

City Council Meeting

April 12, 2018



Greenville
NORTH CAROLINA

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Item 2

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



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General Location Map

Map Legend

 Greenville's ETJ

 Tar River

 Pitt-Greenville Airport (PGV)

City Council Voting District

District

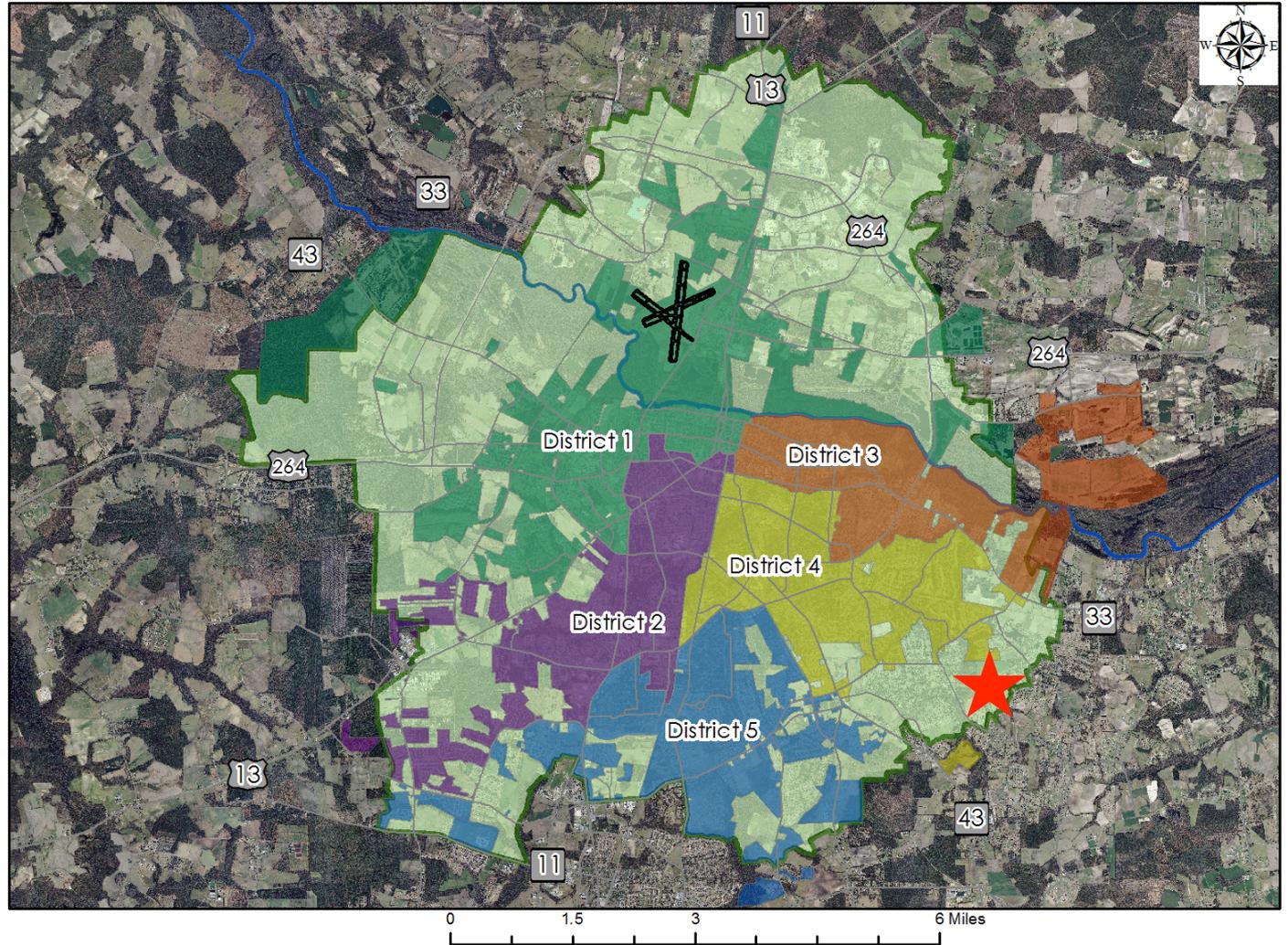
 District 1

 District 2

 District 3

 District 4

 District 5



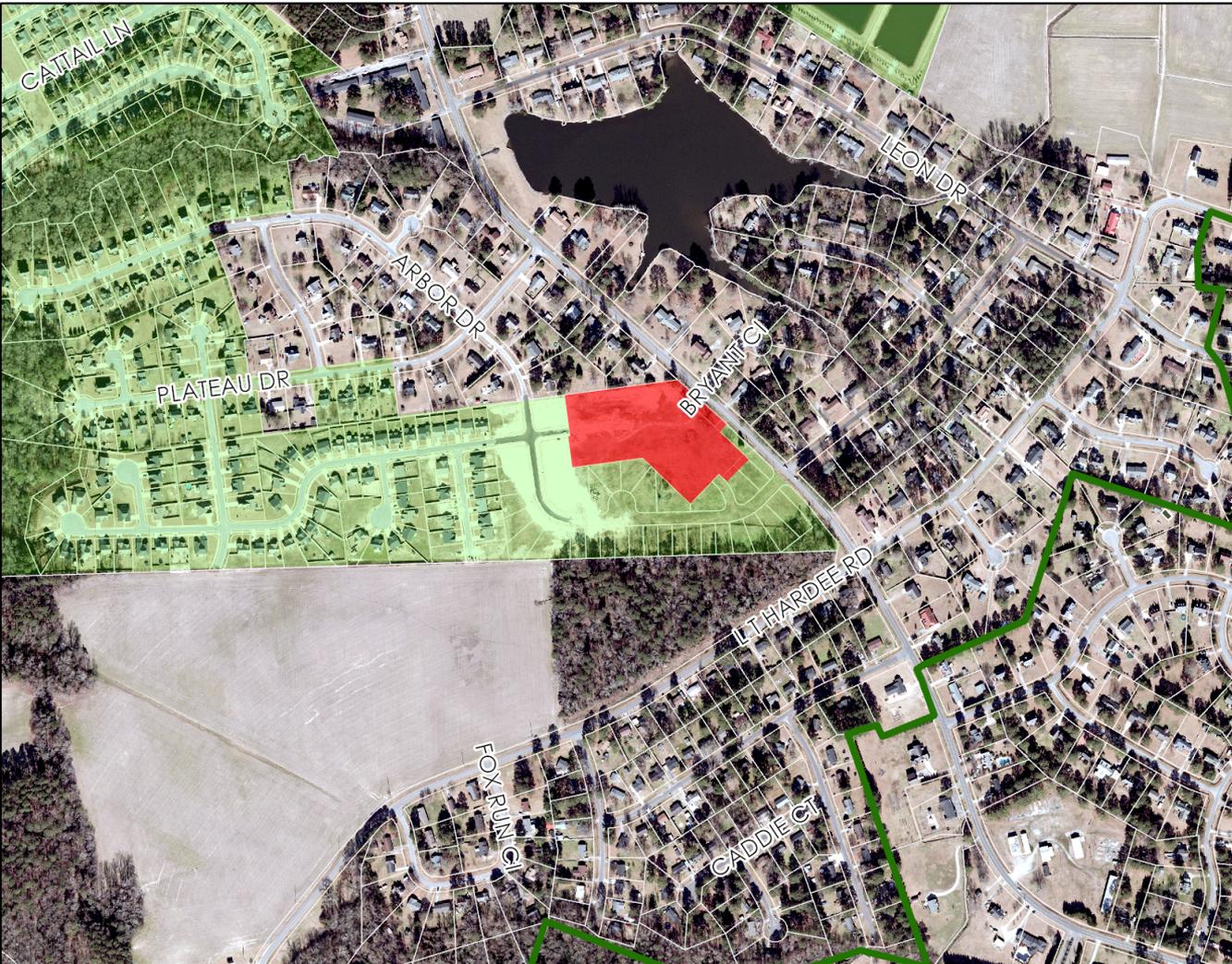
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NORTH CAROLINA

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Arbor Hills South Phase 6

Map Legend

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



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Item 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)



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General Location Map

Map Legend

 Greenville's ETJ

 Tar River

 Pitt-Greenville Airport (PGV)

City Council Voting District

District

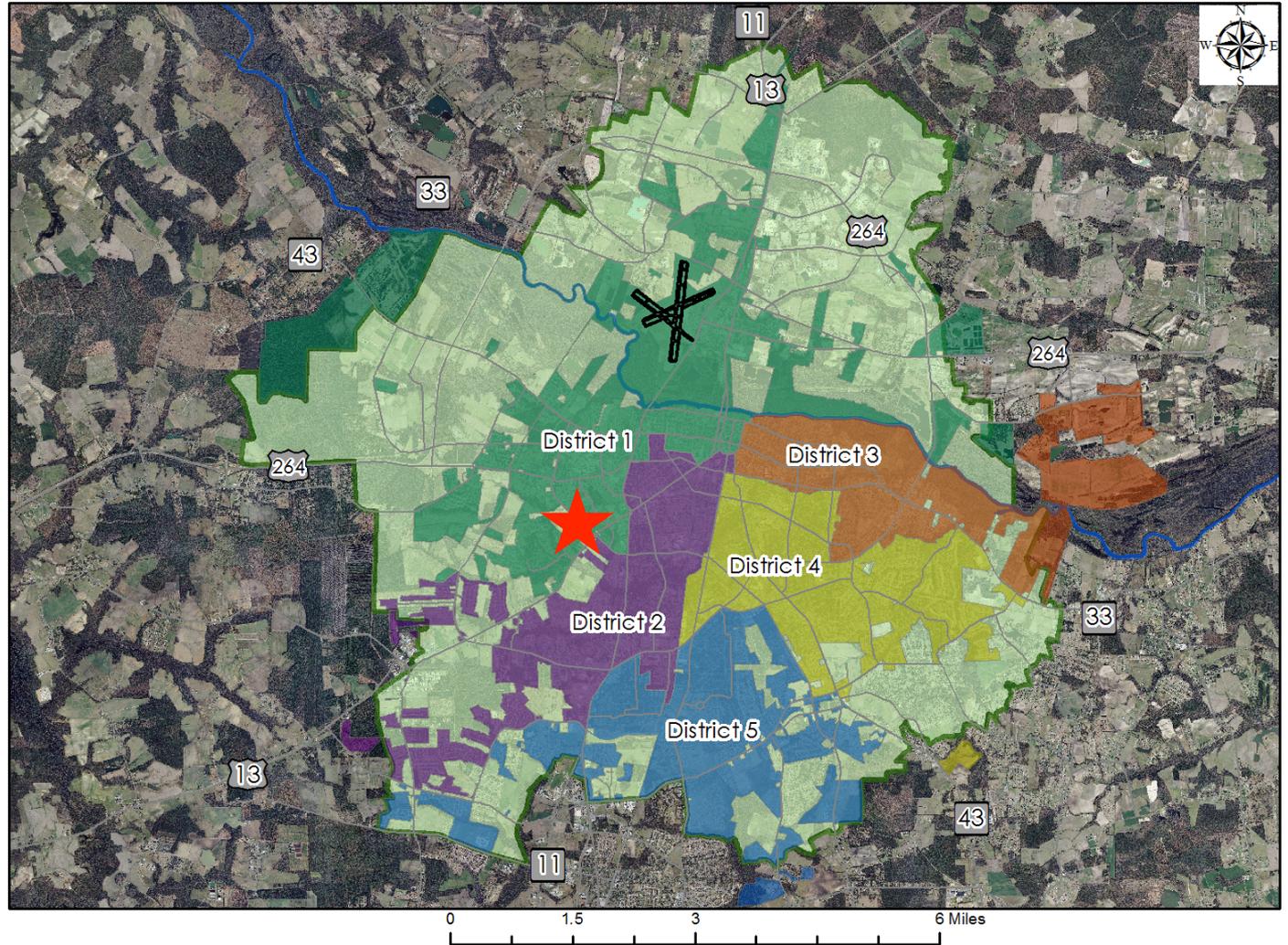
 District 1

 District 2

 District 3

 District 4

 District 5



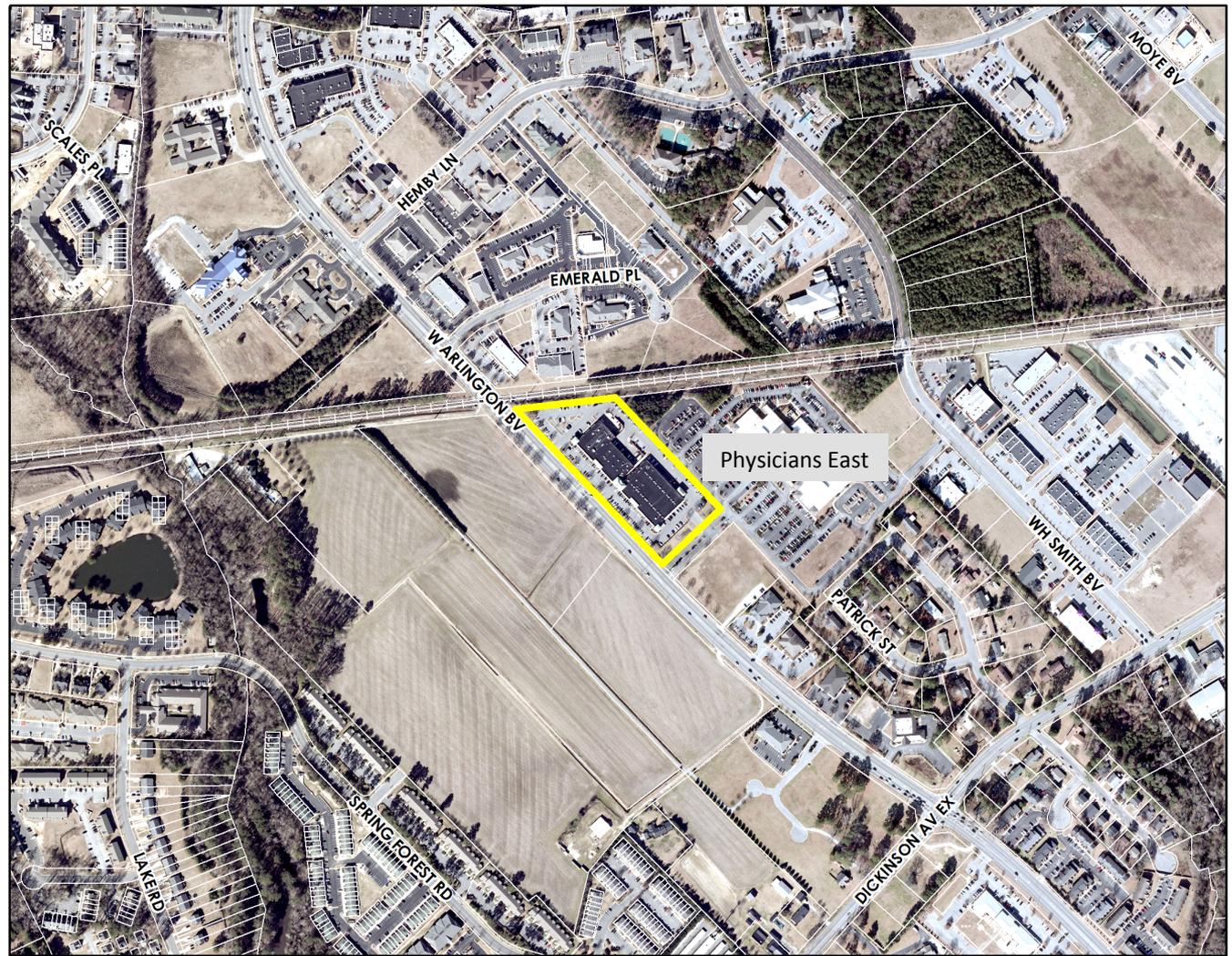
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Aerial Map (2016)

