article K
i.	Residential quarters for resident manager, supervisor or caretaker; excluding mobile home
m.	Shelter for homeless or abused (see also section 9-4-103)
n.	Retirement center or home
o(1).	Nursing, convalescent or maternity home; minor care facility
o.	Nursing, convalescent or maternity home; major care facility
r.	Fraternity or sorority house
(3) Home Occupations	
a.	Home occupation; not otherwise listed
b.	Home occupation; barber and beauty shop
c.	Home occupation; manicure, pedicure or facial salon
(4) Governmental	
a.	Public utility building or use
(5) Agricultural/Mining - None	
(6) Recreational/Entertainment	
d.	Game center
i.	Commercial recreation; indoor and outdoor, not otherwise listed
l.	Billiard parlor or pool hall
m.	Public or private club
m(1).	Dining and entertainment establishment (see also section 9-4-103)
s.	Athletic club; indoor only
(7) Office/Financial/Medical - None	
(8) Services	
a.	Child day care facilities
b.	Adult day care facilities
l.	Convention center; private
x.	Dance studio
bb.	Civic organizations
cc.	Trade or business organization
ff(1).	Mental health, emotional or physical rehabilitation day program facility
hh.	Exercise and weight loss studio; indoor only

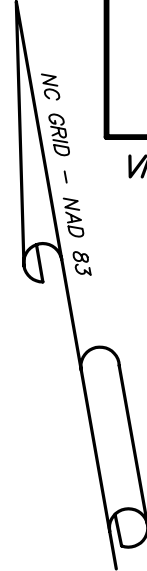
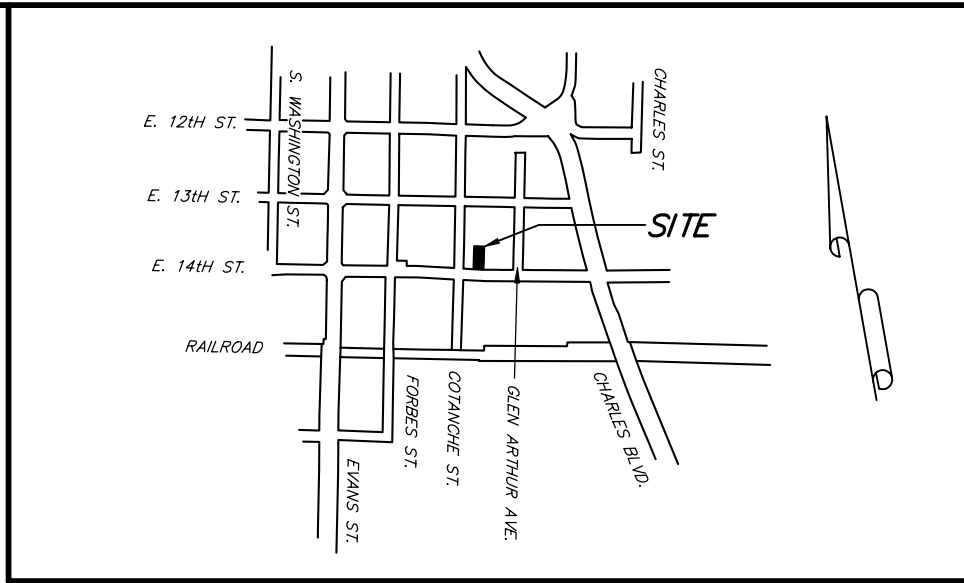
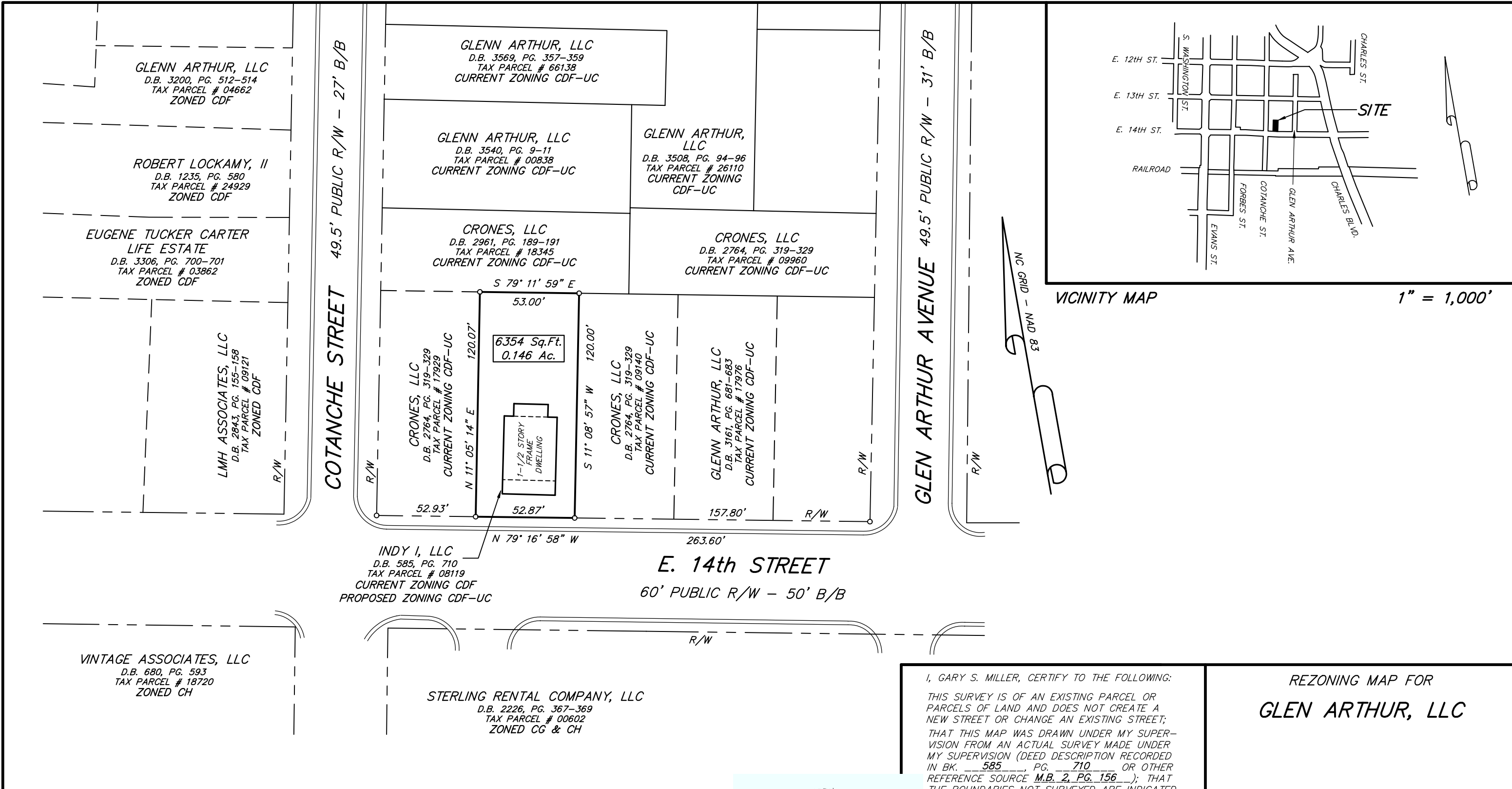
(9) Repair	
a.	Major repair; as an accessory or principal use
b.	Minor repair; as an accessory or principal use
(10) Retail Trade	
b.	Gasoline or automotive fuel sales; accessory or principal use, retail
c.	Wine shop; including on-premise consumption (see also section 9-4-103)
g.	Fish market; excluding processing or packing
j.	Restaurant and/or dining and entertainment establishment; regulated outdoor activities
t.	Hobby or craft shop
u.	Pet shop (see also animal boarding; outside facility)
ff.	Tobacco shop (Class 1) (see also section 9-4-103)
hh.	Hookah café (see also section 9-4-103)
(11) Wholesale/Rental/Vehicle-Mobile Home Trade - None	
(12) Construction	
d.	Building supply; lumber and materials sales, plumbing and/or electrical supply including outdoor sales
(13) Transportation	
h.	Parking lot or structure; principal use
(14) Manufacturing/Warehousing	
g.	Cabinet, woodwork or frame shop; excluding furniture manufacturing or upholstery
(15) Other Activities (not otherwise listed - all categories)	
a.	Other activities; personal services not otherwise listed
b.	Other activities; professional services not otherwise listed
c.	Other activities; commercial services not otherwise listed
d.	Other activities; retail sales not otherwise listed

Glenn Arthur, LLC
From: CDF
To: CDF-UC
0.146 acres (6,354 sq. ft.)
October 3, 2017



Glenn Arthur, LLC
From: CDF
To: CDF-UC
0.146 acres (6,354 sq. ft.)
October 3, 2017





I, GARY S. MILLER, CERTIFY TO THE FOLLOWING:
THIS SURVEY IS OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT CREATE A NEW STREET OR CHANGE AN EXISTING STREET; THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BK. 585, PG. 710 OR OTHER REFERENCE SOURCE M.B. 2, PG. 156); THAT THE BOUNDARIES NOT SURVEYED ARE INDICATED AS DRAWN FROM INFORMATION IN BK. PG. OR OTHER REFERENCE SOURCE SEE REF.; THAT THE RATIO OF PRECISION OR POSITIONAL ACCURACY IS 1:10,000+; AND THAT THIS MAP MEETS THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA (21 NCAC 56.1600).
WITNESS MY HAND AND SEAL THIS 5th DAY OF SEPTEMBER, 2017.

