

# City Council Meeting

August 9, 2018



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# Special Recognitions

August 9, 2018



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# Special Recognitions

Scott Lascalette

Police Department Retiree



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# Special Recognitions

Award from Government Finance  
Officers Association for  
Outstanding Achievement in  
Popular Annual Financial Reporting



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# Special Recognitions

## Recognition of Greenville Noon Rotary Field of Honor Project



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Rotary  
Greenville Noon Club



FIELD OF HONOR®

HEROES IN OUR LIVES

Town Common, Greenville  
May 26-July 7, 2018

PRESENTED BY: **WNCT 9**  
on your side

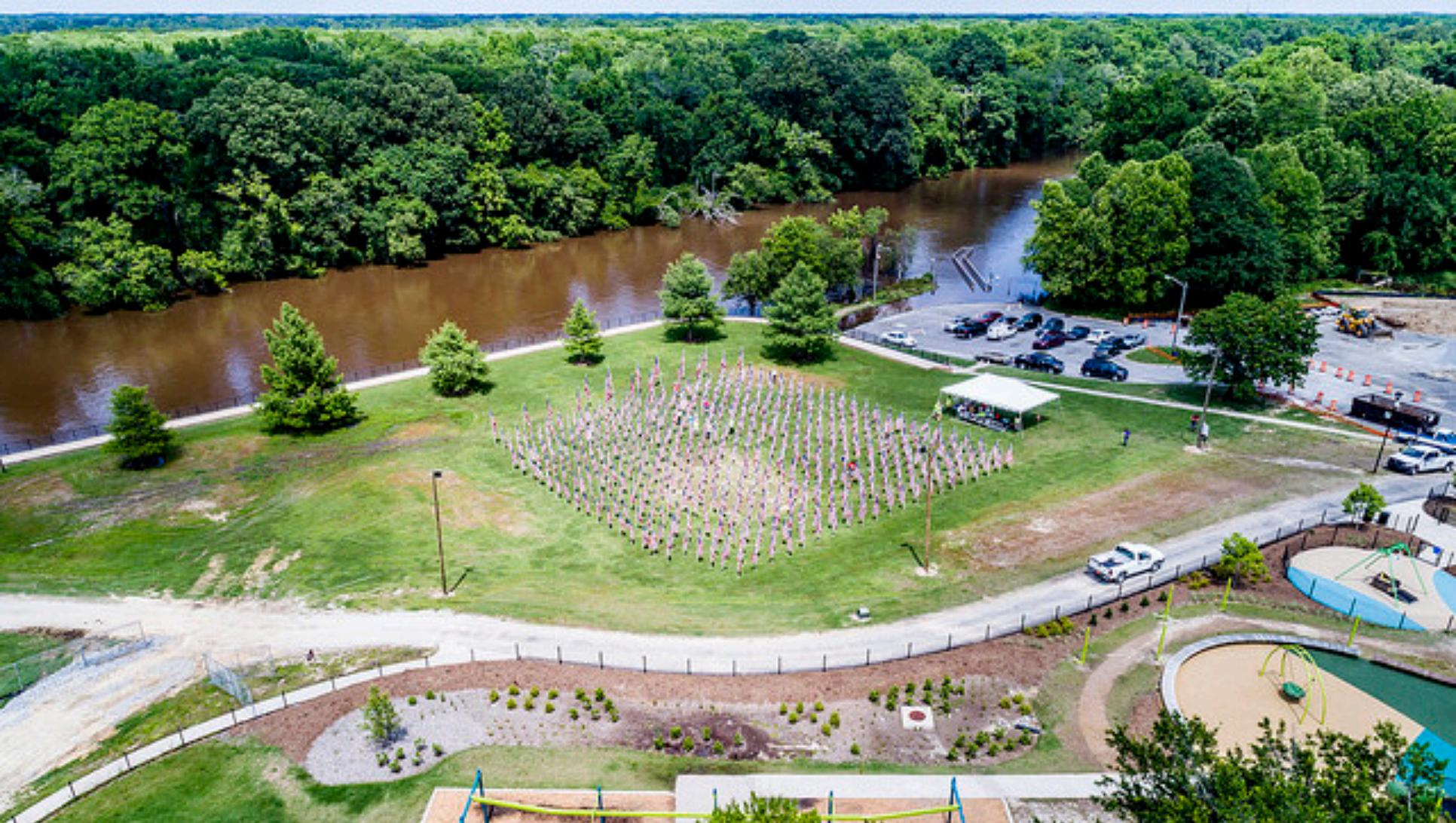
AND THESE PROUD SPONSORS:





Greenville  
NORTH CAROLINA

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# New Business Public Hearings

August 9, 2018



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# Item 11

Ordinance to annex Greenville Auto Auction Site, LLC involving 39.97 acres located near the northwestern corner of the intersection of Dickinson Avenue and Brompton Lane



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# General Location Map

## Map Legend

 Greenville's ETJ

 Tar River

 Pitt-Greenville Airport (PGV)

## City Council Voting District

### District

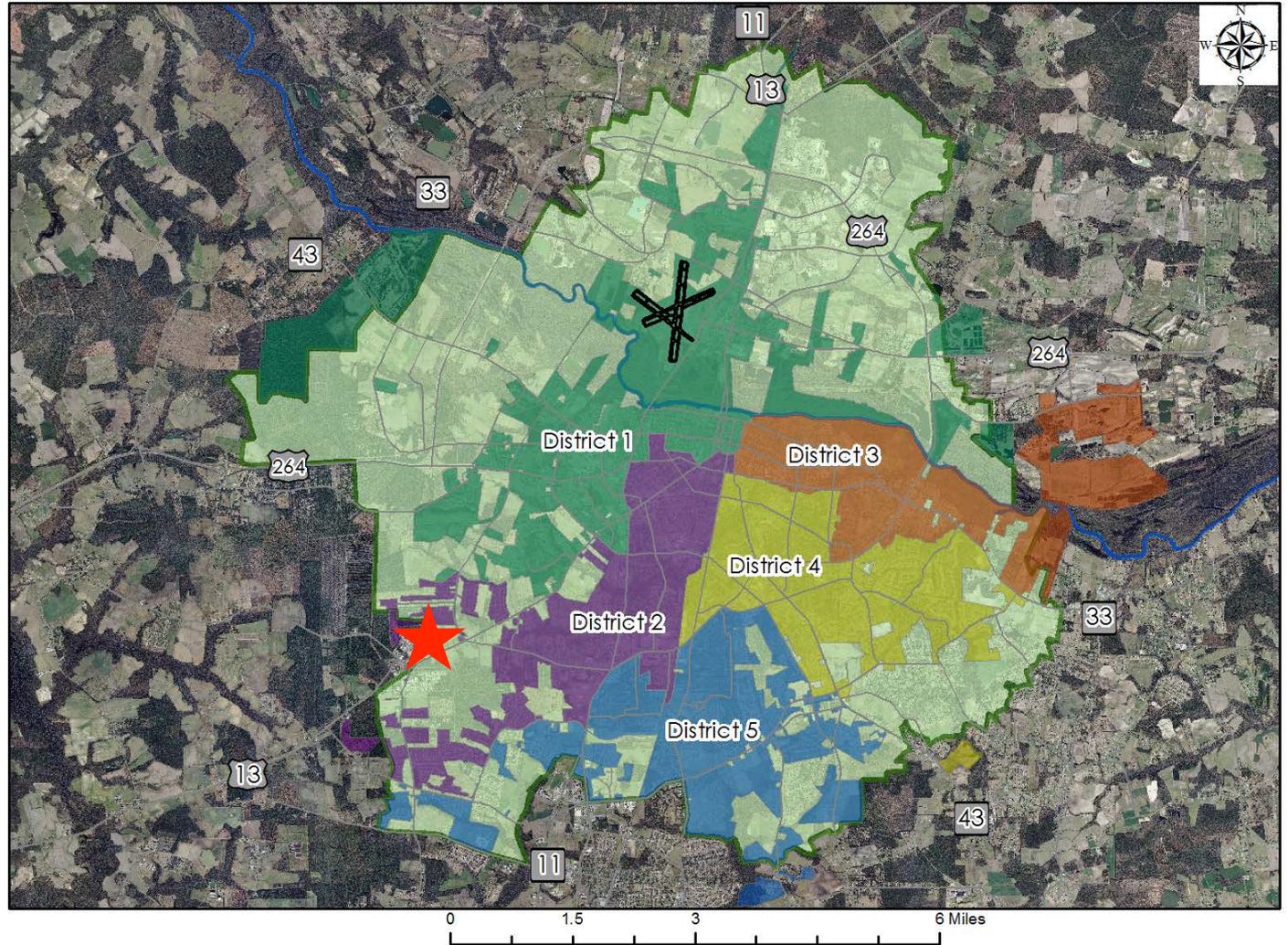
 District 1

 District 2

 District 3

 District 4

 District 5

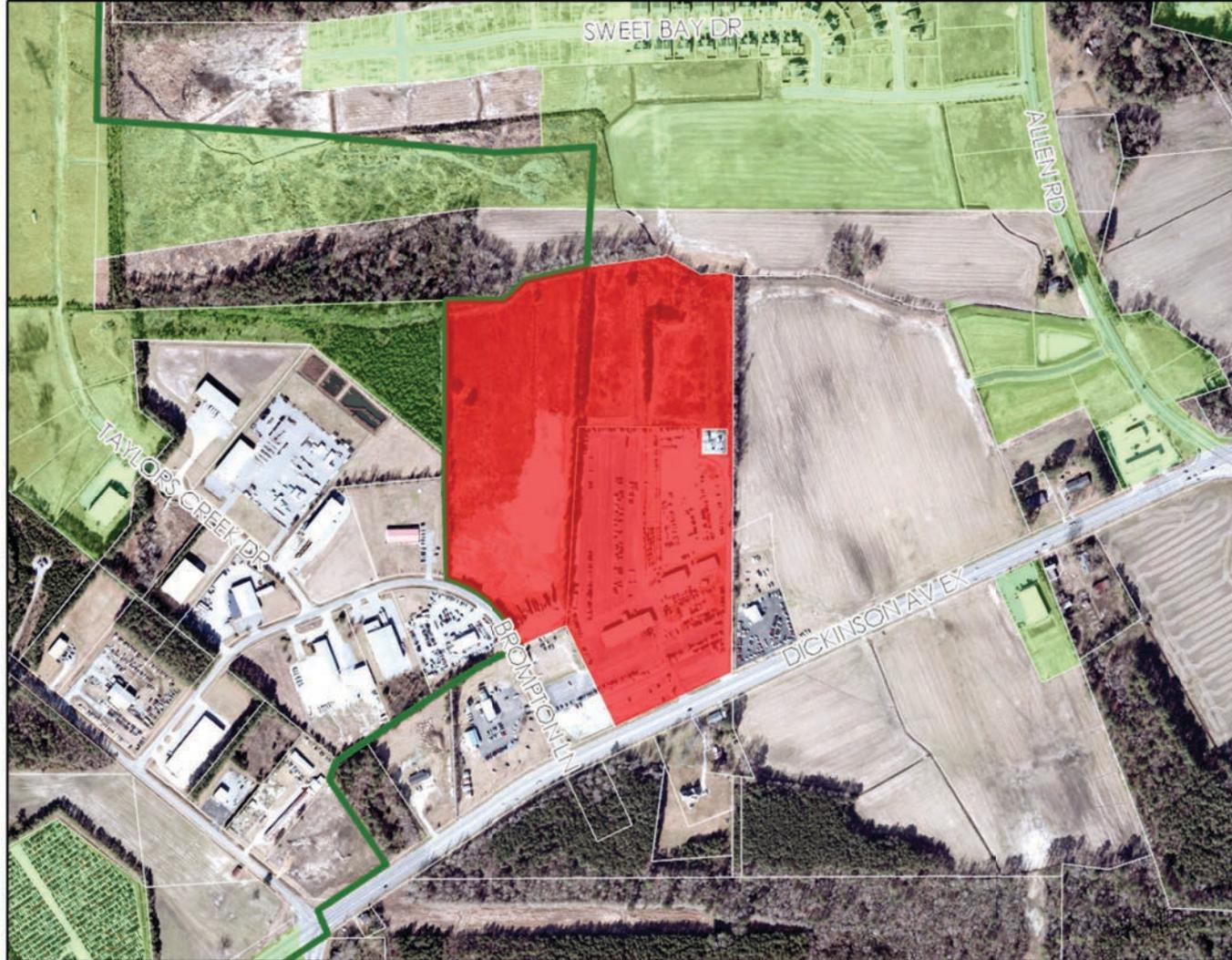


**Greenville**  
NORTH CAROLINA

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## Map Legend

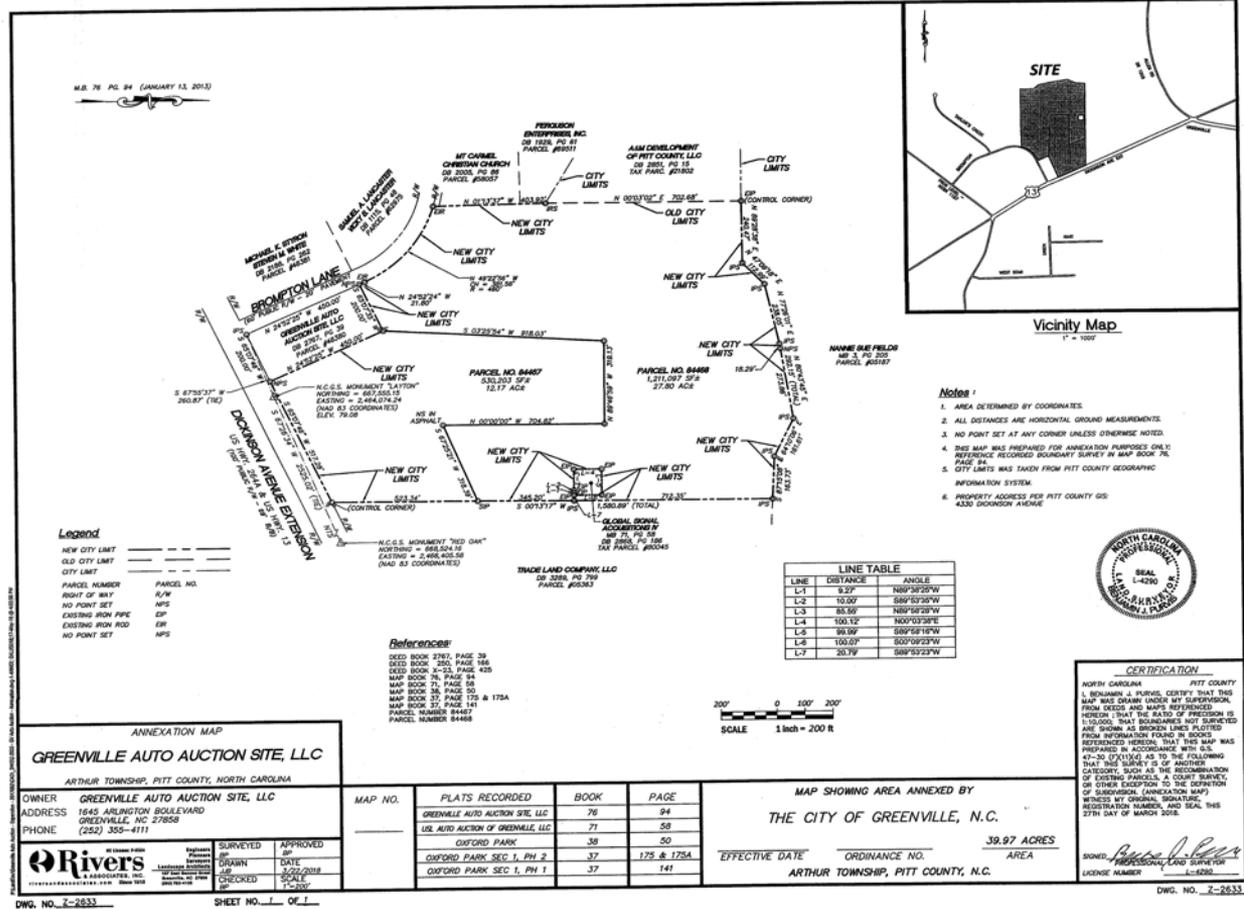
-  Land Parcels
-  Greenville City Limits
-  Greenville ETJ
-  Annexation



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# 39.97 Acres



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# Item 12

Ordinance to annex the Stuart Michael Edwards property involving 2.027 acres located at the southwestern corner of the intersection of Portertown Road and Eastern Pines Road.



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# General Location Map

## Map Legend

 Greenville's ETJ

 Tar River

 Pitt-Greenville Airport (PGV)

## City Council Voting District

### District

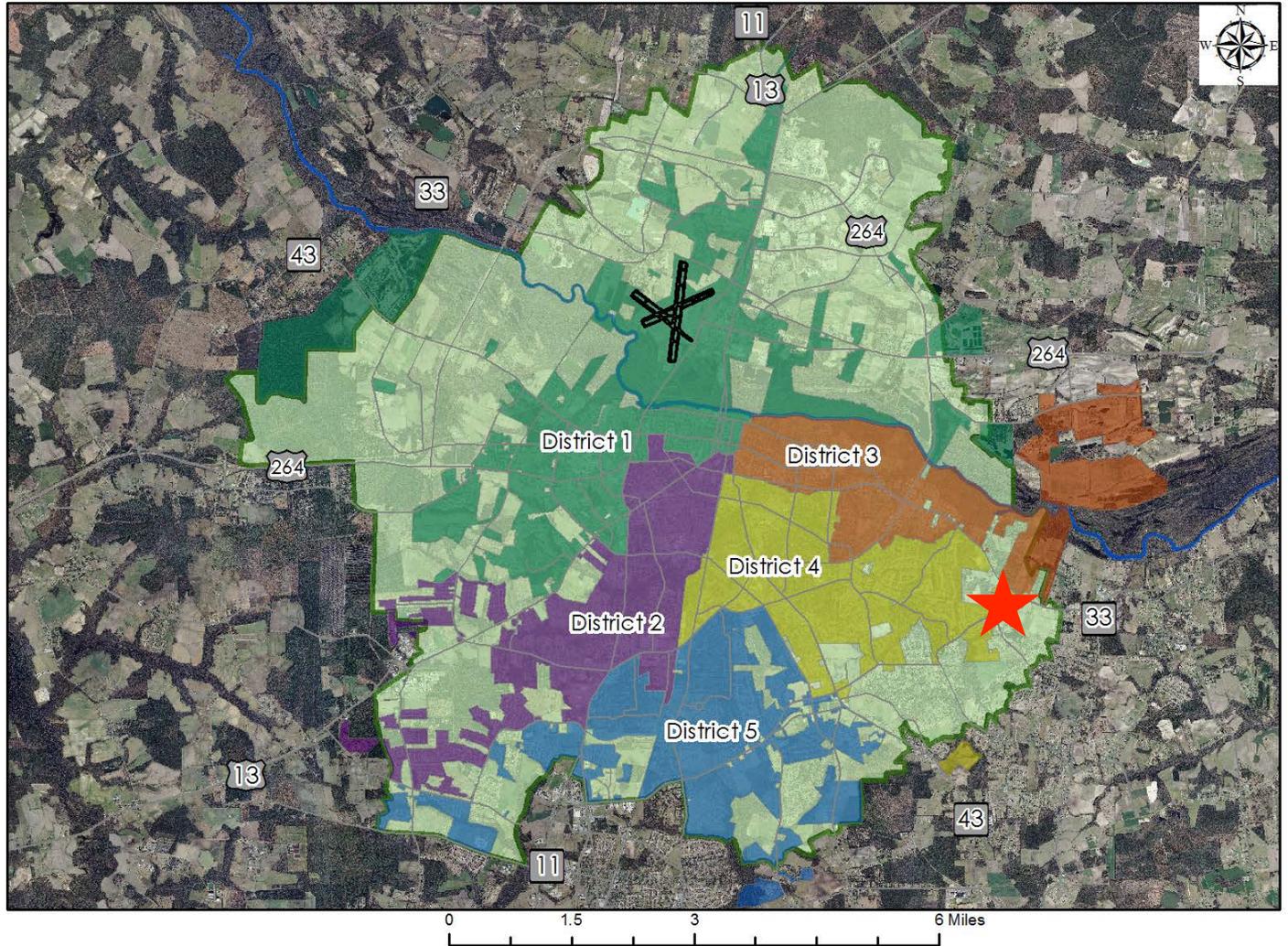
 District 1

 District 2

 District 3

 District 4

 District 5

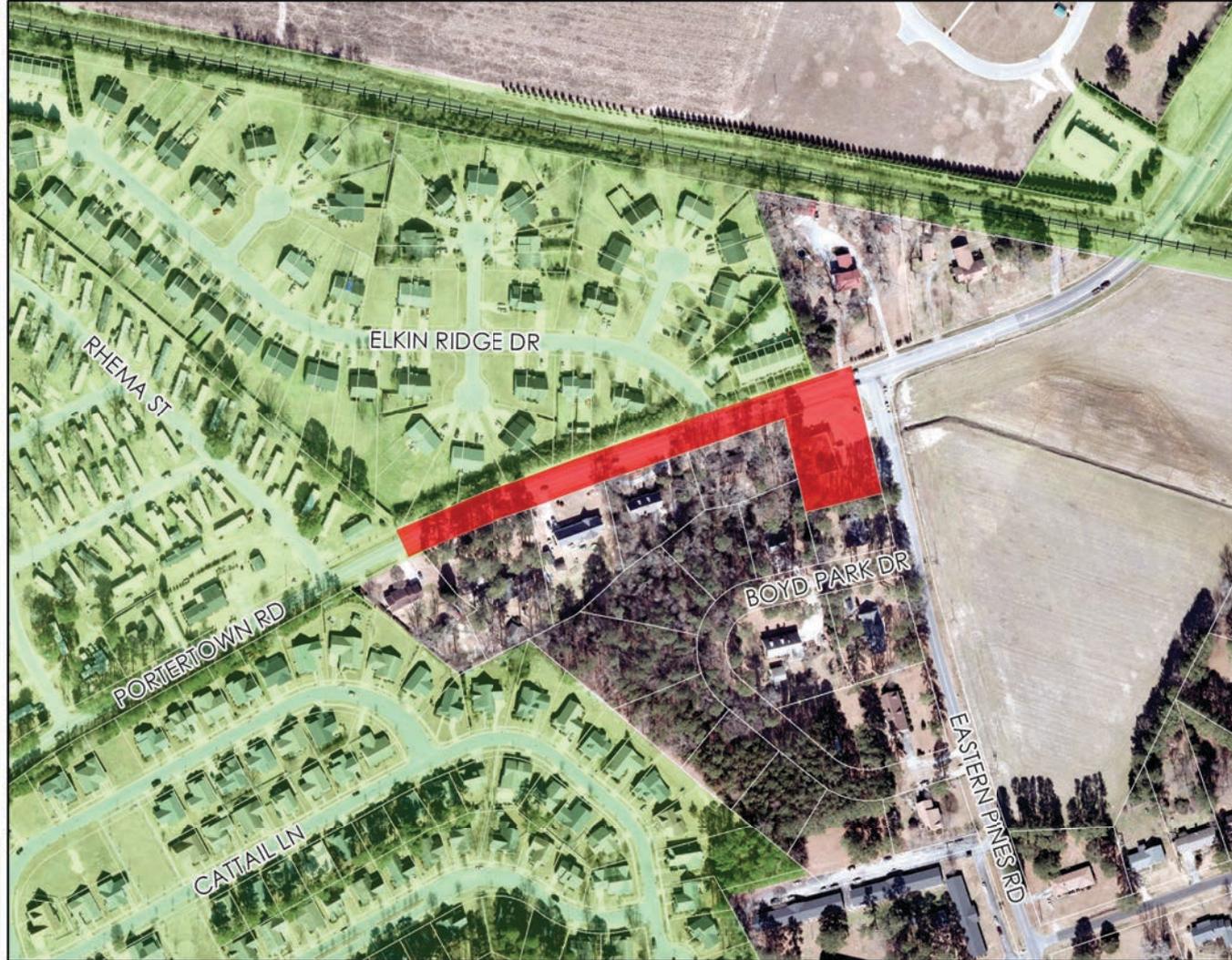


**Greenville**  
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## Map Legend

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



**Greenville**  
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# Item 13

Ordinance to annex Covengton 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



