



Agenda

Greenville City Council

May 10, 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 - Council Member Smith**
- III. Pledge of Allegiance**
- IV. Roll Call**
- V. Approval of Agenda**
- VI. 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.

VII. Special Recognitions

- National Preservation Month - This Place Matters!
- Public Service Recognition

VIII. Appointments

1. Appointments to Boards and Commissions

IX. Old Business

2. Resolutions Establishing 2018 State Legislative Initiatives

X. New Business

Public Hearings

3. Ordinance to annex the Patricia S. Bowen et. al. and Helen M. Scheller properties involving 28.122 acres located along the eastern right-of-way of Charles Boulevard and adjacent to Grace Church and Tucker Estates Subdivision
4. Ordinance to annex Covington Downe, Lot 2, Block G involving 0.796 acres located along the northern right-of-way of East Fire Tower Road and 550+/- feet east of Wimbledon Drive
5. Ordinance to annex Langston Commercial & Office Park, Lot 2 involving 2.508 acres located along the southern right-of-way of Regency Boulevard and 660+/- feet east of South Memorial Drive
6. Ordinance requested by AgCarolina Farm Credit to rezone 34.7+/- acres located at the southwestern corner of the intersection of NC Highway 43 N and Rock Spring Road from RA20 (Residential-Agricultural) to CN (Neighborhood Commercial)
7. 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)
8. Ordinance requested by the County of Pitt to rezone 9.860 acres located between the Pitt County Landfill and the Southwest Bypass and north of the Norfolk Southern Railroad from RA20 (Residential-Agricultural) to I (Industry)

XI. Other Items of Business

9. Presentation of the proposed Fiscal Year 2018-19 operating budget and Fiscal Year 2019-20 financial plan:
 - a. Pitt-Greenville Convention & Visitors Authority
 - b. Sheppard Memorial Library
 - c. Greenville Utilities Commission

XII. City Manager's Report

XIII. Comments from Mayor and City Council

XIV. Adjournment



City of Greenville, North Carolina

Meeting Date: 5/10/2018
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 nine of the boards and commissions.

Explanation: City Council appointments need to be made to the Board of Adjustment, Environmental Advisory Commission, Housing Authority, Human Relations Council, Pitt-Greenville Convention & Visitors Authority, Planning & Zoning Commission, Police Community Relations Committee, Recreation & Parks Commission, 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:

- 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
- 5 vacant seats - Youth Council, Pitt County High Schools

Fiscal Note: No direct fiscal impact.

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

ATTACHMENTS:

▣ Muni_Report_Appointments_to_Boards_and_Commissions_998631

Appointments to Boards and Commissions

May 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

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

Housing Authority

Council Liaison: Council Member Kandie D. Smith

Name	District #	Current Term	Reappointment Status	Expiration Date
Ann Huggins <i>(Council Member Will Bell)</i>	2	Second term	Ineligible	May 2018

Human Relations Council

Council Liaison: Mayor Pro-Tem Rose Glover

Name	District #	Current Term	Reappointment Status	Expiration Date
Kathy Moore <i>(Shaw University)</i>	3	First term	Did not seek additional term	October 2016

Maurice Whitehurst	2	Second term	Did not meet attendance Requirement	Oct. 2015
<i>(Pitt Community College)</i>				

Pitt-Greenville Convention & Visitors Authority

Council Liaison: Council Member Brian Meyerhoeffer, Jr.

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

Planning & Zoning Commission

Council Liaison: Council Member Will Bell

Name	District #	Current Term	Reappointment Status	Expiration Date
Betsy Leech	4	First term	Eligible	May 2018
<i>(Council Member Brian Meyerhoeffer, Jr.)</i>				
Margaret Reid	1	First term	Eligible	May 2018
<i>(Council Member Kandie Smith)</i>				
Les Robinson	5	Filling unexpired term	Eligible	May 2018
<i>(Mayor P.J. Connelly)</i>				

Police Community Relations Committee

Council Liaison: Council Member Rick Smiley

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

Recreation & Parks Commission

Council Liaison: Council Member Kandie Smith

Name	District #	Current Term	Reappointment Status	Expiration Date
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Gordon Darragh	4	Filling unexpired term	Eligible	May 31, 2018
<i>(Council Member Rick Smiley)</i>				
James Yahnker	4	Filling unexpired term	Eligible	May 31, 2018
<i>(Council Member William Litchfield)</i>				

Youth Council

Council Liaison: Mayor Pro-Tem Rose Glover

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

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

Applicants for Board of Adjustment

Byron Aynes
1903 Brook Road
Greenville, NC 27858

District #: 4

Billy Parker
305 Woodspring Lane
Greenville, NC 27834

District #: 1

Deryck Steven Wilson
1744 Beaumont Drive
Greenville, NC 27858

District #: 4

Stephanie Winfield
1103 Red Banks Road
Greenville, NC

District #: 4

Application Date: 9/17/2016

Home Phone: (252) 414-1710

Business Phone:

Email: byron.rha@gmail.com

Application Date: 5/20/2017

Home Phone: (252) 714-4111

Business Phone: (252) 756-2388

Email: parkersbarbecue@gmail.com

Application Date: 11/27/2017

Home Phone: (252) 714-5950

Business Phone: (252) 321-5200

Email: deryck.wilson@me.com

Application Date: 7/14/2017

Home Phone:

Business Phone:

Email: ladona12@gmail.com

Applicants for Environmental Advisory Commission

Orrin Allen Beasley
3601 Live Oak Lane
Greenville, NC 27858

Application Date: 12/8/2015

District #: 5

Home Phone: (252) 216-6099
Business Phone: (252) 216-6099
Email: oab0119@gmail.com

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

Application Date: 2/3/2014

District #: 3

Home Phone: (252) 559-9049
Business Phone:
Email:

Daniel Hemme
3921 Nantucket Road #B
Greenville, NC 27834

Application Date: 2/12/2017

District #: 1

Home Phone: (919) 698-0792
Business Phone: (252) 327-6729
Email: hemmedp@gmail.com

Eric Hogue
2911 Tripp Lane
Greenville, NC 27834

Application Date: 9/01/2017

District #: 1

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

Applicants for Housing Authority

Karen Brookins
4102 River Chase Drive
Greenville, NC 27858

Application Date: 9/01/2017

District #: 3

Home Phone: (252) 327-5880

Business Phone: (252) 752-6101

Email: karenbrookins@earthlink.net

Applicants for Human Relations Council

Eric Hogue

Application Date: 9/01/2017

2911 Tripp Lane
Greenville, NC 27834

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

District #: 1

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

Application Date:

Home Phone: (252) 412-4584
Business Phone:
Email: taft1986@yahoo.com

District #: 5

Keshia B. Williams
945 Spring Forest Rd.
Greenville, NC

Application Date: 4/24/2018

Home Phone: 252-558-3620
Business Phone:
Email: williak5@pitt.k12.nc.us

District #: 4

Stephanie Winfield
1103 Red Banks Road
Greenville, NC

Application Date: 7/14/2017

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

District #: 4

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

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

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.pitcc.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	Date(s)
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 At large		2/6/2017 to 2/6/2020
Fire District Commission Fountain FD		2/15/2016 to 12/31/2015
Pitt County Board of Adjustment Alternate		1/8/2018 to 1/1/2021

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)

Convention & Visitors Authority

Monday, January 22, 2018

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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 Fountain FD	2/15/2016 to 12/31/2015

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

Application Date: 4/7/2016

District #: 5

Home Phone: (703) 994-5001
Business Phone:
Email: jameshooker@cox.net

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

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

Application Date:

District #: 2

Home Phone: (910) 840-0337
Business Phone: (252) 215-4000
Email: tjr@wardandsmith.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

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: 5/10/2018
Time: 6:00 PM

Title of Item: Resolutions Establishing 2018 State Legislative Initiatives

Explanation: **Abstract:** At its Monday, May 7, 2018, meeting, City Council is scheduled to identify legislative initiatives to pursue with the local legislative delegation during the 2018 Session of the North Carolina General Assembly. Based upon this identification, resolutions are to be prepared and scheduled to be acted upon by City Council at the Thursday, May 10, 2018, meeting.

Explanation: Based upon the direction of City Council at its May 7, 2018, meeting, resolutions which establish the City's legislative initiatives for the 2018 Session of the North Carolina General Assembly will be prepared for City Council's consideration on May 10, 2018.

Fiscal Note: The development of the legislative initiatives will not have a fiscal impact.

Recommendation: Approval of the resolutions which establish the City's legislative initiatives.



City of Greenville, North Carolina

Meeting Date: 5/10/2018
Time: 6:00 PM

Title of Item: Ordinance to annex the Patricia S. Bowen et. al. and Helen M. Scheller properties involving 28.122 acres located along the eastern right-of-way of Charles Boulevard and adjacent to Grace Church and Tucker Estates Subdivision

Explanation: **Abstract:** The City received a voluntary annexation petition to annex the Patricia S. Bowen et. al. and Helen M. Scheller properties involving 28.122 acres located along the eastern right-of-way of Charles Boulevard and adjacent to Grace Church and Tucker Estates Subdivision. The subject area contains one (1) single-family residence and farmland and is anticipated to yield 178 multi-family units.

ANNEXATION PROFILE

A. SCHEDULE

1. Advertising date: April 30, 2018
2. City Council public hearing date: May 10, 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: 28.122
4. Voting District: 4
5. Township: Winterville
6. Zoning: R6 (Residential [High Density Multi-family]) and R15S

(Residential Single-family [Low Density])

8. Land Use: Existing: One (1) single-family residence and farmland
Anticipated: 178 multi-family units

9. Population:

	Formula	Number of People
Total Current	-----	0
Estimated at full development	178 x 2.18*	388
Current Minority	-----	0
Estimated Minority at full development	388 x 43.4%	168
Current White	-----	0
Estimated White at full development	388 - 168	220

* average household size

10. Rural Fire Tax District: Eastern Pines

11. Greenville Fire District: Station #3 (Distance of 1.5 miles)

12. Present Tax Value: \$844,474
Estimated Future Tax Value: \$71,154,474

Fiscal Note: The total estimated tax value at full development is \$71,154,474.

Recommendation: Approve the attached ordinance to annex the Patricia S. Bowen et. al. and Helen M. Scheller properties

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

Attachments / click to download

[Ordinance - Patricia Bowen and Rudolf Scheller 1048037](#)

[Survey](#)

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 10th day of May, 2018, after due notice by publication in The Daily Reflector on the 30th 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 "Patricia S. Bowen Et al and Helen M. Scheller" involving 28.122 acres as prepared by Baldwin Design Consultants, PA.

LOCATION: Lying and being situated in Winterville Township, Pitt County, North Carolina, located along the eastern right-of-way of Charles Boulevard and adjacent to Grace Church and Tucker Estates Subdivision.

GENERAL DESCRIPTION:

Tract 1

Beginning at a point on the eastern right-of-way of NC Hwy 43 (Charles Boulevard), said point being located S 53°16'19" E 53.36' from a P.K. Nail located in the centerline intersection of NC Hwy 43 (Charles Boulevard) and Turnbury Drive. From the above described beginning, so located, running thence as follows:

With the eastern right-of-way of NC Hwy 43 (Charles Boulevard), N 15°30'00" W 1,089.15' to a point, thence leaving the eastern right-of-way of NC Hwy 43 (Charles Boulevard), N 74°30'00" E 571.18' to a point, thence S 83°36'08" E 974.28' to a point, thence N 06°23'06" E 135.25' to a point, thence S 83°36'54" E 438.18' to a point, thence S 06°23'06" W 226.83' to a point on the centerline of Meeting House Branch, thence with the centerline of Meeting House Branch, S 87°03'52" W 78.36', N 75°42'40" W 82.84', S 80°06'31" W 123.12', S 74°43'27" W 77.46', S 79°16'24" W 35.60', S 62°33'56" W 22.33', S 41°37'45" W 11.33', S 67°40'44" W 12.04', N 81°44'37" W 18.96', S 67°10'43" W 27.41', S 41°29'09" W 51.78', S 41°42'10" W 94.24', S 49°36'31" W 95.84', S 69°29'14" W 67.12' S 71°14'41" W 63.37', S 61°10'01" W 35.94', S 53°44'00" W 45.55', S 48°26'48" W 187.76',

S 76°36'59" W 28.75', S 84°06'31" W 42.66', S 77°25'11" W 52.68', S 59°55'09" W 50.92', S 56°44'52" W 65.62', S 35°18'13" W 40.89', S 24°15'25" W 60.30', S 29°34'12" W 92.75', S 39°15'28" W 27.10', S 31°53'38" W 34.02', S 40°20'21" W 65.25', S 46°57'44" W 60.02', S 58°39'48" W 54.79', S 62°44'33" W 30.52', S 57°35'39" W 31.17', S 53°25'53" W 61.52', S 71°30'09" W 52.69', S 68°34'25" W 13.58', S 49°38'28" W 18.40' and S 74°30'00" W 11.84' to a point on the eastern right-of-way of NC Hwy 43 (Charles Boulevard, thence with the eastern right-of-way of NC Hwy 43 (Charles Boulevard), N 15°30'00" W 20.00' to the point of beginning containing 26.000 acres and being a portion of the property recorded in Map Book 11, Page 35 of the Pitt County Register of Deeds.

Tract 2

Beginning at an iron pipe at the southern common corner of Lots 10 and 11, Tucker Estates as recorded in Map Book 60, Page 76 and Tucker Professional Center as recorded in Map Book 61, Page 136 both of the Pitt County Register of Deeds. From the above described beginning, so located, running thence as follows:

Attachment Number 1 Page 2 of 3

With the southern line of above referenced Tucker Estates and Tucker Estates as recorded in Map Book 64, Page 21, Map Book 49, Page 34 and Map Book 52, Page 144 all of the Pitt County Register of Deeds, S 83°35'47" E 1,846.91' to an iron pipe at the common corner of Lot 8, Tucker Estates and Lot 1, Rabbit Run as recorded in Map Book 34, page 166 of the Pitt County Register of Deeds, thence leaving the southern line of Tucker Estates, S 17°47'32" E 54.82' to an iron pipe, thence N 83°35'47" W 1,849.31' to an iron pipe, thence N 15°27'48" W 53.88' to the point of beginning containing 2.122 acres and being a portion of the property recorded in Map Book 11, Page 35 of the Pitt County Register of Deeds.

Section 2. Territory annexed to the City of Greenville by this ordinance shall, pursuant to the terms of G.S. 160A-23, be annexed into Greenville municipal election district 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 10th day of May, 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: _____

1048037

Attachment Number 1 Page 3 of 3

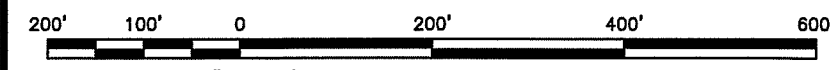
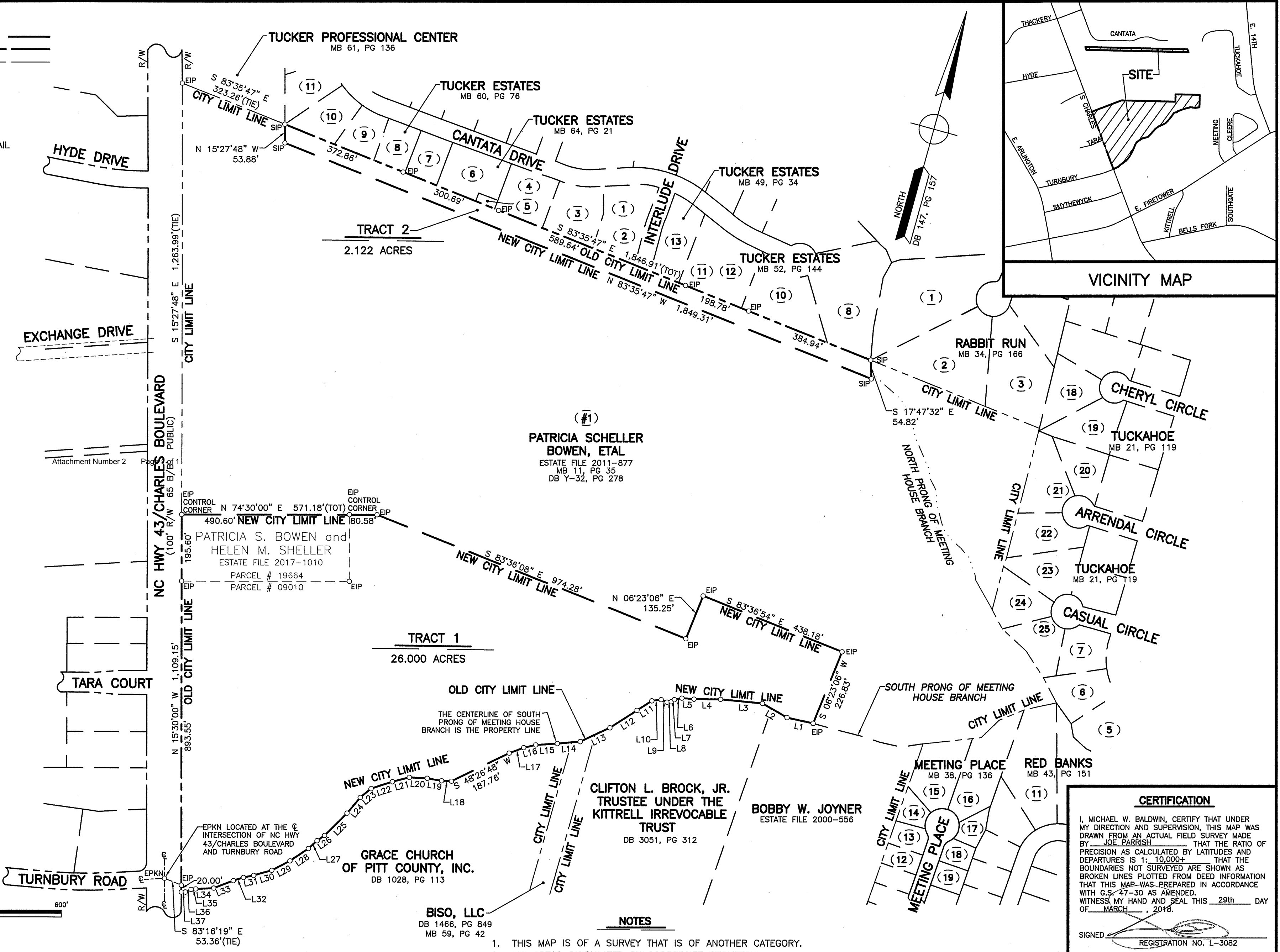
LEGEND

NEW CITY LIMIT LINE = 
 OLD CITY LIMIT LINE = 
 CITY LIMIT LINE = 

LEGEND

R/W = RIGHT-OF-WAY
 EIP = EXISTING IRON PIPE
 EIS = EXISTING IRON STAKE
 EPKN = EXISTING PARKER KALON NAIL
 C/L = CENTERLINE

LINE TABLE		
COURSE	BEARING	DISTANCE
L1	S 87°03'52" W	78.36'
L2	N 75°42'40" W	82.84'
L3	S 80°06'31" W	123.12'
L4	S 74°43'27" W	77.46'
L5	S 79°16'24" W	35.60'
L6	S 62°33'56" W	22.33'
L7	S 41°37'45" W	11.33'
L8	S 67°40'44" W	12.04'
L9	N 81°44'37" W	18.96'
L10	S 67°10'43" W	27.41'
L11	S 41°29'09" W	51.78'
L12	S 41°42'10" W	94.24'
L13	S 49°36'31" W	95.84'
L14	S 69°29'14" W	67.12'
L15	S 71°14'41" W	63.37'
L16	S 61°10'01" W	35.94'
L17	S 53°44'00" W	45.55'
L18	S 76°36'59" W	28.75'
L19	S 84°06'31" W	42.66'
L20	S 77°25'11" W	52.68'
L21	S 59°55'09" W	50.92'
L22	S 56°44'52" W	65.62'
L23	S 35°18'13" W	40.89'
L24	S 24°15'25" W	60.30'
L25	S 29°34'12" W	92.75'
L26	S 39°15'28" W	27.10'
L27	S 31°53'38" W	34.02'
L28	S 40°20'21" W	65.25'
L29	S 46°57'44" W	60.02'
L30	S 58°39'48" W	54.79'
L31	S 62°44'33" W	30.52'
L32	S 57°35'39" W	31.17'
L33	S 53°25'53" W	61.52'
L34	S 71°30'09" W	52.69'
L35	S 68°34'25" W	13.58'
L36	S 49°38'28" W	18.40'
L37	S 74°30'00" W	11.84'



A PORTION OF TAX PARCEL #09010
 TAX PARCEL #19664

ANNEXATION MAP FOR
**PATRICIA S. BOWEN, ETAL
 AND HELEN M. SCHELLER**

OWNER: PATRICIA S. BOWEN, ETAL ADDRESS: 3325 DAVIE STREET WINTERVILLE, NC 28590 PHONE: (252) 756-0714	OWNER: HELEN M. SCHELLER ADDRESS: 3201 CHARLES BLVD. GREENVILLE, NC 27858 PHONE: (252) 341-9407
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Baldwin Design Consultants, PA
 LICENSE # C-3498
 ENGINEERING - SURVEYING - PLANNING
 1700-D EAST ARLINGTON BOULEVARD
 GREENVILLE, NC 27858 252.756.1390

SURVEYED: JDP	APPROVED: MWB
DRAWN: NRW	DATE: 03/29/2018
CHECKED: MWB	SCALE: 1 = 200'

MAP NO.	PLATS RECORDED	MAP BOOK	PAGE

- NOTES**
- THIS MAP IS OF A SURVEY THAT IS OF ANOTHER CATEGORY.
 - ALL AREAS CALCULATED BY COORDINATE GEOMETRY.
 - REFERENCE: DEED BOOK 147, PAGE 157 & A PORTION OF A PROPERTY AS SHOWN ON A MAP IN MAP BOOK 11, PAGE 35 OF THE PITT COUNTY REGISTER OF DEEDS.
 - ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES, NO GRID FACTORS HAVE BEEN APPLIED.

MAP SHOWING AREA ANNEXED BY
THE CITY OF GREENVILLE, N.C.
 (EFFECTIVE DATE _____ ORDINANCE # _____ AREA 28.122 AC.)
 _____ WINTERVILLE _____ TOWNSHIP, PITT COUNTY, N.C.

CERTIFICATION

I, MICHAEL W. BALDWIN, CERTIFY THAT UNDER MY DIRECTION AND SUPERVISION, THIS MAP WAS DRAWN FROM AN ACTUAL FIELD SURVEY MADE BY JOE PARRISH THAT THE RATIO OF PRECISION AS CALCULATED BY LATITUDES AND DEPARTURES IS 1: 10,000+ THAT THE BOUNDARIES NOT SURVEYED ARE SHOWN AS BROKEN LINES PLOTTED FROM DEED INFORMATION THAT THIS MAP WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY HAND AND SEAL THIS 29th DAY OF MARCH, 2018.

