



Agenda

Greenville City Council

February 21, 2008
7:00 PM
City Council Chambers
200 West Fifth Street

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

I. Call Meeting To Order

II. Invocation - Council Member Joyner

III. Pledge of Allegiance

IV. Roll Call

V. Approval of Agenda

VI. Special Recognitions

- Byron Highland, Police Department Retiree
- Kathy Stanley, Community Development Department Retiree

VII. Appointments

1. Appointments to Boards and Commissions

VIII. New Business

Public Hearings

2. Public hearing and second reading of an ordinance granting a limousine franchise to Lavita Whitley d/b/a Kiddie Kab
3. Ordinance requested by Ward Holdings, LLC to amend the Future Land Use Plan Map for the area described as being located at the southeast corner of the intersection of Greenville Boulevard

and 14th Street, 320± feet along Greenville Boulevard and 200± feet deep, containing approximately 1.5 acres, from an "Office/Institutional/Multi-family" category to a "Commercial" category

4. Ordinance amending Horizons: Greenville's Community Plan to incorporate by reference the Medical District Land Use Plan Update and to amend the Horizons: Greenville's Community Plan Focus Area Map and Future Land Use Plan Map in accordance with the Medical District Land Use Plan Update recommendations
5. Ordinance requested by Mary H. Mann to rezone 63.5095 acres located along the southern right-of-way of East 10th Street and adjacent to Oakhurst Subdivision, Brook Valley Golf Course, and Pinewood Memorial Park from RA20 (Residential-Agricultural) to CH (Heavy Commercial) [Tract 1], O (Office) [Tract 2], and R6S (Residential-Single-family [Medium Density]) [Tract 3]
6. Ordinance to annex Covenant United Methodist Church property containing 42.17 acres located at the southeastern corner of the intersection of Fire Tower Road and Corey Road
7. Ordinance to annex Covengton Downe Subdivision, Lot 9, Block A containing 0.93 acres located at the northwest corner of the intersection of Charles Boulevard and Turnbury Drive
8. Ordinance to annex Westhaven South, Phases 2 and 3, containing 22.02 acres located south of Westhaven Road and east of South Memorial Drive
9. Ordinance requiring the repair or the demolition and removal of the dwelling located at 205 West Moore Street
10. Ordinance requiring the repair or the demolition and removal of the dwelling located at 1012 Fairfax Avenue
11. Ordinance requiring the repair or the demolition and removal of the dwelling located at 1203 Davenport Street
12. Ordinance requiring the repair or the demolition and removal of the dwelling located at 1710 South Pitt Street
13. Activities for the Community Development Consolidated Plan for fiscal years 2008-2013

Public Comment Period

- The Public Comment Period is a period reserved for comments by the public. Items that were the subject of a public hearing at this meeting 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.

IX. Comments from Mayor and City Council

X. City Manager's Report

XI. Adjournment



City of Greenville, North Carolina

Meeting Date: 2/21/2008
Time: 7:00 PM

Title of Item: Appointments to Boards and Commissions

Explanation: City Council appointments or reappointments need to be made to the Affordable Housing Loan Committee, Community Appearance Commission, Public Transportation and Parking Commission, and Redevelopment Commission.

Fiscal Note: No fiscal impact.

Recommendation: To make appointments or reappointments to the Affordable Housing Loan Committee, Community Appearance Commission, Public Transportation and Parking Commission, and Redevelopment Commission.

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[Appointments To Boards and Commissions City Council Meetings Agenda Deadline Material 138519](#)

Appointments To Boards and Commissions

February 21, 2008

Affordable Housing Loan Committee

Council Liaison: Council Member Rose Glover

Name	Current Term	Reappointment Status	Expiration Date
Alice Brewington	Filling unexpired term	Eligible	February 2008
Vila Rosenfeld	Second term	Ineligible	February 2008
James Tucker	Filling unexpired term	Eligible	February 2008
John Tulloss	First term	Resigned	February 2010

Community Appearance Commission

Council Liaison: Council Member Larry Spell

Name	Current Term	Reappointment Status	Expiration Date
Jeffrey Marshall	Second term	Resigned	July 2010
Kishen Rao	First term	Resigned	July 2010
Doreen Winston	Did not meet attendance requirements	Resigned	April 2010
Vacancy	Filling unexpired term	Vacancy	April 2008

Public Transportation and Parking Commission

Council Liaison: Council Member Max Joyner, Jr.

Name	Current Term	Reappointment Status	Expiration Date
Daniel Spuller	Filling unexpired term	Eligible	January 2008
Shannon White	First term	Eligible	January 2008

Redevelopment Commission

Council Liaison: Council Member Max Joyner, Jr.

Name	Current Term	Reappointment Status	Expiration Date
Minnie Anderson (Council Member Glover)	Initial/Final term	Ineligible	November 2007

Applicants for Affordable Housing Loan Committee

Melissa Grimes 3006 Phillips Road Greenville, NC 27834	355-3078	Application Date: 11/9/2007
Bari Muhammed 302 Sedgefield Drive Greenville, NC 27834	367-3690	Application Date: 9/24/2007
Justin Mullarkey 1509 East 5th Street Greenville, NC 27858	364-1183	Application Date: 1/28/2008

Applicants for Community Appearance Commission

Brian Matthew Griffith
2666 Mulberry Lane
Greenville, NC 27858

753-7741

Application Date: 1/28/2008

Justin Mullarkey
1509 East 5th Street
Greenville, NC 27858

364-1183

Application Date: 1/28/2008

Applicants for Public Transportation and Parking Commission

Edna Atkinson 202 Haw Drive Greenville, NC 27834	752-1468	Application Date: 9/13/2007
Richard Malloy Barnes 208 South Elm Street Greenville, NC 27858	752-5278	Application Date: 6/27/2007
Zeke Jackson 3226 Meeting Place Greenville, NC 27858	750-1420	Application Date: 12/10/2007

Applicants for Redevelopment Commission

Ann Eleanor 102 Lindenwood Drive Greenville, NC 27834	848-4257	Application Date: 12/1/2007
Melissa Grimes 3006 Phillips Road Greenville, NC 27834	355-3078	Application Date: 11/9/2007
Zeke Jackson 3226 Meeting Place Greenville, NC 27858	750-1420	Application Date: 12/10/2007
Evan Lewis 3402 Dunhaven Drive Greenville, NC 27834	353-6997	Application Date: 7/17/2007
Justin Mullarkey 1509 East 5th Street Greenville, NC 27858	364-1183	Application Date: 1/28/2008
Wayne M. Whipple 3102 Cleere Court Greenville, NC 27858	321-0611	Application Date: 7/18/2007



City of Greenville, North Carolina

Meeting Date: 2/21/2008
Time: 7:00 PM

Title of Item: Public hearing and second reading of an ordinance granting a limousine franchise to Lavita Whitley d/b/a Kiddie Kab

Explanation: An application was received from Lavita Whitley d/b/a Kiddie Kab to operate a limousine franchise. Upon review of the application, comments were received by the City Clerk from the various departments as follows:

(1) The Police Department conducted a background check that revealed that Ms. Whitley had been convicted for felony financial identity fraud in Martin County in 2000 and convicted for simple worthless check in Edgecombe County in 2000. Also, there was a notice of delinquent taxes and a Division of Motor Vehicle Registration Block on a 1995 Jeep that the applicant is requesting to operate as a for-hire vehicle within the City of Greenville. Mrs. Whitley paid these taxes on January 30, and a copy of the receipt is attached. After further review of the application, and upon Ms. Whitley paying the two delinquent bills, the Police Department amended its recommendation of denial and recommended that the application be approved.

(2) The Community Development Department indicated that Ms. Whitley's residence is at 306 Horseshoe Drive, which is zoned R6. R6 does not allow limousine businesses. Therefore, the business would need to be classified as an incidental use in order for Ms. Whitley to operate a limousine business from her home. If approval for the incidental use is given by the Community Development Department, Ms. Whitley would have to be the only employee of the business and she would be unable to bring the children to her home.

(3) The Financial Services Department indicated that there was an unpaid rescue transport billing in the amount of \$225 that had gone to collections. On February 11, 2008, Ms. Whitley paid the rescue transport bill, and a copy of the receipt is attached.

The ordinance will be considered by City Council on Monday, February 18, for first reading. If it is approved by Council on that date, the public hearing and

consideration of the ordinance on second reading will take place on February 21. If Council chooses to approve this request on second reading on February 21, Ms. Whitley will then need to get her driver's permit to drive the cab since no other employees may be used. This is a process that is done through the Police Department. If the Council denied the application on first reading, the applicant will still be entitled to have the ordinance considered on second reading and be entitled to a public hearing on February 21, as has been advertised.

In determining whether the public convenience and necessity requires the franchising of any taxicab/limousine, the City Council shall, among other things, take into consideration the following factors:

- (a) Whether or not the public convenience and necessity requires such proposed or additional taxicab/limousine service within the city;
- (b) The financial responsibility of the applicant and the likelihood of the proposed service being permanent, responsible and satisfactory;
- (c) The number and condition of equipment;
- (d) The number of taxicabs/limousines in operation and the demand for increased service, if any, and whether or not the safe use of the streets by public, both vehicular and pedestrian, will be preserved, and whether or not adequate provision has been made for off-street parking;
- (e) The experience of such applicants in the taxicab/limousine business; and
- (f) Such other relative facts as may be deemed necessary and advisable.

Fiscal Note: None

Recommendation: Approval of the ordinance granting a limousine franchise to Lavita Whitley d/b/a Kiddie Kab based on the information from the various City departments and the fact that Ms. Whitley paid her debts to the City of Greenville.

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 [February 21 Limo Agenda Information](#)

APPLICATION FOR LIMOUSINE FRANCHISE

To the Mayor and City Council of the City of Greenville

The undersigned hereby makes application for a limousine franchise under the provisions of Chapter 564, Session Laws 1945, and presents the following information:

1. The applicant is familiar with the ordinances of the City of Greenville relating to liability insurance, drivers regulations, regulations of rates, and other matters pertaining to the operation of limousines.

2. The individual, corporate or trade name and business address of the applicant is:
Lavita Whitley (Kiddie Kab) Home Address 306 Horseshoe Dr Apt N 27889

3. The Applicant is:
 A. An individual and sole owner of the limousine business to be operated under the above name.
 B. A corporation chartered under the laws of the State of North Carolina in the year 2008, and the officers of the corporation are Lavita Whitley
 C. A partnership, as shown by articles hereto attached, and the names of partners are:

4. The Applicant operates in the following cities: Greenville

5. The Applicant is requesting franchise to operate 1 limousines.

6. In support of this application, the following Exhibits are attached:
- Exhibit A. A full statement of facts which, if supported by substantial testimony at the hearing, will support a finding of public convenience and necessity for this operation.
 - Exhibit B. A complete list of Applicant's motor equipment showing year, make, model, and carrying capacity of each unit.
 - Exhibit C. Financial statement showing assets, liabilities and net worth of applicant.
 - Exhibit D. Statement showing applicant has made complete arrangement for off-street parking of all motor vehicles.
 - Exhibit E. Statement of proposed fares for transportation of persons and property.
 - Exhibit F. Statement of experience of applicant in conducting limousine business.

HAND PRINT OR TYPE

LAST NAME <u>Whitley</u>		FIRST NAME <u>Lavita</u>		MIDDLE NAME <u>Cherille</u>		
ALIAS OR NICKNAME <u>N/A</u>		SEX <u>F</u>	AGE <u>27</u>	WEIGHT <u>300</u>	HEIGHT <u>5'5</u>	ID NO.
ADDRESS <u>306 Horseshoe Dr Apt N</u>		HAIR <u>Black</u>	EYES <u>Brown</u>	COMPLEXION <u>Brown</u>		
OCCUPATION			DRIVERS LICENSE NO.		IDENTIFICATION NO.	
PLACE OF BIRTH <u>PCMH (Greenville)</u>			DATE OF BIRTH		SOCIAL SECURITY NO.	

Signature of Applicant Lavita Whitley

Subscribed and sworn to before me this 15 day of January, 2008

Polly Jones
Notary Public
Polly Jones

My Commission Expires: August 5, 2011

Item # 2

Dh... 4 271-1852

Lavita Whitley

Exhibit A:

Business Name going forth is Kiddie Kab. This business is being started to help working parents that have children in school. I have talked to many parents and questioned their work schedule and children's transportation convenience. I have found that most times it is not convenient for parents at all. Instead of parents having to drive to drop their children off and pick them up from school; I will be taking that charge for them. My duty exceeds this. My duty would be to drop children off to school as many children don't ride the bus. I will be picking them up from school or afterschool. I will then take them to day care, home, and or if practices. This is a very beneficial business for both parties. It will free up parents to prepare for work or where ever they have to be and not feel the need to rush or leave their jobs to pick their children up from school.

Exhibit B:

List of Motor Equipment:

1. 1995 Jeep Grand Cherokee Laredo/Interior Cargo Capacity: 5

Personal Balance Sheet

Statement of Financial Condition January 15th 2008

Assets	TOTALS	
Cash/Checking and Savings Accounts	\$5025	
Marketable Securities	0	
Nonmarketable Securities	0	
Real Estate/Home	0	
Partial Interest in Real Estate	0	
Automobiles	\$3000	
Personal Property	0	
Personal Loans	0	
Insurance Cash Values	0	
Other	0	
Total Assets	A	\$8025

Liabilities	TOTALS	
Secured Loans	0	
Unsecured Loans	0	
Credit Card/Charge Account Bills	0	
Personal Debts	0	
Current Monthly Bills	\$859	
Real Estate Mortgages	0	
Unpaid Income Tax	0	
Other Unpaid Taxes and Interest	0	
Other Itemized Debts	0	
Total Liabilities	B	\$859
Net Worth (A - B = C)	C	\$7166
Total Liabilities & Net Worth	D	\$8025

Exhibit D:

This vehicle is my personal vehicle. Therefore will be kept in my parking lot.

Exhibit E:

Single Rides (Pay per ride): Price Range: \$8-10 per trip

**Monthly Rate (one-way): Whichever days specified: \$200-\$225 per month
2 days or less per week are counted as single rides**

Monthly Round Trip: \$200-\$350 per month

Exhibit F:

Experience: No exceptional experience beyond driving for 9 years and transporting my children where ever needed.



GREENVILLE POLICE DEPARTMENT

MEMORANDUM

February 12, 2008

TO: Wanda Elks
City Clerk's Office

FROM: William J. Anderson
Chief of Police

SUBJECT: Limousine Franchise Application – Lavita Chenille Whitley

In accordance with the Code of the City of Greenville, Section 11-1-64; concerning the application for a Permit to Operate a Limousine Service submitted by Lavita Chenille Whitley, an investigation was made and a recommendation of denial was forwarded based on several factors.

However, further review of this application has indicated the following:

- The applicant has paid her taxes on her 1995 Jeep and is no longer delinquent on this account.
- The applicant has reported to the Greenville Police Department and has been fingerprinted as requested.
- The applicant's felony conviction occurred almost eight years ago and the applicant has not been charged with any crime since that time.

Based on these factors, I am amending my earlier memorandum and am recommending that this applicant's application be **Approved**.

Please do not hesitate to contact me should you require any additional information.

Monday, July 9

Wanda Elks

From: Michael Dail
Sent: Tuesday, February 05, 2008 8:58 AM
To: Wanda Elks
Subject: Minor Corrections, Please use this one

Wanda,

I have reviewed the application for Lavita Whitley to operate a limousine franchise from her home located at 306 Horseshoe Drive Apt. N (parcel # 38713). The property is zoned R6 (Residential) and a limousine franchise is not a permitted use in this zoning district. To operate the limousine franchise from this location the applicant would have to qualify as an incidental home occupation. In order for staff to approve the incidental home occupation the applicant would be required to complete a privilege license request and the associated home occupation assessment form for our review. The following rules (in bold) apply to an incidental home occupation:

(v) *Home occupations.*

(1) Except as otherwise provided, all home occupations shall comply with all of the following standards.

- a. Shall only be permitted within single family dwelling units;
 - b. Shall not be permitted within any detached accessory structure or building;**
- c. **Shall constitute an accessory use to the principal use;**
- d. Shall not occupy more than twenty (20) percent of the mechanically conditioned enclosed floor space of the dwelling unit;**
- e. Shall not employ more than one (1) person other than those persons legally residing within the principal use dwelling;
- f. **Shall not be visible from any public right-of-way or adjacent property line;**
- g. **Shall not involve the on-site sales of products;**
- h. **Shall not involve any outside storage of related materials, parts or supplies;**
- i. Shall have signage in accordance with Article N, Signs; and
- j. Shall not create any hazard or nuisance to the occupants residing or working within the principal use dwelling or to area residents or properties.**

(1.1) The following permitted limited in-home services and/or business activities, shall not constitute a home occupation and shall be construed as an incidental accessory residential use within any dwelling, for purposes of regulation under this chapter, provided that: (i) not more than one (1) person is engaged in the conduct of the listed activity, (ii) the person that is engaged in the conduct of the activity shall be a permanent resident within the subject dwelling, (iii) not more than two (2) customer/clients shall be allowed on the premises at any one time, (iv) no on-site signage shall be displayed in connection with the limited in-home service and/or business activity, and (v) the activity is compliant with characteristics b., c., d., f., g., h., and j. of subsection 1., above:

- a. Music or dance instructor, provided all associated amplified and/or non-amplified sound is not plainly audible, within any adjacent area dwelling unit or beyond the adjacent property line;

Monday, July 9

- b. Educational tutoring;
- c. Accountant, tax and/or financial advisor, stockbroker;
- d. Attorney at Law;
- e. Counseling, including psychologist, marriage and similar professional counselor;
- f. Doctor, physical therapist or other similar health care professional;
- g. Consultant, including public relations, advertising, computer science, engineering, architect and other similar professional consultant;
- h. Clothes alteration seamstress; excluding garment manufacturing, shoe repair and sales of clothing items;
- i. Catalogue ordering sales consultant business wherein retail products are ordered by the end customer from a catalogue and/or by reference to limited samples displayed at off-site locations remote to the business address;
- j. Artist, photographer/videographer, graphic designer, writer;
- k. Real estate broker/realtor;
- l. Real estate/personal property appraiser;
- m. General contractor including building, painting, electrical, plumbing, mechanical, landscape, and cleaning/janitorial service, excluding any on-site: (i) physical display and/or storage of products, and materials, (ii) manufacture or assembly, (iii) storage of construction or service delivery equipment including trucks, trailers, excavators, tractors, and mowers of a type and number uncommon to typical domestic residential use, provided however a personal transportation vehicle customarily associated with residential use, shall be permitted; and
- n. The incidental use of any dwelling by the occupant(s) for the purpose of receiving or transmitting messages or mail, record or bookkeeping filing, address listing for applicable privilege license or tax identification and other similar activities, which do not involve the on-site sale, delivery, distribution, reception, storage or manufacture of goods, products or services.

As part of our interpretation of the rules above staff has determined that for the applicant to qualify as an incidental home occupation the applicant could use only one personal vehicle that is customarily associated with a home such as the Jeep she has listed in the application, but not a bus or large van. Also children/riders could not be brought to her home and the applicant could not have any additional employees or vehicles operated as part of the business.

If you have any question feel free to contact me.

Thanks,

Mike Dail
Zoning Administrator



FINANCIAL SERVICES MEMORANDUM

TO: Wanda Elks, City Clerk's Office

FROM: Brenda Matthews, Financial Services, Collections

DATE: February 4, 2007

SUBJECT: Lavita Whitley d/b/a Kiddie Kab

We have checked Collections records for taxes, licenses, citations, parking, rescue transports and miscellaneous receivables owed in the names of Lavita Whitley and/or Kiddie Kab. There is an unpaid Rescue Transport Billing from 2000 in the amount of \$225. This has been turned over to SCA, Collections. Payment can be made to the City of Greenville or SCA, Collections. We have not found any other amounts owed to the City in those names.

If I can provide further assistance, please call.

CC: Bernita Demery, Director of Financial Services
Kimberly Branch, Financial Services Manager

Doc # 177282



Pitt County Tax Department

www.pittcountync.gov

Pitt County Tax Collector

111 S. WASHINGTON STREET, PO BOX 875 GREENVILLE, NC 27835

**DUPLICATE STATEMENT
 02/08/08 13:30 BY USER130**

WHITLEY, LAVITA CHENILLE
 306 HORSESHOE DR APT N
 GREENVILLE, NC 278346392

Account Number	Account Number	Bill Year/Calendar	Bill No	Bill Date	Due Date	Payment Due Date
60206087	0000105610	2006/2006	000000	05/03/2007	06/01/2007	07/03/2007
Description:	1995 JEEP SW VRC1840 CHEROKEE GRAND LARE	Class:	2	Plate Expiration:	02/29/2008	
Phy. Location:	306 HORSESHOE DR APT N GREENVILLE, NC 27834-6392	Acres:		VIN:	1J4FX58S9SC662972	
Municipality:	Greenville	PIN:		Months Billed:	12	
Fire District:		REID:		Recycle Units:		
Special District(City):						
Special District(Cnty):						

Make	Model	Model Year	Plate	Registration Date
JEEP	CHEROKEE GRAND LAREDO	1995	VRC1840	03/14/2007

Account Number	Account Number	Account Number	Account Number	Account Number	Account Number	
Real	0.5600	Greenville	16.86	Greenville	16.86	
Deferred		Special District		Special District		
Taxable Real		Late List Penalty		Late List Penalty		
Personal	3,010	Vehicle Fee	20.00	Vehicle Fee	20.00	
Exclusion		Total Greenville	36.86	City Interest	3.50	
Total Value	3,010	0.7000	Pitt County	21.07	Pitt County	21.07
		Fire District		Fire District		
		Special District		Special District		
		Late List Penalty		Late List Penalty		
		Recycle Fee		Recycle Fee		
		Total	21.07	County Interest	2.00	
		Drainage District		Costs		
				Drainage District		
		Total Billed	57.93	Total Paid	63.43	

Paid in Full on 1/30/2008

Principal Due	0.00
Interest Due	0.00
Costs	0.00
Total Due	0.00

CITY OF GREENVILLE OFFICIAL RECEIPT

CITY OF GREENVILLE
*** CUSTOMER RECEIPT ***

Receipt no: 299873

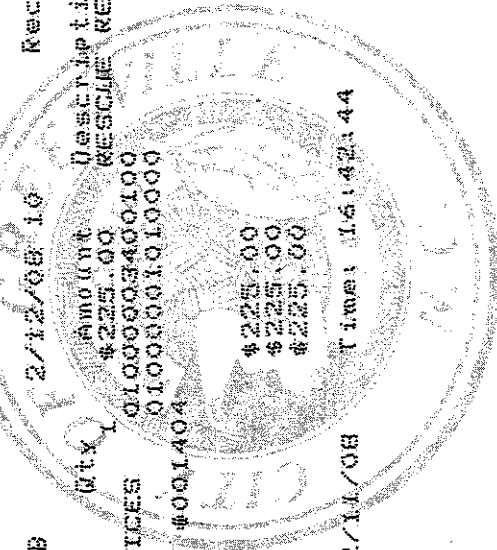
Batch ID: NANCYB

2/12/08 10

Description	Qty	Amount	Description	TP BY
SALES AND SERVICES		\$225.00	RESCUE RECEIVABL	RI
CASH / CASH		01000003400100		
LAVITA WHITLEY #001404		01000001010000		

Tender detail
 CA CASH \$225.00
 Total tendered: \$225.00
 Total payment: \$225.00

Trans date: 2/11/08 Time: 16:42:44



ORDINANCE NO. 08-_____
AN ORDINANCE GRANTING A LIMOUSINE FRANCHISE
TO LAVITA WHITLEY D/B/A KIDDIE KAB

WHEREAS, the City of Greenville is authorized by G.S. 160A-304 to license and regulate all vehicles operated for hire within the City of Greenville; and

WHEREAS, the City of Greenville has adopted an ordinance, Title 1 of Chapter 11 of the Greenville City Code, requiring the operators of limousine businesses within the City to obtain a franchise from the City permitting said operation, and said ordinance sets forth certain requirements and criteria that must be satisfied in order to obtain and maintain the franchise for the operation of a limousine business; and

WHEREAS, Lavita Whitley d/b/a Kiddie Kab is an applicant for a franchise permitting the operation of one limousine within the City limits; and

WHEREAS, following investigation into the qualifications of the applicant, the City Council has determined that the applicant satisfies the requirements and conditions for the operation of a limousine business within the City and has presented evidence substantiating the public convenience and necessity of such a business;

NOW, THEREFORE, BE IT ORDAINED by the Greenville City Council that:

Section 1. A limousine franchise is hereby issued to Lavita Whitley d/b/a Kiddie Kab to permit the operation within the City of Greenville of not more than one limousine.

Section 2. All ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of such conflict.

Section 3. Any part or provision of this ordinance found by a court of competent jurisdiction to be in violation of the Constitution or laws of the United States or North Carolina is hereby deemed severable and shall not affect the validity of the remaining provisions of the ordinance.

Section 4. This ordinance shall become effective immediately upon its adoption.

First reading passed on this the 18th day of February, 2008.

Second reading passed on this the 21st day of February, 2008.

Duly adopted on this the 21st day of February, 2008.

Patricia C. Dunn, Mayor

ATTEST:

Wanda T. Elks, City Clerk



City of Greenville, North Carolina

Meeting Date: 2/21/2008
Time: 7:00 PM

Title of Item: Ordinance requested by Ward Holdings, LLC to amend the Future Land Use Plan Map for the area described as being located at the southeast corner of the intersection of Greenville Boulevard and 14th Street, 320± feet along Greenville Boulevard and 200± feet deep, containing approximately 1.5 acres, from an "Office/Institutional/Multi-family" category to a "Commercial" category

Explanation:

Applicant:

Ordinance, requested by Ward Holdings, LLC, to amend the Future Land Use Plan Map for the area described as being located at the southeast corner of the intersection of Greenville Boulevard and 14th Street, 320± feet along Greenville Boulevard and 200± feet deep, containing approximately 1.5 acres, from an "Office/Institutional/Multi-family" category to a "Commercial" category.

Note: In addition to 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 land use districts as listed under Title 9, Chapter 4, Article D of the Greenville City Code.

History/Background:

The current Future Land Use Plan Map was adopted on February 12, 2004. In 1969, the subject property was zoned R9 (single-family and duplex). In 1990, the owners of eight (8) lots (6 acres) along Greenville Boulevard, between 14th Street and Adams Boulevard, requested their property to be rezoned from R9 (single-family and duplex) to O (Office). The Planning and Zoning Commission, at the request of these property owners, sponsored the rezoning request; however, the Commission recommended denial at the public meeting. A valid protest petition (91.7% of the adjoining property owners) was filed by the owners of property within 100 feet of the request. The City Council, at their February 1990 public hearing, unanimously voted to deny the request.

In 2006, the subject property was contained within the Eastwood Subdivision area that was rezoned to R9S (Residential-Single-family) as part of the Task Force on Preservation of Neighborhood and Housing recommendations.

In November 2007, the City Council denied an identical request by the petitioner.

Comprehensive Plan:

The subject area is located in Vision Area C .

The Future Land Use Plan Map recommends office/institutional/multi-family along the southern right-of-way of Greenville Boulevard, east of the Norfolk Southern Railroad and adjacent to the neighborhood focus area at the intersection of Greenville Boulevard and Eastbrook Drive.

There are designated neighborhood focus areas at the intersections of Greenville Boulevard and 14th Street and Greenville Boulevard and Eastbrook Drive. These areas generally contain less than 40,000 square feet of conditioned floor space.

Greenville Boulevard is designated as a connector corridor from its intersection at 14th Street and continuing north. Connector corridors are anticipated to contain a variety of higher intensity activities and uses, whereas residential corridors are preferred to accommodate lower intensity residential uses.

The Comprehensive Plan states: "Office/Institutional/Multi-family land uses should be developed along transportation thoroughfares to provide transition between commercial nodes and to preserve vehicle carrying capacity. Office/Institutional/Multi-family development should be used as a buffer between light industrial and commercial development and adjacent lower density residential land uses."

The Comprehensive Plan states that "location and size of commercial nodes included in the plan are not intended to be static. As the area surrounding commercial nodes develop, larger node definitions ...may be warranted."

In addition, as the commercial nodes of outlying areas of the City's planning jurisdiction develop, they should be buffered from surrounding areas by office, institutional and multi-family and residential and open spaces. Again, the exact size of the required buffer has not been predetermined. The required buffer width should be determined when the ultimate extent of the commercial node is known.

Environmental Conditions/Constraints:

There are no known environmental constraints.

Surrounding Land Uses and Zoning:

North: CG–Trade/Wilco Convenience Store
South: R9S–Eastwood Subdivision (single-family)
East: R9S–Eastwood Subdivision (single-family)
West: CN–Professional office building

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

Development under the proposed land use plan amendment could generate 3,380 trips to and from the site on Greenville Blvd and 14th Street, which is a net increase of 3,350 additional trips per day compared to the existing land use.

During the review process, measures to mitigate traffic impacts will be determined and access to the properties will also be reviewed.

Detailed Report Included

Note: This is not a rezoning request. Any future rezoning request(s) for the property in this area shall be considered by the Planning and Zoning Commission and City Council in accordance with standard procedures.

Fiscal Note: No cost to the City.

Recommendation: Staff does not recommend expansion of commercial development in the area adjacent to the Eastwood Subdivision. The current office/institutional/multi-family designation will afford adaptive reuse of the property while minimizing negative impacts on the interior neighborhood.

The Planning and Zoning Commission, at their December 18, 2007 meeting, voted to approve the request.

For further information, contact Chantae M. Gooby at 329-4507 or Harry V. Hamilton, Jr. at 329-4511.

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

Attachments / click to download

- [Current and Proposed Land Use Plan Maps](#)
- [Bufferyard and Vegetation Chart and Residential Density Chart](#)
- [Zoning Patterns and Existing Land Use Maps](#)
- [Future Land Use Plan Map Amendment for SE corner of Greenville Blvd and 14th Street 727602](#)
- [Land Use Plan Amendment 7 03 709592](#)

ORDINANCE NO. 08-
AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GREENVILLE
AMENDING HORIZONS: GREENVILLE'S COMMUNITY PLAN

WHEREAS, the City Council of the City of Greenville, North Carolina, in accordance with Article 19, Chapter 160A, of the General Statutes of North Carolina, caused a public notice to be given and published once a week for two successive weeks in The Daily Reflector setting forth that the City Council would, on February 21, 2008 at 7:00 p.m. in the City Council Chambers of City Hall in the City of Greenville, NC, conduct a public hearing on the adoption of an ordinance amending Horizons: Greenville's Community Plan as follows;

WHEREAS, the Horizons: Greenville's Community Plan was adopted on January 9, 1992 by the Greenville City Council per ordinance 2412; and

WHEREAS, the Horizons: Greenville's Community Plan will from time to time be amended and portions of its text clarified by the City Council; and

WHEREAS, Future Land Use Plans are to be prepared to expand and clarify portions of the Horizons: Greenville's Community Plan; and

WHEREAS, the City Council of the City of Greenville has per ordinance no. 97-73 adopted the Greenville Future Land Use Plan Map and associated text dated June 4, 1997 as an amendment to the Horizons: Greenville's Community Plan; and

WHEREAS, the City Council of the City of Greenville has per ordinance no. 04-10 amended the Horizons: Greenville's Community Plan and Future Land Use Plan Map pursuant to the 2004 Update; and

WHEREAS, the Planning and Zoning Commission and the City Council have reviewed the Future Land Use Plan Map and a public hearing has been held to solicit public comment.

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

Section 1. The Future Land Use Plan Map is hereby amended by re-designating from an "Office/Institutional/Multi-family" category to a "Commercial" category the area described as being located at the southeast corner of the intersection of Greenville Boulevard and 14th Street, 320± feet along Greenville Boulevard and 200± feet deep containing approximately 1.5 acres.

Section 2. That the Director of Community Development is directed to amend the Future Land Use Plan 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 21st day of February, 2008.

Patricia C. Dunn, Mayor

ATTEST:

Wanda T. Elks, City Clerk

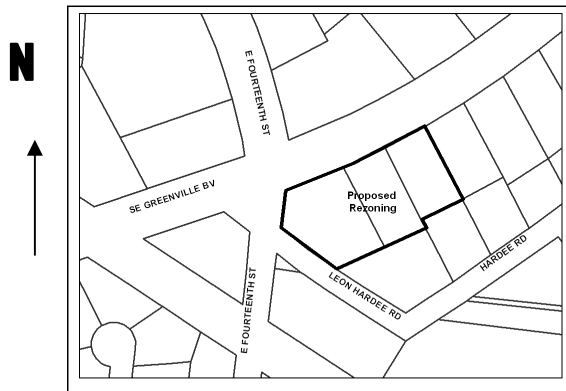
LAND USE PLAN MAP AMENDMENT/TRAFFIC VOLUME REPORT

Case No: 07-03

Applicants: Ward Holdings, LLC

Property Information

Current Land Use: Office/Institutional/Multi-Family
Proposed Use: Commercial
Current Acreage: 1.52 acres
Location: Corner of Greenville Blvd & 14th St
Points of Access: Greenville Blvd



Location Map

Transportation Background Information

1.) Greenville Blvd - State maintained

	<u>Existing Street Section</u>	<u>Ultimate Thoroughfare Street Section</u>
Description/cross section	5-lane with curb and gutter	5-lane with curb and gutter
Right of way width (ft)	100	100
Speed Limit (mph)	45	
Current ADT:	East of Site: 38,200(*) West of Site: 24,400(*)	Design ADT: 45,000 vehicles/day (**)
Controlled Access	No	
Thoroughfare Plan Status:	Major Thoroughfare	
Other Information:	There are no sidewalks along Greenville Boulevard that service this property.	
Notes:	(*) 2004 NCDOT count adjusted with a 2% growth rate for 2007 (**)Traffic volume based an operating Level of Service D for existing geometric conditions ADT – Average Daily Traffic volume	

Transportation Improvement Program Status: No Projects Planned.

2.) 14th St - State maintained

	<u>Existing Street Section</u>	<u>Ultimate Thoroughfare Street Section</u>
Description/cross section	4-lane with curb and gutter	5-lane with curb and gutter
Right of way width (ft)	60	90
Speed Limit (mph)	35	
Current ADT:	North of Site: 9,800(*) South of Site: 17,500(*)	Design ADT: 35,000 vehicles/day (**)
Controlled Access	No	
Thoroughfare Plan Status:	Major Thoroughfare	
Other Information:	There are no sidewalks along 14 th Street that service this property.	
Notes:	(*) 2004 NCDOT count adjusted with a 2% growth rate for 2007 (**)Traffic volume based an operating Level of Service D for existing geometric conditions ADT – Average Daily Traffic volume	

Transportation Improvement Program Status: No Projects Planned.

Trips generated by proposed use/change:

Current Use: 30 -vehicle trips/day (*) **Proposed Use:** 3380 -vehicle trips/day (*)

Estimated Net Change: increase of 3350 -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 use.)

Impact on Existing Roads

The overall estimated trips presented above are distributed based on current traffic patterns. The estimated ADTs on Greenville Blvd and 14th St are as follows:

1.) Greenville Blvd, East of Site (“No build” ADT of 38,200)

Estimated ADT with Proposed Use (full build) – 39,552
Estimated ADT with Current Use (full build) – 38,212
Net ADT change – 1340 (4% increase)

2.) Greenville Blvd, West of Site (“No build” ADT of 24,400)

Estimated ADT with Proposed Use (full build) – 25,414
Estimated ADT with Current Use (full build) – 24,409
Net ADT change – 1005 (4% increase)

3.) 14th St, North of Site (“No build” ADT of 9,800)

Estimated ADT with Proposed Use (full build) – 10,138
Estimated ADT with Current Use (full build) – 9,803
Net ADT change – 335 (4% increase)

3.) 14th St, South of Site (“No build” ADT of 17,500)

Estimated ADT with Proposed Use (full build) – 18,176
Estimated ADT with Current Use (full build) – 17,506
Net ADT change – 670 (4% increase)

Staff Findings/Recommendations:

Development under the proposed land use plan amendment could generate 3380 trips to and from the site on Greenville Blvd and 14th St, which is a net increase of 3350 additional trips per day compared to the existing land use.

During the review process, measures to mitigate traffic impacts will be determined. Access to the properties will also be reviewed.

Excerpt from the approved Planning and Zoning Commission meeting minutes (12/18/07)

REQUEST BY WARD HOLDINGS, LLC - APPROVED

Chairman Tozer stated that the first item of business is a request by Ward Holdings, LLC to amend the Future Land Use Plan Map for the area described as being located at the southeast corner of the intersection of Greenville Boulevard and 14th Street, 320± feet along Greenville Boulevard and 200± feet deep containing approximately 1.5 acres from an “Office/Institutional/Multi-family” category to a “Commercial” category.

Ms. Chantae Gooby stated this is a request to amend the Land Use Plan Map from Office/Institutional/Multi-family to Commercial. Ms. Gooby explained that this request is similar to a Land Use Plan Map amendment and a rezoning request that were brought to the Commission several months ago. At that time, the Commission recommended approval for the amendment and the rezoning request. However, when the two requests were submitted to City Council for consideration, City Council unanimously denied both request. Ms. Gooby stated that there was a valid protest petition filed against the rezoning request. Ms. Gooby explained the change in the policy that requires Land Use Plan Map amendments to be acted upon by the Planning and Zoning Commission and City Council prior to the submission of a rezoning request, if necessary. The site consists of approximately 1.5 acres and is located in the eastern section of the city at the intersection of Greenville Boulevard and 14th Street. This request consists of three separate parcels that each contain a single-family residence. There is a neighborhood focus area at the intersection of Greenville Boulevard and 14th Street. This request could general a net increase of 3,300 trips with the majority onto Greenville Boulevard via a left-hand turn. In 1990, there was a request to rezone eight lots along Greenville Boulevard to Office and that request was denied by the Commission. A valid protest petition of 91% of the adjoining property owners was filed and City Council unanimously denied the request. Ms. Gooby stated that the property is currently zoned R9S as recommended by the Task Force on Preservation of Neighborhoods and Housing. Ms. Gooby stated that the intent of the Land Use Plan Map is to provide an office buffer along Greenville Boulevard to protect the interior homes within the Eastwood Subdivision from the commercial and multi-family that is located across the street. The proposed request shows commercial zoning at the corner but does not provide a buffer to the adjoining property owners. It has been recognized that the homes along Greenville Boulevard do have diminished long-term livability due to the character of Greenville Boulevard and that is why the Land Use Plan shows the frontage along Greenville Boulevard as Office. Ms. Gooby explained that changing the Land Use Plan Map to commercial would not provide a buffer to the homes that adjoin the property and specifically the rear adjoining properties. Therefore, staff would recommend denial of the request.

Mr. Jim Ward, petitioner, reiterated that this is the same request as previously. Mr. Ward stated that he agrees with staff that the property is not suitable for single-family dwellings. Mr. Ward stated that his contingent is the best use for the property is commercial and staff’s position is for the property to be of office use. Mr. Ward

reiterated that the Land Use Plan Map is a guide and not absolute. It is the decision of the Commission to decide how the current changes affect the Land Use Plan Map. Mr. Ward explained that the bufferyard requirement and setbacks are more restrictive under a commercial use than an Office-Residential use. Mr. Ward made reference to letters in support of the request (see attached). The letters were passed out to the Commission members. Mr. Ward asked the Commission to reinforce their previous decision and approve the request.

There was discussion in regards to the depth and distance differences in the bufferyard requirements for commercial uses and office uses.

No one spoke in opposition.

Motion was made by Mr. Baker, seconded by Mr. Stokes to recommend approval of the proposed amendment, to advise that it is consistent with the comprehensive plan and other applicable plans, and to adopt the staff report which addresses plan consistency and other matters. Those voting in favor: Baker, Stokes, Ramey, Randall, Basnight and Gordon. Those voting in opposition: Moye and Wilson. Motion carried.



Jesse M. Baker
112 Hardee Road
Greenville, NC 27858

*Petitioner
Moving in January*



11/7/07

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- o
- o

Greenville City Council
City Council Chambers
200 Martin Luther King, Jr. Drive
Greenville, NC 27834

Dear City Council Members:

I have rented a home in Eastwood sub-division for over a year on Hardee Road just one block from Greenville Boulevard and the corner of E. 14th Street. For your information, just recently I have noticed transient people wandering around that I don't think live in this area, in fact, early in the morning on November 1st I found a college students wallet in my backyard that apparently fell when he jumped our fence cutting through our yard after dark that previous night or early that morning. When I called this person to return his wallet, cash & credit cards and to ask why he was in our yard late at night, he replied that he had know idea how he or his wallet was in our yard, in his words: "I was so screwed up that night I don't remember what I was doing there, just cutting through I guess". As you probably agree, my concerns are of safety issues regarding this type of activity recently witnessed in this ~~quite~~ neighborhood.

Sincerely,

Jesse M. Baker

Jim

From: <randymanning1@suddenlink.net>
To: <Jward39@suddenlink.net>
Sent: Thursday, October 11, 2007 8:56 AM

Greenville City Council,

I am in favor of the rezoning of properties by Ward Holdings Inc. on Greenville Blvd. I believe that the rezoning would eliminate continued growth of rental properties in this area. The potential move from residential to commercial property would also open up doors for potential jobs in the area, as well as eliminate some dangers of a residential neighborhood in a very high traffic environment.

Randy Manning
1606 Greenville Blvd

October 9, 2007

City Council Members:

I am a homeowner at 1608 Greenville Blvd. I am writing in support of the rezoning request at the corner of Greenville Blvd and 14th street by Mr. Jim Ward.

Rezoning the area could provide for a fresh look and help to enhance the neighborhood. Being a single family resident, a change in the zoning could also help to eliminate the rental atmosphere that has presented itself through the years.

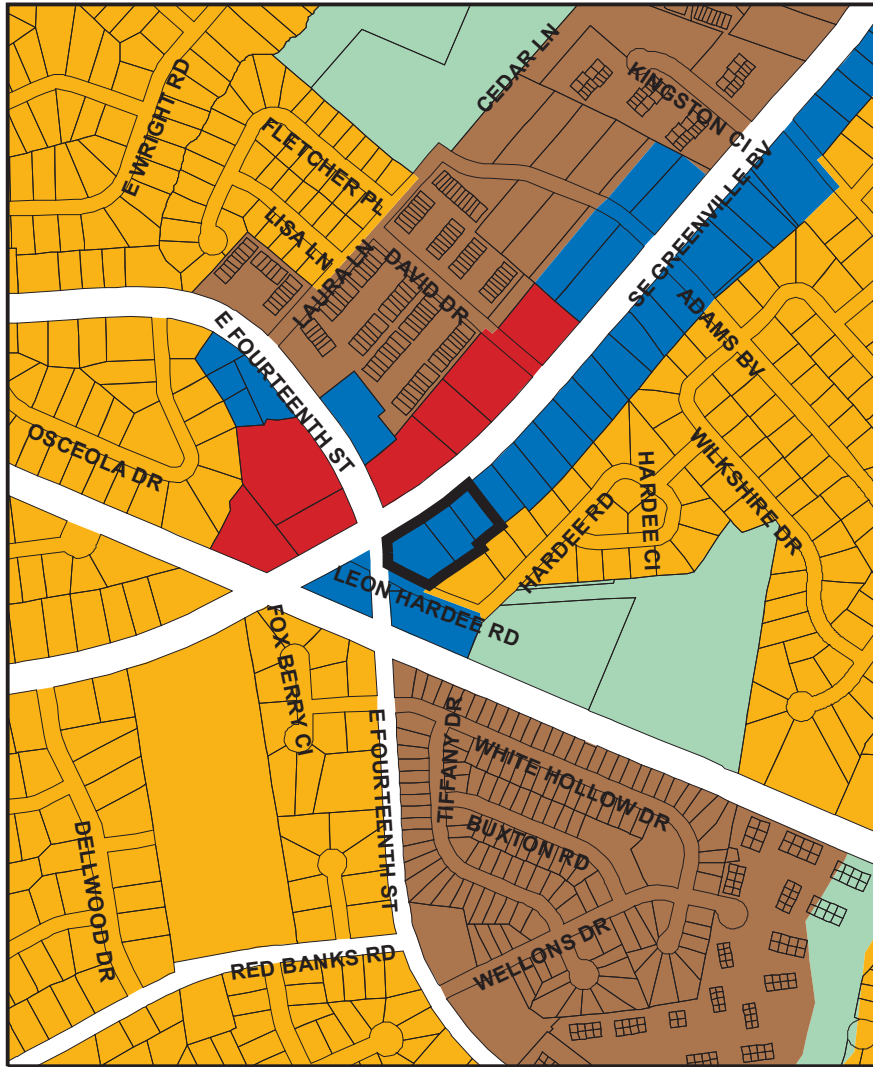
I regret that business travel has made me unable to attend this meeting. If there is a need to talk with me directly, please do not hesitate to call me at 252.412.5583.

Thank you for your time.

