

City Council Meeting

February 8, 2018



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Public Comment Period

February 8, 2018



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Item 1

Appointments to Boards and Commissions



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New Business

Public Hearings



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Item 2


Ordinance to annex Parkside Bluffs, Section 2, Phase 1A, Lot 4 involving 3.329 acres located at the current terminus of Parkside Drive





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General Location Map

Map Legend

 Greenville's ETJ


 Tar River

 Pitt-Greenville Airport (PGV)

City Council Voting District

District

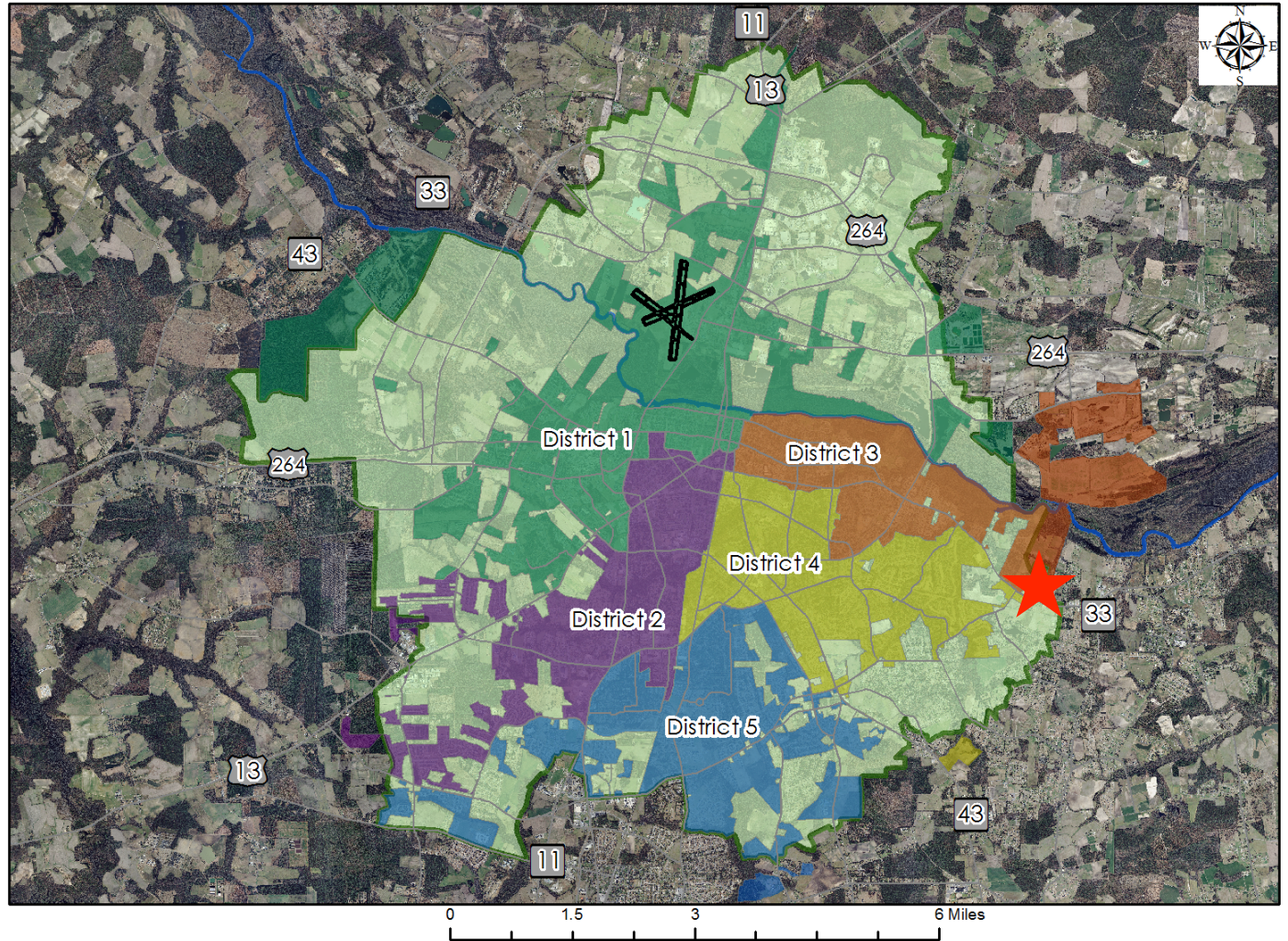
 District 1

 District 2

 District 3

 District 4

 District 5



Greenville
NORTH CAROLINA

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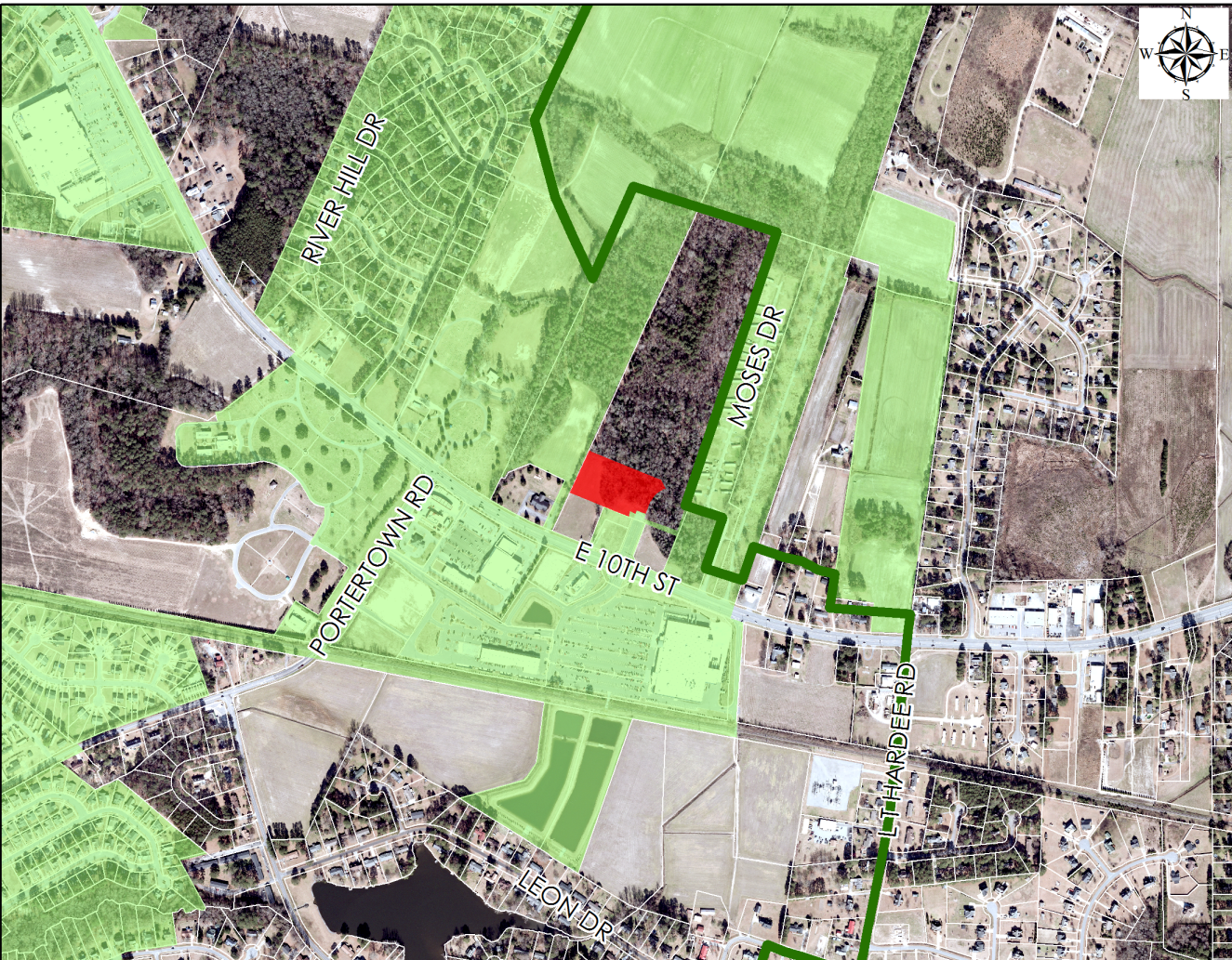
Parkside Bluffs Sec. 2 Ph. 1A

Map Legend

- Land Parcels
- Greenville City Limits
- Greenville ETJ
- Annexation



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Item 3


Ordinance requested by H.E. Whichard, Jr. to rezone 0.738 acres located at the southwestern corner of the intersection of East Arlington Boulevard and Red Banks Road from OR (Office-Residential [High Density Multi-family]) to CG (General Commercial).




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General Location Map

Map Legend

 Greenville's ETJ


 Tar River

 Pitt-Greenville Airport (PGV)


City Council Voting District

District

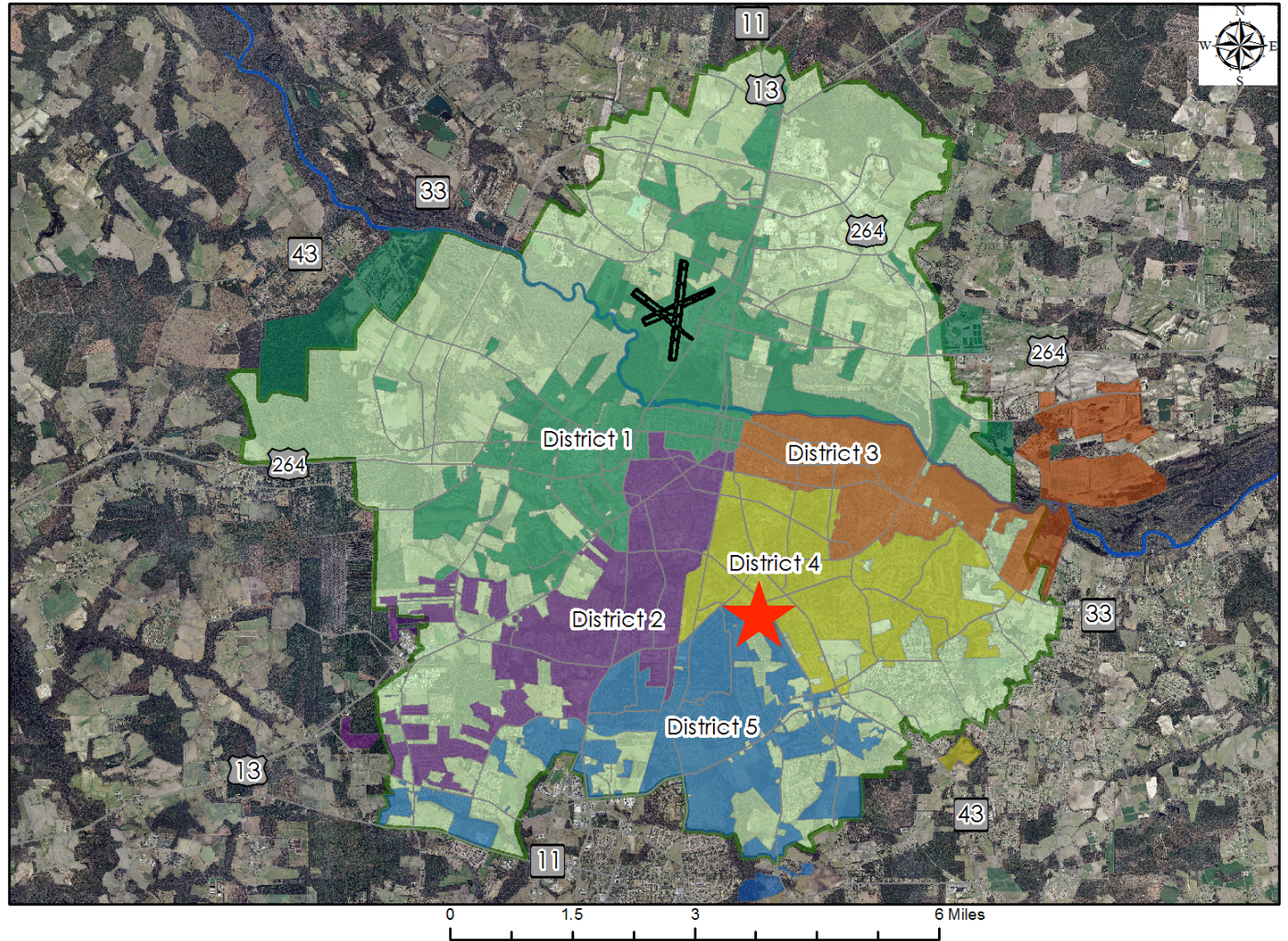
 District 1

 District 2

 District 3

 District 4

 District 5





Greenville
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Aerial Map (2016)

Map Legend

-  Rezoning
-  Land Parcels



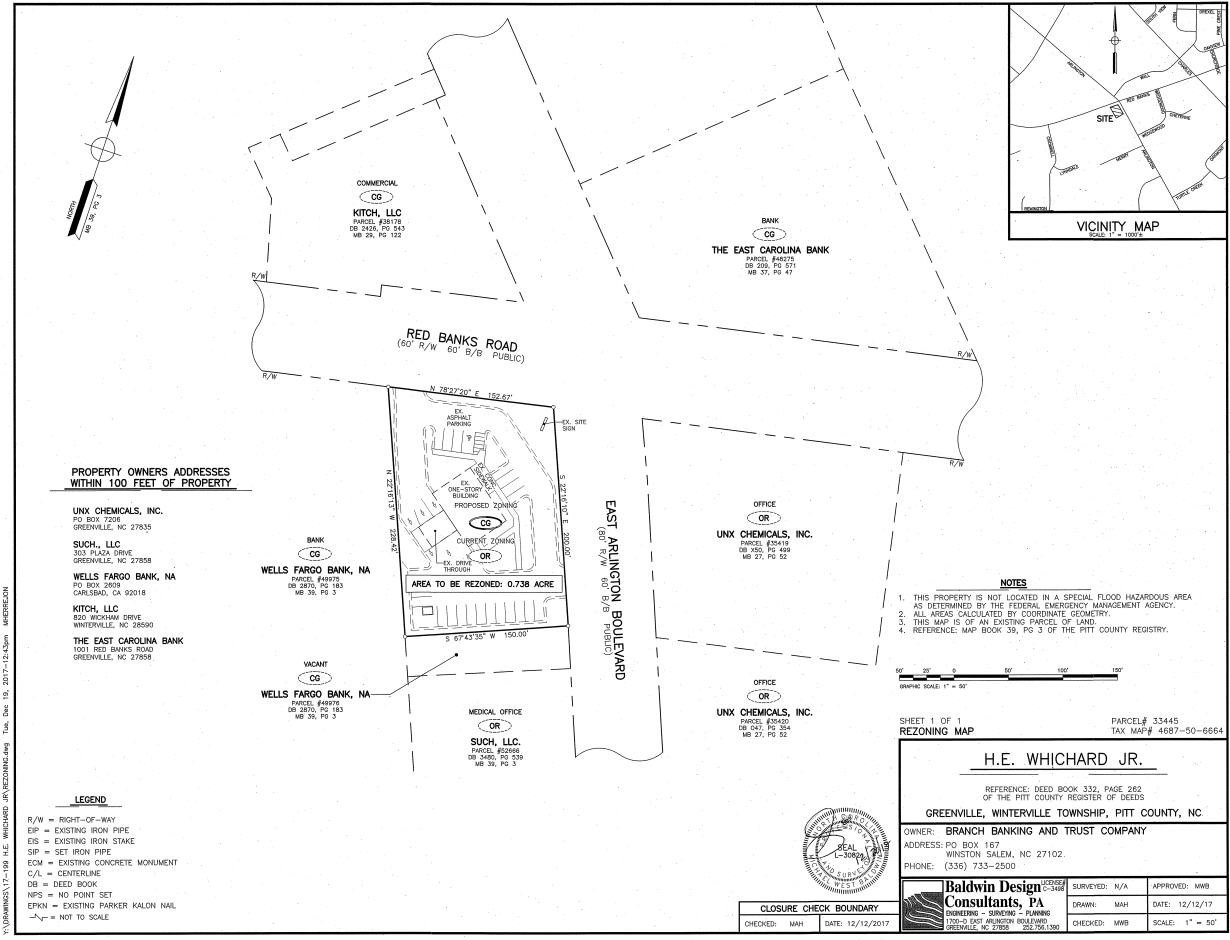
Greenville
NORTH CAROLINA

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Survey



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TV:06880517-199 H.E. WHICHAARD, JR. REZONING.MXD Thu, Dec 15, 2017 12:45pm WMSR/DGM

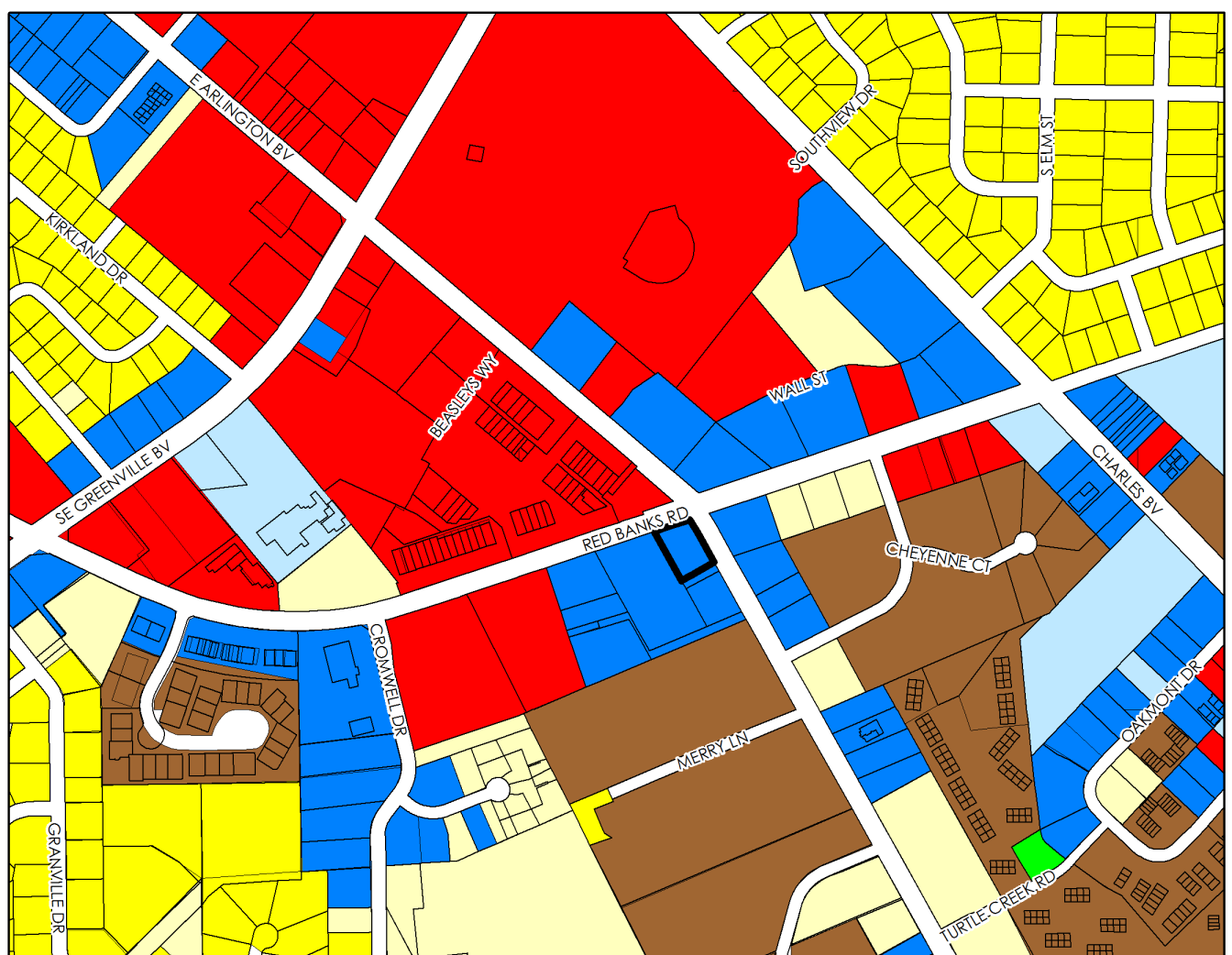
Existing Land Use

Map Legend

-  Rezoning
-  Land Parcels

Existing Land Use

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



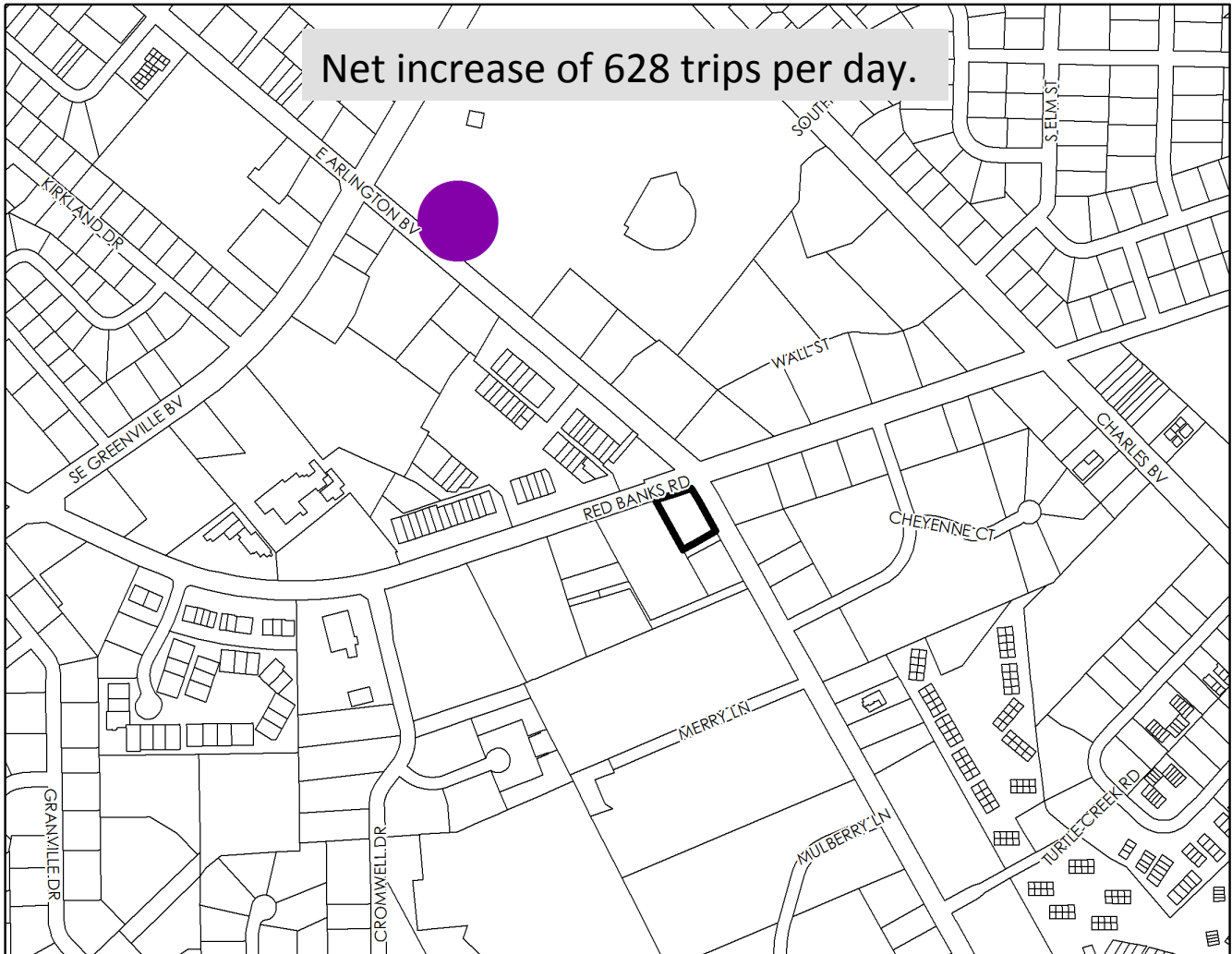
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Activity Centers

Map Legend

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

Net increase of 628 trips per day.



