



Agenda

Greenville City Council

March 14, 2019

6:00 PM

City Hall 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 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. Special Recognitions

1. Barbara Avery - Recreation and Parks Department Retiree
2. Hank Harden - Recreation and Parks Department Retiree

VIII. Appointments

3. Appointments to Boards and Commissions

IX. Consent Agenda

4. Authorization to submit an application to the North Carolina Department of Commerce for the Rural Housing Recovery Infrastructure Grant

X. Old Business

5. Ordinance requested by Bobby W. Joyner to rezone 12.943 acres located along the northern right-of-way of East Fire Tower Road and adjacent to Meeting Place Subdivision from RA20 (Residential-Agricultural) to OR (Office-Residential [High Density Multi-family])

XI. New Business

Public Hearings

6. Ordinance to annex Davenport Farms at Emerald Park Phase 3 involving 5.3508 acres located at the current terminus of Jade Lane
7. Ordinance requested by Happy Trail Farms, LLC to rezone 17.193 acres located near the northeastern corner of the intersection of East 10th Street and Port Terminal Road from RA20 (Residential-Agricultural) to R6A-RU (Residential [Medium Density])-Restricted Residential Overlay District)

Other Items of Business

8. Resolution approving the issuance of up to \$90,000,000 Greenville Utilities Commission Combined Enterprise System Revenue Bonds, Series 2019
9. Resolution approving matching funds for an application by Taft Family Ventures to the North Carolina Department of Commerce for a Building Reuse Grant
10. Resolution approving a Job Creation Grant for Taft Family Ventures
11. Discussion of gateway signage

XII. City Manager's Report

XIII. Comments from Mayor and City Council

XIV. Adjournment



City of Greenville, North Carolina

Meeting Date: 3/14/2019
Time: 6:00 PM

Title of Item: Appointments to Boards and Commissions

Explanation: **Abstract:** The City Council fills vacancies and makes appointments on the City's boards and commissions. Appointments are scheduled to be made to six of the boards and commissions.

Explanation: City Council appointments need to be made to the Community Appearance Commission, Environmental Advisory Commission, Greenville Bicycle and Pedestrian Commission, Human Relations Council, Recreation & Parks Commission, and the Youth Council.

The City Council updated the Board and Commission Policy on October 9, 2017 to include a provision for extended vacancies:

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:

- Nathaniel Hamilton - Environmental Advisory Commission, Educator of Natural or Physical Sciences/Physician Seat
- Heena Shah - Human Relations Council
- Maurice Whitehurst - Human Relations Council, Pitt Community College Seat

Fiscal Note: No direct fiscal impact.

Recommendation: Make appointments to the Community Appearance Commission, Environmental Advisory Commission, Greenville Bicycle and Pedestrian Commission, Human Relations Council, Recreation & Parks Commission, and the Youth Council.

ATTACHMENTS:

☐ **Muni_Report_Appointments_to_Boards_and_Commissions_998631**

Appointments to Boards and Commissions

March 2019

Community Appearance Commission

Council Liaison: Council Member Rick Smiley

Name	District #	Current Term	Reappointment Status	Expiration Date
Karen Brookins	3	Filling unexpired term	Resigned	July 2021

Environmental Advisory Commission

Council Liaison: Council Member Brian Meyerhoeffler, Jr.

Name	District #	Current Term	Reappointment Status	Expiration Date
Nathaniel Hamilton	5	Filling unexpired term	Resigned	April 2019
<i>(An educator of the natural or physical sciences, or physician)</i>				

Greenville Bicycle & Pedestrian Commission

Council Liaison: Council Member Will Bell

Name	District #	Current Term	Reappointment Status	Expiration Date
Corina Jury	3	First term	Not seeking 2 nd term	January 2019
Connor Tanferno	3	First term	Resigned	January 2021

Human Relations Council

Council Liaison: Mayor Pro-Tem Rose Glover

Name	District #	Current Term	Reappointment Status	Expiration Date
Heena Shah	1	Second term	Ineligible	Sept. 2018
Maurice Whitehurst	2	Second term	Did not meet attendance Requirement	Oct. 2015
<i>(Pitt Community College)</i>				

Recreation & Parks Commission

Council Liaison: Council Member Monica Daniels

Name	District #	Current Term	Reappointment Status	Expiration Date
Ebonee Downey <i>(Mayor Pro-Tem Rose Glover)</i>	1	Filling unexpired term	Resigned	May 31, 2020

Youth Council

Council Liaison: Mayor Pro-Tem Rose Glover

Name	Current Term	Reappointment Status	Expiration Date
-------------	---------------------	-----------------------------	------------------------

6 spots open

*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

Application Date: 12/8/2015

District #: 5

Eric Hogue
2911 Tripp Lane
Greenville, NC 27834

Application Date: 9/01/2017

District #: 1

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

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

Applicants for Greenville Bicycle & Pedestrian Commission

John A. Kohler

Application Date: 10/18/2018

412 Oxford Road
Greenville, NC 27858

District #: 4

Home Phone: (843) 576-9798

Business Phone: (252) 744-2637

Email: john.kohler.sr@gmail.com

Applicants for Human Relations Council

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

Alaric Martin
3195 Boardwalk Lane Apt. #9
Greenville, NC 27834

District #: 2

Application Date: 9/4/2018

Home Phone: (919) 924-1631
Business Phone:
Email: amartin@gmail.com

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

District #: 5

Application Date: 4/16/2017

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

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

District #: 4

Application Date: 4/24/2018

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

Stephanie Winfield
1103 Red Banks Road
Greenville, NC

District #: 4

Application Date: 7/14/2017

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

Applicants for Recreation and Parks Commission

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

District #: 1

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

District #: 4

Anthony Mizzelle
1988-B Hyde Drive
Greenville, NC 27858

District #: 4

Christopher Powell
108 B Chandler Drive
Greenville, NC 27834

District #: 1

Application Date: 4/22/2018

Home Phone: (202) 412-4369

Business Phone:

Email: hembyg@gmail.com

Application Date: 4/26/2017

Home Phone: (336) 624-6514

Business Phone:

Email: annlogemann85@gmail.com

Application Date: 5/28/2016

Home Phone: (252) 215-9245

Business Phone: (252) 290-5515

Email: anthonymizzelle.am@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: 3/14/2019
Time: 6:00 PM

Title of Item: Authorization to submit an application to the North Carolina Department of Commerce for the Rural Housing Recovery Infrastructure Grant

Explanation: **Abstract:** The North Carolina Department of Commerce is partnering with the North Carolina Housing Finance Agency to help address housing shortages by providing grants for public infrastructure to support housing developments in communities impacted by recent hurricanes.

Explanation: The Rural Economic Development Division of the NC Department of Commerce is partnering with the North Carolina Housing Finance Agency to fund planning, design, materials, and labor necessary in the construction of public infrastructure that supports broader affordable housing development.

The proposed Old Firetower Place development by Woda Cooper Development, Inc. was awarded NC Housing Finance Agency Tax Credits in 2017. This new construction multifamily development will consist of 60 multifamily units, comprised of 18 1-bedroom units, 24 2-bedroom units, and 18 3-bedroom units. The request for funding will support infrastructure improvements such as an offsite storm drainage system, additional sidewalks, parking spaces, buffer vegetation, and added curb and gutter.

Fiscal Note: No City match is required.

Recommendation: Staff recommends City Council authorize submission for the Rural Housing Recovery Infrastructure grant.

ATTACHMENTS:

- ▢ **Greenville_Rural_Housing_Recovery_Application_1103064**
- ▢ **Resolution_for_NC_Dept_of_Commerce_Rural_Housing_Recovery_Infrastructure_Grant_1103076**
- ▢ **Preliminary_Engineering_Report__Cost_Assessment_1103071**
- ▢ **Old_Firetower_Place_Infrastructure_Budget_1103070**
- ▢ **Old_Firetower_Place,_Greenville_-_Site_Plan,_Elevations__Offsite_Drainage_Plan_1103067**



Objective:

The North Carolina Department of Commerce, through the Rural Economic Development Division, will partner with the North Carolina Housing Finance Agency (NCHFA) to help address critical housing shortages by providing grants for public infrastructure to support housing developments in communities impacted by recent hurricanes.

Eligible Expenditures:

The Rural Housing Recovery Fund will provide grants to local governments for the planning, design, materials and labor necessary in the construction of public infrastructure including water, sewer, roads, sidewalks, drainage, lighting, parking, broadband, and other infrastructure that support broader affordable housing development. All infrastructure must be publicly owned and operated by the local government.

Requirements:

- The applicant (county or municipality) must partner with a project that received a 9% new construction low-income housing tax credit project from the North Carolina Housing Finance Agency for the 2016, 2017, or 2018 cycle.
- Funding will support public infrastructure projects associated with the construction of new residential units.
- Local governments should have a comprehensive project design that will be executed by the government in partnership with developers participating in the 9% new construction low-income housing tax credit program.
- Local governments should have methods to ensure that the homes developed remain affordable for the period required by NCHFA.
- Proposed buildings must be outside of the 100-year flood plain.

Potential Funding Amounts:

A maximum of \$350,000 is available per project. Awards will be determined based upon the documented recovery housing need, the total cost of the infrastructure project, and the number of affordable units proposed.

Eligible Applicants:

Local governments in counties with documented damages and impacts from recent hurricanes. The county where the project is located must be identified as Tier 1 or 2 under the 2019 North Carolina Development Tier Designations and must have a 9% new construction low-income housing tax credit project from the North Carolina Housing Finance Agency for the 2016, 2017, or 2018 cycle.

APPLICATION CHECKLIST

Submit a complete application package **including the application form and the documents listed within the checklist below.**

- Application Form.** The form should be signed by local government chief elected official.
- Local Government Resolution.** Submit a signed resolution adopted by the governing board in support of application submission to the Department of Commerce. The resolution must state the purpose of the project and indicate the local government's support for the project.
- Preliminary Engineering Report (PER) for Water and Sewer Improvements.** The PER should detail the proposed improvements and the current infrastructure that supports the proposed improvements. The PER should be sealed and dated and include an opinion of cost that is not more than six months old at the time of the application. The PER should include a map that shows the location of the business(es) as well as the location of the current infrastructure serving the project area and the proposed infrastructure improvements that will be supported through the project assistance.
- Line Item Budget.** Submit a line item budget that lists the expenses associated with the proposed infrastructure improvements and the cost for each expense.
- Housing Development Rendering.** Submit a rendering of the proposed housing development exterior.

APPLICATION SUBMISSION

Applicants should submit pages 3-4 of this application package along with the documents listed in the application checklist above. **Completed applications should be received at the North Carolina Department of Commerce by 5:00 p.m. on February 22, 2019.**

Mail Application Materials to:
Melody Adams
North Carolina Department of Commerce
Rural Economic Development Division
4346 Mail Service Center (US Mail)
301 North Wilmington Street (FedEx, UPS)
Raleigh, NC 27699-4346



Application # _____
(For internal use only)

Applicant Information

Local Government

Name: City of Greenville County: Pitt Tier #: 2

Mailing Address: 200 West Fifth Street City: Greenville State: NC Zip: 27858

Primary Telephone: 252.329.4420 Federal Tax ID #: _____

Website: www.greenvillenc.gov

Chief Elected Official Name: P.J. Connelly Title: Mayor

Telephone: 252-329-4420 Email: pjconnelly@greenvillenc.gov

Manager/Administrator Name: Ann Wall Title: City Manager

Telephone: 252.329.4432 Email: AWALL@GREENVILLENC.GOV

Local Government Project Manager (If different than above):

Name: Tiana Berryman Title: Housing Administrator

Telephone(s): 252-329-4518 Email: tberryman@greenvillenc.gov

Project Information

Project Title: Old Firetower Place Grant Amount Requested (\$): \$350,000

Number of Housing Units to be Created as a Result of the Public Infrastructure: 60

Project Narrative

1 Provide a detailed description of the infrastructure improvements that will support the proposed housing development.

1. Offsite storm drainage system
2. Rain leader and collection system
3. Suitable soil import
4. Additional sidewalks
5. Added curb and gutter
6. Added sidewalk depth
7. Added parking spaces
8. Buffer vegetation

2 Provide a detailed description of the housing project and the impact it will have on housing availability and affordability within the community.

The proposed Old Firetower Place is a new construction multifamily development located in the City of Greenville (Pitt County). The development will consist of 60 multifamily units, comprised of 18 1-Bedroom units, 24 2-Bedroom and 18 3-Bedroom units. There will be a community building/leasing office prominently located at the entrance of the development which will include a multipurpose space and fully equipped laundry room. The management office will also be in the community building. Old Firetower Place will have the appropriate number of handicapped accessible units as well as units specifically equipped for sight/hearing impaired. There will also be a playground and a covered picnic area with tables and grills.

The property is located along Old Firetower Road which runs parallel to Firetower Road which is one of the main commercial arteries that connects with Charles Boulevard. These corridors have numerous shopping, restaurants, cultural activities, as well as medical and public offices all in proximity of the site. The property is located predominately in a residential neighborhood. Single family homes to the north and east. Multifamily developments to the south. Commercial properties to the west. These are all in good condition and well maintained.

With approx. 30% brick on the exterior facades, pitched roofs and decorative trim, the development will convey an image of quality and regional character. Old Firetower Place will have 3 walk-up buildings with adequate parking spaces. There will be handicapped accessible units as well as units specifically equipped for sight/hearing impaired.



Rural Economic Development
COMMERCE

Rural Housing Recovery Infrastructure Application Form

Each unit will offer a bright, comfortable and efficient living space. All units will have central, electric heat and air conditioning, washer/dryer closets with connections, LVT and carpet flooring, blinds, have a 16 sf exterior storage closet and will be pre-wired connections for cable, telephone and internet. In the kitchen, all units will feature Energy Star appliances (electric range/oven, dishwasher and refrigerator with freezer compartment).

Property Owner Information

Property Owner Legal Name: Old Firetower Place Limited Partnership

Property Owner Representative Name (First and Last): David Cooper, Jr.
(Authorized to sign loan documents for Building Reuse)

Property Owner Rep.
Mailing Address: 500 S. Front Street, 10th Floor City: Columbus State: OH Zip: 43215

Property Owner Rep.
Phone: (614) 396-3206 Email: dcooper@wodagroup.com

Property Information

Property Development Name: Old Firetower Place Year NCHFA Tax Credits awarded: 2017

Property Address (TBD) Old Firetower Road City: Greenville State: NC Zip: 27858

Property Developer Information

(If different than Property Owner)

Property Developer Legal Name: Woda Cooper Development, Inc.

Property Developer Representative Name: Denis Blackburne

Mailing Address: 500 S. Front Street, 10th Floor City: Columbus State: OH Zip: 43215

Representative Phone: (912) 224 2169 Representative Email: dblackburne@wodagroup.com

Local Government Certifications

The attached statements and exhibits are hereby made part of this application, and the undersigned representative of the applicant certifies that the information in this application and the attached statements and exhibits are true, correct, and complete to the best of the signatory's knowledge and belief. The signatory further certifies:

- 1 as Authorized Representative, the signatory has been authorized to file this application by formal action of the governing body;
- 2 that the governing body or agrees that if a grant is awarded, the applicant will provide proper and timely submittal of all documentation requested by the Grantor Agency;
- 3 that the applicant has substantially complied with or will comply with all federal, state, and local laws, rules, regulations, and ordinances as applicable to this project;
4. That the proposed housing development is outside the 100-Year flood plain.

Signature of Local Government Chief Elected Official

P.J. Connelly
Typed Name

Mayor
Typed Title

Date

RESOLUTION NO. 19-
RESOLUTION AUTHORIZING AND SUPPORTING AN APPLICATION BY THE
CITY OF GREENVILLE TO THE NORTH CAROLINA DEPARTMENT OF COMMERCE
RURAL ECONOMIC DEVELOPMENT DIVISION FOR A RURAL HOUSING RECOVERY
INFRASTRUCTURE GRANT TO SUPPORT HOUSING DEVELOPMENTS IN
COMMUNITIES IMPACTED BY RECENT HURRICANES

WHEREAS, the North Carolina Office of Rural Economic Development, an operating administration of the North Carolina Department of Commerce, offers state assistance under the Rural Housing Recovery Infrastructure Program to support housing developments in communities impacted by recent hurricanes by funding public infrastructure improvements;

WHEREAS, the City of Greenville is committed to advancing and promoting creation of affordable housing;

WHEREAS, the City of Greenville will adhere to all stipulations associated with the Rural Housing Recovery Infrastructure Program grant;

WHEREAS, Woda Cooper Development Incorporated was awarded North Carolina Finance Agency 9% Low-Income Tax Credits in 2017 for new construction of the Old Firetower Place development;

WHEREAS, the City of Greenville will partner with Woda Cooper Development Incorporated for public infrastructure improvements associated with the construction of new residential units at the Old Firetower Place development;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Greenville, North Carolina, that:

1. It does hereby support and endorse the application of the City of Greenville to the North Carolina Department of Commerce's Rural Housing Recovery Infrastructure Program for a grant up to the amount of \$350,000.
2. The City Manager is authorized to execute and file applications on behalf of the City of Greenville with the North Carolina Department of Commerce and the Rural Economic Development Division to aid in the construction of public infrastructure associated with the Old Firetower Place development.
3. The City Manager is authorized to submit additional information as the North Carolina Department of Commerce may require in connection with the application or project.
4. The City Manager is authorized to execute grant and cooperative agreements with the North Carolina Department of Commerce and Woda Cooper Development Incorporated on behalf of the City of Greenville.

ADOPTED this the 14th day of March, 2019.

P. J. Connelly, Mayor

ATTEST:

Carol L. Barwick, City Clerk

February 20, 2019

Mr. Denis Blackburne, Senior Vice President
Woda Cooper Companies, Inc.
127 Abercorn Street, Suite 402
Savannah, GA 31401

VIA Email: dblackburne@wodagroup.com

REF: Preliminary Engineering Report for certain development costs at Old Firetower
Place, Greenville, NC

Dear Mr. Blackburne:

As you requested we have prepared a "Preliminary Engineering Report" that reflects the
estimated costs for the items listed below:

- Section A – Off-site Storm Drainage Improvements
- Section B – Roof-top Downspouts to Collection Pipe
- Section C – Undercut and Backfill of Building Pads and Parking Lots due to poor soils
- Section D – Additional Sidewalk lengths to Building due to required distance from
parking lot
- Section E – Added Curb and Gutter adjoining parking lots where no sidewalk is provided
and interior islands
- Section F – Additional Sidewalk depth adjacent to parking lots to allow for 30" bumper
overhang
- Section G – Accessible Parking Spaces adjacent to dumpster pads
- Section H – Evergreen Screening Bufferyards and Site Vegetation required by the City
of Greenville

Upon review of this information please let me know if you have any questions.

Sincerely,



Igor Palyvoda, PE
Vice-President

cc: File #18-114

**PRELIMINARY ENGINEERING REPORT OF COSTS
FOR OLD FIRETOWER PLACE APARTMENTS, GREENVILLE, NC
DEVELOPER: OLD FIRETOWER PLACE, LP
FEBRUARY 20, 2019
JOB #18-114**

SECTION A - OFF-SITE STORM DRAINAGE IMPROVEMENTS

ITEM	DESCRIPTION	SCHEDULED QUANTITY	UNIT	UNIT PRICE	AMOUNT
1	CLEARING	0.21	AC	15,000.00	3,150.00
2	REMOVE MOBILE HOME	1	EA	5,000.00	5,000.00
3	SILT FENCE	1,140	LF	4.00	4,560.00
4	SEEDING EASEMENT	0.21	AC	2,500.00	525.00
5	30" SWPP FES	1	EA	1,750.00	1,750.00
6	30" SWPP	560	LF	80.00	44,800.00
7	30" RCP (UNDER ROAD)	50	LF	120.00	6,000.00
8	DROP INLET	3	EA	4,500.00	13,500.00
9	INLET PROTECTION	3	EA	275.00	825.00
10	SAW CUT AND REMOVE ASPHALT AND STONE	61	SYD	35.00	2,135.00
11	8" CABC	61	SYD	17.25	1,052.25
12	2" S9.5b ASPHALT	61	SYD	21.00	1,281.00
13	SELECT FILL	268	CYD	25.00	6,700.00
14	TRAFFIC CONTROL (ROAD CLOSURE)	1	LS	2,500.00	2,500.00
15	CONSTRUCTION ENTRANCE	1	EA	2,000.00	2,000.00
16	CLASS B STONE	9	TN	65.00	585.00
17	GEOTECHNICAL TESTING	1	EA	1,500.00	1,500.00

SECTION A CONSTRUCTION COSTS	97,863.25
10% CONTINGENCIES	9,786.33
ENGINEERING	7,829.06
TOTAL SECTION A	\$ 115,478.64

SECTION B - DOWNSPOUTS TO COLLECTION PIPE

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	AMOUNT
1	2'x2' DROP INLET	6	EA	2,500.00	15,000.00
2	INLET PROTECTION	6	EA	275.00	1,650.00
3	6" PVC SDR 26	1,168	LF	14.00	16,352.00
4	8" PVC SDR 26	177	LF	18.00	3,186.00
5	6" CLEANOUT	7	EA	600.00	4,200.00
6	6'x4" WYE	66	EA	200.00	13,200.00
7	4" PVC SDR 26	764	LF	10.00	7,640.00

SECTION B CONSTRUCTION COSTS	61,228.00
10% CONTINGENCIES	6,122.80
ENGINEERING	4,898.24
TOTAL SECTION B	\$ 72,249.04

SECTION C - UNDERCUT BUILDING PADS AND PARKING LOTS AND INSTALL SELECT FILL

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	AMOUNT
1	UNDERCUT BUILDING PADS 2' (5' OUTSIDE PAD WITH OFF-SITE DISPOSAL) AND FILL WITH SELECT BACKFILL	2,537	CYD	25.00	63,425.00
2	UNDERCUT PARKING LOT 1.5' (2' OUTSIDE SIDEWALK/CURB LINE) AND FILL WITH SELECT BACKFILL	3,212	CYD	25.00	80,300.00

SECTION C CONSTRUCTION COSTS	143,725.00
10% CONTINGENCIES	14,372.50
ENGINEERING	11,498.00
TOTAL SECTION C	\$ 169,595.50

SECTION D - ADDITIONAL SIDEWALK LENGTHS TO BUILDINGS DUE TO EASEMENTS BEING LOCATED BETWEEN PARKING LOT AND BUILDING

ITEM	DESCRIPTION	SCHEDULED QUANTITY	UNIT	UNIT PRICE	AMOUNT
1	4" THICK CONCRETE, 3000 PSI (FIBERMESH)	200	SF	5.00	1,000.00

SECTION D CONSTRUCTION COSTS	1,000.00
10% CONTINGENCIES	100.00
ENGINEERING	80.00
TOTAL SECTION D	\$ 1,180.00

SECTION E - ADDED CURB & GUTTER ADJOINING PARKING LOT WHERE NO SIDEWALK IS PROVIDED AND INTERIOR ISLANDS

ITEM	DESCRIPTION	SCHEDULED QUANTITY	UNIT	UNIT PRICE	AMOUNT
1	24" CURB & GUTTER	1,767	LF	20.00	35,340.00

SECTION E CONSTRUCTION COSTS	35,340.00
10% CONTINGENCIES	3,534.00
ENGINEERING	2,827.20
TOTAL SECTION E	\$ 41,701.20

SECTION F - ADDITIONAL SIDEWALK DEPTH ADJACENT PARKING LOTS TO ALLOW FOR 30" BUMPER OVERHANG

ITEM	DESCRIPTION	SCHEDULED QUANTITY	UNIT	UNIT PRICE	AMOUNT
1	4" THICK CONCRETE, 3000 PSI (FIBERMESH)	1,191	SF	5.00	5,955.00