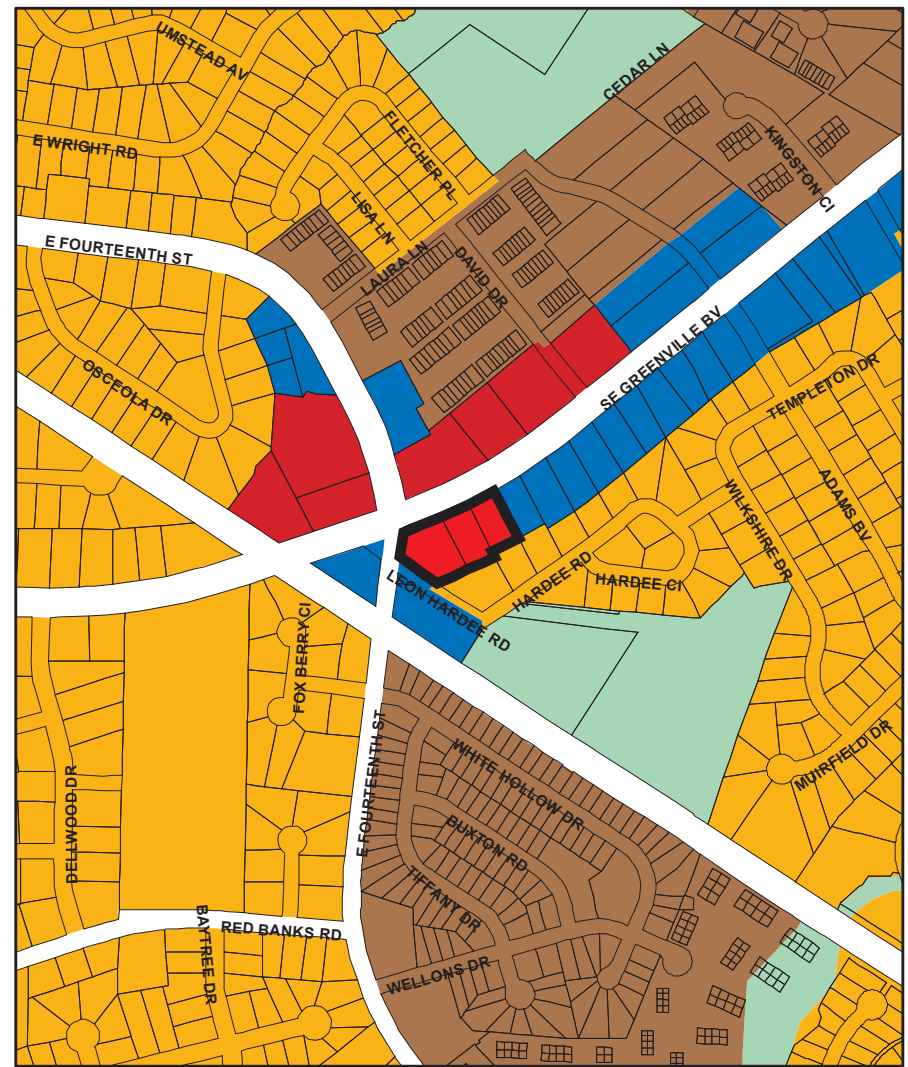
Rahul Thapar
1608 Greenville Blvd.

Ward Holdings, LLC Future Land Use Plan Admendment

Current (Future Land Use Plan Map)



Proposed (Future Land Use Plan Map)



- | | | | | |
|---------------|------------------------------------|---------------------------------------|------------------------------|---------------------------|
| Rezoning Site | Mixed Use / Office / Institutional | Office / Institutional / Medical | Medium Density Residential | Conservation / Open Space |
| Industrial | Medical Core | Office / Institutional / Multi-Family | Low Density Residential | |
| Commercial | Medical Transition | High Density Residential | Very Low Density Residential | |

Item #3

Created:
8/9/07

BUFFERYARD SETBACK AND VEGETATION SCREENING CHART

For Illustrative Purposes Only

Bufferyard Requirments: 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.

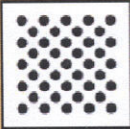
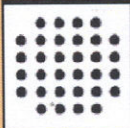
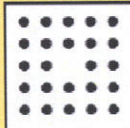
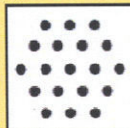
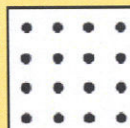
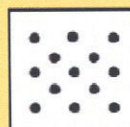
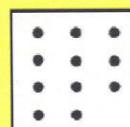
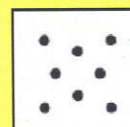
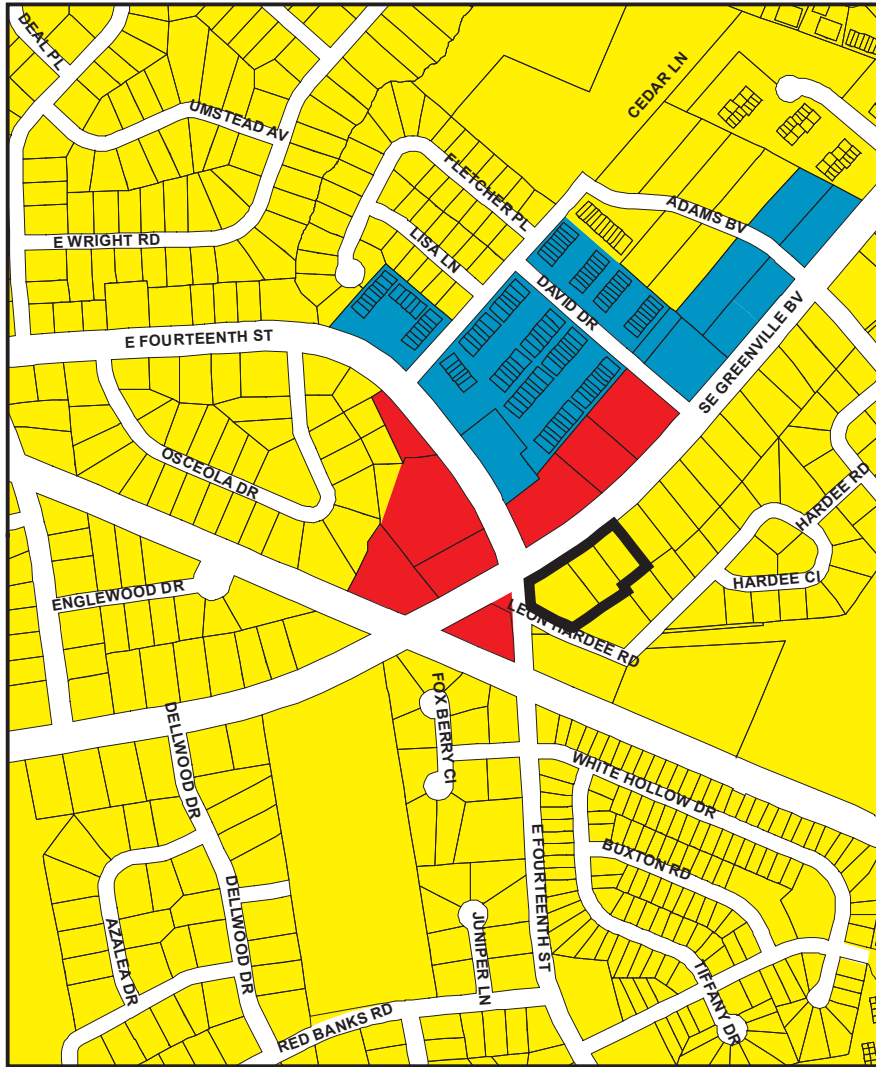
Residential Density		
Maximum density allowed by Zoning District based on average of 2.67 persons per dwelling unit		
High Density		
R6 R6-N R6-MH OR CDF	17 units per acre yields 45 persons per acre	
PUD	12 units per acre yields 32 persons per acre	
Medium Density		
R6-A	9 units per acre yields 24 persons per acre	
R6-S	7 units per acre yields 19 persons per acre	
R9	6 units per acre yields 16 persons per acre	
R9-S	5 units per acre yields 13 persons per acre	
Low Density		
RA-20 MRS	4 units per acre yields 11 persons per acre	
R15-S	3 units per acre yields 8 persons per acre	

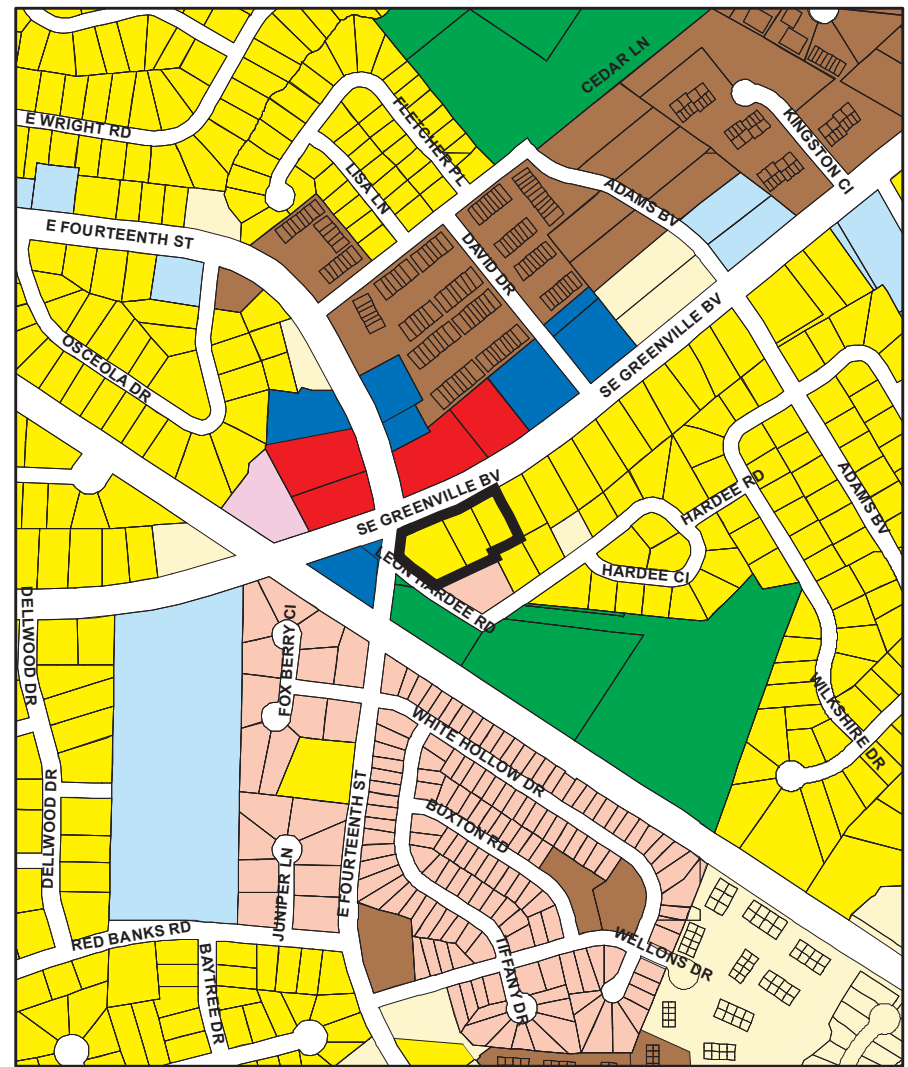
Illustration: Maximum allowable density in Residential Zoning Districts

Ward Holdings, LLC Future Land Use Plan Admendment

Zoning Patterns Map



Existing Land Use Map



- Rezoning Site
- Industrial
- Residential
- Commercial
- Office & Institutional
- Residential / Agricultural

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

Item # 3

Created:
12/2/07



City of Greenville, North Carolina

Meeting Date: 2/21/2008
Time: 7:00 PM

Title of Item: Ordinance amending Horizons: Greenville's Community Plan to incorporate by reference the Medical District Land Use Plan Update and to amend the Horizons: Greenville's Community Plan Focus Area Map and Future Land Use Plan Map in accordance with the Medical District Land Use Plan Update recommendations

Explanation: The recommendations included in the plan, specifically amendment of the Horizons: Focus Area Map and Future Land Use Plan Map affecting the medical district, have been reviewed and approved by East Carolina University (ECU) and Pitt County Memorial Hospital (PCMH) staff and/or committee(s) responsible for input on such matters. Correspondence received from both ECU and PCMH are included in the Planning and Zoning Commission meeting minutes.

The objective of the plan update is to insure continued adherence to the goals established by the previous "Medical District Plans" and Horizons: Greenville's Community Plan, while at the same time to recognize that changing conditions necessitate appropriate changes in recommended land use patterns in support of a sustainable and vibrant medical and residential environment.

The result of ordinance adoption will be the amendment of the urban form components of the Comprehensive Plan (Horizons: Greenville's Community Plan) affecting the "medical area". The changes to the Focus Area Map and Future Land Use Plan Map will facilitate property owner initiated rezoning and development in accordance with plan recommendations. The recommended changes will not result in the "down zoning" of any property.

The recommended changes represent a redistribution of future land use and should not be considered as a deviation from the goals and objectives set out under previous plans. All portions of previously adopted and applicable plans, not in conflict with the recommended changes to the Focus Area Map and Future Land Use Plan Map, are intended to remain in affect. Previous plans and updates include Medical District Development Plan (1974), East Carolina Medical Park, A Comprehensive Proposal for the Development of a Medical Park (1986),

Medical District and Environs Land Use Plan (1993), and Horizons: Greenville's Community Plan (2004).

Fiscal Note: No cost to the City.

Recommendation: The Planning and Zoning Commission recommended approval of the request at their January 15, 2008 meeting.

Staff recommends that City Council adopt the ordinance amending Horizons: Greenville's Community Plan to incorporate by reference the Medical District Land Use Plan Update and to amend the Horizons: Greenville's Community Plan Focus Area Map and Future Land Use Plan Map in accordance with the Medical District Land Use Plan Update recommendations.

If City Council determines to approve the request, a motion to adopt the attached ordinance will accomplish this.

If City Council determines to deny the request, a motion to deny the attached ordinance will accomplish this.

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

Attachments / click to download

- [Med_District_Land_Use_Plan_Update](#)
- [Med_District_Land_Use_Plan_2007_ordinance_731483](#)
- [Planning_Commission_minutes_Medical_District_Plan_Update_740163](#)

ORDINANCE NO. 08-__

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GREENVILLE
AMENDING HORIZONS: GREENVILLE'S COMMUNITY PLAN

WHEREAS, the City Council of the City of Greenville, North Carolina, in accordance with Article 19, Chapter 160A, of the General Statutes of North Carolina, caused a public notice to be given and published once a week for two successive weeks in The Daily Reflector setting forth that the City Council would, on February 21, 2008 at 7:00 p.m., in the City Council Chambers of City Hall in the City of Greenville, NC, conduct a public hearing on the adoption of an ordinance amending Horizons: Greenville's Community Plan;

WHEREAS, the Horizons: Greenville's Community Plan was adopted on January 9, 1992 by the Greenville City Council per ordinance 2412; and

WHEREAS, the Horizons: Greenville's Community Plan will from time to time be amended and portions of its text clarified by the City Council; and

WHEREAS, Future Land Use Plans are to be prepared to expand and clarify portions of the Horizons: Greenville's Community Plan; and

WHEREAS, the City Council of the City of Greenville has per ordinance no. 97-73 adopted the Greenville Future Land Use Plan Map and associated text dated June 4, 1997 as an amendment to the Horizons: Greenville's Community Plan; and

WHEREAS, the City Council of the City of Greenville has per ordinance no. 04-10 amended the Horizons: Greenville's Community Plan and Future Land Use Plan Map pursuant to the 2004 Update; and

WHEREAS, the Planning and Zoning Commission and the City Council have reviewed the Horizons: Greenville's Community Plan and the Future Land Use Plan Map and a public hearing has been held to solicit public comment.

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

Section 1. The Horizons: Greenville's Community Plan is hereby amended to incorporate by reference the Medical District Land Use Plan Update dated December 20, 2007.

Section 2. That the Director of Community Development is directed to amend the Horizons: Greenville's Community Plan Focus Area Map in accordance with Section 20 of the Medical District Land Use Plan Update dated December 20, 2007, as follows:

Site 1: A new Intermediate Focus Area designation is established at the southeast intersection of B's Barbeque Road and W. Fifth Street.

Site 2: A new Neighborhood Focus Area designation is established north of W. Fifth Street at the intersection of W. Fifth Street and Moye Boulevard.

Section 3. That the Director of Community Development is directed to amend the Horizons: Greenville's Community Plan Future Land Use Plan Map in accordance with Section 21 of the Medical District Land Use Plan Update dated December 20, 2007, as follows:

Site 1: The plan illustrated area containing 13± acres is changed from a Commercial designation to a Medical Transition designation.

Site 2: The plan illustrated area containing 26± acres is changed from a Medical Core designation to an Office/Institutional/Medical designation.

Site 3: The plan illustrated area containing 5± acres is changed from an Office/Institutional/Multi-Family designation to a Commercial designation.

Site 4: The plan illustrated area containing 34± acres is changed from a Conservation/Open Space designation to a Medical Transition designation.

Site 5: The plan illustrated area containing 18± acres is changed from an Office/Institutional/Multi-Family designation to a Commercial designation.

Site 6: The plan illustrated area containing 104± acres is changed from a High Density Residential designation to an Office/Institutional/Multi-Family designation.

Site 7: The plan illustrated area containing 16± acres is changed from an Office/Institutional/Multi-Family designation to a Commercial designation.

Site 8: The plan illustrated area containing 12± acres is changed from an Office/Institutional/Multi-Family designation to a Commercial designation.

Site 9: The plan illustrated area containing 23± acres is changed from a Commercial designation to a Conservation/Open Space designation.

Site 10: The plan illustrated area containing 2± acres is changed from an Office/Institutional/Multi-Family designation to a Commercial designation.

Section 4. That all ordinances and clauses of ordinances in conflict with this ordinance are hereby repealed.

Section 5. That this ordinance shall become effective upon its adoption.

ADOPTED this 21st day of February, 2008.

Patricia C. Dunn, Mayor

ATTEST:

Wanda T. Elks, City Clerk

Doc# 731483

Excerpt from the Draft Planning and Zoning Commission Meeting (1/15/08) Minutes

COMPREHENSIVE PLAN – APPROVED

Chairman Tozer stated that the next item is a request by the Community Development Department for consideration of the Medical District Land Use Plan Update report, and amendment of Horizons: Greenville's Community Plan.

Mr. Harry Hamilton stated this is a request by the Community Development Department for consideration of the Medical District Land Use Plan Update report, and amendment of Horizons: Greenville's Community Plan. Mr. Hamilton presented a map of the Medical District area which includes the areas west side of Memorial Drive, south of the Tar River, east of US 264 (Martin Luther King, Jr. Highway) and north of Green Mill Run. Total area is approximately 7.5 square miles or 4,800 acres. Mr. Hamilton summarized the report and presented various maps illustrating current conditions and future plans. Mr. Hamilton stated that the objective of the Medical District Land Use Plan Update is to ensure continued adherence to goals established by the previous Medical District Plan and the Horizons Plan while at the same time to recognize that changing conditions necessitate appropriate changes in the recommended land use patterns in support of a sustainable and vibrant medical and residential environment. Mr. Hamilton stated that the report recommends two (2) changes to the Focus Area Map and ten (10) changes to the Future Land Use Plan Map. Mr. Hamilton stated that attached to the report are copies of letters from University Health Systems (Pitt County Memorial Hospital) and East Carolina University in support of the recommended changes. Mr. Hamilton advised that the letters would be included in the minutes. Staff recommended approval of the Plan Update and the ordinance amending the Comprehensive Plan.

No one spoke in favor or opposition.

Motion was made by Mr. Ramey, seconded by Mr. Bell, to recommend approval of the proposed amendment, to advise that it is consistent with the comprehensive plan and other applicable plans, and to adopt the staff report which addresses plan consistency and other matters. Motion carried unanimously.

Item Attachment: Scanned letters (see following pages 2 through 7).



September 5, 2007

Mr. Harry Hamilton, City Planner
City of Greenville
P.O. Box 7207
Greenville, NC 27835

RE: Greenville Medical District

Dear Mr. Hamilton:

The Greenville Medical District has developed into a Regional Medical complex that is a major employment center and destination to tens of thousand of persons monthly. The Medical district includes Pitt County Memorial Hospital (PCMH), Brody School of Medicine, PCMH Heart Hospital, Allied Health Schools, ECU Heart Institute, ECU School of Nursing, ECU/Laupus Health Sciences Library, Moye Medical/ECU Practice Plan Building, major future projects including the ECU Dental School, Family Medicine and Monk Geriatric Center and more than 100 private practice physician's offices and medical related businesses. We are informed there are also 933 nursing home and retirement beds, 3,800 non-single family residences, 835 hotel and motel beds and nearly 100 separate businesses located and operating in the Greenville Medical District.

PCMH currently employs 6,300 full time workers and provides medical services to thousands of patients on a weekly basis. Projected admissions for the upcoming year exceed 38,000 patients. The Heart Hospital scheduled for completion in 2008/2009 will employ an additional 1,200 full time workers and is anticipated to provide services to 3,000 to 5,000 patients separate from the main (PCMH) hospital.

In addition to employees and patients, many thousands, including service providers and visitors, pass through PCMH on a daily basis and a similar ratio can be expected to frequent the Heart Hospital once operational. As both facilities grow in number of beds and services, the total number of employees, service providers and visitors will continue to increase proportionally. Expanded ECU operations and the resulting increase in the number of faculty, patients and students will also contribute to the growth of the daily population in the Medical District area.

Many hospital employees also reside in the residential developments scattered throughout the District. Once regarded as an exclusive office and institutional area, the District has by design grown to become a residential community with a significant 24 hour population. Planned ECU student resident hall development in the McGregor Downes Road corridor and inevitably more apartments, condominiums and duplexes will also add to the residential presence.

The Medical District plan adopted in the mid 1980's served the interest of the medical community and facilitated the development of the regional medical complex we all value today. The restrictive land use pattern established by the original plan prohibited undesirable and unlimited commercial development on the adjacent thoroughfare streets and provided expansion opportunities for compatible medical related uses. The original plan accomplished its intent in this area and continued adherence to the goals and objectives is essential.

Mr. Harry Hamilton, City Planner
September 5, 2007
Page 2 of 2

As the medical area has matured, evolving conditions warrant certain changes to insure a vibrant, efficient and sustainable environment. This evolution has been anticipated and the unprecedented growth in the Medical District has focused attention on the present needs and opportunities. A major and pressing need is in the area of employee and visitor external services.

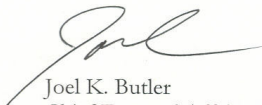
Employees of the various private offices and institutional facilities, District residents and other persons who frequent the Medical District are aware that there is at present a shortage of retail and personal services in convenient proximity. The lack of nearby services and retail, including convenience shopping and restaurants, encourages employees, residents and visitors to make frequent out-of-district trips which in turn contributes to traffic congestion.

In addition to out-of-district trips, the growing residential population to the west of the NW Loop has contributed to high numbers of pass-through vehicles in route to commercial areas available east of the District. In combination these conditions greatly impact the roadways and contribute to an unhealthy and undesirable environment for the Medical District we all seek to protect. NCDOT traffic counters located at eight locations in the Medical District reflect at least 129,000 vehicles daily though some of those recorded trips could be duplicates passing over more than one counter in a single trip. The point is nevertheless the same that there is an enormous amount of vehicular traffic in the Medical District.

In the interest of providing the external support facilities necessary to accommodate the present and growing number of persons associated with the medical area, the hospital administration requests that the City undertake a study of the present Medical District land use plan and recommend necessary adjustments to accomplish the desired services.

It is understood that to accomplish this goal, strategically located commercial zoning will be required. The hospital staff looks forward to contributing to the development of a plan that furthers the interests of the medical community and the City of Greenville as a whole.

Sincerely yours,



Joel K. Butler
Chief External Affairs Officer

Enclosures

cc: Vice Chancellor Mickey Dowdy
Vice Chancellor Phyllis Horns
Mayor Don Parrott



DESIGN AND
CONSTRUCTION

December 19, 2007

Mr. Harry Hamilton
City Planner
City of Greenville
Planning Department
201 W. Fifth Street
Greenville, NC 27858

Re: Proposed Changes to Medical District Plan

Dear Mr. Hamilton:

We appreciate the opportunity to review the proposed changes to the Medical District Plan.

The following are some recommendations for your consideration:

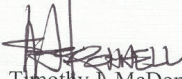
- On pages 9 and 10: Change the reference to the new tower at PCMH from Heart Hospital to ECHI, with a completion date of 2008. The bed count is actually 162. Also, Physicians East and SurgiCenter are not mentioned in the list of major facilities in the medical district.
- Plan "B" (focused on more residential), which has been the guiding force of the Medical District Land Use since 1993, now appears to be moving more in the direction of commercial use with some continuation of residential growth. Overall, this appears to support our interest in having more support services available to patients, families, and employees, creating what may be a more efficient, "self-contained" medical district.
- The 10th Street Connector Project is referenced but does not show clearly on the maps.
- On page 36 and on others, PCMH is referenced as a government entity. PCMH is a private entity.
- On Pages 48-55, provide high-level view of effort to correct "imbalance of existing and future allowable use that will result in a shortage of service delivery and retain options.

-2-

- On page 39, the 2 parcels east of Allen Road and south of Stantonsburg are owned by SurgiCenter Services, a subsidiary of PCMH.

At the Board of Trustee's Building Committee meeting held on December 17, 2007, the consensus was to accept the proposed changes to the City's Medical District Plan to ensure an equitable balance in medical, commercial and residential zoning areas.

Sincerely,



Timothy J. McDonnell, AIA
Chief Design and Construction Officer

lsy

cc: Dave McRae
Steve Lawler
Janet Mullaney
Joel Butler
Sue Collier
File: City of Greenville



Division of University Advancement

East Carolina University
Greenville Centre, Suite 1100
2200 South Charles Boulevard • Greenville, NC 27858-4353
252-328-9595 office • 252-328-0922 fax

September 6, 2007

Mr. Harry Hamilton
City Planner
City of Greenville
200 W. Fifth Street
Greenville, NC 27834

Dear Mr. Hamilton:

Without question the results from establishment of the Medical District have been impressive and very successful. We join Pitt County Memorial Hospital and others in expressing support for a review of the original plans and goals, with an eye towards modification that might address some of the evolving needs of employees, patients and visitors of ECU Physicians, Pitt County Memorial Hospital and other offices within the Medical District.

To recap some of our progress since the Medical District was established –

- The Brody School of Medicine, Allied Health Sciences, Nursing and the Laupus Health Sciences Library currently occupy 1,452,000 sq. ft.
- Approximately 1,500 students, residents, interns, faculty members and staff are on our campus daily.
- Approximately 346,000 patients visit us annually. As we complete the East Carolina Heart Institute facility and a new Family Medicine Center, those numbers will continue to rise.
- With the General Assembly's recent appropriation of \$25 million toward the ECU School of Dentistry, we fully anticipate the addition of approximately 300 faculty and students over the next several years.

In addition to reviewing the need for additional services, a review might also look at traffic planning to serve the Medical District over the coming decades. We appreciate your consideration of a review that might lay the foundation for continued success as the Medical District continues to grow. Please let us know if we can provide additional information.

Sincerely,

A handwritten signature in blue ink that reads "Michael B. Dowdy".

Michael B. Dowdy
Vice Chancellor for University Advancement

MBD/ljo



Division of University Advancement

East Carolina University
Greenville Centre, Suite 1100
2200 South Charles Boulevard • Greenville, NC 27858-4353
252-328-9595 office • 252-328-0922 fax

November 30, 2007

Mr. Harry Hamilton
City Planner
City of Greenville
Planning Department
201 W. Fifth Street
Greenville, NC 27858

RE: Changes to Comprehensive Medical District Plan

Dear Mr. Hamilton:

Thank you for forwarding a draft of your study of the Greenville Medical District needs.

Your review appears to be thorough and your proposed changes to the Greenville Long Range Comprehensive Plan lays the groundwork for additional services and support needed daily by employees and visitors to the Medical District.

Over time, I am sure there will be other issues for review and comment but your proposed report and suggested changes appear to be in order for now.

Thank you for your efforts in this area and let us know if you need additional information.

Sincerely,

A handwritten signature in blue ink that reads 'Michael B. Dowdy'.

Michael B. Dowdy
Vice Chancellor for University Advancement

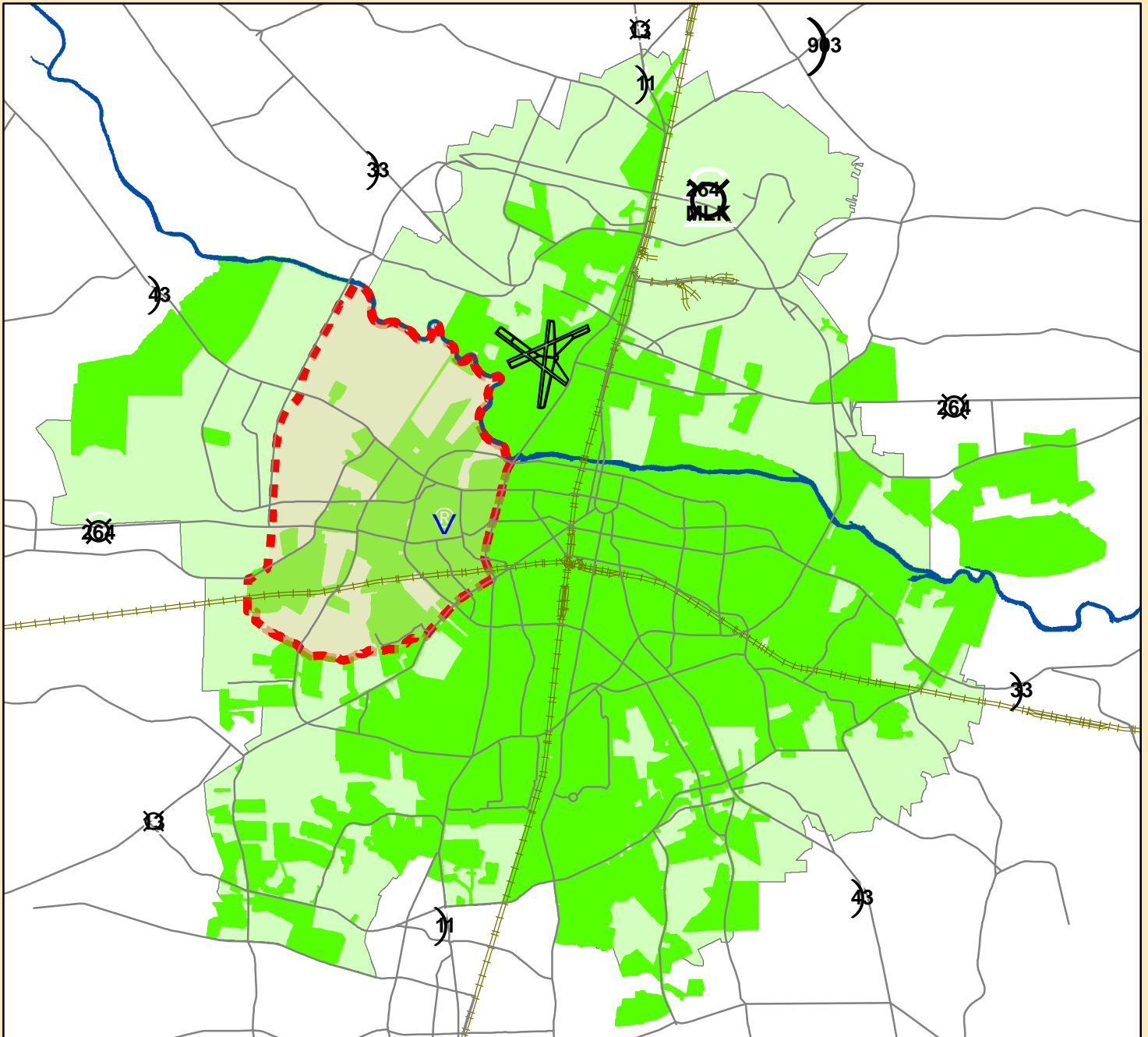
MBD/ljo

East Carolina University is a constituent institution of the University of North Carolina. An equal opportunity/affirmative action university, which accommodates the needs of individuals with disabilities.



Medical District Land Use Plan Update

December 20, 2007



Prepared by the City of Greenville
(Community Development Department: Planning Division)

ACKNOWLEDGEMENTS

Greenville City Council and Administrative Staff

Mayor Patricia C. Dunn
Mayor Pro-Tem Mildred A. Council
Councilmember Larry Spell
Councilmember Rose H. Glover
Councilmember Bryant Kittrell
Councilmember Max Joyner, Jr.
Councilmember Calvin Mercer

Mr. Wayne Bowers, City Manager
Mr. Thom Moton, Assistant City Manager
Ms. Wanda Elks, City Clerk
Mr. Dave Holec, City Attorney

Greenville Planning and Zoning Commission

Mr. Len Tozer, Chairman
Mr. Jim Moye, Vice Chairman
Ms. Shelley Basnight
Mr. Tim Randall
Mr. B. Porter Stokes
Mr. Bill Lehman
Mr. Dave Gordon
Mr. Bob Ramey
Mr. Don L. Baker
Mr. James L. Wilson
Mr. Godfrey B. Bell, Sr.

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Niki Jones, Planner
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Merrill Flood, Director of Community Development

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Medical District Land Use Plan Update

Horizons: Greenville's Community Plan

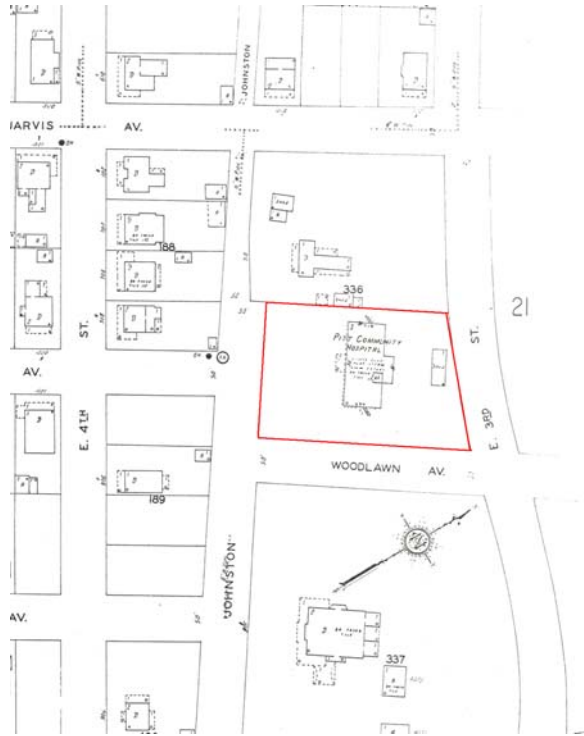
December 20, 2007

1. Background Information

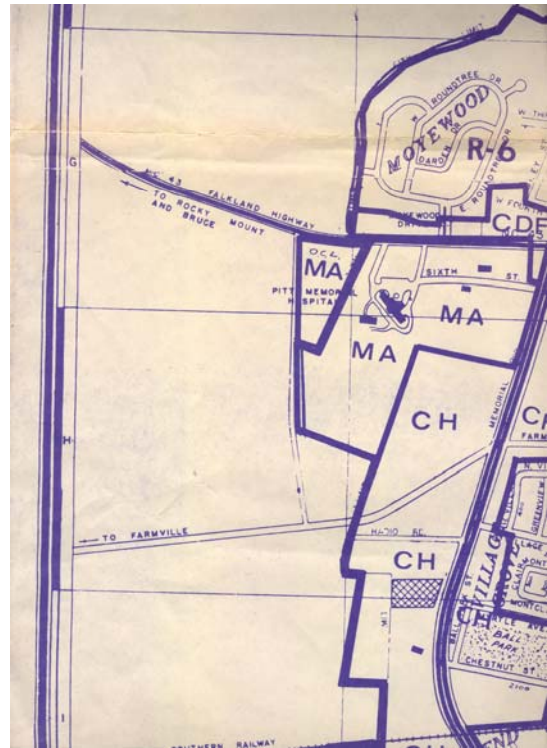
The Pitt Community Hospital was once located immediately east of downtown in the residential area referred to as the Tar River Neighborhood. The hospital operated at this location until it was replaced by Pitt Memorial Hospital (now Pitt County Office Building) in 1951. The 1951 hospital was designed to accommodate 130 patient beds and was later expanded to 200 beds. In 1967 a periodic licensing inspection and survey of the 1951 hospital revealed numerous facility deficiencies and an annual bed utilization rate of over 85 percent. Following the 1967 report, the Hospital's Board of Trustees conducted a study to assess the feasibility of expanding the hospital or constructing a new 300 bed facility at a remote location. In the fall of 1970, the hospital bond issue passed and a detailed plan for construction of the new hospital was developed. Construction for the present Pitt County Memorial Hospital (PCMH) began in 1974 and has undergone continuous expansion since opening in 1977.

The original Medical District Development Plan, adopted and implemented in October 1974, created the supportive environment necessary to facilitate the present hospital and medical complex. The 1974 Plan ultimately resulted in the establishment of a HC (Health Care) zoning district and the expansion of the MA (Medical Arts) zoning district in the areas extending from the 1951 hospital facility (now Pitt County Office Building) west to the present day Stanton Square Shopping Center. This original HC - MA zoning plan encompassed approximately 1,000 acres (1.5 sq. miles) and established the core area of all subsequent medical district plans.

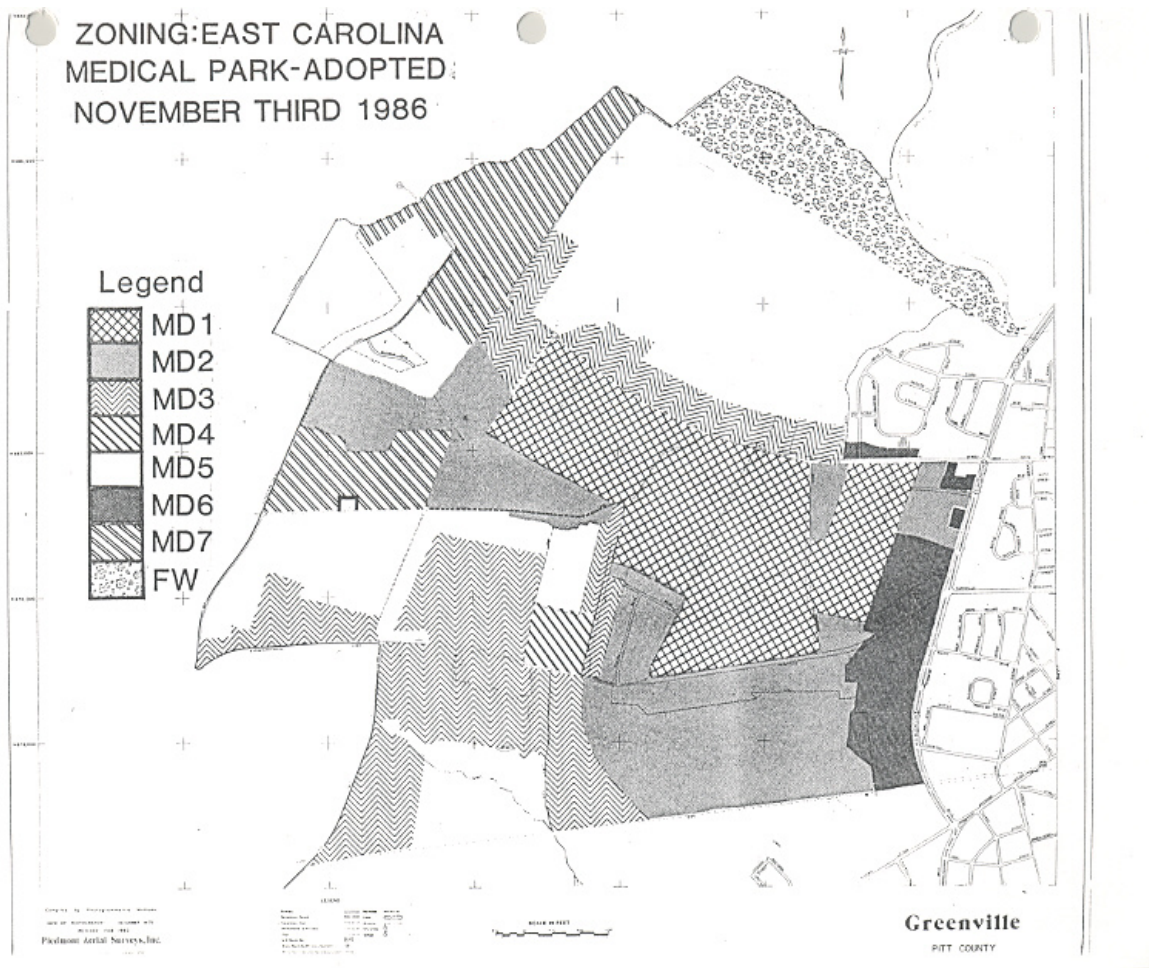
Pitt Community Hospital - 1929



*Pitt Memorial Hospital
Pre-1974 Plan Zoning
(See MA Zoning District)*



The first major update occurred in 1986 and resulted in the adoption of the plan entitled East Carolina Medical Park, A Comprehensive Proposal for the Development of a Medical Park. The 1986 Plan recommended expansion of the medical district boundary to include a total area of 5,300 acres (8.2 sq miles) extending from Memorial Drive to beyond the City's jurisdiction (ETJ) in the vicinity of Frog Level Road and the present day Ironwood Subdivision. Implementation of the plan resulted in adoption of zoning standards for seven (7) new and/or consolidated medical zoning districts. The new districts (MD-1 through MD-7), established by City-initiated rezoning, included medical-institutional, medical-office, commercial and residential zones. The resultant medical district zoning was extended to encompass an area of approximately 1,750 acres being generally bound by Memorial Drive on the east, the Norfolk-Southern Railroad on the south, the Tar River on the north, and Allen Rd. - B's Barbeque Rd. - Harris Mill Run on the west. In the years following the initial medical district zoning, the City extended the extraterritorial jurisdiction (ETJ) four (4) times, to include additional un-zoned County area (approx. 1,268 acres), along the western boundary in proximity of the current US 264 – Martin Luther King (MLK) Jr. Highway interchange. The 1986 Plan and subsequent city-initiated zoning established a medical compatible land use pattern that effectively prohibited unrestricted commercial development on the thoroughfare streets located within the district, while creating opportunities for public and private medical-related uses.



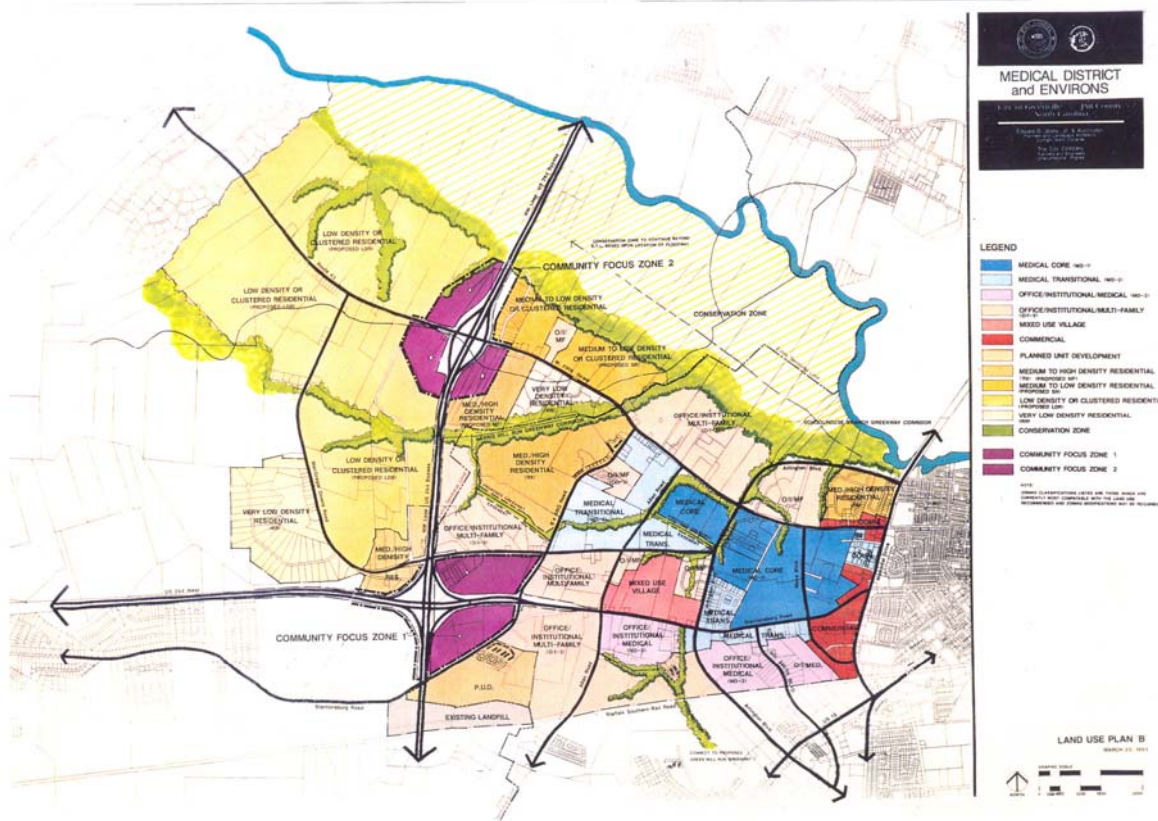
The second major update occurred in 1993 with the adoption of the Medical Districts and Environs Land Use Plan. The 1993 Plan reconfigured the medical district boundary to the areas north of the Norfolk-Southern Railroad and extending west of the US 264 (MLK Jr. Highway). The 1993 boundary encompassed approximately 6,200 acres (9.6 sq. miles) with 40% of the area (3.8 sq. miles) being within the City's jurisdiction.

The most recent ETJ extension, containing approximately 3,798 acres (5.9 sq. miles), occurred in 2001 and included the intervening areas between Ironwood Subdivision and US 264 (MLK Jr. Highway). Although this additional (jurisdictional) area is no longer considered to be part of the "medical district", the 2001 action has extended the City's ETJ to include the majority of the medical district boundary area originally included in the 1986 Plan, and the entire 1993 Plan boundary.

The 1993 Plan reemphasized that the "medical district" should contain a medical core, consisting of the hospital – medical school campus and a medical clinic transition area, residential neighborhoods, including multi- and single-family housing, and a commercial component adequate to serve the resident population, daily visitors, and district employees. The 1993 Plan included specific zoning based objectives including:

- Provide an appropriate mix of residential densities and balance of land uses so that residents and employees might live and work in the area
- Provide for reasonable expansion of the primary medical core to the west
- Transition the intensity of the medical core to the outlying portions of the land use plan area
- Create community focal points at the US 264 and NC 43 interchanges
- Encourage the development of commercial uses at the identified focal points and discourage "strip commercial development" along transportation corridors
- Effectively integrate existing land use and lifestyles into the future land use pattern.

