



Agenda

Greenville City Council

April 12, 2018
6:00 PM

City Council Chambers
200 West Fifth Street

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

I. Call Meeting To Order

II. Invocation - Mayor Connelly

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

- National Public Safety Telecommunicators Week - April 8-14, 2018
- Recognition of Greenville Police Department for response to the AMC Theater Shooting on February 23, 2018

VII. Appointments

1. Appointments to Boards and Commissions

VIII. New Business

Public Hearings

2. Ordinance to annex Arbor Hills South, Phase 6, involving 4.9072 acres located at the current terminus of Rockland Drive
3. Ordinance requested by Arlington Crossing, LLC to rezone 5.498 acres located along the northern right-of-way of West Arlington Boulevard and adjacent to the Norfolk Southern Railroad from MO (Medical-Office) to MCG (Medical-General Commercial)
4. Ordinance requested by Happy Trail Farms, LLC to rezone a total of 55.957 acres located between West Arlington Boulevard and Spring Forest Apartments and Condominiums and along the Norfolk Southern Railroad from MO (Medical-Office) and RA20 (Residential-Agricultural) to MCH (Medical-Heavy Commercial) for Tract 1 - 12.243 acres, MCG (Medical-General Commercial) for Tract 2 - 22.041 acres, and MR (Medical-Residential [High Density Multi-family]) for Tract 3 - 21.673 acres
5. Ordinance requested by Alice C. Glennon to rezone 0.94+/- acres located along Hooker Road between May and Ione Streets from CDF (Downtown Commercial Fringe) to CH (Heavy Commercial)

Other Items of Business

6. Recommendation by the Historic Preservation Commission to update the Facade Improvement Grant Guidelines
7. Discussion of Process to bid out City's banking services
8. Discussion of removing small cell towers application fee
9. Discussion of additional funds for workforce development initiatives at Pitt Community College

IX. City Manager's Report

X. Comments from Mayor and City Council

XI. Adjournment



City of Greenville, North Carolina

Meeting Date: 4/12/2018
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 ten of the boards and commissions.

Explanation: City Council appointments need to be made to the Board of Adjustment, Community Appearance Commission, Environmental Advisory Commission, Historic Preservation Commission, Human Relations Council, Pitt-Greenville Airport Authority, Pitt-Greenville Convention & Visitors Authority, Planning & Zoning Commission, Police Community Relations Committee, 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 seat for Christopher Jenkins is up for nomination.

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

Nominations for Extended Vacancies

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

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

- Ryan Naziri - Community Appearance Commission
- Justin Edwards, Historic Preservation 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
- Leonard Naipaul, Police Community Relations Committee
- 8 vacant seats - Youth Council, Pitt County High Schools

Fiscal Note: No direct fiscal impact.

Recommendation: Make appointments to the Board of Adjustment, Community Appearance Commission, Environmental Advisory Commission, Historic Preservation Commission, Human Relations Council, Pitt-Greenville Airport Authority, Pitt-Greenville Convention & Visitors Authority, Planning & Zoning Commission, Police Community Relations Committee, and the Youth Council.

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

Attachments / click to download

 [Muni Report Appointments to Boards and Commissions 998631](#)

Appointments to Boards and Commissions

April 2018

Board of Adjustment

Council Liaison: Council Member Brian Meyerhoeffer, Jr.

Name	District #	Current Term	Reappointment Status	Expiration Date
Thomas Taft, Jr. <i>(Council Member William Litchfield, Jr.)</i>	1	Second term	Resigned	June 2018

Community Appearance Commission

Council Liaison: Council Member Rick Smiley

Name	District #	Current Term	Reappointment Status	Expiration Date
Angelica Diaz	2	Filling unexpired term	Resigned	April 2020
Ryan Naziri	4	Filling unexpired term	Resigned	July 2018

Environmental Advisory Commission

Council Liaison: Council Member Brian Meyerhoeffer

Name	District #	Current Term	Reappointment Status	Expiration Date
Diego Llerena <i>(Building contractor/land developer/someone familiar with construction techniques)</i>	2	Filling unexpired term	Eligible	April 2018
Durk Tyson <i>(Professional Engineer)</i>	4	Filling unexpired term	Eligible	April 2018

Historic Preservation Commission

Council Liaison: Council Member William Litchfield, Jr.

Name	District #	Current Term	Reappointment Status	Expiration Date
Justin Edwards	4	Filling unexpired term	Eligible	Jan 2018

Human Relations Council

Council Liaison: Mayor Pro-Tem Rose Glover

Name	District #	Current Term	Reappointment Status	Expiration Date
Jessica Stokes	5	First term	Resigned	Sept. 2019
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

Pitt-Greenville Convention & Visitors Authority

Council Liaison: Council Member Brian Meyerhoeffer, Jr.

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

Planning & Zoning Commission

Council Liaison: Council Member Will Bell

Name	District #	Current Term	Reappointment Status	Expiration Date
William Bell <i>(Council Member Will Bell)</i>	3	First term	Resigned	May 2020

Police Community Relations Committee

Council Liaison: Council Member Rick Smiley

Name	District #	Current Term	Reappointment Status	Expiration Date
Leonard Naipaul <i>(Mayor Pro-Tem Rose Glover)</i>	2	First term	Resigned	Oct. 2019

Recreation & Parks Commission

Council Liaison: Council Member Kandie Smith

Name	District #	Current Term	Reappointment Status	Expiration Date
Elizabeth B. Seda <i>(Council Member William Litchfield, Jr.)</i>	3	First term	Resigned	May 31, 2019

Youth Council

Council Liaison: Mayor Pro-Tem Rose Glover

Name	Current Term	Reappointment Status	Expiration Date
6 spots open; 6 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

Application Date: 9/17/2016

District #: 4

Home Phone: (252) 414-1710

Business Phone:

Email: byron.rha@gmail.com

Billy Parker
305 Woodspring Lane
Greenville, NC 27834

Application Date: 5/20/2017

District #: 1

Home Phone: (252) 714-4111

Business Phone: (252) 756-2388

Email: parkersbarbecue@gmail.com

Deryck Steven Wilson
1744 Beaumont Drive
Greenville, NC 27858

Application Date: 11/27/2017

District #: 4

Home Phone: (252) 714-5950

Business Phone: (252) 321-5200

Email: deryck.wilson@me.com

Stephanie Winfield
1103 Red Banks Road
Greenville, NC

Application Date: 7/14/2017

District #: 4

Home Phone:

Business Phone:

Email: ladona12@gmail.com

Applicants for Community Appearance Commission

Christopher Powell
108 B Chandler Drive
Greenville, NC 27834

Application Date: 6/24/2016

Home Phone: (252) 714-0286

Business Phone:

District #: 1

Applicants for Environmental Advisory Commission

Orrin Allen Beasley
3601 Live Oak Lane
Greenville, NC 27858

District #: 5

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

District #:

Daniel Hemme
3921 Nantucket Road #B
Greenville, NC 27834

District #: 1

Eric Hogue
2911 Tripp Lane
Greenville, NC 27834

District #: 1

Application Date: 12/8/2015

Home Phone: (252) 216-6099

Business Phone: (252) 216-6099

Email: oab0119@gmail.com

Application Date: 2/3/2014

Home Phone: (252) 559-9049

Business Phone:

Email:

Application Date: 2/12/2017

Home Phone: (919) 698-0792

Business Phone: (252) 327-6729

Email: hemmedp@gmail.com

Application Date:

Home Phone:

Business Phone: (252) 375-1445

Email: ericdhogue@gmail.com

Applicants for Historic Preservation Commission

Shelva Jones Davis
127 Antler Road
Greenville, NC 27834

District #: 5

Application Date: 1/31/2017

Home Phone: (252) 321-0494
Business Phone:
Email: shelva.davis@gmail.com

Eric Hogue
2911 Tripp Lane
Greenville, NC 27834

District #: 1

Application Date:

Home Phone:
Business Phone: (252) 375-1445
Email: ericdhogue@gmail.com

Andrew T. Morehead, Jr.
409 S. Harding Street
Greenville, NC 27858

District #: 3

Application Date: 1/3/2018

Home Phone: (252) 414-9303
Business Phone: (252) 328-9702
Email: moreheada@ecu.edu

Charles Ogletree
2072 G Quail Ridge Road
Greenville, NC 27858

District #: 4

Application Date: 8/24/2017

Home Phone: (252) 689-4771
Business Phone: (252) 796-7379
Email: cwounc1962@gmail.com

Len Tozer
202 Bristol Court
Greenville, NC 27834

District #: 5

Application Date: 1/13/2018

Home Phone: (252) 756-5845
Business Phone: (252) 355-7966
Email: jtjgvle@gmail.com

Applicants for Human Relations Council

Eric Hogue

2911 Tripp Lane
Greenville, NC 27834

District #: 1

Application Date:

Home Phone:

Business Phone: (252) 375-1445

Email: ericdhogue@gmail.com

Martin Montelongo
607 Spring Forest Rd. Apt. G
Greenville, NC 27834

District #: 1

Application Date: 3/23/2018

Home Phone: (252) 717-7299

Business Phone: (252) 756-6007

Email: montelongo0630@gmail.com

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

District #: 5

Application Date:

Home Phone: (252) 412-4584

Business Phone:

Email: taft1986@yahoo.com

Stephanie Winfield
1103 Red Banks Road
Greenville, NC

District #: 4

Application Date: 7/14/2017

Home Phone:

Business Phone:

Email: ladona12@gmail.com

Applicants for Pitt-Greenville Convention & Visitors Authority (County)

Applicant Interest Listing

Convention & Visitors Authority

Debbie Avery
3010 Sapphire Lane
Winterville NC 28590

Day Phone: (252) 531-4590
Evening Phone: (252) 756-9832
Fax:
E-mail: davery60@hotmail.com

Gender: F
Race: White
District: 4
Priority:

Applied for this board on: 2/9/2017

Application received/updated: 02/09/2017

Applicant's Attributes: County Planning Jurisdiction
District 4
VolAg Southwest

Experience (Educ./Vol./Prof. Assoc./Military/Other Appointed Positions, etc.)			
	Organization	Description	Date(s)
Education	East Carolina	BS - Education	
Education	Ayden Grifton High		
Experience	First State Bank		1978-1984
Experience	ECU School of Medicine	Standardized Patient	2007-present
Experience	Pitt County Schools	Middle School Science Teacher	30 years
Experience	Winterville Chamber of Commer	Executive Director	
Volunteer/Prof. Associations	Winterville Kiwanis Club		
Volunteer/Prof. Associations	Winterville Watermelon Festival		

Gloria Brewington-Person
1005 Cortland Road
Greenville NC 27834

Day Phone: (252) 495-2674
Evening Phone:
Fax:
E-mail:

Gender: F
Race: African
District: 1
Priority:

Applied for this board on: 8/29/2017

Application received/updated: 08/29/2017

Applicant's Attributes: Greenville City Limits

Applicant Interest Listing

South of the River

VolAg Southeast

Experience (Educ./Vol./Prof. Assoc./Military/Other Appointed Positions, etc.)		
Organization	Description	Date(s)
Greenville Youth Explosion	Committee Member	
Pitt County Democratic Party	Member	
Pitt County Schools	Retired	
N.C. Dept. of Corrections		
East Carolina University	B.A Teacher Certification, Special Ed.	
JH Rose	Diploma	

Chenele Coleman-Sellers

3467 Old River Road
Greenville NC 27834

Day Phone: (252) 258-0644
Evening Phone:
Fax: (919) 237-1957
E-mail: chenele1128@gmail.com

Gender: F
Race: African
District: 2
Priority:

Applied for this board on: 5/19/2016

Application received/updated: 07/06/2017

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

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

Applicant Interest Listing

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

Robert Corbett

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

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

Gender: M
Race: White
District: 4
Priority:

Applied for this board on: 1/29/2016

Application received/updated: 01/29/2016

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

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

Applicant Interest Listing

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>		
	Organization	Description
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
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>

Convention & Visitors Authority
Monday, January 22, 2018

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Applicant Interest Listing

Pitt County Planning Board	9/12/2016 to 9/30/2019
District 6	

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>			
	Organization	Description	Date(s)
Education	University of South Carolina	Civil Engineering	1955-1957
Education	Edenton High		
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>

Applicant Interest Listing

Industrial Revenue & Pollution Control Authority	3/15/2004 to 3/15/2007
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Emis 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

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

Applicant Interest Listing

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
District 5

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

Boards Assigned To			
	Pitt County Board of Adjustment		1/8/2018 to 1/1/2021
	Alternate		

Donald Rhodes
4785 US 258
Farmville NC 27828

Day Phone: (252) 753-4609
Evening Phone: (252) 916-5566
Fax:
E-mail: drhodes@centurylink.net

Gender: M
Race: White
District: 4
Priority:

Applied for this board on: 1/29/2016

Application received/updated: 01/29/2016

Applicant's Attributes:

Experience (Educ./Vol./Prof. Assoc./Military/Other Appointed Positions, etc.)			
	Organization	Description	Date(s)

Applicant Interest Listing

Education	East Carolina University	BS, MAED
Education	West Edgecombe High School	
Experience	Self employeed - 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		
Pitt County Board of Adjustment		1/8/2018 to 1/1/2021
Alternate		

Eric Vibbert
2760 Barefoot Lane
Winterville NC 28590

Day Phone: (252) 329-2900
Evening Phone: (252) 916-4025
Fax: (252) 329-0352
E-mail: eric.vibbert@marriott.com

Gender: M
Race: White
District: 6
Priority:

Applied for this board on: 1/17/2018

Application received/updated: 01/17/2018

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

<u>Experience (Educ./Vol./Prof. Assoc./Military/Other Appointed Positions, etc.)</u>		
Organization	Description	Date(s)

Applicant Interest Listing

Courtyard Marriott	General Manager
USMC	Military
Mince High School	Diploma

Michael Weimar
2362 Vicky Lane
Greenville NC 27858

Day Phone: (252) 378-5461
Evening Phone: (252) 689-2206
Fax:
E-mail: mpweimar@gmail.com

Gender: M
Race: White
District: 3
Priority:

Applied for this board on: 8/10/2017

Application received/updated: 08/10/2017

Applicant's Attributes: VolAg Southeast
South of the River
County Planning Jurisdiction

Experience (Educ./Vol./Prof. Assoc./Military/Other Appointed Positions, etc.)			
	Organization	Description	Date(s)
Education	State University of NY at Brockp	B.S. Business Admin. /Marketing	
Education	Spencerport High		
Experience	Sherwin-Williams Company	Sales Rep	
Volunteer/Prof. Associations	Pitt County Republican Party		
Volunteer/Prof. Associations	Covenant Church		

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

Applicant Interest Listing

VolAg Southwest

<u>Experience (Educ./Vol./Prof. Assoc./Military/Other Appointed Positions, etc.)</u>			
	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		

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

Aundrea Williams

2100 Flagstone Ct.

Unit O5

Greenville NC 27834

Day Phone: (252) 258-5005

Evening Phone:

Fax:

E-mail: aundreawilliams@yahoo.co

Gender: F

Race: African

District: 1

Priority:

Applied for this board on: 12/12/2016

Application received/updated: 12/12/2016

Applicant's Attributes: Greenville City Limits
VolAg Southwest
South of the River
District 1

<u>Experience (Educ./Vol./Prof. Assoc./Military/Other Appointed Positions, etc.)</u>			
	Organization	Description	Date(s)
Education	Shaw University	B.S. Business Admin, M.S. Human Re	
Education	J.H. Rose High School		
Experience	Vidant Medical Center	Financial Coordinator	

<u>Boards Assigned To</u>	

Applicant Interest Listing

Animal Services Advisory Board	10/16/2017 to 2/7/2018
At large	

Eric Williams
 527 Rachel Lane
 Grimesland NC 27858

Day Phone: (252) 258-5002
 Evening Phone:
 Fax:
 E-mail: logetw423@gmail.com

Gender: M
 Race: African
 District: 3
 Priority:

Applied for this board on: 12/11/2014 Application received/updated: 02/01/2016

Applicant's Attributes: County Planning Jurisdiction
 South of the River
 VolAg Southeast

Experience (Educ./Vol./Prof. Assoc./Military/Other Appointed Positions, etc.)			
	Organization	Description	Date(s)
Education	East Carolina University		
Education	J.H. Rose High		
Experience	East Carolina University	Helpdesk Tech. Spec.	
Experience	NC National Guard Army		

<u>Boards Assigned To</u>	
P.C. Nursing Home/Adult Care Community Advisory	3/7/2016 to 3/17/2019

IL Yoon
 102 Bishop Dr.
 Winterville NC 28590

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

Gender: M
 Race: Asian
 District:
 Priority:

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

Applicant's Attributes: Greenville ETJ
 South of the River

Applicant Interest Listing

VolAg Southeast

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

Applicants for Planning and Zoning Commission

Jim Hooker
3605 Bayley Lane
Greenville, NC 27858

District #: 5

Billy Parker
305 Woodspring Lane
Greenville, NC 27834

District #: 1

Tyler James Russell
3856 Forsyth Park Ct.
Winterville, NC 28590

District #: 2

Deryck Steven Wilson
1744 Beaumont Drive
Greenville, NC 27858

District #: 4

Application Date: 4/7/2016

Home Phone: (703) 994-5001

Business Phone:

Email: jameshooker@cox.net

Application Date: 5/20/2017

Home Phone: (252) 714-4111

Business Phone: (252) 756-2388

Email: parkersbarbecue@gmail.com

Application Date:

Home Phone: (910) 840-0337

Business Phone: (252) 215-4000

Email: tjr@wardandsmith.com

Application Date: 11/27/2017

Home Phone: (252) 714-5950

Business Phone: (252) 321-5200

Email: deryck.wilson@me.com

Applicants for Police Community Relations Committee

Whitley Taylor Pollard
609 Elm Street
Greenville, NC 27858

Application Date: 7/14/2016

Home Phone: (252) 717-6764

Business Phone:

Email: pollardwhitely@gmail.com

District #: 3

Applicants for Recreation and Parks Commission

Byron Aynes
1903 Brook Road
Greenville, NC 27858

District #: 4

Daniel Hemme
3921 Nantucket Road #B
Greenville, NC 27834

District #: 1

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

District #: 4

Christopher Powell
108 B Chandler Drive
Greenville, NC 27834

District #: 1

Application Date: 9/17/2016

Home Phone: (252) 414-1710

Business Phone:

Email: byron.rha@gmail.com

Application Date: 2/12/2017

Home Phone: (919) 698-0792

Business Phone: (252) 327-6729

Email: hemmedp@gmail.com

Application Date: 4/26/2017

Home Phone: (336) 624-6514

Business Phone:

Email: annlogemann85@gmail.com

Application Date: 6/24/2016

Home Phone: (252) 714-0286

Business Phone:

Email: christopherpowell@yahoo.com

Applicants for Youth Council

None.



City of Greenville, North Carolina

Meeting Date: 4/12/2018
Time: 6:00 PM

Title of Item: Ordinance to annex Arbor Hills South, Phase 6, involving 4.9072 acres located at the current terminus of Rockland Drive

Explanation: **Abstract:** The City received a voluntary annexation petition to annex Arbor Hills South, Phase 6, involving 4.9072 acres located at the current terminus of Rockland Drive. The subject area is currently undeveloped and is anticipated to yield 23 single-family residences.

ANNEXATION PROFILE

A. SCHEDULE

1. Advertising date: April 2, 2018
2. City Council public hearing date: April 12, 2018
3. Effective date: June 30, 2018

B. CHARACTERISTICS

1. Relation to Primary City Limits: Contiguous
2. Relation to Recognized Industrial Area: Outside
3. Acreage: 4.9072
4. Voting District: 4
5. Township: Grimesland
6. Zoning: RA20 (Residential-Agricultural)
8. Land Use: Existing: Vacant

Anticipated: 23 single-family lots

9. Population:

	Formula	Number of People
Total Current	-----	0
Estimated at full development	23 x 2.18*	50
Current Minority	-----	0
Estimated Minority at full development	50 x 43.4%	22
Current White	-----	0
Estimated White at full development	50-22	28

10. Rural Fire Tax District: Eastern Pines

11. Greenville Fire District: Station #6 (Distance of 4.5 miles)

12. Present Tax Value: \$122,680
Estimated Future Tax Value: \$4,446,680

Fiscal Note: The total estimated tax value at full development is \$4,446,680.

Recommendation: Approve the attached ordinance to annex Arbor Hills South, Phase 6

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

Attachments / click to download

 [Survey](#)

 [Ordinance - Arbor Hills South Ph 6 1076947](#)

ORDINANCE NO. 18-
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 12th day of April, 2018, after due notice by publication in The Daily Reflector on the 2nd day of April, 2018; 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 "Arbor Hills South, Phase 6" involving 4.9072 acres as prepared by Stroud Engineering, P.A.

LOCATION: Lying and being situated in Grimesland Township, Pitt County, North Carolina, located at the current terminus of Rockland Drive.

GENERAL DESCRIPTION:

Lying and being in Grimesland Township, Pitt County, North Carolina, lying south of Plateau Drive and at the east end of Rockland Drive and beginning at a point on the northern right-of-way of Rockland Drive, the southeast corner of Lot 105, Arbor Hills South, Phase 4 as recorded in Map Book 79, Page 131 of the Pitt County Registry, the True Point of Beginning.

Thence from the True Point of Beginning, leaving the northern right-of-way of Rockland Drive and following the eastern line of Lot 105, N 03-29-39 W – 125.00' to the northeast corner of Lot 105, thence leaving Lot 105 and following the southern boundary of Arbor Hills Subdivision Section II (Map Book 35, Page 5) and Arbor Hills Subdivision Section I (Map Book 29, Page 28) N 86-30-21 E – 456.74' to a point on the western right-of-way of NCSR 1727 Eastern Pines Road, thence along the western right-of-way of Eastern Pines Road S 44-20-18 E – 101.70', thence S 44-03-02 E – 127.52', thence S 42-04-18" E – 30.11', thence leaving the western right-of-way of Eastern Pines Road and following the northern line of Arbor Hills South, Phase 5 as recorded in Map Book 81, Page 137 the following calls: S 47-55-37 W – 40.00', thence S 42-04-18 E – 160.01', thence S 47-55-42 W – 126.28', thence with a curve to the left having a radius of 189.99' and being subtended by a chord of N 38-45-01 W – 22.01', thence N 42-04-18 W – 17.50', thence S 47-55-42 W – 164.99', thence N 42-04-18 W – 265.26', thence S 86-30-13 W – 284.71' to a point in the eastern line of Lot 130, Arbor Hills South,

Phase 4 (Map Book 79, Page 131), thence along the eastern boundary of Arbor Hills South Phase 4 N 03-29-39 W – 165.00’ to a point on the northern right-of-way of Rockland Drive, thence along the northern right-of-way of Rockland Drive N 86-30-21 E – 8.00’ to the southeast corner of Lot 105, Arbor Hills South Phase 4, the True point of Beginning, containing 4.9072 Acres and being Parcel Number 09104 and Parcel Number 79800 as filed with the Pitt County Tax Assessor’s Office.

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 four. 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 four.

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.

ADOPTED this 12th day of April, 2018.