Map Legend

-  Rezonings
-  Land Parcels



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W. Arlington Boulevard



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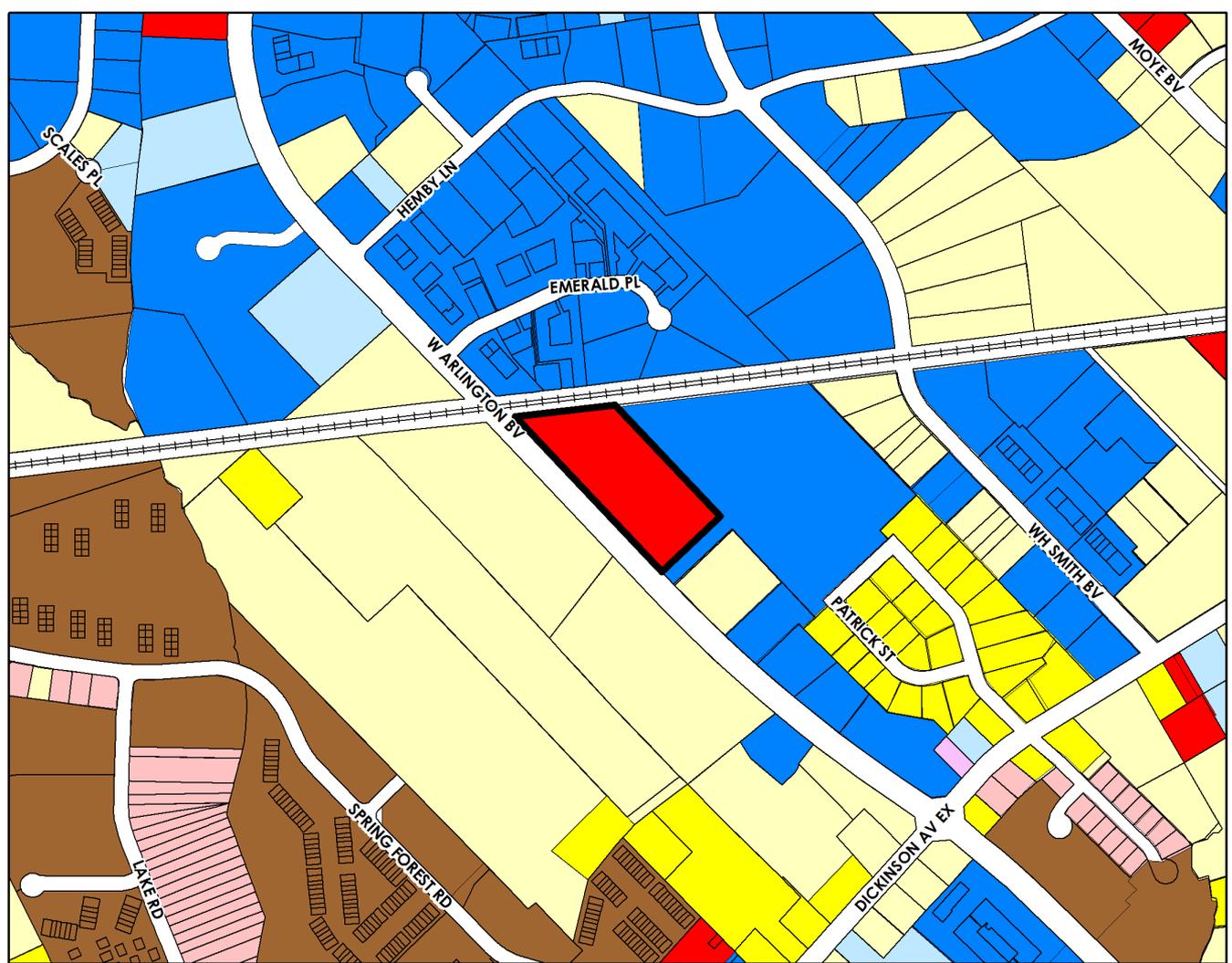
Existing Land Use

Map Legend

-  Rezoning
-  Land Parcels

Existing Land Use

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



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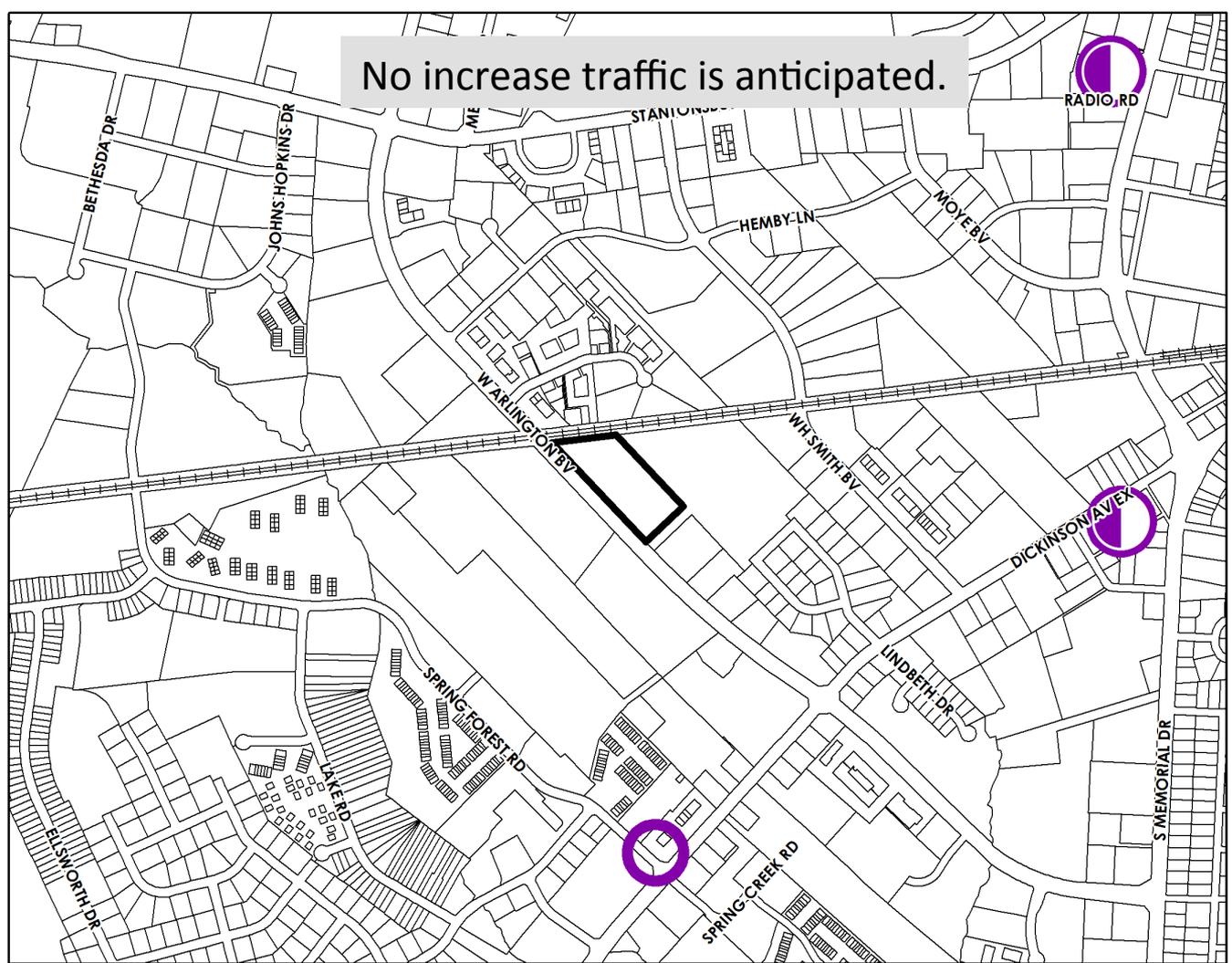
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Activity Centers

Map Legend

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

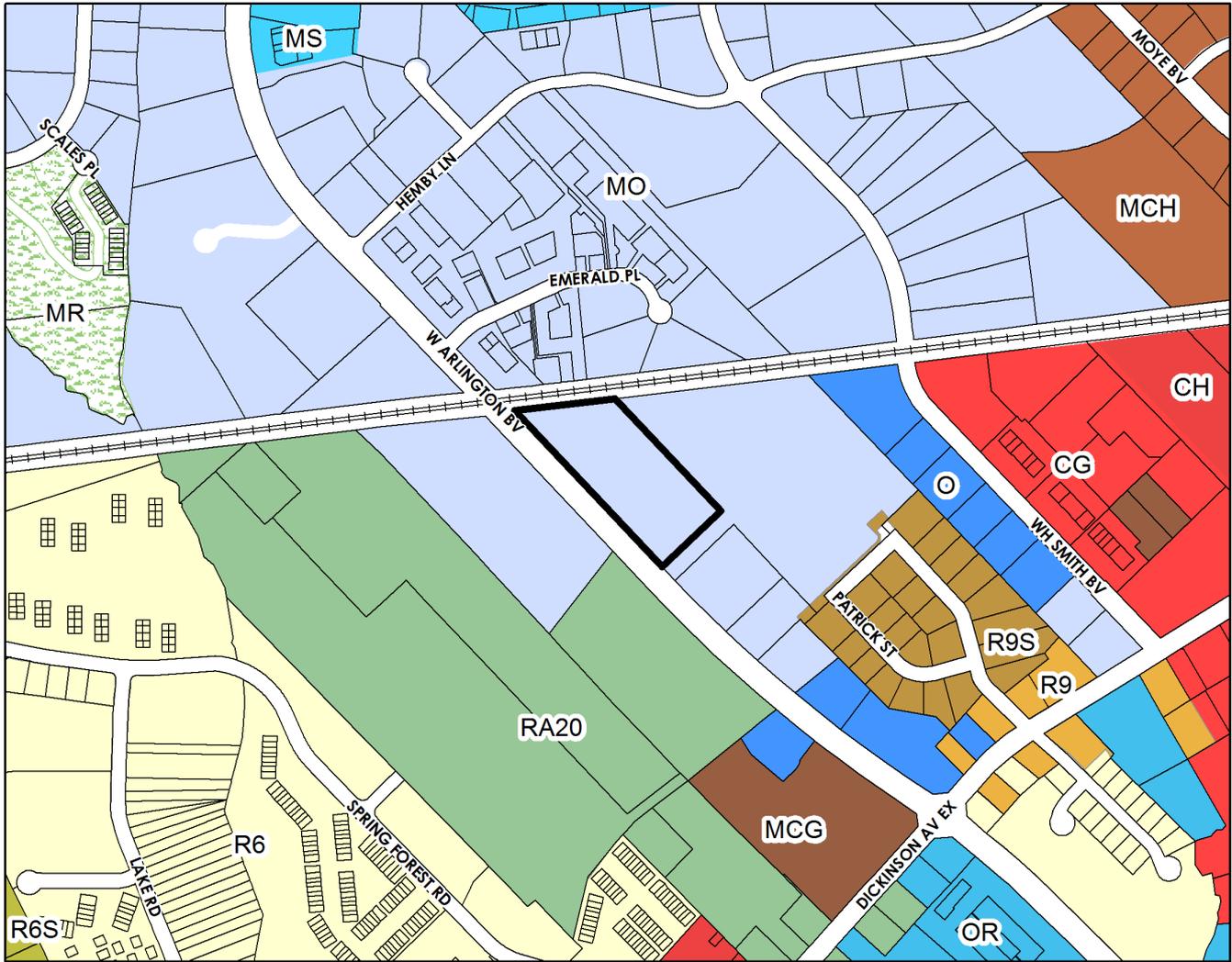
No increase traffic is anticipated.