The 1993 Plan contained a Land Use Plan 'A' and a Land Use Plan 'B'. Plan 'A' included the recommendation: "identification of a suitable location for a medical research/technology park along [west of] the NW Bypass [MLK Jr. Hwy] corridor", while Plan 'B' recommended residential development. The ultimately adopted, citywide, 1997 Future Land Use Plan Map incorporated the Plan 'B' recommendations, including residential development in the US 264 (MLK Jr. Highway) corridor in lieu of the research/technology park option.



Greenville Medical District and Environs Land Use Plan

Copies of the referenced plans, including the 1974 Medical District Development Plan, the 1986 East Carolina Medical Park, A Comprehensive Proposal for the Development of a Medical Park (Plan), the 1993 Medical Districts and Environs Land Use Plan, and the current 2004 Horizons: Greenville's Community Plan and Future Land Use Plan Map (as amended), are on file in the City of Greenville Community Development Department, Planning Division.

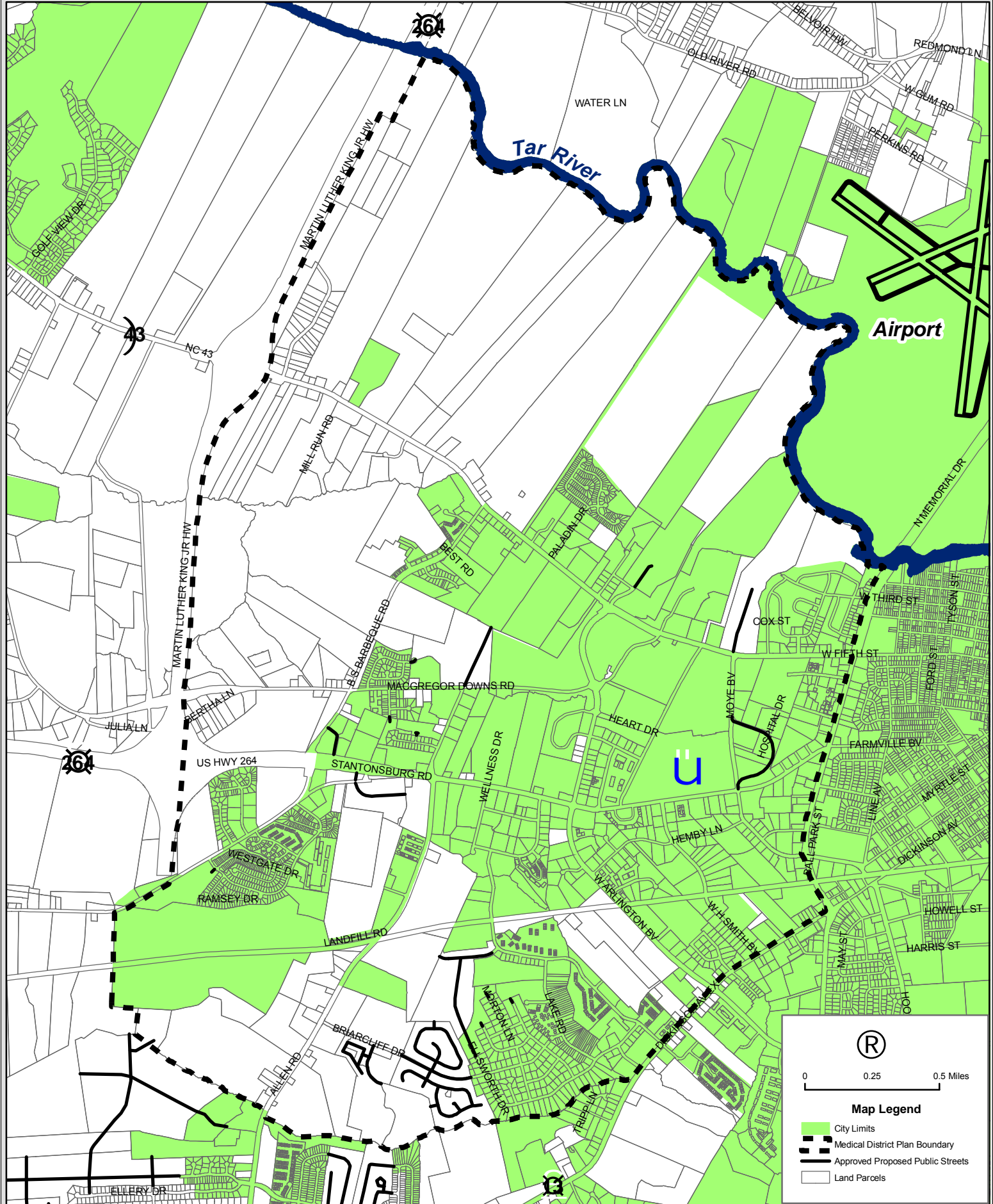
2. Objective

The objective of the Medical District Land Use Plan Update (2007) is to insure continued adherence to the goals established by the previous "Medical District Plans" and Horizons: Greenville's Community Plan, while at the same time to recognize that evolving conditions necessitate appropriate changes in recommended land use patterns in support of a sustainable and vibrant medical and residential environment.



City Limits Map

November 9, 2007



0 0.25 0.5 Miles

Map Legend

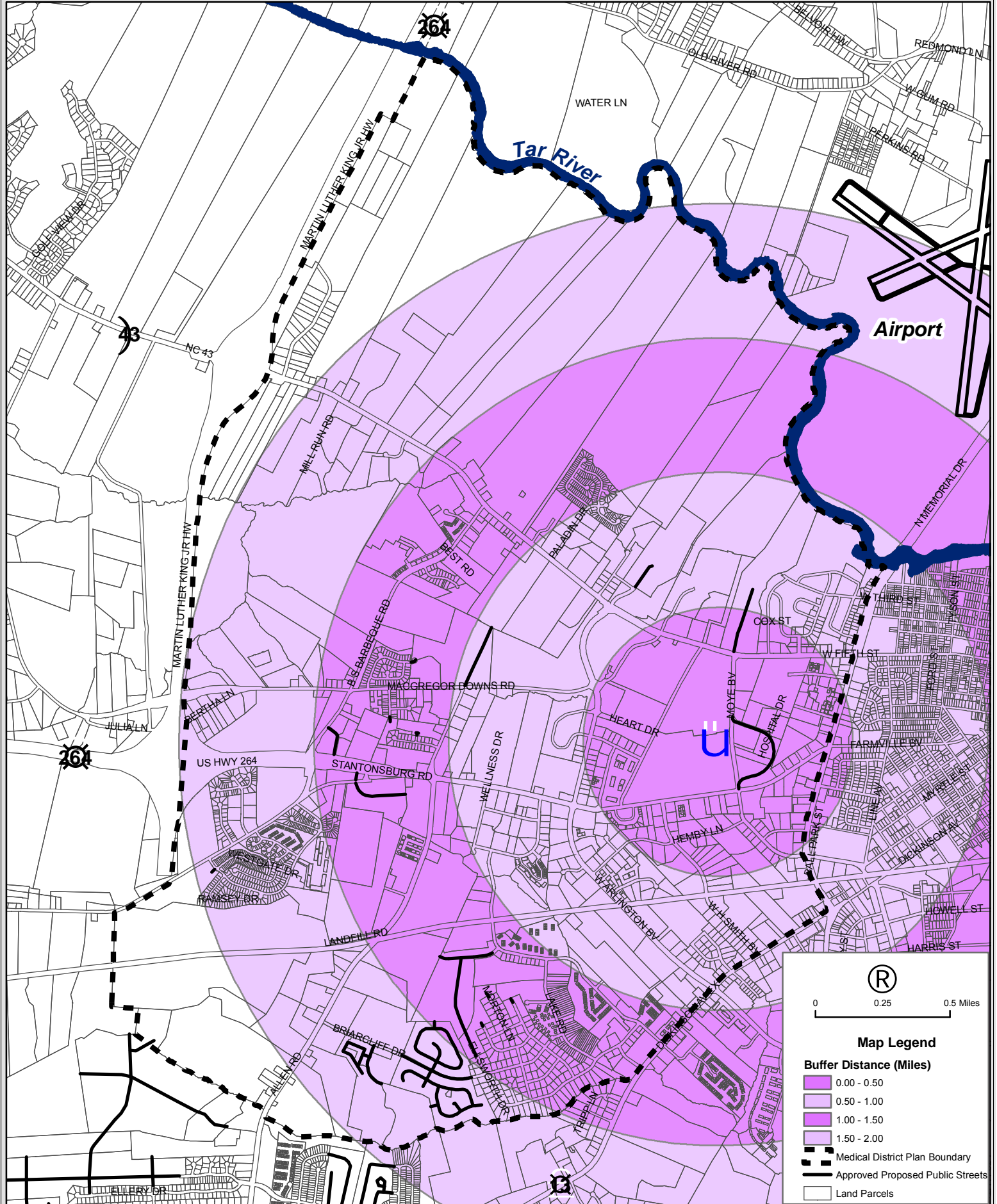
- City Limits
- Medical District Plan Boundary
- Approved Proposed Public Streets
- Land Parcels



1/2 Mile Increment Map

(For the Purpose of Illustrating Distance from the Medical Core Area)

November 9, 2007



Map Legend

Buffer Distance (Miles)

- 0.00 - 0.50
- 0.50 - 1.00
- 1.00 - 1.50
- 1.50 - 2.00

Medical District Plan Boundary

Approved Proposed Public Streets

Land Parcels

3. District Description

For purposes of this report and plan, the “medical district” area is generally described to include the area west of Memorial Drive, north of Dickinson Avenue-Green Mill Run, east of US 264 (MLK Jr. Highway), and south of the Tar River containing approximately 4,872 acres (7.61 sq. miles).

A substantial portion of the medical district is within the Greenville city limits (45%), and all district properties are located within Greenville’s planning and zoning jurisdiction. As sanitary sewer dependent development occurs, those properties receiving sanitary sewer service must petition for voluntary annexation to the city as a condition of service per the City of Greenville and Greenville Utilities Commission Joint Statement of Policy on Development executed on June 28, 1982.

The entire district is located within Vision Area F (Horizons Plan), and Municipal Voting District # 1.

4. Existing Institutional Medical Facilities

The “medical district” includes a regional medical complex, major employment center and residential area, and includes the following existing institutional medical service facilities:

- Pitt County Memorial Hospital (PCMH) – 761 bed facility
- ECU Brody School of Medicine
- East Carolina Heart Institute (ECHI) – 162 bed facility (anticipated completion 2008)
- ECU College of Allied Health Sciences
- ECU College of Nursing
- ECU/Laupus Health Sciences Library
- Moye Medical/ECU Practice Plan Building
- PCMH SurgiCenter

Future institutional medical service facilities include:

- ECU Dental School – first anticipated class in 2009
- Family Medicine Center and Monk Geriatric Center – anticipated completion 2010
- Children’s Hospital

5. Primary Employment Center

Pitt County Memorial Hospital (PCMH) currently employs 6,300 full-time workers and provides services to thousands of patients on a weekly basis. In 2006 PCMH recorded 36,983 in-patient admissions, 79,862 emergency department (ED) visits and 20,431 outpatient visits. Projected admissions for the upcoming year exceed 38,000 inpatients, as well as a comparable or greater number of outpatients and ED visits.

The East Carolina Heart Institute (under construction) will employ an additional 1,200 full-time workers and is anticipated to provide services, on an annual basis, to as many as 5,000 inpatients separate from the main (PCMH) hospital.

The ECU Brody School of Medicine currently employs 1,291 full-time workers and has 435 faculty members. The ECU Colleges of Allied Health Sciences and Nursing currently employ 99 full-time workers and have 177 part- and fulltime faculty members. In combination, both educational facilities serve approximately 1,777 students and intern/residents on a daily basis.

The combined floor area of existing institutional medical facilities (4. above) is approximately 3¼ million square feet.

At present day estimates, the primary institutional medical employment center will employ more than 9,000 full-time workers and provide services to more than 43,000 inpatients on an annual basis. In addition, more than 100,000 (total) yearly ED and out-patient visits are anticipated.

6. General Medical Employment

There are currently 268 private practice physicians in Pitt County, with a significant number of those physicians having office locations in the medical district (Source: AHEC). Based on Planning Staff survey (10/07) of medical/clinic office addresses, approximately 78% of all private practice physicians' offices in Pitt County are located in the medical district.

The majority of physicians' offices in the medical district are multiple physician practices that typically include a high ratio of physicians' assistants, nurses and technicians to doctors. In small to medium size offices (2 to 9 doctors) the typically ratio is 4 to 5 additional employees per each doctor and in larger offices (10 to 20+ doctors) the typical ratio is 8 to 10 additional employees per each doctor (Source: Planning Staff survey).

There are currently 95 private practice physicians' offices, including other medical-related offices, located in or near the core area of the medical district.

Planning Staff would estimate that the private practice physicians' offices located within the medical district currently employ in excess of 1,000 full-time workers, including doctors, physicians' assistants, nurses, technicians and administrative staff.

For comparative purposes the number of private practice physicians by random years was as follows: 1973 – 64, 1979 – 88, 1985 – 114, 1988 – 127, and 1991 – 144 (Source: 1993 Plan study). The average rate of increase over the 18-year study period was approximately 4½ private practice physicians per year. This number does not include the number of medical school physicians which increased from zero (0) in 1973 (pre medical school) to 175 in 1991. Since 1992, the number of private practice physicians has increased from 144 to 268. The average rate of increase over the 16 year period (1992 through 2007) was approximately 8 additional private practice physicians per year.

In addition to private medical clinics, there are twelve (12) nursing/retirement homes and treatment facilities located in or near the core area of the medical district providing residential care to more than 950 persons on a 24-hour basis.

Alterra Sterling House	Ronald McDonald House
Carolina House of Greenville	Willow Spring
Spring Arbor of Greenville	Golden Living Center
Tar River Manor	Stafford Glen
Oak Haven Senior Village	Greenfield Place
ACS McConnell-Raab Hope Lodge	Howell Care Center
Walter B. Jones Alcohol and Drug Abuse Treatment Center	

7. General Office and Commercial Businesses; Pitt County Offices

There are approximately 106 general office and/or commercial business uses located within the medical district boundary including professional services, restaurants, and general retail. Included in the inventory of uses are ten (10) existing and two (2) proposed hotel/motel's with a combined room count of 924.

Planning staff would estimate that the general office and commercial businesses currently employ in excess of 1,000 full-time workers.

Pitt County's Office Complex, in and adjacent to the 1951 Hospital, including general government and social services, currently employ 244 full-time workers.

8. Transportation System

The medical district is currently served by a public street system consisting of City and State maintained roadways. Several developments also provide associated establishments with secondary access via private streets and/or named accesses, and common property parking lots. The following map illustrates the public street system including approved (preliminary platted) streets not yet final platted, constructed or accepted for public maintenance.

The attachment entitled "Thoroughfare Plan Map" illustrates the adopted Greenville Urban Area Thoroughfare Plan (2004).

The Greenville Urban Area Thoroughfare Plan (2004) includes the following (major and minor) thoroughfares on the "Inventory and Recommendations" list as follows:

Major Thoroughfares (Travel Lanes – refer to Thoroughfare Plan for recommended cross sections)

NC Highway 43 (West Fifth Street)

Currently 4-travel lanes from Memorial Drive to Paladin Drive (segment 1)

Proposed 4-travel lanes from Paladin Drive to VOA Site Road (segment 2)

Note: The proposed widening from 2- to 4-travel lanes (divided highway) from Paladin Drive to US 264 - Martin Luther King, Jr. Highway (MLK, Jr. Highway) is currently included on the State Transportation Improvement Program (STIP), and work is scheduled to begin by fall 2008 with completion anticipated within 30 months. Segment 1 will be upgraded to a 4-travel lane divided highway as part of the improvement project.

Stantonsburg Rd (SR 1467) and US 264 (West)

Currently 4-travel lanes from Memorial Drive to US 264 (MLK Jr. Highway)

Note: (i) US 264 is a controlled access 4-lane divided highway west of MLK Jr. Highway and abutting property access is prohibited, with the next available interchange at Mazingo Road (2.5 miles west of MLK, Jr. Highway), (ii) Stantonsburg Road west of B's BBQ Road is controlled access

Dickinson Ave

Currently 4-travel lanes from Memorial Drive to Spring Forest Road and 4-travel lanes from Allen Road to Frog Level Road

Currently 2-travel lanes from Spring Forest Road to Allen Road

Proposed 4-travel lanes from Spring Forest Road to Allen Road and 4-travel lanes from Frog Level Road to Speight Seed Farm Road

Allen Road

Currently 2-travel lanes from Dickinson Avenue to MacGregor Downs Road

Proposed 4-travel lanes from Dickinson Avenue to Stantonsburg Road

Proposed 2-travel lanes from MacGregor Downs Road to W. Fifth Street

Note: The right-of-way for the proposed section from MacGregor Downs Road to W. Fifth Street to be acquired by mandatory dedication at the time of development of the intervening properties.

West Arlington Boulevard

Currently 4-travel lanes from Memorial Drive to W. Fifth Street

Proposes 6-travel lanes from Stantonsburg Road to Greenville Boulevard

Stantonsburg Road (SR 1467 south of B's BBQ Road intersection)

Currently 2-travel lanes to west of proposed SW bypass

Proposed – no change

Memorial Drive

Currently 6-travel lanes from W. Fifth Street to Dickinson Avenue

Proposed – no change

US 264 (MLK Jr. Highway) and SW Bypass

Currently 4-travel lane controlled access divided highway

Proposed 4-travel lane controlled access divided highway from the current terminus of US 264 (MLK Jr. Highway) to its intersection with NC Highway 11 (Ayden)

Right-of-way acquisition to begin after 2008 and construction to begin after 2015

Minor Thoroughfares – (Travel lanes – refer to Thoroughfare Plan for recommended Cross Sections)

Moye Boulevard

Currently 4-travel lanes from W. Fifth Street to Dickinson Avenue
Proposed 4-travel lanes on relocated R/W north of Stantonsburg Road (ECHI project)

W. H. Smith Boulevard

Currently 4-travel lanes from Dickinson Avenue to Stantonsburg Road
Proposed 4-travel lanes from Dickinson Avenue to W. Arlington Boulevard
Note: The right-of-way for the proposed section from Dickinson Avenue to W. Arlington Boulevard to be acquired at the time of development of the intervening properties.

B’s Barbeque Road

Currently 2-travel lanes from US 264-Stantonsburg Road to W. Fifth Street
Proposed – no change

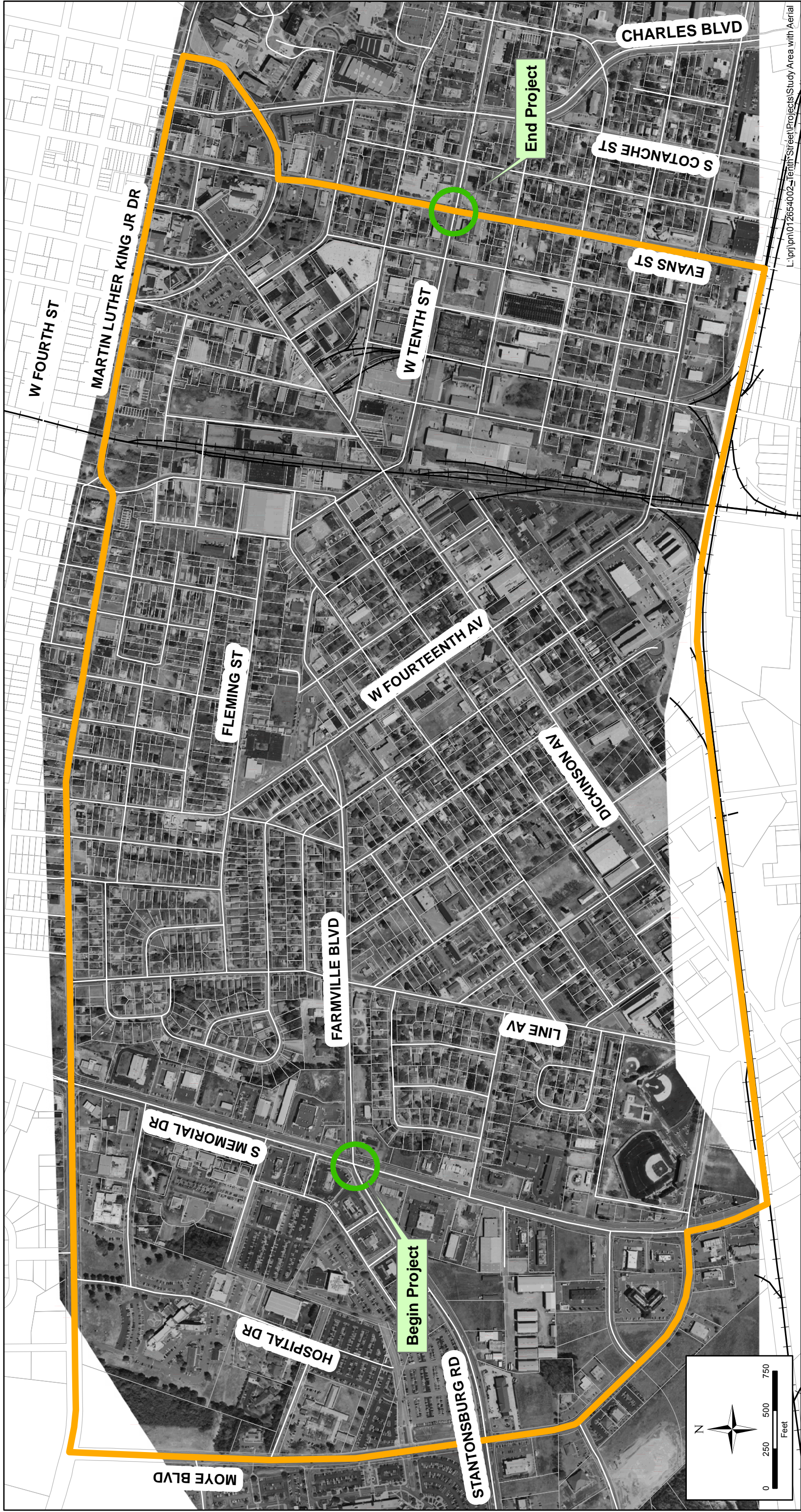
Other Streets

The section of MacGregor Downs Road between Arlington Boulevard and W. Fifth Street is anticipated to be closed to through-traffic as part of the ECU master plan in this area – the date of application for closure has not been determined.

The Tenth Street (10th St. – Stantonsburg Rd.) connector is a funded project with construction anticipated to begin no earlier than 2011. Once completed, the proposed 4-travel lane roadway will more directly connect the medical district to the ECU main (east) campus. A major feature of this thoroughfare improvement will be the grade separation of the street – railroad crossing at W. Tenth Street and Dickinson Avenue.

MacGregor Downs Road (Anticipated Future Road Closing)





Tenth Street Connector (Project U-3315)

Greenville, Pitt County, NC
November 17, 2005

Study Area



- Legend**
- Study Area
 - Railroad
 - Streams
 - Parcel Boundary
 - Major Water Sources



Kimley-Horn
and Associates, Inc.



Thoroughfare Plan Map

(Adjusted to depict Road Realignments within Plan Boundary)

November 9, 2007

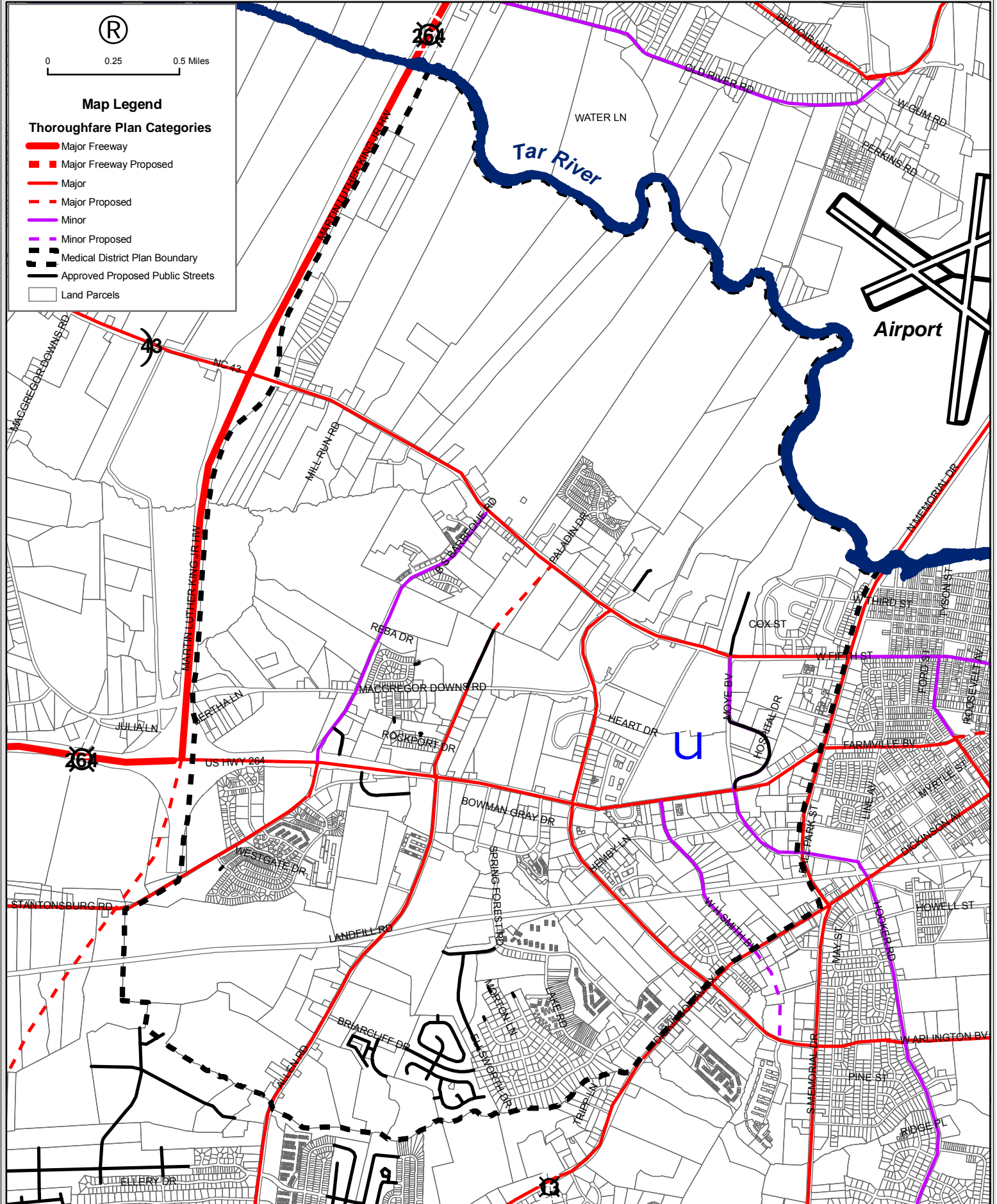


0 0.25 0.5 Miles

Map Legend

Thoroughfare Plan Categories

- Major Freeway
- Major Freeway Proposed
- Major
- Major Proposed
- Minor
- Minor Proposed
- Medical District Plan Boundary
- Approved Proposed Public Streets
- Land Parcels





Sidewalks & Greenway Map

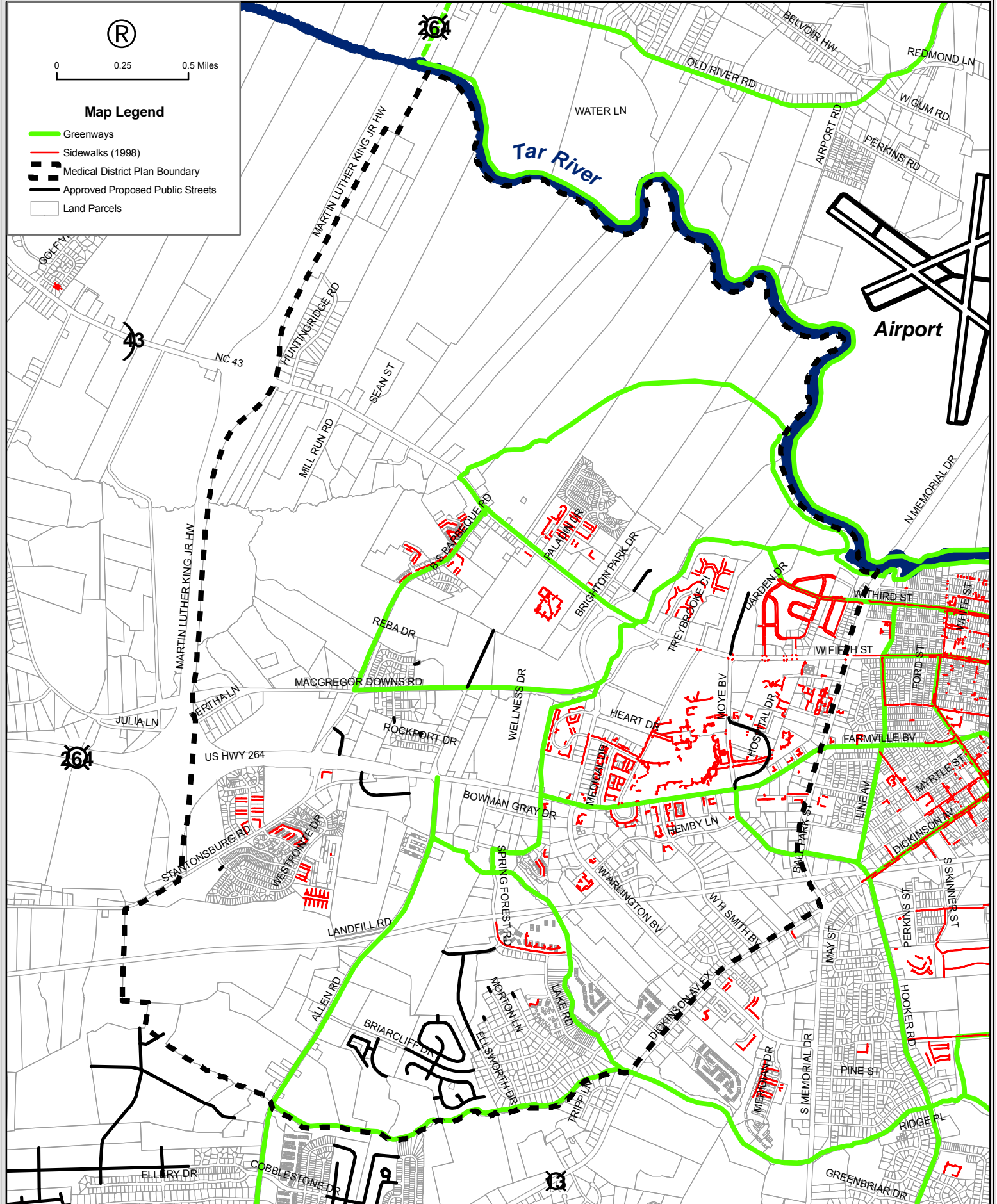
November 9, 2007



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Map Legend

- Greenways
- Sidewalks (1998)
- Medical District Plan Boundary
- Approved Proposed Public Streets
- Land Parcels

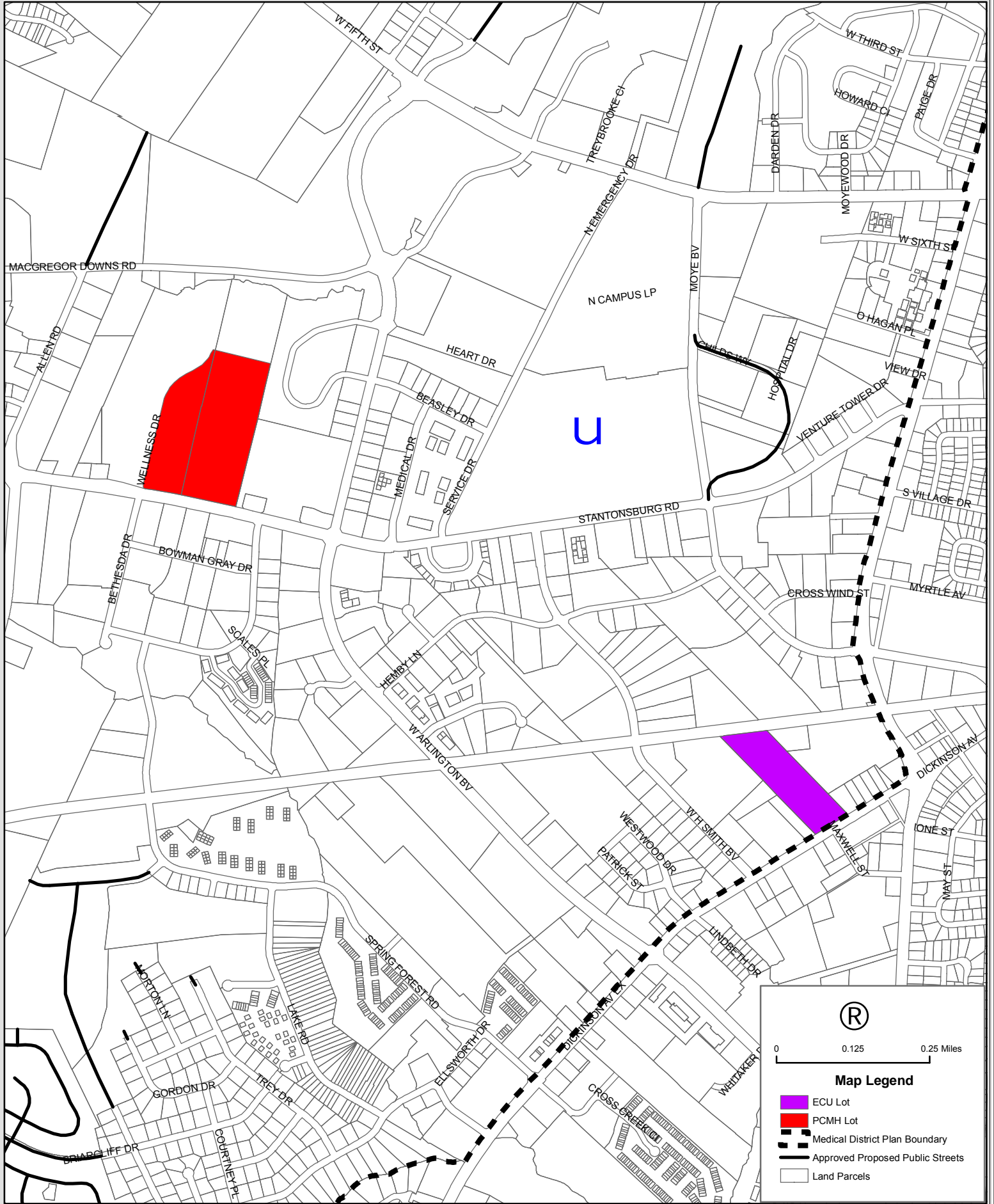


Airport



PCMH & ECU Remote Shuttle Lots

November 9, 2007



Pedestrian paths, bikeways and remote commuter parking lots

Greenways are planned along several of the medical district watercourses and roadways as indicated on the adopted Greenway Master Plan. Greenway corridors will be obtained via required access easement dedication at the time of development of corridor contiguous properties, or by donation, etc., and may include future pedestrian and bicycle path improvements.

Sidewalks are required to be installed by the developer in new subdivisions and the City currently has a budget-funded sidewalk improvement program for pre-existing streets. Several sidewalks have been constructed in the medical district under the City's sidewalk improvement program. Sidewalks existing as of 1998 are indicated on the preceding map – updated mapped (GIS) coverage of post 1998 sidewalks is not available at this time.

The City recently constructed sidewalks (2006) along Stantonsburg Road from Moye Boulevard to Wellness Drive (both sides) with funds from the City's sidewalk improvement program and complementary funding from PCMH and the NC Department of Transportation (NCDOT). Future improvements include sidewalks along the southern side of W. Fifth Street from Memorial Drive to Arlington Boulevard. The W. Fifth Street sidewalk project, to be funded by the City, ECU and NCDOT, is anticipated for competition in the spring of 2008. Prior to the projects noted above, NCDOT constructed a sidewalk (2002) along the northern side of Stantonsburg Road from Moye Boulevard to Memorial Drive. Sidewalks were also installed along both sides of Arlington Boulevard as part of the recent thoroughfare extension (to W. Fifth Street) project.

PCMH currently operates a 1,531 space (paved) park and shuttle lot on a remote site located at the northeast intersection of Stantonsburg Road and Wellness Drive between the Viquet Center and the Stanton Square Shopping Center. ECU currently operates a 900± space (gravel) park and shuttle lot on a remote site located south of the Norfolk-Southern Railroad, fronting Dickinson Avenue opposite the Maxwell Street intersection.

See also Pitt County Memorial Hospital Master Plan Traffic Study, prepared by HDR Engineering, Inc., dated November 2005.

9. Residential Development (single-family, duplex and multi-family)

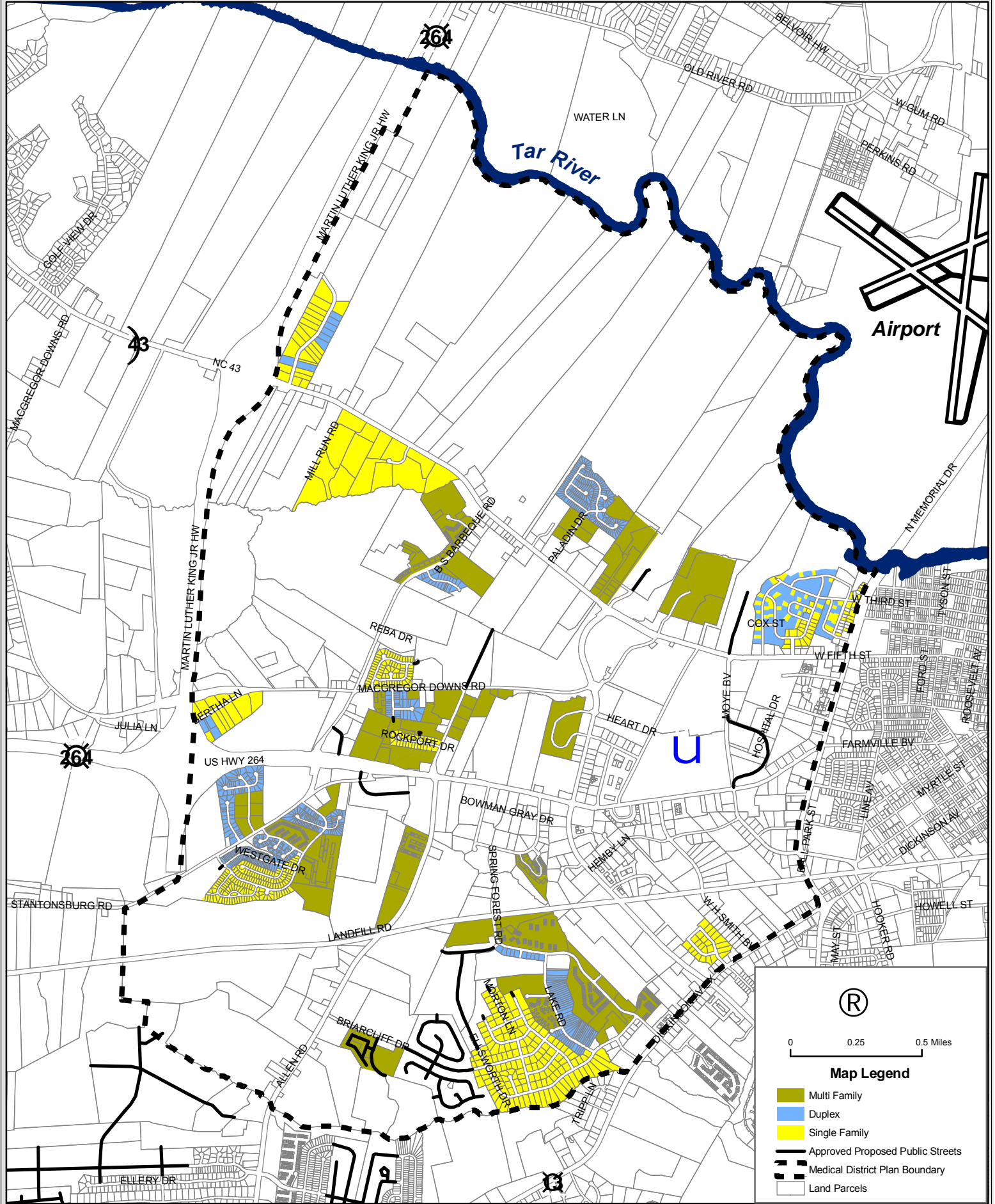
Staff anticipates (based on A-3, B-3 and C-3 below) that the medical district will have a total combined residential dwelling count (including single-family, duplex and multi-family) of 11,278± dwellings (units) at full build-out, with a resident population of 28,195± persons at an average of 2.5 persons per dwelling unit.



Residential Development Map

(Excluding Scattered Lots)

November 9, 2007



A-1 Single-family development (existing and/or approved subdivisions)

There are currently ten (10) single-family subdivisions and ninety (90) scattered single-family lots located within the medical district including:

Name	# of Units	Acres
Bertha Lane	11	15.75
Carrington Square	27	5.35
Huntingridge	21	23.72
Lake Ellsworth	151	73.88
Magnolia Creek	14	69.92
Medford Pointe	187	55.98
Moyewood	54	14.53
Scattered Home Sites	90	70.81
West Pointe	167	22.91
Westwood	23	9.53
Wyngate	69	11.08
Totals	814	373.46

A-2 Single-family development (anticipated additional future subdivisions)

Based on the existing and anticipated single-family residential zoning patterns, environmental limitations, and similar site development, staff estimates that up to 200± additional single-family residential lots may be developed in the medical district.

A-3 Total estimated single-family lots (existing and future) at full build-out = 1,014

B-1 Duplex (two-family attached) development (existing and/or approved subdivisions)

There are currently nine (9) duplex subdivisions located within the medical district including:

Name	# of Units	Acres
Bertha Lane	3	2.46
Cascade	48	7.17
Greenridge	46	4.8
Huntingridge	8	6.63
Moyewood	180	26.14
Paladin Place	172	18.73
Park West	110	13.77
Spring Forest	66	17.53
Westpointe	198	19.44
Totals	831	116.67

B-2 Duplex (two-family attached) development (anticipated additional future subdivisions)

Based on the existing and anticipated duplex residential zoning patterns, environmental limitations, and similar site development, staff estimates that up to 200± additional duplex units may be developed in the medical district.

B-3 Total estimated duplex units (existing/approved and future) at full build-out = 1,031

C-1 Multi-family development (existing and/or approved)

There are currently thirty-three (33) multi-family developments located within the medical district including:

Name	# of Units	Acres
Allenton Estates	74	5.80
Breckenridge Court	72	9.12
Brighton Park	310	22.84
Brookside West	20	1.16
Cascade	38	2.34
Country Manor	13	0.91
Dubber-Laney Woods (GHA)	32	3.96
Forest Glen	64	7.88
Greenpointe	72	9.73
Holy Glen	230	14.19
Lakeside	96	8.15
Lakeview	103	13.07
MacGreger Place	12	0.99
Macgregor Townes	3	0.44
Macgregor Village	80	8.54
Medford Pointe	351	14.53
Medical Oaks	88	5.82
Monticello Court	24	1.48
Moss Creek	194	14.24
Paladin Place	114	6.30
Paladin Village	64	3.93
Park West	165	9.09
Rowndtree Woods	181	16.28
Signature Place	170	15.44
Spring Forest	136	21.01
Spring Lake	84	7.06
Spring Village	61	4.58
Stanton Pointe	60	3.25
Treybrooke	456	34.16
University Medical Park	76	6.32
Waterford Place	432	27.80
Westhills	72	7.67
Westpointe	286	24.51
Totals	4,233	332.59

C-2 Multi-family development (anticipated additional future development)

Based on the existing and anticipated multi-family residential zoning patterns, environmental limitations, and similar site development, staff estimates that up to 5,000± additional multi-family units may be developed in the medical district. Approximately 60% of the estimated future multi-family units will be developed on existing and/or future OR (office/residential) zoned properties. The estimated number of multi-family units may be reduced by 11 units per each acre developed for office/medical uses. For example, if 50% of the proposed (104 acre) Office/Institutional/Multi-family area located west of Allen Road (currently zoned R6) is developed for office/medical use the estimated number of multi-family units (5,000) may be reduced by 570± units.

C-3 Total estimated Multi-family units (existing/approved and future) at full build-out = 9,233

10. Environmental and Site Location Constraints

The medical district is bordered on the north by the Tar River and on the south by Green Mill Run. There are regulatory flood hazard areas associated with both drainage systems. Within the regulated flood hazard area, no fill and/or construction is permitted in the floodway, and building floor elevation requirements apply in the adjacent 100 year flood plain. With the exception of portions of University Medical Park and Park Place Office Park, which are impacted by the Green Mill Run lateral stream that drains to Lake Ellsworth, existing medical related development areas are located outside the regulated flood zones. The core area of the medical district (PCMH) has a ground elevation of 70 ± (NGVD) and has not experienced any river related flooding.



Tar River

Several additional perennial (blue line) streams drain the interior areas of the district including Schoolhouse Branch, Harris Mill Run, and other unnamed streams associated with the Tar River and Green Mill Run. The noted blue line streams and other perennial streams shown on the Pitt County Soil Survey are subject to the Tar-Pamlico buffer setback rules, as well as greenway easement dedication requirements where indicated on the official Greenway Master Plan map.



Green Mill Run

The Hydric and Flood Soils and Potential Wetlands Maps indicate problematic building conditions in the areas abutting the Tar River and in the areas south of Stantonsburg Road, and specifically in proximity to the US 264-MLK Jr. Highway interchange. The presence of regulatory wetlands may significantly impact the development potential of affected properties.

The Cultural Resources (historic landmarks and archaeological sites) Map indicates that thirteen (13) locations include, or may have included, archaeological sites. Although no specific regulations apply, the owners and/or developers of the sites are encouraged to minimize disturbance of any catalogued or discovered resources. No district properties or buildings are included on the National Register of Historic Places, and no properties have been designated as a local historic landmark or as a local historic property.

