



Agenda

Greenville City Council

March 13, 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 - Mayor Dunn

III. Pledge of Allegiance

IV. Roll Call

V. Approval of Agenda

VI. Special Recognitions

- Christine Lewis, Police Department Retiree

VII. Appointments

1. Appointments to Boards and Commissions
2. Appointment of Council Member to serve on the Washington-Greenville Joint Issues Committee

VIII. Consent Agenda

3. Minutes of the February 18 and February 21, 2008 City Council meetings
4. Resolution accepting dedication of rights-of-way and easements for Oakhurst Park, Oakdowne Way, Lowes Home Centers, Inc.; Langston Farms, Phase 9; and Woodridge Corporate Park, Phase 2, Lots 1 and 2
5. Budget ordinance and reimbursement resolution for Greenville Utilities Commission's Bells Fork Electric Substation Upgrade

6. Budget ordinance and reimbursement resolution for Greenville Utilities Commission's Water Treatment Plant Raw Water Pump Station Improvements Project
7. Budget amendment ordinance and reimbursement resolution for Greenville Utilities Commission's Water Resources Automated Meter Reading (AMR) Project
8. Budget ordinance amendment #8 to the 2007-2008 City of Greenville budget and to ordinance 05-50 West Greenville Revitalization Capital Project
9. Report on bid awarded

IX. New Business

Public Hearings

10. 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
11. Ordinance requested by Carlton Taylor to amend the CG (General Commercial) district table of uses to include the use entitled "Business or trade school" as a permitted use
12. Ordinance requested by J. T. Harris Enterprises, LLC and Michael J. DeFrees to rezone 4.3725 acres located 250± feet south of Mumford Road and adjacent to the former Quail Village Mobile Home Park from RA20 (Residential-Agricultural) to IU (Unoffensive Industrial)
13. Ordinance requested by Adams Builders, Incorporated to rezone 1.40 acres located along the northern right-of-way of Old Fire Tower Road, 400± feet east of County Home Road, and south of Fire Tower Road from RA20 (Residential-Agricultural) to OR (Office-Residential [High Density Multi-family])
14. Ordinance requested by Rebecca Winstead Gay, Paul Martin Jones, and Bobby Jones to rezone 58.2236 acres located along the eastern right-of-way of Davenport Farm Road, north of West Acres Lane, south of US Highway 13, and west of Frog Level Road from RR (Rural Residential-Pitt County's Jurisdiction) to R6S (Residential-Single-family [Medium Density])
15. Ordinance to annex Rebecca Winstead Gay, Paul Martin Jones, and Bobby Jones property containing 58.2236 acres located on Davenport Farm Road south of US Highway 13
16. Ordinance to annex Vancroft, Lot 103, Section 2 containing 7.813 acres located on Thomas Langston Road west of Belfair Drive
17. Ordinance to annex Davencroft, Phase Three containing 8.944 acres located on Thomas Langston Road south of the intersection of Dublin Road
18. Ordinance to annex Laurel Ridge (a portion of Sections 2 and 3) containing 7.060 acres located south of Teakwood Drive and west of Allen Road

19. Ordinance to annex BKJ Capital, LLC property containing 14.3159 acres located on Martin Luther King Jr. Highway south of the intersection of Industrial Boulevard

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.

Other Items of Business

20. Resolution of the Environmental Advisory Commission (EAC) recommending the adoption of an advanced recycling format for the City of Greenville
21. Resolution of the Environmental Advisory Commission (EAC) recommending the adoption of practices that will achieve environmental short-term goals related to diesel transportation
22. Ordinance amending Chapter 3 of Title 2 of the Greenville City Code by adding an Article G which establishes an Environmental Advisory Commission
23. Purchase of Hurst Property located at 1717 Skinner Street adjacent to Public Works Complex
24. Capital Improvement Program for fiscal years 2009 through 2013
25. City of Greenville 2008-2009 Goals

X. Comments from Mayor and City Council

XI. City Manager's Report

XII. Adjournment



City of Greenville, North Carolina

Meeting Date: 3/13/2008
Time: 7:00 PM

Title of Item: Appointments to Boards and Commissions

Explanation: City Council appointments need to be made to the Affordable Housing Loan Committee, Community Appearance Commission, Pitt-Greenville Convention and Visitors Authority, and Public Transportation and Parking Commission.

Fiscal Note: No fiscal impact.

Recommendation: To make appointments to the Affordable Housing Loan Committee, Community Appearance Commission, Pitt-Greenville Convention and Visitors Authority, and Public Transportation and Parking Commission.

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

Appointments To Boards and Commissions

March 13, 2008

Affordable Housing Loan Committee

Council Liaison: Council Member Rose Glover

<u>Name</u>	<u>Current Term</u>	<u>Reappointment Status</u>	<u>Expiration Date</u>
James Tucker	Filling unexpired term	Did not wish to be reappointed	February 2008
John Tulloss	First term	Resigned	February 2010

Community Appearance Commission

Council Liaison: Council Member Larry Spell

<u>Name</u>	<u>Current Term</u>	<u>Reappointment Status</u>	<u>Expiration Date</u>
Kishen Rao	First term	Resigned	July 2010
Doreen Winston	First term	Did not meet attendance requirements	April 2010
Vacancy	Filling unexpired term	Vacancy	April 2008

Pitt-Greenville Convention and Visitors Authority

Council Liaison: Mayor Pro-Tem Mildred A. Council

<u>Name</u>	<u>Current Term</u>	<u>Reappointment Status</u>	<u>Expiration Date</u>
Richard Garafolo (1) (City)	Second term	No longer employed by 1 st Carolina Management (Holiday Inn Express)	July 2008

1: Owners/operators of hotels/motels

Public Transportation and Parking Commission

Council Liaison: Council Member Max Joyner, Jr.

<u>Name</u>	<u>Current Term</u>	<u>Reappointment Status</u>	<u>Expiration Date</u>
Daniel Spuller	Filling unexpired term	Relocated	January 2008

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	(301) 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

Justin Mullarkey
1509 East 5th Street
Greenville, NC 27858

Application Date: 1/28/2008

364-1183

Applicants

Board/Commission: Pitt-Greenville Convention and Visitors Authority

Jennifer Brezina 608 Winstead Road Greenville, NC 27834	Application Date: 8/1/2007 355-5707	Occupation: Lecturer, ECU College of Business
Joseph Flood 1919 Sherwood Drive Greenville, NC 27858	Application Date: 7/18/2007 353-9915	Occupation: Professor, ECU
Judith Haverman 2009-A Cambria Drive Greenville, NC 27834	Application Date: 11/19/2007 321-1655	Occupation: Licensed Optician, Dr. E. Mullett & Assoc.
Clifton Hickman 112 Roanoke Road Greenville, NC 27834	Application Date: 10/11/2007 756-3591	Occupation: Administrator, Edgecombe County DSS
Linda Pleasants 1452 West Park Drive Greenville, NC 27858	Application Date: 2/22/2008 754-8300	Occupation: General Manager, (1 st Carolina Management (Holiday Inn Express))
Chad Reynolds 104 Marion Drive Greenville, NC 27858	Application Date: 9/18/2007 321-6311	Occupation: Financial Consultant, A.G. Edwards & Sons
Kay Swope 107 Valley Place Greenville, NC 27834	Application Date: 10/17/2007 758-4692	Occupation: Occup. Therapy Assistant, Cypress Glen Rehab Department
Marcia Taylor 104-B2 Oaktowne Drive Greenville, NC 27858	Application Date: 08/05/2007 756-9301	Occupation: Professor, ECU
Lisa Wagner 430 A Lake Road Greenville, NC 27834	Application Date: 5/7/2007 902-7580	Occupation: Sales Manager, Hilton

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



City of Greenville, North Carolina

Meeting Date: 3/13/2008
Time: 7:00 PM

Title of Item: Appointment of Council Member to serve on the Washington-Greenville Joint Issues Committee

Explanation: During the joint meeting of the Greenville and Washington City Councils held on October 23, 2006, both Councils approved creating a committee to discuss issues of mutual concern. The Greenville City Council appointed Mayor Pro-Tem Mildred Council and Council Member Ray Craft as its representatives to serve on the Washington-Greenville Joint Issues Committee. As Ray Craft is no longer a member of the City Council, a replacement needs to be made. It is anticipated that the Committee will continue to meet for a short while.

Fiscal Note: None

Recommendation: Appoint a Council Member to serve on the Washington-Greenville Joint Issues Committee.

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City of Greenville, North Carolina

Meeting Date: 3/13/2008
Time: 7:00 PM

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- Title of Item:** Minutes of the February 18 and February 21, 2008 City Council meetings
- Explanation:** The draft minutes of the February 18 and February 21, 2008 City Council meetings have been prepared and are ready for City Council consideration.
- Fiscal Note:** None
- Recommendation:** Approval of the February 18 and February 21, 2008 City Council minutes.
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- [February 18 2008 City Council Minutes 747809](#)
 - [February 21 2008 City Council Minutes 748618](#)
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MINUTES PROPOSED FOR ADOPTION BY CITY COUNCIL

Greenville, NC
February 18, 2007

The Greenville City Council met in a regular meeting on the above date at 6:00 PM in the City Council Chambers, third floor of City Hall, with Mayor Patricia C. Dunn presiding. The meeting was called to order, followed by a moment of silence led by Council Member Mercer and the pledge of allegiance to the flag. The following were present.

Mayor Patricia C. Dunn
Mayor Pro-Tem Mildred A. Council
Council Member Rose Glover
Council Member Max Joyner, Jr.
Council Member Bryant Kittrell
Council Member Calvin Mercer
Council Member Larry Spell
Wayne Bowers, City Manager
Wanda T. Elks, City Clerk
David A. Holec, City Attorney

APPROVAL OF AGENDA

Director of Recreation and Parks Director Gary Fenton introduced Mark Gillespie, the newly hired Parks Superintendent.

Motion was made by Council Member Spell and seconded by Mayor Pro-Tem Council to approve the agenda as presented. Motion carried unanimously.

CONSENT AGENDA – APPROVED

Motion was made by Mayor Pro-Tem Council and seconded by Council Member Spell to approve all items listed on the consent agenda. Motion carried unanimously.

- 1) Minutes from the December 13, 2007; January 7, 2008; January 10, 2008; January 24, 2008; January 25, 2008; and January 26, 2008 City Council meetings
- 2) Resolution accepting dedication of rights-of-way and easements for Mill Creek Subdivision, Phase One, and Hampton Creek, Phase Two (Resolution No. 08-02)
- 3) Contract award for the Public Works Facility Storm Drainage Repair/Improvements Project (Contract No. 1661)
- 4) Budget ordinance amendment #7 to the 2007-2008 City of Greenville budget and to Ordinance 06-23 South Tar River Greenway Capital Project (Ordinance No. 08-12)
- 5) Tax refund

<u>Payee</u>	<u>Description</u>	<u>Amount</u>
Henry & Elizabeth Kowalski	Refund for taxes overpaid	\$240.18

PRESENTATIONS BY BOARDS AND COMMISSIONS

Board of Adjustment

Dr. Wubneh appeared before the City Council and explained the purpose and activities of the Board of Adjustment.

ORDINANCE GRANTING A LIMOUSINE FRANCHISE TO LAVITA WHITLEY D/B/A KIDDIE KAB – APPROVED ON FIRST READING; SECOND READING AND PUBLIC HEARING SCHEDULED FOR FEBRUARY 21, 2008

Chief of Police William Anderson, presented the Council with the ordinance which would grant a limousine franchise to Lavita Whitley d/b/a Kiddie Kab. Advertisement for the public hearing was placed in The Daily Reflector on February 11, 2008. He informed the Council that she had met all the criteria for obtaining a limousine franchise and that staff recommended approval on first reading. The second reading of the ordinance and public hearing is scheduled for February 21, 2008.

Motion was made by Council Member Glover and seconded by Council Member Kittrell to approve on first reading the ordinance granting a limousine franchise to Lavita Whitley d/b/a Kiddie Kab. Motion carried unanimously. The ordinance as approved on the first reading read as follows:

“COPY

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.

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COMPREHENSIVE WAYFINDING SYSTEM DESIGN

Mr. Carl Rees, Senior Planner, stated that as part of the adopted work program of the Redevelopment Commission for FY 2007-08, the Commission engaged RMM Hiller Architecture to design a system of wayfinding signage. The comprehensive system is designed to direct vehicles and pedestrians to and from key designations throughout Greenville. The scope of the project extends from the Greenville corporate limits to the historic center city and includes key destinations such as Uptown Greenville, the historic neighborhoods of East and West Greenville, the Medical District, and East Carolina University. The significance of the wayfinding project dictated an inclusive process. Pitt County Memorial Hospital, East Carolina University, Pitt County, the Chamber of Commerce, the National Association for the Advancement of Colored People, Uptown Greenville, the Convention and Visitors Authority, Pitt Community College, Pitt-Greenville Airport, Pitt County Schools and the Museum of Art, as well as others, have been a part of the planning process. This is a quality plan for Greenville’s comprehensive wayfinding program that will help to create a sense of identity.

Mr. John Bozio, a senior member of the design team, and Mr. Glen Swantec gave some background on the wayfinding system and reviewed the various sign types.

Mr. Rees stated that the Redevelopment Commission has been working on this for some time. The initial thought was that they would design the project and construct it in phases, with the first one being in the uptown commercial district. They have considered pushing that further up since the NCLM Conference will be in Greenville in 2009. Pitt County Memorial Hospital, etc. will pick up where the City leaves off. The wayfinding system will be used to get people to a particular district. Pitt County Memorial Hospital and the University are in the process of putting together their own system, which will be an integrated system. The 2004 Bonds will cover the center city. Phase 2, which involves Tenth Street and Greenville Boulevard, have an item in the upcoming Capital Improvement Plan for funding in the \$400,000 range to complete the entire system. This project has been an important priority for the Redevelopment Commission. Even though East Carolina University and Pitt County Memorial Hospital will have a different design, they will pick up elements of the City’s system, and the two will work together. There has been a precedent set in other cities that people who have presence on signs

ban together or agree to take on a portion of the maintenance cost. Staff will broach that. There is no agreement in place at this time to address that.

Council Member Joyner stated that the Redevelopment Commission worked on this while he was a member, and he is in favor of the project. He asked if the sign makers in Greenville would be allowed to bid on the project. Council Member Joyner stated that they need to make sure people understand that this is for people who are visiting Greenville. He asked how changes would be made as the city grows and also thanked the Redevelopment Commission for its hard work on this project.

Mr. Rees stated that staff is anticipating having to make a major change, that being the Tenth Street Connector. As new destinations come on line, individual incremental changes will be made as needed. The formal bid process will be used for this project. Anybody can bid, and it will be a competitive process.

Council Member Glover asked why the tobacco leaf was not on the sign, as it is Greenville's history and should be on the sign. This is a tobacco money town, and that would be a chance to show Greenville's history.

Mr. Rees stated that that opinion seems to be in the minority. Throughout the public meetings and stakeholders meetings, people did not want it.

City Manager Bowers stated that is Greenville's heritage; however, what he heard from the people was that going forward they wanted to project an image that didn't project a negative image. There is currently no smoking on the hospital campus, and the tobacco leaf gives a subliminal message that it is being promoted, and it has a negative connotation. Tobacco may need to be in a museum instead of on a sign. He suggested that one of the Little League teams had a G and the State of North Carolina, which helps with the identity crisis of Greenville, North Carolina.

Mr. Rees concluded by stating that there is no action required by the City Council at this time. Based on comments received from the City Council and other stakeholders, it is expected that design and programming of the wayfinding system will be completed by the spring of 2008. At that time, the completed Wayfinding Graphics Standards Manual will be submitted to the City Council.

ORDINANCE CREATING THE GREENVILLE NEIGHBORHOOD ADVISORY COUNCIL - TABLED

Mr. Merrill Flood, Director of Community Development informed the Council that Action Item #3 of Objective E, Goal Number 6, of the 2007 Goals of the City Council called for the development of a Neighborhood Commission. Staff has completed this item and prepared a plan for consideration by City Council. He stated that information was gathered from seven cities in the development of a recommendation for the Greenville Neighborhood Advisory Council—Raleigh, Winston-Salem, Greensboro, and Durham in North Carolina; Hampton and Chesapeake in Virginia; and Spartanburg, South Carolina. Based on the research and analysis performed by

staff, a neighborhood council comprised of representatives of recognized operating neighborhood associations could be established by the City Council to provide advice and recommendations to City Council on neighborhood issues. In order for the neighborhood council to be successful and to allow persons to attend and participate in neighborhood meetings, quarterly neighborhood council meetings are recommended. A draft plan was presented to Council:

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City of Greenville Neighborhood Advisory Council

Mission: To provide a mechanism that allows neighborhood associations to collaborate on issues of mutual interest, provide a forum for communication with city elected officials and staff, empower neighborhoods to actively develop, revitalize and help to maintain healthy, strong and more vibrant neighborhoods.

Membership: Membership on the Neighborhood Advisory Council is open to recognized Greenville neighborhood associations’ representatives. One representative from each recognized Neighborhood Association will be invited to serve on the Neighborhood Advisory Council. A recognized neighborhood association is one that has adopted bylaws, holds scheduled meetings (a minimum of two meetings per year), and has officers as required by the association’s bylaws. (Required officers for recognized neighborhood associations usually consist of a president, vice-president, secretary and treasurer).

Representation: Representation for the Greenville Neighborhood Advisory Council will be comprised of one representative from each recognized neighborhood association. The Neighborhood Advisory Council will elect a chairperson, vice-chairperson, and secretary. The role of the chairperson will be to conduct the meetings. In the event that the chairperson is unable to attend a meeting or participate, the vice-chairperson will conduct the meeting. The secretary will be responsible for recording minutes of the Neighborhood Advisory Council. The Neighborhood Advisory Council members shall elect officers annually in January of each year. The Neighborhood Liaison of the Community Development Department will serve as an Ex-Officio member of the Neighborhood Advisory Council. The Neighborhood Liaison will determine the eligibility of a neighborhood representative for membership to the council.

Focus of the Greenville Advisory Council:

- Provide support and guidance to neighborhoods within the City of Greenville.
- Assist neighborhoods within the city on accessing resources/services available to neighborhoods to address issues.
- Provide information to new neighborhood associations and encourage formation of new neighborhood associations.
- Provide information to Greenville City Council on issues affecting neighborhoods.
- Increase citizens participation in neighborhood revitalization and development.
- Make recommendations to the City Council on neighborhood issues.
- Assist neighbors in developing proactive neighborhood programs, such as a community watch, and neighborhood leadership programs.

- Recommend programs for consideration by the City that will empower citizens to make their neighborhoods better places to live, work and play.
- Review and approve grant applications submitted for funding under the City of Greenville Neighborhood Grant program.

Meetings:

The Neighborhood Advisory Council will meet each quarter and once a year at the invitation of the City Council to provide a report of the council's activities. The Neighborhood Liaison of the Community Development Department will provide staff support to the Neighborhood Advisory Council. The Neighborhood Advisory Council may from time to time appoint ad hoc committees necessary to conduct special studies, projects, and programs. Such committees would exist at the discretion of the Neighborhood Advisory Council. The Greenville City Council will establish attendance policies for the Neighborhood Advisory Council and make decisions on other policies needed that will govern the work of the Neighborhood Advisory Council.

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Discussion occurred about membership, ensuring that all areas had ample representation, empowering all neighborhoods, and determining what constitutes a neighborhood.

Motion was made by Council Member Glover and seconded by Council Member Joyner to table this issue and instruct the City Manager to have staff get the template for neighborhood associations from Raleigh and Durham and present them to the Council. Motion carried unanimously.

CONTRACT AWARD FOR THE CONSTRUCTION OF AFFORDABLE HOMES WITHIN THE 45-BLOCK REVITALIZATION AREA - APPROVED

Mrs. Sandra Anderson, Community Development Coordinator, stated that in an effort to continue the mission of increasing homeownership within the 45-block West Greenville Revitalization Area, a request for proposals was issued to general contractors for construction of single-family units on eight vacant lots owned by the City. Advertisement of the request for proposals ran on December 31, 2007 and January 7, 2008. Five general contractors responded to the request for proposals. The request of Council is to accept the lowest qualified bid, including a 6% contingency, received from Charles Hughes and G Construction. The minimum house size of each house will be 1200 square feet, containing three bedrooms and two bathrooms. The City of Greenville will maintain ownership of the properties and pay the contractor in three progress payments for construction work completed. Six homes are proposed for construction instead of the eight requested in the request for proposals because the bid received for the seventh house was not in line with the bids received for similar home designs, and construction of an eighth unit would exceed the amount of available construction funds. Additional houses will be constructed from the proceeds of future home sales. The first three houses (to be located at 410 Cadillac Street, 414 Cadillac Street, and 600 Ford Street) received a bid of \$91,000, and with a 6% contingency, the total for each is \$96,460. The low bid for those three houses was from Charles Hughes. The houses for which G Construction offered the low bid were 903 Douglas

Avenue (\$86,624 with a \$5,197 contingency for a total of \$91,821), 907 Douglas Avenue (\$93,624 with a \$5,617 contingency for a total of \$99,241), and 909 Douglas Avenue (\$93,624, with a \$5,617 contingency, for a total of \$99,241). G Construction's original bid submission included a cost of \$86,624, which specified the same house design for three adjacent lots. During discussions with staff, G Construction was informed that a diversity of designs was preferred. G Construction agreed to exchange two lot designs for staff's selections. Those changes will represent an increase in the non-heated square footage and other features at an additional cost of \$7,000 each. The increase in cost does not exceed the bid amount of the next lowest responsible bidder. During home construction, staff will market the homes for sale to homebuyers who will occupy the properties as their primary residence. Purchase offers, once received, will be presented to the City Council for consideration and acceptance. Once construction is completed, staff will secure appraisals and request the City Council to establish fair market value prior to the acceptance of offers from prospective homebuyers. Staff estimates that the values will be in an amount equal to or greater than the amount of the construction costs. Eligible homebuyers will be offered financial assistance to assist with the purchase.

Upon discussion about the types of houses proposed, the Council was informed that the State Historic Preservation Area Office approved the plans for the historic area. Two-story structures were preferred for Douglas Avenue, and single-story homes were designed for the historic area. All houses will be vinyl. It is required that the State decide the plans on the lots that were purchased with federal funds because of the historic nature of the area. As they get into the interior of the neighborhood, because of the age of the housing, the State has to agree on the plans. The State gave staff a book of plans. They are in an area now that will require that two-story houses be constructed.

Discussion occurred about things that could be done to change the front of the houses, while maintaining the historic character. Mrs. Anderson stated that it would be possible to do something different with columns, railings, etc.

Council Member Glover stated that as a Council, they need to encourage more community development corporations in the City, as more could be done in the area of affordable housing if that happened. The revitalization would move a lot faster that way.