SECTION F CONSTRUCTION COSTS	5,955.00
10% CONTINGENCIES	595.50
ENGINEERING	476.40
TOTAL SECTION F	\$ 7,026.90

SECTION G - ASSESSIBLE PARKING SPACES ADJACENT TO DUMPSTER PADS

ITEM	DESCRIPTION	SCHEDULED QUANTITY	UNIT	UNIT PRICE	AMOUNT
1	6" CABC	74	SYD	12.00	888.00
2	2" S-9.5b ASPHALT	74	SYD	14.00	1,036.00
3	STRIPING	2	LS	200.00	400.00
4	HANDICAP SIGN	2	EA	150.00	300.00
5	EARTHWORK	74	SYD	5.00	370.00
6	SIDEWALK	234	SF	5.00	1,170.00

SECTION G CONSTRUCTION COSTS	4,164.00
10% CONTINGENCIES	416.40
ENGINEERING	333.12
TOTAL SECTION G	\$ 4,913.52

SECTION H - EVERGREEN SCREENING BUFFERYARDS AND SITE VEGETATION REQUIRED BY THE CITY OF GREENVILLE

ITEM	DESCRIPTION	SCHEDULED QUANTITY	UNIT	UNIT PRICE	AMOUNT
1	LARGE EVERGREEN TREE	27	EA	375.00	10,125.00
2	SMALL EVERGREEN TREE	35	EA	315.00	11,025.00
3	EVERGREEN SHRUB	236	EA	28.00	6,608.00
4	LARGE DECIDUOUS TREE	27	EA	325.00	8,775.00
5	SMALL DECIDUOUS TREE	38	EA	275.00	10,450.00
6	MULCH AND LANDSCAPE BED PREPARATION	1	LS	7,300.00	7,300.00

SECTION H CONSTRUCTION COSTS	54,283.00
10% CONTINGENCIES	5,428.30
TOTAL SECTION H	\$ 59,711.30

TOTAL PRELIMINARY ENGINEERING REPORT OF COSTS ESTIMATE	\$ 471,856.10
---	----------------------

List of Infrastructure work for Old Firetower Place, Greenville

Offsite storm

- open cut of Old Firetower Road including traffic control, demo, subgrade material, asphalt replacement
- clearing and grading of site across Old Firetower Road
- potential haul off of existing mobile home
- all easement costs, including legal work, engineering costs
- excavation, pipe installation- labor and material, bedding material, manholes and outfall structures
- stabilization of impacted areas

\$115,000

Rain leader and collection system

To comply with the NCHFA requirement of all roof water is required to exit the gutter/downspout system a minimum of 6' away from the foundation, a complete underground rain leader and piped system is designed to integrate with the storm system that ultimately discharges to the offsite canal = \$52,000

Suitable soil import

The geotechnical report shows that there are trace organics to a depth of 5' in some locations and wet Coastal Plain clays. The site is designed to have utilities, building pads or pavement in locations that will require the export of unsuitable soils and import of suitable soils in these areas. = \$102,000

Additional sidewalks

Noise ordinance in Greenville requires that the buildings be placed 20' behind the curb for noise pollution in proximity to the residential units = \$1,000

Added curb and gutter

NCHFA required gutter be installed at all curbing, regardless if the gutter is being used as a channel for storm water = \$32,000

Added sidewalk depth

NCHFA requires the added depth of sidewalks from 5' to 6.5' to allow for a 2.5" vehicle overhang over the curb leaving the accessible route of 4' = \$5,000

Added parking spaces

City of Greenville parking requirements dictates 117 parking spaces. 3 additional spaces were added to allow for an accessible parking space next to the dumpster enclosures. = \$4,000

Buffer vegetation

Buffer zone plantings required by the City of Greenville (buffer "B") require that the site, less the Old Firetower road frontage, have plantings in the buffer zone = \$39,000

Total \$350,000

Summary:

Offsite storm drainage system	\$	115,000
Rain leaders and collection	\$	52,000
Suitable soil import	\$	102,000
Additional sidewalks	\$	1,000
Added curb and gutter	\$	32,000
Added sidewalk depth	\$	5,000
Added parking spaces	\$	4,000
Buffer vegetation	\$	39,000
Total	\$	350,000

SITE DATA	
TOTAL AREA IN TRACT	3.754 ACRES
ZONING CLASSIFICATION	OR
BUILDING HEIGHT	35 FT.
IMPERVIOUS BUILDING AREA	24,458 S.F.
IMPERVIOUS DRIVEWAY/PARKING AREA	50,145 S.F.
IMPERVIOUS SIDEWALK/DUMPSTER AREA	9,989 S.F.
TOTAL IMPERVIOUS AREA	84,592 S.F.
NUMBER OF 1 BEDROOM UNITS	18
NUMBER OF 2 BEDROOM UNITS	24
NUMBER OF 3 BEDROOM UNITS	18
NUMBER OF UNITS CREATED	60
NUMBER OF PARKING SPACES REQUIRED	117
NUMBER OF PARKING SPACES PROVIDED	117
NUMBER OF HANDICAP SPACES REQUIRED	6
NUMBER OF HANDICAP SPACES PROVIDED	12
RECREATION AREA REQUIRED (100xNUMBER OF DWELLINGS)	6,000 S.F.
RECREATION AREA PROVIDED	6,415 S.F.
% OF BUILDING AREA	5.0 %
OPEN SPACE REQUIRED	30% OR 1.13 ACRES
OPEN SPACE PROVIDED	48% OR 1.81 ACRES
LUC	2

*PARKING SPACE REQUIREMENT TABULATION:

1 BEDROOM UNIT (18' x 1.5)	= 27 SPACES
2 BEDROOM UNIT (24' x 2)	= 48 SPACES
3 BEDROOM UNIT (18' x 2)	= 36 SPACES
No. DWELLING UNITS x 1 + 10	= 6 VISITOR SPACES
No. OF SPACES REQUIRED	= 117 SPACES

NOTE: ALL APARTMENT BUILDINGS WILL BE 3 STORY WITH BRICK AND VINYL FACADE

NOTE: RECYCLING CARTS SHALL BE PURCHASED PRIOR TO OCCUPANCY.

NOTE: ALL CONTAINER PADS SHALL BE ENCLOSED ON THREE SIDES BY A COMPLETE VISUAL SCREEN CONSISTING OF A FENCE, VEGETATION OR COMBINATION THEREOF.

NOTE: PER CITY OF GREENVILLE CODE OF ORDINANCES SEC. 9-4-118(B)(1), WITHIN ANY CDF AND/OR OR DISTRICT ALL EXISTING ADJACENT CLASSIFICATION 1 AND/OR CLASSIFICATION 2 LAND USES SHALL BE CONSTRUED AS CLASSIFICATION 3 LAND USES FOR PURPOSES OF DETERMINING PROPOSED LAND USE BUFFER/ADJACENT REQUIREMENTS.

- PARKING LOT STRIPING NOTES**
- ALL PARKING LOT STRIPING PAINT TO BE FEDERAL SPECIFICATION TRAFFIC PAINT.
 - PAINT COLOR MAY BE YELLOW OR WHITE (OWNER'S CHOICE).
 - PARKING LOT STRIPING IN HANDICAP ACCESS AREAS TO BE THE COLOR TO COMPLY WITH THE MOST CURRENT ADA REQUIREMENTS.
 - STRIPING WIDTH TO BE 4".
 - STRIPING PAINT TO BE WATER BASED SATIN WITH 40 MINUTE DRYING TIME.
 - RESIN TYPE: ACRYLIC LATEX COPOLYMER
 - VISCOSITY: 80-90 KU

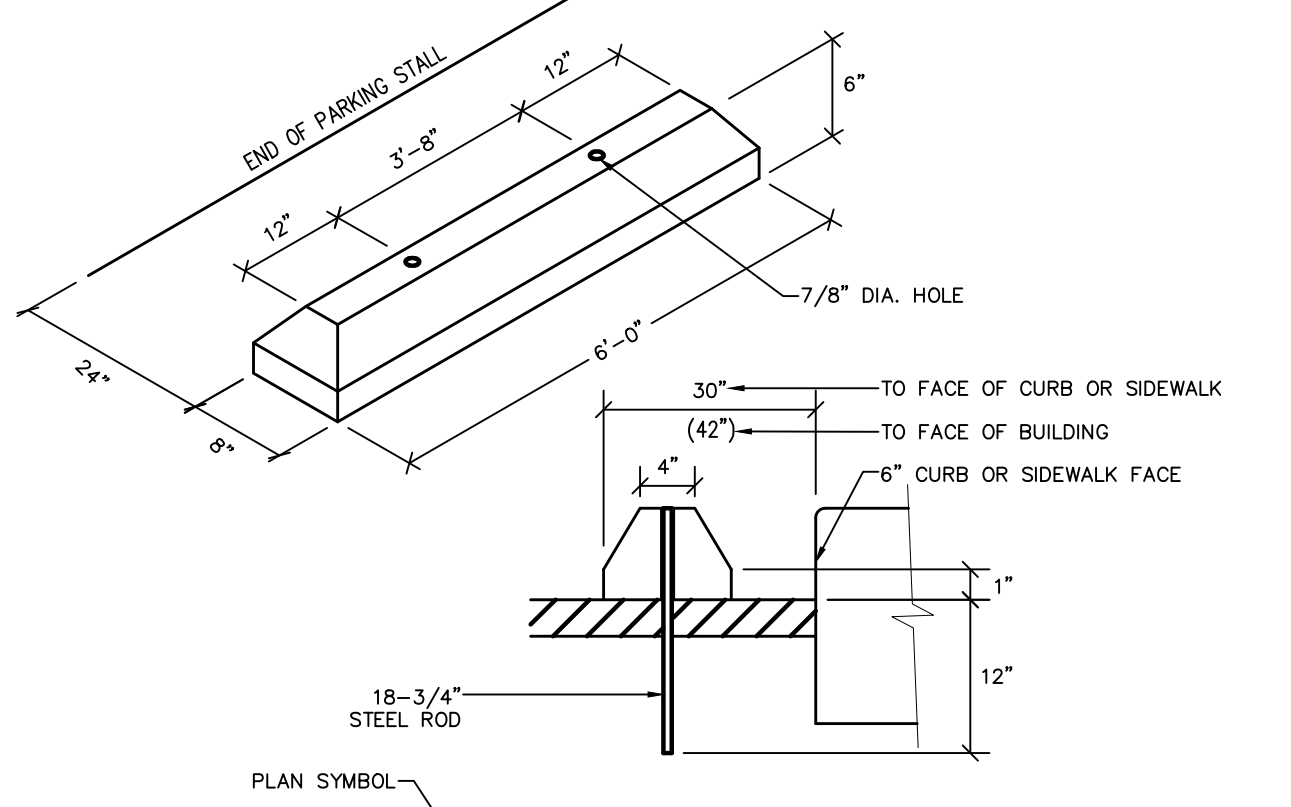
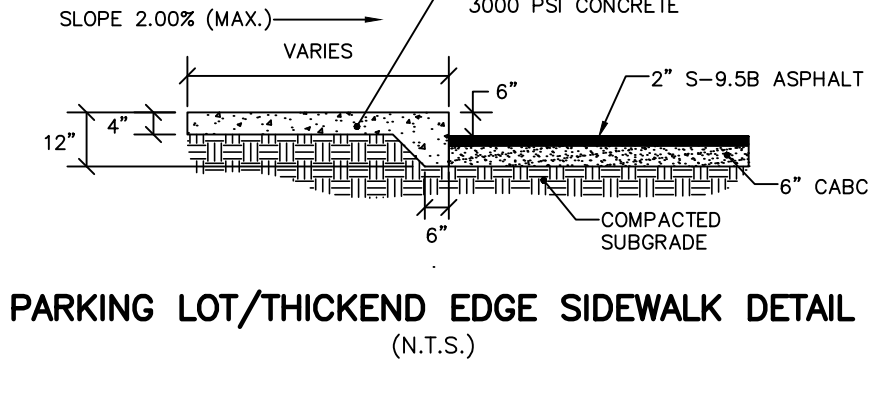
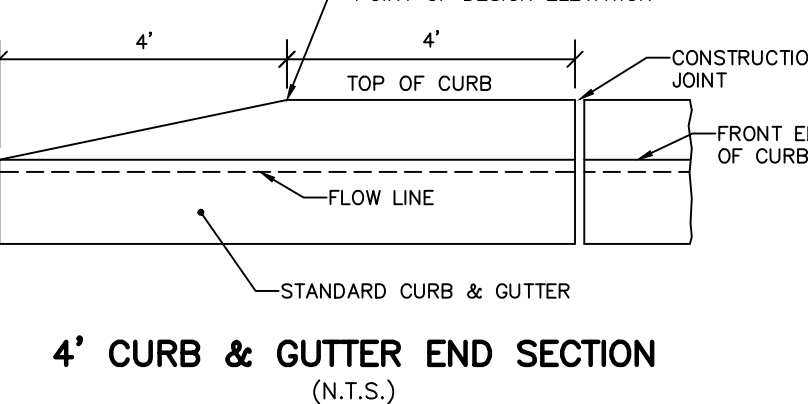
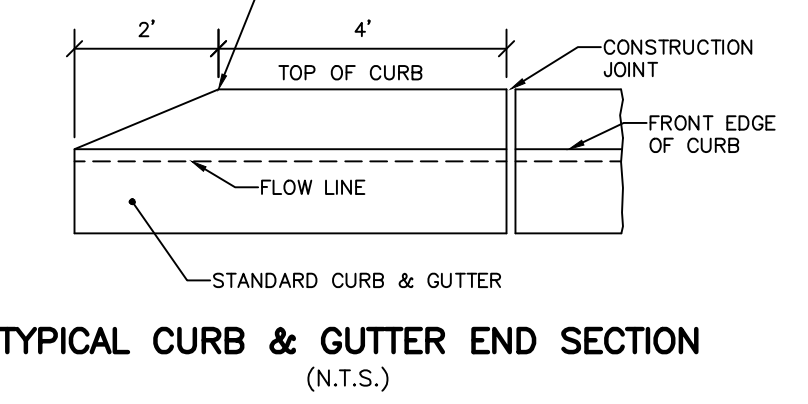
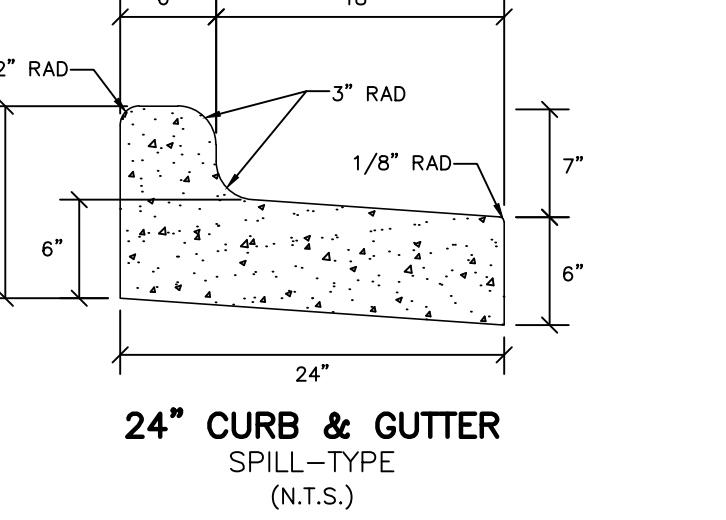
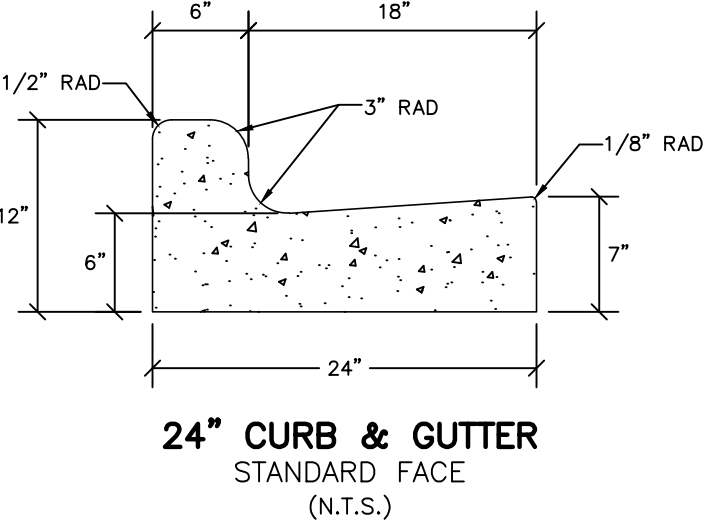
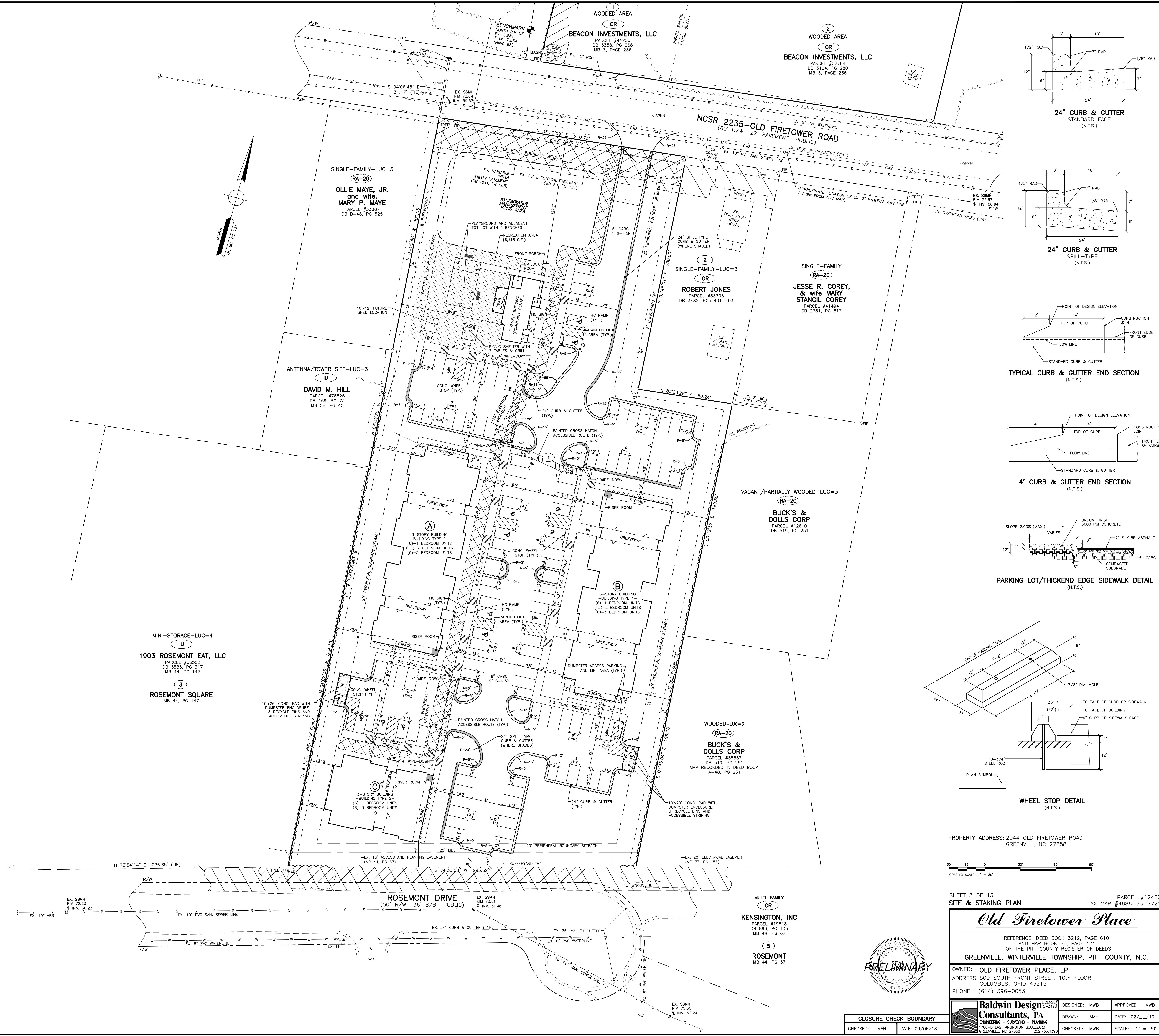
DIMENSION CONTROL AND MATERIALS PLAN NOTES

- ALL DIMENSIONS ARE TO BACK OF CURB, FACE OF BUILDING, CENTERLINE UNLESS OTHERWISE NOTED.
- ALL DIMENSIONS ARE AT 90 DEGREE UNLESS OTHERWISE NOTED.
- REFER TO ARCHITECTURAL PLANS FOR ACTUAL BUILDING DIMENSIONS.
- ANY DISCREPANCIES BETWEEN THE CONTRACT DOCUMENTS AND ACTUAL FIELD CONDITIONS SHALL BE CALLED TO THE ATTENTION OF THE OWNER AND THE ENGINEER PRIOR TO PROCEEDING WITH THE WORK.
- THE CONTRACTOR SHALL CONTACT ALL OWNERS OF UTILITIES, EASEMENTS, AND RIGHTS-OF-WAY, PUBLIC AND PRIVATE, PRIOR TO WORKING IN THESE AREAS.
- ALL ASPHALT PAVING SHALL CONFORM TO THE APPLICABLE PROVISIONS OF THE MCDOT STANDARD SPECIFICATIONS FOR ROADS AND STRUCTURES, LATEST EDITION, ON THE PLANS.
- CONTRACTOR SHALL FURNISH AND INSTALL ALL PAVEMENT MARKINGS AS SHOWN ON THE PLANS.
- ALL SIGNS, PAVEMENT MARKINGS, AND OTHER TRAFFIC CONTROL DEVICES SHALL CONFORM TO THE LATEST EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
- ALL PARKING STALL STRIPING SHALL BE 4-INCH WHITE LINES, UNLESS OTHERWISE NOTED.
- STOP SIGNS SHALL BE R1-1, 30"x30".
- NO DEMOLITION LANDFILLS ALLOWED ON SITE.
- IN SSD AREAS STRIPING SHOWN FOR REFERENCE ONLY; NO STRIPING TO BE INSTALLED IN TURF AREAS.



Call 72 Hours Before You Dig!
1-800-632-4949

- CONTRACTOR IS FULLY RESPONSIBLE FOR CONTACTING APPROPRIATE PARTIES AND ENSURING THAT ALL EXISTING UTILITIES ARE LOCATED PRIOR TO CONSTRUCTION.
- CONTRACTOR IS RESPONSIBLE FOR PLACING BARRICADES, USING FLAG MEN, ETC., AS NECESSARY TO ENSURE SAFETY OF THE PUBLIC.
- ALL PAVEMENT CUTS, CONCRETE OR ASPHALT, ARE TO BE PLACED ACCORDING TO THE STANDARDS OF THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION OR LOCAL JURISDICTION, WHICHEVER IS MORE STRINGENT.
- SHORING SHALL BE IN ACCORDANCE WITH OSHA TRENCHING STANDARDS, 29 PART 1926, SUBPART, OR AS AMENDED.



PROPERTY ADDRESS: 2044 OLD FIRETOWER ROAD
GREENVILLE, NC 27858

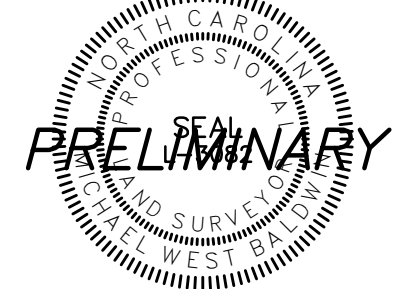
GRAPHIC SCALE: 1" = 30'

SHEET 3 OF 13
SITE & STAKING PLAN
PARCEL #12460
TAX MAP #4686-93-7720

Old Firetower Place
REFERENCE: DEED BOOK 3212, PAGE 610
AND MAP BOOK 80, PAGE 131
OF THE PITT COUNTY REGISTER OF DEEDS
GREENVILLE, WINTERVILLE TOWNSHIP, PITT COUNTY, N.C.