The extreme northwest corner of the medical district is included in the water supply watershed, the regulated area that drains directly to the in-river intake of the Greenville Utilities Commission (GUC) water treatment plant. Within the mapped area (north of NC Highway 43) total impervious coverage including buildings, parking, etc. is severely limited.

The flood hazard areas associated with the Tar River and sections of Harris Mill Run afford significant urban wildlife habitat. The vast majority of the forested area associated with the Tar River is expected to remain undeveloped due to the environmental limitations noted above.

The regulatory airport overlay zones extend outwardly a distance of 14,000 feet from the ends of the primary surfaces of the airport runways and includes all of the medical district core area and a majority of the outlying land northeast of Lake Ellsworth Subdivision and northeast of the US 264 (MLK Jr. Highway) interchange. Within the airport overlay zones, the height of buildings is restricted in the interest of aircraft and building safety. With the exception of the Brody School of Medicine, the East Carolina Heart Institute (ECHI) and several telecommunication/radio transmission towers, all other district structures are well below the maximum height allowance, which varies with distance from the runways. The Board of Adjustment has granted variances from the maximum height standards on two (2) occasions: the Pitt County Office Building communication tower and the EC Heart Institute.



EC Heart Institute



Floodplain Map

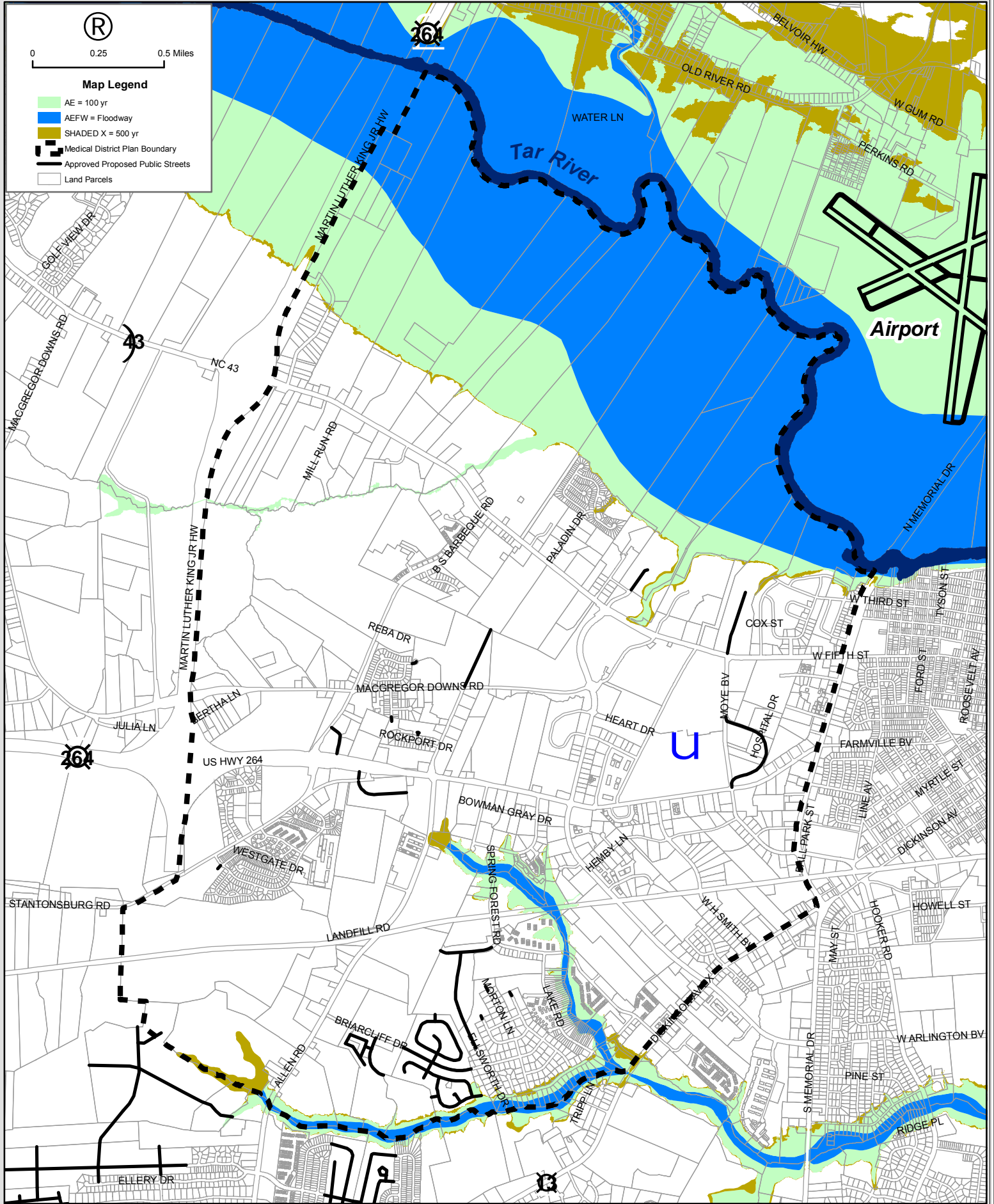
November 9, 2007



0 0.25 0.5 Miles

Map Legend

- AE = 100 yr
- AEFW = Floodway
- SHADED X = 500 yr
- Medical District Plan Boundary
- Approved Proposed Public Streets
- Land Parcels





Streams & Open Ditches Map

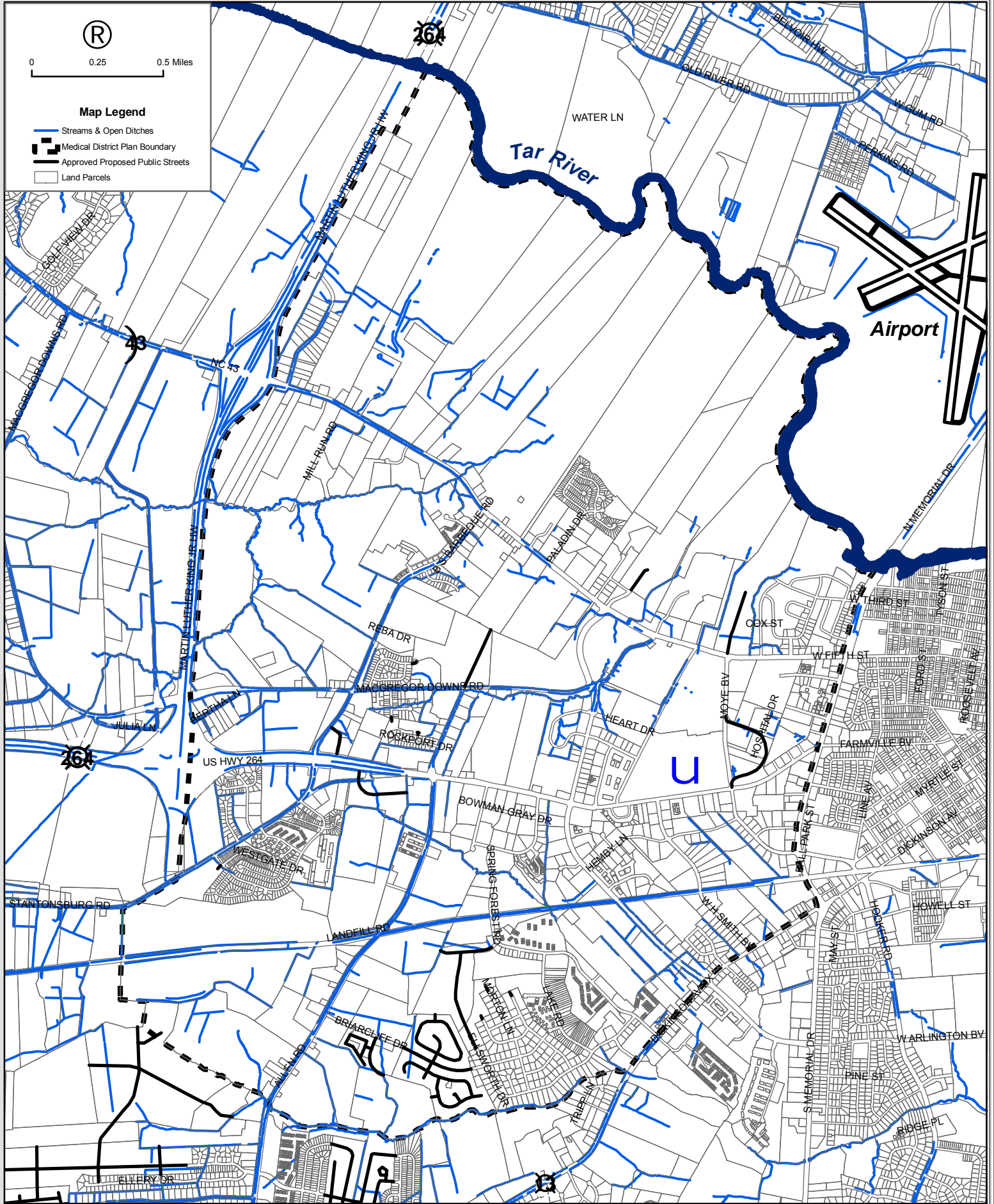
November 9, 2007



0 0.25 0.5 Miles

Map Legend

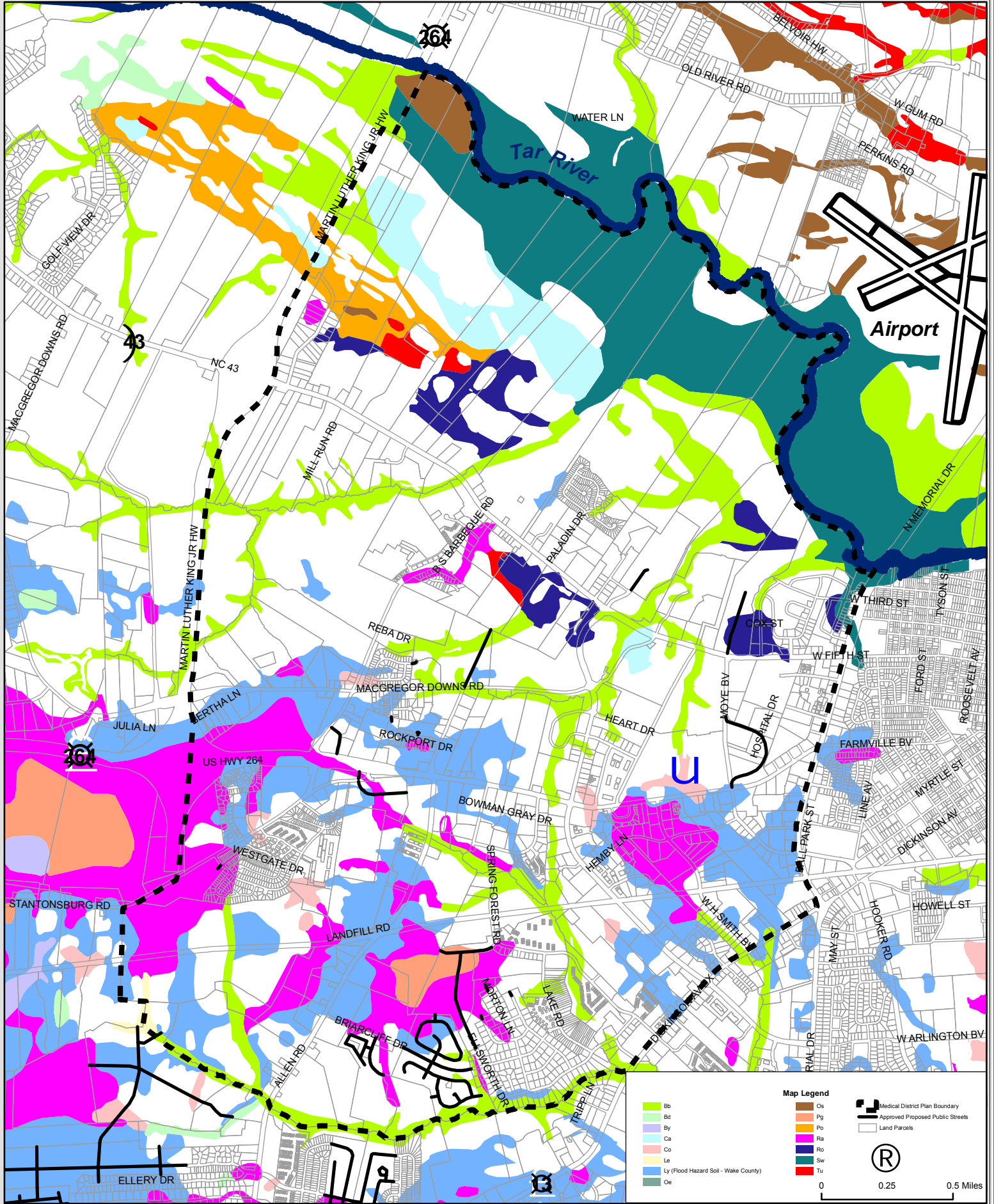
- Streams & Open Ditches
- Medical District Plan Boundary
- Approved Proposed Public Streets
- Land Parcels





Hydric & Flood Hazard Soils Map

November 9, 2007



Map Legend

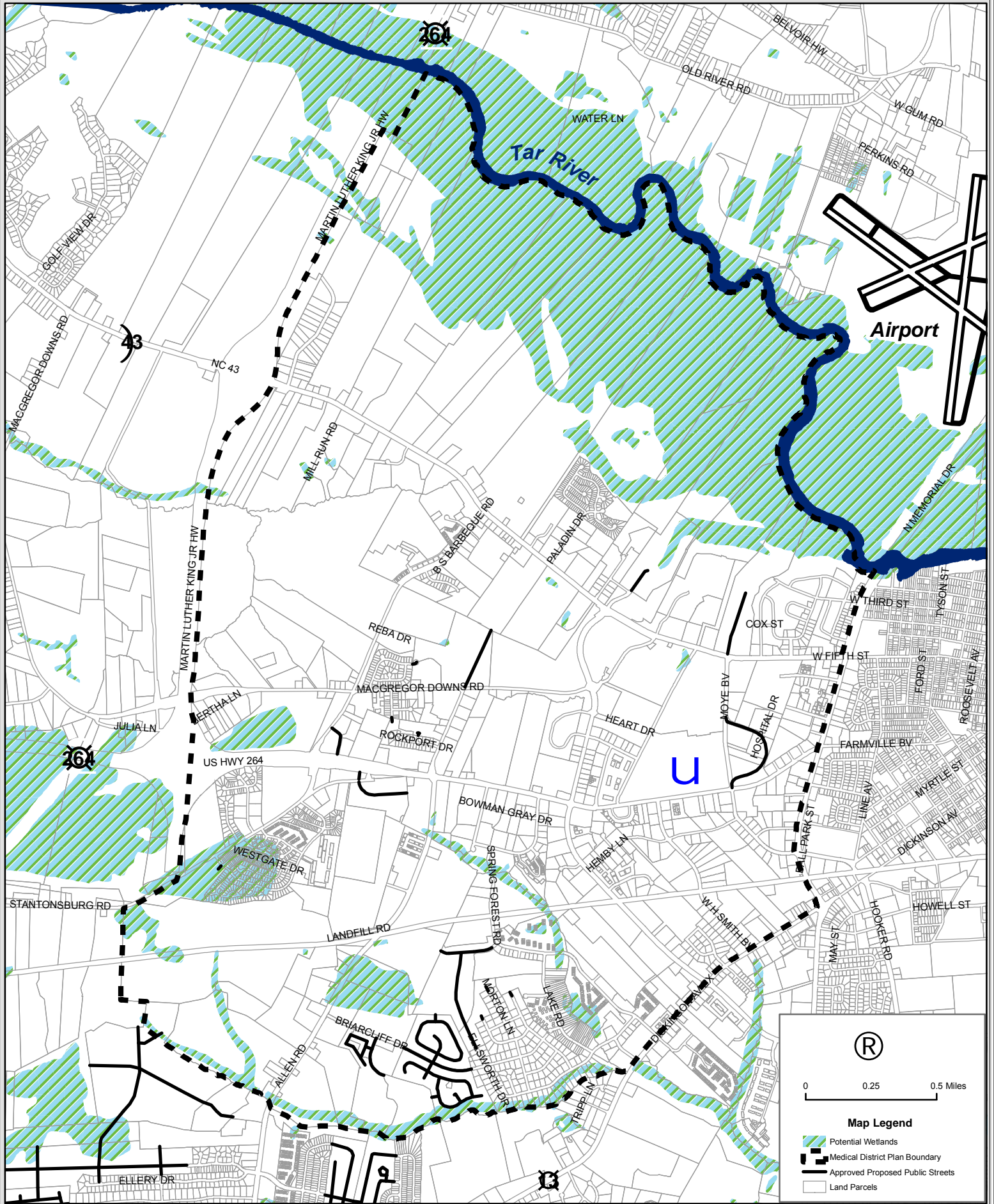
Bb	Os	Medical District Plan Boundary
Bd	Pg	Approved Proposed Public Streets
By	Po	Land Parcels
Ca	Ra	
Co	Ro	
Le	Sw	
Ly (Flood Hazard Soil - Wake County)	Tu	
Oe		

0 0.25 0.5 Miles



Potential Wetlands Map

November 9, 2007





Cultural Resources Map (Historic Landmarks & Archaeological Sites)

November 9, 2007

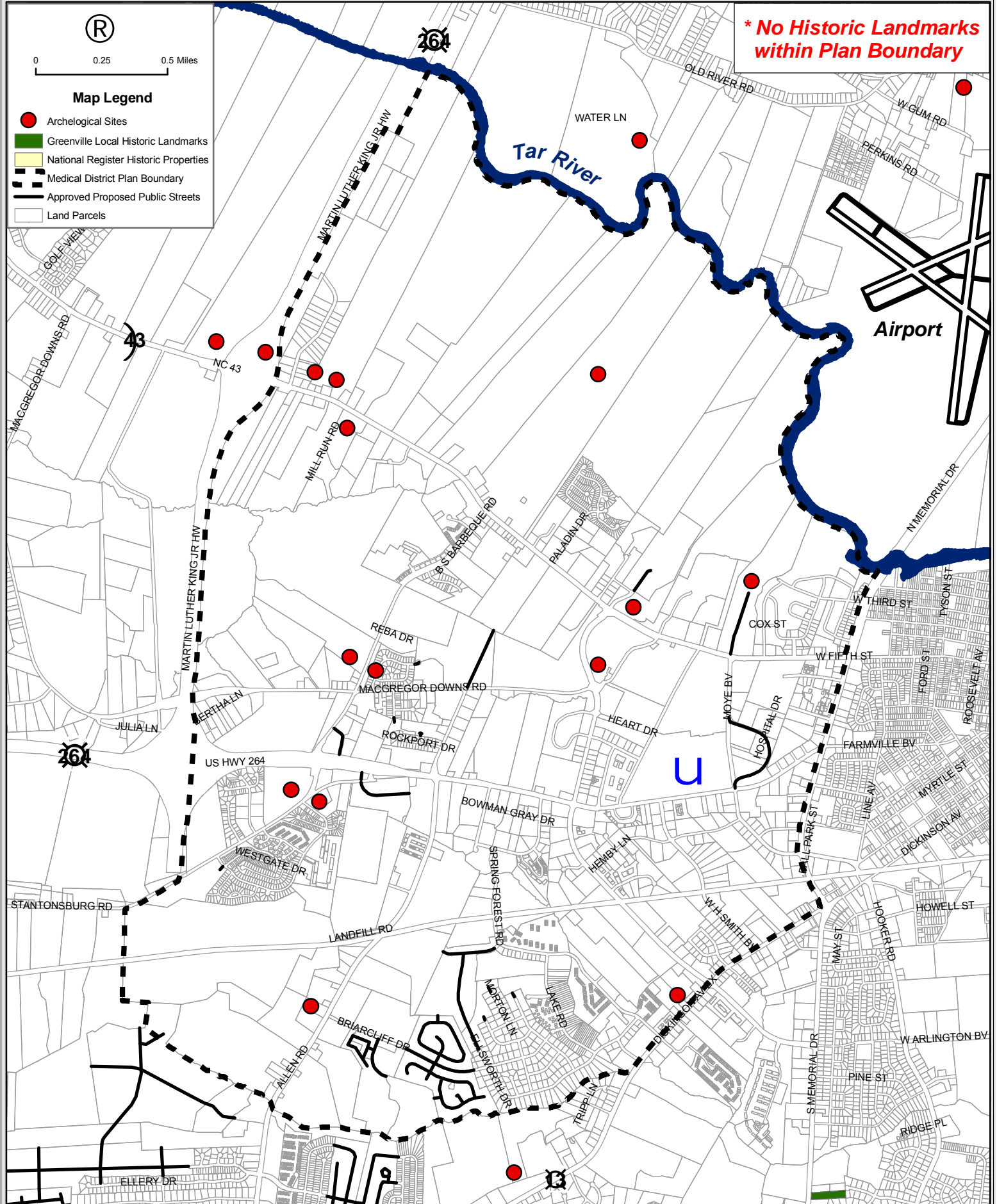


0 0.25 0.5 Miles

Map Legend

- Archaeological Sites
- Greenville Local Historic Landmarks
- National Register Historic Properties
- - - Medical District Plan Boundary
- Approved Proposed Public Streets
- Land Parcels

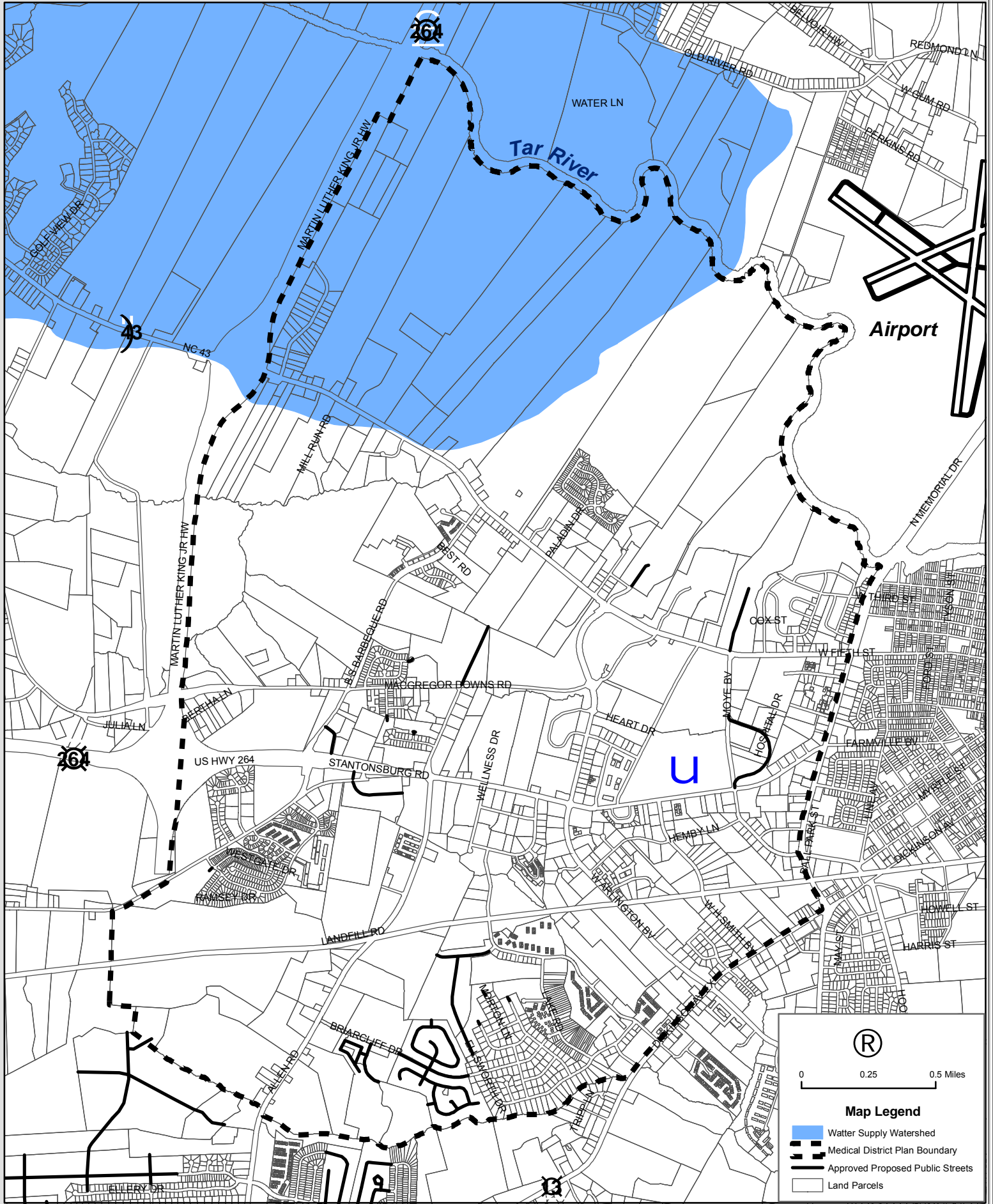
*** No Historic Landmarks within Plan Boundary**





Water Supply Watershed Map

November 9, 2007



0 0.25 0.5 Miles

Map Legend

- Water Supply Watershed
- Medical District Plan Boundary
- Approved Proposed Public Streets
- Land Parcels



Wildlife Habitat Map

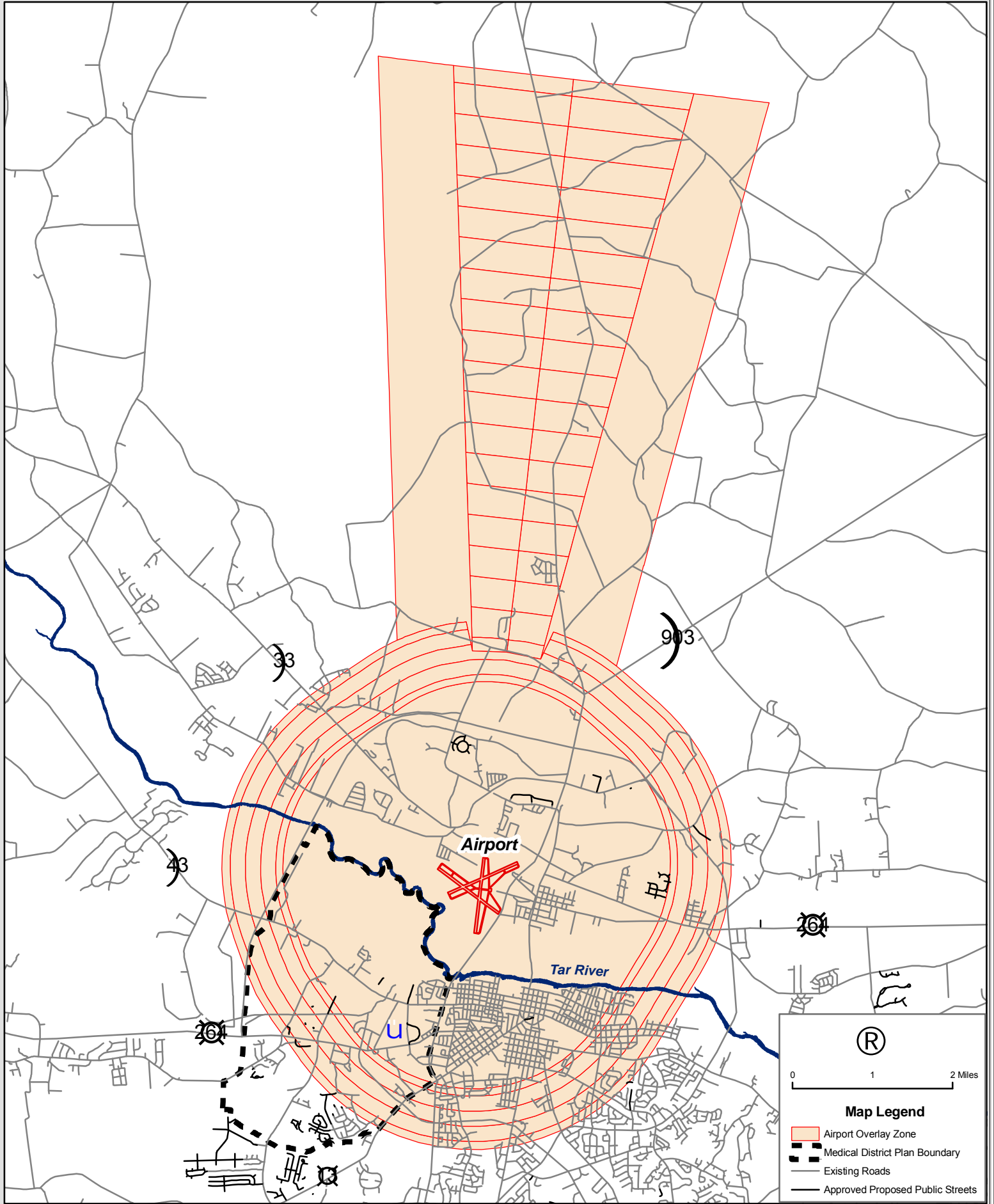
November 9, 2007





Airport Overlay Zone Map

November 9, 2007



0 1 2 Miles

Map Legend

- Airport Overlay Zone
- Medical District Plan Boundary
- Existing Roads
- Approved Proposed Public Streets

11. Existing Land Use (Table and Map)

For purposes of this plan update, the medical district properties have been classified into eighteen (18) existing land use categories. A parcel level field survey was conducted by the Planning Staff in October 2007 and the resultant data has been compiled and illustrated in the following table and map.

- The five (5) commercial land use categories have been consolidated for color-coded map display purposes (individual categories can be separated and depicted spatially)
- The existing land use table separates the consolidated land use categories for statistical purposes
- The existing land use categories **do not** coincide with or describe official Zoning Map districts and/or Future Land Use Plan Map categories.

The following is a general description of the existing land use categories and typical assignment.

- Heavy Commercial: auto repair, storage warehouse, etc.
- Restaurant: conventional and fast food
- Retail-Service: general consumer retail (e.g. florist, pharmacy) and personal/professional service (e.g. beauty shop)
- Medical Institutional: PCMH, ECHI, ECU facilities (including remote parking), etc.
- Medical Office & Clinic: physicians' office, medical labs, etc.
- Office: attorneys' office, real estate appraiser, bank, etc.
- Day Care: child and adult
- Residential Care/Treatment Facility: nursing home, retirement home, substance abuse facility, long term medical treatment facility, etc.
- City/County Government/Utility: Pitt County property and offices, GUC substations, City Fire/Rescue Station, etc. including vacant government property and public/private transmission tower sites
- Multi-family: 3 or more attached or detached dwelling units on 1 lot
- Duplex: 2 attached dwelling units on 1 lot
- Single-family/Mobile Home: 1 detached dwelling unit or mobile home on 1 lot
- Church: place of worship including sanctuary, meeting facilities, etc.
- Vacant: undeveloped land – excluding vacant subdivided single-family/duplex residential building lots and vacant City/County Government/Utility property



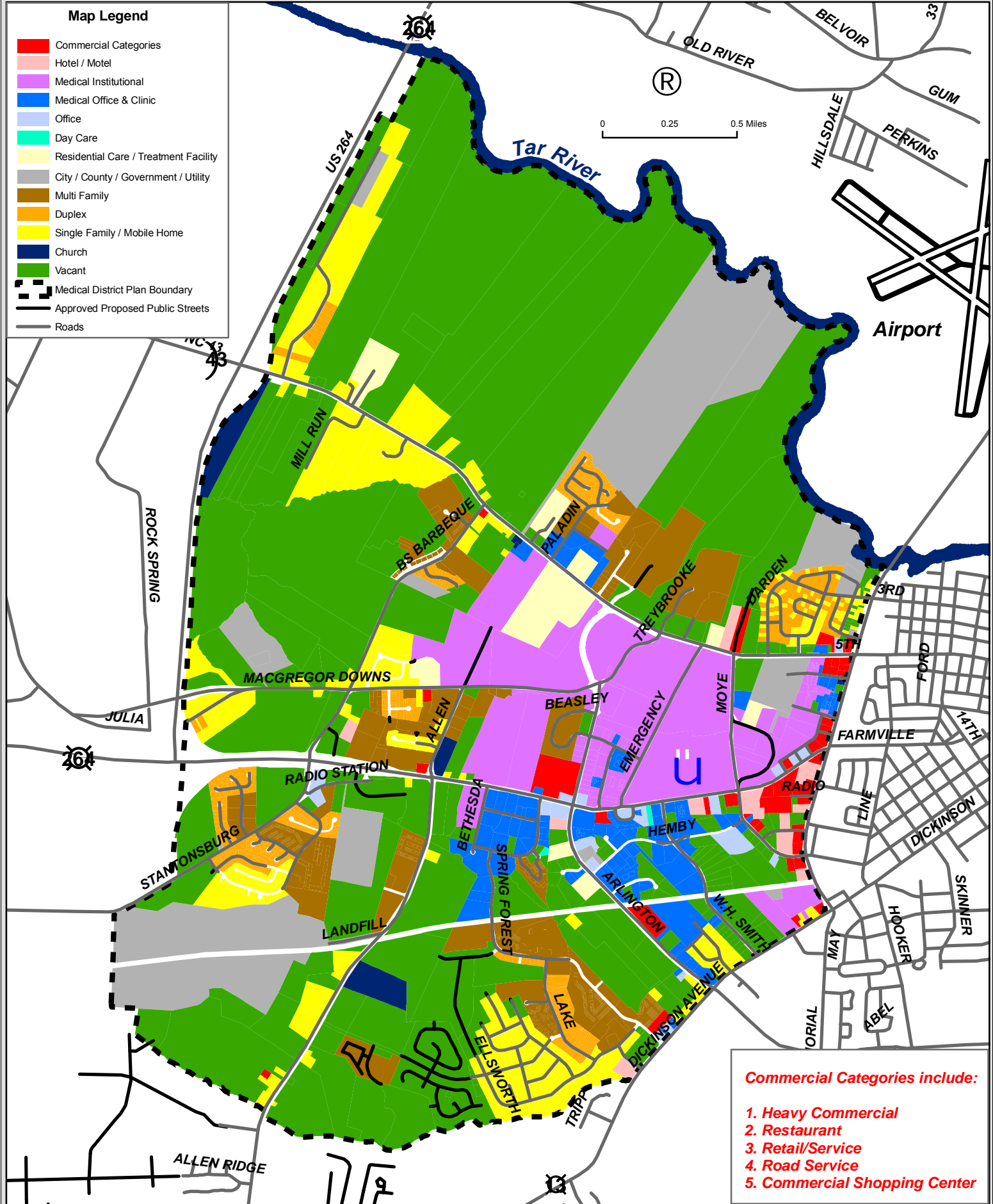
Existing Land Use Map

November 9, 2007

Map Legend

- Commercial Categories
- Hotel / Motel
- Medical Institutional
- Medical Office & Clinic
- Office
- Day Care
- Residential Care / Treatment Facility
- City / County / Government / Utility
- Multi Family
- Duplex
- Single Family / Mobile Home
- Church
- Vacant
- Medical District Plan Boundary
- Approved Proposed Public Streets
- Roads

0 0.25 0.5 Miles



Commercial Categories include:

1. Heavy Commercial
2. Restaurant
3. Retail/Service
4. Road Service
5. Commercial Shopping Center

Existing Land Use Categories	Acres	% of Medical Area
Commercial (Heavy)	16.82	0.37%
Commercial (Restaurant)	14.99	0.33%
Commercial (Retail / Service)	8.28	0.18%
Commercial (Road Service)	3.51	0.08%
Commercial (Shopping Center)	20.30	0.45%
Day Care	1.44	0.03%
Church	38.69	0.86%
Hotel / Motel	28.33	0.63%
City / County / Government / Utility	485.41	10.76%
Single Family	373.46	8.28%
Mobile Home	10.56	0.23%
Duplex	116.67	2.59%
Multi Family	332.59	7.37%
Office	28.78	0.64%
Medical Institutional	430.94	9.55%
Medical Office & Clinic	163.24	3.62%
Residential Care / Treatment Facility	82.05	1.82%
Vacant	2,354.27	52.20%
Totals	4,510.30	100.00%

** All 5 Commercial Categories (Red on Map) total 63.89 Acres, making up 1.41% of the Medical Area.*

** Roads / Public Rights-of-Way total 362.16 Acres*

12. Government Owned Property (including quasi-governmental)

A significant portion of the medical district properties are owned by governmental and/or quasi-governmental entities including: the City of Greenville, Pitt County, PCMH, ECU/ State of North Carolina. For purposes of this report PCMH, a private not-for-profit hospital, is included under the quasi-governmental facility category.

City of Greenville, Pitt County and PCMH property and projects are subject to city zoning requirements and local building inspection.

ECU/State of North Carolina property and projects are subject to city zoning requirements where the principal use of property is intended to be housed in a building – in those cases all of the features of the site are subject to zoning. State building projects are however exempt from local building permit requirements and local building inspection.



Brody School of Medicine

Government Agency	Acres	% of Medical Area
City of Greenville	320.27	7.10%
PCMH (quasi)	247.14	5.48%
Pitt County	186.67	4.14%
State of NC and/or ECU	196.66	4.36%
Totals	950.74	21.08%

13. Fire/Rescue and Life Safety

Fire suppression and rescue services for the district are primarily provided by City Fire/Rescue Station # 2 (Hemby Lane – Arlington Boulevard), and City Fire/Rescue Station # 1(W. Fifth St. – Green St.) and/or City Fire/Rescue Station # 5 (Greenville Boulevard – Rollins Dr.), as needed. Fire hydrants are located throughout the district and the emergency response travel-time and distance from the service delivery stations to the furthestmost point in the district is in accordance with recommended standards. The Greenville Fire/Rescue Department provides Paramedic Service which is a higher level of service compared to basic Emergency Medical Technician (EMT) service.



Fire/Rescue Station 5

14. Utilities (Public Water and Sanitary Sewer Systems)

Public water and sanitary sewer are provided by Greenville Utilities Commission (GUC). The existing and proposed facilities of the Commission are sufficient to serve the existing and anticipated future land uses in the medical district and abutting area.

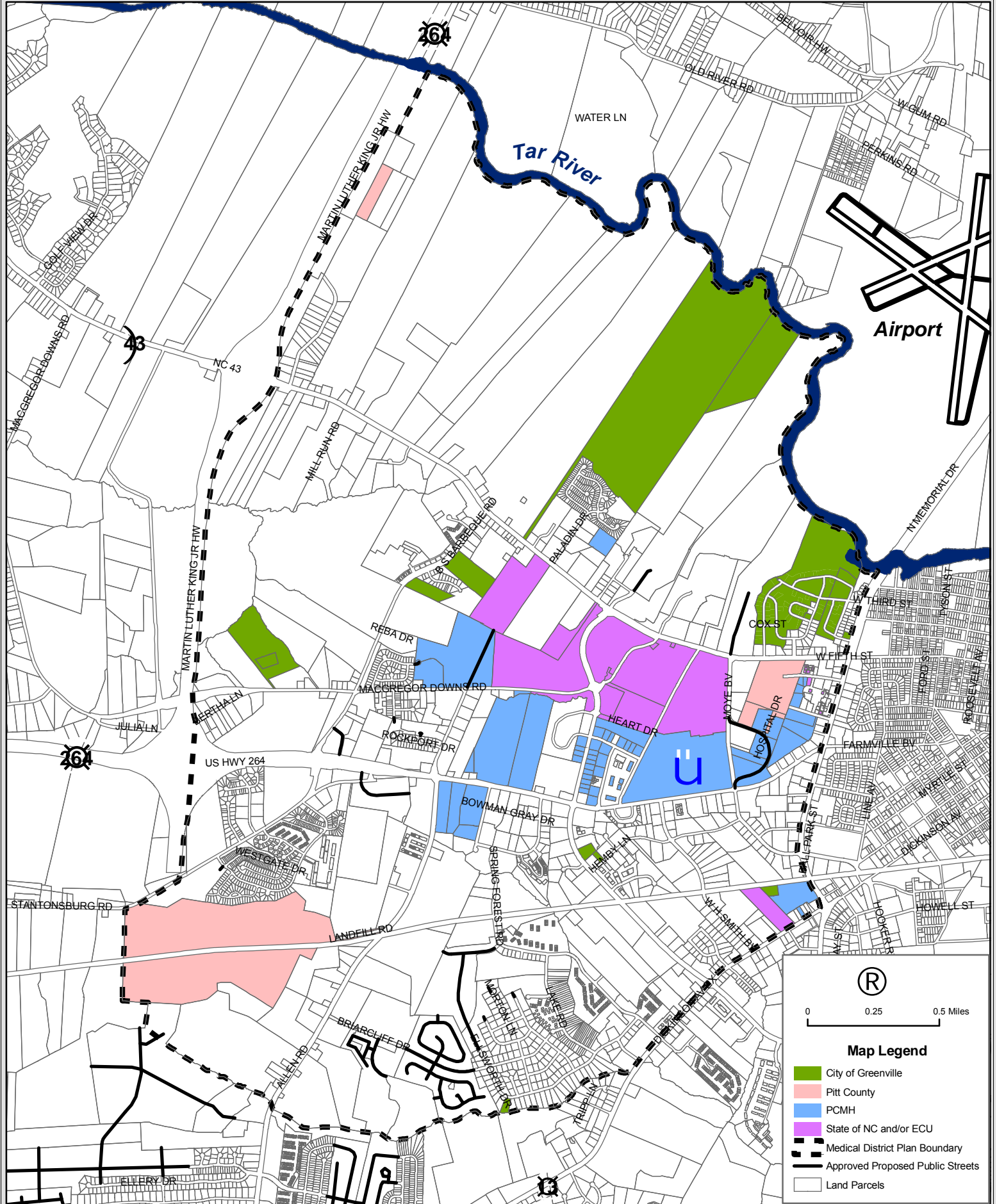




Government Owned Property Map

(Includes Utilities and Quasi-Governmental)

November 9, 2007



Airport



0 0.25 0.5 Miles

Map Legend

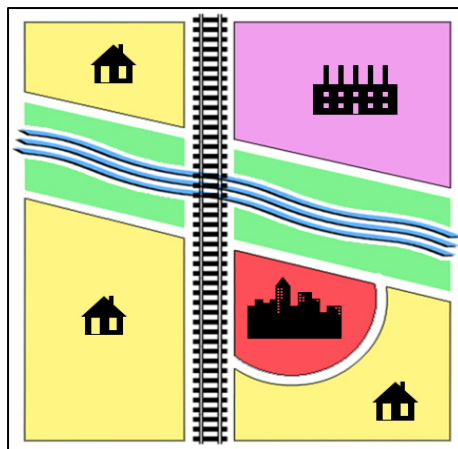
- City of Greenville
- Pitt County
- PCMH
- State of NC and/or ECU
- Medical District Plan Boundary
- Approved Proposed Public Streets
- Land Parcels

15. Zoning Map – Current (11/09/07)

The medical district area’s current zoning is illustrated by the map attachment entitled “Current Zoning Pattern Map”. Due to the scale of the mapped area, and for ease of display, the various zoning districts have been consolidated and color coded by similar type (commercial, industrial, office & institutional and residential/agricultural). Specific zoning by category is available, and may be obtained from the Community Development Department, Planning Division.

The following is a general location description of the medical district zones:

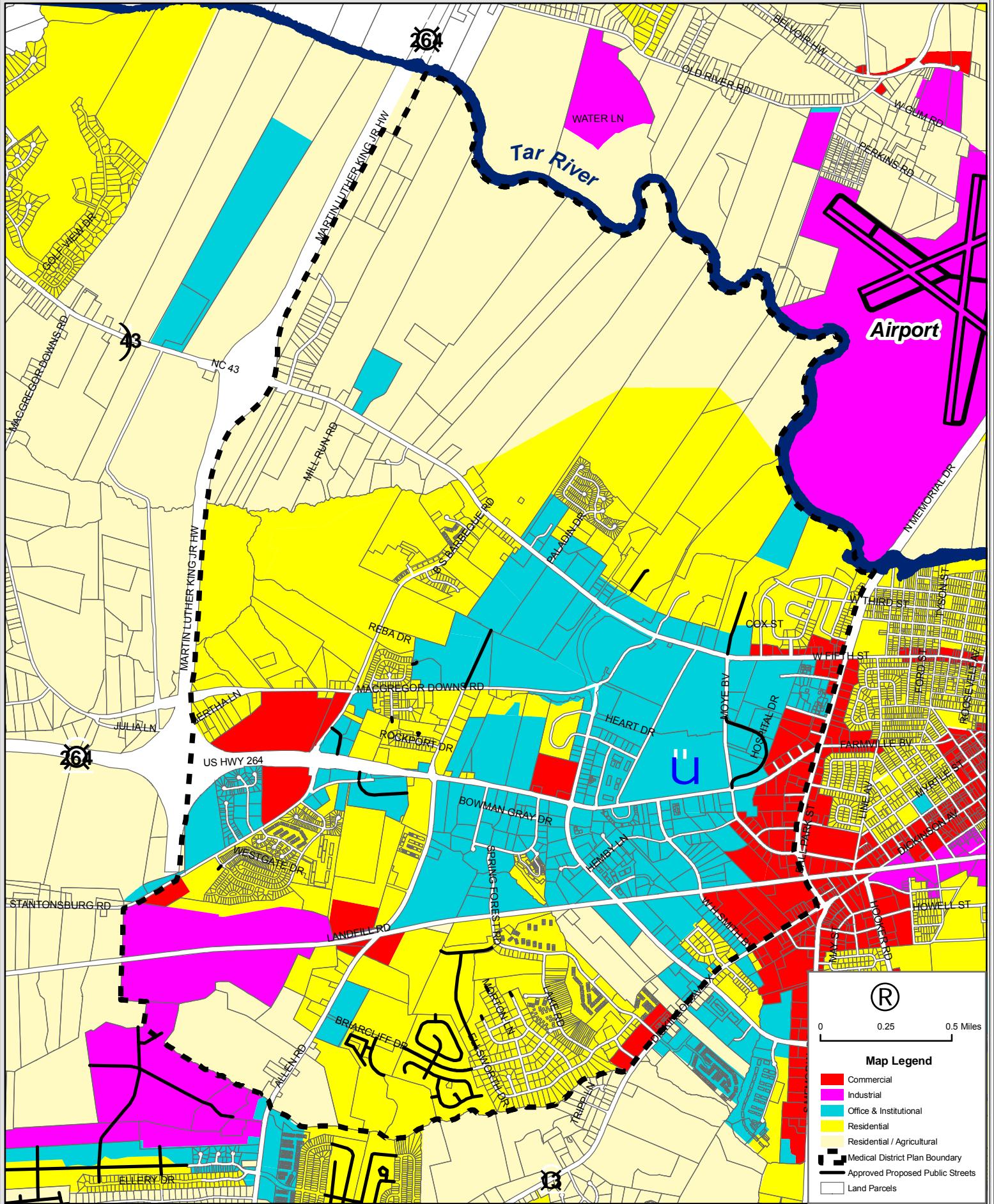
- The Medical-Institutional (MI) district, the core of the medical district, contains the Hospitals/Medical School and other direct support (typically governmental) facilities
- The Medical-Support (MS) district is typically located adjacent to the core area (MI district) and contains a mix of medical and business professional offices, medical supply businesses and limited non-medical services and retail establishments. Examples of the limited non-medical service and retail establishments currently allowed in the MS district include conventional restaurants, banks, general professional and business offices, hotel/motels, day care facilities, pharmacies and florists
- The Medical-Office (MO) district is typically located adjacent to the MI and/or MS district and is designed to facilitate office and other activities of limited intensity which will enhance and augment the medical district’s core uses
- Commercial areas have been historically limited by plan text and map description to both the eastern (Memorial Drive) and western (NW-SW Loop interchange) medical district perimeter, or to the sole interior commercial focus area centered on the Stanton Square Shopping Center
- Residential developments are generally located outside the core area.





