



Agenda

Greenville City Council

**September 13, 2018
6:00 PM
City Council Chambers**

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

- I. Call Meeting To Order**
- II. Invocation - Mayor Pro-Tem Rose Glover**
- 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. Appointments

1. Appointments to Boards and Commissions
2. Appointments to the Mid-East Commission

VIII. Consent Agenda

3. Authorization to submit a Lead-Based Paint Hazard Control Grant application to the U.S. Department of Housing and Urban Development

IX. New Business

Public Hearings

4. Ordinance to annex Charleston Village, Section 7, involving 13.6482 acres located near the current terminus of Charity Lane
5. Ordinance requested by Synergy Properties, LLC to rezone a total of 2.032 acres (0.341 acres of right-of-way) located along Ellsworth Drive and 350+/- feet north of Briarcliff Drive from R6S (Residential-Single-family [Medium Density]) to R6 (Residential [High Density Multi-family])
6. Ordinance requested by McKesson Properties, LLC to rezone 9,670.5 square feet located along the eastern right-of-way of McKinley Avenue and 65+/- feet south of West 5th Street from R6 (Residential [High Density Multi-family]) to CDF (Downtown Commercial Fringe)
7. Ordinance requested by Jack Somers to rezone 1.66 acres located at the southeastern corner of the intersection of South Memorial Drive and Whitley Drive from CG (General Commercial) to CH (Heavy Commercial)
8. Ordinance to amend the Zoning Ordinance by amending the Water Supply Watershed Overlay District Standards - Zoning Ordinance Text Amendment
9. Public hearing for the approval of the Draft 2017 Consolidated Annual Performance and Evaluation Report (CAPER)
10. Application to receive funds from the Edward Byrne Memorial Justice Assistance Grant Program

Other Items of Business

11. Discussion of sale of two City-owned parcels adjacent to Home Builders Supply

X. City Manager's Report

XI. Comments from Mayor and City Council

XII. Adjournment



City of Greenville, North Carolina

Meeting Date: 9/13/2018
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 Community Appearance Commission, Environmental Advisory Commission, Historic Preservation Commission, Housing Authority, Human Relations Council, Pitt-Greenville Convention & Visitors Authority, 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 Kenneth Ross 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:

- Durk Tyson - Environmental Advisory Commission, Engineer Seat
- Kathy Moore - Human Relations Council, Shaw University Seat
- Maurice Whitehurst - Human Relations Council, Pitt Community College Seat
- 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 Community Appearance Commission, Environmental Advisory Commission, Historic Preservation Commission, Housing Authority, Human Relations Council, Pitt-Greenville Convention & Visitors Authority, 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

September 2018

Community Appearance Commission

Council Liaison: Council Member Rick Smiley

Name	District #	Current Term	Reappointment Status	Expiration Date
Chris Mansfield	3	First term	Resigned	April 2019

Environmental Advisory Commission

Council Liaison: Council Member Brian Meyerhoeffer

Name	District #	Current Term	Reappointment Status	Expiration Date
Durk Tyson <i>(Professional Engineer)</i>	4	Filling unexpired term	Resigned	April 2018

Historic Preservation Commission

Council Liaison: Council Member William Litchfield, Jr.

Name	District #	Current Term	Reappointment Status	Expiration Date
Jordan Koonts	3	Filling unexpired term	Resigned	January 2019

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
James Cox	4	Filling unexpired term	Eligible	Sept. 2018
Antonio Milton	5	Filling unexpired term	Eligible	Sept. 2018
Joyce Mitchell	2	Filling unexpired term	Eligible	Sept. 2018
Heena Shah	1	Second term	Ineligible	Sept. 2018
Kathy Moore <i>(Shaw University)</i>	3	First term	Did not seek additional term	October 2016
Maurice Whitehurst <i>(Pitt Community College)</i>	2	Second term	Did not meet attendance Requirement	Oct. 2015

Pitt-Greenville Convention & Visitors Authority

Council Liaison: Council Member Brian Meyerhoeffer, Jr.

Name	District #	Current Term	Reappointment Status	Expiration Date
Kenneth Ross <i>(Member of tourist or convention-related business; City recommends, County appoints)</i>	County	First term	Eligible	July 2018

Police Community Relations Committee

Council Liaison: Council Member Rick Smiley

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

Recreation & Parks Commission

Council Liaison: Council Member Kandie Smith

Name	District #	Current Term	Reappointment Status	Expiration Date
Elizabeth Seda <i>(Council Member William Litchfield, Jr.)</i>	2	First term	Resigned	May 31, 2019

Youth Council

Council Liaison: Mayor Pro-Tem Rose Glover

Name	Current Term	Reappointment Status	Expiration Date
Olivia Chiancone	First term	Eligible	Sept. 2018
Trinity Dupree	First term	Eligible	Sept. 2018
Cassidy Green	First term	Eligible	Sept. 2018
Landen House	Filling unexpired term	Eligible	Sept. 2018
Aniyah Lane	First term	Eligible	Sept. 2018
Jenna Lee	First term	Eligible	Sept. 2018
Joshua McCarter	First term	Eligible	Sept. 2018
Matthew McCauley	First term	Eligible	Sept. 2018
Jantral McNair	Filling unexpired term	Eligible	Sept. 2018
Kunj Patel	First term	Eligible	Sept. 2018
Ekta Shah	Filling unexpired term	Eligible	Sept. 2018
Tamieya Sherrod	Filling unexpired term	Eligible	Sept. 2018
Ashiya Williams	First term	Eligible	Sept. 2018

7 spots open; 4 spots open to the City Council

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

Applicants for Community Appearance Commission

Gregory Hemby
1410 W. 6th Street
Greenville, NC 27834

Application Date: 4/22/2018

Home Phone: (202) 412-4369

Business Phone:

Email: hembyg@gmail.com

District #: 1

Applicants for Environmental Advisory Commission

Orrin Allen Beasley
3601 Live Oak Lane
Greenville, NC 27858

District #: 5

Eric Hogue
2911 Tripp Lane
Greenville, NC 27834

District #: 1

Application Date: 12/8/2015

Home Phone: (252) 216-6099

Business Phone: (252) 216-6099

Email: oab0119@gmail.com

Application Date: 9/01/2017

Home Phone:

Business Phone: (252) 375-1445

Email: ericdhogue@gmail.com

Historic Preservation Commission

Shelva Jones Davis
127 Antler Road
Greenville, NC 27834

District #: 5

Application Date: 1/31/2017

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

Eric Hogue
2911 Tripp Lane
Greenville, NC 27834

District #: 1

Application Date: 9/01/2017

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

Charles Ogletree
2072 G Quail Ridge Road
Greenville, NC 27858

District #: 4

Application Date: 8/24/2017

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

Applicants for Housing Authority

None.

Applicants for Human Relations Council

Eric Hogue
2911 Tripp Lane
Greenville, NC 27834

District #: 1

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

District #: 5

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

District #: 4

Stephanie Winfield
1103 Red Banks Road
Greenville, NC

District #: 4

Application Date: 9/01/2017

Home Phone:

Business Phone: (252) 375-1445

Email: ericdhogue@gmail.com

Application Date:

Home Phone: (252) 412-4584

Business Phone:

Email: taft1986@yahoo.com

Application Date: 4/24/2018

Home Phone: 252-558-3620

Business Phone:

Email: williak5@pitt.k12.nc.us

Application Date: 7/14/2017

Home Phone:

Business Phone:

Email: ladona12@gmail.com

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

Applicant Interest Listing

Convention & Visitors Authority

Debbie Avery
 3010 Sapphire Lane
 Winterville NC 28590

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

Gender: F
 Race: White
 District: 4
 Priority:

Applied for this board on: 2/9/2017

Application received/updated: 02/09/2017

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

<u>Experience (Educ./Vol./Prof. Assoc./Military/Other Appointed Positions, etc.)</u>			
	<u>Organization</u>	<u>Description</u>	<u>Date(s)</u>
Education	East Carolina	BS - Education	
Education	Ayden Griffon 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		

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Applicant Interest Listing

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

Ralph Hall Jr
111 Hardee Street
Greenville NC 27858

Day Phone:
Evening Phone: (252) 756-0262
Fax:
E-mail: bajhall@aol.com

Gender: M
Race: White
District: 6
Priority: 0

Applied for this board on: 2/26/2003

Application received/updated: 02/26/2003

Applicant's Attributes: District 6
Greenville ETJ
VolAg Southeast

<u>Experience (Educ./Vol./Prof. Assoc./Military/Other Appointed Positions, etc.)</u>			
	Organization	Description	Date(s)
Education	University of South Carolina	Civil Engineering	1955-1957
Education	Edenton High		
Experience	Phillippines Construction	Project Manager	1962-1966
Experience	Foreign Service Staff Officer	Civil Engineer	1966-1969
Experience	Odell Associates	Hospital Construction Engineer	1969-1973
Experience	PCMH	Vice-President of Facilities	1973-2001
Volunteer/Prof. Associations	N.C. Bio-Medical Association		
Volunteer/Prof. Associations	N.C. Association of Health Care		
Volunteer/Prof. Associations	American Society of Health Care		
Volunteer/Prof. Associations	American Cancer Society		
Volunteer/Prof. Associations	State Board of Directors		

<u>Boards Assigned To</u>

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Applicant Interest Listing

Industrial Revenue & Pollution Control Authority	3/15/2004 to 3/15/2007
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Emis Lee
834 Aspen Lane
Greenville NC 27834

Day Phone: (252) 341-5696
Evening Phone: (252) 689-2381
Fax: (252) 321-4626
E-mail: elee@email.pittcc.edu

Gender: M
Race: African
District: 2
Priority:

Applied for this board on: 2/10/2015

Application received/updated: 02/06/2015

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

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

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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

Experience (Educ./Vol./Prof. Assoc./Military/Other Appointed Positions, etc.)			
	Organization	Description	Date(s)
Education	2 years of College	Commercial Artist	
Education	High School - yes		
Experience	Retired CIA		20+ years
Volunteer/Prof. Associations	Town of Fountain		

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

Aundrea Williams

2100 Flagstone Ct.

Unit 05

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

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

Convention & Visitors Authority

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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 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

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: 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: 9/13/2018
Time: 6:00 PM

Title of Item: Appointments to the Mid-East Commission

Explanation: **Abstract:** In accordance with the Mid-East Commission's Bylaws, the City of Greenville has a regular member and an alternate member on the Mid-East Commission. The members are appointed to serve a term of two calendar years. Appointments are being made to fill the regular member seat and alternate member seat for a term that will commence immediately and expire on December 31, 2019.

Explanation: Historically, the City's appointments have been the Director of Community Development and an alternate. Newly hired Community Development Director Thomas Barnett is prepared to step in as the City's regular member, with Chief Planner Thomas Weitnauer as the alternate member.

Fiscal Note: No direct fiscal impact.

Recommendation: Appoint Community Development Director Thomas Barnett as a regular member and Chief Planner Thomas Weitnauer as the alternate member of the Mid-East Commission effective immediately and expiring on December 31, 2019.



City of Greenville, North Carolina

Meeting Date: 9/13/2018
Time: 6:00 PM

Title of Item: Authorization to submit a Lead-Based Paint Hazard Control Grant application to the U.S. Department of Housing and Urban Development

Explanation: **Abstract:** The Community Development Department is seeking authorization to apply for a \$1.3 million Lead-Based Paint Hazard Control Grant through the U.S. Department of Housing and Urban Development (HUD). Funds would be used to abate lead-based paint hazards in residential structures.

Explanation: In response to a Notice of Funds Available, the Housing Division of the Community Development Department is requesting authorization to submit a Lead-Based Paint Hazard Control Grant Program application to the Office of Healthy Homes and Lead Hazard Control of HUD. The nationally competitive grant is for three and a half years to provide for the abatement of lead-based paint hazards in residential structures built before 1978, when lead-based paint was outlawed in the United States. The structures must be occupied by low to moderate-income households which have at least one child under the age of six years old that resides in the home or visits the home on an average of 10 hours per week. These residential structures can be owner-occupied or rental properties. Long-term vacant residential units are not eligible.

The last grant that the City received (2009-2012) was through the American Recovery and Reinvestment Act (ARRA) for \$1.9 million and was utilized to remove lead-based paint from 105 pre-1978 owner-occupied and rental units. The match funds came from the Community Development Block Grant (CDBG).

The maximum grant amount is \$3,000,000 for local jurisdictions plus \$300,000 as a healthy homes supplement. The grant period is for 42 months and covers hard and soft costs, salaries, overhead, and healthy homes initiative. The grant will also give the City a chance to provide economic development opportunities in the form of lead worker and supervisor training. The grant application has a minimum match percentage of 10% that will come from the CDBG funding for rehabilitation.

The grant application is due by September 25, 2018.

Fiscal Note: Requesting \$1.3 million with a 10% match utilizing Community Development Block Grant (CDBG) funds.

Recommendation: Staff is recommending that the City pursue this grant opportunity for \$1.3 million with a 10% match.



City of Greenville, North Carolina

Meeting Date: 9/13/2018
Time: 6:00 PM

Title of Item: Ordinance to annex Charleston Village, Section 7, involving 13.6482 acres located near the current terminus of Charity Lane

Explanation: **Abstract:** The City received a voluntary annexation petition to annex Charleston Village, Section 7, involving 13.6482 acres located near the current terminus of Charity Lane. The subject area is currently undeveloped and is anticipated to yield 40 single-family residences.

ANNEXATION PROFILE

A. SCHEDULE

1. Advertising date: September 3, 2018
2. City Council public hearing date: September 13, 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: 13.6482
4. Voting District: 2
5. Township: Winterville
6. Zoning: R6S (Residential-Single-family)

7. Land Use: Existing: Vacant
Anticipated: 40 single-family lots

8. Population:

	Formula	Number of People
Total Current	-----	0
Estimated at full development	40 x 2.18*	87
Current Minority	-----	0
Estimated Minority at full development	87 x 43.4%	38
Current White	-----	0
Estimated White at full development	87 - 38	49

9. Rural Fire Tax District: Red Oak

10. Greenville Fire District: Station #5 (Distance of 4.0 miles)

11. Present Tax Value: \$177,427
Estimated Future Tax Value: \$7,825,427

Fiscal Note: The total estimated tax value at full development is \$7,825,427.

Recommendation: Approve the attached ordinance to annex Charleston Village, Section 7

ATTACHMENTS:

- ☐ **Ordinance_-_Charleston_Village_section_7_1086824**
- ☐ **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 13th day of September, 2018, after due notice by publication in The Daily Reflector on the 3rd day of September; 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 “Charleston Village, Section 7” involving 13.6482 acres as prepared by Stroud Engineering, PA.

LOCATION: Lying and being situated in Winterville Township, Pitt County, North Carolina, located near the current terminus of Charity Lane.

GENERAL DESCRIPTION:

Lying and being in Winterville Township, Pitt County, North Carolina, lying south of Darrell Drive and at the west end of Charity Lane and beginning at a point on the northern right-of-way of Charity Lane, the southwest corner of Lot 126, Charleston Village, Section 5 as recorded in Map Book 70, Page 78 of the Pitt County Registry, the True Point of Beginning.

Thence from the True Point of Beginning, leaving the northern right-of-way of Charity Lane S 02-56-17 E – 50.00’ to a point on the southern right-of-way of Charity Lane, the northwest corner of Lot 125, Charleston Village, Section 5, thence along the western line of Lot 5 S 02-56-17 E – 130.12’ to the northwestern corner of Lot 52, Charleston Village, Section 4 as recorded in Map Book 68, Page 76 of the Pitt County Registry, a corner also common to Vicus Development, LLC (Deed Book 3572, Page 266), thence along the northern line of Vicus Development, LLC property S 87-16-59 W – 511.17’ to a bend in the line of Lot 167, Meadow Woods, Section 2, Phase 1 (Map Book 72, Page 50), thence continuing along the northern line of Meadow Woods N 89-41-15 W – 977.57’ to a point in the northern line of Lot 7, Meadow Woods, Section 1 (Map Book 59, Page 157), the southeast corner of the Deloris B. Smith property (Deed Book 2224, Page 492), thence leaving the northern line of Meadow Woods and following the eastern line of Smith and Ronald E. Braxton (Deed Book B-54, Page 731) N 12-25-15 W – 307.78’ to a point in the southern line of Colony Woods, Section 1 (Map Book 66, Page 156),

thence along the southern line of Colony Woods S 89-40-55 E – 1,032.66’, thence N 00-12-20 W – 280.03’ to the southwest corner of the Lee Armbruster property (Deed Book 2475, Page 593), thence along the southern line of Armbruster N 87-16-59 E – 493.54’ to a common corner with Lots 141 and 142, Charleston Village, Section 6 (Map Book 73, Page 121), thence along the western line of Charleston Village S 02-56-17 E – 400.00’ to the True point of Beginning, containing 13.6482 Acres and being Parcel Number 44080 and Parcel Number 44336 as filed with the Pitt County Tax Assessor’s Office.

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

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, 2019.

ADOPTED this 13th day of September, 2018.

P. J. Connelly, Mayor

ATTEST:

Carol L. Barwick, City Clerk

NORTH CAROLINA
PITT COUNTY

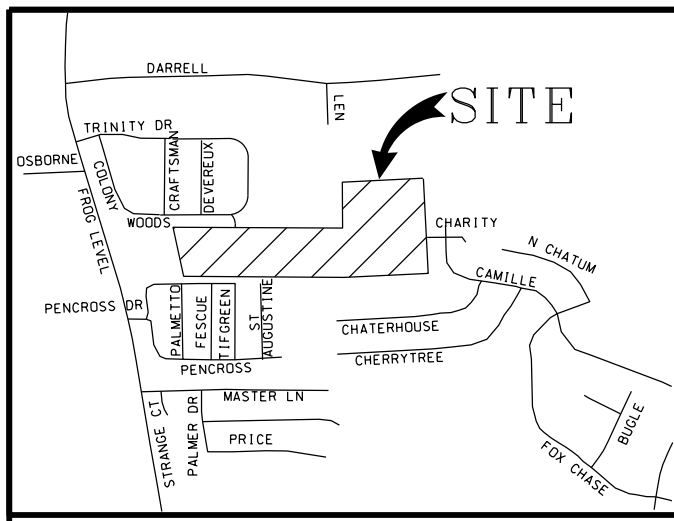
I, Polly Jones, a Notary Public for said County and State, certify that Carol L. Barwick personally came before me this day and acknowledged that she is the City Clerk of the City of Greenville, a municipality, and that by authority duly given and as the act of the municipality, the foregoing instrument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

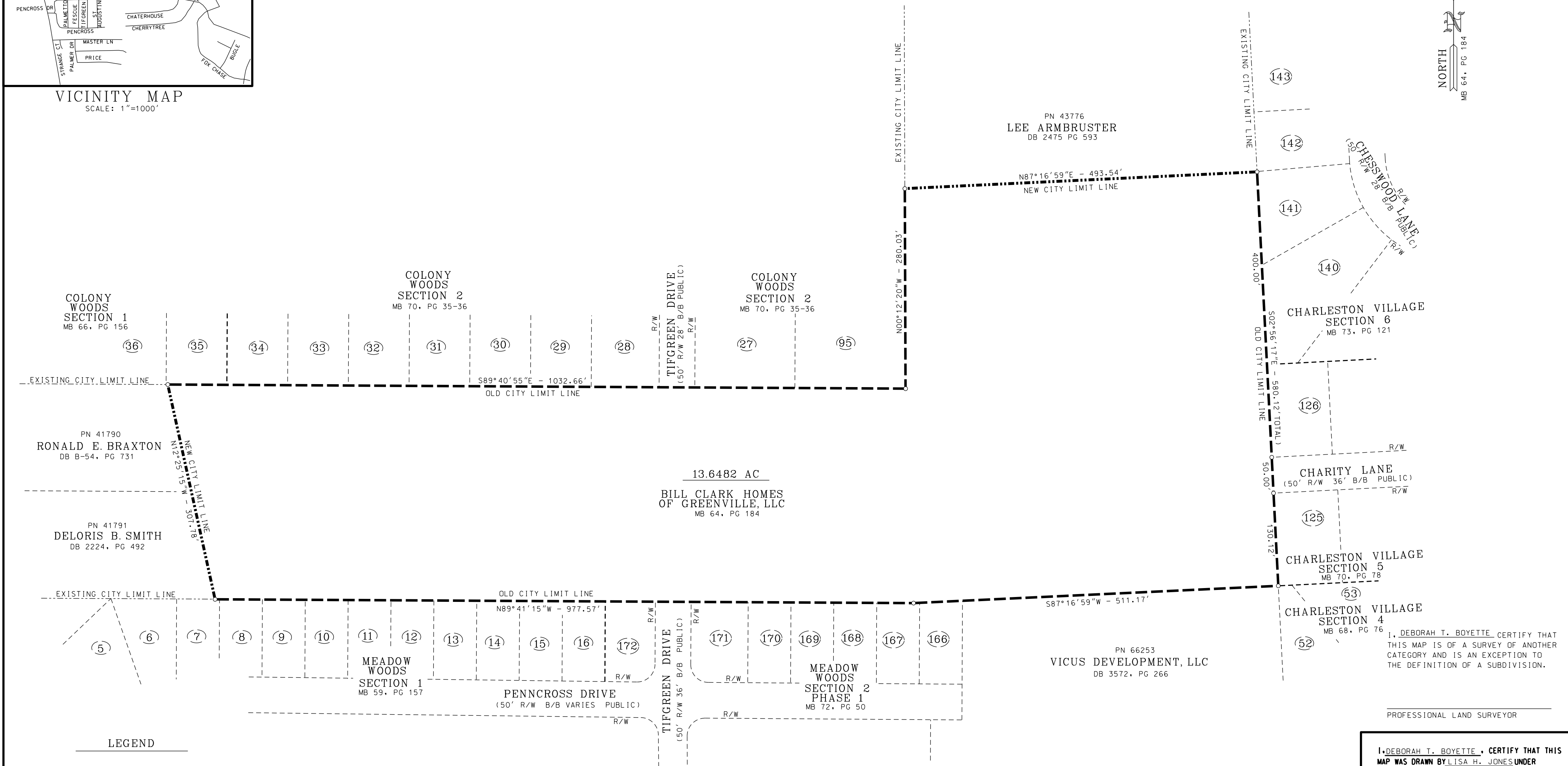
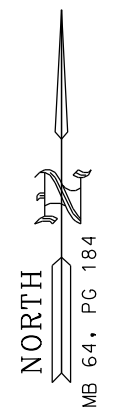
Notary Public

My Commission Expires: _____

1086824



VICINITY MAP
SCALE: 1"=1000'



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

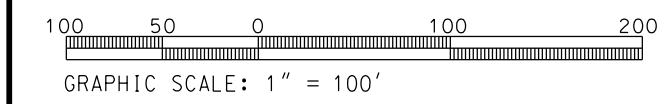
PROFESSIONAL LAND SURVEYOR

WITNESS MY HAND AND SEAL THIS 20TH DAY OF JULY, 2018.