SIGNED _____
 REGISTRATION NO. L-3082



Y:\DRAWINGS\16-062 JOHN MARVIN TAFT SHEETS\ANNEXATION MAP.dwg Mon, Apr 02, 2018-10:12am RWELLS



City of Greenville, North Carolina

Meeting Date: 5/10/2018
Time: 6:00 PM

Title of Item: Ordinance to annex Covington Downe, Lot 2, Block G involving 0.796 acres located along the northern right-of-way of East Fire Tower Road and 550+/- feet east of Wimbledon Drive

Explanation: **Abstract:** The City received a voluntary annexation petition to annex Covington Downe, Lot 2, Block G involving 0.796 acres located along the northern right-of-way of East Fire Tower Road and 550+/- feet east of Wimbledon Drive. The subject area is currently undeveloped and is anticipated to yield 2,570+/- square feet of commercial space.

ANNEXATION PROFILE

A. SCHEDULE

1. Advertising date: April 30, 2018
2. City Council public hearing date: May 10, 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: 0.796

4. Voting District: 5
5. Township: Winterville
6. Zoning: CG (General Commercial)
8. Land Use: Existing: Vacant
Anticipated: 2,570+/- square feet of commercial space.
9. Population:

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

* average household size

10. Rural Fire Tax District: Rural Winterville
11. Greenville Fire District: Station #3 (Distance of 4.0 miles)
12. Present Tax Value: \$418,176
Estimated Future Tax Value: \$675,176

Fiscal Note: The total estimated tax value at full development is \$675,176.

Recommendation: Approve the attached ordinance to annex Covengton Downe, Lot 2, Block G

ATTACHMENTS:

- ▣ **Ordinance - Covington Downe, Lot 2, Block G 1078446**
- ▣ **Survey**

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 10th day of May, 2018, after due notice by publication in The Daily Reflector on the 30th 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 "Covengton Downe Lot 2, Block G" involving 0.796 acres as prepared by Coastal Carolina Surveyors, PLLC.

LOCATION: Lying and being situated in Winterville Township, Pitt County, North Carolina, located along the northern right-of-way of East Fire Tower Road and 550+/- feet east of Wimbledon Drive.

GENERAL DESCRIPTION:

All that certain tract of land known lying and being situated in the City of Greenville ETJ, Winterville Township, Pitt County, North Carolina bound by Lot 1, Block G Covengton Downe Subdivision, Lot 3, Block G Covengton Downe Subdivision, Lot 15, Block G Covengton Downe Subdivision and E. Fire Tower Road and being described by metes and bounds as follows:

BEGINNING at NGS Monument "Worship" having state plane coordinates of N666204.10 and E2490197.73, thence from said point of beginning with a tie line S 58°55'26" W 2,956.70' to a point in the northern right-of-way line of E. Fire Tower Road, said point being the TRUE POINT OF BEGINNING and the southwest corner of Lot 3, Block G Covengton Downe Subdivision as recorded in DB 3051, PG 334, thence from the TRUE POINT OF BEGINNING and running with the northern right-of-way line of E. Fire Tower Road with a curve in a counterclockwise direction, said curve having a radius of 871.59', a chord bearing of S 62°58'15" W and a chord distance of 149.66' to a point in the northern right-of-way line of E. Fire Tower Road, said point being the southeast corner of Lot 1, Block G Covengton Downe Subdivision as recorded in DB 1948, PG 274, thence cornering and leaving the northern right-of-way line of E. Fire Tower Road and running with the eastern

line of Lot 1, Block G Covengton Downe Subdivision N 33°29'18.65" W 125.36' to a point of curvature, thence with a curve in a clockwise direction, said curve having a radius of 489.00', a chord bearing of N 28°13'37" W and a chord distance of 87.53' to a point, said point being the northeast corner of Lot 1, Block G Covengton Downe Subdivision and in the southern line of Lot 15, Block G Covengton Downe Subdivision as recorded in DB 746, PG 294, thence with the southern line of Lot 15, Block G Covengton Downe Subdivision N 66°15'21" E 18288' to the northwest corner of Lot 3, Block G Covengton Downe Subdivision, thence cornering and leaving the southern line of Lot 15, Block G Covengton Downe Subdivision and with the western line of Lot 3, Block G Covengton Downe Subdivision S 22°12'42" E 202.31' to the TRUE POINT OF BEGINNING containing 34,659 square feet or 0.796 acres more or less and being all of Lot 2, Block G Covengton Downe Subdivision as shown on Coastal Carolina Surveyors, PLLC Drawing P-0790, Dated March 28, 2018 entitled "Map Showing Area Annexed by The City of Greenville, NC, Covengton Downe Subdivision Lot 2, Block G", which by reference is made a part hereof.

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 five. 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 five.

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 10th day of May, 2018.

P. J. Connelly, Mayor

ATTEST:

Carol L. Barwick, City Clerk

NORTH CAROLINA
PITT COUNTY

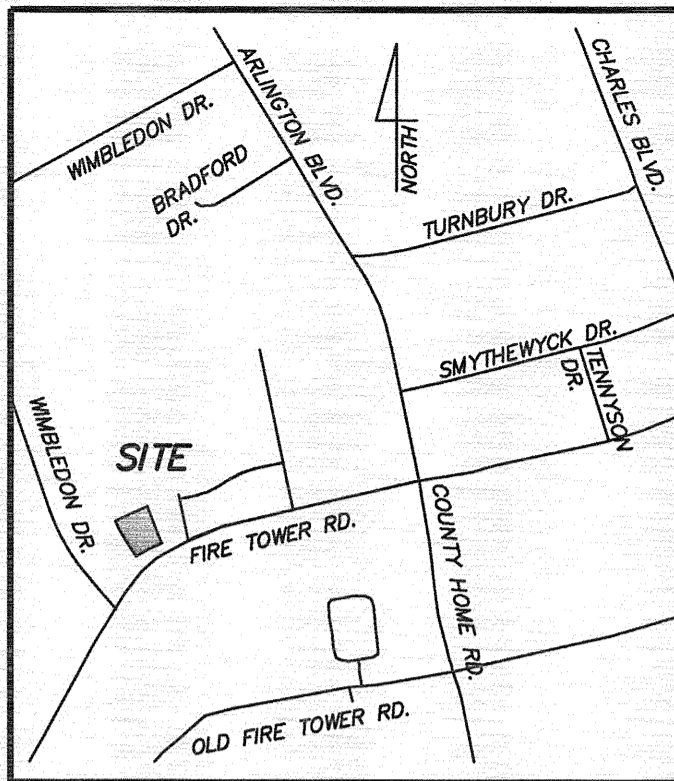
I, Polly Jones, a Notary Public for said County and State, certify that Carol L. Barwick personally came before me this day and acknowledged that she is the City Clerk of the City of Greenville, a municipality, and that by authority duly given and as the act of the municipality, the foregoing instrument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

1078446



VICINITY MAP
1"=1000'

SURVEY NOTES

- ALL DISTANCES ARE HORIZONTAL GROUND MEASUREMENTS UNLESS SHOWN OTHERWISE.
- LOT AREAS CALCULATED BY COORDINATE GEOMETRY.
- A PORTION OF THIS PROPERTY IS LOCATED IN A SPECIAL FLOOD 2 HAZARD AREA, AE, AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.
REF: FIRM 3720468600K, CID 370191, PANEL 4686, EFFECTIVE DATE 07/07/2014.
- PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS, RIGHTS OF WAY, AND RESTRICTIVE COVENANTS WHICH MAY BE OF RECORD.
- THIS SURVEY PERFORMED WITHOUT BENEFIT OF A TITLE REPORT.
- REFERENCES: DB 194, PG 186
MB 36, PG 8
MB 63, PG 174
MB 50, PG 29
MB 48, PG 142

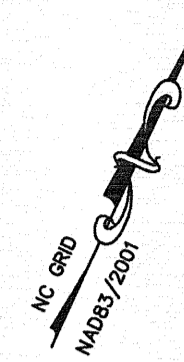
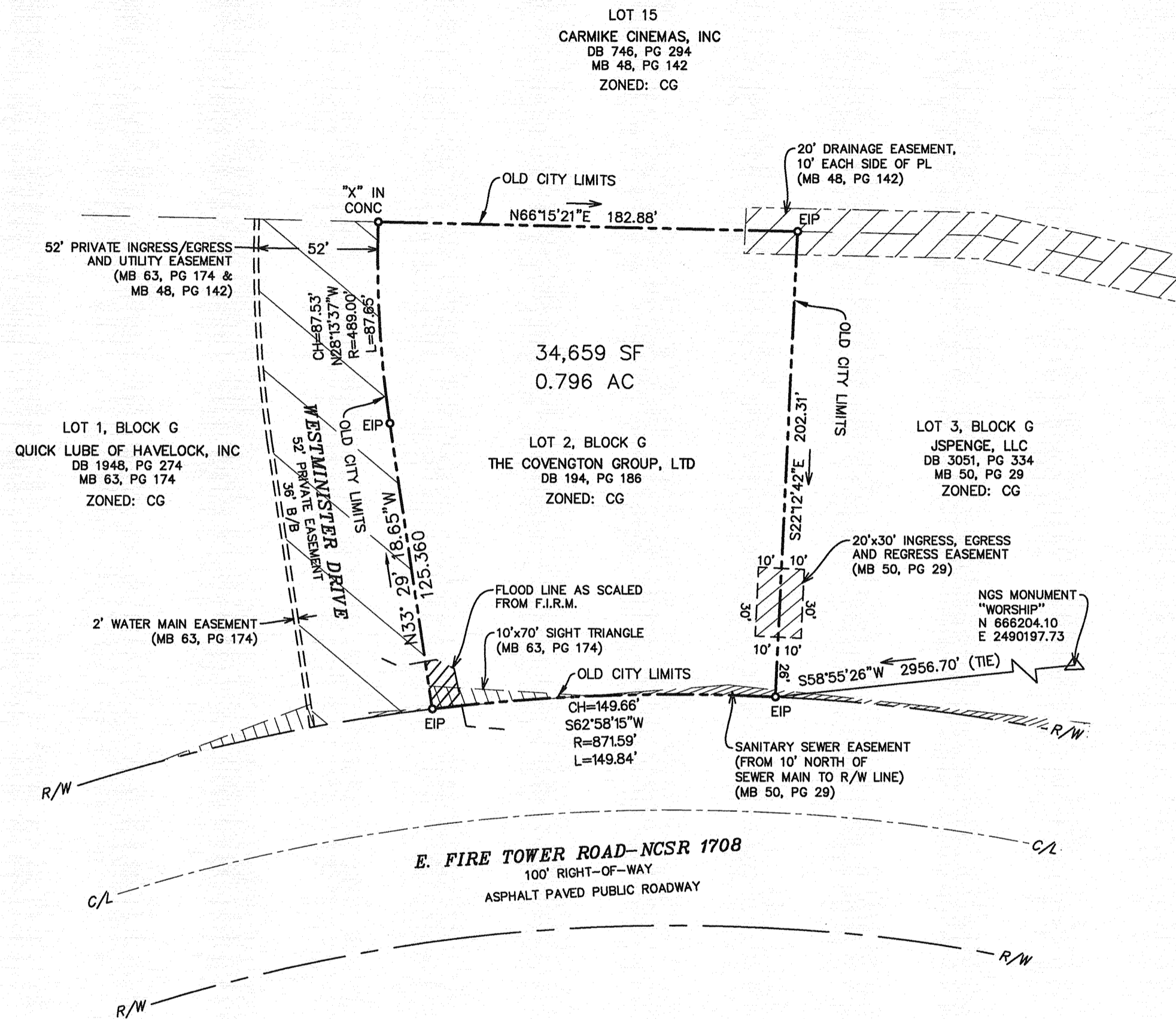
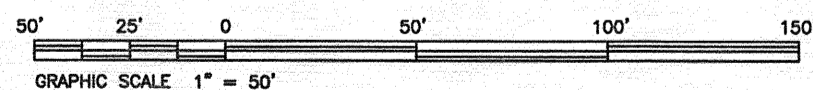
Page 1 of 2

LEGEND

- B/B BACK OF CURB TO BACK OF CURB
- C/L CENTERLINE
- CONC CONCRETE
- DB DEED BOOK
- EIP EXISTING IRON PIPE
- IPS IRON POINT SET
- MB MAP BOOK
- NTS NOT TO SCALE
- PG PAGE
- PL PROPERTY LINE
- R/W RIGHT OF WAY

LINE LEGEND

- NEW CITY LIMIT LINE =
- OLD CITY LIMIT LINE =
- CITY LIMIT LINE =



SURVEYOR'S CERTIFICATION

THIS IS TO CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL FIELD SURVEY PERFORMED UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BOOK _____ PAGE _____ OR FROM BOOKS REFERENCED HEREON); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN BOOK _____ PAGE _____ OR AS REFERENCED HEREON; THAT THE RATIO OF PRECISION AS CALCULATED IS 1:10,000; THAT THIS MAP WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED.

I FURTHER CERTIFY PURSUANT TO G.S. 47-30 (f) (1) (d), THIS SURVEY IS OF ANOTHER CATEGORY AND IS AN EXEMPTION TO THE DEFINITION OF A SUBDIVISION.

WITNESS MY ORIGINAL SIGNATURE AND SEAL THIS THE 17 DAY OF APRIL, 2018.
Kenneth L. Biggs, Sr.
KENNETH L. BIGGS, SR., P.L.S. L-3110

COVENGTON DOWNE SUBDIVISION		MAP NO.	PLATS RECORDED	MAP BOOK	PAGE
LOT 2, BLOCK G BEING PITT COUNTY TAX PARCEL 82585, NC PIN 4686745743, AS RECORDED IN DEED BOOK 194, PAGE 186 OF THE PITT COUNTY REGISTRY GREENVILLE, WINTERVILLE TOWNSHIP, PITT COUNTY, NORTH CAROLINA			N/A		
COASTAL CAROLINASURVEYORS, PLLC LAND SURVEYORS PO BOX 2768, WINTERVILLE, NC 28590 CELL (252) 702-1427 OFFICE/FAX (252) 321-6236 kenbiggs1@yahoo.com	SURVEYED: KB APPROVED: KB DRAWN: CT DATE: 03/28/18 CHECKED: KB SCALE: 1" = 50'				
Project No. 2018014	P-0790				Item #4

MAP SHOWING AREA ANNEXED BY
THE CITY OF GREENVILLE, N.C.
(EFFECTIVE DATE _____ ORDINANCE # _____ AREA 0.796 AC)
WINTERVILLE TOWNSHIP, PITT COUNTY, N.C.



City of Greenville, North Carolina

Meeting Date: 5/10/2018
Time: 6:00 PM

Title of Item: Ordinance to annex Langston Commercial & Office Park, Lot 2 involving 2.508 acres located along the southern right-of-way of Regency Boulevard and 660+/- feet east of South Memorial Drive

Explanation: **Abstract:** The City received a voluntary annexation petition to annex Langston Commercial & Office Park, Lot 2 involving 2.508 acres located along the southern right-of-way of Regency Boulevard and 660+/- feet east of South Memorial Drive. This is a contiguous annexation. The subject area is currently undeveloped and is anticipated to yield 15,000+/- square feet of office space.

ANNEXATION PROFILE

A. SCHEDULE

1. Advertising date: April 30, 2018
2. City Council public hearing date: May 10, 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: 2.508
- 4. Voting District: 5
- 5. Township: Winterville
- 6. Zoning: O (Office)
- 8. Land Use: Existing: Vacant
Anticipated: 15,000+/- square feet of office space
- 9. Population:

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

* average household size

- 10. Rural Fire Tax District: Rural Winterville
- 11. Greenville Fire District: Station #5 (Distance of 3.0 miles)
- 12. Present Tax Value: \$245,470
Estimated Future Tax Value: \$1,745,470

Fiscal Note: The total estimated tax value at full development is \$1,745,470.

Recommendation: Approve the attached ordinance to annex Langston Commercial & Office Park, Lot 2

ATTACHMENTS:

- ▣ **Ordinance - Langston Commercial Office Parl, Lot 2 1078445**
- ▣ **Survey**

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 10th day of May, 2018, after due notice by publication in The Daily Reflector on the 30th 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 "Langston Commercial and Office Park, Lot 2" involving 2.508 acres as prepared by Baldwin Design Consultants, PA.

LOCATION: Lying and being situated in Winterville Township, Pitt County, North Carolina, located along the southern right-of-way of Regency Boulevard and 660+/- feet east of South Memorial Drive.

GENERAL DESCRIPTION:

Beginning at a point on the southern right-of-way of Regency Boulevard, said iron pipe being the northeastern corner of the Wal-Mart Real Estate Business Trust Property as described in Deed Book 3230, Page 847 of the Pitt County Register of Deeds. From the above described beginning, so located, running thence as follows:

With the southern right-of-way of Regency Boulevard S 56°43'52" E 124.59' to the point of curvature, thence with a curve to the left an arc distance of 196.76' said curve having a radius of 1,390.00' and a chord bearing S 60°49'00" E 196.60', thence leaving the southern right-of-way of Regency Boulevard, S 25°05'19" W 376.44', thence S 89°02'09" W 199.00', thence N 09°14'44" E 515.18' to the point of beginning containing 2.508 acres and being a portion of the property described in Deed Book 1845, Page 459 of the Pitt County Register of Deeds.

Section 2. Territory annexed to the City of Greenville by this ordinance shall, pursuant to the terms of G.S. 160A-23, be annexed into Greenville municipal election district five. 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 five.

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

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

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

ADOPTED this 10th day of May, 2018.

P. J. Connelly, Mayor

ATTEST:

Carol L. Barwick, City Clerk

NORTH CAROLINA
PITT COUNTY

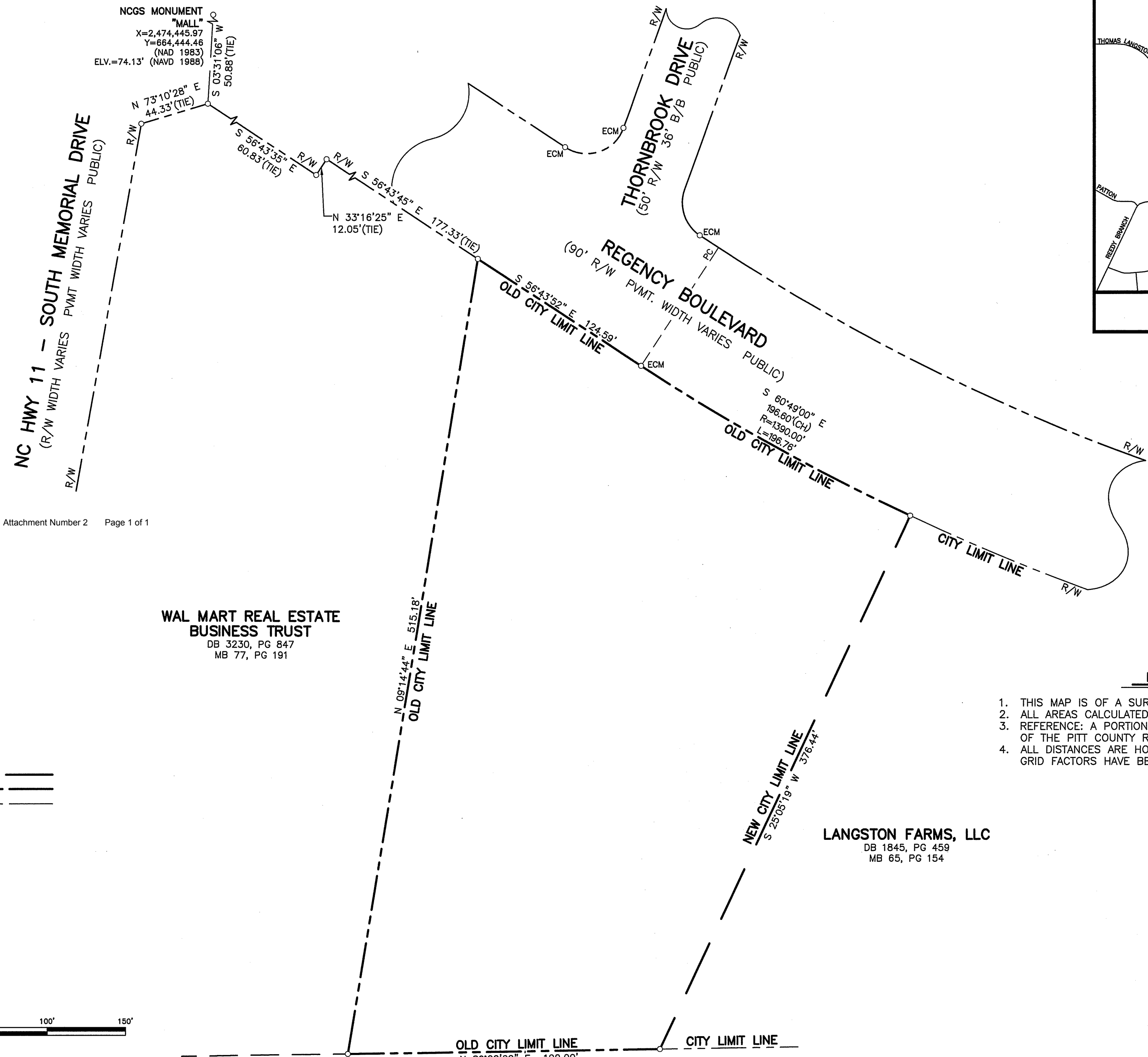
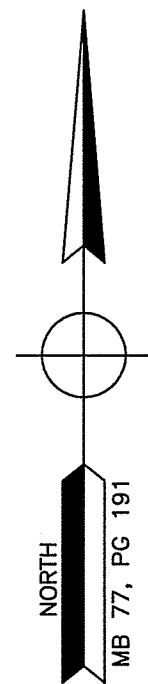
I, Polly Jones, a Notary Public for said County and State, certify that Carol L. Barwick personally came before me this day and acknowledged that she is the City Clerk of the City of Greenville, a municipality, and that by authority duly given and as the act of the municipality, the foregoing instrument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

1078445



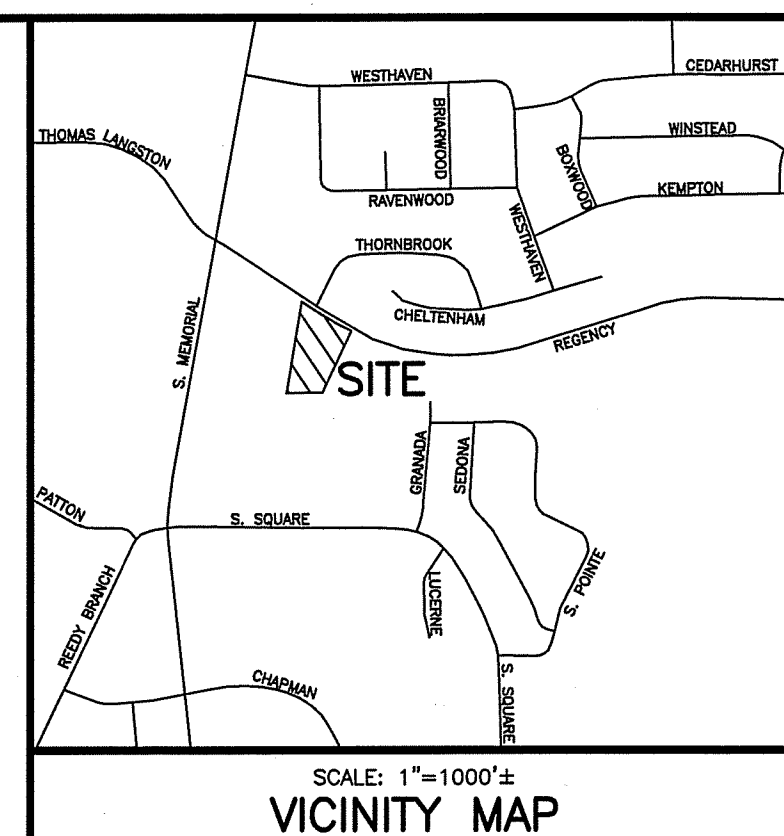
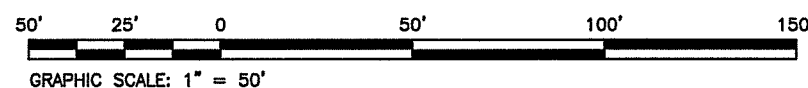
Attachment Number 2 Page 1 of 1

LEGEND

- R/W = RIGHT-OF-WAY
- EIP = EXISTING IRON PIPE
- EIS = EXISTING IRON STAKE
- ECM = EXISTING CONCRETE MONUMENT

LEGEND

- NEW CITY LIMIT LINE =
- OLD CITY LIMIT LINE =
- CITY LIMIT LINE =

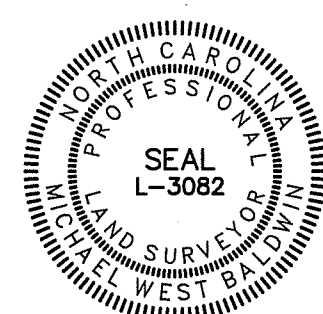


- NOTES**
1. THIS MAP IS OF A SURVEY THAT IS OF ANOTHER CATEGORY.
 2. ALL AREAS CALCULATED BY COORDINATE GEOMETRY.
 3. REFERENCE: A PORTION OF DEED BOOK 1845, PAGE 459 OF THE PITT COUNTY REGISTER OF DEEDS.
 4. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES, NO GRID FACTORS HAVE BEEN APPLIED.