Current Zoning Pattern Map

December 13, 2007



A rezoning action (history) list is attached under the supplemental information section.

Zoning Pattern Category	Acres	% of Medical Area
Commercial	241.35	5.35%
Industrial	142.45	3.16%
Office & Institutional	1,010.51	22.41%
Residential	1,763.63	39.10%
Residential / Agricultural	1,352.36	29.98%
Totals	4,510.30	100.00%

Zoning District Category	Acres	% of Medical Area
CDF	6.78	0.15%
CG	98.94	2.19%
CH	30.59	0.68%
IU	152.15	3.37%
MCG	21.13	0.47%
MCH	93.61	2.08%
MI	265.07	5.88%
MO	507.18	11.24%
MR	635.28	14.09%
MRS	271.31	6.02%
MS	170.85	3.79%
O	15.85	0.35%
OR	51.46	1.14%
PUD	95.02	2.11%
R15S	31.97	0.71%
R6	598.47	13.27%
R6A	0.27	0.01%
R6A-RU	0.34	0.01%
R6S	101.03	2.24%
R9	1.95	0.04%
R9S	8.69	0.19%
RA20	1352.36	29.98%
Totals	4,510.30	100.00%

16. Previous Use Table Amendments – Medical-Office (MO) Zoning District

In June 2003, the Medical-Office (MO) district table of uses was amended to include a variety of limited commercial activities. Those amendments, initiated by private sector developers, with support of the medical community, were proposed in response to the need for additional service/retail in the medical area. The amendments resulted in the first major (table of uses) change in the zoning regulation affecting the medical district since the implementation of the 1986 Plan.

The 2003 ordinance amended the MO district table of uses to include, both Pharmacy and Florist as a permitted use by-right, and to include Barber or beauty shop; Manicure, pedicure or facial salon; Dry cleaning (household users), drop-off/pick-up station only; Office and school supply and equipment sales; Restaurant (fast food); Hobby or craft shop; and Medical supply sales and rental of medically- related products including uniforms and related accessories, each as a special use subject to Board of Adjustment approval.

In addition, the new regulations: (i) limit the gross enclosed floor area of each “Office and school supply” and each “Hobby or craft shop” to not more than five thousand (5,000) square feet per establishment; (ii) limit the gross enclosed floor area of each “Dry cleaning (household users) drop-off/pick-up station only” to not more than two thousand (2,000) square feet per each establishment, and (iii) prohibit fast food restaurants from being located in a freestanding detached structure exclusive to such use, and which further restricts such restaurants to attached multi-unit structures which contain not less than three (3) individual units occupied by, or are available for sale or lease, to separate district allowable establishments.

The maximum gross floor area allowances noted above under (i) and (ii) were designed to prohibit “big box” retailers and service providers, which typically are in the 20,000 to 50,000 plus square-foot range, that were not considered to be compatible with MO district objectives. The fast food restaurant, multi-unit structure requirement is designed to allow “over the counter sales” type cafeterias and eating establishments while discouraging the traditional high volume fast food restaurants commonly associated with highway corridors.

A specific concern that precipitated the MO district amendments was the loss of future service/retail area lands, due to their subsequent alternative use. The vacant land (85 acres) immediately to the west of Stanton Square Shopping Center was recommended to function as a “Mixed Use Village” in the 1993 update to the Medical District Plan. This mixed use area, if developed as planned in 1993, would have been available to fulfill a significant portion of the “limited service/retail” needs of existing and future populations. However, due to its acquisition and development by PCMH, this anticipated reserve of future service/retail space was removed from the land inventory originally intended to meet such needs.

17. Focus Area and Transportation Corridors – Current (11/09/07)

Focus areas are urban places which differ in scale. Mixed land uses, and higher intensities of development with high levels of visibility, should be encouraged within focus areas to give a sense of local focus of activity. Intense land uses, such as retail or office centers, should serve as the heart of a focus area in order to make the focus a more urban place, clearly distinguishable from less intense uses and adjacent areas. Commercial retail centers should be encouraged to locate at focus areas in lieu of linear roadside (strip) development. The adequate separation of focus areas, by the use of transitional (intervening lower intensity) zoning, is a primary tool used to accomplish this desired urban form. Generally, the retail component of Community Focus Areas should be spaced no closer than one mile from other Community, Intermediate and Regional Focus Areas. Regional Focus Areas should be located at least one mile from any Community Focus Area and at least three miles from each other. These recommended spacing standards are a “policy guide” which may not be achievable in every case due to various factors, such as the location of pre-existing roadway intersections. When considering the appropriate location of focus areas it is important to recognize the intent of the plan - and to take actions in support of that intent.

Focus area types include: Regional, Community, Intermediate, Neighborhood and Employment (educational, medical and industrial). Each focus area type is defined by location characteristics, and each is designed to achieve a specific level or intensity of activity.

Transportation corridor types include: Gateway, Connector, and Residential. The type assignment for a particular roadway specifies the recommended range of land use and level of activity for that corridor.

The location of focus area nodes indicated on the Focus Area Map have been established in concert with Transportation Corridor designations, the Future Land Use Plan Map’s anticipated resultant development pattern, and contextual recommendations set-out in Horizons: Greenville’ Community Plan.



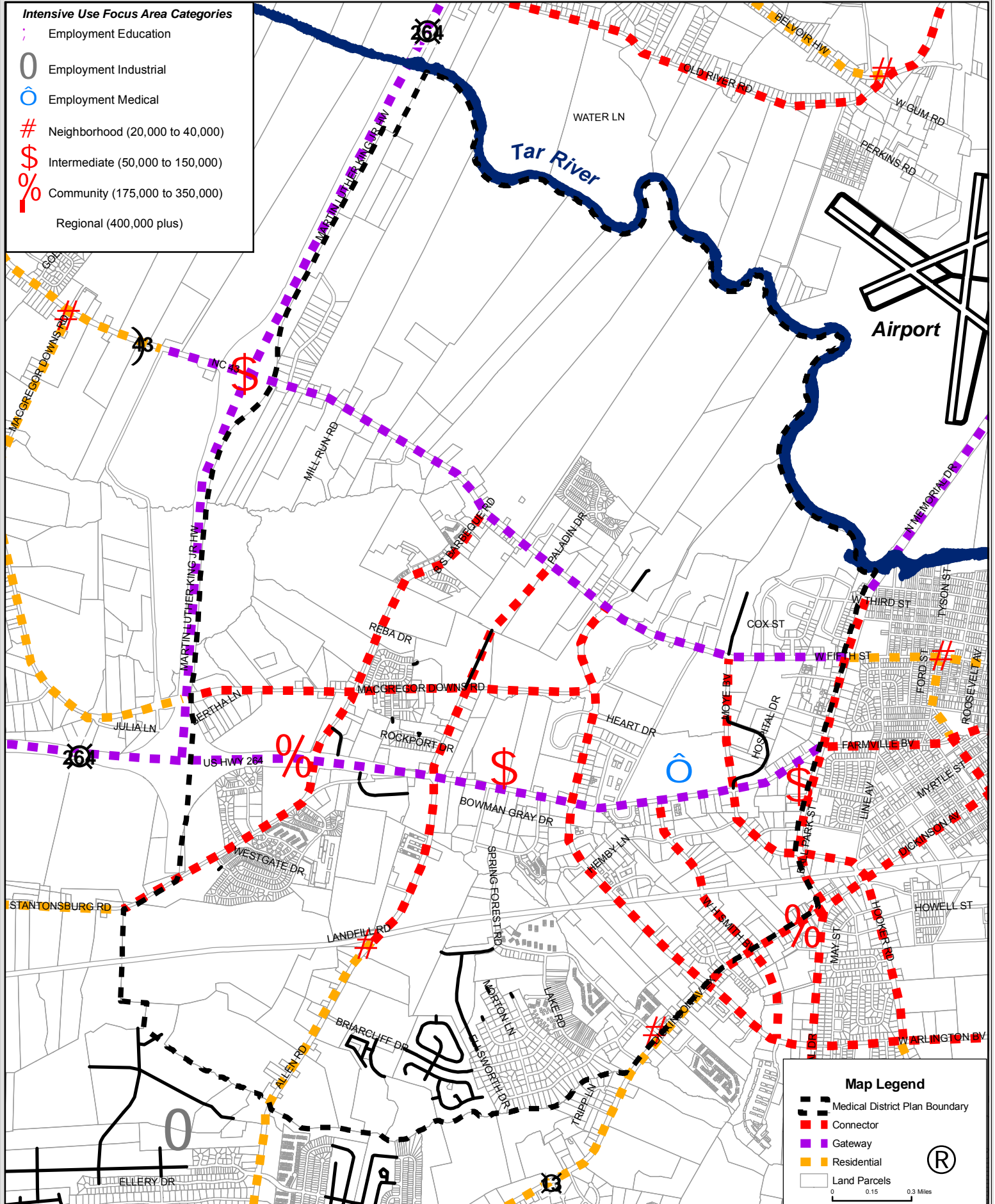


Current Focus Area & Corridor Designation Map

November 9, 2007

Intensive Use Focus Area Categories

- Employment Education
- Employment Industrial
- Employment Medical
- Neighborhood (20,000 to 40,000)
- Intermediate (50,000 to 150,000)
- Community (175,000 to 350,000)
- Regional (400,000 plus)



Airport

Map Legend

- Medical District Plan Boundary
- Connector
- Gateway
- Residential
- Land Parcels

0 0.15 0.3 Miles

18. Future Land Use Plan Map – Current (11/09/07)

The medical district area’s (current) future land use plan is illustrated by the map attachment entitled “Current Future Land Use Plan Map”. The various land use categories included in the attachment are an exact representation of the official Future Land Use Plan Map. Unlike zoning district boundaries, the land use plan recommendations are not dimensionally specific, the interpretation of which, should be evaluated in conjunction with the Focus Area Map, Transportation Corridor Map, and other contextual recommendations and policies set-out in Horizons: Greenville’ Community Plan.

All land use categories included on the Future Land Use Plan Map relate directly to one or more zoning district options, with the exception of the “conservation/open space” designation.

The Future Land Use Plan Map identifies certain areas for conservation/open space uses. The conservation/open space areas may not correspond precisely with conditions on the ground. When considering rezoning requests or other development proposals, some areas classified as conservation/open space may be determined not to contain anticipated development limitations. In such cases, the future preferred land use should be based on adjacent Future Land Use Plan Map designations, contextual considerations, and the general policies of Horizons: Greenville’ Community Plan.

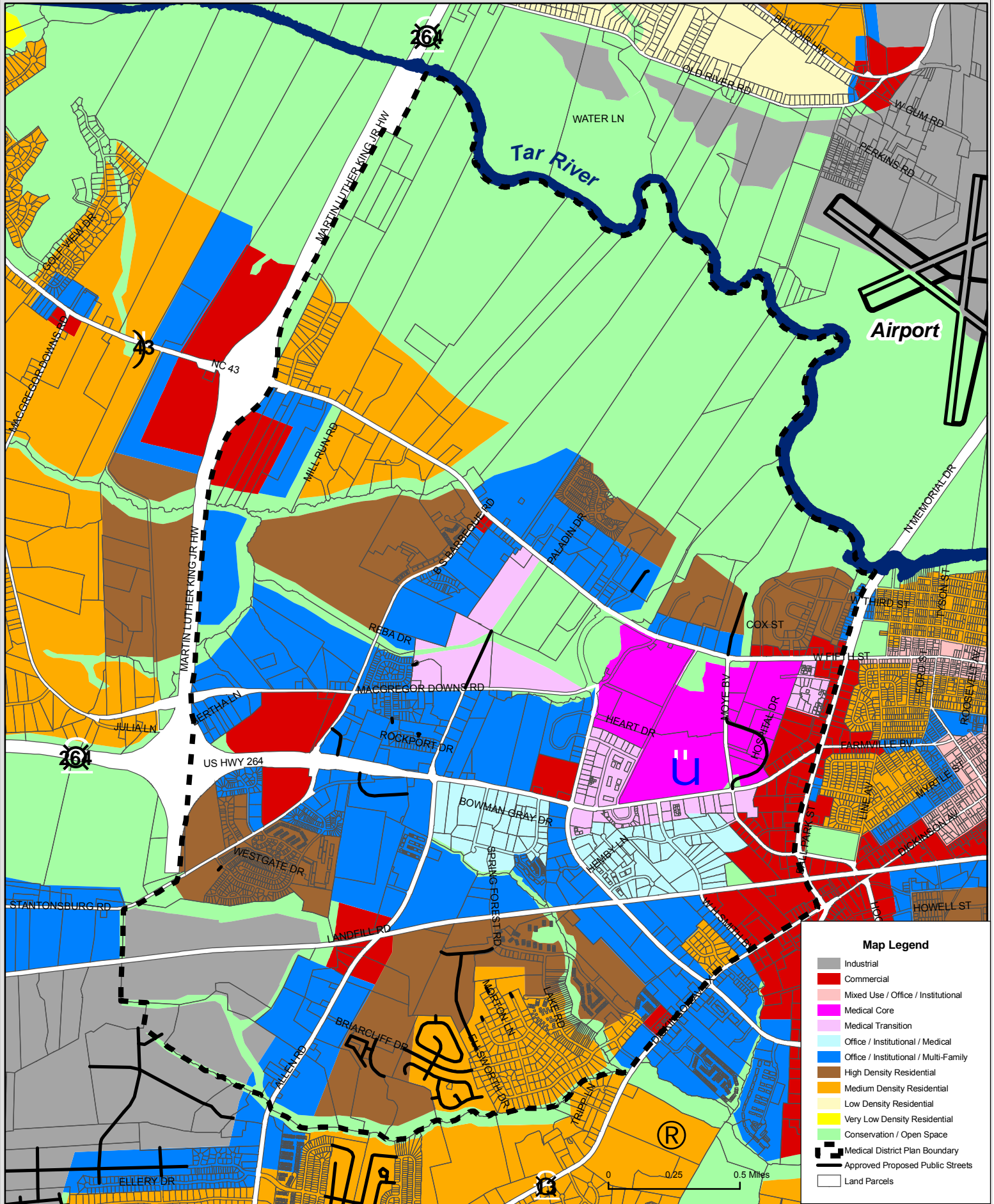
A land use plan map (history) actions list is attached under the supplemental information section.

Land Use Plan Category	Acres	% of Medical Area
Commercial	271.70	6.02%
Conservation / Open Space	1,527.95	33.88%
High Density Residential	668.41	14.82%
Industrial	163.64	3.63%
Medical Core	188.47	4.18%
Medium Density Residential	389.94	8.65%
Medical Transition	142.87	3.17%
Office / Institutional / Medical	151.23	3.35%
Office / Institutional / Multi Family	1,006.09	22.31%
Totals	4,510.30	100.00%



Current Future Land Use Plan Map

February 12, 2004 as amended



Map Legend

- Industrial
- Commercial
- Mixed Use / Office / Institutional
- Medical Core
- Medical Transition
- Office / Institutional / Medical
- Office / Institutional / Multi-Family
- High Density Residential
- Medium Density Residential
- Low Density Residential
- Very Low Density Residential
- Conservation / Open Space
- Medical District Boundary
- Approved Proposed Public Streets
- Land Parcels

19. Analysis and Recommendation

Existing and anticipated development in the medical district as detailed in this report illustrates the high level of urban development that has and is occurring in this area.

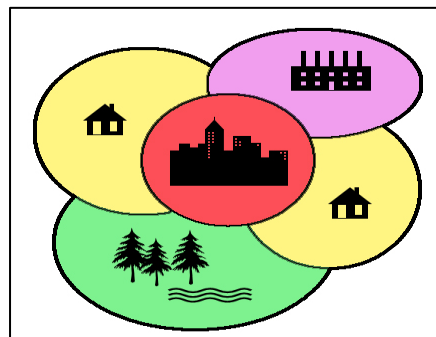
It is understood and emphasized that the continued protection of the medical core and support services, both public and private, is a primary concern for the long-term well-being and prosperity of the medical district. In that respect, future actions should be taken to insure that the available medical service expansion area is preserved and that medical-incompatible land uses are restricted to remote locations of minimal impact. It is also a basic finding that an adequate supply of support facilities, including personal services, restaurants and retail, in close proximity of the employment and residential centers is a vital and necessary component of a desirable and sustainable environment.

Based on the existing development pattern and current Future Land Use Plan Map recommendations, it is staff's opinion that, at present, there is an imbalance of existing and future allowable use that will result in a shortage of service delivery and retail options. Further, the lack of easily accessible services encourages employees, residents and visitors to make unnecessary and frequent out-of-district trips, which in turn contributes to reduced productivity and traffic congestion.

Therefore, in consideration of the goals and objectives of the previous "Medical District Plans" and Horizons: Greenville's Community Plan, staff would recommend that changes be made to the Focus Area Map and Future Land Use Plan Map that insure an adequate distribution of necessary services designed to promote a vibrant, efficient and sustainable medical district.

The recommended changes to the Focus Area Map and Future Land Use Plan Map are described and illustrated under sections 20 and 21 respectively. The Proposed Future Land Use Plan Map (see section 22) is reflective of all recommended changes.

All portions of previously adopted and applicable plans, not in conflict with the recommended changes to the Focus Area Map and Future Land Use Plan Map, are intended to remain in affect.



20. Focus Area Map – Recommended Changes (site locations correspond to map)

Site 1:

A new Intermediate Focus Area designation is recommended at the southeast intersection of B's Barbeque Road and W. Fifth Street. The retail component of an Intermediate Focus Area is anticipated to contain 50,000 to 150,000± square feet of building floor area. Planned center type development, including shared access, internal drives and parking, is encouraged. The uncoordinated development of focus area sites is discouraged.

Site 2:

A new Neighborhood Focus Area designation is recommended north of W. Fifth Street at the intersection of W. Fifth Street and Moye Boulevard. The retail component of a Neighborhood Focus Area is anticipated to contain 20,000 to 40,000± square feet of building floor area. Neighborhood Focus Areas may include one independent use or several establishments in a planned center type development. Multi-use neighborhood centers should include shared access, internal drives and parking. The uncoordinated development of focus area sites is discouraged.

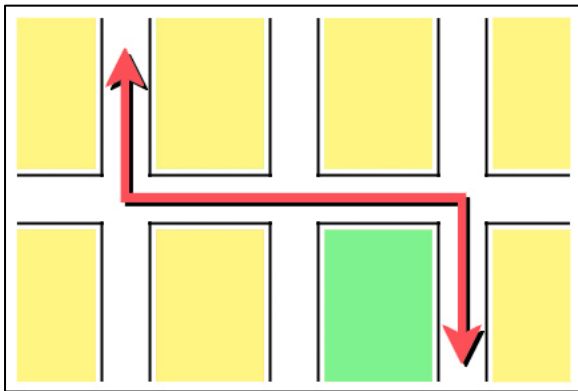


Illustration: Paths

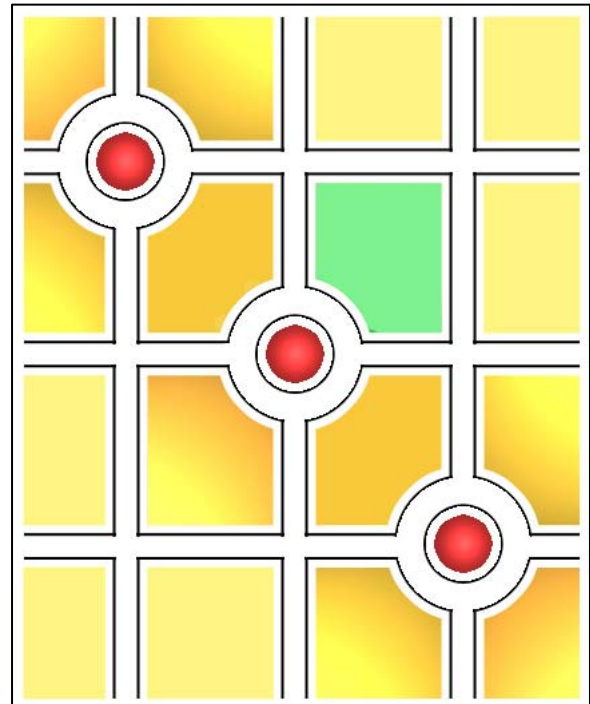


Illustration: Nodes



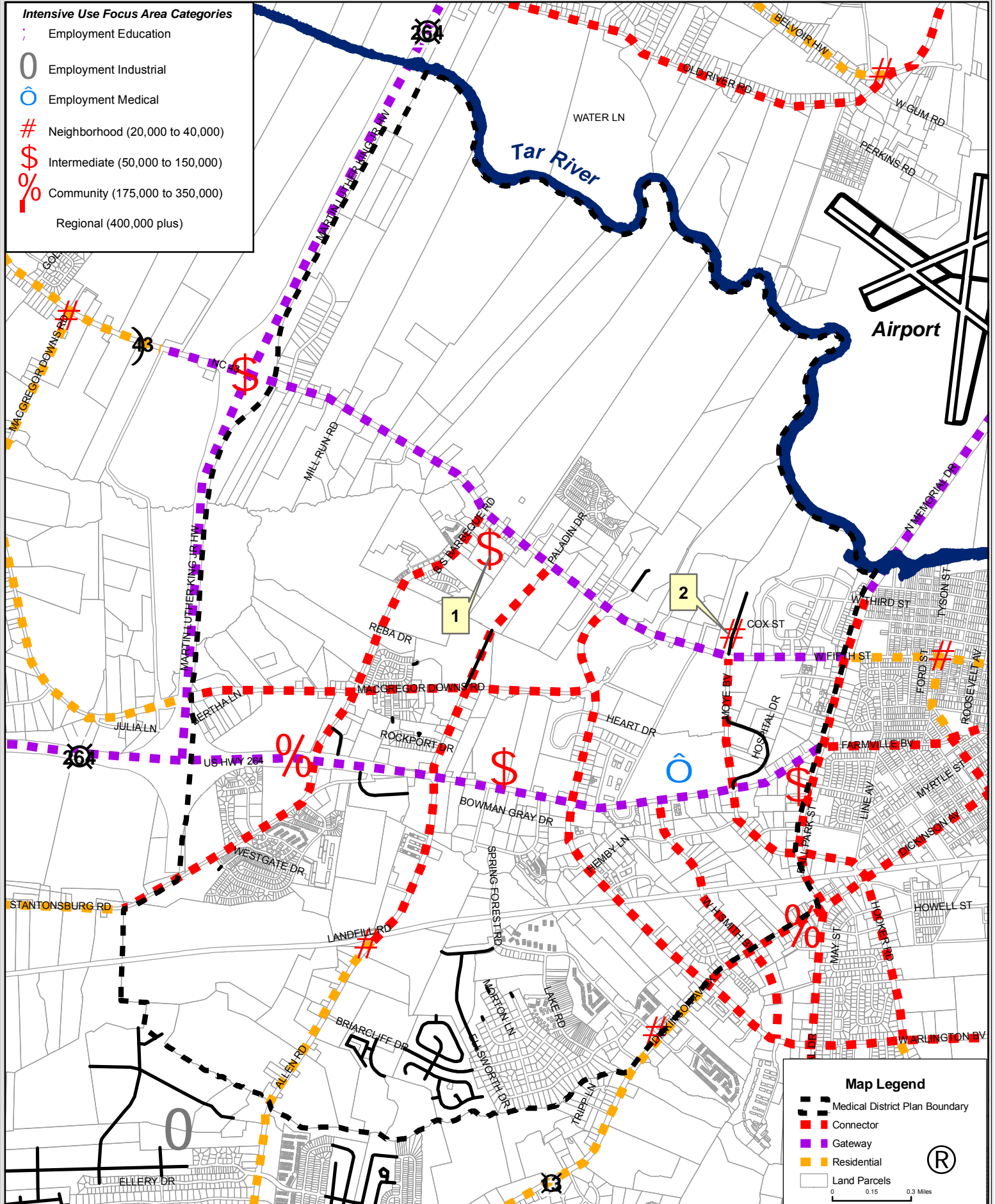
Focus Area & Corridor Designation Map

Including Additional Focus Areas (1 & 2)

December 20, 2007

Intensive Use Focus Area Categories

- Employment Education
- Employment Industrial
- Employment Medical
- Neighborhood (20,000 to 40,000)
- Intermediate (50,000 to 150,000)
- Community (175,000 to 350,000)
- Regional (400,000 plus)



Airport

1

2

Map Legend

- Medical District Plan Boundary
 - Connector
 - Gateway
 - Residential
 - Land Parcels
- 0 0.15 0.3 Miles

21. Future Land Use Plan Map – Recommended Changes (site locations correspond to map)

Site 1 (13 ± acres):

The current Commercial designation is recommended for Medical Transition.

The site is currently owned by PCMH and is devoted to hospital-related medical uses.

Site 2 (26± acres):

The current Medical Core designation is recommended for Office/Institutional/Medical.

The site contains the Pitt County Office Complex and Moye Medical Center Subdivision.

Site 3 (5± acres):

The current Office/Institutional/Multi-Family designation is recommended for Commercial (new Neighborhood Focus Area – per section 20 above).

The site contains the University Medical Park (North) subdivision, wherein the Board of Adjustment has recently approved (6/28/07) special use permits (Case #07-11) for a motel and restaurant fronting W. Fifth Street. The recommended change will facilitate additional service and retail use options in the University Medical Park (North) subdivision in lieu of linear roadside (strip) development west of the intersection of Moye Boulevard. Additional commercial development along this section of W. Fifth Street should be confined to the designated Neighborhood Focus Area.

Site 4 (34± acres):

The current Conservation/Open Space designation is recommended for Medical Transition.

The site contains the Walter B. Jones Alcohol and Drug Abuse Treatment Center and the Greenfield Place nursing home, and does not contain environmentally sensitive areas to the extent represented by the current designation.

Site 5 (18± acres):

The current Office/Institutional/Multi-Family designation is recommended for Commercial (new Intermediate Focus Area – per section 20 above).

The southeast intersection of B's Barbeque Road and W. Fifth Street contains a restaurant site (B's BBQ) and is currently recommended for limited commercial development. The recommended (additional) Commercial will facilitate a development on the scale of Stanton Square Shopping Center.

Site 6 (104± acres):

The current High Density Residential designation is recommended for Office/Institutional/Multi-Family.

The site contains substantial area and the recommended designation will accommodate both high density residential and office/medical development.

Site 7 (16+ acres):

The current Office/Institutional/Multi-Family designation is recommended for Commercial.

The designation of additional Conservation/Open Space, on wetland sites, at the center of the designated US 264 – MLK Jr. Community Focus Area has reduced the recommended commercial acreage for this general location. Site 7, in conjunction with Site 8, will provide the desired commercial acreage recommended for the Focus Area.

Site 8 (12+ acres):

The current Office/Institutional/Multi-Family designation is recommended for Commercial.

The designation of additional Conservation/Open Space, on wetland sites, at the center of the designated US 264 – MLK Jr. Community Focus Area has reduced the recommended commercial acreage for this general location. Site 8, in conjunction with Site 7, will provide the desired commercial acreage recommended for the Focus Area.

Site 9 (23+ acres):

The current Commercial designation is recommended for Conservation/Open Space.

The presence of regulatory wetlands is anticipated to severely impact the development potential of the central portion of the designated Community Focus Area.

Site 10 (2+ acres):

The current Office/Institutional/Multi-Family designation is recommended for Commercial.

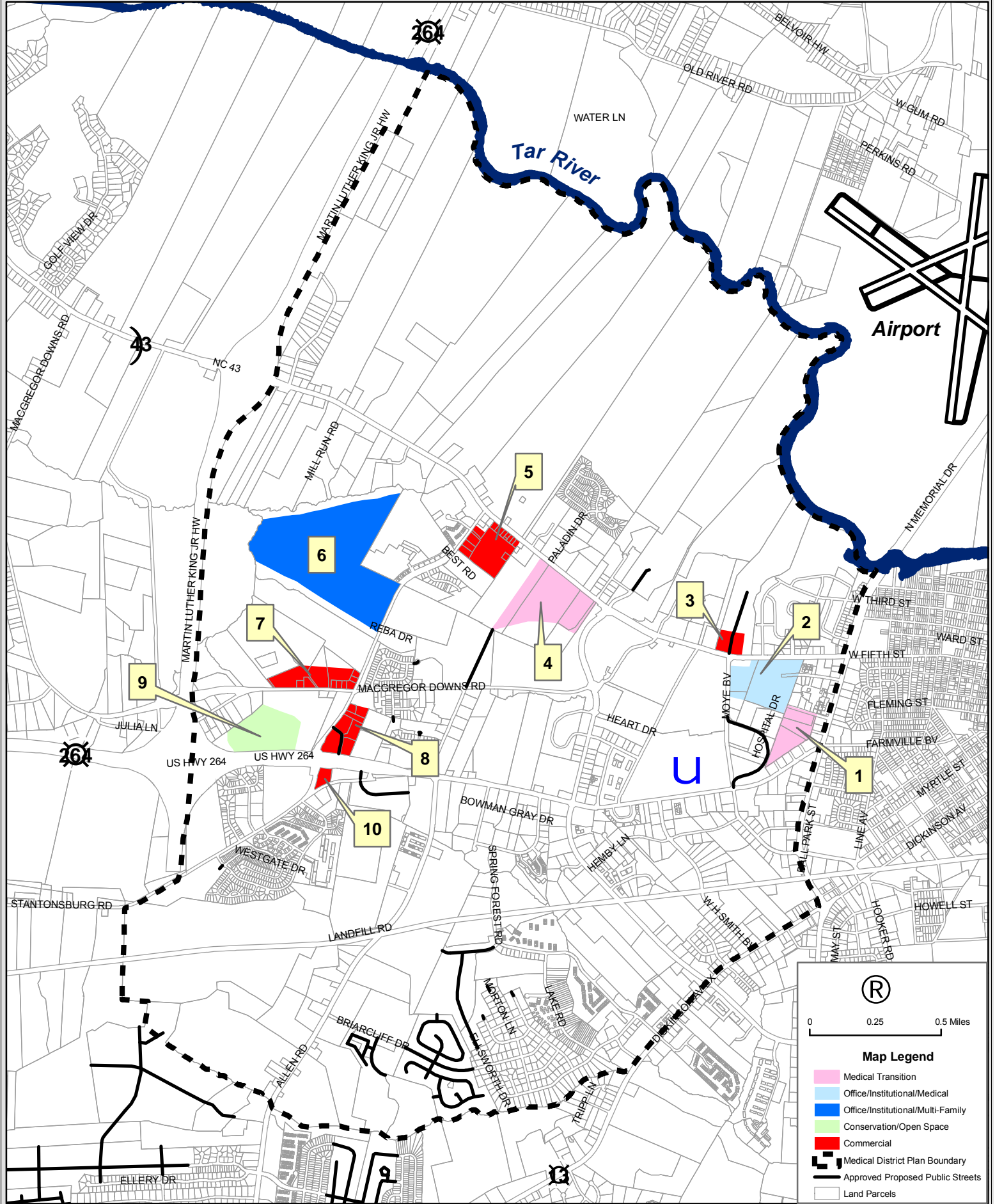
The Commercial designation will allow additional development options for Site 10 that are complementary to the recommendation for Site 8. Significant easterly expansion of the commercial component of the Community Focus Area is discouraged.

Land Use Plan Category	Acres	% Change of LUP Category
Commercial	53.02	20.83%
Conservation/Open Space	23.40	9.19%
Medical Transition	47.49	18.66%
Office/Institutional/Medical	26.34	10.35%
Office/Institutional/Multi-Family	104.26	40.96%
Totals	254.51	100.00%



Future Land Use Plan Map - Proposed Changes

December 20, 2007



22. Proposed Future Land Use Plan Map (includes Recommended Changes)

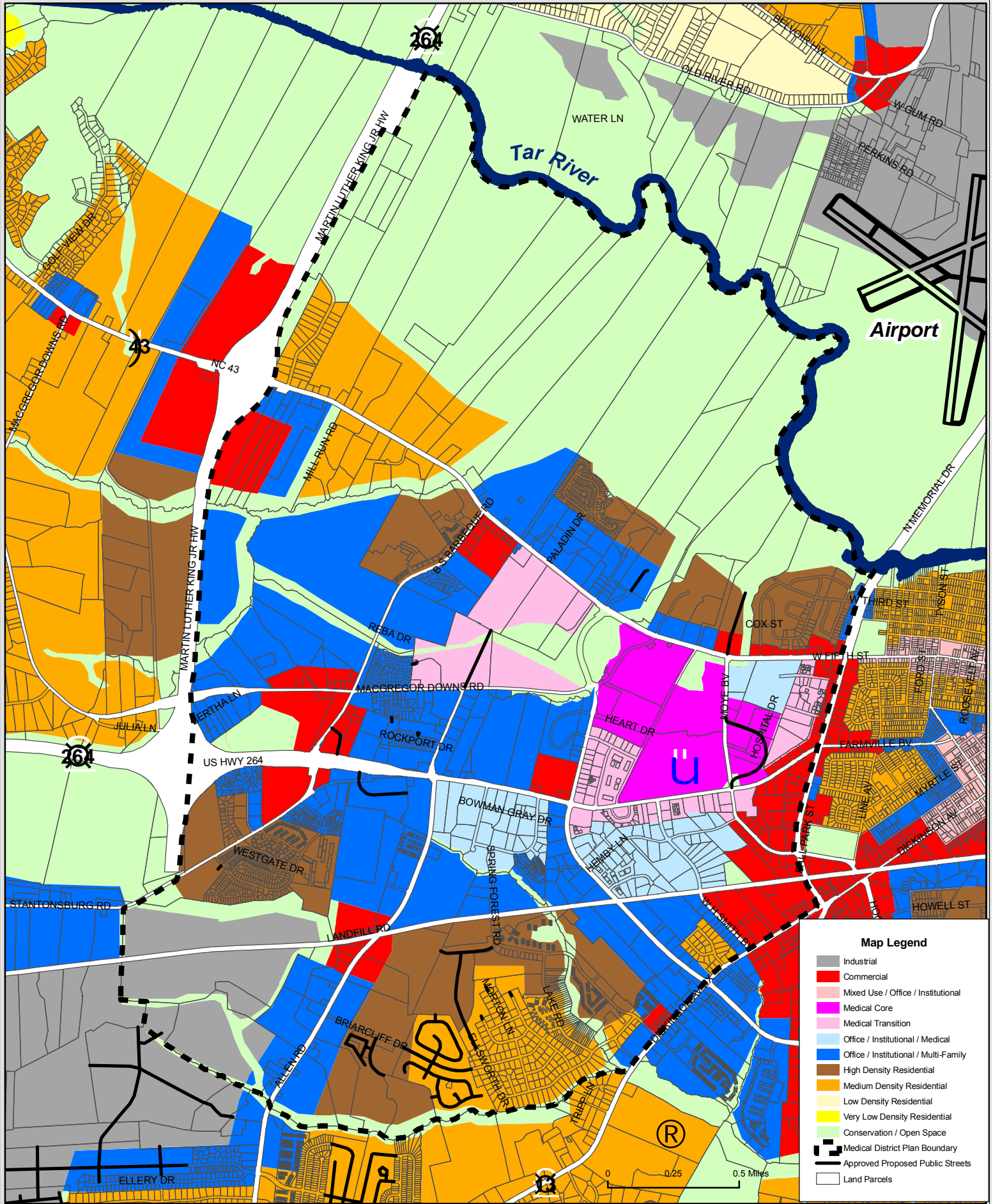
Land Use Plan Category	Acres	% of Medical Area
Commercial	288.49	6.40%
Conservation / Open Space	1,516.80	33.63%
High Density Residential	564.16	12.51%
Industrial	163.63	3.63%
Medical Core	162.12	3.59%
Medium Density Residential	389.94	8.65%
Medical Transition	190.35	4.22%
Office / Institutional / Medical	177.58	3.94%
Office / Institutional / Multi Family	1,057.23	23.44%
Totals	4,510.30	100.00%





Proposed Future Land Use Plan Map - Including Changes

December 20, 2007



23. Supplemental Information (Medical District Specific)

Rezoning Actions List (1986 through 2007)

Case #	Applicant	Location	From	To	Acres	Month
85-28	City of Greenville Medical Arts Comm. (John Kane Prop)	Arlington Boulevard and Stanton burg Road	CS	MD-4	16.50	9/1/1985
86-3	STP Properties; Jon Day	Allen Road and south of Norfolk Southern RR	RA20	R6	35.41	4/10/1986
			RA20	O&I	12.36	8/10/2004
			RA20	R6	4.18	7/20/2004
86-17	Medical District Study 1986	Medical District	HC	MD-1	352.00	11/1/1986
			O&I			
			MA			
			R6			
86-17	Medical District Study 1986	Medical District	MA	MD-2	370.00	11/1/1986
			O&I			
			R6			
			RA20			
86-17	Medical District Study 1986	Medical District	CS	MD-3	328.00	11/1/1986
			R6			
			O&I			
			MA			
			CH			
			RA20			
86-17	Medical District Study 1986	Medical District	O&I	MD-5	440.00	11/1/1986
			R6			
			CH			
			RA20			
86-17	Medical District Study 1986	Medical District	CH	MD-6	89.00	11/1/1986
			CS			
			CDF			
86-17	Medical District Study 1986	Medical District	R6	MD-7	154.00	11/1/1986
			RA20			
86-20	ETJ Extension MD- 7	Medical District	none	MD-7	571.00	12/1/1986
86-21	McGeorge-Maxwell	Medical District	MD-5	MD-3	27.00	1/1/1987
87-10	ETJ Extension	Medical District	ETJ	MD-7	140.00	6/1/1987
87-15	Rosa Bradley	Planning Office MA Zone-Hwy 11 North	MA	O&I	0.86	8/1/1987
87-20	Green Farm (Greenville Prop)	Stantonsburg Road (Westpointe area)	MD-7	MD-3	17.02	11/1/1987
			MD-7	MD-4	6.12	
			MD-7	PUD	100.97	
88-12	Greenville Surgeons Properties	South of John Hopkins Drive	MD-5	MD-3	11.00	6/1/1988
88-18	J. Bryant Kittrell	Between Stantonsburg Road and MacGregor Downs Road and east of Allen Road	MD-3	MD-5	0.44	10/1/1988
			MD-5	MD-3	0.44	

88-29	Collice C. Moore	Dickinson Avenue Extension and east of Westwood Subdivision	RA20	O&I-II	9.00	12/1/1988
			R9	CS	21.00	
89-2	Park West Properties	US Hwy 264 and north of Stantonsburg Road	MD-7	MD-3	29.144+	3/9/2004
89-45	James M. Moye	Off Stantonsburg Road	MD-2	MD-3	20.08	5/9/1991
89-49	C.T. Spruill, Etal	South of Stantonsburg Road	MD-2	MD-3	57.00	5/9/1991
89-50	C.T. Spruill, Etal	East and west of the proposed Moye Boulevard	MD-2	MD-6	1.69	5/9/1991
	Medical Shopping Center		MD-2	MD-6	0.90	
			MD-6	MD-4	0.03	
			MD-2	MD-4	3.29	
90-4	Donny Hemby	Stantonsburg Road and west of Medical Shopping Center	MD-2	MD-3	19.73	3/20/2004
90-11	STP Properties	Allen Road	RA20	R6	50.20	5/10/2004
				R9	21.00	
90-14	Nisbet, Kittrell Etal	NC Hwy 43 (Paladin West Subdivision)	MD-5	MD-3	2.54	6/14/2004
90-17	STP Properties	East of Allen Road	RA20			7/12/2004
			FW	R6	23.22	
90-22	K & F Leasing Co.	NC Highway 43 (Paladin West Subdivision)	MD-5	MD-3	2.68	10/11/2004
90-28	C.T. Spruill Etal	Moye Boulevard (Medical Shopping Center Subdivision)	MD-4	MD-2	0.98	12/13/2004
			MD-4	MD-6	2.10	
91-3	Lillian Allen Jenkins	Allen Road and Norfolk Southern RR	MD-7	MD-5	21.98	4/11/2004
91-6	Melvin R. Sugg	NC Highway 43		MD-3	15.00	5/9/2004
91-7	James H. Justice, Jr.	NC Highway 43	MD-1	MD-2	3.57	9/1/1991
91-9	Grace B. Tripp	North of Lake Ellsworth Subdivision	MD-5	MD-3	22.03	8/8/2004
			RA-20	R6	66.43	
91-10	Lake Placid Development Company of Greenville	North of Lake Ellsworth Subdivision	R6	R6S	3.03	8/8/1991
			R6	R6S	1.89	8/8/1991
			RA20	R6S	0.02	8/8/1991
			R6	R6S	2.29	8/8/1991
			R6	R6S	2.12	8/8/1991
91-11	Robert S. Weeks	Allen Road and south of Norfolk Southern RR	RA20	R6	30.58	8/8/1991
				R6A	79.05	
93-20	Kelly Barnhill & DJL Partnership	Stantonsburg Road and Radio Station Road	MD-3	MD-5	13.31	11/10/2004
93-21	Park West Properties (Derek Dunn)	Stantonsburg Road (across from Grovemont Drive)	MD-3	O&I	17.10	1/13/1994
93-23	GKS Investments (Steve Cohen)	Along the southern right-of-way of Radio Station and west of Allen Road	MD-7	MD-5	2.62	1/13/1994
94-22	James A. Evans, etal	Eastern right-of-way of Arlington Boulevard and north of Norfolk Southern RR	MD-2	MD-3	8.34	11/10/1994
95-13	Pattie Worthington ETAL	West Arlington Boulevard and west of Med-Moore Park Subdivision	MD-2	MD-3	9.33	9/14/1995
95-14	Vance Harrington ETAL	B's BBQ Road	MD-7	R15S	36.36	8/10/1995
			MD-7	R6	91.21	8/10/1995
95-15	Park West Properties	South of US Hwy 264 and north of Park West Subdivision	MD-3	O&I	10.00	8/10/1995
96-02	Vance Harrington, ETAL	East of B's BBQ Road and 1,400 feet north of MacGregor Downs Road	MD-2	R6	24.15	2/8/1996
96-07	James A. Evans	West of Arlington Boulevard and north of Dickinson Avenue	RA20	O&I-II	6.54	4/11/1996
97-01	D.C.W. Associates (Collice Moore)	West of Memorial Drive, 150 feet south of West Fifth Street, being the former Fast Fare site,506 Memorial Drive	MD-6	CS	0.59	2/13/1997

97-32	DJL Partners	Northeast corner of Stantonsburg Road and Westpointe Drive, and south of Radio Station Road	MO	O	2.85	2/12/1998
98-17	Pitt County Landfill Property	Adjacent to the west end of Landfill Road, adjacent to the north and south sides of Norfolk Southern RR, and 900 feet south of Westpointe Subdivision	RA20	IU	156.41	8/13/1998
			None	IU		
98-32	Bill Clark Construction Co. (Palmer Property)	Northeast corner of B's BBQ Road and MacGregor Downs Road	MRS	MR	22.05	12/10/1998
99-15	EMW Properties	Adjacent to the western right-of-way of Arlington Boulevard, adjacent to the southern right-of-way of the Norfolk Southern RR and 290 feet southwest of Medical Cross Drive	RA20	MO	8.38	6/10/1999
99-19	Pattie C. Worthington, etal	Southeast corner of Arlington Boulevard and Carolina and Northwestern RR and northwest of Westwood Subdivision	R9	MO	23.16	11/8/1999
				R9S	0.16	
00-04	Reggie Spain Construction (DJL Partners)	Southwest corner of Stantonsburg Road and Westpointe Drive	MO	MR	0.86	2/10/2000
00-28	K&F Leasing, LLC	Northwest corner of the NC HWY 43 and Paladin Drive	MR	MO	2.91	10/12/2000
00-31	Thomas F. Taft, Sr.	Adjacent to the western right-of-way of Allen Road, adjacent to the northern right-of-way of US Hwy 264 and immediately south of Carrington Square Subdivision	MO	MR	7.26	11/9/2000
00-36	FTY Pirates, LLC & STR Properties, LLC	Adjacent to the northern right-of-way of Norfolk and Southern RR, 170± feet west of Moye Boulevard and east of Med-Moore Park, Phase III	MS	MO	10.93	1/11/2001
			MS	MCH	8.21	
01-05	Thomas F. Taft, Sr	300± feet north of US Hwy 264 and south of Carrington Square Subdivision	MO	MR	0.32	3/8/2001
01-06	American Cancer Society	850± feet east of Allen Rd, 170± feet south of MacGregor Downs Road and north of the ViQuest Wellness Center	MR	MO	1.32	3/8/2001
01-09	Hilda Hudson Upton	Adjacent to the northern right-of-way of MacGregor Downs Road, north of the intersection of MacGregor Downs Road and Allen Road and 950± feet east of B's BBQ Road	MRS	MS	27.41	4/12/2001
01-23	Thomas G. Jefferson & Aileen Jefferson	150+ feet north of NC Hwy 43, east of Moyewood Subdivision and north of the Beltone Hearing Aid Office	R6	CDF	0.69	8/9/2001
02-07	Dartmouth Road Investments	Adjacent to the northern right-of-way of US Hwy 264 By-pass, west of Waterford Place Apartments and 600± feet east of B's BBQ Rd	MO	MR	6.09	4/11/2002
			MO	MR	1.70	
02-09	Margaret P. McGeorge & Joe P. Gelzer	400+ feet north of NC Hwy 43, west of Moyewood Subdivision and east of Treybrook Apartments	MO	MR	19.07	6/13/2002
02-18	Hicks I. Pollard Estate	Southwest corner of US Hwy 264 and Stantonsburg Road	MRS	CG	18.24	9/12/2002
02-19	Hicks I. Pollard Estate	Southwest corner of MacGregor Downs Road and B's BBQ Road, extending south to US Hwy 264	MRS	CG	5.40	9/12/2002
02-20	Hicks I. Pollard Estate	Adjacent to the western right-of-way of B's BBQ Road, north of MacGregor Downs Road and west of Mimosa MHP	MRS	R6	33.72	9/12/2002
02-26	George Frederic Salle	Northwest corner of Sixth Street and Memorial Drive	MS	MCH	0.32	12/12/2002

02-29	Max Pollard Heirs	Adjacent to the northern right-of-way of Stantonsburg Road, south of US Hwy 264 and west of Park West Subdivision	MRS	OR	21.64	1/9/2003
03-06	HMM Investments	North of US HWY 264 Business, south of MacGregor Downs Road and west of B's BBQ Road	MRS	CG	45.33	5/8/2003
04-09	Amos J. Evans	Northwest corner of Arlington Boulevard and Dickinson Avenue	RA20	O	2.76	5/13/2004
04-23	Thomas F. Taft, Sr.	Northeast corner of Stantonsburg Road and B's BBQ Road	MR	MO	9.53	2/10/2005
05-11	Bypass Properties III, LLC	South of US Hwy 264 and Radio Station Road, 500 feet west of Allen Road and north and south of Landfill Road	MRS	MO	17.45	8/11/2005
			MR	MO	2.61	8/11/2005
			MRS	MR	21.14	8/11/2005
			MRS	MCH	11.98	8/11/2005
			MRS	MCH	1.15	8/11/2005
05-25	JFJ Enterprises, LLC	Southeast corner of B's BBQ Road and McGregor Downs Road	MR	MO	4.08	11/10/2005
05-26	2004 Cumberland, LLC	Southeast corner of Allen Road and the Norfolk Southern RR	R6	CG	7.32	11/10/2005
06-03	Medford Pointe, Inc.	Along the eastern right-of-way of Allen Road, south of the Norfolk Southern RR, and west of Lake Ellsworth Subdivision	R6	OR	9.223	4/13/2006
			R9	R6S	20.789	4/13/2006
			R6	MO	5.553	4/13/2006
06-04	Judith Allen Vandiford	Along the western right-of-way of Allen Road and south of the Norfolk Southern RR	MRS	MCH	1.89	4/13/2006
06-05	Anne A. Hardee & Judith A. Vandiford	Along the eastern right-of-way of Allen Road and south of the Norfolk Southern RR	RA20	R6	21.97	4/13/2006
06-13	Robert Barnhill (U.S. 264 Bypass)	Along the eastern right-of-way U.S. 264 Bypass between NC 43 and MacGregor Downs Road	RA20	R6	60.21	8/10/2006
06-15	Community Development Department	Lake Ellsworth: Located east of Arlington Blvd., north of Dickinson Ave., and south of the Norfolk Southern Rail Road.	RA20 and R6	R6S	75.43	9/14/2006
07-18	Allen Thomas	Southeast corner of Dickinson Avenue and Arlington Boulevard	RA20, O	MO	7.70	9/13/2007
07-25	Sheila M. Johnson	Along the western right-of-way of Dickinson Avenue, south of Westwood Drive and north of Arlington Boulevard	R9	O	0.40	12/13/07

Future Land Use Plan Map Actions List (1997 through 2007)

Case #	Applicant	Location	From	To	Acres	Month
06-01	Medford Pointe	Along the eastern right-of-way of Allen Road, south of commercial component of the Allen Road and Norfolk Southern RR Focus Area, 1,600 feet north of Green Mill Run and 600 feet deep.	HDR	OIMF	15	04/13/06
07-04	Kevin Haltigan	Along the eastern right-of-way of Allen Road, 450 feet south of Briarcliff Drive, 150 north of Green Mill Run and 550 deep.	HDR	OIMF	24	11/8/07



City of Greenville, North Carolina

Meeting Date: 2/21/2008
Time: 7:00 PM

Title of Item: Ordinance requested by Mary H. Mann to rezone 63.5095 acres located along the southern right-of-way of East 10th Street and adjacent to Oakhurst Subdivision, Brook Valley Golf Course, and Pinewood Memorial Park from RA20 (Residential-Agricultural) to CH (Heavy Commercial) [Tract 1], O (Office) [Tract 2], and R6S (Residential-Single-family [Medium Density]) [Tract 3]

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

Required Notice:

Planning and Zoning Commission meeting notice (adjoining property owner letters) mailed on December 28, 2007.
On-site Sign(s) – posted on December 4, 2007.
City Council public hearing notice (adjoining property owner letters) mailed on January 29, 2008.
Public Hearing Legal Advertisement published February 11 and 18, 2008.