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# General Location Map

## Map Legend

 Greenville's ETJ

 Tar River

 Pitt-Greenville Airport (PGV)

## City Council Voting District

### District

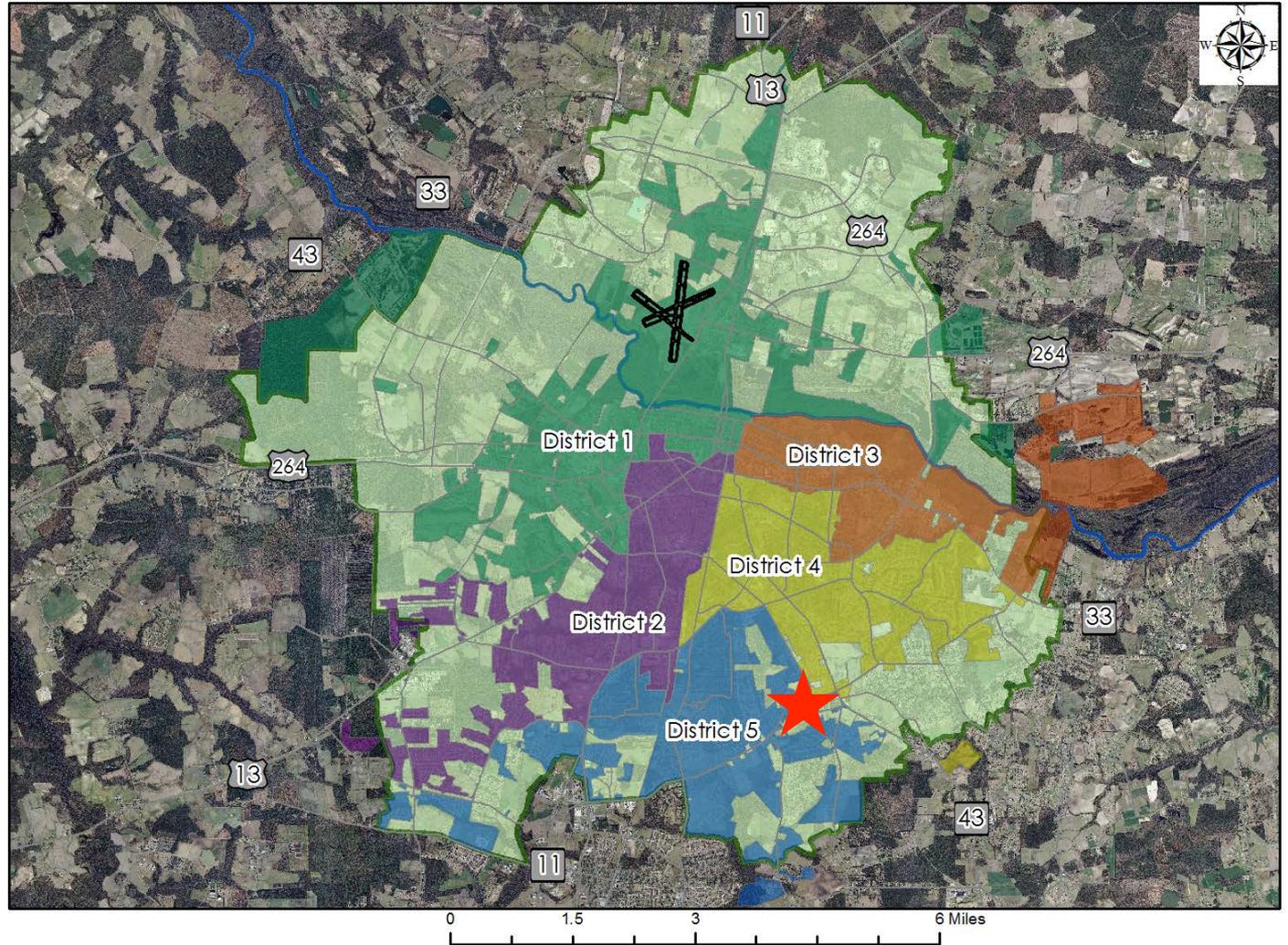
 District 1

 District 2

 District 3

 District 4

 District 5



**Greenville**  
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## Map Legend

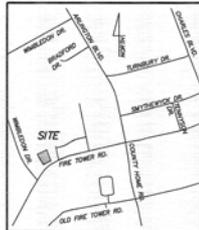
-  Land Parcels
-  Greenville City Limits
-  Greenville ETJ
-  Annexation



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# 0.796 Acres



VICINITY MAP  
1"=1000'

**SURVEY NOTES**

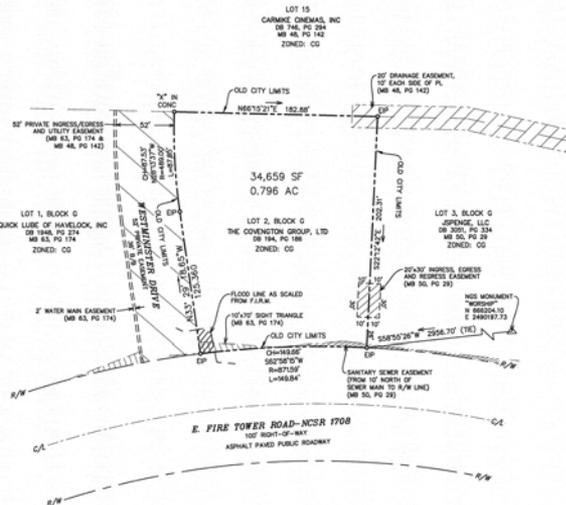
- ALL DISTANCES ARE HORIZONTAL GROUND MEASUREMENTS UNLESS SHOWN OTHERWISE.
- LOT AREAS CALCULATED BY COORDINATE GEOMETRY.
- A PORTION OF THIS PROPERTY IS LOCATED IN A SPECIAL FLOOD HAZARD AREA, AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. REF: FIRM 372046860K, CD 370191, PANEL 4886, EFFECTIVE 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 184, PG 188
  - WB 35, PG 8
  - CB 63, PG 174
  - WB 50, PG 29
  - WB 48, PG 142

**LEGEND**

- B/C CENTERLINE  
C/A CONCRETE  
C/NC CONC  
SB SEED BOOK  
EP EXISTING IRON PIPE  
B/S BORN 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 PLAN WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL FIELD SURVEY PERFORMED UNDER MY SUPERVISION (CHECK DESCRIPTION RECORDED IN BOOK \_\_\_\_\_ PAGE \_\_\_\_\_ OR FROM BOOK REFERENCE HEREIN) THAT THE DIMENSIONS NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION PROVIDED BY BOOK \_\_\_\_\_ OR AS REFERENCED HEREIN, THAT THE BASIS OF PROVISION AS CALCULATED IS 110.000 THAT THIS MAP WAS PREPARED IN ACCORDANCE WITH G.S. 47-17 AS AMENDED.

I FURTHER CERTIFY PURSUANT TO G.S. 47-33 (b) (1) (ii) (A), THIS SURVEY IS OF ANOTHER CATEGORY AND IS AN EXCEPTION TO THE DEFINITION OF A SUBDIVISION.

WITNESS MY ORIGINAL SIGNATURE AND SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2018.

*Kenneth L. Biggs*  
KENNETH L. BIGGS, S.P., P.E., L-3110

**COVENTON DOWNE SUBDIVISION**

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  
COASTAL CAROLINASURVEYORS, PLLC SURVEYED: KB APPROVED: KB  
LAND SURVEYORS PO BOX 2764, WINTERVILLE, NC 28590 DRAWN: CT DATE: 03/28/18  
BILL DRIS 758-1427 OFFICE FAX (252) 321-8236  
www.gcsurveys.com p.-0795

MAP NO.	PLATS RECORDED	MAP BOOK	PAGE
	N/A		

MAP SHOWING AREA ANNEXED BY

THE CITY OF GREENVILLE, N.C.

(EFFECTIVE DATE \_\_\_\_\_ ORDINANCE # \_\_\_\_\_ AREA 0.796 AC.)

WINTERVILLE TOWNSHIP, PITT COUNTY, N.C.



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# Item 14

Ordinance to annex the Greenville Utilities Commission Operations Center involving 86.81 acres located at the southwestern corner of the intersection of Martin Luther King, Jr. Highway and NC Highway 43



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# General Location Map

## Map Legend

 Greenville's ETJ

 Tar River

 Pitt-Greenville Airport (PGV)

## City Council Voting District

### District

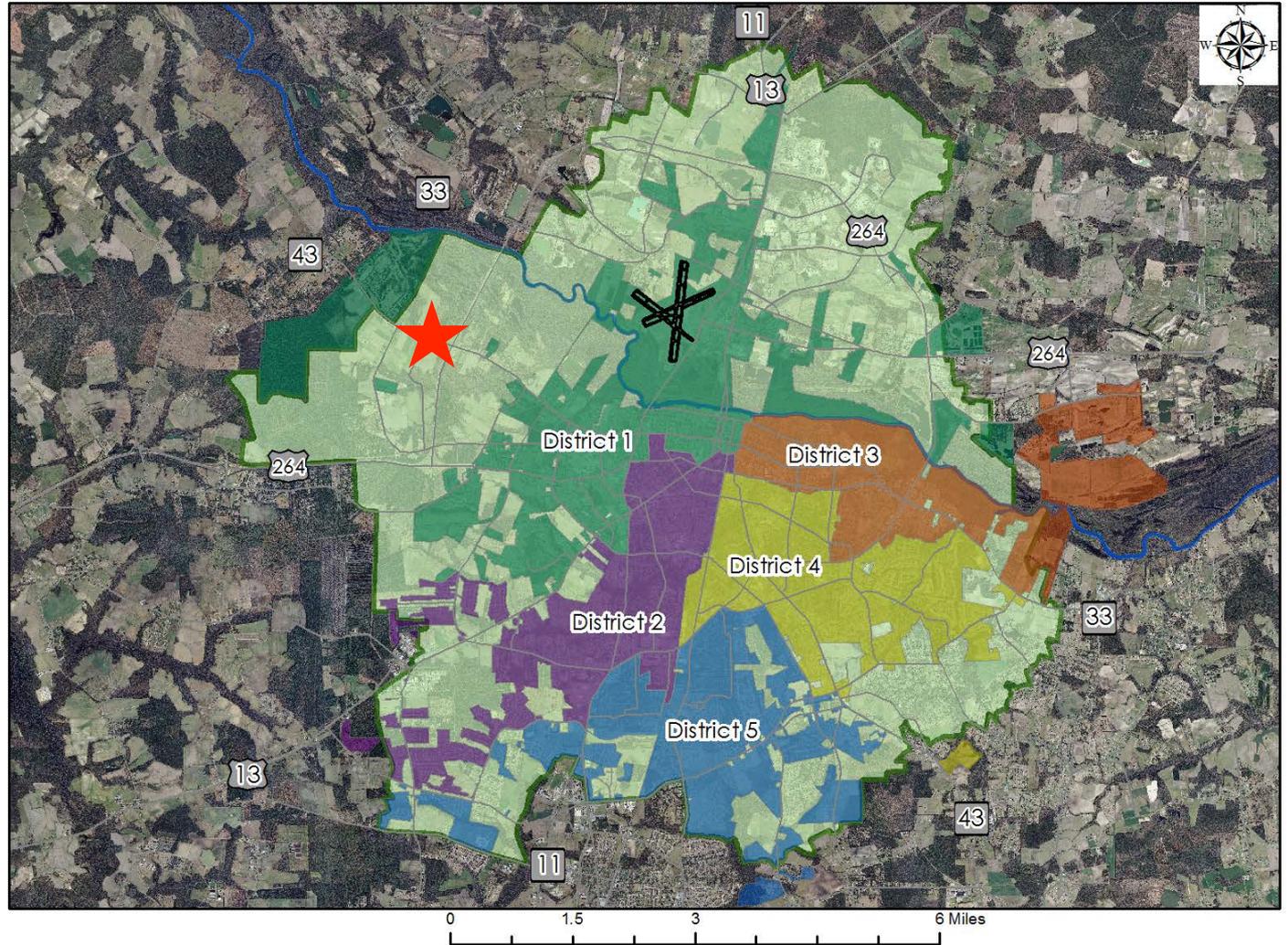
 District 1

 District 2

 District 3

 District 4

 District 5

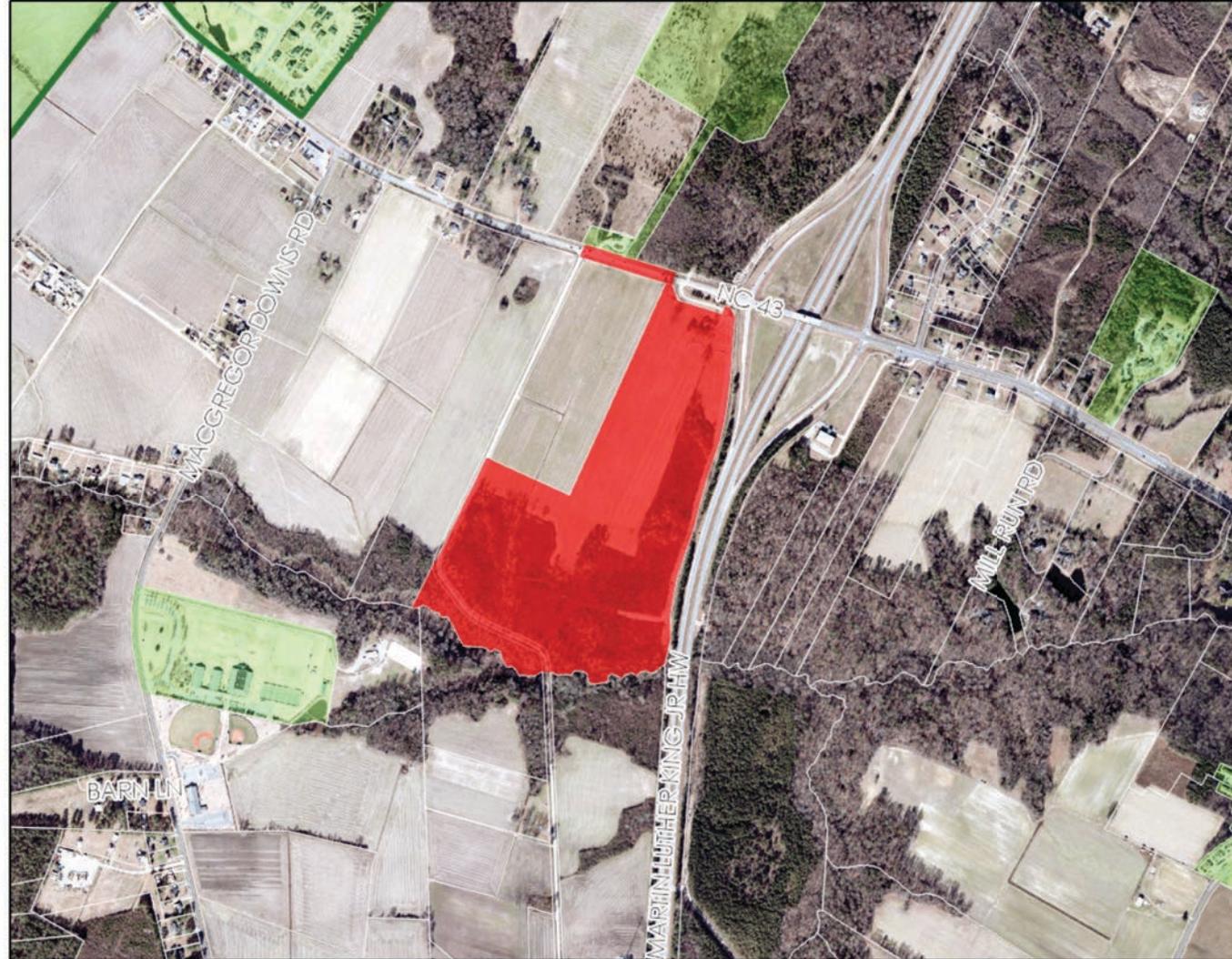


**Greenville**  
NORTH CAROLINA

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## Map Legend

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



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# Item 15

Ordinance requested by the City of Greenville to rezone 0.10 +/- acres (4,356 square feet) located along the eastern right-of-way of Roosevelt Avenue and 75 +/- feet south of West Fifth Street from R6 (Residential) to CDF (Downtown Commercial Fringe)



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# General Location Map

## Map Legend

 Greenville's ETJ

 Tar River

 Pitt-Greenville Airport (PGV)

## City Council Voting District

### District

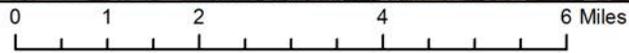
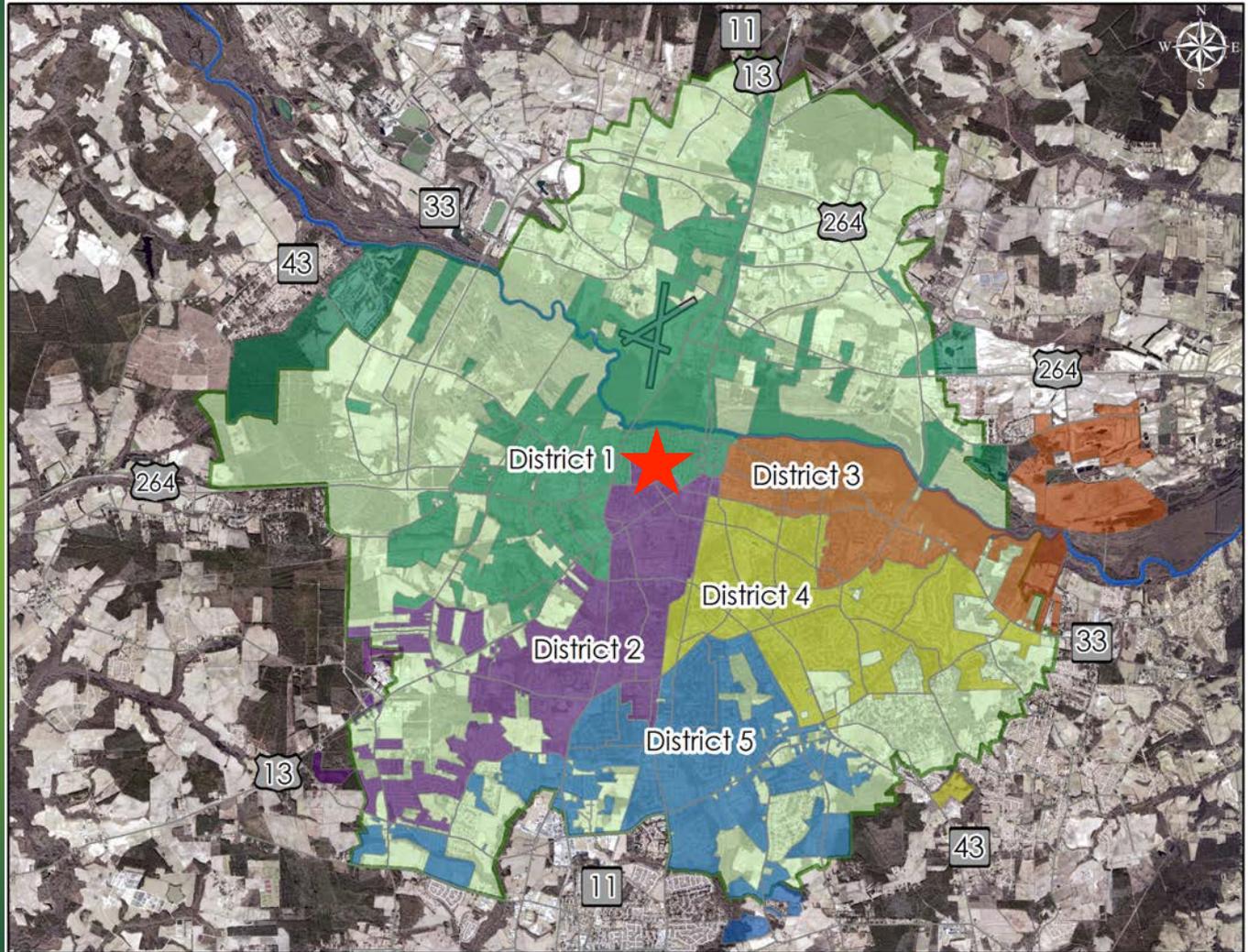
 District 1