SIGNED *G. Miller*
PROFESSIONAL LAND SURVEYOR No. L-2562

REZONING MAP FOR
GLENN ARTHUR, LLC

305 E. FOURTEENTH ST.
GREENVILLE
PITT CO., NC
SCALE: 1" = 50'
SEPTEMBER 5, 2017

WO 17195 FB 378

LEGEND:
R/W - RIGHT OF WAY
B/B - BACK TO BACK
UC - URBAN CORE OVERLAY DISTRICT

CDF - DOWNTOWN COMMERCIAL FRINGE
CG - GENERAL COMMERCIAL
CH - HEAVY COMMERCIAL

REFERENCE:
DEED BK. 585, PG. 710
MAP BK. 2, PG. 156
TAX PARCEL # 08119

SURVEYED BY: MCP
DRAWN BY: BLW
17195.dwg/17108.psd

GARY S. MILLER & ASSOCIATES, P.A.
LAND SURVEYORS

1803 South Charles Blvd. Phone (252)756-7878
Greenville, N.C. 27858 Fax (252)756-0785
License # C-0225

Bar Scale
50 25 0 50 100

Item # 5
SURVEYED BY MCP DRAWN BY BLW



04/30/07

BUFFERYARD SETBACK AND VEGETATION SCREENING CHART

For Illustrative Purposes Only

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

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

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

Street trees may count toward the minimum acreage.

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

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

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

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

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

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

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

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

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

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

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

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



City of Greenville, North Carolina

Meeting Date: 11/9/2017
Time: 6:00 PM

Title of Item: Resolution to Close Forbes Street from Tenth Street to Ninth Street

Explanation: **Abstract:** This item is to consider a Resolution to Close Forbes Street from Tenth Street to Ninth Street.

Explanation: The City received a petition from East Carolina University requesting the closure of a portion of Forbes Street from Tenth Street to Ninth Street as shown on the attached map. The petitioner is the owner of the properties adjoining both sides of the street section requested to be closed.

City Council adopted a Resolution of Intent to Close Forbes Street from Tenth Street to Ninth Street during the October 9, 2017 Council meeting. At the October 9th meeting, Council set the date for the public hearing to be the November 9, 2017 City Council meeting. City Council rezoned the adjoining properties of the petitioner from CDF (Downtown Commercial Fringe) to OR (Office-Residential [High Density Multi-family]) during the September 14, 2017, meeting.

The Planning and Zoning Commission gave a favorable recommendation to the petition for closure during its September 19, 2017, meeting.

Pursuant to the provisions of G.S. 160A-299, the Resolution of Intent to Close was published in The Daily Reflector on four consecutive Mondays (October 16, 23, 30, and November 6, 2017). A copy thereof was sent by certified mail to all owners of property adjacent to the street as shown on the Pitt County tax records, and a notice of the closing and public hearing has been prominently posted in two places along the street section to be closed.

The petition has been reviewed by City staff and Greenville Utilities Commission (GUC).

1. City and GUC require an easement over and upon the street section to be closed for storm drain and utilities that will remain in the closed street section.

2. City staff recommends as a condition of the street closing a recombination map be submitted in accordance with the Subdivision Regulations.

Fiscal Note:

Budgeted funds of \$348 for yearly maintenance of this street section and \$300 for street lighting will no longer be required upon the effective date of the Resolution to Close by City Council. The City will no longer receive Powell Bill funds of \$102 for the closed street section.

Recommendation:

Hold a public hearing on the question of whether or not the closing would be detrimental to the public interest or the property rights of any individual. If it appears to the satisfaction of City Council after the hearing that closing the street is not contrary to the public interest and that no individual owning property in the vicinity of the street in the subdivision in which it is located would thereby be deprived of reasonable means of ingress and egress to their property, City Council may adopt the Resolution to Close Forbes Street from Tenth Street to Ninth Street.

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

Attachments / click to download

 [Forbes Street Map](#)

 [Resolution to close Forbes Street from 10th to 9th streets 1062124](#)

RESOLUTION NO. _____
AN ORDER OF THE CITY COUNCIL OF THE CITY OF GREENVILLE
TO CLOSE FORBES STREET FROM TENTH STREET TO NINTH STREET

WHEREAS, the City Council of the City of Greenville, at its October 9th, 2017 meeting, adopted a resolution declaring its intent to close Forbes Street from Tenth Street to Ninth Street; and

WHEREAS, pursuant to the provisions of G.S. 160A-299, said resolution was published once a week for four (4) successive weeks in The Daily Reflector setting forth that a hearing will be held on the 9th day of November, 2017, on the question of the closing said street; and

WHEREAS, a copy of the resolution of intent to close said street was sent by certified mail to all owners of the property adjoining the said street as shown on the County tax records, and a notice of the closing and the public hearing was prominently posted in at least two (2) places along said street; and

WHEREAS, a hearing was conducted on the 9th day of November, 2017 at which time all persons interested were afforded an opportunity to be heard on the question of whether or not the closing will be detrimental to the public interest or the property rights of any individual; and

WHEREAS, it appears to the satisfaction of the City Council of the City of Greenville, North Carolina, after conduction of said hearing, that the closing of Forbes Street from Tenth Street to Ninth Street is not contrary to the public interest, and that no individual owning property in the vicinity of said street or in the subdivision in which said street is located would thereby be deprived of reasonable means of ingress and egress to their property; and

IT IS NOW THEREFORE ORDERED BY THE CITY COUNCIL OF THE CITY OF GREENVILLE that, upon the effective date of this Order, the property described below be and the same is closed, and all right, title and interest that may be vested in the public to said area for street purposes is released in accordance with the provisions of G.S. 160A-299:

- To Wit: Being the 50 foot wide right of way of Forbes Street as shown on that plat entitled "Street Abandonment Map For Portion of Forbes Street", prepared by The East Group.
- Location: Lying and being in the City of Greenville, Pitt County, North Carolina and being located on the north side of Tenth Street, east of Evans Street, on the south side of Ninth Street, west of Cotanche Street and being more particularly described as follows:
- Description: Beginning at an existing iron pipe located at the intersection of the southern right of way line of Ninth Street with the eastern right of way line of Forbes Street, said point lying S86°08'33"W - 2956.14 feet from N.C.G.S.M. "MESSICK" having NAD 83 grid coordinates Northern = 679,941.12 SFT, and Eastern = 2,486,546.65 SFT, thence running along the eastern right of way line of Forbes Street, S10°57'13"W - 330.50 feet to a point in the northern right of way of Tenth Street; thence N79°02'47"W - 50.00 feet to a point located at the intersection of the northern right of way line of Tenth Street with the western right of way line of Forbes Street; thence running along the western right of way line of Forbes Street, N10°57'13"E - 330.22 feet to a point in the southern right of way line of Ninth Street; thence S79°22'03"E - 50.00 feet to the point and place of Beginning containing 0.379 acres.

IT IS FURTHER ORDERED BY THE CITY COUNCIL OF THE CITY OF GREENVILLE that the City of Greenville does hereby reserve its right, title, and interest in any utility improvement or easement within the street closed pursuant to this order. Such reservation also extends, in accordance with the provisions of G.S.

160A-299(f), to utility improvements or easements owned by private utilities which at the time of the closing have a utility agreement or franchise with the City of Greenville.

IT IS FURTHER ORDERED BY THE CITY COUNCIL OF THE CITY OF GREENVILLE that this Order shall become effective when the following condition is met:

The recordation of a final plat to recombine all of the properties owned by the petitioners which adjoin the closed street in accordance with the provisions of the Subdivision Regulations for Greenville, North Carolina.

IT IS FURTHER ORDERED BY THE CITY COUNCIL OF THE CITY OF GREENVILLE that, upon the effective date of this Order, the Mayor and City Clerk are authorized to execute quit-claim deeds or other legal documents to prove vesting of any right, title or interest to those persons owning lots or parcels adjacent to the street in accordance with G.S. 160A-299(c), provided all costs shall be paid by any adjoining landowner requesting such action, all documents must be approved by the City Attorney and all documents, when appropriate, must reserve to the City any easements retained by the City. The intent of this paragraph is to authorize the execution of quit-claim deeds when requested by adjacent property owners; however, none are required and this paragraph is not intended to alter the vesting of title by operation of law as established by G.S. 160A-299(c).

IT IS FURTHER ORDERED BY THE CITY COUNCIL OF THE CITY OF GREENVILLE that a copy of this Order shall be filed in the Office of the Register of Deeds of Pitt County.

ADOPTED this the 9th day of November, 2017.

Kandie D. Smith, Mayor

ATTEST:

Carol L. Barwick, City Clerk

NORTH CAROLINA
PITT COUNTY

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

WITNESS my hand and official seal this 9th day of November, 2017.

Notary Public

My Commission Expires: August 5, 2021

I, WILLIAM B. HILLIARD, PROFESSIONAL LAND SURVEYOR NO. L-4509, CERTIFY TO ONE OR MORE OF THE FOLLOWING AS INDICATED THUS, OR :

A. THAT THIS PLAT IS OF A SURVEY THAT CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND;

B. THAT THIS PLAT IS OF A SURVEY THAT IS LOCATED IN SUCH PORTION OF A COUNTY OR MUNICIPALITY THAT IS UNREGULATED AS TO AN ORDINANCE THAT REGULATES PARCELS OF LAND;

C. ANY OF THE FOLLOWING:
 1. THAT THE SURVEY IS OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT CREATE A NEW STREET OR CHANGE AN EXISTING STREET;
 2. THAT THE SURVEY IS OF AN EXISTING BUILDING OR OTHER STRUCTURE, OR NATURAL FEATURE, SUCH AS A WATERCOURSE; OR
 3. THAT THE SURVEY IS A CONTROL SURVEY.