Motion was made by Council Member Glover and seconded by Council Member Joyner to authorize the City Manager to execute contracts with Charles Hughes and G Construction for construction of six single-family units within the 45-Block Revitalization. Motion carried unanimously. (Contract Nos. 1662 and 1663)

EXTENSION OF AND AMENDMENT TO AGREEMENT WITH GREENVILLE PUBLIC ACCESS TELEVISION CORPORATION - APPROVED

City Attorney Dave Holec stated that the Greenville Public Access Television Corporation (GPAT) operates the public access channel that is cablecast on the cable television system operating within the corporate limits of the City pursuant to an agreement between the City and GPAT dated August 7, 2006. The agreement outlines the services and responsibilities of GPAT in providing public access programming and services used for public access purposes if City

Council approves an amount for this purpose in its annual budget. The approved amount for FY 2007-08 was \$33,000 and the amount, if any, for FY 2008-09 will be determined by Council in the upcoming budget process. GPAT has requested that the term of the agreement be extended in accordance with the provisions of the agreement, which provides that GPAT may request an extension for two additional periods of two years each by submitting a letter on or before January 31 in the year in which the agreement is to expire. The letter meets this requirement. If the City agrees to the extension, it would be for a two year period commencing on July 1, 2008 and terminating on June 30, 2010. Council approval of the extension is required. The agreement provides that, if the City agrees to the extension, a letter concurring with the extension is to be sent by May 15. If the extension is granted, GPAT can request another two-year extension in 2010. GPAT has also requested several amendments to the agreement. One of the provisions of the agreement provides that GPAT is to submit to the City an independent fiscal audit by a certified public accountant and, with its annual report, year-end financial statements audited by an independent certified public accountant. In arranging to have this accomplished for the first full fiscal year which has been completed since the agreement was entered into, GPAT found that it would be very costly and more than what would be necessary for its small budget. Because of this, GPAT requested that the requirement for an audit be waived and instead, something different be required. City staff concurs that an audit is not necessary and a review and opinion of the financial statements and the filed IRS Form 990 by an independent certified public accountant would be sufficient. This method is consistent with the method applicable to entities of similar size receiving funds from United Way of Pitt County in compliance with United Way's Audit Policy. GPAT also requested a 60-day extension for the submission of this information for its FY 07-08 year and, in the future, having the date for submission of its annual report (including this information) changed to September 1 rather than February 1 so as to conform to its fiscal year (July 1 to June 30). City staff also concurs that this change is appropriate. Finally, in reviewing the request for extension, the need for a clean-up amendment was discovered so that rather than the City's approval of a request for an extension being required to occur prior to May 15, 2006, it will be required to occur prior to May 15 in the year the agreement is to terminate. In order to accomplish GPAT's request and the clean-up amendment, an amendment to the agreement is required.

Concern was expressed about the State collecting the money and how some municipalities that don't have a public, educational or governmental (PEG) channel get money. Staff was asked to look at how money is obtained from the State, whether people are getting channels they shouldn't get, etc. If it is a new system, proper funding needs to be funneled back to the PEG channels.

City Manager Bowers stated that the municipalities are listed in alphabetical order under County, and Fountain got Greenville's money, which was a mistake. The State was notified, and they said it would be corrected with the next distribution in March.

Motion was made by Mayor Pro-Tem Council and seconded by Council Member Spell to extend the agreement for a two year period commencing on July 1, 2008, and terminating on June 30, 2010, and to amend the agreement. Motion carried unanimously. (Contract No. 1066B)

POLICE RESERVES AND THE SPECIAL SEPARATION ALLOWANCE - APPROVED

City Attorney Dave Holec stated that North Carolina General Statute 143-166.42 grants the governing body of each separate unit of local government the ability to determine the eligibility requirements for law enforcement retirees to receive the special separation allowance under the provisions of G.S. 128-27(a). Currently, the City allows retired Greenville Police Officers to be employed by any local government employer other than the City of Greenville without cessation of the payment of the special separation allowance (subject to other retirement system and state statutory eligibility requirements). State law specifically provides that employment with a State government employer does cause cessation of the special separation allowance, and the City cannot alter this statutory provision. It is recommended that City Council allow retired Greenville Police Officers to provide services to the City of Greenville as a periodic paid reserve or in a temporary part-time capacity without cessation of their special separation allowance. In accordance with the requirements of the local retirement system and State statutes, the maximum annual compensation which a retired law enforcement officer may receive from a local government employer prior to losing eligibility for local government retirement system payments and the special separation allowance to \$28,060 or fifty percent of their compensation, excluding termination payments, of their pay reported to the Retirement System during the twelve months proceeding the effective day of their retirement, whichever is greater, and the maximum annual hours worked, cannot exceed 1,000 hours. City Council has the authority to further limit this and, currently, any re-employment with the City of Greenville (in a reserve capacity or otherwise) would result in the loss of the special separation allowance while employment with another local government employer up to the allowed maximum amount of compensation and hours worked would not. If City Council approves this recommendation, officers would be allowed to earn and work up to the allowable maximum amounts with the City of Greenville without loss of their special separation allowance. In other words, the same limitation would apply whether the retired law enforcement officer receives compensation from the City of Greenville or any other local government employer. The Greenville Police Department was authorized the use of reserve officers by the City Council early last year. To date, there are no reserves participating in the program. The program could make use of officers interested in maintaining their certification but not currently employed elsewhere. Generally, these officers are either recently separated from another jurisdiction or recent graduates of Basic Law Enforcement training. Before any of these officers can be effective, a great deal of training and orientation is required. The greatest source of certified officers that requires no training or orientation is recently retired officers from the Greenville Police Department. Interest in the program has been high among recent retirees. However, these officers are not eligible to receive any compensation for their participation without jeopardizing their special separation allowance. Retired officers of the Greenville Police Department already possess the level of training and skills in great demand by the Police Department. They also possess knowledge of the Department and City that other reserves and temporary employees lack. These officers in a reserve capacity could provide services to the Department and eliminate the expense of paying the benefits of a full-time employee and alleviate the need to pay overtime at a much higher rate. At present, the rate of pay for a reserve officer has not been established. Retired reserve officers could provide many valuable services to the City and community. There are positions in the Police Athletic League, including the Executive Director, that these reserves could fill. During special events and operations, the Department could supplement the ranks without incurring

expensive overtime costs. Reserves could also supplement general patrol to maintain minimum staffing or provide prisoner transport to maintain officer presence in their assigned area. This would be especially beneficial in conjunction with the downtown deployment plan. Currently retired City police officers are taking the training, knowledge, and skills obtained from the City of Greenville and providing them to other local government agencies in the Pitt County area. Pitt County recently passed a similar resolution in an effort to encourage retired deputies to continue to provide services to the County in an as-needed capacity. The City of Greenville and the Greenville Police Department would greatly benefit from a similar arrangement. In the ordinance which provided for reserve officers, their potential compensation was to be set forth in the Manual of Fees. However, the purpose of the Manual of Fees is to set forth the fees paid by outside individuals or organizations for specific services rendered to the City rather than fees paid by the City to individuals. Therefore, it would be more appropriate to have the compensation established by the Chief of Police with the approval of the City Manager rather than by the Manual of Fees. This arrangement also allows more flexibility.

Motion was made by Council Member Spell and seconded by Council Member Joyner to approve the resolution allowing retired Greenville Police Officers to provide services to the City of Greenville as a periodic paid reserve or in a temporary part-time capacity without cessation of their special separation allowance and approve the ordinance providing that the compensation to be paid police reserve officers will be at a rate set by the Chief of Police with the approval of the City Manager. Motion carried unanimously. (Resolution No. 08-3, Ordinance No. 08-13)

AGREEMENT FOR FINANCIAL ADVISORY SERVICES - ADOPTED

Assistant City Manager Thom Moton informed the Council that the City of Greenville and Greenville Utilities Commission sent proposals and interviewed several companies in search of a Financial Advisor to serve both entities. In November 2007, as a result of sending a request for proposals to thirteen companies, six responses were received. They were reviewed by a staff selection committee comprised of management team members from both the City and Greenville Utilities Commission. Each submitted proposal was evaluated on prior experience, prior experience in North Carolina, organization capacity and structure, responsiveness of the proposal, qualifications of the staff to be assigned, and service costs. Based on individual assessments of those factors, the selection committee decided to interview four firms. At the conclusion of the interviews, the selection committee discussed the responses given and each agency's abilities and limitations. After reviewing each selection committee member's evaluation of each firm interviewed, the Committee recommended First Southwest Company.

Motion was made by Council Member Kittrell and seconded by Mayor Pro-Tem Council to approve the Financial Advisory Agreement with First Southwest Company to provide financial advisory services for an initial period of three years with an option to extend the contract term for an additional two-year period. Motion carried unanimously.

REVIEW OF FEBRUARY 21, 2008 CITY COUNCIL AGENDA

City Manager Bowers informed the Council that a request had been received from Jim Ward to continue his request to amend the land use plan map until March 13, 2008.

Motion was made by Council Member Spell and seconded by Council Member Glover to continue the Jim Ward request from February 21, 2008 until March 13, 2008. Motion carried unanimously.

City Manager Bowers informed the Council that at the present time, there is nothing to be placed on a February 25 agenda. He asked the Council to think about whether they would be interested in canceling the meeting and they can vote on it at the February 21, 2008 meeting.

The Council did a cursory review of the items on the February 21, 2008 City Council meeting agenda and reviewed the appointments to Boards and Commissions.

COMMENTS FROM MAYOR AND CITY COUNCIL

The Council Members gave general comments.

CITY MANAGER'S REPORT

City Manager Bowers reported that the Annual Chamber Leadership Breakfast will be at City Hall on February 20 at 8:15 in Room 337 of City Hall, as the group has Government Day.

ADJOURN

Motion was made by Council Member Mercer and seconded by Mayor Pro-Tem Council to adjourn the meeting at 8:30 p.m. Motion carried unanimously.

Respectfully submitted,

Wanda T. Elks, MMC
City Clerk

MINUTES PROPOSED FOR ADOPTION BY CITY COUNCIL

Greenville, NC
February 21, 2008

The Greenville City Council met in a regular meeting on the above date at 7:00 PM in the City Council Chambers, third floor of City Hall, with Mayor Patricia C. Dunn presiding. The meeting was called to order, followed by the invocation by Reverend Johnny Branch of St. James Church and the pledge of allegiance to the flag. The following were present.

Mayor Patricia C. Dunn
Mayor Pro-Tem Mildred A. Council
Council Member Rose Glover
Council Member Max Joyner, Jr.
Council Member Bryant Kittrell
Council Member Calvin Mercer
Council Member Larry Spell
Wayne Bowers, City Manager
Wanda T. Elks, City Clerk
David A. Holec, City Attorney

APPROVAL OF AGENDA

City Manager Bowers reported that a request had been received from Jim Ward to continue until March 13, 2008 the ordinance amending the future land use plan map for the area located at the southeast corner of the intersection of Greenville Boulevard from an Office/Institutional/Multi-Family category to a Commercial category.

Motion was made by Council Member Spell and seconded by Mayor Pro-Tem Council to approve the agenda with the continuance requested by Jim Ward. Motion carried unanimously.

SPECIAL RECOGNITIONS

Mr. Byron Highland was presented with a plaque upon his retirement with 25 years and 4 months of service in the Police Department.

Mrs. Kathy Stanley was presented with a plaque upon her retirement with 32 years of service in the Community Development Department.

APPOINTMENTS TO BOARDS AND COMMISSIONS

Affordable Housing Loan Committee

Motion was made by Council Member Glover and seconded by Mayor Pro-Tem Council to reappoint Alice Brewington to a first three-year term to expire February 2011; to elevate Lovella Perkins to a regular member, replacing Vila Rosenfeld, who was ineligible for reappointment, for

a first term to expire February 2011; to appoint R.J. (Russell) Hemby as an alternate member to fill an unexpired term that expires February 2009; and to continue the replacements for James Tucker and John Tulloss. Motion carried unanimously.

Community Appearance Commission

Motion was made by Council Member Spell and seconded by Mayor Pro-Tem Council to appoint Brian Griffith to replace Jeffrey Marshall, who resigned, to fill an unexpired term that expires July 2010, and to continue the other three appointments until March 13, 2008. Motion carried unanimously.

Public Transportation and Parking Commission

Motion was made by Council Member Joyner and seconded by Mayor Pro-Tem Council to reappoint Shannon White for a second term to expire January 2011, and to continue the replacement for Daniel Spuller. Motion carried unanimously.

Redevelopment Commission

Motion was made by Council Member Joyner and seconded by Mayor Pro-Tem Council to appoint Evan Lewis to a first five-year term expiring November 2012, replacing Minnie Anderson who is ineligible for reappointment. Motion carried unanimously.

SECOND READING OF AN ORDINANCE GRANTING A TAXICAB FRANCHISE TO LAVITA WHITLEY D/B/A KIDDIE KAB

City Manager Wayne Bowers stated that notice of public hearing was published in The Daily Reflector on February 11, 2008 setting this time, date and place for a public hearing and second reading of an ordinance establishing a taxicab franchise for Lavita Whitley d/b/a Kiddie Kab. The first reading of the ordinance was on February 18, 2008. Notices were mailed to all limousine franchisees.

Chief of Police William Anderson stated that the applicant has complied with the requirements, and staff recommends approval of the request. Mrs. Whitley will need to obtain a driver's permit prior to beginning operation of the business.

Mayor Dunn declared the public hearing open and solicited comments from the audience.

Ms. Tammy Mills read a letter from Joseph T. Miller III that explained how he had worked with Ms. Whitley for seven years and could attest to her excellent character.

There being no further comments, the public hearing was closed.

Motion was made by Council Member Glover and seconded by Mayor Pro-Tem Council to adopt on second reading the ordinance granting a taxicab franchise to Lavita Whitley d/b/a Kiddie Kab. Motion carried unanimously. (Ordinance No. 08-22)

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 - ADOPTED

City Manager Wayne Bowers reported that a notice of public hearing was published in The Daily Reflector on February 11 and 18, 2008 setting this time, date and place for a public hearing to consider an 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

Mr. Harry Hamilton, Chief Planner, stated that about a year and a half ago, the hospital staff came and described the needs they have in the medical area and their desire to see the plan continue. They acknowledged that amendments needed to be made. Staff did a land use plan update. The Medical District areas have shifted somewhat, and they now involve a much larger area, including commercial and residential property. The objective of the Medical District Land Use Plan Update (2007) is to ensure 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 the recommended land use patterns in support of a sustainable and vibrant medical and residential environment. The existing land use categories and the acres in each are as follows:

Existing Land Use Categories	Acres	% of Medical Area
Commercial (Heavy)	16.82	0.37%
Commercial (Restaurant)	14.99	0.33%
Commercial (Retail/Service)	8.26	0.18%
Commercial (Road Service)	3.51	0.06%
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	8.26%
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%

Mr. Hamilton stated that the hospital expressed concern about a lack of commercial development for their employees. There are about 9000 employees in the area. The recommendations included in the plan have been reviewed and approved by East Carolina University and Pitt County Memorial Hospital staff and/or committees responsible for input on such matters. The result of ordinance adoption will be the amendment of the urban form components of the Comprehensive 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 downzoning 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 effect. Previous plans and updates include the Medical District Development Plan in 1974; East Carolina Medical Park: A Comprehensive Proposal for the Development of a Medical Park in 1986; Medical District and Environs Land Use Plan in 1993; and Horizons: Greenville's Community Plan in 2004.

Mr. Hamilton reviewed the land uses in the current Land Use Plan and in the proposed Land Use Plan as follows:

Land Use Plan Category	Current Land Use Plan		Proposed Land Use Plan	
	Acres	% of Medical Area	Acres	% of Medical Area
Commercial	271.70	6.02%	288.49	6.40%
Conservation/Open Space	1,527.95	33.88%	1,516.80	33.63%
High Density Residential	668.41	14.82%	564.16	12.51%
Industrial	163.64	3.63%	163.63	3.63%
Medical Core	188.47	4.18%	162.12	3.59%
Medium Density Residential	389.94	8.65%	389.94	8.65%
Medical Transition	142.87	3.17%	190.35	4.22%
Office/Institutional/Medical	151.23	3.35%	177.58	3.94%
Office/Institutional/Multi Family	1,006.09	22.31%	1,057.23	23.44%
Totals	4,510.30	100.00%	4,510.30	100.00%

Mayor Dunn declared the public hearing open and solicited comments from the audience. There being none, the public hearing was closed.

Motion was made by Council Member Kittrell and seconded by Council Member Spell to 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 recommendation. Motion carried unanimously. (Ordinance No. 08-14; Document No. 08-01)

ORDINANCE REQUESTED BY MARY H. MANN TO REZONE PROPERTY LOCATED ALONG THE SOUTHERN RIGHT-OF-WAY OF EAST TENTH STREET AND ADJACENT TO OAKHURST SUBDIVISION, BROOK VALLEY GOLF COURSE, AND PINWOOD MEMORIAL PARK FROM RA20 TO CH, 0 AND R6S – ADOPTED AS AMENDED—TRACT 1 FROM RA20 TO GC; TRACT 2 FROM RA20 TO 0; AND TRACT 3 FROM RA20 TO R6S

City Manager Bowers Wayne reported that a notice of public hearing was published in The Daily Reflector on February 11 and 18, setting this time, date and place for a public hearing to consider a request by Mary H. Mann to rezone 42.17 acres located along the southern right-of-way of East Tenth Street and adjacent to Oakhurst Subdivision, Brook Valley Golf Course, and Pinewood Memorial Park from RA20 to CH, 0 and R6S. At its January 15, 2008 meeting, the Planning and Zoning Commission voted to recommend approval of the request.

Ms. Chantae Gooby, Planner, delineated the property on a map and explained the request. She stated that under the proposed zoning, there could be a net increase in trips of 7,550, 75% of those going toward town. Staff would discourage more commercial on the north side of Tenth Street. It is in an area where commercial zoning would be anticipated. In staff's opinion, this request is in general compliance with the Comprehensive Plan.

Mayor Dunn declared the public hearing open and solicited comments from the audience.

Mr. Ken Malpass, representing the petitioner, stated that this request is in general conformance with the Land Use Plan. The main modification of the proposal is the relocation of Office to line up with the western right of way of Oakdale Way, which was constructed by Lowes. There is a stoplight at its intersection with Highway 33. That will allow for future development of the property, and access to the stoplight will keep Office zoning on one side of the future extension of Oakdale Way and residential zoning on the other. The Land Use Plan calls for Office and Commercial along NC 33 and Commercial along the northern and southern side of NC 33 and Port Terminal Road. The Land Use plan allows for a logical transition. Having homes and workplaces on the property, which this request does, is encouraged around the country, as it cuts down on commuting time and provides choices for residents.

Mrs. Amy Edwards, the granddaughter of Mrs. Mann, asked those in the audience who support the request to stand, and about 15 people stood. Mrs. Mann was born on this property. Mrs. Edwards stated that this request is in accordance with the City Council goals. Nothing that is being proposed for this property will impact the cemetery or the neighborhoods. The infrastructure for what they want to do is already there. She stated that this request is smart growth. Only a small portion (4 out of 64 acres) is being requested to be rezoned to commercial. Mrs. Mann is asking for single-family homes, not condominiums. There is not a dominant use in the area. Mrs. Edwards concluded by stating that this is a modest proposal and is good planning.

Mr. Lawrence Edwards, the grandson-in-law of the petitioners, stated that businesses are needed in that area. He presented a petition that contained signatures of people in favor of the request (Document No. 08-03).

Ms. Rebecca Powers stated that she represents a great deal of people who are in opposition to this request. She submitted petitions with about 50 additional names (Document No. 08-02) and indicated that another petition was presented at the Planning and Zoning Commission. That petition is in the agenda packet. There is concern from the citizens about how additional businesses will impact the corridor. The Greenville Land Use Plan for this area shows that these parcels should be zoned for office, and the City Council should follow the plan. The roadfront property is part of a transition area. There is concern that there should not be more commercial because the area is not intended as a business corridor; it is considered as a gateway into and out of the City. Office zoning would provide some development without having another Greenville Boulevard. Having the property zoned as Office would allow development without contributing to heavy commercial congestion. Citizens across the City oppose this request, as do the majority of homeowners in Oakhurst. The majority of the homeowners in the adjacent neighborhood are standing together in opposition of the Highway Commercial zoning on East Tenth Street. She asked the Council to consider that East Tenth Street is traveled by people from across the area. Ms. Powers concluded by requesting that the rezoning be to Office.

Ms. Blythe Tennant, who lives in Oakhurst Subdivision, spoke in opposition to the request to rezone a portion of this property to Highway Commercial. The property along NC 33 should be zoned to Office, as is recommended in the Horizons Plan. There are three office buildings entering Oakhurst Subdivision, and they don't diminish the neighborhood. The Lowes building does diminish it, as trees were removed and an eyesore was constructed. This has drastically diminished the character of the neighborhood and diminished property values. She asked the Council to keep NC 33 as a gateway to help traffic go in and out of the City and to maintain the neighborhoods that have been there since the 1970s.

Mr. S. R. Lee, who lives in Brook Valley, stated that the 7550 additional trips per day along Tenth Street bother him. He invited the Council Members to go to the Brook Valley entrance to see how long it takes to get out of Brook Valley onto NC 33. He further asked the City Council to take into consideration how people in the area feel about the rezoning.

There being no further comments, the public hearing was closed.

Council Member Kittrell asked Mr. Malpass if General Commercial zoning would be considered by the petitioner instead of Highway Commercial. Mr. Malpass stated that the petitioner would be amenable to that.

Discussion occurred about the small percentage of property that is being requested to be rezoned to Highway Commercial and how that is the only portion that seems to be debated.

Motion was made by Council Member Mercer and seconded by Council Member Spell that after the Council completes its discussion, for each tract to be voted on separately. Motion carried unanimously.

After discussion about whether GC or Office would be most appropriate for Tract 1, motion was made by Council Member Joyner and seconded by Council Member Glover to deny the request to rezone the property from RA20 to CH and instead rezone it to CG 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.

Council Member Mercer made a substitute motion to substitute Office for General Commercial. The motion was seconded by Council Member Spell.

After discussion, a motion to call the question was made by Council Member Kittrell and seconded by Mayor Pro-Tem Council. Motion carried unanimously.

The substitute motion made by Council Member Mercer and seconded by Council Member Spell was then voted on and failed with a 2:4 vote. Council Members Mercer and Spell voted in favor of the motion. Mayor Pro-Tem Council and Council Members Glover, Kittrell and Joyner voted in opposition.

The original motion was then voted on that was made by Council Member Joyner and seconded by Council Member Glover to deny the request to rezone the property (Tract 1) from RA20 to CH and instead rezone it to CG 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. Motion carried with a vote of 4:2. Mayor Pro-Tem Council and Council Members Glover, Kittrell and Joyner voted in favor of the motion. Council Members Mercer and Spell voted in opposition. (Ordinance No. 08-23)

Motion was made by Council Member Kittrell and seconded by Council Member Glover to adopt the ordinance requested by Mary H. Mann to rezone property located along the southern right-of-way of East Tenth Street and adjacent to Oakhurst Subdivision, Brook Valley Golf Course, and Pinewood Memorial Park (Tract 2) from RA20 to 0. Motion carried unanimously. (Ordinance No. 08-24)

Motion was made by Council Member Joyner and seconded by Council Member Glover to adopt the ordinance requested by Mary H. Mann to rezone property located along the southern right-of-way of East Tenth Street and adjacent to Oakhurst Subdivision, Brook Valley Golf Course, and Pinewood Memorial Park (Tract 3) from RA20 to R6S. Motion carried unanimously. (Ordinance No. 08-25)

ORDINANCE ANNEXING COVENANT UNITED METHODIST CHURCH PROPERTY LOCATED AT THE SOUTHEASTERN CORNER OF THE INTERSECTION OF FIRE TOWER ROAD AND COREY ROAD – ADOPTED

City Manager Bowers reported that a notice of public hearing was published in The Daily Reflector on February 11, 2008 setting this time, date and place for a public hearing to consider an ordinance annexing Covenant United Methodist Church property containing 42.17 acres located at the southeastern corner of the intersection of Fire Tower Road and Corey Road.

Mr. Seth Laughlin, Planner, explained that this property is contiguous to the existing city limits, is 2.5 miles from Fire Station #2 and is in Voting District 5. The property is currently vacant, and the anticipated use of the property is for an addition of a 33,670 square foot church sanctuary. The existing and anticipated population at full development is 0.

Mayor Dunn declared the public hearing open and solicited comments from the audience. There being none, the public hearing was closed.