Zoning Map

Map Legend

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



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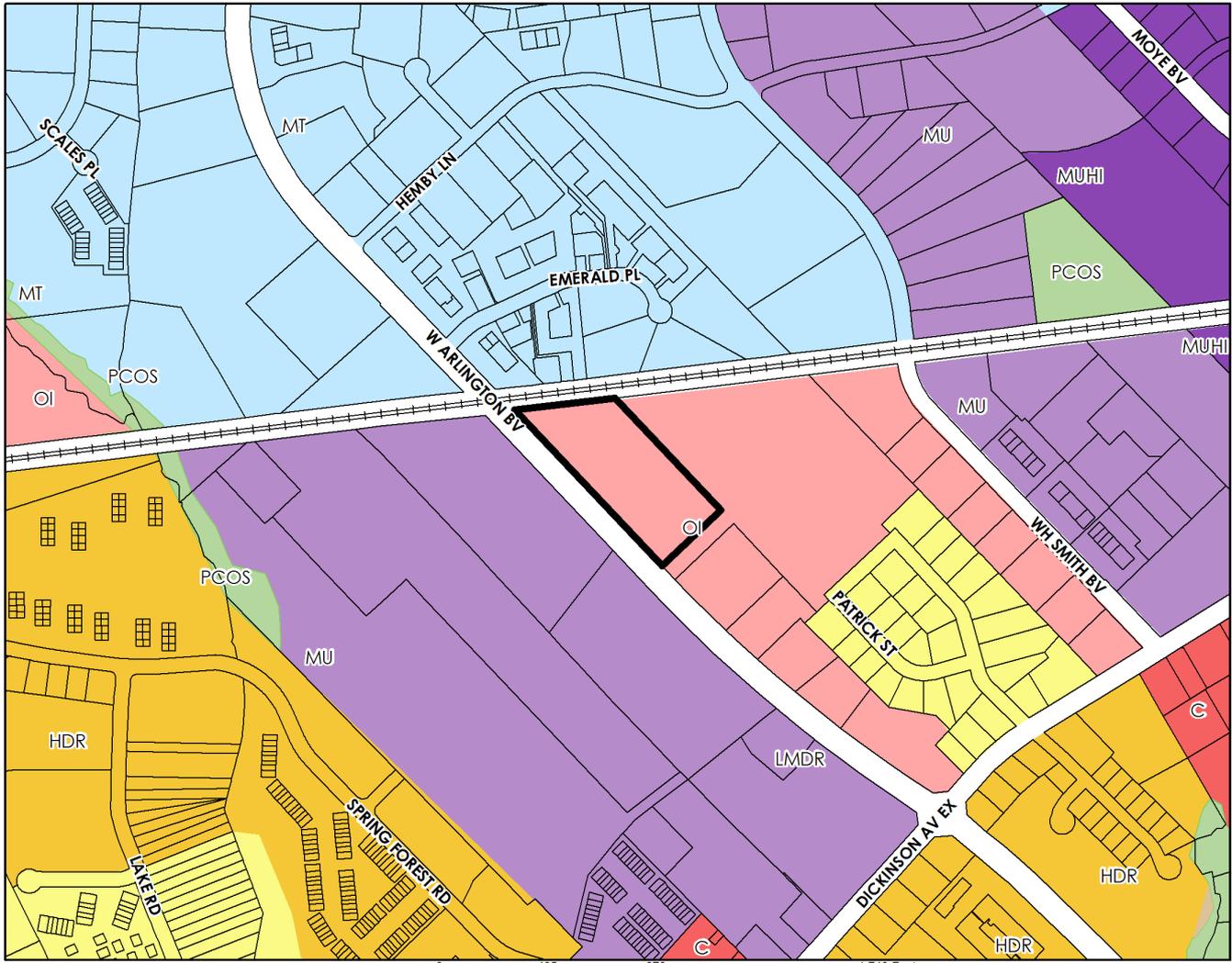
Future Land Use & Character Map

Map Legend

-  Rezoning
-  Land Parcels

Horizons2026 Future Land Use

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



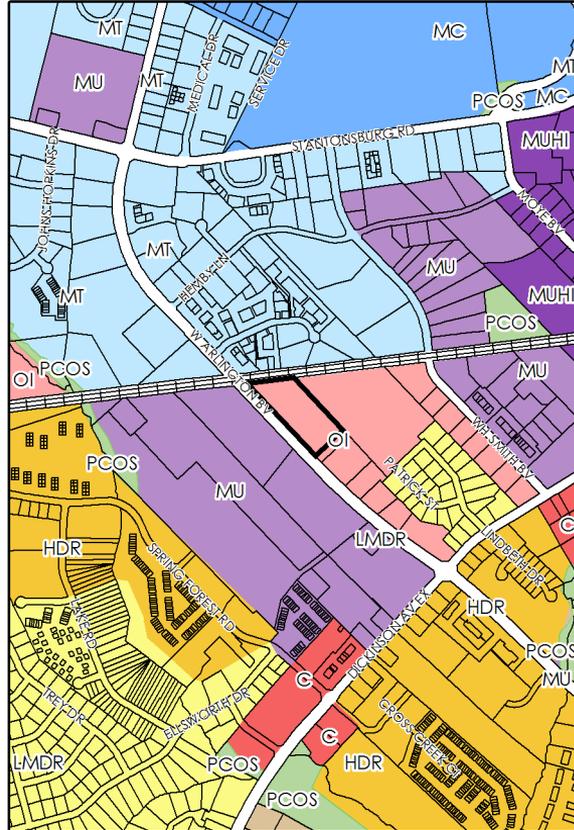
0 435 870 1,740 Feet



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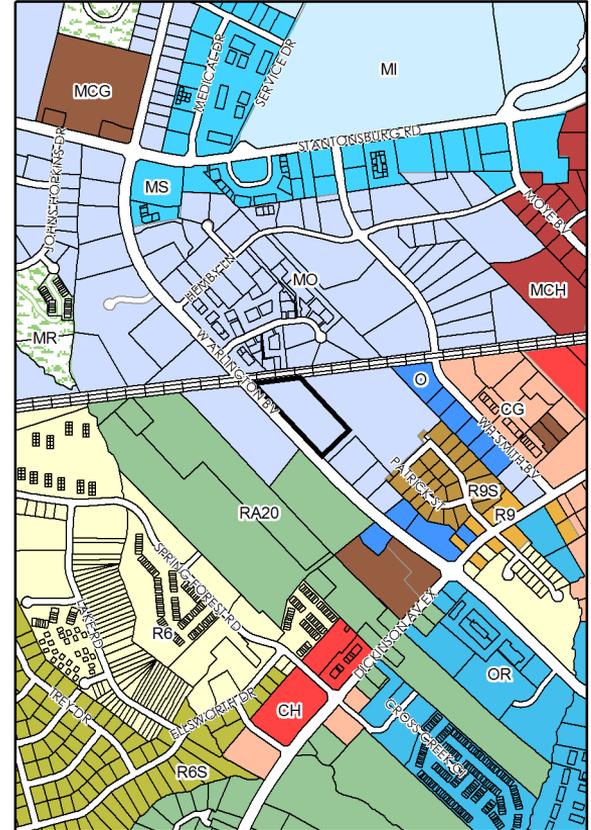
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Future Land Use & Character Map



0 550 1,100 2,200 3,300 Feet

Zoning Map



0 550 1,100 2,200 3,300 Feet

Map Legend

-  Rezoning Sites
-  Land Parcels



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Item 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



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General Location Map

Map Legend

 Greenville's ETJ

 Tar River

 Pitt-Greenville Airport (PGV)

City Council Voting District

District

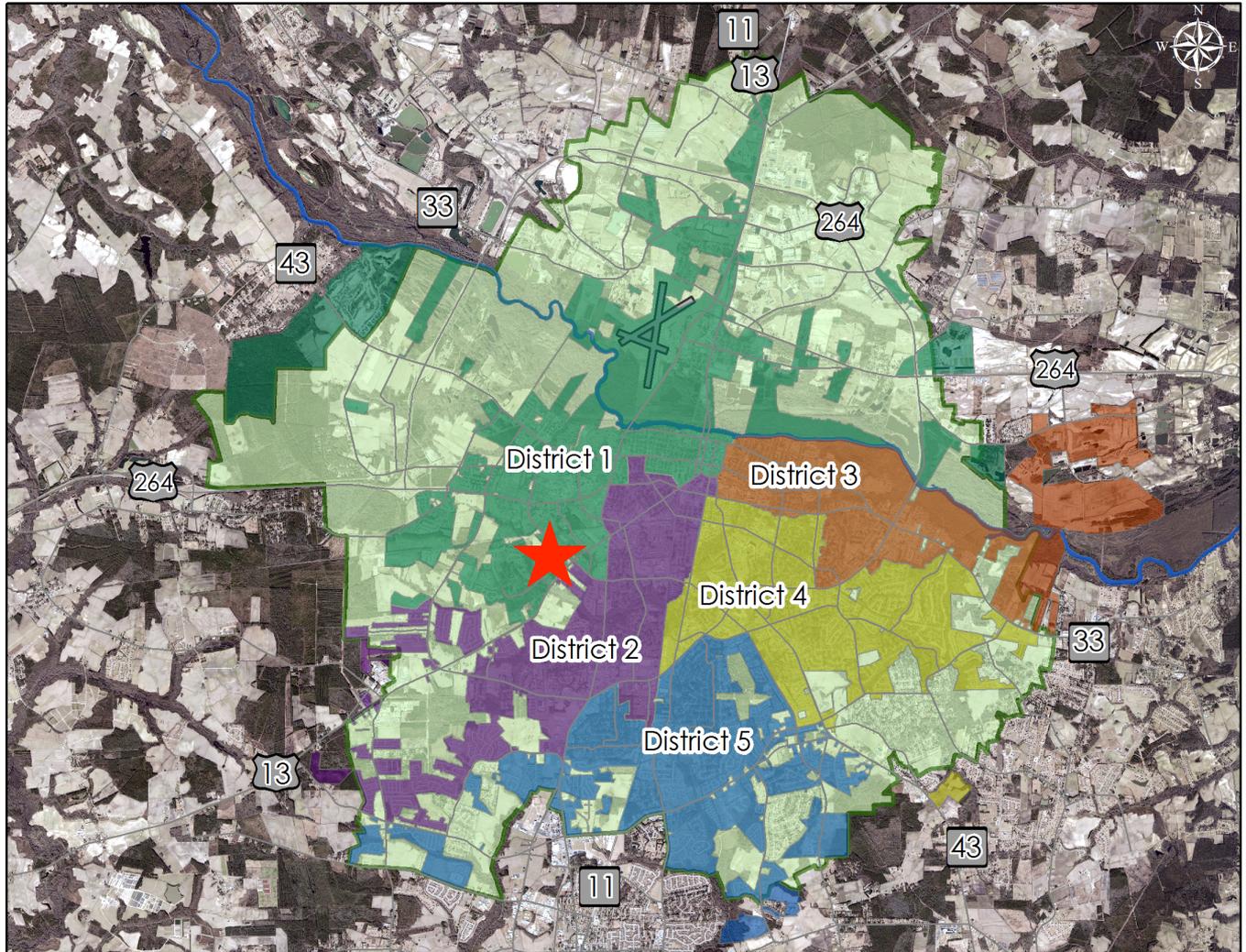
 District 1

 District 2

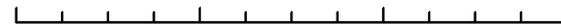
 District 3

 District 4

 District 5



0 1 2 4 6 Miles



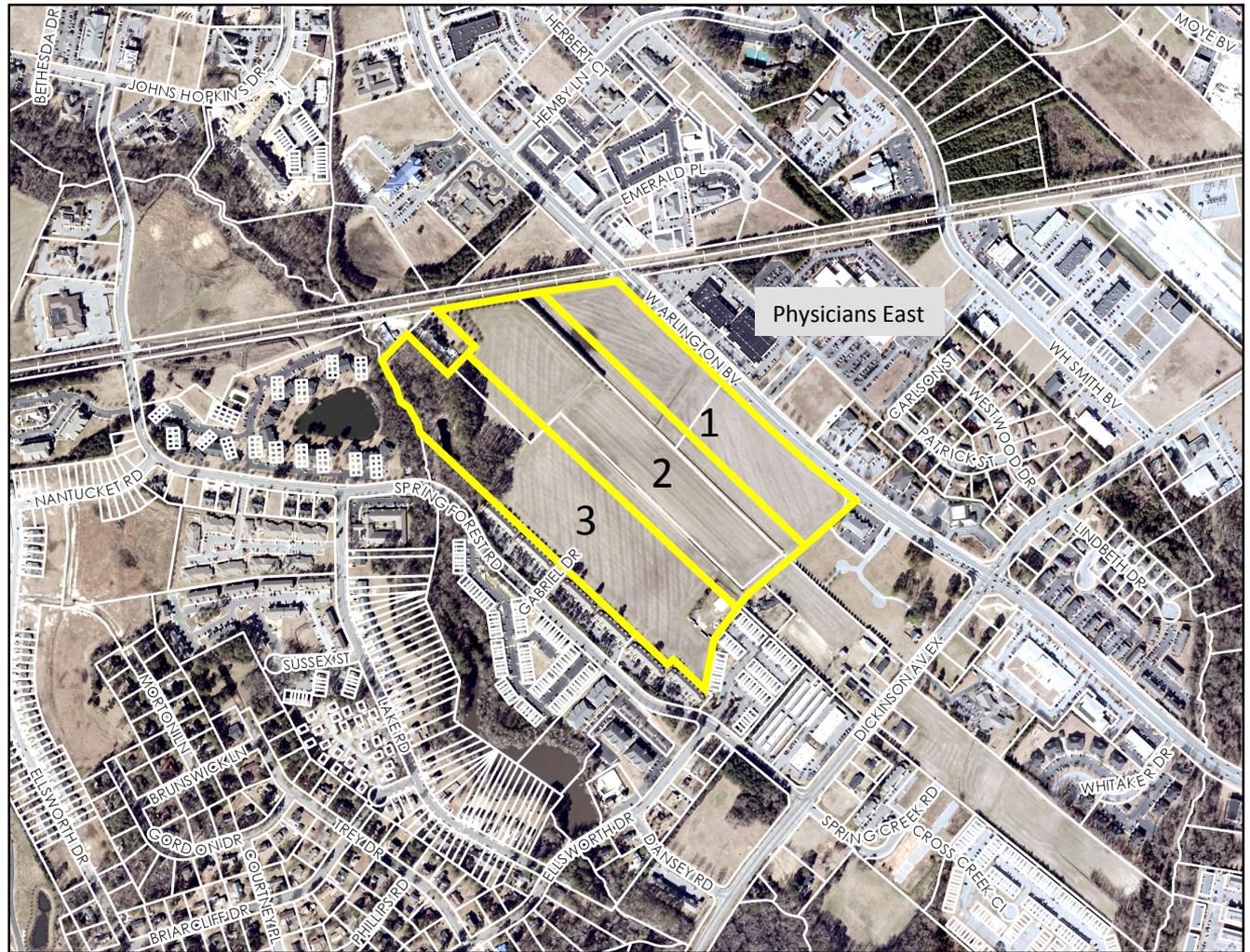
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Aerial Map (2016)