 District 2

 District 3

 District 4

 District 5



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# Roosevelt Ave



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# Existing Land Use

## Map Legend

-  Rezoning
-  Land Parcels

## Existing Land Use

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



0 285 570 1,140 US Feet



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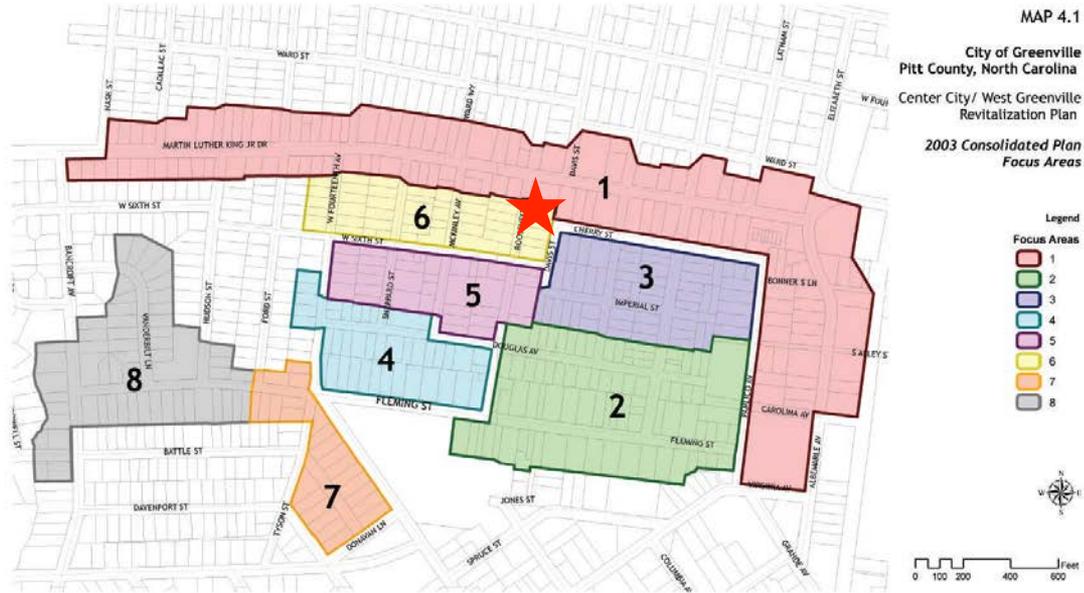




# West Greenville Revitalization Plan



## The Center City - West Greenville Revitalization Plan Redevelopment Commission City of Greenville North Carolina



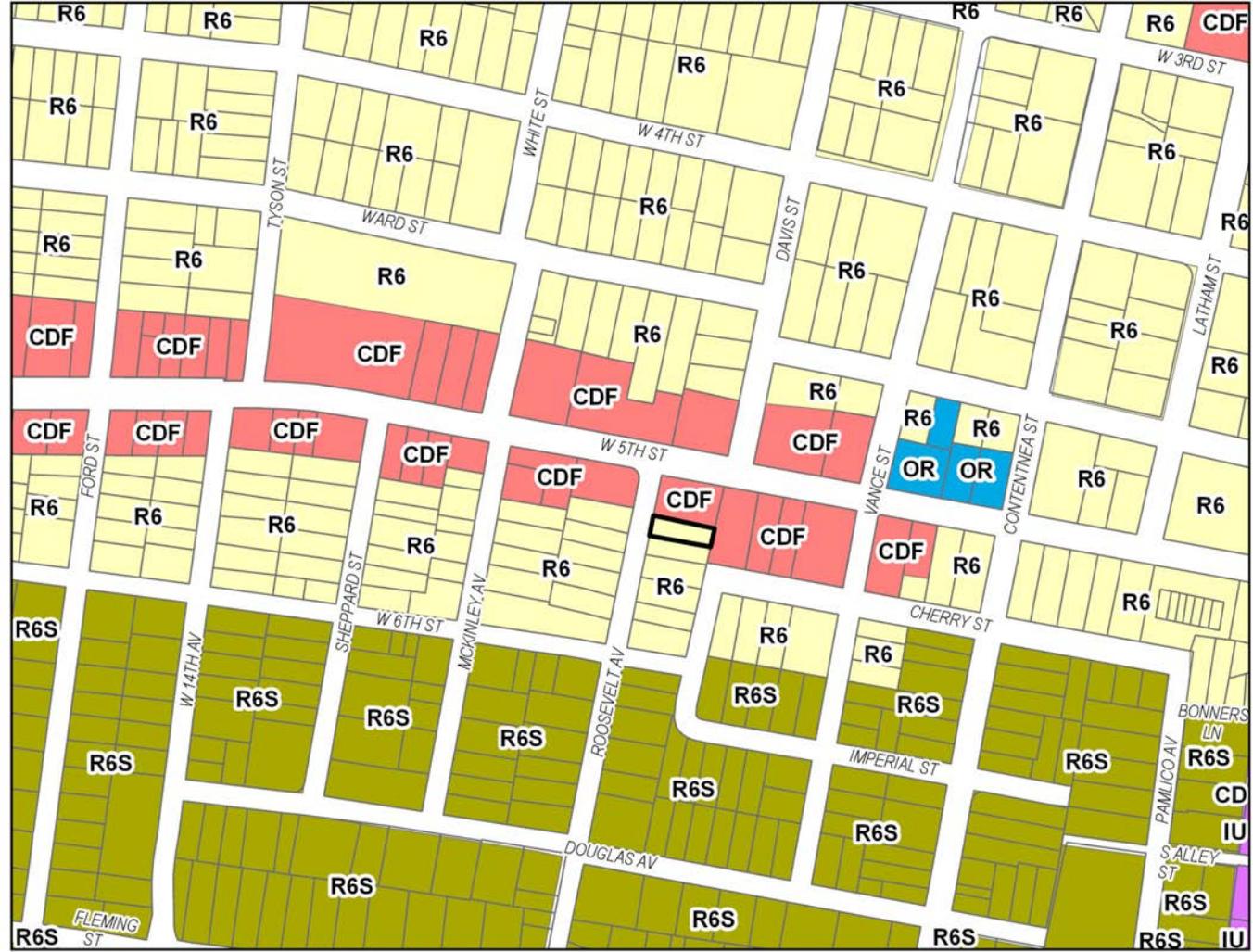
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# Zoning Map

**Map Legend**

Rezoning	PIU	R6M
Land Parcels	MI	R6N
CD	MO	R6S
CDF	MS	R9
CG	O	R9S
CH	OR	R9S-CA
CN	OR-UC	R15S
MCH	R6	PUD
MCG	R6A	MR
I	R6A-CA	MRS
IU	R6A-RU	RA20



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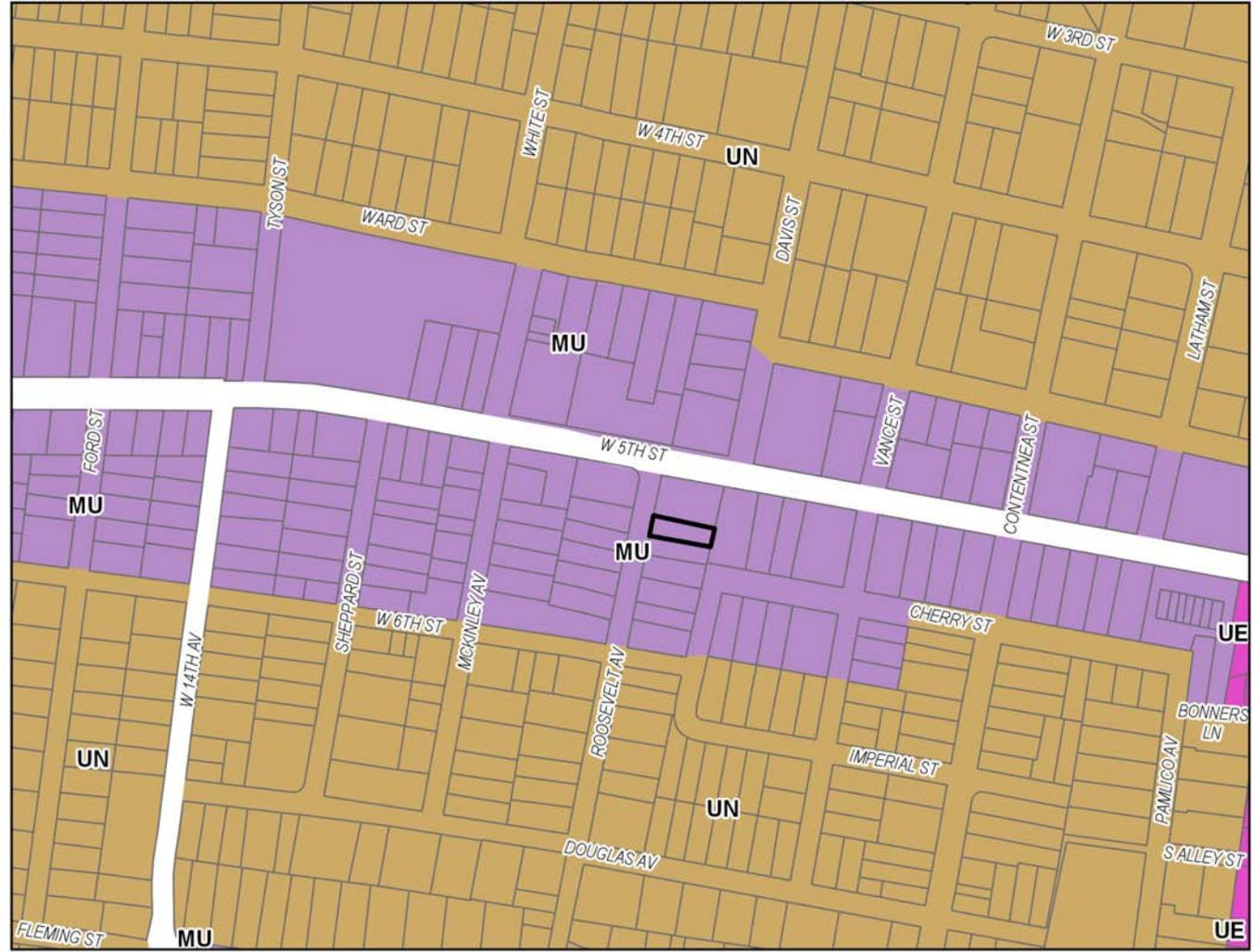
# Future Land Use & Character Map

## Map Legend

-  Rezoning
-  Land Parcels

## Horizons2026 Future Land Use

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



0 285 570 1,140 US Feet



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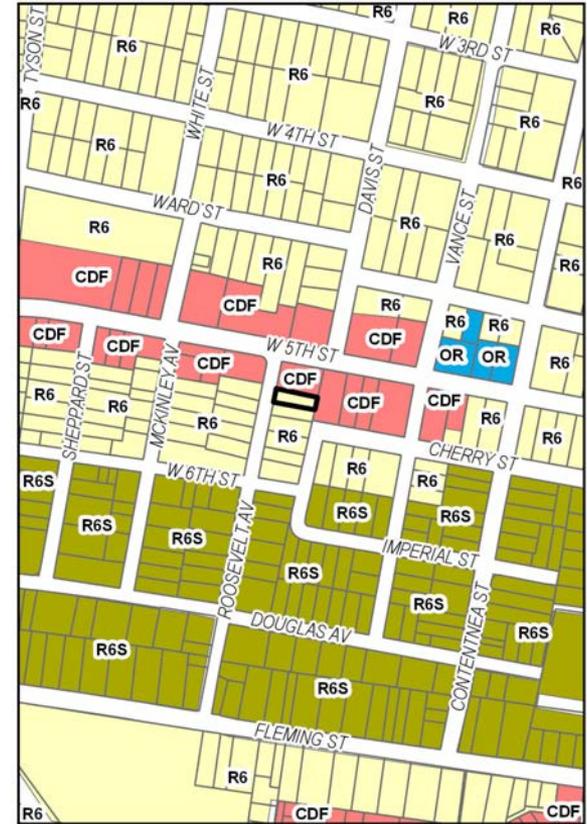
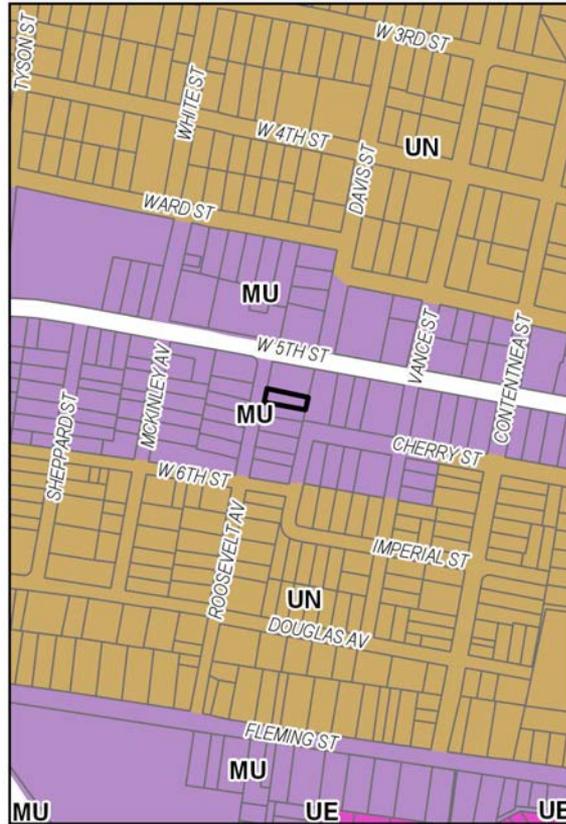
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# Future Land Use & Character Map

# Zoning Map

## Map Legend

-  Rezoning Sites
-  Land Parcels



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The Planning and Zoning Commission voted unanimously to approve the request at its July 17, 2018 meeting.



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# Item 16

Ordinance requested by Gary L. Warren to rezone 130.6 acres located at the northeastern corner of the intersection of Martin Luther King, Jr. Highway and Old Creek Road from RA20 (Residential-Agricultural), I (Industry) and IU (Unoffensive Industry) to PIU (Planned Unoffensive Industry)



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# General Location Map

## Map Legend

 Greenville's ETJ

 Tar River

 Pitt-Greenville Airport (PGV)

## City Council Voting District

### District

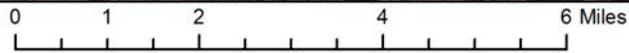
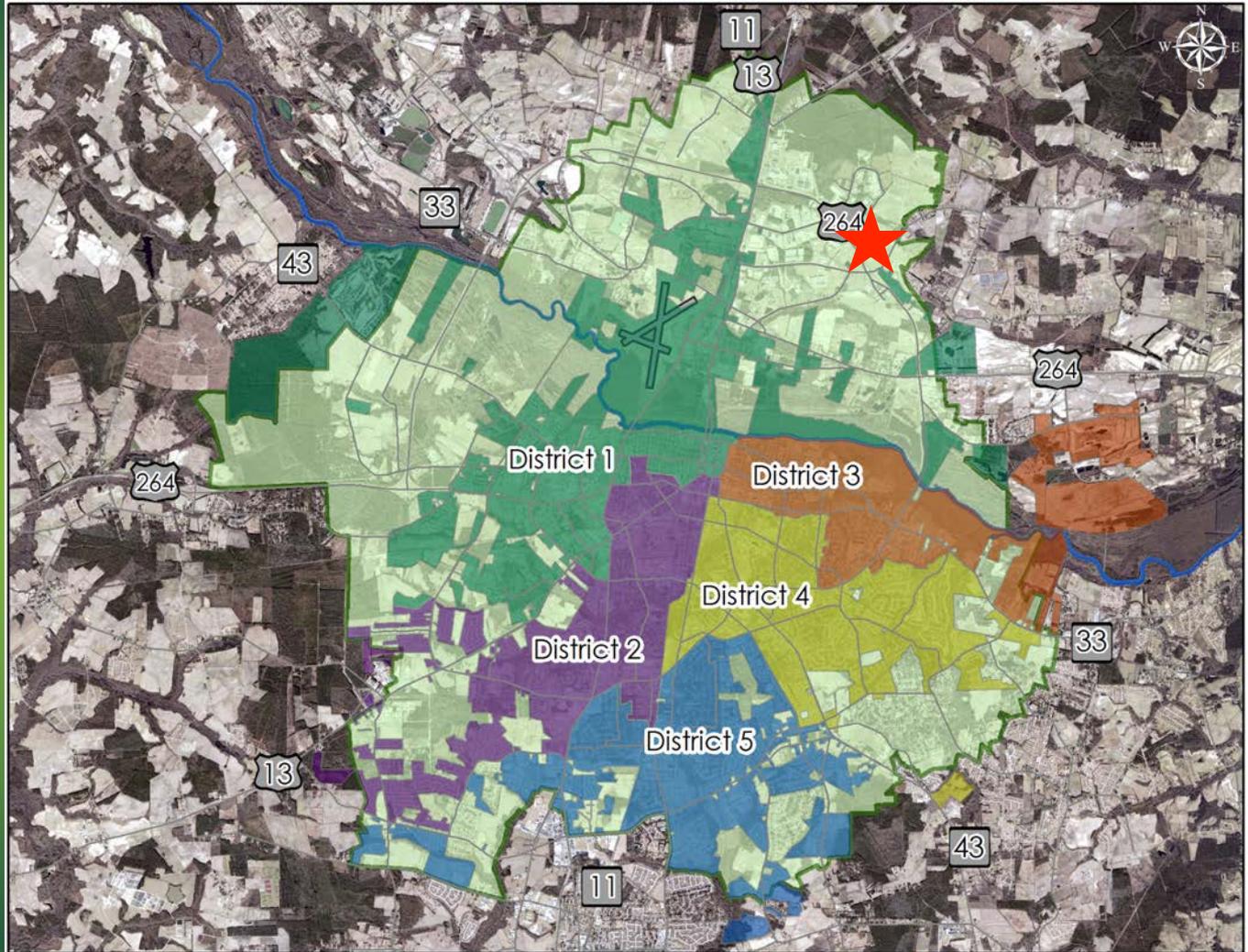
 District 1

 District 2

 District 3

 District 4

 District 5



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# Aerial Map (2016)

## Map Legend

-  Rezoning
-  Land Parcels



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# Martin Luther King, Jr. Hwy



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NORTH CAROLINA

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# Old Creek Rd



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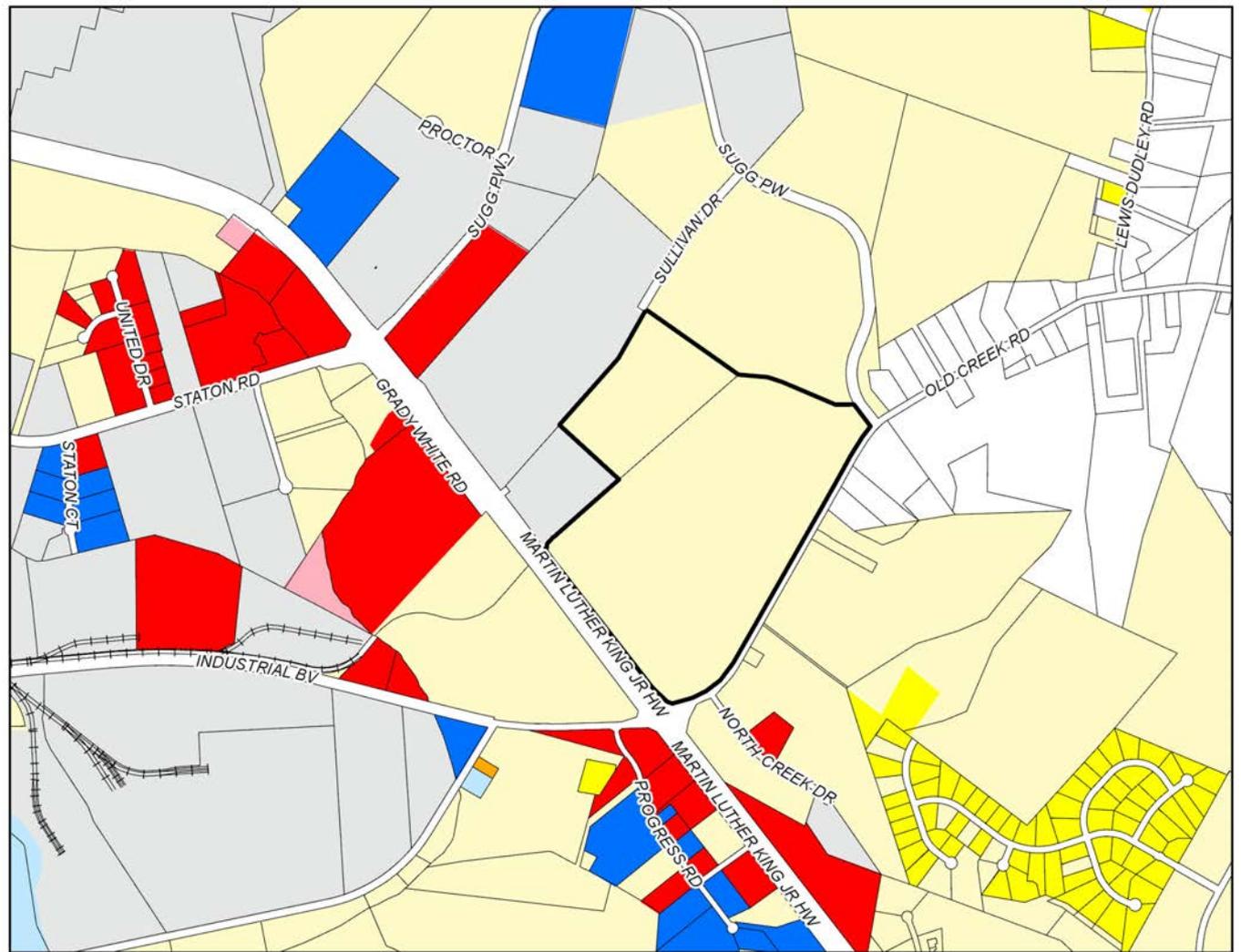
# Existing Land Use