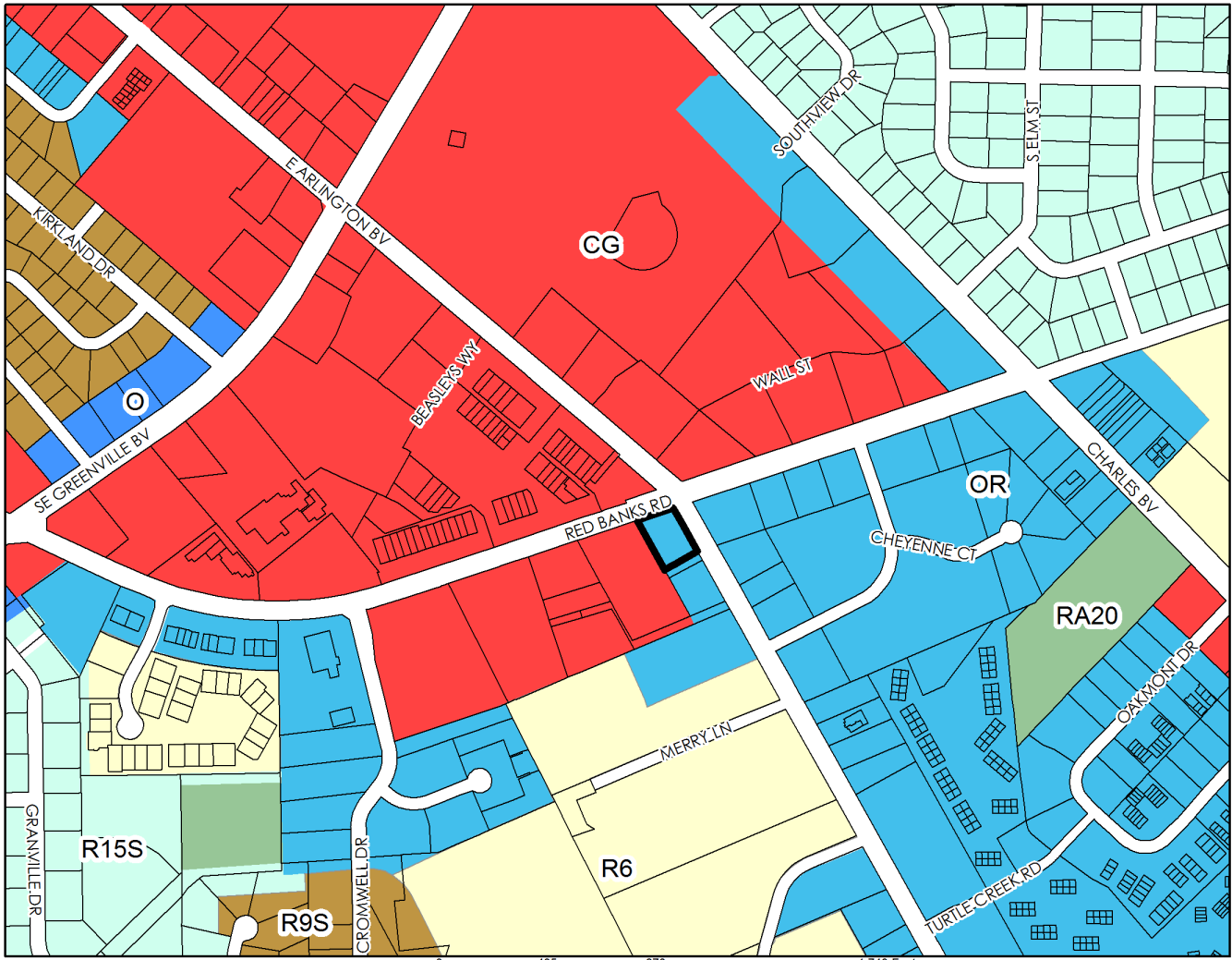
Greenville
NORTH CAROLINA

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Zoning Map

Map Legend

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



0 435 870 1,740 Feet





Greenville
NORTH CAROLINA

















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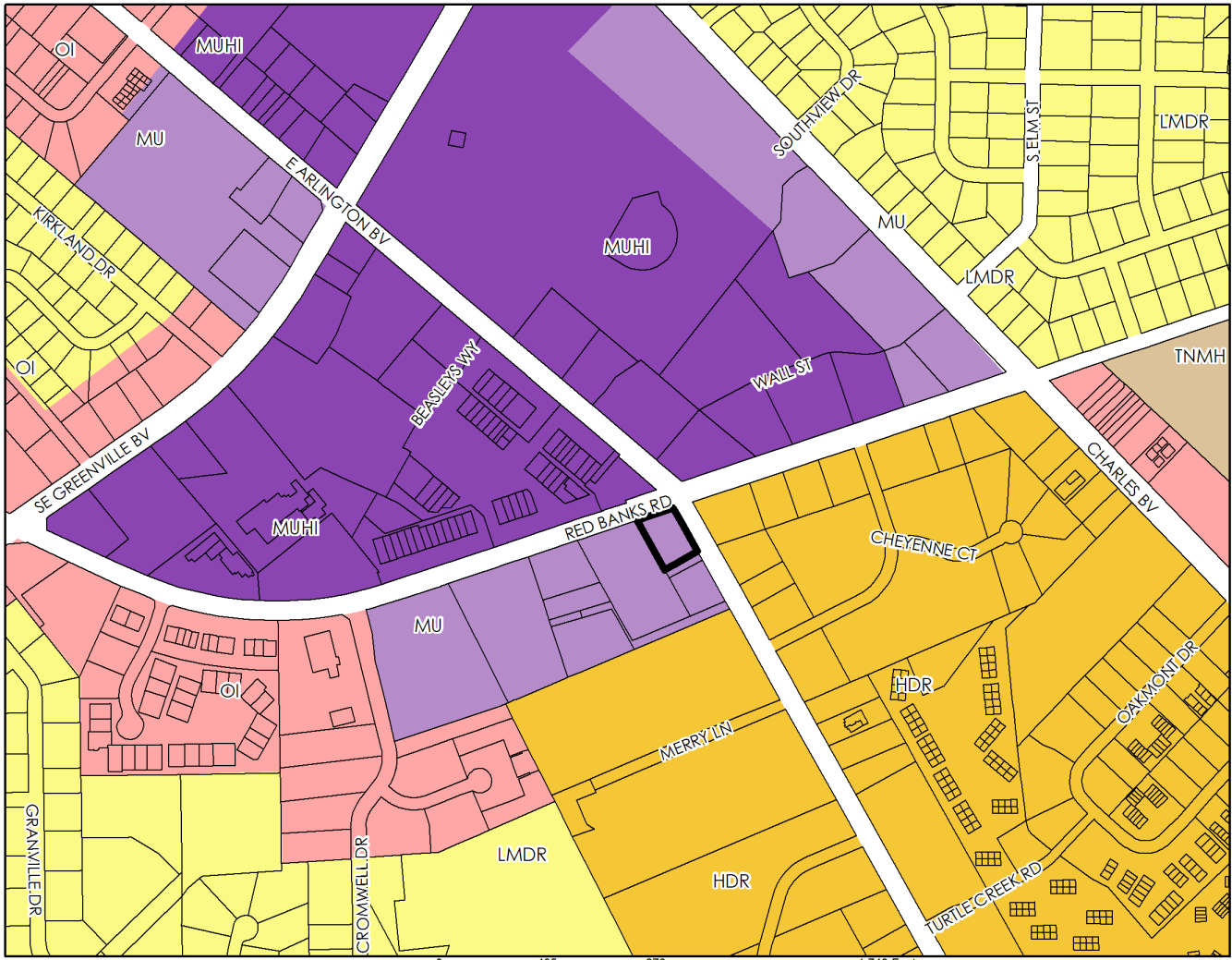
Future Land Use & Character Map

Map Legend

-  Rezoning
-  Land Parcels

Horizons2026 Future Land Use

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



0 435 870 1,740 Feet





Greenville
NORTH CAROLINA

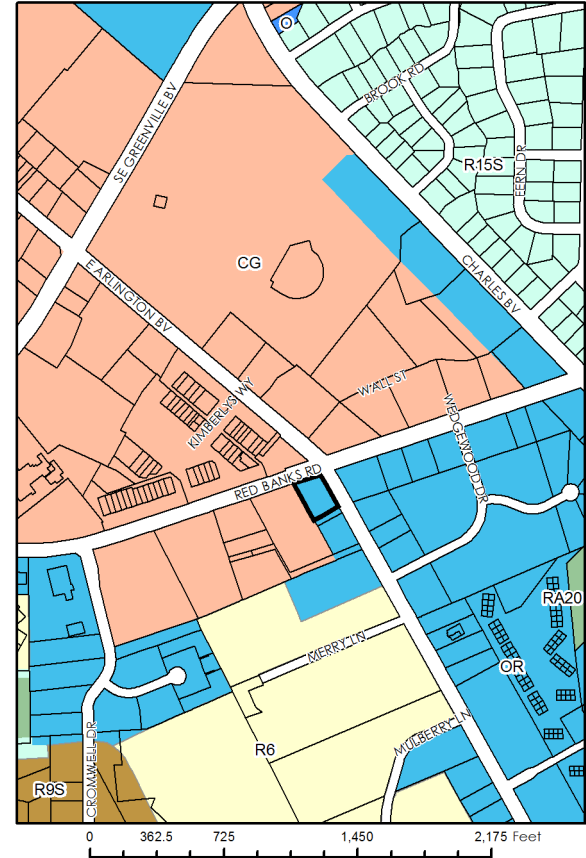
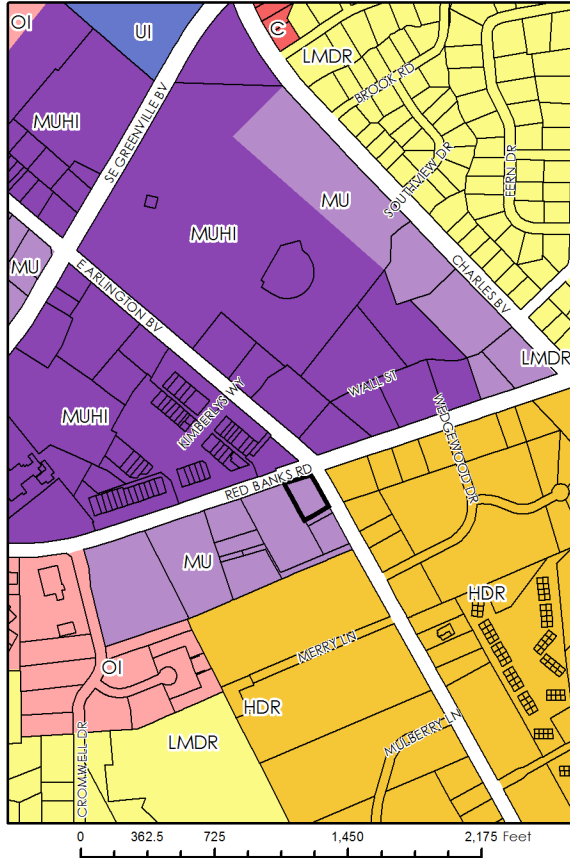
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Future Land Use & Character Map

Zoning Map

Map Legend

-  Rezoning Sites
-  Land Parcels



Greenville
NORTH CAROLINA

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Item 4


Ordinance requested by Porters Crossing Residential, LLC to rezone 1.416 acres located at the northeastern corner of the intersection of County Home Road and Old Fire Tower Road from OR (Office-Residential [High Density Multi-family]) to CG (General Commercial)





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General Location Map

Map Legend

 Greenville's ETJ


 Tar River

 Pitt-Greenville Airport (PGV)

City Council Voting District

District

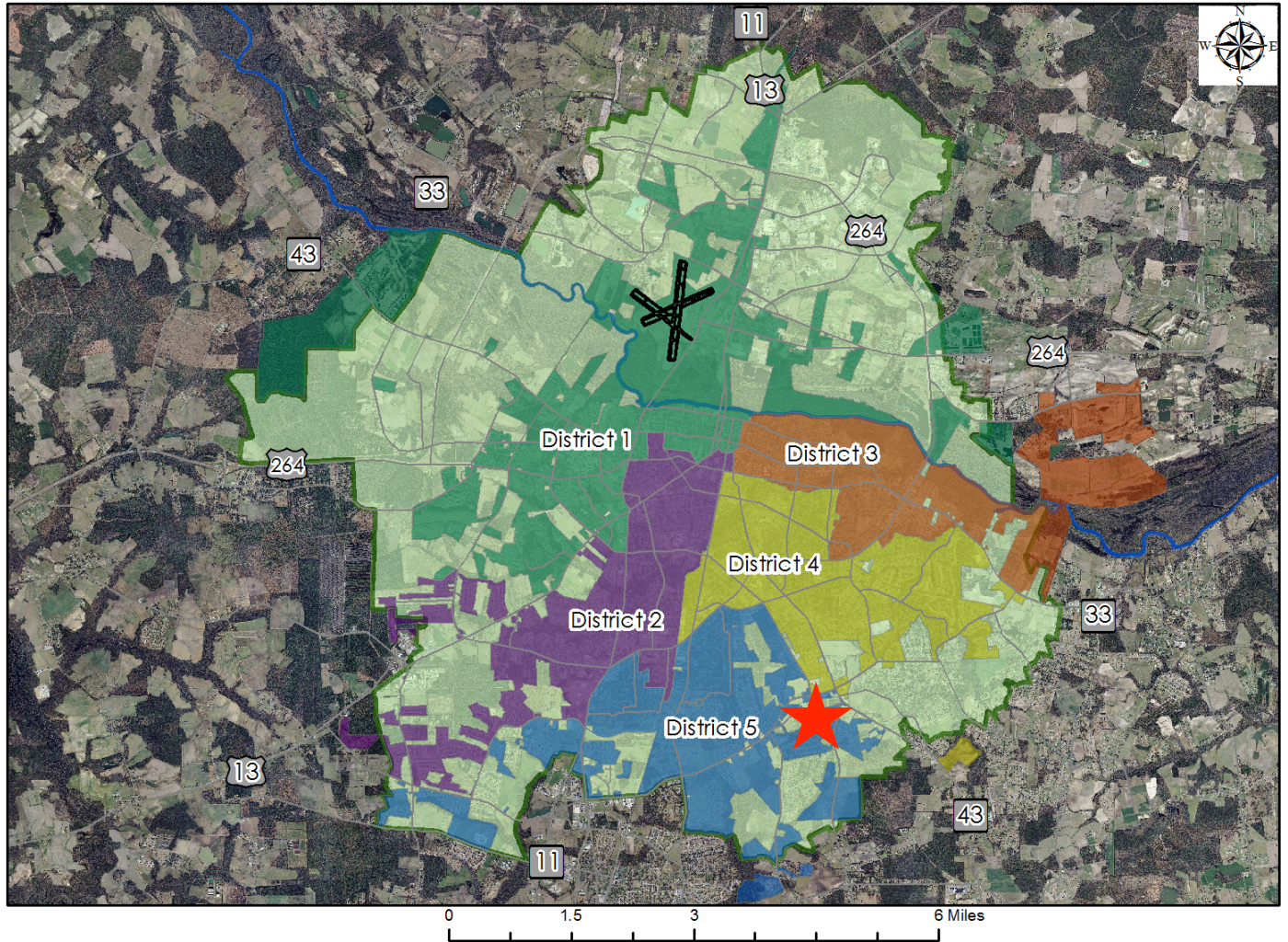
 District 1

 District 2

 District 3

 District 4

 District 5





Greenville
NORTH CAROLINA

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Aerial Map (2016)

Map Legend

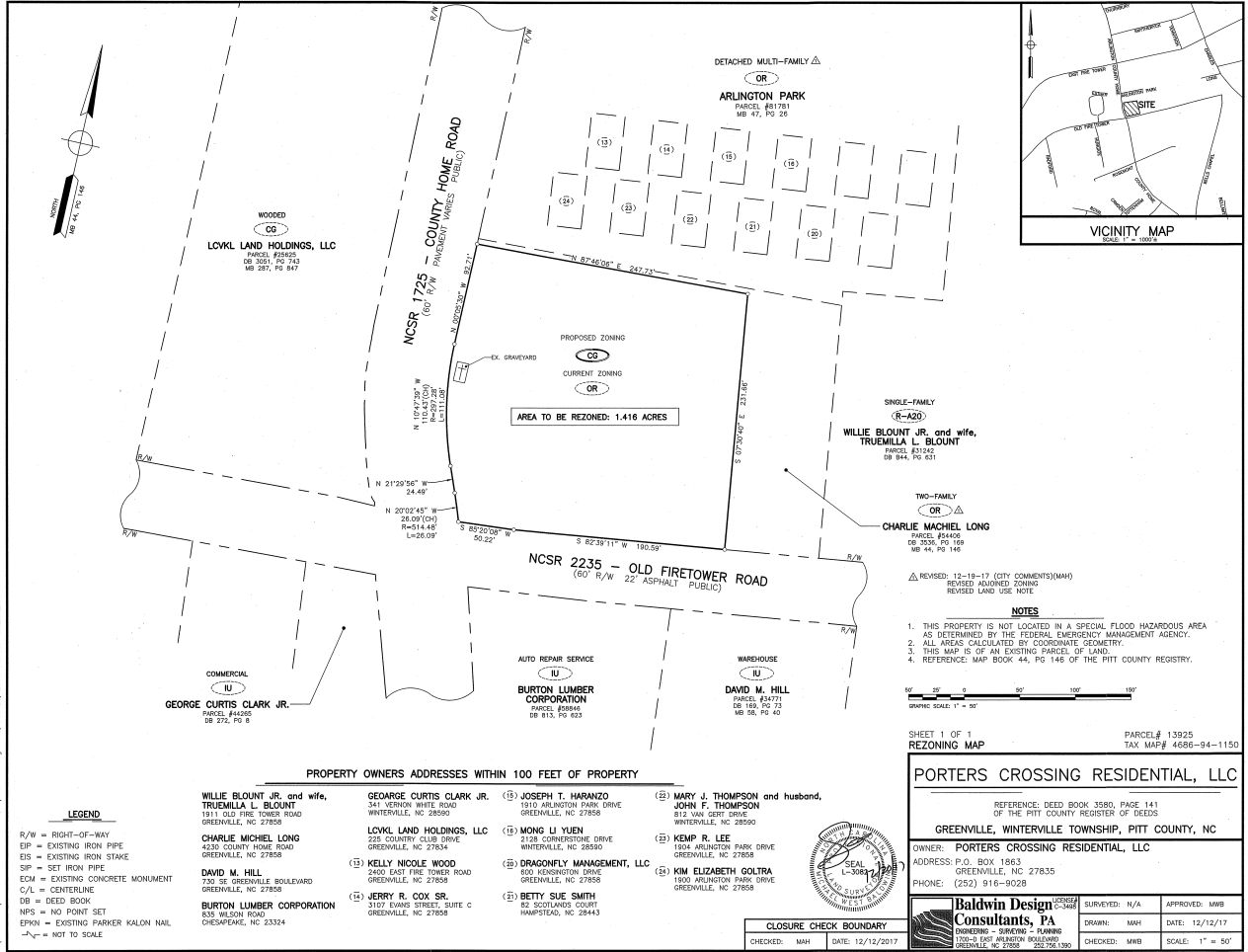
-  Rezoning
-  Land Parcels



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Survey



T:\ADMIN\15-154-154-PORTERS CROSSING RESIDENTIAL.DWG Mod. Date: 20, 2017-09-20:07:00 AM: MERRICK

LEGEND

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

PROPERTY OWNERS ADDRESSES WITHIN 100 FEET OF PROPERTY

- | | | | |
|---|--|---|--|
| <p>WILLIE BLOUNT JR. and wife,
 TRUEMILLA L. BLOUNT
 1911 OLD FIRE TOWER ROAD
 GREENVILLE, NC 27858</p> <p>CHARLIE MICHEL LONG
 4235 COUNTY HOME ROAD
 GREENVILLE, NC 27858</p> <p>DAVID M. HILL
 720 SE GREENVILLE BOULEVARD
 GREENVILLE, NC 27858</p> <p>BURTON LUMBER CORPORATION
 635 WILSON ROAD
 CHESTERFORD, NC 23224</p> | <p>GEDARGE CURTIS CLARK JR.
 341 VERNON WHITE ROAD
 WHITEVILLE, NC 27890</p> <p>LVKVL LAND HOLDINGS, LLC
 225 COUNTRY CLUB DRIVE
 GREENVILLE, NC 27858</p> <p>KELLY NICOLE WOOD
 2400 EAST FIRE TOWER ROAD
 GREENVILLE, NC 27858</p> <p>JERRY R. COX SR.
 3107 EVANS STREET, SUITE C
 GREENVILLE, NC 27858</p> | <p>JOSEPH T. HARANZO
 1910 ARLINGTON PARK DRIVE
 GREENVILLE, NC 27858</p> <p>MONG LI YUEN
 2129 CORNERSTONE DRIVE
 WINTERVILLE, NC 28690</p> <p>DRAGONFLY MANAGEMENT, LLC
 600 KENSINGTON DRIVE
 GREENVILLE, NC 27858</p> <p>BETTY SUE SMITH
 82 SCOTLANDS COURT
 HAMPSTEAD, NC 28443</p> | <p>MARY J. THOMPSON and husband,
 JOHN F. THOMPSON
 812 VAN COTT DRIVE
 WINTERVILLE, NC 28590</p> <p>KEMP R. LEE
 1504 ARLINGTON PARK DRIVE
 GREENVILLE, NC 27858</p> <p>KIM ELIZABETH GOLTRA
 1800 ARLINGTON PARK DRIVE
 GREENVILLE, NC 27858</p> |
|---|--|---|--|