P.J. Connelly, Mayor

ATTEST:

Carol L. Barwick, City Clerk

NORTH CAROLINA
PITT COUNTY

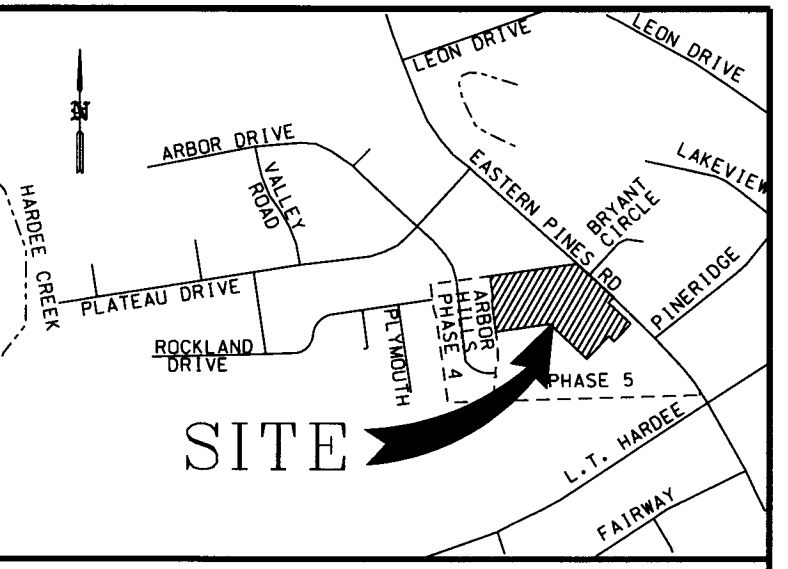
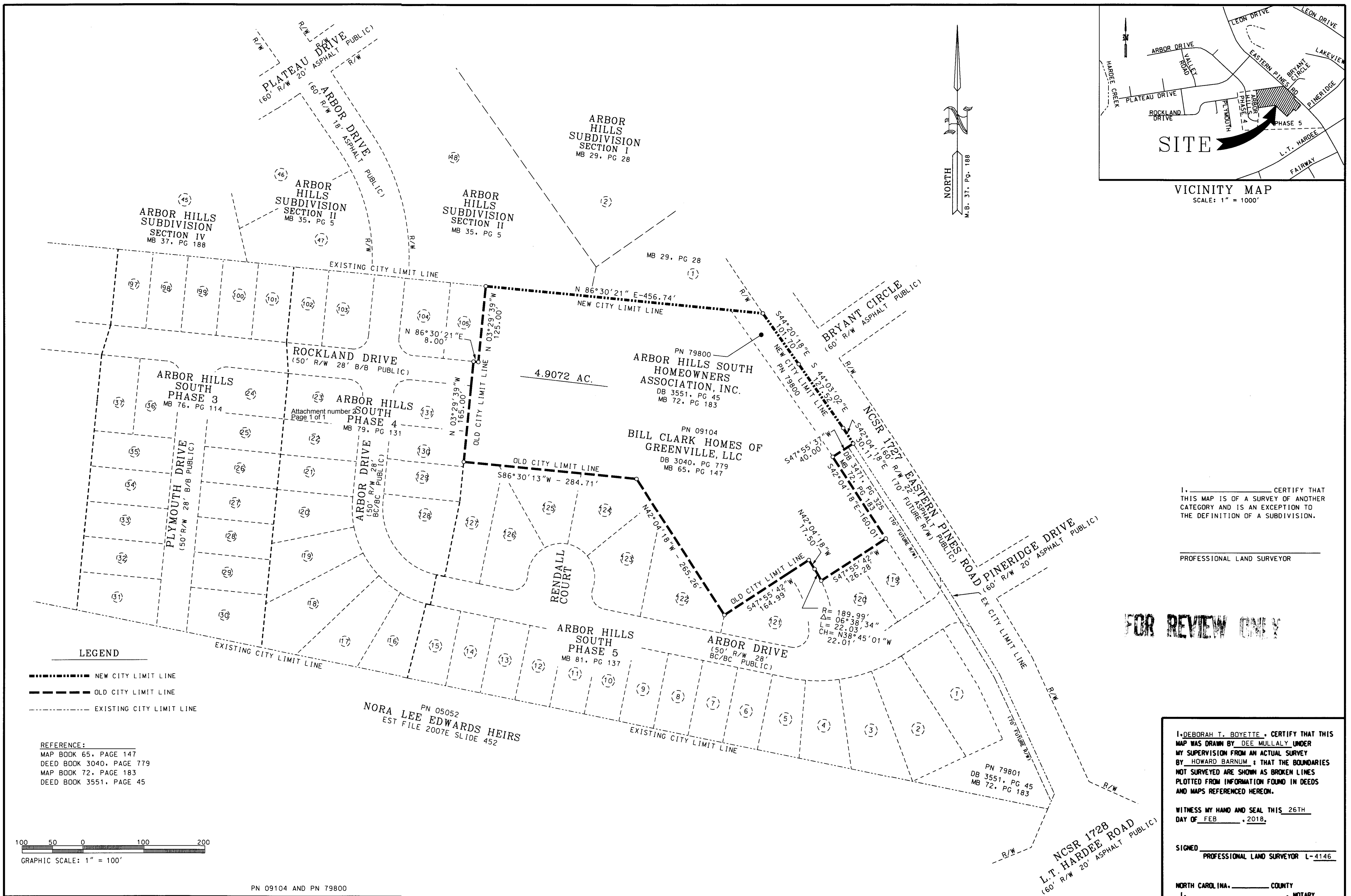
I, Polly Jones, a Notary Public for said County and State, certify that Carol L. Barwick personally came before me this day and acknowledged that she is the City Clerk of the City of Greenville, a municipality, and that by authority duly given and as the act of the municipality, the foregoing instrument 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 _____, 2018.

Notary Public

My Commission Expires: _____

1076947



VICINITY MAP
SCALE: 1" = 1000'

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

FOR REVIEW ONLY

I, DEBORAH T. BOYETTE, CERTIFY THAT THIS MAP WAS DRAWN BY DEE MULLALLY UNDER MY SUPERVISION FROM AN ACTUAL SURVEY BY HOWARD BARNUM; THAT THE BOUNDARIES NOT SURVEYED ARE SHOWN AS BROKEN LINES PLOTTED FROM INFORMATION FOUND IN DEEDS AND MAPS REFERENCED HEREON.

WITNESS MY HAND AND SEAL THIS 26TH DAY OF FEB, 2018.

SIGNED _____
PROFESSIONAL LAND SURVEYOR L-4146

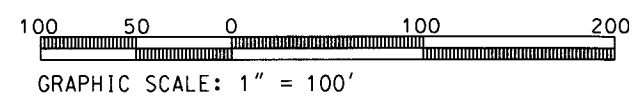
NORTH CAROLINA, _____ COUNTY
I, _____, NOTARY PUBLIC OF THE COUNTY AND STATE AFORESAID, CERTIFY THAT _____, A PROFESSIONAL LAND SURVEYOR, PERSONALLY APPEARED BEFORE ME THIS DAY AN ACKNOWLEDGED THE EXECUTION OF THE FOREGOING INSTRUMENT. WITNESS MY HAND AND OFFICIAL STAMP OR SEAL THIS THE _____ DAY OF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

NOTARY PUBLIC _____
MY COMMISSION EXPIRES _____

LEGEND

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

REFERENCE:
MAP BOOK 65, PAGE 147
DEED BOOK 3040, PAGE 779
MAP BOOK 72, PAGE 183
DEED BOOK 3551, PAGE 45



PN 09104 AND PN 79800

ARBOR HILLS SOUTH, PHASE 6 GRIMESLAND TOWNSHIP, PITT COUNTY, NORTH CAROLINA	
BILL CLARK HOMES OF GREENVILLE, LLC 200 E. ARLINGTON BLVD., SUITE A GREENVILLE, NC 27858 (252) 756-0940	ARBOR HILLS SOUTH HOMEOWNERS ASSOC., INC. 200 E. ARLINGTON BLVD., SUITE A GREENVILLE, NC 27858 (252) 317-0940
DRAFT LICENSE NO. C-0647 STROUD ENGINEERING, P.A. 107-B COMMERCE ST. GREENVILLE, NC 27858 (252) 756-9352	SURVEYED: HOB DRAWN: DM CHECKED: DTB
APPROVED: HOB/DTB DATE: 2/26/18 SCALE: 1" = 100'	

MAP NO.	MAPS RECORDED	BOOK	PAGE

MAP SHOWING AREA ANNEXED BY

THE CITY OF GREENVILLE

EFFECTIVE DATE _____

ORDINANCE NO. _____

AREA 4.9072 AC.



City of Greenville, North Carolina

Meeting Date: 4/12/2018
Time: 6:00 PM

Title of Item: Ordinance requested by Arlington Crossing, LLC to rezone 5.498 acres located along the northern right-of-way of West Arlington Boulevard and adjacent to the Norfolk Southern Railroad from MO (Medical-Office) to MCG (Medical-General Commercial)

Explanation: **Abstract:** The City has received a request from Arlington Crossing, LLC to rezone 5.498 acres located along the northern right-of-way of West Arlington Boulevard and adjacent to the Norfolk Southern Railroad from MO (Medical-Office) to MCG (Medical-General Commercial).

** This item was continued from the March 8, 2018 City Council meeting.

Required Notices:

Planning and Zoning meeting notice (property owner and adjoining property owner letter) mailed on February 6, 2018.
On-site sign(s) posted on February 6, 2018.
City Council public hearing notice (property owner and adjoining property owner letter) mailed on March 27, 2018.
Public hearing legal advertisement published on April 2 and April 9, 2018.

Comprehensive Plan:

The Future Land Use and Character Map recommends office/institutional for the area bounded by Dickinson Avenue, West Arlington Boulevard, the Norfolk Southern Railroad, and W. H. Smith Boulevard, while recommending Residential, Low-Medium Density for the Westwood Subdivision.

Office/Institutional

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

connections to surrounding development.

Intent:

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

Primary uses:

Office

Institutional/Civic

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

The rezoning request would allow some of the uses, under the current zoning, that require a special use permit to be permitted by-right. Staff does not anticipate new construction; therefore, a traffic report was not generated.

History/Background:

In 1972, the property was incorporated into the City's extra-territorial jurisdiction (ETJ) as part of a large-scale ETJ extension and was zoned RA20. In 1999, the property was rezoned to MO.

Present Land Use:

Arlington Crossing Center

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: OR - Arlington Medical Park Offices

South: OR - Vacant

East: OR - Physicians East Office

West: OR and RA20 - Farmland

Density Estimates:

Staff would not anticipate new construction, but the requested rezoning would allow some of the uses, under the current zoning, that require a special use permit to be allowed by-right.

Additional Staff Comments:

In 2003, the MO (Medical-Office) district table of uses was amended to include a variety of limited commercial activities. The amendment, initiated by private developers with the support of the medical community, was proposed in response to the need for additional service/retail uses in the medical area.

One of the most significant changes was to allow only fast food restaurants in multi-unit structures (not less than 3 units) which was designed to allow "over the counter sales" while discouraging traditional high volume fast food restaurants commonly associated with highway corridors.

Under the current zoning, the only retail type uses allowed by-right are: pharmacy, florist and book and card shop, news stand, which all could be considered medically-related uses that complement the medical area. The proposed zoning would allow fast food and conventional restaurants and miscellaneous retail by-right.

Fiscal Note:

No cost to the City.

Recommendation:

In staff's opinion, the request is not in compliance with Horizons 2026: Greenville's Community Plan and the Future Land Use and Character Map.

"Not in compliance with the comprehensive plan" should be construed as meaning the requested zoning (i) is specifically noncompliant with plan objectives and recommendations including the range of allowable uses in the proposed zone, etc... and/or is of a scale, dimension, configuration or location that is not objectively in keeping with plan intent and (ii) does not promote or preserve the desired urban form. The requested zoning is considered undesirable and not in the public interest, and staff recommends denial of the requested rezoning.

The Planning and Zoning Commission voted 4:1 to deny the request at its February 20, 2018 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. This action will amend the Future Land Use and Character Map for the subject property.




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 - Arlington Crossing, LLC 1073269](#)
 -  [MInutes - Arlington Crossing, LLC 1074120](#)
-

ORDINANCE NO. 18-
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 AND AMENDING
HORIZONS 2026: GREENVILLE'S COMMUNITY PLAN

WHEREAS, the City Council of the City of Greenville, North Carolina, in accordance with Article 19, Chapter 160A, of the General Statutes of North Carolina, caused a public notice to be given and published once a week for two successive weeks in The Daily Reflector setting forth that the City Council would, on the 12th day of April, 2018, 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 and amending the Future Land Use Character and Map designation for 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 reasonable and in the public interest due by encouraging the most appropriate use of land and is consistent with existing land use and future development patterns;

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 encourages the most appropriate use of land that allows for the development needs of the community and is located in a Primary Service Area;

WHEREAS, the Horizons 2026: Greenville's Community Plan was adopted on September 8, 2016, by the City Council by the adoption of Ordinance No. 15-055 and includes text and a Future Land Use and Character Map;

WHEREAS, the Horizons 2026: Greenville's Community Plan serves as the City of Greenville's comprehensive plan for zoning purposes and will from time to time be amended by the City Council;

WHEREAS, in accordance with the provisions of North Carolina General Statute 160A-383, this ordinance is deemed an amendment to the comprehensive plan;

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

Section 1. That the following described territory is rezoned from MO (Medical-Office) to MCG (Medical-General Commercial).

TO WIT: Arlington Crossing, LLC

LOCATION: Located along the northern right-of-way of West Arlington Boulevard and adjacent to the Norfolk Southern Railroad

DESCRIPTION: Beginning at a point where the eastern right-of-way of Arlington Boulevard intersects the southern right-of-way of Norfolk and Southern Railroad. From the above described beginning, so located, running thence as follows:

With the southern right-of-way of Norfolk and Southern Railroad, N 83°08'38" E 404.68', thence leaving the southern right-of-way of Norfolk and Southern Railroad, S 43°25'45" E 616.37' to a point on the northern right-of-way of Physicians East Drive, thence with the northern right-of-way of Physicians East Drive, S 46°34'13" W 325.00' to a point on the eastern right-of-way of Arlington Boulevard, thence with the eastern right-of-way of Arlington Boulevard, N 43°25'45" W 857.50' to the point of beginning containing 5.498 acres.

Section 2. The Future Land Use and Character Map is hereby amended by re-designating the "Office/Institutional" category to the "Commercial" category for the area described in Section 1.

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 the Director of Community Development is directed to amend the Future Land Use and Character Map of the City of Greenville in accordance with this ordinance.

Section 5. That all ordinances and clauses of ordinances in conflict with this ordinance are hereby repealed.

Section 6. That this ordinance shall become effective upon its adoption.

ADOPTED this 12th day of April, 2018.

P. J. Connelly, Mayor

ATTEST:

Carol L. Barwick, City Clerk

1073269

Excerpt from the ADOPTED Planning & Zoning Commission Minutes (02/20/2018)

ORDINANCE REQUESTED BY ARLINGTON CROSSING, LLC TO REZONE 5.498 ACRES LOCATED ALONG THE NORTHERN RIGHT-OF-WAY OF WEST ARLINGTON BOULEVARD AND ADJACENT TO THE NORFOLK SOUTHERN RAILROAD FROM MO (MEDICAL-OFFICE) TO MCG (MEDICAL-GENERAL COMMERCIAL) - DENIED

Mr. Weitnauer delineated the property. It is centrally located in the city and is an existing development known as Arlington Crossing. The parcel is located on West Arlington Boulevard adjacent to Physicians East in the Medical District. A survey of the 5.498 acre parcel was shown. The uses of the existing property are commercial. There are vacant parcels across Arlington Boulevard from the subject parcel. There is also vacant property on the north side of the Physicians East complex on W.H. Smith Boulevard. A map was shown where the Horizons 2026 plan identifies one Neighborhood Activity Center and two Community Activity Centers in relation to the subject site. An increase in traffic is not anticipated with this request because of the existing development and many of the tenant uses are the same allowed uses in the current medical office zoning and proposed medical general commercial zoning. The property was zoned Medical Office in 1993. At that time, the Zoning Ordinance's table of uses was amended to allow more retail and commercial uses. A significant change in the amendment added the allowance of fast food restaurants without drive-through windows in multiple unit buildings with at least 3 tenants. The amendment also added the allowance of limited retail such as florists and pharmacies. The requested zoning would allow fast food restaurants with drive-throughs, conventional restaurants and an expanded list of retail, by right, rather than with a special use permit. The Future Land Use and Character Plan Map recommends office/institutional for the area bounded by West Arlington Boulevard, W.H. Smith Boulevard, the railroad tracks and Dickinson Avenue while recommending low-medium density for the Westwood Subdivision. One reason for the office/institutional designation was to prevent the single family neighborhood from being surrounded on three sides with commercial uses. The existing Medical Office zoning is in compliance with the Future Land Use Map. Approval of this request could lead to rezoning requests of the remaining vacant properties in the area. In staff's opinion, the request is not in compliance with Horizons 2026: Greenville's Community Plan and the Future Land Use and Character Map.

Chairman King opened the public hearing.

Mr. Mike Baldwin, Baldwin Design Consultants, representative for the applicant, spoke in favor of the request. He provided a handout for Commissioners. He listed the current business at this property and stated they are all commercial uses. When the Comprehensive Plan was updated in 2016 it should have changed this area to medical commercial but it didn't. The goal of this rezoning is to reduce the number of special use permits for uses not permitted by-right. He stated that if this is rezoned it would lead to similar rezonings. He submitted today a request to rezone the area across the street from this request to medical commercial and medical residential. The Land Use Map has mixed use at West Arlington Boulevard and Stantonsburg Road and there should be mixed used here as well.

Ms. Reid asked Mr. Baldwin if he made a request to change the designation when the Comprehensive Plan was under review or attend any of the meetings.

Mr. Baldwin stated no.

Mr. Wilson asked why a special use permit would be needed.

Mr. Baldwin stated it is needed anytime a tenant changes.

Ms. Leech stated that if it was zoned commercial and all the units had fast food, the traffic would be very different than it is now. She stated that the request may not be in the best interest.

No one spoke in opposition.

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

Mr. Robinson made a motion to recommend approval of the proposed amendment to advise that, although the proposed amendment is not consistent with the Comprehensive Plan, in this instance it is an appropriate zoning classification, and to adopt the staff report which addresses plan consistency. No second was made. Motion failed for lack of a second.

Mr. Weitnauer stated that an approved special use permit follows the land or space. Therefore if a restaurant moves out and a new restaurant moves into the same space, another special use permit is not needed.

Mr. Maxwell made a motion, seconded by Ms. Leech, to recommend denial of the proposed amendment to advise that it is inconsistent with the Comprehensive Plan and to adopt the staff report which addresses plan consistency and other matters. In favor: Maxwell, Leech, Reid, Wilson. Oppose: Robinson. Motion carried for denial.