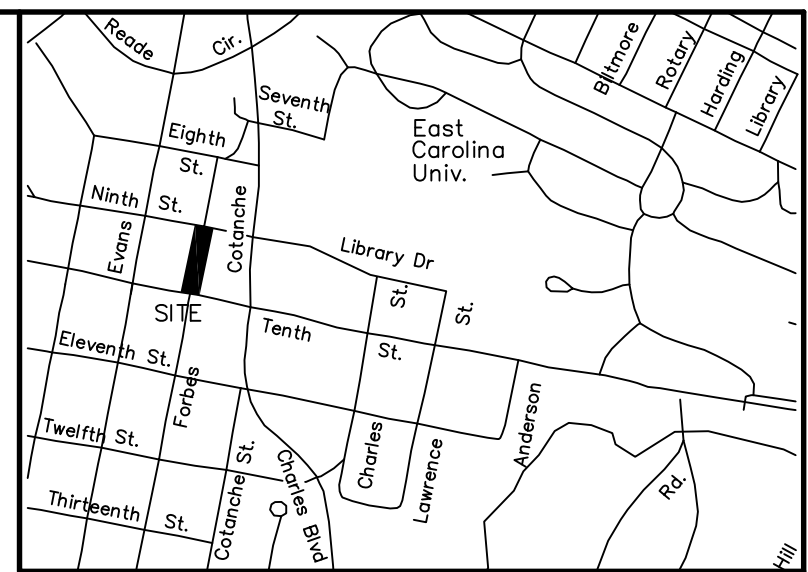
D. THAT THIS PLAT IS OF A SURVEY OF ANOTHER CATEGORY, SUCH AS THE RECOMBINATION OF EXISTING PARCELS, A COURT-ORDERED SURVEY OR OTHER EXCEPTION TO THE DEFINITION OF SUBDIVISION;

E. THAT THE INFORMATION AVAILABLE TO THIS SURVEYOR IS SUCH THAT I AM UNABLE TO MAKE A DETERMINATION TO THE BEST OF MY PROFESSIONAL ABILITY AS TO PROVISIONS CONTAINED IN (A) THROUGH (D) ABOVE.

LEGEND

— E —	= EXISTING IRON PIPE
— UE —	= OVERHEAD ELECTRIC LINE
— UG —	= UNDERGROUND ELECTRIC LINE
— SS —	= UNDERGROUND GAS LINE
— SS —	= SANITARY SEWER MANHOLE
— W —	= WATER LINE

PRELIMINARY
NOT FOR RECORDATION
CONVEYANCE OR SALES



VICINITY MAP - NOT TO SCALE

SURVEYOR _____ DATE _____

- NOTES:
- 1) ALL DISTANCES SHOWN ARE HORIZONTAL GROUND DISTANCES.
 - 2) THIS PROPERTY IS SUBJECT TO THE TAR/PAMLICO RIVER RIPARIAN BUFFER RULES.
 - 3) THE SURVEYOR MADE NO ATTEMPT TO LOCATE OR DELINEATE ANY WETLANDS LOCATED ON THE SUBJECT PROPERTY.
 - 4) THE SURVEYOR MAKES NO GUARANTEE THAT THERE ARE NO OTHER EASEMENTS THAT MAY BENEFIT OR BURDEN THE SUBJECT PROPERTY.
 - 5) THIS PROPERTY IS LOCATED IN ZONE X AND IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA AS TAKEN FROM N.F.I.P. RATE MAP DATED JANUARY 2, 2004 COMMUNITY PANEL 3720467700J.
 - 6) FOR BUILDING SETBACK RESTRICTIONS REFER TO THE CITY OF GREENVILLE ZONING REQUIREMENTS.

THIS IS TO CERTIFY THAT THE CITY COUNCIL OF THE CITY OF GREENVILLE HAS PASSED A RESOLUTION TO CLOSE A PORTION OF CHARLES STREET.

RESOLUTION: _____
 SIGNED: _____
 SIGNED: _____

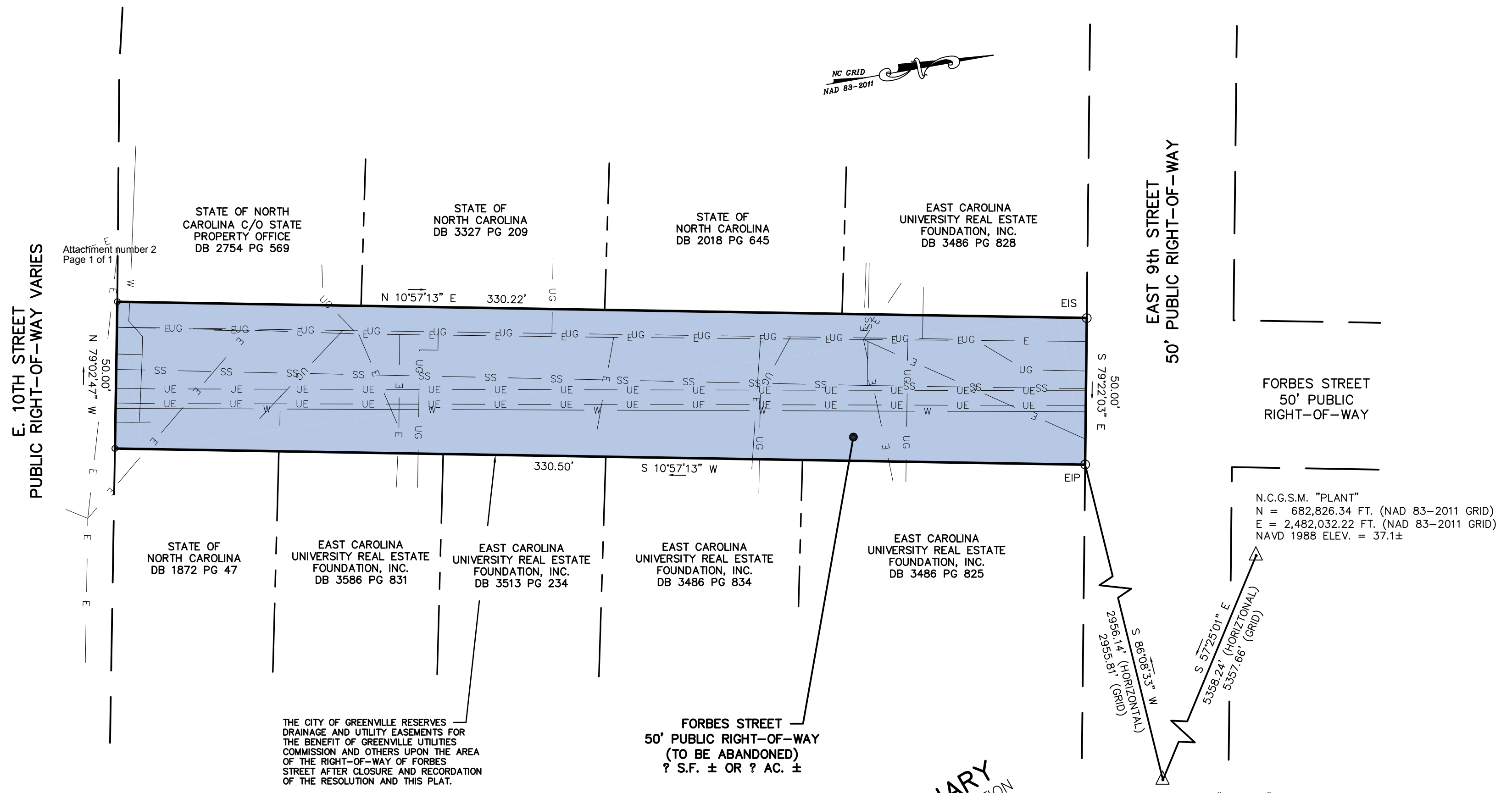
PRELIMINARY
NOT FOR RECORDATION
CONVEYANCE OR SALES

STATE OF NORTH CAROLINA PITT COUNTY

I, WILLIAM B. HILLIARD, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION; (DEED DESCRIPTION RECORDED IN BOOK _____ PAGE _____), THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN BOOK _____ PAGE _____; THAT THE RATIO OF PRECISION AS CALCULATED IS 1:10,000+; THAT THE GLOBAL POSITIONING SYSTEM (GPS) OBSERVATIONS WERE PERFORMED TO GEOSPATIAL POSITIONING ACCURACY STANDARDS, PART 2: STANDARDS FOR GEODETIC NETWORKS AT THE CLASS A ACCURACY CLASSIFICATION (95% CONFIDENCE) AND THE FOLLOWING INFORMATION WAS USED TO PERFORM THE GPS SURVEY:

POSITION ACCURACY: < 0.10'
 TYPE OF FIELD PROCEDURE: RTK
 DATE(S) OF SURVEY: 01/10/17
 DATUM/EPOCH: NAD 83 (2011)
 PUBLISHED/FIELD CONTROL MONUMENTS USED: MESSICK & PLANT
 GEIOD MODEL: GEIOD99
 COMBINED GRID FACTOR: 0.99988921
 UNITS: U.S. SURVEY FEET

THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL THIS 3rd DAY OF NOVEMBER, 2015.



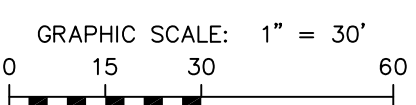
N.C.G.S.M. "PLANT"
 N = 682,826.34 FT. (NAD 83-2011 GRID)
 E = 2,482,032.22 FT. (NAD 83-2011 GRID)
 NAVD 1988 ELEV. = 37.1±

N.C.G.S.M. "MESSICK"
 N = 679,941.12 FT. (NAD 83-2011 GRID)
 E = 2,486,546.65 FT. (NAD 83-2011 GRID)
 NAVD 1988 ELEV. = 48.0±

PRELIMINARY
NOT FOR RECORDATION
CONVEYANCE OR SALES

STREET ABANDONMENT
 MAP FOR A PORTION OF
FORBES STREET
 FOR THE
STATE OF NORTH CAROLINA
 CITY OF GREENVILLE DATE
 PITT COUNTY NORTH CAROLINA

Item # 6



REVISION	DATE	INIT.

DRAWN BY: WBH	PROJECT NO.: 20170129
SURVEYED BY: GDF	DATE: DATE
SCALE: 1" = 30'	DRAWING NAME: forbes street abandon

THE EAST GROUP
 324 S. EVANS ST. GREENVILLE, NC 27834 (252) 758-3746
 4325 LAKE BOONE TRAIL SUITE 311 RALEIGH, NC 27607 (919) 784-9330
 CORPORATE LICENSE NO. C0206
 • Engineering • Architecture • Surveying • Technology

THIS DRAWING IS THE PROPERTY OF THE EAST GROUP, P.A. ANY USE, REUSE, REPRODUCTION, DISPLAY OR SALE OF THIS DRAWING WITHOUT WRITTEN CONSENT OF THE EAST GROUP, P.A. IS STRICTLY PROHIBITED.