Motion was made by Council Member Glover and seconded by Council Member Kittrell to adopt the ordinance annexing Covenant United Methodist Church property containing 42.17 acres located at the southeastern corner of the intersection of Fire Tower Road and Corey Road. Motion carried unanimously. (Ordinance No. 08-16)

ORDINANCE ANNEXING COVENGTON DOWNE SUBDIVISION, LOT 9, BLOCK A, LOCATED AT THE NORTHWEST CORNER OF THE INTERSECTION OF CHARLES BOULEVARD AND TURNBURY DRIVE – ADOPTED

City Manager Bowers reported that a notice of public hearing was published in The Daily Reflector on February 11, 2008 setting this time, date and place for a public hearing to consider an ordinance annexing Covengton Downe Subdivision, Lot 9, Block A, containing .93 acre located at the northwest corner of the intersection of Charles Boulevard and Turnbury Drive.

Mr. Seth Laughlin, Planner, explained that this property is contiguous to the existing city limits, is 1.1 mile from Fire Station #3 and is in Voting District 5. The anticipated use of the property is a 3,200 square foot office building. The existing and anticipated population at full development is 0.

Mayor Dunn declared the public hearing open and solicited comments from the audience. There being none, the public hearing was closed.

Motion was made by Council Member Glover and seconded by Council Member Joyner to adopt the ordinance annexing Covengton Downe Subdivision, Lot 9, Block A, containing .93 acre located at the northwest corner of the intersection of Charles Boulevard and Turnbury Drive. Motion carried unanimously. (Ordinance No. 08-17)

ORDINANCE ANNEXING WESTHAVEN SOUTH, PHASES 2 AND 3, LOCATED SOUTH OF WESTHAVEN ROAD AND EAST OF MEMORIAL DRIVE - ADOPTED

City Manager Bowers reported that a notice of public hearing was published in The Daily Reflector on February 11, 2008 setting this time, date and place for a public hearing to consider an ordinance annexing Westhaven South, Phases 2 and 3, containing 22.02 acres, located south of Westhaven Road and east of Memorial Drive.

Mr. Seth Laughlin, Planner, explained that this property is contiguous to the existing city limits, is 1.2 miles from Fire Station #5 and is in Voting District 5. The property is currently vacant, and the anticipated use of the property is 53 single-family homes. The existing population is 0, and the anticipated population at full development is 125, with 54 being minority.

Mayor Dunn declared the public hearing open and solicited comments from the audience. There being none, the public hearing was closed.

Motion was made by Council Member Joyner and seconded by Council Member Glover to adopt the ordinance annexing Westhaven South, Phases 2 and 3, containing 22.02 acres located south of Westhaven Road and east of Memorial Drive. Motion carried unanimously. (Ordinance No. 08-18)

ORDINANCE REQUIRING THE REPAIR OR THE DEMOLITION AND REMOVAL OF THE DWELLING LOCATED AT 205 WEST MOORE STREET – ADOPTED

City Manager Bowers reported that a notice of public hearing was published in The Daily Reflector on February 11 and 18, 2008 setting this time, date and place for a public hearing to consider an ordinance requiring the repair or the demolition and removal of the dwelling located at 205 West Moore Street.

Ms. Rhonda Jordan, Code Enforcement Coordinator, explained that 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. It 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 (\$5,820 for the building and \$4,460 for the land). Taxes are delinquent for the 2006 and 2007 tax years, and the total amount due is \$281.40. The estimated cost to repair the property is in excess of \$33,900.

Mayor Dunn declared the public hearing open and solicited comments from the audience. There being none, the public hearing was closed.

Motion was made by Council Member Kittrell and seconded by Council Member Joyner to adopt the ordinance requiring the repair or the demolition and removal of the dwelling located at 205 West Moore Street. Motion carried unanimously. (Ordinance No. 08-19)

ORDINANCE REQUIRING THE REPAIR OR THE DEMOLITION AND REMOVAL OF THE DWELLING LOCATED AT 1012 FAIRFAX AVENUE – ADOPTED

City Manager Bowers reported that a notice of public hearing was published in The Daily Reflector on February 11 and 18, 2008 setting this time, date and place for a public hearing to consider an ordinance requiring the repair or the demolition and removal of the dwelling located at 1012 Fairfax Avenue.

Ms. Rhonda Jordan, Code Enforcement Coordinator, explained that 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 notice mailed to the owner was sent on January 3, 2008. It 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 November 13, 2007 Pitt County Tax Assessor's report valued the property at \$22,900 (\$17,280 for the building and \$3,820 for the land). The estimated cost to repair the property is in excess of \$50,000.

Mayor Dunn declared the public hearing open and solicited comments from the audience. There being none, the public hearing was closed.

Motion was made by Council Member Glover and seconded by Council Member Joyner to adopt the ordinance requiring the repair or the demolition and removal of the dwelling located at 1012 Fairfax Avenue. Motion carried unanimously. (Ordinance No. 08-20)

ORDINANCE REQUIRING THE REPAIR OR THE DEMOLITION AND REMOVAL OF THE DWELLING LOCATED AT 1203 DAVENPORT STREET – ADOPTED

City Manager Bowers reported that a notice of public hearing was published in The Daily Reflector on February 11 and 18, 2008 setting this time, date and place for a public hearing to consider an ordinance requiring the repair or the demolition and removal of the dwelling located at 1203 Davenport Street.

Ms. Rhonda Jordan, Code Enforcement Coordinator, explained that the structure was damaged by 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 notice mailed to the owner was sent on January 3, 2008. It 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 May 24, 2007. The November 2007 Pitt County Tax Assessor's report valued the property at \$19,380 (\$17,000 for the building and \$2,380 for the land). The estimated cost to repair the property is in excess of \$50,000.

Mayor Dunn declared the public hearing open and solicited comments from the audience. There being none, the public hearing was closed.

Motion was made by Mayor Pro-Tem Council and seconded by Council Member Glover to adopt the ordinance requiring the repair or the demolition and removal of the dwelling located at 1203 Davenport Street. Motion carried unanimously. (Ordinance No. 08-21)

ORDINANCE REQUIRING THE REPAIR OR THE DEMOLITION AND REMOVAL OF THE DWELLING LOCATED AT 1710 SOUTH PITT STREET – ADOPTED

City Manager Bowers reported that a notice of public hearing was published in The Daily Reflector on February 11 and 18, 2008 setting this time, date and place for a public hearing to consider an ordinance requiring the repair or the demolition and removal of the dwelling located at 1710 South Pitt Street.

Ms. Rhonda Jordan, Code Enforcement Officer, explained that 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 notice mailed to the owner was sent on January 3, 2008. It 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 January 31, 2006. The March 2007 Pitt County Tax Assessor's report valued the property at \$29,996 (\$27,008 for the building and \$2,988 for the land). The estimated cost to repair the property is in excess of \$51,230. The most current building permit is dated May 17, 2006.

Mayor Dunn declared the public hearing open and solicited comments from the audience.

Ms. Margaret Reid, owner of the property, explained to the Council that she has made efforts to renovate the property; however, she has had problems with the two contractors that she has hired, and she also ran out of money. She has contacted someone else and asked them to look at the property to see what can be done. Her business plan is to purchase properties and bring them up to code. She requested that the Council give her an extension on the time so that she can work with the new contractor to have the property renovated.

There being no further comments, the public hearing was closed.

Motion was made by Council Member Glover and seconded by Mayor Pro-Tem Council to adopt the ordinance requiring the repair or the demolition and removal of the dwelling located at 1710 South Pitt Street within 180 days. Motion carried unanimously. (Ordinance No. 08-15)

ACTIVITIES FOR THE COMMUNITY DEVELOPMENT CONSOLIDATED PLAN FOR FISCAL YEARS 2008-2013

Ms. Sandra Anderson, Community Development Coordinator, stated that 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 public hearing is to allow citizens to provide input into proposed activities utilizing Community Development Block Grant and HOME Investment Partnership funds. A list of activities being considered for activities under the five-year plan include Program Administration, Housing Rehabilitation, Acquisition, Relocation Assistance, Public Service, Community Housing Development Organizations, Clearance/Demolition, Downpayment Assistance, Public Facility & Improvements, New Construction, and 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 at 6:00 to 7:00 in City Hall room 337 and March 18 from 6:00 to 7:00 at Eppes Center, 2008. The plan will be completed and submitted to the City Council in May 2008 for adoption and then subsequently approved by the U. S. Department of Housing and Urban Development. Input from City Council is 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 continues as a city-wide program as amended by action of City Council in September 2007.

Mayor Dunn declared the public hearing open and solicited comments from the audience. There being none, the public hearing was closed.

PUBLIC COMMENT PERIOD

Mrs. Jill Twark, Executive Director of Friends of Greenville Greenways, introduced students from the ECU College of Business who did a survey of 130 citizens to find out how much they know about the greenways and how they use them.

Ms. Lydia Moore made the following presentation:

“COPY”

ECU College of Business Student Statistical Survey Report
from Survey Conducted for the
Friends of Greenville Greenways (FROGGS) in October 2007

We surveyed over 130 local citizens to find out how much they know about the Greenville Greenways and how they use them. We also learned whether people had become aware of the FROGGS organization, and if so, how. We polled these citizens about what they would like to see more or less of on the greenways. We targeted three main areas of Greenville: South Central, West Greenville, and the Campus Community. We discovered the following: Greenville residents generally hear about the greenways from friends and neighbors or learn of them by driving past them. This survey result suggests that any current greenway advertising is not as effective as word of mouth. Residents were most familiar with the Toyota Amphitheater and Elm Street Park. Residents claim that the amount of free time they have strongly influences their use

of the greenways. Greenville residents, both voters and non-voters, in general, are satisfied with the existing greenways. They do wish to see additions to the current system, however. These desired additions include the following:

- There was an interest in more fishing areas along the Tar River.
- Residents wanted a Greenville Welcome Center for out-of-towners
- We also found that health and fitness strongly influences people to use the greenways
- People wanted to see more exercise equipment.

From a recreational perspective, people would like more skate parks and basketball courts. From an equipment/physical amenities perspective, residents expressed interested in more of the following:

- park benches.
- bike trails,
- picnic tables,
- sidewalks,
- trash cans and recycling bins,
- water fountains,
- restrooms, and
- safety equipment such as security boxes and better lighting.

Based on our research findings, we recommend the following:

FROGGS and the City of Greenville should approach local businesses and civic organizations to inform them about Greenways and encourage them to sponsor local events on the Greenways to raise awareness of them and promote their use.

“COPY”

Ms. Christie McLawhorn, President of the Colonial Heights Neighborhood Association, expressed concern about the nightclub that will hold 250 people that was recently approved by the Board of Adjustment to be located on East Tenth Street 300 feet from the neighborhood. Another nightclub will be considered by the Board of Adjustment next month that is within 500 feet of 20 homes. The trend is a concern of the neighborhood. She asked that the City Council put restrictions on how close a nightclub can be to homes, especially those nightclubs that hold over 100 people. She asked that the City place a hold on any other special use permits until the Board can review the impact it will have on neighborhoods. The City Council needs to step up and see how nightclubs are impacting neighborhoods. Ms. McLawhorn further suggested that the City Council create a Nightlife Advisory Board with eight to ten members (representation from the Neighborhood Associations, nightclub industry, ABC Board, Planning and Zoning Commission, and Police Department) to see where Greenville is going with nightclubs. She concluded by asking that City Council look at further restrictions on nightclubs.

COMMENTS FROM MAYOR AND CITY COUNCIL

Council Member Kittrell stated that he is in support of Ms. McLawhorn's comments, and the City Manager stated that staff can take the suggestions and bring back a report. Council Member Joyner asked that stakeholders be involved in the process. Council Member Spell asked that they also look at extending buffers between residents and nightclubs.

Council Member Mercer asked that staff come back with a report on current regulations and recommendations for land use patterns in the gateway corridors.

Mayor Dunn stated that she would like for the Council to take another look at the corridor overlays for Stantonsburg Road.

The Council Members gave general comments.

CITY MANAGER'S REPORT

Upon being told that there are no items to be placed on the agenda for the February 25, 2008 City Council meeting, motion was made by Council Member Spell and seconded by Council Member Mercer to cancel the meeting. Motion carried unanimously.

ADJOURN

Motion was made by Council Member Mercer and seconded by Council Member Spell to adjourn the meeting at 9:20 p.m. Motion carried unanimously.

Respectfully submitted,

Wanda T. Elks, MMC
City Clerk



City of Greenville, North Carolina

Meeting Date: 3/13/2008
Time: 7:00 PM

Title of Item: Resolution accepting dedication of rights-of-way and easements for Oakhurst Park, Oakdowne Way, Lowes Home Centers, Inc.; Langston Farms, Phase 9; and Woodridge Corporate Park, Phase 2, Lots 1 and 2

Explanation: In accordance with the City's Subdivision regulations, rights-of-way and easements have been dedicated for Oakhurst Park, Oakdowne Way, Lowe's Home Center, Inc. (Map Book 67 at Page 24 and Map Book 68 at Page 152); Langston Farms, Phase 9 (Map Book 69 at Page 87); and Woodridge Corporate Park, Phase 2, Lots 1 and 2 (Map Book 69 at Page 134). A resolution accepting the dedication of the aforementioned rights-of-way and easements is attached for City Council consideration. The final plats showing the rights-of-way and easements are also attached.

Fiscal Note: Funds for the maintenance of these rights-of-way and easements are included within the FY 2007-2008 budget.

Recommendation: City Council adopt the attached resolution accepting dedication of rights-of-way and easements for Oakhurst Park, Oakdowne Way, Lowe's Home Centers, Inc.; Langston Farms, Phase 9; and Woodridge Corporate Park, Phase 2, Lots 1 and 2.

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

Attachments / click to download

- [Langston Farms Phase 9](#)
- [Oakdowne Way](#)
- [Woodridge Corporate Park](#)

RESOLUTION NO. 08 _____
A RESOLUTION ACCEPTING DEDICATION TO THE PUBLIC OF
RIGHTS-OF-WAY AND EASEMENTS ON SUBDIVISION PLATS

WHEREAS, G.S. 160A-374 authorizes any city council to accept by resolution any dedication made to the public of land or facilities for streets, parks, public utility lines, or other public purposes, when the lands or facilities are located within its subdivision-regulation jurisdiction; and

WHEREAS, the Subdivision Review Board of the City of Greenville has acted to approve the final plats named in this resolution, or the plats or maps that predate the Subdivision Review Process; and

WHEREAS, the final plats named in this resolution contain dedication to the public of lands or facilities for streets, parks, public utility lines, or other public purposes; and

WHEREAS, the Greenville City Council finds that it is in the best interest of the public health, safety, and general welfare of the citizens of the City of Greenville to accept the offered dedication on the plats named in this resolution.

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

Section 1. The City of Greenville accepts the dedication made to the public of lands or facilities for streets, parks, public utility lines, or other public purposes offered by, shown on, or implied in the following approved subdivision plats:

Oakhurst Park, Oakdowne Way	Map Book 67	Page 24
Lowe's Home Center, Inc.	Map Book 68	Page 152
Langston Farms	Map Book 69	Page 87
Woodridge Corporate Park, Phase 2, Lots 1 and 2	Map Book 69	Page 134

Section 2. Acceptance of dedication of lands or facilities shall not place on the City any duty to open, operate, repair, or maintain any street, utility line, or other land or facility except as provided by the ordinances, regulations or specific acts of the City, or as provided by the laws of the State of North Carolina.

Section 3. Acceptance of the dedications named in this resolution shall be effective upon adoption of this resolution.

Adopted the 13th day of March, 2008.

Patricia C. Dunn, Mayor

ATTEST:

Wanda T. Elks, City Clerk

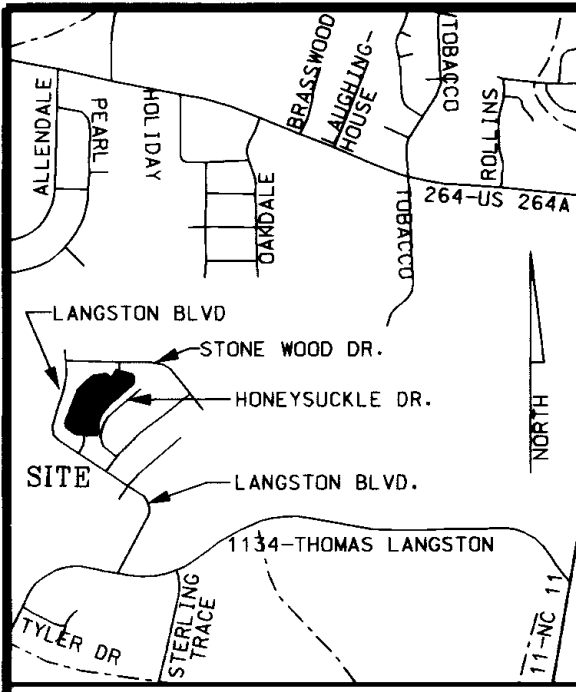
NORTH CAROLINA
PITT COUNTY

I, Patricia A. Sugg, a Notary Public, do hereby certify that Wanda T. Elks, City Clerk, personally appeared before me this day and acknowledged that she is the City Clerk of the City of Greenville, a municipality, and that by authority duly given and as the act of the municipality, the foregoing instrument was signed in its name by its mayor, sealed with the corporate seal, and attested by herself as its City Clerk.

WITNESS my hand and notarial seal this 13th day of March, 2008.

Notary Public

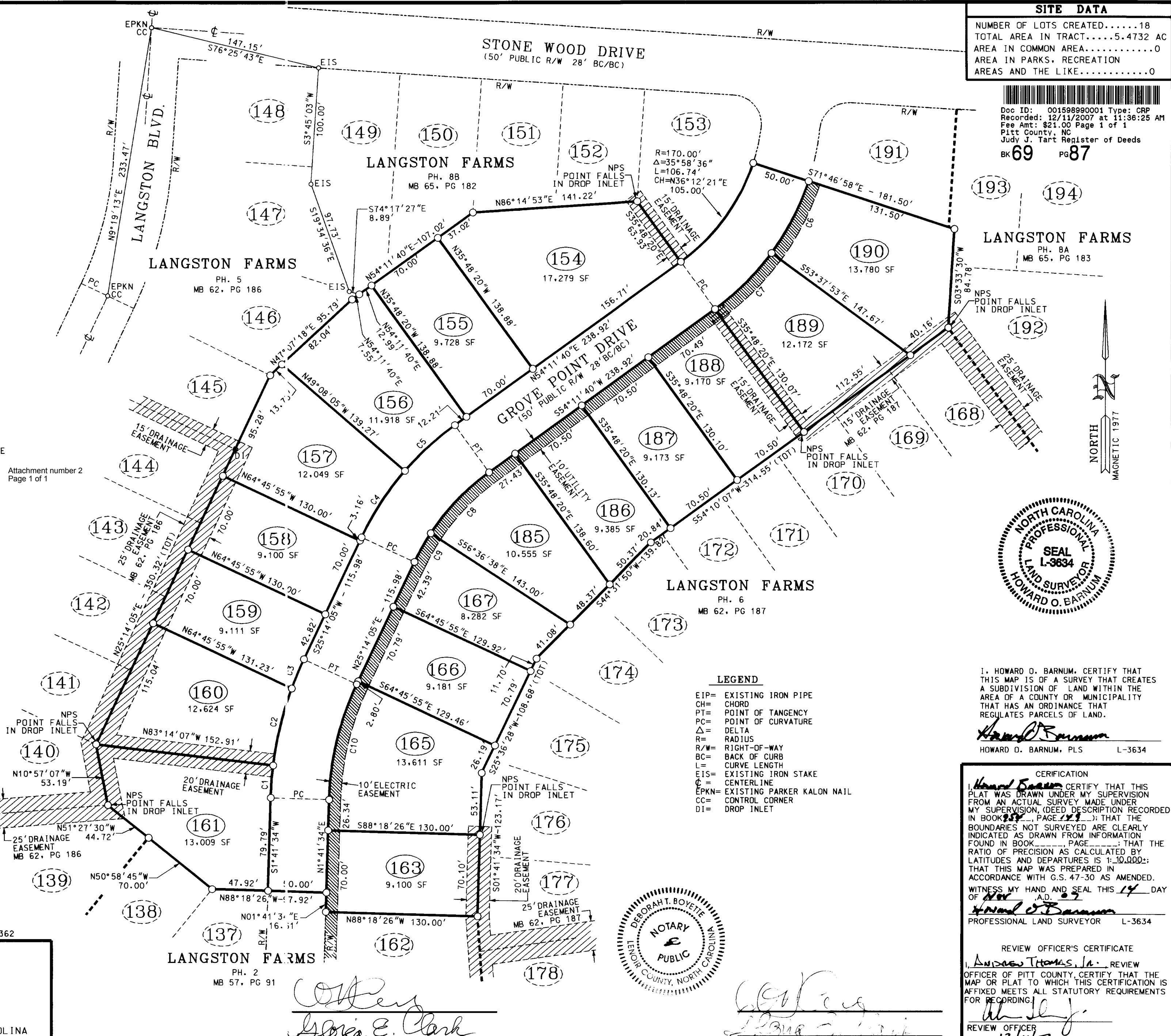
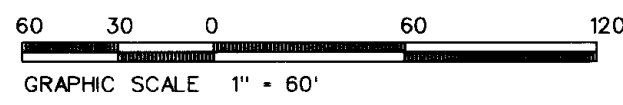
My Commission Expires: 9/4/2011



CURVE DATA FOR LOTS

CURVE C1 R= 300.00' Δ=05°19'43" L= 27.90' Ch= S42°21'24"W 27.89'	CURVE C2 R= 300.00' Δ=13°01'01" L= 68.16' Ch= S13°31'44"W 68.01'	CURVE C3 R= 300.00' Δ=05°11'55" L= 27.23' Ch= S42°38'09"W 27.21'	CURVE C4 R= 250.00' Δ=15°37'50" L= 68.20' Ch= S33°03'00"W 67.99'
CURVE C5 R= 250.00' Δ=13°19'46" L= 58.16' Ch= S47°31'48"W 58.03'	CURVE C6 R= 220.00' Δ=17°09'10" L= 69.70' Ch= N27°17'35"E 69.41'	CURVE C7 R= 220.00' Δ=20°48'23" L= 68.45' Ch= N45°16'54"E 68.17'	CURVE C8 R= 200.00' Δ=20°48'23" L= 72.63' Ch= N43°47'31"E 72.23'
CURVE C9 R= 200.00' Δ=08°09'16" L= 28.46' Ch= N29°18'44"E 28.44'	CURVE C10 R= 250.00' Δ=23°32'21" L= 102.72' Ch= N13°27'50"E 102.00'		

- GENERAL NOTES:**
- THE DESIGNATION NOTED OVER WATER, SANITARY SEWER, GAS OR ELECTRIC LINES IS FOR THE PURPOSE OF ESTABLISHING THE WIDTH OF SAID EASEMENT. THE EASEMENTS SHOWN ARE NOT EXCLUSIVE AND WILL PERMIT THE FUTURE INSTALLATION OF WATER, SANITARY SEWER, GAS AND ELECTRIC LINES WITHIN THOSE DESIGNATED WIDTHS.
 - ALL AREAS CALCULATED BY COORDINATE GEOMETRY.
 - THIS PROPERTY IS LOCATED ON FIRM PANEL NUMBER 372046600J DATED 1-2-04. THERE ARE NO SPECIAL FLOOD HAZARD AREAS LOCATED ON THIS PANEL.
 - IRONS SET AT ALL LOT CORNERS UNLESS OTHERWISE NOTED.
 - NO BUILDINGS, STRUCTURES, OR OTHER IMPROVEMENTS, MATERIALS AND SURFACES, INCLUDING BUT NOT LIMITED TO PRINCIPAL AND ACCESSORY STRUCTURES AND APPURTENANCES THERETO, SIGNAGE, FENCES, WALLS, MECHANICAL EQUIPMENT, CANOPIES, ANTENNAS, MASTS, AERIALS, MONUMENTS, LANDSCAPE PLANTINGS, FILL MATERIALS, DEBRIS, SOLID WASTE COLLECTION CONTAINERS, MAIL RECEPTACLES AND IMPERVIOUS SURFACES, SHALL ENCROUGH WITHIN ANY DEDICATED EASEMENT WITHOUT PRIOR APPROVAL OF THE CITY OF GREENVILLE.