SIGNED PROFESSIONAL LAND SURVEYOR L-4146

NORTH CAROLINA, PITT COUNTY
I, _____, NOTARY PUBLIC OF THE COUNTY AND STATE AFORESAID, CERTIFY THAT DEBORAH T. BOYETTE, A PROFESSIONAL LAND SURVEYOR, PERSONALLY APPEARED BEFORE ME THIS DAY AN ACKNOWLEDGED THE EXECUTION OF THE FOREGOING INSTRUMENT. WITNESS MY HAND AND OFFICIAL STAMP OR SEAL THIS 20TH DAY OF JULY, 2018.
NOTARY PUBLIC _____
MY COMMISSION EXPIRES _____

FOR REVIEW ONLY



REFERENCE
DB 3511, PG 617

PN 44080 AND PN 44336

CHARLESTON VILLAGE, SECTION 7
WINTERVILLE TOWNSHIP PITT COUNTY NORTH CAROLINA

BILL CLARK HOMES OF GREENVILLE, LLC
200 E. ARLINGTON BLVD, SUITE A
GREENVILLE, NC 27858
(252) 317-0940

LICENSE NO. C-0647
STROUD ENGINEERING, P.A.
107-B COMMERCE ST.
GREENVILLE, NC 27858
(252) 756-9352

SURVEYED: HOB APPROVED: DTB
DRAWN: LHJ DATE: 7/20/18
CHECKED: DTB SCALE: 1" = 100'

MAP NO.	MAPS RECORDED	BOOK	PAGE

MAP SHOWING AREA ANNEXED BY

THE CITY OF GREENVILLE

EFFECTIVE DATE _____

ORDINANCE NO. _____

13.6482 AC.
AREA



City of Greenville, North Carolina

Meeting Date: 9/13/2018
Time: 6:00 PM

Title of Item:

Ordinance requested by Synergy Properties, LLC to rezone a total of 2.032 acres (0.341 acres of right-of-way) located along Ellsworth Drive and 350+/- feet north of Briarcliff Drive from R6S (Residential-Single-family [Medium Density]) to R6 (Residential [High Density Multi-family])

Explanation:

Abstract: The City has received a request by Synergy Properties, LLC to rezone a total of 2.032 acres (0.341 acres of right-of-way) located along Ellsworth Drive and 350+/- feet north of Briarcliff Drive from R6S (Residential-Single-family [Medium Density]) to R6 (Residential [High Density Multi-family]).

Required Notices:

Planning and Zoning meeting notice (property owner and adjoining property owner letter) mailed on August 7, 2018.
On-site sign(s) posted on August 7, 2018.
City Council public hearing notice (property owner and adjoining property owner letter) mailed on August 28, 2018.
Public hearing legal advertisement published on September 3 and September 10, 2018.

Comprehensive Plan:

The Future Land Use and Character Map recommends high density residential (HDR) along Spring Forest Road south of the Norfolk Southern Railroad and along Nantucket Road and Ellsworth Drive transitioning to low-medium density residential (LMDR) to the south.

Residential, High Density

Residential areas composed primarily of multi-family housing in various forms. Defined by existing development patterns where building size and style tend to be consistent within a development, with large blocks, and limited connectivity between different building types and uses. Future development should take a more traditional

neighborhood pattern where different residential types are connected in a walkable pattern. High density residential is typically appropriate near activity centers and corridors.

Intent:

- Provide better vehicular and pedestrian connectivity between developments
- Improve architectural variety and site design for new development
- Improve streetscape features such as consistent sidewalks, lighting and street trees

Primary uses:

Multi-family residential

Two-family residential

Attached residential (townhomes)

Secondary uses:

Office

Single-family residential detached (small lot)

Institutional/civic (churches and schools)

Residential, Low-Medium Density

Residential, low to medium density areas are primarily single-family developments arranged along wide, curvilinear streets with few intersections. Building and lot size range in size and density but tend to be highly consistent within a development with limited connectivity between different residential types and non-residential uses.

Intent:

- Provide better pedestrian and vehicular connectivity between residential developments
- Improve streetscape features such as consistent sidewalks, lighting, and street trees

Primary Uses:

Single-family detached residential

Secondary Uses:

Two-family residential

Institutional/civic (neighborhood scale)

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

Based on the analysis comparing the existing zoning (57 trips) and requested rezoning, the proposed rezoning classification could generate approximately 70 trips to and from the site on Ellsworth Drive, which is a net increase of 13 trips per day. Since the traffic analysis for the requested rezoning indicates such a small increase that will be distributed to several thoroughfares that serve this neighborhood, a traffic volume 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. By 1981, it was rezoned to its current zoning.

Existing Land Uses:

Vacant (platted as part of the Bent Creek Subdivision)

Water/Sewer:

Water and sanitary sewer are available to the property.

Historic Sites:

There are no known effects on historic sites.

Environmental Conditions/Constraints:

The property is located in the Green Mill Run Watershed. Stormwater rules require 25-year detention and nitrogen and phosphorous reduction.

It is not located in the Special Flood Hazards Area. Therefore, development is not subject to the Flood Damage Prevention Ordinance.

Surrounding Land Uses and Zoning:

North: R6 - Bent Creek Subdivision (duplex)
South: R6S - Lake Ellsworth Subdivision (single-family)
East: R6S - Lake Ellsworth Subdivision (single-family)
West: R6S - Lakeforest Elementary School

Density Estimates:

Under the current zoning, the site could accommodate 6 single-family lots.

Under the proposed zoning, the site could accommodate 6 duplex lots (12 units).

The anticipated build-out is within one (1) year.

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 (6:1) to approve the request at its August 21, 2018 meeting.

If City Council determines to approve the request, a motion to adopt the attached rezoning 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 rezoning request, in order to comply with this statutory requirement, it is recommended that the motion be as follows:

Motion to deny the proposed amendment and to make a finding and determination that, although the rezoning request is consistent with the comprehensive plan, there is a more appropriate zoning classification and, therefore, denial is reasonable and in the public interest.

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 districts as listed under Title 9, Chapter 4, Article D of the Greenville City Code.

ATTACHMENTS:

- ☐ **Ordinance_-_Synergy_Properties_1086747**
- ☐ **Minutes_-_Synergy_Properties_1087009**
- ☐ **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 13th day of September, 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 R6S (Residential-Single-family) to R6 (Residential)

TO WIT: Synergy Properties, LLC

LOCATION: Located along Ellsworth Drive and 350+/- feet north of Briarcliff Drive.

DESCRIPTION: Beginning at an existing iron pipe located at the intersection of the eastern right-of-way of Ellsworth Drive and the southwestern property corner of Lot 45B, Bent Creek Subdivision, Phase 2 as recorded in Map Book 71, Pages 199-200, Pitt County Registry; thence leaving the eastern right-of-way of Ellsworth Drive and running along the southern property line of Lot 45B, Bent Creek Subdivision, Phase 2 N 71-55-38 E, 149.81 feet to an existing iron pipe; thence S 18-06-12 E, 240.00 feet to an existing iron pipe located at the northeast property corner of Lot 8, Lake Ellsworth, Section III as recorded in Map Book 23, Page 164, Pitt County Registry; thence running along the northern property line of Lot 8, Lake Ellsworth, Section III S 71-55-04 W, 150.09 feet to an existing iron pipe located at the intersection of the eastern right-of-way of Ellsworth Drive and the northwestern property corner of Lot 8, Lake Ellsworth, Section III; thence leaving the eastern right-of-way of Ellsworth Drive S 45-30-38 W, 67.08 feet to a bent iron reset located at the intersection of the western right-of-way of Ellsworth Drive and the northeastern property corner of Lot 3, Lake Ellsworth, Section III as recorded in Map Book 23, Page 164, Pitt County Registry; thence leaving the western right-of-way of Ellsworth Drive and running along the northern property line of Lot 3, Lake Ellsworth, Section III S 71-55-04 W, 147.55 feet to an iron pipe set; thence N 18-09-15 W, 254.79 feet to an existing iron pipe located at the southwest property corner of Lot 38A, Bent Creek Subdivision, Phase 2 as recorded in Map Book 71, Pages 199-200, Pitt County Registry; thence running along the southern property line of Lot 38A, Bent Creek Subdivision, Phase 2 N 71-51-58 E, 148.02 feet to an existing iron pipe located at the intersection of the western right-of-way of Ellsworth Drive and the southeastern property corner of Lot 38A, Bent Creek Subdivision, Phase 2; thence leaving the western right-of-way of Ellsworth Drive N 57-58-17 E, 61.95 feet to the point of beginning containing 2.032 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 13th day of September, 2018.

P. J. Connelly, Mayor

ATTEST:

Carol L. Barwick, City Clerk

1086747

Excerpt from the draft Planning & Zoning Commission Minutes (08/21/2018)

ORDINANCE REQUESTED BY SYNERGY PROPERTIES, LLC TO REZONE A TOTAL OF 2.032 ACRES (0.341 ACRES OF RIGHT-OF-WAY) LOCATED ALONG ELLSWORTH DRIVE AND 350+/- FEET NORTH OF BRIARCLIFF DRIVE FROM R6S (RESIDENTIAL-SINGLE-FAMILY [MEDIUM DENSITY]) TO R6 (RESIDENTIAL [HIGH DENSITY MULTI-FAMILY]) - APPROVED

Ms. Gooby delineated the property. It is located adjacent to Lake Ellsworth Subdivision and Lakeforest Elementary School. There are two separate parcels in this request and both are vacant. There are duplexes to the north and single-family to the south. A small increase in traffic is anticipated. The current zoning would allow six single-family lots and the requested zoning would allow six duplex buildings or 12 units. The Future Land Use and Character Map recommends high density residential south of the railroad transitioning to low-medium residential to the south. The rezoning is located in a transition area related to residential density. In staff's opinion, the request is in compliance with Horizons 2026: Greenville's Community Plan the Future Land Use and Character Map. Staff recommends approval.

Mr. Collins asked if single-family homes or duplexes make any difference where drainage is concerned since the area is in the Greens Mill Run watershed.

Lisa Kirby, Engineer, stated that storm water requirements depend upon the amount of area that is being disturbed not the use.

Mr. Maxwell asked if this was a 25-year storm area and whether a retention pond would be required.

Ms. Kirby stated that they would have to attenuate stormwater.

Mr. Maxwell asked if there was a sewer line nearby that was at capacity and in danger of being compromised.

Ms. Kirby said she was unaware of such and could not speak to it.

Mr. Overton opened the public hearing.

Brian Fagundus, Ark Consulting, representing the applicant, spoke in favor of the request. The lots have been on the market for 10 years as single-family and have not sold. The duplex lots have sold very quickly. This is a market driving request.

Mr. Faison asked the occupancy rate on the existing duplexes.

Mr. Fagundus stated occupancy is 100%.

Ervin Mills, an adjoining property owner, spoke in opposition to the request. He stated that he had questions and concerns about stormwater, traffic and the existing tree buffer between single family homes and proposed duplexes. He wondered if the trees would remain or be added to.

Jennifer Mills, an adjoining property owner, spoke in opposition to the request. She stated that prior to the school and pond there were no issues with water when it rained, but now they get water in their yard when it rains. The city cleaned out the ditch and it helped, but she's concerned it will get worse with more disturbance. There are existing trees that she would like remain.

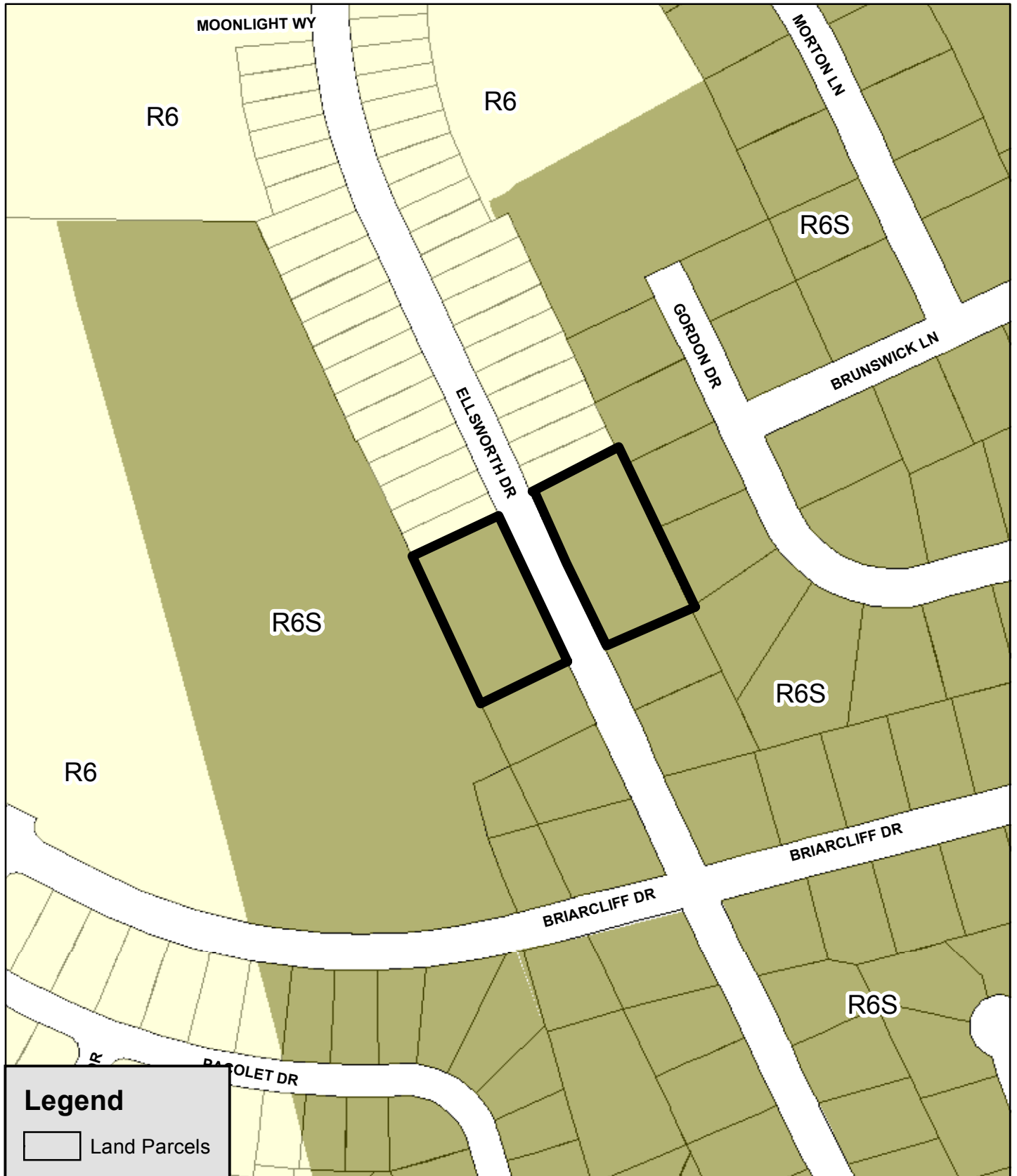
Mr. Fagundus stated that any construction would have to go through all city requirements. He could not speak to the ditch since he's not familiar with it. He can't comment on trees because he doesn't know whose property the trees on located on at this time. He will follow all ordinances and be a good neighbor.

Mr. Overton stated that they cannot require developer to provide a buffer, but suggested Mr. Mills and Mr. Fagundus work together.

Mr. Overton closed the public meeting.

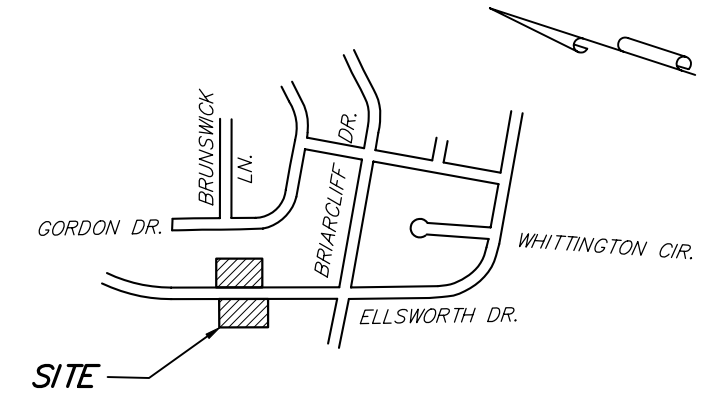
Motion made by Mr. Joyner, seconded by Mr. King, to recommend approval of the proposed amendment to advise that it is consistent with the Comprehensive Plan and to adopt the staff report which addresses plan consistency and other matters. Voting in favor: Wilson, Collins, Robinson, King, Darden and Joyner. Voting in opposition: Maxwell. Motion passed.

Synergy Properties, LLC
Total acres: 2.032 (including 0.341 of right-of-way)
From: R6S
To: R6
August 23, 2018

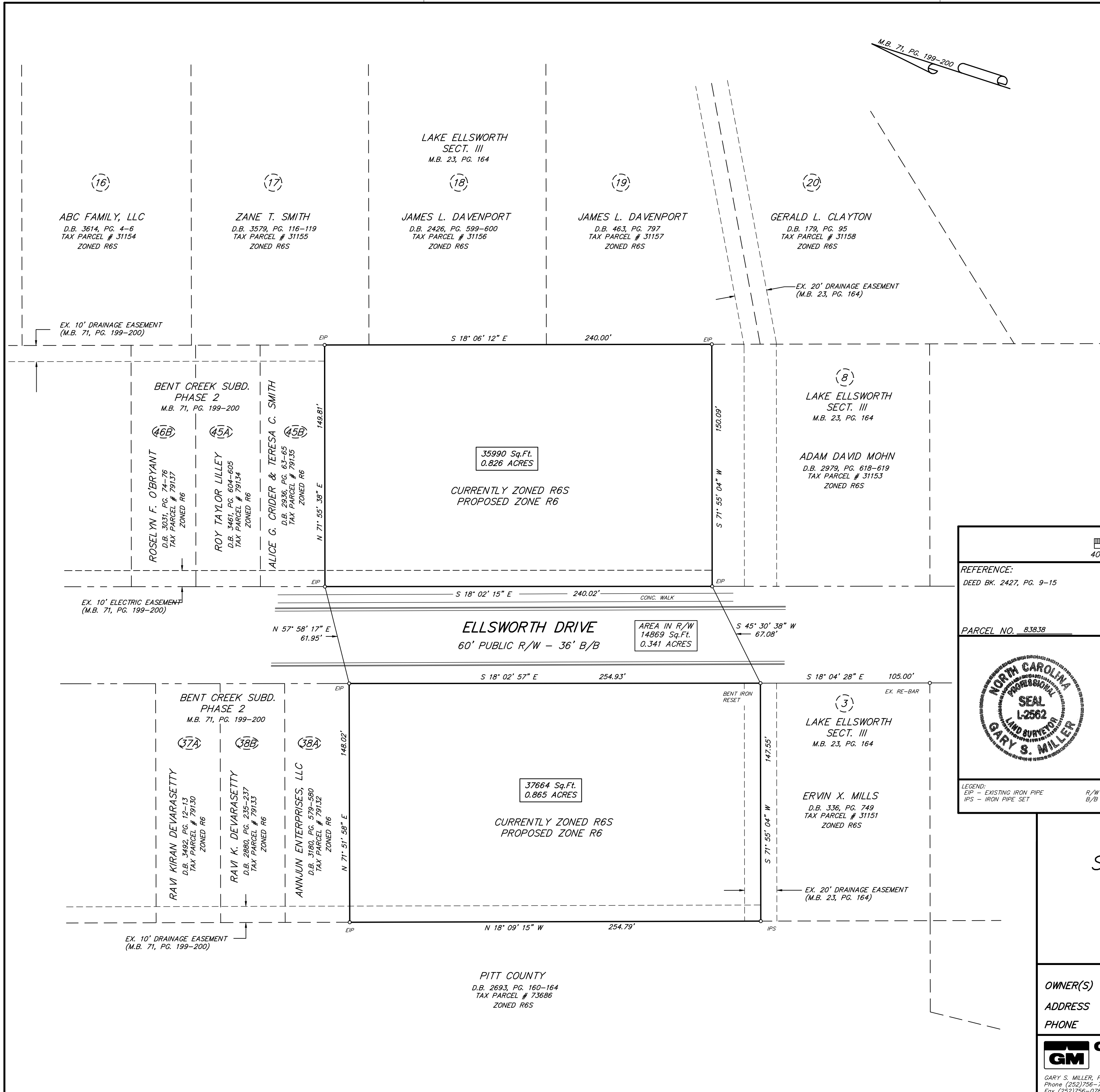


Synergy Properties, LLC
Total acres: 2.032 (including 0.341 of right-of-way)
From: R6S
To: R6
August 23, 2018





VICINITY MAP 1" = 1,000'



REFERENCE:
DEED BK. 2427, PG. 9-15

PARCEL NO. 83838



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 2427, Page 9-15 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 19th day of JULY, 2018.

Signed _____
Professional Land Surveyor No. L-2562

LEGEND:
EIP - EXISTING IRON PIPE
IPS - IRON PIPE SET
R/W - RIGHT OF WAY
B/B - BACK TO BACK

REZONING MAP FOR
SYNERGY PROPERTIES, LLC

GREENVILLE, GREENVILLE TOWNSHIP
PITT COUNTY, NORTH CAROLINA

OWNER(S) SYNERGY PROPERTIES, LLC
ADDRESS 2131 JUBILEE LANE, WINTERVILLE, NC 28590
PHONE _____

GARY S. MILLER & ASSOCIATES, P.A. LAND SURVEYORS 1803 South Charles Blvd. Greenville, N.C. 27859 Phone (252)756-7878 Fax (252)756-0785 License # C-0225	SURVEYED: MCP	APPROVED: GSM
	DRAWN: BLW	DATE: 07-19-18
CHECKED: GSM	SCALE: 1" = 40'	

EXISTING ZONING	
R6S (RESIDENTIAL-SINGLE-FAMILY) - 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)
(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	
R6S (RESIDENTIAL-SINGLE-FAMILY) - SPECIAL USES	
(1) General - None	
(2) Residential - None	
(3) Home Occupations	
	a. Home occupation; not otherwise listed
	d. Home occupation; bed and breakfast inn
(4) Governmental	
	a. Public utility building or use
(5) Agricultural/Mining - None	
(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	
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)
t.	Guest house for a college or other institution of higher learning
(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	
R6 (RESIDENTIAL) - PERMITTED USES	
(1) General	
a.	Accessory use or building
c.	On-premise signs per Article N
(2) Residential	
a.	Single-family dwelling
b.	Two-family attached dwelling (duplex)
b(1).	Master Plan Community per Article J
c.	Multi-family development per Article I
f.	Residential cluster development per Article M
k.	Family care homes (see also 9-4-103)
q.	Room renting
(3) Home Occupations - None	
(4) Governmental	
b.	City of Greenville municipal government building or use (see also section 9-4-103)
(5) Agricultural/Mining	
a.	Farming; agricultural, horticulture, forestry (see also section 9-4-103)
l.	Beekeeping; minor use (see also section 9-4-103)
(6) Recreational/Entertainment	
f.	Public park or recreational facility
g.	Private noncommercial park or recreational facility
(7) Office/Financial/Medical - None	
(8) Services	
o.	Church or place of worship (see also section 9-4-103)
(9) Repair - None	
(10) Retail Trade - None	

(11) Wholesale/Rental/Vehicle-Mobile Home Trade - None	
(12) Construction	
	c. Construction office; temporary, including modular office (see also section 9-4-103)
(13) Transportation - None	
(14) Manufacturing/Warehousing - None	
(15) Other Activities (not otherwise listed - all categories) - None	
R6 (RESIDENTIAL) - SPECIAL USES	
(1) General - None	
(2) Residential	
	d. Land use intensity multi-family (LUI) development rating 50 per Article K
	e. Land use intensity multi-family (LUI) development rating 67 per Article K
	i. Group care facility
	n. Retirement center or home
	o(1). Nursing, convalescent or maternity home; minor care facility
	p. Board or rooming house
	r. Fraternity or sorority house
(3) Home Occupations	
	a. Home occupation; not otherwise listed
	b. Home occupation; barber and beauty shop
	c. Home occupation; manicure, pedicure or facial salon
(4) Governmental	
	a. Public utility building or use
(5) Agricultural/Mining - None	
(6) Recreational/Entertainment	
	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)
	m. Multi-purpose center
	t. Guest house for a college or other institution of higher learning
(9) Repair - None	
(10) Retail Trade - None	
(11) Wholesale/Rental/Vehicle-Mobile Home Trade - None	

(12) Construction - None	
(13) Transportation - None	
(14) Manufacturing/Warehousing - None	
(15) Other Activities (not otherwise listed - all categories) - None	

BUFFERYARD SETBACK AND VEGETATION SCREENING CHART

For Illustrative Purposes Only

Bufferyard Requirements: Match proposed land use with adjacent permitted land use or adjacent vacant zone/nonconforming use to determine applicable bufferyard.