## Map Legend

-  Rezoning
-  Land Parcels

## Existing Land Use

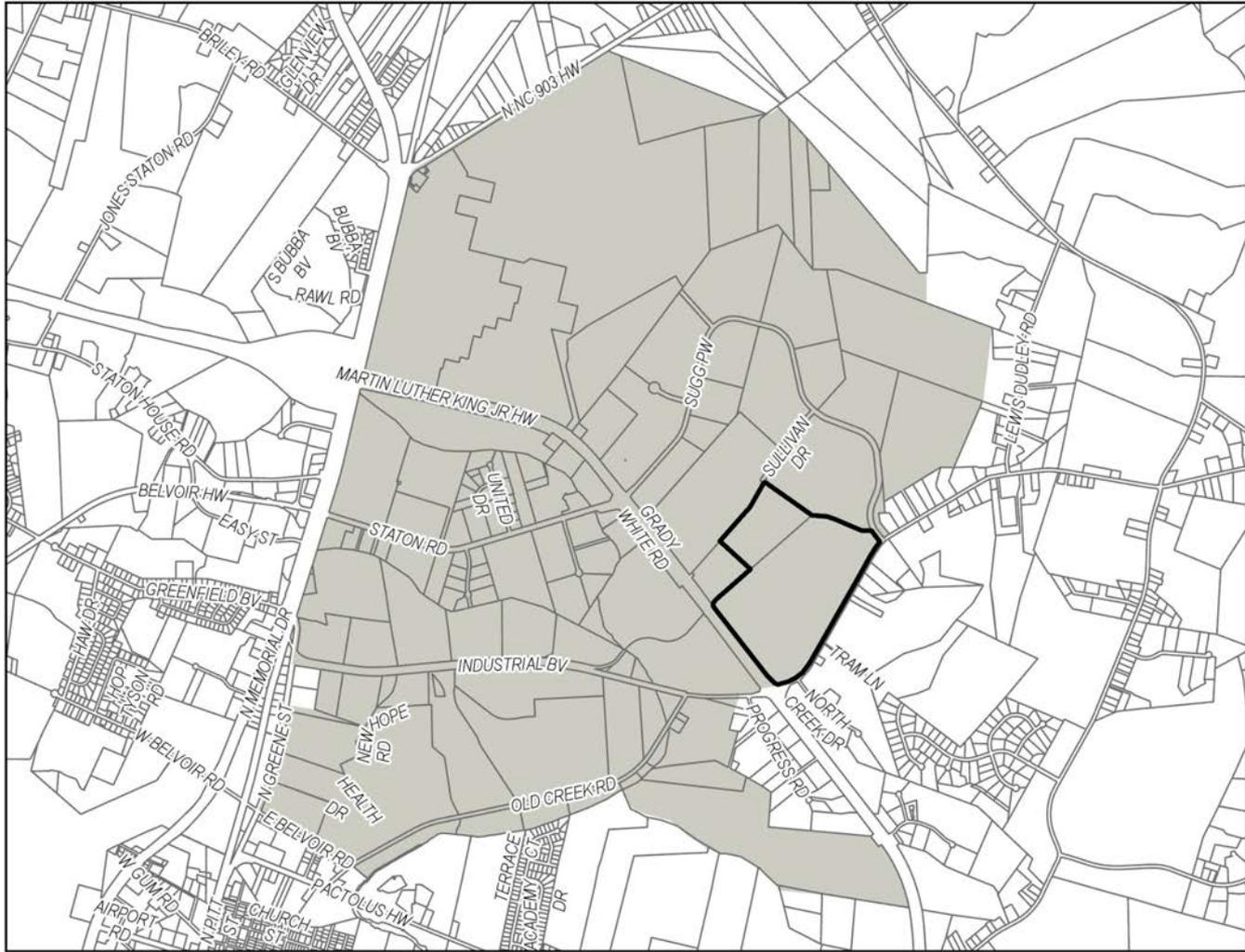
-  Cemetery
-  Commercial
-  Duplex
-  Industrial
-  Institutional
-  Landfill
-  Mobile Home
-  Mobile Home Park
-  Multi-Family
-  Office
-  Public Parking
-  Recreation
-  Single Family
-  Utility
-  Vacant



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# Recognized Industrial Area



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# Flood Plain Map

Rezonings

Land Parcels

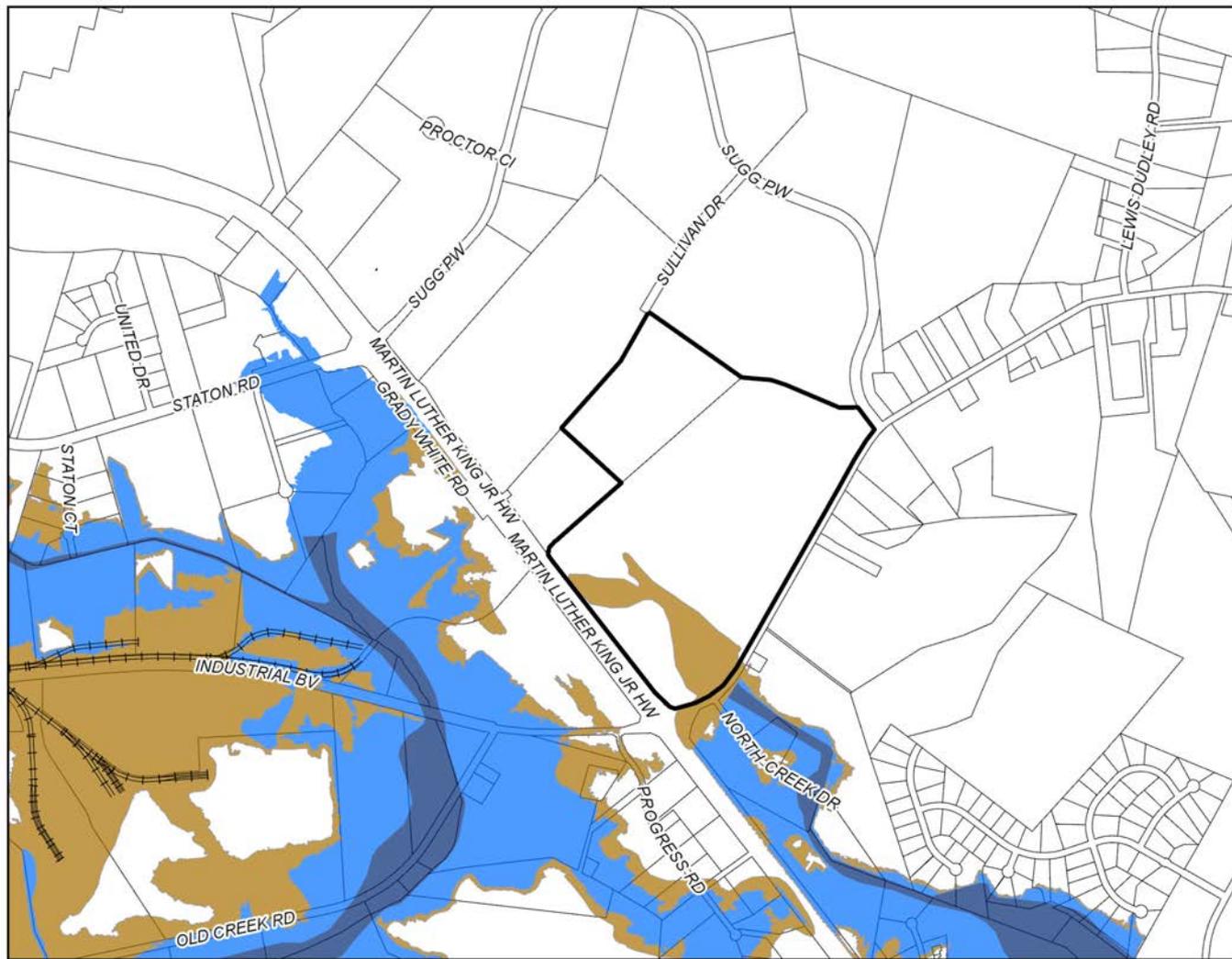
AE = Floodway

AE= Base Flood Elevations

NEA (Non-Encroachment Area)

A= 1% Chance of Annual Flood Hazard

0.2% Chance of Annual Flood Hazard



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# Activity Centers

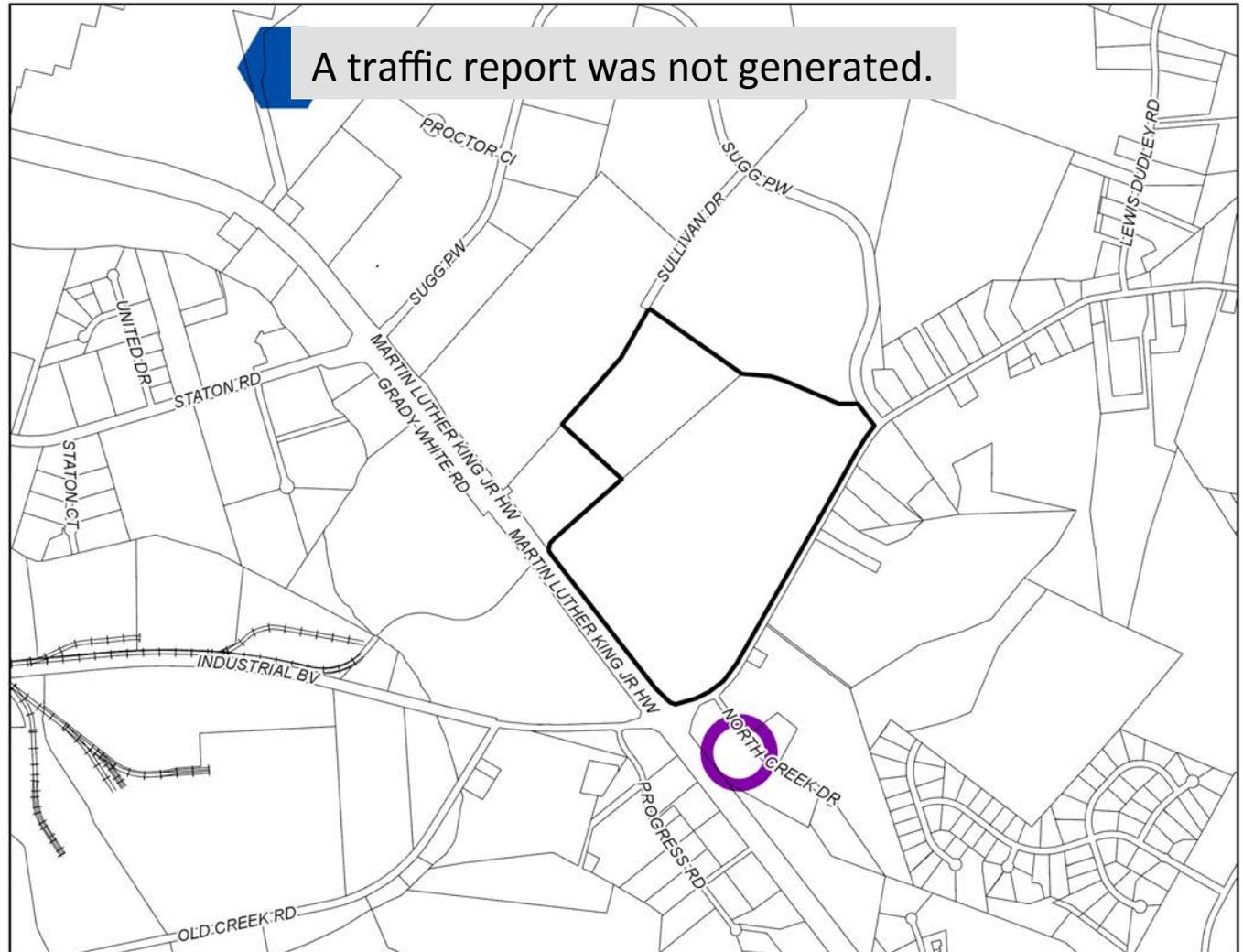
## Map Legend

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



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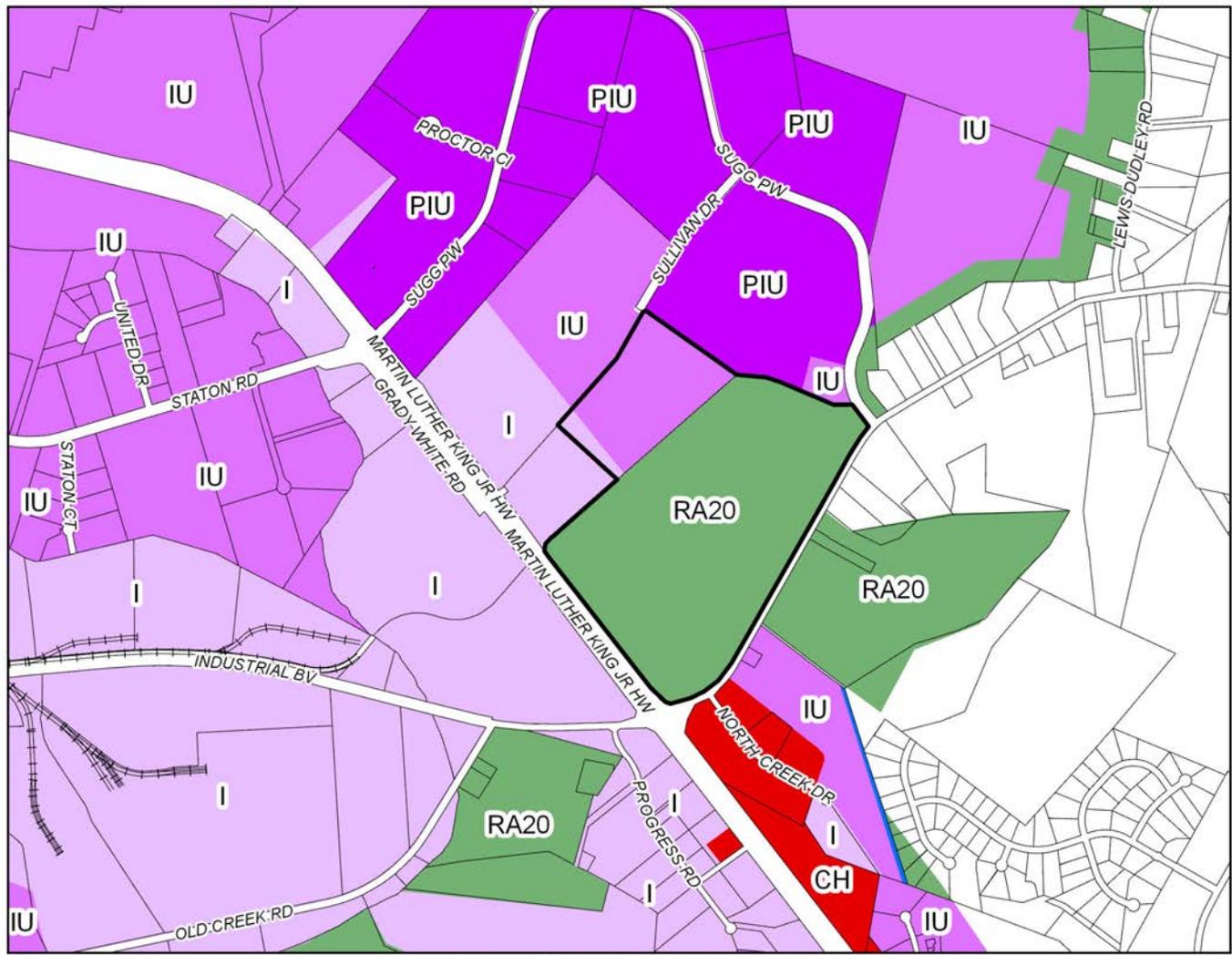
A traffic report was not generated.



# Zoning Map

## Map Legend

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



**Greenville**  
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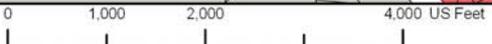
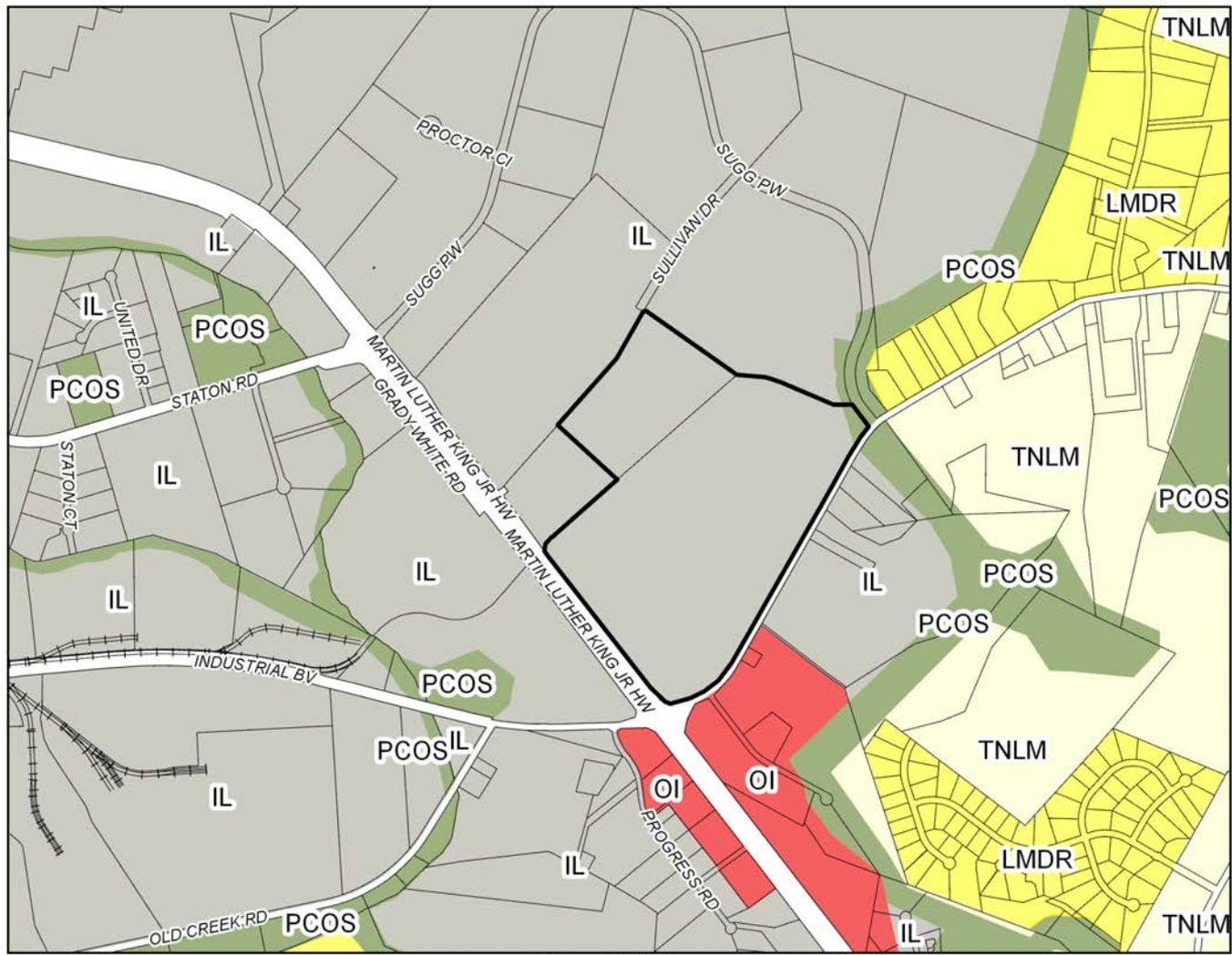
# Future Land Use & Character Map

**Map Legend**

- Rezoning
- Land Parcels

**Horizons2026 Future Land Use**

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



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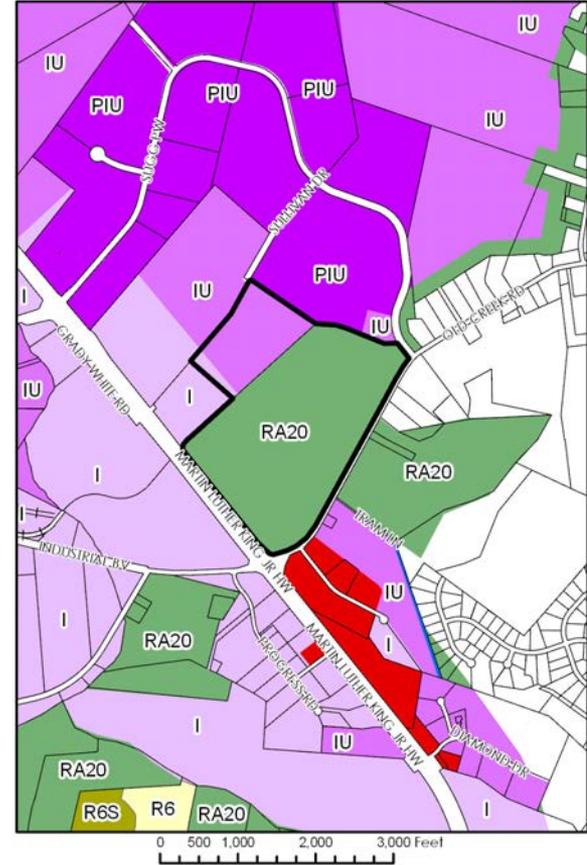
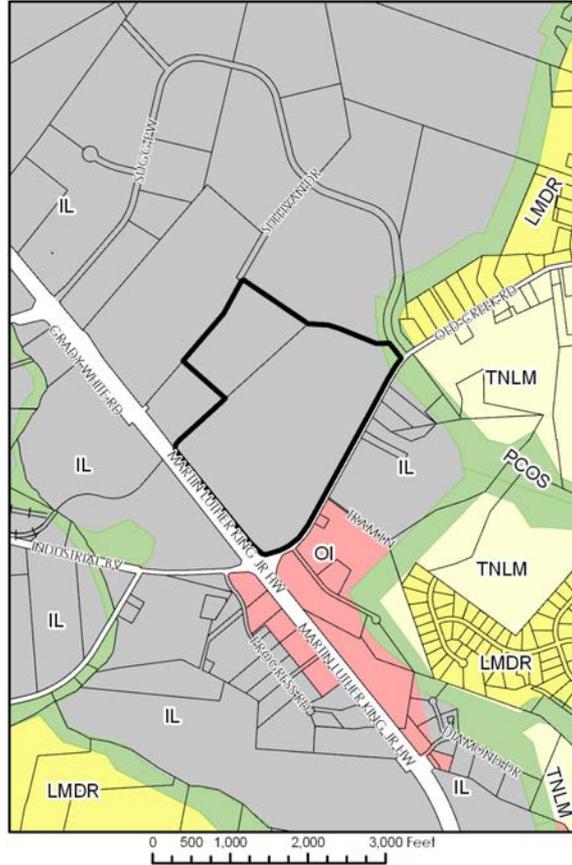
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# Future Land Use & Character Map

# Zoning Map

## Map Legend

-  Rezoning Sites
-  Land Parcels



**Greenville**  
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The Planning and Zoning Commission voted unanimously to approve the request at its July 17, 2018 meeting.