Requested Change:

Current Zoning:
Tracts 1, 2, and 3: RA20 (Residential-Agricultural)

Proposed Zoning:
Tract 1: CH (Heavy Commercial) Acreage: 3.9908
Tract 2: O (Office) Acreage: 19.7268
Tract 3: R6S (Residential – Single-family) Acreage: 39.7919

TOTAL: 63.5095

Comprehensive Plan:

The subject site is located in Vision Area “C”.

Tenth Street is considered a “gateway corridor” beginning at the intersection of Greenville Boulevard and East 10th Street and continuing east. Gateway corridors serve as primary entranceways into the City and help define community character. Gateway corridors may accommodate a variety of intensive, large scale uses, in appropriately located focus areas with lower intensity office and/or high density residential development in the adjacent transition areas.

The intersection of East 10th Street and Port Terminal Road is designated as an intermediate focus area. These nodes typically contain 50,000 to 150,000 square feet of conditioned floor space.

The Future Land Use Plan Map recommends Office/Institutional/Multi-family (OIMF) in the corridor transition area with Medium Density Residential (MDR) on the interior areas. Further, the Future Land Use Plan Map recommends Conservation/Open Space (COS) along Hardee Creek to the south, and including Pinewood Memorial Park.

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

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

Based on possible uses permitted by the requested rezoning, the proposed rezoning classification could generate 8,240 trips to and from the site on East 10th Street, which is a net increase of 7,550 additional trips per day.

During the review process, measures to mitigate the traffic will have to be determined. These measures could include the construction of additional turn lanes and traffic signal modifications at the nearest signalized intersection(s). Access to the tracts will also be reviewed.

Detailed Report Attached

History/Background:

In 1972, the subject property was incorporated into the City’s extra-territorial jurisdiction (ETJ) and was zoned RA20 (Residential-Agricultural). The property to the west, a portion (8 acres) of the Lowe’s Home Center site, was rezoned from R6 (high density residential) to CH (heavy commercial) in November 2000.

Present Land Use:

One single-family residence and farmland.

Water/Sewer:

GUC water is available along East 10th Street and sanitary sewer is available west of Tract 3.

Historic Sites:

There is no known effect on designated sites.

Environmental Conditions/Constraints: T

The western boundary of the subject property is impacted by the Hardee Creek flood hazard area. This environmentally sensitive area contains a floodway, 100- and 500- year floodplains associated with Hardee Creek. Furthermore, this area is part of the City’s (adopted) proposed greenway system. Tar-Pamlico water quality stream buffers also apply along the associated watercourses.

ELEVATION STANDARDS

Use	Elevation
Non-residential, single-family lots over 20,000 square feet	Elevation Base Flood Elevation (BFE) plus 1 foot
Duplexes, multi-family, single-family lots less than 20,000 square feet	BFE plus 1 foot or 500-year floodplain elevation, whichever is greater
Manufactured Homes	BFE plus 2 feet

Surrounding Land Uses and Zoning:

North: CH-Oakhurst Commercial Park; R6-Vacant; R6S-Oakhurst Subdivision (single-family)
 South: RA20-Pinewood Memorial Park
 East: RA20-Woodlands and single-family residences
 West: RA20-Brook Valley Golf Course

Density Estimates:

Tract 1
 Gross Acreage: 3.9908 acres
 Requested Zoning: CH (Heavy Commercial)

Tract 2

Gross Acreage: 19.7628 acres
Requested Zoning: O (Office)

Currently, the subject site contains a single-family residence.

At the proposed zoning (CH), staff would anticipate the site to contain approximately 120,000-150,000 square feet of retail/office space. Staff would anticipate that a portion of Tract 2 will be used as parking and stormwater for the proposed commercial development on Tract 1. These density calculations are based on similar site comparison of Lowe's Home Center Subdivision.

The O (office) district does not contain a residential option.

Tract 3

Gross Acreage: 39.7919 acres
Net acreage: 33.8234 (minus 15% for rights-of-way and undevelopable areas)
Requested Zoning: R6S (Residential-Single-family)

Under the current zoning (RA20), staff would anticipate the site to yield 60-70 single-family lots.

At the proposed zoning (R6S), staff would anticipate the site to yield 90-110 single-family lots.

The anticipated build-out is 4-6 years.

Fiscal Note: No cost to the City.

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

Staff would discourage further commercial zoning in the corridor area opposite the River Hills Neighborhood or in closer proximity of Pinewood Memorial Park.

The Planning and Zoning Commission, at their January 15, 2008 meeting, voted to approve the request.

If City Council determines to approve the rezoning 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 request to rezone and to make a finding and determination

that the denial of the rezoning request is consistent with the adopted comprehensive plan and the denial of the rezoning request is reasonable and in the public interest due to the denial being consistent with the comprehensive plan and, as a result, the denial furthers the goals and objectives of the comprehensive plan.

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

Attachments / click to download

- [📎 Locational Map](#)
 - [📎 Survey](#)
 - [📎 Bufferyard and Vegetation Chart and Residential Density Chart](#)
 - [📎 Ordinance_Mary_H._Mann_734359](#)
 - [📎 Rezoning_Mary_Mann_v2_case_07_37_740635](#)
 - [📎 Mary_H._Mann_P_and_Z_Minutes_740624](#)
 - [📎 List_of_Uses_RA20_to_CH_O_R6S_706766](#)
-

ORDINANCE NO. 08-
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 February 21, 2008, at 7:00 p.m., in the City Council Chambers of City Hall in the City of Greenville, NC, conduct a public hearing on the adoption of an ordinance 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; and,

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 rezoning the following described property is consistent with the adopted comprehensive plan and that the adoption of the ordinance rezoning the following described property is reasonable and in the public interest due to its consistency with the comprehensive plan and, as a result, its furtherance of the goals and objectives of the comprehensive plan.

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

Section 1. That the following described territory is rezoned from RA20 (Residential–Agricultural) to CH (Heavy Commercial).

TO WIT: Mary H. Mann Property, Tract 1.

LOCATION: Located along the southern right-of-way of East 10th Street and 470± feet southeast of Oakdowne Way.

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

Beginning at a point in the southern right of way of East 10th Street (NC Highway 33) said point being located S 20°19'04" E, 451.00 feet from the southern right-of-way of Oakdowne Way thence from said point of beginning with the southern right-of-way of East 10th Street (NC Highway 33) 456.64 feet along the arc of a curve said curve being to the left having a radius of 2,181.75 feet and a chord bearing S 28°05'55" E, 455.81 feet, thence leaving the southern right-of-way of East 10th Street (NC Highway 33) S 55°54'19" W, 300.00 feet, thence N 27°23'38" W, 748.92 feet to

the southern line of the Collice C. Moore property, thence with the southern line of the Collice C. Moore property S 75°57'00" E, 390.00 feet containing 3.9908 acres.

Section 2. That the following described territory is rezoned from RA20 (Residential–Agricultural) to O (Office).

TO WIT: Mary H. Mann Property, Tract 2.

LOCATION: Located south of East 10th Street and adjacent to Pinewood Memorial Gardens.

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

Beginning at a point in the southern right-of-way of East 10th Street (NC Highway 33) said point being located S 20°19'04" E, 451.00 feet, thence S 28°05'55" E, 455.81 feet from the southern right-of-way of Oakdowne Way thence from said point of beginning with the southern right-of-way of East 10th Street (NC Highway 33) 433.63 feet along the arc of a curve said curve being to the left having a radius of 2,181.75 feet and a chord bearing S 39°47'19" E, 432.92 feet, thence S 45°28'57" E, 2.38 feet to the northern line of the Pinewood Memorial Park, Inc. property, thence leaving the southern right-of-way of East 10th Street (NC Highway 33) with the northern line of the Pinewood Memorial Park, Inc. property S 61°08'12" W, 469.20 feet, thence N 66°42'00" W, 206.00 feet, thence N 60°07'00" W, 76.00 feet, thence S 87°13'00" W, 92.00 feet, thence S 73°03'00" W, 30.00 feet, thence N 88°32'00" W, 108.00 feet, thence N 87°27'00" W, 111.00 feet, thence N 71°17'00" W, 97.00 feet, thence N 63°07'00" W, 108.00 feet, thence N 64 °42'00" W, 76.00 feet, thence feet N 66°12'00" W, 100.00 feet, thence N 45°12'00" W, 63.00 feet, thence N 69°12'00" W, 79.00 feet, thence leaving the northern line of the Pinewood Memorial Park, Inc. property N 15°03'09" E, 842.96 feet to the southern line of the Collice C. Moore property, thence with the southern line of the Collice C. Moore property S 75°57'00" E, 393.50 feet, thence leaving the southern line of the Collice C. Moore property S 27 °23'38" E, 748.92 feet, thence N 55°54'19" E, 300.00 feet to the point of beginning containing 19.7268 acres.

Section 3. That the following described territory is rezoned from RA20 (Residential–Agricultural) to R6S (Residential).

TO WIT: Mary H. Mann Property, Tract 3.

LOCATION: Located south of East 10th Street adjacent to Oakhurst Subdivision and Brook Valley Golf Course.

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

Beginning at a point in the southern line of the Lowes Home Centers, Inc. property as recorded in Deed Book 2318, Page 480 said point being at the northern right-of-way of Oakdowne Way thence from said point of beginning S 15°03'09" W, 842.96 feet to the northern line of the Pinewood Memorial Park, Inc. property, thence with the northern line of the Pinewood Memorial Park, Inc. property N 49°27'00" W, 20.00 feet, thence S 88°43'00" W, 92.00 feet, thence S 77°33'00" W, 144.00 feet, thence S 41°33'00" W, 100.00 feet, thence S 56°03'00" W, 66.00 feet, thence S 82°33'00" W, 128.00 feet, thence N 85°07'00" W, 66.00 feet, thence S 50°48'00" W, 144.00 feet, thence S 85°33'00" W, 51.00 feet, thence S 55°13'00" W, 100.00 feet, thence S 75°03'00" W, 195.00 feet, thence N 81°27'00" W, 92.00 feet, thence N 69°07'00" W, 160.00 feet, thence N 52°27'00" W, 146.00 feet to the centerline of Hardee Creek, said Hardee Creek being the eastern line of the Brook Valley Country Club, Inc. property, thence with the eastern line of the Brook Valley Country Club, Inc. property along the centerline of Hardee Creek N 04°47'00" W, 96.00 feet, thence N 10°43'00" E, 193.00 feet, thence N 09°13'00" E, 212.00 feet, thence N 34°27'00" W, 181.00 feet, thence N 13°27'00" W, 177.00 feet, thence N 19°33'00" E, 191.00 feet, thence N 37°38'00" E, 88.00 feet, thence N 19°53'00" E, 142.00 feet, thence N 03°43'00" E, 137.00 feet, thence N 33°23'00" E, 34.00 feet to the southern line of Oakhurst Subdivision as recorded in Map Book 24, Page 143, thence with the southern line of Oakhurst Subdivision S 75°57'00" E, 1,502.80 feet to the point of beginning containing 39.7919 acres.

Section 4. That the Director of Community Development is directed to amend the zoning map of the City of Greenville in accordance with this ordinance.

Section 5. That all ordinances and clauses of ordinances in conflict with this ordinance are hereby repealed.

Section 6. That this ordinance shall become effective upon its adoption.

ADOPTED this 21st day of February, 2008.

Patricia C. Dunn, Mayor

ATTEST:

Wanda T. Elks, City Clerk

REZONING THOROUGHFARE/TRAFFIC VOLUME REPORT

Case No: 07-37

Applicant: Mary H. Mann

Property Information

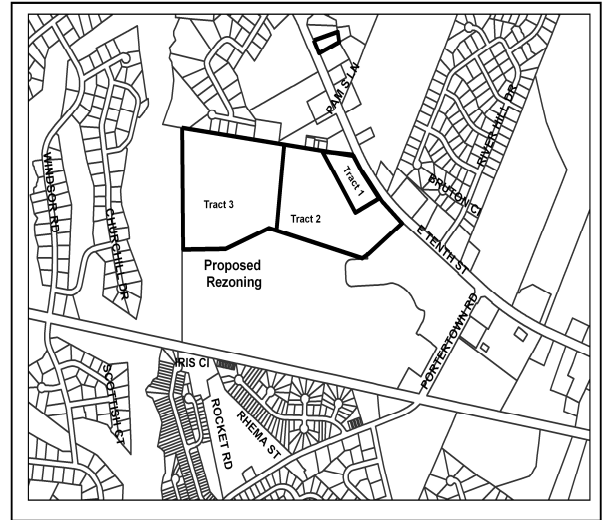
Current Zoning: Tract 1: RA20 (Residential Agricultural)
Tract 2: RA20 (Residential Agricultural)
Tract 3: RA20 (Residential Agricultural)

Proposed Zoning: Tract 1: CH (Heavy Commercial)
Tract 2: O (Office)
Tract 3: R6S (Residential Single Family)

Current Acreage: Tract 1: 3.9908 acres
Tract 2: 19.7628 acres
Tract 3: 39.7919 acres
Total = 63.5455 acres

Location: E Tenth Street, btw River Bluff Rd & Oxford Rd

Points of Access: E Tenth Street



Location Map

Transportation Background Information

1.) E. Tenth Street- 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	100
Speed Limit (mph)	55	55
Current ADT:	19,500 (*)	Design ADT: 35,000 vehicles/day (**)
Controlled Access	No	
Thoroughfare Plan Status:	Major Thoroughfare	

Other Information: There are no sidewalks along Tenth Street that service this property.

Notes: (*) 2007 City count
(**) Traffic volume based on an operating Level of Service D for existing geometric conditions
ADT – Average Daily Traffic volume

Transportation Improvement Program Status: No planned improvements.

Trips generated by proposed use/change

Current Zoning: 690 -vehicle trips/day (*) **Proposed Zoning:** 8,240 -vehicle trips/day (*)

Estimated Net Change: increase of 7550 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 Tenth St are as follows:

1.) E. Tenth Street , East of Site: **“No build” ADT of 19,500**

Estimated ADT with Proposed Zoning (full build) – 20,736
Estimated ADT with Current Zoning (full build) – 19,604
Net ADT change = 1,133 (5% increase)

2.) E. Tenth Street , West of Site:**“No build” ADT of 19,500**

Estimated ADT with Proposed Zoning (full build) – 26,504

Estimated ADT with Current Zoning (full build) – 20,087**Net ADT change = 6,418 (24% increase)****Staff Findings/Recommendations**

Based on possible uses permitted by the requested rezoning, the proposed rezoning classification could generate 8,240 trips to and from the site on E. Tenth Street, which is a net increase of 7,550 additional trips per day.

During the review process, measures to mitigate the traffic will have to be determined. These measures could include the construction of additional turn lanes and traffic signal modifications at the nearest signalized intersection(s). Access to the tracts will also be reviewed.

Excerpt from the draft Planning and Zoning Commission meeting minutes (1/15/08)

REQUEST BY MARY MANN - APPROVED

Chairman Tozer stated that the first item of business is a request by Mary Mann to rezone 63.5095 acres located along the southern right-of-way of East 10th Street and adjacent to Oakhurst Subdivision, Brook Valley Golf Course and Pinewood Memorial Park from RA20 (Residential-Agricultural) to CH (Heavy Commercial) [Tract 1], O (Office) [Tract 2], and R6S (Residential-Single-family [Medium Density]) [Tract 3].

Ms. Chantae Gooby stated that the request, if acted upon by the P&Z, will be forwarded to City Council for their consideration at their February 21st 2008 meeting. City Council moved their regularly scheduled meeting on the 14th to the 21st. Ms. Gooby stated that the subject property is located in the eastern section of the city along East 10th Street, adjacent to Oakhurst Subdivision, Brook Valley Golf Course, the new Lowes Home Center and Pinewood Cemetery. The request is for three different tracts. Tract 1 is located along East 10th Street and the requested zoning is Heavy Commercial. Tract 2 is requested for Office zoning and Tract 3 is requested for R6S, Single-family. Ms. Gooby stated that the area is comprised of a variety of uses but that there are no multi-family developments in the surrounding area. Ms. Gooby stated that the request could generate a net increase of 7,550 trips and approximately 85% of the trips would be toward town which would require a left-hand turn. East 10th Street is considered a gateway corridor. Gateway corridors are designed to carry large volumes of traffic in and around the city. There is an intermediate focus area in the area. In these focus areas, commercial and high intensive uses would be anticipated. The Land Use Plan recommends Office along 10th Street. This zoning would act as a buffer between the commercial and cemetery and would also prohibit further linear expansion of the commercial along Tenth Street as well as it would buffer the interior residential from the highway. Ms. Gooby stated that that staff would anticipate that Tracts 1 and 2 collectively could yield about 120,000 to 150,000 square feet of retail and office space. A portion of Tract 2 (Office) could be used as parking area for the commercially zoned area as well as Office uses within it. Under Tract 3, requested for Single-family, staff would anticipate approximately 100 single-family lots. This request is made up of 4 acres of Commercial, 20 acres of Office and 40 acres of Single-family. Ms. Gooby stated that relative to Tract 2 and Tract 3, staff is of the opinion that the request is in compliance with the Land Use Plan. In regards to Tract 1, staff is of the opinion that the request is in general compliance in that the Commercial is in the vicinity of a focus area and it is adjacent to similarly zoned property. The Commercial zone would be confined to the proposed Office. Further staff would recommend that any commercial be confined to the south side of Tenth Street. Ms. Gooby stated that in staff's opinion, Tract 1 is in general compliance with the Land Use Plan. Since this request is considered as a whole, staff's opinion is that the request is in general compliance with the Land Use Plan and Comprehensive Plan.

Mr. Ken Malpass, Malpass and Associates, representing the applicant, spoke on behalf of the request. Mr. Malpass stated that what is presented is in conformance with the City's Land Use Plan and the main modification to the plan is the relocation of the Office zoning line further to the west to line up with Oakdowne Way. Oakdowne Way was

recently completed and has a stoplight located at the intersection of Oakdowne Way and East 10th Street. The main reason for the realignment of the rezoning with Oakdowne Way is to allow for future development to have access to the stoplight for the Office and Commercial without having to go through the future residential development. The proposed rezoning conforms to the Land Use Plan which has proposed Office and Commercial development along East 10th Street on both the north and south toward the ETJ line of Simpson. The Land Use Plan in this area provides a logical transition for property adjacent to a five-lane road with Office and Commercial development adjacent to the road transitioning to residential behind it. This proposed rezoning would allow Commercial/Office development on this land to be developed in such a manner that would allow homes and workplaces to be constructed on this property. This type of development is being encouraged to minimize long-distance travel between home and jobs which are provided by the commercial development as well as the office development. Mixed use developments create more choices for residents, workers, visitors, children and old people. Mr. Malpass stated that there are several examples in Greenville of the proposed rezoning such as, Red Banks Road, Arlington Boulevard and Fire Tower Road.

Ms. Amy Edwards, Granddaughter of Mary Mann, spoke on behalf of the request. Ms. Edwards presented letters (see attachments) in support from area land owners. Ms. Edwards stated that her Grandmother has owned the farm since 1959 and she has decided to pursue the rezoning of the property. Ms. Edwards explained that Ms. Mann has taken into account the surrounding area and she would like residential zoning adjacent to Oakhurst Subdivision.

Ms. Rebecca Powers, resident of Oakhurst Subdivision, representing a group of citizens in opposition to the Office and Heavy Commercial rezoning. Ms. Powers explained that a lot of the people in opposition live in the surrounding area and did not receive a letter. Ms. Powers stated that there has been considerable amount of discussion in regards to how commercial businesses will negatively impact this heavily traveled corridor. Ms. Powers stated that she has a petition (see attachments) in opposition to this request with 45 names and addresses. Ms. Powers stated that the group is going to ask for a meeting with Ms. Mann and the owners of the cemetery to discuss their concerns.

There was considerable discussion in regards to the Office zoning for Tract 2 and the Heavy Commercial zoning for Tract 1 and the advantages and disadvantages of the proposed rezoning.

Mr. Randall stated that that Land Use Plan recommends Office zoning and asked if the Office zoning would be more acceptable or should it be open space.

Ms. Powers stated that from the citizens input the Office zoning would be more appropriate for that area.

Ms. Isabel Tennent spoke in opposition to the request. Ms. Tennent stated that if the area is zoned to commercial it would become a Greenville Boulevard type area.

Mr. Donald Butler, resident of Brook Valley, stated he had two concerns. One is how much of the buffer zone along the creek would be developed and cleared. Mr. Butler stated his other concern is the Heavy Commercial zone for Tract 1 and the anticipated increase in traffic as opposed to Tract 1 being zoned Office.

Mr. Malpass stated in rebuttal that the Wilkerson family, owner of Pinewood Cemetery, has given their approval to the proposed rezoning. Mr. Malpass noted that there is a 450-foot distance from the cemetery to the proposed commercial zone. Mr. Malpass explained that the proposed Heavy Commercial zone for Tract 1 would be an extension of the area around the new Lowes.

Ms. Powers spoke in rebuttal by commenting that there is no guarantee that the proposed zoning would remain such.

Mr. Ramey noted that several names on the petition did not reside within the area and asked if a person lives several miles away oppose the request.

Ms. Powers explained that people in the area responded because they are very concerned that there be smart growth in the city. Tenth Street is a heavily traveled corridor that enables persons from Simpson and other communities to travel to work, shop and enjoy activities in Greenville. Ms. Powers stated that this area impacts a lot of people.

Mr. Randall stated that the request is in general compliance with the Land Use Plan and he doesn't have a problem with the request. However, with a group being form of citizens investigating smart growth he would not have a problem tabling the request in order to allow the citizens to seek solutions to their concerns.

Mr. Baker stated that he would agree to a continuance if the persons resided within the area but they do not.

Mr. Moyer stated that he agrees with Mr. Randall some of the people on the list are not within the neighborhood but some are. Mr. Moyer stated it is unfortunate that so many people who do live nearby have not had a chance to talk with the owner of the property.

Ms. Gooby explained the procedure for notification to residents within 100 feet plus and the posting of signs in regards to the rezoning. Ms. Gooby explained that this request was continued from the December meeting by the applicant's representative.

Mr. Malpass explained that prior to the December meeting they were contacted by an attorney representing an adjacent property owner and they met with them in regards to their concerns on protecting the trees adjacent to the residential subdivision.

Motion was made by Mr. Ramey, seconded by Mr. Baker, to recommend approval of the proposed amendment, to advise that it is consistent with the comprehensive plan and other applicable plans, and to adopt the staff report which addresses plan consistency and other matters. Those voting in favor: Ramey, Baker, Moyer, Bell, Stokes, Lehman,

Gordon. Those voting in opposition: Randall. Motion carried.

PINEWOOD MEMORIAL PARK, Inc.

A PERPETUAL CARE CEMETERY AND MAUSOLEUM

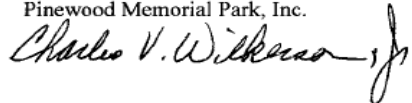
P.O. BOX 2245
GREENVILLE, NORTH CAROLINA 27836
PHONE 252/752-9220
FAX 252/758-5384

January 13, 2008

To Whom It May Concern:

Please be advised that Pinewood Memorial Park, having been advised of the Mary H. Mann Rezoning Request, case # 07-37, states that there is no objection to this request.

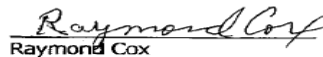
Sincerely,
Pinewood Memorial Park, Inc.



January 15, 2008

To whom it may concern,

I live at 3911 E 10th St., across the highway from Mrs. Mann's farm. I am in favor of her zoning request and I am writing to express to you that the proposed zoning is compatible with the surrounding land uses.


Raymond Cox

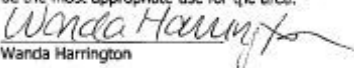
January 15, 2008

Re: Mann zoning request

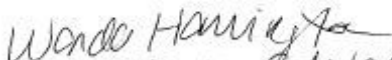
To whom it may concern,

I live directly across the farm owned by Mary Mann, as well as the new Lowe's store.
My address is 3921 E 10th St.

I understand the zoning request would be for a mixed use (residential, office and commercial). My residence faces Ms. Mann's farm. I am writing to inform the Planning Board that I have no objection to the zoning request, and feel that the rezoning would be the most appropriate use for the area.


Wanda Harrington

I am also signing as guardian
for Nera Edwards who also
owns 3911 E 10th Street in
conjunction with Raymond Cox Jr.


Wanda Harrington
for Nera Edwards

N=45

Petition Opposing Rezoning Request

The people listed below oppose the rezoning requested by Mary Mann for Tract 1 (CH) & 2 (O) property facing E. 10th Street between Lowe's and the Pinewood Cemetery.

(Citizen, if you want to be updated on this issue please add your email and/or phone.)

- 1 PRINT NAME Rebecca Powers SIGNATURE Rebecca Powers
MAILING ADDRESS 214 Quail Hollow Rd GV 27858
EMAIL rebeccapowers@suddenlink.net PHONE _____
- 2 PRINT NAME Alice Arnold SIGNATURE Alice Arnold
MAILING ADDRESS 1914 E 8TH ST, Gville NC
EMAIL arnoldm@ecu.edu PHONE 252-8301960
- 3 PRINT NAME Susan Vickery-Mann SIGNATURE Susan Vickery-Mann
MAILING ADDRESS 210 Quail Hollow Rd.
EMAIL _____ PHONE 551-9189
- 4 PRINT NAME RAY SOBA SIGNATURE Ray Sobel
MAILING ADDRESS 110 KIMBERLEY DR, GREENVILLE, N.C. 27858
EMAIL RASOBA50@Yahoo.COM PHONE 252-756-6232
- 5 PRINT NAME Marcia Sobel SIGNATURE Marcia Sobel
MAILING ADDRESS 110 Kimberley Dr, Greenville NC 27858
EMAIL msobel5@suddenlink.net PHONE 252-756-6232
- 6 PRINT NAME Ron Janocha SIGNATURE Ron Janocha
MAILING ADDRESS 206 Quail Hollow Rd Greenville
EMAIL rsj1949@yahoo.com PHONE 830-7790
- 7-8 PRINT NAME Gina + Herb Carlton SIGNATURE Gina Carlton
MAILING ADDRESS 1735 Beaumont
EMAIL none PHONE 756-0271

Petition Opposing Rezoning Request

The people listed below oppose the rezoning requested by Mary Mann for Tract 1 (CH) & 2 (O) property facing E. 10th Street between Lowe's and the Pinewood Cemetery.

(Citizen, if you want to be updated on this issue please add your email and/or phone.)

- 9 PRINT NAME Emilie Kane SIGNATURE Emilie Kane
MAILING ADDRESS 1706 Canterbury Rd. Greenville NC 27858
EMAIL ekane @ suddenlink.net PHONE 355-6789
- 10 PRINT NAME KACEM SEBTI SIGNATURE K. Sam
MAILING ADDRESS 1800 FOREST HILL DR. 27858
EMAIL _____ PHONE _____
- 11 PRINT NAME Edward Davis SIGNATURE Edward Davis
MAILING ADDRESS 1020 W Rock Spring Rd
EMAIL pedlinia @ greenville.nc.com PHONE 756-4165
- 12 PRINT NAME DONNA WHITLEY SIGNATURE Donna Whitley
MAILING ADDRESS 1800 Forest Hill Dr
EMAIL donna @ donnawhitley.com PHONE 355-5150
- 13 PRINT NAME Camilla Davis SIGNATURE Camilla Davis
MAILING ADDRESS 1620 W. Rock Spring Rd 27858
EMAIL davis.camilla @ yahoo.com PHONE 756-4165
- 14 PRINT NAME Rick Smiley SIGNATURE Rick Smiley
MAILING ADDRESS 102 Christenbury Drive
EMAIL RickSmiley @ mac.com PHONE 756-4709
- 15 PRINT NAME MARION BLACKBURN SIGNATURE via email
MAILING ADDRESS 802 River Hill Dr.
EMAIL _____ PHONE _____

Petition Opposing Rezoning Request

The people listed below oppose the rezoning requested by Mary Mann for Tract 1 (CH) & 2 (O) property facing E. 10th Street between Lowe's and the Pinewood Cemetery.

(Citizen, if you want to be updated on this issue please add your email and/or phone.)

- 16 PRINT NAME Robin Albrecht SIGNATURE R Albrecht
MAILING ADDRESS 3712 Willow Run Dr. 676
EMAIL _____ PHONE _____
- 17 PRINT NAME Don Lintelman SIGNATURE Don Lintelman
MAILING ADDRESS 1712 Knollwood Dr
EMAIL _____ PHONE _____
- 18/19 PRINT NAME Don & Gigi Wachtel SIGNATURE Don & Gigi Wachtel
MAILING ADDRESS 1907 Fairview Way
EMAIL _____ PHONE _____
- 20 PRINT NAME THOMAS G. BEST SIGNATURE Thomas G Best
MAILING ADDRESS 101 W. Berkshire Rd
EMAIL tgbest7@suddenlink.net PHONE _____
- 21 PRINT NAME Joan Lintelman SIGNATURE Joan Lintelman
MAILING ADDRESS 1712 Knollwood Dr
EMAIL _____ PHONE _____
- 22 PRINT NAME Bernard E. Kane II SIGNATURE Bernard E Kane II
MAILING ADDRESS 1706 Canterbury Road
EMAIL bkane2@suddenlink.net PHONE 355 6789
- 23 PRINT NAME M. Theresa Shank SIGNATURE M. Theresa Shank
MAILING ADDRESS 1315 Laurel Ln Greenville, NC 27858
EMAIL tschank14@comcast.net PHONE 756-3108

Petition Opposing Rezoning Request

The people listed below oppose the rezoning requested by Mary Mann for Tract 1 (CH) & 2 (O) property facing E. 10th Street between Lowe's and the Pinewood Cemetery.
(Citizen, if you want to be updated on this issue please add your email and/or phone.)

- 24 PRINT NAME Debi Niswander SIGNATURE Debi Niswander
MAILING ADDRESS 706 Kensington Nk
EMAIL DUP-Habiba@suddenlink.net PHONE 756-6088
- 25 PRINT NAME Margaret M Gempelme SIGNATURE Margaret M. Gempelme
MAILING ADDRESS 405 Carnaustic Drive Greenville, NC 27858
EMAIL gempelme@yahoo.com PHONE 758-3366
- 26 PRINT NAME Blythe Tennent SIGNATURE Blythe Tennent
MAILING ADDRESS 200 Fox Haven Dr
EMAIL blythetennent@suddenlink.net PHONE 754 0920
- 27 PRINT NAME Ted Weil SIGNATURE Ted Weil
MAILING ADDRESS 1608 Canterbury Rd.
EMAIL tweil@suddenlink.net PHONE 756-3363
- 28 PRINT NAME Nan E. Daniels SIGNATURE Nan E. Daniels
MAILING ADDRESS 1708 Englewood Dr Greenville, NC 27858
EMAIL betsdan@gmail.com PHONE 321-6058
- 29 PRINT NAME Jill Twark SIGNATURE Via email
MAILING ADDRESS 3702 Live Oak Lane
EMAIL _____ PHONE _____
- 30 PRINT NAME Ann Maxwell SIGNATURE Via email
MAILING ADDRESS 1506 E. 5th St.
EMAIL _____ PHONE _____

Petition Opposing Rezoning Request

The people listed below oppose the rezoning requested by Mary Mann for Tract 1 (CH) & 2 (O) property facing E. 10th Street between Lowe's and the Pinewood Cemetery.

(Citizen, if you want to be updated on this issue please add your email and/or phone.)

- 31 PRINT NAME GEORGE TURTINO SIGNATURE George Turtino
MAILING ADDRESS 115 ASBURY RD. GREENVILLE, NC
EMAIL _____ PHONE 255-3570
- 32 PRINT NAME Dorley Purcell SIGNATURE W. O. Purcell
MAILING ADDRESS 1601 CANTERBURY RD
EMAIL WD.PURCELL@SUNLINK.NET PHONE 321-6800
- 33 PRINT NAME Keri Hurley SIGNATURE Keri Hurley
MAILING ADDRESS 127 Berkshire Drive
EMAIL _____ PHONE 756 6868
- 34 PRINT NAME Dennis Hurley III SIGNATURE Dennis Hurley III
MAILING ADDRESS 127 Berkshire Drive
EMAIL _____ PHONE 756 6868
- 35 PRINT NAME Betty Fuqua SIGNATURE Betty Fuqua
MAILING ADDRESS 1915 Fairview Way
EMAIL bettyboopfr@suddenlink.net PHONE 756-3226
- 36 PRINT NAME Lynn Caverly SIGNATURE Lynn Caverly
MAILING ADDRESS 53 Barnes St. 27858
EMAIL caverlyl@ecu.edu PHONE 413-9648
- 37 PRINT NAME TONY PARKER SIGNATURE Via email
MAILING ADDRESS 1600 Hollybriar Lane
EMAIL ~~SECRET~~ PHONE _____

Petition Opposing Rezoning Request

The people listed below oppose the rezoning requested by Mary Mann for Tract 1 (CH) & 2 (O) property facing E. 10th Street between Lowe's and the Pinewood Cemetery.

(Citizen, if you want to be updated on this issue please add your email and/or phone.)

38 PRINT NAME Linda Mooney SIGNATURE via email
MAILING ADDRESS 110 Hawthorne Rd.
EMAIL _____ PHONE _____

39 PRINT NAME Kari Brewer SIGNATURE via email
MAILING ADDRESS 208 N. Harding Rd
EMAIL _____ PHONE _____

40 PRINT NAME MARY PRIDDY SIGNATURE via email
MAILING ADDRESS 614 Maple St.
EMAIL _____ PHONE _____

41 PRINT NAME James Sullivan SIGNATURE via email
MAILING ADDRESS 105 N. Harding
EMAIL _____ PHONE _____

42 PRINT NAME Patthy Crew SIGNATURE via email
MAILING ADDRESS Henry 33, GV
EMAIL _____ PHONE _____

43 PRINT NAME Michael Barnum SIGNATURE via email
MAILING ADDRESS E. 10th St.
EMAIL _____ PHONE _____

44 PRINT NAME AC Smith SIGNATURE via email
MAILING ADDRESS 110 Chippendale

45 PRINT NAME Chuck Chamberlain SIGNATURE via email
MAILING ADDRESS 2307 E. 3rd St.

OPPOSITION TO REZONING PETITION (Mann property facing E. 10th Street)

Sunday, January 13, 2008 9:06 PM
TONY PARKER <tparker1961@msn.com>

RE: requesting your support to oppose rezoning on E. 10th St.

I oppose the rezoning request -

Raymond Anthony (Tony) Parker
1600 Hollybriar Lane
Greenville, NC 27858
1-252-355-5281
tparker1961@msn.com

✓ Please let me know if there is more I may do to help - thanks for helping crusade for Smart Growth! - Tony



Date: Sunday, January 13, 2008 9:40 PM

From: Twark, Jill <TWARKJ@ecu.edu>

To: rebeccapowers@suddenlink.net

Subject: please add me to the petition requesting my support to oppose rezoning on E. 10th St.

Dear Rebecca,

Please add my name to your petition and thanks for your work to prevent this property from being rezoned heavy commercial.

✓ Jill Twark
3702 Live Oak Lane
Greenville, NC 27858

Date: Sunday, January 13, 2008 10:21 PM



From: Ann Maxwell <abmaxwell@embarqmail.com>

To: rebeccapowers@suddenlink.net

Subject: Re: requesting your support to oppose rezoning on E. 10th St.



Size: 5 KB

✓ You may add my name to the list of people opposing the rezoning on E. 10th ST. My name is Ann Maxwell and I live at 1506 East Fifth Street, Greenville.

Date: Monday, January 14, 2008 5:32 AM
From: Marion Blackburn <mpblackburn@earthlink.net> 
To: rebeccapowers@suddenlink.net, Calvin M <mercerc99@yahoo.com> 
Subject: Re: requesting your support to oppose rezoning on E. 10th St.
Size: 9 KB



Hi Rebecca

✓ This letter is a great start. Thank you so much for taking initiative on this issue. I will try to attend the meeting if you think having me there would be useful. You may also add my name to the petition. (Marion Blackburn 802 River Hill Drive).

Date: Monday, January 14, 2008 8:43 AM
From: Mooney, Linda <MOONEYL@ecu.edu> 
To: rebeccapowers@suddenlink.net 
Subject: RE: requesting your support to oppose rezoning on E. 10th St.
Size: 5 KB



I am in opposition to the rezoning on East 10th Street/Highway 33.

✓ Linda A. Mooney, Ph.D.
Department of Sociology
East Carolina University
Greenville, NC 27858
252.328.6137

Date: Monday, January 14, 2008 10:17 AM
From: Brewer, Kori <BREWERK@ecu.edu> 
To: rebeccapowers@suddenlink.net 
Subject: petition signature
Size: 23 KB

Please consider this a signature OPPOSING the request to rezone 10th/Hwy 33.

✓ Kori L. Brewer, Ph.D., 208 N. Harding St, Greenville NC 27858

Date: Monday, January 14, 2008 10:45 AM
From: Marty <martypriddy@suddenlink.net> 
To: rebeccapowers@suddenlink.net 
Subject: 10th St. rezoning
Size: 1 KB

Ms. Powers,

I received an e-mail from the TRUNA neighborhood association regarding the rezoning of east 10th Street. I would like to add my name in opposition to the zoning of any tracts in this area to heavy commercial.

I am sending this item to my daughter who recently bought a townhouse on Portertown Rd. One of the deciding factors for her purchase in the area was the lack of heavy commercial development.

Please let me know if I am sending this e-mail to the right place for the petition.

Thank you.
Marty Priddy

: Tuesday, January 15, 2008 2:52 PM

From: Marty <martypriddy@suddenlink.net>

To: rebeccapowers@suddenlink.net

Subject: Re: 10th St. rezoning

Size: 2 KB

Ms. Powers,

I will be unable to attend the planning and zoning meeting regarding the tracts on 10th Street. I did not send my full name, street address and phone number before, but want to make sure you can use my name on your petition.

Thanks.

Marty Priddy
614 Maple Street
Greenville, NC 27858
(252) 752-0416

Date: Monday, January 14, 2008 6:15 PM

From: Jim Sullivan <jimsullivan_8@msn.com>

To: rebecca powers <rebeccapowers@suddenlink.net>

Cc: larry spell <larry@larryspell.com>, pat dunn <pdunn2@suddenlink.net>

Subject: Petition opposing rezoning

Size: 5 KB

Hi..My name is James C. Sullivan..105 N. Harding Street Greenville N.C. and I am opposed to any rezoning of the tract next to the Pinewood Memorial Cemetery.

My situation I'm sure is not unique but... my wife is buried in that cemetery and on that side that is being considered for rezoning. I expect to be next to her someday. I never thought heavy commercial would be next door!!!

I think all cemeteries should have a respectful quiet zone next to them. How about having a funeral for one of your loved ones and the preacher and others speaking having to compete with commercial noise!!!! Or just being there for a visit.. Quiet is nice!!!!!!!!!!!!!!!!!!!!!! Quiet in very needed!!!!!!

Rebecca Powers.. Thanks for leading this effort. I hope to meet you some day and say thanks!!!!!!!!!!!!!!!!!!!!

Jim Sullivan
105 N Harding Street
Greenville, N.C.
758-4815

Date: Monday, January 14, 2008 6:53 PM

From: Patty Crew <bpcrew@suddenlink.net>

To: rebeccapowers@suddenlink.net

Subject: thanks for the info

Size: 3 KB

thanks for the information....I hope many oppose changing 33 to so much commercial properties.

Greenville Blvd. and HWY 11 were

building so fast with no planning for traffic flow, stoplight order,etc.

residents that have neighborhoods that access Greenville blvd now have a nightmare entering and exiting their neighborhoods. 33 has neighborhoods that do not have easy access to enter out of their neighborhoods either.. nothing is built in Greenville to follow an attractive there...it's just sell and build. we can have a few businesses, but we hope that it will not get blown out of proportion..thanks

Patty Crew

Monday, January 14, 2008 7:14
PM

From: Michael Barnum <mbarnum@suddenlink.net> W
To: rebeccapowers@suddenlink.net W
Subject: Petition-East 10 St.
Size: 854 Bytes

Ms. Powers, please add me to the petition against heavy commercial zoning of
e. 10th st. thanks,
Mike Barnum
252-752-0416

: Tuesday, January 15, 2008 3:40 PM

From: Smith, Al <SMITHA@ecu.edu> W
To: rebeccapowers@suddenlink.net W
Subject: RE: requesting your support to oppose rezoning on E. 10th St.
Size: 5 KB

Rebecca -

I had planned to be there tonight but I can not make it due to illness.
Please ad my name to the list of objectors.