PROPOSED LAND USE CLASS (#)	ADJACENT PERMITTED LAND USE CLASS (#)					ADJACENT VACANT ZONE OR NONCONFORMING USE		PUBLIC/PRIVATE STREETS OR R.R.
	Single-Family Residential (1)	Multi-Family Residential (2)	Office/Institutional, light Commercial, Service (3)	Heavy Commercial, Light Industry (4)	Heavy Industrial (5)	Residential (1) - (2)	Non-Residential (3) - (5)	
Multi-Family Development (2)	C	B	B	B	B	C	B	A
Office/Institutional, Light Commercial, Service (3)	D	D	B	B	B	D	B	A
Heavy Commercial, Light Industry (4)	E	E	B	B	B	E	B	A
Heavy Industrial (5)	F	F	B	B	B	F	B	A

Bufferyard A (street yard)		
Lot Size	Width	For every 100 linear feet
Less than 25,000 sq.ft.	4'	2 large street trees
25,000 to 175,000 sq.ft.	6'	2 large street trees
Over 175,000 sq.ft.	10'	2 large street trees

Street trees may count toward the minimum acreage.

Bufferyard B (no screen required)	
Lot Size	Width
Less than 25,000 sq.ft.	4'
25,000 to 175,000 sq.ft.	6'
Over 175,000 sq.ft.	10'

Bufferyard C (screen required)	
Width	For every 100 linear feet
10'	3 large evergreen trees 4 small evergreens 16 evergreen shrubs

Where a fence or evergreen hedge (additional materials) is provided, the bufferyard width may be reduced to eight (8) feet.

Bufferyard D (screen required)	
Width	For every 100 linear feet
20'	4 large evergreen trees 6 small evergreens 16 evergreen shrubs

Bufferyard width may be reduced by fifty (50%) percent if a fence, evergreen hedge (additional material) or earth berm is provided.

Bufferyard E (screen required)	
Width	For every 100 linear feet
30'	6 large evergreen trees 8 small evergreens 26 evergreen shrubs

Bufferyard width may be reduced by fifty (50%) percent if a fence, evergreen hedge (additional material) or earth berm is provided.

Bufferyard F (screen required)	
Width	For every 100 linear feet
50'	8 large evergreen trees 10 small evergreens 36 evergreen shrubs

Bufferyard width may be reduced by fifty (50%) percent if a fence, evergreen hedge (additional material) or earth berm is provided.

Parking Area: Thirty (30) inch high screen required for all parking areas located within fifty (50) feet of a street right-of-way.

RESIDENTIAL DENSITY CHART

Density Level	Future Land Use and Character Type	Applicable Zoning District(s)	Units per Acre***
High	Uptown Edge (UE)	CDF	17 units per acre
	Mixed Use, High Intensity (MUHI)	OR	17 units per acre
		R6	17 units per acre
	Residential, High Density (HDR)	R6	17 units per acre
		R6MH	17 units per acre
Medical-Transition (MT)	MR	17 units per acre	
High to Medium	Mixed Use (MU)	OR	17 units per acre
		R6	17 units per acre
		R6A	9 units per acre
	Uptown Neighborhood (UN)	R6S	7 units per acre
	Traditional Neighborhood, Medium-High Density (TNMH)	R6	17 units per acre
		R6A	9 units per acre
		R6S	7 units per acre
Medium to Low	Traditional Neighborhood, Low-Medium Density (TNLM)	R9	6 units per acre
		R9S	5 units per acre
		R15S	3 units per acre
	Residential, Low-Medium Density (LMHR)	R9S	5 units per acre
		R15S	3 units per acre
		RA20	4 units per acre
		MRS	4 units per acre

*** Maximim allowable density in the respective zoning district.



City of Greenville, North Carolina

Meeting Date: 9/13/2018
Time: 6:00 PM

Title of Item:

Ordinance requested by McKesson Properties, LLC to rezone 9,670.5 square feet located along the eastern right-of-way of McKinley Avenue and 65+/- feet south of West 5th Street from R6 (Residential [High Density Multi-family]) to CDF (Downtown Commercial Fringe)

Explanation:

Abstract: The City has received a request by McKesson Properties, LLC to rezone 9,670.5 square feet located along the eastern right-of-way of McKinley Avenue and 65+/- feet south of West 5th Street from R6 (Residential [High Density Multi-family]) to CDF (Downtown Commercial Fringe).

Required Notices:

Planning and Zoning meeting notice (property owner and adjoining property owner letter) mailed on August 7, 2018.
On-site sign(s) posted on August 7, 2018.
City Council public hearing notice (property owner and adjoining property owner letter) mailed on August 28, 2018.
Public hearing legal advertisement published on September 3 and September 10, 2018.

Comprehensive Plan:

The Future Land Use and Character Map recommends mixed use (MU) along the southern right-of-way of West 5th Street roughly between Bonners Lane and South Memorial Drive transitioning to uptown neighborhood (UN) and traditional neighborhood, medium-high density (TNMH) to the south.

Mixed Use

Small-scale activity centers that contain places to live, work, and shop integrated in a walkable pattern. Mixed use buildings are located close together and near the street. Buildings tend to be smaller than mixed use, high intensity (MUHI), supporting

primarily locally-oriented uses and serving as a transition in intensity to nearby neighborhoods.

Intent:

- Vertical mixed use buildings (residential or office above commercial) as well as various single-use buildings that are integrated in a walkable street pattern
- Accommodate parking on-street, behind or to one side of buildings, or in parking structures; limit curb cuts that break main pedestrian ways; wrap parking structures with other uses or decorative elements; light parking well for safety
- Provide pedestrian and vehicular connection to surrounding development

Primary uses:

Office

Commercial

Multi-family residential

Secondary uses:

Institutional/civic

Uptown Neighborhood

Uptown neighborhood is a primarily residential area surrounding the uptown core (UC) and uptown edge (UE). It features a grid street pattern and mix of residential building types on small lots, with some commercial, office and civic uses.

Intent:

- Improve/maintain streetscape features such as consistent sidewalks, street trees, and lighting
- Introduce neighborhood-scale commercial centers at key intersections
- Address blight/property maintenance
- Address historic preservation efforts

Primary uses:

Single-family residential

Two-family residential

Secondary uses:

Multi-family residential

Commercial (neighborhood scale)

Institutional/civic (neighborhood scale)

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)

This subject property is included in the West Greenville Certified Redevelopment Area in The Center City - West Greenville Revitalization Plan. It is specifically located in Focus Area 6, which is described as:

Area 6: Fourteenth Avenue and Sixth Street

The Fourteenth Avenue and Sixth Street area is primarily residential in character. As with most of the areas within the Redevelopment Plan, there are numerous rental properties. Many of the rental properties have experienced a high degree of deterioration. In response, efforts to improve the area may include rehabilitation of owner-occupied units and acquisition/demolition of dilapidated units to make lots available for new construction. The focus in this area will be on providing diverse array of residential opportunities.

Policy statements include:

- To improve and revitalize existing neighborhoods.
- To improve, preserve and develop residential areas.
- To encourage the rehabilitation of dilapidated units and the development of vacant lots, and encourage the preservation, renovation, code enforcement, and rehabilitation of older housing stock.

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

Due to the small size of the tract, an increase in density is not anticipated. Therefore, a traffic volume report was not generated.

History/Background:

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

Existing Land Uses:

Vacant

Water/Sewer:

Water and sanitary sewer are available to the property.

Historic Sites:

There are no known effects on historic sites.

Environmental Conditions/Constraints:

The property is located in the Harris Mill Run / Schoolhouse Branch Watershed. Since the property is less than 0.5 acres, stormwater rules will not apply. If stormwater rules apply, 10-year detention would be required. Since it is located in the West Greenville Revitalization Area, it is exempt from water quality requirements.

Surrounding Land Uses and Zoning:

North: CDF - One (1) single-family residence (under common ownership of the applicant)

South: R6 - One (1) single-family residence

East: R6 - One (1) duplex residence

West: R6 - One (1) single-family residence

Density Estimates:

Due to the small size of the tract, an increase in density is not anticipated.

The anticipated build-out is within one (1) year.

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 and The Center City - West Greenville Revitalization Plan.

"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 August 21, 2018 meeting.

If City Council determines to approve the request, a motion to adopt the attached rezoning 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 rezoning request, in order to comply with this statutory requirement, it is recommended that the motion be as follows:

Motion to deny the proposed amendment and to make a finding and determination that, although the rezoning request is consistent with the comprehensive plan, there is a more appropriate zoning classification and, therefore, denial is reasonable and in the public interest.

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 districts as listed under Title 9, Chapter 4, Article D of the Greenville City Code.

ATTACHMENTS:

- ❑ **Ordinance - McKesson Properties 1086746**
- ❑ **Minutes - McKesson Properties 1086834**
- ❑ **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 13th day of September, 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:

Section 1. That the following described territory is rezoned from R6 (Residential) to CDF (Downtown Commercial Fringe).

TO WIT: McKesson Properties, LLC

LOCATION: Located along the eastern right-of-way of McKinley Avenue and 65+/- feet south of West 5th Street.

DESCRIPTION: Being those certain tracts or parcels of land lying and being situate in the City of Greenville, Greenville Township, Pitt County, North Carolina, being bounded on the west by McKinley Avenue, on the north by the properties of McKesson Properties, LLC on the east by the properties of City of Greenville, Deborah Hall Ebron & James Sutton, and Darden Properties, LLC, on the south by the property of Howard G. Malleary and being more particularly described as follows:

Commencing at North Carolina Geodetic Survey monument "Greenville 1933" having NC grid coordinates of N=207,864.207 meters and E=755,397.423 meters (NAD 83(2001)); thence S 88°40'44" E 1,188.42 feet to North Carolina Geodetic Survey monument "Tyson" having NC grid coordinates of N=207,855.855 meters and E=755,759.591 meters (NAD 83(2001)); thence S 75°57'16" E 442.45 feet to an iron pipe set at the intersection of the east right-of-way of McKinley Avenue with the south right-of-way of West Fifth Street; thence with the east right-of-way of McKinley Avenue S 09°37'32" W 65.18 feet to an iron pipe set at the southwest corner of the property of McKesson Properties, LLC as described in Deed Book 3672, Page 666 of the Pitt County Registry and being the POINT OF BEGINNING having NC grid coordinates of N=207,803.544 meters and E=755,887.084 meters (NAD 83(2001)); thence from said beginning point so established along and with the south line of the aforementioned property of McKesson Properties, LLC and with the south line of another property owned by McKesson Properties, LLC as described in Deed Book 3672, Page 669 of the Pitt County Registry S 80°13'38" E 121.81 feet to an iron pipe set on the west line of the property of the City of Greenville as described in Deed Book 2122, Page 197 of the Pitt County Registry; thence with the west line of said City of Greenville property S 10°21'56" W 6.19 feet to a point at the northwest corner of the property of Deborah Hall Ebron & James Sutton as conveyed by Estate File 2011E-172 of the Pitt County Registry; thence with said Ebron & Sutton west line and with the west line of the property of Darden Properties, LLC as described in Deed Book 2374, Page 756 of the Pitt County Registry S 11°03'00" W 73.83 feet to an iron pipe set at the northeast corner of the property of Howard G. Malleary as described in Deed Book 1179, Page 59 of the Pitt County Registry; thence with said Malleary north line N 80°13'38" W 119.89 feet to an iron pipe set on the east right-of-way of McKinley Avenue; thence with the east right-of-way of McKinley Avenue N 09°37'32" E 80.00 feet to the POINT OF BEGINNING containing 9,670.5 square feet and being all of Pitt County Tax Parcels 84749 and 84750 as described in Deed Book 3694, Page 726 and Deed Book 3672, Page 669, respectively, of the Pitt County Registry. All distances in this description are horizontal field distances, no grid factor applied; the combined NC grid factor used for grid coordinate calculations in 0.99989470. All bearings are based on the NC Grid North, NAD 83(2001).

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 13th day of September, 2018.

P. J. Connelly, Mayor

ATTEST:

Carol L. Barwick, City Clerk

1086746

Excerpt from the draft Planning & Zoning Commission Minutes (08/21/2018)

ORDINANCE REQUESTED BY MCKESSON PROPERTIES, LLC TO REZONE 9,670.5 SQUARE FEET LOCATED ALONG THE EASTERN RIGHT-OF-WAY OF MCKINLEY AVENUE AND 65+/- FEET SOUTH OF WEST 5TH STREET FROM R6 (RESIDENTIAL [HIGH DENSITY MULTI-FAMILY]) TO CDF (DOWNTOWN COMMERCIAL FRINGE) - APPROVED

Ms. Gooby delineated the property. It is located south of West 5th Street on McKinley Avenue. There are two separate parcels in this request and both are vacant. The adjacent properties to the north are under common ownership of the applicant. The area is largely single-family and vacant, but there are duplexes, commercial and industrial uses. An increase in traffic is not anticipated. The Future Land Use and Character Map recommends mixed use along both side of West 5th Street. Mixed use is described as places to live, work and shop that serves the local area. Uses include commercial, office and residential. In staff's opinion, the request is in compliance with Horizons 2026: Greenville's Community Plan the Future Land Use and Character Map. Staff recommends approval.

Mr. Maxwell asked why the CDF zoning is extending so far into the neighborhood.

Ms. Gooby stated that zoning dates back to 1969. The properties that are currently zoned CDF are only properties that have frontage along West 5th Street. These lots are small and adding addition CDF zoning can result in the lots being easier to develop. Single-family is still allowed in CDF zoning.

Mr. Wilson asked how the rezoning fits into the West Greenville Revitalization Plan and how it furthers the City's goal of revitalizing that community.

Ms. Gooby stated that the goals in this area are to redevelop vacant lots and encourage renovation of existing housing stock. Rezoning of the subject properties will allow for these properties to be combined with the adjacent CDF-zoned properties to allow for development.

Mr. Overton opened the public hearing.

Mr. Steve Spruill, Spruill & Associates, spoke in favor, representing the applicant. This rezoning would result in a more usable lot. It is very hard to put a building on the existing small lots and be able to accommodate parking at the same time. The two lots on the corner would still be subject to setback lines on both streets, which would further restrict what could be built there. This rezoning would allow for commercial development. The owner would like to build something that will be an asset to the neighborhood. He pointed out how this rezoning is similar to the rezoning that was requested by the City on Roosevelt Avenue.

Marvin McKesson, applicant, spoke in favor. This rezoning would be a positive thing for the community. It would improve West Greenville and add jobs.

No one spoke in opposition.

Mr. Overton closed the public hearing.

Motion made by Mr. Robinson, seconded by Mr. King, 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.

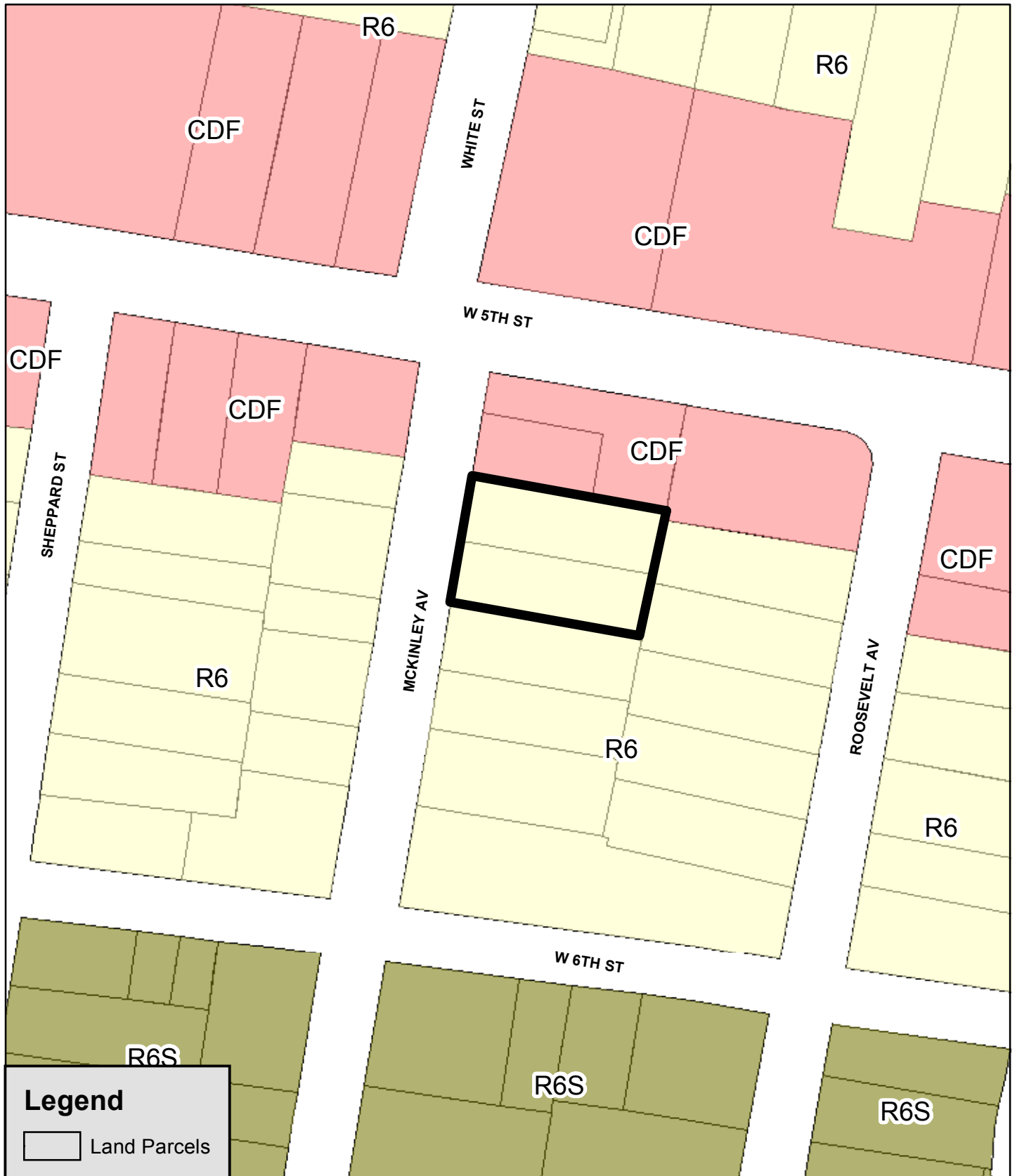
McKesson Properties, LLC

Square feet: 9,670.50


From: R6

To: CDF

August 6, 2018



Legend

 Land Parcels

McKesson Properties, LLC

Square feet: 9,670.50


From: R6

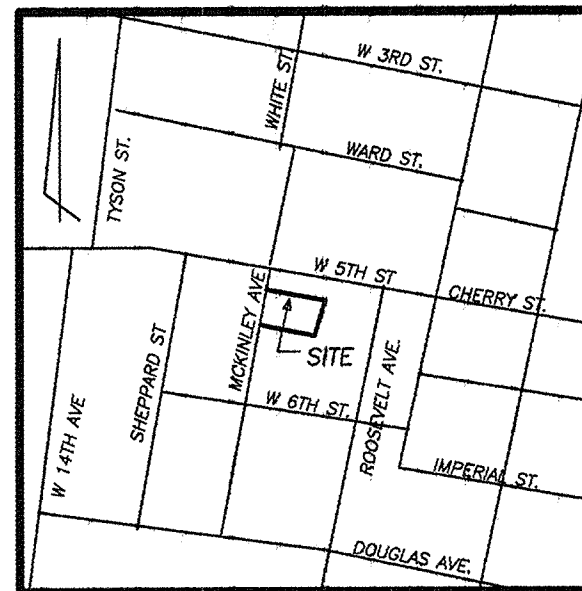
To: CDF

August 6, 2018



Legend

 Land Parcels



VICINITY MAP
N.T.S.