SHEET 1 OF 1
 REZONING MAP
 PARCEL# 13925
 TAX MAP# 4686-94-1150

PORTERS CROSSING RESIDENTIAL, LLC

REFERENCE: DEED BOOK 3580, PAGE 141
 OF THE PITT COUNTY REGISTER OF DEEDS

GREENVILLE, WINTERVILLE TOWNSHIP, PITT COUNTY, NC

OWNER: **PORTERS CROSSING RESIDENTIAL, LLC**
 ADDRESS: P.O. BOX 1863
 GREENVILLE, NC 27835
 PHONE: (252) 916-9028

	DESIGNED - SURVEY - PLANNING 1000 S. EAST WARRIOR BOULEVARD GREENVILLE, NC 27868	CHECKED: MWH	DATE: 12/12/2017	APPROVED: MWH	DATE: 12/12/17
	CHECKED: MWH DATE: 12/12/2017	CHECKED: MWH SCALE: 1" = 50'			


















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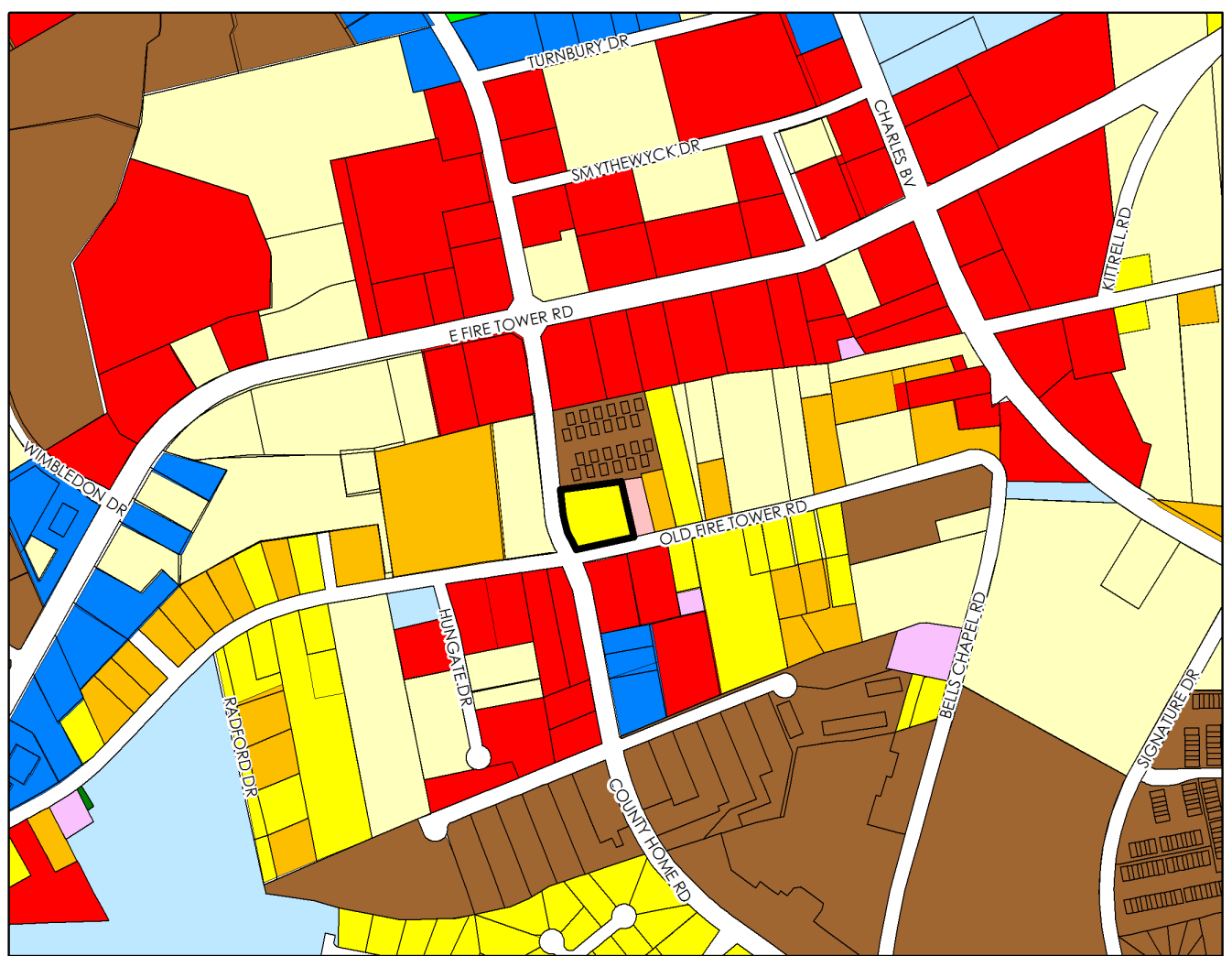
Existing Land Use

Map Legend

-  Rezoning
-  Land Parcels

Existing Land Use

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



Greenville
NORTH CAROLINA

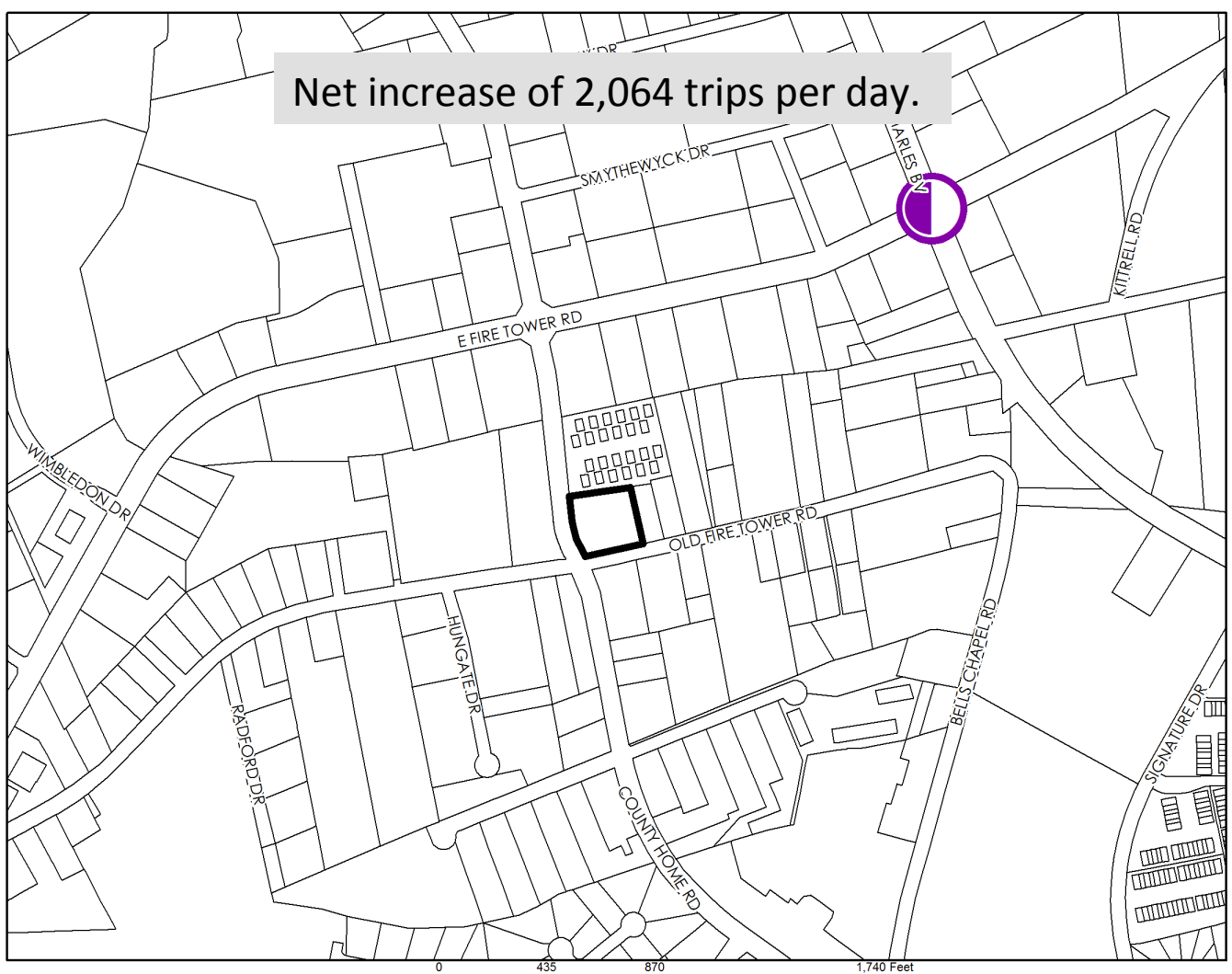
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Activity Centers

Map Legend

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

Net increase of 2,064 trips per day.



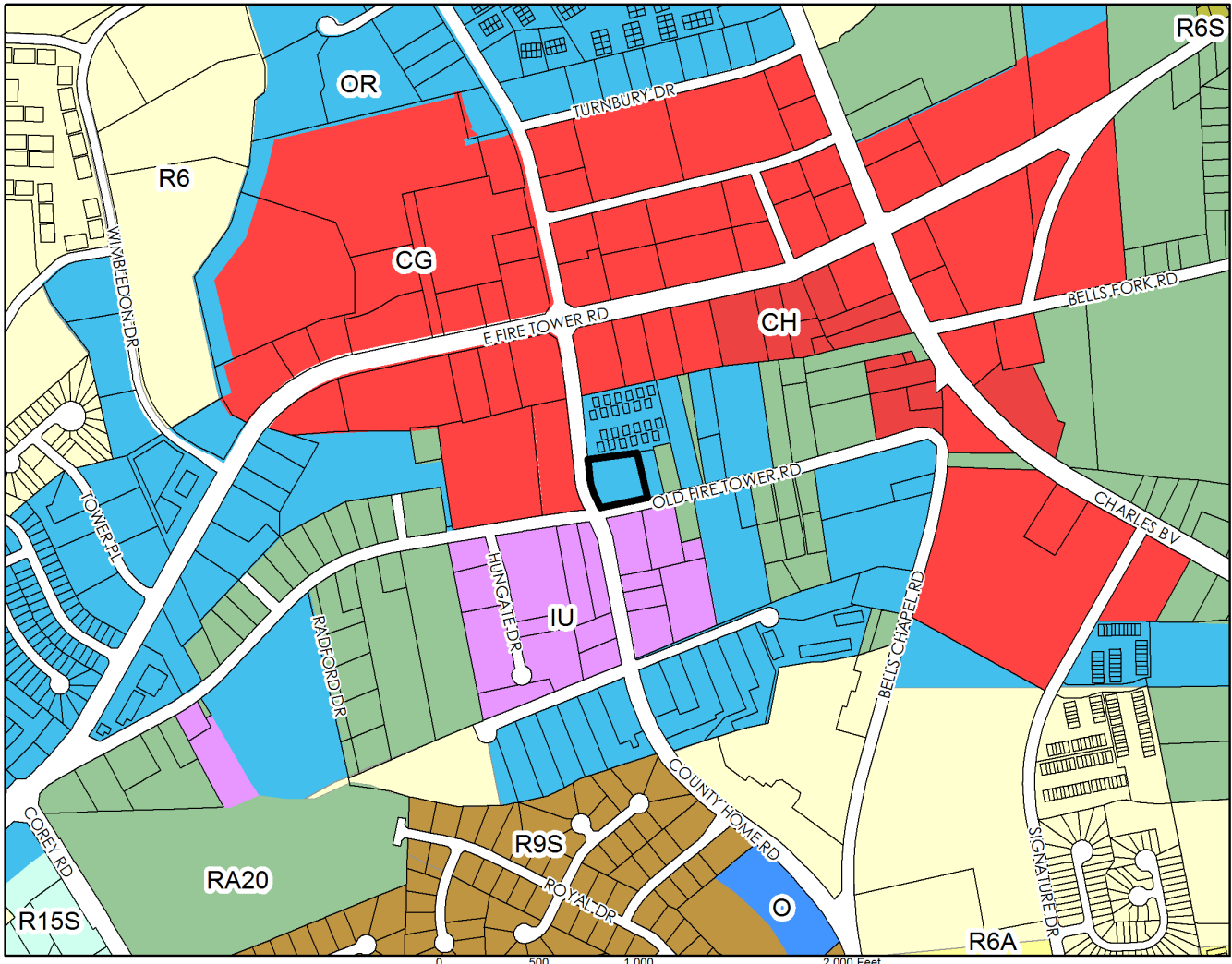
Greenville
NORTH CAROLINA

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Zoning Map

Map Legend

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



Greenville
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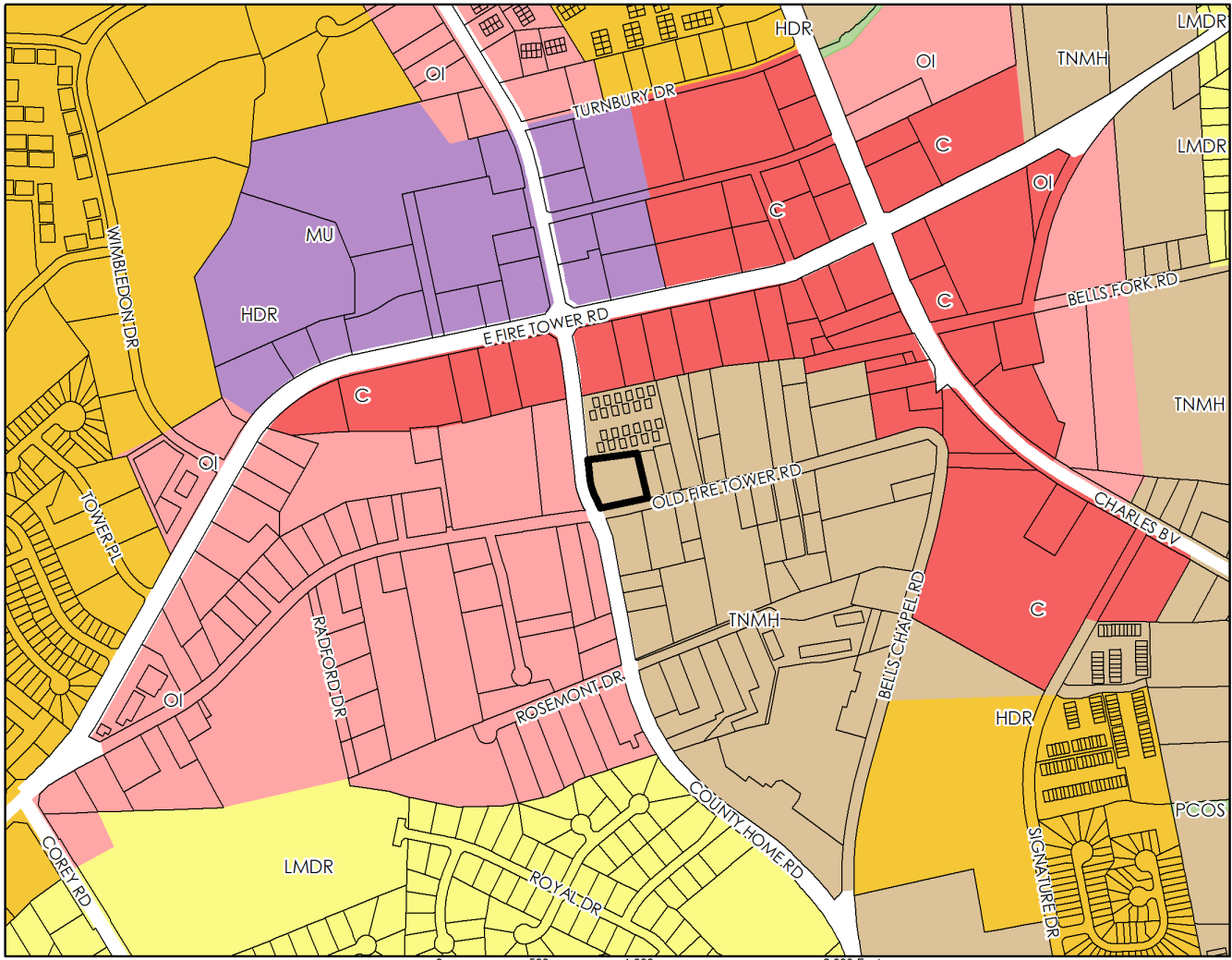
Future Land Use & Character Map

Map Legend

- Rezoning
- Land Parcels

Horizons2026 Future Land Use

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





Greenville
NORTH CAROLINA

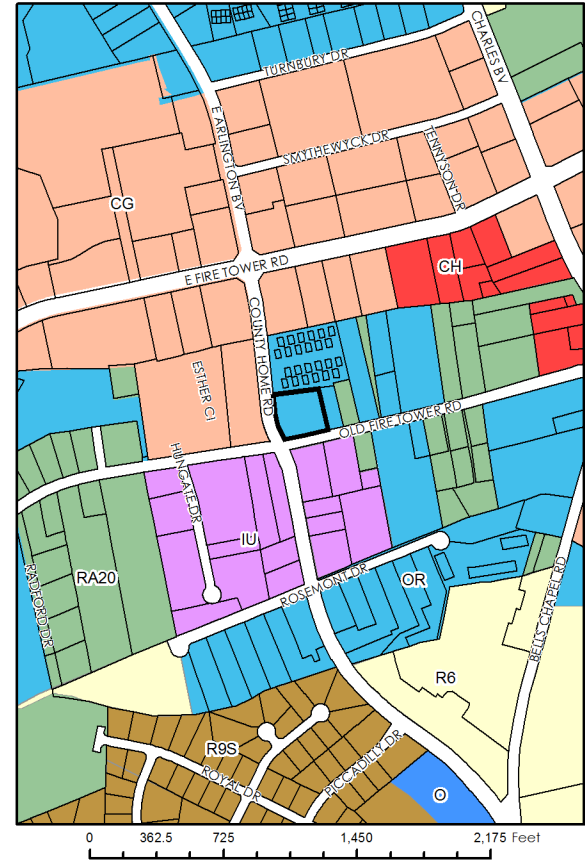
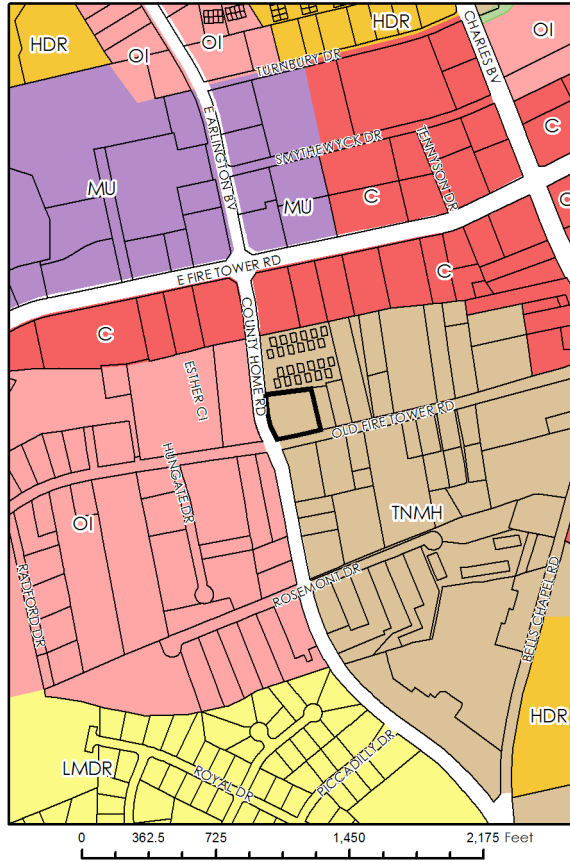
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Future Land Use & Character Map

Zoning Map

Map Legend

-  Rezoning Sites
-  Land Parcels



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Spot Zoning

Burden is on the local government to establish reasonableness in approving the request



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Factors for determining reasonableness:

- Size of area and particular characteristics
- Relation to comp plan
- Degree of change in uses between current and proposed zoning
- Relative harm and/or benefit to the owner(s), neighborhood and community