Map Legend

-  Rezoning
-  Land Parcels



Greenville
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W. Arlington Boulevard



Greenville
NORTH CAROLINA

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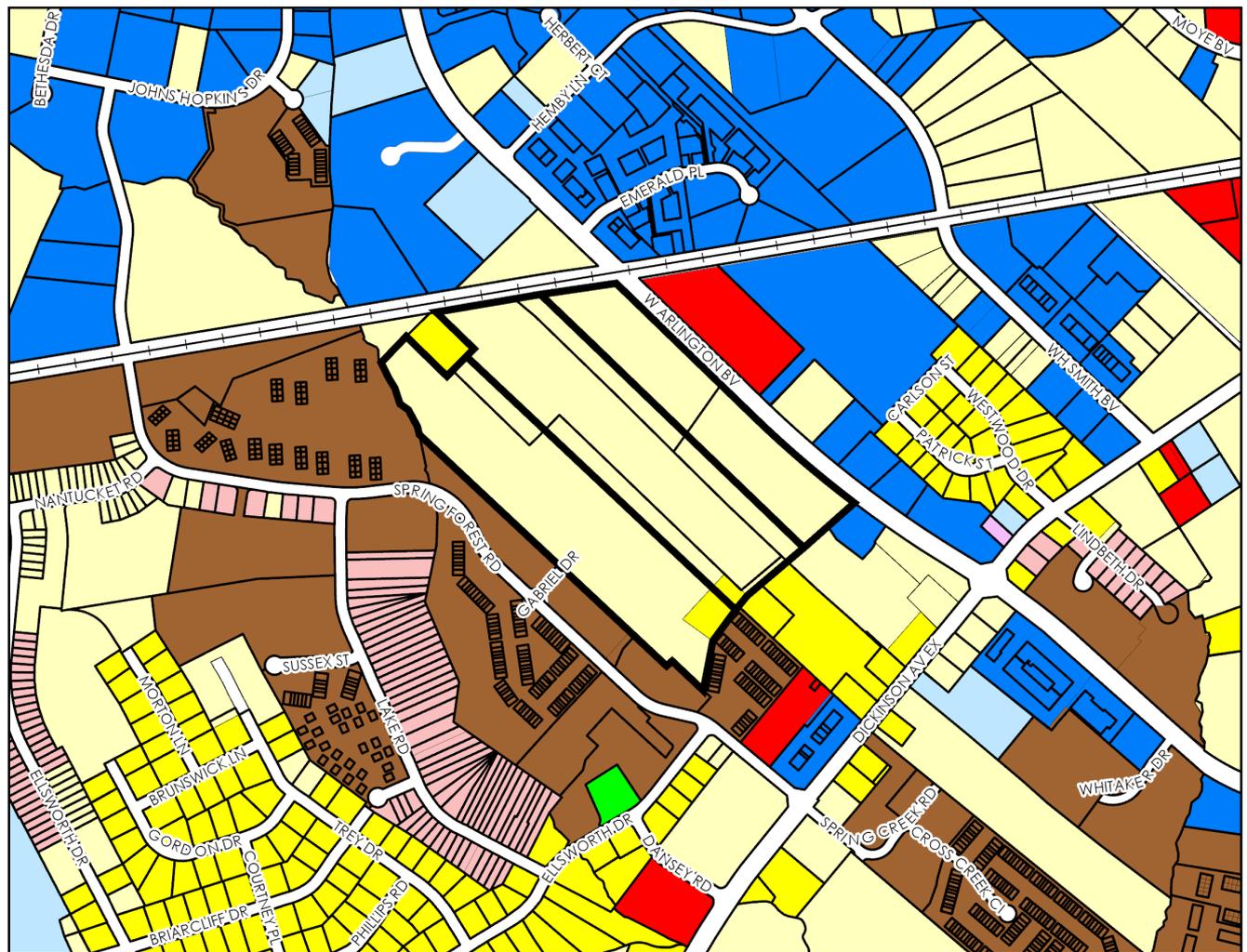
Existing Land Use

Map Legend

-  Rezoning
-  Land Parcels

Existing Land Use

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



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Flood Plain Map

Rezonings

Land Parcels

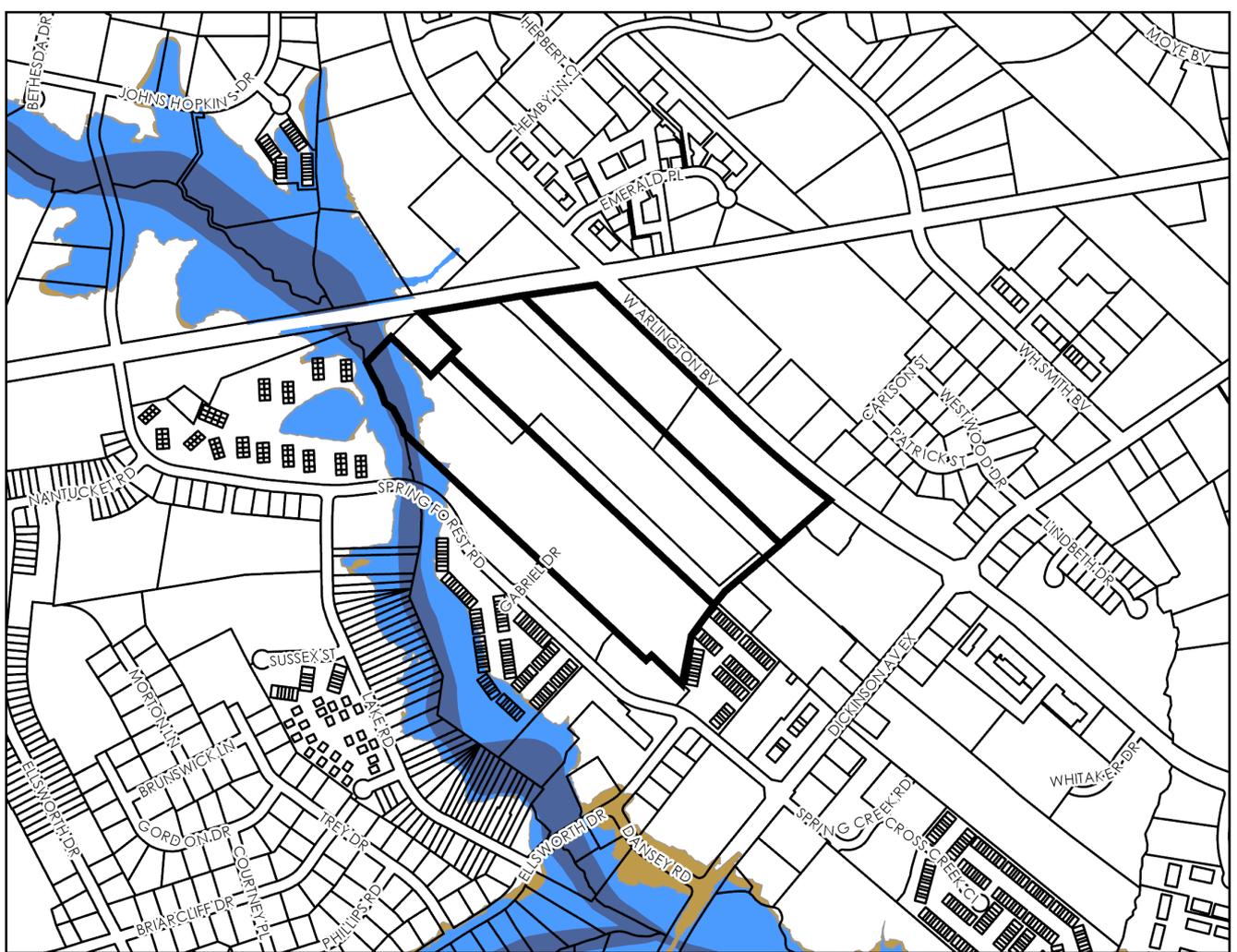
AE = Floodway

AE= Base Flood Elevations

NEA (Non-Encroachment Area)

A= 1% Chance of Annual Flood Hazard

0.2% Chance of Annual Flood Hazard



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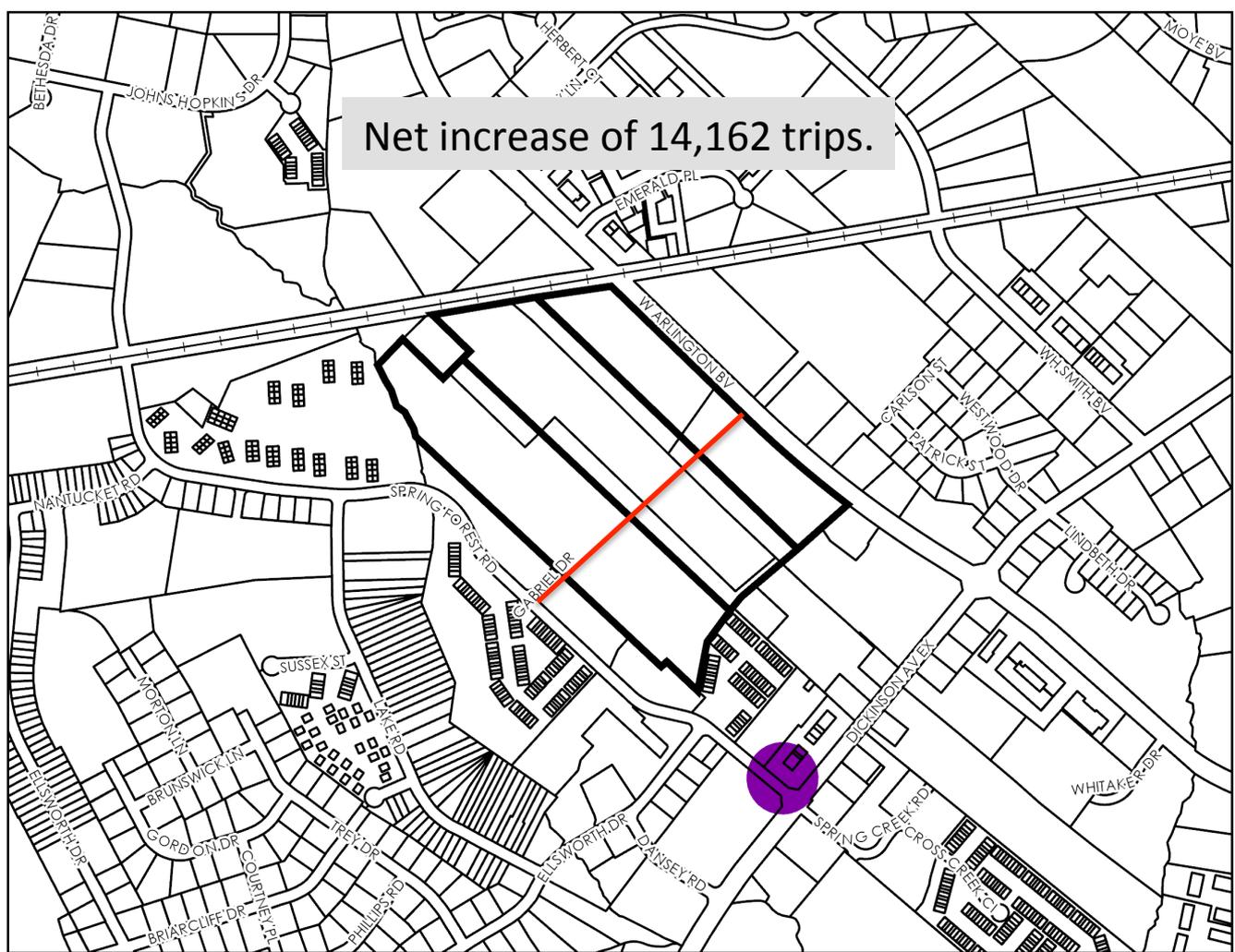
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Activity Centers

Map Legend

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

Net increase of 14,162 trips.



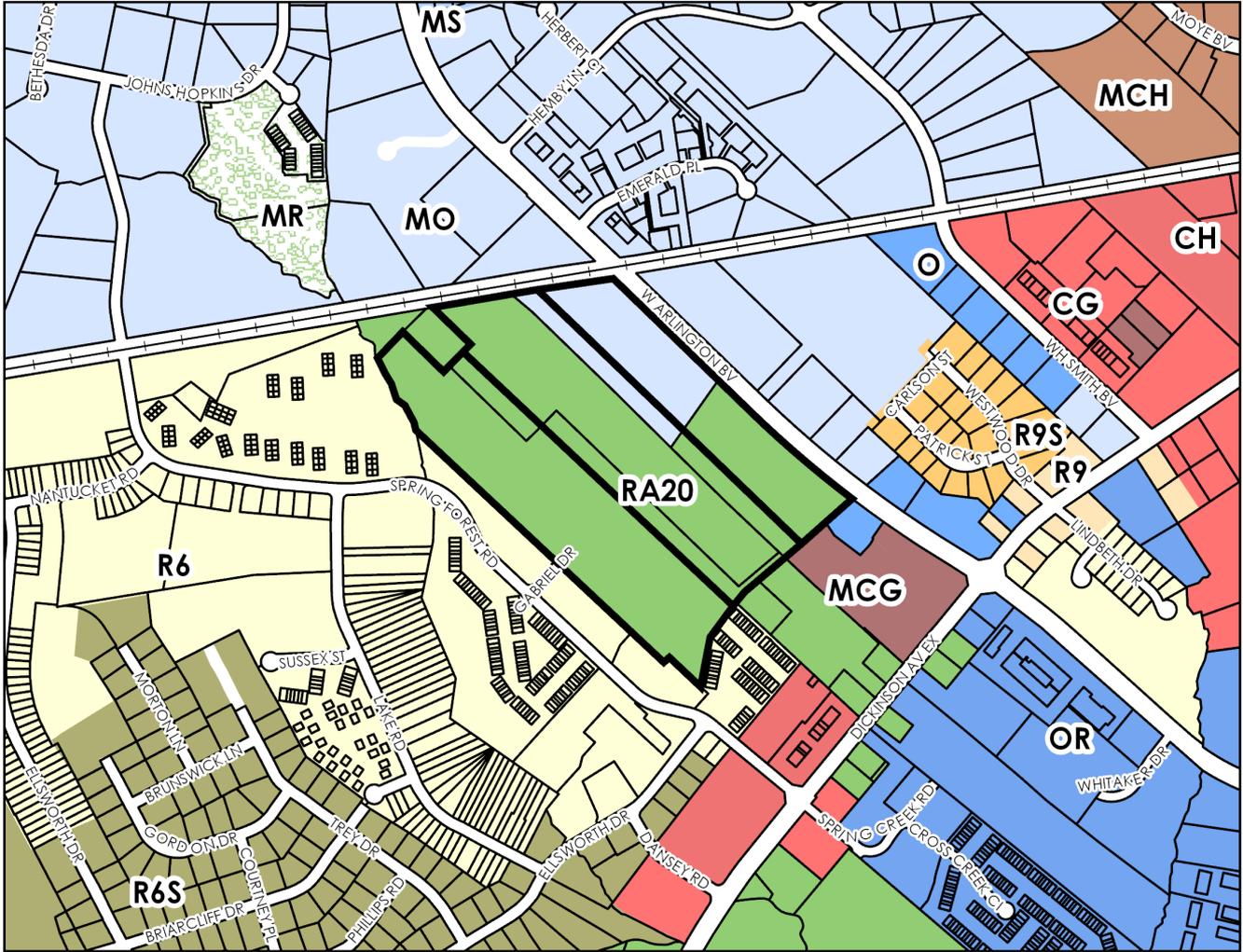
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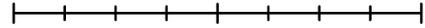
Zoning Map