CITY OF GREENVILLE
M.B. 69, P. 75
PARCEL 79879
CDF

ROSHAWN M. ANDERSON
D.B. 3250, P. 6
PARCEL 07642
CDF

WHITE STREET

CITY OF GREENVILLE
D.B. X-06, P. 487
PARCEL 03064
CDF

- REFERENCES
- D.B. 3694, P. 726
 - D.B. 3672, P. 666
 - D.B. 3672, P. 669
 - M.B. 74, P. 77
 - ESTATE FILE 81E-216
 - PITT COUNTY REGISTRY

- LEGEND
- EXISTING IRON PIPE
 - △ EXISTING CONCRETE MONUMENT
 - NO POINT SET
 - IRON PIPE SET
 - ⊗ EXISTING IRON BAR

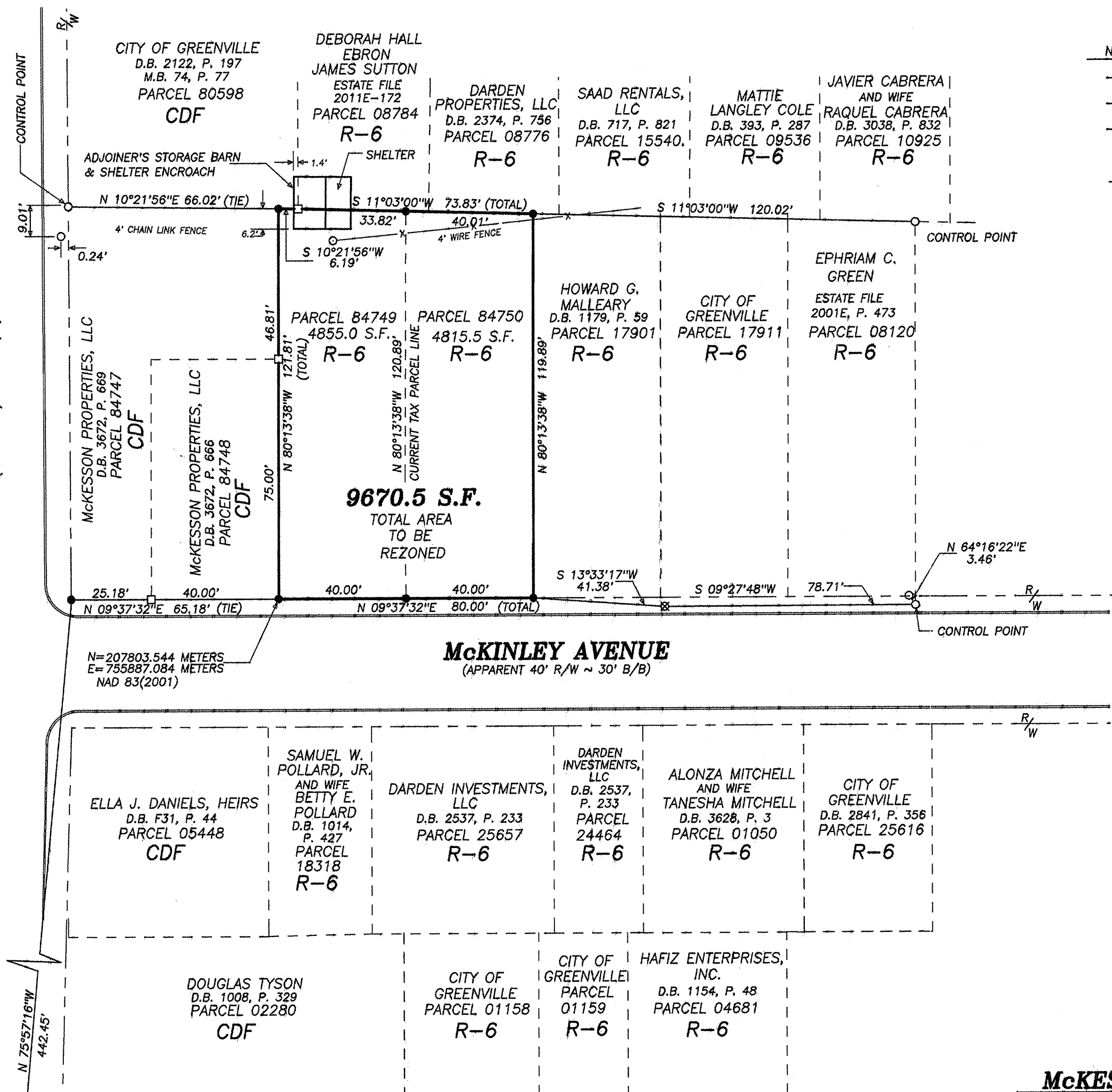
I CERTIFY THAT THIS SURVEY IS OF AN EXISTING PARCEL OR PARCELS OF LAND DOES NOT CREATE A NEW STREET OR CHANGE AN EXISTING STREET

Stephen N. Spruill
STEPHEN N. SPRUILL L-2723

NCGS MONUMENT
"TYSON"
N=207855.855 METERS
E=755759.591 METERS
NAD 83(2001)

NCGS MONUMENT
"GREENVILLE 1933"
N=207864.207 METERS
E=755397.423 METERS
NAD 83(2001)

NCSR 1571 ~ WEST FIFTH STREET
(VARIABLE R/W ~ 37' B/B)



NC GRID NORTH NAD83(2001)

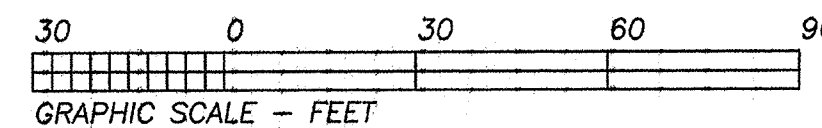
- NOTES
- ALL DISTANCES SHOWN ARE HORIZONTAL FIELD DISTANCES; NO GRID FACTOR APPLIED
 - THE COMBINED GRID FACTOR USED FOR GRID COORDINATE CALCULATIONS IS 0.99989470
 - THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA; LOCATED IN ZONE X UNSHADED AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP 3720468800K, DATED 7/7/2014
 - THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE EXAMINATION REPORT AND IS SUBJECT TO ANY TITLE MATTERS OF RECORD WHICH MAY AFFECT THIS PROPERTY

CURRENT ZONING: R-6
PROPOSED ZONING: CDF

OWNER/APPLICANT
McKESSON PROPERTIES, LLC
3507 WARWICK DR.
GREENVILLE, NC, 27858
252-258-4649

REZONING SURVEY FOR
McKESSON PROPERTIES, LLC

DEED BOOK 3672, PAGE 669
DEED BOOK 3694, PAGE 726
ESTATE FILE 81E-216
CITY OF GREENVILLE ~ GREENVILLE TOWNSHIP
PITT COUNTY ~ NORTH CAROLINA
DATE: JULY 20, 2018 SCALE: 1"= 30'



GRAPHIC SCALE - FEET
Spruill & Associates Inc.

2747 East Tenth Street
Greenville, North Carolina 27858
(252) 757-1200
spruill@coastalnet.com

Firm No.
C-978

STATE OF NORTH CAROLINA, PITT COUNTY

I, STEPHEN N. SPRUILL, CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION, THAT THE RATIO OF PRECISION AS CALCULATED IS 1:15,200; THAT THE BOUNDARIES NOT SURVEYED ARE SHOWN AS BROKEN LINES; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY HAND AND SEAL THIS 27 DAY OF JUNE 2018



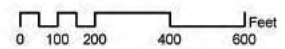
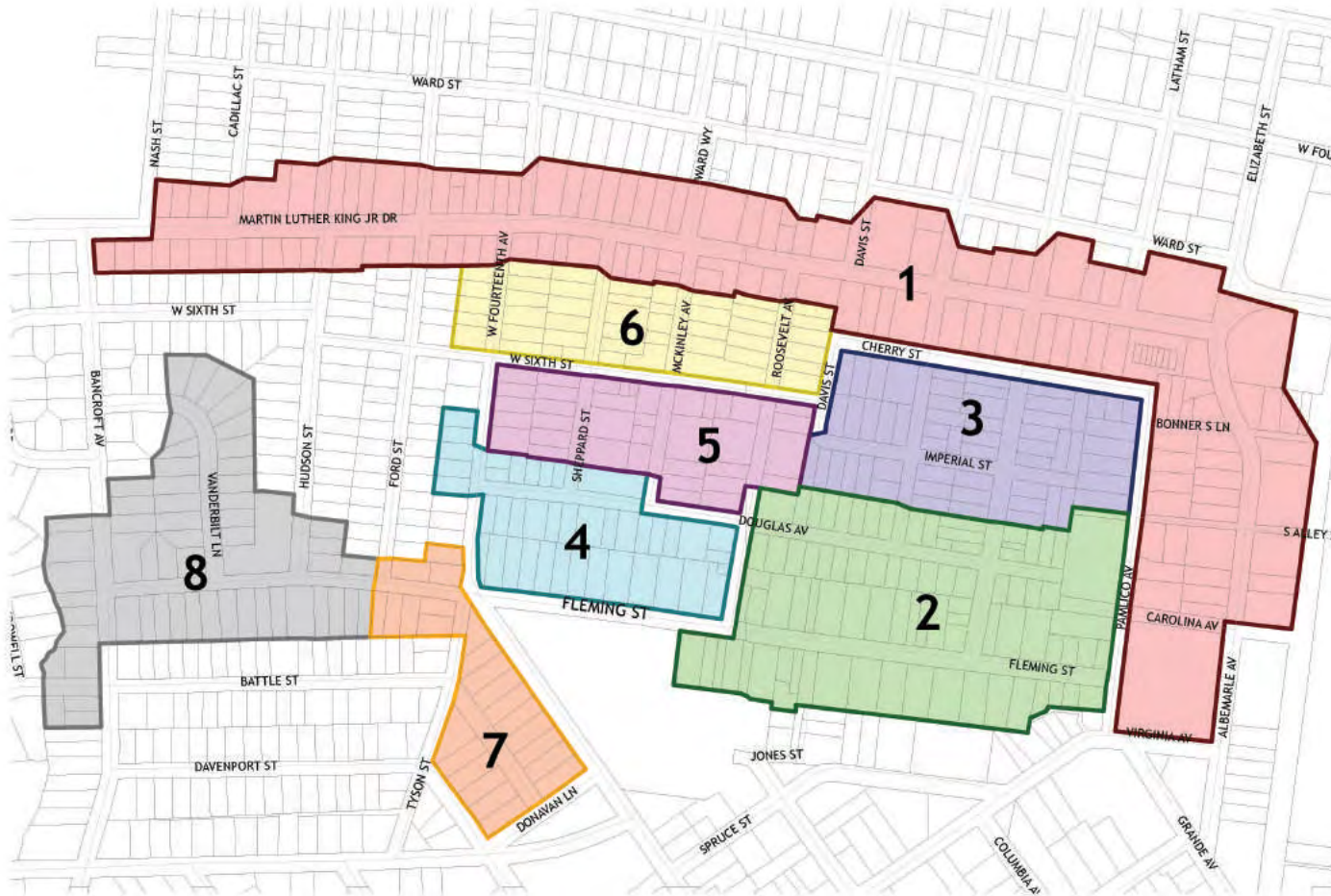
Stephen N. Spruill
STEPHEN N. SPRUILL L-2723



MAP 4.1

City of Greenville
Pitt County, North Carolina
Center City/ West Greenville
Revitalization Plan

2003 Consolidated Plan
Focus Areas



EXISTING ZONING

R6 (RESIDENTIAL) - PERMITTED USES

(1) General	
	a. Accessory use or building
	c. On-premise signs per Article N
(2) Residential	
	a. Single-family dwelling
	b. Two-family attached dwelling (duplex)
	b(1). Master Plan Community per Article J
	c. Multi-family development per Article I
	f. Residential cluster development per Article M
	k. Family care homes (see also 9-4-103)
	q. Room renting
(3) Home Occupations - None	
(4) Governmental	
	b. City of Greenville municipal government building or use (see also section 9-4-103)
(5) Agricultural/Mining	
	a. Farming; agricultural, horticulture, forestry (see also section 9-4-103)
	l. Beekeeping; minor use (see also section 9-4-103)
(6) Recreational/Entertainment	
	f. Public park or recreational facility
	g. Private noncommercial park or recreational facility
(7) Office/Financial/Medical - None	
(8) Services	
	o. Church or place of worship (see also section 9-4-103)
(9) Repair - None	
(10) Retail Trade - None	
(11) Wholesale/Rental/Vehicle-Mobile Home Trade - None	
(12) Construction	
	c. Construction office; temporary, including modular office (see also section 9-4-103)
(13) Transportation - None	
(14) Manufacturing/Warehousing - None	
(15) Other Activities (not otherwise listed - all categories) - None	

R6 (RESIDENTIAL) - SPECIAL USES

(1) General - None	
(2) Residential	
	d. Land use intensity multi-family (LUI) development rating 50 per Article K
	e. Land use intensity multi-family (LUI) development rating 67 per Article K
	l. Group care facility
	n. Retirement center or home
	o(1). Nursing, convalescent or maternity home; minor care facility
	p. Board or rooming house
	r. Fraternity or sorority house
(3) Home Occupations	
	a. Home occupation; not otherwise listed
	b. Home occupation; barber and beauty shop

	c. Home occupation; manicure, pedicure or facial salon
(4) Governmental	
	a. Public utility building or use
(5) Agricultural/Mining - None	
(6) Recreational/Entertainment	
	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)
	m. Multi-purpose center
	t. Guest house for a college or other institution of higher learning
(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	
CDF (DOWNTOWN COMMERCIAL FRINGE) - PERMITTED USES	
(1) General	
	a. Accessory use or building
	b. Internal service facilities
	c. On-premise signs per Article N
	e. Temporary uses; of listed district uses
	f. Retail sales; incidental
	g. Incidental assembly of products sold at retail or wholesale as an accessory to principal uses
(2) Residential	
	a. Single-family dwelling
	b. Two-family attached dwelling (duplex)
	c. Multi-family development per Article I
	k. Family care homes (see also 9-4-103)
	q. Room renting
(3) Home Occupations - None	
(4) Governmental	
	b. City of Greenville municipal government building or use (see also section 9-4-103)
	c. County or state government building or use not otherwise listed; excluding outside storage and major or minor repair

	d. Federal government building or use
	g. Liquor store, state ABC
(5) Agricultural/Mining	
	a. Farming; agricultural, horticulture, forestry (see also section 9-4-103)
	l. Beekeeping; minor use (see also section 9-4-103)
(6) Recreational/Entertainment	
	f. Public park or recreational facility
	g. Private noncommercial park or recreational facility
	n. Theater; movie or drama, indoor only
(7) Office/Financial/Medical	
	a. Office; professional and business, not otherwise listed
	c. Office; customer service, not otherwise listed, including accessory service delivery vehicle parking and indoor storage
	d. Bank, savings and loans or other savings or investment institutions
	e. Medical, dental, ophthalmology or similar clinic, not otherwise listed
(8) Services	
	c. Funeral home
	e. Barber or beauty salon
	f. Manicure, pedicure or facial salon
	g. School; junior and senior high (see also section 9-4-103)
	h. School; elementary (see also section 9-4-103)
	i. School; nursery and kindergarten (see also section 9-4-103)
	k. Business or trade school
	n. Auditorium
	o. Church or place of worship (see also section 9-4-103)
	p. Library
	q. Museum
	r. Art gallery
	s. Hotel, motel bed and breakfast inn; limited stay lodging (see also residential quarters for resident manager, supervisor or caretaker and section 9-4-103)
	u. Art studio including art and supply sales
	v. Photography studio including photo and supply sales
	w. Recording studio
	z. Printing or publishing service including graphic art, maps, newspapers, magazines and books
	aa. Catering service including food preparation (see also restaurant; conventional and fast food)
	kk. Launderette; household users
	ll. Dry cleaners; household users
	mm. Commercial laundries; linen supply
	oo. Clothes alteration or shoe repair shop
	pp. Automobile wash
(9) Repair	
	d. Upholsterer; furniture
	f. Appliance; household and office equipment repair
	g. Jewelry, watch, eyewear or other personal item repair

(10) Retail Trade	
a.	Miscellaneous retail sales; non-durable goods, not otherwise listed
d.	Pharmacy
e.	Convenience store (see also gasoline sales)
f.	Office and school supply, equipment sales
g.	Fish market; excluding processing or packing
h.	Restaurant; conventional
i.	Restaurant; fast food
l.	Electronic; stereo, radio, computer, TV, etc... sales and accessory repair
m.	Appliance; household use, sales and accessory repair, excluding outside storage
n.	Appliance; commercial use, sales and accessory repair, excluding outside storage
p.	Furniture and home furnishing sales not otherwise listed
q.	Floor covering, carpet and wall covering sales
r.	Antique sales, excluding vehicles
s.	Book or card store, news stand
v.	Video or music store; records, tape, CD and the like sales
w.	Florist
x.	Sporting goods sales and rental shop
y.	Auto part sales (see also major and minor repair)
ee.	Christmas tree sales lot; temporary only (see also section 9-4-103)
(11) Wholesale/Rental/Vehicle-Mobile Home Trade	
c.	Rental of clothes and accessories; formal wear, and the like
d.	Rental of automobiles, noncommercial trucks or trailers, recreational vehicles, motorcycles and boats
f.	Automobiles, truck, recreational vehicle, motorcycles and boats sales and services (see also major and minor repair)
(12) Construction	
a.	Licensed contractor; general electrical, plumbing, mechanical, etc... excluding outside storage
c.	Construction office; temporary, including modular office (see also section 9-4-103)
e.	Building supply; lumber and materials sales, plumbing and/or electrical supply excluding outdoor sales
f.	Hardware store
(13) Transportation	
b.	Bus station; passenger and related freight
c.	Taxi or limousine service
e.	Parcel delivery service
f.	Ambulance service
(14) Manufacturing/Warehousing	
c.	Bakery; production, storage, and shipment facilities
(15) Other Activities (not otherwise listed - all categories) - None	
CDF (DOWNTOWN COMMERCIAL FRINGE) - SPECIAL USES	
(1) General - None	
(2) Residential	

d.	Land use intensity multi-family (LUI) development rating 50 per Article K
e.	Land use intensity multi-family (LUI) development rating 67 per Article K
i.	Residential quarters for resident manager, supervisor or caretaker; excluding mobile home
m.	Shelter for homeless or abused (see also section 9-4-103)
n.	Retirement center or home
o(1).	Nursing, convalescent or maternity home; minor care facility
o.	Nursing, convalescent or maternity home; major care facility
r.	Fraternity or sorority house
(3) Home Occupations	
a.	Home occupation; not otherwise listed
b.	Home occupation; barber and beauty shop
c.	Home occupation; manicure, pedicure or facial salon
(4) Governmental	
a.	Public utility building or use
(5) Agricultural/Mining - None	
(6) Recreational/Entertainment	
d.	Game center
i.	Commercial recreation; indoor and outdoor, not otherwise listed
l.	Billiard parlor or pool hall
m.	Public or private club
m(1).	Dining and entertainment establishment (see also section 9-4-103)
s.	Athletic club; indoor only
(7) Office/Financial/Medical - None	
(8) Services	
a.	Child day care facilities
b.	Adult day care facilities
l.	Convention center; private
x.	Dance studio
bb.	Civic organizations
cc.	Trade or business organization
ff(1).	Mental health, emotional or physical rehabilitation day program facility
hh.	Exercise and weight loss studio; indoor only
(9) Repair	
a.	Major repair; as an accessory or principal use
b.	Minor repair; as an accessory or principal use
(10) Retail Trade	
b.	Gasoline or automotive fuel sales; accessory or principal use, retail
c.	Wine shop; including on-premise consumption (see also section 9-4-103)
g.	Fish market; excluding processing or packing
j.	Restaurant and/or dining and entertainment establishment; regulated outdoor activities
t.	Hobby or craft shop
u.	Pet shop (see also animal boarding; outside facility)
ff.	Tobacco shop (Class 1) (see also section 9-4-103)
hh.	Hookah café (see also section 9-4-103)
(11) Wholesale/Rental/Vehicle-Mobile Home Trade - None	

(12) Construction	
d.	Building supply; lumber and materials sales, plumbing and/or electrical supply including outdoor sales
(13) Transportation	
h.	Parking lot or structure; principal use
(14) Manufacturing/Warehousing	
g.	Cabinet, woodwork or frame shop; excluding furniture manufacturing or upholstery
(15) Other Activities (not otherwise listed - all categories)	
a.	Other activities; personal services not otherwise listed
b.	Other activities; professional services not otherwise listed
c.	Other activities; commercial services not otherwise listed
d.	Other activities; retail sales not otherwise listed

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: 9/13/2018
Time: 6:00 PM

Title of Item:

Ordinance requested by Jack Somers to rezone 1.66 acres located at the southeastern corner of the intersection of South Memorial Drive and Whitley Drive from CG (General Commercial) to CH (Heavy Commercial)

Explanation:

Abstract: The City has received a request by Jack Somers to rezone 1.66 acres located at the southeastern corner of the intersection of South Memorial Drive and Whitley Drive from CG (General Commercial) to CH (Heavy Commercial).

Required Notices:

Planning and Zoning meeting notice (property owner and adjoining property owner letter) mailed on August 7, 2018.

On-site sign(s) posted on August 7, 2018.

City Council public hearing notice (property owner and adjoining property owner letter) mailed on August 28, 2018.

Public hearing legal advertisement published on September 3 and September 10, 2018.

Comprehensive Plan:

The Future Land Use and Character Map recommends mixed use high intensity (MUHI) at the northeast corner of the intersection of South Memorial Drive and Fire Tower Road transitioning to mixed use (MU) to the north and east.

Mixed Use, High Intensity

Large-scale activity centers that contain places to live, work, and shop integrated in a walkable pattern. Multi-story mixed use buildings are located close together and near the street. Large floorplate buildings may support uses that serve the broader community and region.

Intent:

- Vertical mixed use buildings (residential or office above commercial) as well as multi-story single-use buildings that are integrated in a walkable street pattern
- Accommodate parking on-street, behind or to one side of buildings, or in parking structures; limit curb cuts that break main pedestrian ways; wrap parking structures with other uses or decorative elements; light parking well for safety
- Provide pedestrian and vehicular connection to surrounding development

Primary uses:

Office

Commercial

Multi-family residential

Secondary uses:

Institutional/civic

Mixed Use

Small-scale activity centers that contain places to live, work, and shop integrated in a walkable pattern. Mixed use buildings are located close together and near the street. Buildings tend to be smaller than mixed use, high intensity (MUHI), supporting primarily locally-oriented uses and serving as a transition in intensity to nearby neighborhoods.

Intent:

- Vertical mixed use buildings (residential or office above commercial) as well as various single-use buildings that are integrated in a walkable street pattern
- Accommodate parking on-street, behind or to one side of buildings, or in parking structures; limit curb cuts that break main pedestrian ways; wrap parking structures with other uses or decorative elements; light parking well for safety
- Provide pedestrian and vehicular connection to surrounding development

Primary uses:

Office

Commercial

Multi-family residential

Secondary uses:

Institutional/civic

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

Since the property is already developed, staff does not anticipate a change in intensity. Therefore, a traffic volume 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. By 1989, it was zoned CH (Heavy Commercial) and was later rezoned to its current zoning (CG).

Existing Land Uses:

Shoppes on Memorial Commercial Center

Water/Sewer:

Water and sanitary sewer are available to the property.

Historic Sites:

There are no known effects on historic sites.

Environmental Conditions/Constraints:

The property is located in the Fork Swamp Watershed. Current development meets stormwater rule requirements.

Surrounding Land Uses and Zoning:

North: CH and CG - Sheetz Convenience Store

South: CG - McDonald's

East: CG - CarMax Auto Sales

West: O&I - Pitt Community College

Density Estimates:

Since the property is already developed, staff does not anticipate a change in intensity.

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 rezoning 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 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 August 21, 2018 meeting.

If City Council determines to approve the request, a motion to adopt the attached rezoning 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 rezoning request, in order to comply with this statutory requirement, it is recommended that the motion be as follows:

Motion to deny the proposed amendment and to make a finding and determination that, although the rezoning request is consistent with the comprehensive plan, there is a more appropriate zoning classification and, therefore, denial is reasonable and in the public interest.

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 districts as listed under Title 9, Chapter 4, Article D of the Greenville City Code.

ATTACHMENTS:

- ❑ **Ordinance_-Jack_Somers_1086749**
- ❑ **Minutes_-Jack_Somers_1086997**
- ❑ **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 13th day of September, 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:

Section 1. That the following described territory is rezoned from CG (General Commercial Fringe) to CH (Heavy Commercial).

TO WIT: Grace Ridge of Greenville NC, LLC

LOCATION: Located at the southeastern corner of the intersection of South Memorial Drive and Whitley Drive.

DESCRIPTION: Being all of Lot No. 4, containing approximately 1.66 acres, as shown on the plat entitled "Tucker Commercial Park Lots 4-7" recorded in Map Book 71, Page 53 of the Pitt County Register of Deeds Office.

Together with and including all appurtenant easements, rights and interesting appertaining thereto, including without limitation: (i) those set forth in that certain Detention Pond and Access Easement Declaration recorded in Book 253, Page 683, Pitt County Registry; (ii) those set forth in that certain Reciprocal Easement Agreement recorded in Book 2567, Page 868, Pitt County Registry; (iii) those easements for access, ingress, egress, and utilities entitled "Humber Drive (50' Ingress/Egress & Utility Easement)" and "Leslie Drive (50' Ingress/Egress & Utility Easement)" on that plat recorded in Map Book 71, Page 53, Pitt County Registry; and (iv) all other appurtenant easements benefiting the subject property which are set forth or referenced on that plate recorded in Map Book 71, Page 35, Pitt County Registry.

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 13th day of September, 2018.