City of Greenville, North Carolina

Meeting Date: 11/9/2017
Time: 6:00 PM

Title of Item: Resolution to Close an Unnamed Alleyway Located North of Dickinson Avenue and East of Pitt Street

Explanation: **Abstract:** This item is to consider a Resolution to Close an unnamed alleyway located north of Dickinson Avenue and east of Pitt Street.

Explanation: The City received a petition from NC Brewing Ventures and others requesting the closure of a 10-foot unnamed alleyway located north of Dickinson Avenue and on the east side of Pitt Street as shown on the attached map. The petitioners are owners of the properties adjoining both sides of the alleyway.

City Council adopted a Resolution of Intent to Close a Portion of an Unnamed Alleyway North of Dickinson Avenue and East of Pitt Street during its October 9, 2017 meeting. At the October 9th meeting, Council set the date for the public hearing to be the November 9, 2017 City Council meeting.

The Planning and Zoning Commission gave a favorable recommendation to the petition for closure during its September 19, 2017, meeting.

Pursuant to the provisions of G.S. 160A-299, the Resolution of Intent to Close was published in The Daily Reflector on four consecutive Mondays (October 16, 23, 30 and November 6, 2017). A copy thereof was sent by certified mail to all owners of property adjacent to the street as shown on the Pitt County tax records, and a notice of the closing and public hearing has been prominently posted in two places along the street section to be closed.

The petition has been reviewed by City staff and Greenville Utilities Commission (GUC).

1. City and GUC require an easement over and upon the alleyway to be closed for utilities that will remain in the closed street section.
2. City staff recommends as a condition of the street closing a recombination map be submitted in accordance with the Subdivision Regulations.

Fiscal Note:

Budgeted funds of \$181 for yearly maintenance of this alleyway will no longer be required upon the effective date of the Resolution to Close by City Council.

Recommendation:

Hold a public hearing on the question of whether or not the closing would be detrimental to the public interest or the property rights of any individual. If it appears to the satisfaction of City Council after the hearing that closing the alleyway is not contrary to the public interest and that no individual owning property in the vicinity of the alleyway would thereby be deprived of reasonable means of ingress and egress to their property, City Council may adopt the Resolution to Close an Unnamed Alleyway Located North of Dickinson Avenue and East of Pitt Street.

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

Attachments / click to download

[Map of Unnamed Alley](#)

[Resolution to close alley Dickinson 1058865](#)

RESOLUTION NO. _____
RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GREENVILLE
DECLARING ITS INTENT TO CLOSE AN UNNAMED ALLEYWAY

WHEREAS, the City Council intends to close an unnamed Alleyway in accordance with the provisions of G.S. 160A-299;

THEREFORE, BE IT RESOLVED by the City Council of the City of Greenville, North Carolina, that it is the intent of the City Council to close said unnamed Alleyway, more particularly described as follows:

To Wit: Being the 10 foot wide unnamed Alleyway as shown on that plat entitled "Street Closing Map for 10' Alley – Map Book 1 Page 79", prepared by Rivers and Associates, Inc.

Location: Lying and being in the City of Greenville, Pitt County, North Carolina and being located north of Dickinson Avenue and on the east side of Pitt Street being more particularly described as follows:

Description: Beginning at a an existing railroad spike located in the northern right of way of Dickinson Avenue and marking the southeastern corner of the Sidewalk Greenville, LLC, property recorded in Deed Book 3526, Page 65 and on the property line of Barbara Anne Creech Garris as recorded in Deed Book 2553, Page 93; thence with the common line of Sidewalk Greenville, LLC and Barbara Anne Creech Garris, N 35°37'05" W - 55.79 feet to a point where a 10' Alley terminates as shown in Map Book 1 Page 79, the TRUE POINT OF BEGINNING; thence from the TRUE POINT OF BEGINNING, with the platted rear property lines of Lots 1 through 6 as shown in Map Book 1, Page 79, S 54°27'58" W - 135.92 feet to a point, said point being located on the eastern line of Lot 7 as shown in Map Book 1, Page 79; thence with the eastern line of Lot 7, N 35°36'13" W - 27.59 feet to a point in the eastern right of way of Pitt Street; thence with the eastern right of way of Pitt Street, N 12°56'05" E -15.09 feet to a point, said point being a common corner with Lot 10 as recorded in Map Book 1, Page 79; thence with the southern line of Lot 10, three (3) calls:

(1) S 41 °25'49" E - 18.35 feet to a point, (2) with a curve to the left, having an arc length of 14.68 feet, a radius of 10.00 feet, and a chord bearing and distance of S 83°28'56" E - 13.40 feet to a point, (3) N 54°27'58" E - 112.80 feet to an existing iron pipe in the western line of the Sidewalk Greenville, LLC, property recorded in Deed Book 3526, Page 65, said point marking the terminus of the 10' Alley, thence with the western line of Sidewalk Greenville, LLC, property, S35°38'57"E - 10.37 feet to the TRUE POINT OF BEGINNING; having an area of 1,715.40 square feet, and being that 10' Alley shown of a Street Closing Map for 10' Alley- Map Book 1 Page 79, by Rivers and Associates, Inc. drawing Z-2624, dated May 17, 2017, and incorporated herein by reference.

BE IT FURTHER RESOLVED that a public hearing will be held in the Council Chamber, City Hall, Greenville, North Carolina, on the 9th day of November, 2017, at 6:00 p.m., to consider the advisability of closing the aforesaid alleyway. At such public hearing, all objections and suggestions will be duly considered.

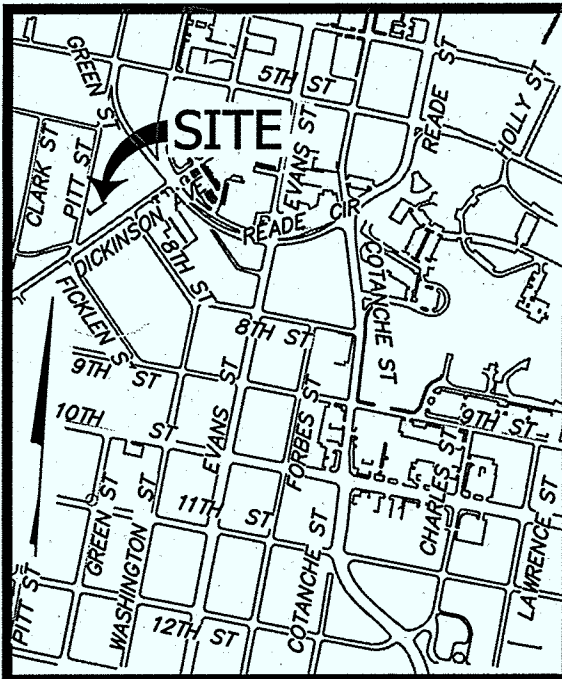
BE IT FURTHER RESOLVED that a copy of this resolution be published once a week for four (4) consecutive weeks in The Daily Reflector; that a copy of this resolution be sent by certified mail to the owners of property adjacent to the above described street, as shown on the County tax records, and that a copy of this resolution be posted in at least two (2) places along the portion of the street to be closed.

Duly adopted this the 9th day of October, 2017.

Kandie D. Smith, Mayor

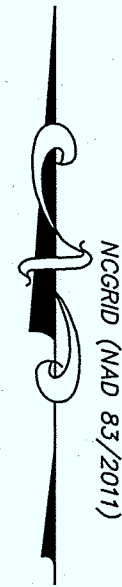
ATTEST:

Carol L. Barwick, City Clerk



Vicinity Map

SCALE: 1" = 1000'