SITE DATA

NUMBER OF LOTS CREATED.....18
TOTAL AREA IN TRACT.....5.4732 AC
AREA IN COMMON AREA.....0
AREA IN PARKS, RECREATION
AREAS AND THE LIKE.....0

Doc ID: 00159899001 Type: CRP
Recorded: 12/11/2007 at 11:36:25 AM
Fee Amt: \$21.00 Page 1 of 1
Pitt County, NC
Judy J. Tart Register of Deeds
BK 69 PG 87



I, HOWARD O. BARNUM, CERTIFY THAT THIS MAP IS OF A SURVEY THAT CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.

HOWARD O. BARNUM, PLS L-3634

CERTIFICATION

I, Howard O. Barnum, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION, (DEED DESCRIPTION RECORDED IN BOOK 954, PAGE 149); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN BOOK 954, PAGE 149; THAT THE RATIO OF PRECISION AS CALCULATED BY LATITUDES AND DEPARTURES IS 1:10,000; THAT THIS MAP WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED.

WITNESS MY HAND AND SEAL THIS 14 DAY OF Nov. A.D. 2007

Howard O. Barnum
PROFESSIONAL LAND SURVEYOR L-3634

REVIEW OFFICER'S CERTIFICATE

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

Andrew Thomas, Jr.
REVIEW OFFICER
DATE 12/11/07

NORTH CAROLINA PITT COUNTY
FILED FOR REGISTRATION THIS THE _____ DAY OF _____, 20__ AT _____ O'CLOCK _____ M.

JUDY J. TART, REGISTER OF DEEDS
BY _____ DEPUTY REGISTER OF DEEDS

SHEET 1 OF 1 PARCEL NO. 74362

MAP FOR RECORD
LANGSTON FARMS, PHASE 9

REFERENCES: DEED BOOK 954, PAGE 133 AND DEED BOOK 954, PAGE 149 OF THE PITT COUNTY REGISTRY

GREENVILLE, WINTERVILLE TWP., PITT COUNTY, NORTH CAROLINA

OWNER: WILLIAM H. CLARK
GLORIA E. CLARK
200 E. ARLINGTON BLVD.
GREENVILLE, NC 27858
(252) 355-5805

STROUD ENGINEERING, P.A.
107-B COMMERCE STREET
GREENVILLE, NC 27858
(252) 756-9352

SURVEYED: JC APPROVED: HOB
DRAWN: DM DATE: 9-20-07
CHECKED: DTB SCALE: 1" = 60'

SOURCE OF TITLE

THIS IS TO CERTIFY THAT THE LAST INSTRUMENT(S) IN THE CHAIN OF TITLE(S) OF THIS PROPERTY AS RECORDED IN THE PITT COUNTY REGISTRY AT GREENVILLE NORTH CAROLINA IS:

DEED BOOK 954 PAGE 149
DEED BOOK 954 PAGE 133

Howard O. Barnum
N.C. REG. NO. L-3634

OWNERS STATEMENT

THIS IS EVIDENCE THAT THIS SUB-DIVISION IS MADE AT THE REQUEST OF

SEE ABOVE SIGNATURES
OWNER

SWORN AND SUBSCRIBED TO BEFORE ME THIS 15 DAY OF NOV. 2007
Deborah T. Boyette 9-3-12
NOTARY PUBLIC, MY COMMISSION EXPIRES ON _____

APPROVAL

THIS FINAL PLAT, 07-114 WAS APPROVED BY THE SUBDIVISION REVIEW BOARD IN ACCORDANCE WITH TITLE 9, CHAPTER 5 OF THE GREENVILLE CITY CODE THE 14TH DAY OF NOVEMBER, 2007.

SIGNED _____
CITY MANAGER

DEDICATION

THE UNDERSIGNED HEREBY ACKNOWLEDGE(S) THIS PLAT AND ALLMENT TO BE THEIR FREE ACT AND DEED, AND HEREBY DEDICATES TO PUBLIC USE AS STREETS, PARKS, PLAY-GROUNDS, OPEN SPACES AND EASEMENTS FOREVER. ALL AREAS AS SHOWN OR AS INDICATED ON SAID PLAT.

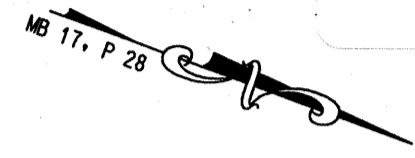
SIGNED SEE ABOVE SIGNATURES
ATTEST Deborah T. Boyette

SITE DATA

AREA IN TOTAL TRACT.....2.7501 ACRES
 NUMBER OF LOTS CREATED.....1
 AREA IN COMMON AREA.....0.0 ACRES
 AREA IN PARKS,
 RECREATION AND THE LIKE.....0.0 ACRES

Doc ID: 000916110001 Type: CRP
 Recorded: 12/21/2006 at 03:04:40 PM
 Fee Amt: \$21.00 Page 1 of 1
 Pitt County, NC
 Judy J. Tart Register of Deeds
 BK 67 Pg 24

- NOTES:
- 1) THE DESIGNATION NOTED OVER WATER, SANITARY SEWER, GAS OR ELECTRIC LINES ARE FOR THE PURPOSE OF ESTABLISHING WIDTH OF SAID EASEMENTS. THE EASEMENTS SHOWN ARE NOT EXCLUSIVE AND WILL PERMIT THE FUTURE INSTALLATION OF WATER, SANITARY SEWER, GAS AND ELECTRIC LINES WITHIN THOSE DESIGNED WIDTHS.
 - 2) THIS PROPERTY IS NOT LOCATED WITHIN A 100 YEAR FLOOD PLAIN (FEMA PANEL NO. 370191 5607 J, DATED 02/01/04).
 - 3) NO BUILDINGS, STRUCTURES, OR OTHER IMPROVEMENTS, MATERIALS AND SURFACES, INCLUDING BUT NOT LIMITED TO PRINCIPAL AND ACCESSORY STRUCTURES AND ADDITIONS OR APPURTENANCES THERETO, SIGNAGE, FENCES, WALLS, MECHANICAL EQUIPMENT, CANOPIES, ANTENNAS, MASTS, AERIALS, MONUMENTS, LANDSCAPE PLANTINGS, FILL MATERIALS, DEBRIS, SOLID WASTE COLLECTION CONTAINERS, MAIL RECEPTACLES AND IMPERVIOUS SURFACES, SHALL ENCRUCH WITHIN ANY DEDICATED EASEMENT WITHOUT PRIOR TO APPROVAL OF THE CITY OF GREENVILLE.
 - 4) STORMWATER DETENTION POND AND BEST MANAGEMENT PRACTICE FACILITIES ARE FOR THE JOINT BENEFIT OF OAKHURST PARK LOTS 6 AND FUTURE LOT 7. MAINTENANCE OF THE STORMWATER DETENTION POND AND BEST MANAGEMENT PRACTICE POND SHALL BE MAINTAINED BY THE OWNERS OF LOT 6 FUTURE LOT 7.



I HEREBY CERTIFY THAT THIS SURVEY CREATES A SUBDIVISION OF LAND WITHIN A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES SUBDIVISIONS.

Carlton E. Parker
 CARLTON E. PARKER
 I, CARLTON E. PARKER, CERTIFY THAT THIS MAP WAS DRAWN BY ME OR UNDER MY SUPERVISION FROM AN ACTUAL SURVEY BY ME OR UNDER MY SUPERVISION, THAT THE RATIO OF PRECISION AS CALCULATED FROM LATITUDES AND DEPARTURES IS 1:10,000+; THAT THE BOUNDARIES NOT SURVEYED ARE SHOWN AS BROKEN LINES PLOTTED FROM INFORMATION FOUND IN BOOK _____ PAGE _____; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS 19th DAY OF December A.D., 2006.

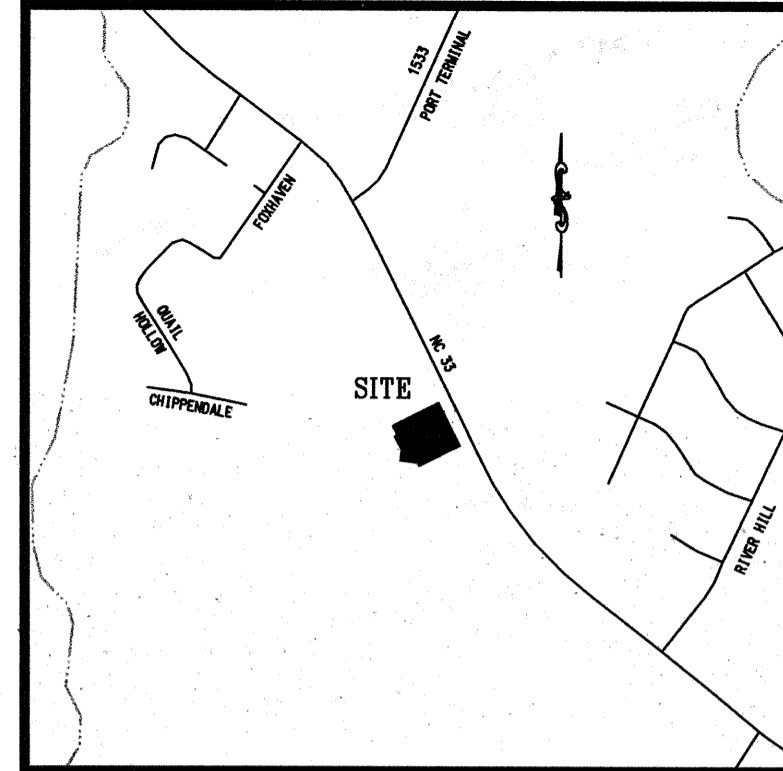
Carlton E. Parker
 CARLTON E. PARKER L-2980

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

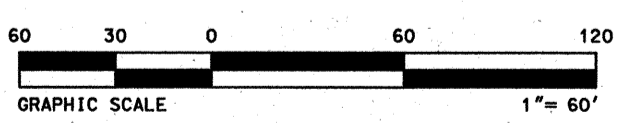
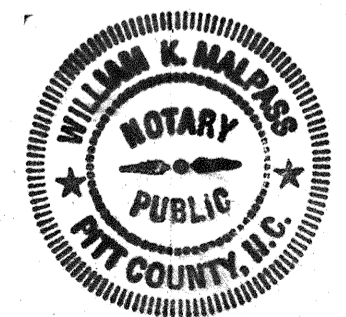
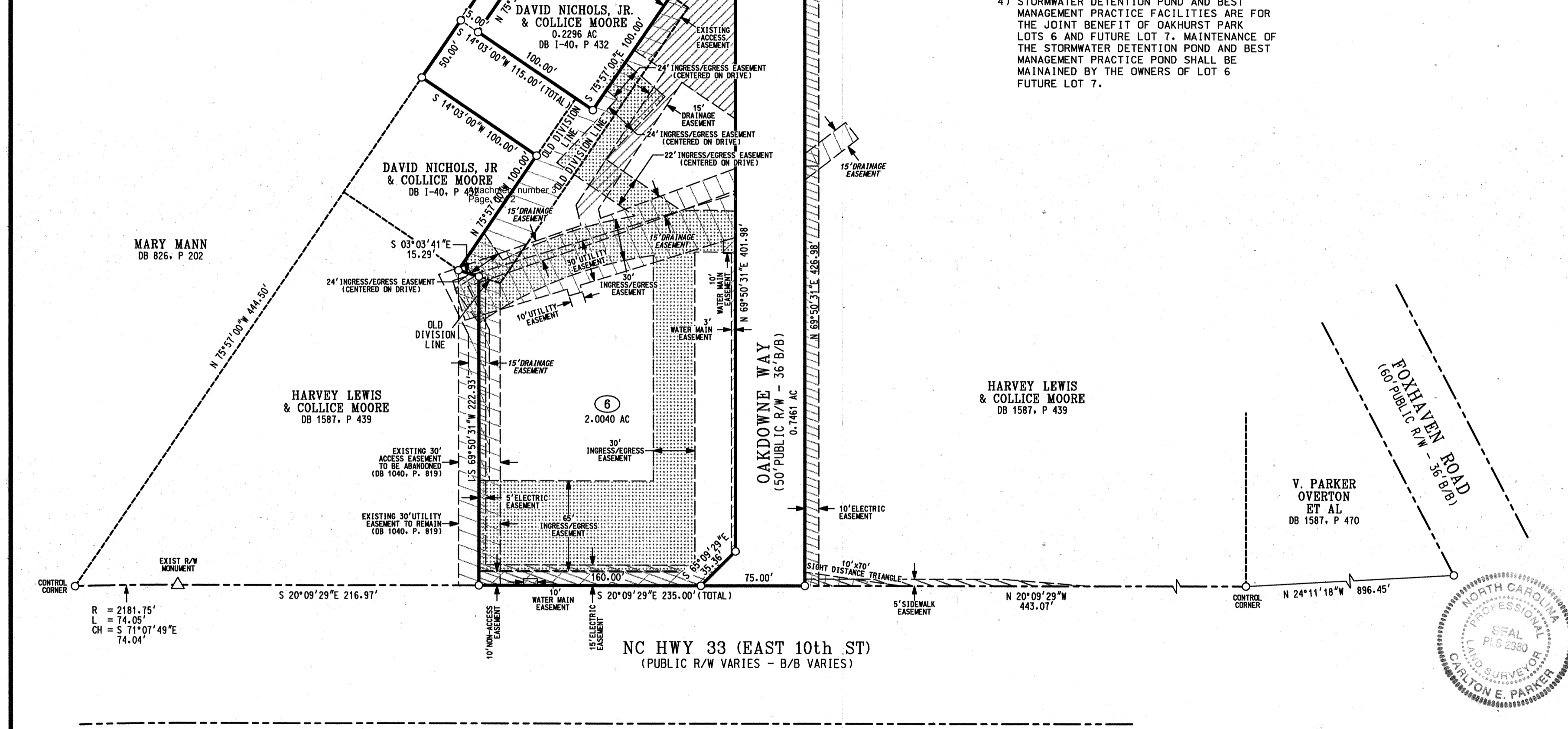
Andrew Thomas Jr.
 REVIEW OFFICER DATE

NORTH CAROLINA, PITT COUNTY FILED FOR REGISTRATION THIS _____ DAY OF _____, 2006, AT _____ O'CLOCK, _____ M., JUDY TART, REGISTER OF DEEDS.

BY: _____ REGISTER OF DEEDS



VICINITY MAP
 1" = 1000'



MAP FOR RECORD
OAKHURST PARK - LOT 6 & OAKDOWNE WAY
 ALL OF THE PROPERTY RECORDED IN DEED BOOK 2231, PAGE 540 AND A PORTION OF THE PROPERTY RECORDED IN DEED BOOK 1587, PAGE 439 OF THE PITT COUNTY REGISTRY.
 GREENVILLE GREENVILLE TWSP. PITT CO. NORTH CAROLINA

LEGEND
 ○ - IRON STAKE SET (UNLESS OTHERWISE NOTED)
 EIS - EXISTING IRON STAKE
 NPS - NO POINT SET
 CC - CONTROL CORNER

OWNERS: COLLICE C. MOORE & HARVEY LEWIS P.O. BOX 7185 GREENVILLE, NC 27835 (252) 752-1010	SURVEYED: JDG APPROVED: CEP
MALPASS & ASSOCIATES 1645 EAST ARLINGTON BLVD. SUITE D GREENVILLE, N.C. 27834 (252) 756-1780	DRAWN: JHT DATE: 11/28/06
	CHECKED: CEP SCALE: 1" = 60'

SOURCE OF TITLE
 THIS IS TO CERTIFY THAT THE LAST INSTRUMENT(S) IN THE CHAIN OF TITLES OF THIS PROPERTY AS RECORDED IN THE PITT COUNTY REGISTRY AT GREENVILLE, NORTH CAROLINA IS:
 DEED BOOK 1587 PAGE 439
 DEED BOOK 2231 PAGE 540
Carlton E. Parker
 N.C. REGISTRATION NO. L-2980

OWNER'S STATEMENT
 THIS IS EVIDENCE THAT THIS SUBDIVISION IS MADE AT THE REQUEST OF:
 OWNER *Collice C. Moore*
 OWNER
 SWORN AND SUBSCRIBED BEFORE ME THIS 19th DAY OF December, 2006.
William K. Malpass
 NOTARY PUBLIC
 MY COMMISSION EXPIRES 3/26/2011

APPROVAL
 THIS FINAL PLAT, NO. 06-98 WAS APPROVED BY THE SUBDIVISION REVIEW BOARD IN ACCORDANCE WITH TITLE 9, CHAPTER 5 OF THE GREENVILLE CITY CODE THE 27TH DAY OF SEPTEMBER, 2006.
 SIGNED: *Andrew Thomas Jr.*
 CITY PLANNER

DEDICATION
 THE UNDERSIGNED HEREBY ACKNOWLEDGE(S) THIS PLAT AND ALLOTMENT TO BE HIS FREE ACT AND DEED, AND HEREBY DEDICATES TO PUBLIC USE AS STREETS, PARKS, PLAYGROUNDS, OPEN SPACES AND EASEMENTS FOREVER, ALL AREAS AS SHOWN OR AS INDICATED ON SAID PLAT.
 SIGNED: *Collice C. Moore*
 SIGNED: *Andrew Thomas Jr.*
 ATTEST: *Andrew Thomas Jr.*

GENERAL NOTES

A portion of this property lies within a special Flood Hazard Area (Zone X Shaded) as determined by FEMA and shown on FIRM Map 3720469700J, dated January 2, 2004.

All distances shown hereon are horizontal ground distances unless otherwise noted.

Grid North determined through GPS observations using CORS Stations "Washington", "New Bern", and "Williamston". (NAD 83) No NGS Monument within 2000' of site.

GUS Gas/Utility Easement is 10 ft. in width and centered over gas lines as established.

Areas calculated by coordinate method.

This survey has been prepared for the exclusive use of the person or entities named hereon. No express or implied warranties with respect to the information shown hereon are to be extended to any persons or entities other than those shown hereon.

All referenced easements are non exclusive to the City of Greenville, NC

Stormwater detention pond and facilities within the stormwater detention pond best management practice area are for the joint benefit of lot 1 and 2. Maintenance of the stormwater detention pond and best management practice pond shall be maintained by the owners of lot 1 and lot 2.

Lot 1 and 2 to obtain approval from City of Greenville for access permits within the City of Greenville access approval area.

No buildings, structures, or other improvements, materials and surfaces, including but not limited to principal and accessory structures and additions or appurtenances thereto, signage, fences, walls, mechanical equipment, canopies, antennas, masts, aerials, monuments, landscape plantings, fill materials, debris, solid waste collection containers, mail receptacles and impervious surfaces, shall encroach within any dedicated easement without prior approval of the City of Greenville.



Doc ID: 00140990001 Type: CRP
Recorded: 08/10/2007 at 12:17:19 PM
Fee Amt: \$21.00 Page 1 of 1
Pitt County, NC
Judy J. Tart Register of Deeds
BK 68 PG 152

I HEREBY CERTIFY THAT THIS SURVEY CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.

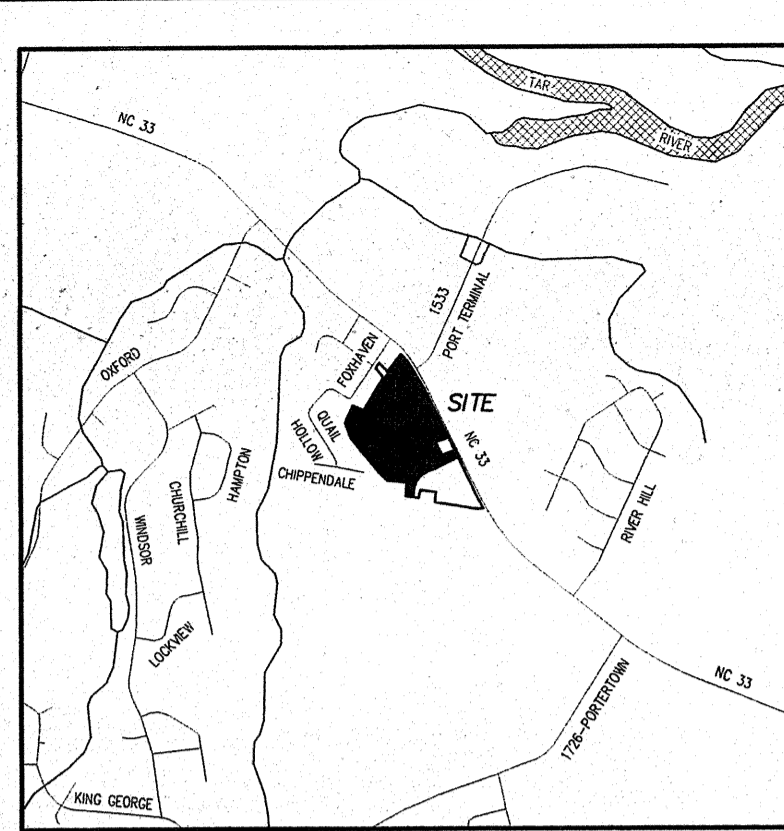
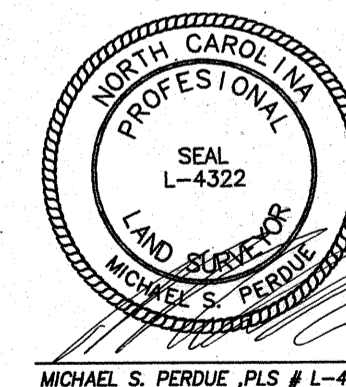
Michael S. Perdue

I, MICHAEL S. PERDUE, CERTIFY THAT THIS MAP WAS DRAWN BY ME OR UNDER MY SUPERVISION FROM AN ACTUAL SURVEY BY ME OR UNDER MY SUPERVISION, THAT THE RATIO OF PRECISION AS CALCULATED FROM LATITUDES AND DEPARTURES IS 1:10,000+; THAT THE BOUNDARIES NOT SURVEYED ARE SHOWN AS BROKEN LINES PLOTTED FROM INFORMATION FOUND IN THE DEED BOOKS AS REF. ON FACE OF SURVEY. WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL.

THIS 23RD DAY OF August 2007.

Michael S. Perdue

MICHAEL S. PERDUE L-4322



VICINITY MAP

1" = 1000'

SITE DATA:
NUMBER OF LOTS CREATED: 2
TOTAL ACREAGE: 19.65 AC
ACREAGE IN COMMON AREAS: 0 AC
ACREAGE IN PARKS, REC. AREAS & THE LIKE: 0

LOT 1: 18.19 AC.
LOT 2: 1.46 AC.
OAKDOWNE WAY: 0.88 AC.