P. J. Connelly, Mayor

ATTEST:

Carol L. Barwick, City Clerk

1086749

Excerpt from the draft Planning & Zoning Commission Minutes (08/21/2018)

ORDINANCE REQUESTED BY JACK SOMERS TO REZONE 1.66 ACRES LOCATED AT THE SOUTHEASTERN CORNER OF THE INTERSECTION OF SOUTH MEMORIAL DRIVE AND WHITLEY DRIVE FROM CG (GENERAL COMMERCIAL) TO CH (HEAVY COMMERCIAL) - APPROVED

Ms. Gooby delineated the property. The property is already developed and is the current location of Shoppes on Memorial. The area along the eastern side of South Memorial Drive is mainly commercial uses, but the interior areas are mainly vacant. There is a community activity center at the northeastern corner of South Memorial Drive and West Fire Tower Road, which is intended to serve a 3-mile area. No increase in traffic is anticipated. The area is mainly CG zoning with CH zoning to the north. The CH zoning allow uses in excess of the current CG zoning. The Future Land Use and Character Map recommends high intensity mixed use which is described as a place to live, work and shop that serve the community and region. In staff's opinion, the request is in compliance with the Horizons 2026: Greenville's Community Plan and the Future Land Use and Character Map. Staff recommends approval.

Mr. Maxwell asked what additional types of uses would be allowed by this zoning.

Ms. Gooby stated that the additional uses would mainly be manufacturing.

Mr. Overton opened the public hearing.

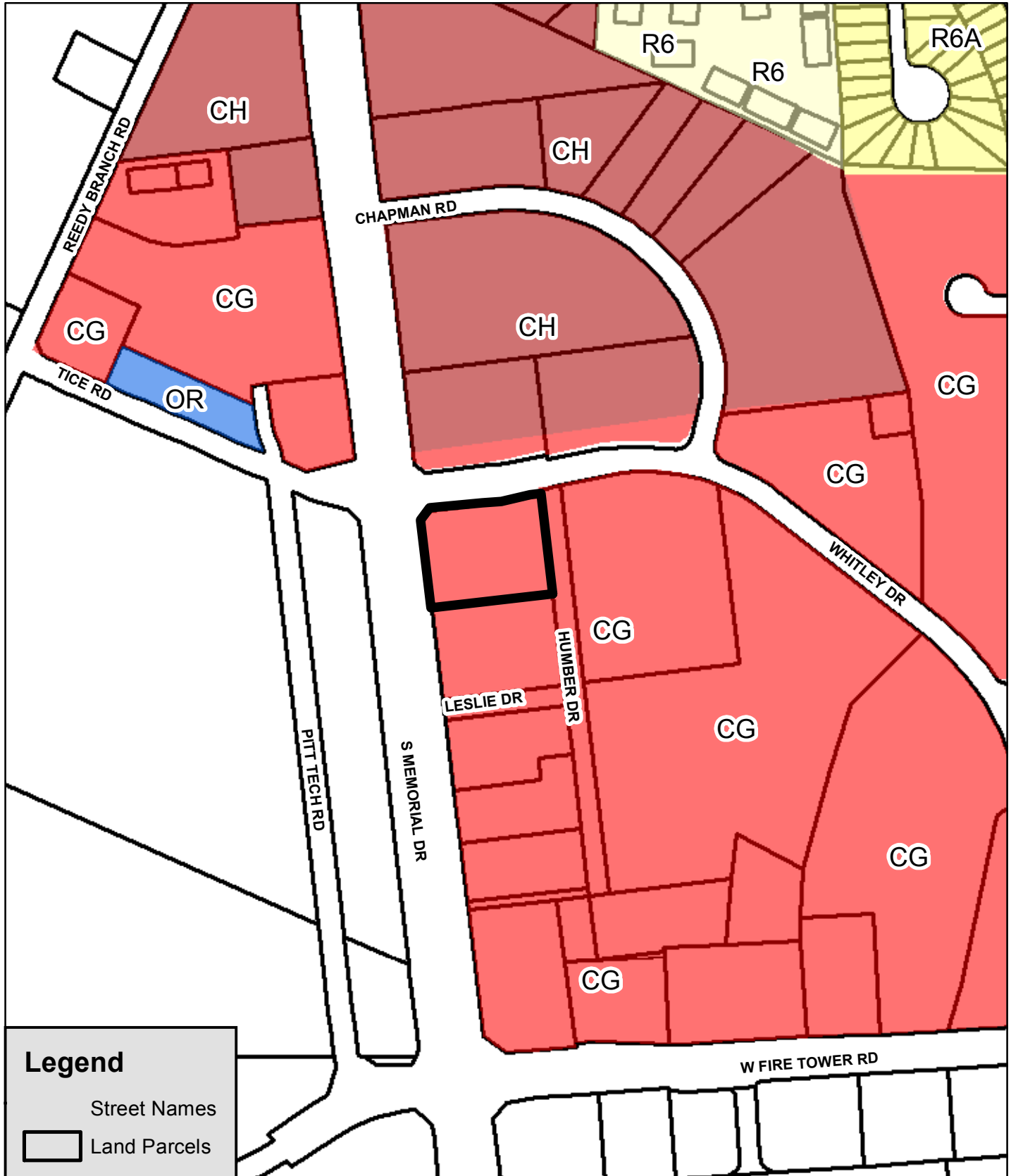
Jack Somers, owner and applicant, spoke in favor of the request. He distributed list of uses that would be allowed under the CH zoning. His building is fully occupied but one tenant is asking to be released from its lease. This rezoning would allow greater flexibility when finding future tenants.

No one spoke in opposition.

Mr. Overton closed the public hearing.

Motion made by Ms. Darden, seconded by Mr. Joyner, 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.

Jack Somers
From: CG
To: CH
Acres: 1.66
August 7, 2018



Legend

Street Names



Land Parcels

Jack Somers
From: CG
To: CH
Acres: 1.66
August 7, 2018



EXISTING ZONING	
CG (GENERAL COMMERCIAL) - PERMITTED USES	
(1) General	
	a. Accessory use or building
	b. Internal service facilities
	c. On-premise signs per Article N
	e. Temporary uses; of listed district uses
	f. Retail sales; incidental
	g. Incidental assembly of products sold at retail or wholesale as an accessory to principal uses
(2) Residential - 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
	g. Liquor store, state ABC
(5) Agricultural/Mining	
	a. Farming; agricultural, horticulture, forestry (see also section 9-4-103)
	l. Beekeeping; minor use (see also section 9-4-103)
(6) Recreational/Entertainment	
	f. Public park or recreational facility
	h. Commercial recreation; indoor only, not otherwise listed
	j. Bowling alley
	m(1). Dining and entertainment establishment (see also section 9-4-103)
	n. Theater; movie or drama, indoor only
	q. Circus, carnival, or fair, temporary only (see also section 9-4-103)
	s. Athletic club; indoor only
(7) Office/Financial/Medical	
	a. Office; professional and business, not otherwise listed
	b. Operation/processing center
	d. Bank, savings and loans or other savings or investment institutions
	e. Medical, dental, ophthalmology or similar clinic, not otherwise listed
	g. Catalogue processing center
(8) Services	
	c. Funeral home
	e. Barber or beauty salon
	f. Manicure, pedicure or facial salon
	k. Business or trade school
	o. Church or place of worship (see also section 9-4-103)

	q. Museum
	r. Art gallery
	s. Hotel, motel bed and breakfast inn; limited stay lodging (see also residential quarters for resident manager, supervisor or caretaker and section 9-4-103)
	u. Art studio including art and supply sales
	v. Photography studio including photo and supply sales
	y(1) TV and/or radio broadcast facilities, including receiving and transmission equipment and towers not exceeding 200 feet in height or cellular telephone and wireless communication towers not exceeding 200 feet in height (see also section 9-4-103)
	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
	kk. Launderette; household users
	ll. Dry cleaners; household users
	oo. Clothes alteration or shoe repair shop
	pp. Automobile wash
(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
	e. Convenience store (see also gasoline sales)
	f. Office and school supply, equipment sales
	g. Fish market; excluding processing or packing
	h. Restaurant; conventional
	i. Restaurant; fast food (see also section 9-4-103)
	k. Medical supply sales and rental of medically-related products including uniforms and related accessories
	l. Electronic; stereo, radio, computer, TV and the like, sales and accessory repair
	m. Appliance; household use, sales and accessory repair, excluding outside storage
	p. Furniture and home furnishing sales not otherwise listed
	q. Floor covering, carpet and wall covering sales
	r. Antique sales, excluding vehicles
	s. Book or card store, news stand
	t. Hobby or craft shop
	u. Pet shop (see also animal boarding; outside facility)
	v. Video or music store; records, tape, CD and the like sales
	w. Florist
	x. Sporting goods sales and rental shop

	y.	Auto part sales (see also major and minor repair)
	aa.	Pawnbroker
	bb.	Lawn and garden supply and household implement sales and accessory service
	ee.	Christmas tree sales lot; temporary only (see also section 9-4-103)
(11) Wholesale/Rental/Vehicle-Mobile Home Trade		
	b.	Rental of home furniture, appliances or electronics and medically-related products (see also division (10k.))
	c.	Rental of clothes and accessories; formal wear, and the like
(12) Construction		
	c.	Construction office; temporary, including modular office (see also section 9-4-103)
	e.	Building supply; lumber and materials sales, plumbing and/or electrical supply excluding outdoor sales
	f.	Hardware store
(13) Transportation		
	c.	Taxi or limousine service
	h.	Parking lot or structure; principal use
(14) Manufacturing/Warehousing - None		
(15) Other Activities (not otherwise listed - all categories) - None		
CG (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		
	d.	Game center
	l.	Billiard parlor or pool hall
	m.	Public or private club
	t.	Athletic club; indoor and outdoor facilities
	u.	Internet sweepstakes business (see also section 9-4-103)
(7) Office/Financial/Medical		
	c.	Office; customer service, not otherwise listed, including accessory service delivery vehicle parking and indoor storage
	f.	Veterinary clinic or animal hospital (see also animal boarding; outside facility, kennel and stable)
(8) Services		
	a.	Child day care facilities
	b.	Adult day care facilities
	l.	Convention center; private
(9) Repair		

	a.	Major repair; as an accessory or principal use
	b.	Minor repair; as an accessory or principal use
(10) Retail Trade		
	b.	Gasoline or automotive fuel sales; accessory or principal use, retail
	c.	Wine shop; including on-premise consumption (see also section 9-4-103)
	j.	Restaurant and/or dining and entertainment establishment; regulated outdoor activities
	n.	Appliance; commercial use, sales and accessory repair; excluding outside storage
	ff.	Tobacco shop (Class 1) (see also section 9-4-103)
	gg.	Tobacco shop (Class 2) (see also section 9-4-103)
	hh.	Hookah café (see also section 9-4-103)
(11) Wholesale/Rental/Vehicle-Mobile Home Trade		
	d.	Rental of automobiles, noncommercial trucks or trailers, recreational vehicles, motorcycles and boats
	f.	Automobile, truck, recreational vehicle, motorcycle and boat sales and service (see also major and minor repair)
(12) Construction - None		
(13) Transportation - None		
(14) Manufacturing/Warehousing		
	k.	Mini-storage warehouse; household excluding outside storage
(15) Other Activities (not otherwise listed - all categories)		
	a.	Other activities; personal services not otherwise listed
	b.	Other activities; professional services not otherwise listed
	c.	Other activities; commercial services not otherwise listed
	d.	Other activities; retail sales not otherwise listed
PROPOSED ZONING		
CH (HEAVY COMMERCIAL) - PERMITTED USES		
(1) General		
	a.	Accessory use or building
	b.	Internal service facilities
	c.	On-premise signs per Article N
	d.	Off-premise signs per Article N
	e.	Temporary uses; of listed district uses
	f.	Retail sales; incidental
	g.	Incidental assembly of products sold at retail or wholesale as an accessory to principal uses
(2) Residential - None		
(3) Home Occupations - None		
(4) Governmental		
	a.	Public utility building or use
	b.	City of Greenville municipal government building or use (see also section 9-4-103)

	c.	County or state government building or use not otherwise listed; excluding outside storage and major or minor repair
	d.	Federal government building or use
	e.	County government operation center
	g.	Liquor store, state ABC
(5) Agricultural/Mining		
	a.	Farming; agricultural, horticulture, forestry (see also section 9-4-103)
	b.	Greenhouse or plant nursery; including accessory sales
	d.	Farmers market
	e.	Kennel (see also section 9-4-103)
	h.	Animal boarding not otherwise listed; outside facility, as an accessory or principal use
	l.	Beekeeping; minor use (see also section 9-4-103)
(6) Recreational/Entertainment		
	b.	Golf course; par three
	c.	Golf driving range
	c(1).	Tennis club; indoor and outdoor facilities
	e.	Miniature golf or putt-putt course
	f.	Public park or recreational facility
	h.	Commercial recreation; indoor only, not otherwise listed
	i.	Commercial recreation; indoor and outdoor, not otherwise listed
	j.	Bowling alley
	m(1).	Dining and entertainment establishment (see also section 9-4-103)
	n.	Theater; movie or drama, indoor only
	o.	Theater; movie or drama, including outdoor facilities
	q.	Circus, carnival, or fair, temporary only (see also section 9-4-103)
	s.	Athletic club; indoor only
	t.	Athletic club; indoor and outdoor facilities
(7) Office/Financial/Medical		
	a.	Office; professional and business, not otherwise listed
	b.	Operation/processing center
	c.	Office; customer service, not otherwise listed, including accessory service delivery vehicle parking and indoor storage
	d.	Bank, savings and loans or other savings or investment institutions
	e.	Medical, dental, ophthalmology or similar clinic, not otherwise listed
	f.	Veterinary clinic or animal hospital (see also animal boarding; outside facility, kennel and stable)
	g.	Catalogue processing center
(8) Services		
	c.	Funeral home

	e.	Barber or beauty salon
	f.	Manicure, pedicure or facial salon
	n.	Auditorium
	o.	Church or place of worship (see also section 9-4-103)
	q.	Museum
	r.	Art gallery
	s.	Hotel, motel bed and breakfast inn; limited stay lodging (see also residential quarters for resident manager, supervisor or caretaker and section 9-4-103)
	u.	Art studio including art and supply sales
	v.	Photography studio including photo and supply sales
	y.	TV and/or radio broadcast facilities, including receiving and transmission equipment and towers or cellular telephone and wireless communication towers
	z.	Printing or publishing service including graphic art, maps, newspapers, magazines and books
	aa.	Catering service including food preparation (see also restaurant; conventional and fast food)
	bb.	Civic organizations
	cc.	Trade or business organizations
	hh.	Exercise and weight loss studio; indoor only
	kk.	Launderette; household users
	ll.	Dry cleaners; household users
	mm.	Commercial laundries; linen supply
	oo.	Clothes alteration or shoe repair shop
	pp.	Automobile wash
(9) Repair		
	b.	Minor repair; as an accessory or principal use
	c.	Upholsterer; automobile, truck, boat, or other vehicle, trailer or van
	d.	Upholsterer; furniture
	f.	Appliance; household and office equipment repair
	g.	Jewelry, watch, eyewear or other personal item repair
(10) Retail Trade		
	a.	Miscellaneous retail sales; non-durable goods, not otherwise listed
	b.	Gasoline or automotive fuel sales; accessory or principal use, retail
	c.	Wine shop; including on-premise consumption (see also section 9-4-103)
	d.	Pharmacy
	e.	Convenience store (see also gasoline sales)
	f.	Office and school supply, equipment sales
	g.	Fish market; excluding processing or packing
	h.	Restaurant; conventional
	i.	Restaurant; fast food

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

	e.	Parcel delivery service
	f.	Ambulance service
	h.	Parking lot or structure; principal use
(14) Manufacturing/Warehousing		
	a.	Ice plant and freezer lockers
	b.	Dairy; production, storage, and shipment facilities
	c.	Bakery; production, storage, and shipment facilities
	g.	Cabinet, woodwork or frame shop; excluding furniture manufacturing or upholstery
	h.	Engraving; metal, glass or wood
	i.	Moving and storage of nonhazardous materials; excluding outside storage
	k.	Mini-storage warehouse, household; excluding outside storage
	m.	Warehouse; accessory to approved commercial or industrial uses within the district; excluding outside storage
	u.	Tire recapping or retreading plant
(15) Other Activities (not otherwise listed - all categories) - None		
CH (HEAVY COMMERCIAL) - SPECIAL USES		
(1) General - None		
(2) Residential		
	i.	Residential quarters for resident manager, supervisor or caretaker; excluding mobile home
	j.	Residential quarters for resident manager, supervisor or caretaker; including mobile home
(3) Home Occupations - None		
(4) Governmental - None		
(5) Agricultural/Mining		
	k.	Sand mining
	m.	Beekeeping; major use
(6) Recreational/Entertainment		
	d.	Game center
	l.	Billiard parlor or pool hall
	m.	Public or private club
	r.	Adult uses
	u.	Internet sweepstakes business (see also section 9-4-103)
(7) Office/Financial/Medical - None		
(8) Services		
	a.	Child day care facilities
	b.	Adult day care facilities
	l.	Convention center; private
	dd.	Massage establishment
	ff(1).	Mental health, emotional or physical rehabilitation day program facility
(9) Repair		
	a.	Major repair; as an accessory or principal use
(10) Retail Trade		

j.	Restaurant and/or dining and entertainment establishment; regulated outdoor activities
n.	Appliance; commercial use, sales and accessory repair; excluding outside storage
z.	Flea market
ff.	Tobacco shop (Class 1) (see also section 9-4-103)
gg.	Tobacco shop (Class 2) (see also section 9-4-103)
hh.	Hookah café (see also section 9-4-103)
(11) Wholesale/Rental/Vehicle-Mobile Home Trade - None	
(12) Construction - None	
(13) Transportation - None	
(14) Manufacturing/Warehousing	
d.	Stone or monument cutting, engraving
j.	Moving and storage; including outside storage
l.	Warehouse or mini-storage warehouse, commercial or industrial; including outside storage
y.	Recycling collection station or facilities
(15) Other Activities (not otherwise listed - all categories)	
a.	Other activities; personal services not otherwise listed
b.	Other activities; professional services not otherwise listed
c.	Other activities; commercial services not otherwise listed
d.	Other activities; retail sales not otherwise listed

BUFFERYARD SETBACK AND VEGETATION SCREENING CHART

For Illustrative Purposes Only

Bufferyard Requirements: Match proposed land use with adjacent permitted land use or adjacent vacant zone/nonconforming use to determine applicable bufferyard.

PROPOSED LAND USE CLASS (#)	ADJACENT PERMITTED LAND USE CLASS (#)					ADJACENT VACANT ZONE OR NONCONFORMING USE		PUBLIC/PRIVATE STREETS OR R.R.
	Single-Family Residential (1)	Multi-Family Residential (2)	Office/Institutional, light Commercial, Service (3)	Heavy Commercial, Light Industry (4)	Heavy Industrial (5)	Residential (1) - (2)	Non-Residential (3) - (5)	
Multi-Family Development (2)	C	B	B	B	B	C	B	A
Office/Institutional, Light Commercial, Service (3)	D	D	B	B	B	D	B	A
Heavy Commercial, Light Industry (4)	E	E	B	B	B	E	B	A
Heavy Industrial (5)	F	F	B	B	B	F	B	A

Bufferyard A (street yard)		
Lot Size	Width	For every 100 linear feet
Less than 25,000 sq.ft.	4'	2 large street trees
25,000 to 175,000 sq.ft.	6'	2 large street trees
Over 175,000 sq.ft.	10'	2 large street trees

Street trees may count toward the minimum acreage.

Bufferyard B (no screen required)	
Lot Size	Width
Less than 25,000 sq.ft.	4'
25,000 to 175,000 sq.ft.	6'
Over 175,000 sq.ft.	10'

Bufferyard C (screen required)	
Width	For every 100 linear feet
10'	3 large evergreen trees 4 small evergreens 16 evergreen shrubs

Where a fence or evergreen hedge (additional materials) is provided, the bufferyard width may be reduced to eight (8) feet.

Bufferyard D (screen required)	
Width	For every 100 linear feet
20'	4 large evergreen trees 6 small evergreens 16 evergreen shrubs

Bufferyard width may be reduced by fifty (50%) percent if a fence, evergreen hedge (additional material) or earth berm is provided.

Bufferyard E (screen required)	
Width	For every 100 linear feet
30'	6 large evergreen trees 8 small evergreens 26 evergreen shrubs

Bufferyard width may be reduced by fifty (50%) percent if a fence, evergreen hedge (additional material) or earth berm is provided.

Bufferyard F (screen required)	
Width	For every 100 linear feet
50'	8 large evergreen trees 10 small evergreens 36 evergreen shrubs

Bufferyard width may be reduced by fifty (50%) percent if a fence, evergreen hedge (additional material) or earth berm is provided.

Parking Area: Thirty (30) inch high screen required for all parking areas located within fifty (50) feet of a street right-of-way.

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: 9/13/2018
Time: 6:00 PM

Title of Item: Ordinance to amend the Zoning Ordinance by amending the Water Supply Watershed Overlay District Standards - Zoning Ordinance Text Amendment

Explanation: **Abstract:** The City of Greenville received a text amendment application from Mr. Steve Janowski, P.E., of Rivers and Associates, Inc. that proposes amendments to the zoning ordinance's Water Supply Watershed (WS) Overlay District Standards in Sec. 9-4-197.

Explanation: The City of Greenville received a text amendment application from Mr. Steve Janowski, P.E., of Rivers and Associates, Inc. that proposes amendments to the zoning ordinance's Water Supply Watershed (WS) Overlay District Standards is Sec. 9-4-197.

Engineers from the City's Public Works Department, Engineering Division met with the applicant, conferred with the State of North Carolina, and drafted revised regulations in response to Mr. Janowski's original application. Mr. Janowski accepted to substitute his original text amendments with the Engineering Division's recommended changes.

The proposed text amendments (Exhibit A) illustrates the proposed amendments City staff and the applicant are in agreement to put forward for the Planning and Zoning Commission's consideration. Existing language proposed to be deleted are denoted with stricken text and new language proposed to be added are denoted with underlined text. This application proposes revisions to make the City of Greenville ordinance current with State law while updating the regulations so that they are more enforceable for city staff.

Map 1, Water Supply Watershed Overlay, identifies the location of the Overlay District in the northwestern portion of the City of Greenville's Extraterritorial Jurisdiction (ETJ) subject to existing standards and proposed amendments. The map illustrates the critical areas in red shading and the protected areas in blue shading referenced in Sec. 9-4-197(C).

Maps 2 and 3 show the subject area of the overlay at a larger scale. Map 2, Zoning Districts in Water Supply Watershed Overlay Areas, identifies the location of the Overlay District (red cross-hatched lines for critical areas and blue cross-hatched lines for for protected areas) over the Zoning Map. The existing zoning in this area primarily allows low density development.

Map 3, Future Land Use in Water Supply Watershed Overlay Areas, identifies the location of the Overlay District (red cross-hatched lines for critical areas and blue cross-hatched lines for for protected areas) over the Future Land Use and Character Map from Horizons 2026: Greenville's Community Plan. The Future Land Use designation in the critical area is PCOS (Protected Conservation and Open Space). The Future Land Use designation in the protected area ranges from PCOS (Protected Conservation and Open Space) up to TNMH (Traditional Neighborhood, Medium to High Density) in several locations and MU (Mixed Use) at the northwestern boundary of the ETJ. Adoption of this zoning ordinance text amendment would allow the option for high density development to occur in certain areas within the Water Supply Watershed Overlay's protected area while requiring on-site stormwater facilities, which are currently not required for low density development options.

In staff's opinion, the proposed Zoning Ordinance Text Amendment is in compliance with the following adopted policies in Horizons 2026: Greenville's Community Plan.