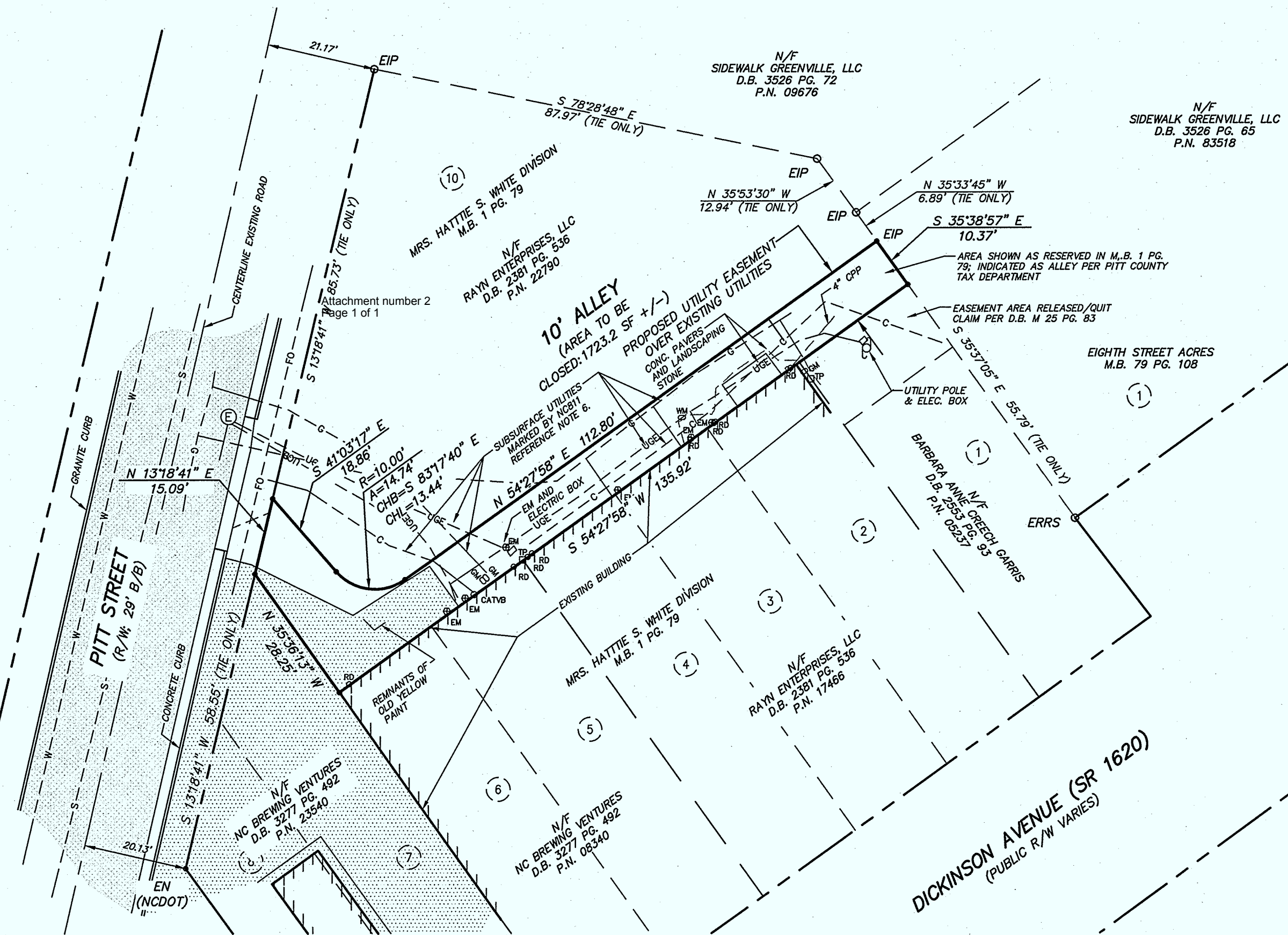


LEGEND

---	RIGHT-OF-WAY (R/W)	B/B	BACK TO BACK	WM	WATER METER
-FO-	FIBER OPTIC DUCT BANK (NC811 MARKING)	M.B.	MAP BOOK	EP	TELEPHONE PEDESTAL
---	UNDERGROUND ELECTRIC (NC 811 MARKING - GUC)	D.B.	DEED BOOK	GM	GAS METER
---	STREET CLOSING BOUNDARY	PG.	PAGE	RD	FIRE HYDRANT
---	GAS LINE (NC 811 MARKING -GUC)	P.N.	PARCEL NUMBER	UP	UTILITY POLE
---	EXISTING BUILDING	R/W	RIGHT OF WAY	EM	ELECTRIC METER
---	WATER LINE (GUC)	EIP	EXISTING IRON PIPE	OCATVB	CABLE TV BOX
---	SANITARY SEWER	ERRS	EXISTING RAIL ROAD SPIKE	○	NO POINT SET
---	COMMUNICATION (NC811 MARKING)	EN	EXISTING NAIL	○	PLATTED LOT NO
---	PARCEL LINE	CPP	CORRUGATED PLASTIC PIPE		
---	PLATTED LOT LINE				
		CONCRETE		ASPHALT	

NOTES:

- ALL DISTANCES ARE HORIZONTAL GROUND MEASUREMENTS.
- NO POINTS SET UNLESS OTHERWISE INDICATED.
- THIS PROPERTY IS LOCATED WITHIN A MINIMAL FLOOD RISK AREA, "ZONE X" (AREAS OUTSIDE THE 0.02% ANNUAL CHANCE FLOOD), AS DETERMINED FROM FIRM MAP NUMBER 3720468800K PANEL 4688, EFFECTIVE JULY 7, 2014.
- THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT REPORT. RIVERS AND ASSOCIATES DOES NOT CLAIM THAT ALL MATTERS OF RECORD WHICH MAY OR MAY NOT AFFECT THIS PROPERTY ARE SHOWN HEREON.
- PROPERTY SUBJECT TO ANY AND ALL EASEMENTS, RIGHTS OF WAY, RESTRICTIVE COVENANTS WHICH MAY BE OF RECORD.
- UNDERGROUND UTILITIES PLOTTED IN PART FROM ACTUAL MAPS PROVIDED BY OTHERS AS NOTED. ACTUAL LOCATIONS MAY VARY. OTHER UTILITIES MAY EXIST. SURVEYOR CANNOT PROVIDE ACCURACY OF NC811 MARKINGS. CONTRACTOR SHOULD CONTACT NC811 AT 1-800-632-4949 TO HAVE UNDERGROUND UTILITIES LOCATED PRIOR TO EXCAVATING OR TRENCHING. TICKET NUMBER A171153587
- THE SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES SHOWN ARE COMPRISED OF ALL SUCH UTILITIES IN THE AREA OF SURVEY EITHER IN SERVICE OR ABANDONED. THE SURVEY FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. THE SURVEYOR DOES HEREBY CERTIFY THAT ALL UTILITIES ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY UNCOVERED AND LOCATED ANY UNDERGROUND UTILITIES.



MAYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT THE CITY COUNCIL OF THE CITY OF GREENVILLE HAS PASSED A RESOLUTION TO CLOSE COLLEGE VIEW DRIVE AS SHOWN HEREON.

RESOLUTION NO. _____

SIGNED _____ MAYOR

SIGNED _____ CITY CLERK

REFERENCES:

- M.B. 1 PG. 79
 - D.B. 3277 PG. 492
 - D.B. 2381 PG. 536
 - D.B. 2553 PG. 93
 - D.B. 3543 PG. 143
- SURVEY BY SPRULL & ASSOCIATES, INC. FOR UPTOWN PROPERTIES, DATED 9/8/2005

STATE OF NORTH CAROLINA
COUNTY OF PITT

I, _____
A REVIEW OFFICER OF PITT COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

REVIEW OFFICER
DATE _____

SOURCE OF TITLE

THIS IS TO CERTIFY THAT THE LAST INSTRUMENT(S) IN THE CHAIN OF TITLE OF THIS PROPERTY AS RECORDED IN THE PITT COUNTY REGISTRY AT GREENVILLE, NORTH CAROLINA IS: (AS NOTED ABOVE)

PROFESSIONAL LAND SURVEYOR
REGISTRATION NO. L-4262

NORTH CAROLINA, PITT COUNTY

I, PATRICK W. HARTMAN, CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE BY RANDY BIEBER/MATTHEW SHELDON ON 5/17/17 & 5/19/2017; THAT THE RATIO OF PRECISION IS 1:10,000+; THAT BOUNDARIES NOT SURVEYED ARE SHOWN AS BROKEN LINES PLOTTED FROM INFORMATION FOUND IN BOOKS REFERENCED HEREON; THAT THIS MAP WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. I FURTHER CERTIFY PURSUANT TO G.S. 47-30 (f) (11) THAT THIS SURVEY IS OF ANOTHER CATEGORY, BEING A SURVEY FOR A STREET CLOSING. WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS 17TH DAY OF MAY, 2017

PRELIMINARY FOR REVIEW ONLY

PROFESSIONAL LAND SURVEYOR
REGISTRATION NUMBER L-4262

PRELIMINARY FOR REVIEW ONLY

NORTH CAROLINA
PROFESSIONAL LAND SURVEYOR
PATRICK W. HARTMAN

DATE 05/17/17

SURVEY RB DRAFT PH/KB
DESIGN CHECK PWH

NC License: F-0334

Rivers
& ASSOCIATES, INC.
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107 East Second Street
Greenville, NC 27858
(252) 752-4135

STREET CLOSING MAP FOR
10' ALLEY - MAP BOOK 1 PAGE 79

CITY OF GREENVILLE, GREENVILLE TOWNSHIP, PITT CO., N.C.

SCALE 1" = 20'
DRAWING NO. Z-2624
SHEET 1 OF 1



City of Greenville, North Carolina

Meeting Date: 11/9/2017
Time: 6:00 PM

Title of Item: Resolution authorizing an application to the Federal Transit Administration (FTA) for a Section 5307 grant for federal operating and capital assistance for Greenville Area Transit (GREAT) for fiscal year 2017-2018

Explanation: **Abstract:** Each year, the City utilizes FTA grant funding to help support the operating and capital needs of the Greenville Area Transit (GREAT) system. Obtaining this funding requires a public hearing and adoption of a resolution authorizing an application to the FTA for grant funds.

Explanation: Attached for City Council consideration is a resolution authorizing the filing and execution of a federal grant application for operating and capital funds designated for the City of Greenville to assist with the operations of the Greenville Area Transit (GREAT) system. The grant funding supports transit systems that are open to the public in areas with populations between 50,000 and 200,000. The federal funds are available to reimburse the City for 50% of the operating deficit and 80% of the preventive maintenance, ADA, and capital expenditures.

The City Council has previously authorized the City Manager to file and execute all Section 5307 grant applications. Once City Council adopts the attached resolution, the City Manager can file and execute the application.


Fiscal Note: The total amount of the allocation is \$1,771,993. Maximum matching funds are estimated at \$635,730 and are already included in the fiscal year 2017-2018 budget.

Recommendation: Conduct a public hearing to receive comments on the proposed grant application

and adopt the attached resolution approving the grant request and authorizing the filing and execution of the application for these federal funds.

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

Attachments / click to download

 [FY_18_Grant_Resolution_1056009](#)

 [FY_18_Program_of_Projects_1056004](#)

RESOLUTION NO. _____

RESOLUTION AUTHORIZING THE FILING OF AN APPLICATION TO THE
FEDERAL TRANSIT ADMINISTRATION FOR A SECTION 5307 FEDERAL GRANT
FOR OPERATING AND CAPITAL ASSISTANCE FOR GREENVILLE AREA TRANSIT

WHEREAS, the Federal Transportation Administrator has been delegated authority to award Federal financial assistance for a transportation project;

WHEREAS, the contract for financial assistance will impose certain obligations upon the Applicant, including the provision by the Applicant of the local share of the project cost;

WHEREAS, the Applicant has or will provide all annual certifications and assurances to the Federal Transit Administration required for the project;

WHEREAS, it is required by the U. S. Department of Transportation in accordance with the provisions of Title VI of the Civil Rights Act of 1964 as amended, that the applicant give an assurance that it will comply with Title VI of the Civil Rights Act of 1964 and the U. S. Department of Transportation requirements thereunder; and

WHEREAS, it is the goal of the applicant that minority business enterprise be utilized to the fullest extent possible in connection with this project.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GREENVILLE, NORTH CAROLINA:

1. That the City Manager is authorized to execute and file applications on behalf of the City of Greenville with the Federal Transit Administration and the North Carolina Department of Transportation to aid in the financing of planning, capital, and/or operating assistance projects authorized by 49 U.S.C. Chapter 53, Title 23, United States Code, and other Federal and State Statutes authorizing a project administered by the Federal Transit Administration and/or the North Carolina Department of Transportation.
2. That the City Manager is authorized to execute and file the Annual Certifications and Assurances and other documents the Federal Transit Administration requires before awarding a Federal assistance grant or cooperative agreement.
3. That the City Manager is authorized to submit additional information as the Federal Transit Administration requires. **Item # 8**

Administration or the North Carolina Department of Transportation may require in connection with the application or project.