EASEMENT CALLS

L12	N 08°18'22" W	177.75'
L13	N 26°23'13" W	64.77'
L14	S 63°36'47" W	21.75'
L15	N 26°23'13" W	10.00'
L16	N 63°36'47" E	21.75'
L17	N 26°23'13" W	438.86'
L18	N 49°29'05" W	143.26'
L19	N 34°38'02" W	242.30'
L20	N 40°30'18" W	130.05'
L21	N 36°09'49" E	30.83'
L22	S 40°30'18" E	138.70'
L23	S 34°38'02" E	90.92'
L24	S 55°17'25" E	18.12'
L25	S 34°42'35" E	10.00'
L26	S 55°17'25" W	18.13'
L27	S 34°38'02" E	139.01'
L28	S 49°29'05" E	145.48'
L29	S 26°23'13" E	524.54'
L30	S 08°18'22" E	172.81'
L31	S 63°41'44" W	31.54'
L32	S 63°36'02" W	10.61'

L33	N63°36'02"E	10.61	L47	N33°18'36"W	193.17
L34	N47°23'24"W	186.57	L48	S55°21'56"W	16.26
L35	N47°23'24"W	10.46	L49	N34°35'20"W	107.60
L36	N70°55'13"W	45.06	L50	N54°00'43"W	9.97
L37	N26°23'58"W	248.64	L51	S45°35'56"E	16.30
L38	N47°23'24"W	188.40	L52	S63°36'02"W	0.63
L39	N47°23'24"W	6.17	L53	S26°23'58"E	127.64
L40	N70°55'13"W	48.07	L54	S55°21'38"E	40.78
L41	N26°23'58"W	254.78	L55	N01°09'29"W	13.34
L42	N63°36'02"E	15.00	L56	N55°21'56"E	32.83
L43	N63°36'02"E	273.95	L57	S26°09'06"E	161.77
L44	N26°16'45"W	32.10	L58	S26°14'58"E	108.98
L45	S63°41'43"W	242.61	L59	S26°40'19"E	62.65
L46	S34°37'46"E	328.39	L60	S26°40'19"E	62.65

PARCEL NUMBER 56908 & 16894

SUBDIVISION PLAT FOR LOWES HOME CENTERS, INC.

A PORTION OF THE PROPERTY DESCRIBED IN DEED BOOK 1587, PAGE 439 AND BOOK 1587, PAGE 470 OF THE PITT COUNTY REGISTRY

GREENVILLE TOWNSHIP PITT COUNTY NORTH CAROLINA

OWNER: LOWES HOME CENTERS, INC.

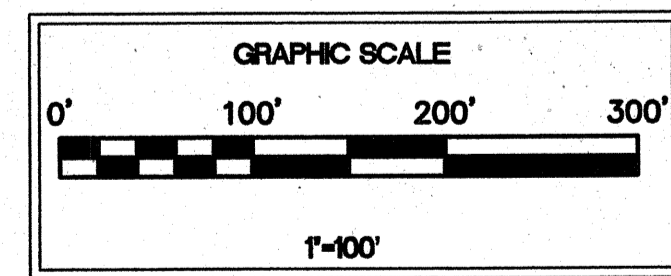
ADDRESS: 1605 CURTIS BRIDGE RD. WILKESBORO, NC 28697 (336) 658-4463

MSP & ASSOCIATES
301 A EAST HILLCREST DR.
GREENVILLE, SC 29609
(864) 370-2232

SURVEYED:	MSP	APPROVED:	MSP
DRAWN:	MSP	DATE:	10/3/06
CHECKED:	MSP	SCALE:	1" = 1000'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	1072.03'	115.78'	115.72'	S 33°10'03" E	08°11'16"
C2	2181.75'	74.05'	74.04'	S 27°17'22" E	01°56'40"
C3	301.95'	110.05'	109.44'	N 40°47'22" W	20°52'55"
C4	361.95'	137.46'	136.63'	S 38°16'07" E	21°45'33"
C5	275.00'	192.29'	188.40'	S 43°43'08" W	40°03'49"
C6	1072.03'	187.96'	187.72'	S 38°14'42" E	10°02'45"
C7	325.00'	245.33'	239.55'	N 40°15'24" E	43°15'01"
C8	212.39'	53.39'	53.25'	N 41°50'31" W	14°24'10"
C9	188.00'	39.07'	39.00'	N 40°35'20" W	11°54'31"

L1	S 82°00'24" E	100.06'
L2	S 08°00'33" W	99.97'
L3	N 82°02'30" W	99.85'
L4	N 07°53'09" E	100.03'
L5	N 20°05'03" W	9.77'
L6	N 25°50'55" W	48.21'
L7	N 35°59'16" E	60.29'
L8	S 26°44'54" E	14.68'
L9	N 27°15'19" W	49.81'
L10	S 65°21'21" E	52.28'
L11	S 18°47'18" W	41.25'



SOURCE OF TITLE
This is to certify that the last instrument in the chain of title of this property as recorded in the Pitt County Registry at Greenville, North Carolina is BOOK 1587, PAGE 439 BOOK 1587, PAGE 470 BOOK 2318, PG. 480

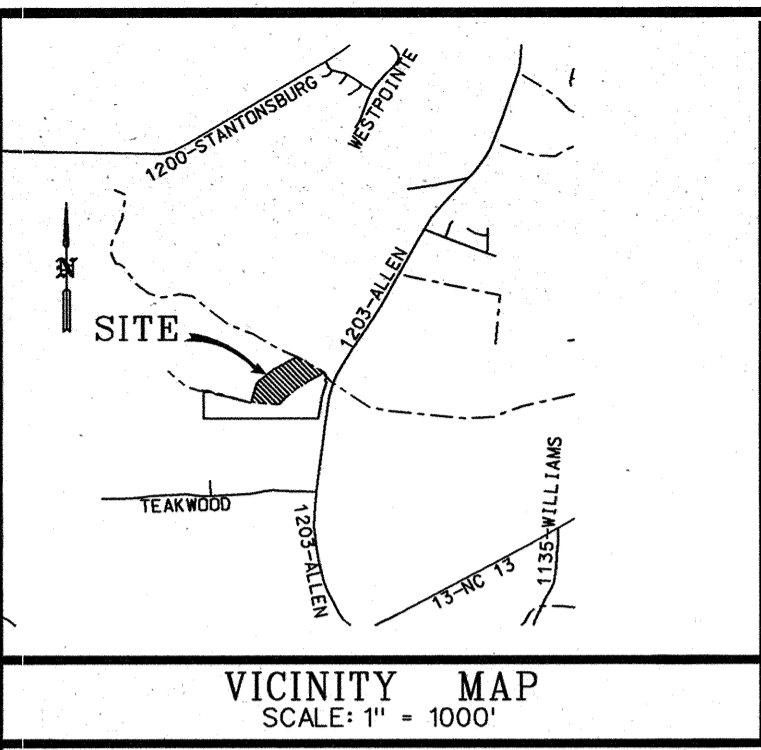
MICHAEL S. PERDUE L-4322

OWNERS STATEMENT
This is evidence that the subdivision is made at the request of; **LOWES HOME CENTERS, INC.**
MIKE HARLESS
Sworn and subscribed to before me this 23rd day of August 2007.
Carol P. Holcombe
Notary Public
My Commission expires; 12-10-08

APPROVAL
This final plat No. #07-52 was approved by the Subdivision Review Board in accordance with Title 9, Chapter 5 of the Greenville, City Code the 23rd day of May 2007.
Michael S. Perdue
Signed

DEDICATION
The Undersigned hereby acknowledges this plat and allotment to be their free act and deed, and hereby dedicates to public use as streets, parks, playgrounds open spaces and easements forever all areas as shown or so indicated on said plat.
Signed *Michael S. Perdue*
Attest *Michael S. Perdue*

REVIEW OFFICER
STATE OF NORTH CAROLINA COUNTY OF PITT
I, **ANDREW THOMAS**, Review Officer of Pitt County, Certify that the map and Plat to which this certification is affixed meets all statutory requirements for recording.
Review Officer *Andrew Thomas*
Date 8/10/07



- GENERAL NOTES:**
- THE DESIGNATION NOTED OVER WATER, SANITARY SEWER, GAS OR ELECTRIC LINES IS FOR THE PURPOSE OF ESTABLISHING THE WIDTH OF SAID EASEMENT. THE EASEMENTS SHOWN ARE NOT EXCLUSIVE AND WILL PERMIT THE FUTURE INSTALLATION OF WATER, SANITARY SEWER, GAS AND ELECTRIC LINES WITHIN THOSE DESIGNATED WIDTHS.
 - ALL AREAS CALCULATED BY COORDINATE GEOMETRY.
 - A PORTION OF THIS PROPERTY IS LOCATED IN A SPECIAL FLOOD HAZARDOUS AREA AS DETERMINED BY THE NATIONAL FLOOD INSURANCE PROGRAM, ZONE AE, FIRM PANEL NUMBER 3720466700J DATED 1-2-04.
 - IRONS SET AT ALL LOT CORNERS UNLESS OTHERWISE NOTED. NO POINTS SET ALONG EASEMENT BOUNDARIES.
 - NO BUILDINGS, STRUCTURES, OR OTHER IMPROVEMENTS, MATERIALS AND SURFACES, INCLUDING BUT NOT LIMITED TO PRINCIPAL AND ACCESSORY STRUCTURES AND ADDITIONS OR APPURTENANCES THERETO, SIGNAGE, FENCES, WALLS, MECHANICAL EQUIPMENT, CANOPIES, ANTENNA MASTS, AERIALS, MONUMENTS, LANDSCAPE PLANTINGS, FILL MATERIALS, DEBRIS, SOLID WASTE COLLECTION CONTAINERS, MAIL RECEPTACLES AND IMPERVIOUS SURFACES, SHALL ENCRoACH WITHIN ANY DEDICATED EASEMENT WITHOUT PRIOR APPROVAL OF THE CITY OF GREENVILLE.
 - LOT 2 IS REQUIRED TO MEET THE CITY OF GREENVILLE'S STORMWATER MANAGEMENT PROGRAM.
 - PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTENANCE OF STORM DRAINAGE INFRASTRUCTURE LOCATED OUTSIDE OF PUBLIC RIGHT-OF-WAY.

PARCEL NO. 22802
LEON R. HARDEE
DB 970, PG 786
MB 11, PG 121

LOT 1B
3.4738 AC.

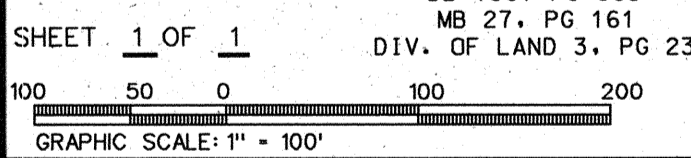
LOT 1A
3.1243 AC.

LOT 2
7.9185 AC.

PARCEL NO. 10060
LEON R. HARDEE
DB 190, PG 803
MB 27, PG 161
DIV. OF LAND 3, PG 23

PARCEL NO. 65258
HENDRICKS COMMERCIAL
PROPERTY, LLC
DB 1923, PG 687

PARCEL NO. 10060
LEON R. HARDEE
DB 190, PG 803
MB 27, PG 161
DIV. OF LAND 3, PG 23



MAP FOR RECORD
**WOODRIDGE CORPORATE PARK
PHASE 2 LOTS 1 and 2**
GREENVILLE, ARTHUR TOWNSHIP, PITT COUNTY, NORTH CAROLINA

OWNER: LEON R. HARDEE
LINDA I. HARDEE
1156 AUTUMN LAKES DRIVE
GRIMESLAND, NC 27837
(252) 752-7921

STROUD ENGINEERING, P.A.
107-B COMMERCE STREET
GREENVILLE, NC 27858
(252) 756-9352

SURVEYED: MB	APPROVED: HOB
DRAWN: DM DTB	DATE: JAN. 2, 2008
CHECKED: HOB/DTB	SCALE: 1" = 100'

SOURCE OF TITLE
THIS IS TO CERTIFY THAT THE LAST INSTRUMENT(S) IN THE CHAIN OF TITLE(S) OF THIS PROPERTY AS RECORDED IN THE PITT COUNTY REGISTRY AT GREENVILLE NORTH CAROLINA IS:
DEED BOOK 190 PAGE 803
DEED BOOK 190 PAGE 803

REFERENCES:
DB 190, PG 803
MB 27, PG 161
DB 1296, PG 400

OWNERS STATEMENT
THIS IS EVIDENCE THAT THIS SUB-DIVISION IS MADE AT THE REQUEST OF
SEE ABOVE SIGNATURES
OWNER
SWORN AND SUBSCRIBED TO BEFORE ME THIS 2 DAY OF JAN, 2008.
Deborah D. Bennett 9-3-12
NOTARY PUBLIC, MY COMMISSION EXPIRES ON

APPROVAL
THIS FINAL PLAT, 05-32 WAS APPROVED BY THE SUBDIVISION REVIEW BOARD IN ACCORDANCE WITH TITLE 9, CHAPTER 5 OF THE GREENVILLE CITY CODE THE 13TH DAY OF APRIL, 2005.
SIGNED: [Signature]
CITY PLANNER

DEDICATION
THE UNDERSIGNED HEREBY ACKNOWLEDGE(S) THIS PLAT AND ALLMENT TO BE THEIR FREE ACT AND DEED, AND HEREBY DEDICATES TO PUBLIC USE AS STREETS, PARKS, PLAY-GROUNDS, OPEN SPACES AND EASEMENTS FOREVER. ALL AREAS AS SHOWN OR AS INDICATED ON SAID PLAT.
SIGNED: [Signature]
ATTEST: Deborah D. Bennett

REVIEW OFFICER'S CERTIFICATE
I, Andrew Thomas, REVIEW OFFICER OF PITT COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.
DATE: 1/15/08
NORTH CAROLINA PITT COUNTY
FILED FOR REGISTRATION THIS THE ___ DAY OF ___, 20__ AT ___ O'CLOCK __M.
JUDY J. TART, REGISTER OF DEEDS
BY: [Signature] DEPUTY REGISTER OF DEEDS

COPY

Doc ID: 004440840001 Type: CRP
Recorded: 01/15/2008 at 03:30:41 PM
Fee Amt: \$21.00 Page 1 of 1
Pitt County, NC
Judy J. Tart Register of Deeds
BK 69 PG 134

DRAINAGE EASEMENT ON LOT 2

- L-1 = S30°19'50"E - 67.00'
- L-2 = S59°40'10"W - 12.94'
- L-3 = S30°52'39"E - 68.16'
- L-4 = S64°29'10"W - 15.07'
- L-5 = N30°52'39"W - 66.90'
- L-6 = S59°40'10"W - 146.06'
- L-7 = N30°19'50"W - 5.62'
- L-8 = S43°00'31"W - 12.98'
- L-9 = S59°40'10"W - 249.01'
- L-10 = S30°09'35"E - 60.93'
- L-11 = S57°55'52"W - 1.58'
- L-12 = N78°43'27"W - 17.90'
- L-13 = N30°09'35"W - 64.09'
- L-14 = N59°40'10"E - 261.77'
- L-15 = N43°00'31"E - 15.27'
- L-16 = N30°19'50"W - 45.73'
- L-17 = N59°40'10"E - 174.00'

SITE DATA

NUMBER OF LOTS CREATED.....3
TOTAL AREA IN TRACT..... 15.9730 AC
AREA IN COMMON AREA.....0
AREA IN PARKS, RECREATION AREAS AND THE LIKE.....0

LEGEND

EIP= EXISTING IRON PIPE
CH= CHORD
PT= POINT OF TANGENCY
PC= POINT OF CURVATURE
Δ= DELTA
R= RADIUS
R/W= RIGHT OF WAY
BC= BACK OF CURB
Ac.= ACRES
L= CURVE LENGTH
EIP= EXISTING IRON ROD
SPKN= SET PARKER KALON NAIL
C= CENTERLINE
EPKN= EXISTING PARKER KALON NAIL
MBL= MINIMUM BUILDING LINE
NPS= NO POINT SET
NIS= NEW IRON STAKE
CC= CONTROL CORNER
EIS= EXISTING IRON STAKE
TB= TOP OF BANK

30' INGRESS/EGRESS EASEMENT TO CEMETERY

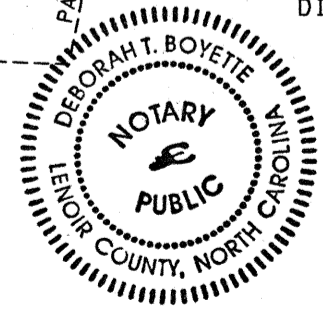
- L-1 = S84°43'16"E - 15.00'
- L-2 = S39°54'02"E - 0.42'
- L-3 = S39°54'02"E - 70.55'
- L-4 = S56°24'34"E - 44.54'
- L-5 = S33°22'41"E - 79.97'
- L-6 = S62°00'50"W - 30.13'
- L-7 = N33°22'41"W - 71.02'
- L-8 = N56°24'34"W - 42.78'
- L-9 = N39°54'02"W - 66.00'
- L-10 = N04°19'46"E - 27.85'

I, HOWARD O. BARNUM, CERTIFY THAT THIS MAP IS OF A SURVEY THAT CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.

HOWARD O. BARNUM, PLS 3634



CERTIFICATION
I, Howard O. Barnum, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION, (DEED DESCRIPTION RECORDED IN BOOK 190, PAGE 803); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN BOOK 190, PAGE 803; THAT THE RATIO OF PRECISION AS CALCULATED BY LATITUDES AND DEPARTURES IS 1:10,000; THAT THIS MAP WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED.
WITNESS MY HAND AND SEAL THIS 2 DAY OF JAN, A.D. 2008.
Howard O. Barnum L-3634
SIGNED: [Signature] REGISTRATION NO.



[Signature]
Linda I. Hardee

[Signature]
Linda I. Hardee



City of Greenville, North Carolina

Meeting Date: 3/13/2008
Time: 7:00 PM

Title of Item: Budget ordinance and reimbursement resolution for Greenville Utilities Commission's Bells Fork Electric Substation Upgrade

Explanation: This project includes the addition of a 20 MVA power transformer and 15 kV bus structure to the existing Bells Fork Substation located at 4000 Bells Chapel Road.

The existing 15 MVA substation serves both commercial and residential loads in the Bells Fork area. This area includes customers between Evans Street & 14th Street south of Red Banks Road and north of Worthington Road. There are several large residential developments in this area, including Windsor, Cherry Oaks, Hyde Park, Courtney Square, and Summerhaven. The commercial development at Bells Fork continues to expand. The area south and east of the substation along County Home Road and NC Highway 43 have several major single-family and multi-family projects under development. This past summer, the Bells Fork substation had a peak demand of 20 MVA on a 15 MVA base rated power transformer.

The substation was originally designed for two transformers and the associated bus structures. The costs associated with the expansion are primarily equipment and material costs along with construction costs.

The GUC Board, at their meeting on February 19, adopted an Electric Capital Projects Budget for the Bells Fork Substation Upgrade and recommended similar action by the City Council. In addition, a reimbursement resolution to allow GUC to reimburse itself from future debt financing was adopted and a recommendation was made for similar action by the City Council.

Fiscal Note: GUC projects costs are \$1,700,000. No cost to the City of Greenville.

Recommendation: 1) Adopt attached Electric Capital Projects Budget Ordinance for Bells Fork

Substation Upgrade.

2) Adopt attached reimbursement resolution to allow GUC to reimburse itself from future debt financing.

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

Attachments / click to download

 [Electric Capital Projects Budget - Bells Fork Substation](#)

 [Reimbursement Resolution](#)

ORDINANCE NO. _____

FOR ELECTRIC CAPITAL PROJECT BUDGET
BELLS FORK SUBSTATION UPGRADE

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

Section 1. Revenues. Revenues of the Electric Capital Project Budget, Bells Fork Substation Upgrade, is hereby established to read as follows:

Revenue

Debt Financing	<u>\$1,700,000</u>	<u><u>\$1,700,000</u></u>
----------------	--------------------	---------------------------

Section 2. Expenditures. Expenditures of the Electric Capital Project Budget, Bells Fork Substation Upgrade, is hereby established to read as follows:

Expenditures

Project Costs	<u>\$1,700,000</u>	
Total Project Expenditures		<u><u>\$1,700,000</u></u>

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

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

Adopted this the _____ day of _____, 2008.

Patricia C. Dunn, Mayor

ATTEST:

Wanda T. Elks, City Clerk

RESOLUTION NO. 08-__

**RESOLUTION DECLARING THE INTENTION OF THE
CITY COUNCIL OF THE CITY OF GREENVILLE
TO REIMBURSE THE CITY FROM THE PROCEEDS
OF A DEBT FINANCING FOR CERTAIN EXPENDITURES
MADE AND TO BE MADE IN CONNECTION WITH THE ACQUISITION
AND CONSTRUCTION OF CERTAIN CAPITAL IMPROVEMENTS**

WHEREAS, the City of Greenville, North Carolina (the "City") has paid, beginning, March 13, 2008, which date is no more than 60 days prior to the date hereof, certain expenditures in connection with the acquisition and construction of certain improvements (the "Improvements") more fully described in Exhibit A attached hereto, consisting of improvements to its electric, gas, sanitary sewer and water systems (collectively, the "System"); and

WHEREAS, the City Council of the City (the "City Council") has determined that those moneys previously advanced no more than 60 days prior to the date hereof to pay such expenditures in connection with the acquisition and construction of the Improvements (the "Expenditures") are available only on a temporary period and that it is necessary to reimburse the City for the Expenditures from the proceeds of an issue of debt (the "Debt");

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL as follows:

Section 1. The City Council hereby declares its intent to reimburse the City from the proceeds of the Debt for the Expenditures made on and after March 13, 2008, which date is no more than 60 days prior to the date hereof. The City Council reasonably expects on the date hereof that it will reimburse the City for the Expenditures from the proceeds of a like amount of the Debt.

Section 2. Each Expenditure was or will be either (a) of a type chargeable to capital account under general federal income tax principles (determined as of the date of the Expenditures), (b) the cost of issuance with respect to the Debt, (c) a non-recurring item that is not customarily payable from current revenues of the System, or (d) a grant to a party that is not related to or an agent of the City so long as such grant does not impose any obligation or condition (directly or indirectly) to repay any amount to or for the benefit of the City.

Section 3. The principal amount of the Bonds estimated to be issued to reimburse the City for Expenditures for the Improvements is estimated to be \$1,700,000.

Section 4. The City will make a reimbursement allocation, which is a written allocation by the City that evidences the City's use of proceeds of the Debt to reimburse an Expenditure no later than 18 months after the later of the date on which such Expenditure is paid or the Improvements are placed in service or abandoned, but in no event more than three years after the date on which the Expenditure is paid. The City recognizes that exceptions are available for certain "preliminary expenditures," costs of issuance, certain de minimis amounts, (expenditures by "small issuers" based on the year of issuance and not the year of expenditure), and expenditures for construction projects of at least 5 years.

Section 5. The resolution shall take effect immediately upon its passage.

Adopted this the ____ day of _____, 2008.

Patricia C. Dunn, Mayor

ATTEST:

Wanda T. Elks, City Clerk

EXHIBIT A

THE IMPROVEMENTS

The Improvements referenced in the resolution include, but are not limited to, equipment, materials, construction, and related expenditures, associated with the addition of a 20 MVA power transformer and 15kV bus structure to the existing Bells Fork Substation located at 4000 Bells Chapel Road in Greenville, NC.



City of Greenville, North Carolina

Meeting Date: 3/13/2008
Time: 7:00 PM

Title of Item: Budget ordinance and reimbursement resolution for Greenville Utilities Commission's Water Treatment Plant Raw Water Pump Station Improvements Project

Explanation: The Raw Water Pump Station (RWPS) was originally constructed in 1982 as part of the new 12 million gallon per day (MGD) Water Treatment Plant (WTP) project. The RWPS is located on the bank of the Tar River and houses the pumps, valves, piping, and wet well that connect to the raw water intake conveyance piping. Two 30" intake pipes extend 180 feet from the RWPS into an outer bend of the Tar River with a pair of intake screens at the end located at center line elevation of -3.4 feet mean sea level (top line elevation -2.5 feet mean sea level).

The proposed project will consist of the installation of two new 30" intake pipes with multiple screens in the Tar River that will connect to the existing RWPS. The improvements will increase the reliability of Greenville Utilities' surface water supply by 1) providing a redundant means to withdraw water from the Tar River in the event the original intake pipes and screens are damaged or fail, 2) providing multiple withdrawal elevations to increase operational flexibility in changing river conditions, and 3) providing a deeper withdrawal elevation than the existing intake screens to increase the water supply available during drought conditions.

The GUC Board, at their meeting on February 19, adopted a Water Capital Projects Budget for these improvements and recommended similar action by the City Council. In addition, the GUC Board adopted a reimbursement resolution to allow GUC to reimburse itself from future debt financing and recommended similar action by the City Council.