OWNER: OLD FIRETOWER PLACE, LP
ADDRESS: 500 SOUTH FRONT STREET, 10th FLOOR
COLUMBUS, OHIO 43215
PHONE: (614) 396-0053

Baldwin Design Consultants, PA ENGINEERING - SURVEYING - PLANNING 1700-D EAST BRISTOL BLVD GREENVILLE, NC 27608	DESIGNED: MWB	APPROVED: MWB
	DRAWN: MAH	DATE: 02/19
CHECKED: MWB	SCALE: 1" = 30'	



CLOSURE CHECK BOUNDARY
CHECKED: MAH DATE: 09/06/18

Attachment Number 5 Page 1 of 7



- BUILDING MATERIALS**
- 30 YEAR ANTIFUNGAL DIMENSIONAL ROOF SHINGLES W/ METAL DRIP EDGE (TYP.)
 - ALUMINUM GUTTERS & DOWNSPOUTS
 - PREFABRICATED GABLE VENT (FYPPON OR EQ.)
 - VINYL LAP SIDING (TYP.)
 - ACCENT VINYL VERTICAL SIDING
 - VINYL WINDOWS
 - WIDE WINDOW & DOOR TRIM
 - BRICK VENEER W/ CONTINUOUS ROWLOCK SILL
 - FIBER CEMENT CLAD COLUMNS W/ BRICK BASE (COMMUNITY BUILDING ONLY)

GENERAL NOTE:
ALL WORK TO COMPLY WITH NCHFA'S 2018 DESIGN STANDARDS.

4 REAR ELEVATION
A2.1 1/8" = 1'-0"



2 LEFT SIDE ELEVATION
A2.1 1/8" = 1'-0"



3 RIGHT SIDE ELEVATION
A2.1 1/8" = 1'-0"



1 FRONT ELEVATION
A2.1 1/8" = 1'-0"

date	02.08.2019
drafter	RDB
checked by	DSM
project number	T-18005.2
revisions	date

ELEVATIONS:
BUILDINGS A & B

A2.1



4 REAR ELEVATION
A2.1 1/8" = 1'-0"



2 LEFT SIDE ELEVATION
A2.1 1/8" = 1'-0"



3 RIGHT SIDE ELEVATION
A2.1 1/8" = 1'-0"



1 FRONT ELEVATION
A2.1 1/8" = 1'-0"

BUILDING MATERIALS
 -30 YEAR ANTIFUNGAL DIMENSIONAL ROOF SHINGLES
 W/ METAL DRIP EDGE (TYP.)
 -ALUMINUM GUTTERS & DOWNSPOUTS
 -PREFABRICATED GABLE VENT (FYPPON OR EQ.)
 -VINYL LAP SIDING (TYP.)
 -ACCENT VINYL VERTICAL SIDING
 -VINYL WINDOWS
 -WIDE WINDOW & DOOR TRIM
 -BRICK VENEER W/ CONTINUOUS ROWLOCK SILL
 -FIBER CEMENT CLAD COLUMNS W/ BRICK BASE
 (COMMUNITY BUILDING ONLY)

GENERAL NOTE:
 ALL WORK TO COMPLY WITH
 NCHFA'S 2018 DESIGN STANDARDS.

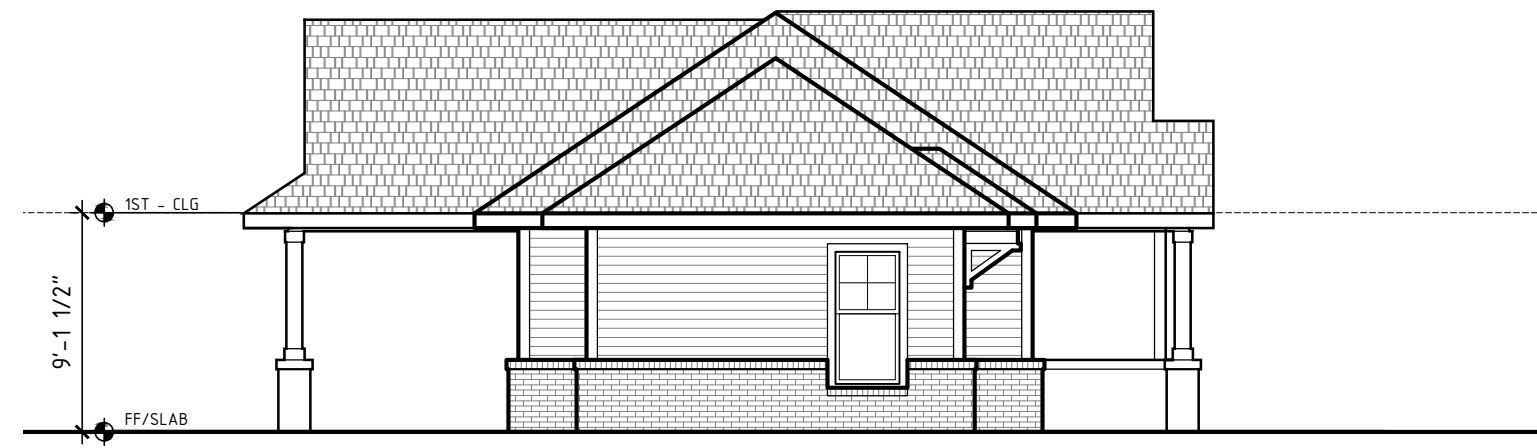
date 02.08.2019
 drafter RDB
 checked by DSM
 project number T-18005.2
 revisions date

ELEVATIONS:
 BUILDINGS C

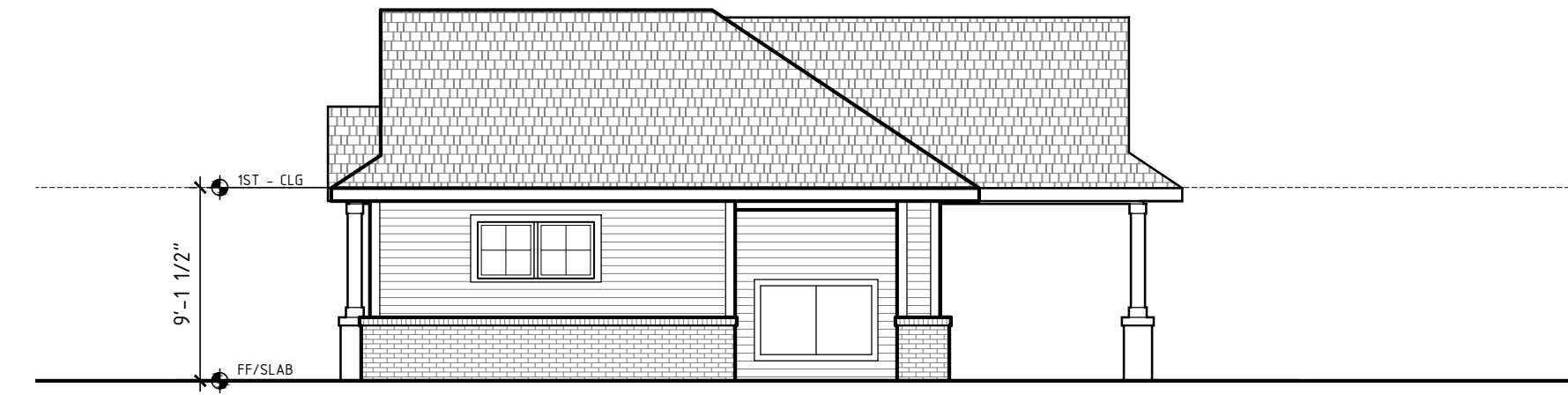
A2.2



4 REAR ELEVATION
A2.3 1/8" = 1'-0"



2 LEFT SIDE ELEVATION
A2.3 1/8" = 1'-0"

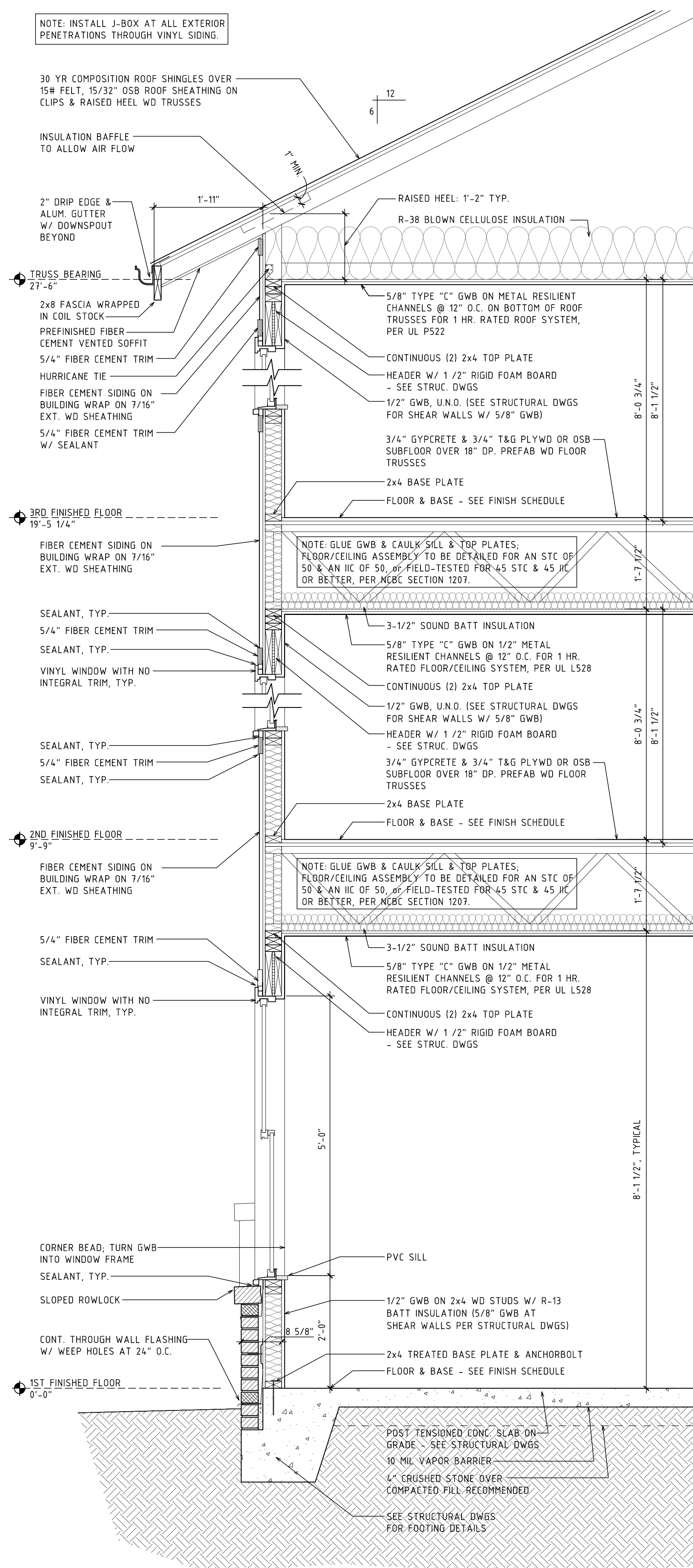


3 RIGHT SIDE ELEVATION
A2.3 1/8" = 1'-0"



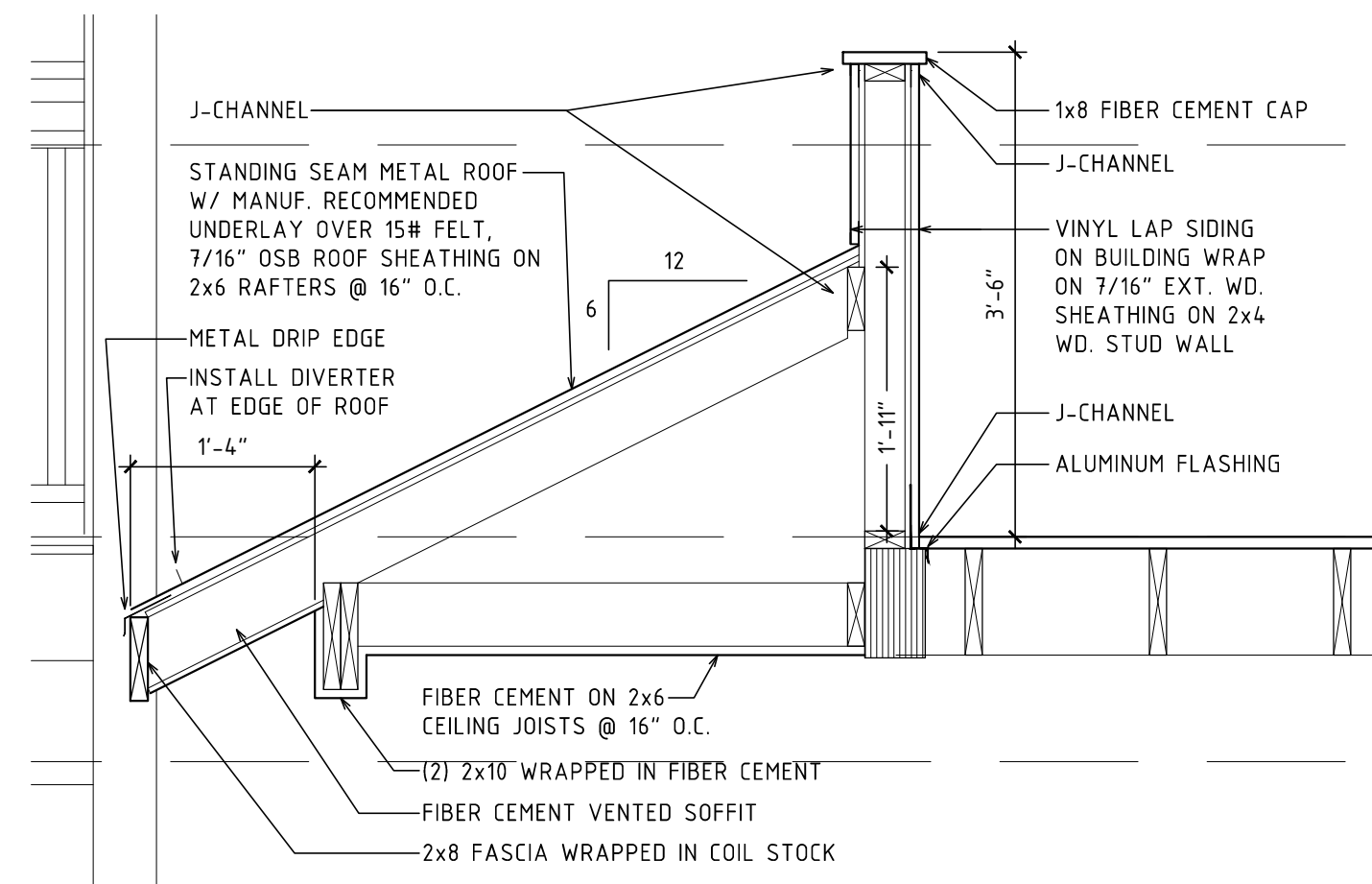
1 FRONT ELEVATION
A2.3 1/8" = 1'-0"

NOTE: INSTALL J-BOX AT ALL EXTERIOR PENETRATIONS THROUGH VINYL SIDING.



2 WALL SECTION AT TYPICAL HIPPED ROOF (1'-11" OVERHANG)
A3.1 3/4" = 1'-0"

GENERAL NOTE:
ALL WORK TO COMPLY WITH
NCHFA'S 2018 DESIGN STANDARDS.

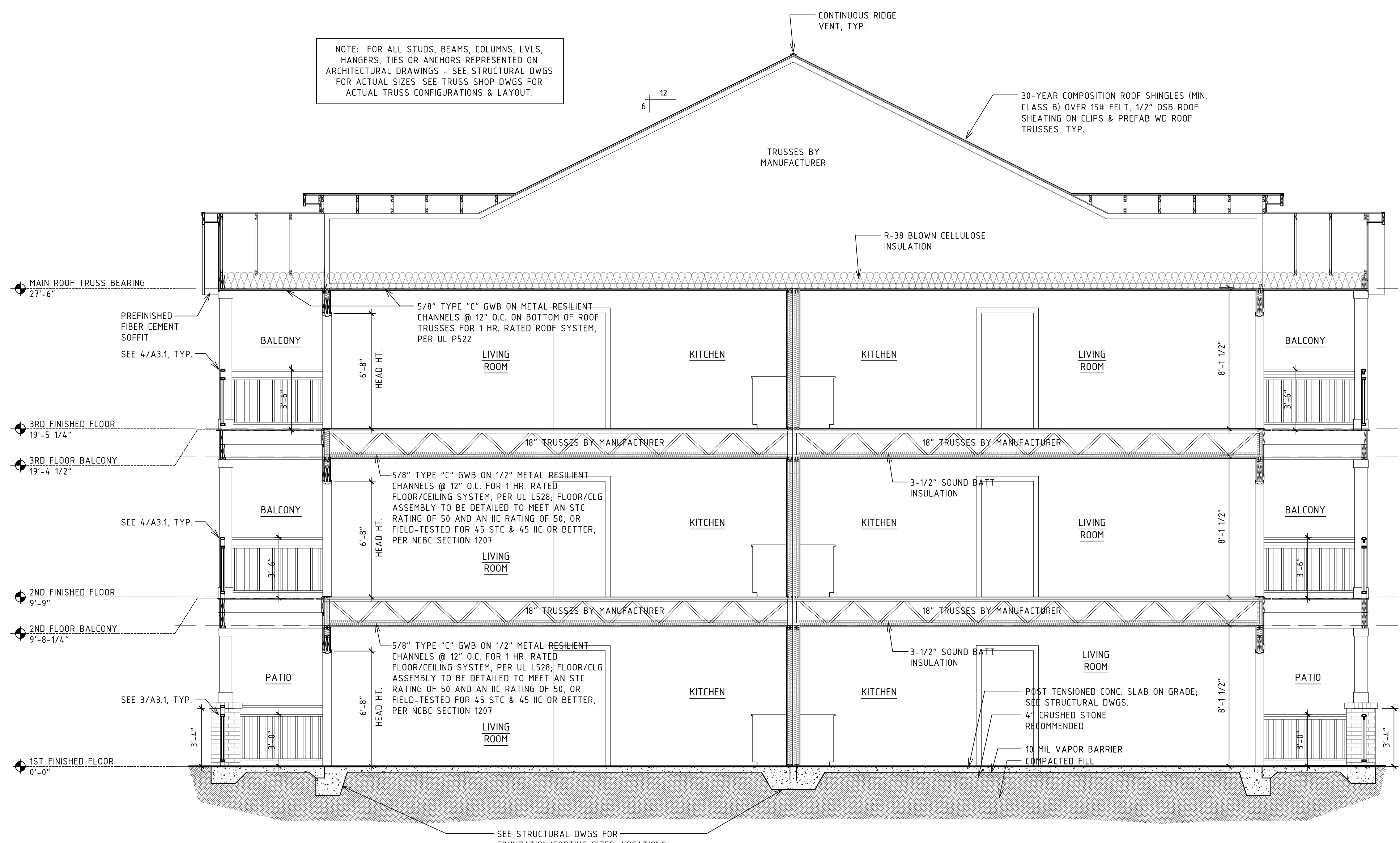


4 AWNING SECTION DETAIL
A3.1 3/4" = 1'-0"



3 METAL REINFORCED VINYL RAIL DETAIL
A3.1 1/2" = 1'-0"

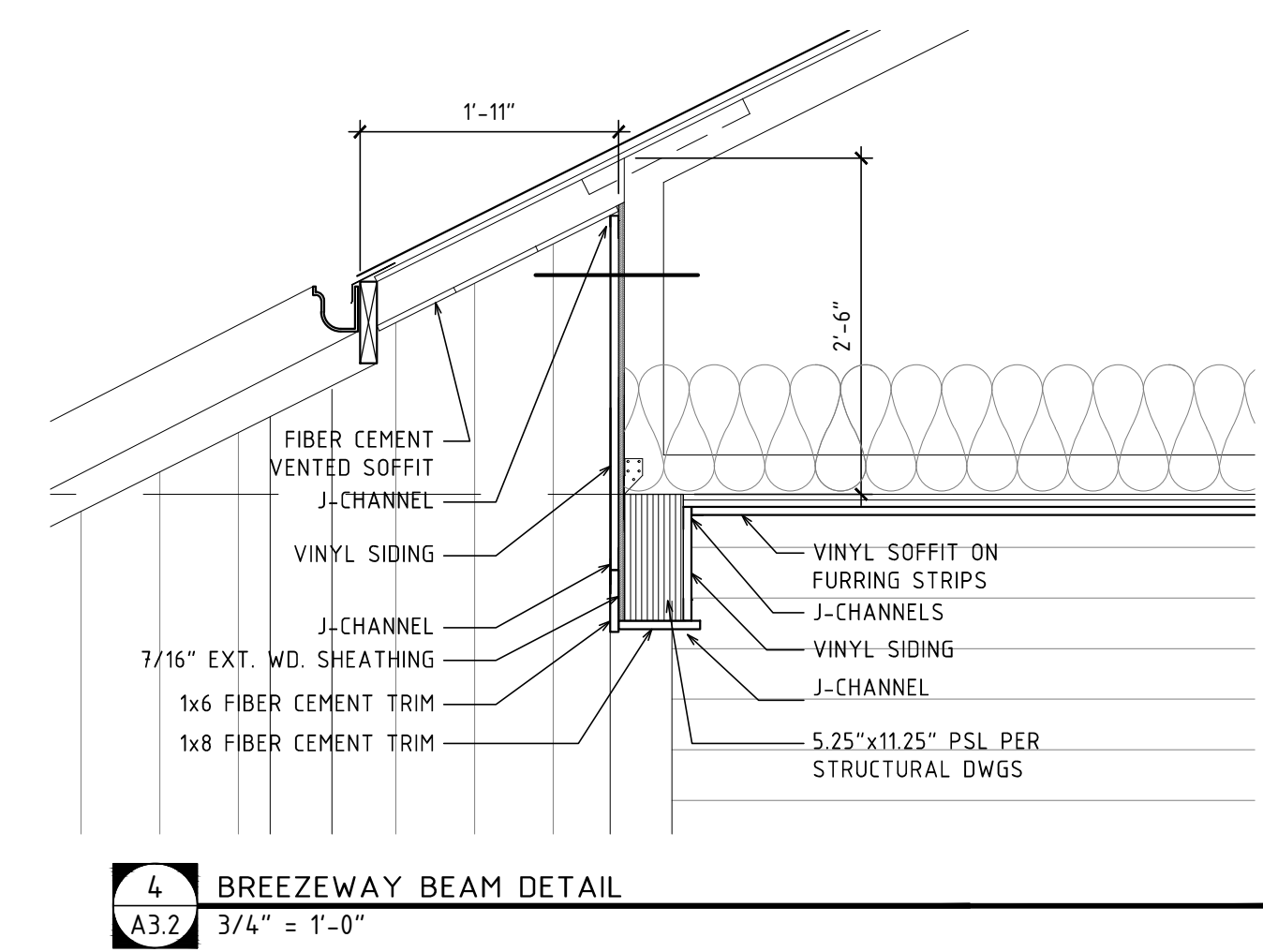
NOTE: SOME SECTIONS SHOW PATIOS, WHICH WILL NOT BE INCLUDED IN THIS PROJECT.