Map Legend

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



0 500 1,000 2,000 Feet



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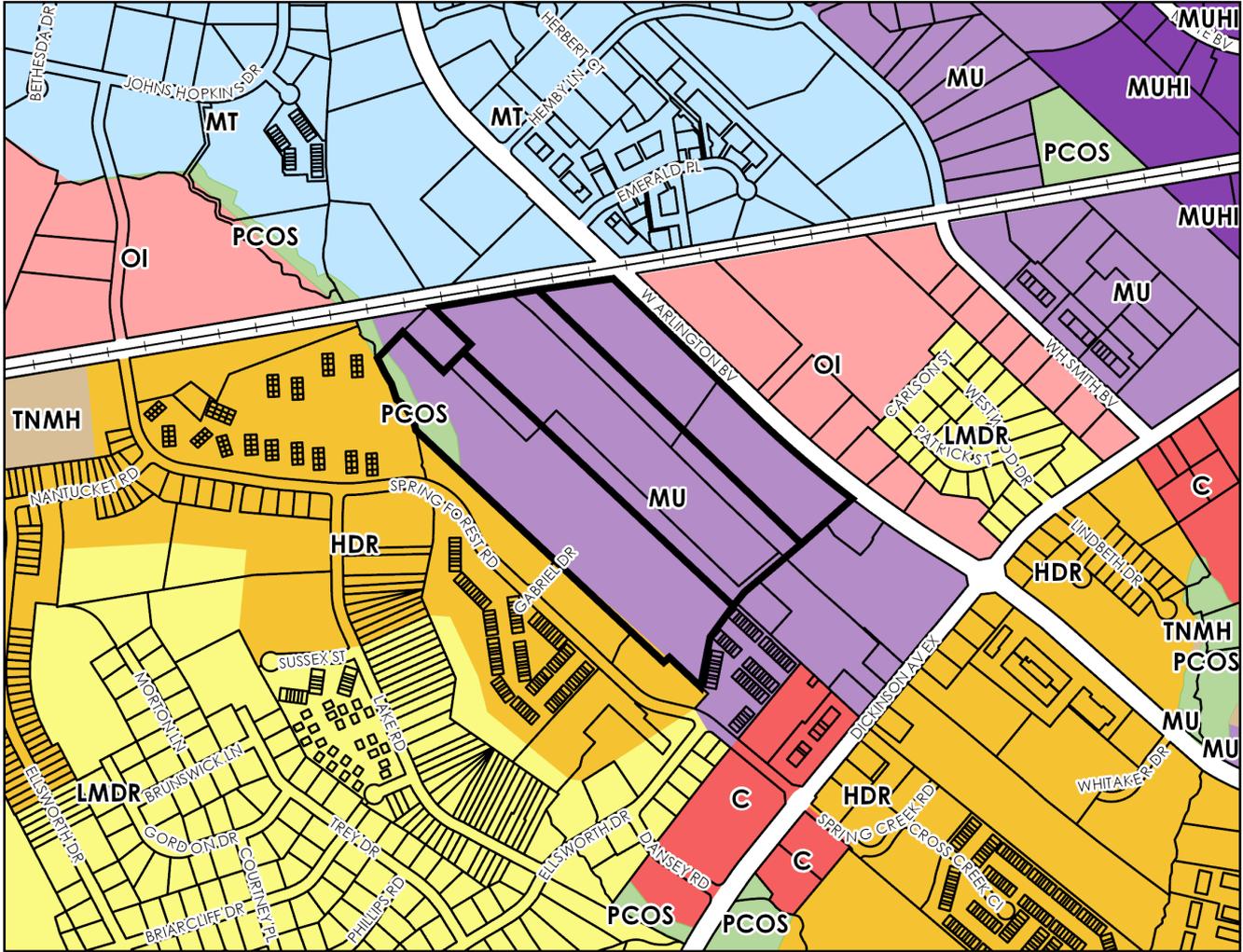
Future Land Use & Character Map

Map Legend

- Rezoning
- Land Parcels

Horizons2026 Future Land Use

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



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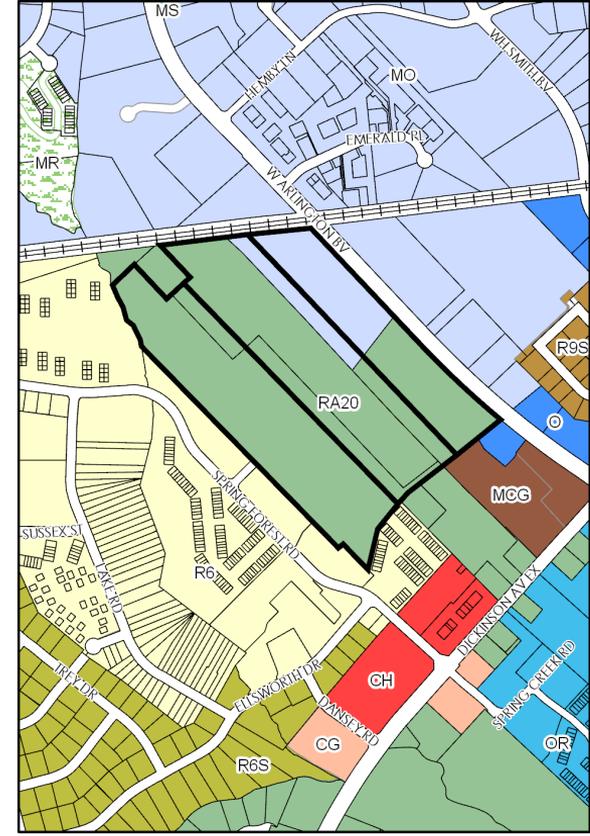
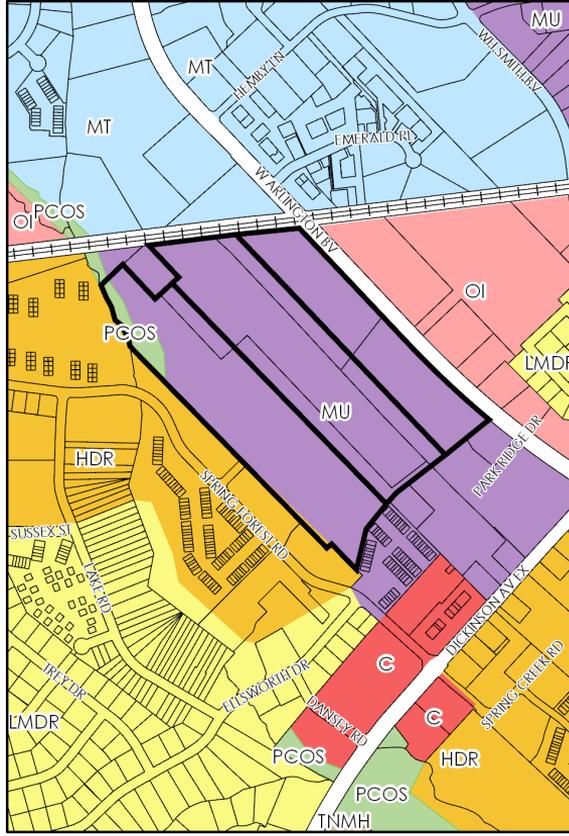


Future Land Use & Character Map

Zoning Map

Map Legend

-  Rezoning Sites
-  Land Parcels



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Item 5

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



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General Location Map

Map Legend

 Greenville's ETJ

 Tar River

 Pitt-Greenville Airport (PGV)

City Council Voting District

District

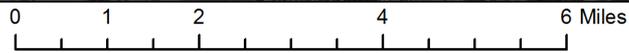
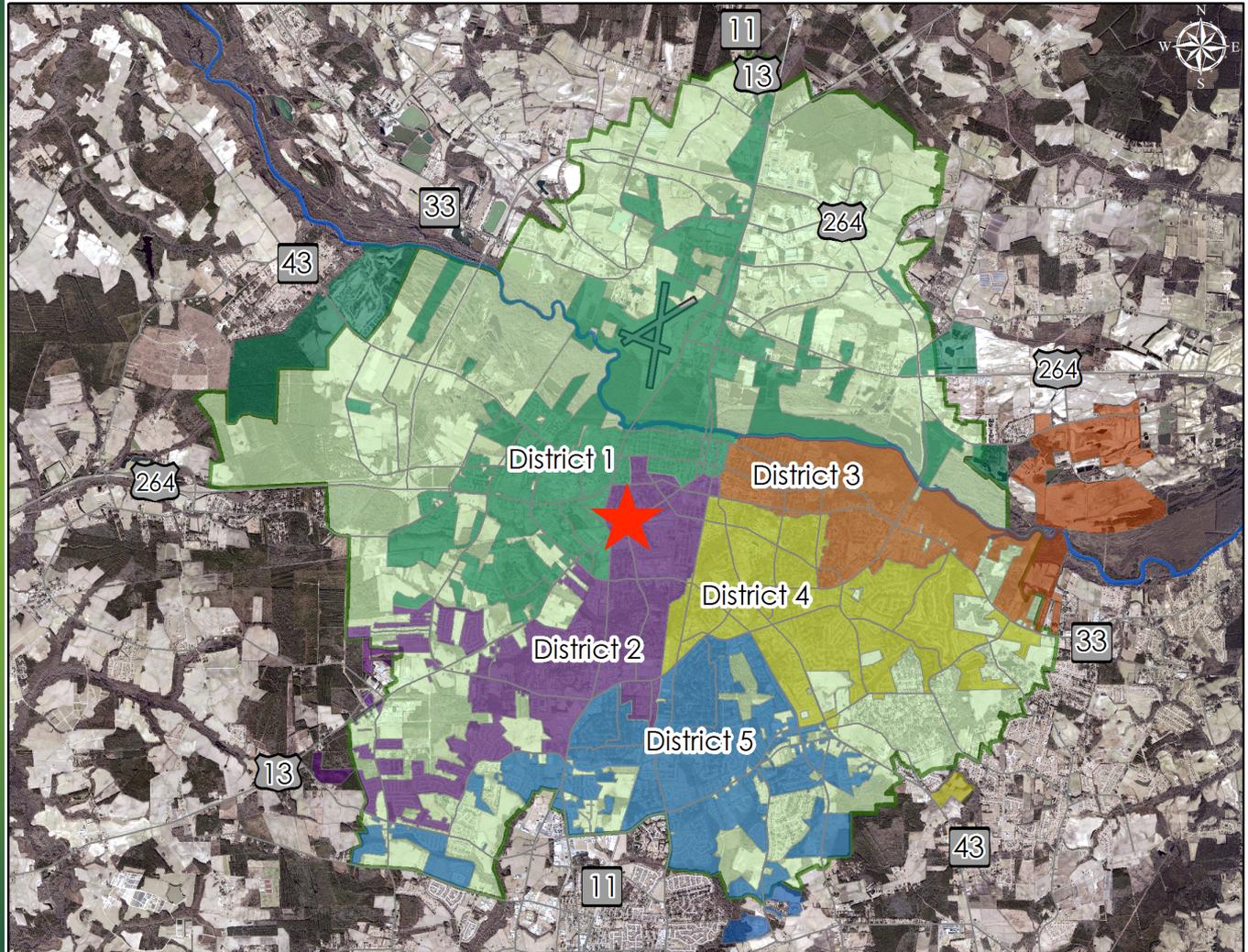
 District 1