Fiscal Note: GUC project cost is \$350,000. No cost to the City of Greenville.

Recommendation: 1) Adopt attached Water Capital Projects Budget Ordinance for Water

Treatment Plant Raw Water Pump Station Improvements.

2) Adopt attached reimbursement resolution to allow GUC to reimburse itself from future debt financing.

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

Attachments / click to download

 [Water Capital Projects Budget - WTP Raw Water Pump Station Improvements](#)

 [Reimbursement Resolution](#)

ORDINANCE NO. 08-_____

FOR WATER CAPITAL PROJECT BUDGET
WATER TREATMENT PLANT RAW WATER PUMP STATION IMPROVEMENTS

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

Section 1. Revenues. Revenues of Water Capital Project Budget, Water Treatment Plant Raw Water Pump Station Improvements, is hereby established to read as follows:

Revenue:

Debt Financing	<u>\$350,000</u>	
Total Revenue		<u><u>\$350,000</u></u>

Section 2. Expenditures. Expenditures of the Water Capital Project Budget, Water Treatment Plant Raw Water Pump Station Improvements, is hereby established to read as follows:

Expenditures:

Design and Engineering	<u>\$350,000</u>	
Total Expenditures		<u><u>\$350,000</u></u>

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

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

Adopted this the _____ day of _____, 2008.

Patricia C. Dunn, Mayor

ATTEST:

Wanda T. Elks, City Clerk

RESOLUTION NO. 08-__

**RESOLUTION DECLARING THE INTENTION OF THE
CITY COUNCIL OF THE CITY OF GREENVILLE
TO REIMBURSE THE CITY FROM THE PROCEEDS
OF A DEBT FINANCING FOR CERTAIN EXPENDITURES
MADE AND TO BE MADE IN CONNECTION WITH THE ACQUISITION
AND CONSTRUCTION OF CERTAIN CAPITAL IMPROVEMENTS**

WHEREAS, the City of Greenville, North Carolina (the "City") has paid, beginning, March 13, 2008, which date is no more than 60 days prior to the date hereof, certain expenditures in connection with the acquisition and construction of certain improvements (the "Improvements") more fully described in Exhibit A attached hereto, consisting of improvements to its electric, gas, sanitary sewer and water systems (collectively, the "System"); and

WHEREAS, the City Council of the City (the "City Council") has determined that those moneys previously advanced no more than 60 days prior to the date hereof to pay such expenditures in connection with the acquisition and construction of the Improvements (the "Expenditures") are available only on a temporary period and that it is necessary to reimburse the City for the Expenditures from the proceeds of an issue of debt (the "Debt");

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL as follows:

Section 1. The City Council hereby declares its intent to reimburse the City from the proceeds of the Debt for the Expenditures made on and after March 13, 2008, which date is no more than 60 days prior to the date hereof. The City Council reasonably expects on the date hereof that it will reimburse the City for the Expenditures from the proceeds of a like amount of the Debt.

Section 2. Each Expenditure was or will be either (a) of a type chargeable to capital account under general federal income tax principles (determined as of the date of the Expenditures), (b) the cost of issuance with respect to the Debt, (c) a non-recurring item that is not customarily payable from current revenues of the System, or (d) a grant to a party that is not related to or an agent of the City so long as such grant does not impose any obligation or condition (directly or indirectly) to repay any amount to or for the benefit of the City.

Section 3. The principal amount of the Bonds estimated to be issued to reimburse the City for Expenditures for the Improvements is estimated to be \$350,000.

Section 4. The City will make a reimbursement allocation, which is a written allocation by the City that evidences the City's use of proceeds of the Debt to reimburse an Expenditure no later than 18 months after the later of the date on which such Expenditure is paid or the Improvements are placed in service or abandoned, but in no event more than three years after the date on which the Expenditure is paid. The City recognizes that exceptions are available for certain "preliminary expenditures," costs of issuance, certain de minimis amounts, (expenditures by "small issuers" based on the year of issuance and not the year of expenditure), and expenditures for construction projects of at least 5 years.

Section 5. The resolution shall take effect immediately upon its passage.

Adopted this the ____ day of _____, 2008.

Patricia C. Dunn, Mayor

ATTEST:

Wanda T. Elks, City Clerk

EXHIBIT A

THE IMPROVEMENTS

The Improvements referenced in the resolution include, but are not limited to, all operating and capital expenditures associated with the installation of two new thirty-inch intake pipes with multiple screens in the Tar River that will connect to the existing Raw Water Pump Station.



City of Greenville, North Carolina

Meeting Date: 3/13/2008
Time: 7:00 PM

Title of Item: Budget amendment ordinance and reimbursement resolution for Greenville Utilities Commission's Water Resources Automated Meter Reading (AMR) Project

Explanation: At their meeting on February 19, GUC's Board approved a 3-year contract with a vendor to perform labor and related services associated with installing AMR meters and AMR equipment for the Water Resources Department. The full implementation of AMR technology will allow GUC to avoid costs in terms of additional meter readers, the redeployment of existing meter readers in the future, and decrease the requirement to purchase additional vehicles for meter reading. Additional benefits of AMR include increased productivity, increased cash flow, theft protection, and the reduction of personal injuries.

The GUC Board also amended the Water Capital Projects Budget for the Water Resources AMR Project and recommended similar action be taken by the City Council. In addition, a reimbursement resolution was adopted by GUC's Board to allow GUC to reimburse itself from future debt financing. This action included the recommendation that similar action be taken by the City Council.

Fiscal Note: GUC project cost is \$2,700,000 including this amendment of \$680,000. No cost to the City of Greenville.

Recommendation:

- 1) Approve attached Water Capital Projects Budget Amendment Ordinance for Water Resources AMR Project.
- 2) Adopt attached reimbursement resolution to allow GUC to reimburse itself from future debt financing.

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Attachments / click to download

 [Water Capital Project Budget Amendment](#)

 [Reimbursement Resolution](#)

ORDINANCE NO. 08-_____
AMENDING ORDINANCE NO. 07-36
FOR WATER CAPITAL PROJECT BUDGET
AUTOMATED METER READING (AMR)

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

Section 1. The Water Capital Project Budget is amended, so that as amended, it shall read as follows:

	<u>Current Budget</u>	<u>Change</u>	<u>Proposed Revised</u>
Revenue:			
Debt Financing	<u>\$2,020,000</u>	<u>\$680,000</u>	<u>\$2,700,000</u>
	\$2,020,000	\$680,000	\$2,700,000
Expenditures:			
Project Costs	<u>\$2,020,000</u>	<u>\$680,000</u>	<u>\$2,700,000</u>
	\$2,020,000	\$680,000	\$2,700,000

Section 2. All ordinances and clauses of ordinances in conflict with this ordinance are hereby repealed.

Section 3. This ordinance shall become effective upon its adoption.

Adopted this the _____ day of _____, 2008.

Patricia C. Dunn, Mayor

ATTEST:

Wanda T. Elks, City Clerk

RESOLUTION NO. 08-__

**RESOLUTION DECLARING THE INTENTION OF THE
CITY COUNCIL OF THE CITY OF GREENVILLE
TO REIMBURSE THE CITY FROM THE PROCEEDS
OF A DEBT FINANCING FOR CERTAIN EXPENDITURES
MADE AND TO BE MADE IN CONNECTION WITH THE ACQUISITION
AND CONSTRUCTION OF CERTAIN CAPITAL IMPROVEMENTS**

WHEREAS, the City of Greenville, North Carolina (the "City") has paid, beginning, March 13, 2008, which date is no more than 60 days prior to the date hereof, certain expenditures in connection with the acquisition and construction of certain improvements (the "Improvements") more fully described in Exhibit A attached hereto, consisting of improvements to its electric, gas, sanitary sewer and water systems (collectively, the "System"); and

WHEREAS, the City Council of the City (the "City Council") has determined that those moneys previously advanced no more than 60 days prior to the date hereof to pay such expenditures in connection with the acquisition and construction of the Improvements (the "Expenditures") are available only on a temporary period and that it is necessary to reimburse the City for the Expenditures from the proceeds of an issue of debt (the "Debt");

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL as follows:

Section 1. The City Council hereby declares its intent to reimburse the City from the proceeds of the Debt for the Expenditures made on and after March 13, 2008, which date is no more than 60 days prior to the date hereof. The City Council reasonably expects on the date hereof that it will reimburse the City for the Expenditures from the proceeds of a like amount of the Debt.

Section 2. Each Expenditure was or will be either (a) of a type chargeable to capital account under general federal income tax principles (determined as of the date of the Expenditures), (b) the cost of issuance with respect to the Debt, (c) a non-recurring item that is not customarily payable from current revenues of the System, or (d) a grant to a party that is not related to or an agent of the City so long as such grant does not impose any obligation or condition (directly or indirectly) to repay any amount to or for the benefit of the City.

Section 3. The principal amount of the Bonds estimated to be issued to reimburse the City for Expenditures for the Improvements is estimated to be \$2,700,000.

Section 4. The City will make a reimbursement allocation, which is a written allocation by the City that evidences the City's use of proceeds of the Debt to reimburse an Expenditure no later than 18 months after the later of the date on which such Expenditure is paid or the Improvements are placed in service or abandoned, but in no event more than three years after the date on which the Expenditure is paid. The City recognizes that exceptions are available for certain "preliminary expenditures," costs of issuance, certain de minimis amounts, (expenditures by "small issuers" based on the year of issuance and not the year of expenditure), and expenditures for construction projects of at least 5 years.

Section 5. The resolution shall take effect immediately upon its passage.

Adopted this the ____ day of _____, 2008.

Patricia C. Dunn, Mayor

ATTEST:

Wanda T. Elks, City Clerk

EXHIBIT A

THE IMPROVEMENTS

The Improvements referenced in the resolution include, but are not limited to, all operating and capital expenditures associated with the Water Resources Automated Meter Reading project.



City of Greenville, North Carolina

Meeting Date: 3/13/2008
Time: 7:00 PM

Title of Item: Budget ordinance amendment #8 to the 2007-2008 City of Greenville budget and to ordinance 05-50 West Greenville Revitalization Capital Project

Explanation: Attached is an amendment to the 2007-2008 budget ordinance for consideration at the March 13, 2008 City Council meeting. For ease of reference, a footnote has been added to each line item of the budget ordinance amendment, which corresponds to the explanation below:

A To appropriate additional capital grant funds needed to purchase and install diesel particulate filters on seven transit buses. This is considered a voluntary bus retrofit project that will reduce certain diesel emissions up to 90%. These capital grant funds are reimburseable at 80% (\$53,200). Therefore, the City's portion will be 20% (\$13,300).

B To allocate and reallocate funds previously appropriated in the West Greenville Capital Project Fund. The reallocations are based on where actual needs are within the project. Construction, Acquisition and Infrastructure spending has outpaced the amounts that were previously estimated.

C To adjust revenues and expenditures for the Library based on changes in projected income and spending for the 2007-2008 fiscal year. This amendment was approved by the Sheppard Memorial Library Board of Trustees at the January 16, 2008 meeting.

Fiscal Note: The budget ordinance amendments affect the following funds: increase the Transportation Fund by \$66,500, West Greenville Revitalization Capital Project Fund by \$509,135; and a decrease in Sheppard Memorial Library by \$8,289:

<u>Fund Name</u>	<u>Adjusted Budget</u>	<u>Proposed Amendment</u>	<u>Revised Adjusted Budget</u>

Transportation Fund	\$ 1,836,650	\$ 66,500	\$ 1,903,150
West Greenville Revitalization Capital Project	\$ 5,400,000	\$ 509,135	\$ 5,909,135
Sheppard Memorial Library	\$ 2,190,098	\$ 8,289	\$ 2,181,809

Recommendation: Approve budget ordinance amendment #8 to the 2007-2008 City of Greenville budget and to ordinance 05-50 West Greenville Revitalization Capital Project

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 [Budget Amendments 2007 2008 FY 707984](#)

ORDINANCE NO. 08-_____
CITY OF GREENVILLE, NORTH CAROLINA
ORDINANCE (#8) AMENDING ORDINANCE NO. 07-93 AND AMENDMENT TO
ORDINANCE 05-50 WEST GREENVILLE REVITALIZATION CAPITAL PROJECT

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

Section I. Appropriations. General Fund, of Ordinance 07-93, is hereby amended by increasing appropriations in the amount indicated:

<u>Department</u>	<u>Original/ Adjusted Budget</u>	<u>Proposed Amendment</u>	<u>Revised Adjusted Budget</u>
Transfer to Transit Fund ^A	368,598	13,300	381,898

Section II. Appropriations. General Fund, of Ordinance 07-93, is hereby amended by decreasing appropriations in the amount indicated:

<u>Department</u>	<u>Original/ Adjusted Budget</u>	<u>Proposed Amendment</u>	<u>Revised Adjusted Budget</u>
Contingency ^A	\$ 32,118	\$ 13,300	\$ 18,818

Section III. Estimated Revenues. Transportation Fund, of Ordinance 07-93, is hereby amended by increasing estimated revenues in the amount indicated:

<u>Account</u>	<u>Original/ Adjusted Budget</u>	<u>Proposed Amendment</u>	<u>Revised Adjusted Budget</u>
Capital Grant ^A	\$ 763,640	\$ 53,200	\$ 816,840
Transfer from General Fund ^A	368,598	13,300	381,898
Total Revenues		\$ 66,500	

Section IV. Appropriations. Transportation Fund, of Ordinance 07-93, is hereby amended by increasing appropriations in the amount indicated:

<u>Department</u>	<u>Original/ Adjusted Budget</u>	<u>Proposed Amendment</u>	<u>Revised Adjusted Budget</u>
Capital Improvements ^A	\$ 621,000	\$ 66,500	\$ 687,500

Section V. Estimated Revenues. Sheppard Memorial Library, of Ordinance 07-93, is hereby amended by increasing estimated revenues in the amount indicated:

<u>Account</u>	<u>Original/ Adjusted Budget</u>	<u>Proposed Amendment</u>	<u>Revised Adjusted Budget</u>
State Aid ^C	\$ 202,448	\$ 5,872	\$ 208,320
Desk Receipts ^C	100,541	13,839	114,380
Total Revenues		\$ 19,711	

Section VI. Estimated Revenues. Sheppard Memorial Library, of Ordinance 07-93, is hereby amended by decreasing estimated revenues in the amount indicated:

<u>Account</u>	<u>Original/ Adjusted Budget</u>	<u>Proposed Amendment</u>	<u>Revised Adjusted Budget</u>
Miscellaneous Income ^C	\$ 69,459	\$ 28,000	\$ 41,459

Section VII. Appropriations. Sheppard Memorial Library, of Ordinance 07-93, is hereby amended by increasing appropriations in the amount indicated:

<u>Department</u>	<u>Original/ Adjusted Budget</u>	<u>Proposed Amendment</u>	<u>Revised Adjusted Budget</u>
Personnel Costs ^C	\$ 1,408,337	\$ 11,261	\$ 1,419,598

Section VIII. Appropriations. Sheppard Memorial Library, of Ordinance 07-93, is hereby amended by decreasing appropriations in the amount indicated:

<u>Department</u>	<u>Original/ Adjusted Budget</u>	<u>Proposed Amendment</u>	<u>Revised Adjusted Budget</u>
Operating Costs ^C	771,861	\$ 19,550	\$ 752,311

Section IX. Estimated Revenues. West Greenville Revitalization Fund, of Ordinance 05-50, is hereby amended by increasing estimated revenues in the amount indicated:

<u>Account</u>	<u>Original/ Adjusted Budget</u>	<u>Proposed Amendment</u>	<u>Revised Adjusted Budget</u>
Sale of Property ^B	\$ -	\$ 382,020	\$ 382,020
Rental Income ^B	-	21,317	21,317
Interest on Checking ^B	-	105,798	105,798
Total Revenues		\$ 509,135	

Section X. Appropriations. West Greenville Revitalization Fund, of Ordinance 05-50, is hereby amended by increasing appropriations in the amount indicated:

<u>Department</u>	<u>Original/ Adjusted Budget</u>	<u>Proposed Amendment</u>	<u>Revised Adjusted Budget</u>
Construction ^B	\$ 400,000	\$ 304,500	\$ 704,500
Acquisition ^B	2,100,000	529,635	2,629,635
Infrastructure ^B	1,000,000	250,000	1,250,000
Total Appropriations		\$ 1,084,135	

Section XI. Appropriations. West Greenville Revitalization Fund, of Ordinance 05-50, is hereby amended by decreasing appropriations in the amount indicated:

<u>Department</u>	<u>Original/ Adjusted Budget</u>	<u>Proposed Amendment</u>	<u>Revised Adjusted Budget</u>
Rehab-Owner Occupied ^B	\$ 400,000	\$ 125,000	\$ 275,000
Relocation Costs ^B	475,000	200,000	275,000
Development Financing ^B	550,000	250,000	300,000
Total Appropriations		\$ 575,000	

Section XII. All ordinances and clauses of ordinances in conflict with this ordinance are hereby repealed.

Section XIII. This ordinance will become effective upon its adoption.

Adopted this 13th day of March, 2008.

Patricia C. Dunn, Mayor

ATTEST:

Wanda T. Elks, City Clerk

707984

Item # 8



City of Greenville, North Carolina

Meeting Date: 3/13/2008
Time: 7:00 PM

Title of Item: Report on bid awarded

Explanation: The Director of Financial Service reports that the following bid was awarded in the month of February 2008 and is to be included on the City Council agenda for information.

Date Awarded	Description	Vendor	Amount	M/WBE Yes/No
2/13/08	Materials and labor to renovate Evans Park Restroom building	Proconcepts, Inc.	\$89,830	Yes (WBE)

Fiscal Note: Funds (\$115,000) for the renovation were appropriated in the 2007-2008 Budget.

Recommendation: That the bid award information be reflected in the City Council minutes.

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[Bid Tabulation for Evans Park Restrooms Construction_745588](#)

BID TABULATION SHEET
City of Greenville, North Carolina
Recreation & Parks Department

Bid Opening: 4:00 PM **Description :** Evans Park Restroom Building **Date:** February 6, 2008 **Project ID** Evans Park

Contractor	Address	Base Bid	Alt.3	Alt.4	Total Bid with Alternates
Mounce Construction	Walkertown, NC	\$96,420			\$96,420
Manuel Conctruction	Germantown, NC	\$93,560			\$93,560
Proconcepts Inc.	Greensboro, NC	\$89,830			\$89,830

Name: Stephen L. Warner Parks Coordinator
 Date: 2/6/2008



City of Greenville, North Carolina

Meeting Date: 3/13/2008
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: **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.

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.

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

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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](#)
- [Ward Holdings LLC P and Z Minutes 735072](#)

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 and City Council continued the consideration of the amendment and the public hearing to its March 13, 2008 meeting; and,

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 13th day of March, 2008.

Patricia C. Dunn, Mayor

ATTEST:

Wanda T. Elks, City Clerk

Doc. # 727602

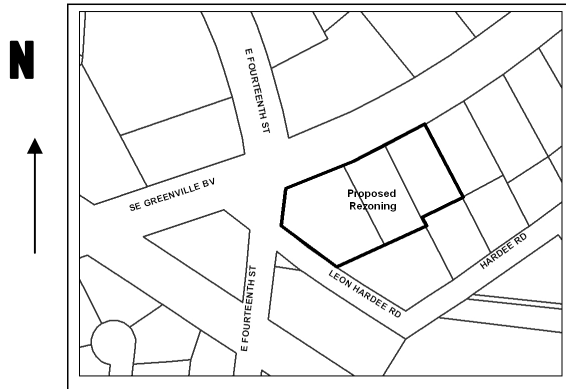
LAND USE PLAN MAP AMENDMENT/TRAFFIC VOLUME REPORT

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 on 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 on 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
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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.

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.

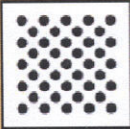
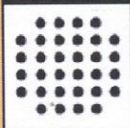
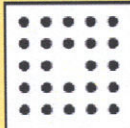
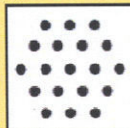
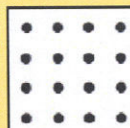
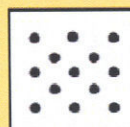
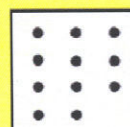
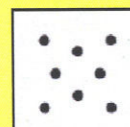
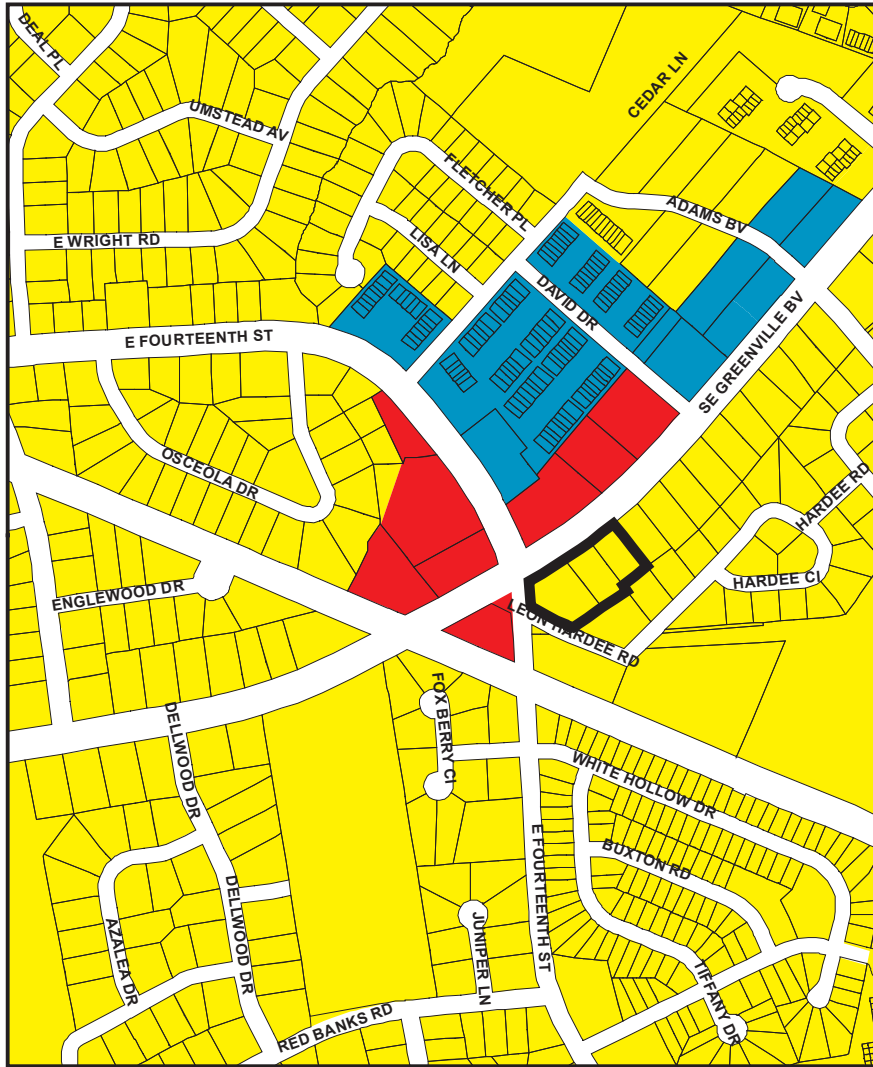
Residential Density		
Maximum density allowed by Zoning District based on average of 2.67 persons per dwelling unit		
High Density		
R6 R6-N R6-MH OR CDF	17 units per acre yields 45 persons per acre	
PUD	12 units per acre yields 32 persons per acre	
Medium Density		
R6-A	9 units per acre yields 24 persons 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	