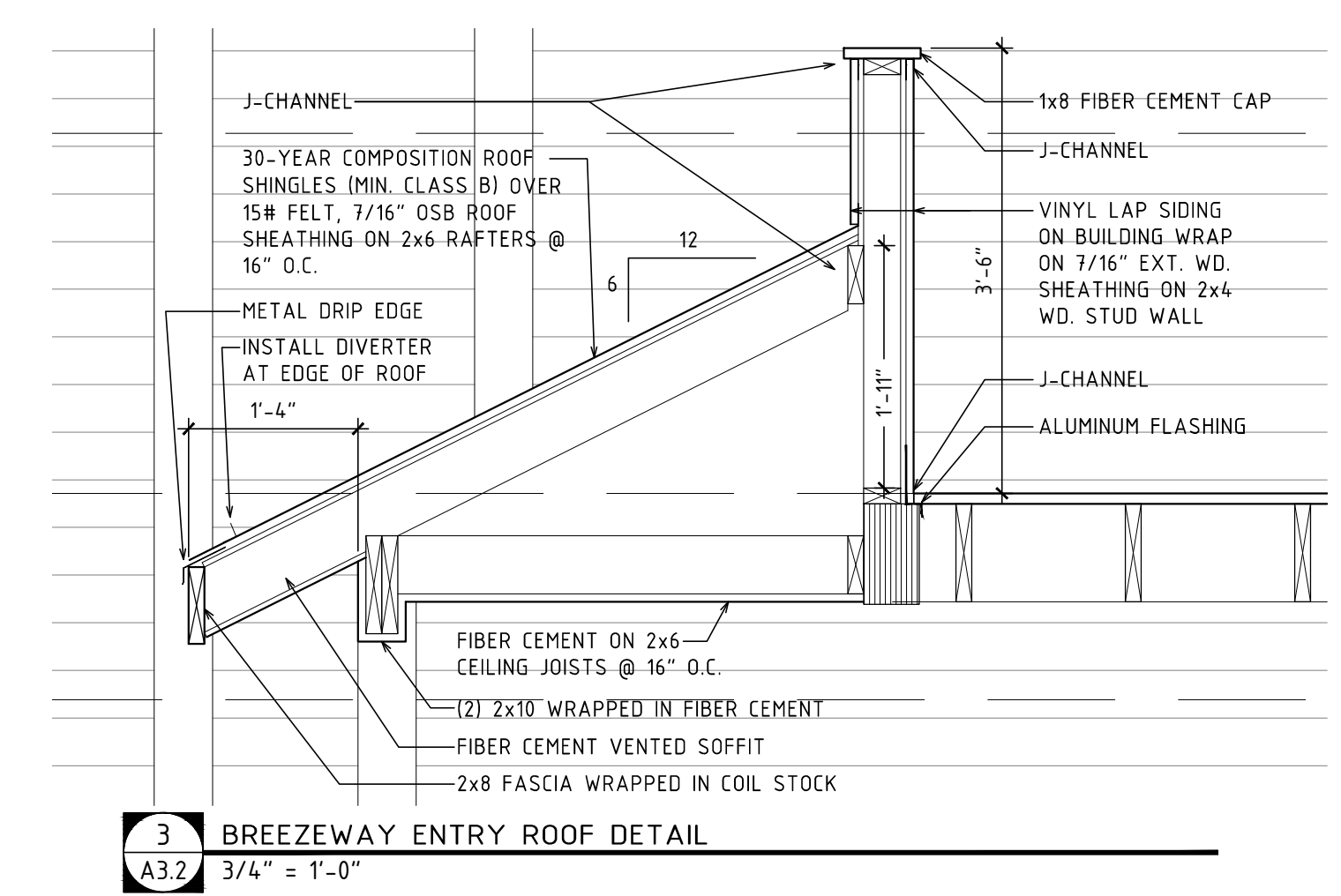
1 TYPICAL BUILDING SECTION: THROUGH LIVING ROOM
A3.1 1/4" = 1'-0"

date	02.08.2019
drafter	RDB
checked by	DSM
project number	T-18005.2
revisions	date

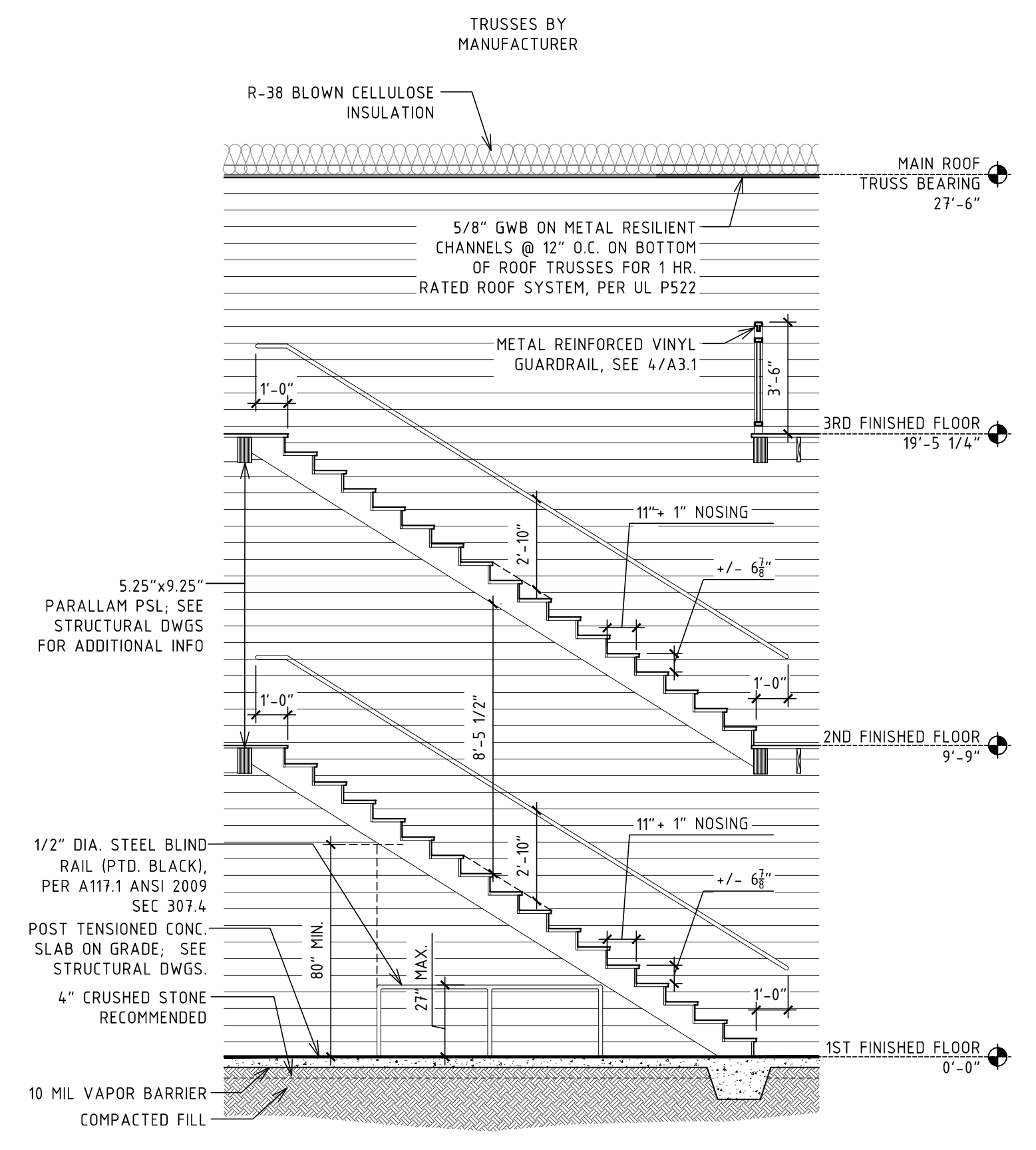
GENERAL NOTE:
ALL WORK TO COMPLY WITH
NCHFA'S 2018 DESIGN STANDARDS.



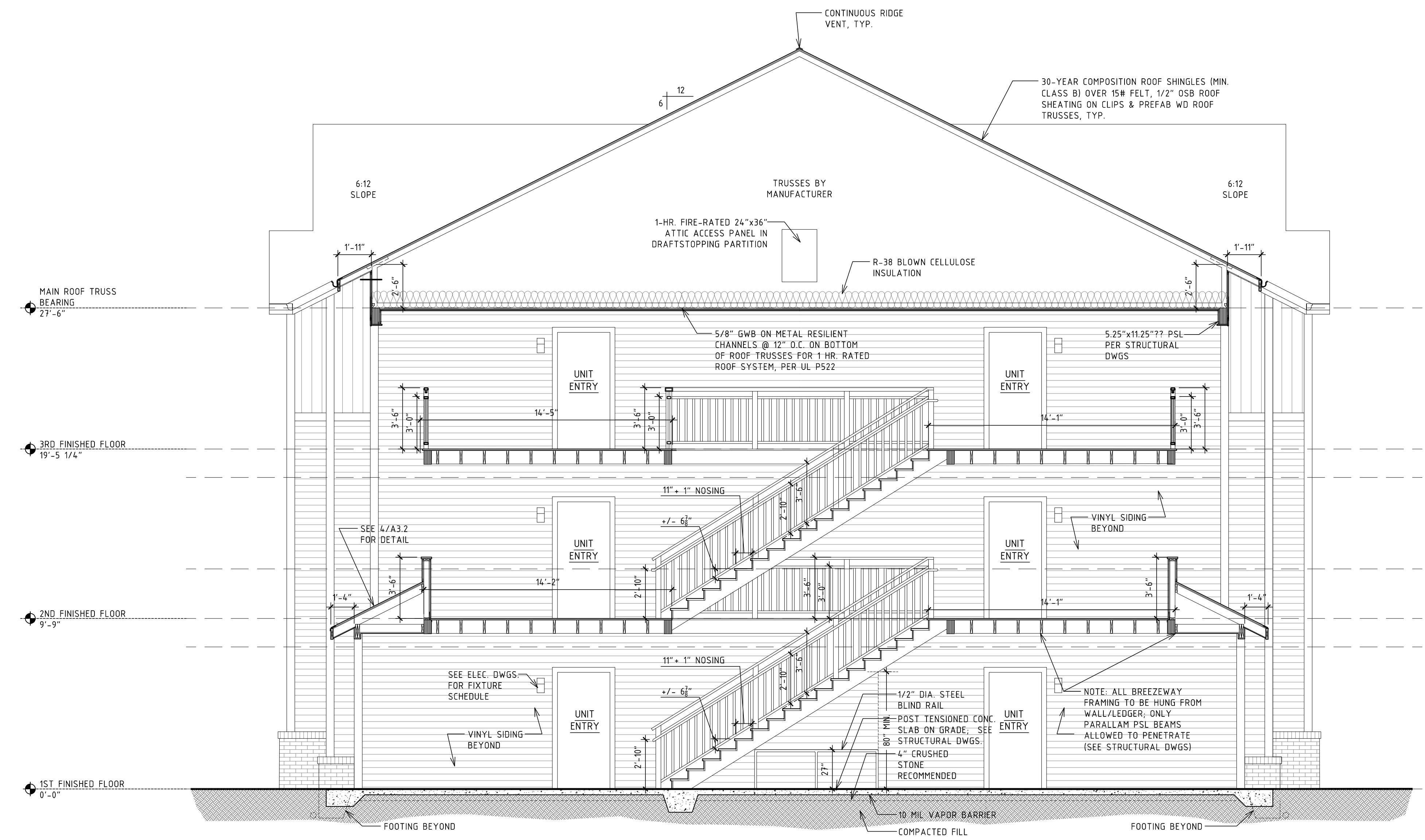
4 BREEZEWAY BEAM DETAIL
A3.2 3/4" = 1'-0"



3 BREEZEWAY ENTRY ROOF DETAIL
A3.2 3/4" = 1'-0"



2 SECTION THROUGH BREEZEWAY STAIRS w/ HANDRAIL
A3.2 1/4" = 1'-0"



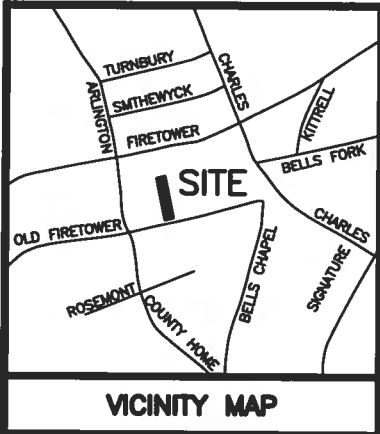
1 TYPICAL BUILDING SECTION: THROUGH BREEZEWAY
A3.2 1/4" = 1'-0"

date 02.08.2019
drafter RDB
checked by DSM
project number T-18005.2
revisions date

SECTIONS & DETAILS

A3.2

Y:\DRAWINGS\2015 Drawings\15-106 BEACON INVESTMENTS-OLD FIRETOWER RD\EASEMENT MAP.dwg Wed, Feb 13, 2019-7:59am RWELLS

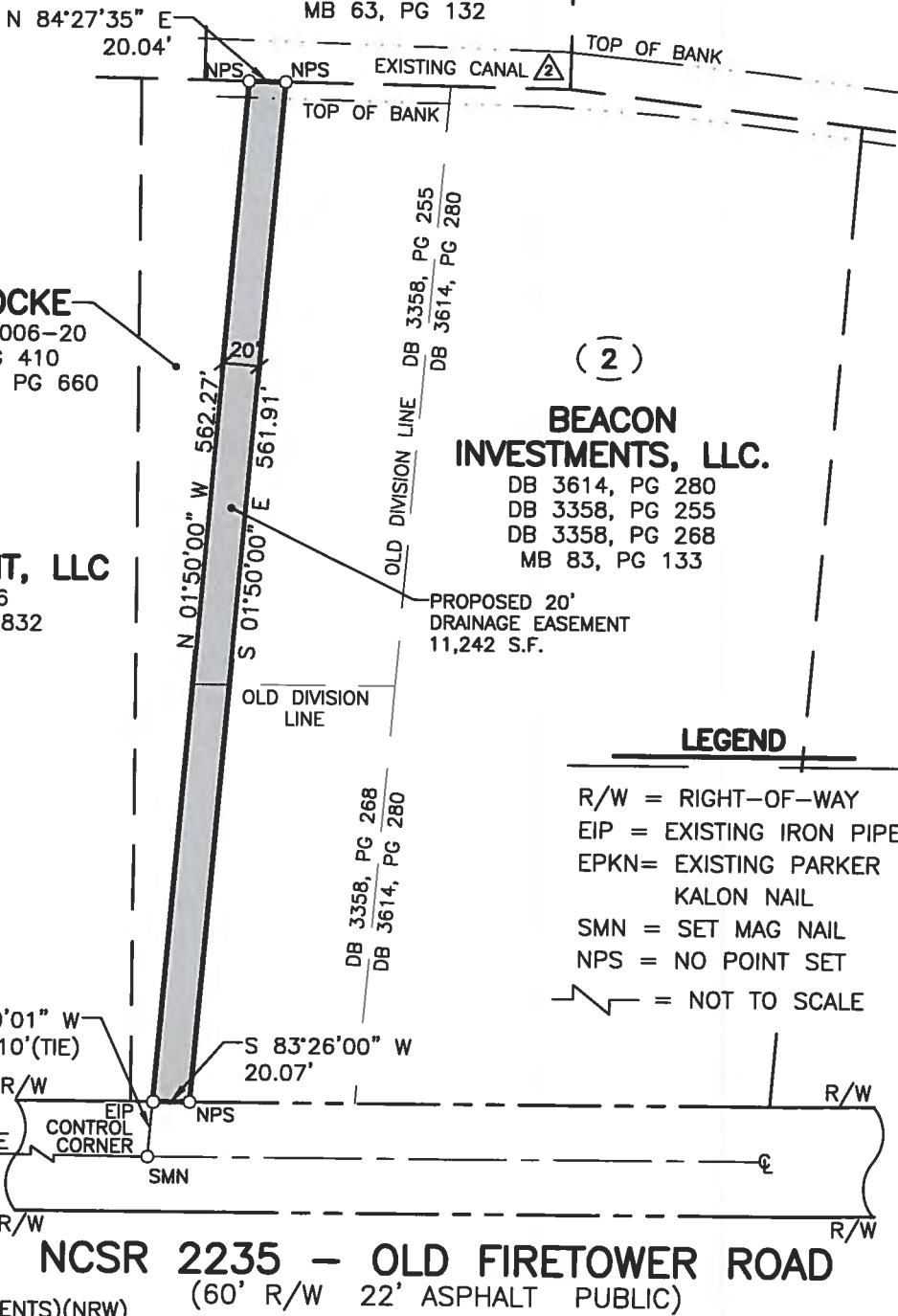


WREN LOCKE
ESTATE FILE 2006-20
DB W26, PG 410
MB IN DB 107, PG 660

WLH DEVELOPMENT, LLC
DB 2596, PG 386
MB IN DB G46, PG 832

BEACON INVESTMENTS, LLC.
DB 3614, PG 280
DB 3358, PG 255
DB 3358, PG 268
MB 83, PG 133

FIRETOWER, LLC.
DB 3376, PG 798
MB 63, PG 132

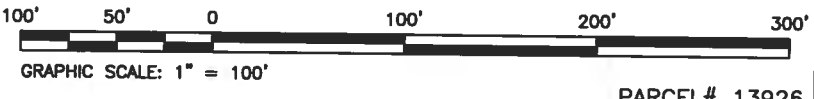


NOTES

1. ALL AREAS CALCULATED BY COORDINATE GEOMETRY.
2. THIS MAP IS AN EXCEPTION TO THE DEFINITION OF A SUBDIVISION.
3. THIS MAP MAY NOT BE A CERTIFIED SURVEY AND HAS NOT BEEN REVIEWED BY A LOCAL GOVERNMENT AGENCY FOR COMPLIANCE WITH ANY APPLICABLE LAND DEVELOPMENT REGULATIONS AND HAS NOT BEEN REVIEWED FOR COMPLIANCE WITH RECORDING REQUIREMENTS FOR PLATS.

LEGEND

- R/W = RIGHT-OF-WAY
- EIP = EXISTING IRON PIPE
- EPKN = EXISTING PARKER KALON NAIL
- SMN = SET MAG NAIL
- NPS = NO POINT SET
- = NOT TO SCALE



EX. PK NAIL LOCATED AT THE C OF NCSR 1725 - COUNTY HOME ROAD AND NCSR 2235 - OLD FIRETOWER ROAD

△ REVISED: 02-13-19 (CLIENT COMMENTS)(NRW) SHOWED EX. CANAL

△ REVISED: 11-19-18 (CLIENT COMMENTS)(NRW) ADDED NOTE REGARDING SURVEY

NRW	FB	PG. ____	ACAD: 15-106
-----	----	----------	--------------

PARCEL# 13926
PARCEL# 44206

I, MICHAEL W. BALDWIN, HEREBY CERTIFY THAT THIS MAP WAS DRAWN UNDER MY DIRECTION AND SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY DIRECTION AND SUPERVISION, THAT THE ERROR OF CLOSURE AS CALCULATED BY LATITUDES AND DEPARTURES IS 1:10,000.

WITNESS MY HAND AND SEAL THIS 12th DAY OF NOVEMBER, 2018.

MICHAEL W. BALDWIN, PLS L-3082

DRAINAGE EASEMENT MAP FOR OLD FIRETOWER PLACE, LP

REFERENCE: A PORTION OF THE PROPERTY DESCRIBED IN DEED BOOK 3358, PAGE 255 AND DEED BOOK 3358, PAGE 268 OF THE PITT COUNTY REGISTER OF DEEDS

WINTERVILLE TOWNSHIP, PITT COUNTY, N.C.
DATE: 11/12/18 SCALE: 1" = 100'



Baldwin Design Consultants, PA
ENGINEERING - SURVEYING - PLANNING
1700-D EAST ARLINGTON BOULEVARD
GREENVILLE, NC 27858 252.756.1390

LICENSE# C-3498



City of Greenville, North Carolina

Meeting Date: 3/14/2019
Time: 6:00 PM

Title of Item:

Ordinance requested by Bobby W. Joyner to rezone 12.943 acres located along the northern right-of-way of East Fire Tower Road and adjacent to Meeting Place Subdivision from RA20 (Residential-Agricultural) to OR (Office-Residential [High Density Multi-family])

Explanation:

Abstract: The City has received a request from Bobby W. Joyner to rezone 12.943 acres located along the northern right-of-way of East Fire Tower Road and adjacent to Meeting Place Subdivision from RA20 (Residential-Agricultural) to OR (Office-Residential [High Density Multi-family]).

**This item was continued from the February 14, 2019 City Council meeting. A public hearing was held at that meeting. There was a motion to approve that resulted in a 3:3 vote. The Mayor broke the tie with a vote in favor of the approval. However, a two-thirds vote not including the Mayor is required for the ordinance to pass on the first reading. Therefore, this request was continued to the March 14, 2019 Council meeting.

Required Notices:

Planning and Zoning meeting notice (property owner and adjoining property owner letter) mailed on December 31, 2018.

On-site sign(s) posted on December 31, 2018.

City Council public hearing notice (property owner and adjoining property owner letter) mailed on January 29, 2019.

Public hearing legal advertisement published on February 4 and February 11, 2019.

Comprehensive Plan:

The Future Land Use and Character Map recommends commercial (C) at the northeastern corner of the intersection of East Fire Tower Road and Charles Boulevard, transitioning to office/institutional (OI) to the north and traditional neighborhood, medium-high density (TNMH) to the east.

Further, the Future Land Use and Character Map recommends potential conservation/open space (PCOS) along Meeting House Branch.

Traditional Neighborhood, Medium-High Density

Primarily residential area featuring a mix of higher density housing types ranging from multifamily, 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)

Office/Institutional:

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

Intent:

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

Primary Uses:

Office

Institutional/Civic

Commercial

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

Intent:

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

Primary uses:

Commercial (small and large format)

Office

Secondary uses:

Institutional/civic

Potential conservation/open space (PCOS)

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

Intent:

- Conserve environmentally-sensitive land
- Buffer incompatible land uses with open space
- Provide open space network through the city for recreation
- Conservation/open space buffers adjacent to industrial development should be maintained at a width based on the type of industry and its potential to create compatibility problems
- Greenways and greenway connectors should be maintained to be consistent with the Greenway Plan.

There is a designated community activity center at the intersection of East Fire Tower Road and Charles Boulevard. These centers are intended to contain 50,000-250,000 square feet of conditioned floor space and serve an area within three (3) miles.

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

Based on possible uses permitted by the requested rezoning, the proposed rezoning classification could generate 1,031 trips to and from the site on East Fire Tower Road, which is a net increase of 600 trips per day.

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

History/Background:

In 1972, the property was incorporated into the City's extra-territorial jurisdiction (ETJ) and zoned to its present zoning.

Present Land Use:

One (1) single-family residence and farmland

Water/Sewer:

Water and sanitary sewer are available to the subject property.

Historic Sites:

There are no known effects on designated sites.

Environmental Conditions/Constraints:

Meeting House Branch is along the northern property line, and a blue line stream traverses the property. There is not mapped flood plain on the subject property. This property may contain wetlands and is subject to the riparian buffer rules.

The property is located in the Meeting House Branch Watershed. If stormwater rules apply, it would require 25-year detention and nitrogen and phosphorous reduction.

Surrounding Land Uses and Zoning:

North: R6 and R6S - Farmland

South: RA20 - Farmland (under common ownership of the applicant) and one (1) single-family dwelling

East: R6S - Meeting Place Subdivision (single-family)

West: CG and OR - Farmland

Density Estimates:

Under the current zoning, the site could accommodate 40-45 single-family lots.

Under proposed zoning, the site could accommodate 145-155 multi-family units (1, 2 and 3 bedroom units).

The anticipated build-out is within 2-3 years.

Fiscal Note: No cost to the City.