 District 2

 District 3

 District 4

 District 5



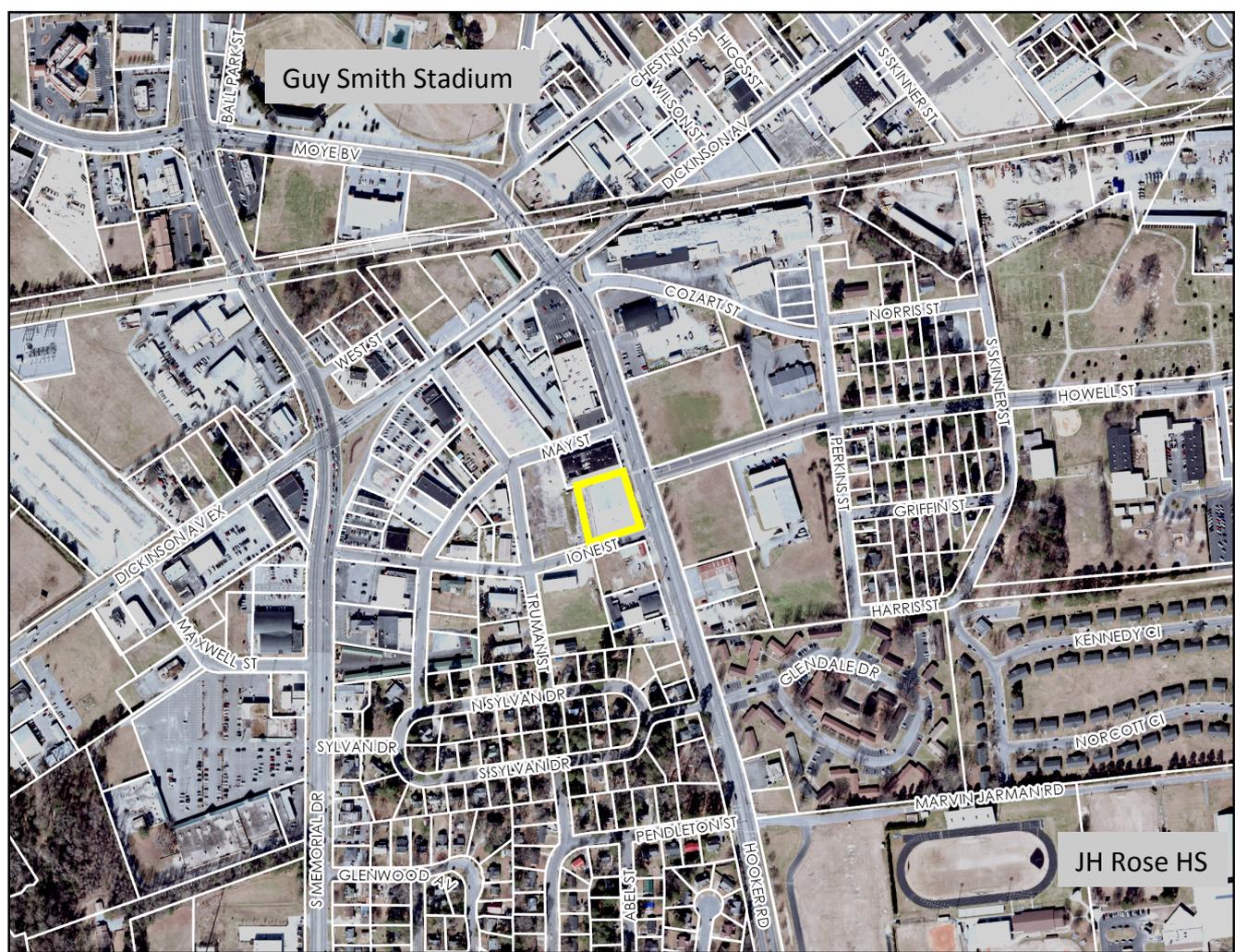
Greenville
NORTH CAROLINA

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Aerial Map (2016)

Map Legend

-  Rezoning
-  Land Parcels

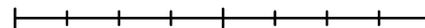


Greenville
NORTH CAROLINA

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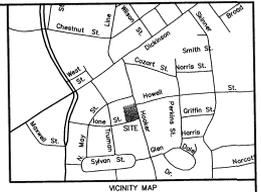
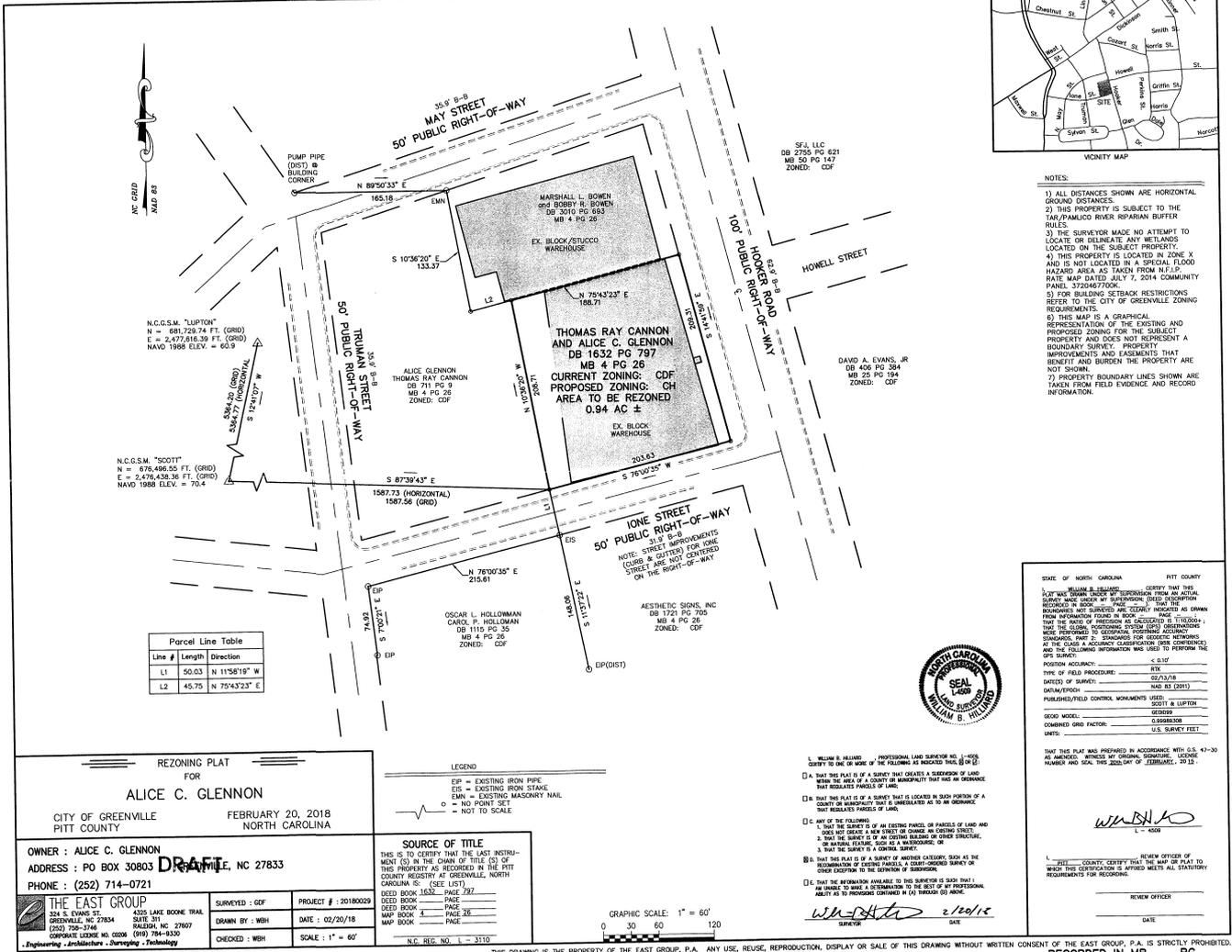
0 360 720 1,440 Feet



0.94 acres



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- NOTES:**
- 1) ALL DISTANCES SHOWN ARE HORIZONTAL GROUND DISTANCES.
 - 2) THIS PROPERTY IS SUBJECT TO THE TARP/PAULICO RIVER RIPARIAN BUFFER RULES.
 - 3) THE SURVEYOR MADE NO ATTEMPT TO LOCATE OR DELINEATE ANY UTILITIES 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 NCEM 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 BASED FROM FIELD EVIDENCE AND RECORD INFORMATION.

STATE OF NORTH CAROLINA PITT COUNTY



CERTIFY THAT THIS SURVEY WAS MADE BY ME OR UNDER MY SUPERVISION (SEE DISCREPANCY INFORMATION FOR MORE INFORMATION) FROM AN ACTUAL SURVEY OF THE PROPERTY AND THAT THE INFORMATION SHOWN ON THIS MAP IS ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.	
DATE OF SURVEY	02/17/18
TITLE OF FIELD PROCEEDING	REZONING PLAT
DATED OF SURVEY	MAR 03 (2018)
PUBLISHED/FIELD CONTROL WORKMANSHIP USER	SCOTT & LUPTON
GEOD MODEL	SCOTT & LUPTON
CHECKED GRID FACTOR	0.00000
GRID MODEL	SPHEROIDAL
UNITS	U.S. SURVEY FEET

REVIEW OFFICER: _____ DATE: _____

REVIEW OFFICER: _____ DATE: _____

Hooker Road



Greenville
NORTH CAROLINA

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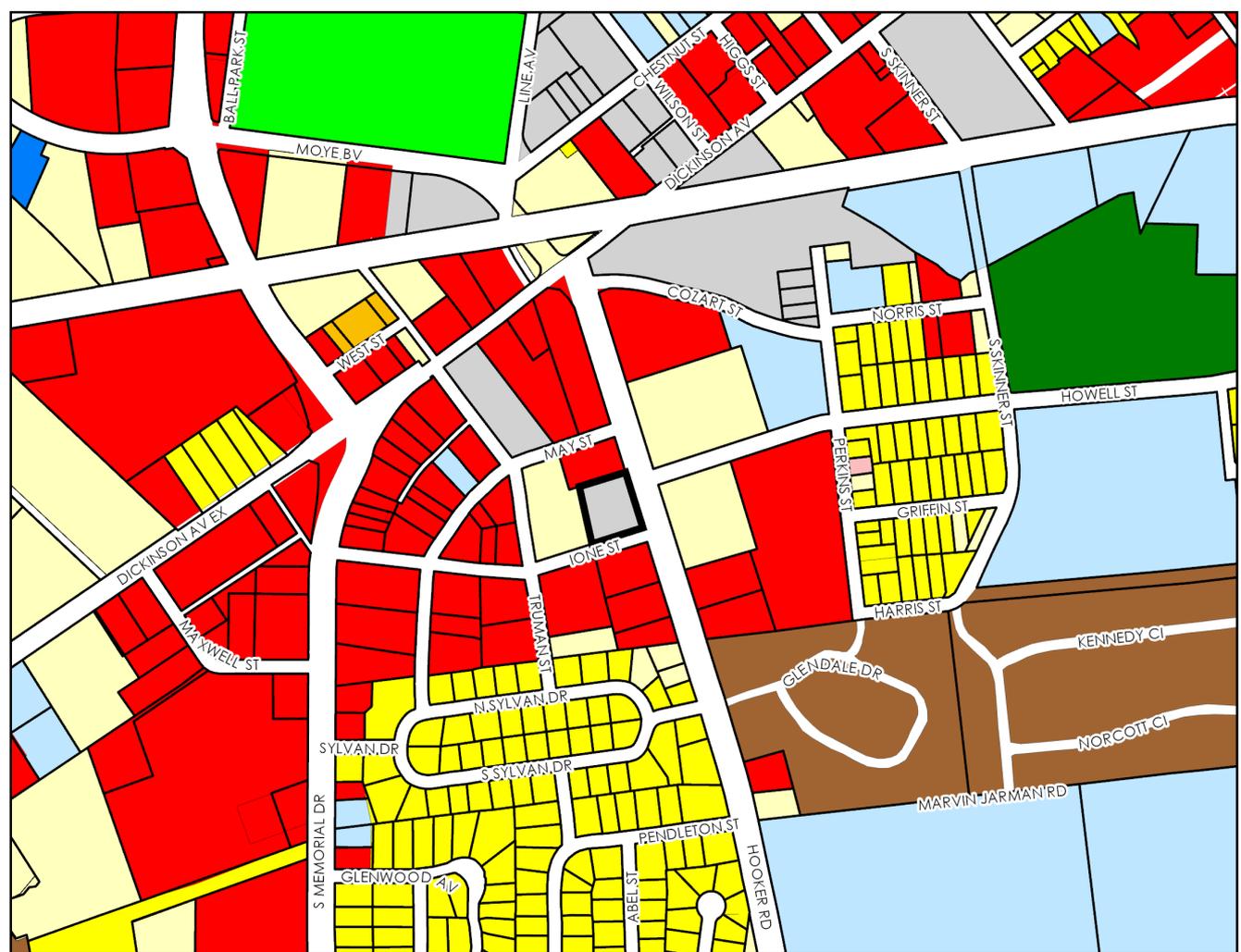
Existing Land Use