Chapter 5, Creating Complete Neighborhoods, Goal 5.4. Neighborhoods that Coexist with Nature

*Policy 5.4.2. Retain Existing Topography as Land is Developed
Promote neighborhood designs that work with the existing topography.
Discourage projects that rely heavily on making grade adjustments, including so-called cut-and-fill projects that level the heights of a site to fill the lowlands, creating a flat plain for construction. Preserving existing hydrology protects the watershed and reduces stormwater hazards.*

Chapter 6, Fostering a Resilient City, Goal 6.1. Environmental Conservation

*Policy 6.1.3. Preserve Natural Infrastructure
Preserve valued open space in floodplains and other environmentally-sensitive areas through regulations including overlay districts, incentives, conservation easements, and/or public acquisition. Conserve and grow contiguous forests.*

Fiscal Note:

Adoption of this ordinance will increase the number of reviews the Public Works Department, Engineering Division will conduct in the Water Supply Watershed Overlay.

Recommendation: In staff's opinion, the proposed Zoning Ordinance Text Amendment is in compliance with Horizons 2026: Greenville's Community Plan. Staff recommends adoption of the proposed zoning ordinance text amendment.

The Planning and Zoning Commission unanimously voted to recommend approval of the request at its August 21, 2018 meeting. (Exhibit B: Excerpt of Draft Minutes, Planning and Zoning Commission Meeting, 08/21/2018)

If the City Council determines to approve the text amendment, a motion to adopt the attached text 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 the City Council determines to deny the text amendment, in order to comply with statutory requirements, it is recommended that the motion be as follows:

"Motion to deny the requested text amendment, to make a finding and determination that the required text amendment is inconsistent with the comprehensive plan or other applicable plans, including but not limited to the following: Horizons 2026: Greenville's Community Plan, Chapter 6, Fostering a Resilient City, Goal 6.1. Environmental Conservation, Policy 6.1.3. Preserve the natural infrastructure to: preserve valued open space in floodplains and other environmentally-sensitive areas through regulations including overlay districts, incentives, conservation easements, and/or public acquisition; and conserve and grow contiguous forests."

ATTACHMENTS:

- ❑ **Ordinance_for_Water_Supply_Watershed_Standards_Text_Amendment_1087134**
- ❑ **Exhibit A, Maps 103, Exhibit B**

ORDINANCE NO. 18-
AN ORDINANCE AMENDING THE ZONING ORDINANCE
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 September 13, 2018, at 6:00 p.m., in the City Council Chambers of City Hall in the City of Greenville, NC, conduct a public hearing on the adoption of an ordinance amending the City Code; and

WHEREAS, in accordance 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 the ordinance involving the text amendment is consistent with the adopted comprehensive plan and other officially adopted plans that are applicable and that the adoption of the ordinance involving the text amendment 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, Horizons 2026: Greenville's Community Plan, Chapter 6, Fostering a Resilient City, Goal 6.1. Environmental Conservation, Policy 6.1.3. Preserve the natural infrastructure to: preserve valued open space in floodplains and other environmentally-sensitive areas through regulations including overlay districts, incentives, conservation easements, and/or public acquisition; and conserve and grow contiguous forests;

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

Section 1: That Title 9, Chapter 4, Article L, Section 9-4-197(E), of the City Code is hereby amended by adding subsection (4) so that it shall read as follows:

(4) Additional exclusions as defined in 15A NCAC 02B.0624(3).

Section 2: That Title 9, Chapter 4, Article L, Section 9-4-197(F), of the City Code is hereby amended by rewriting subsection (1) so that it shall read as follows:

(1) The City Engineer or his or her designated representative is hereby authorized to issue certificates of watershed protection compliance for activities subject to this section.

Section 3: That Title 9, Chapter 4, Article L, Section 9-4-197(F), of the City Code is

hereby amended by rewriting subsection (3) so that it shall read as follows:

- (3) Subdivision plats and site plans approved after the effective date (July 1, 1993) of this section shall be subject to the following requirements.
 - (a) The boundaries of the Water Supply Watershed Protected (WS-P) and Critical (WS-C) Districts shall be indicated on all preliminary and final subdivision plats and site plans.
 - (b) Where any portion of land proposed for subdivision lies within a Watershed Protection District a certificate of watershed protection compliance shall be included on all final subdivision plats. The certificate shall read as follows:

Certificate of Approval for Recording

I certify that the final plat shown hereon complies with the Water Supply Watershed Overlay District standards in accordance with Title 9, Chapter 4, Zoning of the Greenville City Code and is approved for recordation in the Register of Deeds.

City Engineer

Date

Notice: This property, or part indicated, is located within a Public Water Supply Watershed and development restrictions may apply.

- (c) Where any portion of land proposed for development lies within a watershed protection district a certificate of watershed protection compliance signed and sealed by a professional engineer shall be included on all site development plans. The certificate shall read as follows:

Certificate of Watershed Protection Compliance

I, _____, hereby certify that the site development plan shown hereon complies with the Water Supply Watershed Overlay District standards in accordance with Title 9, Chapter 4, Zoning of the Greenville City Code.

Signature

Date

SEAL:

Section 4: That Title 9, Chapter 4, Article L, Section 9-4-197(G), of the City Code is hereby amended by rewriting so that it shall read as follows:

(G) Enforcement. The City Engineer or his or her authorized representative is hereby

designed by the City Council as its agent for the enforcement of these regulations.

Section 5: That Title 9, Chapter 4, Article L, Section 9-4-197(H)(2), of the City Code is hereby amended by rewriting so that it shall read as follows:

(2) Protected area (WS-P). Low density option:

- (a) Single-family residential development shall not exceed two dwelling units per gross acre on a project-by-project basis. No single-family residential lot shall be less than one-half acre or 20,000 square feet in area, excluding street rights-of-way, or 15,000 square feet in area, excluding street rights-of-way, for projects without curb and gutter street construction and an underground piped storm drainage system, except as provided under section 9-4-197(H)(3) for cluster development and section 9-4-197(H)(4) for high density development.

Section 6: That Title 9, Chapter 4, Article L, Section 9-4-197(H), of the City Code is hereby amended by adding subsection (4) so that it shall read as follows:

- (4) Protected area (WS-P). High density option: Where new development exceeds the low density limits provided in section 9-4-197(H)(2), engineered stormwater controls shall be used to control stormwater runoff from the development site and development shall not exceed 70% built-upon area. High density development shall meet the requirements of Section 9-4-197(O) and 15A NCAC 02B .0624 (7).

Section 7: That Title 9, Chapter 4, Article L, Section 9-4-197(I), of the City Code is hereby amended by replacing subsection (1) so that it shall read as follows:

- (1) A vegetative buffer, as measured from top of bank, shall be required for new development activities along each side of all perennial waters indicated on the most recent versions of the U.S.G.S. 1:24,000 (7.5 minute) scale topographical maps, or as determined by local government studies, in accordance with the following:

Low density option - Minimum 50 feet.

High density option – Minimum 100 feet.

Section 8. That any part or provision of this ordinance found by a court of competent jurisdiction to be in violation of the Constitution or laws of the United States or North Carolina is hereby deemed severable and shall not affect the validity of the remaining provisions of the ordinance.

Section 9. That this ordinance shall become effective immediately upon adoption.

Adopted this 13th day of September, 2018.

P. J. Connelly, Mayor

ATTEST:

Carol L. Barwick, City Clerk

#1087134

EXHIBIT A: Proposed Zoning Ordinance Text Amendments

Doc. #1086264

SEC. 9-4-197 WATER SUPPLY WATERSHED (WS) OVERLAY DISTRICT STANDARDS.

(A) Purpose and intent; definition.

(1) The purpose of the Water Supply Watershed (WS) Overlay District and the standards set forth under this section are to protect and manage surface water supply watersheds pursuant to the Water Supply Watershed Act of 1989 and G.S. 143-214.5, as amended.

(2) The standards contained herein shall be in addition to the standards of the underlying zoning district(s).

(3) For purposes of this section a Water Supply Watershed (WS) District is defined as an overlay zoning district which controls development density and intensity through minimum lot area and maximum impervious surface coverage (built-upon area) standards within the regulated water supply watersheds.

(B) Regulated area.

(1) The provisions of this section shall apply within the areas designated as a surface water supply watershed by the North Carolina Environmental Management Commission and as illustrated on the map entitled, "Watershed Protection Map of Pitt County, North Carolina," which is incorporated herein by reference.

(2) The regulated area(s) are hereby adopted by reference as overlay zoning district(s) entitled "Water Supply Watershed (WS) District" and included on the official zoning map of the city. Where any discrepancy is found to exist as to the boundaries of the regulated area(s) as illustrated and described by and between the official zoning map of the City of Greenville and the "Watershed Protection Map of Pitt County, North Carolina," the more restrictive shall apply.

(3) The regulated area is hereby further divided into two districts entitled "Water Supply Watershed – Critical (WS-C)" and "Water Supply Watershed - Protected (WS-P)." The boundaries of these districts are illustrated and described on the map entitled "Watershed Protection Map of Pitt County, North Carolina," and the official zoning map of the City of Greenville.

(4) The provisions of this section shall apply to regulated area(s) both within the city limits and within the extraterritorial zoning jurisdiction of the city as amended.

(C) Watershed classification.

(1) The Environmental Management Commission of North Carolina has classified all surface water supply watersheds within the city's zoning jurisdiction as WS-IV. The Commission has further divided the regulated area as described herein into critical and protected areas.

(2) Critical areas (WS-C) are defined as the area adjacent to a water supply intake where the risk associated with pollution is greater than from remaining portions of the watershed. The critical area, as illustrated on the Watershed Protection Map, extends

one-half mile upstream from the intake located directly in the river, or to the ridge line of the watershed, whichever comes first.

(3) Protected areas (WS-P) are defined as those areas adjoining and upstream of the critical area in which protection measures are required. The boundaries of the protected area extend ten miles upstream and draining to the intake located directly from the river, or to the ridge line of the watershed, whichever comes first.

(D) Applicability. All new development activities, commenced after the effective date (July 1, 1993) of this section, requiring a sedimentation and erosion control plan shall comply with the provisions of this section.

(E) Exemptions.

(1) Single-family dwelling or addition(s) thereto located on an individual lot of record established prior to the effective date (July 1, 1993) of this section.

(2) Existing development as defined and regulated in accordance with Article C of this chapter.

(3) Completion of nonconforming projects allowed in accordance with Article C of this chapter.

(4) [Additional exclusions as defined in 15A NCAC 02B .0624 \(3\).](#)

(F) Certificates of watershed protection compliance.

(1) The ~~Director of Community Development~~ City Engineer or his or her designated representative is hereby authorized to issue certificates of watershed protection compliance for activities subject to this section.

(2) A certificate of watershed protection compliance shall be required for all activities within the regulated area in addition to other zoning compliance permits or other approvals as may be required. No land disturbing activity within the regulated area shall begin until a certificate of watershed protection compliance has been issued in accordance with this section.

(3) Subdivision plats and site plans approved after the effective date (July 1, 1993) of this section shall be subject to the following requirements.

(a) The boundaries of the Water Supply Watershed Protected (WS-P) and Critical (WS-C) Districts shall be indicated on all preliminary and final subdivision plats and site plans.

(b) Where any portion of land proposed for subdivision lies within a Watershed Protection District a certificate of watershed protection compliance shall be included on all final subdivision plats. The certificate shall read as follows:

Certificate of Approval for Recording

I certify that the final plat shown hereon complies with the Water Supply Watershed Overlay District standards in accordance with Title 9, Chapter 4, Zoning of the Greenville City Code and is approved for recordation in the Register of Deeds.

~~Chairperson, Subdivision Review Board~~ City Engineer Date

Notice: This property, or part indicated, is located within a Public Water Supply Watershed and development restrictions may apply.

(c) Where any portion of land proposed for development lies within a watershed protection district a certificate of watershed protection compliance signed and sealed by a professional engineer shall be included on all site development plans. The certificate shall read as follows:

Certificate of Watershed Protection Compliance

I, _____, hereby certify that the site development plan shown hereon complies with the Water Supply Watershed Overlay District standards in accordance with Title 9, Chapter 4, Zoning of the Greenville City Code.

Signature Date

SEAL:

(G) *Enforcement.* The ~~Building Inspector~~ City Engineer or his or her authorized representative is hereby designated by the City Council as its agent for the enforcement of these regulations.

(H) *Development restrictions.*

(1) Critical area (WS-C). Low density option:

(a) Single-family residential development shall not exceed two dwelling units per gross acre on a project-by-project basis. No single-family residential lot shall be less than one-half acre or 20,000 square feet in area, excluding street rights-of-way, except as provided under section 9-4-197(H)(3) for cluster development.

(b) All other residential and nonresidential development shall not exceed 24% built-upon area on a project-by-project basis. For purposes of calculating built-upon area, total project area shall include total acreage in the tract on which the project is to be developed.

(2) Protected area (WS-P). Low density option:

(a) Single-family residential development shall not exceed two dwelling units per gross acre on a project-by-project basis. No single-family residential lot shall be less than one-half acre or 20,000 square feet in area, excluding street rights-

of-way, or 15,000 square feet in area, excluding street rights-of-way, for projects without curb and gutter street construction and an underground piped storm drainage system, except as provided under section 9-4-197(H)(3) for cluster development and section 9-4-197(H)(4) for high density development.

(b) Except as otherwise provided, all other residential and nonresidential development shall not exceed 24% built-upon area on a project-by-project basis. For projects without curb and gutter street construction and an underground piped storm drainage system, development shall not exceed 36% built-upon area on a project-by-project basis. For purposes of calculating built-upon area, total project area shall include total acreage in the tract on which the project is to be developed.

(3) Clustering. Clustering of development shall be allowed on a project-by-project basis subject to all of the following requirements:

(a) Overall density of the project shall meet the associated density or stormwater runoff requirements of the controlling water supply watershed district classification, WS-C or WS-P;

(b) Single-family detached residential developments shall be subject to the provisions of Article F and Article M of this chapter;

(c) Two-family attached (duplex) residential developments shall be subject to the provisions of Article F of this chapter;

(d) Multi-family residential developments shall be subject to the provisions of Article I of this chapter;

(e) Mobile home development shall be subject to the provisions of Article F and Article H of this chapter;

(f) Nonresidential developments shall be subject to the provisions of Article F of this chapter;

(g) Built-upon areas shall be designed and cited to minimize stormwater runoff impact to the receiving waters and to minimize concentrated stormwater flow in accordance with best management practices in the opinion of the City Engineer; and

(h) The area by which each lot is reduced below the minimum lot area requirement of this section shall be reserved as perpetual open space. Such open space shall be set forth by description and notation upon a final subdivision map and any development or other land disturbing activity shall be prohibited within the area. Specifically, the open space area shall be perpetually maintained in its vegetated or natural state.

(4) Protected area (WS-P). High density option: Where new development exceeds the low density limits provided in section 9-4-197(H)(2), engineered stormwater controls

shall be used to control stormwater runoff from the development site and development shall not exceed 70% built-upon area. High density development shall meet the requirements of Section 9-4-197(O) and 15A NCAC 02B .0624 (7).

(I) Buffer area required.

(1) A vegetative buffer, as measured from top of bank, shall be required for new development activities along each side of all perennial waters indicated on the most recent versions of the U.S.G.S. 1:24,000 (7.5 minute) scale topographical maps, or as determined by local government studies, in accordance with the following:

Low density option - Minimum ~~30~~50 feet.

High density option – Minimum 100 feet.

(2) No new development is allowed in the buffer area except for water dependent structures, other structures such as flag poles, signs and security lights which result in only diminutive increase in impervious area and public projects such as road crossings and greenways where no practicable alternative exists. These activities should minimize built-upon area, direct runoff away from the surface waters and maximize the utilization of stormwater best management practices.

(3) Desirable artificial streambank or shoreline stabilization may be permitted.

(J) Prohibited uses. Regardless of the underlying zoning district, the following uses are prohibited in the Water Supply Watershed - Critical (WS-C) District.

(1) Landfills; and

(2) Sites for land application of residual or petroleum contaminated soils.

(K) Variances.

(1) Prior to final consideration by the Board of Adjustment as authorized by Article S of this chapter, all major variance requests shall be reviewed by the N.C. Environmental Management Commission. For purposes of this section a “major variance” is defined as:

(a) Any variance that constitutes greater than a 10% deviation from any numerical standard specified by this section; or

(b) Any variance to any standard set forth under the high density development option.

(2) The Board of Adjustment shall not be authorized to grant or approve any major variance which has not first been reviewed by and received approval of the N.C. Environmental Management Commission.

(3) Prior to Board of Adjustment consideration of any variance the Director of Community Development or his or her designated representative shall notify in writing each local government having jurisdiction within the subject watershed and each local government or other entity using the watershed for water consumption, including

private water corporations and the like. The notice shall contain a copy of the complete application as submitted, including a description of the variance and any required map. The local government(s) and/or other entities may submit written comments for consideration by the Board of Adjustment.

(4) The findings and recommendation of the N.C. Environmental Management Commission and any written comments of the local government(s) having jurisdiction within the subject watershed shall be made a part of the findings of fact and record of the Board of Adjustment. Such findings, recommendations and written comments and other competent evidence as may be presented shall be considered by the Board of Adjustment in accordance with law.

(5) If an application calls for the granting of a major variance, and if the Board of Adjustment decides in favor of granting the variance, the Board shall prepare a preliminary record of the hearing. The preliminary record of the hearing shall include: the variance application; the hearing notices; the evidence presented; motions, offers of proof, objections to evidence, and rulings on them; proposed findings and exceptions; and the proposed decision, including all conditions proposed to be added to the permit. The preliminary record shall be sent to the Environmental Management Commission for its review as follows:

(a) If the Commission concludes from the preliminary record that the variance qualifies as a major variance and that both the property owner can secure no reasonable return from, nor make any practical use of the property unless the proposed variance is granted; and the variance, if granted, will not result in a serious threat to the water supply; then the Commission shall approve the variance as proposed or approve the proposed variance with conditions and stipulations. The Commission shall prepare a commission decision and send it to the Board of Adjustment. If the Commission approves the variance as proposed, the Board shall prepare a final decision granting the proposed variance. If the Commission approves the variance with conditions and stipulations, the Board shall prepare a final decision, including such conditions and stipulations, granting the proposed variance.

(b) If the Commission concludes from the preliminary record that the variance qualifies as a major variance and that either: the property owner can secure a reasonable return from or make a practical use of the property without the variance, or the variance, if granted, will result in a serious threat to the water supply, then the Commission shall deny approval of the variance as proposed. The Commission shall prepare a Commission decision and send it to the Board of Adjustment. The Board shall prepare a final decision denying the variance as proposed.

(L) Amendment. Amendment to the Water Supply Watershed Overlay District regulations as contained herein shall be filed with the N.C. Division of Environmental Management and the N.C. Division of Community Assistance. No amendment shall become effective until the city has received approval from the state as provided by law and the applicable water supply watershed protection rules.

(M) Record of amendments and variances.

(1) Amendments. The Director of Community Development or his or her designated representative shall keep a record of amendments to this section and provide copies of all amendments upon adoption to the Supervisor of the Classification and Standards Group, Water Quality Section, Division of Environmental Management, the N.C. Division of Environmental Health, and the N.C. Division of Community Assistance.

(2) Variances. The Director of Community Development or his or her designated representative shall keep a record of all variances from this section. This record shall be submitted to the Supervisor of the Classification and Standards Group, Water Quality Section, Division of Environmental Management on or before January 1 of each year and shall provide a description of each project receiving a variance and the reasons for granting the variance.

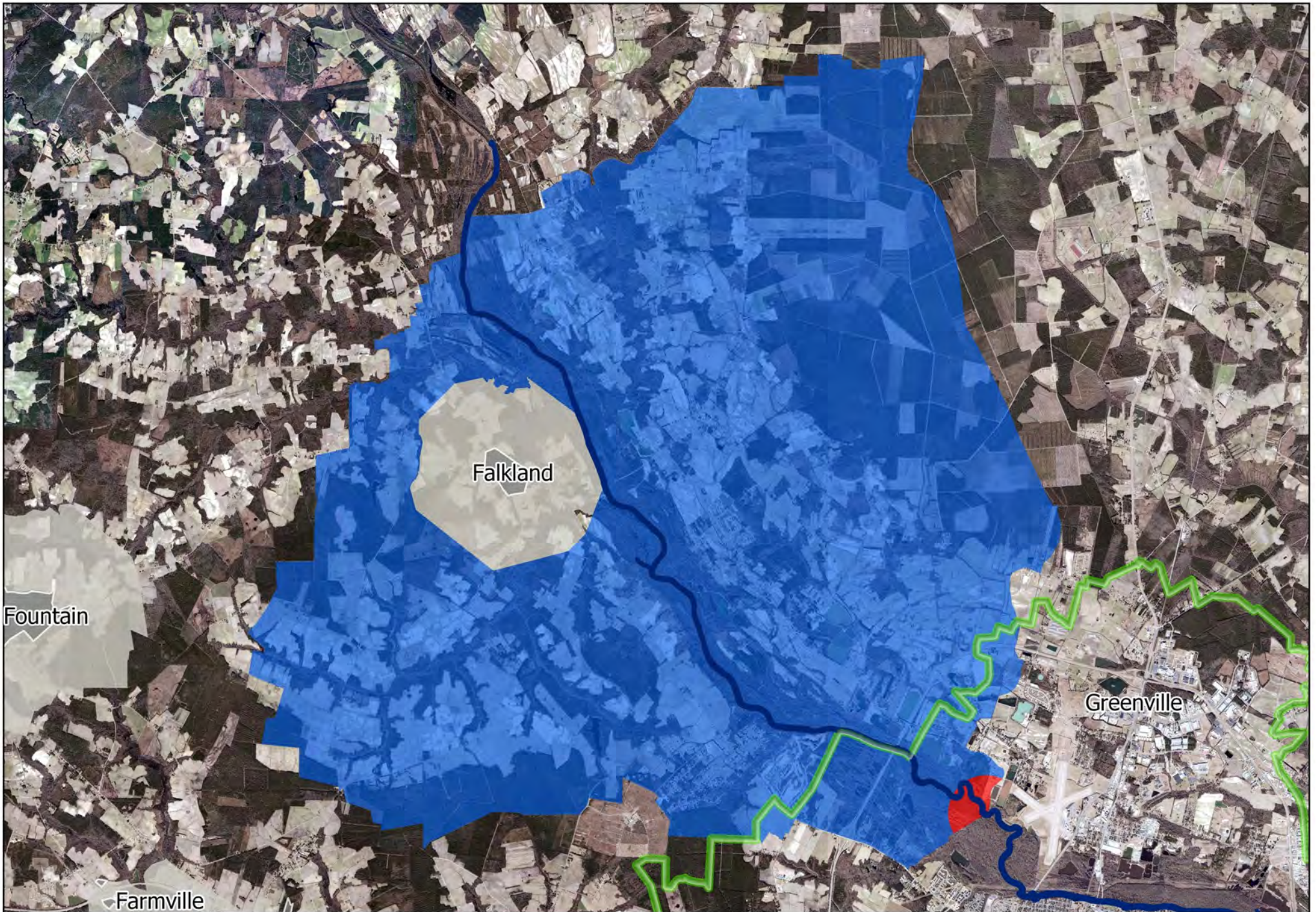
(N) Compliance with subdivision standards. All development regulated in accordance with this section shall be subject to the requirements, conditions and restrictions of the subdivision regulations whether or not the subject tract is actually divided for the purpose of transferring title.