Al

Al Smith, PhD
Director, First Year Center
East Carolina University
201 Whichard
252-328-4173 phone
252-328-6880 fax

e: Monday, January 14, 2008 2:55 PM
From: Chuck Chamberlain <chamberlainc@suddenlink.net> W
To: rebeccapowers@suddenlink.net W
Subject: E. 10th St. Rezoning
Size: 1 KB

In response to Inez Fridley's email to all the TRUNA members, - I do
not support the rezoning request along East 10th St..

I am sure that there will be some sort of development along the
portion of East Tenth St. being considered, but CH is not acceptable.
There are offices in the area which do not spawn the traffic and
congestion that a seven day a week business will have. Traffic
congestion, speed and lowered visibility already are undesirable on
that part of E. 10th St.. The new traffic signal at the new Lowe's
Home Improvement complex is only a sign of the times unless further
heavy development is curtailed.

Charles F. Chamberlain
2307 East Third St.
Greenville, NC 27858
758-3031

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
- f. Residential cluster development per Article M
- k. Family care home (see also section 9-4-103)
- q. Room renting

(3) Home Occupations (see all categories):

*None

(4) Governmental:

- b. City of Greenville municipal government building or use (see also section 9-4-103)

(5) Agricultural/ Mining:

- a. Farming; agriculture, 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

(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
- n. Retirement center or home
- o. Nursing, convalescent center or maternity home; major care facility

(3) Home Occupations (see all categories):

- a. Home occupation; including barber and beauty shops
- c. Home occupation; including manicure, pedicure or facial salon

(4) Governmental:

- a. Public utility building or use

(5) Agricultural/ Mining:

- b. Greenhouse or plant nursery; including accessory sales

(6) Recreational/ Entertainment:

- a. Golf course; regulation
- 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; kindergarten or nursery (see also section 9-4-103)
- ee. Hospital

(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

CH (Heavy Commercial)

Permitted Uses

(1) General:

- a. Accessory use or building
- b. Internal service facilities
- c. On- premise signs per Article N
- d. Off-premise signs per Article N
- e. Temporary uses; of listed district uses
- f. Retail sales; incidental
- g. Incidental assembly of products sold at retail or wholesale as an accessory to principle use

(2) Residential:

* None

(3) Home Occupations (see all categories):

*None

(4) Governmental:

- a. Public utility building or use
- b. City of Greenville municipal government building or use (see also section 9-4-103)
- c. County or state government building or use not otherwise listed; excluding outside storage and major or minor repair
- d. Federal government building or use
- e. County government operation center
- g. Liquor store, state ABC

(5) Agricultural/ Mining:

- a. Farming; agriculture, horticulture, forestry (see also section 9-4-103)
- b. Greenhouse or plant nursery; including accessory sales
- d. Farmers market
- e. Kennel (see also section 9-4-103)
- h. Animal boarding not otherwise listed; outside facility, as an accessory or principal use

(6) Recreational/ Entertainment:

- b. Golf course; par three
- c. Golf driving range
- c.(1). Tennis club; indoor and outdoor facilities
- e. Miniature golf or putt-putt course
- f. Public park or recreational facility
- h. Commercial recreation; indoor only, not otherwise listed
- i. Commercial recreation; indoor and outdoor, not otherwise listed
- j. Bowling alleys
- n. Theater; movie or drama, indoor only
- o. Theater; movie or drama, including outdoor facility
- q. Circus, carnival or fair, temporary only (see also section 9-4-103)
- s. Athletic club; indoor only

t. Athletic club; indoor and outdoor facility

(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 loan or other savings or investment institutions
- e. Medical, dental, ophthalmology or similar clinic, not otherwise listed
- f. Veterinary clinic or animal hospital (see also animal boarding; outside facility, kennel and stable)
- g. Catalogue processing center

(8) Services:

- c. Funeral home
- e. Barber or beauty shop
- f. Manicure, pedicure, or facial salon
- n. Auditorium
- o. Church or place of worship (see also section 9-4-103)
- q. Museum
- r. Art Gallery
- s. Hotel, motel, bed and breakfast inn; limited stay lodging (see also residential quarters for resident manager, supervisor or caretaker and section 9-4-103)
- u. Art studio including art and supply sales
- v. Photography studio including photo and supply sales
- y. Television, and/or radio broadcast facilities including receiving and transmission equipment and towers or cellular telephone and wireless communication towers [unlimited height, except as provided by regulations]
- z. Printing or publishing service including graphic art, map, newspapers, magazines and books
- aa. Catering service including food preparation (see also restaurant; conventional and fast food)
- bb. Civic organization
- cc. Trade or business organization
- hh. Exercise and weight loss studio; indoor only
- kk. Launderette; household users
- ll. Dry cleaners; household users
- mm. Commercial laundries; linen supply
- oo. Clothes alteration or shoe repair shop
- pp. Automobile wash

(9) Repair:

- b. Minor repair; as an accessory or principal use
- c. Upholster; automobile, truck, boat or other vehicle, trailer or van
- d. Upholsterer; furniture
- f. Appliance; household and office equipment repair
- g. Jewelry, watch, eyewear or other personal item repair

(10) Retail Trade:

- a. Miscellaneous retail sales; non-durable goods, not otherwise listed
- b. Gasoline or automotive fuel sale; accessory or principal use
- c. Grocery; food or beverage, off premise consumption (see also Wine Shop)
- c.1 Wine shop (see also section 9-4-103)
- d. Pharmacy
- e. Convenience store (see also gasoline sales)
- f. Office and school supply, equipment sales
- g. Fish market; excluding processing or packing
- h. Restaurant; conventional

- i. Restaurant; fast food
- k. Medical supply sales and rental of medically related products
- l. Electric; stereo, radio, computer, television, etc. sales and accessory repair
- m. Appliance; household use, sales and accessory repair, excluding outside storage
- n. Appliance; commercial or industrial use, sales and accessory repair, including outside storage
- p. Furniture and home furnishing sales not otherwise listed
- q. Floor covering, carpet and wall covering sales
- r. Antique sales; excluding vehicles
- s. Book or card store, news stand
- t. Hobby or craft shop
- u. Pet shop (see also animal boarding; outside facility)
- v. Video or music store; records, tape, compact disk, etc. sales
- w. Florist
- x. Sporting goods sales and rental shop
- y. Auto part sales (see also major and minor repair)
- aa. Pawnbroker
- bb. Lawn and garden supply and household implement sales and accessory sales
- cc. Farm supply and commercial implement sales
- ee. Christmas tree sales lot; temporary only (see also section 9-4-103)

(11) Wholesale/ Rental/ Vehicle- Mobile Home Trade:

- a. Wholesale; durable and nondurable goods, not otherwise listed
- b. Rental of home furniture, appliances or electronics and medically related products (see also (10) k.)
- c. Rental of cloths and accessories; formal wear, etc.
- d. Rental of automobile, noncommercial trucks or trailers, recreational vehicles, motorcycles and boats
- e. Rental of tractors and/or trailers, or other commercial or industrial vehicles or machinery
- f. Automobiles, truck, recreational vehicle, motorcycles and boat sales and service (see also major and minor repair)
- g. Mobile home sales including accessory mobile home office

(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)
- d. Building supply; lumber and materials sales, plumbing and/or electrical supply excluding outside storage
- f. Hardware store

(13) Transportation:

- c. Taxi or limousine service
- e. Parcel delivery service
- f. Ambulance service
- h. Parking lot or structure; principal use

(14) Manufacturing/ Warehousing:

- a. Ice plant and freezer lockers
- b. Dairy; production, storage and shipment facilities
- c. Bakery; production, storage and shipment facilities
- g. Cabinet, woodwork or frame shop; excluding furniture manufacturing or upholster
- h. Engraving; metal, glass or wood
- i. Moving and storage of nonhazardous materials; excluding outside storage
- k. Mini-storage warehouse, household; excluding outside storage
- m. Warehouse; accessory to approved commercial or industrial uses within a district; excluding outside storage
- u. Tire recapping or retreading plant

(15) Other Activities (not otherwise listed - all categories): None*

CH (Heavy Commercial)
Special Uses

(1) General:

* None

(2) Residential:

- i. Residential quarters for resident manager, supervisor or caretaker; excluding mobile home
- j. Residential quarters for resident manager, supervisor or caretaker; including mobile home

(3) Home Occupations (see all categories):

* None

(4) Governmental:

* None

(5) Agricultural/ Mining:

* None

(6) Recreational/ Entertainment:

- d. Game center
- l. Billiard parlor or pool hall
- m. Public or private club
- r. Adult uses

(7) Office/ Financial/ Medical:

* None

(8) Services:

- a. Child day care facilities
- b. Adult day care facilities
- l. Convention center; private
- dd. Massage establishment

(9) Repair:

- a. Major repair; as an accessory or principal use

(10) Retail Trade:

- j. Restaurant; regulated outdoor activities
- n. Appliance; commercial use, sales and accessory repair, excluding outside storage
- z. Flea market

(11) Wholesale/ Rental/ Vehicle- Mobile Home Trade:

* None

(12) Construction:

* None

(13) Transportation:

* None

(14) Manufacturing/ Warehousing:

- d. Stone or monument cutting, engraving
- j. Moving and storage; including outside storage
- l. Warehouse or mini-storage warehouse, commercial or industrial; including outside storage
- y. Recycling collection station or facilities

(15) Other Activities (not otherwise listed - all categories):

- a. Other activities; personal services not otherwise listed
- b. Other activities; professional activities not otherwise listed
- c. Other activities; commercial services not otherwise listed
- d. Other activities; retail sales not otherwise listed

O (Office)

Permitted Uses

(1) General:

- a. Accessory use or building
- b. Internal service facilities
- c. On- premise signs per Article N
- f. Retail sales; incidental

(2) Residential:

* None

(3) Home Occupations (see all categories):

*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; agriculture, horticulture, forestry (see also section 9-4-103)

(6) Recreational/ Entertainment:

- f. Public park or recreational facility

(7) Office/ Financial/ Medical:

- a. Office; professional and business, not otherwise listed
- d. Bank, savings and loan 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 shop
- g. School; junior and senior high (see also section 9-4-103)
- h. School; elementary (see also section 9-4-103)
- i. School; kindergarten or nursery (see also section 9-4-103)
- 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

(9) Repair:

* None

(10) Retail Trade:

- s. Book or card store, news stand
- w. Florist

(11) Wholesale/ Rental/ Vehicle- Mobile Home Trade:

* None

(12) Construction:

- c. Construction office; temporary, including modular office (see also section 9-4-103)

(13) Transportation:

* None

(14) Manufacturing/ Warehousing:

* None

(15) Other Activities (not otherwise listed - all categories):

* None

O (Office)

Special Uses

(1) General:

* None

(2) Residential:

- i. Residential quarters for resident manager, supervisor or caretaker; excluding mobile homes

(3) Home Occupations (see all categories):

* None

(4) Governmental:

- a. Public utility building or use

(5) Agricultural/ Mining:

* None

(6) Recreational/ Entertainment:

* None

(7) Office/ Financial/ Medical:

* None

(8) Services:

- a. Child day care facilities
- b. Adult day care facilities
- j. College and other institutions of higher learning
- l. Convention center; private
- bb. Civic organizations
- cc. Trade and business organizations

(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

R6S (Residential-Single-Family)

Permitted Uses

(1) General:

- a. Accessory use or building
- c. On- premise signs per Article N

(2) Residential:

- a. Single-family dwelling
- f. Residential cluster development per Article M
- k. Family care home (see also section 9-4-103)
- q. Room renting

(3) Home Occupations (see all categories):

*None

(4) Governmental:

- b. City of Greenville municipal government building or use (see also section 9-4-103)

(5) Agricultural/ Mining:

- a. Farming; agriculture, horticulture, forestry (see also section 9-4-103)

(6) Recreational/ Entertainment:

- f. Public park or recreational facility
- g. Private noncommercial park or recreational facility

(7) Office/ Financial/ Medical:

* None

(8) Services:

- o. Church or place of worship (see also section 9-4-103)

(9) Repair:

* None

(10) Retail Trade:

* None

(11) Wholesale/ Rental/ Vehicle- Mobile Home Trade:

* None

(12) Construction:

c. Construction office; temporary, including modular office (see also section 9-4-103)

(13) Transportation:

* None

(14) Manufacturing/ Warehousing:

* None

(15) Other Activities (not otherwise listed - all categories):

* None

R6S (Residential-Single-Family)

Special Uses

(1) General:

* None

(2) Residential:

* None

(3) Home Occupations (see all categories):

b. Home occupation; excluding barber and beauty shops

c. Home occupation; excluding manicure, pedicure or facial salon

d. Home occupation; including bed and breakfast inn (historic district only)

(4) Governmental:

a. Public utility building or use

(5) Agricultural/ Mining:

* None

(6) Recreational/ Entertainment:

a. Golf course; regulation

c.(1). Tennis club; indoor and outdoor facilities

(7) Office/ Financial/ Medical:

* None

(8) Services:

d. Cemetery

g. School; junior and senior high (see also section 9-4-103)

h. School; elementary (see also section 9-4-103)

i. School; kindergarten or nursery (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):

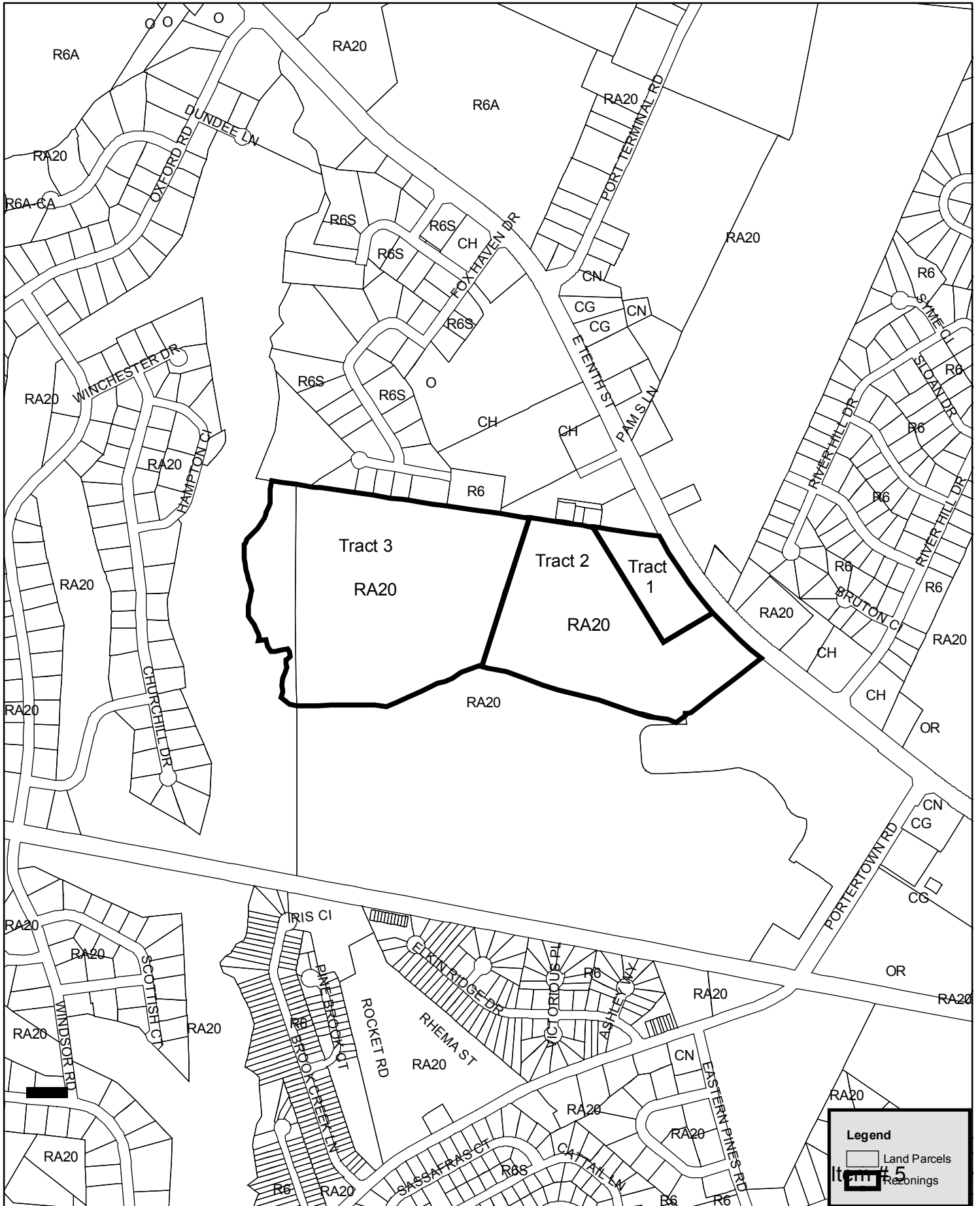
* None

Tract 1: RA20 to CH (3.9908 acres)

Tract 2: RA20 to O (19.7268 acres)

Tract 3: RA20 to R6S (39.7919 acres)

November 27, 2007



BUFFERYARD SETBACK AND VEGETATION SCREENING CHART

For Illustrative Purposes Only

Bufferyard Requirments: 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.

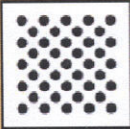
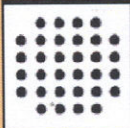
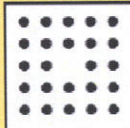
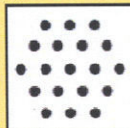
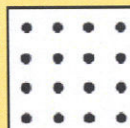
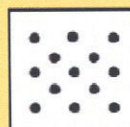
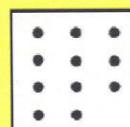
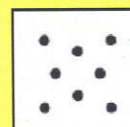
Residential Density		
Maximum density allowed by Zoning District based on average of 2.67 persons per dwelling unit		
High Density		
R6 R6-N R6-MH OR CDF	17 units per acre yields 45 persons per acre	
PUD	12 units per acre yields 32 persons per acre	
Medium Density		
R6-A	9 units per acre yields 24 persons per acre	
R6-S	7 units per acre yields 19 persons per acre	
R9	6 units per acre yields 16 persons per acre	
R9-S	5 units per acre yields 13 persons per acre	
Low Density		
RA-20 MRS	4 units per acre yields 11 persons per acre	
R15-S	3 units per acre yields 8 persons per acre	

Illustration: Maximum allowable density in Residential Zoning Districts



City of Greenville, North Carolina

Meeting Date: 2/21/2008
Time: 7:00 PM

Title of Item: Ordinance to annex Covenant United Methodist Church property containing 42.17 acres located at the southeastern corner of the intersection of Fire Tower Road and Corey Road

Explanation: ANNEXATION PROFILE

A. SCHEDULE

1. Advertising date: February 11, 2008
2. City Council public hearing date: February 21, 2008
3. Effective date: June 30, 2008

B. CHARACTERISTICS

1. Relation to Primary City Limits: Contiguous
2. Relation to Recognized Industrial Area: Outside
3. Acreage: 42.17 acres
4. Voting District: 5
5. Township: Winterville
6. Vision Area: D
7. Zoning District: OR (Office-Residential), RA20 (Residential-Agricultural), R6 (Residential)

8. Land Use: Existing: Church offices
 Anticipated: Addition of a 33,670 square foot church sanctuary

9. Population:

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

10. Rural Fire Tax District: Winterville

11. Greenville Fire District: Station #2 (2.5 miles)

12. Present Tax Value: \$1,872,496
 Estimated Future Tax Value: \$4,566,096

Fiscal Note: Total estimated tax value at full development is \$4,566,096 (exempt status)

Recommendation: Approval of the ordinance to annex the Covenant United Methodist Church property.

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

Attachments / click to download

[Covenant United Methodist Church](#)

[Annexation Ord Covenant United Metho Church 739278](#)

ORDINANCE NO.
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 7:00 p.m. on the 21st day of February, 2008 after due notice by publication in The Daily Reflector on the 11th day of February, 2008; 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 that certain property as shown on the annexation map entitled "Covenant United Methodist Church" as prepared by Rivers and Associates.

LOCATION: Lying and being situated in Winterville Township, Pitt County, North Carolina, located at the southeastern corner of the intersection of Fire Tower Road and Corey Road. This annexation involves 42.17 acres.

GENERAL DESCRIPTION: All that certain tract or parcel of land lying and being situated in Winterville Township, Pitt County, North Carolina bounded on the north by the Covenant United Methodist Church property, the Lorenzo Carmon property, the Lillie B. Willams property, the William O. Carmon property, the Carolina Telephone and Telegraph property, Firetower Village, the Melvin F. Lynch Property, and the White Road Estates; on the east by the
Item # 6

Janie W. Radford Property, the Rosemont 8, LLC property and Windsor Subdivision, Section 12; on the south by Windsor Subdivision, Section 10, and the Frank R. Brown, Jr, Etux property; and on the west by Whitehall Phase I and being described by metes and bounds as follows:

Beginning at a point in the eastern right-of-way line of N.C. Secondary Road 1709 (Corey Road) having a right-of-way width of seventy feet, said point being the northwest corner of Lot 530, Windsor Subdivision Section 10, Phase 5 recorded in Map Book 57, Page 117, thence from said point of beginning and crossing the right-of-way of NCSR 1709 (Corey Road) S 63° 52' 33" W, 70.00 feet to a point in the western right-of-way line of N.C. Secondary Road 1709 (Corey Road), thence with the western right-of-way line of N.C. Secondary Road 1709 (Corey Road) N 26° 07' 27" W, 127.04 feet to a point, said point being the northeast corner of the Frank R. Brown, Jr., etux., property recorded in Deed Book K50, Page 591, thence leaving the western right-of-way line of N.C. Secondary Road 1709 (Corey Road) and with the northern line of the Brown property S 63° 53' 05" W, 250.00 feet to a point in the eastern line of Lot 41, Whitehall Subdivision Phase 1 recorded in Map Book 46, Page 80, thence with the eastern line of Whitehall Subdivision Phase 1, N 26° 18' 50" W, 177.00 feet, thence N 64° 36' 24" E, 39.50, thence N 26° 08' 00" W, 393.92 to a point in the southern line of the Covenant United Methodist Church Property identified as Tract Six recorded in Deed Book 1866, Page 462, thence with the southern line of tract six of the Covenant United Methodist Church property N 52° 28' 00" E, 10.23, thence N 59° 37' 02" E, 238.05 feet to a point in the centerline of N.C. Secondary Road 1709 (Corey Road); thence with the centerline of N.C. Secondary Road 1709 (Corey Road) N 25° 59' 45" W, 342.96 feet to a point; thence leaving the centerline of N.C. Secondary Road 1709 (Corey Road) and with the southern line of the Lorenzo Carmon property recorded in Deed Book 130, Page 1, the Lille B. Williams property recorded in Deed Book 167, Page 276, the William O. Carmon Property recorded in Deed Book 460, Page 69 and the Carolina Telephone and Telegraph property recorded in Deed Book 375, Page 355 S 86° 13' 00" E, 360.31 feet, thence S 86° 09' 47" E, 629.08 feet, thence N 71° 37' 32" E, 161.82 feet to the southeast corner of the Carolina Telephone and Telegraph property, thence with the eastern line of the Carolina Telephone and Telegraph property N 25° 18' 19" W, 229.77 feet, thence N 25° 13' 00" W, 243.44 feet, thence N 25° 18' 17" W, 93.05 feet to a point in the southern right-of-way line of N.C. Secondary Road 2253 (Old Fire Tower Road); thence crossing N.C. Secondary Road 2253 (Old Fire Tower Road) N 26° 03' 45" W, 60.74 feet to a point in the northern right-of-way line of N.C. Secondary Road 2253 (Old Fire Tower Road); thence with the northern right-of-way line of N.C. Secondary Road 2253 (Old Fire Tower Road) N 55° 00' 08" E, 48.08 feet, thence N 54° 09' 38" E, 44.05 feet thence N 51° 31' 54" E, 48.97 feet, thence N 50° 09' 47" E, 41.16 feet, thence N 49° 21' 09" E, 394.64 feet, thence N 50° 02' 52" E, 64.28 feet, thence N 52° 45' 43" E, 63.63 feet, thence N 56° 25' 23" E, 47.37 feet to a point; thence crossing N.C. Secondary Road 2253 (Old Fire Tower Road) S 31° 39' 36" E, 60.00

feet to a point, said point being the northwest corner of the Janie W. Radford property recorded in Deed Book D93, Page 112; thence with the eastern line of the Radford property S 06° 30' 27" E, 963.13 feet to a point in the northern line of Rosement Section 2, Lot 4 recorded in Map Book 57, Page 120; thence with the northern line of Rosement Section 2, Lot 4 S 73° 48' 12" W, 254.37 feet to a point; thence with the southern line of Rosement Section 2, Lot 4 N 77° 37' 36" E, 75.14 feet, thence N 80° 09' 10" E, 139.23 feet, thence S 83° 01' 52" E, 32.23 feet, thence S 76° 55' 49" E, 6.01 feet, thence S 76° 55' 49" E, 63.66 feet thence S 75° 11' 47" E, 133.62 feet, thence S 70° 30' 12" E, 122.94 feet to a point, said point being the northwest corner of lot 441 Windsor Subdivision, Section 12 recorded in Map Book 59, Page 13; thence with the western line of Windsor Subdivision Section 12 S 07° 36' 52" W, 432.63 feet to a point, said point being the northeast corner of lot 519 Windsor Subdivision Section 10, Phase 6 recorded in Map Book 62, Page 178; thence with the northern line of Windsor Subdivision Section 10, Phases 5 & 6 S 73° 33' 26" W, 1,412.17 feet to the point of beginning containing 42.17 acres more or less and being the property shown on Rivers and Associates, Inc. Drawing Z- 2455, dated December 21, 2007, entitled Annexation Map, Covenant United Methodist Church, which by reference is made a part hereof.

Section 2. Territory annexed to the City of Greenville by this ordinance shall, pursuant to the terms of G. S. 160A-23, be annexed into Greenville municipal election district five. The City Clerk, City Engineer, representatives of the Board of Elections and any other person having responsibility or charge of official maps or documents shall amend those maps or documents to reflect the annexation of this territory into municipal election district five.

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

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

Section 5. This annexation shall take effect from and after the 30th day of June, 2008.

ADOPTED this 21st day of February, 2008.

Patricia C. Dunn, Mayor

ATTEST:

Wanda T. Elks, City Clerk

NORTH CAROLINA
PITT COUNTY

I, Patricia A. Sugg, Notary Public for said County and State, certify that Wanda T. Elks personally came before me this day and acknowledged that she is 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.

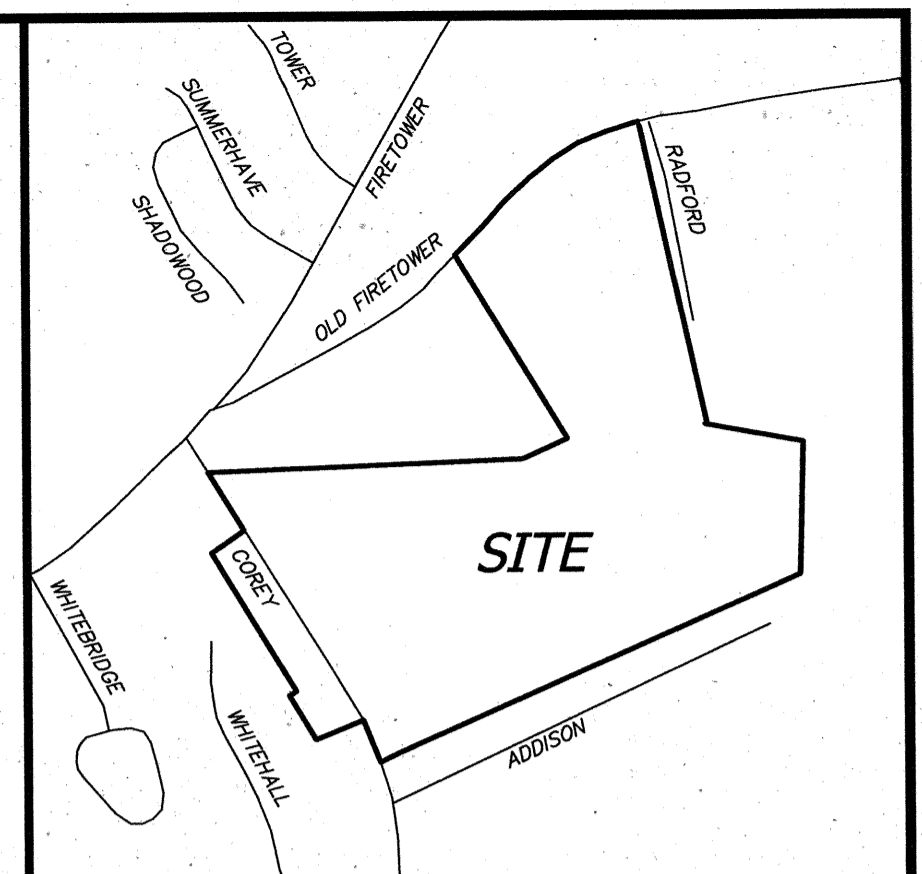
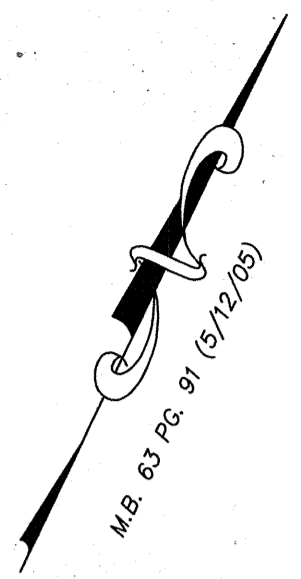
WITNESS my hand and official seal, this the 21st day of February, 2008.

Patricia A. Sugg, Notary Public

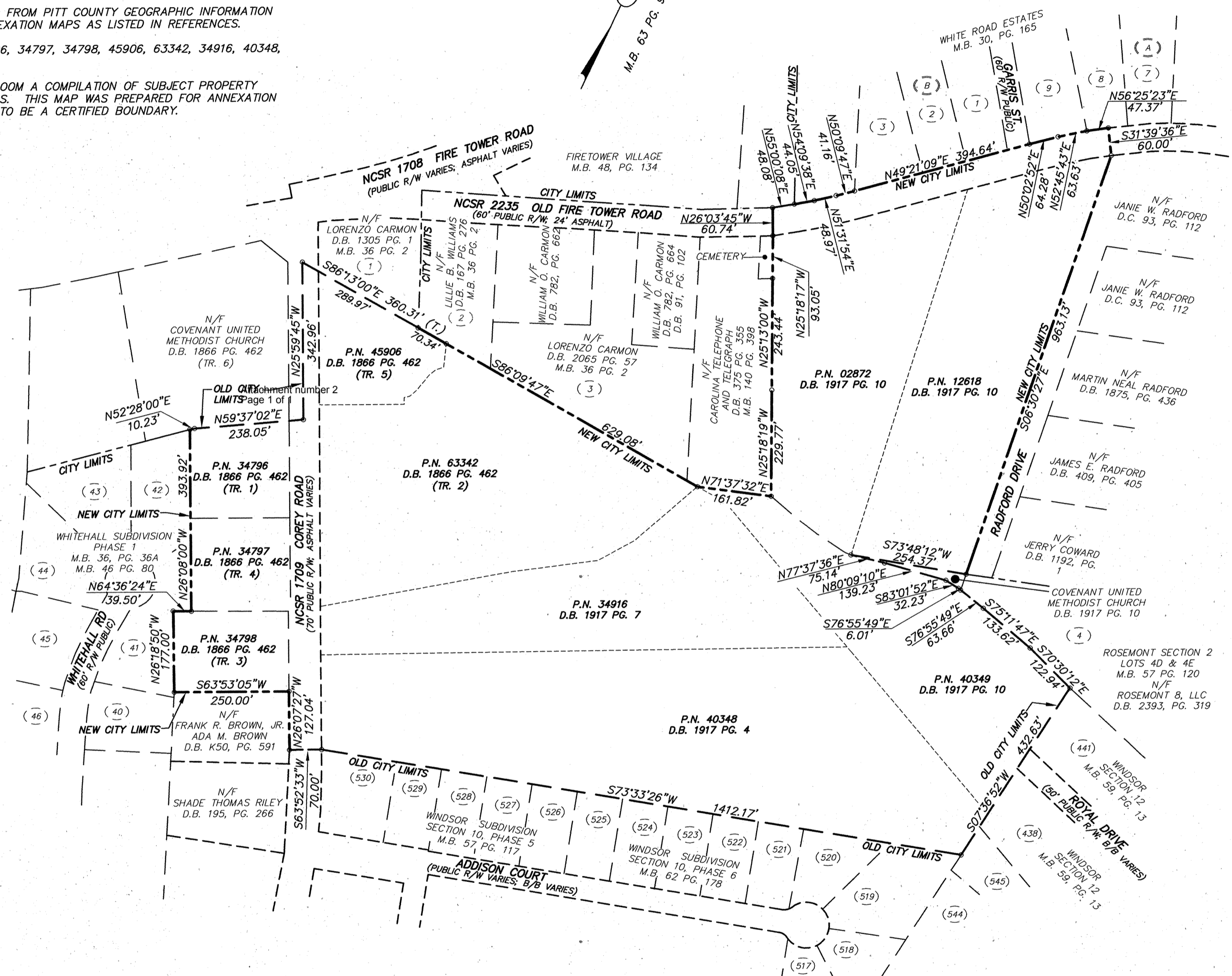
My Commission Expires: September 4, 2011

Notes :

1. ALL DISTANCES ARE HORIZONTAL.
2. NO POINT SET AT CORNERS UNLESS OTHERWISE NOTED.
3. AREA BY COORDINATES.
4. EXISTING CITY LIMITS DERIVED FROM PITT COUNTY GEOGRAPHIC INFORMATION SYSTEM AND RECORDED ANNEXATION MAPS AS LISTED IN REFERENCES.
5. PITT COUNTY PARCELS: 34796, 34797, 34798, 45906, 63342, 34916, 40348, 40349, 02872, 12618
6. THIS MAP WAS PREPARED FROM A COMPILATION OF SUBJECT PROPERTY DEEDS AND SUBDIVISION MAPS. THIS MAP WAS PREPARED FOR ANNEXATION ONLY AND IS NOT INTENDED TO BE A CERTIFIED BOUNDARY.

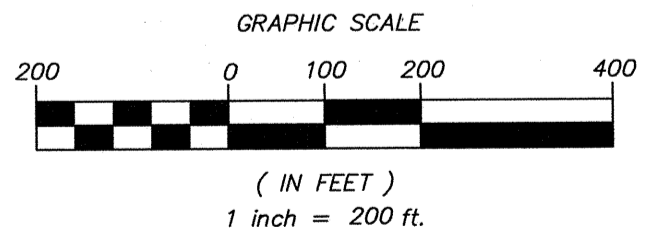
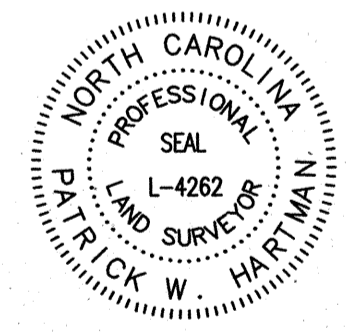


Vicinity Map
1" = 1000'



Legend

- NEW CITY LIMIT
- OLD CITY LIMIT
- CITY LIMIT
- RIGHT OF WAY
- NOW OR FORMERLY N/F
- PARCEL NUMBER P.N.
- DEED BOOK D.B.
- MAP BOOK M.B.
- PAGE PG.
- TRACT (TR.)
- TOTAL (T.)



References:

- D.B. 1866 PG. 462
- D.B. 1917 PG. 10
- D.B. 1917 PG. 7
- D.B. 1917 PG. 4
- M.B. 63 PG. 91

ANNEXATION MAP	
COVENANT UNITED METHODIST CHURCH	
WINTERVILLE TOWNSHIP, PITT COUNTY, NORTH CAROLINA	
OWNER	COVENANT UNITED METHODIST CHURCH
ADDRESS	4005 COREY ROAD, WINTERVILLE, NC 28590
PHONE	(252) 355-0123
	Engineers Planners Surveyors
SURVEYED	APPROVED FDT
DRAWN SV/SF	DATE 12/21/07
CHECKED PWH	SCALE 1"=200'

MAP NO.	PLATS RECORDED	BOOK	PAGE

MAP SHOWING AREA ANNEXED BY	
THE CITY OF GREENVILLE, N.C.	
EFFECTIVE DATE	ORDINANCE NO.
WINTERVILLE TOWNSHIP, PITT COUNTY, N.C.	
42.17 AC AREA	

CERTIFICATION

NORTH CAROLINA PITT COUNTY

I, PATRICK W. HARTMAN, CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION. (DEED DESCRIPTIONS RECORDED IN BOOK PAGE) THAT THE RATIO OF PRECISION IS 1:10,000; THAT BOUNDARIES NOT SURVEYED ARE SHOWN AS BROKEN LINES PLOTTED FROM INFORMATION FOUND IN BOOKS REFERENCED HEREON; THAT THIS MAP WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 (F)(11)(d) AS TO THE FOLLOWING THAT THIS SURVEY IS OF ANOTHER CATEGORY, SUCH AS THE RECOMBINATION OF EXISTING PARCELS, A COURT SURVEY, OR OTHER EXCEPTION TO THE DEFINITION OF SUBDIVISION. (ANNEXATION MAP) WITH MY ORIGINAL SIGNATURE, REGISTRATION NUMBER, AND SEAL THIS 21ST DAY OF DECEMBER 2007.

SIGNED

PROFESSIONAL LAND SURVEYOR
LICENSE NUMBER L-4262



City of Greenville, North Carolina

Meeting Date: 2/21/2008
Time: 7:00 PM

Title of Item: Ordinance to annex Covengton Downe Subdivision, Lot 9, Block A containing 0.93 acres located at the northwest corner of the intersection of Charles Boulevard and Turnbury Drive

Explanation: ANNEXATION PROFILE

A. SCHEDULE

1. Advertising date: February 11, 2008
2. City Council public hearing date: February 21, 2008
3. Effective date: June 30, 2008

B. CHARACTERISTICS

1. Relation to Primary City Limits: Contiguous
2. Relation to Recognized Industrial Area: Outside
3. Acreage: 0.93 acres
4. Voting District: 5
5. Township: Winterville
6. Vision Area: D
7. Zoning District: OR (Office-Residential)
8. Land Use: Existing: Vacant
Anticipated: 3,200 square foot office building

9. Population:

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

10. Rural Fire Tax District: Greenville

11. Greenville Fire District: Station #3 (1.1 miles)

12. Present Tax Value: \$243,062
Estimated Future Tax Value: \$563,062

Fiscal Note: Total estimated tax value at full development is \$563,062.

Recommendation: Approval of the ordinance to annex Covington Downe Subdivision, Lot 9, Block A.

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

Attachments / click to download

[Covington Downe Subdivision, Lot 9, Block A](#)

[Annexation Ord Covington Downe Lot 9 Blk A 739279](#)

ORDINANCE NO.
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 7:00 p.m. on the 21st day of February, 2008 after due notice by publication in The Daily Reflector on the 11th day of February, 2008; 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 that certain property as shown on the annexation map entitled "Covington Downe Subdivision, Lot 9, Block A as prepared by Rivers and Associates, Inc.

LOCATION: Lying and being situated in Winterville Township, Pitt County, North Carolina, located at the northwest corner of the intersection of Charles Boulevard and Turnbury Drive. This annexation involves 0.93 acres.

GENERAL DESCRIPTION: Being all that property located in Winterville Township, Pitt County, North Carolina, bounded on the north by Hans Gregory Scheller, etux, on the east by Charles Boulevard (N.C. Highway 43), on the south by Turnbury Drive, on the west by Westay, LLC, and more particularly described as follows:

Beginning at a point in the western right of way of Charles Boulevard (N.C. Highway 43), said point being the intersection with the northern right of way of Turnbury Drive, thence from the point of beginning and with the northern right of way of Turnbury Drive S 71°02'07"W, 111.51 feet to a point of curvature, thence with a curve in a clockwise direction, said curve having a radius of 1,215.99 feet, a chord bearing of S 73°28'54" W, and a chord distance of 103.81 feet to a point on the curve, said point being the southeast corner of the Westay, LLC property recorded in Deed Book 1927, Page 474 of the Pitt County Registry, thence leaving the right of way of Turnbury Drive and with the eastern line of the Westay, LLC property N 07°59'58" W, 208.18 feet to the northeast corner of the Westay, LLC property, said point being in the southern boundary of the Hans Gregory Scheller, etux property recorded in Deed Book 1243, Page 543 of the Pitt County Registry; thence with the southern property line of the Hans Gregory Scheller, etux property N 82°00'02" E, 46.36 feet to a point; thence N 71°00'33" E, 140.89 feet to a point in the western right of way line of Charles Boulevard (N.C. Highway 43), thence with the western right of way line of Charles Boulevard (N.C. Highway 43) S 15°52'51" E, 200.35 feet to the point of beginning, containing 0.93 acres more or less and being a portion of The Covengton Group, Ltd property, recorded in Deed Book 194 Page 186 and shown on an Annexation Map prepared by Rivers and Associates, Inc. for Covengton Downe Subdivision, Lot 9, Block A, dated December 18, 2007, drawing number Z-2454 and incorporated herein by reference

Section 2. Territory annexed to the City of Greenville by this ordinance shall, pursuant to the terms of G. S. 160A-23, be annexed into Greenville municipal election district five. The City Clerk, City Engineer, representatives of the Board of Elections and any other person having responsibility or charge of official maps or documents shall amend those maps or documents to reflect the annexation of this territory into municipal election district five.

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

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

Section 5. This annexation shall take effect from and after the 30th day of June, 2008.

ADOPTED this 21st day of February, 2008.

Patricia C. Dunn, Mayor

ATTEST:

Wanda T. Elks, City Clerk

NORTH CAROLINA
PITT COUNTY

I, Patricia A. Sugg, Notary Public for said County and State, certify that Wanda T. Elks personally came before me this day and acknowledged that she is 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 the 21st day of February, 2008.