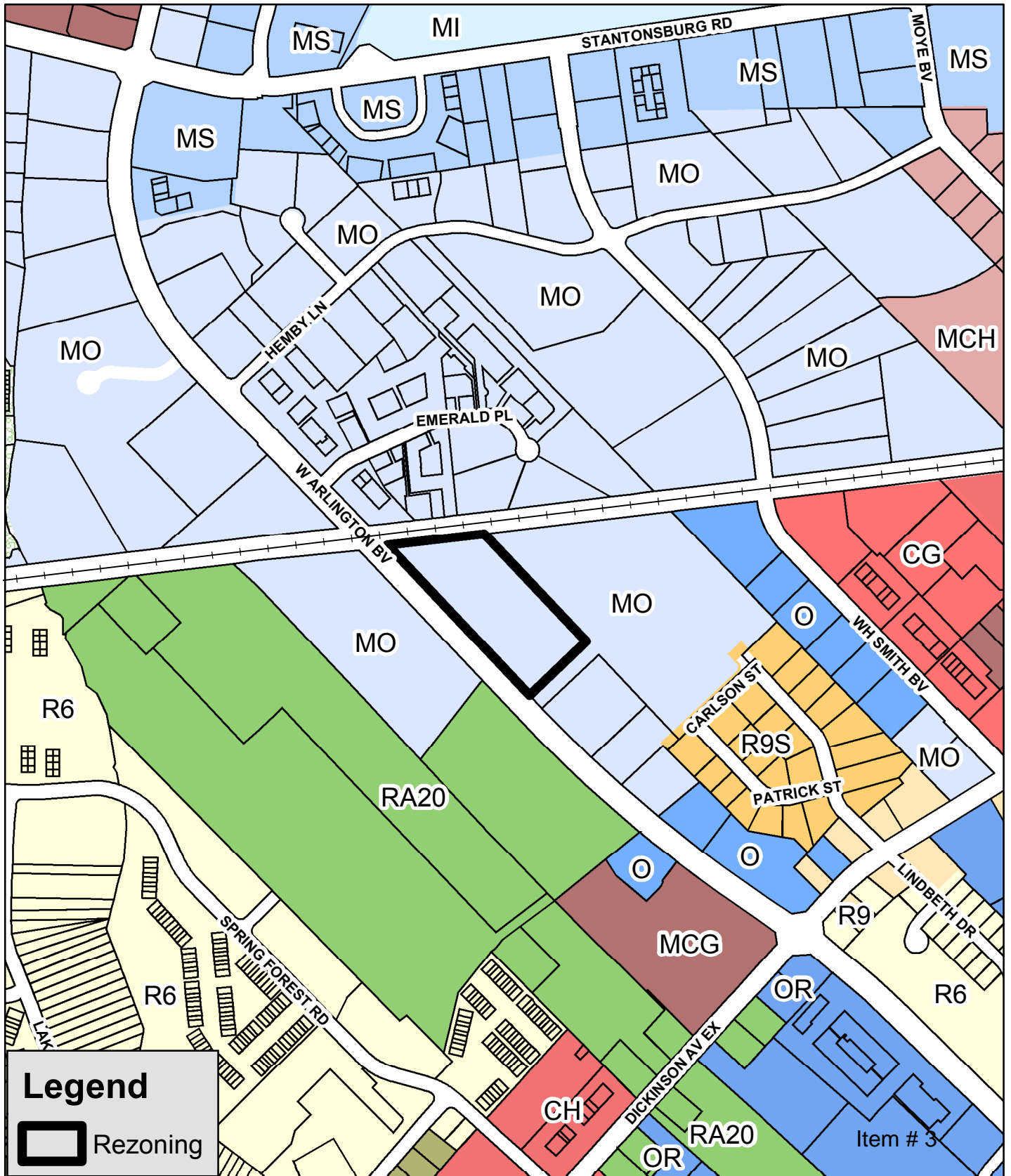
Arlington Crossing, LLC

From: MO

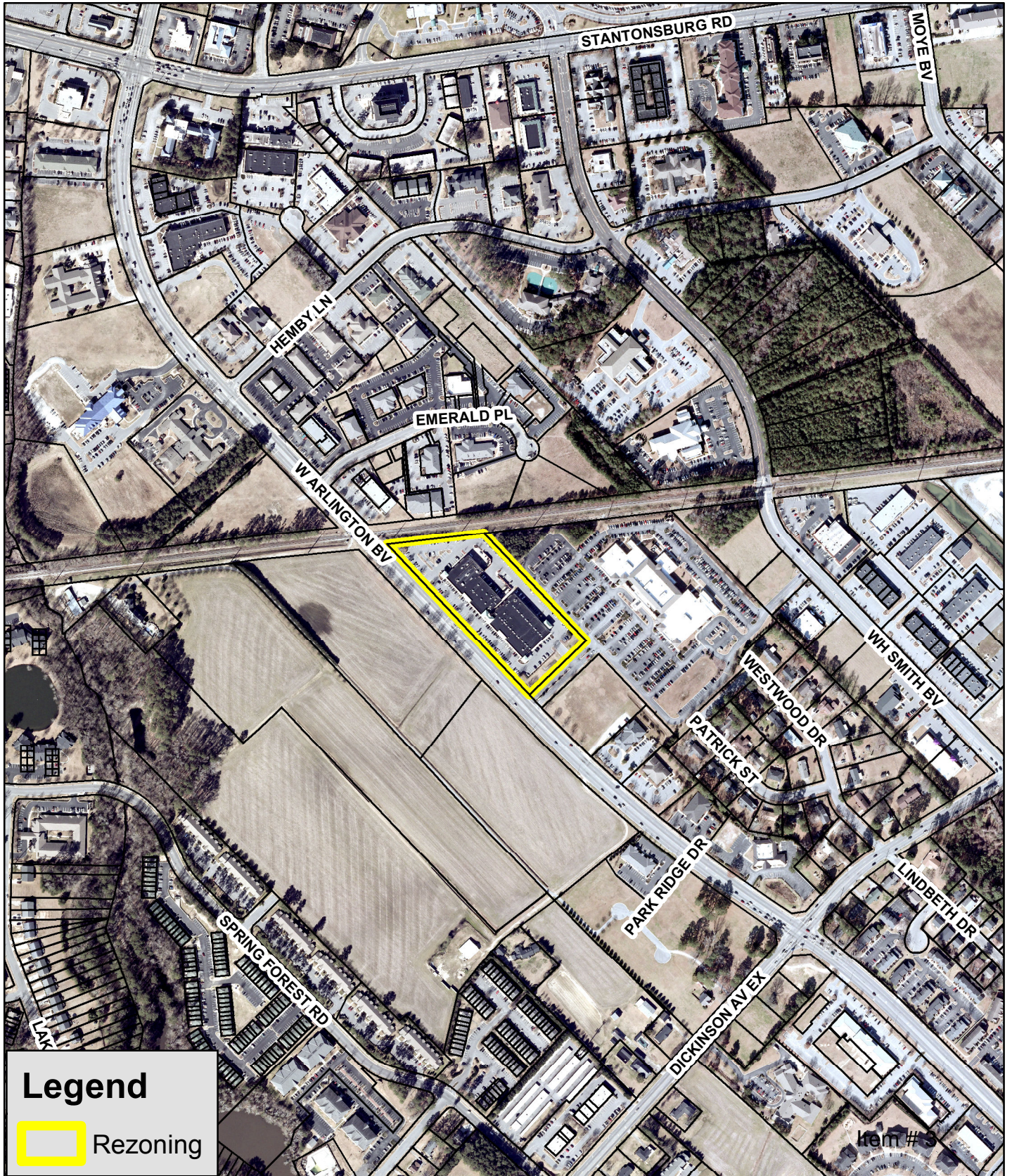
To: MCG

Acres: 5.498

February 6, 2018



Arlington Crossing, LLC
From: MO
To: MCG
Acres: 5.498
February 6, 2018



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

**SHERIF PHILIPS and wife,
ATEIAT PHILIPS**
753 PINEPOINT ROAD
GREENVILLE, NC 27834

**ALFRED E. GARRIS,
WAYNE DIXON, ETAL**
3180 EAST FIRETOWER ROAD
GREENVILLE, NC 27858

CHANCE PROPERTIES, LLC
1862 OLD FORT ROAD
GREENVILLE, NC 27834

**SOUTHERN SURGICAL
PROPERTIES, LLC**
2455 EMERALD PLACE
GREENVILLE, NC 27834

**ARLINGTON MEDICAL PARK
LOT 4 PROPERTY OWNERS
ASSOCIATION, INC.**
2455 EMERALD PLACE
GREENVILLE, NC 27834

G N B INVESTMENTS, LLC
2485 EMERALD PLACE
GREENVILLE, NC 27834

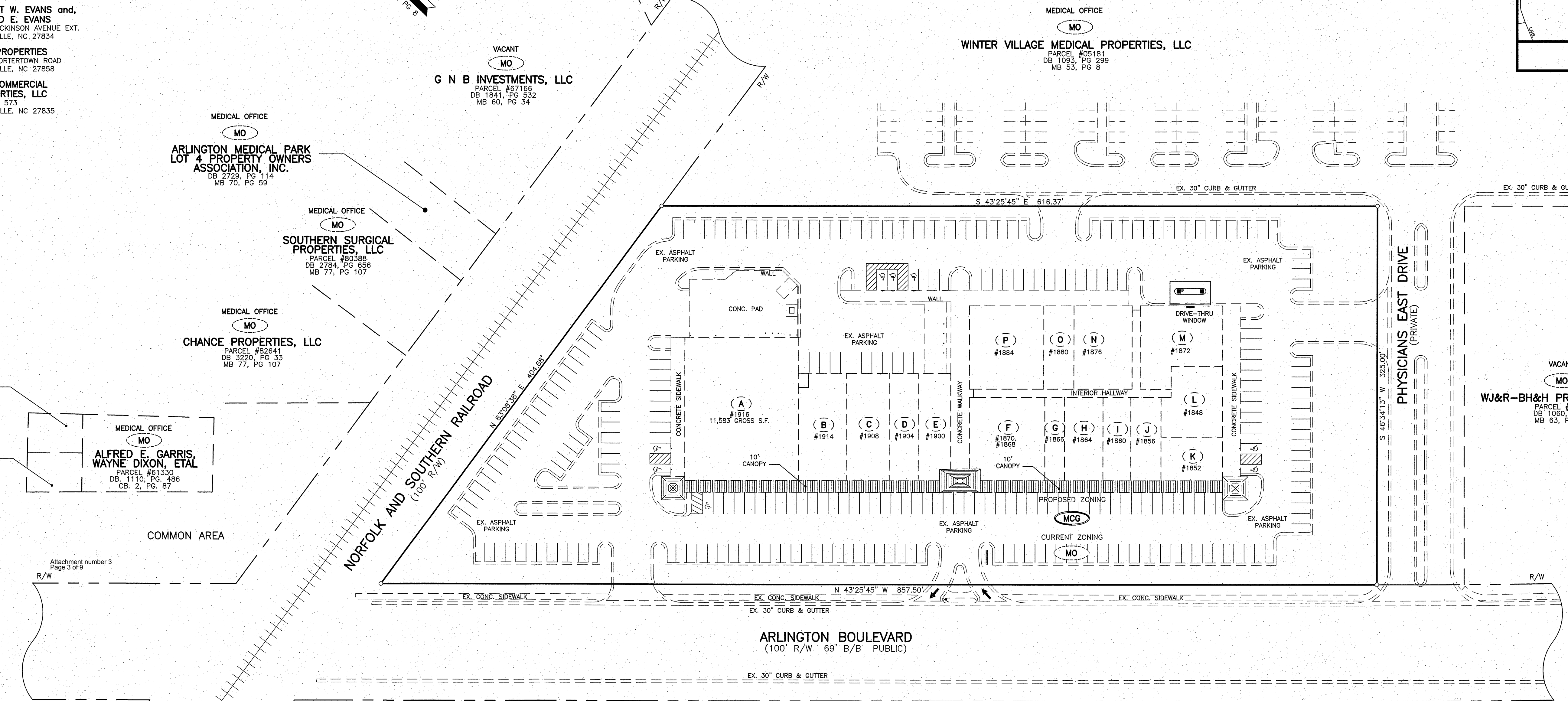
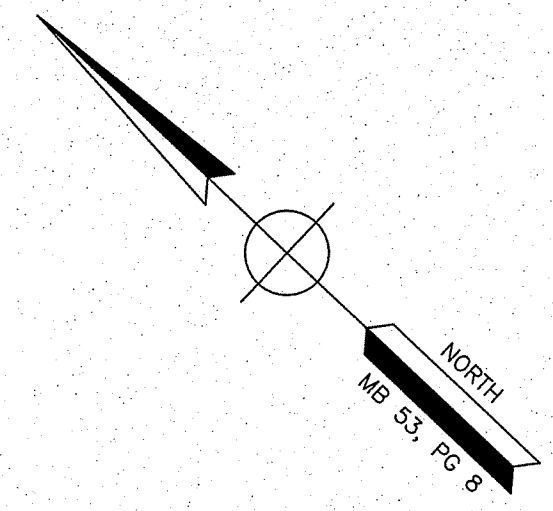
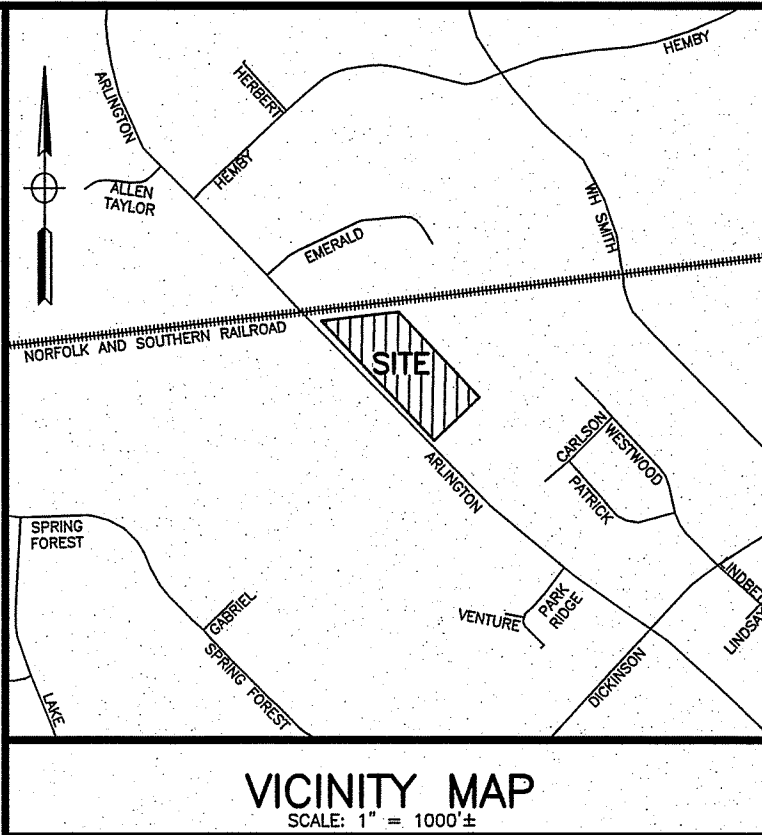
**WINTER VILLAGE MEDICAL
PROPERTIES, LLC**
1850 WEST ARLINGTON BOULEVARD
GREENVILLE, NC 27834

WJ&R BH&H PROPERTIES, LLC
PO BOX 11050
GOLDSBORO NC, 27532

**ROBERT W. EVANS and,
DONALD E. EVANS**
2690 DICKINSON AVENUE EXT.
GREENVILLE, NC 27834

EMW PROPERTIES
1560 PORTERTOWN ROAD
GREENVILLE, NC 27858

**TFW COMMERCIAL
PROPERTIES, LLC**
PO BOX 573
GREENVILLE, NC 27835



MEDICAL OFFICE (MO)
ALFRED E. GARRIS,
WAYNE DIXON, ETAL
PARCEL #61339
DB 1110, PG 486
CB 2, PG 87

MEDICAL OFFICE (MO)
SHERIF PHILIPS and wife,
ATEIAT PHILIPS
PARCEL #60009
DB 982, PG 570
CB 2, PG 87

MEDICAL OFFICE (MO)
ALFRED E. GARRIS,
WAYNE DIXON, ETAL
PARCEL #61330
DB 1110, PG 486
CB 2, PG 87

MEDICAL OFFICE (MO)
ARLINGTON MEDICAL PARK
LOT 4 PROPERTY OWNERS
ASSOCIATION, INC.
PARCEL #2729
DB 2729, PG 114
MB 70, PG 59

MEDICAL OFFICE (MO)
SOUTHERN SURGICAL
PROPERTIES, LLC
PARCEL #60388
DB 2784, PG 656
MB 77, PG 107

MEDICAL OFFICE (MO)
CHANCE PROPERTIES, LLC
PARCEL #82641
DB 3220, PG 33
MB 77, PG 107

VACANT (MO)
G N B INVESTMENTS, LLC
PARCEL #67166
DB 1841, PG 532
MB 60, PG 34

MEDICAL OFFICE (MO)
WINTER VILLAGE MEDICAL PROPERTIES, LLC
PARCEL #05181
DB 1093, PG 299
MB 53, PG 8

VACANT (MO)
WJ&R-BH&H PROPERTIES, LLC
PARCEL #48583
DB 1050, PG 111
MB 63, PG 114

MEDICAL OFFICE (MO)
TFW COMMERCIAL
PROPERTIES, LLC
PARCEL #07219
DB 2306, PG 801
DB 822, PG 813

AGRICULTURAL (RA-20)
EMW PROPERTIES
PARCEL #07719
DB 240, PG 431
DB 226, PG 4

AGRICULTURAL (RA-20)
ROBERT W. EVANS
and DONALD E. EVANS
PARCEL #48337
ESTATE FILE # 2015-227
DB 226, PG 4

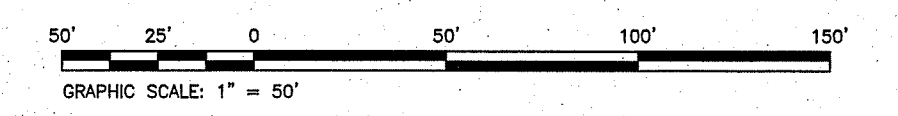
TENANT DIRECTORY

- (A) #1916: K&W CAFETERIA
- (B) #1914: ECU DE PROCTORING CENTER
- (C) #1908: UNIFORMS GALORE
- (D) #1904: MAIN STREET CHICKEN & BBQ
- (E) #1900: HWY 55 BURGERS SHAKES & FRIES
- (F) #1870, #1868: BETEENI MEDITERRANEAN GRILL & CAFE
- (G) #1866: MATY AFRICAN HAIR BRAIDING
- (H) #1864: 3HC HOME HEALTH AND HOSPICE CENTER
- (I) #1860: STATE FARM-CHRIS GODLEY
- (J) #1856: TROPICAL SMOOTHIE CAFE
- (K) #1852: FIREHOUSE SUBS
- (L) #1848: IN-TONE FITNESS
- (M) #1872: MEDICAL PARK PHARMACY
- (N) #1876: VACANT
- (O) #1880: VACANT
- (P) #1884: INNER BANKS MEDIA

NOTES

1. THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARDOUS AREA AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.
2. ALL AREAS CALCULATED BY COORDINATE GEOMETRY.
3. THIS MAP IS OF AN EXISTING PARCEL OF LAND.
4. REFERENCE: DEED BOOK 1572, PG 1, AND MAP BOOK 53, PG 8 OF THE PITT COUNTY REGISTRY.

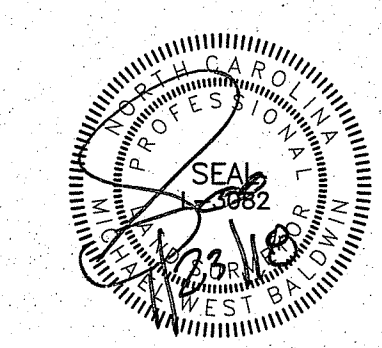
AREA TO BE REZONED: 5.498 ACRES



SHEET 1 OF 1
REZONING MAP
PARCEL #48582
TAX MAP #4677-36-4683

ARLINGTON CROSSING, LLC
REFERENCE: DEED BOOK 1572, PAGE 1 OF THE PITT COUNTY REGISTRY
GREENVILLE, GREENVILLE TOWNSHIP, PITT COUNTY, N.C.

OWNER: ARLINGTON CROSSING, LLC
ADDRESS: 1713 ROSEWOOD DR.
GREENVILLE, NC 27858
PHONE: (252) 756-5896



CLOSURE CHECK BOUNDARY	
CHECKED: MAH	DATE: 01/23/18

Baldwin Design Consultants, PA ENGINEERING - SURVEYING - PLANNING 1700-D EAST ARLINGTON BOULEVARD GREENVILLE, NC 27858	LICENSE# C-3468	SURVEYED: N/A	APPROVED: MWB
		DRAWN: MAH	DATE: 01/23/18
		CHECKED: MWB	SCALE: 1" = 50'

X:\DRAWINGS\15-057 ARLINGTON\REZONING.dwg Tue, Jan 23, 2018 10:18am IMHIERREG

EXISTING 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 resident manager, supervisor or caretaker and section 9-4-103)
	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		
PROPOSED ZONING		
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.	Laundrette; 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	

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: 4/12/2018
Time: 6:00 PM

Title of Item: Ordinance requested by Happy Trail Farms, LLC to rezone a total of 55.957 acres located between West Arlington Boulevard and Spring Forest Apartments and Condominiums and along the Norfolk Southern Railroad from MO (Medical-Office) and RA20 (Residential-Agricultural) to MCH (Medical-Heavy Commercial) for Tract 1 - 12.243 acres, MCG (Medical-General Commercial) for Tract 2 - 22.041 acres, and MR (Medical-Residential [High Density Multi-family]) for Tract 3 - 21.673 acres

Explanation: **Abstract:** The City has received a request from Happy Trail Farms, LLC to rezone a total of 55.957 acres located between West Arlington Boulevard and Spring Forest Apartments and Condominiums and along the Norfolk Southern Railroad from MO (Medical-Office) and RA20 (Residential-Agricultural) to MCH (Medical-Heavy Commercial) for Tract 1 - 12.243 acres, MCG (Medical-General Commercial) for Tract 2 - 22.041 acres, and MR (Medical-Residential [High Density Multi-family]) for Tract 3 - 21.673 acres.

Required Notices:

Planning and Zoning meeting notice (property owner and adjoining property owner letter) mailed on March 6, 2018.
On-site sign(s) posted on March 6, 2018.
City Council public hearing notice (property owner and adjoining property owner letter) mailed on March 27, 2018.
Public hearing legal advertisement published on April 2 and April 9, 2018.

Comprehensive Plan:

The Future Land Use and Character Map recommends mixed use (MU) along West Arlington Boulevard between Dickinson Avenue and the Norfolk Southern Railroad transitioning to commercial (C) to the south and residential, high density (HDR) to the west.

Further, potential conservation/open space is recommended along Green Mill Run which is located in the northeastern section of the property.

The Future Land Use and Character Map identifies certain areas as Potential Conservation/Open Space (PCOS). Much of this area is designated based upon data on flood-prone land and environmental constraints that may not correspond precisely with conditions on the ground. Seeing an area designated this way is the beginning of a conversation. When considering rezoning requests or other development proposals, some areas classified as Potential Conservation/Open Space may be determined not to contain anticipated limitations on development, or that existing concerns can reasonably be mitigated. In such cases, the future preferred land use should be based on adjacent Land Use and Character designations, contextual considerations, and the general policies of the comprehensive plan.

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 (MUHI), 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

Commercial

Primarily community and regional-scale commercial development situated near and along major roadway corridors. Existing development is characterized by buildings set back from streets behind surface parking. That existing pattern should evolve to become more walkable with shorter blocks, buildings near streets, shared parking and connections to surrounding development.

Intent:

- Provide connectivity to nearby uses (paths, streets)

- Locate new buildings near street on at least one side and accommodate parking to the side or rear of buildings
- Improve/provide public realm features such as signs, sidewalks, landscaping
- Reduce access-points into development for pedestrian and vehicular safety
- Reduce and consolidate surface parking

Primary uses:

Commercial (small and large format)

Office

Secondary uses:

Institutional/civic

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 schools)

There is a designated community activity center at the intersection of Dickinson Avenue and South Memorial Drive. These centers are intended to provide 50,000 - 250,000 square feet of commercial space serving an area of approximately three miles.

There is a designated neighborhood activity center at the intersection of Dickinson Avenue and Spring Forest Road. These centers are intended to provide 20,000-50,000 square feet of commercial space serving an area within one mile.

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

Based on the possible uses permitted by the requested rezoning, the proposed rezoning classifications could generate 17,653 trips to and from the site on West Arlington Boulevard, which is a net increase of 14,162 additional trips per day.

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

History/Background:

In 1972, the subject properties were incorporated into the City's ETJ (extra-territorial jurisdiction) and zoned RA20 (Residential-Agricultural). In 1999, a portion of Tracts 1 and 2 (8.38 acres) was rezoned to MO (Medical-Office).

Present Land Use:

Farmland

Water/Sewer:

Water and sanitary sewer are available to the properties.

Historic Sites:

There are no known effects on historic sites.

Environmental Conditions/Constraints:

The northeastern section of Tract 3 is impacted by the floodway and floodplain associated with Green Mill Run.

Surrounding Land Uses and Zoning:

North: RA20 - One (1) single-family residence; MO - one (1) vacant lot and Eastern Radiology

South: O - Arlington West Office Park; MCG - Vacant; RA20 - One (1) single-family residence and farmland; and R6 - Spring Village Townhomes

East: MO - Arlington Crossing, Physicians East, Children's Health Services and one (1) vacant lot

West: R6 - Spring Forest Condominiums and Spring Lake Apartments

Density Estimates:

Tract 1

Gross Acreage: 12.243

Current Zoning: MO (Medical-Office) and RA20 (Residential-Agricultural)

Proposed Zoning: MCH (Medical-Heavy Commercial)

Under the current zoning (MO) and (RA20), the site could accommodate 46,800-

52,100 square feet of medical office space and 20-25 single-family lots.

Under the proposed zoning (MCH), the site could accommodate 95,000 +/- square foot mixed retail/restaurant/service development including: one (1) conventional restaurant (5,600 sq. ft.), personal service (2,000 sq. ft.), one (1) fast food restaurant (2,000 sq. ft.), and mini-storage (10,000 sq.ft.). The remaining area would be used for miscellaneous retail.

Tract 2

Gross Acreage: 22.041

Current Zoning: MO (Medical-Office) and RA20 (Residential-Agricultural)

Proposed Zoning: MCG (Medical-General Commercial)

Under the current zoning (MO) and (RA20), the site could accommodate 17,000 square feet of medical office space and 60-80 single-family lots.

Under the proposed zoning (MCG), the site could accommodate 176,000 +/- square foot mixed retail/restaurant/service development including: one (1) conventional restaurant (5,600 sq. ft.), personal service (5,000 sq. ft.), fast food restaurants (10,000 sq. ft.) – no drive-thru, one (1) childcare center (14,000 sq. ft.) and office space (50,000). The remaining area would be used for miscellaneous retail.

Tract 3

Gross Acreage: 21.673

Current Zoning: RA20 (Residential-Agricultural)

Proposed Zoning: MR (Medical-Residential [High Density Multi-family])

Under the current zoning (RA20), the site could accommodate 70-90 single-family lots.

Under the proposed zoning (MR), the site could accommodate 260-300 multi-family units (1, 2 and 3 bedrooms).

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 March 20, 2018 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](#)
 -  [Minutes - Happy Trail Farms 18- 1077013](#)
 -  [Ordinance - Happy Trail Farms 18-09 1077097](#)
-

ORDINANCE NO. 18-
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 12th day of April, 2018, 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 RA20 (Residential-Agricultural) and MO (Medical-Office) to MCH (Medical - Heavy Commercial).

TO WIT: EMW Properties, Robert W. Evans et al and James A. Evans et al properties (Tract 1)

LOCATION: Located at the southwestern corner of the intersection of West Arlington Boulevard and the Norfolk Southern Railroad.

DESCRIPTION: Beginning at a point where the western right-of-way of NCSR 1323 (W. Arlington Boulevard) intersects the southern right-of-way of Norfolk and Southern Railroad. From the above described beginning, so located, running thence as follows:

With the western right-of-way of NCSR 1323 (W. Arlington Boulevard), S 42°55'38" E 754.73', S 42°52'43" E 210.34', S 43°24'13" E 66.62', S 43°58'04" E 114.77', S 45°06'49" E 123.29', S 46°32'20" E 89.23', S 46°43'30" E 94.58', S 48°14'17" E 120.80' and S 49°43'32" E 80.74', thence leaving the western right-of-way of NCSR 1323 (W. Arlington Boulevard), S 51°34'54" W 179.87', thence S 51°48'02" W 160.43', thence N 42°56'53" W 1,849.03' to a point on the southern right-of-way of Norfolk and Southern Railroad, thence with the southern right-of-way of Norfolk and Southern Railroad, N 83°40'28" E 373.79' to the point of beginning containing 12.243 acres and being a portion of the property described in Deed Book 226, Page 4 of the Pitt County Register of Deeds.

Section 2. That the following described territory is rezoned from RA20 (Residential-Agricultural) and MO (Medical-Office) to MCG (Medical - General Commercial).

TO WIT: EMW Properties, Robert W. Evans et al and James A. Evans et al properties (Tract 2)

LOCATION: Located along the southern right-of-way of the Norfolk Southern Railroad and 320+/- feet west of West Arlington Boulevard.

DESCRIPTION: Beginning at a point on the southern right-of-way of Norfolk and Southern Railroad said point being located S 83°40'28" W 373.79' from a point where the western right-of-way of NCSR 1323 (W. Arlington Boulevard) intersects the southern right-of-way of Norfolk and Southern Railroad. From the above described beginning, so located, running thence as follows:

S 42°56'53" E 1,849.03', thence S 51°34'26" W 105.31', thence S 53°31'57" W 186.89', thence S 51°55'16" W 92.15', thence S 40°27'49" W 72.82', thence S 40°17'59" W 17.65', thence N 43°40'05" W 1,885.90', thence N 46°45'23" E 55.08', thence N 43°04'14" W 263.61' to a point on the southern right-of-way of Norfolk and Southern Railroad, thence with the southern right-of-way of Norfolk and Southern Railroad, N 83°35'27" E 436.48' and N 83°40'28" E 113.21' to the point of beginning containing 22.041 acres and being a portion of the property described in Deed Book 226, Page 4 and Deed Book 1146, Page 555 both of the Pitt County Register of Deeds.

Section 3. That the following described territory is rezoned from RA20 (Residential-Agricultural) to MR (Medical - Residential).

TO WIT: James A. Evans et al property (Tract 3)

LOCATION: Located at the current terminus of Gabriel Drive.

DESCRIPTION: Beginning at an existing iron pipe at the northeastern terminus of Gabriel Drive, said iron pipe being the southeastern corner of the JKM Investment Group No. 3, LLC Property as described in Deed Book 1684, Page 345 of the Pitt County Register of Deeds. From the above described beginning, so located, running thence as follows:

Leaving the northeastern terminus of Gabriel Drive and with the eastern line of referenced JKM Investment Group No. 3, LLC Property, N 43°40'05" W 964.86', thence N 06°20'43" W 52.74', thence N 30°29'24" W 92.06', thence N 51°22'46" W 51.31', thence N 23°21'18" W 14.08', thence N 08°47'32" W 47.51', thence N 23°03'58" W 42.68', thence N 33°14'07" W 69.94', thence N 24°33'41" W 41.36', thence N 02°07'13" E 20.11', thence N 61°14'49" W 7.50', thence N 49°09'50" E 187.17', thence S 42°40'03" E 290.03', thence N 47°00'38" E 141.63', thence S 43°40'05" E 1,885.90', thence S 40°16'58" W 201.35', thence S 14°25'16" W 256.64', thence N 43°35'25" W 217.00', thence S 51°30'30" W 37.36', thence N 43°40'05" W 704.57', thence N 43°39'58" W 50.30' to the point of beginning containing 21.673 acres and being a portion of the property recorded in Map Book 4, Page 63 of the Pitt County Register of Deeds.