4. That the City Manager is authorized to set forth and execute affirmative minority business policies in connection with the project.
5. That the City Manager is authorized to execute grant and cooperative agreements with the Federal Transit Administration and the North Carolina Department of Transportation on behalf of the City of Greenville.

ADOPTED this the 9th day of November, 2017.

Kandie Smith, Mayor

CERTIFICATION

The undersigned duly qualified City Clerk, acting on behalf of the City of Greenville, certifies that the foregoing is a true and correct copy of a resolution adopted at a legally convened meeting of the Greenville City Council on November 9, 2017.

Carol L. Barwick, City Clerk

Date

SEAL

**Transit System FY 18 5307 Grant
Program of Projects**

	Federal Share	Local Share	Total
<i>Capital (80/20 split)</i>			
Fare Collection Equipment	\$ 337,595	\$ 84,399	\$ 421,994
ADA	\$ 152,038	\$ 38,009	\$ 190,047
Preventive Maintenance	\$ 639,784	\$ 159,946	\$ 799,730
<i>Operating (50/50 split)</i>			
Operating	\$ 642,576	\$ 642,576	\$ 1,285,152
Grand Total	\$ 1,771,993	\$ 924,930	\$ 2,696,923

Total Local Share	\$ 924,930
State Allocation (SMAP)	<u>(289,200)</u>
City Share	<u>\$ 635,730</u>



City of Greenville, North Carolina

Meeting Date: 11/9/2017
Time: 6:00 PM

Title of Item: Update by the North Carolina Department of Transportation on Projects U-5870 and U-5785 (Fire Tower Road and Portertown Road) and Resolution of Support

Explanation: **Abstract:** NCDOT staff will present an update of the proposed Fire Tower/Portertown Road Widening and Improvements Project. The discussion will highlight the extension of the limits of the project to include intersections of Charles Boulevard and Arlington Boulevard utilizing a quadrant loop design. NCDOT will be requesting approval of a resolution of support of the recommended plan.

Explanation: NCDOT representatives will be presenting the preferred typical section for the design of the road and the alternative proposed at the intersections of Charles Boulevard and Fire Tower Road and Arlington Boulevard and Fire Tower Road. NCDOT will also be requesting that City Council provide a resolution in support of the project along with their preferred alternatives at the respective intersections noted previously.

As background, a public meeting was originally held on the combined Fire Tower/Portertown Road project on September 26, 2016, to receive public input. Based on public input and internal study of the project impacts, NCDOT felt that further study was needed of the impacts of this project on the intersections at the western end of the project (Charles Boulevard and Fire Tower Road and Arlington Boulevard and Fire Tower Road).

On February 9, 2017, NCDOT presented to City Council an amended project that would include the intersections on Fire Tower Road at Charles Boulevard and Arlington Boulevard. The inclusion of these intersections as part of the existing Firetower Road project will help to relieve the current and future traffic congestion that would be caused by the road widening of the Fire Tower Road and Portertown Road project.

Expanding the limits of the existing project will provide the opportunity to mitigate the traffic issues at these intersections. It will also prevent the City from

having to seek funding for this portion of Fire Tower Road separately. If not included with the existing project, future improvements will be delayed for 5-10 years after the Fire Tower/Portertown Road project is completed. The existing traffic at these two intersections, currently beyond capacity, would worsen as the widening of the Fire Tower roadway would create more traffic volume at these intersections.

On July 31, 2017, a public meeting was held at Pitt County Community Schools and Recreation Building at Alice Keene Park to receive public input on the proposed expansion to the project.

After review of public comments, as well as several meetings with various business owners, NCDOT has considered/incorporated those comments and has now established a final recommendation for the City to consider.

Fiscal Note: There are no fiscal impacts with this presentation.

Recommendation: City Council approve the resolution of support for the selected alternative for the quadrant loop design for the Fire Tower/Portertown Road Widening Project U-5785/U-5870.

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

Attachments / click to download

[City Council Resolution design preferences U5785 U5870 draft wck 1060843](#)

RESOLUTION NO. _____

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GREENVILLE EXPRESSING ITS
PREFERENCE FOR DESIGN ALTERNATIVES FOR THE U-5785 / U5870
FIRE TOWER ROAD/PORTERTOWN ROAD WIDENING PROJECT**

WHEREAS, the City of Greenville has an interest in the safe and efficient movement of people and goods;

WHEREAS, the North Carolina Department of Transportation (NCDOT) is currently performing preliminary planning for project U-5785 / U-5870 – Fire Tower Road/Portertown Road widening, from Charles Boulevard (NC43) to 10th Street (NC33) to include an extension of project limits through the Arlington Boulevard intersection to allow for improvements to those intersections;

WHEREAS, NCDOT is asking that the City state their preference among various intersection concepts before they start the detailed construction designs; and

WHEREAS, City staff has reviewed the alternatives and concurs with NCDOT on the proposed alternative;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Greenville that it does support and endorse the latest design concept to include Portertown Road bridge widening, roundabout construction at the intersections of Portertown Road with Fire Tower Road and at Eastern Pines Road, bicycle lanes from Charles Boulevard to 10th Street, and sidewalks as practical within City limits. This endorsement is based on acceptance of the City of Greenville and NCDOT Complete Streets Guidance and previous adoption of the Greenville Urban Area Metropolitan Planning Organization 2011 Bicycle and Pedestrian Master Plan which includes bicycle and pedestrian facilities throughout the limits of this project. NCDOT and the City's preferred alternative for the Fire Tower Road intersections of Charles Boulevard and Arlington Boulevard includes the implementation of the left turn quadrant designs for both intersections.

Adopted this 9th day of November, 2017.

Kandie D. Smith, Mayor

Attest:

Carol L. Barwick, City Clerk



City of Greenville, North Carolina

Meeting Date: 11/9/2017
Time: 6:00 PM

Title of Item: Adoption of the Greenville Metropolitan Planning Organization's (GUAMPO) Active Transportation Master Plan (ATP)

Explanation: **Abstract:** In April 2016, City Council awarded a professional services contract for development of an Active Transportation Master Plan (ATP) to ALTA Planning + Design, Inc. The plan is now ready for adoption.

Explanation: In April 2016, City Council awarded a professional services contract for development of an Active Transportation Master Plan (bicycling, pedestrian, and greenway) to ALTA Planning + Design, Inc. The goals of the master plan include: 1) Enhance Connectivity, 2) Create a Positive Economic Impact, 3) Protect the Environment, 4) Promote Equity, 5) Enhance Health, 6) Increase Safety, and 7) Increase Livability.

The ATP was created in partnership with each MPO member, ECU, various City commissions and stakeholder groups, and the general public. The plan works as an update to the current Bicycle and Pedestrian Master Plan that was adopted in 2011. Adopting this plan provides a guide to alternative transportation projects and makes these projects eligible for federal funding through the State Transportation Improvement Program (STIP). The STIP is developed through a process called Prioritization which requires any and all projects submitted to be included in an adopted Transportation Plan. To comply with this mandate, the MPO utilizes the Bicycle and Pedestrian Plan, of which the ATP is an update to, for prioritizing all Bicycle and Pedestrian related projects. Project ideas, designs, and objectives illustrated within the ATP will be utilized as local and state transportation professionals continue to develop the Greenville Urbanized Area's alternative transportation network.

While this plan was developed with consideration to the Greenville Urban Area MPO as a whole, each MPO member must adopt the Plan for future utilization during the State's prioritization process. Bicycle and Pedestrian projects are subject to a 20% local match, which puts an emphasis on locally supported projects that are a priority to each individual member. This Plan contains priority projects for each MPO member that upon adoption will be submitted to the MPO

for possible State prioritization in the future, pending individual member fund availability and local support.

An update on the Plan was presented to City Council on March 20, 2017. After taking public comments into consideration, Alta Planning + Design made the following changes to the Active Transportation Plan between the draft and final plan stage:

- a. Section 5: Priority Projects - Project cost estimates were included.
- b. Section 5: Priority Projects - Three projects were expanded upon:
 - i. Paramore Park Link
 - ii. Greens Mill Run Greenway Extension
 - iii. Pitt County Community College Link
- c. Appendix A - Public Input: Added a table of all responses of written comments from the online survey (104 total pages cataloged in Appendix A).

The final draft of the plan was posted for public comment in the spring of 2017. In coordination with the Steering Committee, Alta Planning has completed the ATP. The Steering Committee, at its final meeting on July 25, 2017, unanimously recommended that the plan be considered for adoption. After review and consideration, the GUAMPO Technical Coordinating Committee (TCC) and Transportation Advisory Committee (TAC) have respectfully requested that each member of GUAMPO (Greenville, Winterville, Ayden, Simpson, and portions of Pitt County) adopt this plan.

This Plan will be reviewed and considered for adoption by each jurisdictional member of the MPO during October and November 2017 regularly scheduled governing body meetings and from that point forward updated by the GUAMPO every 5 years in coordination with the update to GUAMPO's Metropolitan Transportation Plan (MTP), which serves as the Greenville Urbanized Area's Long Range Transportation Plan (LRTP). The Plan can be viewed at the following link: <http://www.greenvillenc.gov/home/showdocument?id=15158>

Fiscal Note: There are no costs associated with adoption of the Greenville Urban Area MPO Active Transportation Master Plan (ATP).