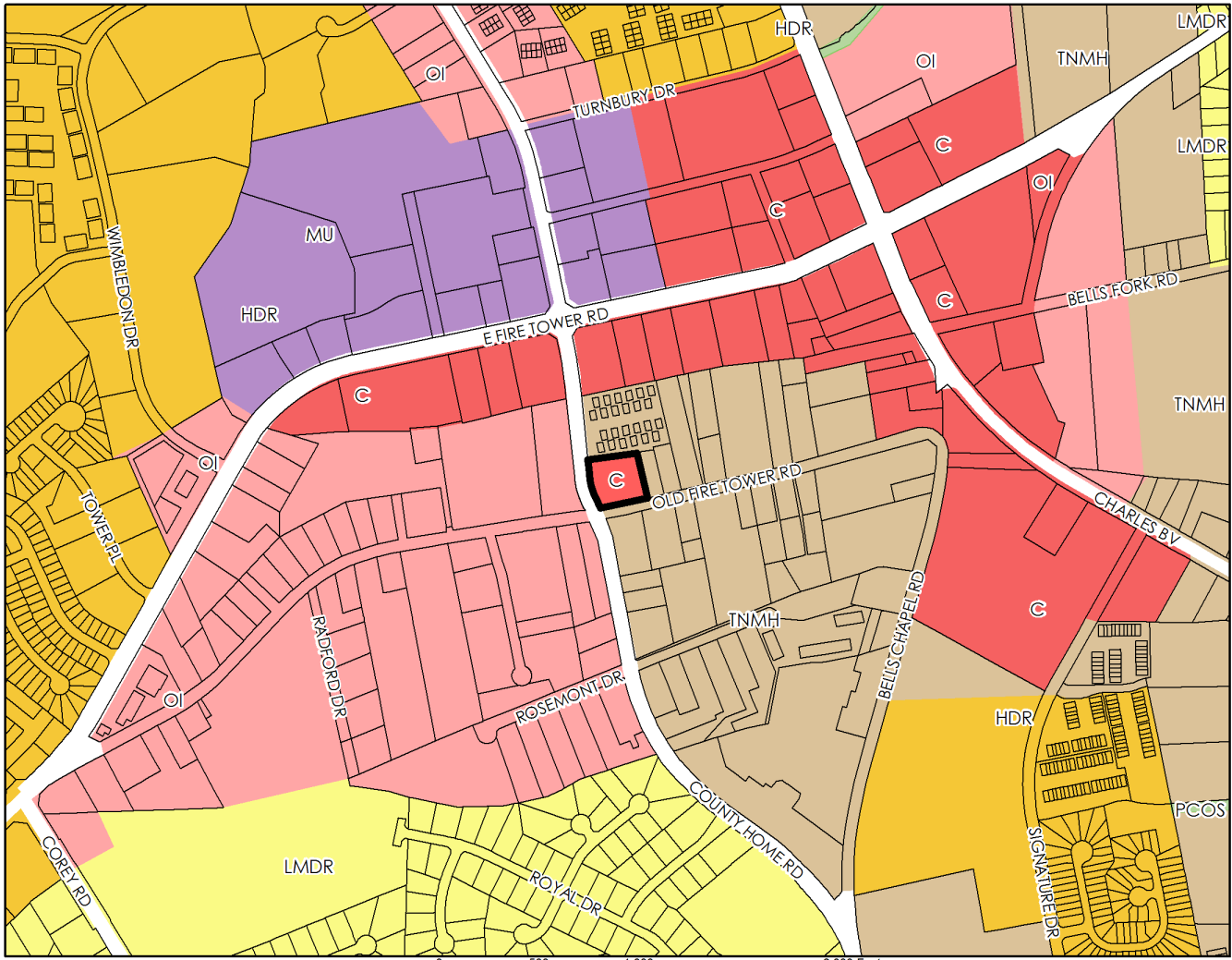
Future Land Use & Character Map

Map Legend

- Rezoning
- Land Parcels

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- LMDR - Residential, Low to Medium Density
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- MC - Medical Core
- MT - Medical Transition
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Greenville
NORTH CAROLINA

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Item 5


Ordinance requested by South Creek Development, LLC to rezone 5.727 acres located along the northern right-of-way of Old Fire Tower Road and 225 +/- feet west of County Home Road from CG (General Commercial) to OR (Office-Residential [High Density Multi-family])





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General Location Map

Map Legend

 Greenville's ETJ


 Tar River

 Pitt-Greenville Airport (PGV)

City Council Voting District

District

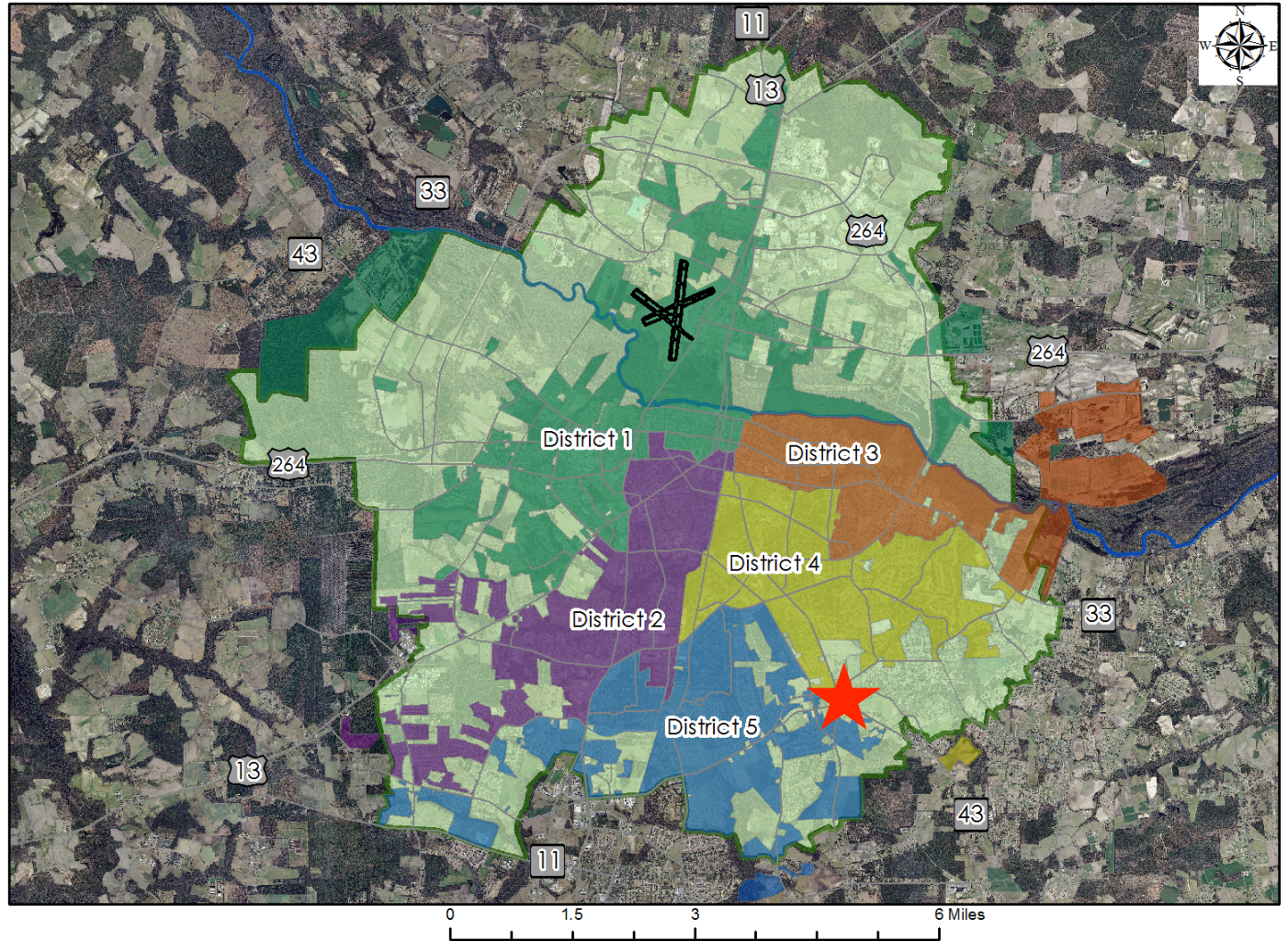
 District 1

 District 2

 District 3

 District 4

 District 5





Greenville
NORTH CAROLINA

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Aerial Map (2016)

Map Legend

-  Rezoning
-  Land Parcels



Greenville
NORTH CAROLINA

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Survey

PROPERTY OWNERS ADDRESSES WITHIN 100 FEET OF PROPERTY

LOVYL LAND HOLDINGS, LLC
225 COUNTRY CLUB DRIVE
GREENVILLE, NC 27834

ROSE PROPERTIES INC., LLC
1802 OLD FIRE TOWER ROAD
GREENVILLE, NC 27858

ABC FAMILY, LLC
1290 E EAST ARLINGTON BOULEVARD
GREENVILLE, NC 27858

THOMAS M. ANTHONY
429 WATSON DRIVE
WINTERVILLE, NC 28590

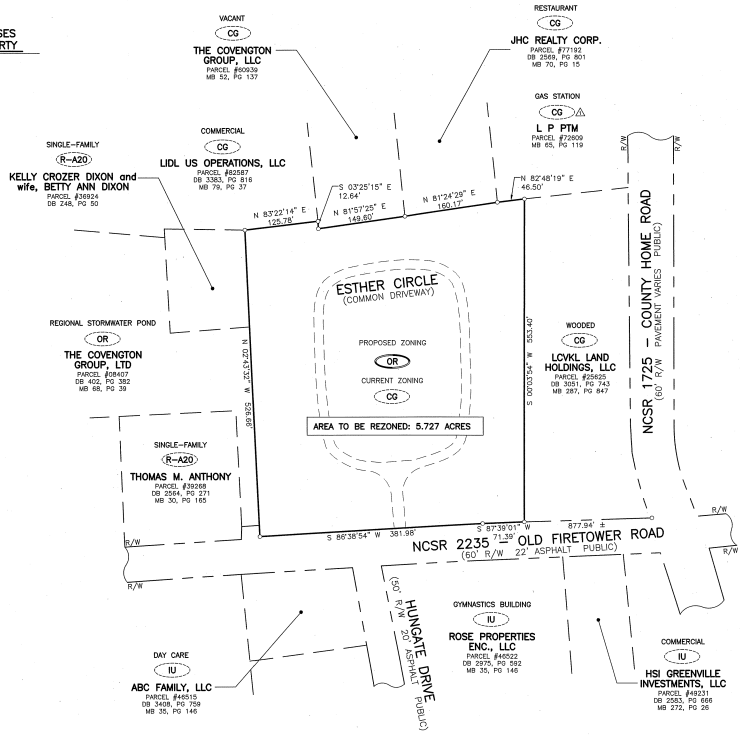
THE COVENGTON GROUP, LLC
PO BOX 3075
GREENVILLE, NC 27836

KELLY CROZER DIXON and wife, BETTY ANN DIXON
PO BOX 382
WINTERVILLE, NC 28590

LIDL US OPERATIONS, LLC
3500 SOUTH SEAWAY STREET
ARLINGTON, VA 22202

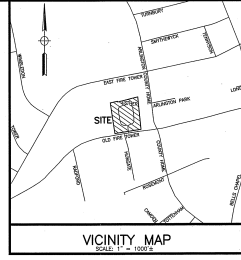
JHC REALTY CORP.
7659 CAPRIDO DRIVE
BONITON BEACH, FL 33472

L P PTM
5700 SIXTH AVENUE
ALTOONA, PA 16602



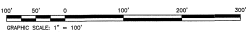
LEGEND

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- DIP = 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 NAL
- = NOT TO SCALE



△ REVISED: 12-19-17 (CITY COMMENTS)(MM)
REVISED ADJONED ZONING
ADDED CHANGES TO TITLE

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



SHEET 1 OF 1 PARCEL# 11770
REZONING MAP TAX MAP# 4686-84-4036

SOUTH CREEK DEVELOPMENT, LLC	
REFERENCE: DEED BOOK 620, PAGE 841 OF THE PITT COUNTY REGISTER OF DEEDS WINTERVILLE TOWNSHIP, PITT COUNTY, NC	
OWNER: BARBARA JACKSON DENNIS ADDRESS: 1903 RED BUD CIRCLE GREENVILLE, NC 27808 PHONE: (252) 355-0088	OWNER: GRAYDON PAUL JACKSON JR. ADDRESS: 2716 TOWNES DRIVE GREENVILLE, NC 27858 PHONE: (252) 353-3710
SURVEYED: N/A	APPROVED: MMB
DRAWN: MAH	DATE: 12/12/17
CHECKED: MMB	SCALE: 1" = 100'

CLOSURE CHECK BOUNDARY	
CHECKED: MAH	DATE: 12/12/2017



Baldwin Design Consultants, PA
CONSULTANTS
CHERRIE - SURVEY - PLANNING
1700-D EAST ARLINGTON BOULEVARD
GREENVILLE, NC 27808 252.781.1390





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






Y:\DRAWINGS\17-184 SOUTH CREEK DEVELOPMENT\REZONING\1770.dwg Wed, Dec 20, 2017 1:01:46pm MBERSON

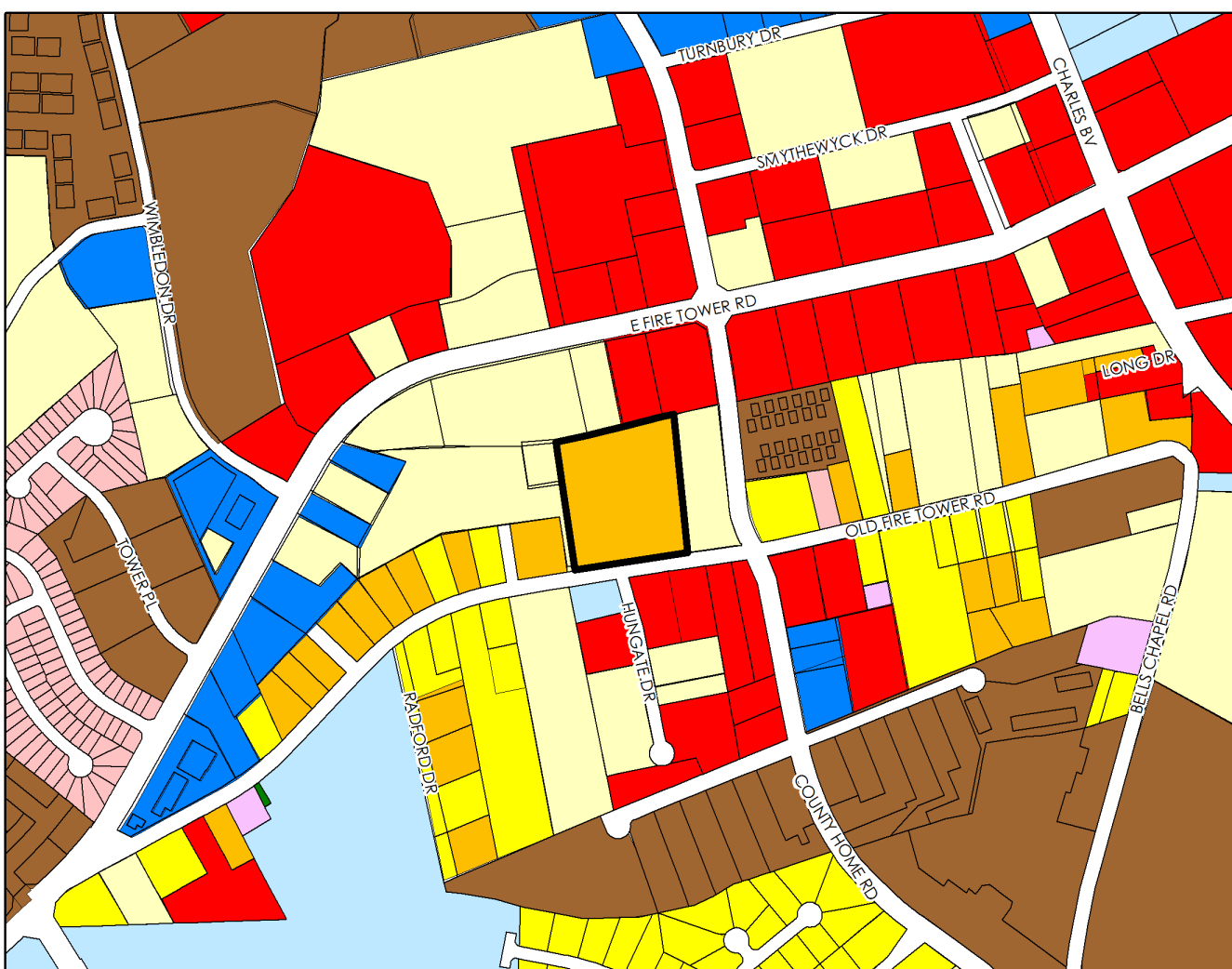
Existing Land Use

Map Legend

-  Rezoning
-  Land Parcels

Existing Land Use

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



Greenville
NORTH CAROLINA

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Activity Centers

Map Legend

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



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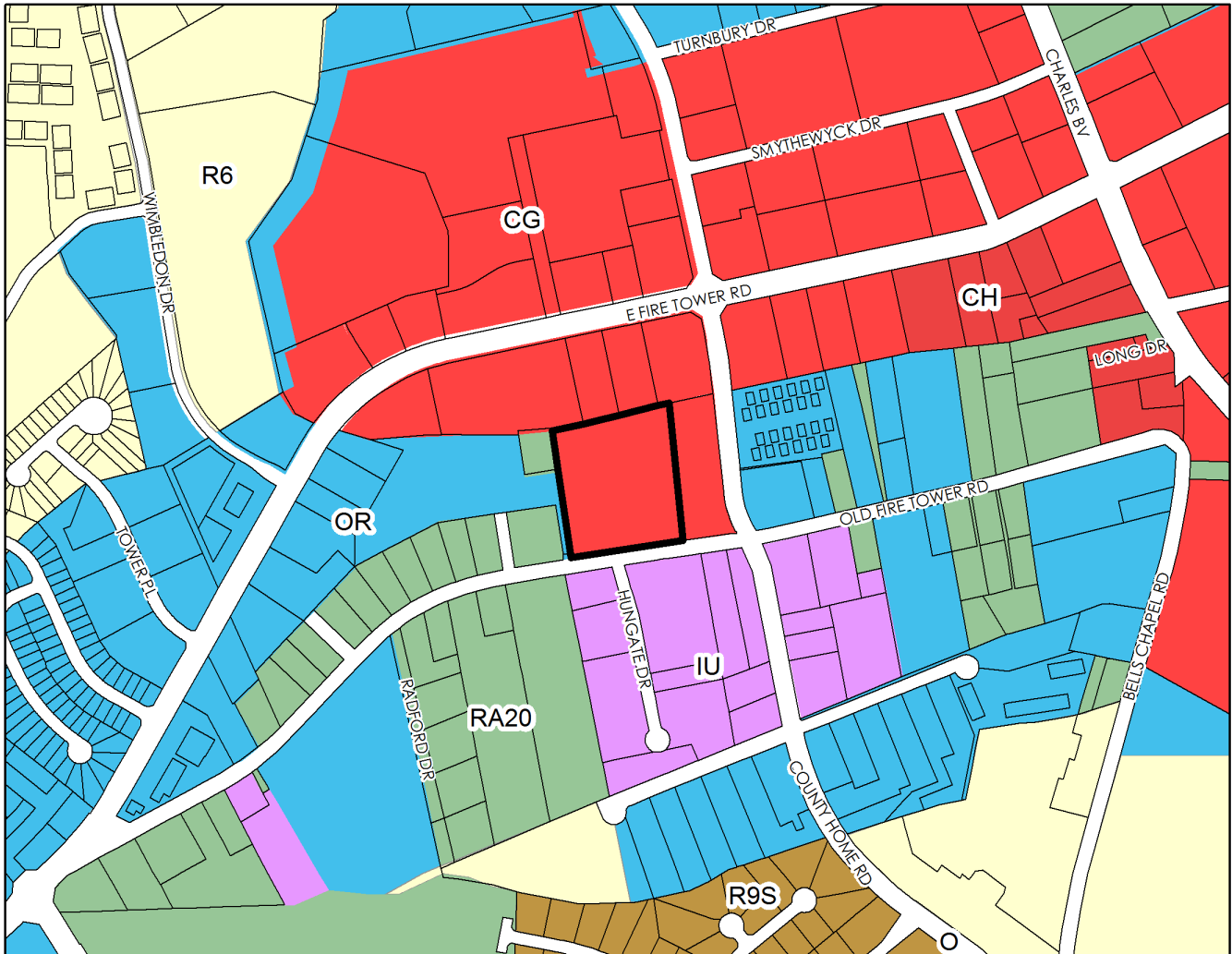
No increase traffic is anticipated.



Zoning Map

Map Legend

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



0 435 870 1,740 Feet





Greenville
NORTH CAROLINA

















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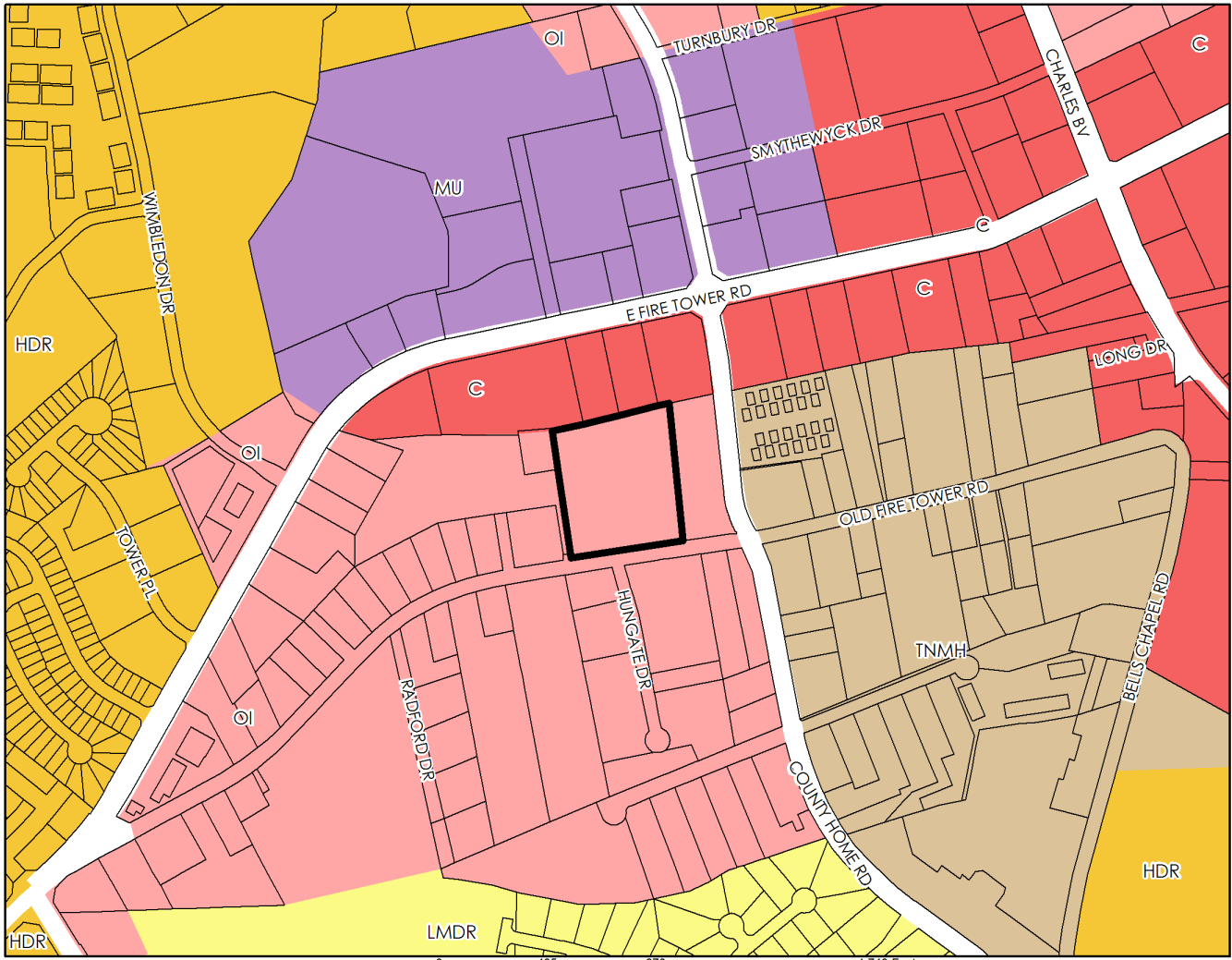
Future Land Use & Character Map