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# Item 17

Ordinance requested by Salvatore Passalacqua to rezone 0.220 acres (9,583 square feet) located at the northwestern corner of the intersection of Dickinson Avenue and Columbia Avenue from CDF (Downtown Commercial Fringe) to CD (Downtown Commercial)



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# General Location Map

## Map Legend

 Greenville's ETJ

 Tar River

 Pitt-Greenville Airport (PGV)

## City Council Voting District

### District

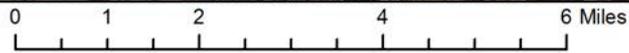
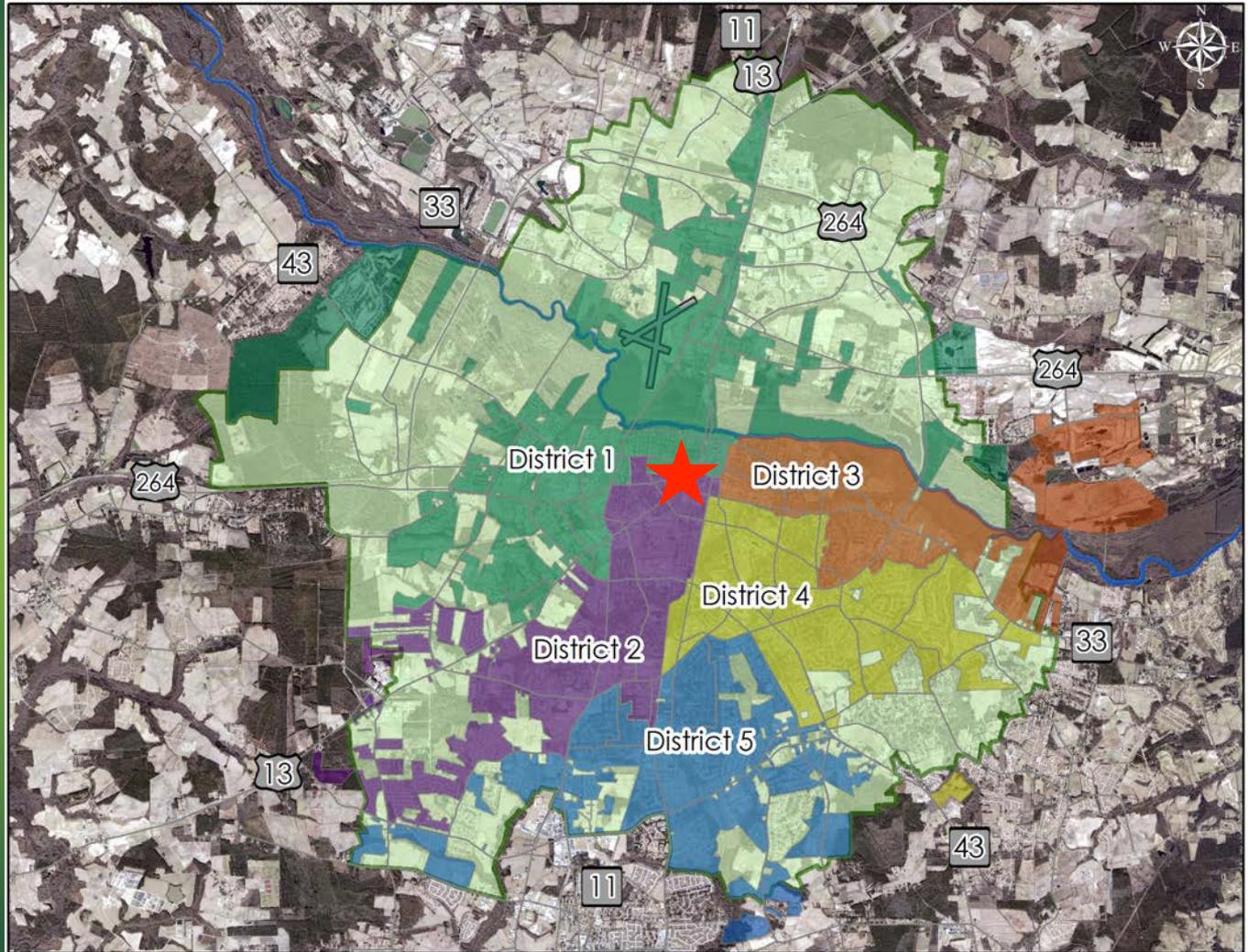
 District 1

 District 2

 District 3

 District 4

 District 5



**Greenville**  
NORTH CAROLINA

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# Aerial Map (2016)

## Map Legend

-  Rezoning
-  Land Parcels

Sadie Saulter School



0 210 420 840 US Feet



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# Dickinson Ave



**Greenville**  
NORTH CAROLINA

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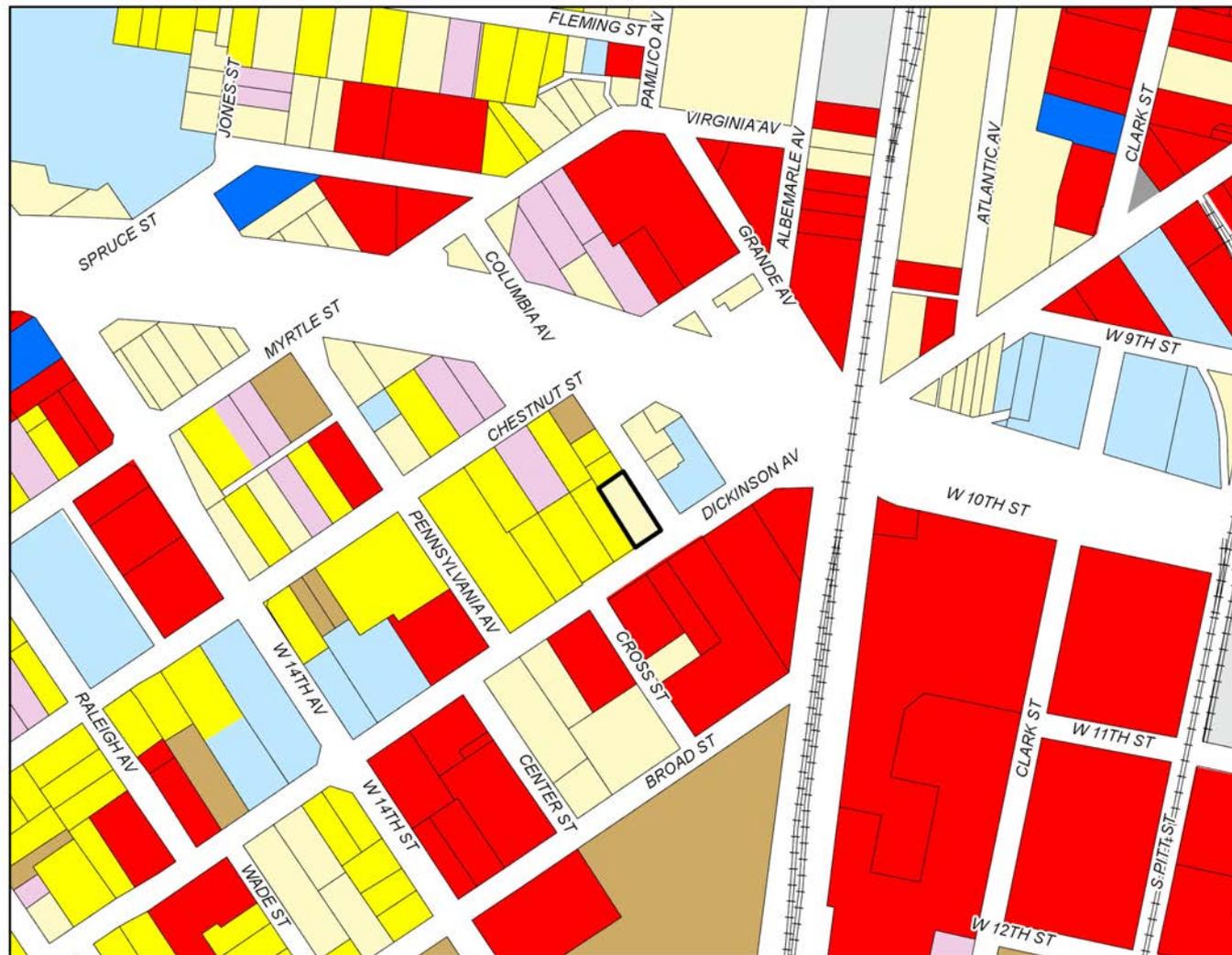
# Existing Land Use

## Map Legend

-  Rezoning
-  Land Parcels

## Existing Land Use

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



**Greenville**  
NORTH CAROLINA

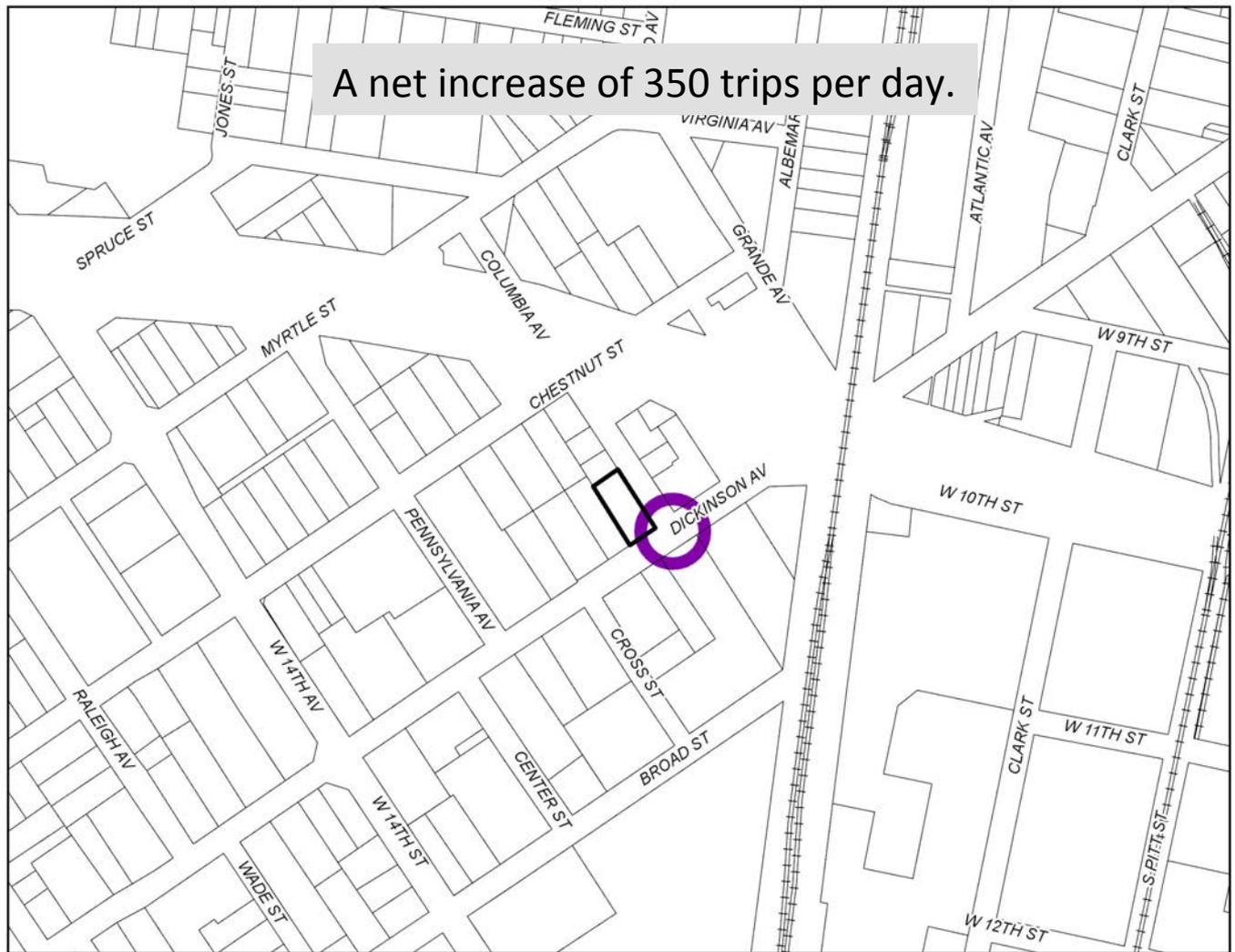
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# Activity Centers

## Map Legend

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

A net increase of 350 trips per day.



0 210 420 840 US Feet



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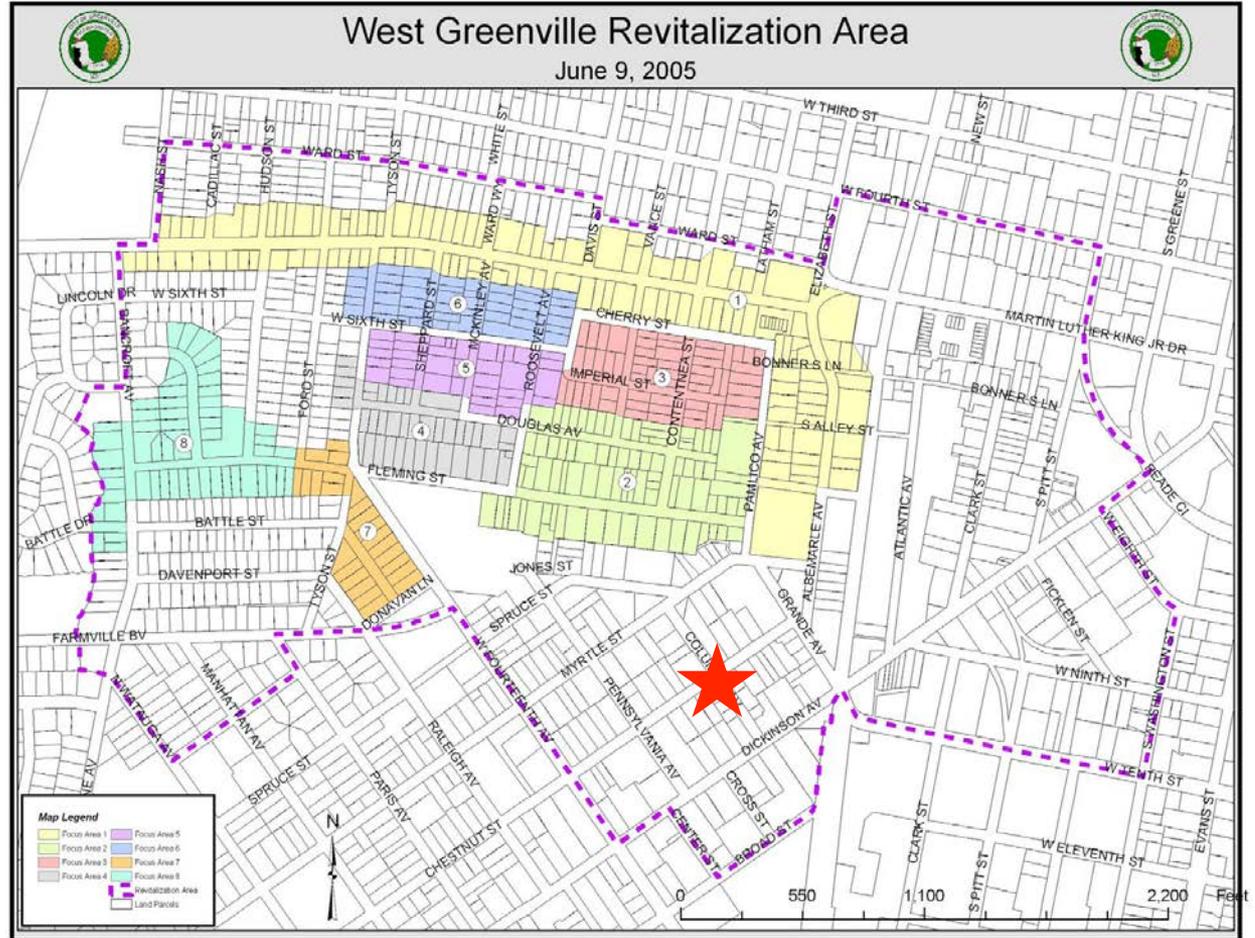


# West Greenville Revitalization Area



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# Dickinson Avenue Plan

## EIGHT DISTINCT SUB-AREAS



### Legend

- AREA ONE: HISTORIC BUILDING INFILL
- AREA TWO: ARTS DISTRICT AND TRANSIT
- AREA THREE: 10TH STREET THRESHOLD
- AREA FOUR: INNOVATION ZONE
- AREA FIVE: PDR AREAS
- AREA SIX: EVANS CORRIDOR
- AREA SEVEN: EXISTING RESIDENTIAL NEIGHBORHOOD
- AREA EIGHT: ATHLETICS / RECREATION ZONE



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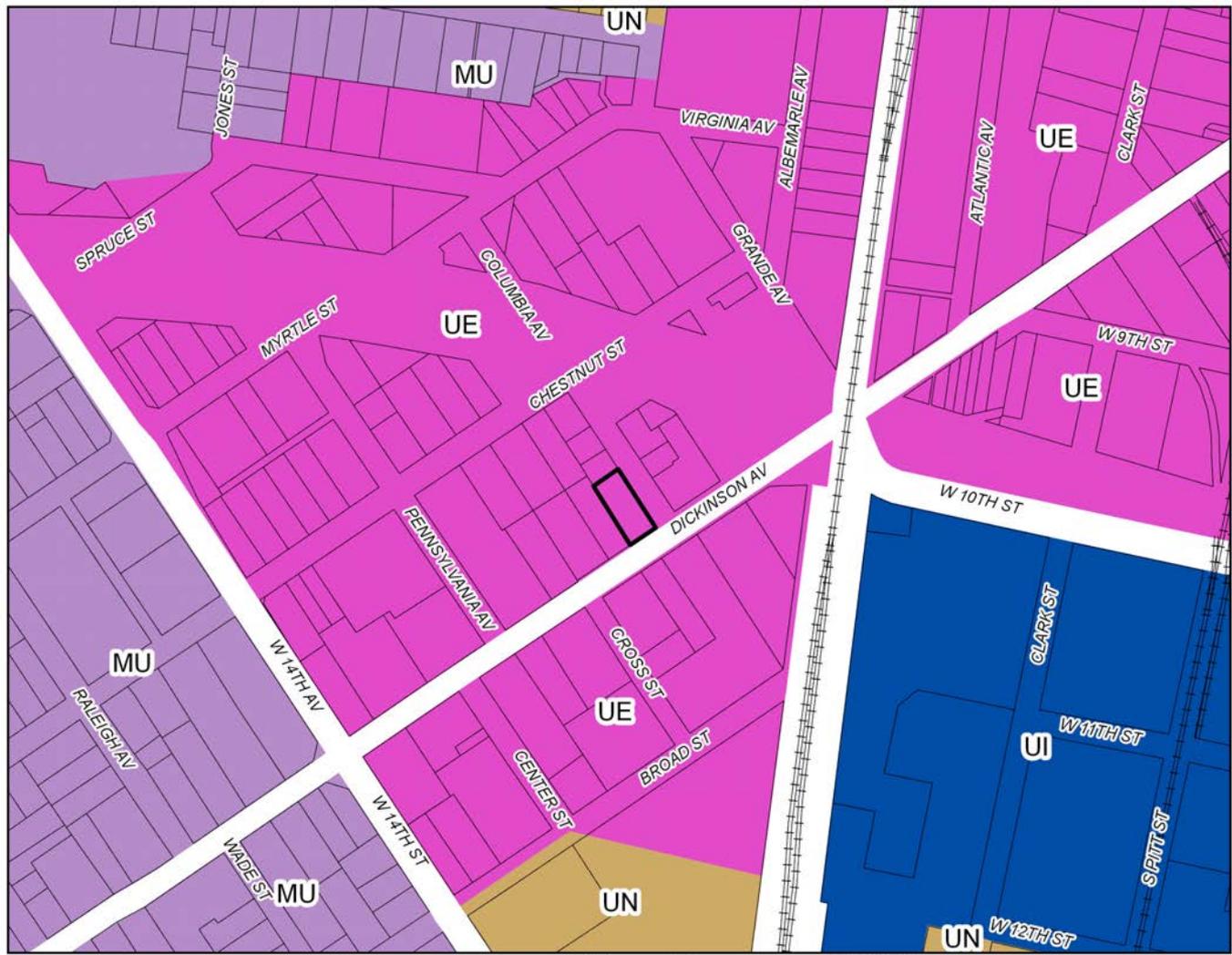
# Future Land Use & Character Map

## Map Legend

-  Rezoning
-  Land Parcels

## Horizons2026 Future Land Use

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-  HDR - Residential, High Density
-  LMDR - Residential, Low to Medium Density
-  UI - University Institutional
-  MC - Medical Core
-  MT - Medical Transition
-  IL - Industrial / Logistics



0 210 420 840 US Feet



**Greenville**  
NORTH CAROLINA

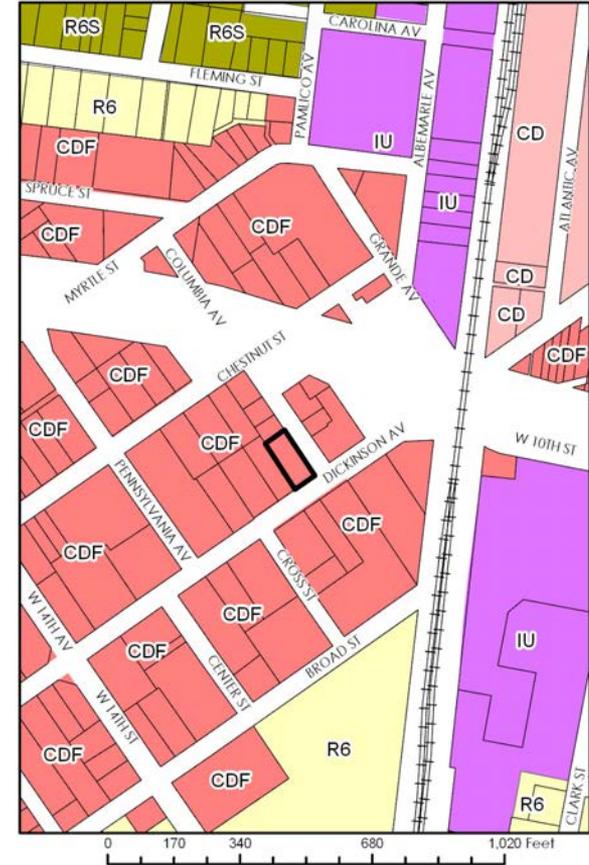
*Find yourself in good company®*

# Future Land Use & Character Map

# Zoning Map

## Map Legend

-  Rezoning Sites
-  Land Parcels



**Greenville**  
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The Planning and Zoning Commission voted unanimously to approve the request at its July 17, 2018 meeting.