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

"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 (6:2) to approve the request at its January 15, 2019 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_-_Bobby_W_Joyner_1100334

▢ **Minutes_-_Bobby_Joyner_1100289**

▢ **Attachments**

ORDINANCE NO. 19-
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 14th day of February, 2019, at 6:00 p.m., in the Council Chambers of City Hall in the City of Greenville, NC, conduct a public hearing on the adoption of an ordinance rezoning the following described territory;

WHEREAS, the City Council has been informed of and has considered all of the permitted and special uses of the districts under consideration;

WHEREAS, in accordance with the provisions of North Carolina General Statute 160A-383, the City Council does hereby find and determine that the adoption of the ordinance zoning the following described property is consistent with the adopted comprehensive plan and other officially adopted plans that are applicable and that the adoption of the ordinance zoning the following described property is reasonable and in the public interest due to its consistency with the comprehensive plan and other officially adopted plans that are applicable and, as a result, its furtherance of the goals and objectives of the comprehensive plan and other officially adopted plans that are applicable;

WHEREAS, as a further description as to why the action taken is consistent with the comprehensive plan and other officially adopted plans that are applicable in compliance with the provisions of North Carolina General Statute 160A-383, the City Council of the City of Greenville does hereby find and determine that the adoption of this ordinance is consistent with provisions of the comprehensive plan including, but not limited to, Policy 1.1.1 guide development with the Future Land Use and Character Map and Policy 1.1.6 guide development using the Tiered Growth Approach; and

WHEREAS, as a further explanation as to why the action taken is reasonable and in the public interest in compliance with the provisions of North Carolina General Statute 160A-383, the City Council of the City of Greenville does hereby find and determine that the adoption of this ordinance will, in addition to the furtherance of other goals and objectives, promote the safety and general welfare of the community because the requested zoning is consistent with the recommended Future Land Use and Character designation and is located in a Primary Service Area;

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

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

TO WIT: Bobby W. Joyner

LOCATION: Located along the northern right-of-way of East Fire Tower Road and adjacent to Meeting Place Subdivision.

DESCRIPTION: Beginning at an existing bent re-bar reset having NC Grid Coordinates N 666321.57 and E 2492065.64 and being located at the intersection of the northern right-of-way of E. Fire Tower Road and the southwest property corner of Lot 1, Meeting Place Subdivision as recorded in Map Book 38, Page 136, Pitt County Registry; thence running along the northern right-of-way of E. Fire Tower Road S 56-06-41 W, 512.90 feet to an iron pipe set with cap located on the northern right-of-way of E. Fire Tower Road said iron pipe set with cap having NC Grid Coordinates N 666035.59 and E 2491639.87; thence leaving the northern right-of-way of E. Fire Tower Road N 04-01-37 W, 702.83 feet to an iron pipe set; thence continuing N 04-01-37 W, 644.56 feet to an iron pipe set; thence continuing N 04-01-37 W, 16.90 feet to a point located in the centerline of Meeting House Branch; thence running along the centerline of Meeting House Branch the following courses and distances S 81-43-58 E, 79.98 feet to a point; thence N 81-02-34 E, 78.36 feet to a point; thence N 84-13-25 E, 49.69 feet to a point; thence N 82-48-50 E, 97.83 feet to a point; thence N 86-34-06 E, 54.69 feet to a point; thence N 81-23-03 E, 65.80 feet to a point; thence N 59-24-42 E, 56.81 feet to a point; thence leaving the centerline of Meeting House Branch and following the western property line of Meeting Place Subdivision as recorded in Map Book 38, Page 136, Pitt County Registry the following courses and distances S 02-31-16 E, 10.18 feet to an iron pipe set; thence continuing S 02-31-16 E, 1,125.84 feet to the point of beginning containing 12.943 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 14th day of March, 2019.

P. J. Connelly, Mayor

ATTEST:

Carol L. Barwick, City Clerk

1100334

Excerpt from the adopted Planning & Zoning Commission Minutes (01/15/2019)

ORDINANCE REQUESTED BY BOBBY W. JOYNER TO REZONE 12.943 ACRES LOCATED ALONG THE NORTHERN RIGHT-OF-WAY OF EAST FIRE TOWER ROAD AND ADJACENT TO MEETING PLACE SUBDIVISION FROM RA20 (RESIDENTIAL-AGRICULTURAL) TO OR (OFFICE-RESIDENTIAL [HIGH DENSITY MULTI-FAMILY]) - **APPROVED**

Ms. Gooby delineated the property. There is a community activity center at the intersection of Charles Boulevard and Fire Tower Road, which is where commercial is encouraged. These areas are intended to service a 3-mile radius. This request could generate net an increase of 600 trips per day. This area will be impacted by the planned road widening for Fire Tower Road, which will make it a 4-lane divided median highway. All traffic leaving from this property will eventually be required to make a right-hand turn. Under the current zoning, the property could accommodate 40-45 single-family lots. Under the proposed zoning, the property could accommodate 150 multi-family units. The Future Land Use Plan recommends commercial © at the intersection of Charles Boulevard and Fire Tower Road transitioning to office/institutional (OI) to the north and traditional neighborhood, medium-high density (TNMH). The requested OR zoning is part of the TNMH character. Further, potential conservation/open space (PCOS) is shown along the northern property line and along Meeting House Branch (which traverses the property). Meeting House Branch is a blue line stream, which may be subject to riparian buffer rules. In staff's opinion, the request is in compliance with the Horizons 2026: Greenville's Community Plan and the Future Land Use Character Map. Staff recommends approval.

Mr. Scott Anderson, Ark Consulting, spoke in favor, representing the applicant. The request is in compliance with Future Land Use Plan and the proposed OR zoning provides a transition from the commercial at Charles Boulevard and Fire Tower Road. The rear of the property drops off significantly and 25-year storm water detention required. So, that is where the storm water detention will be located. The property will be affected by the Fire Tower widening project so access will be limited to right-in and right-out.

Ms. Nikki Coutouzis, spoke in opposition. She lives on Cleere Court in the Red Banks Subdivision. She has 16 signatures of people that are in opposition that live in Meeting Place Subdivision, which is adjacent to the rezoning. There are no trees and is completely open to their homes. The biggest concern is traffic. The intersection has already deemed one of the most accident prone intersection in the city and with the increase of 600 trips per day and the DOT widening project this project is at a bad time. We would like to see the area stay single-family.

Ms. Scott, spoke in opposition. She lives on Cleere Court in the Red Banks Subdivision. Her main concern is with traffic and how horrible it is at certain times of the day. The overall plan should be considered to keep our neighborhood safe. If you look at accident reports, our neighborhood isn't safe. We don't have turning lane so please consider this.

Mr. Anderson, spoke in rebuttal, in favor. He stated traffic is bad and the roadway was designed to handle 12,000 trips per day and the new road is designed to handle 39,000 trips per day. The owner doesn't have any immediate plans for the area.

Mr. DiCesare, City Traffic Engineer, stated that City and NCDOT will work together to properly position the driveway of the proposed project. NCDOT would mostly likely request a dedicated right turn lane into the property. There will be signalized, time and coordinated traffic lights. The time of construction is 2020-2024. The efficacy will help flush out congestion.

Mr. Wilson stated he has a problem with putting additional traffic in that area. 600 trips doesn't seem like a lot but at 8:00 a.m. it is. If this was 2 years from now, once the widening begins it would be different.

Motion made by Mr. Wilson, seconded by Mr. Maxwell to recommend denial of the proposed amendment, to advise that, although it is consistent with the Comprehensive Plan, there is a more appropriate zoning classification, and to adopt the staff report which addresses plan consistency and other matters. Voting in favor: Maxwell and Wilson. Voting in opposition: Joyner, Collins, King, Schrade, Darden and West. Motion failed.

Motion made by Mr. King, seconded by Mr. Schrade to recommend approval of the proposed amendment and 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: Joyner, Collins, King, Schrade, Darden (abstained) and West. Voting in opposition: Maxwell and Wilson. Motion passed.

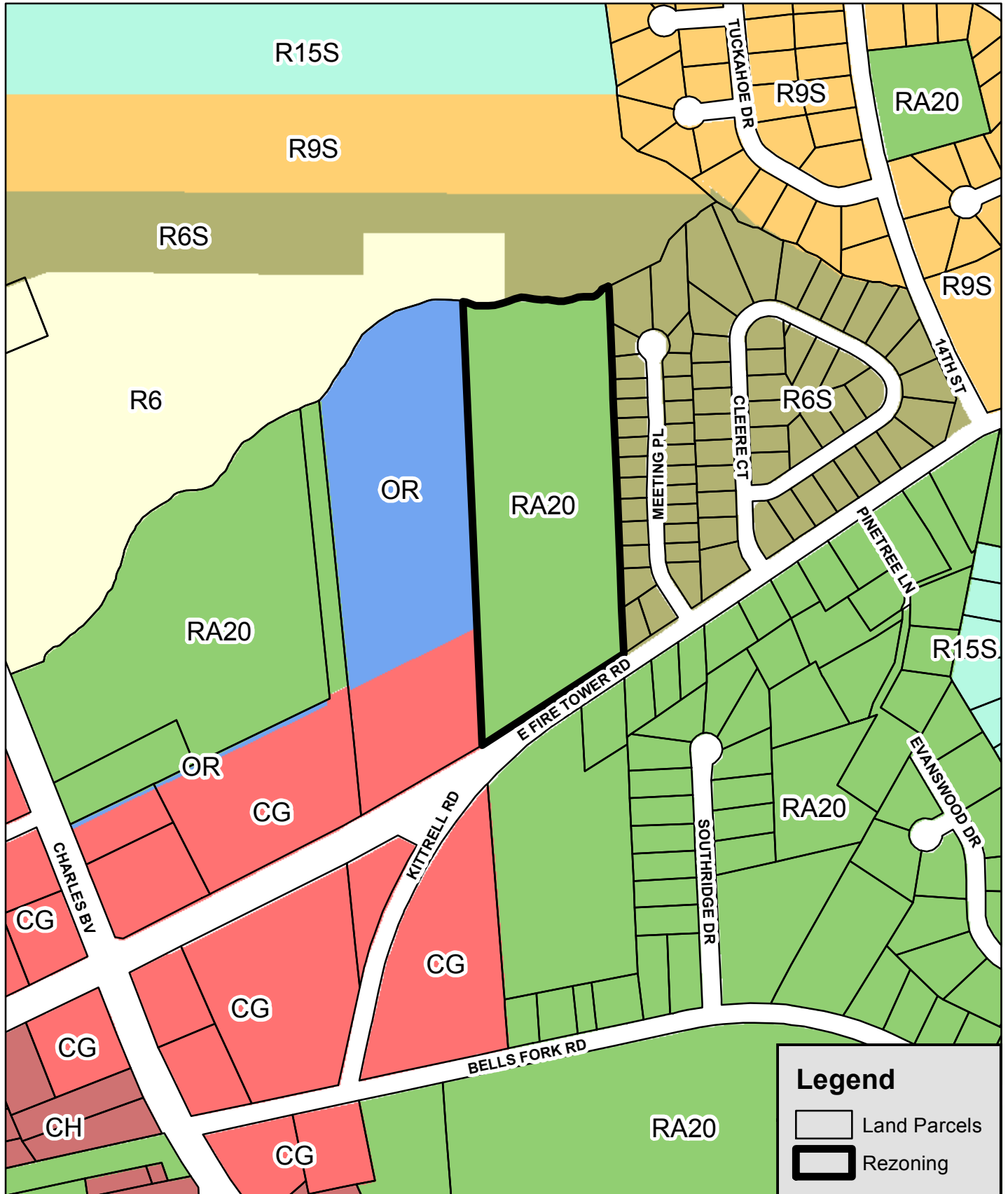
Bobby W. Joyner

Acres: 12.943

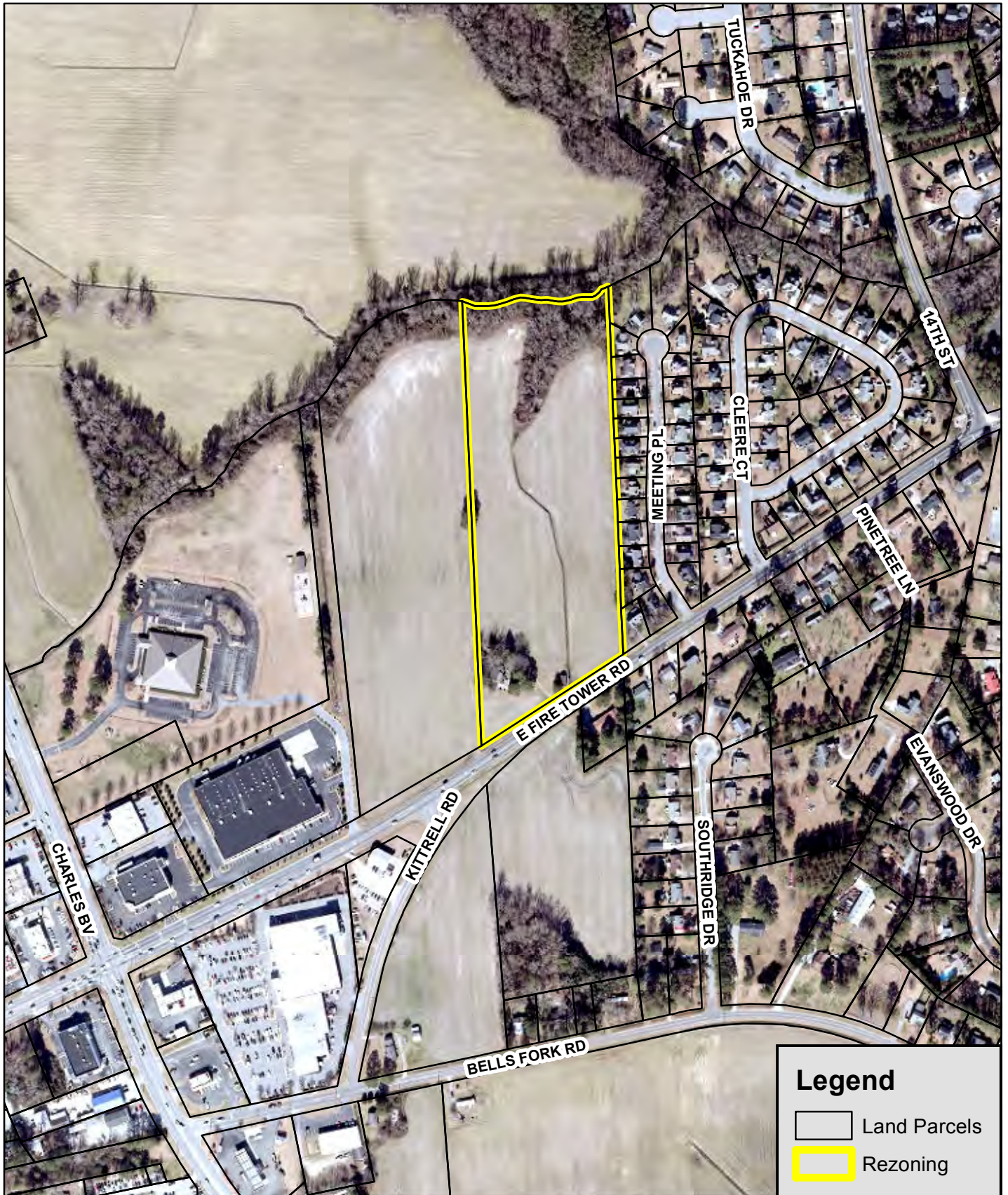
From: RA20

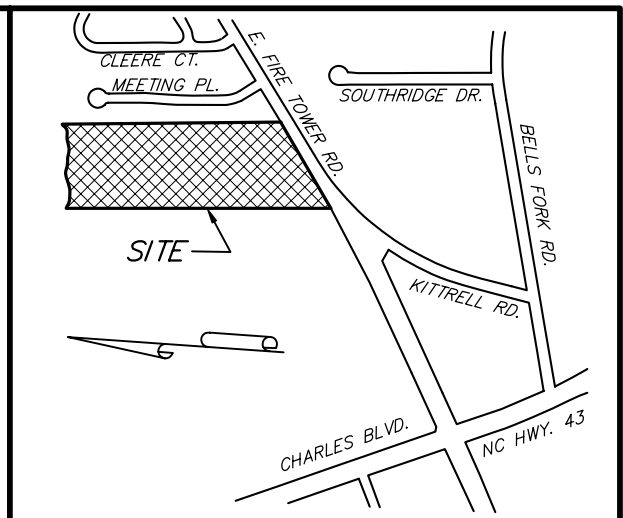
To: OR

December 21, 2018

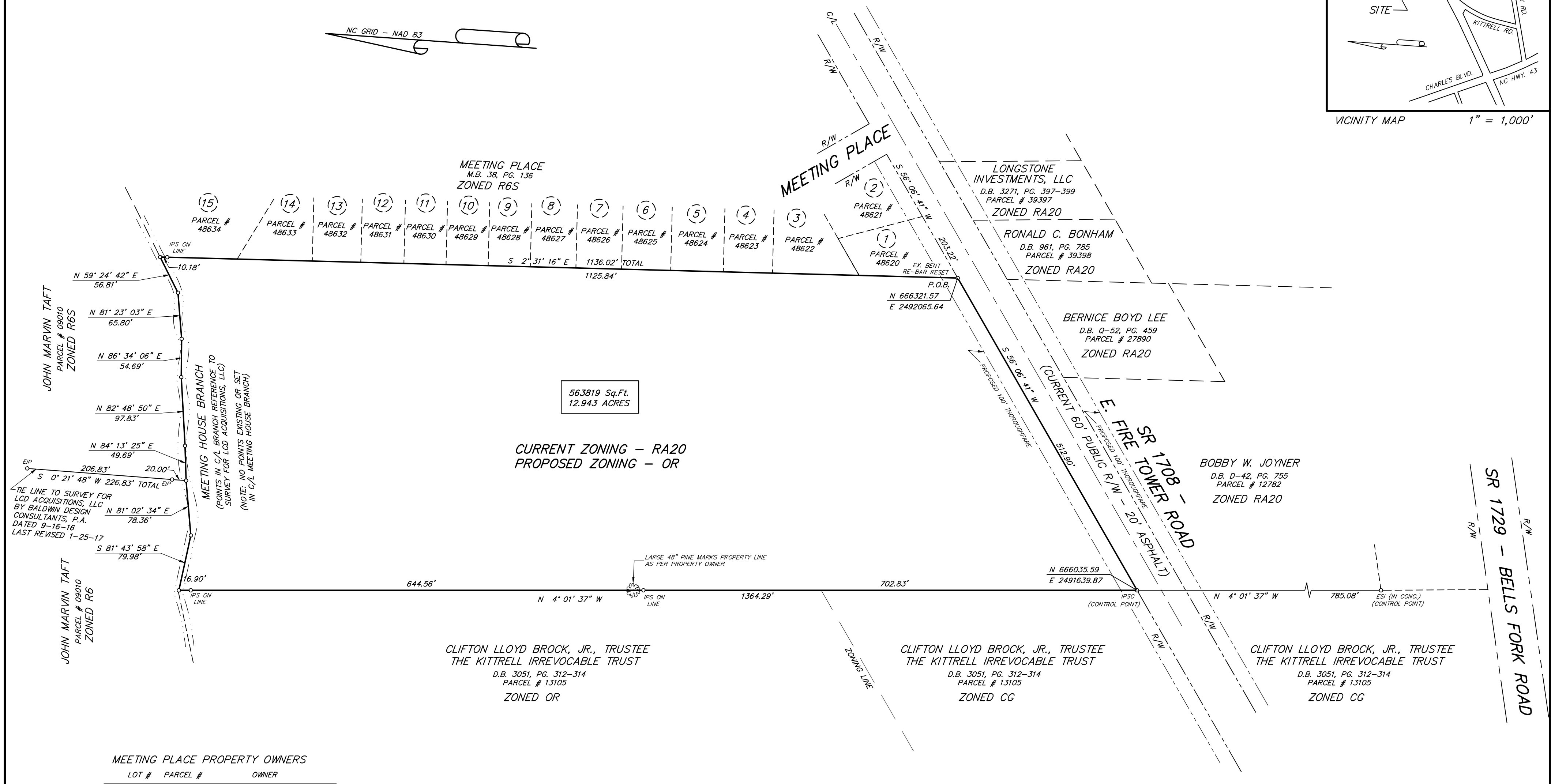


Bobby W. Joyner
Acres: 12.943
From: RA20
To: OR
December 21, 2018





NC GRID - NAD 83



56,381.9 Sq. Ft.
12.943 ACRES

CURRENT ZONING - RA20
PROPOSED ZONING - OR

MEETING PLACE PROPERTY OWNERS

LOT #	PARCEL #	OWNER
1	48620	KAY S. HINES
2	48621	AUSTIN RAE JOHNSON
3	48622	MELANIE D. BOYER
4	48623	JENNIFER P. QUINN
5	48624	KELLI A. BOWE
6	48625	PAMELA JOYNER
7	48626	CHRISTIAN ALYSSA STANLEY
8	48627	NANCY M. AUSTIN HEIRS
9	48628	PATRICIA C. HODGES
10	48629	JORDAN PAUL LEE
11	48630	EDWARD WAYNE HARRISON
12	48631	ABC FAMILY, LLC
13	48632	COLTEN PROPERTIES, LLC
14	48633	AMANDA C. MARTIN
15	48634	PAUL BERNIER

CLIFTON LLOYD BROCK, JR., TRUSTEE
THE KITTRELL IRREVOCABLE TRUST
D.B. 3051, PG. 312-314
PARCEL # 13105
ZONED OR

CLIFTON LLOYD BROCK, JR., TRUSTEE
THE KITTRELL IRREVOCABLE TRUST
D.B. 3051, PG. 312-314
PARCEL # 13105
ZONED CG

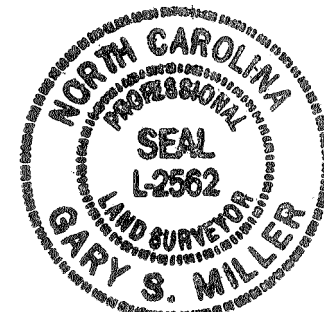
CLIFTON LLOYD BROCK, JR., TRUSTEE
THE KITTRELL IRREVOCABLE TRUST
D.B. 3051, PG. 312-314
PARCEL # 13105
ZONED CG

LEGEND:
EIP - EXISTING IRON PIPE
R/W - RIGHT OF WAY
C/L - CENTERLINE
IPSC - IRON PIPE SET WITH CAP
ESI - EXISTING SOLID IRON
P.O.B. - POINT OF BEGINNING

SURVEYED BY: MCP
DRAWN BY: GSM / BLW

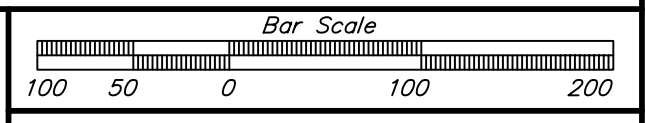
REFERENCE:
DEED BK D-42, PG. 755

PARCEL NO. 12782



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 D-42, Page 755 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 5th day of DECEMBER, 2018.

Signed
Professional Land Surveyor No. L-2562



REZONING MAP
FOR
BOBBY W. JOYNER

BEING A PORTION OF
TAX PARCEL # 12782
WINTERVILLE TOWNSHIP
PITT COUNTY
NORTH CAROLINA
SCALE: 1" = 100'
DECEMBER 5, 2018

WO 18233 FB 383
GARY S. MILLER & ASSOCIATES, P.A.
LAND SURVEYORS
1803 South Charles Blvd. Phone (252) 756-7878
Greenville, N.C. 27858 Fax (252) 756-0785
License # C-0225

REZONING THOROUGHFARE/TRAFFIC VOLUME REPORT

Case No: 18-33

Applicant: Bobby W. Joyner

Property Information

Current Zoning: RA20 (Residential-Agricultural)

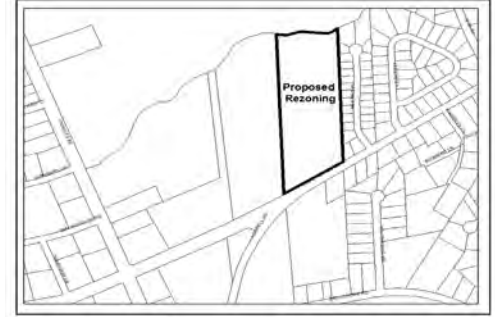
Proposed Zoning: OR (Office-Residential [High Density Multi-Family])

Current Acreage: 12.943 acres

Location: Fire Tower Rd, east of Charles Blvd

Points of Access: Fire Tower Rd

Location Map



Transportation Background Information

1.) Fire Tower Road- State maintained

	<u>Existing Street Section</u>	<u>Ultimate Thoroughfare Street Section</u>
Description/cross section	2 lanes - paved shoulder	4 lanes divided with raised median
Right of way width (ft)	60	100
Speed Limit (mph)	45	no change
Current ADT:	23,350 (*)	
Design ADT:	12,000 vehicles/day (**)	39,700 vehicles/day (**)
Controlled Access	No	

Thoroughfare Plan Status Major Thoroughfare

Other Information: There are no sidewalks along Fire Tower Road that service this property.