CERTIFICATION

I, MICHAEL W. BALDWIN, CERTIFY THAT UNDER MY DIRECTION AND SUPERVISION, THIS MAP WAS DRAWN FROM AN ACTUAL FIELD SURVEY MADE BY JOE PARRISH THAT THE RATIO OF PRECISION AS CALCULATED BY LATITUDES AND DEPARTURES IS 1: 10,000+ THAT THE BOUNDARIES NOT SURVEYED ARE SHOWN AS BROKEN LINES PLOTTED FROM DEED INFORMATION THAT THIS MAP WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY HAND AND SEAL THIS 29th DAY OF MARCH, 2018.

SIGNED: REGISTRATION NO. L-3082



A PORTION OF TAX PARCEL #74013
ANNEXATION MAP FOR
LANGSTON COMMERCIAL & OFFICE PARK
LOT 2

OWNER: **LANGSTON FARMS, LLC**
ADDRESS: 2929 34TH STREET, NW
WASHINGTON, DC 20008
PHONE: (252) 752-4012

Baldwin Design Consultants, PA
ENGINEERING - SURVEYING - PLANNING
1700-D EAST ARLINGTON BOULEVARD
GREENVILLE, NC 27658

SURVEYED: JDP	APPROVED: MWB
DRAWN: NRW	DATE: 03/28/2018
CHECKED: MWB	SCALE: 1" = 50'

MAP NO.	PLATS RECORDED	MAP BOOK	PAGE

MAP SHOWING AREA ANNEXED BY
THE CITY OF GREENVILLE, N.C
(EFFECTIVE DATE _____ ORDINANCE # _____ AREA 2.508 AC.)
_____ GREENVILLE _____ TOWNSHIP, PITT COUNTY, N.C.

Y:\DRAWINGS\18-028 DAVID LOOPER CO\SHEETS\ANNEXATION MAP.dwg Wed, Apr 18, 2018-7:30am RWELLS



City of Greenville, North Carolina

Meeting Date: 5/10/2018
Time: 6:00 PM

Title of Item: Ordinance requested by AgCarolina Farm Credit to rezone 34.7+/- acres located at the southwestern corner of the intersection of NC Highway 43 N and Rock Spring Road from RA20 (Residential-Agricultural) to CN (Neighborhood Commercial)

Explanation: **Abstract:** The City has received a request from AgCarolina Farm Credit to rezone 34.7+/- acres located at the southwestern corner of the intersection of NC Highway 43 N and Rock Spring Road from RA20 (Residential-Agricultural) to CN (Neighborhood Commercial).

Required Notices:

Planning and Zoning meeting notice (property owner and adjoining property owner letter) mailed on April 3, 2018.
On-site sign(s) posted on April 3, 2018.
City Council public hearing notice (property owner and adjoining property owner letter) mailed on April 24, 2018.
Public hearing legal advertisement published on April 30 and May 7, 2018.

Comprehensive Plan:

The Future Land Use and Character Map recommends commercial (C) at the southwestern corner of the intersection of Martin Luther King, Jr. Highway and NC Highway 43 N transitioning to traditional neighborhood, medium-high density (TNMH) to the west and traditional neighborhood, low-medium density to the south. Further, conservation/open space is recommended along Tyson's Run.

The Future Land Use and Character Map identifies certain areas for conservation/open space (COS) uses. The map is not meant to be

dimensionally-specific, and may not correspond precisely to conditions on the ground. When considering rezoning requests or other development proposals, some areas classified as conservation/open space may be determined not to contain anticipated development limitations. In such cases, the future preferred land use should be based on adjacent Future Land Use and Character designations, contextual considerations, and the general policies of the comprehensive plan.

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

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)

Traditional Neighborhood, Low-Medium Density

Residential area with a mix of housing types on small lots with a single-family neighborhood appearance. 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
- Introduce neighborhood-scale commercial centers at key intersections

Primary uses:

Single-family residential

Two-family residential

Attached residential (townhomes)

Secondary uses:

Multi-family residential

Small-scale Institutional/Civic (churches and school)

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

Based on possible uses permitted by the requested rezoning, the proposed rezoning classification could generate approximately 3,964 trips to and from the site on NC Highway 43 N, which is a net increase of 2,969 additional trips per day.

During the review process, measures to mitigate traffic impacts will be determined.

History/Background:

In 2001, the subject property was incorporated into the City's extra-territorial jurisdiction (ETJ) and zoned RA20 (Residential-Agricultural).

Present Land Use:

Farmland

Water/Sewer:

Water is available in the right-of-way of NC Highway 43 N. Sanitary sewer is not currently available.

Historic Sites:

There are no known effects on designated sites.

Environmental Conditions/Constraints:

Tyson's Run runs along the southern property line of the subject property.

Surrounding Land Uses and Zoning:

North: OR - Springshire Retirement and RA20 - one (1) single-family residence and farmland

South: RA20 - Farmland

East: RA20 - Farmland and CH - Future site of Greenville Utilities Commission Operations Center

West: RA20 - Farmland

Density Estimates:

Under the current zoning, the site could accommodate 94-104 single-family lots.

Under the proposed zoning, the site could accommodate 220,000 +/- square foot mixed use development including: one (1) conventional restaurant (5,600 sq. ft.), and office/ bank uses.

The anticipated build-out is 1-2 years.

Fiscal Note: No cost to the City.

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

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

The Planning and Zoning Commission voted unanimously to approve the request at its April 17, 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 although the request is in general compliance with the adopted comprehensive plan, in this instance the denial of the rezoning request is reasonable and in the public interest due to the potential uses under the proposed rezoning and due to there being a more appropriate

zoning classification that promotes the safety and general welfare of the community.

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

ATTACHMENTS:

- ☐ Ordinance - AgCarolina_Farm_Credit_1078348**
- ☐ Minutes - AgCarolina_Farm_Credit_1078350**
- ☐ Attachments**

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 10th day of May, 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) to CN (Neighborhood Commercial).

TO WIT: PENTAD, INC

LOCATION: Located at the southwestern corner of the intersection of NC Highway 43 N and Rock Spring Road.

DESCRIPTION: LYING AND BEING IN THE CITY OF GREENVILLE, PITT COUNTY, NORTH CAROLINA AND BEING LOCATED ON THE SOUTH SIDE OF NC HIGHWAY 43 AND ON THE WEST SIDE OF ROCK SPRINGS ROAD (NCSR 1205) AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINING AT A POINT IN THE SOUTHERN RIGHT-OF-WAY OF NC HIGHWAY 43, SAID POINT LYING N 07°57'59" W 4,382.00 FEET FROM N.C.G.S.M. "VERA" HAVING NAD 83 GRID COORDINATES N (Y) = 683,709.28 E (X) 2,464,459.82; THENCE S 25°23'54" W 2,949.14 FEET TO A POINT; THENCE N 74°03'51" W 186.58 FEET TO A POINT; THENCE S 86°28'32" W 165.00 FEET TO A POINT; THENCE N 67°01'28" W 116.00 FEET TO A POINT; THENCE N 86°25'46" W 82.81 FEET TO A POINT; THENCE N 26°07'20" E 1,561.19 FEET TO A POINT; THENCE N 25°08'20" E 1,457.27 FEET TO A POINT; THENCE S 73°13'04" E 513.90 FEET TO THE POINT AND PLACE OF BEGINNING CONTAINING 34.7 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 10th day of May, 2018.

P. J. Connelly, Mayor

ATTEST:

Carol L. Barwick, City Clerk

1078348

Excerpt from the DRAFT Planning & Zoning Commission Minutes (04/17/2018)

ORDINANCE REQUESTED BY AGCAROLINA FARM CREDIT TO REZONE 34.7+/- ACRES LOCATED AT THE SOUTHWESTERN CORNER OF THE INTERSECTION OF NC HIGHWAY 43 N AND ROCK SPRING ROAD FROM RA20 (RESIDENTIAL-AGRICULTURAL) TO CN (NEIGHBORHOOD COMMERCIAL) - APPROVED

Ms. Gooby delineated the property. It is located along NC Highway 43 North. Ironwood Subdivision is to the west and The Oakwood School is to the south. The area is mainly agricultural and residential. Tyson's Run is located along the southern property line of the subject property. This request is for commercial. It is anticipated to generate an increase of 3,000 trips per day. Rock Spring Road is currently a gravel road, but will be improved as part of the re-location of the GUC operations center to the east of the subject property. Under the current zoning, the site could accommodate 100 single-family lots. Under the proposed zoning, the site could accommodate 220,000 square feet of mixed use development such as, conventional restaurants, office space, and banks. Fast food restaurants and convenience stores with gasoline sales are allowed with a special use permit. The Future Land Use and Character Map recommends commercial (C) at the southwestern corner of the intersection of Martin Luther King, Jr. Highway and NC Highway 43 N transitioning to traditional neighborhood, medium-high density (TNMH) to the west and traditional neighborhood, low-medium density to the south. Further, conservation/open space is recommended along Tyson's Run. In staff's opinion, the request is in general compliance with Horizons 2026: Greenville's Community Plan and the Future Land Use and Character Map. The property is located in an area of transitioning land uses. The Future Land Use and Character Map is not dimensionally- or site-specific.

Chairman King opened the public hearing.

Mr. Will Hilliard 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. Darden, 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.

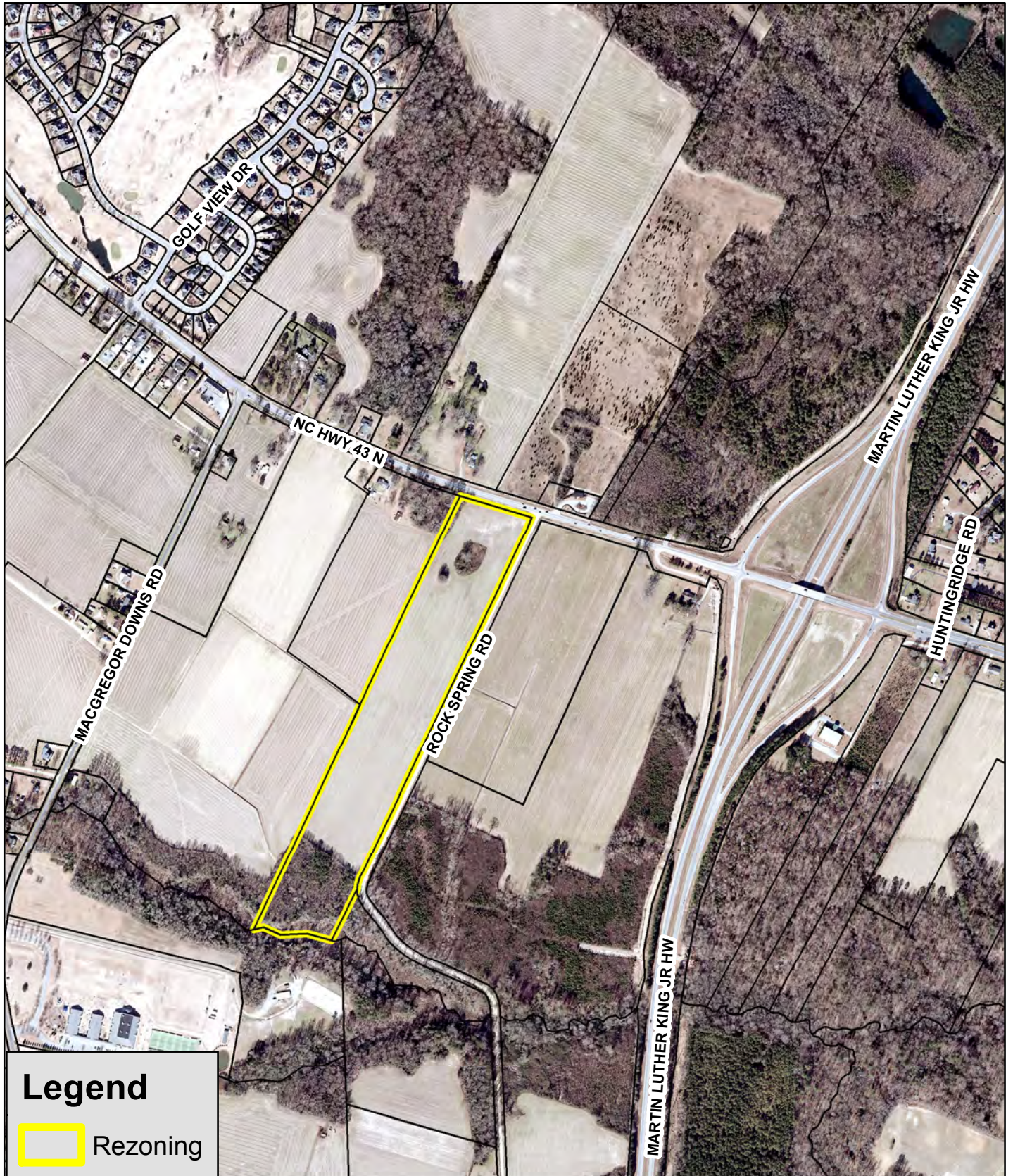
AgCarolina Farm Credit

From: RA20

To: CN

Acres: 34.7+/-

April 3, 2018



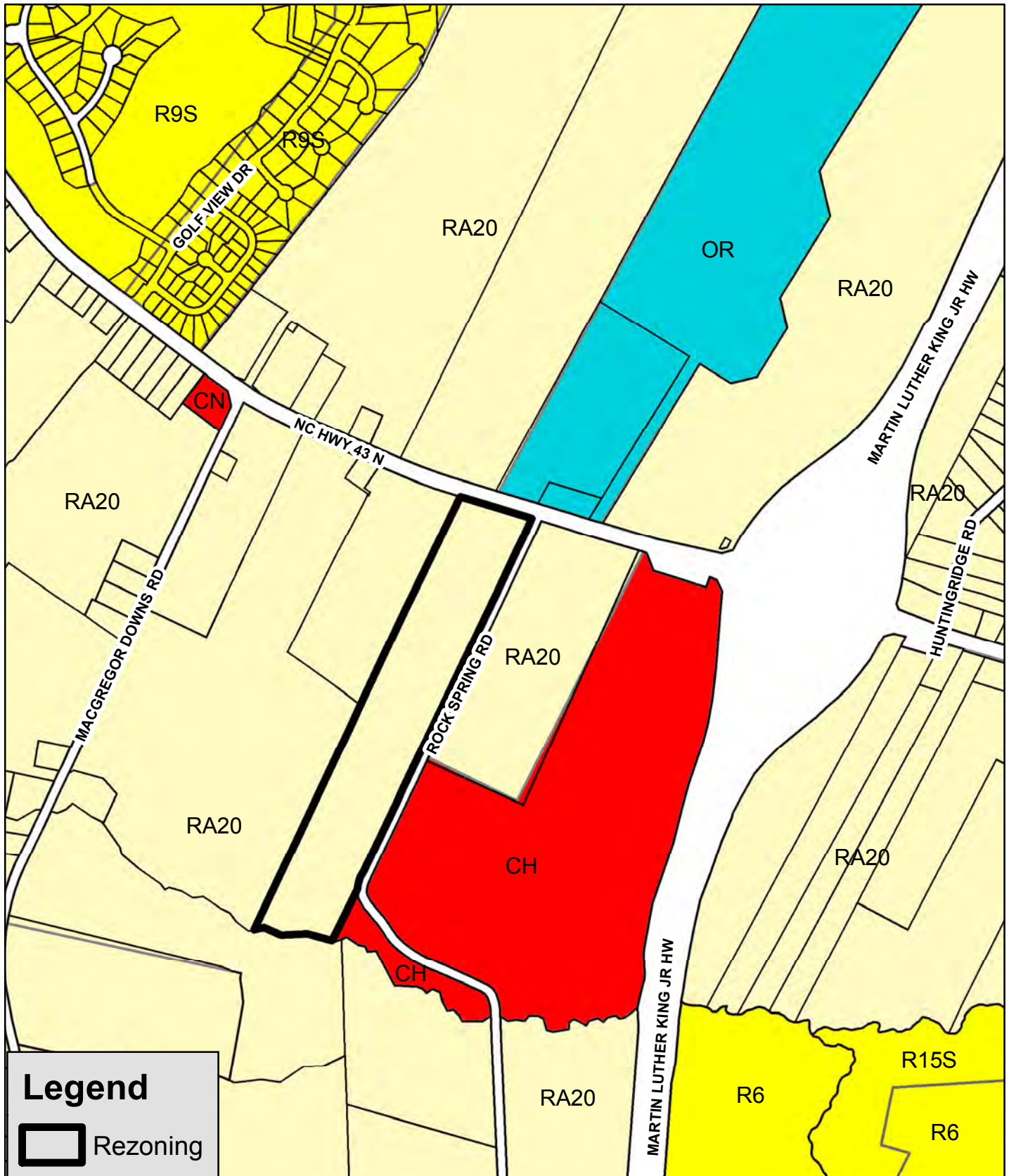
AgCarolina Farm Credit

From: RA20

To: CN

Acres: 34.7+/-

April 3, 2018



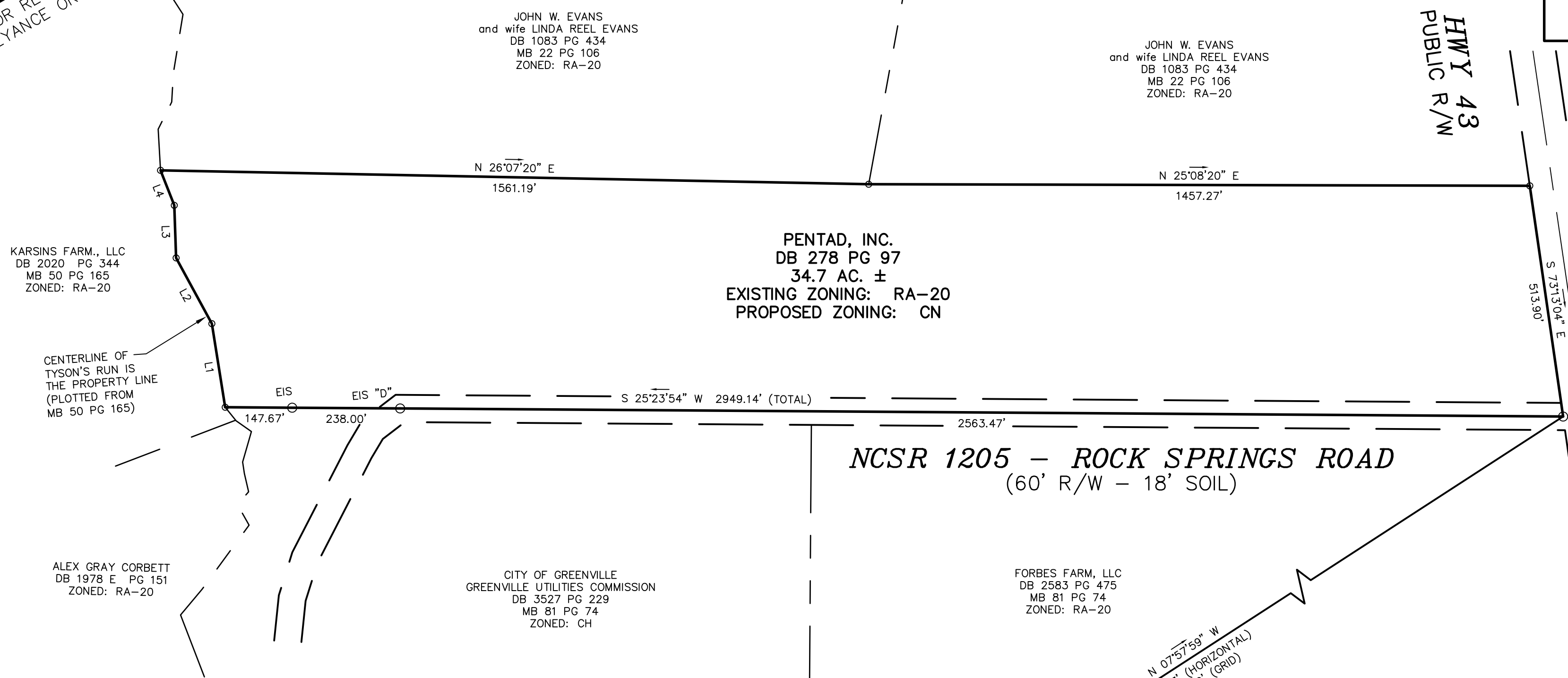
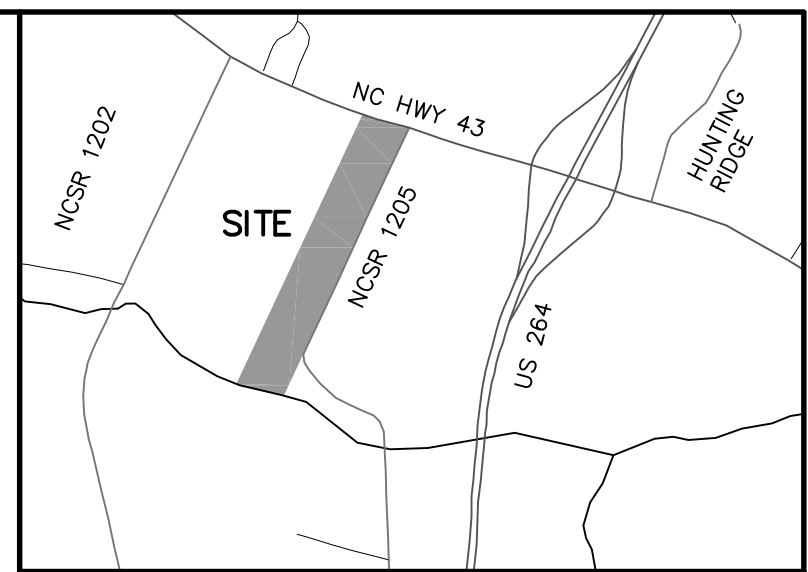
Legend

 Rezoning



NOTE :
 COMBINED SCALE FACTOR = 0.99989185
 ALL DISTANCES ARE HORIZONTAL
 GROUND MEASUREMENTS IN FEET
 AND DECIMALS THEREOF UNLESS
 NOTED OTHERWISE.
 ALL COORDINATES SHOWN ARE RELATIVE TO
 NAD 83/2011 COORDINATE ADJUSTMENTS.