Patricia A. Sugg, Notary Public

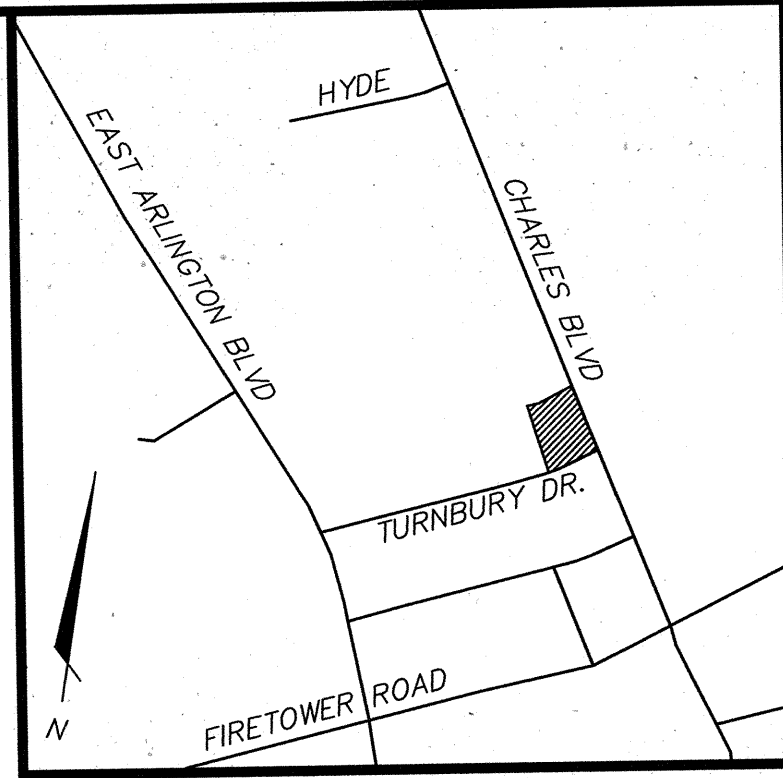
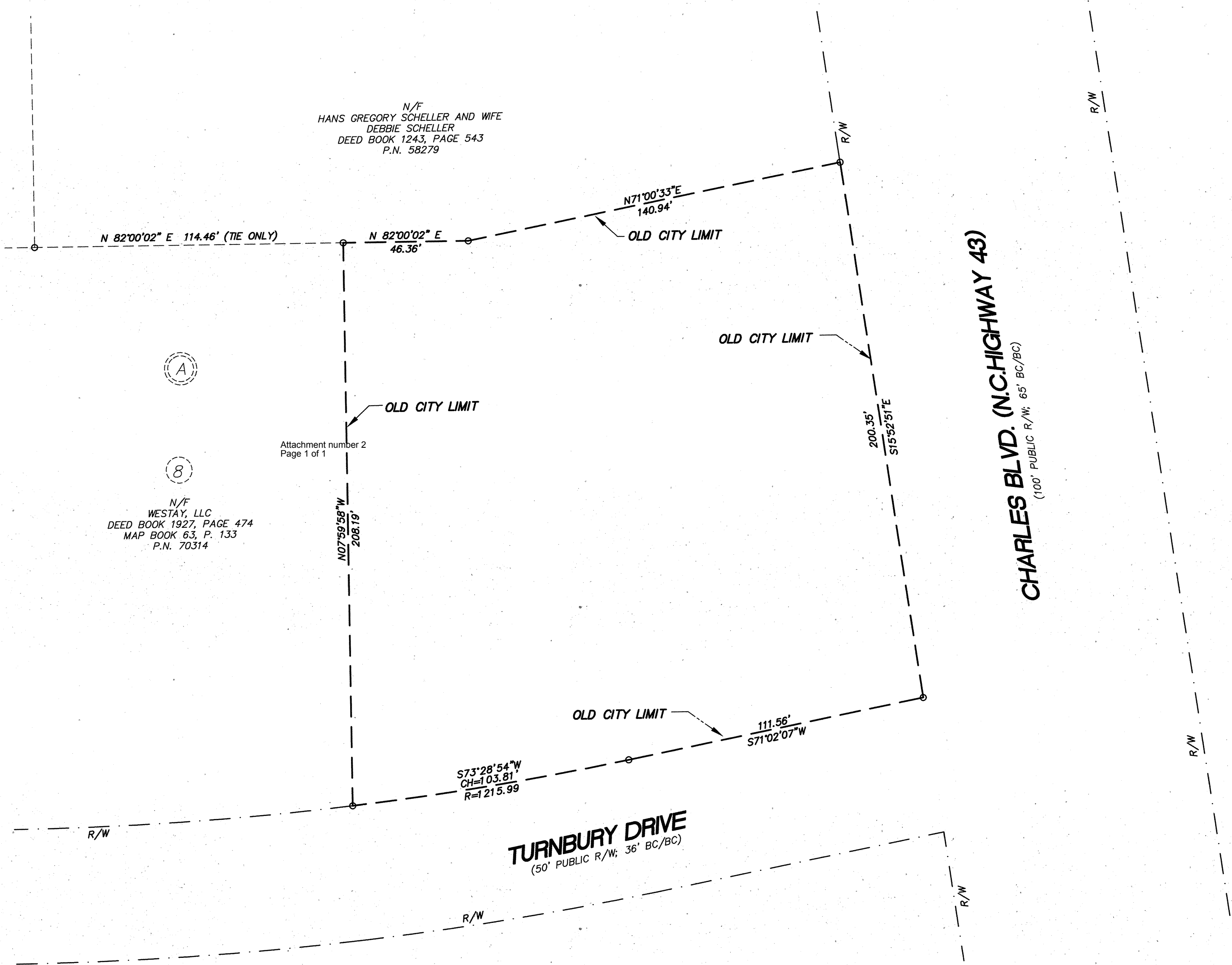
My Commission Expires: September 4, 2011

MB 63 PG. 133 (6/14/05)

N/F
HANS GREGORY SCHELLER AND WIFE
DEBBIE SCHELLER
DEED BOOK 1243, PAGE 543
P.N. 58279

N/F
WESTAY, LLC
DEED BOOK 1927, PAGE 474
MAP BOOK 63, P. 133
P.N. 70314

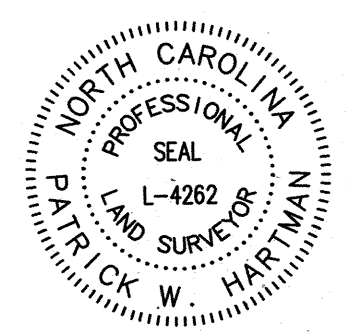
Attachment number 2
Page 1 of 1



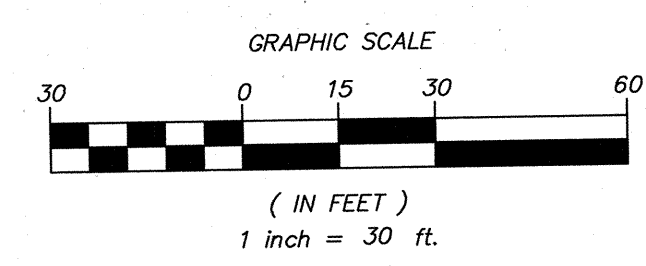
Location Map
SCALE: 1" = 1000'

- Legend**
- NEW CITY LIMIT _____
 - OLD CITY LIMIT - - - - -
 - CITY LIMIT - · - · - ·
 - RIGHT OF WAY - - - - -
 - PARCEL NUMBER P.N.
 - RIGHT OF WAY R/W
 - LOT NO. (B)
 - BLOCK NO. (A)

- Notes:**
- ALL DISTANCES ARE HORIZONTAL.
 - NO POINT SET AT CORNERS UNLESS OTHERWISE NOTED.
 - AREA BY COORDINATES.
 - PITT COUNTY PARCEL 74334.
 - THIS SURVEY IS OF ANOTHER CATEGORY.
 - EXISTING CITY LIMITS DERIVED FROM PITT COUNTY GEOGRAPHIC INFORMATION SYSTEM AND RECORDED ANNEXATION MAPS AS LISTED IN REFERENCES.



- References**
- D.B. 194, PG. 186
 - M.B. 42, PG. 163
 - M.B. 36, PG. 8
 - D.B. 581 PG. 478



ANNEXATION MAP
COVENGTON DOWNE SUBDIVISION
LOT 9, BLOCK A
WINTERVILLE TOWNSHIP, PITT COUNTY, NORTH CAROLINA

OWNER **THE COVENGTON GROUP, LTD**
ADDRESS 2200 SOUTH CHARLES BLVD
GREENVILLE, NC 27858
PHONE (252) 355-0752

Rivers & Associates, Inc.
Since 1918
107 East Second Street
Greenville, NC 27858
(252) 752-4135

SURVEYED	APPROVED
DRAWN	DATE
CHECKED	SCALE
	1"=30'

RECORDED IN MAP BOOK _____ PAGE _____

MAP NO.	PLATS RECORDED	BOOK	PAGE
	SHELLER PROPERTY	49	14
	COVENGTON DOWNE LOT 8, BLOCK A	63	75
	TURNBURY DRIVE	41	165

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

EFFECTIVE DATE _____ ORDINANCE NO. _____
WINTERVILLE TOWNSHIP, PITT COUNTY, N.C.

0.93 ACRES
AREA

CERTIFICATION

NORTH CAROLINA PITT COUNTY
I, PATRICK W. HARTMAN, CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION. (DEED DESCRIPTIONS RECORDED IN BOOK _____, PAGE _____) THAT THE RATIO OF PRECISION IS 1:10,000; THAT BOUNDARIES NOT SURVEYED ARE SHOWN AS BROKEN LINES PLOTTED FROM INFORMATION FOUND IN BOOKS REFERENCED HEREON; THAT THIS MAP WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 (F)(11)(d) AS TO THE FOLLOWING THAT THIS SURVEY IS OF ANOTHER CATEGORY, SUCH AS THE RECOMBINATION OF EXISTING PARCELS, A COURT SURVEY, OR OTHER EXCEPTION TO THE DEFINITION OF SUBDIVISION. (ANNEXATION MAP) WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER, AND SEAL THIS 18TH DAY OF DECEMBER 2007.

SIGNED: *Patrick W. Hartman*
PROFESSIONAL LAND SURVEYOR
LICENSE NUMBER L-4262



City of Greenville, North Carolina

Meeting Date: 2/21/2008
Time: 7:00 PM

Title of Item: Ordinance to annex Westhaven South, Phases 2 and 3, containing 22.02 acres located south of Westhaven Road and east of South Memorial Drive

Explanation: ANNEXATION PROFILE

A. SCHEDULE

1. Advertising date: February 11, 2008
2. City Council public hearing date: February 21, 2008
3. Effective date: June 30, 2008

B. CHARACTERISTICS

1. Relation to Primary City Limits: Contiguous
2. Relation to Recognized Industrial Area: Outside
3. Acreage: 22.02 acres
4. Voting District: 5
5. Township: Winterville
6. Vision Area: E
7. Zoning District: R9S (Residential-Single-Family)
8. Land Use: Existing: Vacant
Anticipated: 53 single-family homes

9. Population:

	Formula	Number of People
Total Current	-----	0
Estimated at full development	53 x 2.35*	125
Current Minority	-----	0
Estimated Minority at full development	125 x 43.4%**	54
Current White	-----	0
Estimated White at full development	125 - 54	71

* 2.35 Average household size in Winterville Township, based on 2000 census data

** 43.4% minority population, based on 2000 census data taken from tract 6

10. Rural Fire Tax District: Winterville

11. Greenville Fire District: Station #5 (1.2 miles)

12. Present Tax Value: \$330,300
 Estimated Future Tax Value: \$13,580,300

Fiscal Note: Total estimated tax value at full development is \$13,580,300

Recommendation: Approval of the ordinance to annex Westhaven South, Phases 2 and 3.

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

Attachments / click to download

[📄 Westhaven South, Phases 2 and 3](#)

[📄 Annexation_Ord__Westhaven_South_Phases_2_and_3_739276](#)

ORDINANCE NO.
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 7:00 p.m. on the 21st day of February, 2008 after due notice by publication in The Daily Reflector on the 11th day of February, 2008; 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 that certain property as shown on the annexation map entitled "Westhaven South, Phase 2 and 3" as prepared by Baldwin and Associates.

LOCATION: Lying and being situated in Winterville Township, Pitt County, North Carolina, located east of Memorial Drive and south of Westhaven Road. This annexation involves 22.02 acres.

GENERAL DESCRIPTION: Beginning at a point on the western right-of-way of CSXT Railroad, said point being the northeastern corner of the Tommie L. Little, Sr. Property as described in Deed Book 2182, Page 688 of the Pitt County Register of Deeds Office. From the above described beginning, so located, running thence as follows:

Leaving the western right-of-way of CSXT Railroad, N 83°00'34" W, 202.93 feet to the point of curvature, thence with a curve to the left having a radius of 2,990.00 feet and a chord bearing N 84°02'05" W, 110.22 feet to the point of tangency, thence N 85°03'35" W, 1,552.17 feet to the point of curvature, thence with a curve to the left having a radius of 1,300.00 feet and a chord bearing S 85°54'13" W, 408.37 feet to the point of tangency, thence S 76°52'01" W, 242.63 feet, thence N 13°07'59" W, 170.00 feet, thence N 08°30'10" W, 50.16 feet, thence N 13°07'59" W, 139.87 feet, thence N 76°50'18" E, 268.73 feet, thence N 51°34'33" E, 86.65 feet, thence N 73°35'22" E, 26.20 feet, thence N 83°43'10" E, 26.38 feet, thence S 81°52'35" E, 38.41 feet, thence S 85°58'08" E, 32.50 feet, thence S 85°03'35" E, 939.78 feet, thence S 84°53'39" E, 193.20 feet, thence S 85°06'08" E, 760.00 feet, thence N 31°29'24" E, 70.00 feet, thence S 67°50'58" E, 190.00 feet, thence S 22°09'02" W, 10.37 feet, thence S 67°50'58" E, 170.00 feet to a point on the western right-of-way of CSXT Railroad, thence with the western right-of-way of CSXT Railroad, S 22°09'02" W, 330.22 feet to the point of beginning containing 22.02 acres and being a portion of the property as described in Deed Book 2278, Page 752 of the Pitt County Register of Deeds Office.

Section 2. Territory annexed to the City of Greenville by this ordinance shall, pursuant to the terms of G. S. 160A-23, be annexed into Greenville municipal election district five. The City Clerk, City Engineer, representatives of the Board of Elections and any other person having responsibility or charge of official maps or documents shall amend those maps or documents to reflect the annexation of this territory into municipal election district five.

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

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

Section 5. This annexation shall take effect from and after the 30th day of June, 2008.

ADOPTED this 21st day of February, 2008.

Patricia C. Dunn, Mayor

ATTEST:

Wanda T. Elks, City Clerk

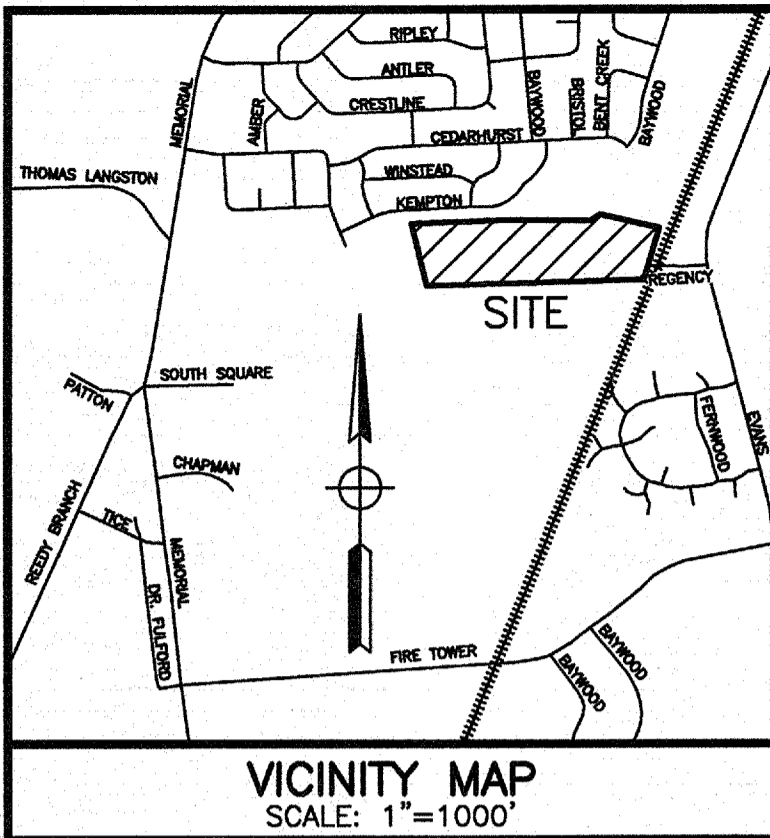
NORTH CAROLINA
PITT COUNTY

I, Patricia A. Sugg, Notary Public for said County and State, certify that Wanda T. Elks personally came before me this day and acknowledged that she is 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.

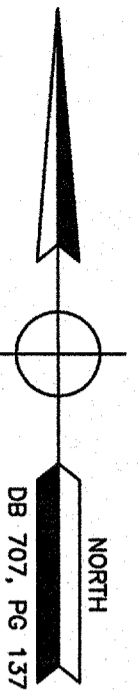
WITNESS my hand and official seal, this the 21st day of February, 2008.

Patricia A. Sugg, Notary Public

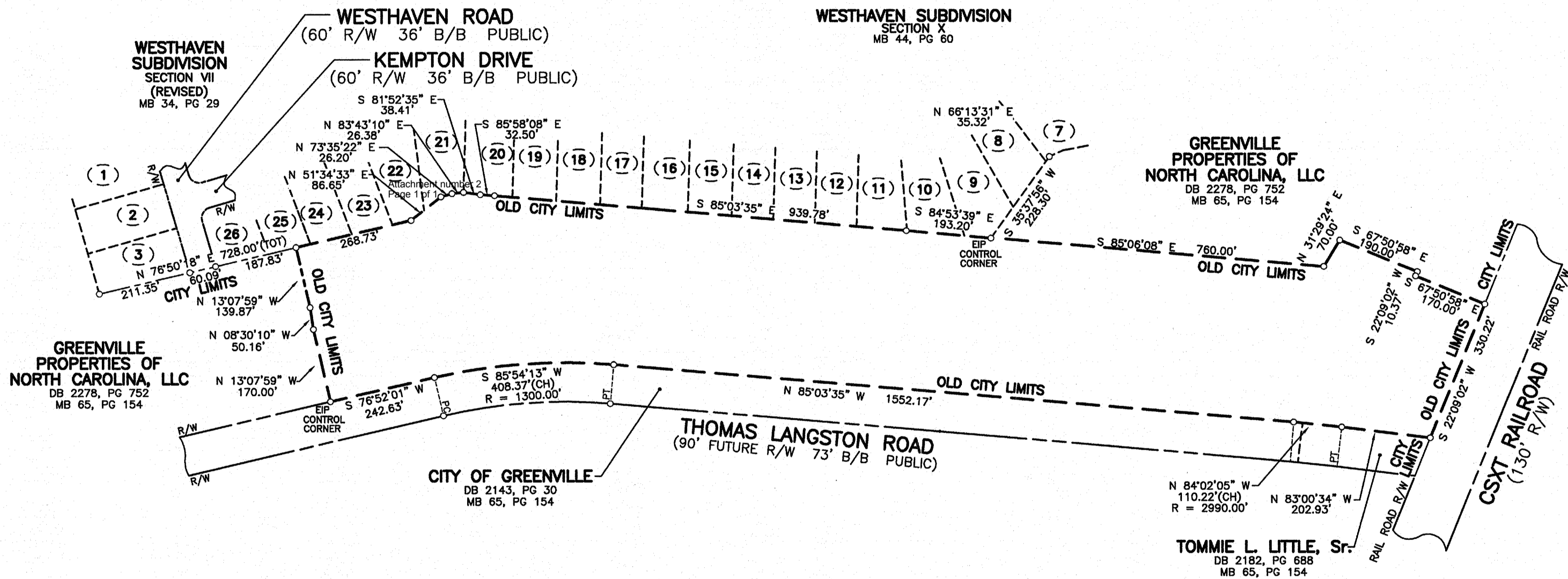
My Commission Expires: September 4, 2011



LEGEND
 EIP = EXISTING IRON PIPE
 R/W = RIGHT-OF-WAY
 B/B = BACK OF CURB TO BACK OF CURB



VICINITY MAP
 SCALE: 1"=1000'



GREENVILLE PROPERTIES OF NORTH CAROLINA, LLC
 DB 2278, PG 752
 MB 65, PG 154

CITY OF GREENVILLE
 DB 2143, PG 30
 MB 65, PG 154

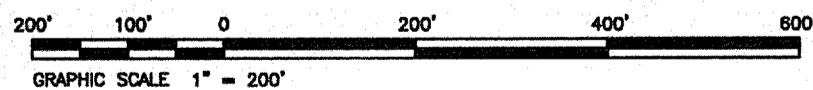
GREENVILLE PROPERTIES OF NORTH CAROLINA, LLC
 DB 2278, PG 752
 MB 65, PG 154

TOMMIE L. LITTLE, Sr.
 DB 2182, PG 688
 MB 65, PG 154

INFORMATION ONLY

LEGEND
 NEW CITY LIMIT LINE = - - - - -
 OLD CITY LIMIT LINE = - - - - -
 CITY LIMITS = - - - - -

NOTES
 1. ALL AREAS CALCULATED BY COORDINATE GEOMETRY.
 2. THIS MAP IS OF A SURVEY THAT IS OF ANOTHER CATEGORY.
 3. BEING A PORTION OF THE PROPERTY DESCRIBED IN DEED BOOK 2278, PAGE 752 OF THE PITT COUNTY REGISTRY.



PARCELS #074007, #074008

WESTHAVEN SOUTH, PHASES 2 & 3
 OWNER: GREENVILLE PROPERTIES OF NORTH CAROLINA, LLC
 P.O. BOX 979
 GREENVILLE, N.C. 27835
 (252) 355-0664

Baldwin and ASSOCIATES
 ENGINEERING, LAND SURVEYING
 AND PLANNING
 1015 CONFERENCE DRIVE
 GREENVILLE, NC 27858
 (252) 756-1390

SURVEYED: DF APPROVED: SCB
 DRAWN: SCB DATE: 12/31/2007
 CHECKED: SCB SCALE: 1 = 200'

MAP NO.	PLATS RECORDED	MAP BOOK	PAGE
	BOUNDARY SURVEY FOR		
	LANGSTON FARMS, LLC	65	688

MAP SHOWING AREA ANNEXED BY
THE CITY OF GREENVILLE, N.C
 (EFFECTIVE DATE _____ ORDINANCE # _____ AREA 22.020 AC)
 _____ TOWNSHIP, PITT COUNTY, N.C.

CLOSURE CHECK BOUNDARY
 CHECKED: SCB DATE: 12/31/2007

CERTIFICATION
 I, STUART C. BARWICK CERTIFY THAT UNDER MY DIRECTION AND SUPERVISION, THIS MAP WAS DRAWN FROM AN ACTUAL FIELD SURVEY MADE BY DALE FOCHI THAT THE RATIO OF PRECISION AS CALCULATED BY LATITUDES AND DEPARTURES IS 1: 10,000 THAT THE BOUNDARIES NOT SURVEYED ARE SHOWN AS BROKEN LINES PLOTTED FROM DEED INFORMATION THAT THIS MAP WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY HAND AND SEAL THIS 31st DAY OF DECEMBER, 2007

SIGNED _____ REGISTRATION NO. L-4461

NORTH CAROLINA, PITT COUNTY I, A NOTARY PUBLIC OF THE COUNTY AND STATE AFORESAID, CERTIFY THAT STUART C. BARWICK A REGISTERED LAND SURVEYOR, PERSONALLY APPEARED BEFORE ME THIS DAY AND ACKNOWLEDGED THE EXECUTION OF THE FOREGOING INSTRUMENT.

WITNESS MY HAND AND SEAL THIS 31st DAY OF DECEMBER, 2007

NOTARY PUBLIC _____ MY COMMISSION EXPIRES: 03/28/2009

NORTH CAROLINA, PITT COUNTY THE FOREGOING CERTIFICATE OF _____ IS CERTIFIED TO BE CORRECT. FILED FOR REGISTRATION THIS DAY OF _____ AT O'CLOCK _____ M. REGISTER OF DEEDS. BY _____ DEPUTY REGISTER OF DEEDS



City of Greenville, North Carolina

Meeting Date: 2/21/2008
Time: 7:00 PM

Title of Item: Ordinance requiring the repair or the demolition and removal of the dwelling located at 205 West Moore Street

Explanation: The Code Enforcement Coordinator for the City of Greenville requests that the City Council approve an ordinance requiring the owner of a dwelling, which has been vacated and closed for a period of at least six months pursuant to the enforcement of the Minimum Housing Code, to repair or demolish and remove the dwelling located at 205 West Moore Street. The ordinance provides that the owner has 90 days to repair or demolish and remove the dwelling and if the owner fails to accomplish this within 90 days, then the City will proceed with repairing or demolishing and removing the dwelling.

The initial notice of violation was sent by certified mail on September 14, 2007 to the property owner informing the owner of the minimum housing violations cited by the Code Enforcement Officer and of the remedies necessary to bring the structure into compliance. Since that date, there have been four certified notices mailed about minimum housing violations of the dwelling. Staff has attempted to work with the owner, but no repairs have been made.

The most recent notice mailed to the owner was sent on January 3, 2008, and provided notice to the owner that the dwelling was considered as an abandoned structure. There have been no calls for service to the Greenville Police Department for this property. The dwelling has been vacated and closed for a period of at least six months. The utilities to the dwelling have been disconnected since March 28, 2000. The November 13, 2007, Pitt County Tax Assessor's report valued the property at \$10,280 (the building was valued at \$5,820 and the land was valued at \$4,460). Taxes are delinquent for the 2006 and 2007 tax years, and the total amount due is \$281.40. The estimated costs to repair the property are in excess of \$33,900.

Fiscal Note: Costs to test and abate asbestos (if present) and demolition costs will be approximately \$10,000 due to the size of the structure.

Recommendation: Approval of the ordinance requiring the repair or demolition and removal of the dwelling located at 205 West Moore Street.

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

Attachments / click to download

-  [Picture #1 for 205 West Moore Street](#)
 -  [Picture #2 for 205 West Moore Street](#)
 -  [Picture #3 for 205 West Moore Street](#)
 -  [Picture #4 for 205 West Moore Street](#)
 -  [Ordinance for 205 West Moore Street 736435](#)
-

ORDINANCE NO. 08-____
ORDINANCE REQUIRING THE OWNER OF A DWELLING VACATED
AND CLOSED FOR A PERIOD OF AT LEAST SIX MONTHS PURSUANT TO THE
ENFORCEMENT OF THE MINIMUM HOUSING CODE TO REPAIR OR DEMOLISH
AND REMOVE THE DWELLING LOCATED AT 205 WEST MOORE STREET.
TAX PARCEL NUMBER 13784

WHEREAS, pursuant to the enforcement of the Minimum Housing Code contained in Article F of Chapter 1 of Title 9 of the Code of the City of Greenville, North Carolina, as authorized by the provisions of Part 6 of Article 19 of Chapter 160A of the North Carolina General Statutes, the dwelling described herein has been vacated and closed for a period of at least six (6) months;

WHEREAS, the City Council of the City of Greenville hereby finds that the owner has abandoned the intent and purpose to repair, alter or improve the dwelling described herein in order to render it fit for human habitation and the continuation of the dwelling in its vacated and closed state would be inimical to the health, safety, morals and welfare of the city in that the dwelling would continue to deteriorate, would create a fire and safety hazard, would be a threat to children and vagrants, would attract persons intent on criminal activities, would cause or contribute to blight and the deterioration of property values in the area, and would render unavailable property and a dwelling which might otherwise have been made available to ease the persistent shortage of decent and affordable housing in this State; and

WHEREAS, G.S. 160A-443 (5), which applies to the City of Greenville pursuant to the provisions of Chapter 200 of the 2005 Session Laws of the North Carolina General Assembly, and Section 9-1-111 of the Code of the City of Greenville, North Carolina, empowers the City Council of the City of Greenville to enact this ordinance;

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Greenville that:

Section 1. The owner(s), Hattie M. Little, of the dwelling located at 205 West Moore Street, in the City of Greenville, North Carolina, is hereby directed and required to either repair said dwelling so that it fully complies with the standards of the Minimum Housing Code or to demolish and remove said dwelling within ninety (90) days from the effective date of this ordinance.

Section 2. The Code Enforcement Coordinator is hereby authorized and directed to proceed to either repair or demolish and remove the dwelling in the event the owner fails to comply with the provisions of Section 1 of this ordinance within ninety (90) days, said dwelling being located at 205 West Moore Street and owned by Hattie M. Little.

Section 3. The cost of repair or demolition and removal shall constitute a lien against the real property upon which the cost was incurred. The lien shall be filed, have the same priority, and be collected in the same manner as the lien for special assessment established by Article 10 of Chapter 160A of the North Carolina General Statutes. The material of the dwelling and any personal property, fixtures, or appurtenances found in or attached to the dwelling shall be sold and the proceeds shall be credited against the cost of removal or demolition and any balance remaining shall be deposited in superior court where it shall be secured and disbursed in the manner provided by G.S. 160A-443 (6).

Section 4. This ordinance shall be recorded in the Office of the Register of Deeds of Pitt County and shall be indexed in the name of the property owner in the grantor index.

Section 5. This ordinance shall become effective upon its adoption.

This 21st day of February, 2008.

Patricia C. Dunn, Mayor

ATTEST:

Wanda T. Elks, City Clerk

NORTH CAROLINA
PITT COUNTY

I, Patricia A. Sugg, a Notary Public in and for the aforesaid County and State, do hereby certify that Wanda T. Elks personally appeared before me this day and acknowledged that she is the City Clerk of CITY OF GREENVILLE, a North Carolina municipal corporation, and that by authority duly given and as the act of the CITY OF GREENVILLE, the foregoing instrument was signed in its corporate name by its Mayor, sealed with its corporate seal, and attested by herself as City Clerk.

Witness my hand and Notarial Seal, this the 21st day of February, 2008.

Patricia A. Sugg, Notary Public

My Commission expires: 9/4/2011











City of Greenville, North Carolina

Meeting Date: 2/21/2008
Time: 7:00 PM

Title of Item: Ordinance requiring the repair or the demolition and removal of the dwelling located at 1012 Fairfax Avenue

Explanation: The Code Enforcement Coordinator for the City of Greenville requests the City Council approve an ordinance requiring the owner of a dwelling, which has been vacated and closed for a period of at least six months pursuant to the enforcement of the Minimum Housing Code, to repair or demolish and remove the dwelling located at 1012 Fairfax Avenue. The ordinance provides that the owner has 90 days to repair or demolish and remove the dwelling and if the owner fails to accomplish this within 90 days, then the City will proceed with repairing or demolishing and removing the dwelling.

The initial notice of violation was sent by certified mail on August 17, 2007 to the property owner informing the owner of the minimum housing violations cited by the Code Enforcement Officer and of the remedies necessary to bring the structure into compliance. Since that date, there have been four certified notices mailed about minimum housing violations of the dwelling. Staff has attempted to work with the owner, but no repairs have been made.

The most recent mailing to the owner was sent on January 3, 2008, and provided notice to the owner that the dwelling was considered as an abandoned structure. The dwelling has been vacated and closed for a period of at least six months. The utilities to the dwelling have been disconnected since May 27, 2004. There have been no calls for service to the property by the Greenville Police Department.

The total tax value on the property as of November 13, 2007, is \$22,900 (the building value is \$17,280 and the land value is \$3,820). The estimated costs to repair the property are in excess of \$50,000.

Fiscal Note: Costs to test and abate asbestos (if present) and demolition costs will be approximately \$10,000 due to the size of the structure.

Recommendation: Approval of the ordinance requiring the repair or demolition and removal of the dwelling located at 1012 Fairfax Avenue.

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

Attachments / click to download

-  [Picture # 1 for 1012 Fairfax Ave.](#)
 -  [Picture #2 for 1012 Fairfax Ave.](#)
 -  [Picture #3 for 1012 Fairfax Ave.](#)
 -  [Picture # 4 for 1012 Fairfax Ave.](#)
 -  [Ordinance for 1012 Fairfax Avenue 736437](#)
-

ORDINANCE NO. 08-____
ORDINANCE REQUIRING THE OWNER OF A DWELLING VACATED
AND CLOSED FOR A PERIOD OF AT LEAST SIX MONTHS PURSUANT TO THE
ENFORCEMENT OF THE MINIMUM HOUSING CODE TO REPAIR OR DEMOLISH
AND REMOVE THE DWELLING LOCATED AT 1012 FAIRFAX STREET.
TAX PARCEL NUMBER 21105

WHEREAS, pursuant to the enforcement of the Minimum Housing Code contained in Article F of Chapter 1 of Title 9 of the Code of the City of Greenville, North Carolina, as authorized by the provisions of Part 6 of Article 19 of Chapter 160A of the North Carolina General Statutes, the dwelling described herein has been vacated and closed for a period of at least six (6) months;

WHEREAS, the City Council of the City of Greenville hereby finds that the owner has abandoned the intent and purpose to repair, alter or improve the dwelling described herein in order to render it fit for human habitation and the continuation of the dwelling in its vacated and closed state would be inimical to the health, safety, morals and welfare of the city in that the dwelling would continue to deteriorate, would create a fire and safety hazard, would be a threat to children and vagrants, would attract persons intent on criminal activities, would cause or contribute to blight and the deterioration of property values in the area, and would render unavailable property and a dwelling which might otherwise have been made available to ease the persistent shortage of decent and affordable housing in this State; and

WHEREAS, G.S. 160A-443 (5), which applies to the City of Greenville pursuant to the provisions of Chapter 200 of the 2005 Session Laws of the North Carolina General Assembly, and Section 9-1-111 of the Code of the City of Greenville, North Carolina, empowers the City Council of the City of Greenville to enact this ordinance;

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Greenville that:

Section 1. The owner(s), Pamela L. Walker, of the dwelling located at 1012 Fairfax Avenue, in the City of Greenville, North Carolina, is hereby directed and required to either repair said dwelling so that it fully complies with the standards of the Minimum Housing Code or to demolish and remove said dwelling within ninety (90) days from the effective date of this ordinance.

Section 2. The Code Enforcement Coordinator is hereby authorized and directed to proceed to either repair or demolish and remove the dwelling in the event the owner fails to comply with the provisions of Section 1 of this ordinance within ninety (90) days, said dwelling being located at 1012 Fairfax Avenue and owned by Pamela L. Walker.

Section 3. The cost of repair or demolition and removal shall constitute a lien against the real property upon which the cost was incurred. The lien shall be filed, have the same priority, and be collected in the same manner as the lien for special assessment established by Article 10 of Chapter 160A of the North Carolina General Statutes. The material of the dwelling and any personal property, fixtures, or appurtenances found in or attached to the dwelling shall be sold and the proceeds shall be credited against the cost of removal or demolition and any balance remaining shall be deposited in superior court where it shall be secured and disbursed in the manner provided by G.S. 160A-443 (6).

Section 4. This ordinance shall be recorded in the Office of the Register of Deeds of Pitt County and shall be indexed in the name of the property owner in the grantor index.

Section 5. This ordinance shall become effective upon its adoption.

This 21st day of February, 2008.

Patricia C. Dunn, Mayor

ATTEST:

Wanda T. Elks, City Clerk

NORTH CAROLINA
PITT COUNTY

I, Patricia A. Sugg, a Notary Public in and for the aforesaid County and State, do hereby certify that Wanda T. Elks personally appeared before me this day and acknowledged that she is the City Clerk of CITY OF GREENVILLE, a North Carolina municipal corporation, and that by authority duly given and as the act of the CITY OF GREENVILLE, the foregoing instrument was signed in its corporate name by its Mayor, sealed with its corporate seal, and attested by herself as City Clerk.

Witness my hand and Notarial Seal, this the 21st day of February, 2008.

Patricia A. Sugg, Notary Public

My Commission expires: 9/4/2011











City of Greenville, North Carolina

Meeting Date: 2/21/2008
Time: 7:00 PM

Title of Item: Ordinance requiring the repair or the demolition and removal of the dwelling located at 1203 Davenport Street

Explanation: The Code Enforcement Coordinator for the City of Greenville requests the City Council approve an ordinance requiring the owner of a dwelling, which has been vacated and closed for a period of at least six months pursuant to the enforcement of the Minimum Housing Code, to repair or demolish and remove the dwelling located at 1203 Davenport Street. The ordinance provides that the owner has 90 days to repair or demolish and remove the dwelling and if the owner fails to accomplish this within 90 days, then the City will proceed with repairing or demolishing and removing the dwelling.

This structure was damaged due to a fire in 2007. After the fire, the initial notice of violation was sent by certified mail on July 25, 2007 to the property owner informing the owner of the minimum housing violations cited by the Code Enforcement Officer and of the remedies necessary to bring the structure into compliance. Since that date, there have been three certified notices mailed about minimum housing violations of the dwelling. Staff has attempted to work with the owner, but no repairs have been made.

The most recent mailing to the owner was sent on January 3, 2008, and provided notice to the owner that the dwelling was considered as an abandoned structure. The dwelling has been vacated and closed for a period of at least six months. The utilities to the dwelling have been disconnected since May 24, 2007. There have been no calls for service to the property by the Greenville Police Department.

The November 2007 Pitt County Tax Assessor's report valued the property at \$19,380 (the structure was valued at \$17,000 and the land was valued at \$2,380). The estimated costs to repair the property are in excess of \$50,000.

Fiscal Note: Costs to test and abate asbestos (if present) and demolition costs will be approximately \$10,000 due to the size of the structure.

Recommendation: Approval of the ordinance requiring the repair or demolition and removal of the dwelling located at 1203 Davenport Street

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

Attachments / click to download

-  [Picture #1 for 1203 Davenport Street](#)
 -  [Picture #2 for 1203 Davenport Street](#)
 -  [Picture #3 for 1203 Davenport Street](#)
 -  [Picture #4 for 1203 Davenport Street](#)
 -  [Ordinance for 1203 Davenport Street 736436](#)
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ORDINANCE NO. 08-____
ORDINANCE REQUIRING THE OWNER OF A DWELLING VACATED
AND CLOSED FOR A PERIOD OF AT LEAST SIX MONTHS PURSUANT TO THE
ENFORCEMENT OF THE MINIMUM HOUSING CODE TO REPAIR OR DEMOLISH
AND REMOVE THE DWELLING LOCATED AT 1203 DAVENPORT STREET.
TAX PARCEL NUMBER 10169

WHEREAS, pursuant to the enforcement of the Minimum Housing Code contained in Article F of Chapter 1 of Title 9 of the Code of the City of Greenville, North Carolina, as authorized by the provisions of Part 6 of Article 19 of Chapter 160A of the North Carolina General Statutes, the dwelling described herein has been vacated and closed for a period of at least six (6) months;

WHEREAS, the City Council of the City of Greenville hereby finds that the owner has abandoned the intent and purpose to repair, alter or improve the dwelling described herein in order to render it fit for human habitation and the continuation of the dwelling in its vacated and closed state would be inimical to the health, safety, morals and welfare of the city in that the dwelling would continue to deteriorate, would create a fire and safety hazard, would be a threat to children and vagrants, would attract persons intent on criminal activities, would cause or contribute to blight and the deterioration of property values in the area, and would render unavailable property and a dwelling which might otherwise have been made available to ease the persistent shortage of decent and affordable housing in this State; and

WHEREAS, G.S. 160A-443 (5), which applies to the City of Greenville pursuant to the provisions of Chapter 200 of the 2005 Session Laws of the North Carolina General Assembly, and Section 9-1-111 of the Code of the City of Greenville, North Carolina, empowers the City Council of the City of Greenville to enact this ordinance;

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Greenville that:

Section 1. The owner(s), SAAD RENTALS, LLC, of the dwelling located at 1203 Davenport Street, in the City of Greenville, North Carolina, is hereby directed and required to either repair said dwelling so that it fully complies with the standards of the Minimum Housing Code or to demolish and remove said dwelling within ninety (90) days from the effective date of this ordinance.

Section 2. The Code Enforcement Coordinator is hereby authorized and directed to proceed to either repair or demolish and remove the dwelling in the event the owner fails to comply with the provisions of Section 1 of this ordinance within ninety (90) days, said dwelling being located at 1203 Davenport Street and is owned by SAAD RENTALS, LLC.

Section 3. The cost of repair or demolition and removal shall constitute a lien against the real property upon which the cost was incurred. The lien shall be filed, have the same priority, and be collected in the same manner as the lien for special assessment established by Article 10 of Chapter 160A of the North Carolina General Statutes. The material of the dwelling and any personal property, fixtures, or appurtenances found in or attached to the dwelling shall be sold and the proceeds shall be credited against the cost of removal or demolition and any balance remaining shall be deposited in superior court where it shall be secured and disbursed in the manner provided by G.S. 160A-443 (6).

Section 4. This ordinance shall be recorded in the Office of the Register of Deeds of Pitt County and shall be indexed in the name of the property owner in the grantor index.

Section 5. This ordinance shall become effective upon its adoption.

This 21st day of February, 2008.

Patricia C. Dunn, Mayor

ATTEST:

Wanda T. Elks, City Clerk

NORTH CAROLINA
PITT COUNTY

I, Patricia A. Sugg, a Notary Public in and for the aforesaid County and State, do hereby certify that Wanda T. Elks personally appeared before me this day and acknowledged that she is the City Clerk of CITY OF GREENVILLE, a North Carolina municipal corporation, and that by authority duly given and as the act of the CITY OF GREENVILLE, the foregoing instrument was signed in its corporate name by its Mayor, sealed with its corporate seal, and attested by herself as City Clerk.

Witness my hand and Notarial Seal, this the 21st day of February, 2008.

Patricia A. Sugg, Notary Public

My Commission expires: 9/4/2011











City of Greenville, North Carolina

Meeting Date: 2/21/2008
Time: 7:00 PM

Title of Item: Ordinance requiring the repair or the demolition and removal of the dwelling located at 1710 South Pitt Street

Explanation: The Code Enforcement Coordinator for the City of Greenville requests the City Council approve an ordinance requiring the owner of a dwelling, which has been vacated and closed for a period of at least six months pursuant to the enforcement of the Minimum Housing Code, to repair or demolish and remove the dwelling located at 1710 South Pitt Street. The ordinance provides that the owner has 90 days to repair or demolish and remove the dwelling and if the owner fails to accomplish this within 90 days, then the City will proceed with repairing or demolishing and removing the dwelling.

The initial notice of violation was sent by certified mail on September 19, 2006, to the property owner informing the owner of the minimum housing violations cited by the Code Enforcement Officer and of the remedies necessary to bring the structure into compliance. Since that date, there have been six certified notices mailed about minimum housing violations of the dwelling. Staff has attempted to work with the owner, but no repairs have been made.

The most recent mailing to the owner was sent on January 3, 2008, and provided notice to the owner that the dwelling was considered as an abandoned structure. The dwelling has been vacated and closed for a period of at least six months. The utilities to the dwelling have been disconnected since January 31, 2006. There have been no calls for service to the property by the Greenville Police Department.

The March 2007 Pitt County Tax Assessor's report valued the property at \$29,996 (the structure was valued at \$27,008 and the land value is \$2,988). The estimated costs to repair the property are \$51,230.

Fiscal Note: Costs to test and abate asbestos (if present) and demolition costs will be approximately \$10,000 due to the size of the structure.

Recommendation: Approval of the ordinance requiring the repair or demolition and removal of the dwelling located at 1710 South Pitt Street.

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Attachments / click to download

 [Picture #1 for 1710 South Pitt Street](#)

 [Picture #2 for 1710 South Pitt Street](#)

 [Picture #3 for 1710 South Pitt Street](#)

 [Picture #4 for 1710 South Pitt Street](#)

 [Ordinance for 1710 South Pitt Street 736575](#)

ORDINANCE NO. 08-____
ORDINANCE REQUIRING THE OWNER OF A DWELLING VACATED
AND CLOSED FOR A PERIOD OF AT LEAST SIX MONTHS PURSUANT TO THE
ENFORCEMENT OF THE MINIMUM HOUSING CODE TO REPAIR OR DEMOLISH
AND REMOVE THE DWELLING LOCATED AT 1710 SOUTH PITT STREET.
TAX PARCEL NUMBER 002278

WHEREAS, pursuant to the enforcement of the Minimum Housing Code contained in Article F of Chapter 1 of Title 9 of the Code of the City of Greenville, North Carolina, as authorized by the provisions of Part 6 of Article 19 of Chapter 160A of the North Carolina General Statutes, the dwelling described herein has been vacated and closed for a period of at least six (6) months;

WHEREAS, the City Council of the City of Greenville hereby finds that the owner has abandoned the intent and purpose to repair, alter or improve the dwelling described herein in order to render it fit for human habitation and the continuation of the dwelling in its vacated and closed state would be inimical to the health, safety, morals and welfare of the city in that the dwelling would continue to deteriorate, would create a fire and safety hazard, would be a threat to children and vagrants, would attract persons intent on criminal activities, would cause or contribute to blight and the deterioration of property values in the area, and would render unavailable property and a dwelling which might otherwise have been made available to ease the persistent shortage of decent and affordable housing in this State; and

WHEREAS, G.S. 160A-443 (5), which applies to the City of Greenville pursuant to the provisions of Chapter 200 of the 2005 Session Laws of the North Carolina General Assembly, and Section 9-1-111 of the Code of the City of Greenville, North Carolina, empowers the City Council of the City of Greenville to enact this ordinance;

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Greenville that:

Section 1. The owner(s), Prosperous Properties, of the dwelling located at 1710 South Pitt Street, in the City of Greenville, North Carolina, is hereby directed and required to either repair said dwelling so that it fully complies with the standards of the Minimum Housing Code or to demolish and remove said dwelling within ninety (90) days from the effective date of this ordinance.

Section 2. The Code Enforcement Coordinator is hereby authorized and directed to proceed to either repair or demolish and remove the dwelling in the event the owner fails to comply with the provisions of Section 1 of this ordinance within ninety (90) days, said dwelling being located at 1710 South Street and is owned by Prosperous Properties, LLC

Section 3. The cost of repair or demolition and removal shall constitute a lien against the real property upon which the cost was incurred. The lien shall be filed, have the same priority, and be collected in the same manner as the lien for special assessment established by Article 10 of Chapter 160A of the North Carolina General Statutes. The material of the dwelling and any personal property, fixtures, or appurtenances found in or attached to the dwelling shall be sold and the proceeds shall be credited against the cost of removal or demolition and any balance remaining shall be deposited in superior court where it shall be secured and disbursed in the manner provided by G.S. 160A-443 (6).

Section 4. This ordinance shall be recorded in the Office of the Register of Deeds of Pitt County and shall be indexed in the name of the property owner in the grantor index.

Section 5. This ordinance shall become effective upon its adoption.

This 21st day of February, 2008.

Patricia C. Dunn, Mayor

ATTEST:

Wanda T. Elks, City Clerk

NORTH CAROLINA
PITT COUNTY

I, Patricia A. Sugg, a Notary Public in and for the aforesaid County and State, do hereby certify that Wanda T. Elks personally appeared before me this day and acknowledged that she is the City Clerk of CITY OF GREENVILLE, a North Carolina municipal corporation, and that by authority duly given and as the act of the CITY OF GREENVILLE, the foregoing instrument was signed in its corporate name by its Mayor, sealed with its corporate seal, and attested by herself as City Clerk.

Witness my hand and Notarial Seal, this the 21st day of February, 2008.

Patricia A. Sugg, Notary Public

My Commission expires: 9/4/2011



Attachment number 2
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Attachment number 4
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Item # 12



Attachment number 5
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Item # 12



City of Greenville, North Carolina

Meeting Date: 2/21/2008
Time: 7:00 PM

Title of Item: Activities for the Community Development Consolidated Plan for fiscal years 2008-2013

Explanation: The Consolidated Plan is designed to be a collaborative process whereby a community establishes a unified vision for community development actions. It offers local jurisdictions the opportunity to shape the various housing and community development programs into effective, coordinated neighborhood and community development strategies. It also creates the opportunity for strategic planning and citizen participation to take place in a comprehensive context, and to reduce duplication of effort at the local level.

This is a request to hold a public hearing so that citizens may provide input into proposed activities utilizing Community Development Block Grant and HOME Investment Partnership funds. Below is a list of activities being considered for activities under the 5-year plan:

- Program Administration
- Housing Rehabilitation
- Acquisition
- Relocation Assistance
- Public Service
- Community Housing Development Organizations
- Clearance/Demolition
- Downpayment Assistance
- Public Facility & Improvements
- New Construction
- Economic Development Activities

The Consolidated Plan approach is also the means to meet the submission requirements for the CDBG and HOME funding programs.

Neighborhood input meetings are being scheduled for March 17 and 18, 2008. The plan will be completed and submitted to the City Council in May for

adoption and then subsequently approved by the U. S. Department of Housing and Urban Development.

Input from City Council is also needed to establish the objectives and focus for the five-year program. In consideration of the work that has been completed within the 45-block revitalization project area, staff recommends that the 45-block area be continued as the focus area for CDBG and HOME activities for the five-year period. Additionally, staff recommends that the scattered site substandard home rehabilitation program continue as a city-wide program as amended by action of City Council in September 2007.

Fiscal Note:

Approximately \$800,000 in CDBG funds are received annually, and it is anticipated that approximately \$530,000 in HOME funds will be received by the City of Greenville for a total of \$1,330,000 in resources annually. This is contingent upon continued funding by the U.S. Department of Housing and Urban Development.

Recommendation:

City Council conduct a public hearing to receive comments from citizens on the proposed 2008-2013 Consolidated Plan's proposed project activities and provide input on the staff proposal for project focus areas as recommended.

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