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# Item 18

Ordinance requested by The Imperial Building, LLC and Saad Rentals, LLC to rezone 0.428 acres (18,644 square feet) located at the southeastern corner of the intersection of Dickinson Avenue and West 9<sup>th</sup> Street from CDF (Downtown Commercial Fringe) to CD (Downtown Commercial)



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# General Location Map

## Map Legend

 Greenville's ETJ

 Tar River

 Pitt-Greenville Airport (PGV)

## City Council Voting District

### District

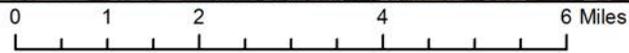
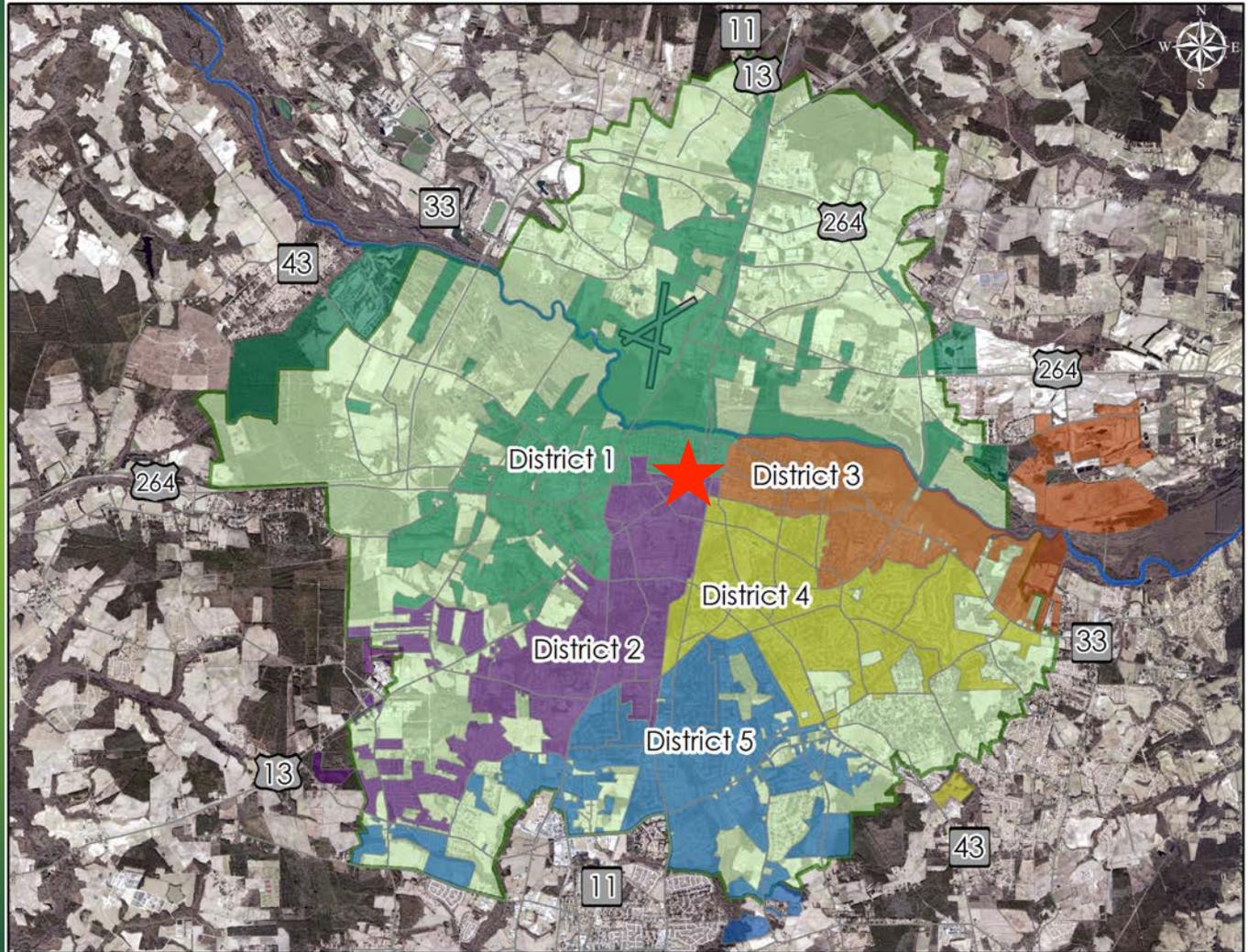
 District 1

 District 2

 District 3

 District 4

 District 5



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NORTH CAROLINA

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# Aerial Map (2016)

## Map Legend

-  Rezoning
-  Land Parcels



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# Dickinson Ave



**Greenville**  
NORTH CAROLINA

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# Dickinson Ave and W 9th St



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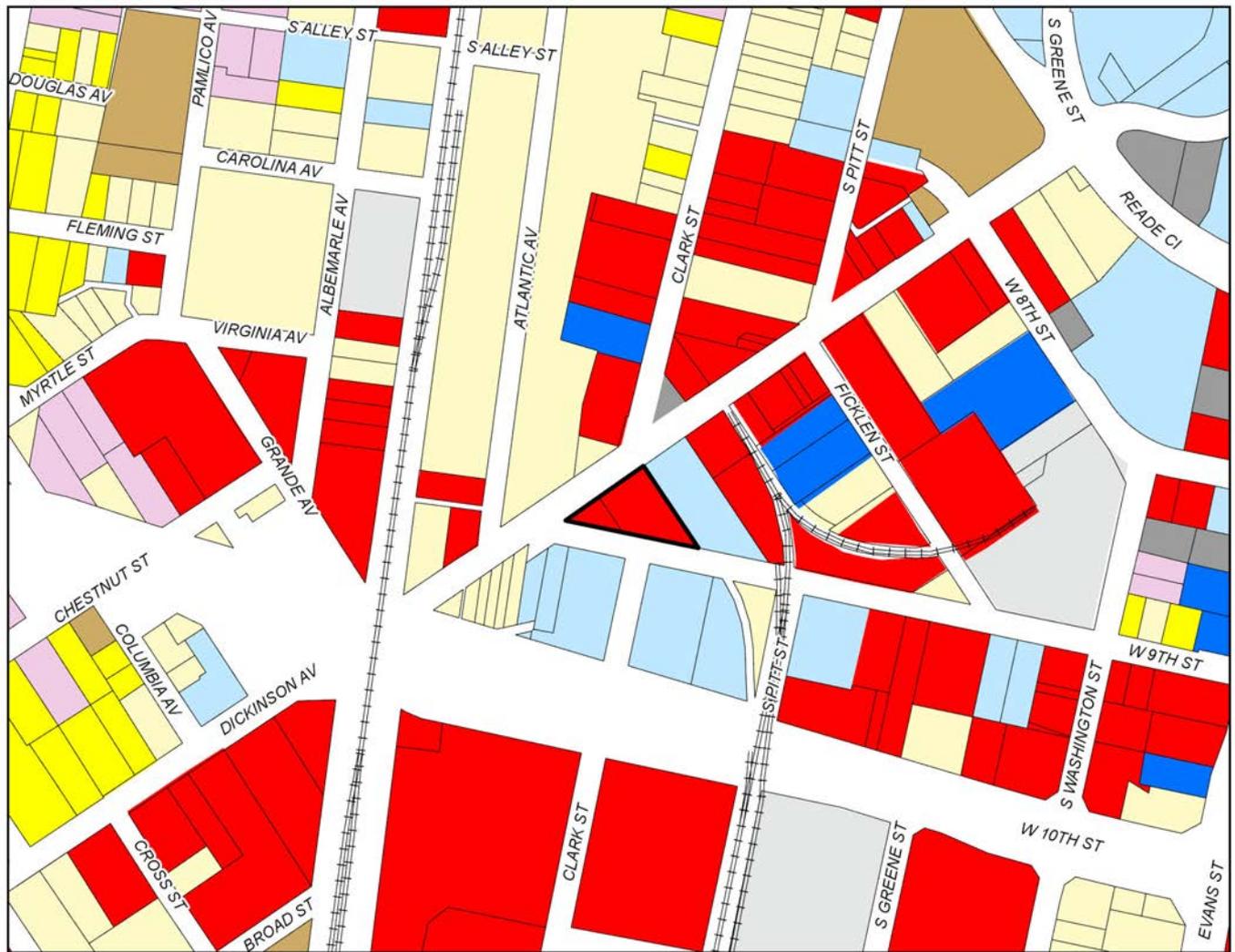
# Existing Land Use

## Map Legend

-  Rezoning
-  Land Parcels

## Existing Land Use

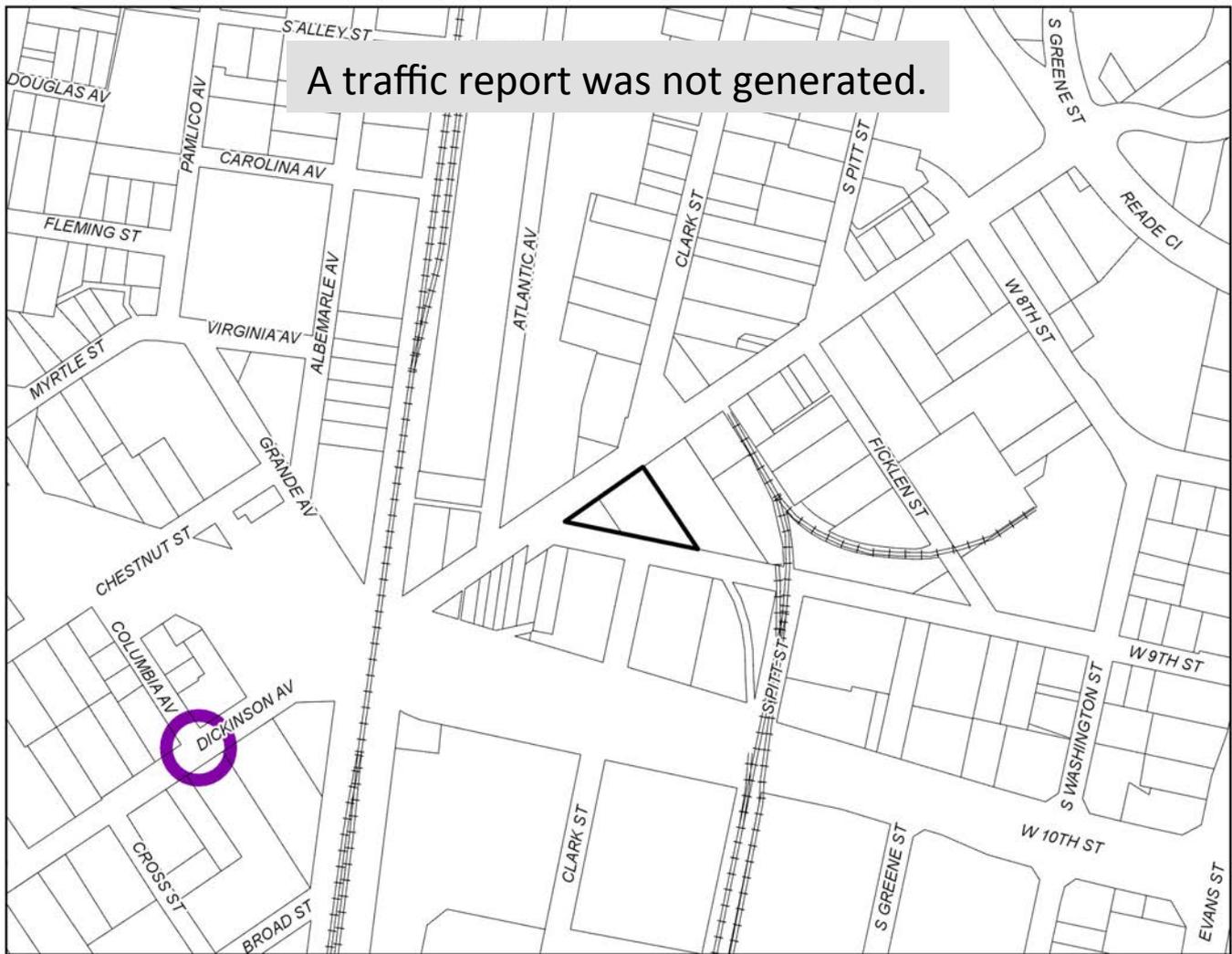
-  Cemetery
-  Commercial
-  Duplex
-  Industrial
-  Institutional
-  Landfill
-  Mobile Home
-  Mobile Home Park
-  Multi-Family
-  Office
-  Public Parking
-  Recreation
-  Single Family
-  Utility
-  Vacant



# Activity Centers

## Map Legend

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



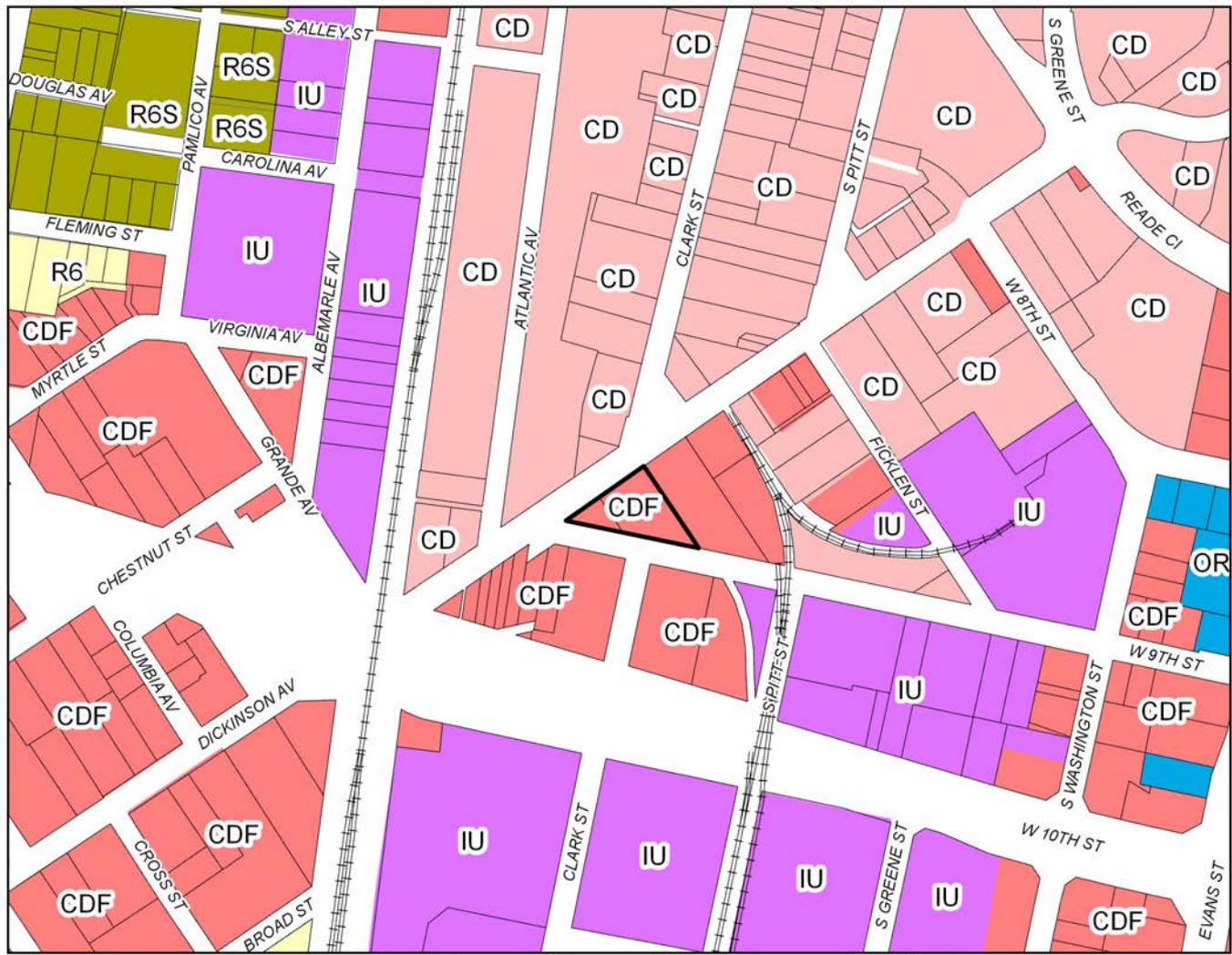
**Greenville**  
NORTH CAROLINA

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# Zoning Map

## Map Legend

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



0 250 500 1,000 US Feet



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NORTH CAROLINA

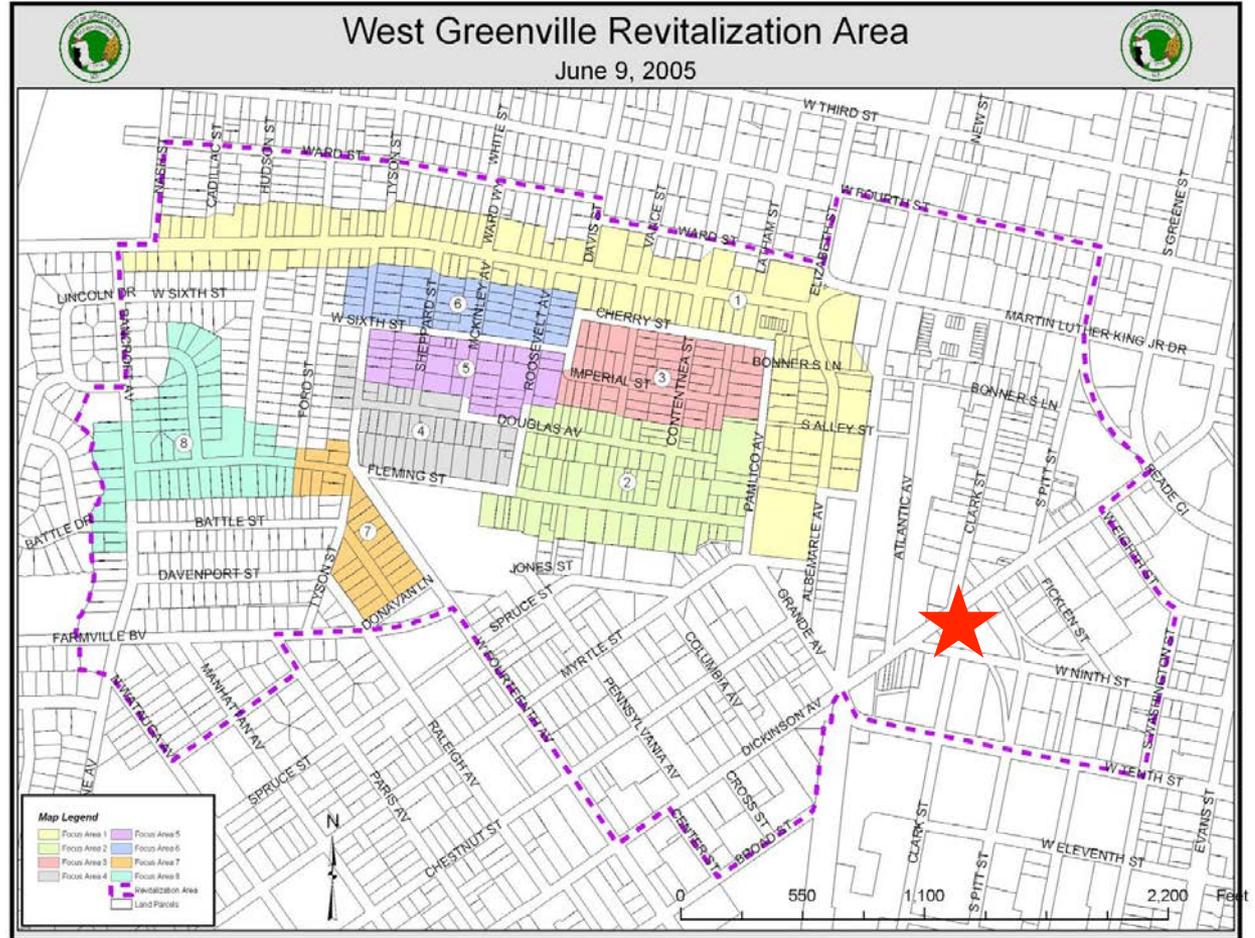
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# West Greenville Revitalization Area



**Greenville**  
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# Dickinson Avenue Plan

## EIGHT DISTINCT SUB-AREAS



### Legend

- AREA ONE: HISTORIC BUILDING INFILL
- AREA TWO: ARTS DISTRICT AND TRANSIT
- AREA THREE: 10TH STREET THRESHOLD
- AREA FOUR: INNOVATION ZONE
- AREA FIVE: PDR AREAS
- AREA SIX: EVANS CORRIDOR
- AREA SEVEN: EXISTING RESIDENTIAL NEIGHBORHOOD
- AREA EIGHT: ATHLETICS / RECREATION ZONE



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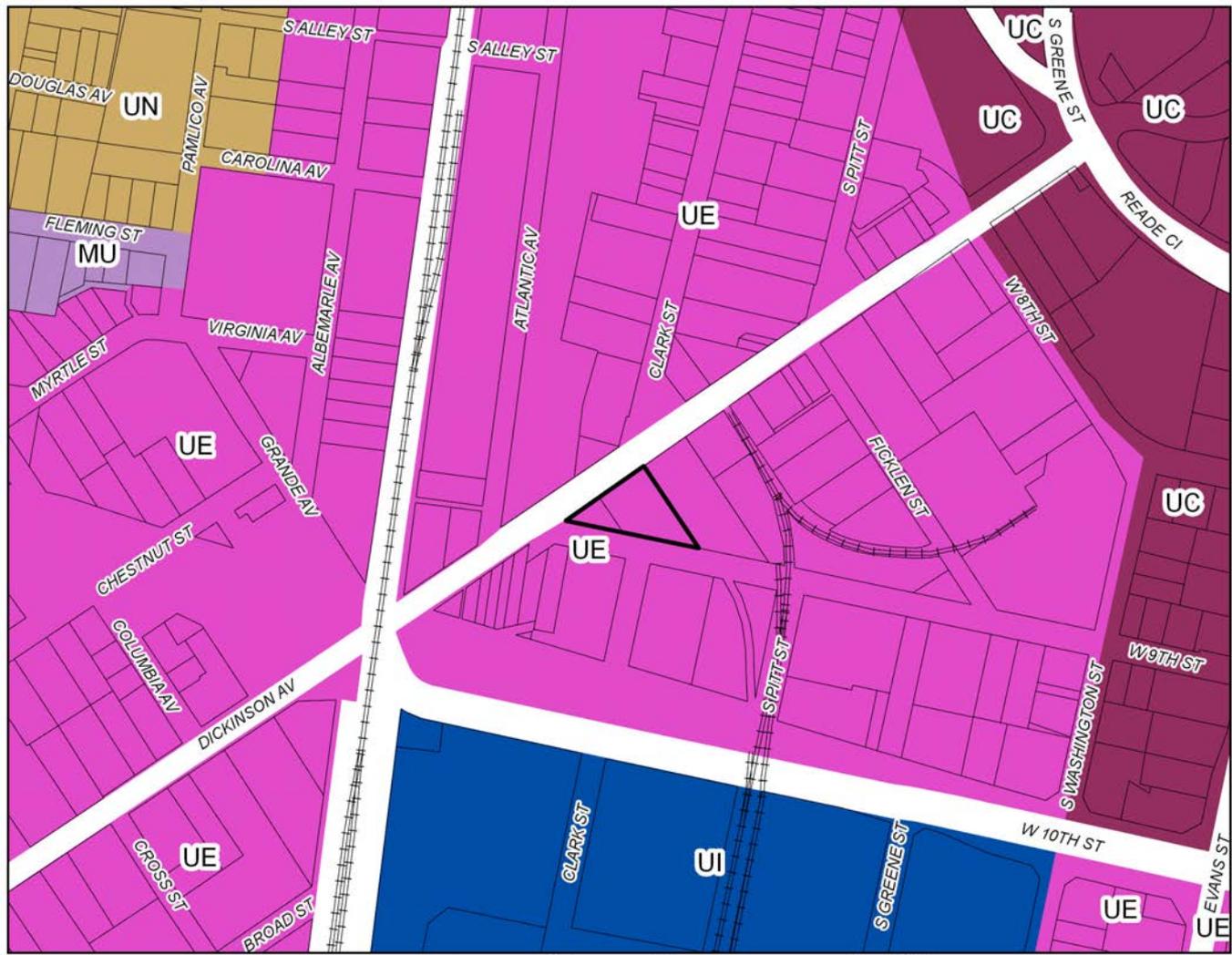
# Future Land Use & Character Map