PRELIMINARY
 NOT FOR RECORDATION
 CONVEYANCE OR SALES



CHARLES P. GASKINS JR
 HARRISON K GASKINS
 ESTATE FILE 01/157
 MB 31 PG 151
 ZONED: RA-20

DAVID W. AMMONS, et al
 DB 2403 PG 43
 MB 38 PG 68
 ZONED: OR

SPRINGSHIRE RETIREMENT, LLC
 DB 2289 PG 645
 MB 69 PG 142
 ZONED: OR

KARSINS FARM, LLC
 DB 2020 PG 344
 MB 50 PG 165
 ZONED: RA-20

CENTERLINE OF
 TYSON'S RUN IS
 THE PROPERTY LINE
 (PLOTTED FROM
 MB 50 PG 165)

ALEX GRAY CORBETT
 DB 1978 E PG 151
 ZONED: RA-20

CITY OF GREENVILLE
 GREENVILLE UTILITIES COMMISSION
 DB 3527 PG 229
 MB 81 PG 74
 ZONED: CH

FORBES FARM, LLC
 DB 2583 PG 475
 MB 81 PG 74
 ZONED: RA-20

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 AE AND IS PARTIALLY LOCATED IN A SPECIAL FLOOD HAZARD AREA AS TAKEN FROM N.F.I.P. RATE MAP DATED JULY 14, 2014 COMMUNITY PANEL 3720466800K.
- 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.

LEGEND

- EIP = EXISTING IRON PIPE
- EIS = EXISTING IRON STAKE
- R/WD = RIGHT-OF-WAY DISK
- = NO POINT SET
- = NOT TO SCALE

REZONING PLAT
 FOR
AGCAROLINA FARM CREDIT

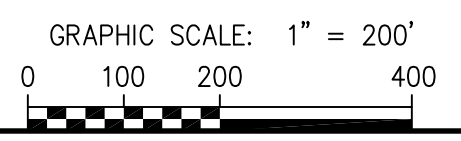
CITY OF GREENVILLE DATE
 PITT COUNTY NORTH CAROLINA

OWNER : PENTAD INC.
 ADDRESS : 5441 ADRIAN RAOD WILSON, NC 27896
 PHONE : ?

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:

THE EAST GROUP
 324 S. EVANS ST. 4325 LAKE BOONE TRAIL
 GREENVILLE, NC 27834 SUITE 311
 (252) 758-3746 RALEIGH, NC 27607
 CORPORATE LICENSE NO. 00206 (919) 784-9330
Engineering • Architecture • Surveying • Technology

SURVEYED : GDF	PROJECT # :
DRAWN BY : WBH	DATE : DATE
CHECKED : WBH	SCALE : 1" = 200'



- 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.

STATE OF NORTH CAROLINA PITT COUNTY
 I, WILLIAM B. HILLIARD, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION; (DEED DESCRIPTION RECORDED IN BOOK _____ PAGE _____), THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN BOOK _____ PAGE _____; THAT THE RATIO OF PRECISION AS CALCULATED IS 1:10,000+; THAT THE GLOBAL POSITIONING SYSTEM (GPS) OBSERVATIONS WERE PERFORMED TO GEOSPATIAL POSITIONING ACCURACY STANDARDS, PART 2: STANDARDS FOR GEODETIC NETWORKS AT THE CLASS A ACCURACY CLASSIFICATION (95% CONFIDENCE) AND THE FOLLOWING INFORMATION WAS USED TO PERFORM THE GPS SURVEY:
 POSITION ACCURACY: _____ < 0.10'
 TYPE OF FIELD PROCEDURE: _____ RTK
 DATE(S) OF SURVEY: _____ MARCH 2017 & MARCH 2018
 DATUM/EPOCH _____ NAD 83 (2011)
 PUBLISHED/FIELD CONTROL MONUMENTS USED: _____ VERA & JEROME
 GEOID MODEL: _____ GEOID99
 COMBINED GRID FACTOR: _____ 0.99989185
 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 DATE DAY OF MONTH, 2015.

PRELIMINARY
 NOT FOR RECORDATION
 CONVEYANCE OR SALES

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

Case No: 18-11

Applicant: Ag Carolina Farm Credit

Property Information

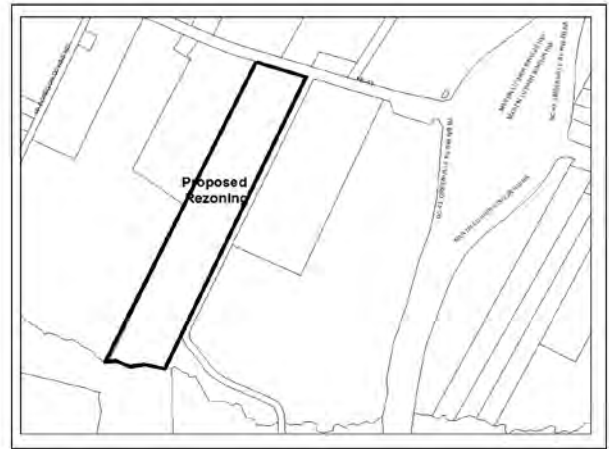
Current Zoning: RA20 (Residential-Agricultural)

Proposed Zoning: CN (Neighborhood Commercial)

Current Acreage: 34.7 acres

Location: NC 43, west of US 264 bypass

Points of Access: NC 43



Location Map

Transportation Background Information

1.) NC 43- State maintained

	<u>Existing Street Section</u>	<u>Ultimate Thoroughfare Street Section</u>
Description/cross section	2-lane with paved shoulders	4-lane with median
Right of way width (ft)	100	100
Speed Limit (mph)	55	no change
Current ADT:	10,200 (*)	UltimateDesign ADT: 49,000 vehicles/day (**)
Design ADT:	16,400 vehicles/day (**)	
Controlled Access	No	
Thoroughfare Plan Status:	Major Thoroughfare	

Other Information: There are sidewalks along NC 43 that service this property.

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

Transportation Improvement Program Status: No planned improvements.

Trips generated by proposed use/change

Current Zoning: 995 -vehicle trips/day (*) **Proposed Zoning: 3,964** -vehicle trips/day (*)

Estimated Net Change: increase of 2969 vehicle trips/day (assumes full-build out)

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

Impact on Existing Roads

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

1.) NC 43 , West of Site (40%): **“No build” ADT of 10,200**

Estimated ADT with Proposed Zoning (full build) – 11,786
 Estimated ADT with Current Zoning (full build) – 10,598
Net ADT change = 1,188 (11% increase)

Case No: 18-11

Applicant: Ag Carolina Farm Credit

2.) NC 43 , East of Site (60%):**"No build" ADT of 10,200**

Estimated ADT with Proposed Zoning (full build) – 12,578

Estimated ADT with Current Zoning (full build) – 10,797**Net ADT change = 1,781 (16% increase)****Staff Findings/Recommendations**

Based on possible uses permitted by the requested rezoning, the proposed rezoning classification could generate 3964 trips to and from the site on NC 43, which is a net increase of 2969 additional trips per day.

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

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
i.	Beekeeping; minor use (see also section 9-4-103)
(6) Recreational/Entertainment	
f.	Public park or recreational facility
g.	Private noncommercial park or recreational facility
(7) Office/Financial/Medical - None	
(8) Services	
o.	Church or place of worship (see also section 9-4-103)
(9) Repair - None	
(10) Retail Trade - None	
(11) Wholesale/Rental/Vehicle-Mobile Home Trade - None	
(12) Construction	
c.	Construction office; temporary, including modular office (see also section 9-4-103)
(13) Transportation - None	
(14) Manufacturing/Warehousing - None	
(15) Other Activities (not otherwise listed - all categories) - None	
RA20 (RESIDENTIAL-AGRICULTURAL) - SPECIAL USES	
(1) General - None	
(2) Residential	
b.	Two-family attached dwelling (duplex)
g.	Mobile home (see also section 9-4-103)

	n.	Retirement center or home
	o.	Nursing, convalescent or maternity home; major care facility
	o(1).	Nursing, convalescent or maternity home; minor care facility
(3) Home Occupations		
	a.	Home occupation; not otherwise listed
	b.	Home occupation; barber and beauty shop
	c.	Home occupation; manicure, pedicure or facial salon
(4) Governmental		
	a.	Public utility building or use
(5) Agricultural/Mining		
	b.	Greenhouse or plant nursery; including accessory sales
	m.	Beekeeping; major use
	n.	Solar energy facility
(6) Recreational/Entertainment		
	a.	Golf course; 18-hole regulation length (see also section 9-4-103)
	a(1).	Golf course; 9-hole regulation length (see also section 9-4-103)
	c(1).	Tennis club; indoor and outdoor facilities
(7) Office/Financial/Medical - None		
(8) Services		
	a.	Child day care facilities
	b.	Adult day care facilities
	d.	Cemetery
	g.	School; junior and senior high (see also section 9-4-103)
	h.	School; elementary (see also section 9-4-103)
	i.	School; nursery and kindergarten (see also section 9-4-103)
(9) Repair - None		
(10) Retail Trade - None		
(11) Wholesale/Rental/Vehicle-Mobile Home Trade - None		
(12) Construction - None		
(13) Transportation - None		
(14) Manufacturing/Warehousing - None		
(15) Other Activities (not otherwise listed - all categories) - None		
PROPOSED ZONING		
CN (NEIGHBORHOOD 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)
(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
	e.	Medical, dental, ophthalmology or similar clinic, not otherwise listed
(8) Services		
	e.	Barber or beauty salon
	f.	Manicure, pedicure or facial salon
	o.	Church or place of worship (see also section 9-4-103)
	u.	Art studio including art and supply sales
	x.	Dance studio
	hh.	Exercise and weight loss studio; indoor only
	kk.	Launderette; household users
	ll.	Dry cleaners; household users
(9) Repair - None		
(10) Retail Trade		
	d.	Pharmacy
	e.	Convenience store (see also gasoline sales)
	h.	Restaurant; conventional
(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		
CN (NEIGHBORHOOD COMMERCIAL) - SPECIAL USES		
(1) General - None		
(2) Residential - None		
(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
aa.	Catering service including food preparation (see also restaurant; conventional and fast food)
(9) Repair	
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)
i.	Restaurant; fast food
j.	Restaurant and/or dining and entertainment establishment; regulated outdoor activities
u.	Pet shop (see also animal boarding; outside facility)
(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: 5/10/2018
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 April 12, 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 April 24, 2018.

Public hearing legal advertisement published on April 30 and May 7, 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.

ATTACHMENTS:

- ▣ Ordinance_-_Arlington_Crossing,_LLC_1073269**
- ▣ MInutes_-_Arlington_Crossing,_LLC_1074120**
- ▣ Attachments**

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 10th day of May, 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 10th day of May, 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.