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

Transportation Improvement Program Status: Project U-5785, which involves widening a 0.6-mile stretch of Fire Tower Road between Charles Boulevard (N.C. 143) and 14th Street and Project U-5870, which involves widening Fire Tower Road to Portertown Road and widening Portertown Road to 10th Street (N.C. 33), a distance of 2.2 miles.

Trips generated by proposed use/change

Current Zoning: 431 -vehicle trips/day (*)

Proposed Zoning: 1,031 -vehicle trips/day (*)

Estimated Net Change: increase of 600 vehicle trips/day (assumes full-build out)

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

Impact on Existing Roads

The overall estimated trips presented above are distributed based on current traffic patterns. The estimated ADTs on Fire Tower Road are as follows:

1.) Fire Tower Road , East of Site (40%): “No build” ADT of 23,350

Estimated ADT with Proposed Zoning (full build) – 23,762

Estimated ADT with Current Zoning (full build) – 23,522

Net ADT change = 240 (1% increase)

2.) Fire Tower Road , West of Site (60%): "No build" ADT of 23,350

Estimated ADT with Proposed Zoning (full build) – 23,969

Estimated ADT with Current Zoning (full build) – 23,609**Net ADT change = 360 (2% increase)****Staff Findings/Recommendations**

Based on possible uses permitted by the requested rezoning, the proposed rezoning classification could generate 1031 trips to and from the site on Fire Tower Road, which is a net increase of 600 additional trips per day.

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

EXISTING ZONING	
RA20 (RESIDENTIAL-AGRICULTURAL) - PERMITTED USES	
(1) General	
	a. Accessory use or building
	c. On-premise signs per Article N
(2) Residential	
	a. Single-family dwelling
	b(1). Master Plan Community per Article J
	f. Residential cluster development per Article M
	k. Family care homes (see also 9-4-103)
	q. Room renting
(3) Home Occupations - None	
(4) Governmental	
	b. City of Greenville municipal government building or use (see also section 9-4-103)
(5) Agricultural/Mining	
	a. Farming; agricultural, horticulture, forestry (see also section 9-4-103)
	c. Wayside market for farm products produced on-site
	e. Kennel (see also section 9-4-103)
	f. Stable; horse only (see also section 9-4-103)
	g. Stable; per definition (see also section 9-4-103)
	h. Animal boarding not otherwise listed; outside facility, as an accessory or principal use
	l. Beekeeping; minor use (see also section 9-4-103)
(6) Recreational/Entertainment	
	f. Public park or recreational facility
	g. Private noncommercial park or recreational facility
(7) Office/Financial/Medical - None	
(8) Services	
	o. Church or place of worship (see also section 9-4-103)
(9) Repair - None	
(10) Retail Trade - None	
(11) Wholesale/Rental/Vehicle-Mobile Home Trade - None	
(12) Construction	
	c. Construction office; temporary, including modular office (see also section 9-4-103)
(13) Transportation - None	
(14) Manufacturing/Warehousing - None	
(15) Other Activities (not otherwise listed - all categories) - None	
RA20 (RESIDENTIAL-AGRICULTURAL) - SPECIAL USES	
(1) General - None	
(2) Residential	
	b. Two-family attached dwelling (duplex)
	g. Mobile home (see also section 9-4-103)
	n. Retirement center or home
	o. Nursing, convalescent or maternity home; major care facility
	o(1). Nursing, convalescent or maternity home; minor care facility
(3) Home Occupations	

	a.	Home occupation; not otherwise listed
	b.	Home occupation; barber and beauty shop
	c.	Home occupation; manicure, pedicure or facial salon
(4) Governmental		
	a.	Public utility building or use
(5) Agricultural/Mining		
	b.	Greenhouse or plant nursery; including accessory sales
	m.	Beekeeping; major use
	n.	Solar energy facility
(6) Recreational/Entertainment		
	a.	Golf course; 18-hole regulation length (see also section 9-4-103)
	a(1).	Golf course; 9-hole regulation length (see also section 9-4-103)
	c(1).	Tennis club; indoor and outdoor facilities
(7) Office/Financial/Medical - None		
(8) Services		
	a.	Child day care facilities
	b.	Adult day care facilities
	d.	Cemetery
	g.	School; junior and senior high (see also section 9-4-103)
	h.	School; elementary (see also section 9-4-103)
	i.	School; nursery and kindergarten (see also section 9-4-103)
(9) Repair - None		
(10) Retail Trade - None		
(11) Wholesale/Rental/Vehicle-Mobile Home Trade - None		
(12) Construction - None		
(13) Transportation - None		
(14) Manufacturing/Warehousing - None		
(15) Other Activities (not otherwise listed - all categories) - None		
PROPOSED ZONING		
OR (OFFICE-RESIDENTIAL) - PERMITTED USES		
(1) General		
	a.	Accessory use or building
	b.	Internal service facilities
	c.	On-premise signs per Article N
	f.	Retail sales; incidental
(2) Residential		
	b.	Two-family attached dwelling (duplex)
	c.	Multi-family development per Article I
	k.	Family care homes (see also 9-4-103)
	n.	Retirement center or home
	o.	Nursing, convalescent or maternity home; major care facility
	p.	Boarding or rooming house
	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
(5) Agricultural/Mining		
	a.	Farming; agricultural, horticulture, forestry (see also section 9-4-103)
(6) Recreational/Entertainment		
	f.	Public park or recreational facility
	g.	Private noncommercial recreation; indoor only, not otherwise listed
(7) Office/Financial/Medical		
	a.	Office; professional and business, not otherwise listed
	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
(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)
	j.	College and other institutions of higher learning
	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
	u.	Art studio including art and supply sales
	v.	Photography studio including photo and supply sales
	w.	Recording studio
	x.	Dance studio
	y(2)	TV and/or radio broadcast facilities, including receiving and transmission equipment and towers not exceeding 120 feet in height or cellular telephone and wireless communication towers not exceeding 120 feet in height (see also section 9-4-103)
	bb.	Civic organizations
	cc.	Trade or business organizations
(9) Repair - None		
(10) Retail Trade		
	s.	Book or card store, news stand
	w.	Florist
	ee.	Christmas tree sales lot; temporary only (see also section 9-4-103)

(11) Wholesale/Rental/Vehicle-Mobile Home Trade - None	
(12) Construction	
a.	Licensed contractor; general electrical, plumbing, mechanical, etc... excluding outside storage
c.	Construction office; temporary, including modular office (see also section 9-4-103)
(13) Transportation - None	
(14) Manufacturing/Warehousing - None	
(15) Other Activities (not otherwise listed - all categories) - None	
OR (OFFICE-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.	Residential quarters for resident manager, supervisor or caretaker; excluding mobile home
m.	Shelter for homeless or abused (see also section 9-4-103)
o(1).	Nursing, convalescent or maternity home; minor care facility
r.	Fraternity or sorority house
(3) Home Occupations - None	
(4) Governmental	
a.	Public utility building or use
(5) Agricultural/Mining - None	
(6) Recreational/Entertainment	
c(1).	Tennis club; indoor and outdoor facilities
h.	Commercial recreation; indoor only, not otherwise listed
m(1).	Dining and entertainment establishment (see also section 9-4-103)
(7) Office/Financial/Medical	
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
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)
ff.	Mental health, emotional or physical rehabilitation day program facility
ff(1).	Mental health, emotional or physical rehabilitation day program facility
(9) Repair- None	
(10) Retail Trade - None	
h.	Restaurant; conventional
j.	Restaurant and/or dining and entertainment establishment; regulated outdoor activities
(11) Wholesale/Rental/Vehicle-Mobile Home Trade - None	
(12) Construction - None	

(13) Transportation	
	h. Parking lot or structure; principal use
(14) Manufacturing/Warehousing - None	
(15) Other Activities (not otherwise listed - all categories)	
	a. Other activities; personal services not otherwise listed
	b. Other activities; professional services 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 and CD*	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

* The residential density of the CD zoning district is based on the size of the mechanically conditioned floor area. See Section 9-4-153 in the City Code for development standards.

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



City of Greenville, North Carolina

Meeting Date: 3/14/2019
Time: 6:00 PM

Title of Item: Ordinance to annex Davenport Farms at Emerald Park Phase 3 involving 5.3508 acres located at the current terminus of Jade Lane

Explanation: **Abstract:** The City received a voluntary annexation petition to annex Davenport Farms at Emerald Park Phase 3 involving 5.3508 acres located at the current terminus of Jade Lane. The subject area is currently undeveloped and is anticipated to yield 20 single-family lots.

ANNEXATION PROFILE

A. SCHEDULE

1. Advertising date: March 4, 2019
2. City Council public hearing date: March 14, 2019
3. Effective date: March 14, 2019

B. CHARACTERISTICS

1. Relation to Primary City Limits: Contiguous
2. Relation to Recognized Industrial Area: Outside
3. Acreage: 5.3508
4. Voting District: 2
5. Township: Winterville
6. Zoning: R9S (Residential-Single-family)

7. Land Use: Existing: Vacant
 Anticipated: 20 single-family lots

8. Population:

	Formula	Number of People
Total Current	-----	0
Estimated at full development	20 x 2.18*	44
Current Minority	-----	0
Estimated Minority at full development	44 x 43.4%	19
Current White	-----	0
Estimated White at full development	44 - 19	25

9. Rural Fire Tax District: Red Oak

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

11. Present Tax Value: \$63,541
 Estimated Future Tax Value: \$4,091,541

Fiscal Note: The total estimated tax value at full development is \$4,091,541.

Recommendation: Approve the attached ordinance to annex Davenport Farms at Emerald Park Phase 3

ATTACHMENTS:

- ☐ **Ordinance - Davenport Farms at Emerald Park Ph 3 1102574**
- ☐ **Survey**

ORDINANCE NO. 19-
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 14th day of March, 2019, after due notice by publication in The Daily Reflector on the 4th day of March, 2019; 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 “Davenport Farms at Emerald Park, Phase 3” involving 5.3508 acres as prepared by Malpass & Associates.

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

GENERAL DESCRIPTION:

Lying and being situate in Winterville Township, Pitt County, North Carolina and being more particularly described as follows:

Beginning at a point in the northern line of Davenport Farms At Emerald Park Phase 1, Section 3 as recorded in map book 77, pages 2-5 of the Pitt County Registry, said point being located S 71-51-22 E – 110.00’ from the northwest corner of Lot 87 Davenport Farms At Emerald Park Phase 1, Section 3 thence from said point of beginning N 18-06-06 E – 173.08’, thence N 70-20-10 W – 109.95’, thence 51.63’ along the arc of a curve said curve being to the right having a radius of 275.00’ and a chord bearing N 24-56-11 E – 51.55’, thence N 60-46-38 W – 160.02’, thence N 34-33-13 E – 70.37’, thence N 43-33-57 E – 67.69’, thence N 46-51-16 E – 105.94’, thence N 50-58-55 W – 102.01’, thence N 38-32-14 W – 77.41’, thence N 32-54-54 W – 53.79’, thence N 08-41-18 W – 13.22’, thence N 59-56-02 E – 103.91’, thence 41.49’ along the arc of a curve said curve being to the right having a radius of 445.00’ and a chord bearing N 27-23-43 W – 41.48’, thence N 65-16-33 E – 50.00’, thence 36.07’ along the arc of a curve said curve being to the left having a radius of 395.00’ and a chord bearing S 27-20-24 E – 36.06’, thence N 60-02-39 E – 110.41’, thence S 40-14-56 E – 103.93’, thence S 50-58-55 E – 148.85’, thence N 39-01-05 E – 35.00’, thence S 50-58-55 E – 60.00’, thence S 39-01-05 W – 37.50’, thence S 50-58-55 E – 231.77’, thence S 39-01-05 W – 107.50’, thence S 50-58-55 E – 18.51’, thence 23.47’ along the

arc of a curve said curve being to the right having a radius of 525.00' and a chord bearing S 49-42-04 E – 23.47', thence S 41-34-46 W – 50.00', thence 21.23' along the arc of a curve said curve being to the left having a radius of 475.00' and a chord bearing N 49-42-04 W – 21.23', thence N 50-58-55 W – 19.78', thence S 39-01-05 W – 120.13', thence N 50-23-29 W – 75.95', thence N 47-19-35 W – 43.29', thence S 48-19-04 W – 144.98', thence S 32-38-38 W – 82.62', thence S 18-06-06 W – 169.08', thence N 71-51-22 W – 2.50' to the point of beginning containing 5.3508 acres.

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 14th day of March, 2019.

ADOPTED this 14th day of March, 2019.

P. J. Connelly, Mayor

ATTEST:

Carol L. Barwick, City Clerk

1102574

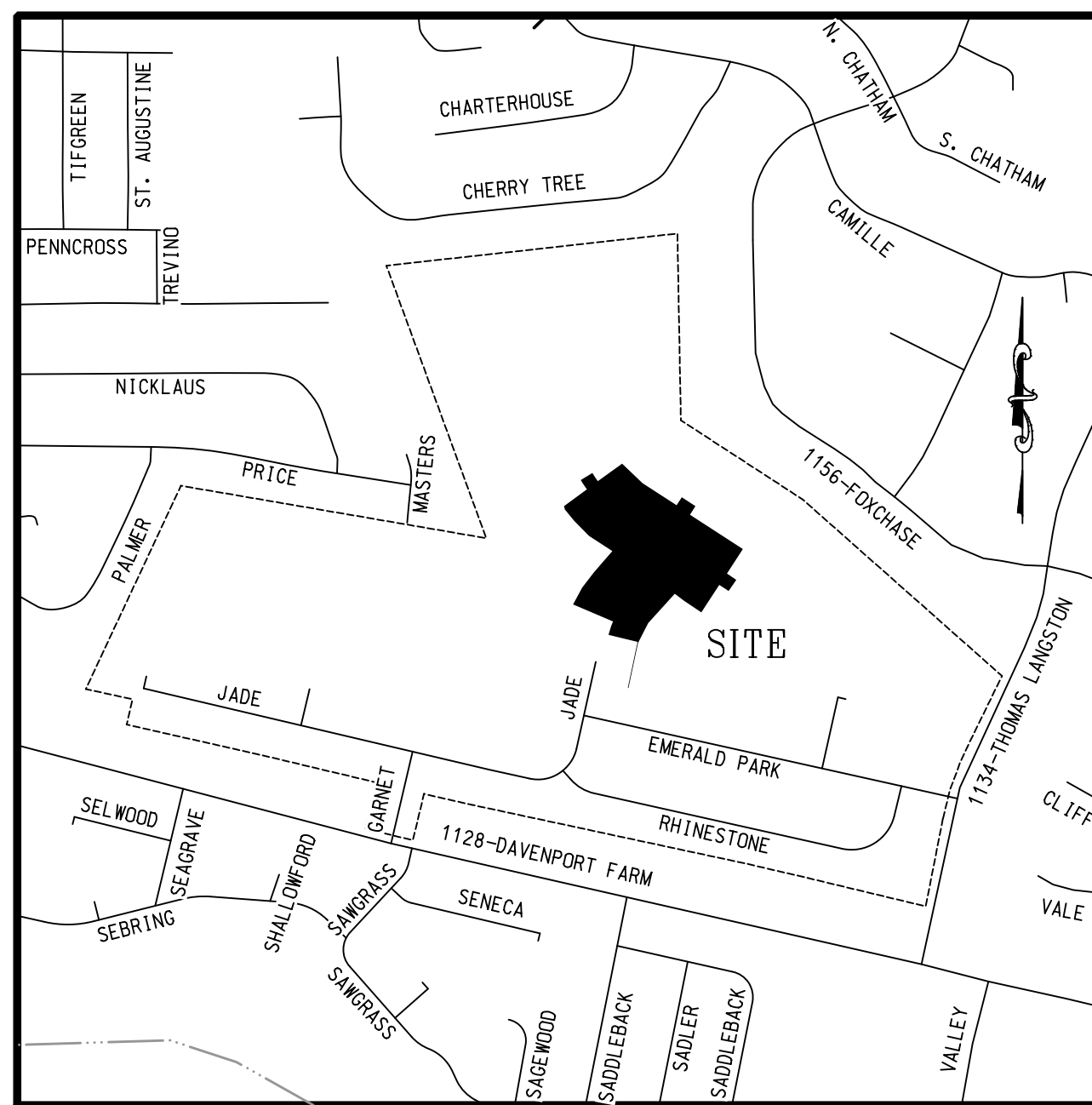
NORTH CAROLINA
PITT COUNTY

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.

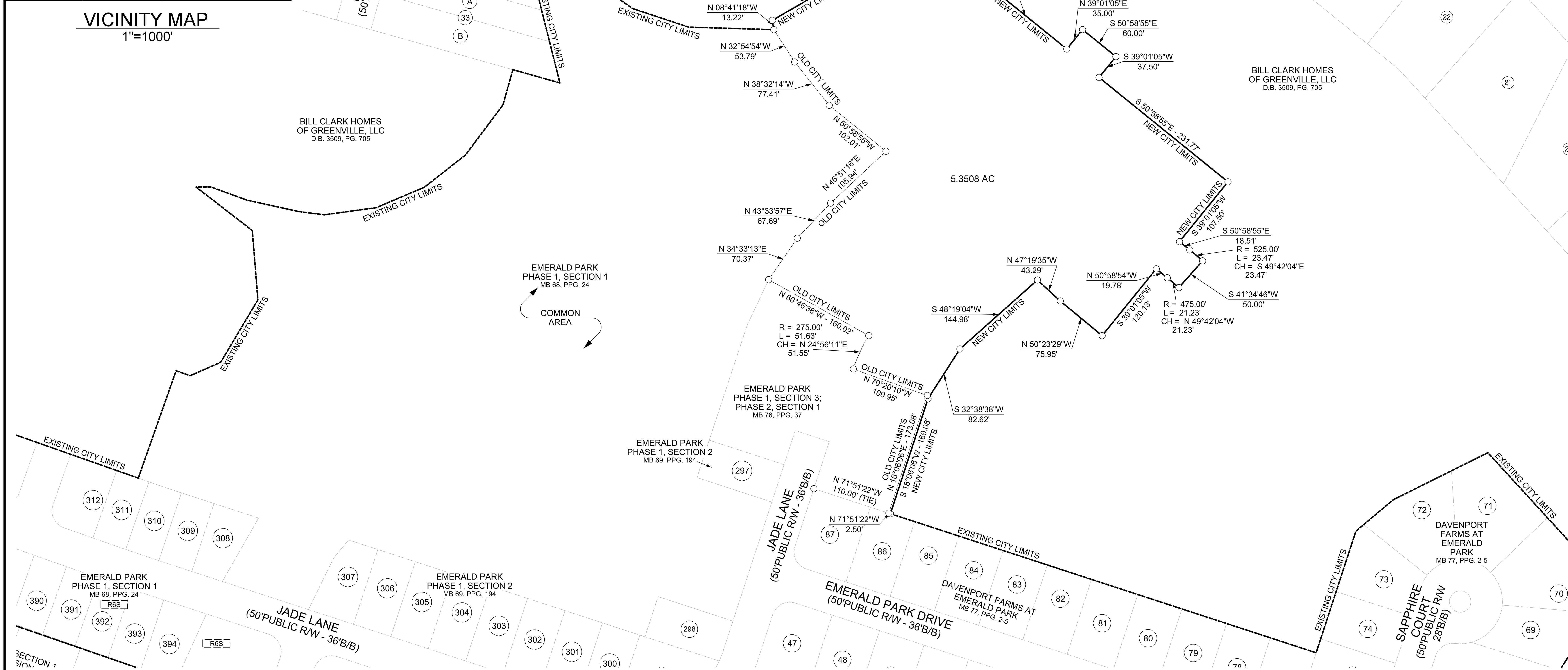
WITNESS my hand and official seal this ____th day of _____, 2019.

Notary Public

My Commission Expires: _____



VICINITY MAP
1"=1000'



**ANNEXATION MAP FOR
DAVENPORT FARMS AT EMERALD PARK
PHASE 3**

A PORTION OF THE PROPERTY DESCRIBED IN DEED BOOK 3509, PAGE 705
OF THE PITT COUNTY REGISTRY

WINTERVILLE TOWNSHIP PITT COUNTY NORTH CAROLINA

OWNER: BILL CLARK HOMES OF GREENVILLE, LLC
ADDRESS: 200 E. ARLINGTON BLVD, STE A GREENVILLE, NC 27858
PHONE: (252) 355-2000

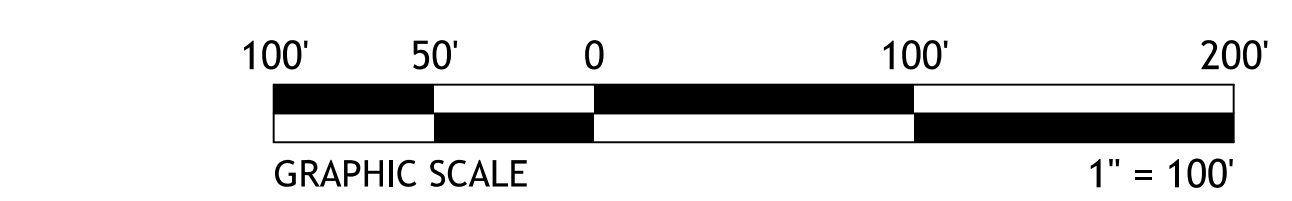
MALPASS & ASSOCIATES
1645 E. ARLINGTON BLVD., SUITE D GREENVILLE, N.C. 27858
(252) 756-1780

SURVEYED: CEP APPROVED: CEP
DRAWN: WCO DATE: 01/21/19
CHECKED: CEP SCALE: 1" = 100'

LEGEND

NEW CITY LIMITS = _____
EXISTING CITY LIMITS = - - - - -
OLD CITY LIMITS = _____

MAP NO.	PLATS RECORDED	BOOK	PAGE



**MAP SHOWING AREA ANNEXED BY
THE CITY OF GREENVILLE, N.C.**

DATE: _____; ORDINANCE NUMBER: _____; AREA: 5.3508 ACRES

WINTERVILLE TOWNSHIP, PITT COUNTY, NORTH CAROLINA

I, CARLTON E. PARKER CERTIFY THAT THIS MAP WAS DRAWN BY ME OR UNDER MY SUPERVISION FROM AN ACTUAL SURVEY BY ME OR UNDER MY SUPERVISION, THAT THE RATIO OF PRECISION AS CALCULATED IS 1:10,000+; THAT THE BOUNDARIES NOT SURVEYED ARE SHOWN AS BROKEN LINES PLOTTED FROM INFORMATION FOUND IN BOOK _____, PAGE _____ WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL

THIS _____ DAY OF _____ A.D., 2019.

CARLTON E. PARKER L-2980



City of Greenville, North Carolina

Meeting Date: 3/14/2019
Time: 6:00 PM

Title of Item: Ordinance requested by Happy Trail Farms, LLC to rezone 17.193 acres located near the northeastern corner of the intersection of East 10th Street and Port Terminal Road from RA20 (Residential-Agricultural) to R6A-RU (Residential [Medium Density])-Restricted Residential Overlay District)

Explanation: **Abstract:** The City has received a request from Happy Trail Farms, LLC to rezone 17.193 acres located near the northeastern corner of the intersection of East 10th Street and Port Terminal Road from RA20 (Residential-Agricultural) to R6A-RU (Residential [Medium Density])-Restricted Residential Overlay District.

Required Notices:

Planning and Zoning meeting notice (property owner and adjoining property owner letter) mailed on February 5, 2019.
On-site sign(s) posted on February 5, 2019.
City Council public hearing notice (property owner and adjoining property owner letter) mailed on February 26, 2019
Public hearing legal advertisement published on March 4 and March 11, 2019.