(O) Stormwater management requirements.

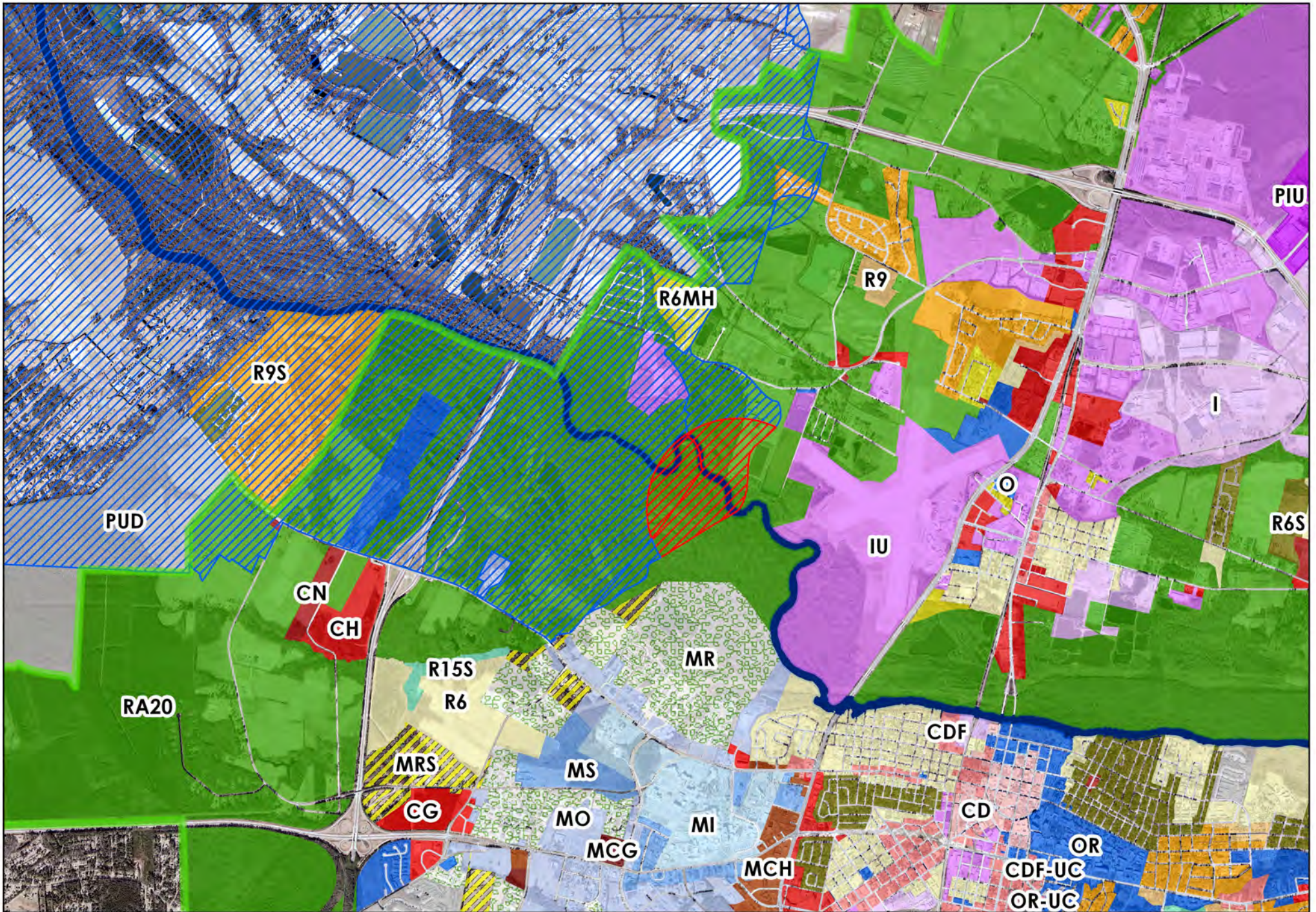
(1) All stormwater management techniques and improvements shall be in accordance with best management practices (BMPs). For purposes of this section, "best management practices (BMPs)" are defined as structural or nonstructural management-based practice used singularly or in combination to reduce nonpoint source inputs to receiving waters in order to achieve water quality protection goals.

(2) Stormwater controls shall be reviewed, regulated and improved pursuant to Title 9, Chapter 9, Stormwater Management and Control, of the Greenville City Code.

Map 1: Water Supply Watershed Overlay



Map 2: Zoning Districts in Water Supply Watershed Overlay Areas



Map 3: Future Land Use in Water Supply Watershed Overlay Areas

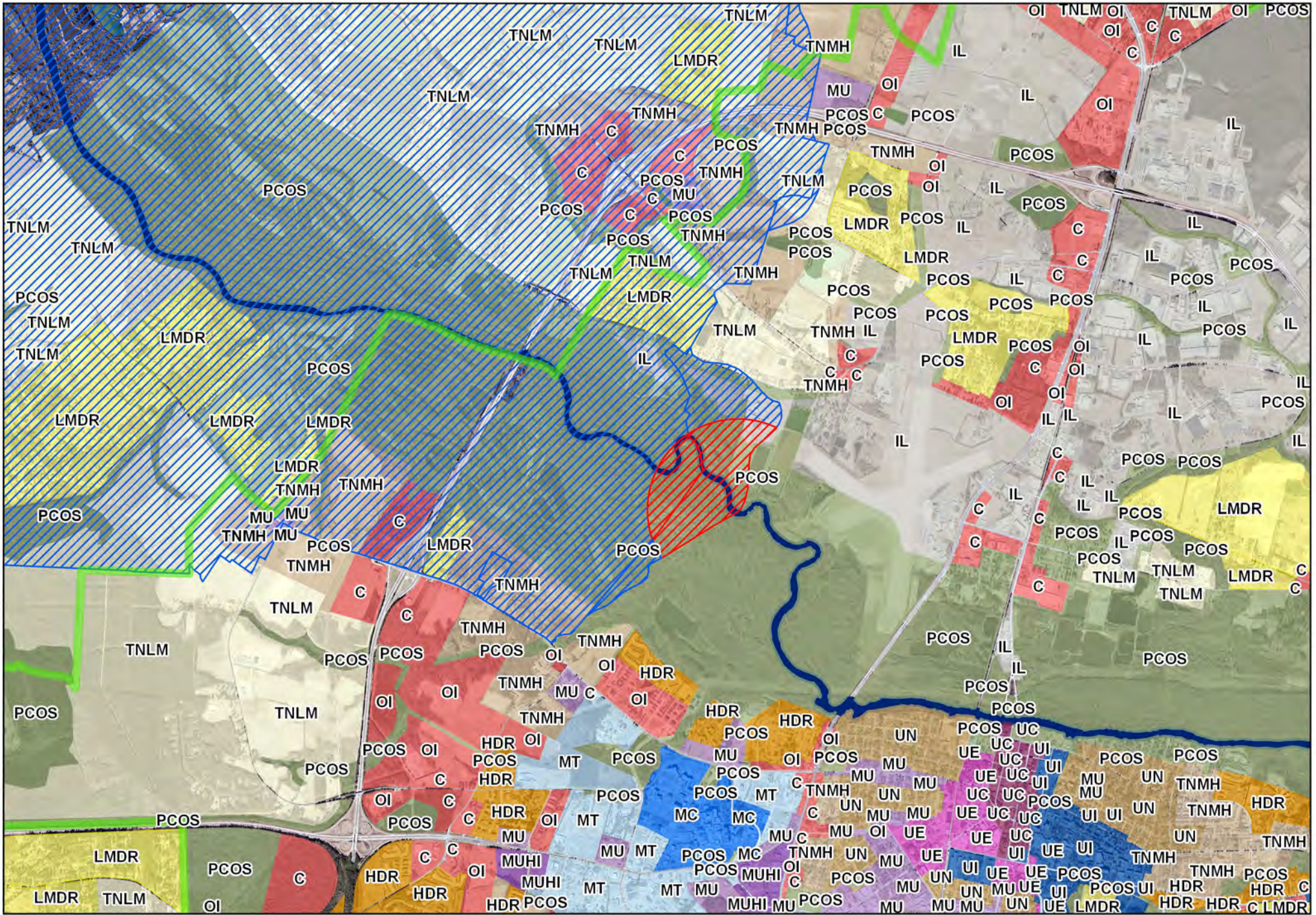


EXHIBIT B: Excerpt from the DRAFT Planning & Zoning Commission Minutes (07/17/2018)

ORDINANCE TO AMEND THE ZONING ORDINANCE BY AMENDING THE WATER SUPPLY WATERSHED OVERLAY DISTRICT STANDARDS - ZONING ORDINANCE TEXT AMENDMENT

Mr. Weitnauer introduced the text amendment. The City of Greenville received a text amendment application from Mr. Steve Janowski, P.E., of Rivers and Associates, Inc. that proposes amendments to the zoning ordinance's Water Supply Watershed (WS) Overlay District Standards is Sec. 9-4-197.

Engineers from the City's Public Works Department, Engineering Division met with the applicant, conferred with the State of North Carolina, and drafted revised regulations in response to Mr. Janowski's original application. Mr. Janowski accepted to substitute his original text amendments with the Engineering Division's recommended changes.

The proposed text amendments illustrates the proposed amendments City staff and the applicant are in agreement to put forward for the Planning and Zoning Commission's consideration. This application proposes revisions to make the City of Greenville ordinance current with State law while updating the regulations so that they are more enforceable for city staff.

Map 1, Watershed Protection Area, identifies the location of the existing Water Supply Watershed (WS) Overlay District subject to existing and proposed standards within the City of Greenville Extraterritorial Jurisdiction (ETJ). The map illustrates the critical areas and the protected areas referenced in Sec. 9-4-197(C).

In staff's opinion, the proposed Zoning Ordinance Text Amendment is in compliance with the following adopted policies in Horizons 2026: Greenville's Community Plan.

Mr. Weitnauer stated in staff's opinion, the proposed Zoning Ordinance Text Amendment is in compliance with the following Policies from Horizons 2026: Greenville's Community Plan.

Chapter 5, Creating Complete Neighborhoods, Goal 5.4. Neighborhoods that Coexist with Nature

Policy 5.4.2. Retain Existing Topography as Land is Developed Promote neighborhood designs that work with the existing topography. Discourage projects that rely heavily on making grade adjustments, including so-called cut-and-fill projects that level the heights of a site to fill the lowlands, creating a flat plain for construction. Preserving existing hydrology protects the watershed and reduces stormwater hazards.

Chapter 6, Fostering a Resilient City, Goal 6.1. Environmental Conservation

Policy 6.1.3. Preserve Natural Infrastructure Preserve valued open space in floodplains and other environmentally sensitive areas through regulations including overlay districts, incentives, conservation easements, and/or public acquisition. Conserve and grow contiguous forests.

Mr. Weitnauer reported staff recommends approval and introduced the applicant, Steve Janowski.

Steve Janowski delineated the map showing the pertinent area and described the reasoning for the text amendment. This change would mimic the watershed requirements of Pitt County and the State of N.C. that require how storm water runoff is treated.

Mr. Overton clarified that this would only apply to the portion of the overlay that is within the green lines of the Extraterritorial Jurisdiction (ETJ) area within the city limits.

With no other speakers Mr. Overton closed the public meeting.

Motion made by Ms. Darden, seconded by Mr. Robinson, to recommend approval of the proposed text 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.

Doc. #1087105



City of Greenville, North Carolina

Meeting Date: 9/13/2018
Time: 6:00 PM

Title of Item: Public hearing for the approval of the Draft 2017 Consolidated Annual Performance and Evaluation Report (CAPER)

Explanation: **Abstract:** The Consolidated Annual Performance and Evaluation Report (CAPER) is the required report by the US Department of Housing and Urban Development (HUD) detailing program year summary activities and expenditures by entitlement communities utilizing Community Development Block Grant (CDBG) and Home Investment Partnership Program (HOME) funds. The report summarizes accomplishments by the City of Greenville for the 2017-2018 fiscal year.

Explanation: The City of Greenville is an entitlement community under the federally funded CDBG and HOME programs. Each year in May, an Annual Action Plan of program activities is submitted to HUD for program activities that will begin during the fiscal year that begins on July 1st. HUD mandates that the entitlement community summarize activities completed during the fiscal year and assess the effectiveness of those activities. All activities must be classified under a potential project in the 5-year Consolidated Plan.

For the 2017 program year, the City of Greenville was awarded \$792,951 in CDBG funds and \$332,082 in HOME funds for a total of \$1,125,033 in HUD program funds.

Fiscal Note: The report details activities and programs for a budget of federal funding totaling \$1,125,033.

Recommendation: Following the public hearing, staff recommends that Council approve the 2017 Consolidated Annual Performance and Evaluation Report (CAPER) and grant authority for the City Manager and/or her designee to execute all documents for its submission to the U.S. Department of Housing and Urban Development.

ATTACHMENTS:

▣ **Final_Draft_2017_CAPER_1087109**



2017 DRAFT Consolidated Annual Performance and Evaluation Report (CAPER)

City of Greenville, NC
Community Development
201 W 5th Street
Greenville, NC 27858

CAPER

1

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Introduction

The document that follows is the DRAFT Consolidated Annual Performance and Evaluation Report (CAPER) for the City of Greenville, North Carolina for the period of July 1, 2017- June 30, 2018. The CAPER reports the City of Greenville's use of federal entitlement funds and the number of demographics of the individuals served with federal Community Development Block Grant (CDBG) and HOME Investment Partnership funds during the plan year. HUD requires that cities receiving federal housing and community development funds submit this report every September.

This CAPER is the final year report of accomplishments within Greenville's Five Year Consolidated Plan, 2013-2018. The Citizen Participation Plan requires the opportunity for public comment on the CAPER before submitting it to HUD.

CR-05 - Goals and Outcomes

Progress the jurisdiction has made in carrying out its strategic plan and its action plan. 91.520(a)

This could be an overview that includes major initiatives and highlights that were proposed and executed throughout the program year.

The Consolidated Annual Performance and Evaluation Report (CAPER) details the housing and community development activities undertaken by the City of Greenville Community Development Department during the 2017 program year. This program year began on July 1, 2017 and ended June 30, 2018. The City of Greenville implemented projects and activities that were identified as the needs and priorities within the five (5) year Consolidated Plan. Priority needs from 2013 through 2018 call for a continued, concentrated effort within the West Greenville 45-Block Revitalization Area and Housing Rehabilitation within the entire jurisdiction of the City of Greenville. These efforts are designed to preserve the existing housing stock and to provide decent, safe affordable housing for citizens of Greenville. Within the city, all efforts during the course of the five (5) year period focused primarily on needs within the boundaries of the West Greenville Redevelopment Area bounded by the Tar River on the north, Greene Street on the east, Tenth Street Connector on the south, and Memorial Drive on the west. The following activities are addressing the needs in those areas: owner-occupied rehabilitation, preservation of the existing housing stock, new construction or infill development on vacant lots, down payment assistance, homeownership counseling, working with lenders to identify special programs/products for low to moderate income homebuyers, addressing lead-based paint issues, support and implementation of revolving loans for rehabilitation, support of the local Continuum of Care Plan, economic development, fair housing education, and infrastructure improvements that support

overall neighborhood revitalization.

Comparison of the proposed versus actual outcomes for each outcome measure submitted with the consolidated plan and explain, if applicable, why progress was not made toward meeting goals and objectives. 91.520(g)

Categories, priority levels, funding sources and amounts, outcomes/objectives, goal outcome indicators, units of measure, targets, actual outcomes/outputs, and percentage completed for each of the grantee’s program year goals.

Goal	Category	Source / Amount	Indicator	Unit of Measure	Expected – Strategic Plan	Actual – Strategic Plan	Percent Complete	Expected – Program Year	Actual – Program Year	Percent Complete
Create economic opportunities for low to mod	Non-Housing Community Development	CDBG: \$	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit	Households Assisted	2	2	100.00%			
Create economic opportunities for low to mod	Non-Housing Community Development	CDBG: \$	Public service activities for Low/Moderate Income Housing Benefit	Households Assisted	3	4	133.33%			
Create economic opportunities for low to mod	Non-Housing Community Development	CDBG: \$	Jobs created/retained	Jobs	10	7	70.00%			
Create economic opportunities for low to mod	Non-Housing Community Development	CDBG: \$	Businesses assisted	Businesses Assisted	7	1	14.29%			

Creation of decent affordable housing	Affordable Housing Public Housing	CDBG: \$ / HOME: \$ / General Fund: \$260000	Rental units constructed	Household Housing Unit	3	0	0.00%	5	0	0.00%
Creation of decent affordable housing	Affordable Housing Public Housing	CDBG: \$ / HOME: \$ / General Fund: \$260000	Homeowner Housing Added	Household Housing Unit	5	1	20.00%	1	1	100.00%
Creation of decent affordable housing	Affordable Housing Public Housing	CDBG: \$ / HOME: \$ / General Fund: \$260000	Homeowner Housing Rehabilitated	Household Housing Unit	60	52	86.67%	6	9	150.00%
Creation of decent affordable housing	Affordable Housing Public Housing	CDBG: \$ / HOME: \$ / General Fund: \$260000	Direct Financial Assistance to Homebuyers	Households Assisted	7	4	57.14%	2	1	50.00%
Eliminate environmental hazards	Environmental	CDBG: \$ / HOME: \$33208	Brownfield acres remediated	Acre	1	0	0.00%			
Eliminate environmental hazards	Environmental	CDBG: \$ / HOME: \$33208	Buildings Demolished	Buildings	2	1	50.00%	2	0	0.00%
Eliminate environmental hazards	Environmental	CDBG: \$ / HOME: \$33208	Other	Other	15	0	0.00%			

Provide resources to special needs population	Homeless Non-Homeless Special Needs	CDBG: \$ / HOME: \$	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit	Households Assisted	10	0	0.00%			
Provide resources to special needs population	Homeless Non-Homeless Special Needs	CDBG: \$ / HOME: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	0	75		0	75	
Provide resources to special needs population	Homeless Non-Homeless Special Needs	CDBG: \$ / HOME: \$	Public service activities for Low/Moderate Income Housing Benefit	Households Assisted	2	4	200.00%	225	329	146.22%
Provide resources to special needs population	Homeless Non-Homeless Special Needs	CDBG: \$ / HOME: \$	Rental units constructed	Household Housing Unit	5	0	0.00%			
Provide resources to special needs population	Homeless Non-Homeless Special Needs	CDBG: \$ / HOME: \$	Homeowner Housing Added	Household Housing Unit	1	0	0.00%			
Provide resources to special needs population	Homeless Non-Homeless Special Needs	CDBG: \$ / HOME: \$	Homeowner Housing Rehabilitated	Household Housing Unit	0	0				

Provide resources to special needs population	Homeless Non-Homeless Special Needs	CDBG: \$ / HOME: \$	Direct Financial Assistance to Homebuyers	Households Assisted	1	0	0.00%			
Provide resources to special needs population	Homeless Non-Homeless Special Needs	CDBG: \$ / HOME: \$	Homeless Person Overnight Shelter	Persons Assisted	0	0				
Provide resources to special needs population	Homeless Non-Homeless Special Needs	CDBG: \$ / HOME: \$	Homelessness Prevention	Persons Assisted	5	0	0.00%			
Provide resources to special needs population	Homeless Non-Homeless Special Needs	CDBG: \$ / HOME: \$	Housing for Homeless added	Household Housing Unit	3	0	0.00%			
Provide resources to special needs population	Homeless Non-Homeless Special Needs	CDBG: \$ / HOME: \$	Other	Other	0	0				
Support and create valuable programs	Non-Housing Community Development	CDBG: \$ / HOME: \$33208	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit	Households Assisted	0	0		50	0	0.00%

Support and create valuable programs	Non-Housing Community Development	CDBG: \$ / HOME: \$33208	Public service activities for Low/Moderate Income Housing Benefit	Households Assisted	15	0	0.00%			
Support and create valuable programs	Non-Housing Community Development	CDBG: \$ / HOME: \$33208	Homeowner Housing Rehabilitated	Household Housing Unit	0	0				
Support and create valuable programs	Non-Housing Community Development	CDBG: \$ / HOME: \$33208	Homeless Person Overnight Shelter	Persons Assisted	0	0				

Table 1 - Accomplishments – Program Year & Strategic Plan to Date

Assess how the jurisdiction’s use of funds, particularly CDBG, addresses the priorities and specific objectives identified in the plan, giving special attention to the highest priority activities identified.

The City’s priorities identified in its 2013-2017 Consolidated Plan were creation of decent, affordable housing; creation of economic opportunity for low- to moderate- income persons; supporting and creation of valuable programs; elimination of environmental hazards; and provision of resources to special needs populations.

During program year 2017, Community Development Block Grant (CDBG) activities were conducted in accordance with the priority goals and objectives identified in the 2013-2017 Consolidated Plan. Greenville’s total CDBG program allocation for program year 2017 was \$792,951. Funds were distributed to high priority activities which were owner-occupied housing rehabilitation, assistance to nonprofits, economic development, infrastructure improvements, acquisition of dilapidated/substandard properties, clearance and demolition, construction of new homeowner units and administration. As per regulation, a jurisdiction cannot spend more than 15 percent of its allocated grant amount on public services and cannot spend more than 20 percent on administrative costs, irrespective of actual expenditures during the program year. The City budgeted \$100,000 for public services and \$151,000 for program administration – both coming at or below regulated spend

limits.

Homeowner housing rehabilitation activities for CDBG accounted for \$432,832. Through the rehab program, two minority/women owned businesses (MWBE) were contracted for a combined \$129,605 which is 30% of all rehab-related costs. Other affordable housing activities include HOME funded down payment assistance and construction of a new single-family home in the West Greenville Redevelopment Area.

Various public services were conducted for the benefit of residents and special needs populations through nonprofit providers. For the program year 2017, the 7 nonprofit providers (sub-recipients) were: Pitt County Council on Aging; The Greenville Community Shelters DBA Community Crossroads Center; Center for Family Violence Prevention; Boys & Girls Clubs of the Coastal Plain; L.I.F.E. of NC, Inc. DBA STRIVE; East Carolina University/Lucille W. Gorham Intergenerational Community Center; and Literacy Volunteers of America Pitt County. The total funding expended on these nonprofits was \$70,063.

CR-10 - Racial and Ethnic composition of families assisted

Describe the families assisted (including the racial and ethnic status of families assisted).

91.520(a)

	CDBG	HOME
White	270	0
Black or African American	690	2
Asian	1	0
American Indian or American Native	1	0
Native Hawaiian or Other Pacific Islander	0	0
Total	962	2
Hispanic	162	0
Not Hispanic	800	2

Table 2 – Table of assistance to racial and ethnic populations by source of funds

Narrative

There were 964 households reported as assisted through the CDBG and HOME programs. . The majority of persons served were Black making up 72 percent of all families assisted.

The City of Greenville has local target areas, as well as serving the community at large. These target areas are located within qualifying Census Tracts 37147000701 and 37147000702, which are primarily composed of African-American households. According to HUD provided AFH data, these tracts qualify as R/ECAP tracts (racially/ethnically concentrated areas of poverty), which HUD defines as tracts with a non-white population of 50 percent or more, and with 40 percent or more individuals living at or below the poverty level.

The City also has a scattered site program which enables staff to reach a broader range of races, ethnicities and qualifying Census Tracts based on ACS data.