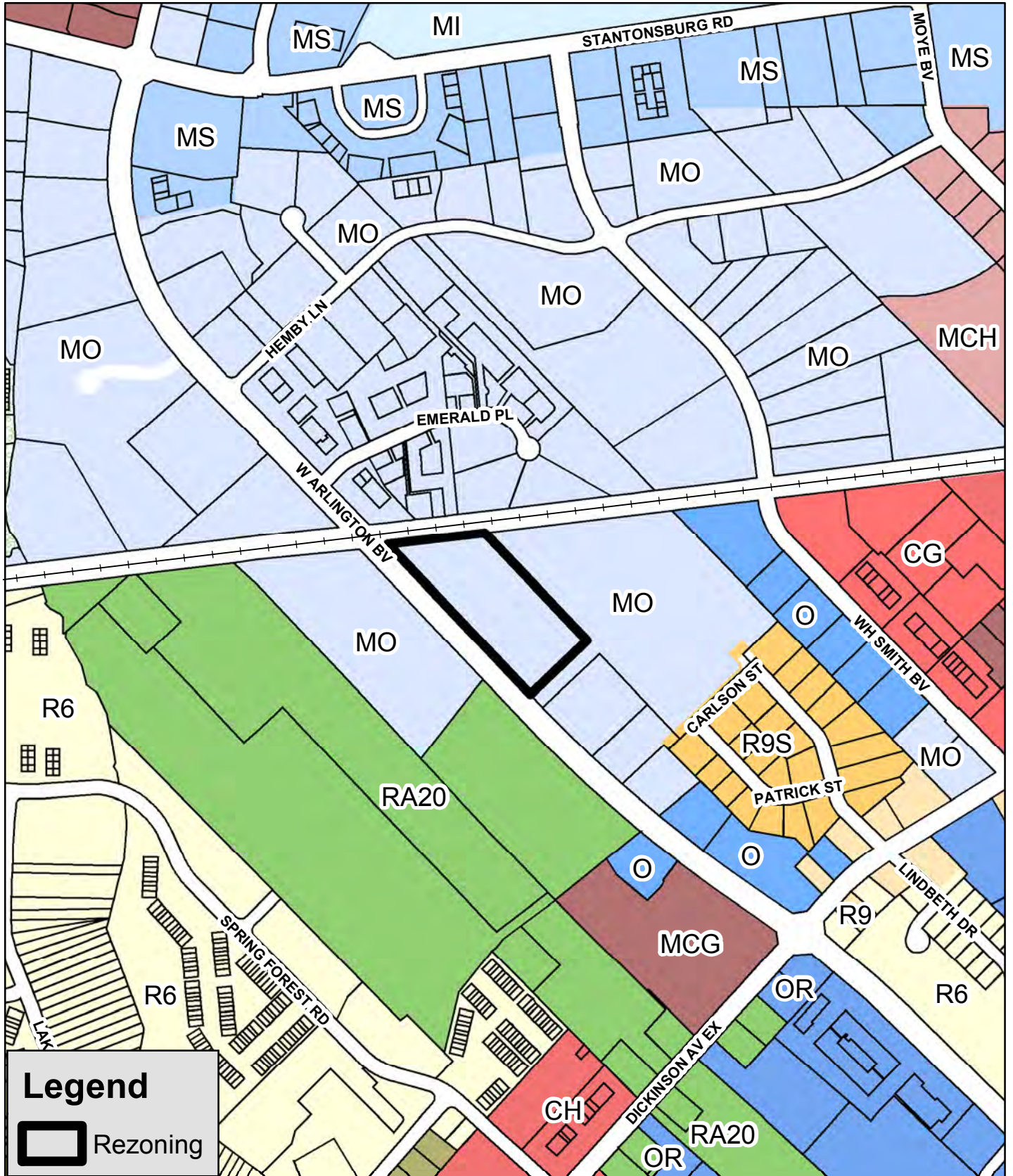
Arlington Crossing, LLC

From: MO

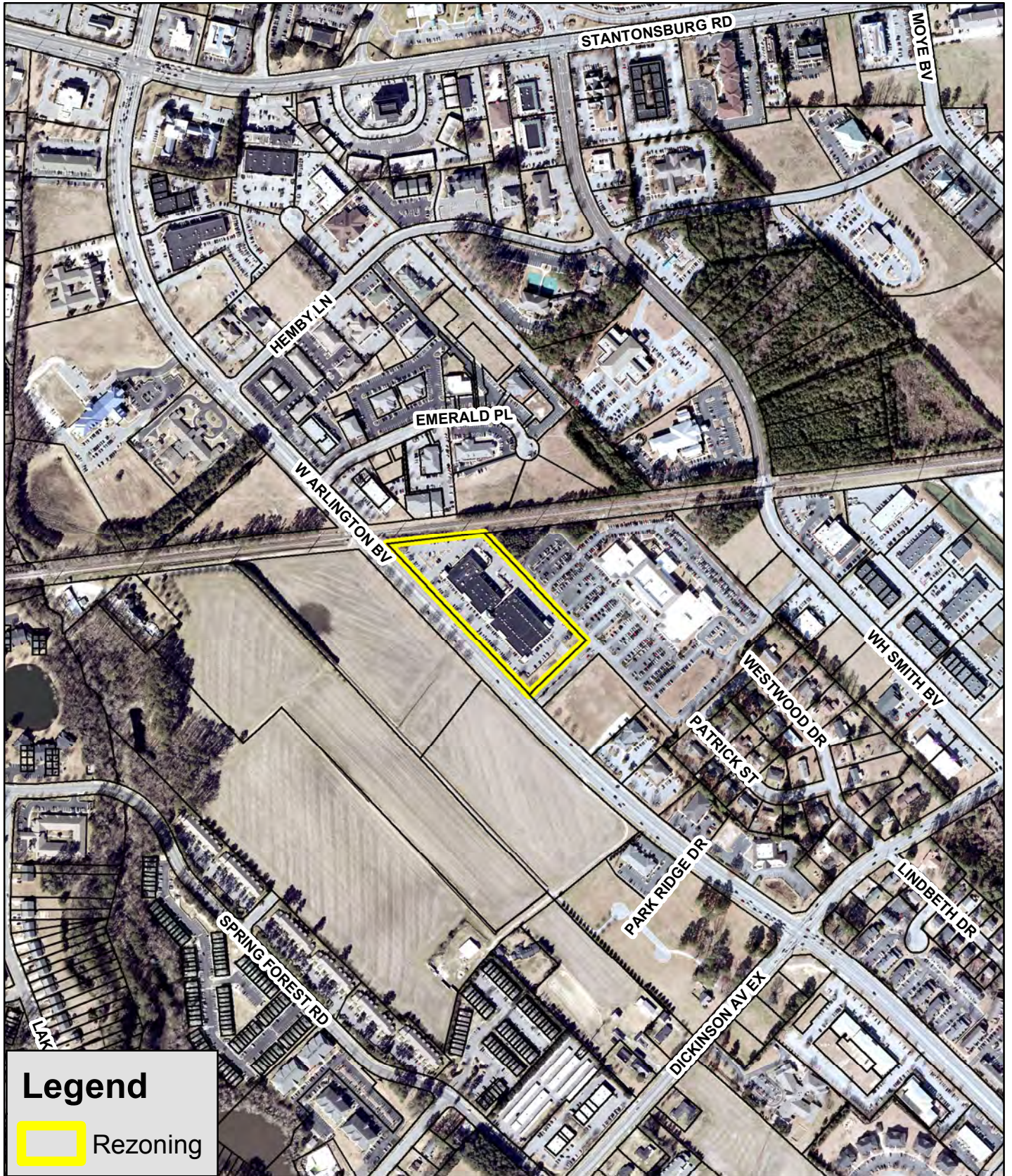
To: MCG

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

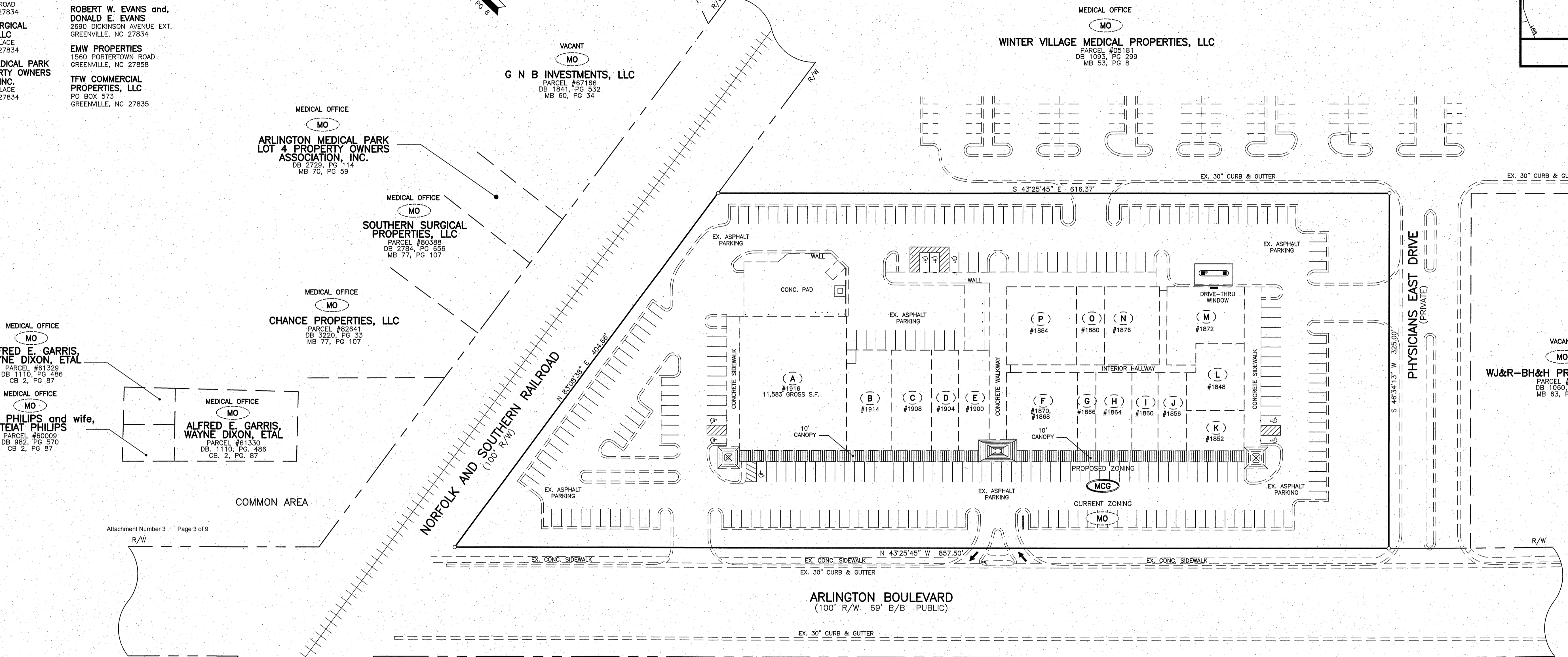
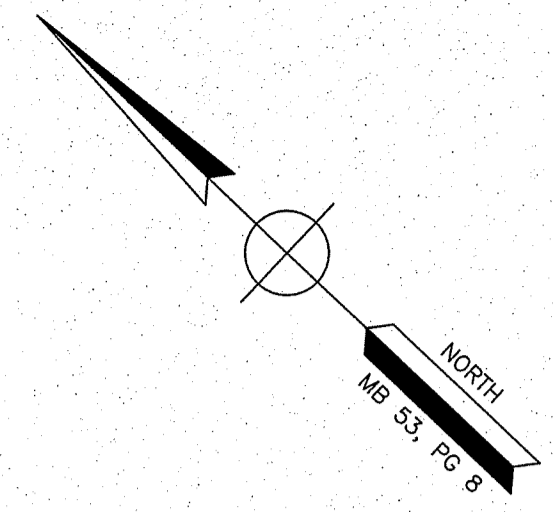
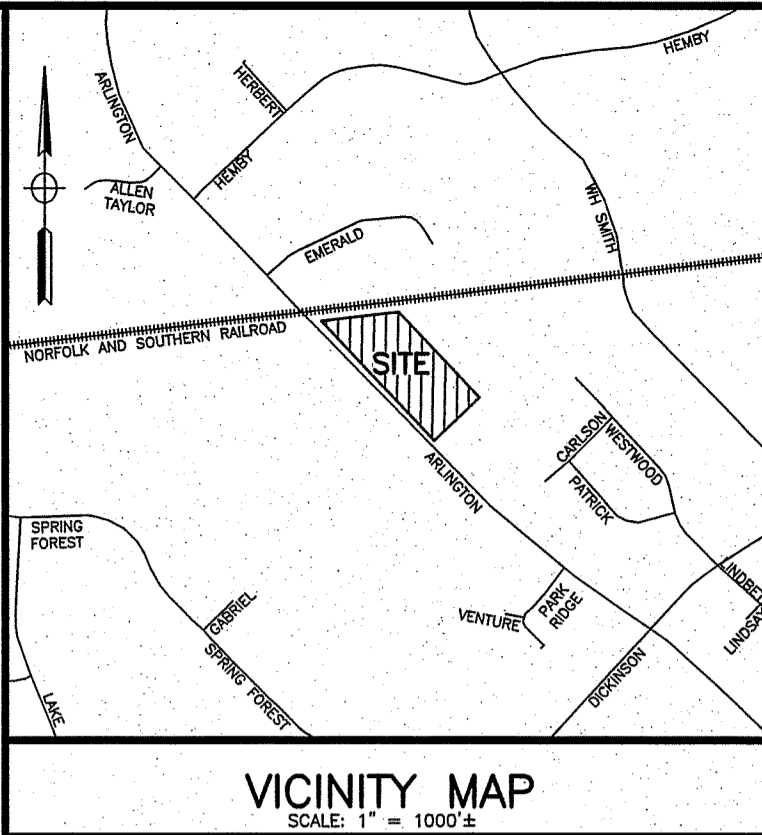
WINTER VILLAGE MEDICAL
PROPERTIES, LLC
1850 WEST ARLINGTON BOULEVARD
GREENVILLE, NC 27834

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
MO
EMW PROPERTIES
PARCEL #07119
DB 240, PG 431
DB 226, PG 4

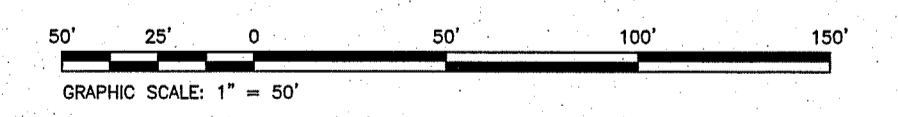
AGRICULTURAL
RA-20
ROBERT W. EVANS
and DONALD E. EVANS
PARCEL #48337
ESTATE FILE # 2015-227
DB 226, PG 4

- 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.

- LEGEND**
- NPS = NO POINT SET
 - EIP = EXISTING IRON PIPE
 - R/W = RIGHT-OF-WAY
 - (---) = EXISTING ZONING
 - (---) = PROPOSED ZONING

AREA TO BE REZONED: 5.498 ACRES



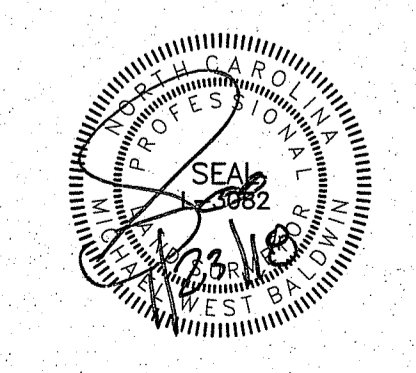
SHEET 1 OF 1
REZONING MAP
PARCEL #48582
TAX MAP #4677-36-4683

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 252.756.1390	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.	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	

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: 5/10/2018
Time: 6:00 PM

Title of Item: Ordinance requested by the County of Pitt to rezone 9.860 acres located between the Pitt County Landfill and the Southwest Bypass and north of the Norfolk Southern Railroad from RA20 (Residential-Agricultural) to I (Industry)

Explanation: **Abstract:** The City has received a request from the County of Pitt to rezone 9.860 acres located between the Pitt County Landfill and the Southwest Bypass and north of the Norfolk Southern Railroad from RA20 (Residential-Agricultural) to I (Industry).

Required Notices:

Planning and Zoning meeting notice (property owner and adjoining property owner letter) mailed on April 3, 2018.
On-site sign(s) posted on April 3, 2018.
City Council public hearing notice (property owner and adjoining property owner letter) mailed on April 24, 2018.
Public hearing legal advertisement published on April 30 and May 7, 2018.

Comprehensive Plan:

The Future Land Use and Character Map recommends industrial/logistics (IL) along the eastern right-of-way of the Southwest Bypass between Stantonsburg Road and the Norfolk Southern Railroad transitioning to potential conservation/open space (COS) to the north and east.

Industrial/Logistics

Area is characterized by warehouses and light manufacturing operations and related office uses. It includes the Greenville Industrial Park, airport area, and Southwest Bypass Corridor.

Intent:

- Encourage expansion of light industrial, assembly and research uses
- Encourage the use of higher-quality building materials and landscaping for highly-visible sites

Primary uses:

Industrial

Light industrial

Research and assembly

Warehousing

Secondary uses:

Office

Commercial

The Future Land Use and Character Map identifies certain areas for conservation/open space uses. The map is not meant to be dimensionally-specific, and may not correspond precisely with conditions on the ground. When considering rezoning requests or other development proposals, some areas classified as conservation/open space may be determined not to contain anticipated development limitations. In such cases, the future preferred land use should be based on adjacent Land Use and Character designations, contextual considerations, and the general policies of the comprehensive plan.

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

Based on the analysis comparing the existing zoning (335 daily trips) and requested rezoning, the proposed rezoning classification would generate less trips (293 daily trips) to and from the site on Stantonsburg Road. Since the traffic analysis for the requested rezoning indicates that the proposal would generate less traffic than the existing zoning, a traffic volume report was not generated.

During the review process, measures to mitigate traffic impacts will be determined.

History/Background:

In 2001, the subject property was part of a large-scale extra-territorial jurisdiction (ETJ) extension and was zoned RA20 (Residential-Agricultural).

Present Land Use:

Vacant

Water/Sewer:

Water and sanitary sewer are located in the right-of-way of Woodridge Park Drive.

Historic Sites:

There are no known effects on designated sites.

Environmental Conditions/Constraints:

There are no known effects on the designated area.

Surrounding Land Uses and Zoning:

North: OR - Vacant

South: I - Pitt County Landfill (under common ownership of applicant)

East: IU - Pitt County Landfill and collection site on Stantonsburg Road (under common ownership of applicant)

West: RA20 - Vacant

Density Estimates:

Under the current zoning, the site could accommodate no more than 35 single-family lots.

Under the proposed zoning, staff would anticipate the site to accommodate 69,150 – 76,800 square feet of lime distribution.

The anticipated build-out is 1-2 years.

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 April 17, 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.

ATTACHMENTS:

- ☐ Ordinance_-_County_of_Pitt_1078349**
- ☐ Minutes_-_County_of_Pitt_1078351**
- ☐ Attachments**

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 10th day of May, 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 Preferred Growth Area;

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

2

Section 1. That the following described territory is rezoned from RA20 (Residential-Agricultural) to I (Industry).

TO WIT: Pitt County

LOCATION: Located between the Pitt County Landfill and the Southwest Bypass and north of the Norfolk Southern Railroad.

DESCRIPTION: Beginning at existing NCDOT Control Disk BL-89 located on the southern right-of-way of SR 1200 – Stantonsburg Road said disk having NC Grid Coordinates N 676837.244 and E 2462890.522; thence running along the southern right-of-way of SR 1200 – Stantonsburg Road with a curve to the left having a radius of 962.0 feet a chord bearing and distance N 87-04-50 E, 143.40 feet to a point located on the southern right-of-way of SR 1200 – Stantonsburg Road the POINT OF BEGINNING; thence from said point of beginning and continuing along the southern right-of-way of SR 1200 – Stantonsburg Road N 80-15-15 E, 54.28 feet to an existing iron pipe located on the southern right-of-way of SR 1200 – Stantonsburg Road; thence leaving said right-of-way S 01-35-39 W, 989.83 feet to a point located on the northern right-of-way of the Norfolk Southern Railroad; thence running along the northern right-of-way of the Norfolk Southern Railroad S 83-13-27 W, 657.71 feet to a point located at the intersection of the northern right-of-way of the Norfolk Southern Railroad and the eastern right-of-way of the proposed US Hwy. 264 (Greenville Southwest Bypass); thence running along the eastern right-of-way of the proposed US Hwy. 264 (Greenville Southwest Bypass) the following courses and distances N 09-50-04 E, 262.83 feet to a point; thence N 30-08-45 E, 425.85 feet to a point; thence N 37-52-29 E, 214.01 feet to a point; thence N 42-09-56 E, 353.08 feet to the point of beginning containing 9.860 acres.

Section 2. That the Director of Community Development is directed to amend the zoning map of the City of Greenville in accordance with this ordinance.

Section 3. That all ordinances and clauses of ordinances in conflict with this ordinance are hereby repealed.

Section 4. That this ordinance shall become effective upon its adoption.

ADOPTED this 10th day of May, 2018.

P. J. Connelly, Mayor

ATTEST:

Carol L. Barwick, City Clerk

1078349

Excerpt from the DRAFT Planning & Zoning Commission Minutes (04/17/2018)

ORDINANCE REQUESTED BY THE COUNTY OF PITT TO REZONE 9.860 ACRES LOCATED BETWEEN THE PITT COUNTY LANDFILL AND THE SOUTHWEST BYPASS AND NORTH OF THE NORFOLK SOUTHERN RAILROAD FROM RA20 (RESIDENTIAL-AGRICULTURAL) TO I (INDUSTRY) – APPROVED

Ms. Gooby delineated the property. It is located between the western end of the Pitt County Landfill and the Southwest Bypass. Currently, the property is vacant. The property directly south is owned by the landfill and is used for lime distribution. The property is not impacted by the floodway and floodplain. This request is for industrial. An increase in traffic is not anticipated. Under the current zoning, the property could accommodate 30-35 single-family lots. Under the requested zoning, staff would anticipate the property to be used for lime distribution. The Future Land Use and Character Map recommends industrial/logistics along the eastern right-of-way of the Southwest Boulevard. In staff's opinion, the request is in compliance with Horizons 2026: Greenville's Community Plan and the Future Land Use and Character Map.

Chairman King opened the public hearing.

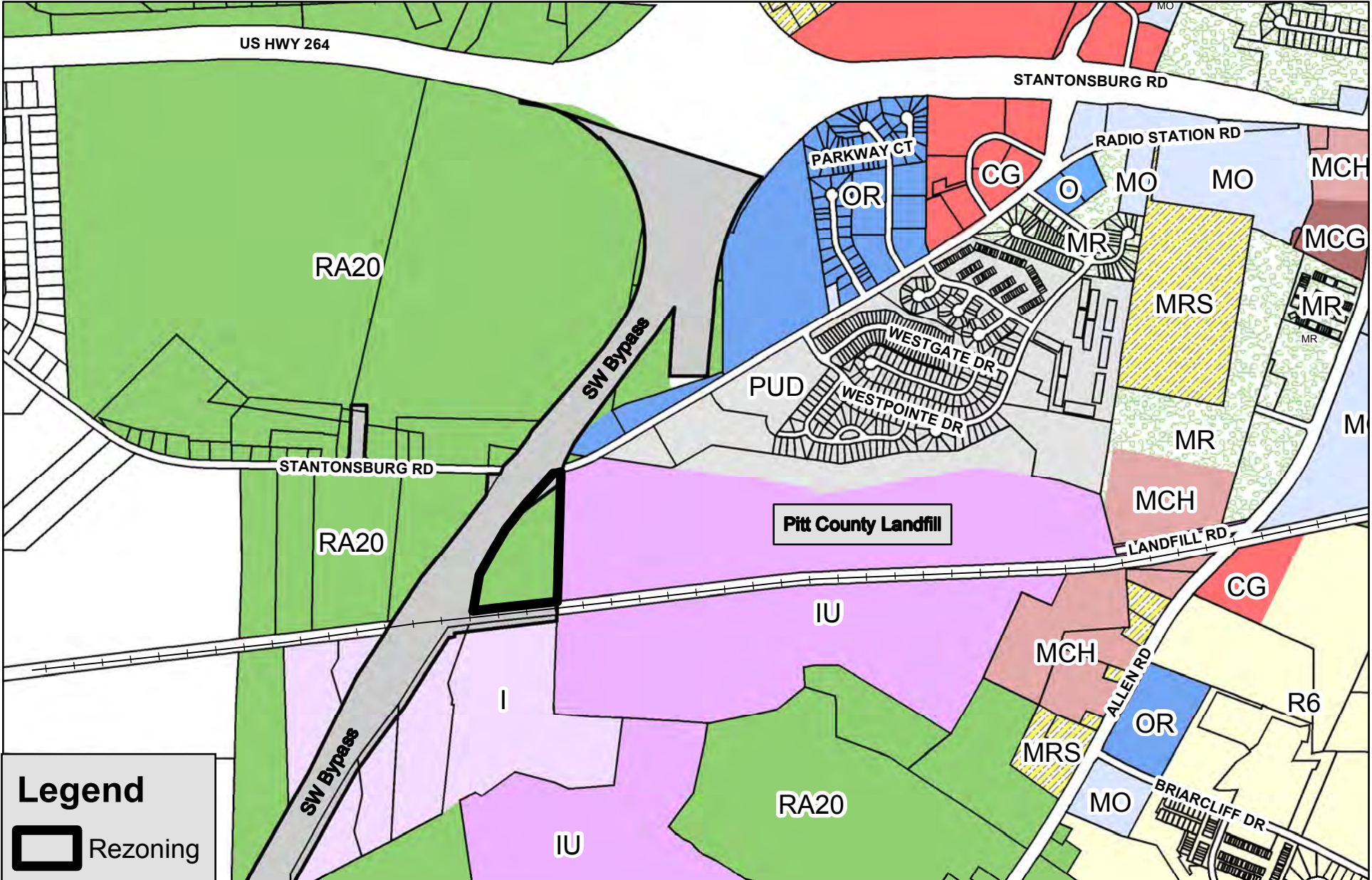
Mr. John Demary, Director of Pitt County Landfill, spoke in favor of the request.

No one spoke in opposition.

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

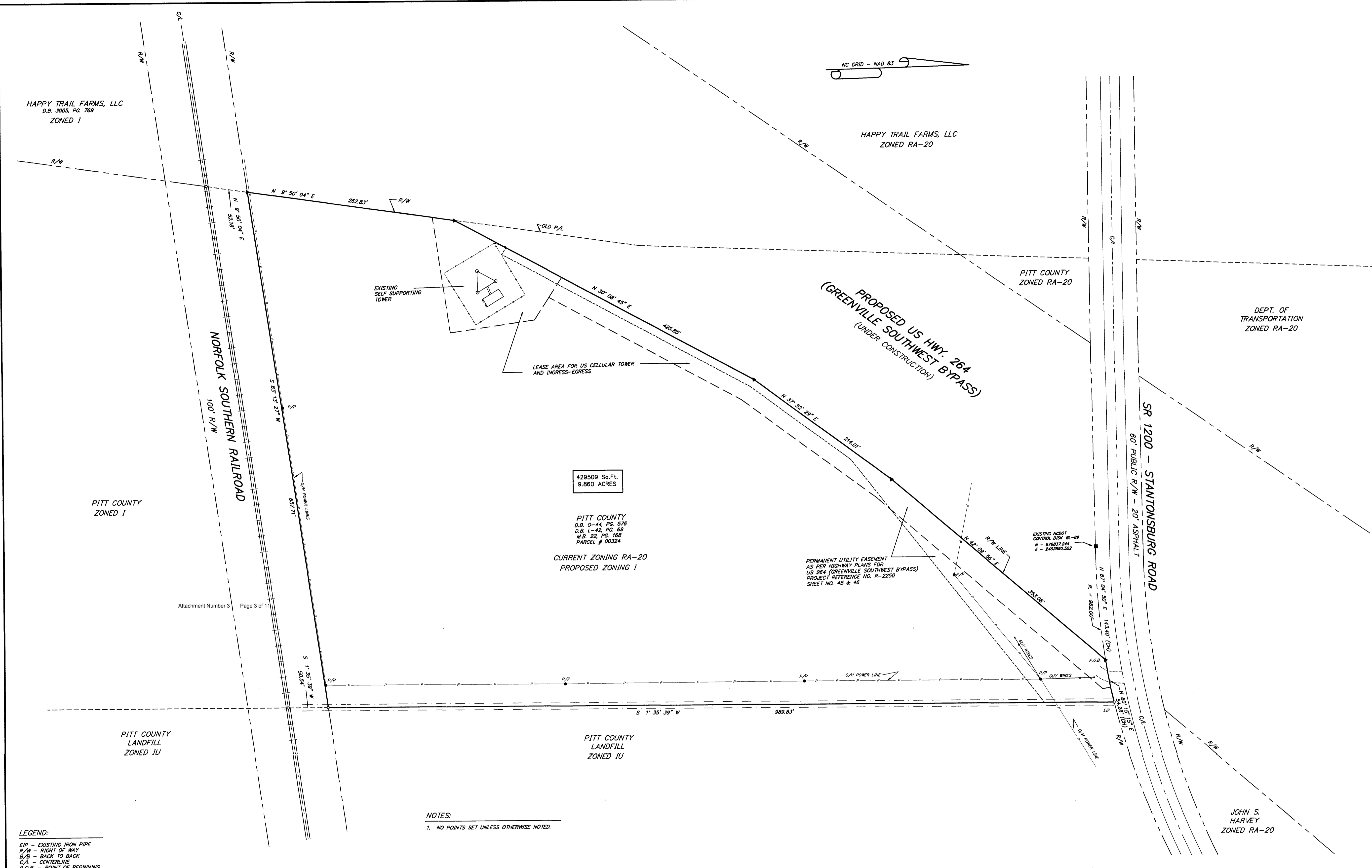
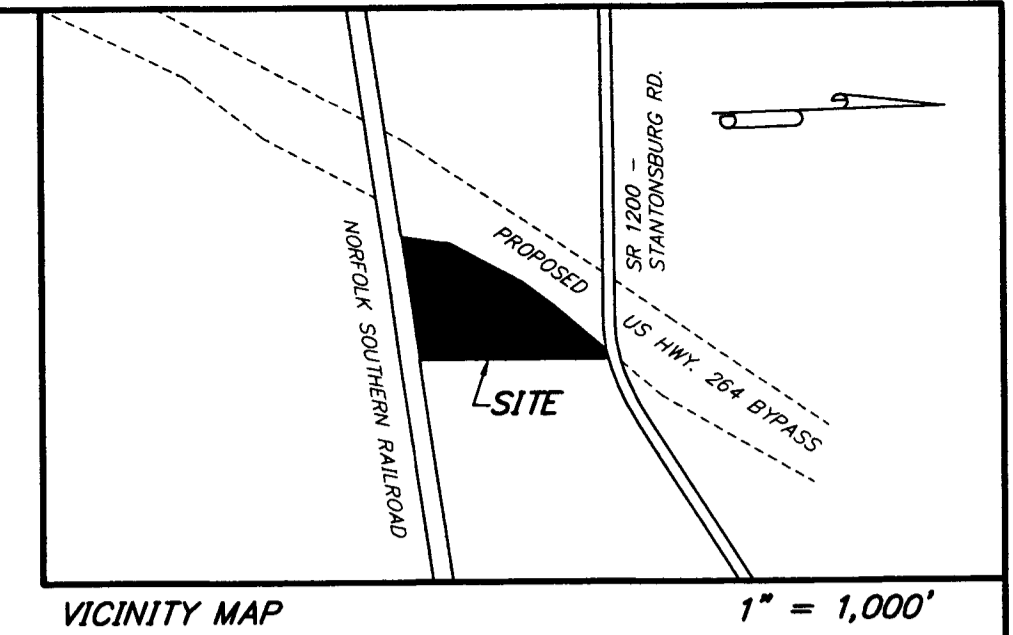
Motion made by Ms. Leach, seconded by Mr. Wilson, to recommend approval of the proposed amendment to advise that it is consistent with the Comprehensive Plan and to adopt the staff report which addresses plan consistency and other matters. Motion passed unanimously.