**Map Legend**

- Rezoning
- Land Parcels

**Horizons2026 Future Land Use**

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



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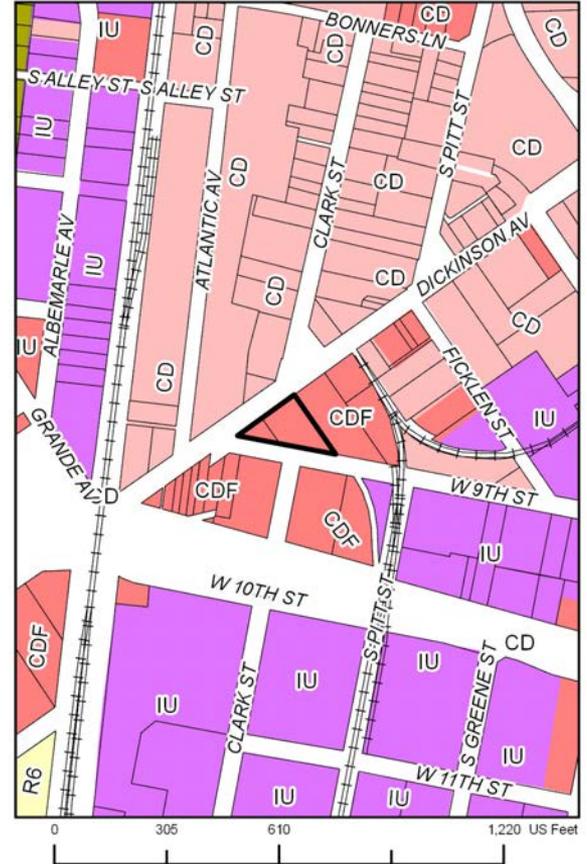
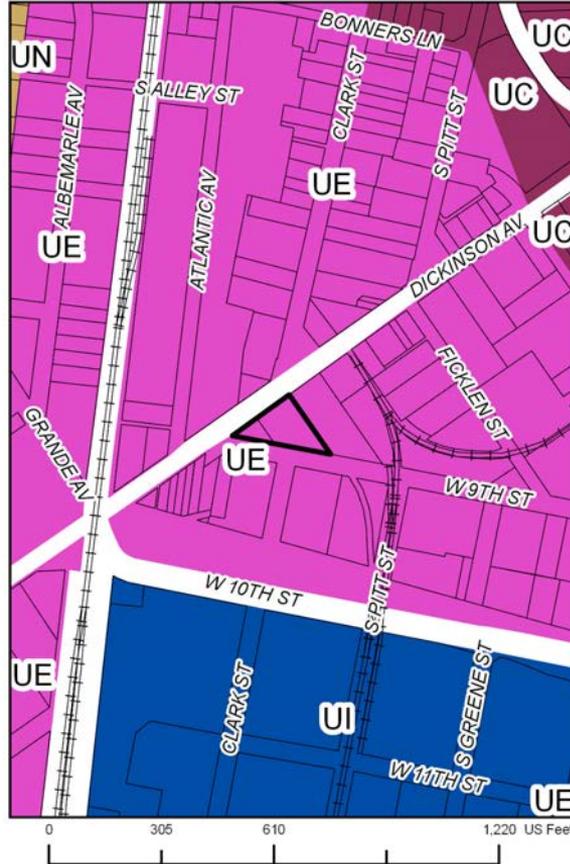
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# Future Land Use & Character Map

# Zoning Map

## Map Legend

-  Rezoning Sites
-  Land Parcels



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The Planning and Zoning Commission voted unanimously to approve the request at its July 17, 2018 meeting.



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## Item 20

Ordinance requested by Jeffrey Daniels and Timothy McCarthy to rezone 0.246 acres located along the southern right-of-way of East 6<sup>th</sup> Street adjacent to the East Carolina University Main Campus from R9S (Residential-Single-family [Medium Density]) to OR (Office-Residential [High Density Multi-family])



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# General Location Map

## Map Legend

 Greenville's ETJ

 Tar River

 Pitt-Greenville Airport (PGV)

## City Council Voting District

### District

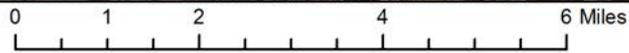
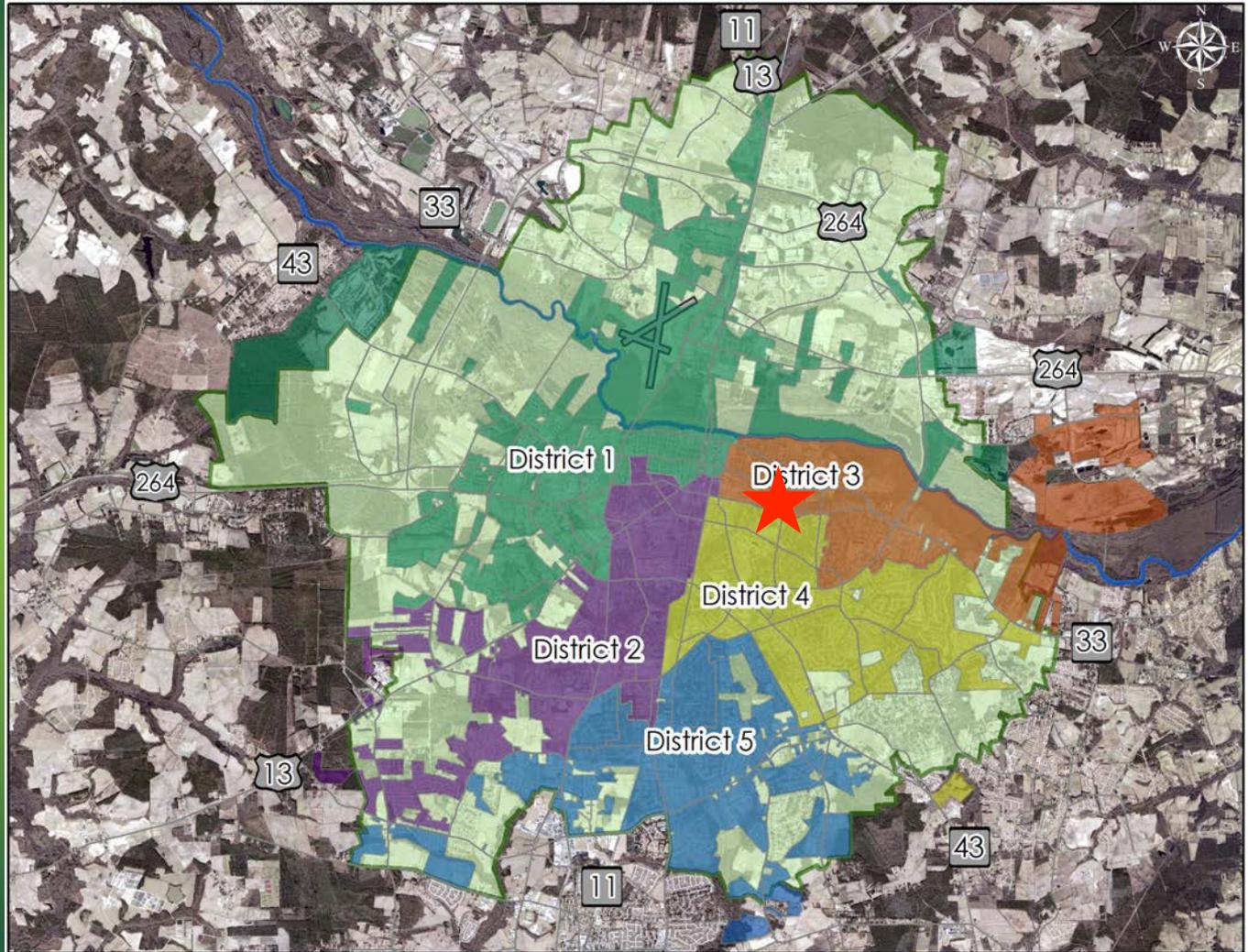
 District 1

 District 2

 District 3

 District 4

 District 5



**Greenville**  
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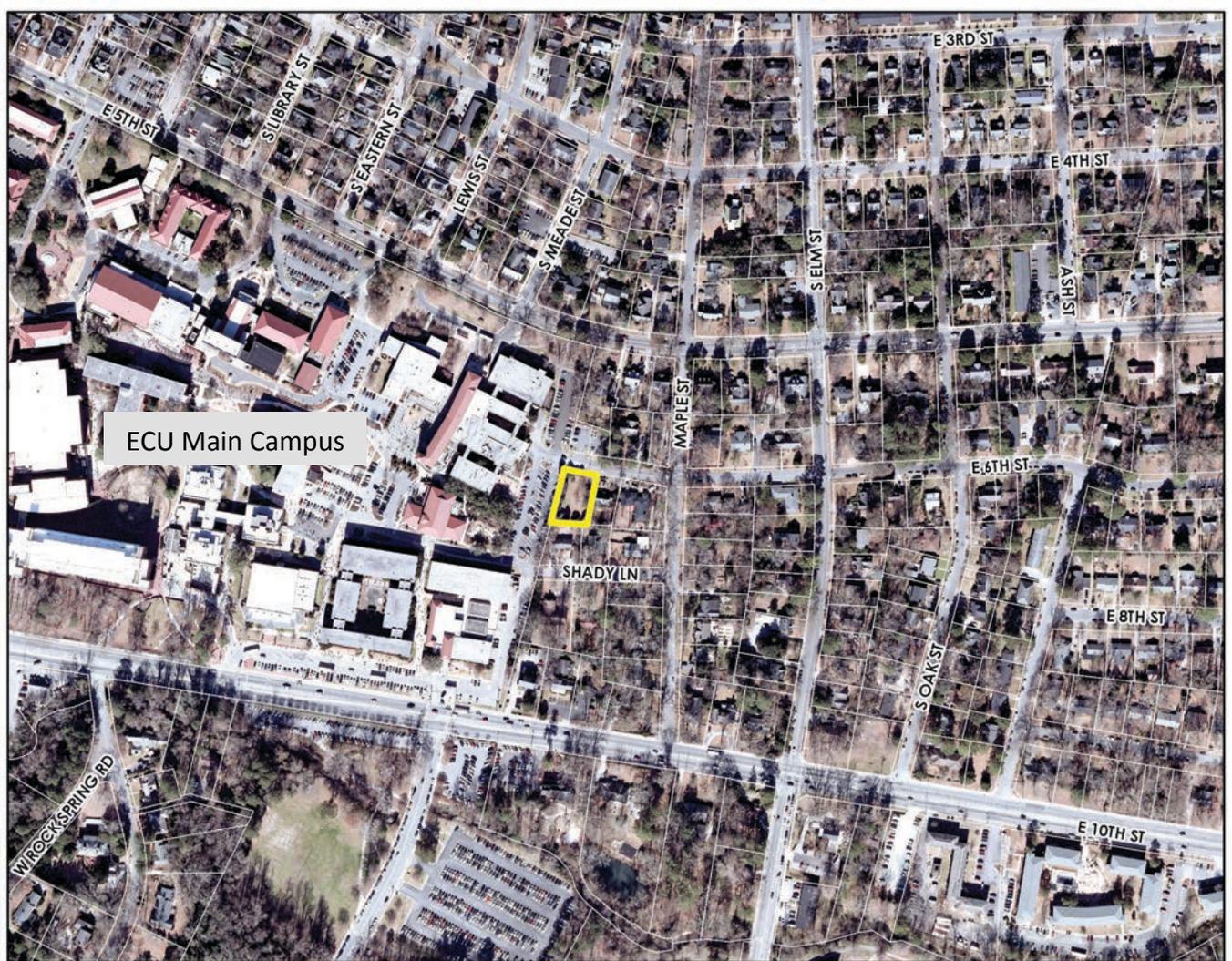
# Aerial Map (2016)

## Map Legend

-  Rezoning
-  Land Parcels

ECU Main Campus

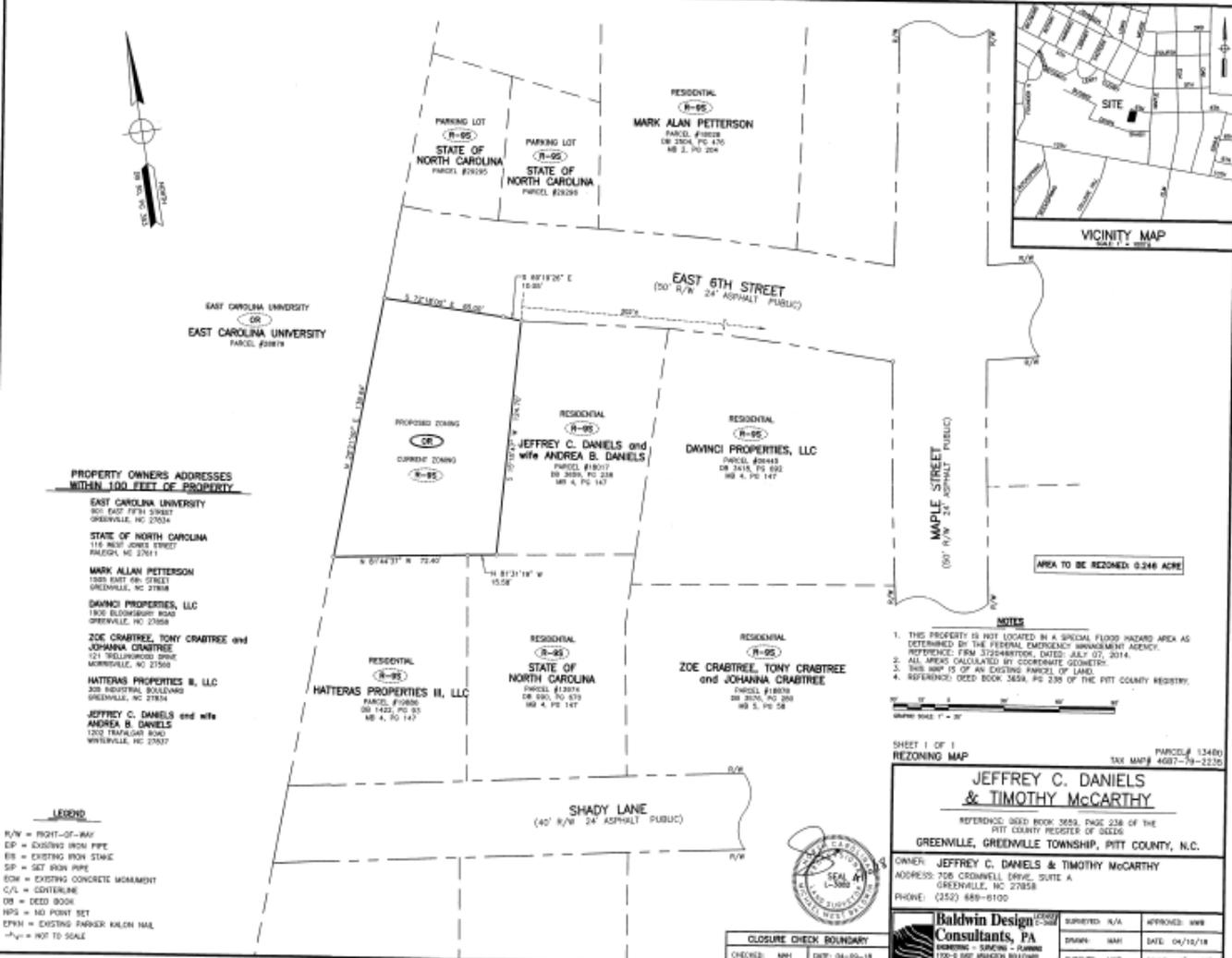
SHADY LN



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# 0.25 acres



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

- EAST CAROLINA UNIVERSITY**  
802 EAST 7TH STREET  
GREENVILLE, NC 27634
- STATE OF NORTH CAROLINA**  
116 WEST JONES STREET  
RANDOLPH, NC 27841
- MARK ALLAN PETERSON**  
1008 EAST 6th STREET  
GREENVILLE, NC 27638
- D'AMICO PROPERTIES, LLC**  
1828 BLOSSOMING ROAD  
GREENVILLE, NC 27658
- ZOE CRABTREE, TONY CRABTREE and JOHANNA CRABTREE**  
121 WILLOWWOOD DRIVE  
MORRISVILLE, NC 27558
- HATTERAS PROPERTIES II, LLC**  
308 INDUSTRIAL BOULEVARD  
GREENVILLE, NC 27834
- JEFFREY C. DANIELS and wife ANDREA B. DANIELS**  
7253 TRIANGLE ROAD  
WINTERVILLE, NC 28677

**LEGEND**

- R/W = RIGHT-OF-WAY
- EP = EXISTING IRON PIPE
- ES = EXISTING IRON STAKE
- SP = SET IRON PIPE
- ECM = EXISTING CONCRETE MORTARMENT
- C/L = CENTERLINE
- DB = DEED BOOK
- NPS = 1/2 POINT SET
- EPN = EXISTING PARKER WALCH NAIL
- NOT = NOT TO SCALE

- NOTES**
1. THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. REFERENCE: FIRM 37247R007A, DATED: JULY 07, 2014.
  2. ALL AREAS CALCULATED BY COORDINATE GEOMETRY.
  3. THIS MAP IS OF AN EXISTING PARCEL OF LAND.
  4. REFERENCED: DEED BOOK 2654, PG 230 OF THE PITT COUNTY REGISTRY.



SHEET 1 OF 1  
**REZONING MAP**  
 PARCEL# 13480  
 TAX MAP# 4687-79-2230

**JEFFREY C. DANIELS & TIMOTHY MCCARTHY**

REFERENCE: DEED BOOK 3855, PAGE 238 OF THE PITT COUNTY REGISTER OF DEEDS  
 GREENVILLE, GREENVILLE TOWNSHIP, PITT COUNTY, N.C.

OWNER: JEFFREY C. DANIELS & TIMOTHY MCCARTHY  
 ADDRESS: 726 CROWNELL DRIVE, SUITE A  
 GREENVILLE, NC 27658  
 PHONE: (352) 689-6100



<b>CLOSURE CHECK BOUNDARY</b>	
CHECKED: MBH	DATE: 04-09-18

**Baldwin Design Consultants, PA**  
 ENGINEERING - SURVEYING - PLANNING  
 1702 S. GREENVILLE AVENUE, SUITE 100  
 GREENVILLE, NC 27634

SUPPLIED: A/A	APPROVED: JMM
DRAWN: MBH	DATE: 04/10/18
CHECKED: MBH	SCALE: 1" = 30'



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# E. 6<sup>th</sup> Street



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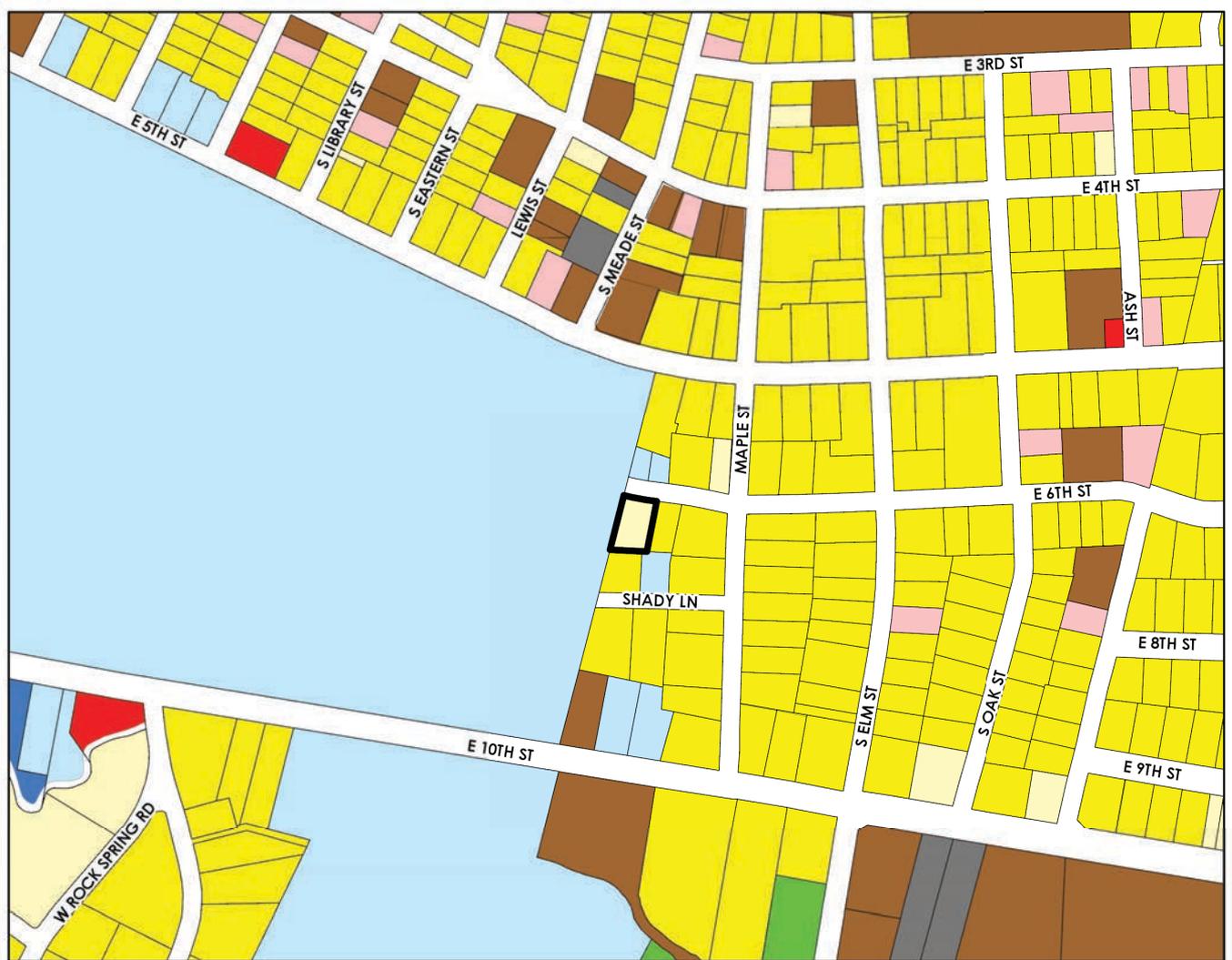
# Existing Land Use