Map Legend

-  Rezoning
-  Land Parcels

Existing Land Use

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



0 360 720 1,440 Feet



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Activity Centers

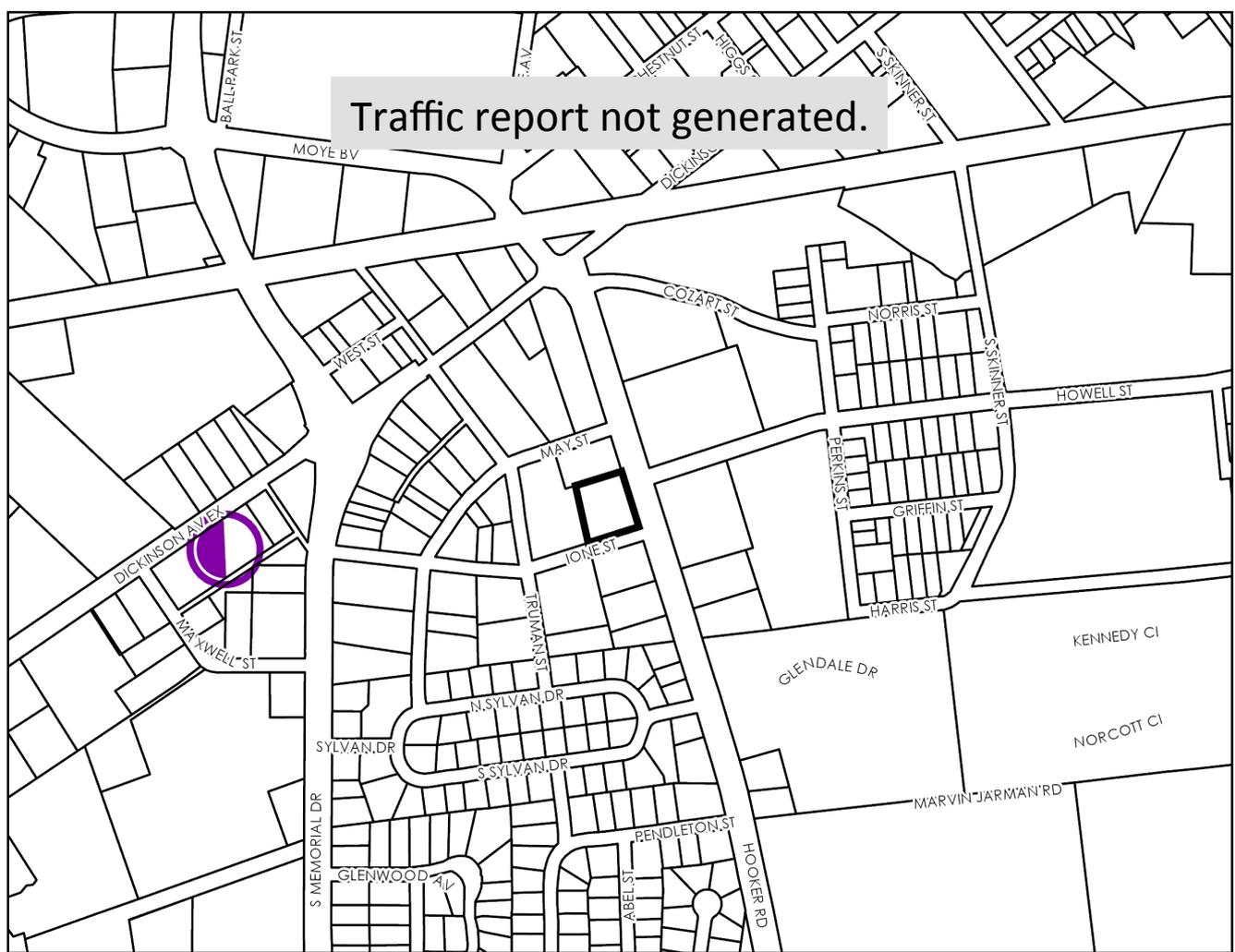
Map Legend

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



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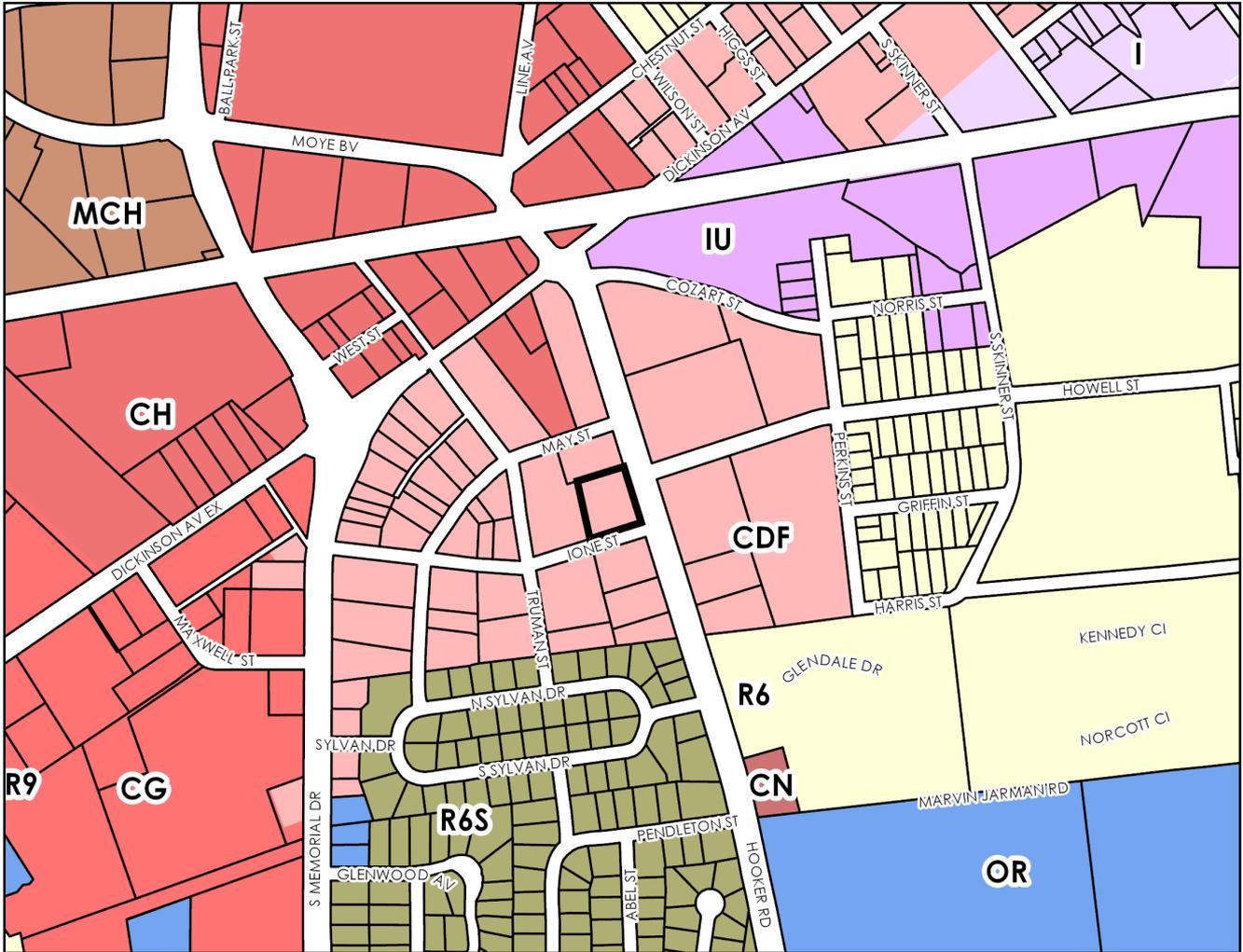
Traffic report not generated.



Zoning Map

Map Legend

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



Greenville
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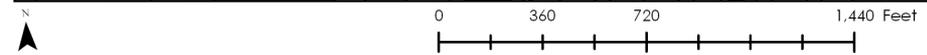
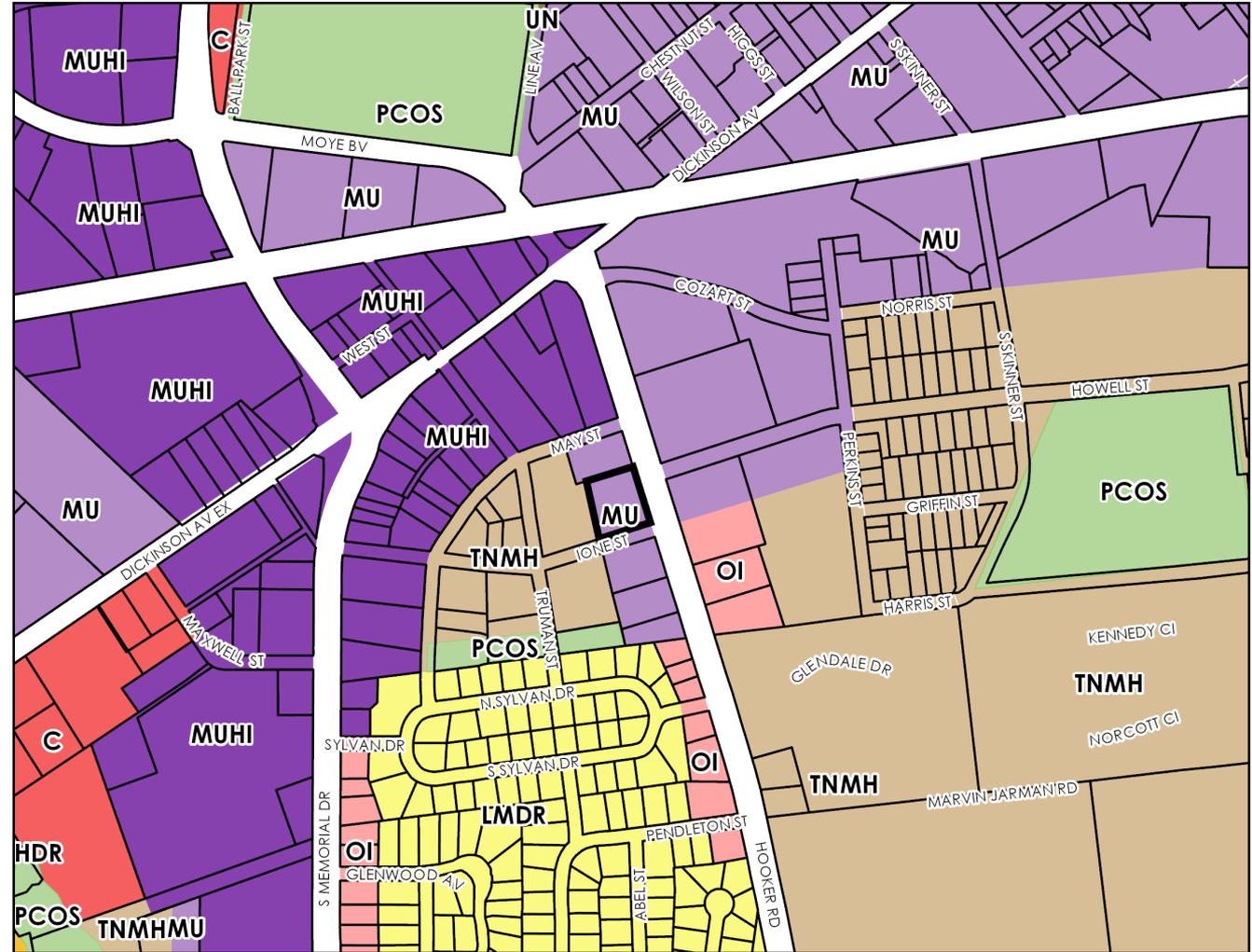
Future Land Use & Character Map

Map Legend

- Rezoning
- Land Parcels

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- MT - Medical Transition
- IL - Industrial / Logistics



Greenville
NORTH CAROLINA

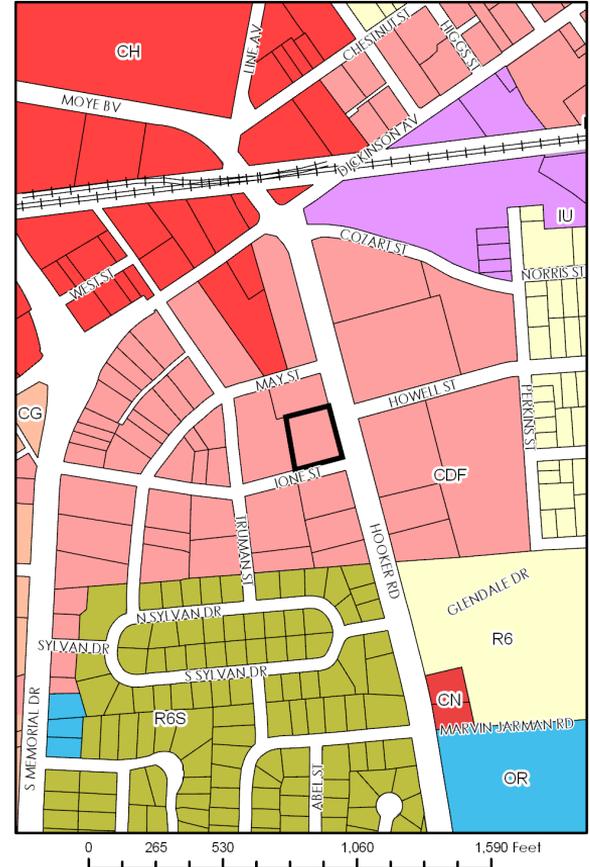
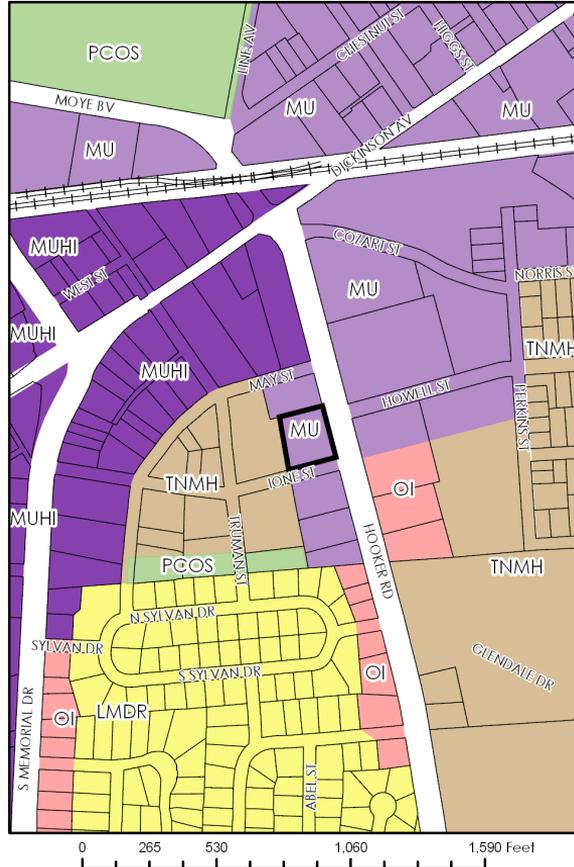
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Future Land Use & Character Map

Zoning Map

Map Legend

-  Rezoning Sites
-  Land Parcels



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Other Items of Business

April 12, 2018



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Item 6

Recommendation by the Historic Preservation Commission to update the Façade Improvement Grant Guidelines



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The **Façade Improvement Grant (FIG)** helps preserve and enhance the unique historic character and architectural quality of Greenville's central business district.