Recommendation: City Council adopt the 2017 Greenville Urban Area MPO Active Transportation Master Plan (ATP) so that these bike and pedestrian projects will be eligible for federal funding as part of the STIP prioritization process.

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

Attachments / click to download

 [City Council Resolution for Adoption of Active Transportation Plan 1058242](#)

RESOLUTION NO. _____
RESOLUTION ADOPTING THE GREENVILLE URBAN AREA METROPOLITAN PLANNING ORGANIZATION'S (GUAMPO) 2017 ACTIVE TRANSPORTATION MASTER PLAN (ATP)

WHEREAS, cities, towns, and regions around the country are increasingly recognizing the benefits that bicycle- and pedestrian-friendly communities offer in terms of quality of life to residents and visitors; and

WHEREAS, representatives from the City of Greenville, Town of Ayden, Town of Winterville, Village of Simpson, Pitt County, NCDOT, ECU, PCC, Uptown Greenville, Vidant Health, local community organizations, and multiple local boards and commissions have worked cooperatively for over a year on the Greenville NC Area MPO Active Transportation Plan (the Plan) in order to make bicycling and walking a safe and accessible form of transportation and recreation; and

WHEREAS, there were 92 reported crashes in Greenville that involved a bicyclist or pedestrian in 2016 alone, resulting in 37 disabling injuries and five fatalities; and

WHEREAS, the Plan will improve the quality and safety of bicycling and walking through new and improved infrastructure, policies, and programs; and

WHEREAS, the Plan will increase transportation choices by improving connectivity of the bicycle, pedestrian, and greenway trail network while increasing accessibility to transit and key destinations throughout the MPO region; and

WHEREAS, BlueCross BlueShield North Carolina has stated that every \$1 spent on the construction of biking trails and walking paths can save an estimated \$3 in medical expenses; and

WHEREAS, the Plan will improve health and wellness by increasing access to bikeways, sidewalks, and greenway trails, thereby offering more opportunities for recreation, active transportation, and physical activity; and

WHEREAS, an NCDOT study in the Outer Banks demonstrated the annual return on bicycle facility development is approximately nine times higher than the initial investment; and

WHEREAS, an Institute for Transportation Research and Education (ITRE) study in the Triangle Region demonstrated a 154% increase in expenditures on groceries, retail and restaurants after construction of a critical link of the American Tobacco Trail (ATT); and

WHEREAS, this Plan included an open and participatory process, with more than 1,000 public surveys, more than 200 online mapping comments, and multiple outreach sessions at public meetings and events; and

WHEREAS, 75% of survey respondents said it is *very* important to improve walking, bicycling and greenway trail conditions in their community; and

WHEREAS, it is envisioned that a more bicycle- and pedestrian-friendly region would offer multiple quality of life benefits to residents and visitors by increasing public safety, supporting health and the environment, expanding choices for mobility, and diversifying the strength of tourism; and

WHEREAS, this Plan serves as a critical update and improvement to the previously adopted 2011 Bicycle and Pedestrian Master Plan; and

WHEREAS, this Plan's Steering Committee unanimously recommended this plan for adoption; and

WHEREAS, supporting this resolution does not dedicate specific funding, but rather indicates a willingness to support the Plan's recommended projects and programs over time;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Greenville that the City of Greenville formally adopts the Greenville Urban Area MPO Active Transportation Master Plan as presented.

This the 9th day of November, 2017.

Kandie D. Smith, Mayor

ATTEST:

Carol L. Barwick, City Clerk



City of Greenville, North Carolina

Meeting Date: 11/9/2017
Time: 6:00 PM

Title of Item: Approval of Westpointe Village Park Schematic Design

Explanation: **Abstract:** City Council approved funding in the FY 2016-17 budget for the purchase of land for the development of a new park on the west side of Greenville. The City executed an Offer to Purchase Agreement with Westpointe Properties, LLC on November 8, 2016, for the purchase of six acres at a total cost of \$228,581, and directed staff to proceed with the planning process. Staff is seeking Council approval of the schematic design for Westpointe Village Park.

Explanation: On March 22, 2017, staff began the planning process for the development of Westpointe Village Park by facilitating a kick-off meeting with area residents and stakeholders to establish the appropriate design elements and master plan recommendations. Based on feedback from the kick-off meeting, staff developed three distinct conceptual design alternatives, which were presented at a second public input meeting on July 26, 2017. Residents and stakeholders requested that staff refine 'Concept A' and use the design elements to finalize the schematic design.

Using input gathered at the second public input meeting, and the design principles from 'Concept A', Recreation and Parks completed the schematic design in October 2017. The design will be used as a guide for future phases of park development and as the basis for submitting Capital Improvement funding requests. A copy of the schematic design is attached.

Fiscal Note: There is no cost associated with approving the schematic design, though there will be costs associated with implementing construction as funding becomes available. A detailed probable cost statement is attached.

Implementation of the plan can be broken into several fiscally manageable phases. A phasing recommendation is included within the plan.

Recommendation: Approve the Westpointe Village Park schematic design and incorporate it by reference into the City of Greenville Comprehensive Recreation and Parks Master Plan.

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

Attachments / click to download

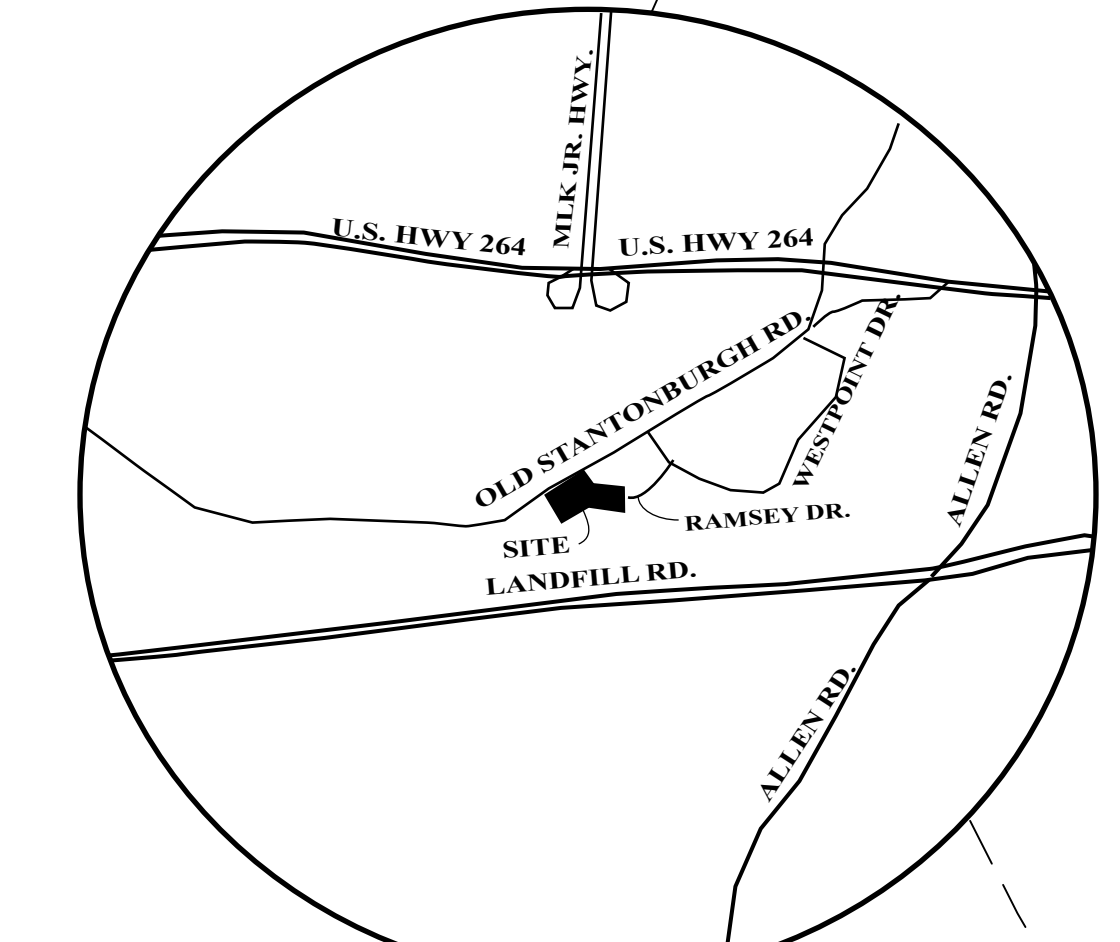
[Westpointe_Village_Master_Schematic_Drawing_1062673](#)

[Probable_Cost_Statement_and_Phasing_1063077](#)