Map Legend

-  Rezoning
-  Land Parcels

Horizons2026 Future Land Use

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





Greenville
NORTH CAROLINA

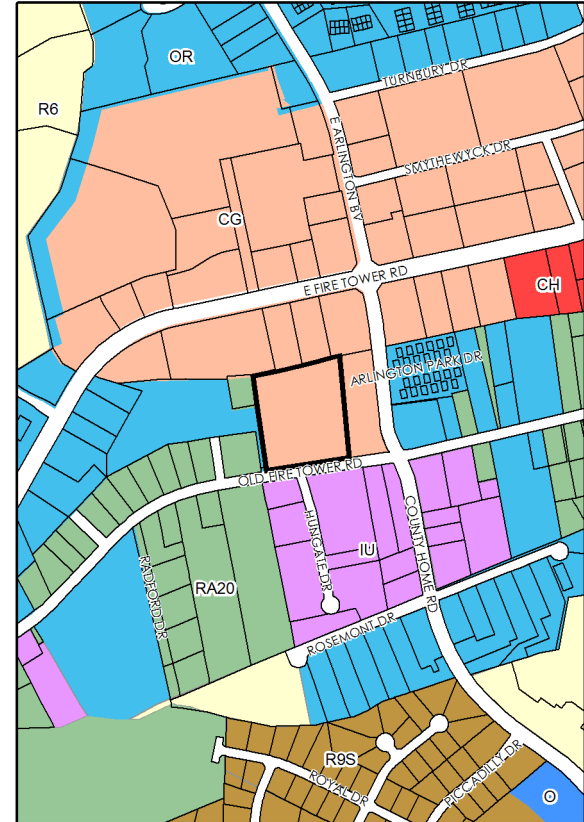
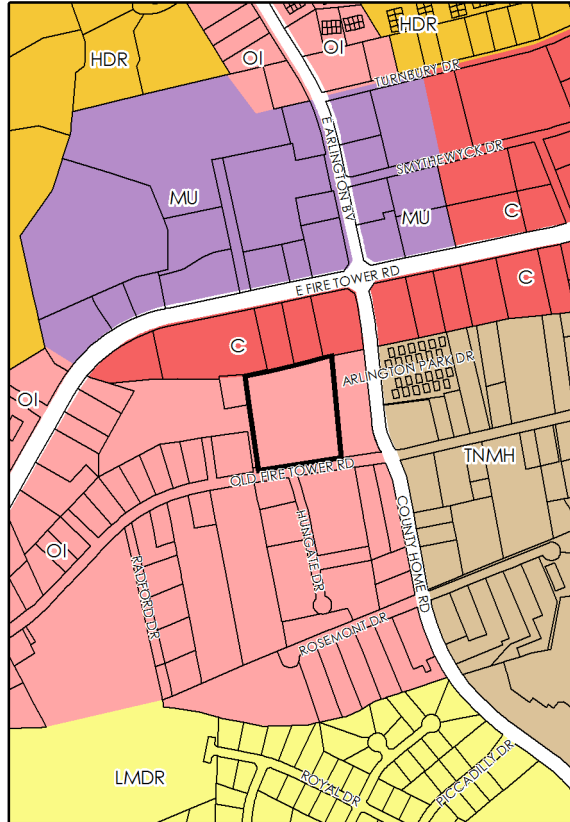
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Future Land Use & Character Map

Zoning Map

Map Legend

-  Rezoning Sites
-  Land Parcels



Greenville
NORTH CAROLINA

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Item 6


Ordinance requested by Tracey M. Mason to rezone 0.3566 acres located along the northern right-of-way of East 10th Street and adjacent to The Davis Apartments from RA20 (Residential-Agricultural) to CG (General Commercial)





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General Location Map

Map Legend

 Greenville's ETJ

 Tar River

 Pitt-Greenville Airport (PGV)

City Council Voting District

District

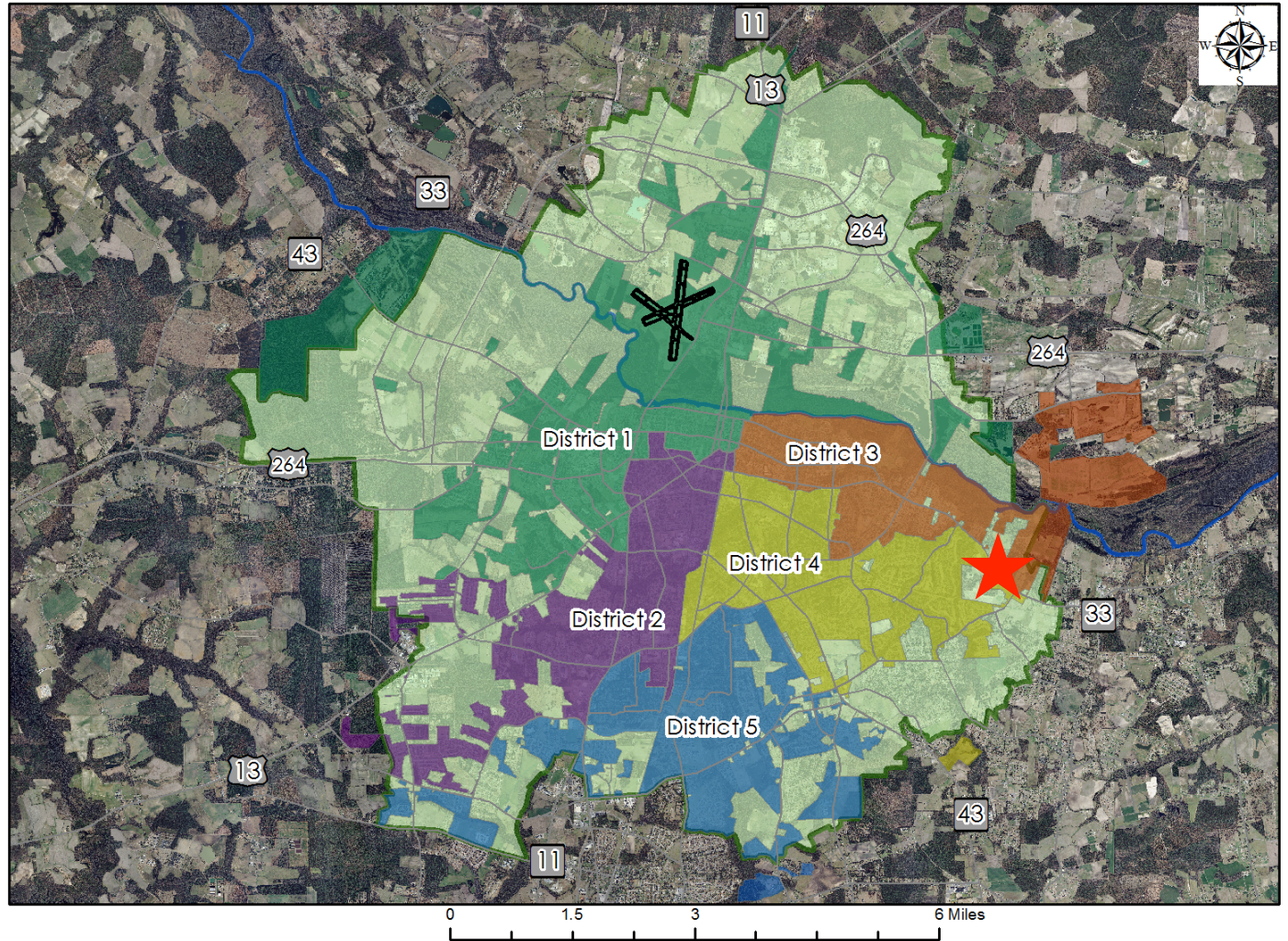
 District 1

 District 2

 District 3

 District 4

 District 5





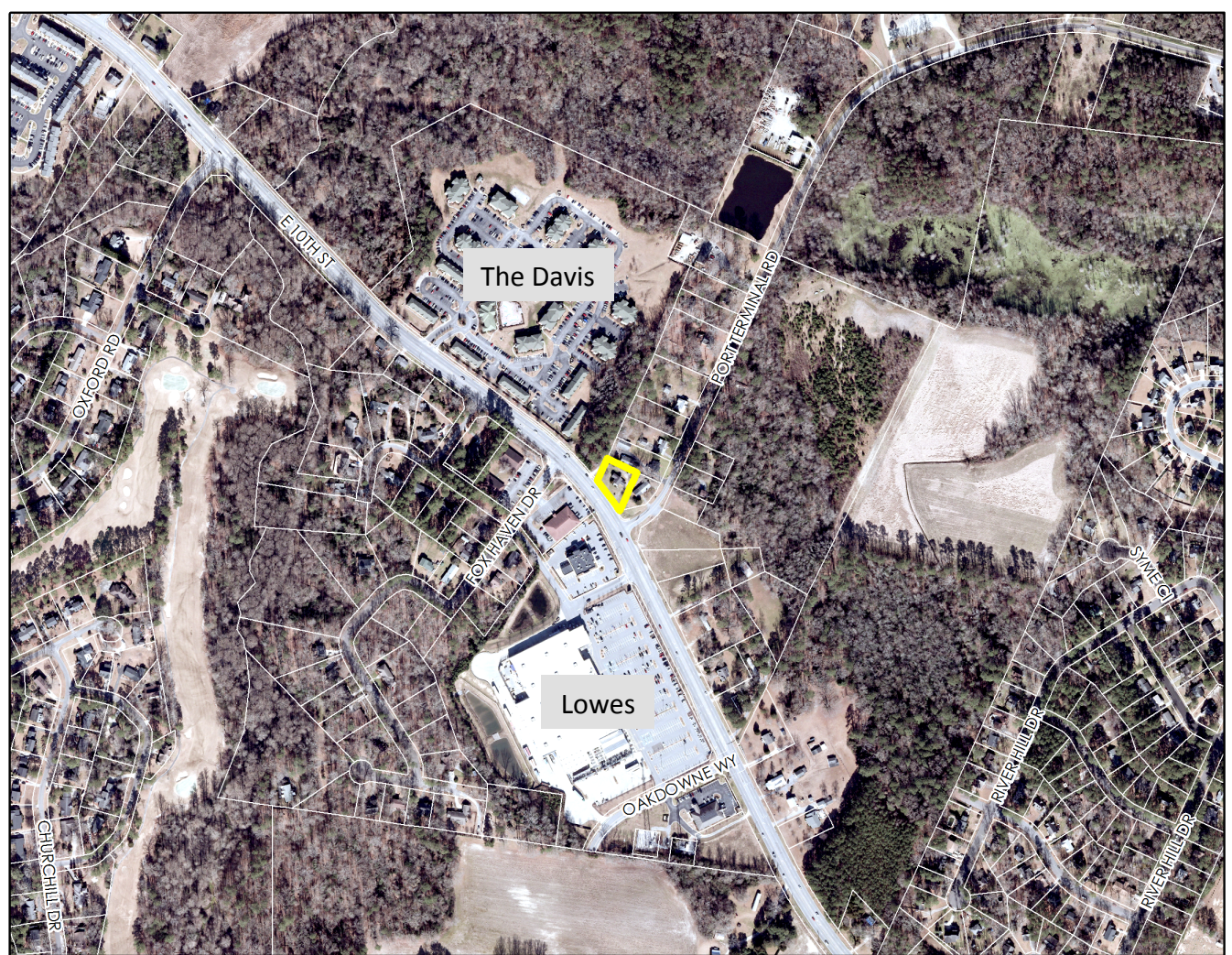
Greenville
NORTH CAROLINA

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Aerial Map (2016)

Map Legend

-  Rezoning
-  Land Parcels



Greenville
NORTH CAROLINA

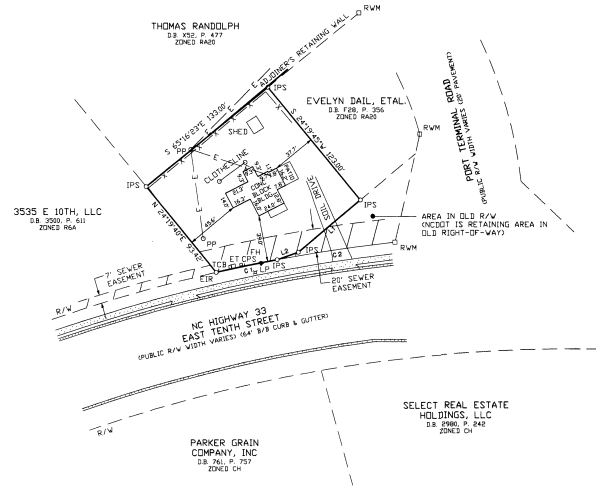
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Survey



LEGEND

EIR = EXISTING IRON ROD
 IPS = IRON PIPE SET
 R/W = RIGHT-OF-WAY MONUMENT
 R/W = RIGHT-OF-WAY
 PP = POWER POLE
 LP = LIGHT POLE
 -E- = OVERHEAD UTILITY LINES
 -X- = WIRE FENCE
 TCB = TELECOMMUNICATION BOX
 ET = ELECTRIC TRANSFORMER
 CPS = CABLE TV POWER SUPPLY
 FH = FIRE HYDRANT



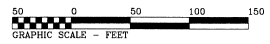
VICINITY MAP
 SCALE: 1" = 1000'

Course	Bearing	Distance
L1	N 86°15' 50" W	68.50
L2	N 45°34' 34" W	19.05

Curve	Radius	Length	Chord	Chord Bear.
C1	1361.83'	53.71'	53.70'	N 37°53' 20" W
C2	1361.83'	100.79'	100.77'	N 34°39' 53" W

NOTES

1. LOT IS CURRENTLY ZONED RA-20. PROPOSED ZONING IS CH.
2. THIS LOT IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON FIRM MAP 072648700R DATED 7/7/14 & FIRM MAP 072650707J DATED 1/2/16.
3. PROPERTY SIZE IS 0.3566 ACRES.



I, Blake K. Bjerkeset, certify that this plot was drawn under my supervision from an actual survey made under my supervision (reference Deed Book 147, Page 673), that the boundaries not surveyed are clearly shown as broken lines drawn from information found in referenced deeds; that the ratio of precision as calculated is 110.0000; that this plot was prepared in accordance with G.S. 47-30 as amended.

Witness my original signature, registration number and seal this 17th day of November, A.D. 2017. REVISED 12/20/17 FOR NAME CHANGE.



Blake K. Bjerkeset
 Blake K. Bjerkeset L-3891

Rezoning Map
 For
TRACEY MASON

Being the property
 recorded in Deed Book 147, Page 673
 of the Pitt County Registry
 Greenville Township, Pitt County, North Carolina

OWNER: ALBERT RAY SMITH THOMAS EARL SMITH 577 SHADOW RIDGE DR WINTERVILLE, NC 28590 (252)412-4936	BJERKESET LAND SURVEYING P-0726 6718 GLENWOOD DRIVE GRIFTON, NC 28530 (252)737-3077	Surveyed: BK3 Date: 11/17/17 Scale: 1" = 50'
--	--	--




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

FINAL

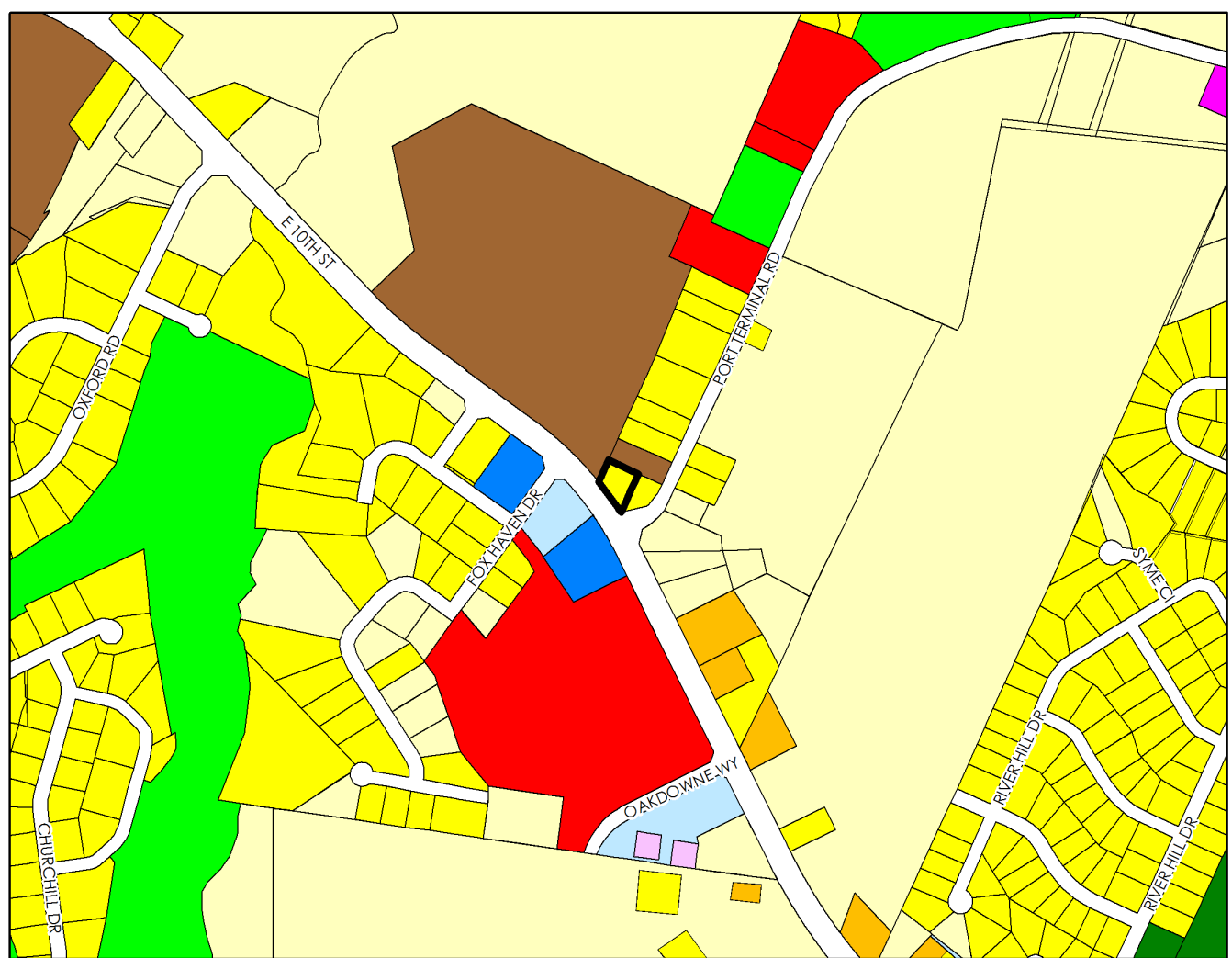
Existing Land Use

Map Legend

-  Rezoning
-  Land Parcels

Existing Land Use

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



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NORTH CAROLINA

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Activity Centers

Map Legend

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

No increase traffic is anticipated.



0 435 870 1,740 Feet

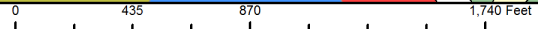
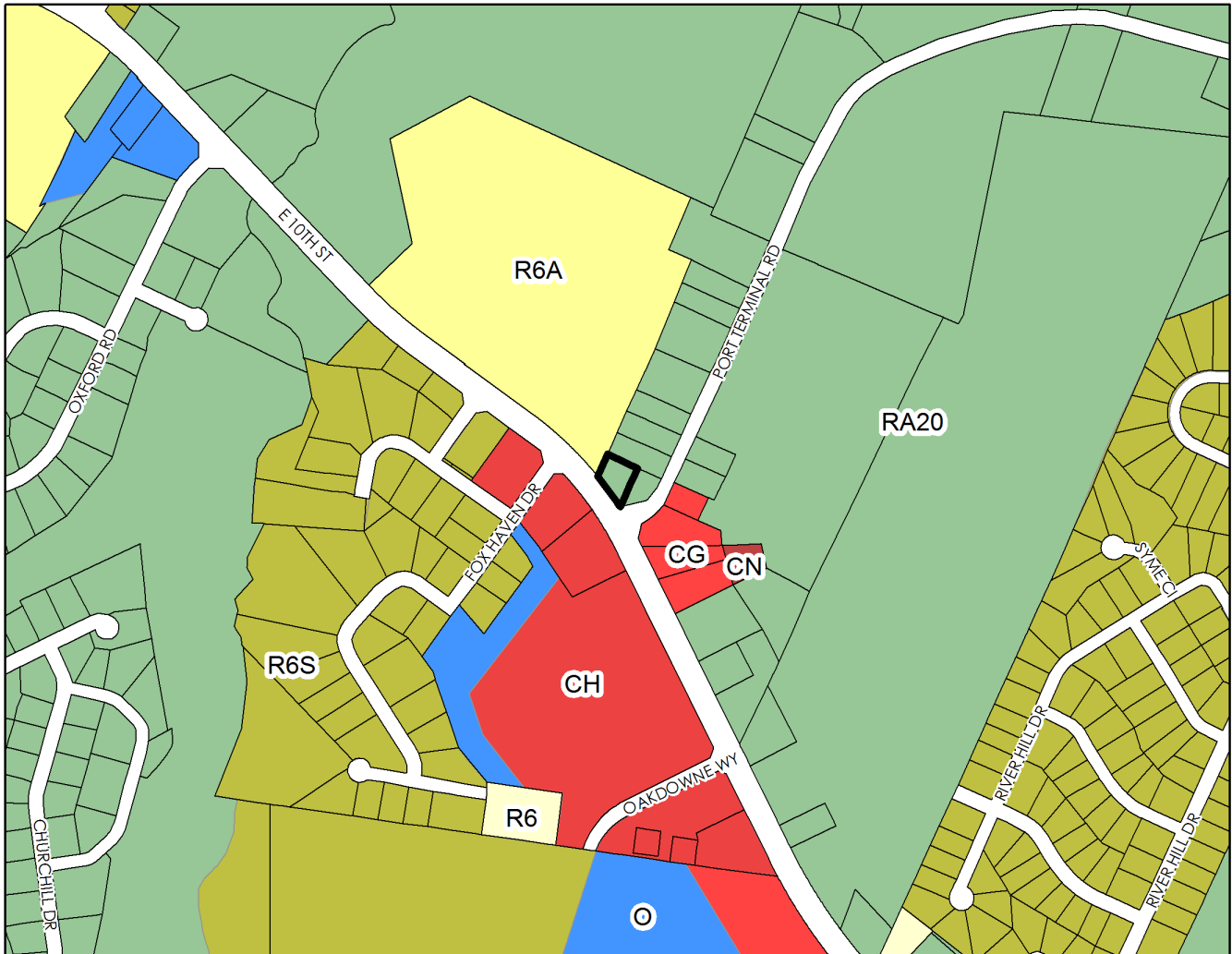