Section 4. That the Director of Community Development is directed to amend the zoning map of the City of Greenville in accordance with this ordinance.

Section 5. That all ordinances and clauses of ordinances in conflict with this ordinance are hereby repealed.

Section 6. That this ordinance shall become effective upon its adoption.

ADOPTED this 12th day of April, 2018.

P. J. Connelly, Mayor

ATTEST:

Carol L. Barwick, City Clerk

1077097

Excerpt from the DRAFT Planning & Zoning Commission Minutes (03/20/2018)

ORDINANCE REQUESTED BY HAPPY TRAIL FARMS, LLC TO REZONE A TOTAL OF 55.957 ACRES LOCATED BETWEEN WEST ARLINGTON BOULEVARD AND SPRING FOREST APARTMENTS AND CONDOMINIUMS AND ALONG THE NORFOLK SOUTHERN RAILROAD FROM MO (MEDICAL-OFFICE) AND RA20 (RESIDENTIAL-AGRICULTURAL) TO MCH (MEDICAL-HEAVY COMMERCIAL) FOR TRACT 1 - 12.243 ACRES, MCG (MEDICAL-GENERAL COMMERCIAL) FOR TRACT 2 - 22.041 ACRES AND MR (MEDICAL-RESIDENTIAL [HIGH DENSITY MULTI-FAMILY]) FOR TRACT 3 - 21.673 ACRES - APPROVED

Ms. Gooby delineated the property. It is located in the Medical District between West Arlington Boulevard and Spring Forest Road. The property is vacant with multi-family to the west and offices to the north and east. The northwest section of Tract 3 is impacted by the floodway and floodplain associated with Green Mill Run. This request is for commercial and multi-family. It is anticipated to generate an increase of 14,000 trips per day. There will be a connection from Gabriel Drive to Arlington Boulevard. This connection will align with the entrance of Physicians East. For Tracts 1 and 2, staff anticipate 270,000 square feet of a combination of retail, fast food and conventional restaurants, personal services, office, day care and/or mini-storage uses. For Tract 3, staff anticipated 260-300 multi-family units. The Future Land Use and Character Plan Map recommends mixed use for the area bounded by West Arlington Boulevard, Dickinson Avenue, Spring Forest Road and the Norfolk Southern Railroad. This character is described as an area to live, work and shop with primary uses bring commercial, office and multi-family. 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.

Mr. Mike Baldwin, Baldwin Design Consultants, representative for the applicant, spoke in favor of the request. This request is an example of transitional zoning. There will be commercial along Arlington Boulevard and multi-family abutting the existing multi-family on Spring Forest Road. There will be a connection from Gabriel Drive to Arlington Boulevard. I have met with Rik DiCesare, City Traffic Engineer, to discuss the possibility of a stop light at the connection between Gabriel Drive and Arlington Boulevard. There will also be traffic mitigation such as, decal lanes.

Ms. Reid asked if there was enough space for a stop light with the existing stop light at Dickinson Avenue.

Rik DiCesare, City Traffic Engineer, stated that the traffic reports are a best guess of traffic generation that are conservative in nature. This particular site will require a lot of traffic mitigation and a traffic impact study will be required. The City and NCDOT will determine the study area for the traffic impact study. The decision for an additional stop light will be determined when a site plan is submitted.

Ms. Leech spoke about the need for comprehensive traffic studies that take into account new developments.

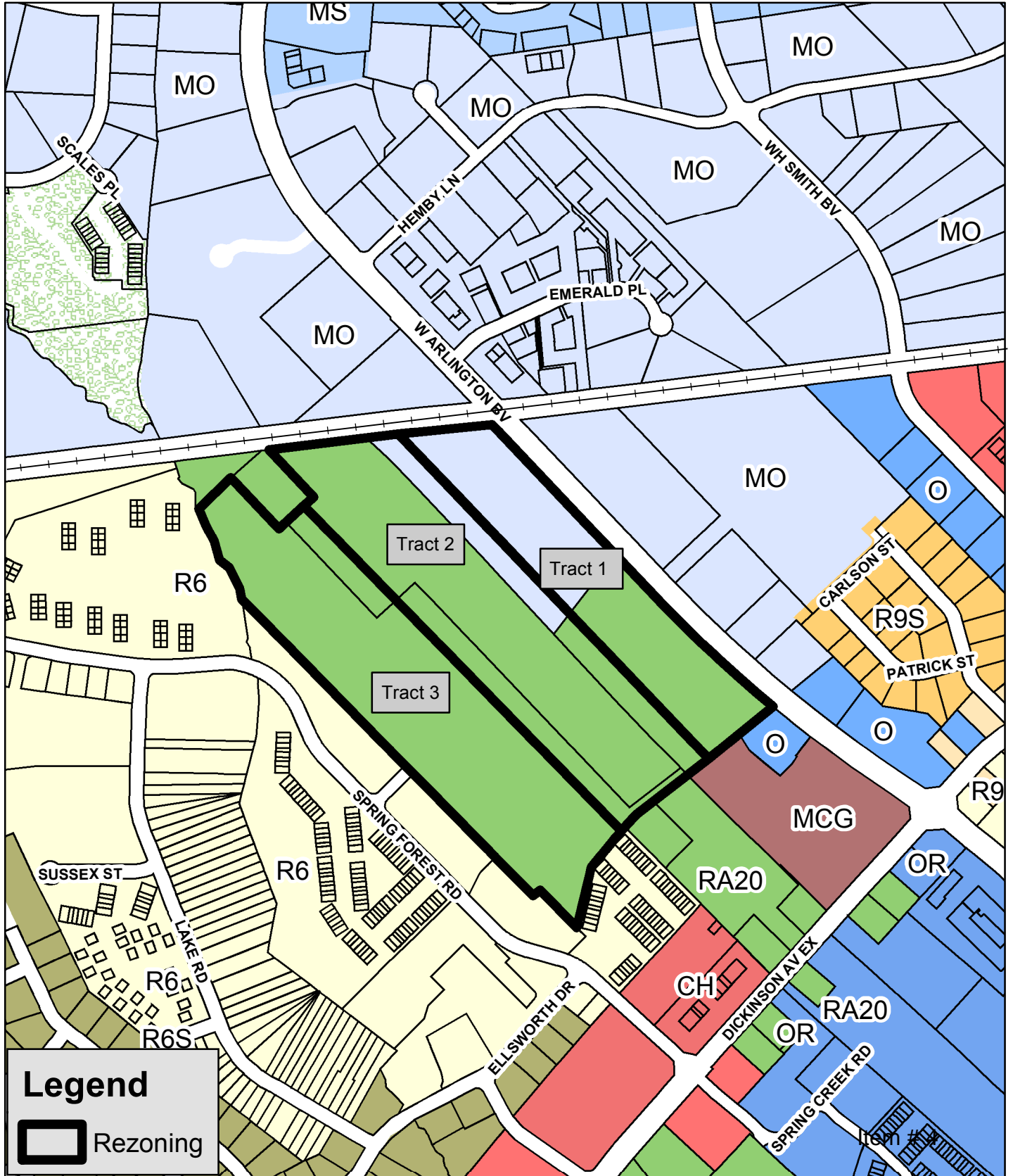
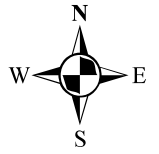
Mr. DiCesare stated that the models are updated with new traffic counts as plans are approved.

No one spoke in opposition.

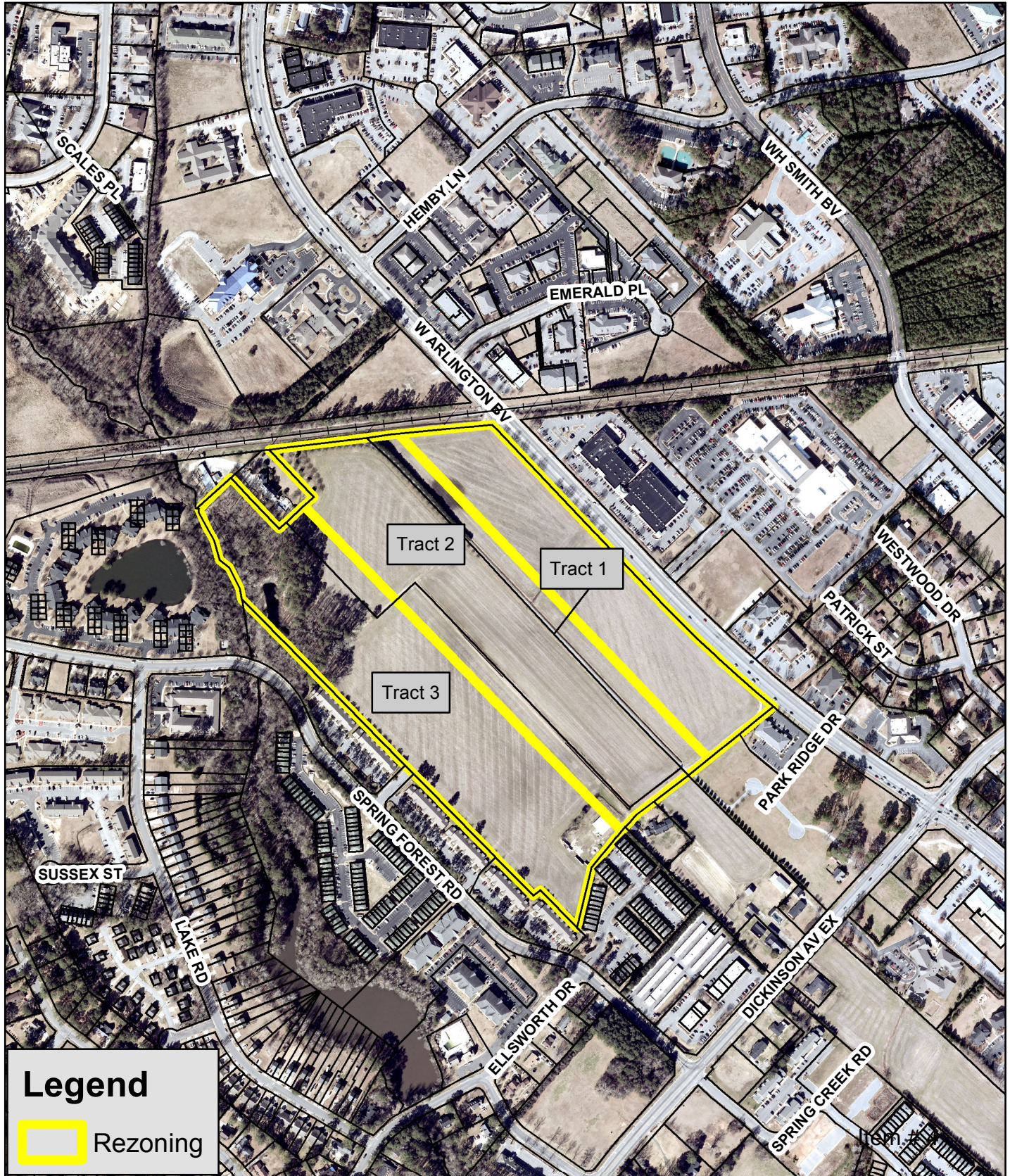
Chairman King closed the public hearing and opened for board discussion.

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

Happy Trail Farms, LLC
Tract 1: MO and RA20 to MCH - 12.243 acres
Tract 2: MO and RA20 to MCG - 22.041 acres
Tract 3: RA20 to MR - 21.673 acres
March 6, 2018



Happy Trail Farms, LLC
Tract 1: MO and RA20 to MCH - 12.243 acres
Tract 2: MO and RA20 to MCG - 22.041 acres
Tract 3: RA20 to MR - 21.673 acres
March 6, 2018

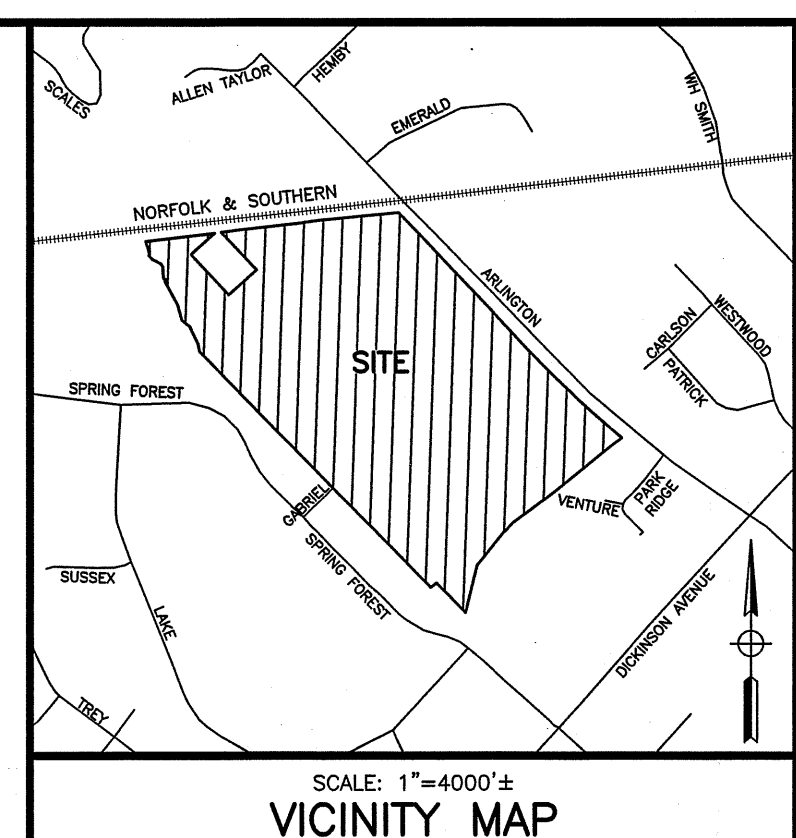


PROPERTY OWNERS ADDRESSES WITHIN 100 FEET OF PROPERTY

- ALFRED E. GARRIS, WAYNE DIXON, ETAL
3160 EAST FIRE TOWER ROAD
GREENVILLE, NC 27858
- ARLINGTON CROSSING, LLC
1713 ROSEWOOD DRIVE
GREENVILLE, NC 27858
- WINTERVILLAGE MEDICAL PROPERTIES, LLC
1850 WEST ARLINGTON BOULEVARD
GREENVILLE, NC 27834
- WJ&R BH&H PROPERTIES, LLC
PO BOX 11050
GOLDSBORO, NC 27532
- CHS PROPERTIES, LLC
1828 WEST ARLINGTON BOULEVARD
GREENVILLE, NC 27834
- GREENVILLE BUILDING GROUP, LLC
439 SOUTHEAST GREENVILLE BOULEVARD
GREENVILLE, NC 27858
- VISIONARY PROPERTIES & DEVELOPMENT, LLC
583 WHITE HORSE DRIVE
GREENVILLE, NC 27834
- ISLAND CREEK LAND COMPANY, LLC
PO BOX 12172
NEW BERN, NC 28561
- CRAIG F. GOESS and CRAIG M. GOESS
3615 SOUTH MEMORIAL DRIVE
GREENVILLE, NC 27834
- ROBERT W. EVANS and DONALD E. EVANS
2690 DICKINSON AVENUE
GREENVILLE, NC 27834
- DONALD E. EVANS and wife ELIZABETH L. EVANS
2730 DICKINSON AVENUE
GREENVILLE, NC 27834
- (C1) JOEL LEONARD VANDERFORD
5723 NORTH CAMINO DEL CONDE
TUCSON, AZ 85718
- (C2) THOMAS ZACHERY KOCHER
2604 JACARANDA AVENUE
CARLSBAD, CA 92009
- (C3) MARCUS LEE COBB
985 SPRING FOREST ROAD C-3
GREENVILLE, NC 27834
- (C4) LBH REAL STATE, LLC
PO BOX 6373
KINSTON, NC 28501

- (B7) BRADY MURPHY and wife, REGINA MURPHY
728 JIM BLAKE ROAD
JACKSONVILLE, NC 28546
- (B6) MATTHEW WAYNE REASON
975 B6 SPRING FOREST ROAD
KINSTON, NC 27834
- (B5) THOMAS C. CROSKERY and wife MARGARET E. CROSKERY
4557 VERNON FARMS ROAD
KERNERSVILLE, NC 27284
- (B4) CRAIN PROPERTIES, LLC
1068 20TH AVENUE LN NW
HICKORY, NC 28601
- (A9) KENNEDY O. NYAHANGA and wife MAUREEN ATIENO OLUOCH
46 SOUTH LOTUS AVENUE APT. B
PASADENA, CA 91107
- (A8) CRYSTAL DUNN and STEPHANIE DUNN
965 SPRING FOREST ROAD APT. A8
GREENVILLE, NC 27834
- (A7) LASSITER PROPERTIES, LLC
PO BOX 2636
WINTERVILLE, NC 28590
- (A6) LADD J. MAXSON JR. and XI CHEN MAXSON
1513 NORTHWESTERN AVENUE
WEST LAFAYETTE, IN 47906
- (A5) MARK LIBBY and wife, SUSAN LIBBY
2809 PRINCETON AVENUE
MIDLAND, TX 79701
- (A4) CHUNG FAH HOWARD HO and wife YUH JYUE AGNES HO
3203 HODGES ROAD
KINSTON, NC 28504
- (A3) MAEDWOODS, LLC
9295 OLD LEWIS ROAD
MIDDLESEX, NC 27557
- (A2) DONNA JO LOCKLEAR
965 SPRING FOREST ROAD APT. A2
GREENVILLE, NC 27834
- (A1) MARGOT S. KIESEWETTER
965 SPRING FOREST ROAD APT. A1
GREENVILLE, NC 27834

- (159) GERSON E. OLIVIERI
5156 SPRING FOREST ROAD
GREENVILLE, NC 27858
- (159) JESSICA L. KIMBELL
5156 SPRING FOREST ROAD
GREENVILLE, NC 27834
- (159) ROBERT LAWRENCE EMBREE and wife WENDELYN S. EMBREE
515 SPRING FOREST ROAD APT. F
GREENVILLE, NC 27858
- (159) HUSKY PROPERTIES, LLC
515 CHESAPEAKE PLACE
GREENVILLE, NC 27834
- (159) ASHLEY MICHELLE JESSIE
515 E SPRING FOREST ROAD
GREENVILLE, NC 27834
- (159) JOSHAN, LLC
201 GRANVILLE DRIVE
GREENVILLE, NC 27858
- JAMES A. EVANS
1861 WEST ARLINGTON BOULEVARD
GREENVILLE, NC 27834
- EASTERRAD, LLC
9 DOCTORS PARK
GREENVILLE, NC 27834
- WINTERVILLAGE MEDICAL PROPERTIES, LLC
PARCEL #05181
DB 1093, PG 299
MP 53, PG 8
- WJ&R BH&H PROPERTIES, LLC
PARCEL #48583
DB 1060, PG 11
MB 63, PG 114
- CHS PROPERTIES, LLC
PARCEL #68149
DB 1936, PG 803
MB 63, PG 114
- GREENVILLE BUILDING GROUP, LLC
PARCEL #68150
DB 1696, PG 91
MB 61, PG 43
- VISIONARY PROPERTIES & DEVELOPMENT, LLC
PARCEL #70905
DB 1884, PG 189
MB 63, PG 129



NCSR 1323 - W. ARLINGTON BOULEVARD
(100' R/W 69' B/B PUBLIC)

- (MO) EATERNRAD, LLC
PARCEL #79025
DB 1322, PG 837
MB 72, PG 5
- (MO) TFW COMMERCIAL PROPERTIES, LLC
PARCEL #07219
DB 2506, PG 801
MB DB822, PG 813
- (MO) JOEL LEONARD VANDERFORD
5723 NORTH CAMINO DEL CONDE
TUCSON, AZ 85718
- (C2) THOMAS ZACHERY KOCHER
2604 JACARANDA AVENUE
CARLSBAD, CA 92009
- (C3) MARCUS LEE COBB
985 SPRING FOREST ROAD C-3
GREENVILLE, NC 27834
- (C4) LBH REAL STATE, LLC
PO BOX 6373
KINSTON, NC 28501

- (MO) ALFRED E. GARRIS, WAYNE DIXON, ETAL
PARCEL #61330
DB. 1110, PG. 486
CB. 2, PG. 67
- (MO) MIRANDA B. SPAIN and SUSAN MCDONALD SPIAN
596 NORTHWOODS COUNTRY ROAD
TARBORO, NC 27886
- (159) ORVILLE W. DAY and wife BEVERLY J. DAY
5150 SPRING FOREST ROAD
GREENVILLE, NC 27834
- (MO) ISLAND CREEK LAND COMPANY, LLC
PARCEL #79564
DB 2655, PG 115
MB 58, PG 57
MB 69, PG 150
- (MCG) CRAIG F. GOESS and CRAIG M. GOESS
PARCEL #07247
DB 3521, PG 394
MB 4, PG 47
- (RA-20) ROBERT W. EVANS and DONALD E. EVANS
PARCEL #07221
2015E, PG 227
MB 4, PG 63
- (RA-20) DONALD E. EVANS and wife ELIZABETH L. EVANS
PARCEL #33359
MB 25, PG 114

- TRACT 1
12.243 ACRES
PROPOSED ZONING
(MCH)
CURRENT ZONING
(MO) (RA-20)
- TRACT 2
22.041 ACRES
PROPOSED ZONING
(MCG)
CURRENT ZONING
(MO) (RA-20)
- TRACT 3
21.673 ACRES
PROPOSED ZONING
(MR)
CURRENT ZONING
(RA-20)

LINE TABLE		
COURSE	BEARING	DISTANCE
L1	N 06°20'43" W	52.74'
L2	N 30°29'24" W	92.06'
L3	N 51°22'46" W	51.31'
L4	N 23°21'18" W	14.08'
L5	N 08°47'32" W	47.51'
L6	N 23°03'58" W	42.68'
L7	N 33°14'07" W	69.84'
L8	N 24°33'41" W	41.36'
L9	N 02°07'13" E	20.11'
L10	N 61°14'49" W	7.50'
L11	S 43°24'13" E	66.62'
L12	S 43°58'04" E	114.77'
L13	S 45°06'49" E	123.29'
L14	S 46°32'20" E	89.23'
L15	S 46°43'30" E	94.58'
L16	S 48°14'17" E	120.80'
L17	S 49°43'32" E	80.74'
L18	S 51°55'16" W	92.15'
L19	S 40°27'49" W	72.82'
L20	S 40°17'59" W	17.65'
L21	S 51°30'30" W	37.36'
L22	N 43°39'58" W	50.30'

- (RA-20) JAMES A. EVANS
PARCEL #38306
DB 2577, PG 334
- (RA-20) JAMES A. EVANS
PARCEL #52987
MB 6, PG 111
- (R-6) JKM INVESTMENT GROUP NO. 3, LLC
PARCEL #62110
DB 1884, PG 345
MB 53, PG 190
- (R-6) JKM INVESTMENT GROUP NO. 3, LLC
PARCEL #62111
DB 1474, PG 316
MB 59, PG 73
- (R-6) JKM INVESTMENT GROUP NO. 2, LLC
PARCEL #62112
DB 1279, PG 794
MB 59, PG 73

- (RA-20) TFW COMMERCIAL PROPERTIES, LLC
PARCEL #07219
DB 2506, PG 801
MB DB822, PG 813
- (RA-20) JOEL LEONARD VANDERFORD
5723 NORTH CAMINO DEL CONDE
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- (C4) LBH REAL STATE, LLC
PO BOX 6373
KINSTON, NC 28501

- (MCH) TRACT 1
12.243 ACRES
PROPOSED ZONING
CURRENT ZONING (MO) (RA-20)
- (MCG) TRACT 2
22.041 ACRES
PROPOSED ZONING
CURRENT ZONING (MO) (RA-20)
- (MR) TRACT 3
21.673 ACRES
PROPOSED ZONING
CURRENT ZONING (RA-20)