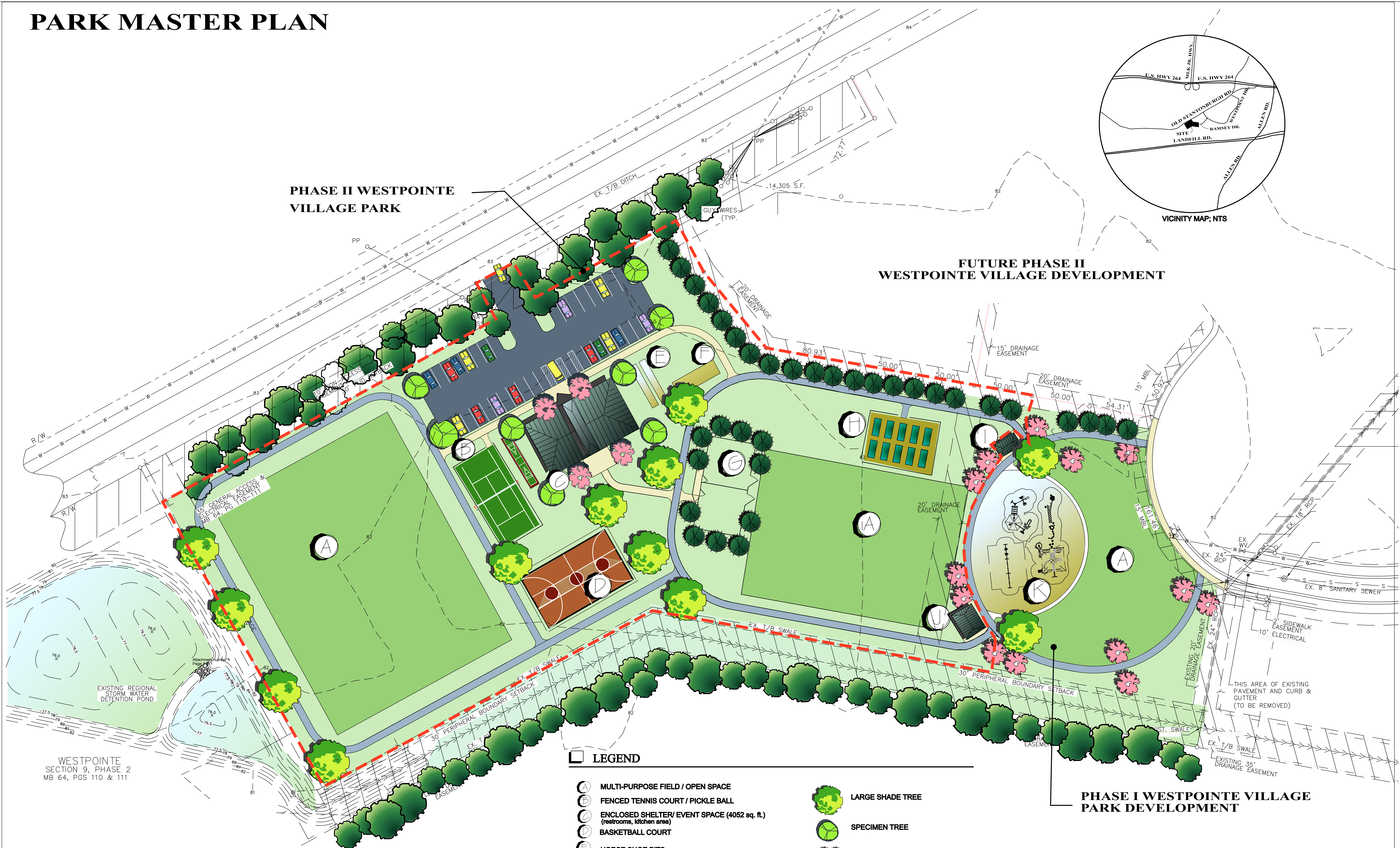
PARK MASTER PLAN

PHASE II WESTPOINTE VILLAGE PARK

FUTURE PHASE II WESTPOINTE VILLAGE DEVELOPMENT



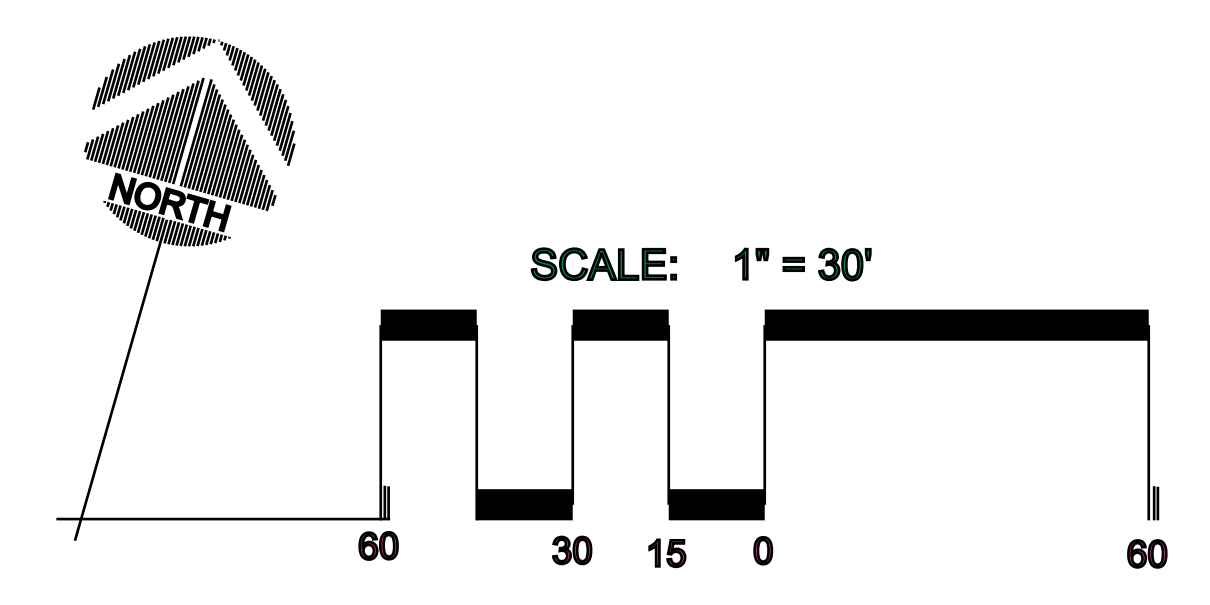
VICINITY MAP; NTS



LEGEND

- | | | | |
|--|---|--|------------------|
| | MULTI-PURPOSE FIELD / OPEN SPACE | | LARGE SHADE TREE |
| | FENCED TENNIS COURT / PICKLE BALL | | SPECIMEN TREE |
| | ENCLOSED SHELTER/ EVENT SPACE (4052 sq. ft.)
(restrooms, kitchen area) | | ORNAMENTAL TREE |
| | BASKETBALL COURT | | EVERGREEN TREE |
| | HORSE SHOE PITS | | EXISTING TREE |
| | BOCCÉ | | ASPHALT PAVING |
| | DOG RUN w/ separate small dog and large dog areas | | CONCRETE PAVING |
| | COMMUNITY GARDEN | | |
| | EXTERIOR RESTROOMS | | |
| | PICNIC SHELTER | | |
| | PLAYGROUND AREA
(2-5 area, 5-12 area) | | |

WESTPOINTE SECTION 9, PHASE 2 MB 64, PGS 110 & 111



Westpointe Village Park Phase II Development

ITEM #	SCOPE DESCRIPTION	GRPD BUDGET \$
1	Site Work - General Conditions	\$45,000.00
2	Enclosed Shelter & Event Space, 3,600 sq. ft., kitchen, restroom and storage room	\$437,500.00
3	Asphalt Parking Lot, curb and gutter	\$47,500.00
4	Multipurpose Field, irrigation, sod	\$84,000.00
5	1/2 Mile walking trail, asphalt paving	\$30,000.00
6	ADA concrete sidewalks, 6' wide	\$14,800.00
7	Tennis Court - asphalt paving, coating, fencing, lighting, net and pickle ball conversion	\$96,000.00
8	Hard Surface Basketball Courts w/Lighting, goals and nets	\$45,000.00
9	Fenced Dog Run	\$6,000.00
10	Senior Games park elements - shuffle board, boccee, horse shoes	\$7,200.00
11	Site Utilities - sanitary sewer, storm drainage, electrical services, site lighting, water service	\$72,000.00
12	Landscaping Allowance	\$20,000.00
13	Site Furnishing Allowance - benches, picnic tables, bike racks, bar-b-que grills, water fountains,	\$20,000.00
14	Community Garden (by others)	\$0.00
	SUBTOTAL	\$925,000.00
	Project Contingency	\$92,500.00
	Architectural Building Design	\$47,400.00
	Engineering	\$54,155.00
	TOTAL ESTIMATED COSTS	\$1,064,900.00

Westpointe Village Park Phase II-A Development

ITEM #	SCOPE DESCRIPTION	GRPD BUDGET \$
1	Site Work - General Conditions	\$22,500.00
2	Enclosed Shelter & Event Space, 3,600 sq. ft., kitchen, restroom and storage room	\$437,500.00
3	Asphalt Parking Lot, curb and gutter	\$47,500.00
4	ADA concrete sidewalks, 6' wide	\$14,800.00
5	Site Utilities - sanitary sewer, storm drainage, electrical services, site lighting, water service	\$48,000.00
6	Landscaping Allowance	\$10,000.00
7	Site Furnishing Allowance - benches, picnic tables, bike racks, bar-b-que grills, water fountains,	\$10,000.00
	SUBTOTAL	\$590,300.00
	Project Contingency	\$59,030.00
	Architectural Building Design	\$47,400.00
	Engineering	\$54,155.00
	TOTAL ESTIMATED COSTS	\$696,730.00

Westpointe Village Park Phase II-B Development

ITEM #	SCOPE DESCRIPTION	GRPD BUDGET \$
1	Site Work - General Conditions	\$22,500.00
2	Multipurpose Field, irrigation, sod	\$84,000.00
3	1/2 Mile walking trail, asphalt paving	\$30,000.00
4	Tennis Court - asphalt paving, coating, fencing, lighting, net and pickle ball conversion	\$96,000.00
5	Hard Surface Basketball Courts w/Lighting, goals and nets	\$45,000.00
6	Fenced Dog Run	\$6,000.00
7	Senior Games park elements - shuffle board, boccee, horse shoes	\$7,200.00
8	Site Utilities - sanitary sewer, storm drainage, electrical services, site lighting, water service	\$24,000.00
9	Landscaping Allowance	\$10,000.00
10	Site Furnishing Allowance - benches, picnic tables, bike racks, bar-b-que grills, water fountains,	\$10,000.00
	SUBTOTAL	\$334,700.00
	Project Contingency	\$33,470.00
	TOTAL ESTIMATED COSTS	\$368,170.00

PHASING PLAN



PHASE II-A WESTPOINTE
VILLAGE PARK

PHASE II-A WESTPOINTE
VILLAGE PARK

FUTURE PHASE II
WESTPOINTE VILLAGE DEVELOPMENT

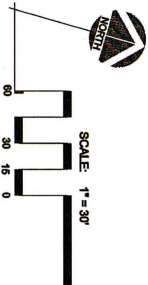
PHASE I WESTPOINTE VILLAGE
PARK DEVELOPMENT

Item # 11



WESTPOINTE VILLAGE PARK

GREENVILLE, NORTH CAROLINA



WESTPOINTE
SECTION 9, PHASE 2
MB 84, PDS 110 & 111