CR-15 - Resources and Investments 91.520(a)

Identify the resources made available

Source of Funds	Source	Resources Made Available	Amount Expended During Program Year
CDBG	CDBG	792,951	830,213
HOME	HOME	332,082	58,868
HOPWA	HOPWA		
ESG	ESG		
General Fund	General Fund	300,806	188,156
Other	Other		

Table 3 - Resources Made Available

Narrative

The CDBG allocation in the amount of \$792,951 was made available in the 2017 program year; however, \$830,213 was expended. Funds of \$37,262 carried over from previous program years. Program income in the amount of \$10,468.57 was generated during the program year.

For HOME funds, \$332,082 was made available in the 2017 program year; however, \$58,868 was expended. Program income in the amount of \$12,692.45 was generated during the program year. Down payment assistance and funding toward construction of new single-family home were accomplished through the HOME program. The City will continue to identify and rehabilitate housing units and create new homeownership opportunities through this program.

Identify the geographic distribution and location of investments

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description
GREENVILLE SCATTERED SITE AREAS	25		
West Greenville Redevelopment Area	75		

Table 4 – Identify the geographic distribution and location of investments

Narrative

The City's concentrated efforts are in the West Greenville Redevelopment Area. This area is bounded by the Tar River to the north, Greene Street to the east, the 10th Street Connector to the south, and Memorial Drive to the west. The following activities are being carried out while addressing the needs in those areas: housing assistance through rehabilitation, preservation of the existing housing stock, new construction or infill development on vacant lots, down payment assistance, homeownership counseling, working with lenders to identify special programs/products for low to moderate income

homebuyers, addressing lead-based paint issues, support and implement revolving loan funds for rehabilitation, support local Continuum of Care Plan, economic development, fair housing education, and overall neighborhood revitalization. Two of thirteen owner-occupied homes were rehabilitated in the West Greenville Redevelopment Area. The high number of rental units reduces opportunity for owner-occupied rehab with concentrated distribution, however, the NRSA overlay allows for income eligibility flexibility to compensate for other challenges.

Leveraging

Explain how federal funds leveraged additional resources (private, state and local funds), including a description of how matching requirements were satisfied, as well as how any publicly owned land or property located within the jurisdiction that were used to address the needs identified in the plan.

The City maximizes opportunity to preserve and create affordable housing opportunities within its borders by utilizing additional resources to:

- provide energy efficiency improvements to owner-occupied homes,
- provide urgent repairs to owner-occupied homes for seniors,
- provide down payment assistance to homebuyers in target areas.

City land has been made available for the past several years for citizens to create community gardens on vacant, nonbuildable lots increasing access to healthy, affordable food and assisting with neighborhood revitalization.

The City has continued its partnership with the local utility company to provide energy efficiency work for low to moderate income households. The utility company committed another \$150,000 during the program year.

The City of Greenville contributes approximately \$300,000 of General Fund (local) dollars to support the Housing Division staff administrative costs to administer federal grants and bond fund projects.

Moreover, the City of Greenville has shown its commitment to providing general funds alongside the federal funds it receives.

Fiscal Year Summary – HOME Match	
1. Excess match from prior Federal fiscal year	1,165,601
2. Match contributed during current Federal fiscal year	5,900
3. Total match available for current Federal fiscal year (Line 1 plus Line 2)	1,171,501
4. Match liability for current Federal fiscal year	41,510
5. Excess match carried over to next Federal fiscal year (Line 3 minus Line 4)	1,129,991

Table 5 – Fiscal Year Summary - HOME Match Report

Match Contribution for the Federal Fiscal Year								
Project No. or Other ID	Date of Contribution	Cash (non-Federal sources)	Foregone Taxes, Fees, Charges	Appraised Land/Real Property	Required Infrastructure	Site Preparation, Construction Materials, Donated labor	Bond Financing	Total Match
805 Bancroft Ave-CHDO	07/28/2017	0	0	0	0	0	3,400	3,400
905 Bancroft Ave-DPA	07/27/2017	0	0	0	0	0	2,500	2,500

Table 6 – Match Contribution for the Federal Fiscal Year

HOME MBE/WBE report

Program Income – Enter the program amounts for the reporting period				
Balance on hand at begin-ning of reporting period \$	Amount received during reporting period \$	Total amount expended during reporting period \$	Amount expended for TBRA \$	Balance on hand at end of reporting period \$
0	332,082	58,868	0	273,214

Table 7 – Program Income

Minority Business Enterprises and Women Business Enterprises – Indicate the number and dollar value of contracts for HOME projects completed during the reporting period						
	Total	Minority Business Enterprises				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Contracts						
Dollar Amount	27,200	0	0	27,200	0	0
Number	1	0	0	1	0	0
Sub-Contracts						
Number	0	0	0	0	0	0
Dollar Amount	0	0	0	0	0	0
	Total	Women Business Enterprises	Male			
Contracts						
Dollar Amount	27,200	0	27,200			
Number	1	0	1			
Sub-Contracts						
Number	0	0	0			
Dollar Amount	0	0	0			

Table 8 - Minority Business and Women Business Enterprises

Minority Owners of Rental Property – Indicate the number of HOME assisted rental property owners and the total amount of HOME funds in these rental properties assisted						
	Total	Minority Property Owners				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Number	0	0	0	0	0	0
Dollar Amount	0	0	0	0	0	0

Table 9 – Minority Owners of Rental Property

Relocation and Real Property Acquisition – Indicate the number of persons displaced, the cost of relocation payments, the number of parcels acquired, and the cost of acquisition						
Parcels Acquired		0		0		
Businesses Displaced		0		0		
Nonprofit Organizations Displaced		0		0		
Households Temporarily Relocated, not Displaced		0		0		
Households Displaced	Total	Minority Property Enterprises				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Number	0	0	0	0	0	0
Cost	0	0	0	0	0	0

Table 10 – Relocation and Real Property Acquisition

CR-20 - Affordable Housing 91.520(b)

Evaluation of the jurisdiction's progress in providing affordable housing, including the number and types of families served, the number of extremely low-income, low-income, moderate-income, and middle-income persons served.

	One-Year Goal	Actual
Number of Homeless households to be provided affordable housing units	0	0
Number of Non-Homeless households to be provided affordable housing units	52	0
Number of Special-Needs households to be provided affordable housing units	225	329
Total	277	329

Table 11 – Number of Households

	One-Year Goal	Actual
Number of households supported through Rental Assistance	0	0
Number of households supported through The Production of New Units	6	0
Number of households supported through Rehab of Existing Units	8	9
Number of households supported through Acquisition of Existing Units	0	0
Total	14	9

Table 12 – Number of Households Supported

Discuss the difference between goals and outcomes and problems encountered in meeting these goals.

The City of Greenville continually seeks methods for fostering and maintaining affordable housing. Although no new housing units were produced through the City in the program year, thirteen (13) homes were rehabilitated, with nine (9) utilizing federal funds. Two (2) homes were under construction through the HOME program in the 2017 program year but were not yet completed to add to the program year's accomplishments. The City also supported the work of nonprofit organizations that provide housing and services to special needs populations, such as Community Crossroads.

During the 2017 program year, funds were reserved for down payment assistance (DPA) to low-moderate income homebuyers within the City of Greenville, however no federal funds were utilized. Local funds were leveraged to support homeownership in target areas. These funds are used to address goals for increasing homeownership within the West Greenville Redevelopment Area and adjacent neighborhoods. The provision for down payment assistance decreases the amount of financing and/or private source of funding a homebuyer needs in order to purchase a home. Ongoing efforts will be made to better promote this program to qualified households seeking new homes.

Discuss how these outcomes will impact future annual action plans.

The City of Greenville will continue to rehabilitate existing occupied homeowner housing in future annual action plans and seek opportunities to support new homeownership opportunities.

Include the number of extremely low-income, low-income, and moderate-income persons served by each activity where information on income by family size is required to determine the eligibility of the activity.

Number of Households Served	CDBG Actual	HOME Actual
Extremely Low-income	2	0
Low-income	1	0
Moderate-income	3	0
Total	6	0

Table 13 – Number of Households Served

Narrative Information

Excluding costs for planning and administration, all CDBG expenditures during program year 2017 went towards activities and projects with a national objective of benefitting low- to moderate- income residents or low to moderate income areas. Thirteen rehabilitated homes were completed in 2017, six (6) of which benefited low- to moderate- income households and three (3) exceeding 80% area median income as allowed in the NRSA. Other non-federal funds were leveraged to support seven (7) of the rehabs.

CR-25 - Homeless and Other Special Needs 91.220(d, e); 91.320(d, e); 91.520(c)
Evaluate the jurisdiction's progress in meeting its specific objectives for reducing and ending homelessness through:

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

The City of Greenville has made a priority of addressing homelessness in the city by participating in various community efforts that reach out to persons and/or families that are homeless or are at risk of becoming homeless. The City is still involved with the 10-year Plan to End Homelessness Advisory board as well as an active participant in the Continuum of Care.

The advisory board has focused on identifying and implementing the six (6) key strategies outlined in the plan. They are:

1. Develop and maintain programs that worked with homeless individuals with disabilities to apply and receive disability benefits.
2. Aggressively seek out and apply for new state and federal funds to provide financial and case management assistance to homeless families and individuals as they move from homelessness to stable housing.
3. Work with qualified agencies to expand the number of Permanent Supportive Housing (PSH) units in Pitt County.
4. Ensure that some PSH units are dedicated to chronically homeless and veterans.
5. Strengthen the Pitt County Regional Committee, an active regional committee within the North Carolina Balance of State (NC BoS), by providing administrative assistance, maintaining records and reporting outcomes for annual events such as the PIT survey.
6. Participate in the statewide homeless database system known as the Carolina Homeless Information Network (CHIN).

The total homeless population is 120 persons as per the 2017 PIT Count since. Efforts continue to target this group to ensure they get the supportive housing and services needed to return to self-sufficiency by assisting with coordinating services and referrals to regional partner.

Addressing the emergency shelter and transitional housing needs of homeless persons

The City of Greenville, through its CDBG Public Services, provided financial assistance during the 2017 program year to the Center for Family Violence Prevention, which provides emergency housing to abused women and children. Community Crossroads Center, another sub-recipient, was also available to assist homeless persons in the city with emergency shelter.

Helping low-income individuals and families avoid becoming homeless, especially extremely

low-income individuals and families and those who are: likely to become homeless after being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); and, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs

CDBG Public Service funds are utilized to support the Greenville Police Department and L.I.F.E. of NC, Inc., DBA STRIVE, collaborative re-entry program in the city of Greenville. Re-entry involves the use of programs targeted at promoting the effective reintegration of offenders back to communities upon release from prison and jail. Re-entry programming, which often involves a comprehensive case management approach, is to assist offenders in acquiring the life skills needed to succeed in the community and become law-abiding citizens.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again

During the 2017 program year, the City of Greenville provided funding to the Center for Family Violence Prevention for safe family visits. The Center for Family Violence Prevention, in partnership with one of our partners, Streets to Home, provides transitional housing for domestic violence victims and their children.

Community Crossroads Center's Temporary Assistance for Needy Families (TANF) program was offered by the center and provides families with children assistance such as first month's rent, a security deposit and utility deposit to help families become self sufficient in the community again.

CR-30 - Public Housing 91.220(h); 91.320(j)

Actions taken to address the needs of public housing

There are four public housing authority managing agencies in the Pitt County area, which include Greenville Housing Authority with a total of 714 units; Mid-East Commission which manages a total of 135 units in three towns; Farmville Housing Authority which manages 174 units; and Ayden Housing Authority which manages 175 units. Each of the aforementioned public housing authorities receive federal funds to modernize and repair public housing units.

Actions taken to encourage public housing residents to become more involved in management and participate in homeownership

During program year 2017, the City of Greenville Community Development Department's Housing Division continued in partnership with the Greenville Housing Development Corporation, a non-profit extension of the Greenville Housing Authority, to participate in homebuyer counseling and financial literacy courses.

Actions taken to provide assistance to troubled PHAs

None of the public housing authorities in Pitt County have been designated as "troubled" agencies or otherwise performing poorly.

CR-35 - Other Actions 91.220(j)-(k); 91.320(i)-(j)

Actions taken to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment. 91.220 (j); 91.320 (i)

Public policy will always affect groups or individuals in one way or another. However, most of the time, policies are put in place to make environments more equitable. There are instances where public policy will adversely affect a minority group more so than others. In Greenville, North Carolina, there are a couple of policies that create barriers to affordable housing.

Non-living wages: Housing prices in Greenville are among the highest in Pitt County, yet wages have not kept up with rents and housing prices. A working adult earning a \$7.25 minimum wage makes \$15,080 per year, which places them just above 30% AMI for an individual. An adult would have to work two full-time jobs to place themselves near 80% of AMI. In addition, families receiving public assistance, such as Temporary Assistance for Needy Families (TANF) or Supplemental Security Income (SSI), receive a fixed amount of a few hundred dollars a month for basic needs, such as housing, food and health care. Some fixed incomes are always in danger of being cut.

Mental illness: The State of North Carolina has pivoted several times in the business of handling mental illness. In 2001, the State Legislature created the “Mental Health Systems Reform Act.” The State privatized the arrangement of local and regional mental health services, thus requiring that local jurisdictions contract delivery of services. As a result, most would note that the quality of care that North Carolinians with mental illness receive has declined. Moreover, allegations of fraud and waste have increased. The most recent pivot is to cut funding to many of the family care homes around the state. This would certainly adversely affect a small group of people and potentially make them homeless.

Financing: In the financial industry, credit terms are tightening and lenders are paying more attention to widening gaps in sources which requires more money upfront from the borrowers. Historically, borrowers negotiated with lenders based on the borrower’s creditworthiness, collateral, and track record. For various reasons, the lenders are looking beyond just the numbers of the borrowers. Public policy allowed the banks and other financial institutions to relax their lending standards over a decade, and now those standards have tightened – along with the lending mentality. The lack of available financing for low to moderate income households will become a larger barrier to affordable housing over the next five years.

Actions taken to address obstacles to meeting underserved needs. 91.220(k); 91.320(j)

City staff continues to host a monthly financial literacy class held within the public library covering topics such as budgeting, credit, financial recovery, and homeownership. The curriculum is based directly on

the FDIC Money Smart Program. This program targets low to moderate income citizens; however, everyone is invited to attend.

Actions taken to reduce lead-based paint hazards. 91.220(k); 91.320(j)

HUD requires that all residential properties built before 1978 receiving federal funds are tested for lead-based paint and any lead hazards discovered are to be addressed. At this time the City of Greenville only provides assistance to owner occupied housing and housing provided by non-profits and CHDOs through its CDBG and HOME funds.

Actions taken to reduce the number of poverty-level families. 91.220(k); 91.320(j)

City of Greenville home rehabilitation programs inherently address poverty by preserving housing stock often occupied by low-income households. Preserving affordability and increasing the lifespan of a home for low-income families reduces the risk of financial crisis. The City also leverages funds to assist with energy efficiency improvements for low- to moderate- homeowners to assist with affordable sustainability. Several programs supported by Public Service allocations also support employment opportunities for residents.

Actions taken to develop institutional structure. 91.220(k); 91.320(j)

The City of Greenville, through its Housing Division, other public agencies, private developers and contractors, and the network of housing subrecipients and Community Housing Development Organizations (CHDOs) are effectively organized to utilize all the funding received through the various state/federal programs.

The private sector is provided with incentives for developing affordable rental housing through tax credits provided by the federal tax credit program. Tax credits provide developers with an additional North Carolina subsidy for low-income apartment construction. In addition, each year, efforts are made to work with local institutions to provide housing and economic opportunities for low-income persons through public service activities and participation in the Pitt County Continuum of Care.

Actions taken to enhance coordination between public and private housing and social service agencies. 91.220(k); 91.320(j)

The Pitt County Continuum of Care began in 2001 and has successfully grown into a regional organization made up of local government agencies, housing providers and service providers. The development of the continuum and participation by the City of Greenville will greatly enhance coordination between these agencies. City staff works to coordinate and refer citizens to partnering agencies as necessary. The Greenville Housing Authority is the City's partner in both supportive housing and lease-purchase programming to assist with transition from public housing to homeownership as desired.

Identify actions taken to overcome the effects of any impediments identified in the jurisdictions analysis of impediments to fair housing choice. 91.520(a)

During the 2017 program year, the City of Greenville continued to fund affirmatively furthering fair housing marketing actions. These actions are inherent to each of the housing activities provided through the Community Development Department. Staff responded to over 130 tenant/landlord concerns, sponsored two fair housing seminars, and conducted three fair housing presentations in conjunction with homebuyer education. Staff also partnered with the Greenville Housing Development Corporation, the non-profit arm of the Housing Authority, to hold 6 workshops related to fair housing.

The City of Greenville will continue to use administrative dollars to fund fair housing activities by employing staff to coordinate all fair housing and human relations activities.

CR-40 - Monitoring 91.220 and 91.230

Describe the standards and procedures used to monitor activities carried out in furtherance of the plan and used to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements

The Housing Division conducts formal monitoring of its CDBG and HOME grant programs annually. The monitoring visits consist of reviewing programmatic procedures to ensure that each grant program regulations defined in the Code of Federal Regulations and the scope of work described in the Subrecipient Agreement are met. General Financial and accounting procedures are also reviewed in accordance with applicable Office of Management and Budget circulars.

If a finding or concern is identified as a result of the monitoring, technical assistance is provided in order for the agency to correct the deficiency. If deficiencies persist, reimbursement of funds may be suspended and/or the subrecipient could jeopardize future funding opportunities.

The City of Greenville ensures that all monitoring letters detail specific time frames for monitoring response and the corrective actions that need to be taken. Additionally, the City will impose sanctions if the corrective actions are not taken within the specified time frame. Furthermore, staff is coordinating a quarterly monitoring schedule to be employed in the 2018 program year.

Citizen Participation Plan 91.105(d); 91.115(d)

Describe the efforts to provide citizens with reasonable notice and an opportunity to comment on performance reports.

The "Notice of Availability" of the CAPER for review and to receive public comments was published in the local paper on August 27, 2018.

The CAPER was made available for review for a period of at least 15 days. Also, the "Notice of Public Hearing" to receive public comments at the City Council meeting was published in "The Daily Reflector" on August 27 and September 3, 2018. The public hearing was held at City Council on September 10, 2018.

CR-45 - CDBG 91.520(c)

Specify the nature of, and reasons for, any changes in the jurisdiction's program objectives and indications of how the jurisdiction would change its programs as a result of its experiences.

Does this Jurisdiction have any open Brownfields Economic Development Initiative (BEDI) grants?

[BEDI grantees] Describe accomplishments and program outcomes during the last year.

CR-50 - HOME 91.520(d)

Include the results of on-site inspections of affordable rental housing assisted under the program to determine compliance with housing codes and other applicable regulations

Please list those projects that should have been inspected on-site this program year based upon the schedule in §92.504(d). Indicate which of these were inspected and a summary of issues that were detected during the inspection. For those that were not inspected, please indicate the reason and how you will remedy the situation.

Provide an assessment of the jurisdiction's affirmative marketing actions for HOME units. 92.351(b)

Refer to IDIS reports to describe the amount and use of program income for projects, including the number of projects and owner and tenant characteristics

Describe other actions taken to foster and maintain affordable housing. 91.220(k) (STATES ONLY: Including the coordination of LIHTC with the development of affordable housing). 91.320(j)



City of Greenville, North Carolina

Meeting Date: 9/13/2018
Time: 6:00 PM

Title of Item: Application to receive funds from the Edward Byrne Memorial Justice Assistance Grant Program

Explanation: **Abstract:** The Greenville Police Department (GPD) has received notice that it is eligible to receive funds from the Edward Byrne Memorial Justice Assistance Grant Program. If approved, funds can be used to purchase equipment and supplement programming needs.

Explanation: The Bureau of Justice Assistance (BJA) annually awards agencies grant money for various needs. The BJA designates grants based on the size of a jurisdiction and crime rate. GPD has received information that it is eligible to receive funds from the Edward Byrne Memorial Justice Assistance Grant program in the amount of \$30,338.50. GPD intends to utilize the funds as the City's portion of funding for the Shot Spotter program, as presented to City Council at the March 8, 2018, City Council meeting.

The grant requires a public hearing be held before the final application can be approved and funds distributed. It should be noted that this grant is being jointly awarded to the Pitt County Sheriff's Office; they will also receive \$30,338.50. An interlocal agreement has been prepared between the City and County for distribution of these funds.

Fiscal Note: GPD has the potential to receive grant funding in the amount of \$30,338.50, with no City match required.

Recommendation: Staff recommends that City Council hold the required public hearing and authorize GPD to complete the application process for the Edward Byrne Memorial Justice Assistance Grant.



City of Greenville, North Carolina

Meeting Date: 9/13/2018
Time: 6:00 PM

Title of Item: Discussion of sale of two City-owned parcels adjacent to Home Builders Supply

Explanation: **Abstract:** Council Member William Litchfield requested that an item be added to the agenda to discuss the sale of two City-owned parcels (#83975 and #19999) adjacent to Home Builders Supply.

Explanation: Home Builders Supply needs room for expansion and desires to purchase tax parcels #83975 and #19999 from the City of Greenville. The attached letter from Danny A. Harrington, representing Home Builders Supply, proposes a price of \$20,000 to be paid to the City for these parcels.

No conditions limiting or prohibiting future resale of the property were recorded or conditioned by the Higgs family heirs when the site was donated to the City. The site was a gift by the Higgs family, and City staff at the agenda preparation time has not been able to contact members of the family for their input. However, the disposition of property that was a gift is a matter that the City Council should consider in its deliberations on this request.

If City Council decides to entertain the request, staff will assess the value of the property by contracting for a property appraisal. Once the appraisal is completed, staff will then ask City Council to establish the fair market value based upon the appraisal, then advertise the property sale by accepting sealed bids for City Council's consideration.

Fiscal Note: Appraisal costs of approximately \$1,500 if City Council directs staff to move forward with the sale. Potential revenue to be realized from the sale of the parcels.

Recommendation: Discuss the sale of City-owned parcels #83975 and #19999 adjacent to Home Builders Supply.

ATTACHMENTS:

- ▣ **Home Builders Supply Offer Letter**

THE HARRINGTON LAW FIRM, P.A.

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August 23, 2018

HAND DELIVERED

RECEIVED

Ann Wall, City Manager
City Manager's Office
P.O. Box 7207
Greenville, NC 27835-7207

AUG 24 2018

CITY MANAGER'S OFFICE

Re: Pitt County Tax Parcel No. 19999 and 83975

Greetings:

This office represents Home Builders & Supply Company and we have been requested to contact you regarding the potential purchase of two lots currently owned by the City of Greenville. The two parcels referred to above are located at the intersection of Wilson Street and Line Avenue, and adjacent to the property currently owned by our clients. Home Builders & Supply Company is considering an expansion of its operation in Greenville and needs additional land to do so.

Our client would like to purchase these two parcels and we have been authorized to offer \$20,000.00 as the purchase price. Since the current zoning of the parcels would not allow the expansion of our client's operation, the offer to purchase the property would be subject to a requirement that the property be rezoned to CH.

Home Builders & Supply Company has been part of building Greenville since 1946. They currently provide jobs to more than 60 employees. Their location has reached the pinnacle of its capacity. This acquisition will provide additional jobs at the Greenville location.

We respectfully request that our offer be presented to the Council of the City of Greenville at its next soonest convenience for their review and consideration. Should you have any questions regarding our request, please contact me.

Thank you for your attention to this matter.

Sincerely,

Harrington Law Firm, PA



Danny A. Harrington