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Zoning Map

Map Legend

Rezoning	PIU	R6MH
Land Parcels	MI	R6N
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CG	O	R9S
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CN	OR-UC	R15S
MCH	R6	PUD
MCG	R6A	MR
I	R6A-CA	MRS
IU	R6A-RU	RA20





Greenville
NORTH CAROLINA

















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Future Land Use & Character Map

Map Legend

-  Rezoning
-  Land Parcels

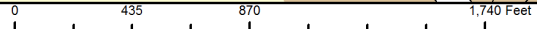
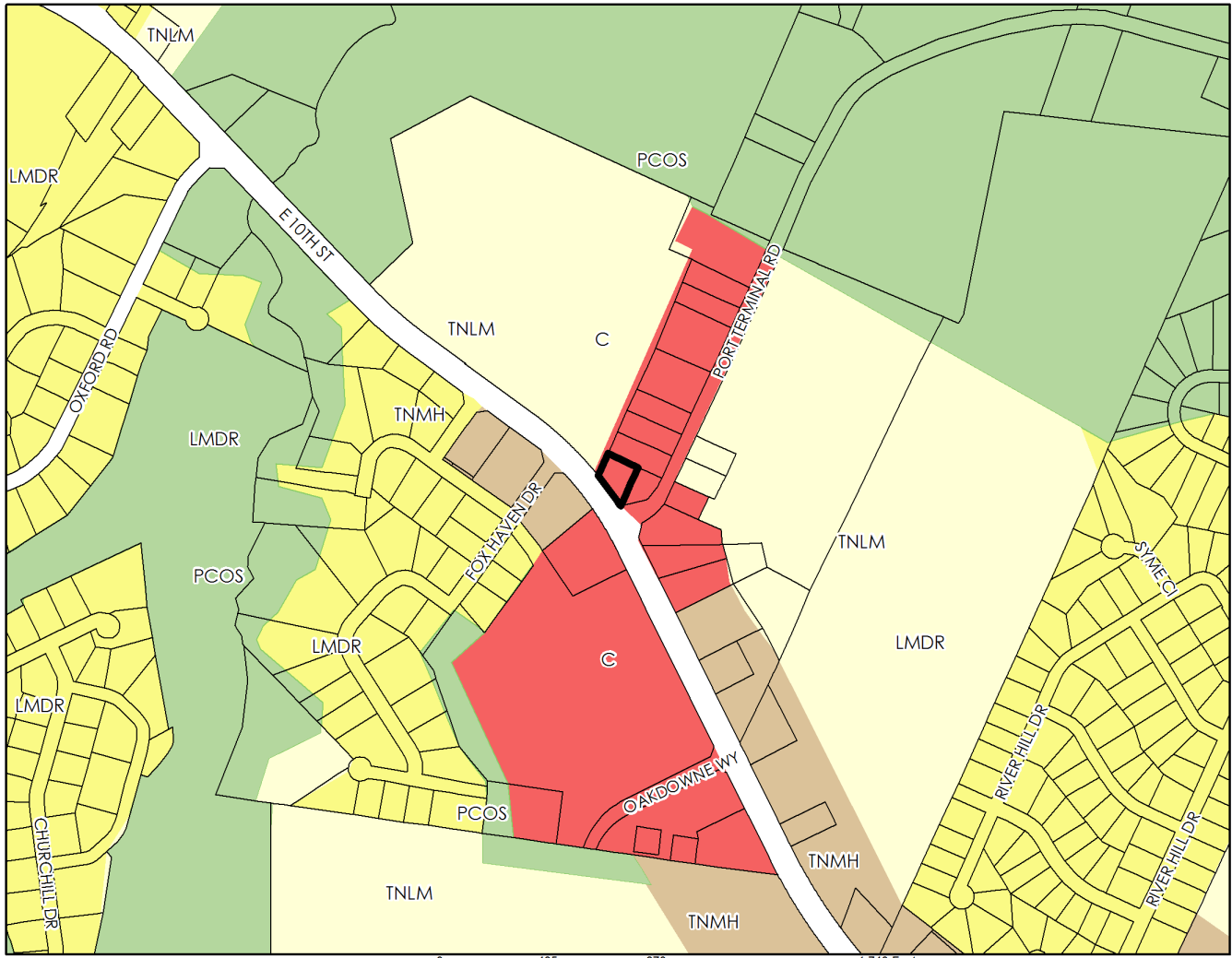
Horizons2026 Future Land Use

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



Greenville
NORTH CAROLINA



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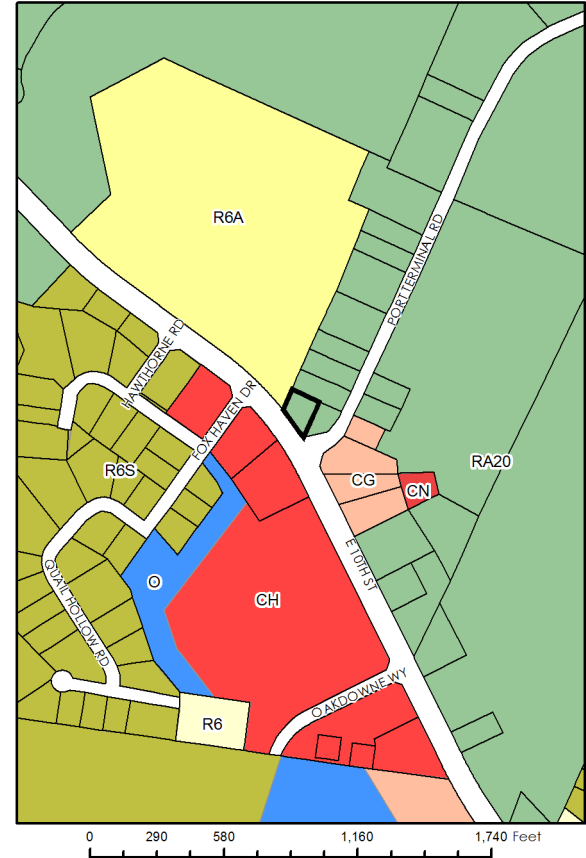
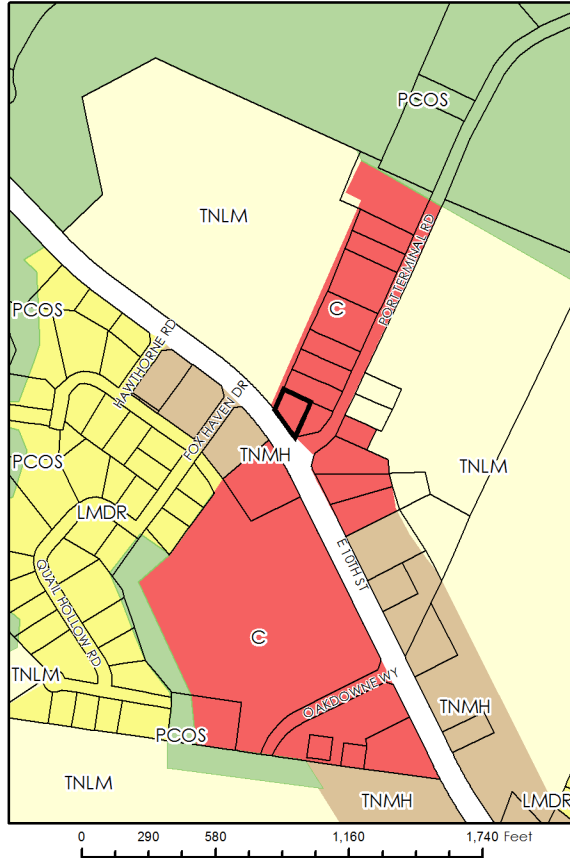


Future Land Use & Character Map

Zoning Map

Map Legend

-  Rezoning Sites
-  Land Parcels



Greenville
NORTH CAROLINA

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Other Items of Business

February 8, 2018



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Item 7


Request by Umberto G. and Angela D. Fontana for a voluntary annexation agreement with the City of Greenville for the purpose of obtaining sanitary sewer from Greenville Utilities Commission for property located between Highway 33 East and the Tar River and adjacent to Moss Bend Subdivision




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General Location Map

Map Legend

 Greenville's ETJ


 Tar River

 Pitt-Greenville Airport (PGV)


City Council Voting District

District

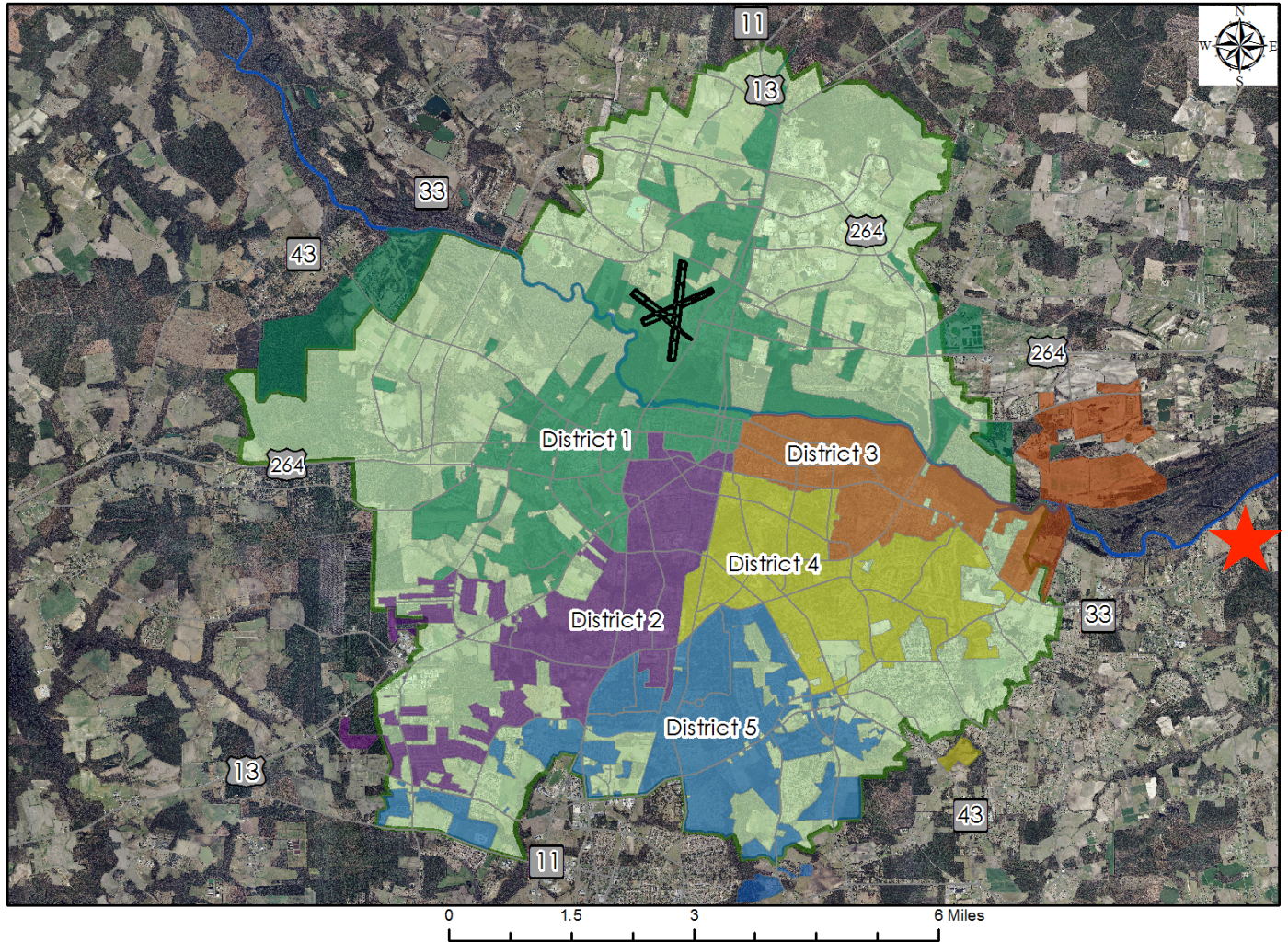
 District 1

 District 2

 District 3

 District 4

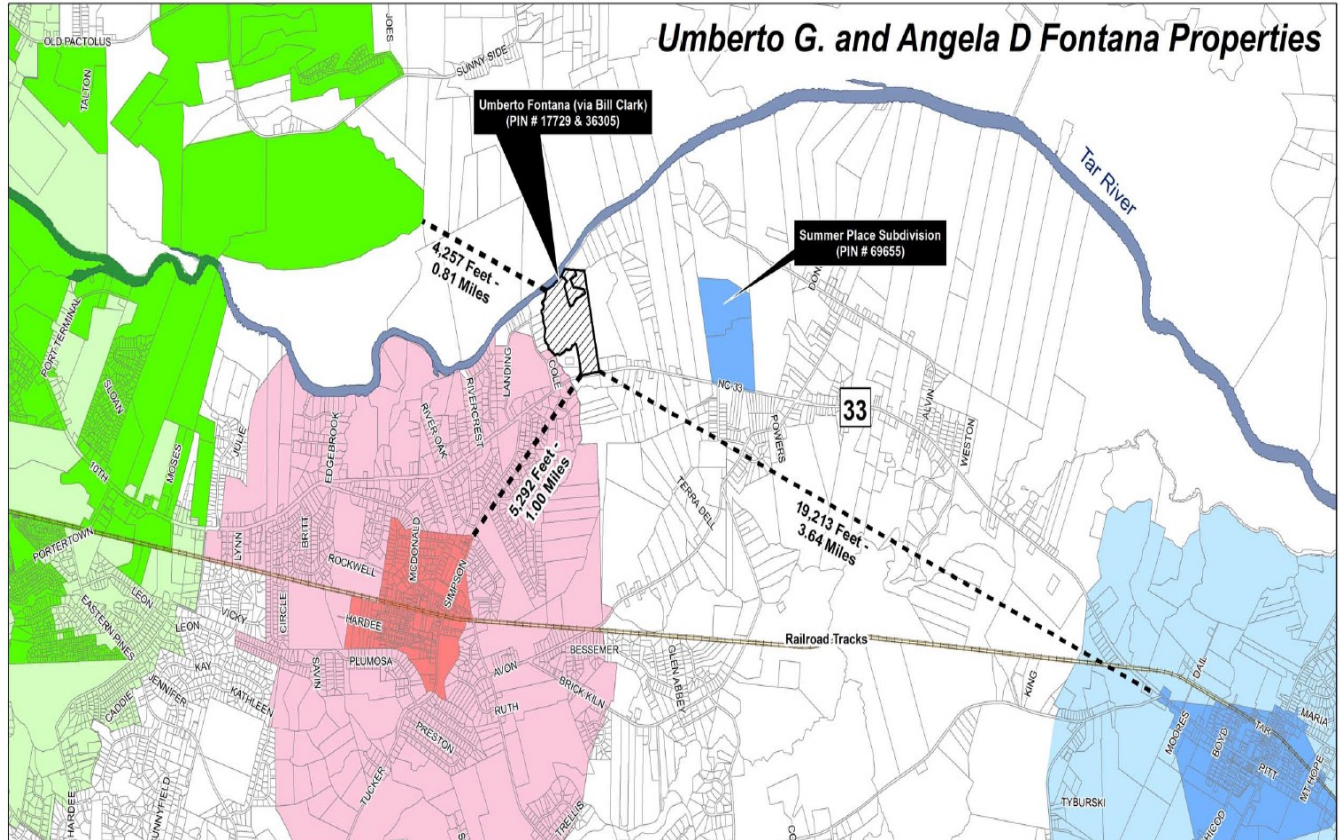
 District 5



Greenville
NORTH CAROLINA

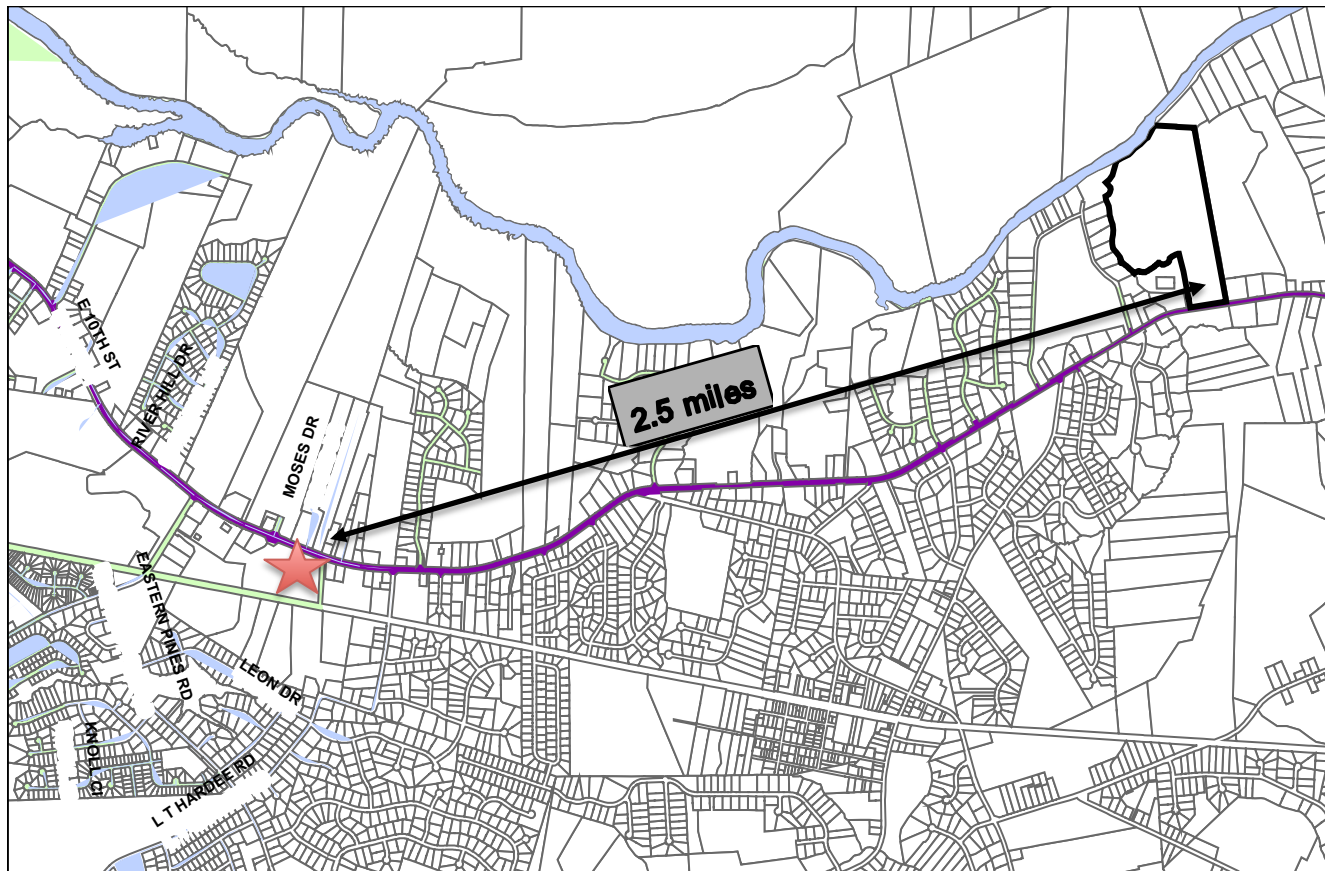
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Umberto G. and Angela D Fontana Properties



Greenville
NORTH CAROLINA

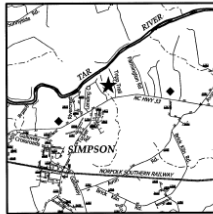
Find yourself in good company®



Greenville
NORTH CAROLINA

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Survey



CALLS FROM "D" TO "C"

L14	N 42°11'00" W	194.13'
L15	N 56°54'27" W	52.73'
L16	N 00°03'36" W	62.62-64'
L17	N 25°34'37" W	92.82'
L18	N 45°19'25" W	62.98'
L19	N 25°01'44" W	83.80'
L20	N 08°51'37" E	317.24'
L21	N 15°28'46" W	146.32'
L22	N 00°17'28" E	156.69'
L23	N 16°34'50" W	118.08'
L24	N 61°42'15" E	82.63'
L25	N 11°21'00" E	89.56'
L26	N 43°42'06" W	100.85'
L27	N 48°34'00" E	151.27'
L28	N 24°20'44" E	129.75'
L29	N 24°20'44" E	47.51'
L30	N 68°44'03" E	161.15'
L31	N 84°57'31" E	50.60'
L32	N 62°13'03" E	63.79'
L33	N 64°31'19" E	110.52'
L34	N 58°34'08" E	127.88'
L35	N 45°00'15" E	53.26'
L36	N 48°48'28" E	77.45'
L37	N 47°48'00" E	115.85'

LEGEND:

- NEW CITY LIMIT LINE
- OLD CITY LIMIT LINE
- - - - - EXISTING CITY LIMIT LINE

ALL OF PARCEL NO. 36305 AND A PORTION OF PARCEL NO. 17729

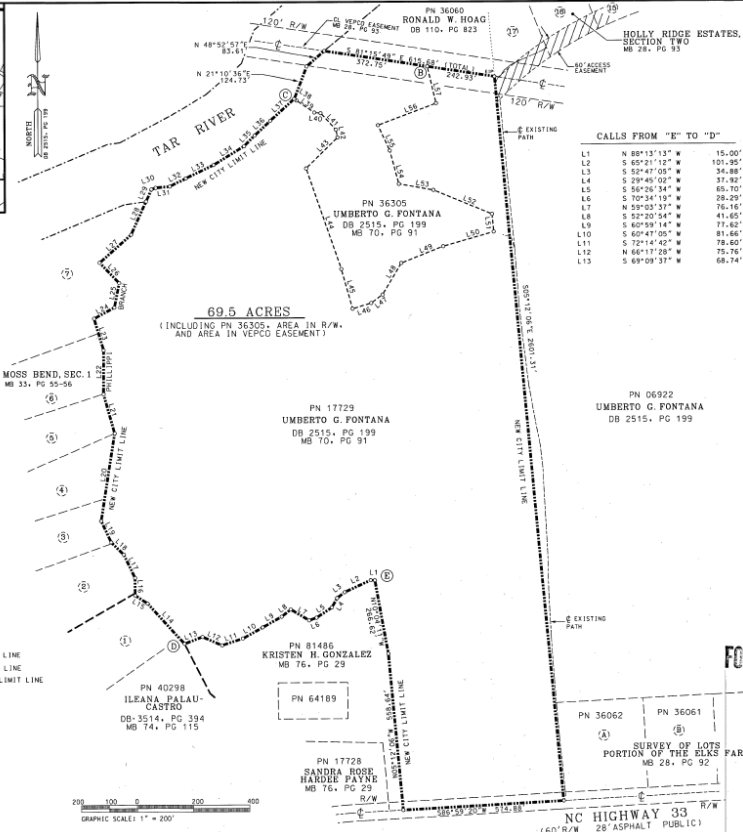
REFERENCES: A PORTION OF THE PROPERTY RECORDED IN DEED BOOK 2515, PAGE 199 OF THE PITT COUNTY REGISTRY

FONTANA PROPERTY

CRIMESLAND TWP., PITT COUNTY, NC
CLIENT: BILL CLARK HOMES OF GREENVILLE, LLC



SURVEYED:	N/A	APPROVED:	HOB/DTB
DRAWN:	DTB	DATE:	JAN 16, 2018
CHECKED:	HOB/DTB	SCALE:	1" = 200'



CALLS FROM "E" TO "D"

L1	N 88°13'13" W	15.00'
L2	S 85°21'12" W	101.95'
L3	S 53°47'09" W	34.88'
L4	S 29°48'02" W	37.82'
L5	S 58°26'34" W	65.70'
L6	S 20°44'19" W	28.29'
L7	N 55°05'37" W	76.16'
L8	S 60°20'54" W	41.65'
L9	S 60°59'14" W	77.62'
L10	S 60°47'05" W	81.66'
L11	S 72°14'42" W	78.60'
L12	N 66°11'28" W	75.78'
L13	S 68°08'37" W	68.74'

CALLS FROM "C" TO "B"

L38	S 55°30'09" E	16.00'
L39	S 55°30'09" E	78.69'
L40	S 84°37'10" E	23.58'
L41	S 42°14'12" E	80.15'
L42	S 11°20'52" E	28.62'
L43	S 45°40'28" E	103.12'
L44	S 19°00'44" E	382.09'
L45	S 19°28'04" E	147.63'
L46	N 73°19'07" E	65.81'
L47	N 53°38'14" E	50.31'
L48	N 30°54'53" E	131.60'
L49	N 68°19'13" E	161.36'
L50	N 74°03'57" E	188.67'
L51	N 05°23'27" W	63.74'
L52	N 07°22'19" W	226.06'
L53	N 79°54'32" W	125.41'
L54	N 14°55'14" W	123.39'
L55	N 24°47'52" W	99.93'
L56	N 89°20'01" E	222.22'
L57	N 13°03'58" W	135.50'

FOR REVIEW ONLY

I, _____, CERTIFY THAT THIS MAP IS OF A SURVEY OF ANOTHER CATEGORY AND IS AN EXCEPTION TO THE DEFINITION OF A SUBDIVISION.