FIGs encourage **substantial**, historically appropriate exterior building renovations



Grant provides \$1 for every \$2 of eligible costs, max. **\$5,000** per facade)

FIG Process

1. Attend workshop to learn of application and requirements
2. Complete application (includes 2 professional estimates for all work proposed for each façade), then:
 - Community Development Department reviews for completeness
 - Historic Preservation Commission Design Review Committee reviews application and makes recommendation
 - Greenville Historic Preservation Commission holds hearing, makes final recommendation
 - City Manager's Office: final decisions on awards



3. Notification letter and contracts, which must be signed before work begins

12 months to complete project (Extension may be granted upon written request from applicant if a compelling reason for delay)

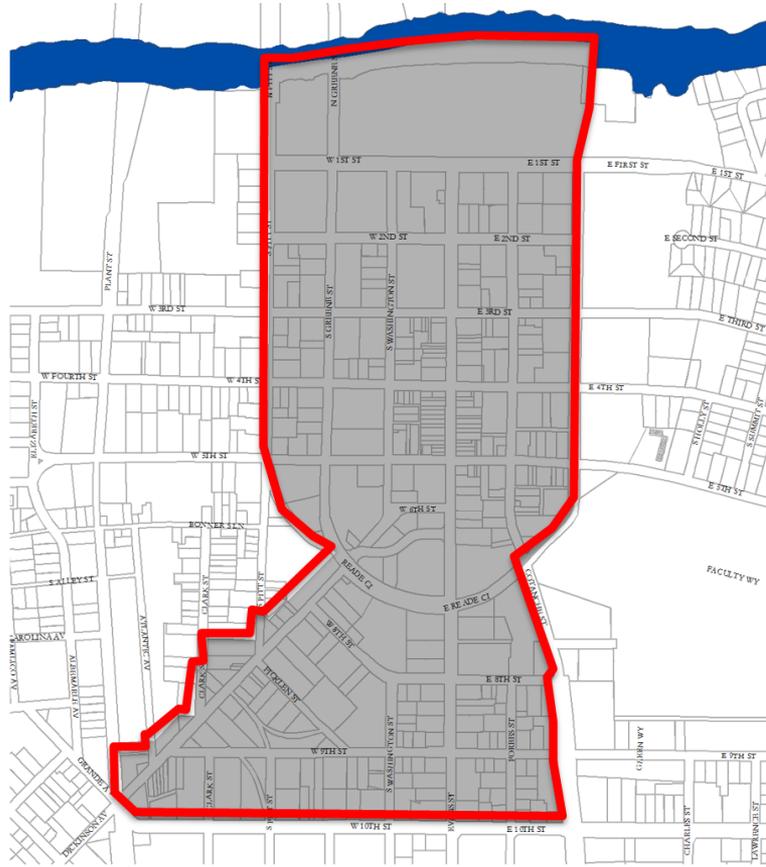
4. Grant funds disbursed as reimbursement after work is completed and receipt of:
 - Submit all paid statements and canceled checks;
 - Certificate of Occupancy (if necessary); and
 - Work inspected by staff



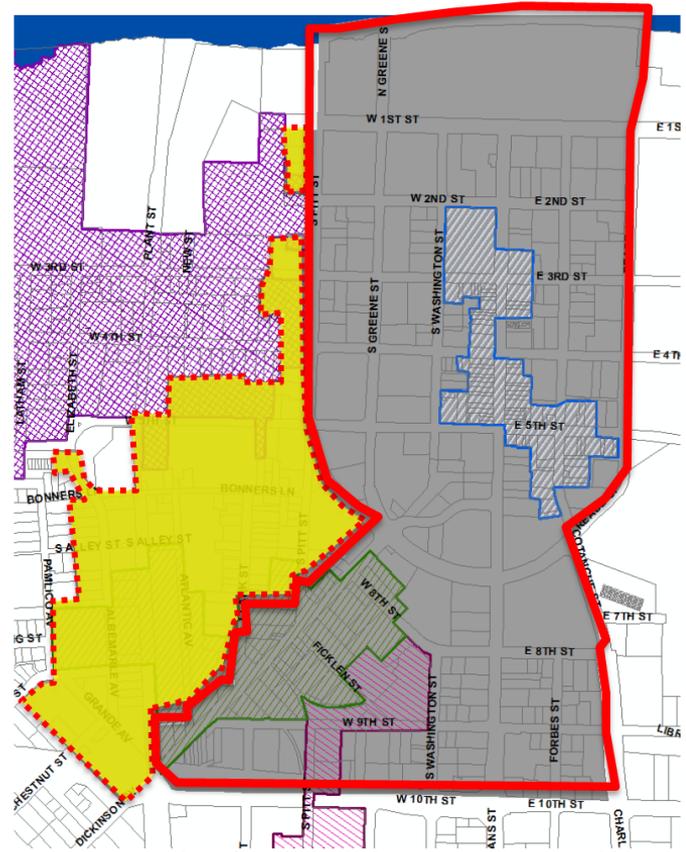


Summary of recommended revisions in the update:

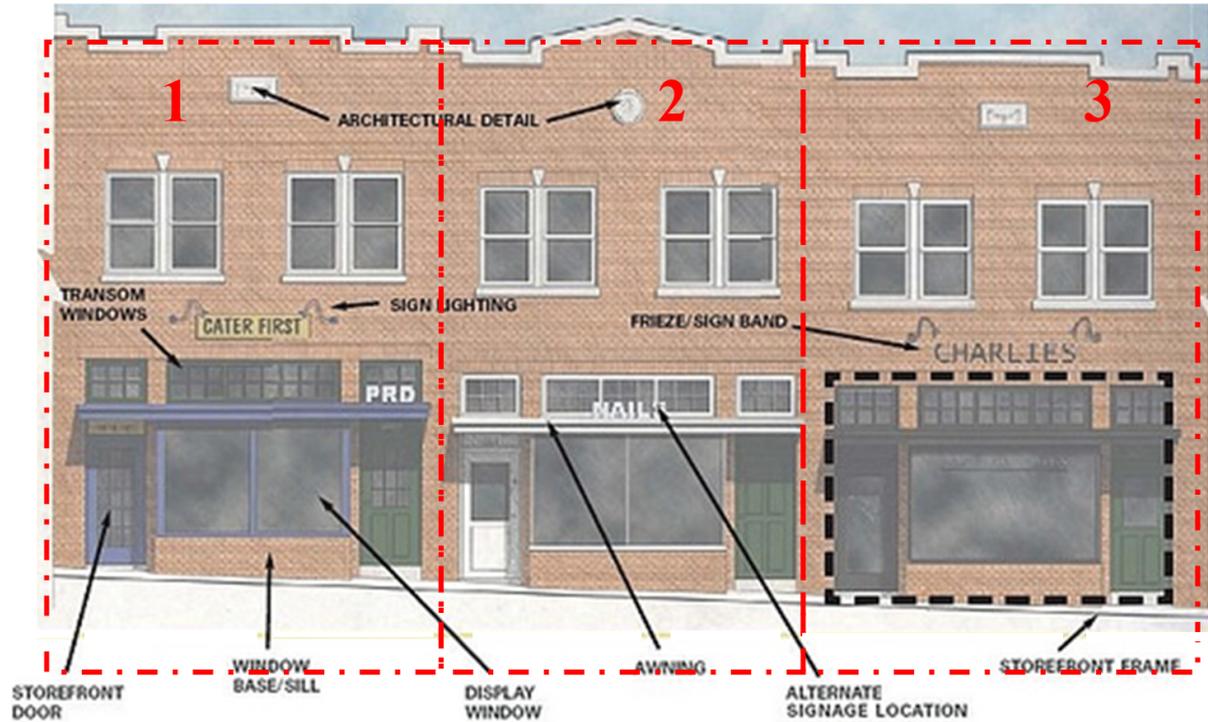
1. Added a definitions section; pg. 2
2. Expanded eligible areas southwest;
3. Clarified only property owners may apply; pg. 4
4. One grant per vertically-subdivided buildings
5. Removed government-owned buildings; pg. 5
6. Expanded HPC voting procedures; pg. 5
7. Added stipulations from the FIG contracts;
8. Increased repeat applicants, 2 to 3 years: pg. 7; &
9. Added promotional plaque on buildings, pg. 11



Existing Eligible Area (Gray)



Expanded Eligible Area (Yellow)



Only one grant may be awarded to a vertically-subdivided building

Item 7

Discussion of process to bid out
City's banking services



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CITY BANKING SERVICES
PROCESS TO BID

CITY BANKING SERVICES

PROCESS TO BID

- **City Currently Utilizes Wells Fargo for Majority of Banking Services**
- **Such Services Include:**
 - **General Banking**
 - **Investment Safekeeping**
 - **Purchase Cards**
 - **Transfers & Wires**
 - **Check Writing and Issuance**
- **Approximately \$5 Million on Deposit at March 30, 2018**

CITY BANKING SERVICES

PROCESS TO BID

- **The Government Finance Officers Association (GFOA) Recommends that Local Governments:**
 - **Establish a Procurement (i.e. bid) Process for Banking Services**
 - **Routinely Review their Banking Services**
 - **Establish Internal Controls Over Banking Services**
- **Procurement Process Would Use a Request for Proposal (RFP)**
- **The City Last Issued an RFP for Banking Services in 2011**

CITY BANKING SERVICES

PROCESS TO BID

Why Bid Out Banking Services ?

- **To Ensure Fiscal Transparency**
- **To Ensure City is Receiving Most Cost Effective Level of Banking Services**
- **To Ensure Protection / Safeguarding of the City's Assets**
- **To Ensure Commitment to Our Local Community**

CITY BANKING SERVICES

PROCESS TO BID

- **The RFP Process Would Establish Criteria by Which Financial Institutions Would be Evaluated**
- **Such Criteria Would Include:**
 - **Services Required**
 - **Fees**
 - **Earning Rates**
 - **Availability Schedules for Deposit**
 - **Creditworthiness of Financial Institution**
 - **Customer Service**
 - **Community Involvement**

CITY BANKING SERVICES

PROCESS TO BID

Steps to the RFP Process:

- 1. Form Selection Committee (Financial Services Dept & City Manager's Office)**
- 2. Develop RFP (Utilize Sources Such as GFOA, Other Local Governments)**
- 3. Create a Rubric by Which RFP Criteria Will be Evaluated**
- 4. Issue RFP**
- 5. Evaluate Results of RFP and Establish Interviews w/ Prospective Financial Institutions**
- 6. Score the Rubric for Each Institution**
- 7. Report the Results Back to Investment Committee for Discussion and Recommendation**
- 8. Present RFP to Council for Discussion and Approval of Contract**

CITY BANKING SERVICES

PROCESS TO BID



Item 8

Discussion of removing cell towers
application fee



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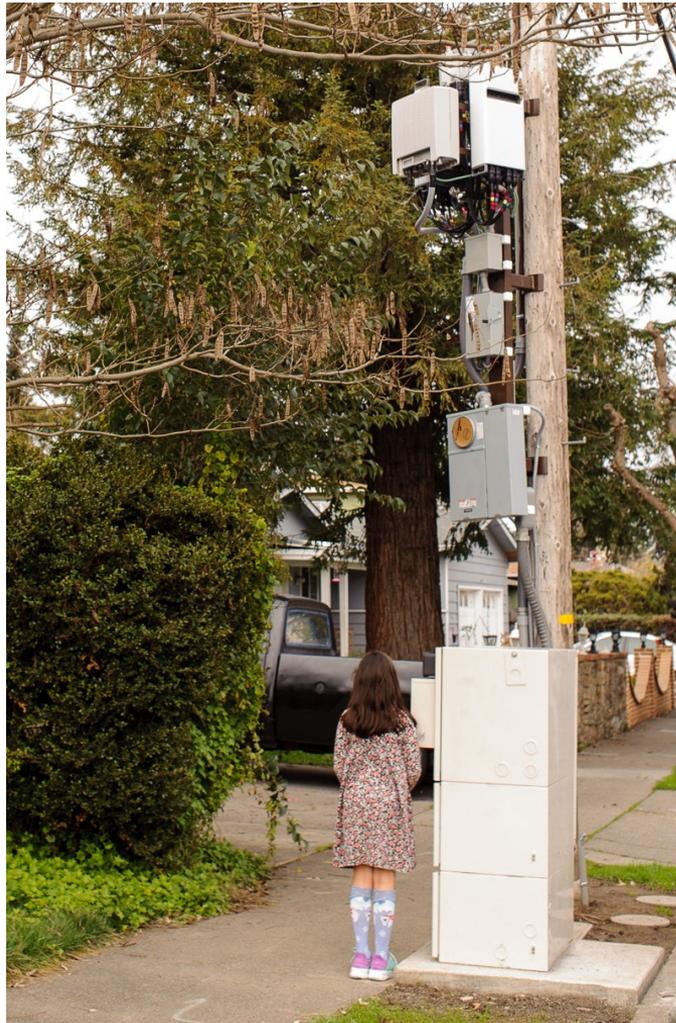
What is a small wireless facility?

A mini cell tower located in the public right of ways.

Also known as a Distributed Antenna System (DAS).



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Much of the equipment will be attached to street light or utility poles, often accompanied by ground cabinets.

Typically placed an average of 500 feet apart in neighborhoods and business districts. Each Carrier will be installed their own pole.

Small Cells Facilities In Greenville

Council adopts DAS Ordinances 16-066 and 16-067 on December 8th, 2016, establishing an application fee of \$500 per facility.

July 21, 2017, Governor Cooper signs HB310 reforming parts of GS 160A-400.5 to regulate small wireless facilities.

Similar bills have been lobbied/passed in 12 other states.

HB310 GS 160A-400.57(e) does not regulate the interconnecting fiber cable between the small cells and the switching center. The applicant would have to obtain a separate License or Right of way Encroachment Agreement before installing. Ref: GS 160A-400.57(e) & GS 160A-296 for City Authority



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Small Cells Facilities In Greenville

HB310 established an application fee limit which City's can charge to review applications for small wireless facilities.

Ref: GS 160A-400.54(e) & GS 160A-400.54(f)

Allowable application fees:

\$100 per wireless facility for the first 5 facilities,
plus \$50 for each additional facility in the application,
plus a \$500 technical review fee per application.

Applicants can submit up to 25 facilities per application.

Council adopted Ordinance 17-060 on November 13th,
2017, to align the application and technical review fees
with the General Statutes.



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Small Cells Facilities In Greenville

A complete application includes:

Application Fee,

15 copies of the detailed plans of each node,

Plans of any interconnecting infrastructure,

A digital version of the plans on a CD,

3 original signed copies of the Agreement for
Distributed Antenna System (DAS) Equipment,

Certificates of insurance.



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Applications are reviewed by:

City Attorney, Public Works,
Community Development and Fire/
Rescue

GUC:

Electrical

Water Resources

Gas Department



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Small Cells Facilities In Greenville

City has received applications from:

Fibertech (12) Fee paid \$6000

Mobilitie (6) Fee paid \$2700

AT&T (11) No Fee to date

Agreements are in the review process with Fibertech and Mobilitie. AT&T has not reviewed the agreement.



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Item 9

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



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- Partnership between City of Greenville and Pitt Community College (PCC) to offer classes & certificates as a workforce development initiative.
- Provides funds for class & certificate tuition and fees for people entering the workforce and hoping to advance in their current careers.
- Classes & Certificates include general and technical education (resume writing, welding, HVAC, etc)
- \$10,000 total funding from the City (\$8,500 for tuition and certificate courses, \$1,500 for marketing the program)
- Funding helps support an ongoing workforce development initiative
- PCC to provide reports on use of funds



Comments or Questions?

City Council Meeting

April 12, 2018



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