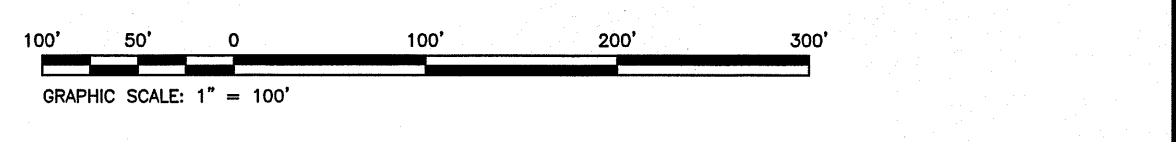
- (R-6) SPRING VILLAGE TOWNHOMES
LOT 6, LAKE ELLSWORTH, SECTION 7
MB 55, PG 66
- (R-6) JKM INVESTMENT GROUP NO. 3, LLC
PARCEL #62110
DB 1884, PG 345
MB 53, PG 190
- (R-6) JKM INVESTMENT GROUP NO. 3, LLC
PARCEL #62111
DB 1474, PG 316
MB 59, PG 73
- (R-6) JKM INVESTMENT GROUP NO. 2, LLC
PARCEL #62112
DB 1279, PG 794
MB 59, PG 73

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

- (RA-20) JAMES A. EVANS
PARCEL #38306
DB 2577, PG 334
- (RA-20) JAMES A. EVANS
PARCEL #52987
MB 6, PG 111
- (R-6) JKM INVESTMENT GROUP NO. 3, LLC
PARCEL #62110
DB 1884, PG 345
MB 53, PG 190
- (R-6) JKM INVESTMENT GROUP NO. 3, LLC
PARCEL #62111
DB 1474, PG 316
MB 59, PG 73
- (R-6) JKM INVESTMENT GROUP NO. 2, LLC
PARCEL #62112
DB 1279, PG 794
MB 59, PG 73

- (MCH) TRACT 1
12.243 ACRES
PROPOSED ZONING
CURRENT ZONING (MO) (RA-20)
- (MCG) TRACT 2
22.041 ACRES
PROPOSED ZONING
CURRENT ZONING (MO) (RA-20)
- (MR) TRACT 3
21.673 ACRES
PROPOSED ZONING
CURRENT ZONING (RA-20)

- (R-6) SPRING VILLAGE TOWNHOMES
LOT 6, LAKE ELLSWORTH, SECTION 7
MB 55, PG 66
- (R-6) JKM INVESTMENT GROUP NO. 3, LLC
PARCEL #62110
DB 1884, PG 345
MB 53, PG 190
- (R-6) JKM INVESTMENT GROUP NO. 3, LLC
PARCEL #62111
DB 1474, PG 316
MB 59, PG 73
- (R-6) JKM INVESTMENT GROUP NO. 2, LLC
PARCEL #62112
DB 1279, PG 794
MB 59, PG 73



SHEET 1 OF 1
REZONING MAP

PARCEL# 07116
TAX MAP# 4677-36-0437
PARCEL# 48327
TAX MAP# 4677-35-5898
PARCEL# 07248
TAX MAP# 4677-35-0933
PARCEL# 07220
TAX MAP# 4677-25-8496

HAPPY TRAIL FARMS, LLC

REFERENCE: MAP BOOK 4, PAGE 83 OF THE
PITT COUNTY REGISTER OF DEEDS.
GREENVILLE TOWNSHIP, PITT COUNTY, NC

OWNER: (SEE LEFT)
ADDRESS:
PHONE:

Baldwin Design Consultants, PA
ENGINEERING - SURVEYING - PLANNING
1700-D EAST ARLINGTON BOULEVARD
GREENVILLE, NC 27858
PHONE: (252) 756-1390

DESIGNED: MWB
APPROVED: MWB
DRAWN: MAH
DATE: 02/20/18
CHECKED: MWB
SCALE: 1" = 100'

Case No: 18-09

Applicant: Happy Trail Farms, LLC

Property Information

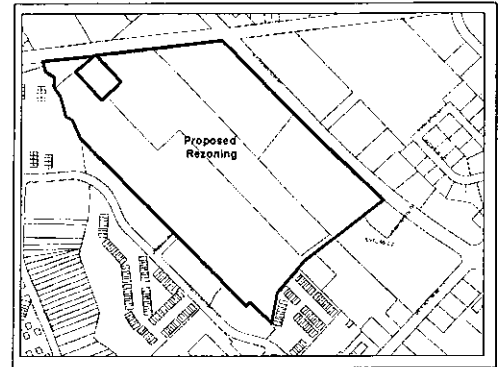
Current Zoning: Tract 1: MO (Medical-Office) and RA20 (Residential-Agricultural)
 Tract 2: MO (Medical-Office) and RA20 (Residential-Agricultural)
 Tract 3: RA20 (Residential-Agricultural)

Proposed Zoning: Tract 1: MCH (Medical-Heavy Commercial)
 Tract 2: MCG (Medical-General Commercial)
 Tract 3: MR (Medical-Residential [High Density Multi-Family])

Current Acreage: Tract 1: 12.243 acres
 Tract 2: 22.041 acres
 Tract 3: 21.673 acres

Location: Arlington Blvd, between RR tracks & Dickinson Ave

Points of Access: Arlington Blvd, neighborhood streets to the west



Location Map

Transportation Background Information

1.) Arlington Blvd- City maintained

	<u>Existing Street Section</u>	<u>Ultimate Thoroughfare Street Section</u>
Description/cross section	5-lane, curb & gutter	4 lanes divided with raised median
Right of way width (ft)	100	100
Speed Limit (mph)	45	no change
Current ADT:	29,650 (*)	UltimateDesign ADT: 39,700 vehicles/day (**)
Design ADT:	28,900 vehicles/day (**)	
Controlled Access	No	
Thoroughfare Plan Status:	Major Thoroughfare	

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

Notes: (*) 2016 NCDOT count adjusted for a 2% annual growth rate
 (**) Traffic volume based on 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: 4,362 -vehicle trips/day (*) **Proposed Zoning:** 22,066 -vehicle trips/day (*)

Estimated Net Change: increase of 17704 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 Arlington Blvd are as follows:

1.) Arlington Blvd , North of Site (40%): “No build” ADT of 29,650

Estimated ADT with Proposed Zoning (full build) – 38,476
 Estimated ADT with Current Zoning (full build) – 31,395
Net ADT change = 7,081 (23% increase)

2.) Arlington Blvd , south of Site (40%): "No build" ADT of 29,650

Estimated ADT with Proposed Zoning (full build) – 38,476

Estimated ADT with Current Zoning (full build) – 31,395

Net ADT change = 7,081 (23% increase)

Assume 20% of traffic will utilize the neighborhood streets to the west.

Staff Findings/Recommendations

Based on possible uses permitted by the requested rezoning, the proposed rezoning classification could generate 17653 trips to and from the site on Arlington Blvd, which is a net increase of 14162 additional trips per day.

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

EXISTING ZONING	
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
	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	
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	
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
	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		
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
	f.	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.	Office; customer service, not otherwise listed, including accessory service delivery 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		
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		

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: 4/12/2018
Time: 6:00 PM

Title of Item: Ordinance requested by Alice C. Glennon to rezone 0.94+/- acres located along Hooker Road between May and Ione Streets from CDF (Downtown Commercial Fringe) to CH (Heavy Commercial)

Explanation: **Abstract:** The City has received a request from Alice C. Glennon to rezone 0.94+/- acres located along Hooker Road between May and Ione Streets from CDF (Downtown Commercial Fringe) to CH (Heavy Commercial).

Required Notices:

Planning and Zoning meeting notice (property owner and adjoining property owner letter) mailed on March 6, 2018.
On-site sign(s) posted on March 6, 2018.
City Council public hearing notice (property owner and adjoining property owner letter) mailed on March 27, 2018.
Public hearing legal advertisement published on April 2 and April 9, 2018.

Comprehensive Plan:

The Future Land Use and Character Map recommends mixed use, high intensity (MUHI) at the southwestern corner of the intersection of Dickinson Avenue and Hooker Road transitioning to mixed use (MU) between May Street and the Tucker Circle Subdivision. Further, the map recommends traditional neighborhood, medium - high density (TNMH) for the interior area bounded by May Street.

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

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 (MUHI), 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

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)

There is a designated community activity center at the intersection of Dickinson Avenue and South Memorial Drive. These centers are intended to provide 50,000 - 250,000 square feet of commercial space serving an area of approximately three miles.

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

Since staff does not anticipate any new construction at the site and both zoning districts have similar uses, a traffic volume report was not generated.

History/Background:

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

Present Land Use:

One (1) warehouse

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 - One (1) warehouse

South: CDF - Aesthetic Signs

East: CDF - Two (2) vacant lots

West: CDF - One (1) vacant lot (under common ownership of applicant)

Density Estimates:

Currently, there is a vacant warehouse (32,500+/- square feet) located on the property. Staff does not anticipate new construction.

Under the current zoning (CDF), possible uses are warehouse space for commercial products (formerly for carpet/textiles).

Under the proposed zoning (CH), staff would anticipate warehouse and storage of residential items.

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 March 20, 2018 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.

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Attachments / click to download

-  [Attachments](#)
 -  [Ordinance - Alice C Glennon 1077094](#)
 -  [Minutes - Alice C Glennon 1077007](#)
-

ORDINANCE NO. 18-
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 12th day of April, 2018, 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 CDF (Downtown Commercial Fringe) to CH (Heavy Commercial).

TO WIT: Alice C. Glennon

LOCATION: Located along Hooker Road between May and Ione Streets.

DESCRIPTION: LYING AND BEING IN THE CITY OF GREENVILLE, PITT COUNTY, NORTH CAROLINA AND BEING LOCATED ON THE WEST SIDE OF HOOKER ROAD AND ON THE NORTH SIDE OF IONE STREET AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINING AT A POINT IN THE NORTHERN RIGHT-OF-WAY OF IONE STREET, SAID POINT LYING S 87°39'43" E 1,587.73 FEET FROM N.C.G.S.M. "SCOTT" HAVING NAD 83 GRID COORDINATES N (Y) = 676,496.55 FT. (GRID) E (X) = 2,476,438.36 FT. (GRID), THENCE N 10°36'20" W 208.71 FEET TO A POINT; THENCE N 75°43'23" E 188.71 FEET TO A POINT; THENCE S 14°41'59" E 209.31 FEET TO A POINT; THENCE S 76°00'35" W 203.63 FEET TO THE POINT AND PLACE OF BEGINNING CONTAINING 0.94+/- ACRES MORE OR LESS.

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 12th day of April, 2018.

P. J. Connelly, Mayor

ATTEST:

Carol L. Barwick, City Clerk

1077094

Excerpt from the DRAFT Planning & Zoning Commission Minutes (03/20/2018)

ORDINANCE REQUESTED BY ALICE C. GLENNON TO REZONE 0.94+/- ACRES LOCATED ALONG HOOKER ROAD BETWEEN MAY AND IONE STREETS FROM CDF (DOWNTOWN COMMERCIAL FRINGE) TO CH (HEAVY COMMERCIAL - APPROVED

Ms. Gooby delineated the property. Currently, there is a warehouse located on the property. The general area is mainly commercial and industrial uses with residential to the south. Since the request involves commercial districts, an increase in traffic is not anticipated. The proposed zoning district doesn't allow residential but does allow some uses in excess of the current zoning. The Future Land Use and Character Plan Map recommends mixed use, high intensity at the intersection of Dickinson Avenue and Hooker Road, transitioning to mixed use along Hooker Road between May Street and the Tucker Circle Subdivision. 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.

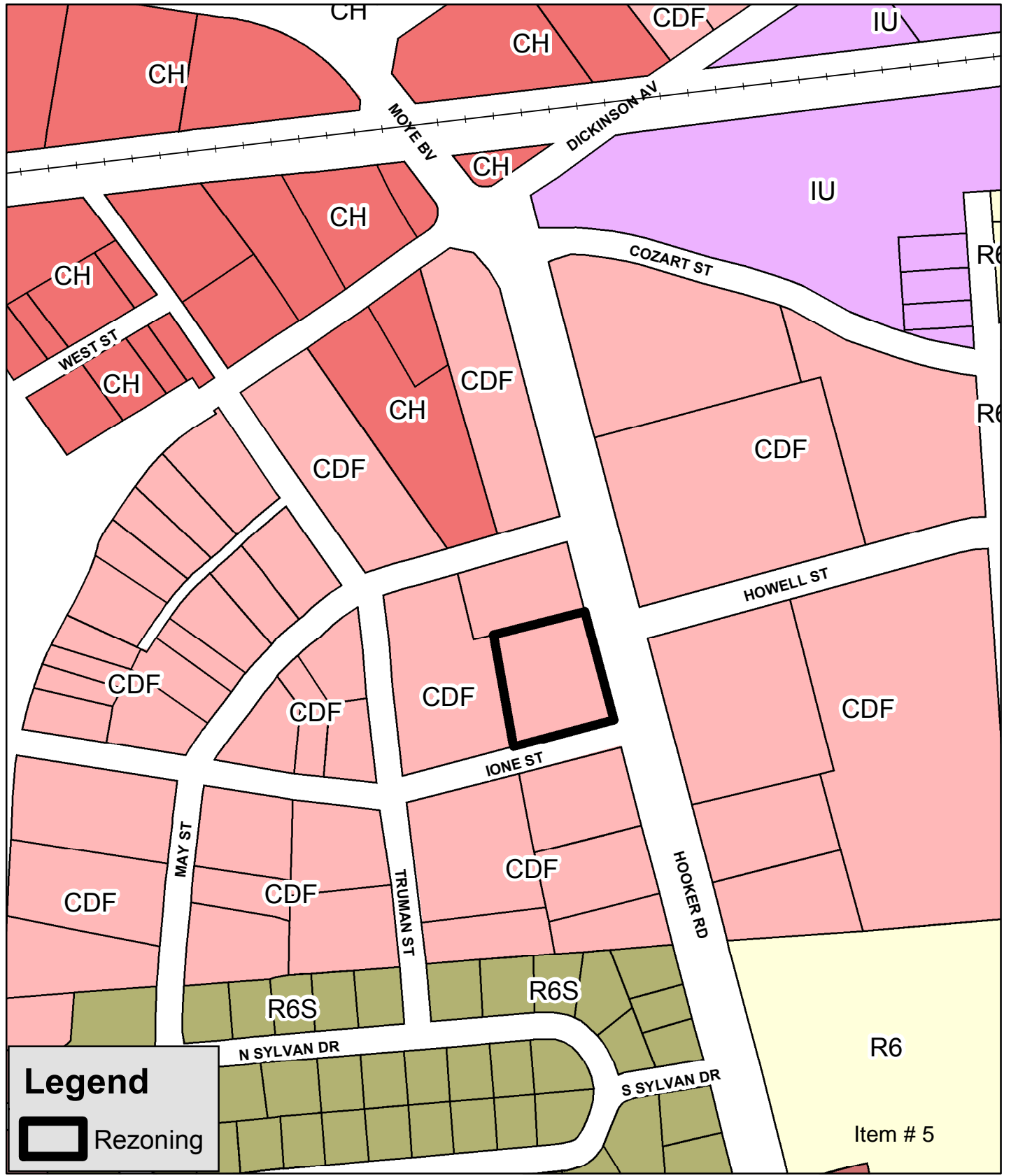
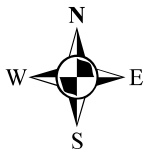
Mr. Will Hilliard, The East Group, representative for the applicant, spoke in favor of the request.

No one spoke in opposition.

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

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

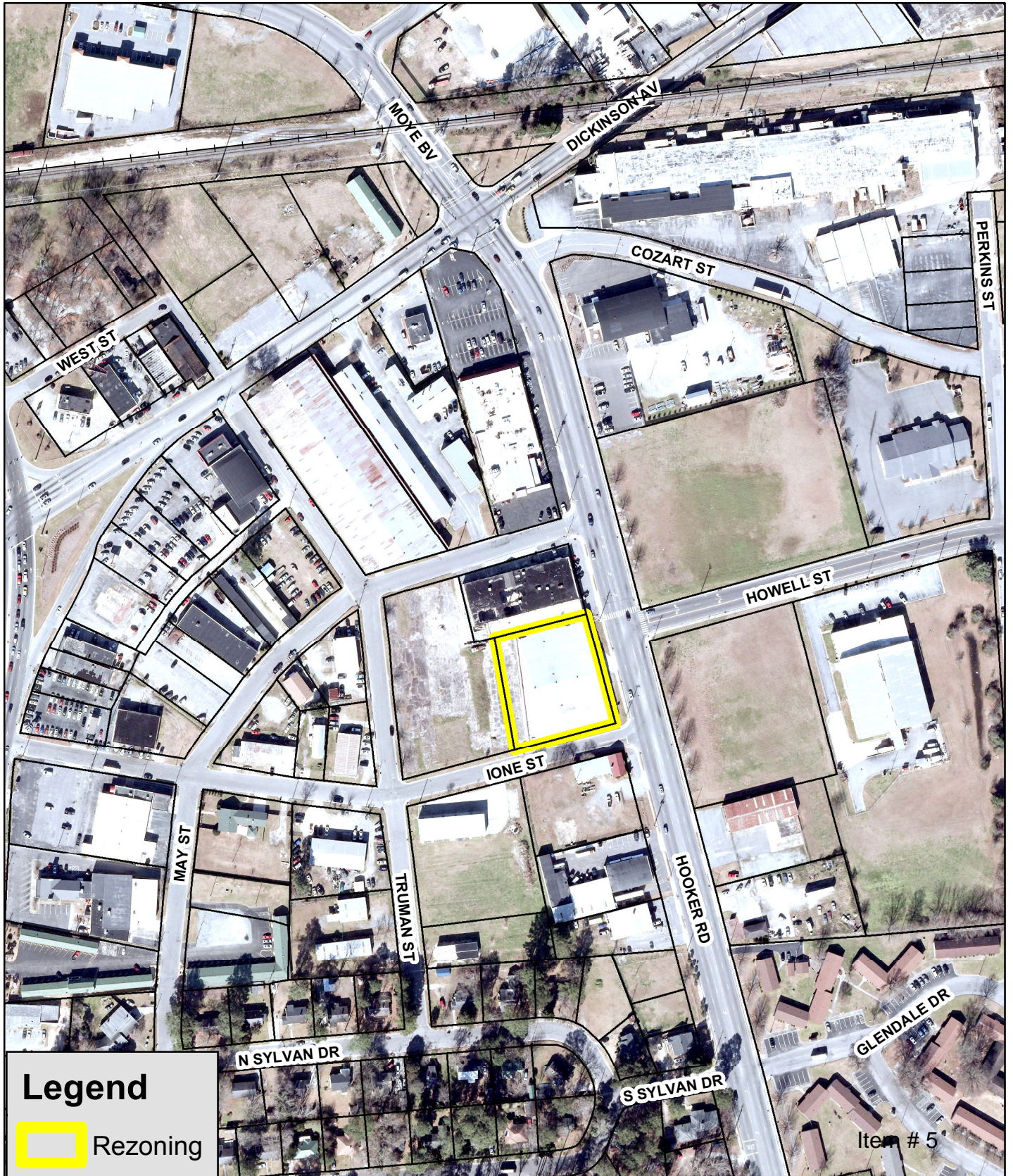
Alice C. Glennon
From: CDF
To: CH
Acres: 0.94
March 6, 2018



Legend
[Thick black border] Rezoning

Item # 5

Alice C. Glennon
From: CDF
To: CH
Acres: 0.94
March 6, 2018





N.C.G.S.M. "LUPTON"
 N = 681,729.74 FT. (GRID)
 E = 2,477,616.39 FT. (GRID)
 NAVD 1988 ELEV. = 60.9

N.C.G.S.M. "SCOTT"
 N = 676,496.55 FT. (GRID)
 E = 2,476,438.36 FT. (GRID)
 NAVD 1988 ELEV. = 70.4

Line #	Length	Direction
L1	50.03	N 11°58'19" W
L2	45.75	N 75°43'23" E

PUMP PIPE
 (DIST) @
 BUILDING
 CORNER

50' PUBLIC RIGHT-OF-WAY
 TRUMAN STREET
 35.9' B-B

35.9' B-B
 MAY STREET
 50' PUBLIC RIGHT-OF-WAY

100' PUBLIC RIGHT-OF-WAY
 HOOKER ROAD
 62.9' B-B

SFJ, LLC
 DB 2755 PG 621
 MB 50 PG 147
 ZONED: CDF

DAVID A. EVANS, JR
 DB 406 PG 384
 MB 25 PG 194
 ZONED: CDF

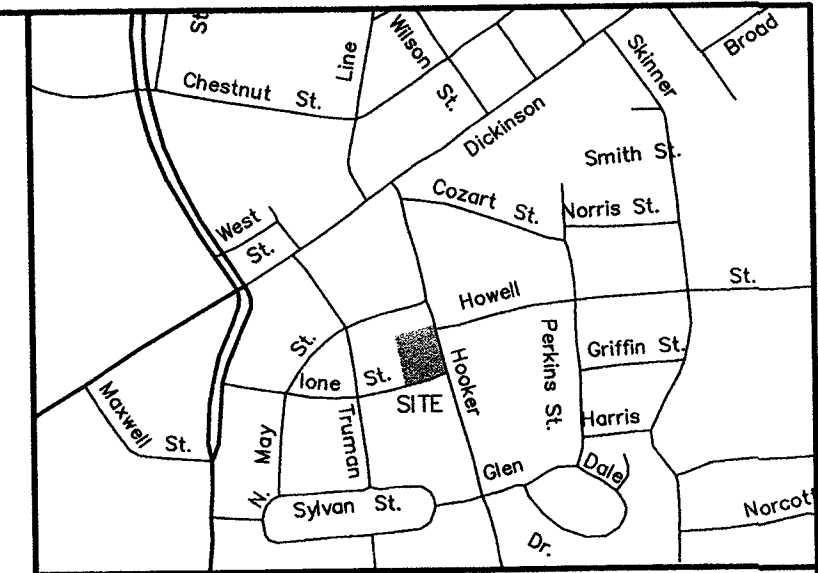
ALICE GLENNON
 THOMAS RAY CANNON
 DB 711 PG 9
 MB 4 PG 26
 ZONED: CDF

THOMAS RAY CANNON
 AND ALICE C. GLENNON
 DB 1632 PG 797
 MB 4 PG 26
 CURRENT ZONING: CDF
 PROPOSED ZONING: CH
 AREA TO BE REZONED
 0.94 AC ±

IONE STREET
 50' PUBLIC RIGHT-OF-WAY
 31.9' B-B
 NOTE: STREET IMPROVEMENTS
 (CURB & GUTTER) FOR IONE
 STREET ARE NOT CENTERED
 ON THE RIGHT-OF-WAY

OSCAR L. HOLLOWMAN
 CAROL P. HOLLOWMAN
 DB 1115 PG 35
 MB 4 PG 26
 ZONED: CDF

AESTHETIC SIGNS, INC
 DB 1721 PG 705
 MB 4 PG 26
 ZONED: CDF



VICINITY MAP

- 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) 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 JULY 7, 2014 COMMUNITY PANEL 3720467700K.
 - 5) FOR BUILDING SETBACK RESTRICTIONS REFER TO THE CITY OF GREENVILLE ZONING REQUIREMENTS.
 - 6) THIS MAP IS A GRAPHICAL REPRESENTATION OF THE EXISTING AND PROPOSED ZONING FOR THE SUBJECT PROPERTY AND DOES NOT REPRESENT A BOUNDARY SURVEY. PROPERTY IMPROVEMENTS AND EASEMENTS THAT BENEFIT AND BURDEN THE PROPERTY ARE NOT SHOWN.
 - 7) PROPERTY BOUNDARY LINES SHOWN ARE TAKEN FROM FIELD EVIDENCE AND RECORD INFORMATION.

STATE OF NORTH CAROLINA	PITT COUNTY
I, <u>WILLIAM B. HILLIARD</u> , CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION; (DEED DESCRIPTION RECORDED IN BOOK <u> </u> PAGE <u> </u>), THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN BOOK <u> </u> PAGE <u> </u> ; 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:	02/13/18
DATUM/EPOCH	NAD 83 (2011)
PUBLISHED/FIELD CONTROL MONUMENTS USED:	SCOTT & LUPTON
GEOID MODEL:	GE0ID99
COMBINED GRID FACTOR:	0.99989308
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 20th DAY OF FEBRUARY, 20 18.

William B. Hilliard
 L - 4509

- 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.