## Map Legend

-  Rezoning
-  Land Parcels

## Existing Land Use

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



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NORTH CAROLINA

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# Flood Plain Map

 Rezoning

 Land Parcels

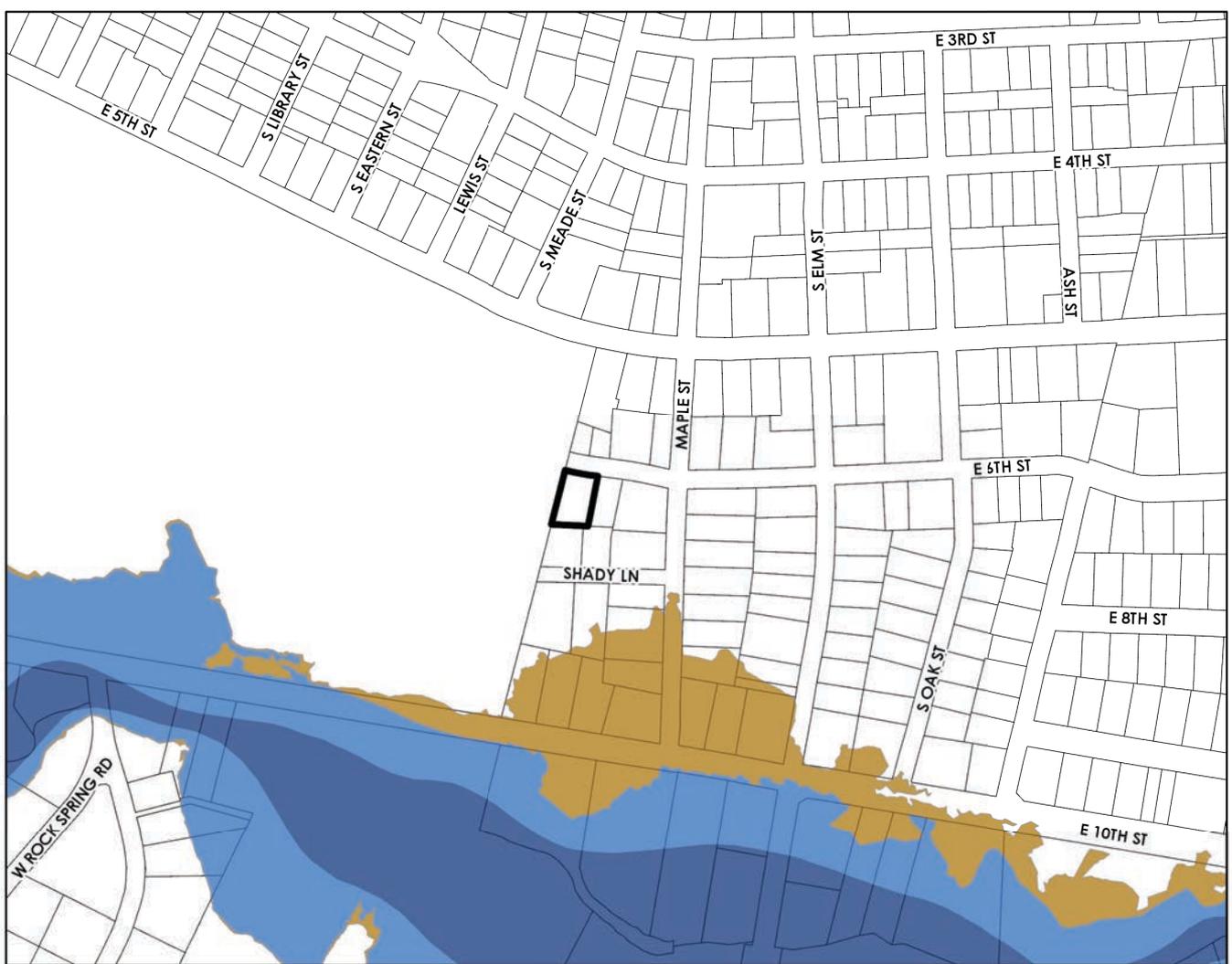
 AE = Floodway

 AE= Base Flood Elevations

 NEA (Non-Encroachment Area)

 A= 1% Chance of Annual Flood Hazard

 0.2% Chance of Annual Flood Hazard



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# Activity Centers

## Map Legend

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



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A net increase of 84 additional trips per day.

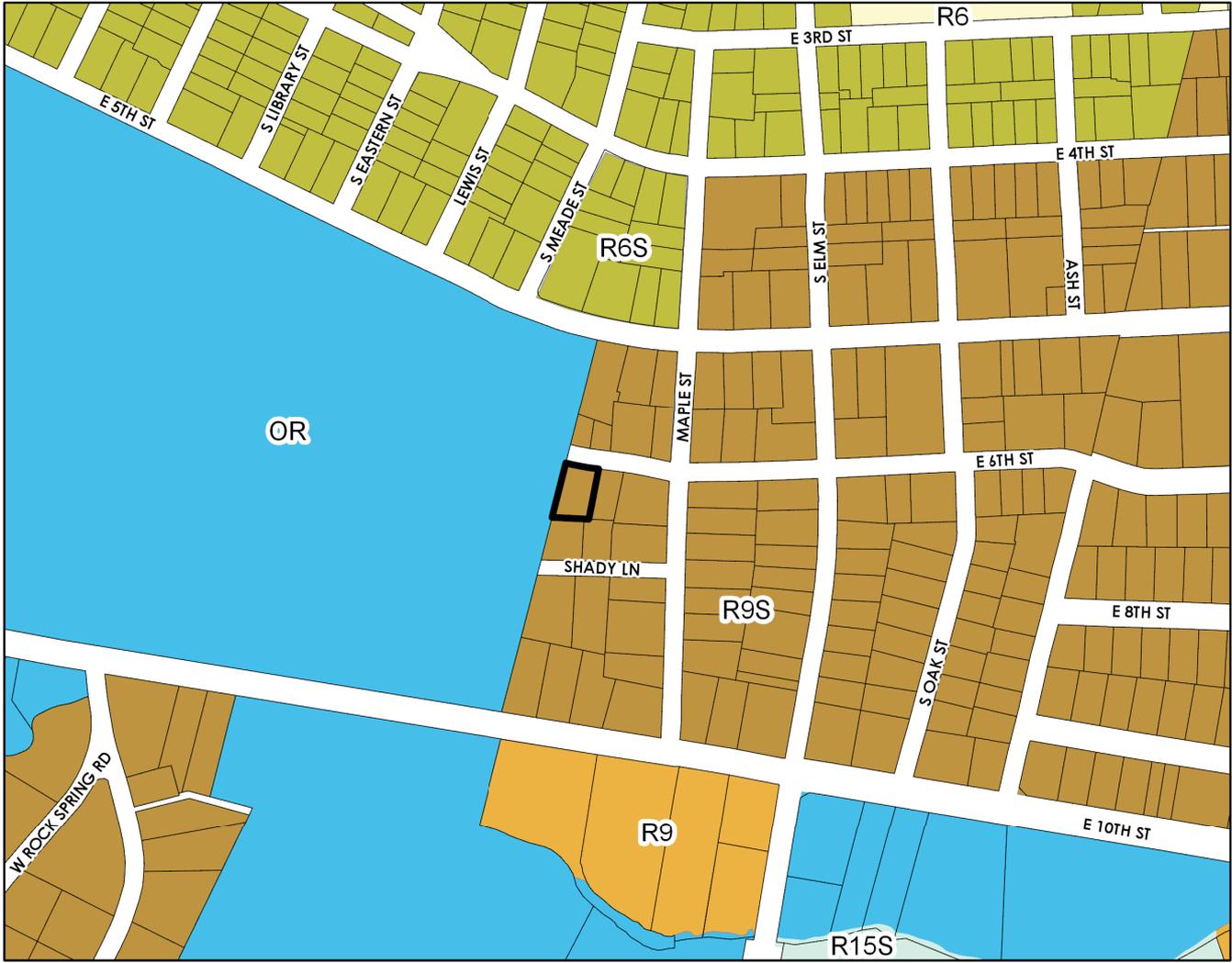


0 285 570 1,140 Feet

# Zoning Map

## Map Legend

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



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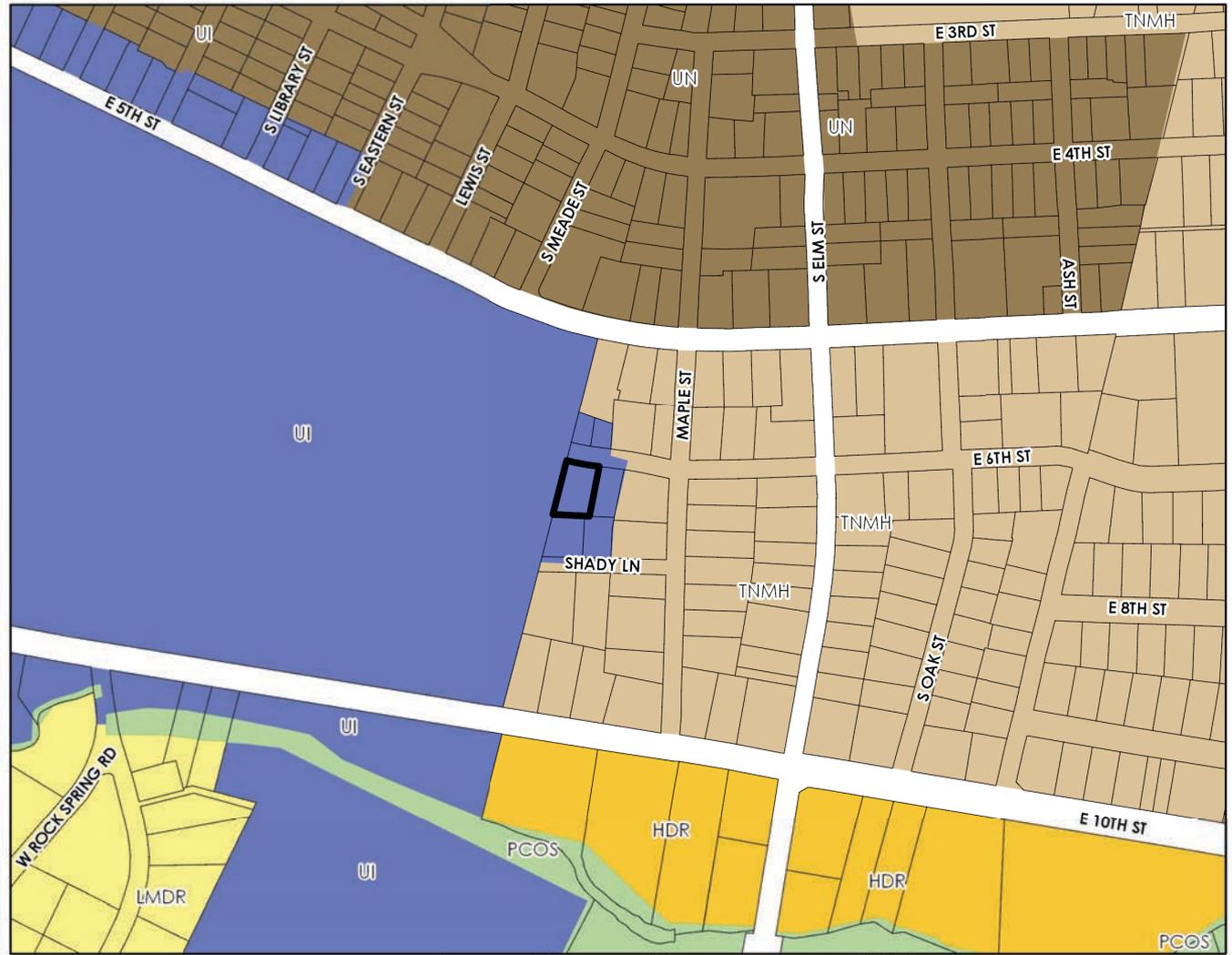
# Future Land Use & Character Map

## Map Legend

-  Rezoning
-  Land Parcels

## Horizons2026 Future Land Use

-  PCOS - Potential Conservation and Open Space
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-  UE - Uptown Edge
-  MUHI - Mixed Use, High Intensity
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-  MT - Medical Transition
-  IL - Industrial / Logistics



**Greenville**  
NORTH CAROLINA

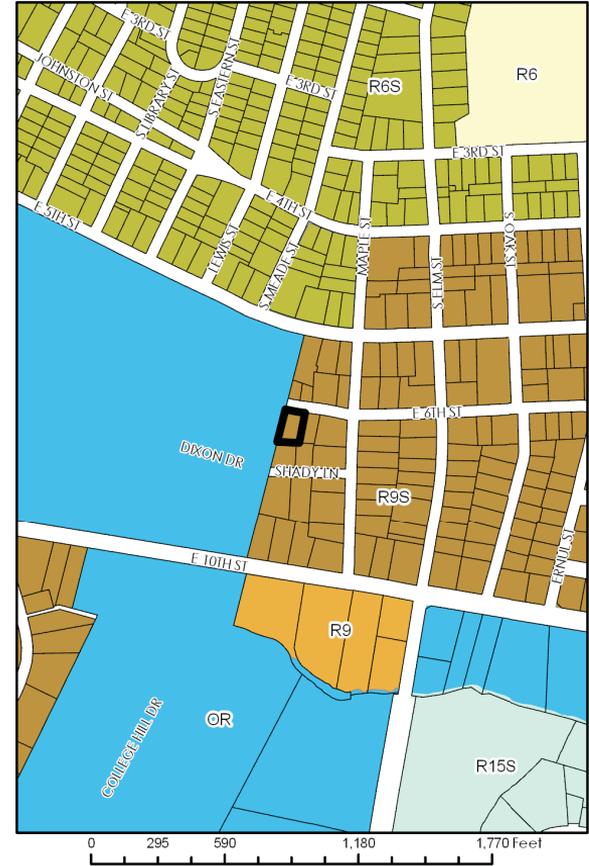
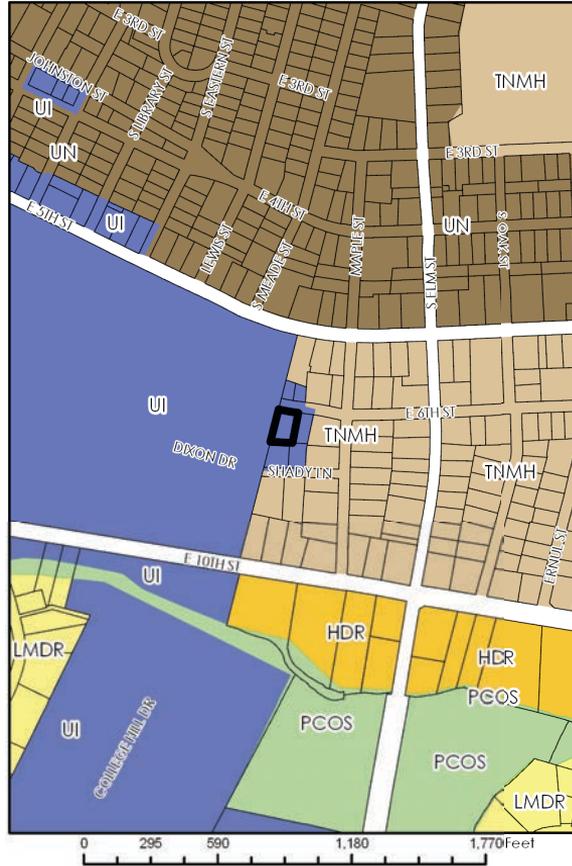
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# Future Land Use & Character Map

# Zoning Map

## Map Legend

-  Rezoning Sites
-  Land Parcels



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NORTH CAROLINA

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The Planning and Zoning Commission voted unanimously to deny the request at its May 15, 2018 meeting.



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# Other Items of Business

August 9, 2018



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# Item 21

Consideration of the Job Creation Grant Program



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# Job Creation Grant Program



## What is the Job Creation Grant Program?

- One of the top 7 economic development initiatives for City Council in 2018.
- Presentations and feedback received at City Council Economic Development Committee (CCED) and City Council meetings – most recently at a City Council workshop (06/11).
- Compliments the City's Capital Investment Grant.
- Encourages the creation and expansion of full-time jobs and tax base within the City of Greenville.
- Provides funding to a company based on the hiring of new full-time jobs and/or the increase in property tax generated by the investment.
- Program is open to all businesses except retail, food service businesses, and hotels.



## Job Creation Grant Program – How it Works

Grant program contains three options for Incentivizing new and expanding businesses:

*(City Chooses Option)*



1. Full-time Job Creation Option
2. Property Tax Investment & Full-time Job Creation Option
3. Economic Development Investment Zone (EDI) Option



## Three Funding Options

	Full-time Job Creation Option	Property Tax Investment & Full-time Job Creation Option	Economic Development Investment (EDI) Zone Option
Min. Taxable Investment:	\$500,000	\$500,000	\$300,000
Min. # of New Full-time Jobs:	25	50	15
Grant Payments:	\$1,000 per new FT job	50-75% of ad valorem	75% of ad valorem
Grant Duration:	2-5	3-7	3-7
Eligible Areas:	City Limits & ETJ	City Limits	City Limits & EDI Zone
Employee Health Insurance (or equivalent):	Yes	Yes	Yes
Wage Rate:	≥ MSA Avg.	≥ MSA Avg.	≥ MSA Avg.
Job Retention:	3 Years	3 Years	3 Years

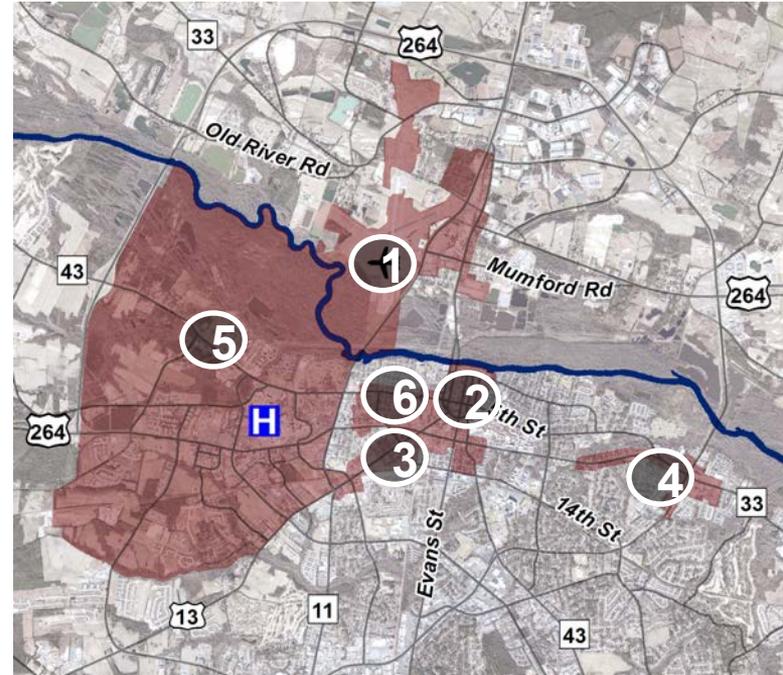
# What are Economic Development Investment (EDI) Zone's?

- EDI Zones are priority areas of the City established in 2013 as part of the Capital Investment Grant Program (*Resolution No. 013-13*)
- Represent designated revitalization areas, growing areas of the city, and gateways into the community.
- Cities use EDI Zones (or equivalent) to prioritize incentive funding in specific areas – provides flexibility.
- Projects selected for funding based on how well the project supports the goals and initiatives of City Council, and the overall economic impact the project could have.
- City Council may consider neighborhood serving or transformative projects.



## Location of EDI Zones

- ❶ Airport Zone
- ❷ Center City Zone
- ❸ Dickinson Avenue Zone
- ❹ East Tenth Street Zone
- ❺ Medical District Zone
- ❻ West Greenville Zone



## Terms and Conditions

- Grants are based on funding availability.
- “But-for” provision must be met.
- Taxable investment = real & business personal property.
- Grant payments are dispersed in annual installments only after company meets job and/or tax base thresholds.
- Relationship between the City & Company will be detailed in a contractual development agreement.
- Grant funding may require an MOU that addresses other conditions.
- Taxable investment options require site must be in the City Limits or annexed prior to construction.
- Companies are eligible for more than one grant as long as the expansion meets the minimum program requirements.
- Claw-back provisions will be used to ensure compliance.

**Staff Recommends Approval of the Job Creation Grant Program.**

# Item 22

Discussion of Town Common alcohol ordinance



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# CITY OF GREENVILLE

## SALE OF ALCOHOL AT TOWN COMMON

- City Ordinance 12-1-2: Regulates Sale of:
  - Malt Beverages
  - Unfortified Wine
  - In Accordance w/City Policy & Procedure
- State Law **DOES NOT** Allow Local Units to Regulate the Sale of:
  - Fortified Wine
  - Liquor
- **HOWEVER**, State Law Does Allow a Special One-Time Permit for Sale of Fortified Wine & Liquor

**CITY OF GREENVILLE**  
**SPECIAL ONE-TIME PERMIT**

- **Allowed by: General Statute 18B-1002(a)(2)**
- **Issued by: NC ABC Commission**
- **May be Issued to: Nonprofit Organization**
  - **For a Single Fund-Raising Event**
  - **Would Allow Nonprofit to Sell Fortified Wine & Liquor on the Town Common as Part of Event**

**CITY OF GREENVILLE**  
**CITY POLICY FOR LEASE OF TOWN COMMON**

- **Nonprofit Must Complete an Agreement w/ the City to Lease / Rent Town Common for an Event**
- **The Lease / Rental Agreement Would Allow for Sale of Fortified Wine and Liquor WITH CERTAIN CITY RESTRICTIONS**
  - **Lease of Town Common Would be Contingent on Adherence to the City's Restrictions**

# **CITY OF GREENVILLE**

## **LEASE / RENTAL RESTRICTIONS**

- **Nonprofit Must be the Event Sponsor (i.e. Compliance w/ Special One-Time Permit)**
- **Sale/Consumption Only Allowed in Designated Area (Alcohol Zone)**
- **Sale and Service No Later than 10 P.M.**
- **At Least 2 Police Officers Required to be Present in Alcohol Zone (Paid for by Nonprofit)**
- **Must Have Liquor Liability Insurance**

# CITY OF GREENVILLE

## NEXT STEPS

- **Bring Back to Council for Approval a Procedure for the Sale / Consumption of Fortified Wine & Liquor at Town Common**
- **Other Steps as Requested by Council**



# City Council Meeting

August 9, 2018



**Greenville**  
NORTH CAROLINA

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