Comprehensive Plan:

The Future Land Use and Character Map recommends commercial (C) at the northeastern corner of the intersection of East 10th Street and Port Terminal Road transitioning to traditional neighborhood, medium-high density (TNMH) to the east along East 10th Street. To the north, traditional neighborhood, low-medium density (TNLM) is recommended further transitioning to potential conservation/open space (PCOS).

Commercial:

Primarily community and regional-scale commercial development situated near and along major roadway corridors. Existing development is characterized by buildings

set back from streets behind surface parking. That existing pattern should evolve to become more walkable with shorter blocks, buildings near streets, shared parking and connections to surrounding development.

Intent:

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

Primary uses:

Commercial (small and large format)

Office

Secondary uses:

Institutional/civic

There is a designated community activity center at the intersection of East 10th Street and Port Terminal Road. These centers are intended to provide 50,000-250,000 square feet of commercial space serving an area approximately 3 miles.

Traditional Neighborhood, Low-Medium Density

Residential area with a mix of housing types on small lots with a single-family neighborhood appearance. Traditional neighborhoods should have a walkable street network of small blocks, a defined center and edges, and connections to surrounding development.

Intent:

- Provide streetscape features such as sidewalks, street trees, and lighting
- Introduce neighborhood-scale commercial centers at key intersections

Primary uses:

Single-family residential

Two-family residential

Attached residential (townhomes)

Secondary uses:

Multi-family residential

Small-scale Institutional/Civic (churches and school)

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)

Potential Conservation/Open Space

Potential conservation/open space land is typically located in areas that contain existing parkland, needed land buffers, exhibit potential for flooding, or are deemed inappropriate for development due to physical or environmental barriers. Some land within this area may not contain barriers to development, or there may be reasonable mitigation. Site analysis is needed to determine development capabilities in these areas.

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

Intent:

- Conserve environmentally-sensitive land
- Buffer incompatible land uses with open space
- Provide open space network through the city for recreation
- Conservation/open space buffers adjacent to industrial development should be maintained at a width based on the type of industry and its potential to create compatibility problems
- Greenways and greenway connectors should be maintained to be consistent with the Greenway Plan.

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

Based on the possible uses permitted by the requested rezoning, the proposed rezoning classification could generate 599 trips to and from the site on East 10th Street, which is a net increase of 73 additional trips per day.

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

History/Background:

In 1976, the property was incorporated into the City's extra-territorial jurisdiction (ETJ) and zoned RA20 as part of a large-scale ETJ extension.

Present Land Use:

Wooded

Water/Sewer:

Water will be provided by Eastern Pines Water Corporation. Sanitary sewer is located near The Davis Apartments.

Historic Sites:

There are no known effects on historic sites.

Environmental Conditions/Constraints:

The property is located in the Hardee Creek Watershed. If stormwater rules apply, it would require 10-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: RA20 - Wooded (City-owned)

South: CG - Two (2) vacant lots; CN - One (1) outbuilding; RA20 - One (1) single-family residence and two (2) vacant lots

East: RA20 - Farmland and wooded

West: CH - Three (3) single-family residences and RA20 - East Carolina Masonry and one (1) single-family residence and one (1) vacant lot

Density:

Under the current zoning, the site could accommodate 50-55 single-family lots.

Under the proposed zoning, the site could accommodate 40-45 duplex lots (80-90 units).

The anticipated build-out is within 2-3 years.

Additional Staff Comments:

The RU (Restricted Residential) Overlay District was created in 2004. Since the R6A district allows single-family, duplex and multi-family development, the RU Overlay District was created to prohibit multi-family development by adding the overlay to the R6A zoning. This overlay can only be used in conjunction with the R6A district.

Section 9-4-51.2 R6A Restricted Residential Use (RU) Overlay District

The purpose of the R6A Restricted Residential Use (RU) Overlay District is to provide a residential development option designed to encourage single-family and/or two-family attached (duplex) development and prohibit multi-family development within the underlying R6A district included within the overlay.

Typically, the low-medium density (TNLM) character is associated with R9, R9S and R15S zoning districts, however, when property is developed under R6A-RU the density is similar to the R9 zoning district. In R9, the minimum lot size for a duplex is 12,000 square feet per lot. In R6A, the minimum lot size for a duplex is 9,000 square feet.

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. Therefore, staff recommends approval.

"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 February 19, 2019 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_-_HTF_19-02_rezoning_1102651**
- ☐ Minutes_-_HTF_19-02_rezoning_1103002**
- ☐ Attachments**

ORDINANCE NO. 19-
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 14th day of March, 2019, at 6:00 p.m., in the Council Chambers of City Hall in the City of Greenville, NC, conduct a public hearing on the adoption of an ordinance rezoning the following described territory;

WHEREAS, the City Council has been informed of and has considered all of the permitted and special uses of the districts under consideration;

WHEREAS, in accordance with the provisions of North Carolina General Statute 160A-383, the City Council does hereby find and determine that the adoption of the ordinance zoning the following described property is consistent with the adopted comprehensive plan and other officially adopted plans that are applicable and that the adoption of the ordinance zoning the following described property is reasonable and in the public interest due to its consistency with the comprehensive plan and other officially adopted plans that are applicable and, as a result, its furtherance of the goals and objectives of the comprehensive plan and other officially adopted plans that are applicable;

WHEREAS, as a further description as to why the action taken is consistent with the comprehensive plan and other officially adopted plans that are applicable in compliance with the provisions of North Carolina General Statute 160A-383, the City Council of the City of Greenville does hereby find and determine that the adoption of this ordinance is consistent with provisions of the comprehensive plan including, but not limited to, Policy 1.1.1 guide development with the Future Land Use and Character Map and Policy 1.1.6 guide development using the Tiered Growth Approach; and

WHEREAS, as a further explanation as to why the action taken is reasonable and in the public interest in compliance with the provisions of North Carolina General Statute 160A-383, the City Council of the City of Greenville does hereby find and determine that the adoption of this ordinance will, in addition to the furtherance of other goals and objectives, promote the safety and general welfare of the community because the requested zoning is consistent with the recommended Future Land Use and Character designation and is located in a Primary Service Area;

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

Section 1. That the following described territory is rezoned from RA20 (Residential-Agricultural) to R6A-RU (Residential)-Restricted Residential Overlay.

TO WIT: Happy Trail Farms, LLC

LOCATION: Located near the northeastern corner of the intersection of East 10th Street and Port Terminal Road.

DESCRIPTION: Beginning at a point on the eastern right-of-way of NCSR 1533 (Port Terminal Road), said point being the northwestern corner of the Koehler S. Queen Property as described in Deed Book 2088, Page 500 of the Pitt County Register of Deeds. From the above described beginning, so located, running thence as follows:

With the eastern right-of-way of NCSR 1533 (Port Terminal Road) N 25°16'53" E 362.65', N 24°43'25" E 220.37', and N 24°09'57" E 244.37', thence leaving the eastern right-of-way of NCSR 1533 (Port Terminal Road) S 67°06'02" E 701.27', thence S 26°11'50" W 708.44', thence S 25°50'01" W 515.19', thence N 61°23'22" W 196.82', thence N 12°31'53" W 98.90', thence S 87°40'40" W 156.30', thence N 05°44'32" W 59.97', thence N 65°41'14" W 101.00', thence N 25°18'19" E 100.01', thence S 65°42'04" E 24.50', thence N 26°16'10" E 104.78', thence N 24°01'18" E 98.26', thence N 65°46'38" W 174.17' to the point of beginning containing 17.193 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 14th day of March, 2019.

P. J. Connelly, Mayor

ATTEST:

Carol L. Barwick, City Clerk

1102651

Excerpt from the draft Planning & Zoning Commission Minutes (2/20/2019)

ORDINANCE REQUESTED BY HAPPY TRAIL FARMS, LLC TO REZONE 17.193 ACRES LOCATED NEAR THE NORTHEASTERN CORNER OF THE INTERSECTION OF EAST 10TH STREET AND PORT TERMINAL ROAD FROM RA20 (RESIDENTIAL-AGRICULTURAL) TO R6A-RU (RESIDENTIAL [MEDIUM DENSITY])- RESTRICTED RESIDENTIAL OVERLAY DISTRICT - APPROVED

Ms. Gooby delineated the property. The area east of Port Terminal Road is mainly vacant. The request could generate a net increase of 73 trips per day. There is a small area located along the northern boundary that is impacted by the 100-year floodplain but the balance of property would not be subject to the Flood Damage Prevention Ordinance. The property is located in the Hardee Creek Watershed and stormwater rules apply. Under the current zoning the property could accommodate 50-55 single-family homes and under the proposed zoning it could accommodate 40-45 duplex lots. The RU zoning is called Restricted Residential and is only associated with R6A district, which allows single family, multi-family and duplexes. When the RU overlay is added, the only development option is single-family and duplexes. The Future Land Use and Character Map recommends commercial (C) at the northeastern corner of the intersection of East 10th Street and Port Terminal Road transitioning to traditional neighborhood, medium-high density (TNMH) to the east along East 10th Street. To the north, traditional neighborhood, low-medium density (TNLM) is recommended further transitioning to potential conservation/open space (PCOS). Typically, the low-medium density (TNLM) character is associated with R9, R9S and R15S zoning districts, however, when property is developed under R6A-RU the density is similar to the R9 zoning district. In staff's opinion, the request is in compliance with the Horizons 2026: Greenville's Community Plan and the Future Land Use Character Map. Staff recommends approval.

Mr. Maxwell asked the difference in the traditional neighborhood, low-medium character and the requested zoning.

Ms. Gooby replied that the main difference is the minimum lot size. In R9, the minimum lot size is 12,000 square feet per lot. In R6A, the minimum lot size is 9,000 square feet.

Mr. Overton opened the public hearing.

Mr. Mike Baldwin, Baldwin Design Consultants, spoke in favor, on behalf of the applicant. The northern line of the property is at the top of the drop off of the property which is adjacent to properties owned by the city. There is an agreement with Green Utilities Commission to provide sanitary sewer.

No one spoke in opposition.

Mr. Overton closed the public hearing.

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

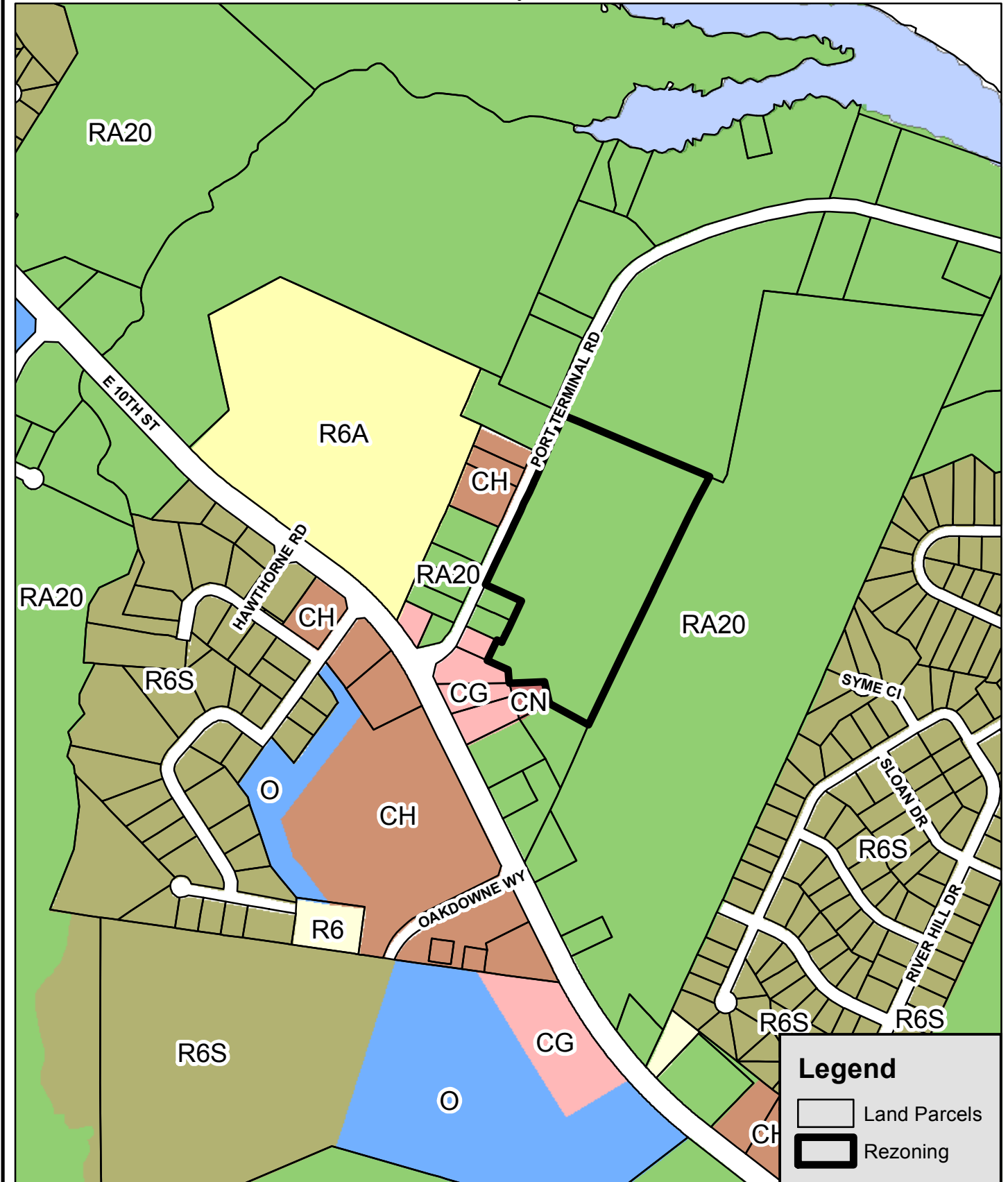
Happy Trail Farms, LLC

Acres: 17.193

From: RA20

To: R6A-RU

February 5, 2019



Happy Trail Farms, LLC

Acres: 17.193



From: RA20

To: R6A-RU

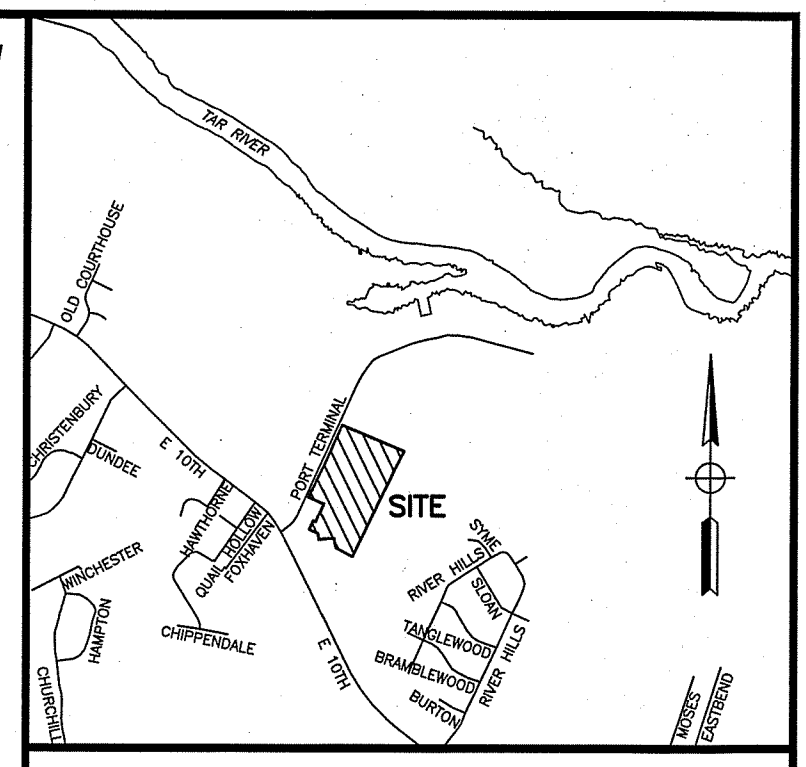
February 5, 2019



Legend

-  Land Parcels
-  Rezoning

Y:\DRAWINGS\2015 Drawings\15-129 HT. FARMS-PORT TERMINAL\HTF REZONING.dwg Tue, Jan 22, 2019--7:31am MHERREJON

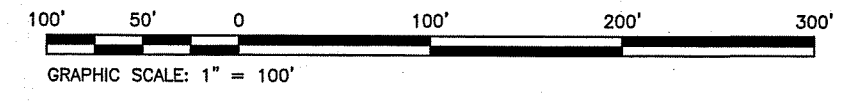


VICINITY MAP
SCALE: 1" = 2000'±

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

AREA TO BE REZONED: 17.193 ACRES

NOTE: THE BEARINGS AND DISTANCES SHOWN ON THIS MAP WERE TAKEN FROM INFORMATION PROVIDED BY THE PITT COUNTY OPIS WEBSITE AND DOES NOT REPRESENT AN ACTUAL SURVEY BY THIS FIRM.



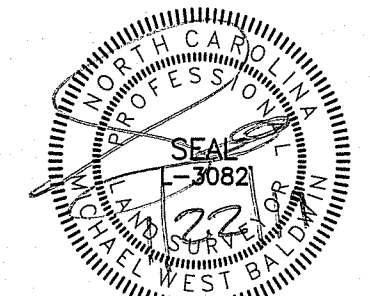
SHEET 1 OF 1
REZONING MAP
PARCEL# 02481
TAX MAP# 5607-04-5695

HAPPY TRAIL FARMS, LLC

REFERENCE: DEED BOOK 3367, PAGE 289
OF THE PITT COUNTY REGISTER OF DEEDS

GREENVILLE TOWNSHIP, PITT COUNTY, NC

OWNER: HAPPY TRAIL FARMS, LLC
ADDRESS: P.O. BOX 1863
GREENVILLE, NC 27835
PHONE: (252) 916-9028



CLOSURE CHECK BOUNDARY	
CHECKED: MAH	DATE: 01/21/19

Baldwin Design Consultants, PA ENGINEERING - SURVEYING - PLANNING 1700-D EAST ARLINGTON BOULEVARD GREENVILLE, NC 27858 252.756.1390	SURVEYED: N/A	APPROVED: MWB
	DRAWN: MAH	DATE: 01/22/19
	CHECKED: MWB	SCALE: 1" = 100'

REZONING THOROUGHFARE/TRAFFIC VOLUME REPORT

Case No: 19-02

Applicant: Happy Trail Farms, LLC

Property Information

Current Zoning: RA20 (Residential-Agricultural)

Proposed Zoning: R6A-RU (Residential [Medium Density])
Restricted Residential Overlay District

Current Acreage: 17.193 acres

Location: Port Terminal Road, north of East 10th Street

Points of Access: East 10th Street

Location Map



Transportation Background Information

1.) E. 10th St- State maintained

	<u>Existing Street Section</u>	<u>Ultimate Thoroughfare Street Section</u>
Description/cross section	5 lanes - curb & gutter	no change
Right of way width (ft)	100	no change
Speed Limit (mph)	55	no change
Current ADT:	22,285 (*)	
Design ADT:	29,900 vehicles/day (**)	29,900 vehicles/day (**)
Controlled Access	No	
Thoroughfare Plan Status	Major Thoroughfare	

Other Information: There are no sidewalks along E. 10th St that service this property.

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

Transportation Improvement Program Status:

Trips generated by proposed use/change

Current Zoning: 526 -vehicle trips/day (*) **Proposed Zoning: 599** -vehicle trips/day (*)

Estimated Net Change: increase of 73 vehicle trips/day (assumes full-build out)

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

Impact on Existing Roads

The overall estimated trips presented above are distributed based on current traffic patterns. The estimated ADTs on E. 10th St are as follows:

1.) E. 10th St , East of Site (40%): **“No build” ADT of 22,285**

Estimated ADT with Proposed Zoning (full build) – 22,525
Estimated ADT with Current Zoning (full build) – 22,495
Net ADT change = 30 (<1% increase)

2.) E. 10th St , West of Site (60%):**“No build” ADT of 22,285**

Estimated ADT with Proposed Zoning (full build) – 22,644

Estimated ADT with Current Zoning (full build) – 22,601**Net ADT change = 43 (<1% increase)****Staff Findings/Recommendations**

Based on possible uses permitted by the requested rezoning, the proposed rezoning classification could generate 599 trips to and from the site on E. 10th St, which is a net increase of 73 additional trips per day.

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

EXISTING ZONING	
RA20 (RESIDENTIAL-AGRICULTURAL) - PERMITTED USES	
(1) General	
	a. Accessory use or building
	c. On-premise signs per Article N
(2) Residential	
	a. Single-family dwelling
	b(1). Master Plan Community per Article J
	f. Residential cluster development per Article M
	k. Family care homes (see also 9-4-103)
	q. Room renting
(3) Home Occupations - None	
(4) Governmental	
	b. City of Greenville municipal government building or use (see also section 9-4-103)
(5) Agricultural/Mining	
	a. Farming; agricultural, horticulture, forestry (see also section 9-4-103)
	c. Wayside market for farm products produced on-site
	e. Kennel (see also section 9-4-103)
	f. Stable; horse only (see also section 9-4-103)
	g. Stable; per definition (see also section 9-4-103)
	h. Animal boarding not otherwise listed; outside facility, as an accessory or principal use
	l. Beekeeping; minor use (see also section 9-4-103)
(6) Recreational/Entertainment	
	f. Public park or recreational facility
	g. Private noncommercial park or recreational facility
(7) Office/Financial/Medical - None	
(8) Services	
	o. Church or place of worship (see also section 9-4-103)
(9) Repair - None	
(10) Retail Trade - None	
(11) Wholesale/Rental/Vehicle-Mobile Home Trade - None	
(12) Construction	
	c. Construction office; temporary, including modular office (see also section 9-4-103)
(13) Transportation - None	
(14) Manufacturing/Warehousing - None	
(15) Other Activities (not otherwise listed - all categories) - None	
RA20 (RESIDENTIAL-AGRICULTURAL) - SPECIAL USES	
(1) General - None	
(2) Residential	
	b. Two-family attached dwelling (duplex)
	g. Mobile home (see also section 9-4-103)
	n. Retirement center or home
	o. Nursing, convalescent or maternity home; major care facility
	o(1). Nursing, convalescent or maternity home; minor care facility
(3) Home Occupations	

	a.	Home occupation; not otherwise listed
	b.	Home occupation; barber and beauty shop
	c.	Home occupation; manicure, pedicure or facial salon
(4) Governmental		
	a.	Public utility building or use
(5) Agricultural/Mining		
	b.	Greenhouse or plant nursery; including accessory sales
	m.	Beekeeping; major use
	n.	Solar energy facility
(6) Recreational/Entertainment		
	a.	Golf course; 18-hole regulation length (see also section 9-4-103)
	a(1).	Golf course; 9-hole regulation length (see also section 9-4-103)
	c(1).	Tennis club; indoor and outdoor facilities
(7) Office/Financial/Medical - None		
(8) Services		
	a.	Child day care facilities
	b.	Adult day care facilities
	d.	Cemetery
	g.	School; junior and senior high (see also section 9-4-103)
	h.	School; elementary (see also section 9-4-103)
	i.	School; nursery and kindergarten (see also section 9-4-103)
(9) Repair - None		
(10) Retail Trade - None		
(11) Wholesale/Rental/Vehicle-Mobile Home Trade - None		
(12) Construction - None		
(13) Transportation - None		
(14) Manufacturing/Warehousing - None		
(15) Other Activities (not otherwise listed - all categories) - None		
PROPOSED ZONING		
R6A (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)

	i. Beekeeping; minor use (see also section 9-4-103)
(6) Recreational/Entertainment	
	f. Public park or recreational facility
	g. Private noncommercial park or recreational facility
(7) Office/Financial/Medical - None	
(8) Services	
	o. Church or place of worship (see also section 9-4-103)
(9) Repair - None	
(10) Retail Trade - None	
(11) Wholesale/Rental/Vehicle-Mobile Home Trade - None	
(12) Construction	
	c. Construction office; temporary, including modular office (see also section 9-4-103)
(13) Transportation - None	
(14) Manufacturing/Warehousing - None	
(15) Other Activities (not otherwise listed - all categories) - None	
R6A (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	
	* 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	
(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		
	r.	Fraternity or sorority house
(3) Home Occupations - None		
(4) Governmental		
	a.	Public utility building or use
(5) Agricultural/Mining - None		
(6) Recreational/Entertainment		
	c(1).	Tennis club; indoor and outdoor facilities
	h.	Commercial recreation; indoor only, not otherwise listed
	m(1).	Dining and entertainment establishment (see also section 9-4-103)
(7) Office/Financial/Medical		
	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
	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)
	ff.	Mental health, emotional or physical rehabilitation day program facility
	ff(1).	Mental health, emotional or physical rehabilitation day program facility
(9) Repair- None		
(10) Retail Trade - None		
	h.	Restaurant; conventional
	j.	Restaurant and/or dining and entertainment establishment; regulated outdoor activities
(11) Wholesale/Rental/Vehicle-Mobile Home Trade - None		
(12) Construction - None		
(13) Transportation		
	h.	Parking lot or structure; principal use
(14) Manufacturing/Warehousing - None		
(15) Other Activities (not otherwise listed - all categories)		
	a.	Other activities; personal services not otherwise listed
	b.	Other activities; professional services 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 and CD*	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

* The residential density of the CD zoning district is based on the size of the mechanically conditioned floor area. See Section 9-4-153 in the City Code for development standards.