County of Pitt
From: RA20
To: I
Acres: 9.860
April 3, 2018



County of Pitt
From: RA20
To: I
Acres: 9.860
April 3, 2018





LEGEND:
 EIP - EXISTING IRON PIPE
 R/W - RIGHT OF WAY
 B/B - BACK TO BACK
 C/L - CENTERLINE
 P.O.B. - POINT OF BEGINNING
 ▲ - NODOT R/W POINTS (NOT SET AT THIS TIME)

NOTES:
 1. NO POINTS SET UNLESS OTHERWISE NOTED.

REZONING MAP FOR
COUNTY OF PITT
DRAFT
 TAX PARCEL #00324
 ARTHUR TOWNSHIP
 PITT COUNTY, NORTH CAROLINA

OWNER(S) COUNTY OF PITT
 ADDRESS 1717 W. 5th ST., GREENVILLE, NC 27834
 PHONE 252-902-1000

GARY S. MILLER & ASSOCIATES, P.A.
 LAND SURVEYORS
 1801 South Charles Blvd.
 Greenville, N.C. 27858
 License # C-0225

SURVEYED: MCP APPROVED: GSM
 DRAWN: GSM/BLW DATE: 02-21-18
 CHECKED: GSM SCALE: 1" = 60'

Bar Scale
 0 60 120

REFERENCE:
 DEED BK. 205, PG. 805
 DEED BK. 147, PG. 820
 TAX PARCEL # 00324

I, Gary S. Miller, certify to the following:
 This survey is of an existing parcel or parcels of land and does not create a new street or change an existing street;
 that this map was drawn under my supervision from an actual survey made under my supervision (deed description recorded in Book 205, Page 805, or other reference source _____); that the boundaries not surveyed are indicated as drawn from information in Book _____, Page _____, or other reference source SEE REF.; that the ratio of precision or positional accuracy is 1:10,000+; and that this map meets the requirements of The Standards of Practice for Land Surveying in North Carolina (21 NCAC 56.1600).
 Witness my hand and seal this 21st day of FEBRUARY, 2018.

Signed *Gary S. Miller*
 Professional Land Surveyor No. L-2562

SEAL
 L-2562
 GARY S. MILLER
 LAND SURVEYOR

LEGEND:
 EIP - EXISTING IRON PIPE
 IRP - IRON PIPE SET
 P/M - PARKING/MALON NAIL
 C/L - CENTERLINE
 R/W - RIGHT OF WAY
 B/B - BACK TO BACK
 P/L - PROPERTY LINE
 P/P - POWER POLE
 O/H - OVERHEAD
 O/I - OVERHEAD INLET
 MBL - MINIMUM BUILDING LINE
 T/P - TELEPHONE PESTAL
 E/T - ELECTRICAL TRANSFORMER
 E/V - ELECTRICAL VAULT
 F/H - FIRE HYDRANT

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
	i. Beekeeping; minor use (see also section 9-4-103)
(6) Recreational/Entertainment	
	f. Public park or recreational facility
	g. Private noncommercial park or recreational facility
(7) Office/Financial/Medical - None	
(8) Services	
	o. Church or place of worship (see also section 9-4-103)
(9) Repair - None	
(10) Retail Trade - None	
(11) Wholesale/Rental/Vehicle-Mobile Home Trade - None	
(12) Construction	
	c. Construction office; temporary, including modular office (see also section 9-4-103)
(13) Transportation - None	
(14) Manufacturing/Warehousing - None	
(15) Other Activities (not otherwise listed - all categories) - None	
RA20 (RESIDENTIAL-AGRICULTURAL) - SPECIAL USES	
(1) General - None	
(2) Residential	
	b. Two-family attached dwelling (duplex)
	g. Mobile home (see also section 9-4-103)
	n. Retirement center or home
	o. Nursing, convalescent or maternity home; major care facility

o(1).	Nursing, convalescent or maternity home; minor care facility
(3) Home Occupations	
a.	Home occupation; not otherwise listed
b.	Home occupation; barber and beauty shop
c.	Home occupation; manicure, pedicure or facial salon
(4) Governmental	
a.	Public utility building or use
(5) Agricultural/Mining	
b.	Greenhouse or plant nursery; including accessory sales
m.	Beekeeping; major use
n.	Solar energy facility
(6) Recreational/Entertainment	
a.	Golf course; 18-hole regulation length (see also section 9-4-103)
a(1).	Golf course; 9-hole regulation length (see also section 9-4-103)
c(1).	Tennis club; indoor and outdoor facilities
(7) Office/Financial/Medical - None	
(8) Services	
a.	Child day care facilities
b.	Adult day care facilities
d.	Cemetery
g.	School; junior and senior high (see also section 9-4-103)
h.	School; elementary (see also section 9-4-103)
i.	School; nursery and kindergarten (see also section 9-4-103)
(9) Repair - None	
(10) Retail Trade - None	
(11) Wholesale/Rental/Vehicle-Mobile Home Trade - None	
(12) Construction - None	
(13) Transportation - None	
(14) Manufacturing/Warehousing - None	
(15) Other Activities (not otherwise listed - all categories) - None	
PROPOSED ZONING	
I (INDUSTRY) - 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
(5) Agricultural/Mining		
	a.	Farming; agricultural, horticulture, forestry (see also section 9-4-103)
	b.	Greenhouse or plant nursery; including accessory sales
	e.	Kennel (see also section 9-4-103)
	f.	Stable; horse only (see also section 9-4-103)
	g.	Stable; per definition (see also section 9-4-103)
	h.	Animal boarding not otherwise listed; outside facility, as an accessory or principal use
	i.	Livestock sales pavilion, auditorium, yard, distribution or transhipment facility
	j.	Quarrying, mining, excavation and works including material storage and distribution; sand, stone gravel
	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
	m(1).	Dining and entertainment establishment (see also section 9-4-103)
	p.	Circus, carnival, or fair
(7) Office/Financial/Medical		
	b.	Operation/processing center
	c.	Office; customer service, not otherwise listed, including accessory service delivery vehicle parking and indoor storage
	g.	Catalogue processing center
(8) Services		
	n.	Auditorium
	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)
	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)
	gg.	Vocational rehabilitation center
	nn.	Industrial laundries
(9) Repair		
	a.	Major repair; as an accessory or principal use

	b.	Minor repair; as an accessory or principal use
	c.	Upholsterer; automobile, truck, boat, or other vehicle, trailer or van
	d.	Upholsterer; furniture
	e.	Furniture refinishing, stripping, or repair facility
	f.	Appliance; household and office equipment repair
	h.	Appliance; commercial and industrial equipment repair not otherwise listed
(10) Retail Trade		
	b.	Gasoline or automotive fuel sales; accessory or principal use, retail
	h.	Restaurant; conventional
	i.	Restaurant; fast food
	cc.	Farm supply and commercial implement sales
	dd.	Industrial implement, machinery or tool sales
(11) Wholesale/Rental/Vehicle-Mobile Home Trade		
	a.	Wholesale; durable and nondurable goods, not otherwise listed
	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
(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)
	d.	Building supply; lumber and materials sales, plumbing and/or electrical supply including outdoor sales
(13) Transportation		
	a.	Railroad freight or distribution and/or passenger station
	d.	Truck terminal or distribution center
	e.	Parcel delivery service
	f.	Ambulance service
	g.	Airport and related activities; private
	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
	d.	Stone or monument cutting, engraving
	e.	Mobile home repair or rework facility; no sales allowed
	g.	Cabinet, woodwork or frame shop; excluding furniture manufacturing or upholstery
	h.	Engraving; metal, glass or wood
	j.	Moving and storage; including outside storage

	k.	Mini-storage warehouse, household; excluding outside storage
	l.	Warehouse or mini-storage warehouse, commercial or industrial; including outside storage
	m.	Warehouse; accessory to approved commercial or industrial uses within the
	n.	Petroleum (bulk) storage facility; excluding retail sales
	o.	Feed and grain elevator, mixing, redrying, storage or sales facility
	p.	Tobacco redrying or processing plant
	q.	Fertilizer or lime manufacture or bulk storage
	r.	Manufacturing of acid, toxic chemicals or other hazardous materials or explosive products not otherwise listed
	s.	Manufacture of nonhazardous products; general, including nonhazardous and nontoxic chemicals and/or materials not otherwise listed
	t.	Manufacture of nonhazardous medical supplies or medical products, including distribution
	u.	Tire recapping or retreading plant
	v.	Bottling or packing plant for nonhazardous materials or products
	w.	Bottling or packing plant for hazardous, flammable or explosive materials or products
	y.	Recycling collection station or facilities
	z.	Metallurgy, steel fabrication, welding
	aa.	Meat, poultry, or fish processing or packing plant
	bb.	Slaughterhouse
	cc.	Manufacture of pharmaceutical, biological, botanical, medicinal, and cosmetic products, and related materials
(15) Other Activities (not otherwise listed - all categories) - None		
I (INDUSTRY) - 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		
	f.	Correctional facility
(5) Agricultural/Mining		
	m.	Beekeeping; major use
(6) Recreational/Entertainment		
	e.	Miniature golf or putt-putt course
	i.	Commercial recreation; indoor and outdoor, not otherwise listed
	k.	Firearm ranges; indoor or outdoor
(7) Office/Financial/Medical		
	a.	Office; professional and business, not otherwise listed
(8) Services		

	a.	Child day care facilities
	b.	Adult day care facilities
	l.	Convention center; private
	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)
(9) Repair - None		
(10) Retail Trade		
	j.	Restaurant and/or dining and entertainment establishment; regulated outdoor activities
(11) Wholesale/Rental/Vehicle-Mobile Home Trade - None		
	g.	Mobile home sales including accessory mobile home office
(12) Construction - None		
(13) Transportation - None		
(14) Manufacturing/Warehousing		
	f.	Junkyard, automobile graveyard or materials reclamation facility
	x.	Sanitary landfill or incinerator; public or private
(15) Other Activities (not otherwise listed - all categories)		
	c.	Other activities; commercial services not otherwise listed
	e.	Other activities; industrial uses 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.

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: 5/10/2018
Time: 6:00 PM

Title of Item: Presentation of the proposed Fiscal Year 2018-19 operating budget and Fiscal Year 2019-20 financial plan:

- a. Pitt-Greenville Convention & Visitors Authority
- b. Sheppard Memorial Library
- c. Greenville Utilities Commission

Explanation: **Abstract:** Pitt-Greenville Convention & Visitors Authority, Sheppard Memorial Library, and Greenville Utilities Commission will present their proposed Fiscal Year 2018-19 operating budgets and Fiscal Year 2019-20 financial plans.

Explanation: During the May 10, 2018 City Council meeting, representatives from the Pitt-Greenville Convention & Visitors Authority, Sheppard Memorial Library, and Greenville Utilities Commission will present their proposed Fiscal Year 2018-19 operating budget and Fiscal Year 2019-20 financial plans.

In compliance with Section 160A-148(5) of the North Carolina General Statutes, the City Council will hold a public hearing on Monday, June 11, and consider adopting the annual budget ordinance on Thursday, June 14.

Fiscal Note: The final amount for each of the budgets presented will be determined by City Council action at the June 14, 2018, City Council meeting.

Recommendation: Receive presentations on the proposed Fiscal Year 2018-19 operating budgets and Fiscal Year 2019-20 financial plans, and provide feedback and direction.

ATTACHMENTS:

- ▣ **CVA FY 2019 & 2020 Budget**
- ▣ **SML FY 2019 & 2020 Budget**
- ▣ **GUC FY 2019 & 2020 Budget**



GREENVILLE-PITT COUNTY
CONVENTION & VISITORS BUREAU

April 9, 2018

Dear Mayor, Mayor Pro-Tem and Members of City Council:

The Convention & Visitors Authority, in conjunction with its hospitality partners, continues to make great progress in establishing Greenville and Pitt County as a competitive hospitality destination throughout the state of North Carolina. In fiscal year 2016, tourism expenditures in Pitt County totaled 231.50 million dollars and generated 5.11 million dollars in local taxes resulting in a tax savings of \$97.89 per resident. These tourism numbers rank Greenville and Pitt County among the top ¼ of tourism generating destinations across the state and we continue to gain ground each year against other municipalities.

The cornerstone of the 2018-2020 CVA budgets is centered on achieving our established goals and objectives as set forth by the CVA board of directors and CVB staff. An increase in the marketing, advertising, and personnel line items has been earmarked in the first year of our budget cycle to assist the bureau in selling our destination within our target markets of conventions and meetings, athletics, family reunions, and religious groups. Funds have also been set aside for the CVB rebranding as well as a comprehensive re-design of the CVB's website.

Over the next twelve months, the Convention and Visitors Bureau's budget is based on projected revenue from the hotel-motel occupancy tax collections. Our budget is conservatively based off a 4% increase in collections for the fiscal year. The budget also reflects the use of fund balance which is helping to cover the costs of our board approved projects over the next fiscal year. It is possible that the CVA will not need to utilize the current level of fund balance within the proposed budget as occupancy taxes will likely come in higher than 4% for the current period.

This proposed budget has been approved by our CVA executive committee, our full CVA board and is ready for consideration by the Greenville City Council. The CVA appreciates the continual support of the Greenville City Council and looks forward to working with each member to make Greenville and Pitt County a preferred destination for conventions, meetings, reunions, events, and leisure travel.

Sincerely,

A handwritten signature in black ink that reads 'Andrew D. Schmidt'.

Andrew D. Schmidt, CHME, MPA
Executive Director

CONVENTION & VISITORS BUREAU BUDGET PROPOSAL-FISCAL YEARS 2019 and 2020

<u>ACCOUNT DESCRIPTION</u>	FY 2016	FY 2017	FY 2018	FY 2018	FY 2019	FY 2020
	ACTUAL	ACTUAL	Approved	YTD 2/14/18	MGR REQ	MGR REQ
OCCUPANCY TAX	\$637,707.62	\$ 766,949.13	\$ 707,855.46	\$445,176.75	\$ 797,627.10	\$ 829,532.18
1% OCCUPANCY TAX	\$318,853.81	\$ 383,474.57	\$ 353,927.73	\$222,588.37	\$ 398,813.55	\$ 414,766.09
MISC REVENUE			\$ -	\$ -	\$ -	\$ -
INT/INVEST EARNINGS	\$ 60.17	\$ 60.32	\$ 60.48	\$ 60.19	\$ 60.64	\$ 60.81
APPROPRIATED FUND BAL	\$ 142,546.52	\$ 140,639.87	\$ 166,640.78		\$ 200,000.00	\$ 200,000.00
BUDGET AMENDMENT*						
TOTAL CVB REVENUES	\$ 1,099,168.12	\$ 1,291,123.89	\$ 1,228,484.45	\$ 667,825.31	\$ 1,396,501.29	\$1,444,359.08

<u>ACCOUNT DESCRIPTION</u>	FY 2016	FY 2017	FY 2018			
	ACTUAL	ACTUAL	MGR REQ	YTD		
SALARIES-PERMANENT	\$ 321,141.63	\$ 338,139.21	\$ 344,466.19	\$ 216,156.45	\$ 398,244.83	\$ 414,244.83
SALARIES-SALES INCENTIVE	\$ -	\$ 5,000.00	\$ 5,000.00	\$ -	\$ 5,000.00	\$ 5,000.00
OPEB					\$ 6,000.00	\$ 9,000.00
CAR ALLOWANCE	\$ 2,807.14	\$ -	\$ 3,900.00	\$ -	\$ 3,900.00	\$ 3,900.00
FICA EXPENSE	\$ 24,475.13	\$ 25,731.34	\$ 22,294.90	\$ 16,112.75	\$ 29,567.74	\$ 31,967.74
GROUP LIFE	\$ 954.17	\$ 1,552.96	\$ 1,000.00	\$ 1,025.35	\$ 1,600.00	\$ 1,600.00
RETIREMENT	\$ 21,386.41	\$ 24,616.17	\$ 23,783.75	\$ 15,764.84	\$ 27,077.00	\$ 28,193.60
HEALTH/DENTAL INSURANCE	\$ 47,003.11	\$ 55,855.28	\$ 58,371.88	\$ 35,453.39	\$ 68,041.56	\$ 73,484.88
WORKERS COMP	\$ -	\$ -	\$ 2,000.00	\$ -	\$ 2,000.00	\$ 2,000.00
UNEMPLOYMENT COMP	\$ 317.07	\$ 278.69	\$ 500.00	\$ -	\$ 500.00	\$ 500.00
401K REGULAR EMP	\$ 6,274.63	\$ 6,249.60	\$ 6,240.00	\$ 3,547.20	\$ 7,280.00	\$ 7,280.00
GAFC	\$ 188.35	\$ 658.73	\$ 800.00	\$ 393.69	\$850.00	\$850.00

***PERSONNEL** **\$ 424,547.64** **\$ 458,081.98** **\$ 468,356.72** **\$ 288,453.67** **\$ 550,061.13** **\$ 578,021.05**

PRINTING	\$ 22,838.46	\$ 23,162.83	\$ 36,600.00	\$ 16,286.56	\$ 42,500.00	\$ 42,500.00
TRAVEL/MARKETING	\$ 58,028.24	\$ 81,453.84	\$ 83,000.00	\$ 60,040.73	\$ 95,000.00	\$ 95,000.00
MAINTENANCE & REPAIR	\$ 1,195.69	\$ -	\$ 3,000.00	\$ -	\$ 3,000.00	\$ 3,000.00
SUPPLIES & MATERIALS	\$ 8,570.27	\$ 6,735.66	\$ 10,000.00	\$ 3,067.75	\$ 8,000.00	\$ 8,000.00
CONTRACTED SERVICES	\$ 33,396.84	\$ 87,794.38	\$ 44,000.00	\$ 41,313.99	\$ 40,000.00	\$ 40,000.00

COST OF COLLECTION	\$ 14,507.22	\$ 17,209.10	\$ 19,000.00	\$ 10,633.00	\$ 17,946.61	\$ 18,664.48
DUES/SUBSCRIPTIONS	\$ 13,595.50	\$ 16,353.09	\$ 12,000.00	\$ 6,227.00	\$ 15,000.00	\$ 15,000.00
ADVERTISING	\$ 119,029.02	\$ 187,813.28	\$ 108,000.00	\$ 82,024.30	\$ 115,000.00	\$ 115,000.00
POSTAGE	\$ 2,913.86	\$ 4,394.39	\$ 3,500.00	\$ 3,688.38	\$ 5,500.00	\$ 5,500.00
TELEPHONE/CELL ALLOWANCE	\$ 2,214.87	\$ 664.73	\$ 2,000.00	\$ 351.97	\$ 6,900.00	\$ 7,000.00
UTILITIES/RENT	\$38,501.99	\$ 40,497.75	\$ 45,000.00	\$ 25,714.88	\$ 41,080.00	\$ 42,160.00
GENERAL INSURANCE LIAB.	\$ 1,200.00	\$ 1,200.00	\$ 1,200.00	\$ -	\$ 1,200.00	\$ 1,200.00
DIR./OFFICERS LIAB. INS.		\$ -	\$ 1,500.00	\$ -	\$ 1,500.00	\$ 1,500.00
CONTINGENCY	\$ 3,812.00	\$ 1,461.35	\$ 5,000.00	\$ 4,200.11	\$ 5,000.00	\$ 5,000.00
CONVENTION CTR MARKETING	\$ 320,332.00	\$ 321,098.00	\$ 384,046.73	\$ 258,338.35	\$ 398,813.55	\$ 414,813.55
CONVENTION INCENTIVES	\$ 7,689.59	\$ 8,156.61	\$ 12,000.00	\$ 5,660.00	\$ 12,000.00	\$ 12,000.00
TOURISM PROJECTS/SPONSOR	\$ 21,553.28	\$ 60,809.91	\$ 35,000.00	\$ 26,561.24	\$ 38,000.00	\$ 40,000.00
*OPERATING	\$ 669,378.83	\$ 858,804.92	\$ 804,846.73	\$ 544,108.26	\$ 846,440.16	\$ 866,338.03
*CAP PROJ/EQUIPMENT	\$ 5,241.65	\$ -	\$ 25,000.00	\$ -		
YTD Variance				\$ (187,822.23)		
TOTAL CVB EXPENSES	\$ 1,099,168.12	\$ 1,316,886.90	\$ 1,228,484.45	\$ 901,983.34	\$1,396,501.29	\$1,444,359.08

Convention & Visitors Authority

2018-2020 Fiscal Year Budgets

CVA Mission

To foster an environment of superior travel and tourism experiences.