PROFESSIONAL LAND SURVEYOR _____

MAP WAS DRAWN BY _____, CERTIFY THAT THIS IS A SURVEY OF ANOTHER CATEGORY AND IS AN EXCEPTION TO THE DEFINITION OF A SUBDIVISION. I CERTIFY THAT THE BOUNDARIES NOT SHOWN ARE SHOWN AS BOUNDARIES PLOTTED FROM INFORMATION FOUND IN DEEDS AND MAPS REFERENCED HEREIN.

WITNESS MY HAND AND SEAL THIS DAY OF _____, 20____.

SIGNER: _____
PROFESSIONAL LAND SURVEYOR _____

NORTH CAROLINA, COUNTY _____

I, _____, PUBLIC OF THE COUNTY AND STATE AFORESAID, CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, PERSONALLY APPEARED BEFORE ME THIS DAY AND ACKNOWLEDGED THE EXECUTION OF THE FOREGOING INSTRUMENT. WITNESS MY HAND AND OFFICIAL SEAL ON THIS DAY OF _____, 20____.

NOTARY PUBLIC _____
MY COMMISSION EXPIRES _____



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MAP NO.	MAPS RECORDED	BOOK	PAGE

MAP SHOWING AREA ANNEXED BY
THE CITY OF GREENVILLE

DATE _____ ORDINANCE NO. _____

69.5 AC AREA

The Greenville Utilities Commission Charter requires prior authorization by City Council for sanitary sewer connections and extensions outside of the City's ETJ.

Voluntary annexation into the city is a requirement of sanitary sewer connection.



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Staff recommends granting permission to the petitioner to connect to sanitary sewer in connection with the submission of a voluntary annexation agreement for acceptance by city council



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Item 8

Discussion of Imperial Tobacco Site
Development Proposals



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Imperial Tobacco Site



Imperial Tobacco History

- Imperial Tobacco Processing Plant built in early 1900' s; abandoned 1978
- Local Developer plans for redevelopment in 2007-2008
- Main structure burned in April 2008
- Code violations & financial hardship led property owner to sell to City in 2012
- Listed property for sale on Loopnet in January 2016 (9 months)
- EPA Brownfields Cleanup in Fall 2016 (\$400K)
- City purchased adjacent properties for \$360,000 bringing site to more than 8 acres



Why do this project?

- Market rate apartments and workforce housing diversifies residential stock Uptown
- Development brings professional, retail, and service jobs Uptown
- Retail serves surrounding neighborhood
- Additional public parking supports existing/future businesses near Dickinson Ave
 - 225 spaces needed per consultant
- Public Interests identified and met
- Proposed infrastructure better connects West Greenville to GTAC and Uptown District
- Development expected to facilitate revitalization in surrounding area
- Puts city owned property on tax rolls

Attracted First-Rate Developers

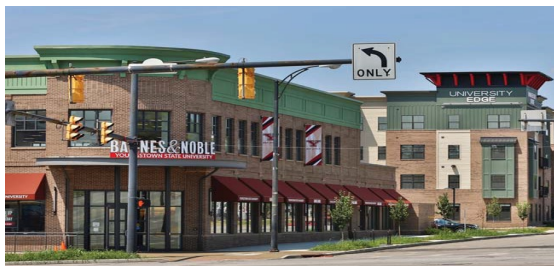
1. Armada Hoffler

- Based out of Virginia Beach, VA
- Master Developer for Town Center VA Beach
- Would purchase entire site upfront
- Develop entire site



2. Hallmark-Seacoast

- Hallmark based out of Columbus, OH;
Seacoast out of Mount Pleasant, SC
- Master Developer for a Mixed Use Complex in Youngstown, OH
- Would purchase site in phases
- Develop entire site



3. The Keith Corporation

- Based out of Charlotte, N.C.
- Developed Movement Mortgage Headquarters in Lancaster County, SC
- Purchase office pad site only
- Develop office component only.



The Keith Corporation

Public-Private Partnership

- Construct office building only
- Three, 6-month due diligence options
- Proposed to purchase parcels at higher value - \$298.6K



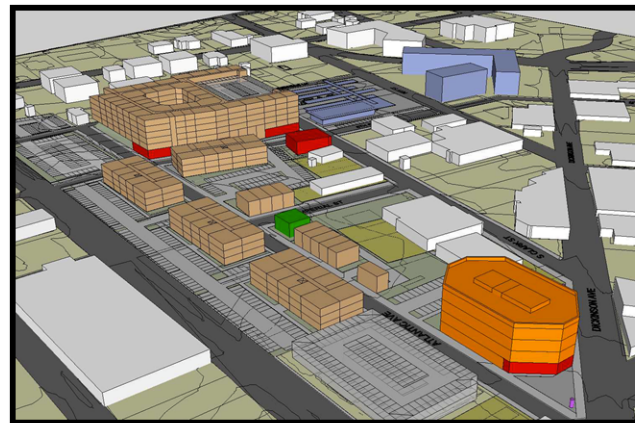
Hallmark – Seacoast

- 2 public-private partnerships to date.
Worked on 1 project together
- Willing to discuss how to integrate public interests
- Strong financial strength of principals with track record of financing projects
- Firms currently work together on at least 1 project
- Phased purchase of property as development ready (\$2.075m)



Armada Hoffler

- 26 public-private partnerships to date
 - 1 in N.C. - Durham
- References public interests in response, stated support for affordable housing
- Publicly traded company with strong access to capital to fund the development.
- Strong track record of previous projects, many of larger scale
- Willing to purchase entire site all at once for \$2.2M



Post Solicitation

DFI was contacted by a broker to communicate a hotel developer has interest in a development pad on Imperial Site.

- This could aid a master development partner in building a hospitality component, activating the site and achieving the goal of economic development.

The Hallmark/Seacoast team provided an overture to take on obligation to build a surface parking for the Sidewalk project; if the City would deed the property over to the Hallmark/Seacoast ownership.

- The City staff previously met with Hallmark/Seacoast to explore parking alternatives for Sidewalk project. The Hallmark/Seacoast team did not wish to alter the agreement as it complicated financing.

Additional Information

1. Armada Hoffler

- A . Phillip Randolph award recipient for minority/women employment:
 - 89% non-management
 - 23% management
- Supports diversity by employment during construction
- Want to develop the entire site
- If scope and/or timing changes, would withdraw

2. Hallmark-Seacoast

- Will lead with office by discussing with the Keith Corp
- Seacoast Communities female CEO
- University Edge is comprised of approximately 85% of minorities
- Will make effort to use local consultants, vendors, and subcontractors
- Will provide phasing flexibility to ensure a long-term partnership

3. The Keith Corporation

- Expressed desire to work with and utilize local vendors and subcontractors
- Will invite local vendors and subcontractors to submit proposals
- Will make effort to include minority & women owned businesses
- Approximately 33% of staff is in minority group

Questions?

Item 9

Presentation of Comprehensive
Parking Study Final Report



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Comprehensive Parking Plan: Uptown Core and Surrounding Areas

Findings and Recommendations

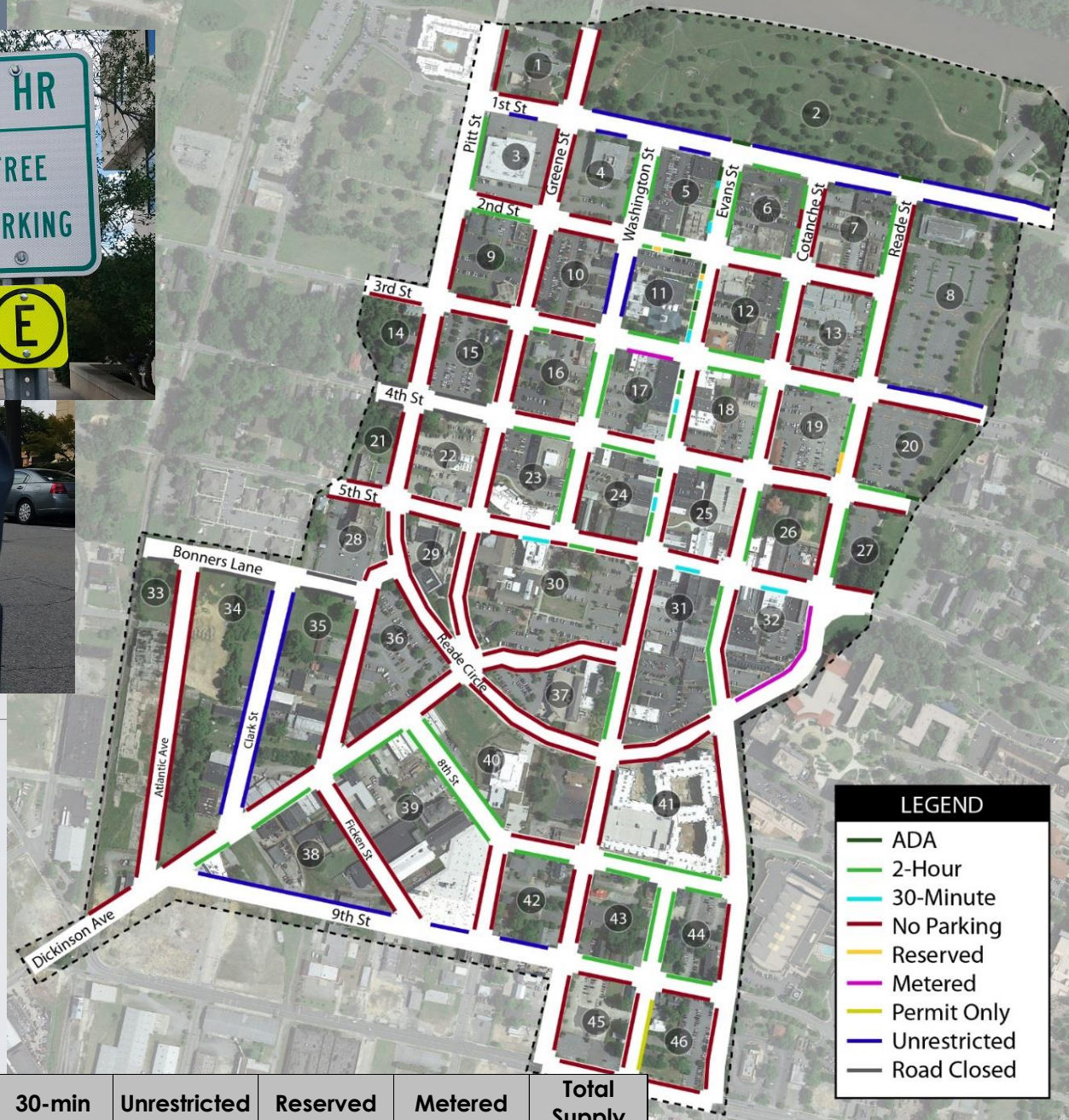


Presented by:
Michael Connor



WALKER
PARKING CONSULTANTS

Existing On-Street Parking Inventory

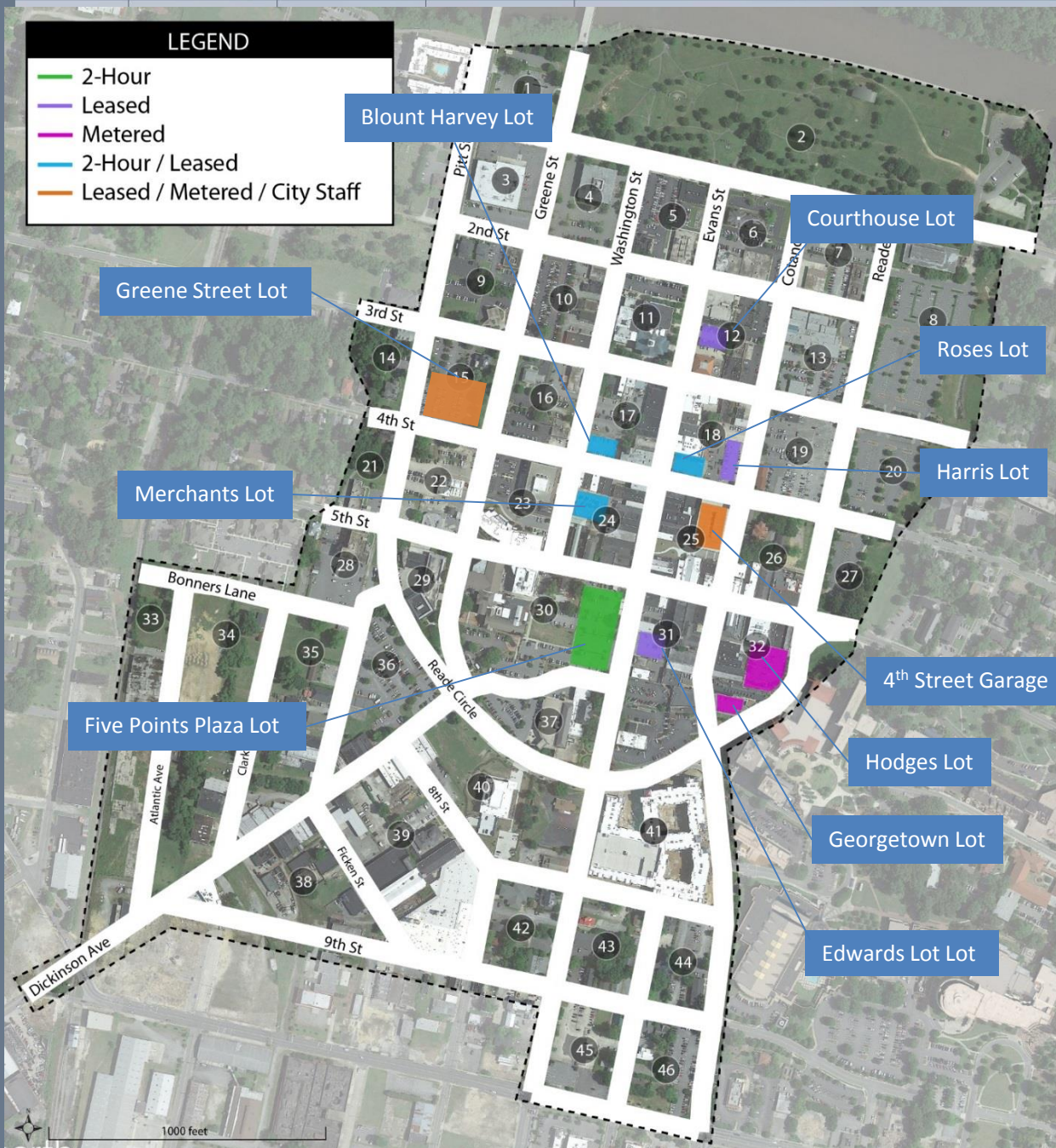


LEGEND

- ADA
- 2-Hour
- 30-Minute
- No Parking
- Reserved
- Metered
- Permit Only
- Unrestricted
- Road Closed

	2-hr	ADA	30-min	Unrestricted	Reserved	Metered	Total Supply
On-Street Total	402	15	14	184	13	29	657
% of Total	61%	2%	2%	28%	2%	4%	100%

Existing City Owned and Operated Off-Street Parking Inventory



Existing City Owned and Operated Off-Street Parking Inventory

Facility Name	Block #	2-hr	ADA	Leased	Reserved	Metered	City Staff	EV	15-min	Total Supply
Courthouse	12			28						28
Greene Street Lot	15		4				68			72
Blount Harvey Lot	17	12	1	13	2					28
Roses Lot	18	8	2	10						20
Harris Lot	18		1	31						32
Merchants Lot	24	7		10						17
4th St. Parking Deck	25		7	129		42	60	2		240
Five Points Plaza Lot	30	104	5							109
Edwards Lot	31		1	27	2				1	31
Georgetown Lot	32		2			19			2	23
Hodges Lot	32		2			33			2	37
Public Off-Street Total		131	25	248	4	94	128	2	5	637
% of Total		21%	4%	39%	1%	15%	20%	0%	1%	100%