William B. Hilliard 2/20/18
 SURVEYOR DATE

REZONING PLAT
 FOR
ALICE C. GLENNON
 CITY OF GREENVILLE
 PITT COUNTY
 FEBRUARY 20, 2018
 NORTH CAROLINA

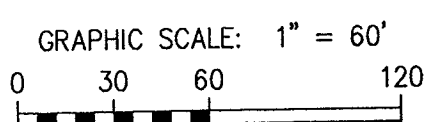
LEGEND
 EIP = EXISTING IRON PIPE
 EIS = EXISTING IRON STAKE
 EMN = EXISTING MASONRY NAIL
 ○ = NO POINT SET
 --- = NOT TO SCALE

OWNER : ALICE C. GLENNON
 ADDRESS : PO BOX 30803 GREENVILLE, NC 27833
 PHONE : (252) 714-0721

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
 .Engineering . Architecture . Surveying . Technology

SURVEYED : GDF	PROJECT # : 20180029
DRAWN BY : WBH	DATE : 02/20/18
CHECKED : WBH	SCALE : 1" = 60'

SOURCE OF TITLE
 THIS IS TO CERTIFY THAT THE LAST INSTRUMENT (S) IN THE CHAIN OF TITLE (S) OF THIS PROPERTY AS RECORDED IN THE PITT COUNTY REGISTRY AT GREENVILLE, NORTH CAROLINA IS: (SEE LIST)
 DEED BOOK 1632 PAGE 797
 DEED BOOK _____ PAGE _____
 DEED BOOK _____ PAGE _____
 MAP BOOK 4 PAGE 26
 MAP BOOK _____ PAGE _____



EXISTING ZONING	
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.	Nursing, convalescent or maternity home; major care facility
	o(1).	Nursing, convalescent or maternity home; minor 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
PROPOSED ZONING	
CH (HEAVY COMMERCIAL) - PERMITTED USES	
(1) General	
a.	Accessory use or building
b.	Internal service facilities
c.	On-premise signs per Article N
d.	Off-premise signs per Article N
e.	Temporary uses; of listed district uses
f.	Retail sales; incidental

	g. Incidental assembly of products sold at retail or wholesale as an accessory to principal uses
(2) Residential - None	
(3) Home Occupations - None	
(4) Governmental	
	a. Public utility building or use
	b. City of Greenville municipal government building or use (see also section 9-4-103)
	c. County or state government building or use not otherwise listed; excluding outside storage and major or minor repair
	d. Federal government building or use
	e. County government operation center
	g. Liquor store, state ABC
(5) Agricultural/Mining	
	a. Farming; agricultural, horticulture, forestry (see also section 9-4-103)
	b. Greenhouse or plant nursery; including accessory sales
	d. Farmers market
	e. Kennel (see also section 9-4-103)
	h. Animal boarding not otherwise listed; outside facility, as an accessory or principal use
	l. Beekeeping; minor use (see also section 9-4-103)
(6) Recreational/Entertainment	
	b. Golf course; par three
	c. Golf driving range
	c(1). Tennis club; indoor and outdoor facilities
	e. Miniature golf or putt-putt course
	f. Public park or recreational facility
	h. Commercial recreation; indoor only, not otherwise listed
	i. Commercial recreation; indoor and outdoor, not otherwise listed
	j. Bowling alley
	m(1). Dining and entertainment establishment (see also section 9-4-103)
	n. Theater; movie or drama, indoor only
	o. Theater; movie or drama, including outdoor facilities
	q. Circus, carnival, or fair, temporary only (see also section 9-4-103)
	s. Athletic club; indoor only
	t. Athletic club; indoor and outdoor facilities
(7) Office/Financial/Medical	
	a. Office; professional and business, not otherwise listed
	b. Operation/processing center
	c. Office; customer service, not otherwise listed, including accessory service delivery vehicle parking and indoor storage
	d. Bank, savings and loans or other savings or investment institutions
	e. Medical, dental, ophthalmology or similar clinic, not otherwise listed
	f. Veterinary clinic or animal hospital (see also animal boarding; outside facility, kennel and stable)
	g. Catalogue processing center
(8) Services	

	c.	Funeral home
	e.	Barber or beauty salon
	f.	Manicure, pedicure or facial salon
	n.	Auditorium
	o.	Church or place of worship (see also section 9-4-103)
	q.	Museum
	r.	Art gallery
	s.	Hotel, motel bed and breakfast inn; limited stay lodging (see also residential quarters for resident manager, supervisor or caretaker and section 9-4-103)
	u.	Art studio including art and supply sales
	v.	Photography studio including photo and supply sales
	y.	TV and/or radio broadcast facilities, including receiving and transmission equipment and towers or cellular telephone and wireless communication towers
	z.	Printing or publishing service including graphic art, maps, newspapers, magazines and books
	aa.	Catering service including food preparation (see also restaurant; conventional and fast food)
	bb.	Civic organizations
	cc.	Trade or business organizations
	hh.	Exercise and weight loss studio; indoor only
	kk.	Launderette; household users
	ll.	Dry cleaners; household users
	mm.	Commercial laundries; linen supply
	oo.	Clothes alteration or shoe repair shop
	pp.	Automobile wash
(9) Repair		
	b.	Minor repair; as an accessory or principal use
	c.	Upholsterer; automobile, truck, boat, or other vehicle, trailer or van
	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
	b.	Gasoline or automotive fuel sales; accessory or principal use, retail
	c.	Wine shop; including on-premise consumption (see also section 9-4-103)
	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
	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

m.	Appliance; household use, sales and accessory repair, excluding outside storage
o.	Appliance; household, commercial or industrial use, sales and accessory repair, including outside storage
p.	Furniture and home furnishing sales not otherwise listed
q.	Floor covering, carpet and wall covering sales
r.	Antique sales, excluding vehicles
s.	Book or card store, news stand
t.	Hobby or craft shop
u.	Pet shop (see also animal boarding; outside facility)
v.	Video or music store; records, tape, CD and the like sales
w.	Florist
x.	Sporting goods sales and rental shop
y.	Auto part sales (see also major and minor repair)
aa.	Pawnbroker
bb.	Lawn and garden supply and household implement sales and accessory service
cc.	Farm supply and commercial implement sales
ee.	Christmas tree sales lot; temporary only (see also section 9-4-103)
(11) Wholesale/Rental/Vehicle-Mobile Home Trade	
a.	Wholesale; durable and nondurable goods, not otherwise listed
b.	Rental of home furniture, appliances or electronics and medically-related products (see also division (10k.))
c.	Rental of clothes and accessories; formal wear, and the like
d.	Rental of automobiles, noncommercial trucks or trailers, recreational vehicles, motorcycles and boats
e.	Rental of tractors and/or trailers, or other commercial or industrial vehicles or machinery
f.	Automobiles, truck, recreational vehicle, motorcycles and boats sales and services (see also major and minor repair)
g.	Mobile home sales including accessory mobile home office
(12) Construction	
b.	Licensed contractor; general electrical, plumbing, mechanical, etc... including 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	
c.	Taxi or limousine service
e.	Parcel delivery service
f.	Ambulance service
h.	Parking lot or structure; principal use
(14) Manufacturing/Warehousing	
a.	Ice plant and freezer lockers
b.	Dairy; production, storage, and shipment facilities

	c.	Bakery; production, storage, and shipment facilities
	g.	Cabinet, woodwork or frame shop; excluding furniture manufacturing or upholstery
	h.	Engraving; metal, glass or wood
	i.	Moving and storage of nonhazardous materials; excluding outside storage
	k.	Mini-storage warehouse, household; excluding outside storage
	m.	Warehouse; accessory to approved commercial or industrial uses within the district; excluding outside storage
	u.	Tire recapping or retreading plant
(15) Other Activities (not otherwise listed - all categories) - None		
CH (HEAVY COMMERCIAL) - SPECIAL USES		
(1) General - None		
(2) Residential		
	i.	Residential quarters for resident manager, supervisor or caretaker; excluding mobile home
	j.	Residential quarters for resident manager, supervisor or caretaker; including mobile home
(3) Home Occupations - None		
(4) Governmental - None		
(5) Agricultural/Mining		
	m.	Beekeeping; major use
(6) Recreational/Entertainment		
	d.	Game center
	l.	Billiard parlor or pool hall
	m.	Public or private club
	r.	Adult uses
	u.	Internet sweepstakes business (see also section 9-4-103)
(7) Office/Financial/Medical - None		
(8) Services		
	a.	Child day care facilities
	b.	Adult day care facilities
	l.	Convention center; private
	dd.	Massage establishment
	ff(1).	Mental health, emotional or physical rehabilitation day program facility
(9) Repair		
	a.	Major repair; as an accessory or principal use
(10) Retail Trade		
	j.	Restaurant and/or dining and entertainment establishment; regulated outdoor activities
	n.	Appliance; commercial use, sales and accessory repair; excluding outside storage
	z.	Flea market
	ff.	Tobacco shop (Class 1) (see also section 9-4-103)
	gg.	Tobacco shop (Class 2) (see also section 9-4-103)
	hh.	Hookah café (see also section 9-4-103)
(11) Wholesale/Rental/Vehicle-Mobile Home Trade - None		

(12) Construction - None	
(13) Transportation - None	
(14) Manufacturing/Warehousing	
d.	Stone or monument cutting, engraving
j.	Moving and storage; including outside storage
l.	Warehouse or mini-storage warehouse, commercial or industrial; including outside storage
y.	Recycling collection station or facilities
(15) Other Activities (not otherwise listed - all categories)	
a.	Other activities; personal services not otherwise listed
b.	Other activities; professional services not otherwise listed
c.	Other activities; commercial services not otherwise listed
d.	Other activities; retail sales not otherwise listed

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: 4/12/2018
Time: 6:00 PM

Title of Item: Recommendation by the Historic Preservation Commission to update the Façade Improvement Grant Guidelines

Explanation: **Abstract:** The City's Façade Improvement Program has not been updated in 10 years. The Historic Preservation Commission and city staff have been working over the last several months updating the Guidelines and request City Council approval.

Background: The Historic Preservation Commission at its March 27, 2018 meeting recommended numerous updates throughout the guidelines of the Façade Improvement Grant. The Commission also recommended expanding the geographic area eligible for grant applications southwest to include a portion of Dickinson Avenue and other properties in the Dickinson Avenue area. Updating the guidelines and expanding the area eligible for grant applications will have a positive visual and economic impact on the Uptown Greenville area.

Following is a summary of recommended revisions in the updated version:

- Added a definitions section with frequently used terms;
- Replaced the map of eligible areas;
- Clarified that only property owners may apply for grants, not tenants;
- Limited number of grants for vertically-subdivided buildings;
- Removed grant eligibility of government-owned buildings;
- Expanded voting procedures of Historic Preservation Commission Members;
- Added important stipulations from the separate FIG grant contracts to raise awareness;
- Increased the timeframe for repeat grant applicants from 2 to 3 years; and
- Added the ability to promote the program in the future with plaques to mount on walls of buildings which were improved with FIG grants.

Attached is a copy of the updated FIG Guidelines approved by the HPC and recommended to City Council for approval. Also attached is a mark-up showing the changes that were incorporated into the updated guidelines.

Fiscal Note:



This request does not change the current funding level for the Façade Improvement Grant program. Between 1997 and 2017, \$307,246 in FIG grants has been awarded and \$1,580,712 of private investment has been spent by FIG grant recipients.

Recommendation:

Approve the recommendation from the Historic Preservation Commission to update the Façade Improvement Grant guidelines

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

Attachments / click to download

-  [Mark-Up Showing Changes to Guidelines](#)
 -  [HPC Approved FIG to City Council 1077702](#)
-

FAÇADE IMPROVEMENT GRANT PROGRAM

INFORMATION AND GUIDELINES, HPC Approved 3/27/18

1.0 INTRODUCTION:

The architectural quality of Greenville’s historic core is important to the entire city, its history, image, and economy. Proper improvements to the exterior appearances of individual buildings are encouraged and will help develop an appropriate image and foster revitalization. Therefore, it is important that an organized and coordinated approach to exterior improvements be followed. The Façade Improvement Grant (“FIG”) Program is an opportunity for qualifying building owners to obtain grant funds to facilitate and accomplish these goals.

The City of Greenville has developed the following FIG Program Information and Guidelines (“Guidelines”) to assist applicants in their efforts to improve or rehabilitate the exterior façades of buildings in the FIG Program eligibility area. The Guidelines will also be used by staff of the City’s Community Development Department in evaluating applications for grants. Applicants who follow these Guidelines can ensure that their projects are eligible to utilize available City rehabilitation incentives and enhance the image of Greenville as a special place to work, shop, and socialize. This FIG Program is available to eligible property owners within the bounds of the FIG Program “eligibility area”; the designated area highlighted in the map on page 4.

Applications will be considered on the basis of available funds and compliance with the FIG Design Guidelines (see page 8). FIG applications are considered under an “open cycle” program, meaning that interested parties may submit applications at any time during the year provided that funds are available. All applications for the FIG Program must be received by the City of Greenville Community Development Department at least twenty (20) business days prior to the next regular meeting of the Historic Preservation Commission at which the application is to be considered. Applications and any questions should be directed to the City of Greenville, Community Development Department, Planning Division either in person at 201 West Fifth Street, Greenville, NC 27834 or by phone: (252) 329-4486, email: hpc@greenvillenc.gov, or mail: P.O. Box 7207 Greenville, NC 27835.

1.1 PURPOSE:

The purpose of the FIG Program is to provide an economic incentive to:

- a) Assist in the completion of substantial renovations to building façades within the core of the City’s central business district;
- b) Encourage good design projects that capitalize on rehabilitation of the original fabric or design of existing properties; and
- c) Preserve the unique character of Greenville’s Commercial Historic District and the Dickinson Avenue Historic District.

1.2 DEFINITIONS:

As used throughout these Guidelines, unless otherwise specified, the following definitions apply regardless of word capitalization:

Alteration

Any change because of construction, repair, maintenance or otherwise to a building located within a historic district or designated as a historic landmark.

Building

Any structure, place or any other construction built for the shelter or enclosure of persons, animals or chattels, or any part of such structure when subdivided by division walls or party walls extending to or above the roof and without openings in the separate walls.

Certificate of Appropriateness or COA

A document evidencing approval of the Commission for work proposed by an applicant in a lawfully designated historic district or landmark.

City

The City of Greenville, North Carolina.

Commission or HPC

The City's Historic Preservation Commission.

Eligibility Area

The designated geographical area defined by City Council wherein applicants are eligible to apply for and receive FIG Program proceeds as represented in the FIG Program Eligibility Area Map on page 4. See also FIG Boundary. Eligibility area and FIG Boundary are synonymous.

Exterior Architectural Features

The architectural style, general design, and general arrangement of the exterior of a building or other structure, including the color, the kind, and texture of the building material, and the type and style of all windows, doors, light fixtures, signs, and other appurtenant fixtures. In the case of outdoor advertising signs, "exterior architectural features" shall be construed to mean the style, material, size, and location of all such signs.

Façade

The face of a building; that is, the front, side, or rear elevation of a building.

Façade Grant Coordinator

The City employee from the Community Development Department who is in charge of coordinating the FIG Program.

Façade Improvement Grant Program or FIG Program

The qualifying reimbursement grant offered to an eligible applicant by the City promoting exterior rehabilitation to a building within the eligibility area.

FIG Boundary

See eligibility area. Eligibility area and FIG Boundary are synonymous.

FIG Design Guidelines

The criteria that are considered by the Commission when considering and deciding upon an

applicant's proposed change to a building in a FIG application.

FIG Program Information and Guidelines or Guidelines

The entirety of this document.

Grant Workshop

A public meeting organized by City staff to review with multiple applicants the Guidelines and/or FIG Program application process. Grant workshop shall also mean a pre-application meeting between an applicant and City staff organized by City staff to review the Guidelines and/or FIG Program application process.

Historic District

An area containing buildings, structures, or places which have a character and ambience being of special significance in terms of its history, prehistory, architecture, or cultural importance; and possesses integrity of design, setting, material, feeling, and association; and is lawfully designated as an historic district by an ordinance of the City Council.

Historic Landmark

Any site, landmark, structure, or artifact which is found to be of special significance in terms of its historical, prehistorical architectural, or cultural importance; possesses integrity of design, setting, workmanship, material, feeling, and association; and is lawfully designated as a historic landmark by ordinance of the City Council.

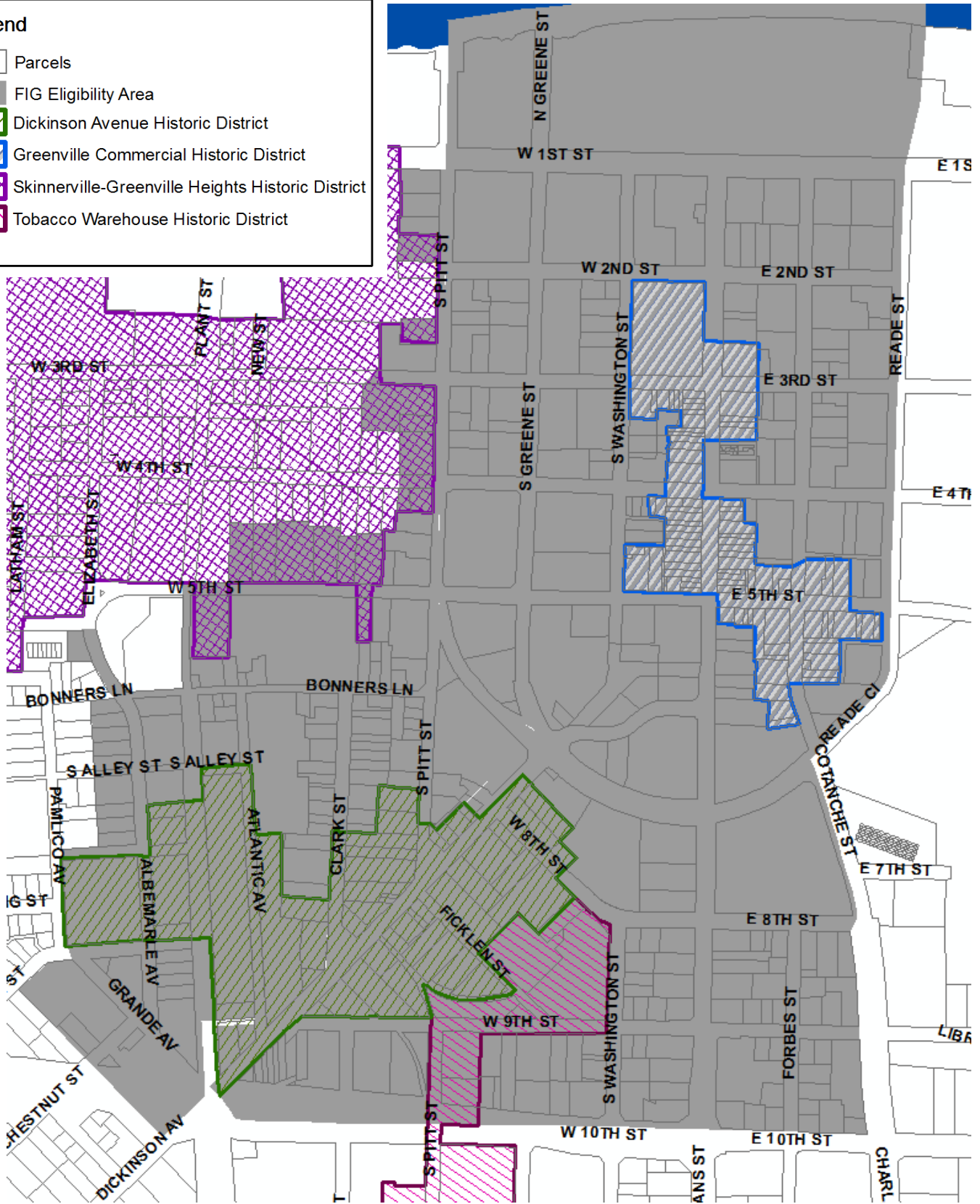
Public Right-of-Way

A public roadway, sidewalk, alley, parking deck, etc.

FAÇADE IMPROVEMENT GRANT: *ELIGIBLE AREA (Shaded Gray)*

Legend

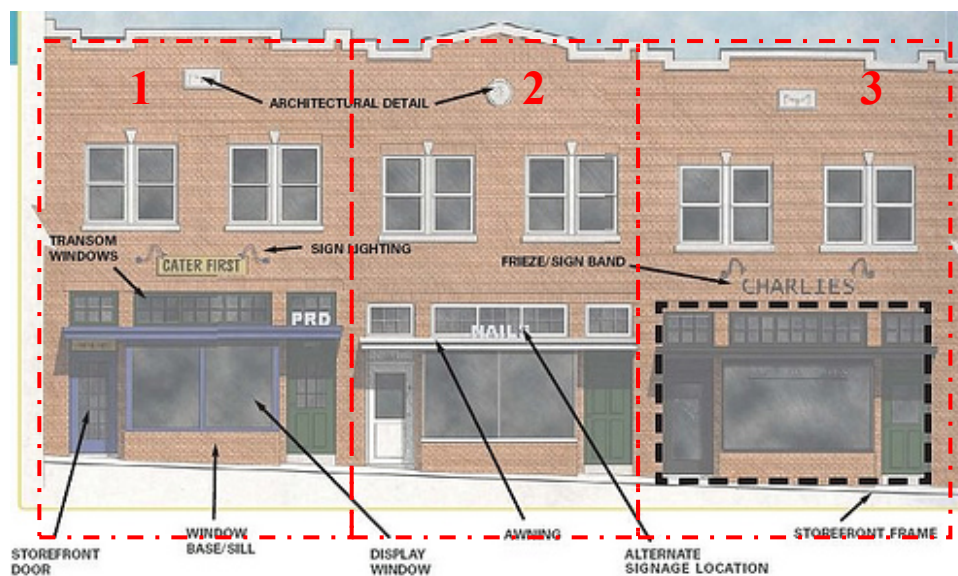
- Parcels
- FIG Eligibility Area
- Dickinson Avenue Historic District
- Greenville Commercial Historic District
- Skinnerville-Greenville Heights Historic District
- Tobacco Warehouse Historic District



1.3 ELIGIBILITY:

1.3.1 The intent of this grant is to provide an incentive for property owners to rehabilitate historic structures within the described target area (see page 3). Any structure that was built 50 (fifty) years or greater from the date of the application is eligible to receive a FIG award. It is a prerequisite that an applicant prove that their structure meets this requirement. Any owner of a building that meets this criteria is eligible for the FIG program. Buildings that are solely used as a private dwelling are not eligible to receive a Façade Improvement Grant unless originally functioning as a commercial building and later converted to residential use.

1.3.2 Building façades along the public right-of-way within Greenville’s historic core are eligible to receive grant funds. Priority will be given to the street and/or public parking area fronts of buildings and to those structures that are located in the Commercial Historic District, Dickinson Avenue Historic District, or Tobacco Warehouse Historic District, as shown on page 3. Facades that are not readily visible from a public right-of-way will not be eligible for funding. Only one application per façade is eligible for approval. Historically whole-block or multiple bay buildings that have been subdivided into individual, addressed units will be reviewed by address according to building code specifications. Only one (1) FIG may be awarded to a vertically subdivided building (see drawing below).



One building, three eligible individually addressed bays.

1.3.3 The grant portion of the project must be for the exterior renovation of an existing building **only**.

1.3.4 All rehabilitation design proposals must:

- a) Meet code requirements of the City of Greenville;
- b) Meet construction and material guidelines established by the City’s Community Development Department; and
- c) Adhere to the U.S. Secretary of the Interior’s Standards for Rehabilitation.

See section 1.3.5 below for eligible and ineligible activities. The construction and material

guidelines and the U.S. Secretary of the Interior's Standards for Rehabilitation can be found in section 1.7 below.

1.3.5 Any exterior renovation proposal—from an entire façade rehabilitation to maintenance items, such as repainting or the replacement of building parts—is eligible for FIG Program funding, but top priority will be given to projects that will make a highly visible contribution to the enhancement of the FIG eligibility area. Simple sign or awning changes are not eligible to receive FIG Program proceeds.

A) Examples of projects eligible for FIG Program funding include:

- 1) Cleaning of brick store fronts (chemical stripping, water wash, scraping);
- 2) Painting;
- 3) Repair/replacement of non-historic doors and/or windows;
- 4) Installation of awnings as part of larger project (required encroachment agreement with City as applicable);
- 5) Repointing of brick;
- 6) Structural repairs;
- 7) Installation of appropriate signs as part of an overall project;
- 8) Authentic reconstruction and replacement of original architectural details;
- 9) Removal of false fronts.