CVA Strategic Goals

Goal 1: Increase convention sales/citywide conferences and events achieving both micro and macro goals

Goal 2: Grow the number of sports tournaments per year and encourage economic development of sporting facilities

Goal 3: Promote Greenville and Pitt County as an arts and entertainment destination while encouraging and working with partners to increase arts-related infrastructure

Goal 4: Assist in the activation of both the Town Common and Tar River for leisure-related travel to Greenville and Pitt County

Goal 5: Launch an African-American Cultural Trail using the Sycamore Hill Gateway as a launching point

Pitt County Tourism Expenditures

2011 – 2016



CVA Board Members

- Four hotel owner/operators
- Two hospitality-related positions
- Four citizens interested in the hospitality industry
- Chamber appointee
- City and County liaison
- City Finance Officer

CVA Budget Approval Process

1. CVA Executive Committee
2. CVA Full Board
3. Greenville City Council
4. Pitt County Board of Commissioners

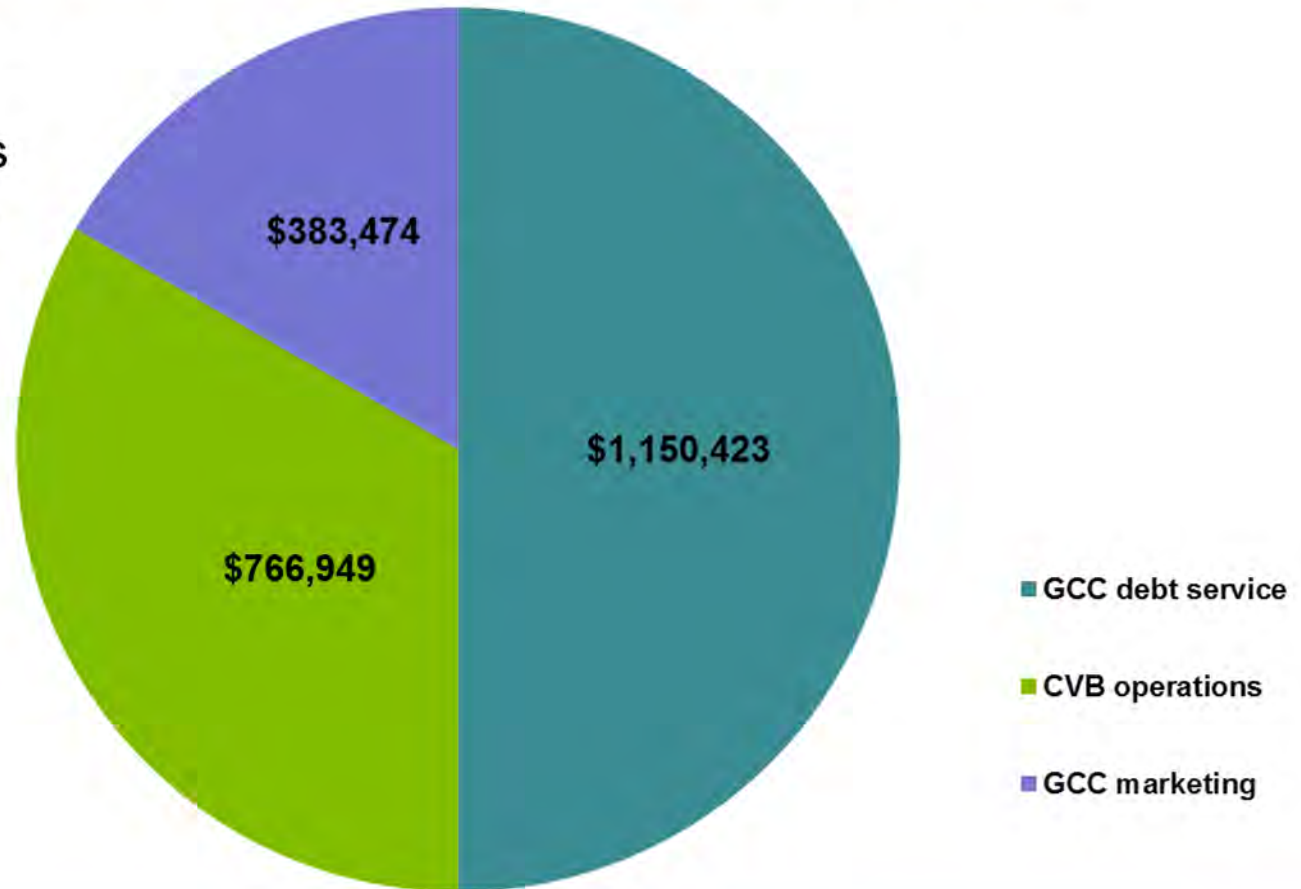
The CVA does not receive any revenues from the general fund

- All revenues received are from the hotel/motel occupancy tax
- No city or county supplement
- No membership revenue
- Occupancy tax sources expanding
- Airbnb's are contributing and the number within Pitt County continue to grow

2016 - 2017 Occupancy Tax Expenditure Breakdown

Total Occupancy Tax Collections: \$2,300,846

*6% occupancy tax collected on all overnight stays at hotels, motels, and Airbnb's



Revenues

- Current occupancy tax revenues are up 2.0% over last year's collections
- 2018-2020 fiscal year budgets are calculated with an estimated 4.0% increase in occupancy tax collections
- Hurricane Matthew has affected collection comparisons
- Stable ADR and REVPAR numbers

FY 2018-2019 Budget

FY 2018-2019 budget set at:

\$1,396,501.29

Occupancy Tax Collections:

\$1,196,440.65 (at 4% projected increase)

Miscellaneous Revenue:

\$60.64

Fund Balance:

\$200,000.00

FY 2019-2020 Budget

FY 2019-2020 budget set at:

\$1,444,359.08

Occupancy Tax Collections:

\$1,244,298.27 (at 4% projected increase)

Miscellaneous Revenue:

\$60.81

Fund Balance:

\$200,000.00

Future FY Budget Highlights

- Increase in marketing
- Increase in advertising
- Additional staff member
- Rebranding of the CVB
- Website redesign
- Staff education

FY 2018-2020 Budget Highlights

Convention Center Marketing

- Budget includes receipts from one cent of the occupancy tax collections

2018-2019 Projection: \$398,813.55

2019-2020 Projection: \$414,766.09


- Marketing funds allocated to the GCC management on a monthly basis

Questions?



March 26, 2018

To: Ann Wall, City Manager
 Michael Cowin, Assistant City Manager
 Bernita Demery, Director of Financial Services
 Shelley Z. Leach, Financial Analyst

From: Greg Needham, Director of Libraries 

RE: 2018-2019 Sheppard Memorial Library Budget Request

Attached is the 2018-2019 and 2019-2020 Sheppard Memorial Library system budget request to the City of Greenville. Sheppard Memorial Library requests \$1,269,958 for FY 18-19 and \$1,308,057 for FY 19-20.

The total amount of funding requested from Pitt County is \$646,979 and \$666,028 respectively for year one and year two of the budget cycle. Anticipated revenue from State Aid is set by the State Library of North Carolina.

I appreciate the opportunity to submit this budget request to the City of Greenville, and I will be glad to answer any related questions you may have.

Thank you for your consideration!

Sheppard Memorial Library Proposed 18-19 & 19-20 Budget

REVENUES	18-19 Budget	19-20 Budget
City of Greenville	\$1,269,958	\$1,308,057
County of Pitt	\$634,979	\$654,028
County of Pitt B/W	\$12,000	\$12,000
Town of Bethel	\$21,108	\$21,108
Town of Winterville	\$165,300	\$165,300
State Aid	\$197,262	\$197,262
Desk Receipts	\$112,500	\$112,500
Interest Income	\$1,500	\$1,500
Miscellaneous Inc.	\$32,000	\$32,000
G'ville Housing Auth.	\$10,692	\$10,692
Trans In from Fid Fund	\$0	\$0
Capital Projects	\$0	\$0
Fund Balance	\$22,618	\$40,172
TOTAL REVENUES	\$2,479,917	\$2,554,619
EXPENDITURES		
PERSONNEL SUBTOTAL	\$1,663,716	\$1,710,960
OPERATIONS SUBTOTAL	\$805,509	\$820,967
G'ville Housing Auth.	\$10,692	\$10,692
Capital - Computer Equip	\$0	\$12,000
TOTAL ALL EXP'S	\$2,479,917	\$2,554,619

Sheppard Memorial Library Proposed 18-19 & 19-20 Budget

	18-19	19-20
	Proposed	Proposed
REVENUES	Budget	Budget
City of Greenville	\$1,269,958	\$1,308,057
County of Pitt	\$634,979	\$654,028
County of Pitt B/W	\$12,000	\$12,000
Town of Bethel	\$21,108	\$21,108
Town of Winterville	\$165,300	\$165,300
State Aid	\$197,262	\$197,262
Desk Receipts	\$112,500	\$112,500
Interest Income	\$1,500	\$1,500
Miscellaneous Inc.	\$32,000	\$32,000
G'ville Housing Auth.	\$10,692	\$10,692
Trans in from FidFund	\$0	\$0
Capital Funds	\$0	\$0
Fund Balance	\$22,618	\$40,172
TOTAL REVENUES	\$2,479,917	\$2,554,619
EXPENDITURES		
Salaries	\$1,242,220	\$1,276,148
FICA (SocSec/Medic)	\$95,030	\$97,625
Retirement	\$77,396	\$79,718
Hosp./Dental/Life	\$212,950	\$221,349
401k Employer Cont.	\$26,120	\$26,120
Unemployment Ins.	\$5,000	\$5,000
Worker's Comp.	\$5,000	\$5,000
SUBTOTAL	\$1,663,716	\$1,710,960
OPERATING EXP'S		
Telephone/Cable Exp.	\$13,000	\$13,000
Postage	\$3,000	\$3,000
Utilities	\$140,000	\$142,000
Travel Expense	\$1,500	\$1,500
Building Maint.	\$150,000	\$151,000
Equipment Maint.	\$110,890	\$114,220
Fuel & Vehicle Maint.	\$4,800	\$4,900
Office Supplies	\$56,000	\$57,000
Business Services	\$24,968	\$25,717
Periodicals	\$15,605	\$16,073
Books	\$185,000	\$190,000
Audio Visual	\$23,000	\$23,000
E-Serv's	\$58,000	\$59,740
Vehicle/Liab. Ins.	\$15,746	\$15,817
Trans to FiduciaryFnd	\$0	\$0
Miscellaneous Expense	\$4,000	\$4,000
SUBTOTAL	\$805,509	\$820,967
OTHER		
G'ville Housing Auth.	\$10,692	\$10,692
Capital-Computer Equip	\$0	\$12,000
TOTAL ALL EXP'S	\$2,479,917	\$2,554,619

**CITY OF GREENVILLE
PROGRAM & PERSONNEL SUMMARY**

1. FUND	2. FUNCTION Recreational & Cultural Development	3. ACCT #	4. DEPT/DIVISION Sheppard Memorial Library
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PROGRAM SUMMARY 2018 - 2019

5.

Sheppard Memorial Library provides public library service to the citizens of Greenville and Pitt County. In the upcoming year, the library will continue to offer its services through the main library, four branch facilities and the Pitt County bookmobile.

The costs for operating the branches in Bethel and Winterville are included in this budget, but the funds to operate these facilities are provided by those towns, some funding from Pitt County, and income generated at the Bethel and Winterville libraries.

6.

PERSONNEL SUMMARY

A Class #	B CLASS TITLE	C SALARY RANGE	D FY 17-18 YR BUDG	E FY 18-19 YR BUDG	F DEPT GOAL	G MRG'S RECOMM	H FINAL BUDG	
	Director of Libraries	122	1.00	1.00	1.00			
	Librarian IV	116	1.00	1.00	1.00			
	Librarian III	114	2.00	2.00	0.00			
	Librarian II	112	0.00	0.00	2.00			
	Library Business Mgr.	113	1.00	1.00	1.00			
	IT Support Specialist II	114	1.00	0.90	0.90			
	Librarian I	111	5.00	6.00	4.00			
	Library Assistant	105	2.90	4.65	3.90			
	Staff Support Specialists	105-107	1.69	1.48	1.48			
	Library Clerks	Part Time	1.28	1.29	1.29			
	Maintenance Custodian	Part Time	0.84	0.35	0.90			
	Security Guard	Part Time	0.88	0.47	0.94			
	Library Desk Assistant	Part Time	13.27	11.05	14.00			
	Page	Part Time	3.95	4.14	4.00			
	Totals		35.81	35.33	36.41			

**CITY OF GREENVILLE
OBJECT ACCOUNT DETAIL 2018 - 2019**

1. FUND	2. FUNCTION Recreational & Cultural Development	3. ACCT #	
5. CHARACTER CLASSIFICATION			TOTAL
REVENUES			
City of Greenville City provided target for FY 18-19.			\$1,269,958
County of Pitt Represents the 1/3 County portion of the County/City funding goal.			\$634,979
County of Pitt County appropriation for the Bethel & Winterville libraries.			\$12,000
Bethel Amount from Bethel needed to cover the operating costs of this facility.			\$21,108
Winterville Amount from Winterville needed to operate this facility.			\$165,300
State Aid Reflects a 2.8% increase over the prior budget cycle.			\$197,262
Desk Receipts The income expected from fines and fees based on current trends.			\$112,500
Interest Anticipated interest for the upcoming year.			\$1,500
Miscellaneous Revenue expected from donations, Friends of SML, gifts, & memorials.			\$32,000
Greenville Housing Authority Federal pass-through funds from the Housing Authority for Moyewood Center.			\$10,692
Federal Grant No grant applications in this budget cycle.			\$0
Capital Income No capital projects in this budget cycle.			\$0
Fund Balance Appropriated library fund balance needed to balance the budget.			\$22,618
TOTAL REVENUE PROJECTIONS			\$2,479,917

**CITY OF GREENVILLE
OBJECT ACCOUNT DETAIL 2018 - 2019**

1. FUND	2. FUNCTION Recreational & Cultural Development	3. ACCT #	
5. CHARACTER CLASSIFICATION			TOTAL
PERSONNEL SERVICES			
Salaries Reflects 3% market/merit for staff.			\$1,242,220
Social Security 7.65% of total salaries.			\$95,030
Retirement State mandated retirement for all full-time and designated part-time employees.			\$77,396
Health/Life/Dental Benefits Reflects a 3.625% increase in health insurance costs and a 2.125% increase in dental insurance costs.			\$212,950
401k Contributions Follows the City of Greenville pay plan and benefits program.			\$26,120
Worker's Compensation Insurance Reflects the cost for Worker's Comp Insurance. This amount was given by the City of Greenville.			\$5,000
Unemployment Insurance Unemployment insurance equal to 1% of wages over \$21,400.			\$5,000
TOTAL PERSONNEL SERVICES			\$1,663,716

**CITY OF GREENVILLE
OBJECT ACCOUNT DETAIL 2018 - 2019**

1. FUND	2. FUNCTION Recreational & Cultural Development	3. ACCT #	
5. CHARACTER CLASSIFICATION			TOTAL
OPERATING EXPENDITURES			
Telephone Expense Projected telephone and internet service based on current data.			\$13,000
Postage Expense Anticipated cost of postage for the year.			\$3,000
Utilities Expense Reflects a reduction in utilities expense.			\$140,000
Conference & Travel Expense Same as last year's projection.			\$1,500
Building Maintenance Projected building maintenance costs.			\$150,000
Equipment Maintenance Projection based on current and ongoing hardware and software maintenance costs.			\$110,890
Fuel & Vehicle Maintenance Fuel and maintenance costs to operate two vans, one truck and the new Pitt County Bookmobile.			\$4,800
Office Supplies Reflects a decrease over the prior fiscal year.			\$56,000
Business Services Contracted services (auditor, collection agency, security, e-rate consultant).			\$24,968
Periodicals In line with last year's expenditure.			\$15,605

**CITY OF GREENVILLE
OBJECT ACCOUNT DETAIL 2018 - 2019**

1. FUND	2. FUNCTION Recreational & Cultural Development	3. ACCT #	
5. CHARACTER CLASSIFICATION			TOTAL
OPERATING EXPENDITURES			
Books Same as last year's projection.			\$185,000
Audiovisual Same as last year's projection.			\$23,000
E-Services Platform fees and content for e-books and e-audio services.			\$58,000
Vehicle/Liability Insurance Amount provided by the City of Greenville.			\$15,746
Miscellaneous Expense Projected expenses not covered in other areas of the budget.			\$4,000
TOTAL OPERATING EXPENDITURES			\$805,509
CAPITAL OUTLAY			
None budgeted in this cycle.			\$0
TOTAL CAPITAL OUTLAY			\$0
OTHER EXPENDITURES			
Greenville Housing Authority Project Federal pass-through funds to operate Moyewood Resource Room.			\$10,692
Grant Project None budgeted in this cycle.			\$0
TOTAL EXPENDITURES; CAPITAL OUTLAY + OTHER			\$2,479,917

**CITY OF GREENVILLE
PROGRAM & PERSONNEL SUMMARY**

1. FUND	2. FUNCTION Recreational & Cultural Development	3. ACCT #	4. DEPT/DIVISION Sheppard Memorial Library
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PROGRAM SUMMARY 2019 - 2020

5.

Sheppard Memorial Library provides public library service to the citizens of Greenville and Pitt County. In the upcoming year, the library will continue to offer its services through the main library, four branches and the Pitt County bookmobile.

The costs for operating the branches in Bethel and Winterville are included in this budget, but the funds to operate these facilities are provided by those towns, some funding from Pitt County, and income generated at the Bethel and Winterville libraries.

6.

PERSONNEL SUMMARY

A Class #	B CLASS TITLE	C SALARY RANGE	D FY 18-19 YR BUDG	E FY 19-20 YR BUDG	F DEPT GOAL	G MRG'S RECOMM	H FINAL BUDG	
	Director of Libraries	122	1.00	1.00	1.00			
	Librarian IV	116	1.00	1.00	1.00			
	Librarian III	114	2.00	2.00	0.00			
	Librarian II	112	0.00	0.00	2.00			
	Library Business Mgr.	113	1.00	1.00	1.00			
	IT Support Specialist II	114	0.90	0.90	0.90			
	Librarian I	111	6.00	6.00	4.00			
	Library Assistant	105	4.65	4.65	3.90			
	Staff Support Specialists	105-107	1.48	1.48	1.48			
	Library Clerk	Part Time	1.29	1.29	1.29			
	Maintenance Custodian	102	0.35	0.35	0.90			
	Security Guard	Part Time	0.47	0.47	0.94			
	Library Desk Assistant	Part Time	11.05	11.05	14.00			
	Page	Part Time	4.14	4.14	4.25			
	Totals		35.33	35.33	36.66			

**CITY OF GREENVILLE
OBJECT ACCOUNT DETAIL 2019 - 2020**

1. FUND	2. FUNCTION Recreational & Cultural Development	3. ACCT #	
5. CHARACTER CLASSIFICATION			TOTAL
REVENUES			
City of Greenville Target provided by City of Greenville.			\$1,308,057
County of Pitt Reflects a 3% increase over the prior year budget cycle.			\$654,028
County of Pitt County appropriation for the Bethel & Winterville libraries.			\$12,000
Bethel Amount from Bethel needed to cover the operating costs of this facility.			\$21,108
Winterville Reflects a 1.5% increase over the prior budget cycle.			\$165,300
State Aid No change from previous year projection.			\$197,262
Desk Receipts Same as prior year projection.			\$112,500
Interest Interest based on current trends.			\$1,500
Miscellaneous Revenue expected from donations, Friends of SML, gifts, & memorials.			\$32,000
Greenville Housing Authority The amount anticipated from the Greenville Housing Authority to operate the Moyewood Cultural Center Resource Room.			\$10,692
Federal Grant None projected at this time.			\$0
Capital - City Funded None projected at this time.			\$0
Fund Balance Appropriated fund balance needed to balance the proposed budget.			\$40,172
TOTAL REVENUE PROJECTIONS			\$2,554,619

**CITY OF GREENVILLE
OBJECT ACCOUNT DETAIL 2019 - 2020**

1. FUND	2. FUNCTION Recreational & Cultural Development	3. ACCT #	
5. CHARACTER CLASSIFICATION			TOTAL
PERSONNEL SERVICES			
Salaries Includes 3% for merit/market adjustment.			\$1,276,148
Social Security 7.65% of total salaries.			\$97,625
Retirement Based on current contribution rate for full-time and designated part-time.			\$79,718
Health/Life/Dental Benefits Reflects a 7% increase in health insurance costs and a 4% increase in dental insurance.			\$221,349
401k Contributions No change from prior year's budget.			\$26,120
Unemployment Insurance Unemployment insurance equal to 1% of wages over \$21,400.			\$5,000
Worker's Compensation Insurance No change from prior year's budget.			\$5,000
TOTAL PERSONNEL SERVICES			\$1,710,960

**CITY OF GREENVILLE
OBJECT ACCOUNT DETAIL 2019 - 2020**

1. FUND	2. FUNCTION Recreational & Cultural Development	3. ACCT #	
5. CHARACTER CLASSIFICATION			TOTAL
OPERATING EXPENDITURES			
Telephone Expense Same as last year's projection.			\$13,000
Postage Expense Same as last year's projection.			\$3,000
Utilities Expense Same as last year's projection.			\$142,000
Conference & Travel Expense Same as last year's projection.			\$1,500
Building Maintenance Same as last year's projection.			\$151,000
Equipment Maintenance Same as last year's projection.			\$114,220
Fuel & Vehicle Maintenance Same as last year's projection.			\$4,900
Office Supplies Includes funds for some IT equipment.			\$57,000
Business Services Same as last year's projection.			\$25,717
Periodicals Same as last year's projection.			\$16,073
Books Reflects cost of books for the year.			\$190,000

**CITY OF GREENVILLE
OBJECT ACCOUNT DETAIL 2019 - 2020**

1. FUND	2. FUNCTION Recreational & Cultural Development	3. ACCT #	
5. CHARACTER CLASSIFICATION			TOTAL
OPERATING EXPENDITURES			
Audiovisual Same as last year's projection.			\$23,000
E-Services Same as last year's projection.			\$59,740
Vehicle/Liability Insurance Same as last year's projection.			\$15,817
Miscellaneous Expense Projected expenses not covered in other areas of the budget.			\$4,000
TOTAL OPERATING EXPENDITURES			\$820,967
CAPITAL OUTLAY			
Purchase a vmWare Server			\$12,000
TOTAL CAPITAL OUTLAY			\$12,000
OTHER EXPENDITURES			
Greenville Housing Authority Project Cost to operate Moyewood Cultural Center Resource Room.			\$10,692
Grant Project No grant expenditures planned at this time.			\$0
TOTAL EXPENDITURES; CAPITAL OUTLAY + OTHER			\$2,554,619



Greenville Utilities Commission
 Greenville City Council
 Customers of Greenville Utilities

Ladies and Gentlemen:

The FY 2018-19 Budget reflects the combined efforts of the Management Team, employees, and the guidance of the Board of Commissioners. Budgetary requests have been reviewed with a focus on sound business practices, customer expectations, and system reliability. In balancing the budget, key areas such as infrastructure needs, rising operational costs, staffing requirements and long-term sustainability with fiscal responsibility were also taken into consideration.

Using GUC's strategic plan as a guide, this budget has been prepared to ensure the long-term success of our mission to safely provide reliable utility solutions at the lowest reasonable costs, with exceptional customer service in an environmentally responsible manner.

GUC's financial budget goals focus on several key metrics including end-of-year performance, debt service coverages, and fund balances. The long-term sustainability of each fund is also taken into consideration to ensure that GUC is poised to continue to meet its mission and future financial challenges.