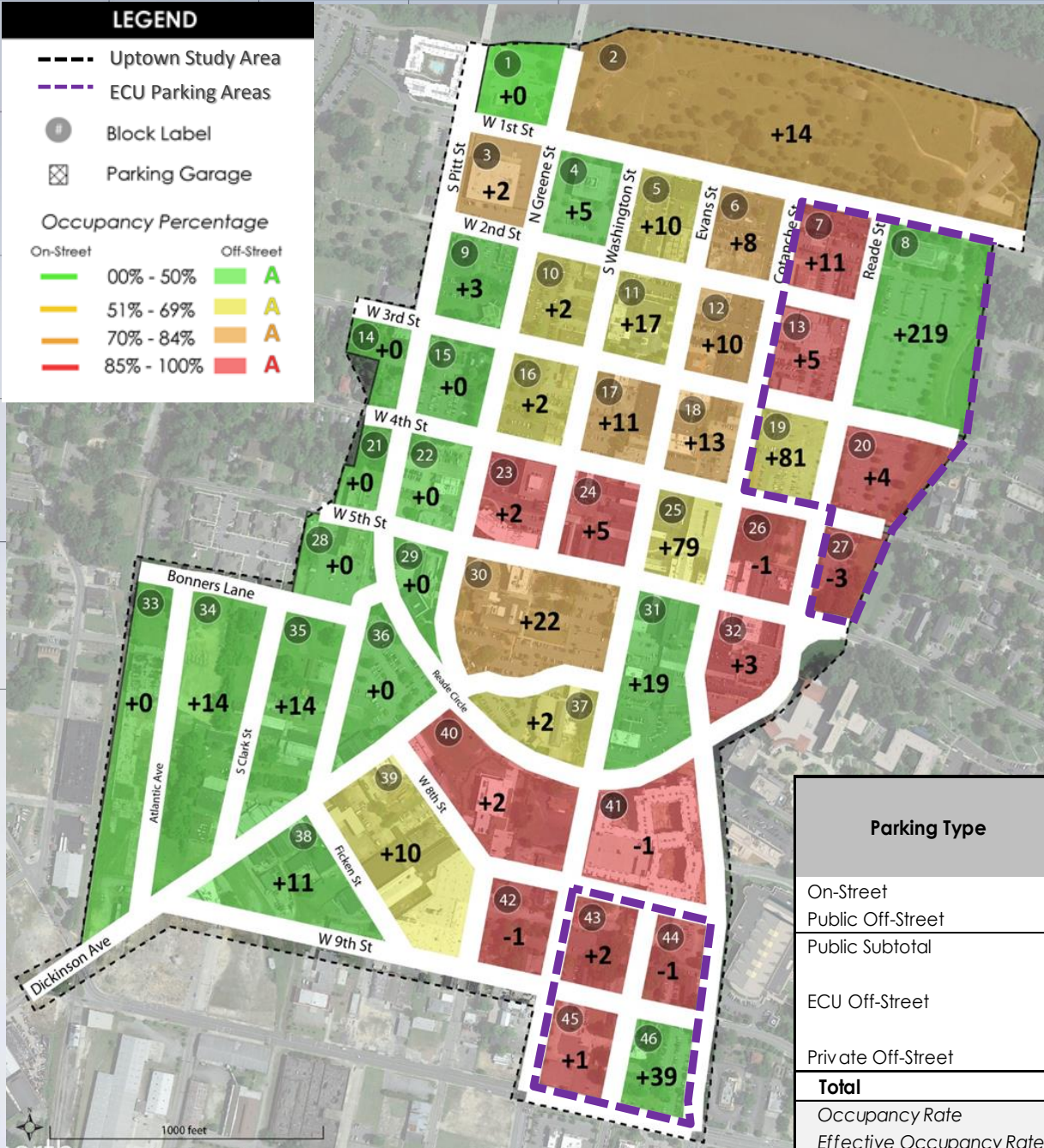


LEGEND

- Uptown Study Area
- ECU Parking Areas
- Block Label
- Parking Garage

Occupancy Percentage

On-Street	Off-Street
 00% - 50%	 A
 51% - 69%	 A
 70% - 84%	 A
 85% - 100%	 A



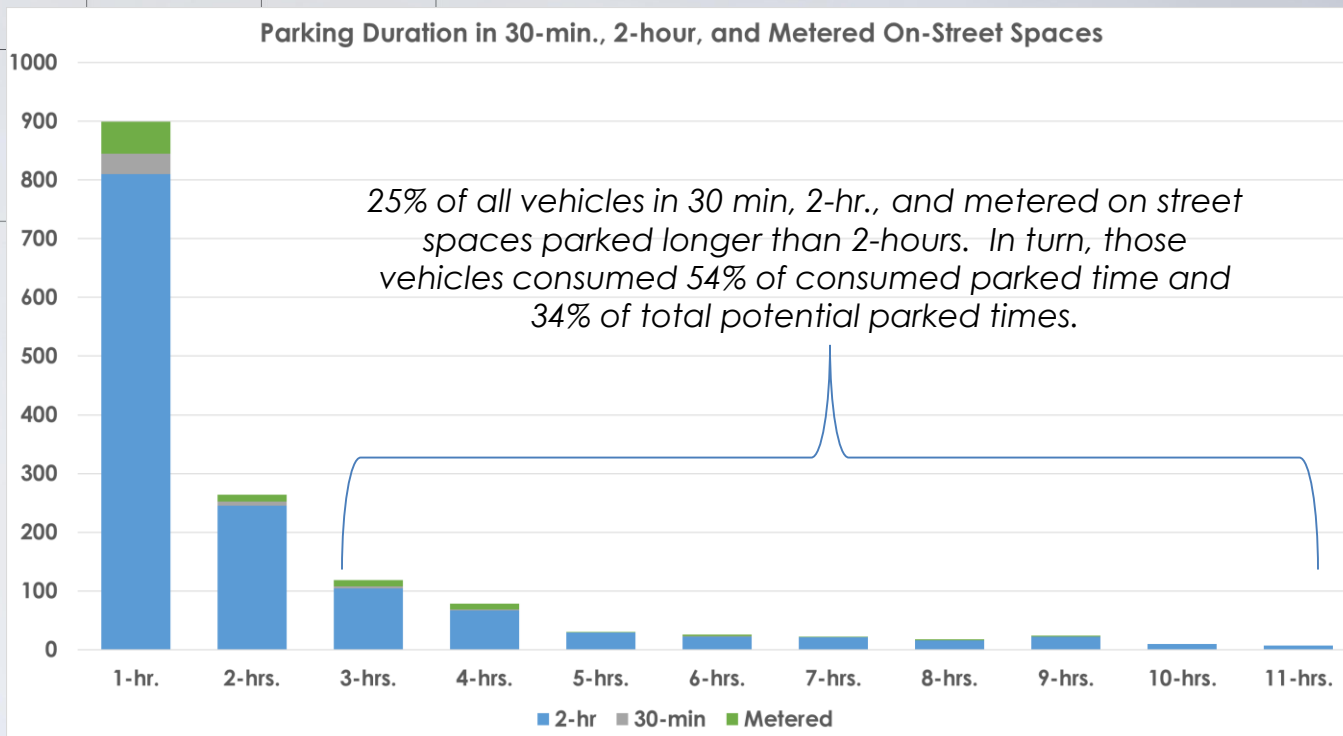
Existing Weekday Peak Daytime Block by Block and System-wide Operational Surplus or Deficit

Parking Type	Supply	Effective Supply	Peak Occupancy Hour (2:00 PM)	Peak Hour Surplus/(Deficit)
On-Street	657	591	435	156
Public Off-Street	637	573	421	152
Public Subtotal	1,294	1,165	856	309
ECU Off-Street	1,307	1,176	836	340
Private Off-Street	2,100	1,890	986	904
Total	4,701	4,231	2,678	1,553
Occupancy Rate			57.0%	
Effective Occupancy Rate			63.3%	

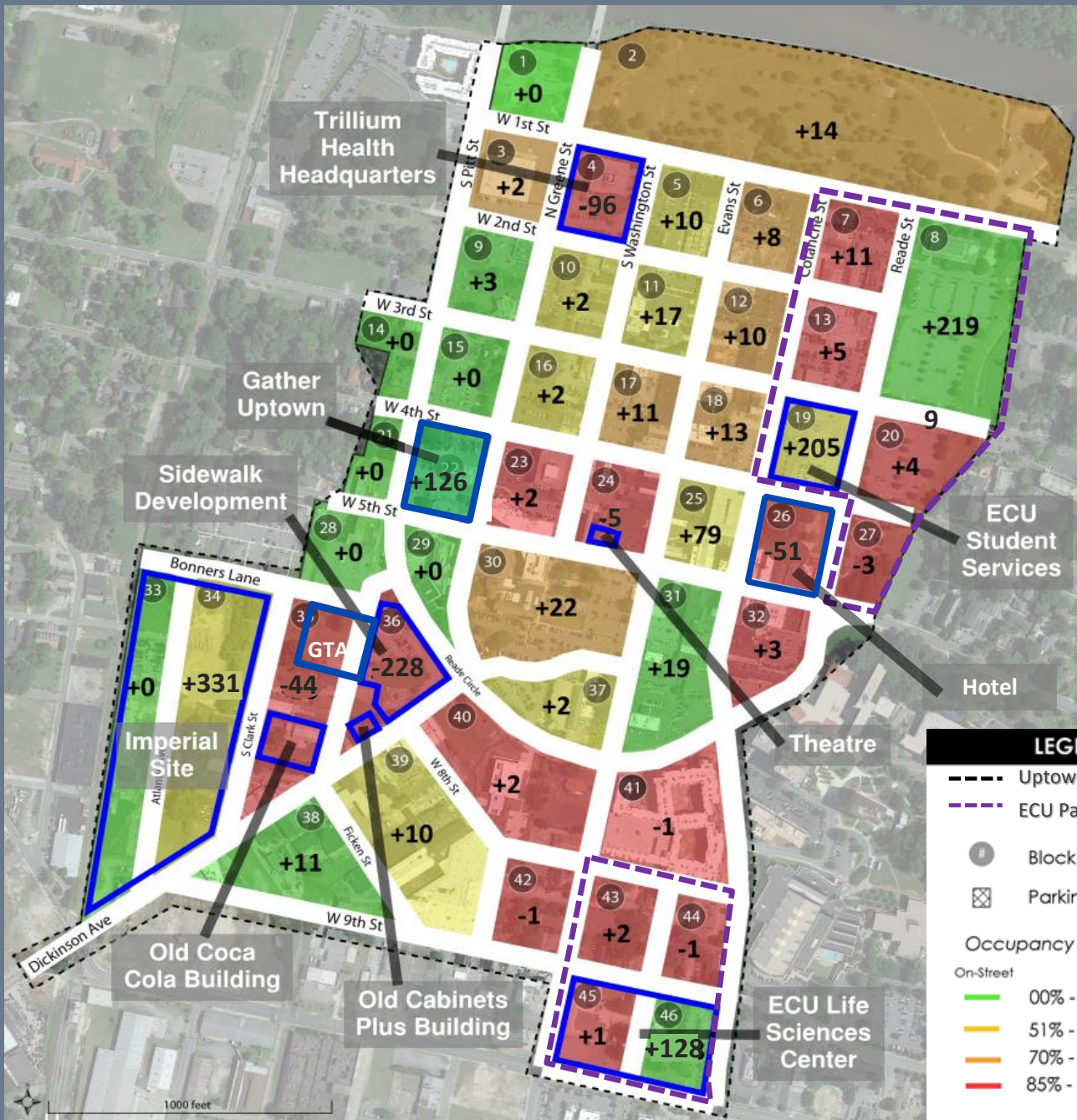
Existing On-Street Turnover and Duration Surveys

Restriction	Inventory	Parked Duration											Potential Hours	Parked Vehicles	Parked Hours Number / % Used	Duration of Stay (hrs.)	Vehicle/Space Turnover
		1-hr.	2-hrs.	3-hrs.	4-hrs.	5-hrs.	6-hrs.	7-hrs.	8-hrs.	9-hrs.	10-hrs.	11-hrs.					
2-hr	402	810	245	104	67	29	22	21	16	22	10	7	4,422	1,353	2,807 63%	2.1	3.4
30-min	14	35	7	4	2	0	1	0	0	0	0	0	154	49	75 49%	1.5	3.5
Metered	29	54	12	11	9	1	3	1	2	2	0	0	319	95	211 66%	2.2	3.3
Unrestricted	184	89	37	14	19	13	7	16	11	12	8	22	2,024	248	1,018 50%	4.1	1.3
Reserved	13	10	6	3	2	1	1	0	0	0	0	0	143	23	50 35%	2.2	1.8
Total Supply	657	998	307	136	99	44	34	38	29	36	18	29	7,062	1,768	4,161 59%	2.4	2.7

Vehicles parked beyond posted duration



Future Surplus/Deficit (0-3, 3-5, and 5+ Years)



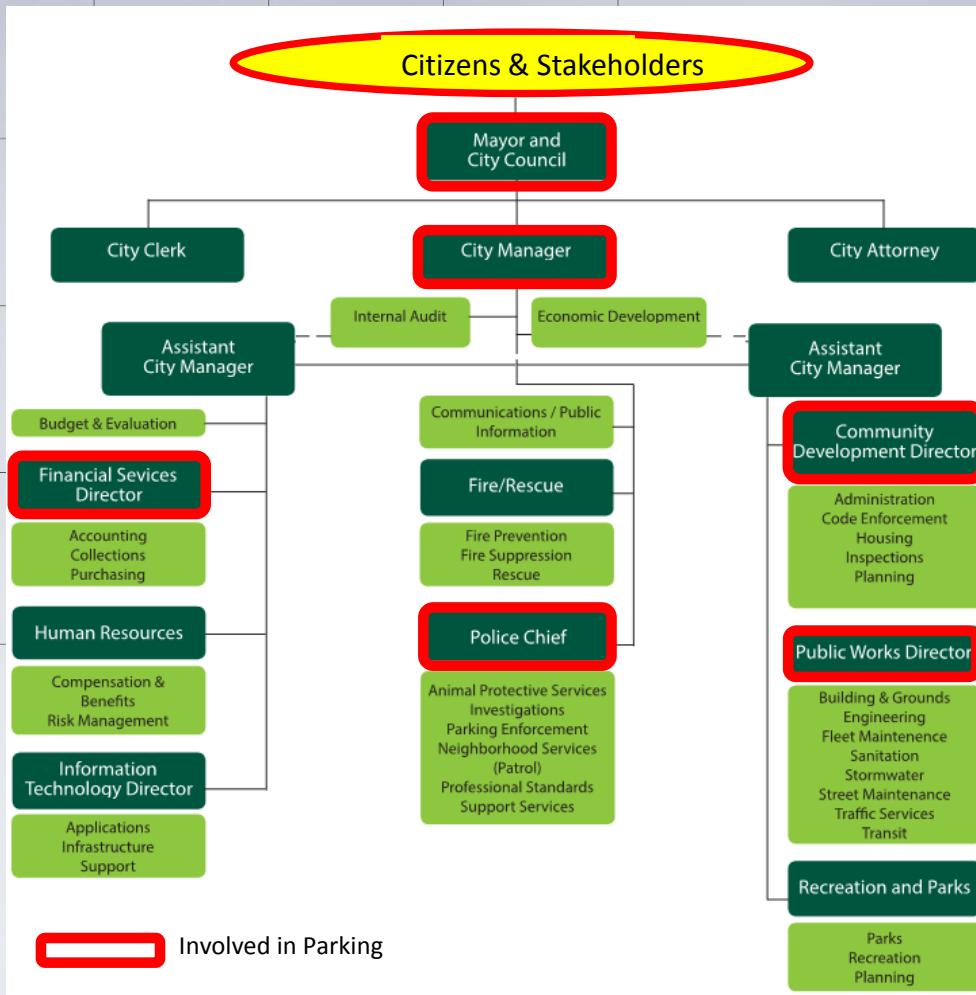
LEGEND

- Uptown Study Area
- - - ECU Parking Areas
- ⓪ Block Label
- ⊠ Parking Garage

Occupancy Percentage

On-Street	Off-Street
00% - 50%	A
51% - 69%	A
70% - 84%	A
85% - 100%	A

Recommendations - Parking Roles and Responsibilities



- There is no single department or individual that is responsible for the coordination of all these activities.
- The public parking program has reached a level of cost and operational complexity where this informal form of management and oversight is no longer sufficient.
- It is recommended that the City **create a champion of parking**. One person should have responsibility for leading the City's parking mission, comprehensively overseeing all elements of the parking system.
- Position should be located in within Financial Services / Collections Department but with additional administrative support.

Recommendations - Parking Management

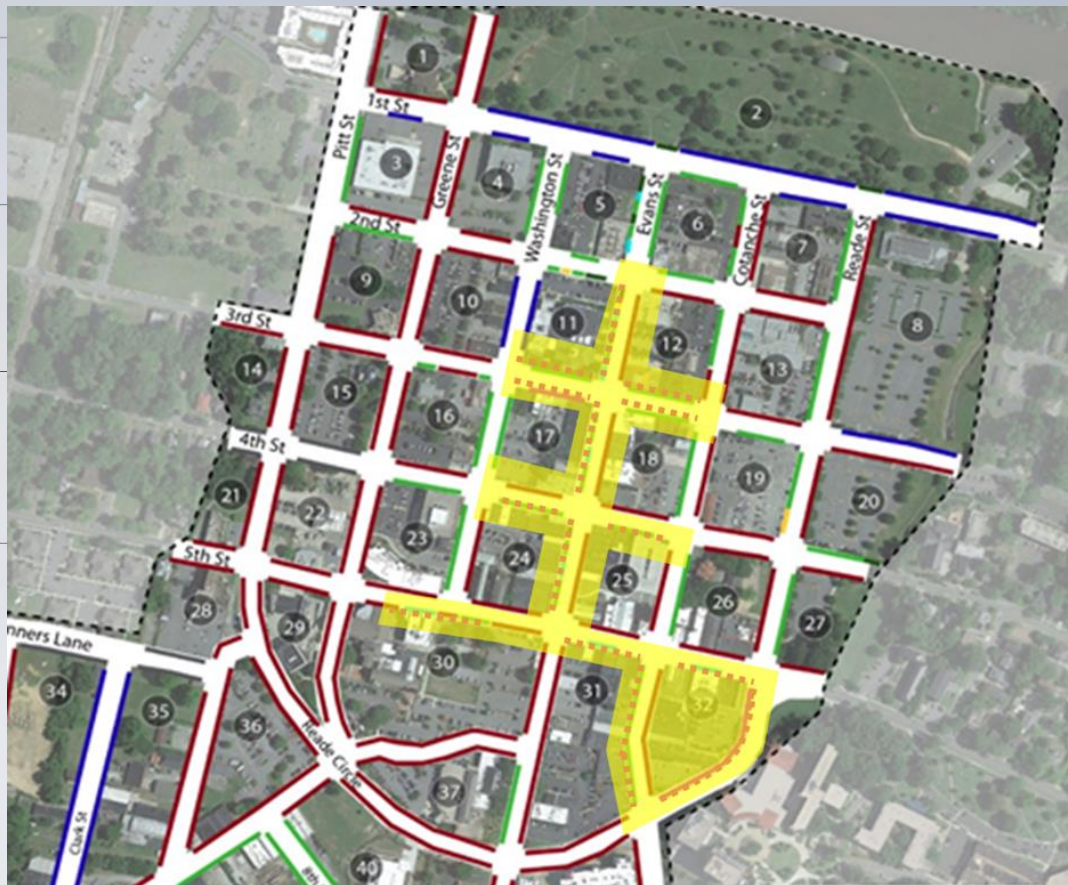
- **E-Tag program** should be terminated with current tag/permit holders given six months' notice prior to cancellation.
- **Parking Enforcement** - Even with existing handheld ticket issuance devices, the City should dedicate a minimum of two PEO to cover Uptown.
- **LPR Enforcement** - Given the importance of enforcement the city should accelerate the purchase of this technology until other improvements to the parking program have been initiated.
- **Leased Parking** - The City needs to reexamine/reduce the size of this program as the demand for short-term visitor parking has increased.
- The **finest for parking violations** are the lowest in the region and should be increased incrementally and only as necessary to encourage compliance. However, first time offenders would continue to receive a warning.

Municipality	Overtime Parking	Meter Violation	Illegal Parking	ADA Parking Violation
Greenville, NC	\$5	\$5	\$15	\$100
Raleigh, NC	\$20	\$20	\$50	\$200
Wilson, NC	\$15	\$15	\$15	\$50
Rocky Mount, NC	\$15	NA	\$25	\$100
Goldsboro, NC	\$25	NA	\$25	\$50
Concord, NC	\$10	NA	\$100	\$200
Spartanburg, SC	\$10	NA	\$10	\$500
Charlotte, NC	\$25	\$25	\$25 - \$100	\$500
Columbia, SC	\$8	\$8	\$20	\$500



Recommendations - On-Street Meter Expansion Program

- The City has employed curbside **parking meters** at 29 spaces, with the vast majority on Reade Street between 5th Street and Cotanche Street.
- To improve distribution of parking demand and to encourage compliance with posted restrictions the meter **program should be expanded**.
- **Hours of parking management and operations** should extend beyond 5 PM Monday through Friday to 8 PM Monday through Friday.



Recommendations - Employee Permit Lots vs. Transient/Visitor Parking

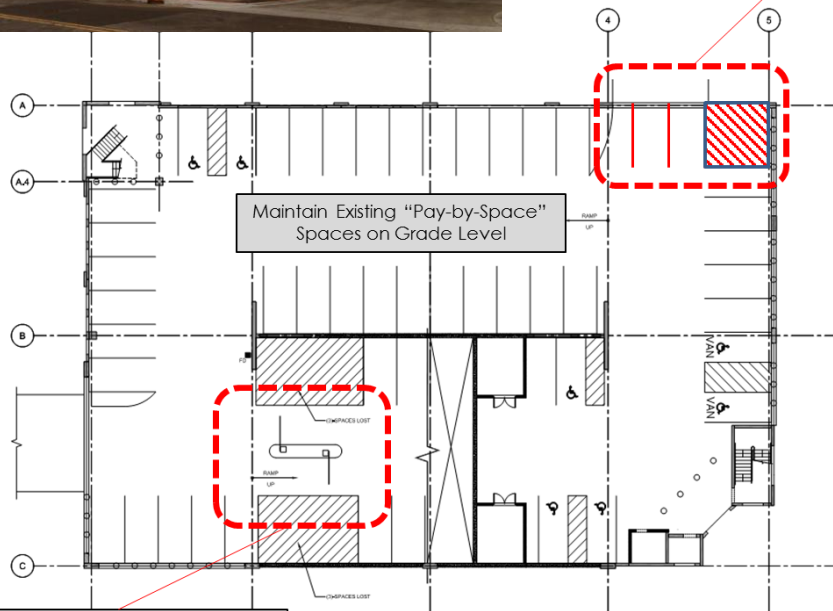


- Through the leasing of parking spaces in specific lots and the E-Tag permit program the **City has limited the flexibility of these parking assets.**
- Four peripheral parking facilities, Courthouse, Greene Street, a portion of the 4th Street Garage, and the rear portion of Five Points Plaza, should be used for **employee permit parking.**

Recommendations - Install Gate Access Control Systems



Close Cotanche St. Entry/Exit & Reconfigure Spaces



Install PARCS equipment at Interior of 4th Street Entry/Exit



Recommendations - Off-Street Meter Program & Parking Enterprise Fund

- “When Appropriate” **install multi-space parking meters** in Four Points Plaza Lot
- The City should **create a parking enterprise fund** as was envisioned by the City Code (Section 10-2-203).
- All departments that have a role and responsibility in policy development, planning, operations, maintenance, and finance would **“charge” associated time and material expenses** to the parking enterprise fund.
- Cost and revenues should be tracked and published with the cost of day-to-day operations and management if only to **remind the public of the true cost** of the City public parking program.



Recommendations - Parking Management Action Plan

Task	FY2018		FY2019				FY2020				FY2021				FY2022			
	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
Create and Formalize Community-based Parking Task Force	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■
Create and Maintain a formal Parking Enterprise Fund			■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■
Create and Retain Parking Manager Position			■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■
Procure and Initiate LPR Enforcement Program				■	■	■												
Commit to Fixed/Dedicated Parking Enforcement in Uptown			■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■
Terminate with Six-Month Notice E-Tag Program	■	■	■	■	■													
Perform Surveys of Parking System Performance	■						■				■							■
Introduce Control Gates in 4th St. Garage				■	■	■												
Eliminate/Reduce Leased Spaces in Core Lots					■	■	■	■	■									
Initiate and Evaluate Phase I Meter Expansion Program						■	■	■	■									
Extend Hours of Parking Operation/Management to 8 p.m.						■	■	■										
Introduce Control Gates in Greene St. Lot								■	■									
If Warranted Introduce Control Equipment/Gates in											■	■	■	■				
If Warranted Initiate/Evaluate Phase II Meter Program													■	■				

Item 10

Report on plan for allowing alcohol
on the Town Common



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Town Common Planning

Sale or Consumption of Alcohol

Simplified Application Process for Customer

OED
facilitat
es
process
from

Pay
Accepte
d in
Collectio

Submit
noise
permit
to GPD

Vision: Activate Town Common

- Weddings
- Convention and Visitor Bureau to offer as outdoor meeting space
- Dinners, movies, concerts



Where are we now?

1. Current policy allows for scheduling of non-profit events that include the sale of alcohol



Where are we going?

2. Private use of Town Common will allow the consumption of alcohol, if served
 - Not sold
 - No BYOB
- Weddings, outdoor business meeting, special events



Where else are we going?

3. Explore Private Entertainment

- To promote venues and schedule performances
- To further activate the Town Common



Recommended Changes

- Amendments to Noise Ordinance 12-5
 - Limits 2 permits per month at single location
 - No consecutive weekends
- Policy and Procedures Update
- March 2018-Staff to recommend changes



Questions

Item 11

Resolution of support for
modification on Greenville Boulevard
near Peoples Baptist Church and
Greenville Christian Academy



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City Manager's Report

February 8, 2018



Greenville
NORTH CAROLINA

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Comments from Mayor and City Council

February 8, 2018



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City Council Meeting

February 8, 2018



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