B) Examples of projects that **cannot** be funded, either in whole or part by the FIG Program:

- 1) Sandblasting of exterior bricks and painting previously unpainted bricks, which causes the bricks to deteriorate;
- 2) Removal of historic features;
- 3) Roof repairs;
- 4) Personalized awnings (e.g. the graphics, branding, or wording advertising a particular business) or awnings as a standalone project.

FIG Program funds will not be provided to one component of a façade renovation if another component of the same renovation is architecturally inappropriate as determined by the FIG Design Guidelines and U.S. Secretary of Interior's Standards for Rehabilitation.

1.3.6 An owner's City and/or county taxes cannot be delinquent.¹

1.3.7 Corporate and non-profit entities are eligible to participate in this program. Government owned structures are not eligible to receive a FIG Program award.

1.3.8 The façade improvement must remain in place for three (3) full years from the date of completion. If altered or removed (excepting through natural disaster or other act of God), the awarded grant amount must be repaid to the City of Greenville on the following scaled system: If removed within one year, the full grant amount must be repaid. If removed in the second year, 60% of the awarded grant amount must be repaid. If removed in the third year, 30% of the awarded grant amount must be repaid. If, during this time, a property owner leases to a new tenant that desires to make changes to the façade, the City Manager will have final determination on whether the change substantially alters the façade as completed and/or if repayment is substantiated.

¹ Amended as of 1/25/05 (approved by City Manager & City Council)

- 1.3.9 If a member of the Commission has or may have a personal or financial interest in a FIG application, the member will recuse himself or herself prior to the application being heard and will refrain from participating or voting on the application.

In some situations recusal may not be enough. Per N.C.G.S. § 14-234, no public officer, an individual who is elected or appointed to serve or represent a public agency, who is involved in making or administering a contract on behalf of a public agency may derive a direct benefit from a contract. A direct benefit occurs when the public officer and/or his or her spouse: (i) has more than a ten percent (10%) ownership or other interest in an entity that is a party to the contract; (ii) derives any income or commission directly from the contract; or (iii) acquires property under the contract.

1.4 FUNDING:

Based on the availability of funds, FIG Program recipients will receive a maximum \$1.00 matching grant for each \$2.00 expended by the owner on approved façade improvements consistent with the goals of the FIG Program. Depending on the availability of funds, the maximum grant that may be awarded per façade is \$5,000.00 on a minimum of \$10,000.00 of expended façade improvements/repairs by the owner.²

1.5 PROCESS FOR RECEIVING GRANT:

- 1.5.1 The applicant must attend a Grant Workshop sponsored by the City's Community Development Department for each new application (attendance at a Grant Workshop more than one year before the current application attempt will not satisfy this requirement).

- 1.5.2 The applicant must complete the application with the property owner's signature (or duly authorized agent) and return the completed application to the Façade Grant Coordinator. The applicant must also complete and sign the IRS W-9 and other financial forms attached to the application. The applicant is encouraged to seek the services of the North Carolina State Historic Preservation Office ("SHPO"), including restoration consultations, before an application is completed and designs are formulated. The SHPO office is located at 117 West Fifth Street, Greenville, North Carolina 27858. Appointments are recommended and can be arranged by calling (252) 830-6580.

1.5.3 Application—Required Submission Items:

- a) Completed FIG Program application packet.
- b) Two (2) professional estimates of proposed project costs.
- c) Photographs: A minimum of two (2) color photographs of the façade under consideration. At least one (1) photograph must show the entire façade. Photographs should show details of all proposed renovations and project work.
- d) Diagram(s) or rendering(s) of the proposed work.
- e) A detailed written description of the proposed work.
- f) Documentation showing current ad valorem tax status.
- g) City Vendor Number Request Form.

² Amended as of 8/11/08 (approved by City Manager & City Council)

- h) IRS W9.
- i) Completed COA or Minor Works COA (“MWCOA”) application, if necessary.

Estimates must be itemized for each repair and on contractor’s letterhead. If applying for more than one façade, separate applications shall be filed for each additional façade with unique professional estimates provided for each façade.

- 1.5.4 Applications will be reviewed by staff of the City’s Community Development Department to ensure completeness. The Commission’s Design Review Committee will review all FIG Program applications and make recommendations to the HPC. The entire HPC will make recommendations to the City Manager regarding approval. Those applications will be forwarded to the City Manager’s Office for final approval or denial. The City Manager reserves the right to determine the number of applications per structure. The improvements must adhere to the FIG Design Guidelines and the U.S. Secretary of the Interior’s Standards for Rehabilitation (see section 1.7). This review may include a credit check on the applicant.
- 1.5.5 A notification letter will be sent to the applicant concerning the approval or denial of the application. A contract form will be included with the approval letter. Applicants have thirty (30) days from the date of the contract to apply for a building permit or have a plan in the Site Plan Review process, if required, for the approved work. Applicants must provide a copy of their building permit to the City’s Community Development Department. Grant applications for Locally Designated Landmarks should include an application for a COA or a MWCOA. COAs and MWCOAs are required for any type of exterior work on Locally Designated Landmarks. The FIG Design Guidelines provide a list of exterior work that qualifies as a MWCOA. If the proposed grant work is not listed as a MWCOA, a COA is required.
- 1.5.6 Contracts must be signed **BEFORE** any work begins. Any work that starts prematurely before a contract is fully executed by both the City and the applicant will render the FIG award null and void. In such cases, funds used by the applicant will not be reimbursed by the City.
- 1.5.7 All approved work must be completed within one (1) year of the date on the contract. Failure to meet this date may result in the loss of the grant. See Section 1.6 below for extension requirements.
- 1.5.8 Upon project completion, copies of paid statements and canceled checks, color photographs of the completed work, and a copy of the final Certificate of Occupancy must be submitted to the City to claim reimbursement. Failure to submit a reimbursement request along with paid statements and canceled checks, etc., within six (6) months of the date of project completion may result in forfeiture of potential reimbursement funds.
- 1.5.9 The Façade Grant Coordinator, Community Development Department employee, or consultant, and the SHPO staff (upon request) will inspect work completed and request checks to be issued for the amount of the grant or one-half the actual cost of the project, whichever is less, provided the work is accomplished in accordance with the agreement.
- 1.5.10 A building or qualified unit may receive no more than two (2) grant awards for the same façade within three (3) consecutive fiscal years (July 1 – June 30), thereafter, applicants may apply for grant funds for the same façade after five (5) years. For example, the front façade of a building receives a grant award for removal of a false front in January 2015, and in June 2017 the same façade of the same building receives a grant award to paint and install a

canvas awning. This façade of the building is not eligible for additional grant funds until July 2022, the expiration of a five (5) year period from the date of the last award.

- 1.5.11 The HPC will not participate in negotiations between the applicant and the contractor employed by the applicant. The applicant agrees to hold the HPC and City of Greenville harmless of any defects in workmanship, liability, damages, or any other costs relevant to this project.
- 1.5.12 All decisions made by the City Manager are final.

1.6 REQUESTING AN EXTENSION:

- 1.6.1 Applicants may be granted an extension, upon written request, if they have a compelling reason(s) based on extenuating circumstances for why they were unable to complete the work within the contracted period.
- 1.6.2 Upon transfer of a property from one owner to another, the new property owner is eligible to assume an **active** façade grant award attached to that property, upon written request indicating that said property owner understands the terms of the FIG Program contract and will assume all responsibilities therein. Transfer of ownership of a property is not sufficient grounds, by itself, for an extension to be granted. If the previous owner failed to complete the work within the contracted period and the new property owner cannot provide a compelling reason(s) based on extenuating circumstances for why the work was not completed, an extension will not be granted. However, the new property owner would be encouraged to resubmit a grant proposal for the façade.
- 1.6.3 In the event that an application is granted an extension, the façade associated with that application will be considered to have received a grant award in the same grant cycle in which the extension was granted for purposes of determining whether a façade is eligible for additional future grants. For example, if an application was originally awarded funding in spring 2018 and then was granted an extension through spring 2019, the façade associated with that award would be considered to have effectively received its FIG Program award during the spring 2019 grant cycle. During the following Fiscal Year (which would begin July 1, 2019), the applicant who had received the extension would then be eligible to apply for another façade grant for the same façade, but it would be considered the second grant within two consecutive fiscal years (see above: Process for Receiving Grant, Section 1.5).

1.7 FIG DESIGN GUIDELINES:

The following standards are to be applied to specific rehabilitation projects in a reasonable manner, taking into consideration economic and technical feasibility.

1.7.1 The Secretary of the Interior's Standards for Rehabilitation (36 CFR 67):

- 1) A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.

- 2) The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
- 3) Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
- 4) Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
- 5) Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.
- 6) Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
- 7) Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
- 8) Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
- 9) New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
- 10) New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

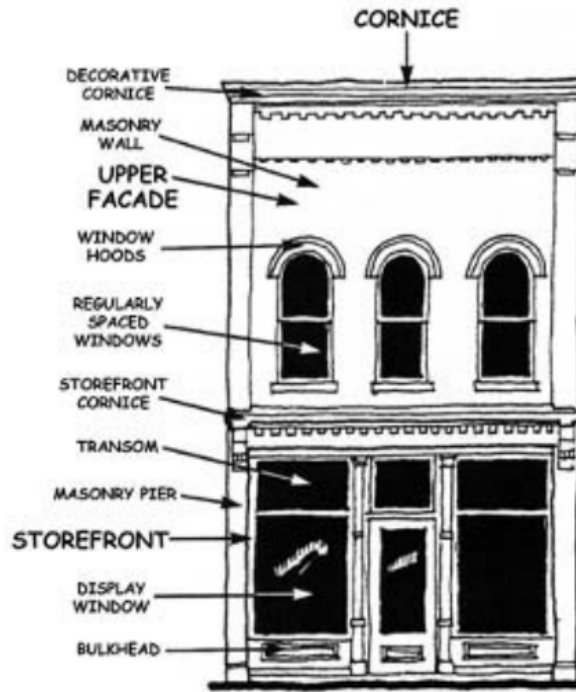
1.7.2 Construction Methods and Materials of the Community Development Department

Rehabilitation of a structure in the FIG eligibility area should be considered a contemporary solution, which respects the architectural and historical integrity of the entire building while retaining those elements that enhance the building.

- 1) Remodeling of existing buildings should maintain established proportion and spacing of window openings.
- 2) The quality of building materials varies widely, and it is the quality of the finish materials and their application that determines compatibility. Use the highest quality facing materials possible. Materials that are compatible in quality, color, texture, finish, and dimension to those existing in the project area are encouraged.

- 3) Color should coordinate with neighboring buildings. More intense hues of a color are discouraged. The use of more than one vivid color per building is discouraged. The use of colors that are disharmonious with other colors used on the building or found on the adjacent buildings is discouraged. Contrasting colors that accent architectural details and entrances are encouraged.
- 4) The retention and repair of existing cornices is strongly encouraged whenever possible. The re-creation of missing cornices should be done with care, using historic photographs as a guide.
- 5) Sign regulations for the City of Greenville have been developed to prevent visual clutter and to improve general visual quality. These regulations can be found in Title 9, Chapter 4, Article N of the City Code of Ordinances. Signs should relate to each other through quality, not necessarily through the use of uniform materials, lettering, or size. Acceptable signs have the following characteristics: legibility, clarity, attractiveness, durability, and good placement. Most buildings are designed with a defined sign space. The location of signs of appropriate size in these spaces is strongly encouraged. Plastic illuminated signs are strongly discouraged. Consider attached, flat, or hanging signs lit with outside direct lighting. All signs should meet code requirements for materials, size, projection, etc. Hanging or projecting signs or hand-painted window signs of good quality are encouraged. While signs must meet City Code requirements, individuality and creativity are still encouraged. (A sign permit may be required—check with a City zoning official).
- 6) Awnings should be related to the shape and color of the building. First floor awnings should terminate no higher than one (1) foot below the second floor windows. Metal canopies are strongly discouraged, and their removal and replacement with fabric awnings are strongly encouraged. If installed or retained, they should be designed or treated in a manner that adds to the visual quality of the building. Business related graphics or wording on awnings will be ineligible for funding. Business related graphics or wording located on a detachable valance or removable patch are allowed but are not eligible for funding. All awnings must meet code requirements for size, materials, projection, etc.

1.7.3 Diagram of Façade Components



1.8 GRANT FUND AVAILABILITY NOTIFICATION:

An advertisement will be placed in the City Page of The Daily Reflector, and fliers or postcards will be distributed to businesses within the grant area and Uptown Greenville to notify potential recipients that grant funds are available as provided for in the adopted city budget.

1.9 GRANT RECIPIENT PLAQUE OR SIGN:

At such time as the City develops a program to promote awareness of the FIG Program, the City may provide FIG Program award recipients with plaques to affix to the FIG-funded façade.

This document illustrates recommended revisions to the existing Facade Improvement Grant Guidelines. Red underlined text denotes new text to add while red stricken text denotes existing text to delete. Substantive revisions are noted in the right margin.

1.0

INTRODUCTION:

The architectural quality of Greenville's historic core~~center city area~~ is important to the entire city, its history, image, and economy. Proper improvements to the exterior appearances of individual buildings are encouraged and will help develop an~~the~~ appropriate image and foster revitalization. Therefore, it is important that an organized and coordinated approach to exterior improvements be followed. The Facade Improvement Grant ("FIG") Program is an opportunity for qualifying building owners to obtain grant funds to facilitate and accomplish these goals.

The City of Greenville has developed the following FIG Program Information and Guidelines ("Guidelines")~~guidelines~~ to assist applicants~~provide a coordinated approach to property owners, tenants, architects, and contractors involved in their efforts to improve or rehabilitate the exterior~~ facades~~improvements or rehabilitations~~ of buildings in the FIG Program eligibility~~center city~~ area. The Guidelines~~guidelines~~ will also be used by staff of the City's Community Development Department in evaluating applications for grants. Applicants who follow these Guidelines~~the guidelines~~ can ensure that their projects are eligible to utilize available City~~center city~~ rehabilitation incentives and enhance the image of Greenville~~Greenville's center city~~ as a special place to work, shop, and socialize. This FIG Program~~grant program~~ is available to eligible property owners and tenants within the bounds of the FIG Program "eligibility area": the designated area~~target areas~~ highlighted in the map on the following page 4.

~~The Facade Improvement Grant Program (FIG) is an opportunity to obtain grant funds. Applications will be considered on the basis of available funds and compliance with the FIG Design Guidelines (see page 8). Both commercial and non-profit entities are eligible to participate in this program.~~

FIG applications are considered under an "open cycle" program, meaning that interested parties may submit applications at any time during the year provided that funds are available. All applications for the FIG Program must be received by~~are due in~~ the City of Greenville Community Development Department Office (Phone 252-329-4486), located at least~~201 W. Fifth Street,~~ twenty (20) business~~work~~ days prior to the next regular meeting of the Historic Preservation Commission at which the application is to be considered. Applications and any questions should be directed to the City of Greenville, Community Development Department, Planning Division either in person at 201 West Fifth Street, Greenville, NC 27834 or by phone: (252) 329-4486, email: hpc@greenvillenc.gov, or mail: P.O. Box 7207 Greenville, NC 27835.

1.1 PURPOSE:

The purpose of the FIG~~Facade Improvement Grant~~ Program is to provide an economic incentive to:

- a) Assist in the completion of~~1) Complete~~ substantial renovations to building facades~~facades~~ within the core of the City's central business district ("facade" is defined as "the face of a building; that is, the front, side or rear elevation of a building"; first priority will be given to the street and or public parking area fronts of buildings) and;
- b) Encourage good design projects that capitalize on rehabilitation of the original fabric

or design of existing properties; and

- c3) Preserve the unique character of Greenville's Commercial Historic District and the Dickinson Avenue Historic District.

1.2 DEFINITIONS:

As used throughout these Guidelines, unless otherwise specified, the following definitions apply regardless of word capitalization:

Alteration

Any change because of construction, repair, maintenance or otherwise to a building located within a historic district or designated as a local landmark.

Building

Any structure, place or any other construction built for the shelter or enclosure of persons, animals or chattels, or any part of such structure when subdivided by division walls or party walls extending to or above the roof and without openings in the separate walls.

Certificate of Appropriateness or COA

A document evidencing approval of the Commission for work proposed by an applicant in a lawfully designated historic district or landmark.

City

The City of Greenville, North Carolina.

Commission or HPC

The City's Historic Preservation Commission.

Eligibility Area

The designated geographical area defined by City Council wherein applicants are eligible to apply for and receive FIG Program proceeds as represented in the FIG Program Eligibility Area Map on page 4. See also FIG Boundary. Eligibility area and FIG Boundary are synonymous.

Exterior Architectural Features

The architectural style, general design, and general arrangement of the exterior of a building or other structure, including the color, the kind, and texture of the building material, and the type and style of all windows, doors, light fixtures, signs, and other appurtenant fixtures. In the case of outdoor advertising signs, "exterior architectural features" shall be construed to mean the style, material, size, and location of all such signs.

Façade

The face of a building; that is, the front, side, or rear elevation of a building.

Façade Grant Coordinator

Added a definitions section with frequently used terms

The City employee from the Community Development Department who is in charge of coordinating the FIG Program.

Façade Improvement Grant Program or FIG Program

The qualifying reimbursement grant offered to an eligible applicant by the City promoting exterior rehabilitation to a building within the eligibility area.

FIG Boundary

See eligibility area. Eligibility area and FIG Boundary are synonymous.

FIG Design Guidelines

The criteria that are considered by the Commission when considering and deciding upon an applicant's proposed change to a building in a FIG application.

FIG Program Information and Guidelines or Guidelines

The entirety of this document.

Grant Workshop

A public meeting organized by City staff to review with multiple applicants the Guidelines and/or FIG Program application process. Grant workshop shall also mean a pre-application meeting between an applicant and City staff organized by City staff to review the Guidelines and/or FIG Program application process.

Historic District

An area containing buildings, structures, or places which have a character and ambience being of special significance in terms of its history, prehistory, architecture, or cultural importance; and possesses integrity of design, setting, material, feeling, and association; and is lawfully designated as an historic district by an ordinance of the City Council.

Historic Landmark

Any site, landmark, structure, or artifact which is found to be of special significance in terms of its historical, prehistorical architectural, or cultural importance; possesses integrity of design, setting, workmanship, material, feeling, and association; and is lawfully designated as a historic landmark by ordinance of the City Council.

Public Right-of-Way

A public roadway, sidewalk, alley, parking deck, etc.

1.3

ELIGIBILITY:

1.3.1 The intent of this grant is to provide an incentive for property owners to rehabilitate historic structures 4) —Any owner or tenant of a building within the described target area (see page 3). Any structure that was built 50 (fifty) years or greater from the date of the application is eligible to receive a FIG award. It is a prerequisite that an applicant prove that their structure meets this requirement. Any owner of a building that meets this criteria is eligible for the FIG program. ~~is eligible for the facade grant.~~ Buildings that are solely used as a private dwelling are not eligible to receive a Façade Improvement Grant unless originally functioning as a commercial building and later converted to residential use.

1.3.

2) ~~Building facades along the public right-of-way within Greenville's historic core are eligible to receive grant funds. Priority will be given to the street) Owners and/or public parking area fronts of buildings and to those structures that are located in the Commercial Historic District, Dickinson Avenue Historic District, or Tobacco Warehouse Historic District, as shown on page 3. Facades that are not readily visible from a public right-of-way will not be eligible for funding. Only tenants may request incentive grants separately; however, any tenant must have the owner's written permission attached to the application, and only one application per facade is eligible for approval. Historically whole-block or multiple bay buildings that have been subdivided into individual, addressed units buildings, will be reviewed by address according to building code specifications. Only one (1) FIG may be awarded to a vertically subdivided.)~~

Clarified that only property owners may apply for grants, not tenants

Limited number of grants for vertically-subdivided buildings

3) ~~If a building (see drawing below) or qualified unit is occupied by one tenant occupant, the maximum number of applications is one per facade. If a building has multiple independent units, each unit, with a separate entrance, which has a wall that qualifies as an exterior facade, may make separate application on the basis of one application per facade. Where a single tenant occupies multiple qualified units, each unit shall qualify to apply for grant funds. See attached examples. For buildings with multiple tenant spaces and one tenant has applied for FIG funds for a portion of the building, the proposed work should be consistent with the historic fabric of the building. If a portion of a building has been improved with FIG funds, subsequent applications for the remaining portions of the building should be consistent with the prior grant work.~~

1.3.3 The grant portion of the project must be for the exterior renovation of an existing building only.

1.3.4) All rehabilitation design proposals must:

- a) ~~Meet~~will: ~~meet~~ code requirements of the City of Greenville;
- b) ~~Meet~~meet construction and material guidelines established by the City's Community Development Department; and
- c) ~~Adhere~~adhere to the U.S. Secretary of the Interior's Standards for Rehabilitation.

~~See section 1.3.5 (see below for eligible and ineligible activities. The construction and material; the design guidelines and the U.S. Secretary of the Interior's Standards for Rehabilitation standards, can be found in section 1.7 below at the end of this program description).~~

1.3.5) Any exterior renovation proposal—~~from an entire facade facade rehabilitation to maintenance items, such as repainting or the replacement of building parts—~~is eligible for FIG Program funding, but top priority will be given to projects that ~~will~~would make a highly visible contribution to the enhancement of the FIG eligibility area, downtown Greenville. Simple sign or awning changes are not eligible to receive FIG Program proceeds.

A) Examples of projects eligible for FIG Program funding include:

- 1) ~~a)~~ a) Cleaning of brick store fronts (chemical stripping, water wash, scraping);
- 2) ~~b)~~ b) Painting;
- 3) ~~e)~~ e) Repair/replacement of non-historic doors and/or windows;

- 4) ~~d)~~ Installation of ~~approved~~ awnings as part of larger project (required encroachment agreement with City as applicable);
- 5) ~~e)~~ Repointing of brick;
- 6) ~~f)~~ Structural repairs;
- 7) ~~g)~~ Installation of appropriate signs as part of an overall project;
- 8) ~~h)~~ Authentic reconstruction and replacement of original architectural details; ~~and~~
- 9) ~~i)~~ Removal of false fronts.

B) Examples of projects that **cannot** be funded, either in whole or part by the FIG Program grant program:

- 1) ~~a)~~ Sandblasting of exterior bricks and painting previously unpainted bricks, which causes the bricks them to deteriorate;
- 2) ~~b)~~ Removal of historic features; ~~and~~
- 3) ~~c)~~ Roof repairs; ~~and~~
- 4) ~~d)~~ Personalized awnings (e.g. the graphics, branding, or wording advertising a particular business) or awnings as a standalone project.

FIG Program funds will not be provided to one component of a façade renovation if another component of the same renovation is architecturally inappropriate as determined by the FIG Design Guidelines and U.S. Secretary of Interior's Standards for Rehabilitation.

1.3.6 An owner's City and/or county taxes cannot be delinquent.¹

~~6) 1.3.7 Corporate City/county taxes for a building where grant funds are requested cannot be delinquent. For any building with delinquent city/county taxes for years prior to the grant cycle year, the owner(s) must attach a receipt to show ad valorem taxes are current or must attach a copy of the work-out agreement with the Pitt County Tax Collector's Office.²~~

~~7) Commercial and non-profit entities are eligible to participate in this program. Government owned structures are not eligible to receive a FIG Program award.~~

1.3.8 The façade improvement must remain in place for three (3) full years from the date of completion. If altered or removed (excepting through natural disaster or other act of God), the awarded grant amount must be repaid to the City of Greenville on the following scaled system: If removed within one year, the full grant amount must be repaid. If removed in the second year, 60% of the awarded grant amount must be repaid. If removed in the third year, 30% of the awarded grant amount must be repaid. If, during this time, a property owner leases to a new tenant that desires to make changes to the façade, the City Manager will have final determination on whether the change substantially alters the façade as completed and/or if repayment is substantiated.

1.3.9 If a member of the Commission has or may have a personal or financial interest in a FIG application, the member will recuse himself or herself prior to the application being heard and will refrain from participating or voting on the application.

In some situations recusal may not be enough. Per N.C.G.S. § 14-234, no public officer, an individual who is elected or appointed to serve or represent a public agency, who is involved

¹ Amended as of 1/25/05 (approved by City Manager & City Council)

² Amended as of 1/25/05 (approved by City Manager & City Council)

Removed grant eligibility of government-owned buildings

Expanded voting procedures of Historic Preservation Commission Members

in making or administering a contract on behalf of a public agency may derive a direct benefit from a contract. A direct benefit occurs when the public officer and/or his or her spouse: (i) has more than a ten percent (10%) ownership or other interest in an entity that is a party to the contract; (ii) derives any income or commission directly from the contract; or (iii) acquires property under the contract.