Guiding all budgetary decisions is GUC's commitment to provide exceptional service while maintaining a viable financial position. In monitoring our strategic plan, GUC utilizes Key Performance Indicators at the corporate level on a consistent and routine basis. To that end, GUC's budget goals are designed to achieve the following:

- Safely provide reliable utility solutions, at the lowest reasonable cost
- Exceptional customer service in an environmentally responsible manner
- Position GUC to achieve greater efficiencies
- Continue to meet regulatory requirements
- Minimize rate increases
- Avoid future rate shock
- Maintain key performance indicators for each fund
- Be operationally and financially prepared for emergency situations
- Be prepared for growth and expansion opportunities
- Preserve and/or improve bond ratings

PO Box 1847
 Greenville, NC
 27835-1847
 252 752-7166
www.guc.com

*Your Local
 Advantage*

The balancing process for the budget addressed several areas, including the review and analysis of the following:

- All four funds will be self-supporting in order to meet future financial challenges as individual funds on a sustained basis
- Continued investment in infrastructure
- Appropriate timing of expenditures for capital projects
- Revenues
- Personnel and staffing
- Cost saving opportunities
- Updating financial models while being cognizant of any rate adjustments that were proposed last year for the upcoming fiscal year

Highlights of the FY 2018-19 operating budget are listed below:

- Expenditures budgeted for FY 2018-19 have increased by 0.67% or \$1.68M when compared to the FY 2017-18 budget. Key points are:
 - \$3.3M decrease in purchased commodities costs (electricity and gas)
 - No transfers to rate stabilization - \$1.45M less than last year
 - \$4.5M in transfers to capital projects
 - \$2.3M increase in operations
- No rate adjustment for the Electric Fund.
- A 7.6% rate increase for the Water Fund, 1.2% greater than projected last year
- A 3.1% rate increase for the Sewer Fund, 4.3% less than projected last year
- Adoption of System Development Fees for Water and Sewer service
- Adjustments to High Strength Waste Surcharges
- No rate adjustment for the Gas Fund
- Funding for the employee market adjustment at 1.2% or \$342K effective July 1, 2018
- Funding for the employee merit program at 1.5% or \$430K
- Continuation of a self-insured health insurance plan which includes a high deductible Health Savings Account option
- Continuation of self-insured dental insurance plan
- Funding to bring replacements on board prior to the retirement of key personnel in order to facilitate succession planning, leverage the knowledge and experience of long-term employees for training on critical issues and ensure smooth transitions
- Existing positions have been reallocated and six permanent positions have been added to appropriately respond to needs within the combined enterprise operation
- Prefunding for Other Post-Employment Benefits (OPEB) \$500K
- Participation in \$100,000 Job Grant with the City

- Transfer of \$150,000 to City's housing energy conservation program
- Investment of \$10.8M for capital outlay in order to maintain system reliability and comply with regulatory requirements in the combined enterprise operation
- Annual turnover or transfer of \$6.7M to the City of Greenville in accordance with the Charter issued by the North Carolina General Assembly

Highlights of the FY 2018-19 capital budget are listed below:

- GUC continues to make investments in capital projects to maintain reliability, meet ongoing regulatory requirements, and remain strategically positioned to facilitate growth. To that end, GUC will be establishing capital projects totaling \$9.35M.

SUMMARY

The FY 2018-19 balanced budget controls costs while continuing to provide the high level of service our customers expect. The budget is balanced and it includes key components to position GUC for long-term sustainability and growth. By focusing on business fundamentals, this budget helps establish the foundation for safely providing reliable utility service at the lowest reasonable costs to GUC's customers for the future.



Anthony C. Cannon
General Manager/CEO

ORDINANCE NO. _____
CITY OF GREENVILLE, NORTH CAROLINA
2018-19 GREENVILLE UTILITIES COMMISSION BUDGET ORDINANCE

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

Section I. Estimated Net Revenues and Fund Balances. It is estimated that the following non-tax revenues and fund balances will be available during the fiscal year beginning July 1, 2018 and ending June 30, 2019 to meet the subsequent expenditures, according to the following schedules:

<u>Revenues</u>		<u>Budget</u>
A. <u>Electric Fund</u>		
Rates & Charges	\$168,192,401	
Fees & Charges	2,081,219	
Miscellaneous	1,292,496	
Interest on Investments	325,000	
Transfer from Rate Stabilization	<u>250,000</u>	
Total Electric Fund Revenue		\$172,141,116
B. <u>Water Fund</u>		
Rates & Charges	\$20,504,829	
Fees & Charges	402,000	
Miscellaneous	262,555	
Interest on Investments	<u>55,000</u>	
Total Water Fund Revenue		\$21,224,384
C. <u>Sewer Fund</u>		
Rates & Charges	\$23,006,546	
Fees & Charges	363,604	
Miscellaneous	168,411	
Interest on Investments	<u>35,000</u>	
Total Sewer Fund Revenue		\$23,573,561
D. <u>Gas Fund</u>		
Rates & Charges	\$36,007,700	
Fees & Charges	152,925	
Miscellaneous	150,972	
Interest on Investments	<u>60,000</u>	
Total Gas Fund Revenue		<u>\$36,371,597</u>
Total Revenues		<u>\$253,310,658</u>

Section II. Expenditures. The following amounts are hereby estimated for the Greenville Utilities Commission to be expended for managing, operating, improving, maintaining, and extending electric, water, sewer and gas utilities during the fiscal year beginning July 1, 2018 and ending on June 30, 2019, according to the following schedules:

<u>Expenditures</u>		<u>Budget</u>
Electric Fund	\$172,141,116	
Water Fund	21,224,384	
Sewer Fund	23,573,561	
Gas Fund	<u>36,371,597</u>	
Total Expenditures		<u>\$253,310,658</u>

Section III. Capital Improvements. The following Capital Improvements anticipated revenues and project appropriations as listed below in this section are hereby adopted in the fiscal year beginning July 1, 2018.

(a) It is estimated that the following non-tax revenues and long term debt proceeds will be available to fund capital project expenditures that will begin in the fiscal year beginning July 1, 2018.

<u>Capital Projects Revenues</u>	<u>Budget</u>
Electric Fund - Long Term Debt Proceeds	\$6,000,000
Water Fund - Capital Projects Fund Balance	500,000
Sewer Fund - Long Term Debt Proceeds	1,100,000
Sewer Fund - Capital Projects Fund Balance	250,000
Gas Fund - Capital Projects Fund Balance	<u>1,500,000</u>
Total Revenues	<u><u>\$9,350,000</u></u>

(b) The following amounts are hereby appropriated for capital projects that will begin during the fiscal year beginning July 1, 2018.

<u>Capital Projects Expenditures</u>	<u>Budget</u>
Vidant Peaking Generators	\$6,000,000
Water Distribution System Improvements - 2MG Southeast Tank and Pipelines	500,000
Forlines Pump Station Expansion	250,000
Greene Street Pump Station and Force Main	1,100,000
Memorial Drive Bridge Replacement (NCDOT B-4786)	1,500,000
Total Capital Projects Expenditures	<u><u>\$9,350,000</u></u>

Section IV: Amendments.

(a) Pursuant to General Statutes 159-15, this budget may be amended by submission of proposed changes to the City Council.

(b) Notwithstanding Subsection (a) above, the General Manager/CEO of Greenville Utilities Commission is authorized to transfer funds from one appropriation to another in an amount not to exceed \$100,000. Any such transfers shall be reported to the Greenville Utilities Commission and the City Council at their next regular meeting and shall be entered in the minutes.

(c) In case of emergency which threatens the lives, health, or safety of the public, the General Manager/CEO may authorize expenditures in an amount necessary to meet the emergency so long as such amount does not exceed the amount in contingency accounts and the expenditure is reported to the Greenville Utilities Commission as soon as possible, and appropriate budget amendments are submitted to the City Council, if necessary, at its next regular meeting.

(d) Capital Projects listed in section III may be amended on an individual project basis.

Section V: Appropriation. The capital project revenue and expenditure authorizations shall extend from year to year until each project is completed.

Section VI: Distribution. Copies of this ordinance shall be furnished to the General Manager/CEO and the Chief Financial Officer of the Greenville Utilities Commission, and the Director of Financial Services of the City of Greenville to be kept on file by them for their direction in the disbursement of funds.

Adopted this the 14th day of June, 2018.

Attest:

P. J. Connelly, Mayor

Carol L. Barwick, City Clerk

ALL FUNDS

	2016-2017 Actual	2017-2018 Budget	2017-2018 Projected	2018-2019 Forecast	2018-2019 Budget	2019-2020 Plan
REVENUE:						
Rates & Charges	\$ 242,622,742	\$ 243,785,295	\$ 247,535,483	\$ 247,550,479	\$ 247,711,476	\$ 251,997,999
Fees & Charges	2,437,562	2,369,093	2,717,143	2,416,472	2,762,497	2,815,946
U. G. & Temp. Ser. Chgs.	426,095	208,008	265,253	212,168	237,251	247,183
Miscellaneous	2,729,243	2,843,377	3,673,252	1,609,763	1,874,434	1,796,003
Interest on Investments	408,657	336,000	510,000	336,000	475,000	475,000
FEMA/Insurance Reimbursement	1,580,687	-	-	-	-	-
Bond Proceeds	-	-	-	228,452	-	-
Installment Purchases	-	-	-	-	-	-
Transfer from Cap Projects	1,308,082	-	170,915	-	-	835,162
Transfer from Rate Stabilization	400,000	-	-	-	250,000	2,600,000
Appropriated Fund Balance	-	1,000,000	1,032,892	1,000,000	-	-
	\$ 251,913,068	\$ 250,541,773	\$ 255,904,938	\$ 253,353,334	\$ 253,310,658	\$ 260,767,293
EXPENDITURES:						
Operations	\$ 60,540,506	\$ 65,558,607	\$ 65,287,829	\$ 67,820,858	\$ 67,870,789	\$ 67,732,502
Purchased Power	129,626,970	125,005,049	125,724,430	125,501,848	126,008,698	130,409,287
Purchased Gas	16,047,934	19,423,500	23,083,840	19,538,100	21,753,700	21,869,300
Capital Outlay	10,606,161	9,673,307	13,031,279	9,904,425	10,785,611	10,538,127
Debt Service	14,423,969	14,313,444	14,308,472	15,089,507	14,025,045	14,907,091
City Turnover - General	5,899,987	5,853,236	5,853,236	5,970,301	5,908,642	5,923,391
Street Light Reimbursement	764,901	798,693	798,693	822,654	822,654	847,334
Transfer to OPEB Trust	500,000	500,000	500,000	500,000	500,000	500,000
Transfer to Rate Stabilization	4,500,000	1,450,000	4,100,000	1,250,000	-	-
Transfer to Capital Projects	7,130,166	6,350,000	1,500,000	3,950,000	4,550,000	6,700,000
Transfer to Designated Reserve	800,000	-	-	1,400,000	-	-
Operating Contingencies	-	1,615,937	1,717,159	1,605,641	1,085,519	1,340,261
	\$ 250,840,594	\$ 250,541,773	\$ 255,904,938	\$ 253,353,334	\$ 253,310,658	\$ 260,767,293

ELECTRIC FUND

	2016-2017	2017-2018	2017-2018	2018-2019	2018-2019	2019-2020
	Actual	Budget	Projected	Forecast	Budget	Plan
REVENUE:						
Rates & Charges	\$ 173,232,911	\$ 169,026,175	\$ 170,178,090	\$ 169,637,670	\$ 168,192,401	\$ 169,742,465
Fees & Charges	1,520,767	1,573,044	1,823,792	1,604,504	1,858,468	1,893,837
U. G. & Temp. Ser. Chgs.	411,595	204,408	250,753	208,496	222,751	232,683
Miscellaneous	1,822,799	2,295,301	2,998,980	1,096,103	1,292,496	1,203,700
Interest on Investments	240,446	204,000	325,000	204,000	325,000	325,000
FEMA/Insurance Reimbursement	1,181,352	-	-	-	-	-
Bond Proceeds	-	-	-	125,648	-	-
Installment Purchases	-	-	-	-	-	-
Transfer from Cap Projects	743,619	-	-	-	-	378,435
Transfer from Rate Stabilization	-	-	-	-	250,000	2,600,000
Appropriated Fund Balance	-	-	-	-	-	-
	\$ 179,153,489	\$ 173,302,928	\$ 175,576,615	\$ 172,876,421	\$ 172,141,116	\$ 176,376,120
EXPENDITURES:						
Operations	\$ 27,059,219	\$ 28,858,575	\$ 28,312,479	\$ 29,766,294	\$ 29,133,393	\$ 28,932,129
Purchased Power	129,626,970	125,005,049	125,724,430	125,501,848	126,008,698	130,409,287
Capital Outlay	6,849,593	5,846,686	7,702,091	6,112,212	7,932,467	7,371,623
Debt Service	3,191,579	3,089,614	3,089,616	3,927,411	3,382,942	3,959,861
City Turnover - General	4,425,646	4,254,580	4,254,580	4,339,672	4,184,591	4,155,600
Street Light Reimbursement	764,901	798,693	798,693	822,654	822,654	847,334
Transfer to OPEB Trust	300,000	275,000	300,000	275,000	300,000	300,000
Transfer to Rate Stabilization	4,500,000	1,200,000	4,100,000	1,000,000	-	-
Transfer to Capital Projects	1,400,000	3,000,000	-	-	-	-
Transfer to Designated Reserve	150,000	-	-	-	-	-
Operating Contingencies	-	974,731	1,294,726	1,131,330	376,371	400,286
	\$ 178,267,907	\$ 173,302,928	\$ 175,576,615	\$ 172,876,421	\$ 172,141,116	\$ 176,376,120

WATER FUND

	2016-2017	2017-2018	2017-2018	2018-2019	2018-2019	2019-2020
	Actual	Budget	Projected	Forecast	Budget	Plan
REVENUE:						
Rates & Charges	\$ 18,983,628	\$ 19,010,430	\$ 19,052,908	\$ 20,272,851	\$ 20,504,829	\$ 22,061,548
Fees & Charges	369,790	356,187	383,297	363,310	387,500	395,250
U. G. & Temp. Ser. Chgs.	14,500	3,600	14,500	3,672	14,500	14,500
Miscellaneous	381,661	246,053	271,924	235,917	262,555	267,807
Interest on Investments	56,151	45,000	55,000	45,000	55,000	55,000
FEMA/Insurance Reimbursement	133,250	-	-	-	-	-
Bond Proceeds	-	-	-	34,268	-	-
Installment Purchases	-	-	-	-	-	-
Transfer from Cap Projects	73,548	-	-	-	-	227,967
Transfer from Rate Stabilization	-	-	-	-	-	-
Appropriated Fund Balance	-	-	-	-	-	-
	\$ 20,012,529	\$ 19,661,270	\$ 19,777,629	\$ 20,955,018	\$ 21,224,384	\$ 23,022,072
EXPENDITURES:						
Operations	\$ 12,311,039	\$ 13,273,137	\$ 13,376,908	\$ 13,916,232	\$ 14,181,011	\$ 14,296,447
Capital Outlay	1,132,520	1,100,540	2,042,599	1,150,711	566,231	844,261
Debt Service	3,559,855	3,454,686	3,449,696	3,446,236	3,225,573	3,680,742
Transfer to OPEB Trust	100,000	75,000	100,000	75,000	100,000	100,000
Transfer to Rate Stabilization	-	-	-	-	-	-
Transfer to Capital Projects	2,407,333	1,600,000	600,000	1,600,000	2,950,000	3,850,000
Transfer to Designated Reserve	200,000	-	-	600,000	-	-
Operating Contingencies	-	157,907	208,426	166,839	201,569	250,622
	\$ 19,710,747	\$ 19,661,270	\$ 19,777,629	\$ 20,955,018	\$ 21,224,384	\$ 23,022,072

SEWER FUND

	2016-2017	2017-2018	2017-2018	2018-2019	2018-2019	2019-2020
	Actual	Budget	Projected	Forecast	Budget	Plan
REVENUE:						
Rates & Charges	\$ 22,232,340	\$ 22,065,490	\$ 22,256,478	\$ 23,767,358	\$ 23,006,546	\$ 23,753,986
Fees & Charges	395,878	304,686	356,475	310,779	363,604	370,876
U. G. & Temp. Ser. Chgs.	-	-	-	-	-	-
Miscellaneous	197,484	145,866	242,642	133,658	168,411	171,778
Interest on Investments	41,143	27,000	55,000	27,000	35,000	35,000
FEMA/Insurance Reimbursement	131,275	-	-	-	-	-
Bond Proceeds	-	-	-	34,268	-	-
Installment Purchases	-	-	-	-	-	-
Transfer from Cap Projects	154,733	-	170,915	-	-	128,886
Transfer from Rate Stabilization	-	-	-	-	-	-
Appropriated Fund Balance	-	-	-	-	-	-
	\$ 23,152,853	\$ 22,543,042	\$ 23,081,510	\$ 24,273,063	\$ 23,573,561	\$ 24,460,526
EXPENDITURES:						
Operations	\$ 12,123,880	\$ 13,657,020	\$ 13,626,561	\$ 14,108,695	\$ 14,283,007	\$ 14,318,778
Capital Outlay	1,244,529	1,331,941	1,846,321	1,186,472	1,115,631	862,651
Debt Service	6,124,635	6,394,613	6,394,621	6,246,446	6,095,606	5,858,225
Transfer to OPEB Trust	100,000	75,000	100,000	75,000	100,000	100,000
Transfer to Rate Stabilization	-	-	-	-	-	-
Transfer to Capital Projects	2,572,833	1,000,000	900,000	1,600,000	1,600,000	2,850,000
Transfer to Designated Reserve	450,000	-	-	800,000	-	-
Operating Contingencies	-	84,468	214,007	256,450	379,317	470,872
	\$ 22,615,877	\$ 22,543,042	\$ 23,081,510	\$ 24,273,063	\$ 23,573,561	\$ 24,460,526

GAS FUND

	2016-2017	2017-2018	2017-2018	2018-2019	2018-2019	2019-2020
	Actual	Budget	Projected	Forecast	Budget	Plan
REVENUE:						
Rates & Charges	\$ 28,173,864	\$ 33,683,200	\$ 36,048,007	\$ 33,872,600	\$ 36,007,700	\$ 36,440,000
Fees & Charges	151,126	135,176	153,579	137,879	152,925	155,983
U. G. & Temp. Ser. Chgs.	-	-	-	-	-	-
Miscellaneous	327,298	156,157	159,706	144,085	150,972	152,718
Interest on Investments	70,917	60,000	75,000	60,000	60,000	60,000
FEMA/Insurance Reimbursement	134,809	-	-	-	-	-
Bond Proceeds	-	-	-	34,268	-	-
Installment Purchases	-	-	-	-	-	-
Transfer from Cap Projects	336,182	-	-	-	-	99,874
Transfer from Rate Stabilization	400,000	-	-	-	-	-
Appropriated Fund Balance	-	1,000,000	1,032,892	1,000,000	-	-
	\$ 29,594,197	\$ 35,034,533	\$ 37,469,184	\$ 35,248,832	\$ 36,371,597	\$ 36,908,575
EXPENDITURES:						
Operations	\$ 9,046,368	\$ 9,769,875	\$ 9,971,881	\$ 10,029,637	\$ 10,273,378	\$ 10,185,148
Purchased Gas	16,047,934	19,423,500	23,083,840	19,538,100	21,753,700	21,869,300
Capital Outlay	1,379,520	1,394,140	1,440,268	1,455,030	1,171,282	1,459,592
Debt Service	1,547,900	1,374,531	1,374,539	1,469,414	1,320,924	1,408,263
City Turnover - General	1,474,341	1,598,656	1,598,656	1,630,629	1,724,051	1,767,791
Transfer to OPEB Trust	-	75,000	-	75,000	-	-
Transfer to Rate Stabilization	-	250,000	-	250,000	-	-
Transfer to Capital Projects	750,000	750,000	-	750,000	-	-
Transfer to Designated Reserve	-	-	-	-	-	-
Operating Contingencies	-	398,831	-	51,022	128,262	218,481
	\$ 30,246,063	\$ 35,034,533	\$ 37,469,184	\$ 35,248,832	\$ 36,371,597	\$ 36,908,575

**GREENVILLE UTILITIES COMMISSION
BUDGET BY DEPARTMENT
2018-2019**

Department	Electric	Water	Sewer	Gas	Total
Governing Body and Administration	840,186	836,217	836,217	851,217	3,363,837
Finance	5,414,598	1,736,914	1,699,714	1,670,070	10,521,296
Human Resources	1,418,768	761,293	726,690	553,669	3,460,420
Information Technology	4,193,053	1,030,495	1,035,554	1,225,470	7,484,572
Customer Relations	3,379,078	216,508	221,508	423,015	4,240,109
Electric Department	19,783,058	-	-	-	19,783,058
Shared Resources	45,000	27,500	27,500	30,000	130,000
Meter	1,814,031	453,833	453,833	453,833	3,175,530
Water Department	-	9,506,384	-	-	9,506,384
Sewer Department	-	-	10,219,524	-	10,219,524
Gas Department	-	-	-	6,059,288	6,059,288
Utility Locating Service	178,088	178,098	178,098	178,098	712,382
Ancillary	135,075,256	6,477,142	8,174,923	24,926,937	174,654,258
Grand Total	172,141,116	21,224,384	23,573,561	36,371,597	253,310,658

2017-2018

Department	Electric	Water	Sewer	Gas	Total
Governing Body and Administration	848,091	844,122	846,822	859,122	3,398,157
Finance	5,084,706	1,664,641	1,632,237	1,563,725	9,945,309
Human Resources	1,233,443	661,852	631,766	481,346	3,008,407
Information Technology	4,036,964	982,156	986,483	1,172,246	7,177,849
Customer Relations	3,491,583	218,230	218,230	436,456	4,364,499
Electric Department	18,224,170	-	-	-	18,224,170
Shared Resources	41,000	26,300	26,300	28,400	122,000
Meter	1,567,459	427,491	427,491	427,491	2,849,932
Water Department	-	9,371,036	-	-	9,371,036
Sewer Department	-	-	10,041,783	-	10,041,783
Gas Department	-	-	-	6,017,380	6,017,380
Utility Locating Service	177,845	177,849	177,849	177,849	711,392
Ancillary	138,597,667	5,287,593	7,554,081	23,870,518	175,309,859
Grand Total	173,302,928	19,661,270	22,543,042	35,034,533	250,541,773

**GREENVILLE UTILITIES COMMISSION
EXPENDITURES BY DEPARTMENT**

Department	2016-2017 Actual	2017-2018 Budget	2017-2018 Projected	2018-2019 Budget	2019-2020 Plan
Governing Body and Administration	2,906,581	3,398,157	3,330,963	3,363,837	3,384,306
Finance	9,399,291	9,945,309	9,978,522	10,521,296	10,050,715
Human Resources	2,941,718	3,008,407	3,384,033	3,460,420	3,583,477
Information Technology	6,069,484	7,177,849	7,026,194	7,484,572	7,618,280
Customer Relations	3,774,517	4,364,499	4,066,821	4,240,109	4,222,597
Electric Department	18,644,803	18,224,170	19,740,754	19,783,058	19,163,164
Shared Resources	47,991	122,000	122,000	130,000	130,000
Meter	2,696,262	2,849,932	2,944,568	3,175,530	3,192,649
Water Department	9,059,934	9,371,036	10,331,302	9,506,384	9,946,909
Sewer Department	9,137,969	10,041,783	10,443,930	10,219,524	10,048,890
Gas Department	5,788,508	6,017,380	6,243,921	6,059,288	6,249,534
Utility Locating Service	713,971	711,392	706,100	712,382	680,108
Ancillary	179,659,565	175,309,859	177,585,830	174,654,258	182,496,664
Total	250,840,594	250,541,773	255,904,938	253,310,658	260,767,293