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



City of Greenville, North Carolina

Meeting Date: 3/14/2019
Time: 6:00 PM

Title of Item: Resolution approving the issuance of up to \$90,000,000 Greenville Utilities Commission Combined Enterprise System Revenue Bonds, Series 2019

Explanation: **Abstract:** Greenville Utilities Commission (GUC) seeks adoption of a resolution for the issuance of up to \$90,000,000 Combined Enterprise System Revenue Bonds, Series 2019, to provide funding for 16 projects in GUC's capital improvement plan.

Explanation: In order to provide funding for projects associated with its capital improvement plan, GUC needs to move forward with the issuance of up to \$90,000,000 in revenue bonds. On February 21, 2019, the GUC Board of Commissioners adopted a resolution that authorizes and directs the officers, agents, and employees of GUC to do all acts and things required of them by the provisions of this resolution and recommends City Council adopt a similar resolution:

- (i) Making the findings and determinations required by the Local Government Commission ("LGC") in connection with the authorization and issuance of the Series 2019 Bonds, (ii) recommending the professionals to work with the City and the Commission in connection with the issuance and sale of the Series 2019 Bonds - Hilltop Securities Inc., as Financial Advisor, Womble Bond Dickinson (US) LLP, as Bond Counsel, McGuireWoods LLP, as underwriters' counsel, The Bank of New York Mellon Trust Company, N.A, as Trustee and Bond Registrar, and Black and Veatch International Company and Raftelis Financial Consultants, Inc., as Consulting Utility Advisors.
- Approving the Commission's selection and recommendation to the City of J.P. Morgan Securities LLC and FTN Financial Capital Markets, a division of First Tennessee Bank National Association, as underwriters of the Series 2019 Bonds.

Fiscal Note: No costs to the City.

Recommendation: Adopt the attached resolution

ATTACHMENTS:

- ❑ **GUC Resolution for Revenue Bonds 2019**
- ❑ **COG Resolution for Revenue Bonds 2019**

The Board of Commissioners for the Greenville Utilities Commission met in a regular meeting in the Greenville Utilities Board Room located at 401 South Greene Street in Greenville, North Carolina, the regular place of meeting, at 12:00 p.m. on February 21, 2019.

Present: Chair Rebecca Blount, presiding, and Commissioners Parker Overton, Joel Butler, Don Mills, Tommy Stoughton, Minnie Anderson, Kelly L. Darden, Jr., and Ann Wall

Absent: None

Also Present: _____

* * * * *

Chair Rebecca Blount introduced the following resolution the title of which was read and a copy of which had been previously distributed to each Commissioner:

RESOLUTION MAKING CERTAIN FINDINGS AND DETERMINATIONS, AUTHORIZING THE FILING OF AN APPLICATION WITH THE LOCAL GOVERNMENT COMMISSION, REQUESTING THE LOCAL GOVERNMENT COMMISSION TO SELL BONDS AT A PRIVATE SALE AND RECOMMENDING TO THE CITY COUNCIL OF THE CITY OF GREENVILLE, NORTH CAROLINA THE ADOPTION OF A RESOLUTION ALL IN CONNECTION WITH THE ISSUANCE OF NOT TO EXCEED \$90,000,000 GREENVILLE UTILITIES COMMISSION COMBINED ENTERPRISE SYSTEM REVENUE BONDS, SERIES 2019 BY SAID CITY

WHEREAS, in accordance with Chapter 861 of the 1992 Session Laws of North Carolina, the Greenville Utilities Commission, of the City of Greenville, North Carolina, a body politic duly chartered by the State of North Carolina, in Pitt County, North Carolina, (the "Commission") has been created for the proper management of the public utilities of the City of Greenville, North Carolina (the "City"), which shall include an electric system, a natural gas system, a sanitary sewer system and a water system (collectively, the "Combined Enterprise System") within and without the corporate limits of the City, with responsibility for the entire supervision and control of the management, operation, maintenance, improvement and extension of the public utilities; and

WHEREAS, the City Council of the City (the "City Council") adopted, on August 11, 1994, amended and restated as of April 13, 2000, a bond order authorizing and securing Greenville Utilities Commission Combined Enterprise System Revenue Bonds of the City (the "Order"); and

WHEREAS, Section 210 of the Order authorizes the issuance of additional revenue bonds of the City in one or more series from time to time for the purposes, among other authorized

purposes, of providing funds to (a) pay all or any part of the cost of any Additional Improvements (as defined in the Order) and pay any remaining part of the cost of completing any Additional Improvements and (b) pay expenses incidental and necessary or convenient thereto; and

WHEREAS, the Commission has determined that it is necessary to acquire, construct and equip certain additional improvements to the Combined Enterprise System, which improvements are described in Appendix A to this resolution and constitute Additional Improvements pursuant to the Order (collectively, the “Series 2019 Project”), and to pay the cost of the Series 2019 Project by issuing an additional series of revenue bonds (the “Series 2019 Bonds”) and using any other available funds as authorized by Section 210 of the Order; and

WHEREAS, the Commission desires for the City to file an application with the Local Government Commission for approval of the issuance of the Series 2019 Bonds and to authorize certain actions in connection therewith; and

WHEREAS, the issuance of the Series 2019 Bonds and the Series 2019 Project are necessary to secure adequate and reliable electric, natural gas, water and sanitary sewer service;

WHEREAS, the amount of the Series 2019 Bonds will be sufficient, but not excessive, for the purpose of paying the costs described in this resolution; and

WHEREAS, the proposed Series 2019 Project is feasible; and

WHEREAS, the annual audits of the Commission show the Commission to be in strict compliance with debt management policies, and the budgetary and fiscal management policies of the Commission are in compliance with law; and

WHEREAS, the Series 2019 Bonds can be marketed at a reasonable interest cost to the Commission and the City; and

WHEREAS, any projected rate increases for electric, natural gas, water and sanitary sewer service in connection with the issuance of the Series 2019 Bonds will be reasonable; and

WHEREAS, the Commission wishes to advise the City Council of the City of the Commission’s recommendations of the financing team for the authorization and issuance of the Series 2019 Bonds and recommends to the City Council that the City Council adopt a resolution approving such financing team and making application to the Local Government Commission for approval of the Series 2019 Bonds.

NOW, THEREFORE, THE GREENVILLE UTILITIES COMMISSION DOES HEREBY DETERMINE AND RESOLVE, as follows:

Section 1. The officers and employees of the Commission are hereby authorized and directed to assist the City in filing an application with the Local Government Commission for approval of the issuance of the Series 2019 Bonds in an aggregate principal amount not to exceed \$90,000,000 for the purpose of providing funds, together with any other available funds, for the purposes described in this resolution. Any such action heretofore taken by the officers and

employees of the Commission in connection with the filing of such application is hereby ratified and approved.

Section 2. The Local Government Commission is requested to sell the proposed Series 2019 Bonds at a private sale without advertisement.

Section 3. The Commission hereby recommends to the City Council that the City Council adopt a resolution (a) appointing the professionals to work with the City and the Commission in connection with the issuance and sale of the Series 2019 Bonds, Hilltop Securities Inc., as Financial Advisor, Womble Bond Dickinson (US) LLP, as Bond Counsel, McGuire Woods LLP, as underwriters' counsel, The Bank of New York Mellon Trust Company, N.A., as Trustee, Bond Registrar, and Black and Veatch International Company and Raftelis Financial Consultants, Inc., as Consulting Utility Advisors and (b) making the findings and determinations required by the Local Government Commission in connection with the authorization and issuance of the Series 2019 Bonds.

Section 4. The Commission recommends to the City Council that the City Council approve the Commission's selection of J.P. Morgan Securities LLC and FTN Financial Capital Markets, a division of First Tennessee Bank National Association, as underwriters of the Series 2019 Bonds.

Section 5. The officers, agents and employees of the Commission are hereby authorized and directed to do all acts and things required of them by the provisions of this resolution for the full, punctual and complete performance of the terms and provisions hereof.

Section 6. This resolution shall take effect immediately upon its adoption.

Upon motion of Commissioner Don Mills, seconded by Commissioner Tommy Stoughton, the foregoing resolution entitled "RESOLUTION MAKING CERTAIN FINDINGS AND DETERMINATIONS, AUTHORIZING THE FILING OF AN APPLICATION WITH THE LOCAL GOVERNMENT COMMISSION, REQUESTING THE LOCAL GOVERNMENT COMMISSION TO SELL BONDS AT A PRIVATE SALE AND RECOMMENDING TO THE CITY COUNCIL OF THE CITY OF GREENVILLE, NORTH CAROLINA THE ADOPTION OF A RESOLUTION ALL IN CONNECTION WITH THE ISSUANCE OF NOT TO EXCEED \$90,000,000 GREENVILLE UTILITIES COMMISSION COMBINED ENTERPRISE SYSTEM REVENUE BONDS, SERIES 2019 BY SAID CITY" was adopted by the following vote:

Ayes: Unanimous

Noes: _____

* * * * *

I, Parker Overton, Secretary of the Greenville Utilities Commission, DO HEREBY CERTIFY that the foregoing is a true and accurate copy of so much of the proceedings of said Commission at a regular meeting held on February 21, 2019, as it relates in any way to the adoption of the foregoing resolution and that said proceedings are to be recorded in the minute books of said Commission.

I DO HEREBY FURTHER CERTIFY that proper notice of such regular meeting was given as required by North Carolina law.

WITNESS my hand and the official seal of said Commission this 21st day of February, 2019.



[SEAL]


Secretary

APPROVED AS TO FORM:


Phillip R. Dixon
General Counsel

The Series 2019 Project

The Additional Improvements constituting the Series 2019 Project consist of the acquisition, construction and equipping of various improvements to the Combined Enterprise System including, without limitation, the following projects:

Project Description

Downtown Office Efficiency and Enhancement
New Operations Center Phase 2
Greenville 230 Substation Flood Mitigation
Vidant Peaking Generators (6 MW)
Sugg Parkway Transmission Line
Sugg Parkway Substation
Elevated Tanks Inlet – Outlet Improvements
Water Main Rehabilitation Program Phase 2
Water Treatment Plant Upgrade Phase 1
Residual Lagoon Improvements
Green Mill Run Tributary – 18-21 Inch Section
Sewer Outfall Rehabilitation Phase 4
Regional Pump Station Upgrades
WWTP Headworks Improvements
Duplex Pump Station Improvements

The City Council of the City of Greenville, North Carolina met in a regular meeting in the City Council Chambers on the third floor of the City Hall located at 200 West Fifth Street in Greenville, North Carolina, the regular place of meeting, at 6:00 p.m. on March 14, 2019.

Present: Mayor P. J. Connelly, presiding, and Council Members

Absent: Council Members

Also Present: _____

* * * * *

_____ introduced the following resolution the title of which was read and a copy of which had been previously distributed to each Council Member:

RESOLUTION NO. 2019-_____

RESOLUTION APPROVING THE FINANCING TEAM FOR AND MAKING THE FINDING AND DETERMINATIONS REQUIRED BY THE NORTH CAROLINA LOCAL GOVERNMENT COMMISSION WITH RESPECT TO THE ISSUANCE OF NOT TO EXCEED \$90,000,000 GREENVILLE UTILITIES COMMISSION COMBINED ENTERPRISE SYSTEM REVENUE BONDS, SERIES 2019

WHEREAS, the City of Greenville, North Carolina (the “City”) is considering the acquisition, construction and equipping of certain improvements to its combined enterprise system (collectively, the “Series 2019 Project”), which improvements are described in Appendix A to this resolution; and

WHEREAS, the City desires to proceed with the Series 2019 Project and to proceed with the authorization and issuance, pursuant to the provisions of a bond order authorizing and securing such indebtedness adopted on August 11, 1994, amended and restated as of April 13, 2000 (the “Order”), by the City Council of the City of The State and the Local Government Revenue Bond Act (the “Act”), of revenue bonds of the City in the amount of not to exceed \$90,000,000 for the purpose of providing funds, together with any other available funds, for paying the cost of acquiring, constructing and equipping the Series 2019 Project (the “Series 2019 Bonds”); and

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GREENVILLE, NORTH CAROLINA AS FOLLOWS:

Section 1. The Chief Financial Officer of the Greenville Utilities Commission (the “Commission”) and such other officers of the City and the Commission as may be appropriate are hereby authorized to apply to the Local Government Commission of North Carolina (the “LGC”) for the approval of the issuance of the Series 2019 Bonds and otherwise to participate in the development of such financing.

Section 2. The City Council approves the selection of the following professionals to assist the City and the Commission in connection with such financing and requests the LGC to approve such selection:

Financial Advisor:	Hilltop Securities Inc.
Bond Counsel:	Womble Bond Dickinson (US) LLP
Underwriters’ Counsel:	McGuireWoods LLP
Trustee and Bond Registrar:	The Bank of New York Mellon Trust Company, N.A.
Consulting Utility Advisors:	Black and Veatch International Company and Raftelis Financial Consultants, Inc.

Section 3. The City Council approves the selection of J.P. Morgan Securities LLC and FTN Financial Capital Markets, a division of First Tennessee Bank National Association, as underwriters of the Series 2019 Bonds.

Section 4. The City Council hereby finds and determines in connection with the issuance of the Series 2019 Bonds as follows:

(a) the issuance of the Series 2019 Bonds and the Series 2019 Project are necessary to secure adequate and reliable electric, natural gas, water and sanitary sewer service;

(b) the amount of the Series 2019 Bonds will be sufficient, but not excessive, for the purpose of paying the costs described in this resolution;

(c) the proposed Series 2019 Project is feasible;

(d) the annual audits of the City and the Commission show the City and the Commission to be in strict compliance with debt management policies, and the budgetary and fiscal management policies of the City and the Commission are in compliance with law;

(e) the Series 2019 Bonds can be marketed at a reasonable interest cost to the Commission and the City; and

(f) any projected rate increases for electric, natural gas, water and sanitary sewer service in connection with the issuance of the Series 2019 Bonds will be reasonable.

Section 5. The Local Government Commission is requested to sell the proposed revenue bonds at a private sale without advertisement.

Section 6. The officers, agents and employees of the City are hereby authorized and directed to do all acts and things required of them by the provisions of this resolution for the full, punctual and complete performance of the terms and provisions hereof.

Section 7. This resolution shall take effect immediately upon its adoption.

Upon motion of Council Member _____, seconded by Council Member _____, the foregoing resolution entitled "RESOLUTION APPROVING THE FINANCING TEAM FOR AND MAKING THE FINDING AND DETERMINATIONS REQUIRED BY THE NORTH CAROLINA LOCAL GOVERNMENT COMMISSION WITH RESPECT TO THE ISSUANCE OF NOT TO EXCEED \$90,000,000 GREENVILLE UTILITIES COMMISSION COMBINED ENTERPRISE SYSTEM REVENUE BONDS, SERIES 2019" was adopted by the following vote:

Ayes: _____

Noes: _____

* * * * *

I, Carol L. Barwick, City Clerk of the City of Greenville, North Carolina, DO HEREBY CERTIFY that the foregoing is a true and accurate copy of so much of the proceedings of the City Council of said City at a regular meeting held on March 14, 2019, as relates in any way to the adoption of the foregoing resolution and that said proceedings are recorded in the minute books of said City Council.

I DO HEREBY FURTHER CERTIFY that proper notice of such regular meeting was given as required by North Carolina law.

WITNESS my hand and the official seal of said City this 14th day of March, 2019.

City Clerk

[SEAL]

The Series 2019 Project

The Series 2019 Project will consist of the acquisition, construction and equipping of various improvements to the Combined Enterprise System including, without limitation, the following projects:

Project Description

Downtown Office Efficiency and Enhancement
New Operations Center Phase 2
Greenville 230 Substation Flood Mitigation
Vidant Peaking Generators (6 MW)
Sugg Parkway Transmission Line
Sugg Parkway Substation
Elevated Tanks Inlet – Outlet Improvements
Water Main Rehabilitation Program Phase 2
Water Treatment Plant Upgrade Phase 1
Residual Lagoon Improvements
Green Mill Run Tributary – 18-21 Inch Section
Sewer Outfall Rehabilitation Phase 4
Regional Pump Station Upgrades
WWTP Headworks Improvements
Duplex Pump Station Improvements



City of Greenville, North Carolina

Meeting Date: 3/14/2019
Time: 6:00 PM

Title of Item: Resolution approving matching funds for an application by Taft Family Ventures to the North Carolina Department of Commerce for a Building Reuse Grant

Explanation: **Abstract:** Resolution approving a local match for a Building Reuse Grant application by Taft Family Ventures

Explanation: Taft Family Ventures is considering relocating their corporate headquarters to Dickinson Avenue and intends to apply for a Building Reuse Grant to assist with the renovation costs associated with their new, potential headquarters. Taft Family Ventures will be relocating their current jobs to the new Uptown location and hiring an additional 16 new employees at the facility. They will be requesting \$200,000 in funding from the NC Department of Commerce and, if the grant is awarded, the City will be required to commit a cash match of 5% of the grant amount toward the project for a total cash match of up to \$10,000.

Fiscal Note: The City will need to provide a 5% cash match of the grant amount, or up to \$10,000.

Recommendation: City Council approve the Building Reuse Application.

ATTACHMENTS:

▣ [Building Reuse Resolution Taft Family Ventures 1100924](#)

RESOLUTION NO. _____
RESOLUTION SUPPORTING AN APPLICATION
ON BEHALF OF TAFT FAMILY VENTURES
TO THE NORTH CAROLINA DEPARTMENT OF COMMERCE
RURAL ECONOMIC DEVELOPMENT DIVISION BUILDING REUSE PROGRAM

WHEREAS, the City of Greenville is committed to advancing and promoting economic development in Greenville;

WHEREAS, the City of Greenville has adopted an Economic Development Strategic Plan for the purpose of enhancing the quality of life in Greenville by advancing economic opportunities for businesses and residents of the City of Greenville;

WHEREAS, North Carolina General Statute 158-7.1(a) authorizes the use of economic incentives for the purpose of private sector job creation;

WHEREAS, Taft Family Ventures has pledged to create up to 15 new full-time jobs in the Greenville corporate limits, is eligible to apply for a Building Reuse Grant up to the amount of \$200,000 through the North Carolina Department of Commerce, and requires the sponsorship of the City of Greenville to make the application; and

WHEREAS, the City of Greenville acknowledges that, if the grant is awarded, it will be required to commit a cash match of 5% of the grant amount toward the project for a total cash match of up to \$10,000;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Greenville that it does hereby support and endorse the application of Taft Family Ventures to the North Carolina Department of Commerce's Building Reuse Grant Program for a grant up to the amount of \$200,000.

Adopted this _____ day of _____, 2019.

PJ Connelly, Mayor

ATTEST:

Carol L. Barwick, City Clerk



City of Greenville, North Carolina

Meeting Date: 3/14/2019
Time: 6:00 PM

Title of Item: Resolution approving a Job Creation Grant for Taft Family Ventures

Explanation: **Abstract:** Taft Family Ventures, which is redeveloping property on Dickinson Avenue in order to relocate their headquarters, is seeking a Job Creation Grant as part of the project.

Explanation: Taft Family Ventures is redeveloping a vacant building at 631 Dickinson Avenue for their new corporate headquarters. The relocation and expansion of their corporate headquarters will assist in the revitalization of the Dickinson Avenue Corridor and West Greenville Area. The project is expected to increase the taxable property base, stimulate the local economy, promote business, and provide employment opportunities. The anticipated headquarters will require roughly \$3.2 million in acquisition and renovation costs and locate 38 full-time jobs, 16 of which are new, to the uptown area.

Fiscal Note: The Job Creation Grant funding is based off of an increase in property tax generated from the investment, with 75% of the increase being returned to the business as an incentive. The grant is awarded in annual installments with a grant period ranging from three to five years, but up to seven years for transformative projects. Based on Office of Economic Development estimates, a seven-year grant period for Taft Family Ventures will result in an incentive totaling \$69,560.40 (est). Due to the incentive being generated through a property tax offset, the incentive will have a net-neutral budget impact.

Recommendation: City Council approve Taft Family Ventures for a Job Creation Grant.

ATTACHMENTS:

- ▣ **TAFT_Job_Creation_Resolution_1102632**

RESOLUTION NO. ____
RESOLUTION OF THE GREENVILLE CITY COUNCIL APPROVING AN ECONOMIC
DEVELOPMENT INCENTIVE FOR TAFT FAMILY VENTURES

WHEREAS, North Carolina General Statute 158-7.1 grants authority to the City of Greenville to make appropriations for the purposes of aiding and encouraging the location or expansion of certain business enterprises in the corporate limits of the City or for other purposes which the City Council finds, in its discretion, will increase employment, taxable property base, and business prospects of the City;

WHEREAS, Taft Family Ventures is redeveloping a vacant building at 631 Dickinson Avenue for their new corporate headquarters. The relocation and expansion of their corporate headquarters will assist in the revitalization of the Dickinson Avenue Corridor and West Greenville Area. The project is expected to increase the taxable property base, stimulate the local economy, promote business, and provide employment opportunities.

WHEREAS, the City Council does hereby find and determine that the proposed economic development project will tend to increase the taxable property base of the City, increase the business prospects of the City, and create high paying jobs in a priority redevelopment area; and that it is in the public interest to provide assistance, as authorized by North Carolina General Statute 158-7.1, in order to encourage Taft Family Ventures to redevelop 631 Dickinson Avenue for the purpose of establishing a new corporate headquarters.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Greenville that it does hereby approve the appropriation and expenditure of up to \$9,937.20 annually for a seven-year period for the Taft Family Ventures headquarters as an economic development incentive and does further approve an Economic Development Agreement between the City of Greenville (the "City") and Taft Family Ventures (the "Company") for said economic development incentive which provides, with other provisions, that the Company will redevelop 631 Dickinson Avenue (the "Property"), create 15 new jobs and relocate their existing jobs to the Property. New full-time job creation levels must be met each year prior to grant funds being dispersed. In addition, all new full-time jobs must be maintained for three years beyond the completion of annual grant installments. The incentive will be in effect for a seven-year period after construction of the development is complete, at which time the City will provide an annual grant payment equal to the lesser of (i) \$9,937.20 or (ii) 75% of the increase in ad valorem taxes associated with the redevelopment.

Adopted this ____ day of _____, 2019.

P.J. Connelly, Mayor

ATTEST:

Carol L. Barwick, City Clerk

#1102632



City of Greenville, North Carolina

Meeting Date: 3/14/2019
Time: 6:00 PM

Title of Item: Discussion of gateway signage

Explanation: Mayor Connelly requested an item be added to the agenda to discuss gateway signage. Staff will present information on various options.

Fiscal Note: To be determined

Recommendation: Discuss gateway signage as requested by Mayor Connelly and provide feedback to staff.