1.4

FUNDING:

Based on the availability of funds, FIG Program recipients ~~of a facade grant~~ will receive a maximum \$1.00 matching grant for each \$2.00 expended by the owner/~~tenant~~ on approved ~~façadefacade~~ improvements consistent with the goals of the FIG Program.~~façade grant program~~. Depending on the availability of funds, the maximum grant that may be awarded per ~~façadefacade~~ is \$5,000.00 on a minimum of \$10,000.00 of expended ~~façadefacade~~ improvements/repairs by the owner/~~tenant~~.³

1.5 **PROCESS FOR RECEIVING GRANT:**

1.5.1 ~~The applicant~~¹⁾ ~~Applicant~~ must attend a Grant Workshop sponsored by the City's Community Development Department ~~for. Workshops will be scheduled to coincide with each new application (attendance at a Grant Workshop more than one year before the current application attempt will not satisfy this requirement).~~ grant cycle.

1.5.2 ~~The applicant must complete the)~~ ~~Applicant completes~~ application with the property owner's signature (~~consent of mortgage holder or duly authorized agent~~^{lien holder may be required}) and ~~return the completed application~~^{returns it} to the Facade Grant Coordinator. ~~The applicant~~^{Applicant} must also complete and sign the IRS W-9 and other financial forms attached to the application. The applicant is encouraged to seek the services of the North Carolina State Historic Preservation Office (~~"SHPO")~~, including restoration consultations, before an application is completed and designs are formulated. The SHPO office is located at 117 West Fifth Street, Greenville, North Carolina 27858. Appointments are recommended and can be arranged by calling (252) 830-6580.

1.5.3 **Application-Required Submission Items:**

- a) Completed FIG Program application packet.
- b) ~~)~~ Two (2) professional estimates of proposed project costs.
- c) Photographs: A minimum of two (2) color photographs on cost picture of the façade under consideration. At least one (1) photograph must show a diagram and a paragraph illustrating the entire façade. Photographs should show details of all proposed renovations and project proposed work.
- d) Diagram(s) or rendering(s) of the proposed work.
- e) A detailed written description of the proposed work.
- f) Documentation showing current ad valorem tax status.
- g) City Vendor Number Request Form.
- h) IRS W9.
- i) Completed COA or Minor Works COA ("MWCOA") application, if necessary.

Estimates must ~~are to be~~ itemized for each repair and on contractor's letterhead. If applying

³ Amended as of 8/11/08 (approved by City Manager & City Council)

for more than one façade, separate applications shall be filed for each additional façade included with unique professional estimates provided for each façade the application.

1.5.4) Applications will be reviewed by staff of the City's Community Development Department to ensure completeness. The Commission's Design Review Committee ~~of the Historic Preservation Commission (HPC)~~ will review all FIG Program applications and make recommendations to the HPC. The entire HPC will make recommendations ~~to~~ for the City Manager regarding approval applications. Those applications will be forwarded to the City Manager's Office for final approval or denial. The City Manager reserves the right to determine the number of applications per structure. The improvements must adhere to the FIG Design Guidelines noted above and the U.S. Secretary of the Interior's Interior Standards for Rehabilitation (see section 1.7). This review may include a credit check on the applicant.

1. If a member of the HPC has or may have a personal or financial interest in a FIG application, the member will recuse him or herself from participating or voting on any application.

5.5) A notification letter will be sent to ~~the applicant~~ applicants concerning the approval or denial of the application. A contract form will be included with the approval letter. Applicants have thirty (30) days from the date of the contract to apply for a building permit or have a plan in the Site Plan Review process, if required, for the approved work. Applicants must provide a copy of their building permit to the City's Community Development Department. Grant applications for Locally Designated Landmarks should include an application(s) for a Certificate of Appropriateness (COA) or a Minor Work Certificate of Appropriateness (MWCOA, COAs). COA's and MWCOAs/MWCOA's are required for any type of exterior work on Locally Designated Landmarks. The FIG Design Guidelines provide a list of exterior work that qualifies as a MWCOA. If the proposed grant work is not listed as a MWCOA, a COA is required.

1.5.6) Contracts must be signed **BEFORE** any work begins. Any work that starts prematurely before a contract is fully executed by both the City and the applicant will render the FIG award null and void. In such cases, funds used by the applicant will not be reimbursed by the City.

1.5.7) All approved work must be completed within one (1) year/nine (9) months of the date on the contract. Failure to meet this date may result in the loss of the grant. See Section 1.6 below for extension requirements.

1.5.8) Upon project completion, copies of paid statements and canceled checks, color photographs along with photos of the completed work, and a copy of the final Certificate of Occupancy must be submitted to the City ~~of Greenville~~ to claim reimbursement. Failure to submit a reimbursement request along with paid statements and canceled checks, etc., within six (6)-months of the date of project completion may result in forfeiture of potential reimbursement funds.

1.5.9) The ~~Façade~~ Façade Grant Coordinator, ~~(Community Development Department employee, or consultant,)~~ and the SHPO staff (upon request) will inspect work completed and request checks to be issued for the amount of the grant or one-half the actual cost of the project, whichever is less, provided the work is accomplished in accordance with the agreement.

1.5.10.) ~~A building or qualified unit may receive no more than two (2) grant awards for the same façade within three (3) consecutive fiscal years (July 1 - June 30), thereafter, applicants may apply~~

Increased the timeframe for repeat grant applicants from 2 to 3 years

for grant funds for the same façade after ~~five (5) to~~ two years. For example, the front façade of a building receives a grant award for removal of a false front in January ~~2015-2000~~, and in ~~June 2017-September 2000~~ the same façade of the same building receives a grant award to paint and install a canvas awning. This façade of the building is not eligible for additional grant funds until ~~July 2022~~, the expiration of a ~~five (5) 2~~-year period from the date of the last award.

1.5.11 ~~The HPC will not participate in negotiations between the applicant and the contractor employed by the applicant. The applicant agrees to hold the HPC and City of Greenville harmless of any defects in workmanship, liability, damages, or any other costs relevant to this project.~~

1.5.12 ~~All decisions made by the City Manager are final.~~

1.6

REQUESTING AN EXTENSION:

1.6.1) Applicants may be granted an extension, upon written request, if they have a compelling reason(s) based on extenuating circumstances for why they were unable to complete the work within the contracted period.

1.6.2) Upon transfer of a property ~~or business~~ from one ~~owner~~ party to another, the new property ~~or business~~ owner is eligible to assume an active façade grant award attached to that property, upon written request indicating that said property ~~or business~~ owner understands the terms of the FIG Program contract and will assume all any responsibilities ~~pertaining~~ therein. Transfer of ownership of a property ~~or business~~ is not sufficient grounds, by itself, for an extension to be granted. ~~If~~ if the previous owner failed to complete the work within the contracted period and the new property ~~or business~~ owner cannot provide a compelling reason(s) based on extenuating circumstances for why the work was not completed, an extension will not be granted. However, the new property ~~or business~~ owner would be encouraged to resubmit a grant proposal for the façade ~~façade~~.

1.6

3) In the event that an application is granted an extension, the façade associated with that application will be considered to have received a grant award in the same grant cycle in which the extension was granted for purposes of determining whether a façade is eligible for additional future grants. For example, if an application was originally awarded funding in spring ~~2018-2008~~ and then was granted an extension through spring ~~2019-2009~~, the façade associated with that award would be considered to have effectively received its FIG Program ~~Façade Improvement Grant~~ award during the spring ~~2019-2009~~ grant cycle. During the following Fiscal Year (which would begin July 1, ~~2019-2009~~), the applicant who had received the extension would then be eligible to apply for another façade grant for the same façade, but it would be considered ~~this~~ second grant within two consecutive fiscal years (see above: Process for Receiving Grant, Section 1.5 ~~Item 10~~).

1.7 **FIG** ~~FAÇADE IMPROVEMENT~~ DESIGN GUIDELINES:

The following standards are to be applied to specific rehabilitation projects in a reasonable manner, taking into consideration economic and technical feasibility.

1.7.1 The Secretary of the Interior's Standards for Rehabilitation (36 CFR 67):

- _____ 1) A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
- _____ 2) The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
- _____ 3) Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
- _____ 4) Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
- _____ 5) Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.
- _____ 6) Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
- _____ 7) Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
- _____ 8) Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
- 9) _____ 9) New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
- _____ 10) New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

1.7.2 Construction Methods and Materials of the Community Development Department

Rehabilitation of a structure in the FIG eligibility area should be considered a contemporary solution which respects the architectural ~~1) New construction, additions, and historical integrity of the entire building while retaining those elements that enhance the building.~~

- _____ 1) ~~Remodeling~~remodeling of existing buildings should maintain established proportion

and spacing
of window openings.

- 2) The quality of building materials varies widely, and it is the quality of the finish materials and their application that determines compatibility. Use the highest quality facing materials possible. Materials that are compatible in quality, color, texture, finish, and dimension to those existing in the project area are encouraged.
- 3) Color should coordinate with neighboring buildings. ~~More~~~~The more~~ intense hues of a color are discouraged. The use of more than one vivid color per building is discouraged. The use of colors that are disharmonious with other colors used on the building or found on the adjacent buildings is discouraged. Contrasting colors that accent architectural details and entrances are encouraged.
- 4) The retention and repair of existing cornices is strongly encouraged whenever possible. The re-creation of missing cornices should be done with care, using historic photographs as a guide.
- 5) Sign ~~regulations~~~~guidelines~~ for the ~~City of Greenville~~~~central business district~~ have been developed to prevent visual clutter and to improve general visual quality. ~~These regulations can be found in Title 9, Chapter 4, Article N of the City Code of Ordinances~~~~Within these guidelines, individuality and creativity are encouraged.~~ Signs should relate to each other through quality, not necessarily through the use of uniform materials, lettering, or size. ~~Acceptable~~~~All signs are controlled by the City of Greenville's sign ordinance.~~ ~~Good~~ signs have the following characteristics: legibility, clarity, attractiveness, durability, and good placement. Most buildings are designed with a defined sign space. The location of signs of appropriate size in these spaces is strongly encouraged. Plastic, illuminated signs are strongly discouraged. Consider attached, flat, or hanging signs lit with outside direct lighting. All signs should meet code requirements for materials, size, projection, etc. Hanging or projecting signs or hand-painted window signs of good quality are encouraged. ~~While signs must meet City Code requirements, individuality and creativity are still encouraged.~~ (A sign~~Sign~~ permit may be required—~~check with a~~ City zoning official).
- 6) Awnings should be related to the shape and color of the building. First floor awnings should terminate no higher than one (1) foot below the second floor windows. Metal canopies are strongly discouraged, and their removal and replacement with fabric awnings are strongly encouraged. If installed or retained, they should be designed or treated in a manner that adds to the visual quality of the building. Business related graphics or wording on awnings will be ineligible for funding. Business related graphics or wording located on a detachable valance or removable patch are allowed but are not eligible for funding. All awnings must meet code requirements for size, materials, projection, etc.

1.8 GRANT FUND AVAILABILITY NOTIFICATION:

An advertisement will be placed in the City Page of The Daily Reflector, and fliers or postcards will be distributed to businesses within the grant area and Uptown Greenville to notify potential recipients that grant funds are available as provided for in the adopted city budget.

1.9 GRANT RECIPIENT PLAQUE OR SIGN:

At such time as the City develops a program to promote awareness of the FIG Program, the City may provide FIG Program award recipients with plaques to affix to the FIG-funded façade.

Added the ability to promote the program in the future with plaques to mount on walls of buildings which were improved with FIG grants

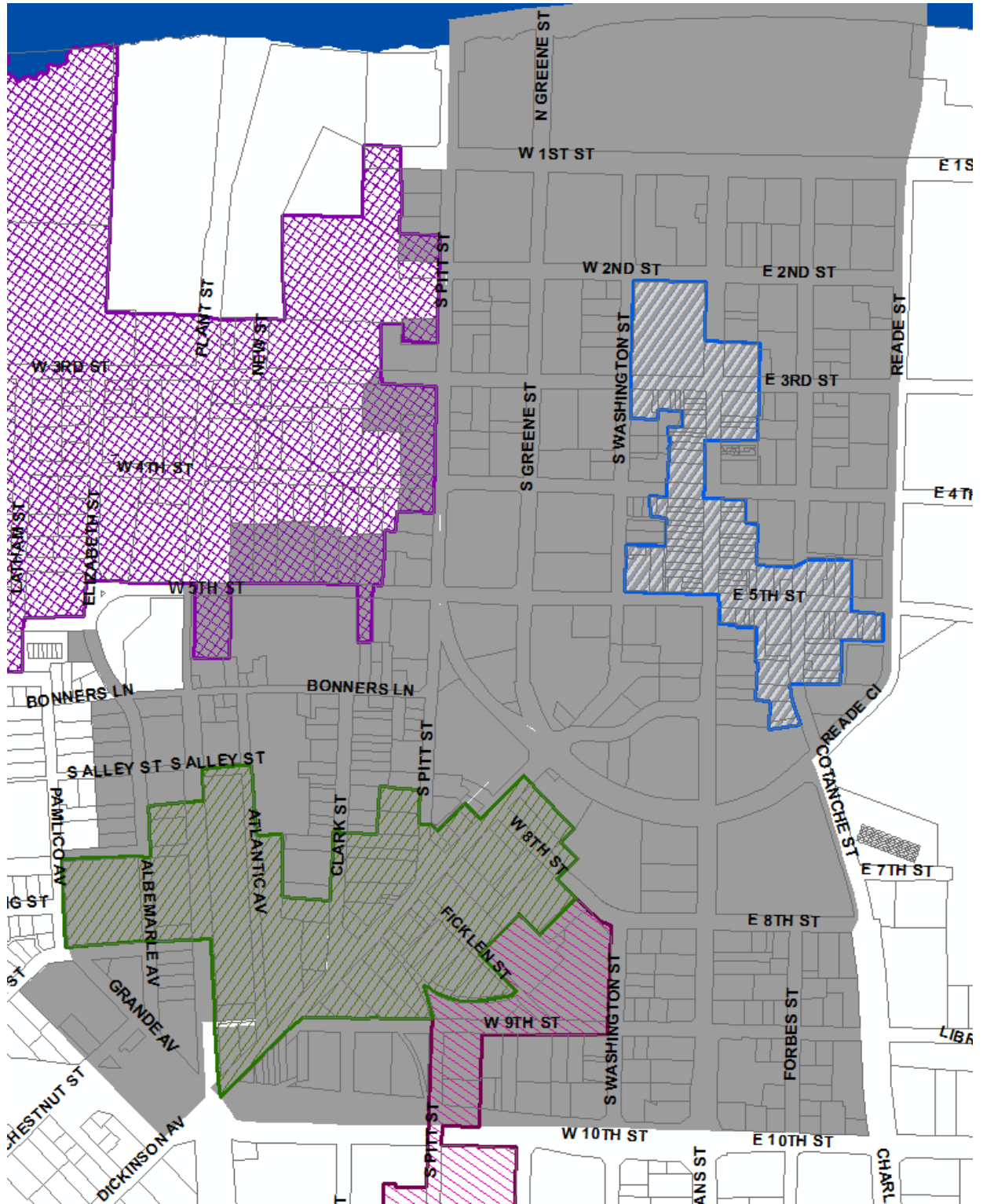
This map will be replaced with the new map . The eligible area is proposed to be expanded.

Façade Improvement Grant: *Eligible Areas*

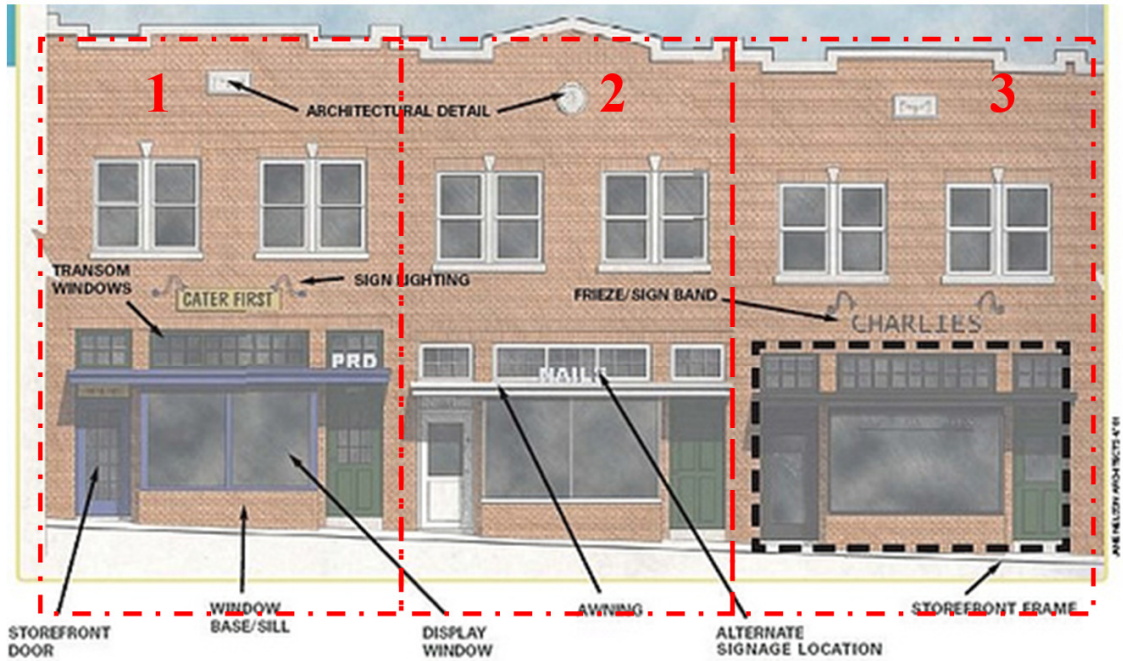


This is the new map showing the expanded eligible area.

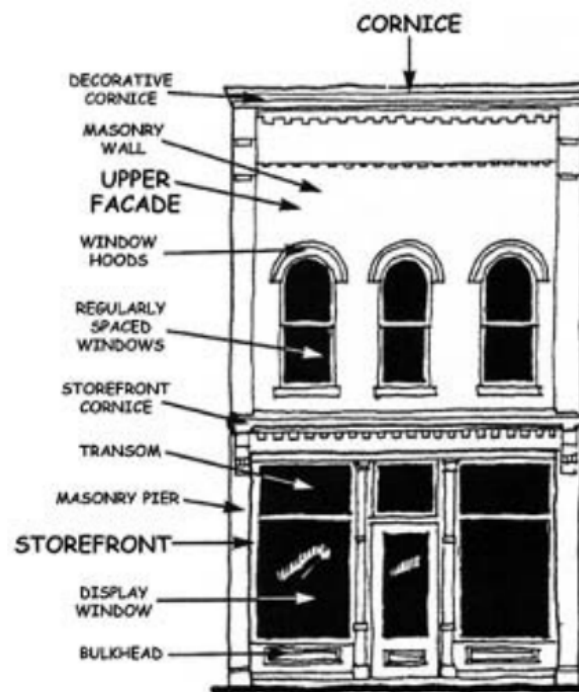
Facade Improvement Grant: *Eligible Areas (Shaded Gray)*



These are new images to be added in the updated guidelines.



One building, three eligible individually addressed bays.





City of Greenville, North Carolina

Meeting Date: 4/12/2018
Time: 6:00 PM

Title of Item: Discussion of Process to bid out City's banking services

Explanation: **Abstract:** The City of Greenville uses Wells Fargo for the City's primary banking services. In order to explore new banking partners, the City would have to issue a Request for Proposals (RFP) and receive proposals from interested partners.

Explanation: Mayor P.J. Connelly requested an item be added to the agenda to discuss establishing an RFP to explore the City's current banking relationship. The City currently utilizes Wells Fargo for the majority of banking services. This includes, but is not limited to, General Banking, Investment Safekeeping, Purchase Cards, Online Transfers and Wires, and Check Issues. The City last issued an RFP in 2011 with a contract awarded to Wells Fargo. Periodically issuing RFPs for banking services helps the City insure that it receives the most value from their banking partner. The RFP process begins with the City establishing the criteria they want the banking partner to meet. Criteria will include operational needs such as which accounts the City will require, as well as services such as Remote Deposit Capture. The City also requires non-operational criteria such as Customer Service Level and Community Involvement. Once proposals are received, the selection committee will score all proposals and select the most qualified banking partner. Once the partner is selected and the contract approved by Council, the City will begin integrating with the new banking partner. The entire process is estimated to take 3-6 months and approximately 150 manhours.

Fiscal Note: Switching banking partners is not expected to have a fiscal impact.

Recommendation: Council discussion of the agenda item, as requested by Mayor Connelly.

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Attachments / click to download



City of Greenville, North Carolina

Meeting Date: 4/12/2018
Time: 6:00 PM

Title of Item: Discussion of removing small cell towers application fee

Explanation: **Abstract:** Council Member William Litchfield requested that an item be added to the agenda to discuss removal of the small cell towers application fee.

Explanation: According to Council Member Litchfield, this technology will provide better access for Greenville businesses and citizens. Additionally, Mr. Litchfield believes that the economic benefit from being an early adopter of this technology from the major wireless providers far outweighs the minimal fees associated with the application process.

Should Council wish to eliminate the application fee for a Distributed Antenna System (DAS) equipment permit, the attached ordinance would accomplish this.

Fiscal Note: No direct cost to discuss the issue.

To date, \$8,700 in application fees have been collected. Under the current fee schedule, Mobility has paid \$700 for 2 nodes. Before the fee was changed in November 2017, fees were paid by FiberTech (\$6,000 for 12 nodes) and Mobility/Michael Hicks (\$2,000 for 4 nodes).

Recommendation: Discuss removal of the small cell towers application fee as requested by Council Member Litchfield.

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Attachments / click to download

[Ordinance Repealing Small Cell Tower Application Fee from Manual of Fees 1077739](#)

ORDINANCE NO. 18-

AN ORDINANCE REPEALING
ORDINANCE NO. 17-060

(Captioned, “AN Ordinance AMENDING THE
MANUAL OF FEES RELATING TO the APPLICATION FOR DISTRIBUTED ANTENNA
SYSTEM (DAS) EQUIPMENT PERMIT”)

WHEREAS, North Carolina General Statute § 160A-400.54 authorizes the City, in its discretion, to charge an application fee to process and review applications for collocated small wireless facilities for placement within City rights-of –way;

WHEREAS, Council adopted ORDINANCE NO. 17-060 imposing such an application fee on November 13, 2017 which reads as follows;

“That the Manual of Fees of the City of Greenville, North Carolina, be and is hereby amended by amending the fee for Application for a Distributed Antenna System (DAS) Equipment Permit in the Public Works Fees - Engineering section, which amendment reads as follows:

PUBLIC WORKS FEES

ENGINEERING

Account Number	Code	Service	Fee
010-01-55-00-000-000-477003	ER	Fee for Application for a Distributed Antenna System (DAS) Equipment Permit	\$100.00 per facility for the first 5 facilities in an application, plus \$50 for each additional facility in an application, plus \$500 as a technical consulting fee for each application”

WHEREAS, Council, in its discretion, chooses to repeal the above referenced ordinance imposing the application fee;

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

Section 1. Ordinance No. 17-060 is repealed in its entirety. To the extent the application fee imposed by Ordinance No. 17-060 has been placed in the City’s Manual of Fees, such fee shall be removed from the Manual of Fees, and is of no effect.

Section 2: That all ordinances and clauses of ordinances in conflict with this ordinance are hereby repealed.

Section 3: Any part or provision of this ordinance found by a court of competent jurisdiction to be in violation of the Constitution or laws of the United States or North Carolina is hereby deemed severable and shall not affect the validity of the remaining provisions of the ordinance.

Section 4. This ordinance shall become effective immediately upon adoption.

This the 12th day of April, 2018.

P.J. Connelly, Mayor

ATTEST:

Carol L. Barwick, City Clerk



City of Greenville, North Carolina

Meeting Date: 4/12/2018
Time: 6:00 PM

Title of Item: Discussion of additional funds for workforce development initiatives at Pitt Community College

Explanation: Council Member Kandie Smith requested an item be added to the agenda to consider the appropriation of additional funds for workforce development initiatives at Pitt Community College (PCC). Currently, \$6,500 is identified for workforce development. Council Member Smith would like an additional \$3,500 appropriated, for a total amount of \$10,000.

Fiscal Note: If Council wishes to add \$3,500 for workforce development initiatives at PCC, the funds are available in the 2017-2018 Contingency Funds, which has a current balance of \$30,000.

Recommendation: Discuss the issue as requested by Council Member Smith.

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