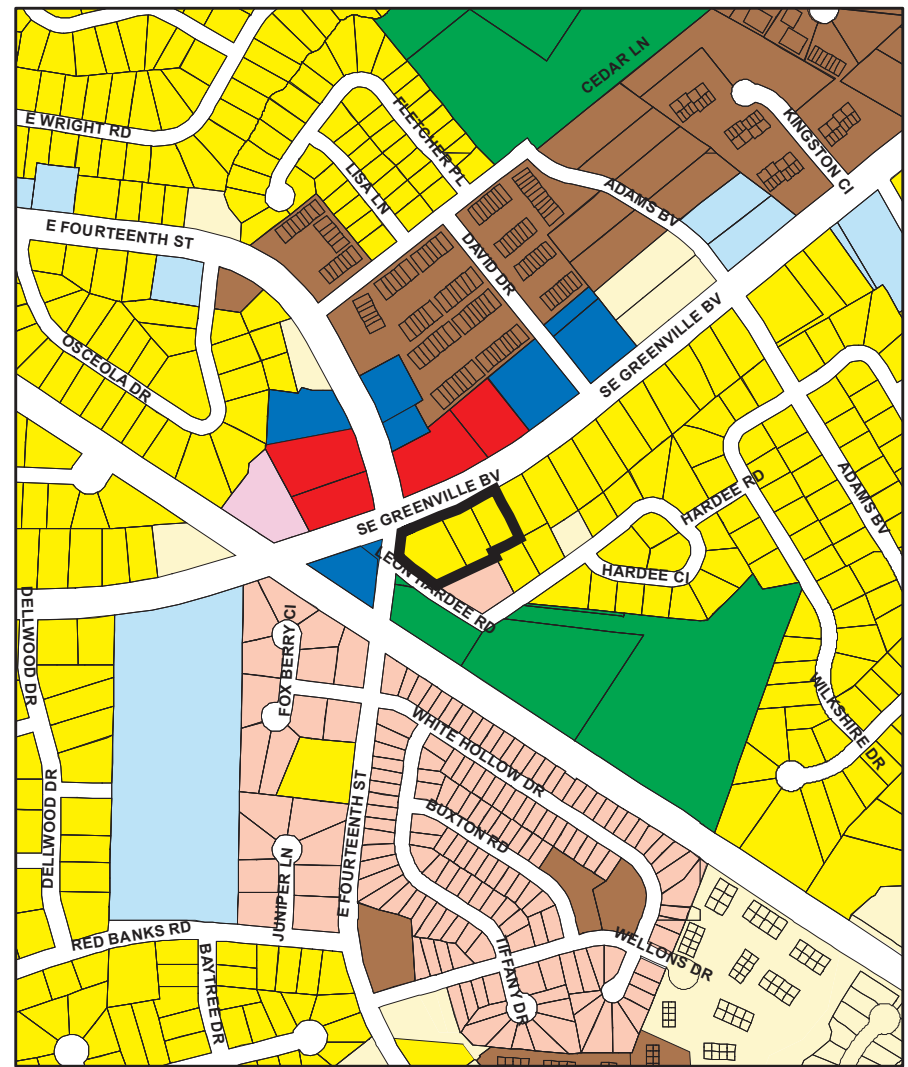
Illustration: Maximum allowable density in Residential Zoning Districts

Ward Holdings, LLC Future Land Use Plan Admendment

Zoning Patterns Map



Existing Land Use Map



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

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

Item # 10

Created:
12/2/07



City of Greenville, North Carolina

Meeting Date: 3/13/2008
Time: 7:00 PM

Title of Item: Ordinance requested by Carlton Taylor to amend the CG (General Commercial) district table of uses to include the use entitled "Business or trade school" as a permitted use

Explanation: Currently, "business or trade school" is a permitted use in the OR (office-residential), CD (downtown commercial), and CDF (downtown commercial fringe) districts.

The subject use does not include public schools (i.e. elementary, junior, senior), kindergarten and nursery schools, or colleges or other institutions of higher learning (i.e. ECU or PCC). Those "school" facilities are allowed as a permitted use or special use in a variety of residential, medical office, and commercial districts. No "school use" is currently allowed in the CG (general commercial) district. Attached is an excerpt from the current table of uses.

Since the term "business or trade school" is not defined in the zoning regulations, City staff relies on the common definition of trade school:

A business or trade school, also referred to as a vocational school or career college, is a school designed to provide specialized job skills education and is operated for the express purpose of giving its students the skills needed to perform a certain job or jobs. Traditionally, business or trade schools have not existed to further education in the sense of liberal arts, but rather to teach only job-specific skills, and as such have been better considered to be institutions devoted to training, not education. The purpose of a business or trade school is to teach skilled trades, and such school may grant specialized associates degrees in business or technology.

Typical site characteristic or requirements of a medium to large scale business or trade school would be (i) one or more buildings designed or adaptable for multiple classrooms and which may include public assembly areas, and (ii) abundant parking facilities to accommodate significant numbers of students that arrive and depart at specific predetermined times.

A business or trade school may be developed as new construction or as adaptive reuse of vacant structures. Open floor plan type buildings with flexible interior space options are particularly adaptable for business or trade schools. Vacant grocery stores and vacant department stores, both of which include large parking lots, routinely meet this requirement and are popular choices of business or trade schools in lieu of new construction.

Fiscal Note: No cost to the City.

Recommendation: In staff's opinion, the request is in compliance with Horizons: Greenville's Community Plan.

The Planning and Zoning Commission recommended approval of the ordinance amendment at their February 19, 2008 meeting.

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

Motion to deny the requested text amendment and to make a finding and determination that the denial of the text amendment request is consistent with the adopted comprehensive plan and that the denial of the text amendment 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

- [Table of Uses](#)
- [Business or trade school ordinance 741010](#)
- [Carlton Taylor text amendment minutes 747392](#)

ORDINANCE NO. 08-__
AN ORDINANCE AMENDING THE ZONING ORDINANCE
OF THE CITY OF GREENVILLE, NORTH CAROLINA

WHEREAS, the City Council of the City of Greenville, North Carolina, in accordance with Article 19, Chapter 160A, of the General Statutes of North Carolina, caused a public notice to be given and published once a week for two successive weeks in The Daily Reflector setting forth that the City Council would, on March 13, 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 the City Code; 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 involving the text amendment is consistent with the adopted comprehensive plan and that the adoption of the ordinance involving the text amendment is reasonable and in the public interest due to its consistency with the comprehensive plan and, as a result, its furtherance of the goals and objectives of the comprehensive plan.

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

Section 1: That Title 9, Chapter 4, Article D, Section 9-4-78(f)(8)k., of the City Code, is hereby amended to include the use entitled "Business or trade school" as a permitted use in the CG (general commercial) district.

Section 2: That all ordinances and sections of ordinances in conflict with this ordinance are hereby repealed.

Section 3: That this ordinance shall become effective upon its adoption.

ADOPTED this 13th day of March, 2008.

Patricia C. Dunn, Mayor

ATTEST:

Wanda T. Elks, City Clerk

Doc# 741010

Excerpt from the draft Planning and Zoning Commission meeting minutes (2/19/08)

REQUEST BY CARLTON TAYLOR – APPROVED

Request by Carlton Taylor to amend the CG (general commercial) district table of uses to include the use entitled “Business or trade school” as a permitted use.

Mr. Hamilton advised the Commission of the zoning districts which currently allow various types of school uses. Mr. Hamilton stated that a business or trade school may be developed as new construction or as adaptive reuse of vacant structures. Open floor plan type buildings with flexible interior space options are particularly adaptable for business or trade schools. Vacant grocery stores and vacant department stores, both of which include large parking lots, routinely meet this requirement and are popular choices of such schools in lieu of new construction. Mr. Hamilton displayed a map illustrating the zones where the subject use will be allowed if the ordinance is adopted. Mr. Hamilton stated that the request is in compliance with the comprehensive plan.

Sean Owens of Baldwin and Janowski, PA, representing the applicant, spoke in favor of the request.

Mr. Carlton Taylor, applicant, spoke in favor of the request.

No person spoke in opposition.

Motion was made by Mr. Stokes, 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. The motion passed unanimously.

(8) Services.		*																											
USE	LUC#	R A2 0	R 15 S	R 9 S	R 6 S	R 6 N	R 9 S	R 6 S	R 6 A	R 6 H	M I	M S	M O	M G	M C	M R	M H	M S	O R	O O	C D	C F	C G	C N	C H	I U	I I	PI U	PI PI
g. School; junior and senior high (see also section 9-4-103)	3	S	S	S	S	S	S	S	S							S	S	P	P		P								
h. School; elementary (see also section 9-4-103)	3	S	S	S	S	S	S	S	S							S	S	P	P		P								
i. School; kindergarten or nursery (see also section 9-4-103)	3	S	S	S	S	S	S	S	S							S	S	P	P	S	P								
j. College and other institutions of higher learning	3										P	S	S			S			P	S	P								
k. Business or trade schools	3																		P		P	P	P						

*

Subsection "k." above is proposed to be rewritten to include "Business or trade school" as a permitted use in the CG district* as follows:

		*																											
k. Business or trade schools	3																			P		P	P	P					



City of Greenville, North Carolina

Meeting Date: 3/13/2008
Time: 7:00 PM

Title of Item: Ordinance requested by J. T. Harris Enterprises, LLC and Michael J. DeFrees to rezone 4.3725 acres located 250± feet south of Mumford Road and adjacent to the former Quail Village Mobile Home Park from RA20 (Residential-Agricultural) to IU (Unoffensive Industrial)

Explanation:

Required Notice:

Planning and Zoning Commission meeting notice (adjoining property owner letters) mailed on February 5, 2008.

On-site Sign(s) posted on February 5, 2008.

City Council public hearing notice (adjoining property owner letters) mailed February 26, 2008.

Public Hearing Legal Advertisement published March 3rd and 10th, 2008.

Comprehensive Plan:

The subject area is located in Vision Area B. Mumford Road is designated as a connector corridor. 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.

There is a designated neighborhood focus area located in the vicinity of the subject property where commercial or high intensive uses would be anticipated.

The Future Land Use Plan Map recommends Commercial (C) along the southern right-of-way of Mumford Road and transitioning to Conservation/Open Space (COS) to the west, south, and east. The primary intent of the plan is to discourage residential development in the flood hazard area of the Tar River and Parker's Creek.

The commercial designation offers the widest range of nonresidential use; however, the proposed IU (unoffensive industrial) zoning will accomplish the primary objective. Due to the fact that the western portion of the lot, which

contains the existing warehouse, is already zoned IU and such zoning prohibits residential development, staff is of the opinion that the request is in general compliance with the comprehensive plan. Further, residential uses are recommended to be located outside of the 100-year floodplain.

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

Based on possible uses permitted by the requested rezoning, the proposed rezoning classification could generate 444 trips to and from the site on Mumford Road, which is a net increase of 222 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 for the site traffic.

Detailed Report Attached

History/Background:

In 1969, the subject area was zoned RA20 (Residential – Agricultural). In 1993, the IU-zoned portion of the property was zoned as such.

Present Land Use:

Currently, there is a 45,000 square foot warehouse located on the IU-zoned portion of the property. The rezoning area is vacant.

Water/Sanitary Sewer:

Public water and sanitary sewer are available at Azalea Street.

Historic Sites:

There is no known effect on designated sites.

Environmental Conditions/Constraints:

The subject property is impacted by the 100-year floodplain associated with the Tar River. The area was impacted by Hurricane Floyd in 1999.

Elevation Standards

Use	Non-residential, single-family lots over 20,000 square feet	Duplexes, multi-family, single-family lots less than 20,000 square feet	Manufactured Homes

Elevation	Base Flood Elevation (BFE) plus 1 foot	BFE plus 1 foot or 500-year floodplain elevation, whichever is greater	BFE plus 2 feet
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Surrounding Land Uses and Zoning:

North: RA20 - Vacant, one (1) single-family residence, Greenville Contractors, Venter’s Grill
 South: IU - Warehouse under common ownership; RA20 - Vacant (city-owned) addition to River Park North
 East: RA20 - Vacant (city-owned – former Quail Village Mobile Home Park) flood buy-out property
 West: IU - Warehouse under common ownership; RA20 - Vacant (city-owned) flood buy-out property; single-family dwelling and mobile home

Density Estimates:

Currently, the site contains a 45,000 square foot warehouse that is located in IU (Unoffensive Industrial) zoning. The rezoning site could accommodate a similar size warehouse, but is anticipated that the area would be used as parking, storage, or other accessory uses associated with the current warehouse.

Fiscal Note: No cost to the City.

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

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

The Planning and Zoning Commission, at their February 19, 2008 meeting, voted to approve the request.

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.

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 that 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](#)
 - [📎 Bufferyard and Vegetation Chart and Residential Density Chart](#)
 - [📎 Survey](#)
 - [📎 Ordinance JT Harris Enterprises LLC and Michael J.Defrees 745409](#)
 - [📎 Rezoning Case 08 03 JT Harris Enterprises Michael Defrees 741638](#)
 - [📎 JT Harris Enterprises LLC et al Minutes 747324](#)
 - [📎 List of Uses from RA20 to IU 728559](#)
-

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 March 13, 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 IU (Unoffensive Industrial)

TO WIT: J. T Harris Enterprises, LLC and Michael J. DeFrees Property.

LOCATION: Located 250± feet south of Mumford Road and adjacent to the former Quail Village Mobile Home Park.

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

Beginning at the northwest corner of the J.T. Harris Enterprises, LLC and Michael J. DeFrees property as recorded in Deed Book 2434, Page 445 of the Pitt County Registry said point being located in the eastern line of a 30-foot ingress/egress easement known as Azalea Street located S 24°00'15" W, 249.25 foot from the southern right-of-way of Mumford Road (NCSR 1530) thence from said point of beginning with the northern line of the J.T.

Harris Enterprises, LLC and Michael J. DeFrees property S 67°09'18" E, 96.50 feet, thence S 66°53'57" E, 95.54 feet, thence S 67°13'23" E, 199.95 feet, thence S 67°24'05" E, 99.25 feet, thence S 67°01'54" E, 100.21 feet, thence S 67°05'22" E, 50.61 feet, thence S 67°02'52" E, 119.95 feet, thence S 67°02'01" E, 200.74 feet to the western line of the City of Greenville property, thence with the western line of the City of Greenville property S 18°10'56" W, 362.45 feet, thence N 66°39'03" W, 226.11 feet to a point on the northern line of the City of Greenville property as recorded in Deed Book 484, Page 192, thence with the northern line of the City of Greenville property N 57°41'32" W, 143.72 feet, thence N 68°09'39" W, 106.50 feet, thence leaving the northern line of the City of Greenville property N 18°20'50" E, 289.36 feet, thence N 67°11'10" W, 496.18 feet to the eastern line of the 30-foot ingress/egress easement known as Azalea Street, thence with the eastern line of the 30-foot ingress/egress easement known as Azalea Street N 24°00'14" E, 50.00 feet to the point of beginning containing 4.3725 acres.

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

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

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

ADOPTED this 13th day of March, 2008.

Patricia C. Dunn, Mayor

ATTEST:

Wanda T. Elks, City Clerk

REZONING THOROUGHFARE/TRAFFIC VOLUME REPORT

Case No: 08-03

Applicant: JT Harris Enterprises, LLC and Michael J. Defrees

Property Information

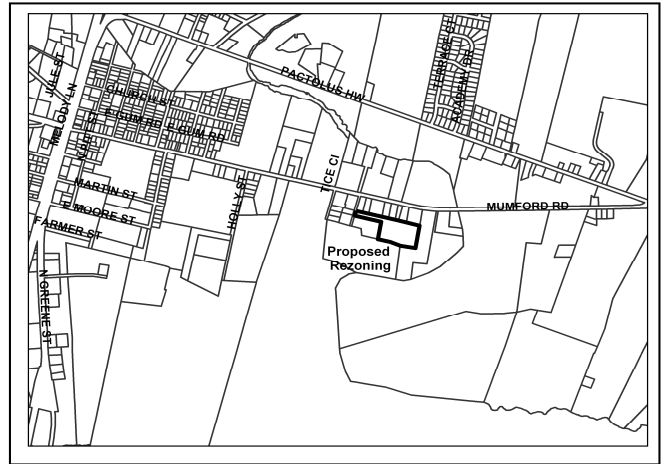
Current Zoning: RA20 (Residential Agricultural)

Proposed Zoning: IU (Unoffensive Industrial)

Current Acreage: 4.3725 acres

Location: Mumford Road

Points of Access: Mumford Road



Location Map

Transportation Background Information

1.) Mumford Road- State maintained

	<u>Existing Street Section</u>	<u>Ultimate Thoroughfare Street Section</u>
Description/cross section	2 lanes	2-lanes curb & gutter, w/ bike lane & sidewalk
Right of way width (ft)	60 ft	70 ft
Speed Limit (mph)	45	45
Current ADT:	6,970 (*)	Design ADT: 12,000 vehicles/day (**)
Controlled Access	No	

Thoroughfare Plan Status: Major Thoroughfare

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

- Notes:**
- (*) 2006 NCDOT count adjusted for a 2% annual growth rate
 - (**) Traffic volume based an operating Level of Service D for existing geometric conditions
- ADT – Average Daily Traffic volume

Transportation Improvement Program Status: No planned improvements.

Trips generated by proposed use/change

Current Zoning: 222 -vehicle trips/day (*) **Proposed Zoning: 446** -vehicle trips/day (*)

Estimated Net Change: increase of 224 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 Mumford Road are as follows:

1.) Mumford Road , East of Site:	“No build” ADT of 6,970
Estimated ADT with Proposed Zoning (full build) –	7,193
Estimated ADT with Current Zoning (full build) –	7,081
Net ADT change =	112 (2% increase)

Case No: 08-03

Applicant: JT Harris Enterprises, LLC and Michael J. Defrees

2.) Mumford Road , West of Site:**“No build” ADT of 6,970**

Estimated ADT with Proposed Zoning (full build) – 7,193

Estimated ADT with Current Zoning (full build) – 7,081**Net ADT change = 112 (2% increase)****Staff Findings/Recommendations**

Based on possible uses permitted by the requested rezoning, the proposed rezoning classification could generate 446 trips to and from the site on Mumford Road, which is a net increase of 224 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 for the site traffic.

Excerpt from the draft Planning and Zoning Commission meeting minutes (2/19/08)

REQUEST BY J.T.HARRIS ENTERPRISES, LLC AND MICHAEL J. DEFREES – APPROVED

Rezoning requested by J. T. Harris Enterprises, LLC and Michael J. DeFrees for 4.3725 acres located 250± feet south of Mumford Road and adjacent to the former Quail Village Mobile Home Park from RA20 (Residential-Agricultural) to IU (Unoffensive Industrial).

Ms. Gooby stated that the subject property is located in the northeastern section of the city north of the Tar River between River Park North and the former Pinecrest Mobile Home Park. The subject property is a portion of property that is already zoned IU that contains a warehouse. The subject property is vacant with some commercial and industrial uses and church in the immediate area. The property is located in the 100-year floodplain of the Tar River and was impacted by Hurricane Floyd in 1999. The rezoning could generate a net increase of 222 trips with a 50/50 split on Mumford Road. The rezoning is located at a focus area where intensive uses would be anticipated. The primary intent of the Land Use Plan Map is to encourage a variety of uses excluding residential uses. There is no residential component in the IU district. Ms. Gooby stated that in staff's opinion, the request is in general compliance with Horizons: Greenville's Community Plan and the Land Use Plan Map.

Mr. Ken Malpass, Malpass and Associates, representing the applicant, spoke on behalf of the request.

No one spoke in opposition.

Motion was made by Mr. Randall, seconded by Mr. Lehman, 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. The motion passed unanimously.

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

IU (Unoffensive Industry)

Permitted Uses

(1) General:

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

(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)
- 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
- p. Circus, carnival or fairs

(7) Office/ Financial/ Medical:

- b. Operation/processing center
- c. Office; customer service not otherwise listed, including accessory service delivery vehicle parking and indoor storage
- f. Veterinary clinic or animal hospital (see also animal boarding; outside facility, kennel and stable)
- g. Catalogue processing center

(8) Services:

- n. Auditorium
- s. Hotel, motel, bed and breakfast inn; limited stay lodging (see also residential quarters for resident manager, supervisor or caretaker and section 9-4-103)
- 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
- gg. Vocational rehabilitation center
- mm. Commercial laundries; linen supply
- nn. Industrial laundries
- 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]

(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
- h. Appliance; commercial and industrial equipment repair not otherwise listed

(10) Retail Trade:

- b. Gasoline or automotive fuel sale; accessory or principal use, retail
- h. Restaurant; conventional
- i. Restaurant; fast food
- cc. Farm supply and commercial implement sales

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

- a. Wholesale; durable and nondurable goods, not otherwise listed
- 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

(12) Construction:

- b. Licensed contractor; general, electrical, plumbing, mechanical, etc. including outside storage
- c. Construction office; temporary, including modular office (see also section 9-4-103)
- d. Building supply; lumber and materials sales, plumbing and/or electrical supply including outside storage

(13) Transportation:

- a. Railroad freight or distribution and/or passenger station
- d. Truck terminal or distribution center
- e. Parcel delivery service
- f. Ambulance service
- g. Airport and related activities; private
- h. Parking lot or structure; principal use

(14) Manufacturing/ Warehousing:

- a. Ice plant and freezer lockers
- b. Dairy; production, storage and shipment facilities
- c. Bakery; production, storage and shipment facilities
- d. Stone or monument cutting, engraving
- g. Cabinet, woodwork or frame shop; excluding furniture manufacturing or upholster
- h. Engraving; metal, glass or wood
- j. Moving and storage; including outside storage
- k. Mini-storage warehouse, household; excluding outside storage
- l. Warehouse or mini-storage warehouse, commercial or industrial; including outside storage
- m. Warehouse; accessory to approved commercial or industrial uses within a district; excluding outside storage
- o. Feed and grain elevator, mixing, redrying, storage or sales facility
- p. Tobacco redrying or processing plant
- s. Manufacture of nonhazardous products; general, including nonhazardous and nontoxic chemicals and/or materials not

- otherwise listed
- t. Manufacture of nonhazardous medical supplies or medical products, including distribution
- u. Tire recapping or retreading plant
- v. Bottling or packing plant for nonhazardous materials or products
- y. Recycling collection station of facilities
- cc. Manufacture of pharmaceutical, biological, botanical, medical, and cosmetic products, and related materials

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

* None

IU (Unoffensive Industry)

Special Uses

(1) General:

* None

(2) Residential:

- i. Residential quarters for resident manager, supervisor or caretaker; excluding mobile home
- j. Residential quarters for resident manager, supervisor or caretaker; including mobile home
- o. Nursing, convalescent center or maternity home; major care facility

(3) Home Occupations (see all categories):

* None

(4) Governmental:

* None

(5) Agricultural/ Mining:

* None

(6) Recreational/ Entertainment:

- e. Miniature golf or putt-putt course
- i. Commercial recreation; indoor and outdoor, not otherwise listed
- k. Firearm ranges; indoor or outdoor

(7) Office/ Financial/ Medical:

- a. Office; professional and business, not otherwise listed

(8) Services:

- a. Child day care facilities
- b. Adult day care facilities
- l. Convention center; private
- o. Church or place of worship (see also section 9-4-103)
- s.(1). Hotel, motel, bed and breakfast inn; extended stay lodging (see also residential quarters for resident manager, supervisor or caretaker and section 9-4-103)

(9) Repair:

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

(10) Retail Trade:

- j. Restaurant; regulated outdoor activities

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

g. Mobile home sales including accessory mobile home office

(12) Construction:

* None

(13) Transportation:

c. Taxi and limousine service

(14) Manufacturing/ Warehousing:

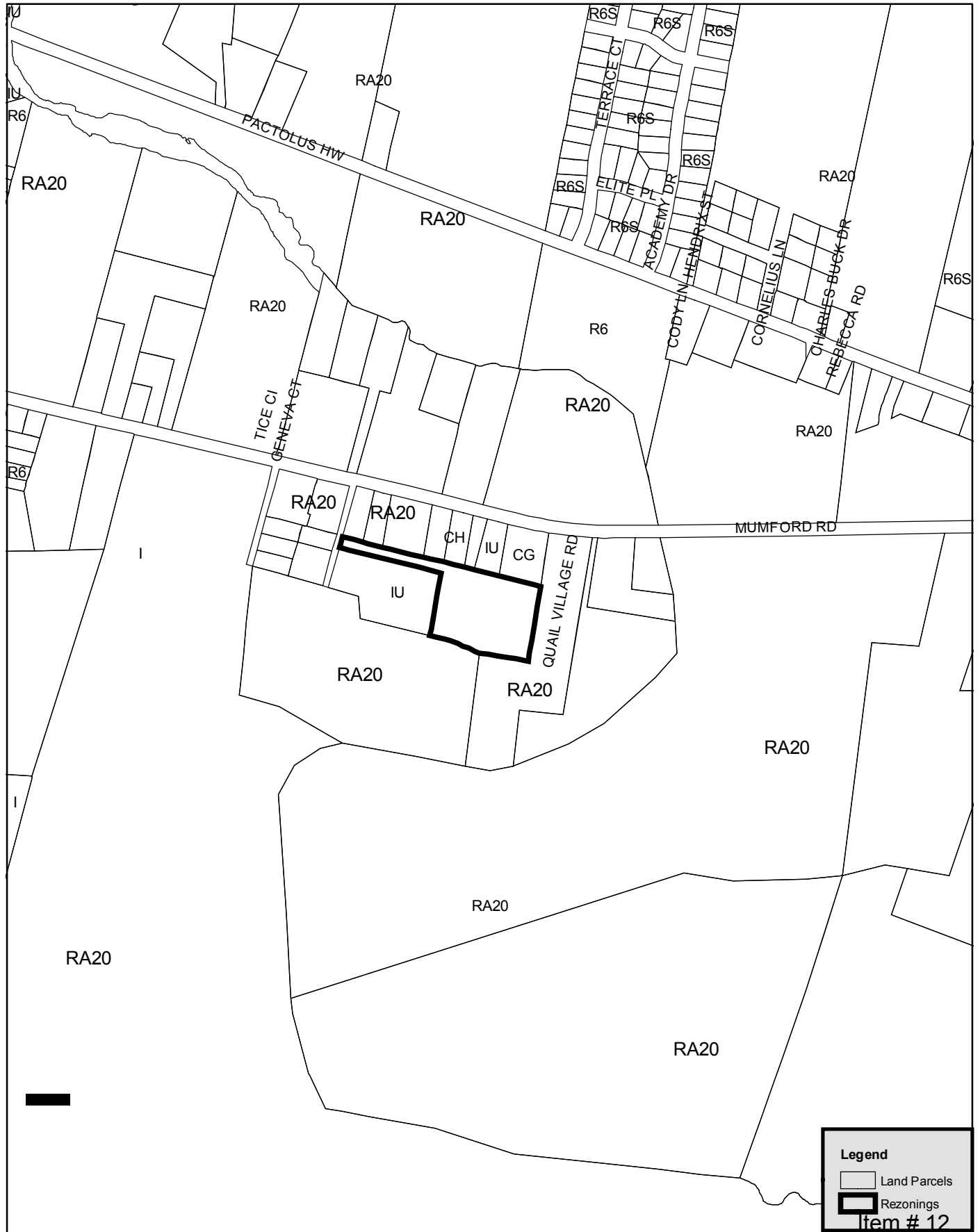
z. Metallurgy, steel fabrication, welding

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

c. Other activities; commercial services not otherwise listed

e. Other activities; industrial services not otherwise listed

JT Harris Enterprises, LLC and Michael J. Defrees
RA20 to IU
4.3725 acres
January 29, 2008



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.

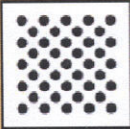
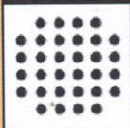
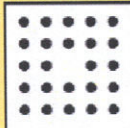
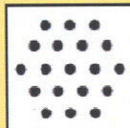
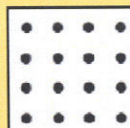
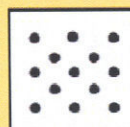
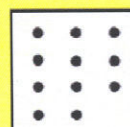
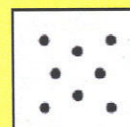
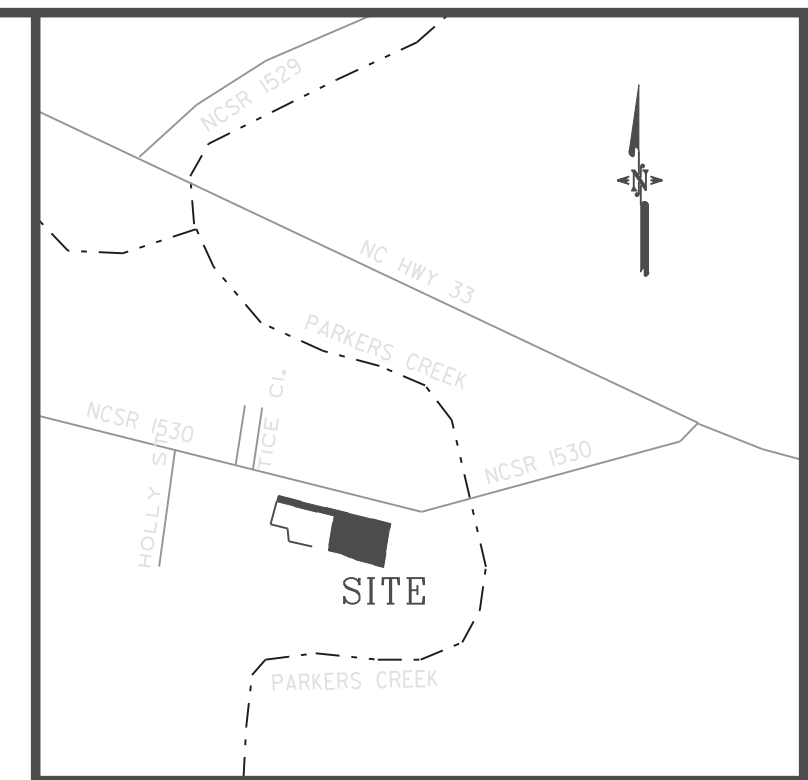
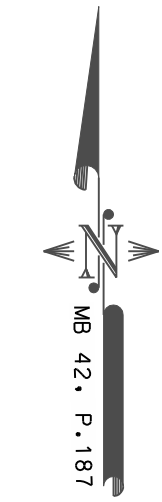
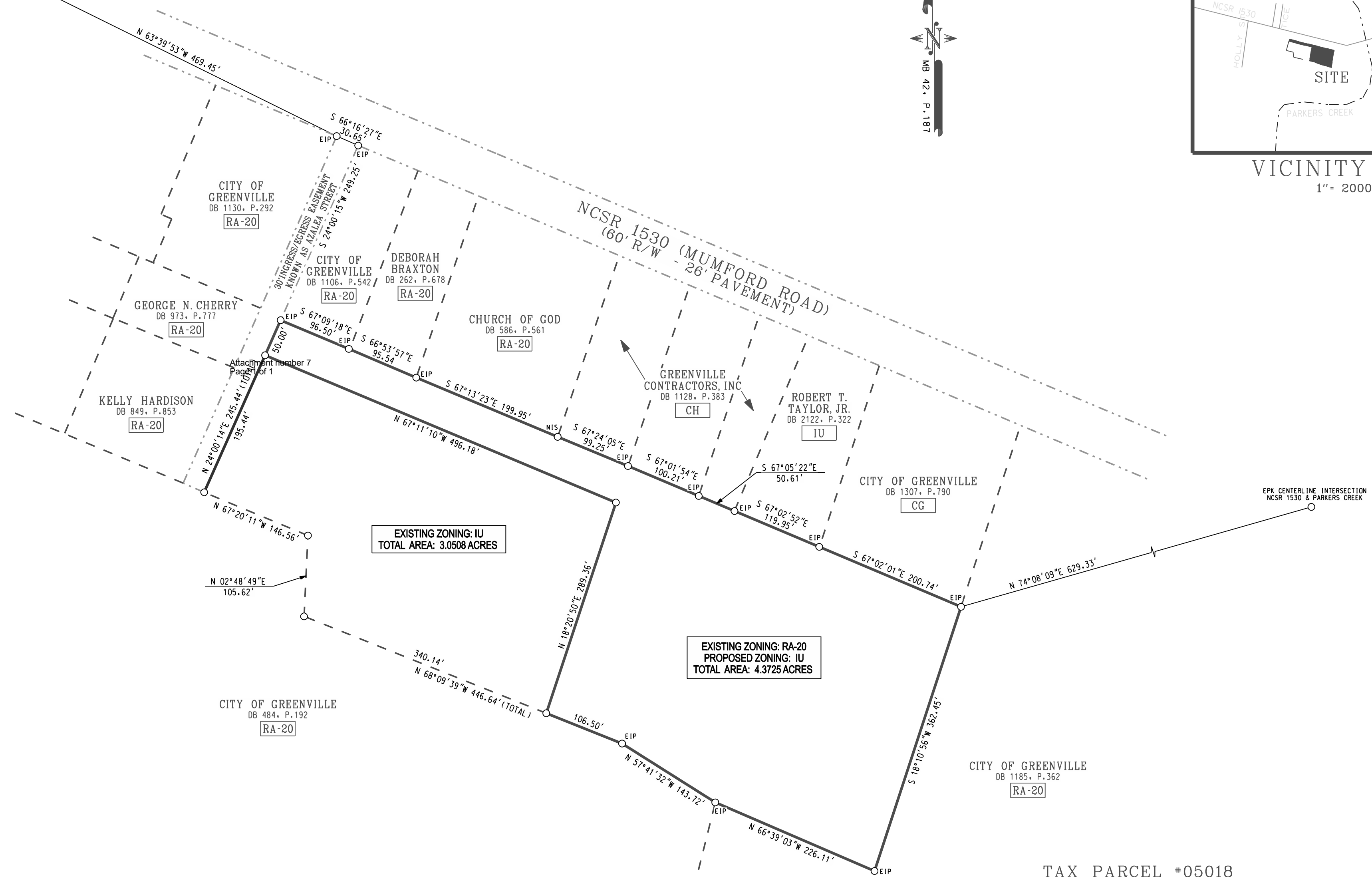
Residential Density		
Maximum density allowed by Zoning District based on average of 2.67 persons per dwelling unit		
High Density		
R6 R6-N R6-MH OR CDF	17 units per acre yields 45 persons per acre	
PUD	12 units per acre yields 32 persons per acre	
Medium Density		
R6-A	9 units per acre yields 24 persons 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

PKS CENTERLINE INTERSECTION
NCSR 1530 & TICE CIRCLE



VICINITY MAP
1" = 2000'



EXISTING ZONING: IU
TOTAL AREA: 3.0508 ACRES

EXISTING ZONING: RA-20
PROPOSED ZONING: IU
TOTAL AREA: 4.3725 ACRES

CITY OF GREENVILLE
DB 484, P. 192
RA-20

KELLY HARDISON
DB 849, P. 853
RA-20

GEORGE N. CHERRY
DB 973, P. 777
RA-20

CITY OF GREENVILLE
DB 1130, P. 292
RA-20

CITY OF GREENVILLE
DB 1106, P. 542
RA-20

DEBORAH BRAXTON
DB 262, P. 678
RA-20

CHURCH OF GOD
DB 586, P. 561
RA-20

GREENVILLE CONTRACTORS, INC
DB 1128, P. 383
CH


ROBERT T. TAYLOR, JR.
DB 2122, P. 322
IU

CITY OF GREENVILLE
DB 1307, P. 790
CG

CITY OF GREENVILLE
DB 1185, P. 362
RA-20



Item # 12

TAX PARCEL #05018	
REZONING MAP FOR	
J.T. HARRIS ENTERPRISES, LLC AND MICHAEL J. DEFREES	
REFERENCE DEED BOOK 2434, PAGE 445 OF THE PITT COUNTY REGISTRY	
GREENVILLE GREENVILLE TWP. PITT CO. NORTH CAROLINA	
OWNER: J.T. HARRIS ENTERPRISES, LLC & MICHAEL J. DEFREES	SURVEYED: CEP
ADDRESS: 1737 STATON HOUSE RD GREENVILLE, NC 27834	DRAWN: KCW
PHONE: (252) 258-5511	APPROVED: CEP
 MALPASS & ASSOCIATES 1645 EAST ARLINGTON BLVD., SUITE D GREENVILLE, N.C. 27858 (252) 756-1780	DATE: 01/09/08
	SCALE: 1" = 100'
	SHEET 1 OF 1

CARLTON E. PARKER, PLS 2980



City of Greenville, North Carolina

Meeting Date: 3/13/2008
Time: 7:00 PM

Title of Item: Ordinance requested by Adams Builders, Incorporated to rezone 1.40 acres located along the northern right-of-way of Old Fire Tower Road, 400± feet east of County Home Road, and south of Fire Tower Road from RA20 (Residential-Agricultural) to OR (Office-Residential [High Density Multi-family])

Explanation: **Required Notice:**
Planning and Zoning Commission meeting notice (adjoining property owner letters) mailed on February 5, 2008.
On-site Sign(s) posted on February 5, 2008.
City Council public hearing notice (adjoining property owner letters) mailed on February 26, 2008
Public Hearing Legal Advertisement published March 3rd and 10th, 2008.

Comprehensive Plan:

The subject area is located in Vision Area D. County Home Road is designated as a connector corridor between Fire Tower Road and Bell's Chapel Road. 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.

There is a designated regional focus area located in the area of the intersection of Arlington Boulevard/County Home Road and Fire Tower Road. These areas generally contain over 400,000 square feet of conditioned floor space.

The Future Land Use Plan Map recommends Commercial (C) in the general area of the intersection of Arlington Boulevard/County Home Road and Fire Tower Road transitioning to Office/Institutional/Multi-family (OIMF) to the south.

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

Based on possible uses permitted by the requested rezoning, the proposed rezoning classification could generate 159 trips to and from the site on County Home Road, which is a net increase of 149 additional trips per day.

During the review process, measures to mitigate the traffic will have to be determined. These measures could include 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 area was incorporated into the City's extra-territorial jurisdiction (ETJ) and zoned RA20 (Residential – Agricultural).

Present Land Use:

One (1) single-family residence.

Water/Sanitary Sewer:

Sanitary sewer is available at Arlington Park Drive and water is available along Old Fire Tower Road.

Historic Sites:

There is no known effect on designated sites.

Environmental Conditions/Constraints:

There are no known environmental constraints.

Surrounding Land Uses and Zoning:

North: CG – Fire Tower Shoppes

South: RA20 – One (1) single-family residence and small (4 acre) farm field

East: RA20 – One (1) mobile-home residence and vacant

West: OR – Arlington Park Multi-family (24 units); RA20 – One (1) single-family residence

Density Estimates:

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

At the proposed zoning (OR), staff would anticipate the site to yield 17-20 multi-family units (1, 2 & 3 bedrooms).

The anticipated build-out time is two (2) years.

Fiscal Note: No cost to the City.

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

"In compliance with the comprehensive plan" should be construed as meaning the requested zoning is (i) either specifically recommended in the text of the Horizons Plan (or addendum to the plan) or is predominantly or completely surrounded by the same or compatible and desirable zoning and (ii) promotes the desired urban form. The requested district is considered desirable and in the public interest and staff recommends approval of the requested rezoning.

The Planning and Zoning Commission, at their February 19, 2008 meeting, voted to approve the request.

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.

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

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 Adams Builders Inc 745408](#)
- [📄 Rezoning Case 08 01 Adams Builders Inc. 741599](#)
- [📄 Adams Builders Inc. Minutes 747316](#)
- [📄 List of Uses RA20 to OR 733096](#)

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 March 13, 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 OR (Office-Residential).

TO WIT: Adams Builders, Incorporated Property.

LOCATION: Located along the northern right-of-way of Old Fire Tower Road, 400± feet east of County Home Road, and south of Fire Tower Road.

DESCRIPTION: Being all that property located in Winterville Township, Pitt County, North Carolina, bounded on the west by Willie Blount, Jr. property and Arlington Park Subdivision, on the north by Charles D. Southerland property, on the east by Wren Locke property, and on the south by Old Fire Tower Road (NCSR 2235), and more particularly described as follows:

Beginning at a point in the northern right-of-way line of Old Fire Tower Road (NCSR 2235) said point being the southeast corner of the Willie Blount, Jr. property recorded in Deed Book B44, Page

631 of the Pitt County Registry, thence leaving the right-of-way of Old Fire Tower Road and with the common property line of the Willie Blount Jr. property and the Arlington Park Subdivision N 13°00'00" W, 599.41 feet to a point in the southern property line of the Charles D. Southerland property recorded in Deed Book 2294, Page 523, thence with the Charles D. Southerland property N 78°24'00" E, 110.03 feet to a point, said point being the northwest corner of the Wren Locke property recorded in Deed Book Q42, Page 629, thence with the Wren Locke property S 13°00'00" E, 552.71 feet to at point in the northern right-of-way line of Old Fire Tower Road (NCSR 2235), thence with the right-of-way line of Old Fire Tower Road S 77°00'00" W, 110.00 feet to the point of beginning, containing 1.40 acres more or less and being all of the Adams Builders, Incorporated Property, recorded in Deed Book 2425, Page 392 and shown on a Rezoning Map prepared by Rivers and Associates, Inc. for Adams Builders, Inc., dated January 4, 2008, drawing number Z-2456 and incorporated herein by reference.

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

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

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

ADOPTED this 13th day of March, 2008.

Patricia C. Dunn, Mayor

ATTEST:

Wanda T. Elks, City Clerk

REZONING THOROUGHFARE/TRAFFIC VOLUME REPORT

Case No: 08-01

Applicant: Adams Builders, Inc.

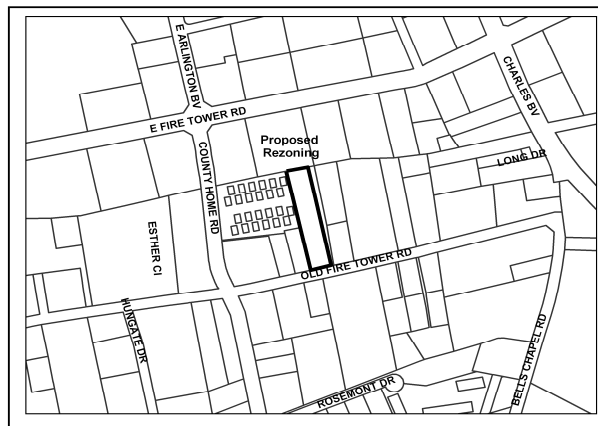
Property Information

Current Zoning: RA20 (Residential Agricultural)

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

Current Acreage: 1.4 acres

Location: Old Fire Tower Road, just East of County Home Road



Points of Access: County Home Road

Location Map

Transportation Background Information

1.) County Home Road- State maintained

	<u>Existing Street Section</u>	<u>Ultimate Thoroughfare Street Section</u>
Description/cross section	2 lanes	5-lanes, curb and gutter
Right of way width (ft)	80 ft	80 ft (N of Old Firetower) / 90 ft (S of Old Firetower)
Speed Limit (mph)	45	45
Current ADT:	13,525 (*)	Design ADT: 35,000 vehicles/day (**) (N), 33,500 (S)
Controlled Access	No	

Thoroughfare Plan Status: Major Thoroughfare

Other Information: There are no sidewalks along County Home Road that service this property.

Notes: (*) 2006 NCDOT count adjusted for a 2% annual growth rate
 (**) Traffic volume based an operating Level of Service D for existing geometric conditions
 ADT – Average Daily Traffic volume

Transportation Improvement Program Status: No planned improvements.

Trips generated by proposed use/change

Current Zoning: 10 -vehicle trips/day (*) **Proposed Zoning: 159** -vehicle trips/day (*)

Estimated Net Change: increase of 149 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 County Home Road are as follows:

1.) County Home Road , North of Site: “No build” ADT of 13,525

Estimated ADT with Proposed Zoning (full build) – 13,668

Estimated ADT with Current Zoning (full build) – 13,534

Net ADT change = 134 (<1% increase)

Case No: 08-01

Applicant: Adams Builders, Inc.

2.) County Home Road , South of Site: “No build” ADT of 13,525

Estimated ADT with Proposed Zoning (full build) – 13,541

Estimated ADT with Current Zoning (full build) – 13,526**Net ADT change = 15 (<1% increase)****Staff Findings/Recommendations**

Based on possible uses permitted by the requested rezoning, the proposed rezoning classification could generate 159 trips to and from the site on County Home Road, which is a net increase of 149 additional trips per day.

During the review process, measures to mitigate the traffic will have to be determined. These measures could include 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 (2/19/08)

REQUEST BY ADAMS BUILDERS, INC. - APPROVED

Rezoning requested by Adams Builders, Incorporated for 1.40 acres located along the northern right-of-way of Old Fire Tower Road, 400± feet east of County Home Road and south of Fire Tower Road from RA20 (Residential-Agricultural) to OR (Office-Residential [High Density Multi-family]).

Ms. Gooby stated that the subject property is located in the southeastern section of the city along Old Fire Tower Road. Ms. Gooby stated there was a single-family dwelling currently on the property, commercial to the north and scattered single-family and mobile homes in the immediate area. Arlington Park and Rosemont Apartments are in the general area. Ms. Gooby stated that the request could generate a net increase of 149 trips and approximately 90% of the trips would be north on County Home Road. County Home Road is considered a connector corridor, which is anticipated to contain higher intensive uses. There is a regional focus area at the intersection of Fire Tower Road and Arlington Boulevard. In these focus areas, commercial and high intensive uses would be anticipated. The Land Use Plan recommends commercial in this general area and office/institutional/multi-family to act as transitioning zoning to the residential to the south. Ms. Gooby stated it would be anticipated for the property to yield no more than 20 multi-family units or to be used for office. Ms. Gooby stated that in staff's opinion, the request is in compliance with Horizons: Greenville's Community Plan and the Land Use Plan Map.

Mr. Durk Tyson, of Rivers and Associates, representing the applicant, spoke on behalf of the request.

Motion was made by Mr. Gordon, 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. The motion passed unanimously.

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

OR (Office-Residential)

Permitted Uses

(1) General:

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

(2) Residential:

- b. Two-family attached dwelling (duplex)
- c. Multi-family development per Article 1
- k. Family care home (see also section 9-4-103)
- n. Retirement center or home
- o. Nursing, convalescent center or maternity home; major care facility
- p. Board or rooming house
- 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)
- 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
- g. Private noncommercial park or recreation facility

(7) Office/ Financial/ Medical:

- a. Office; professional and business, not otherwise listed
- b. Operational/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

(8) Services:

- c. Funeral home
- e. Barber or beauty shop
- f. Manicure, pedicure, or facial salon
- g. School; junior and senior high (see also section 9-4-103)
- h. School; elementary (see also section 9-4-103)

- i. School; kindergarten or nursery (see also section 9-4-103)
- j. College or other institutions of higher learning
- k. Business or trade school
- n. Auditorium
- o. Church or place of worship (see also section 9-4-103)
- p. Library
- q. Museum
- r. Art Gallery
- u. Art studio including art and supply sales
- v. Photography studio including photo and supply sales
- w. Recording studio
- x. Dance studio
- bb. Civic organizations
- cc. Trade or business organizations

(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:

- a. Licensed contractor; general, electrical, plumbing, mechanical, etc. excluding outside storage
- c. Construction office; temporary, including modular office (see also section 9-4-103)

(13) Transportation:

* None

(14) Manufacturing/ Warehousing:

* None

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

* None

OR (Office-Residential)

Special Uses

(1) General:

* None

(2) Residential:

- d. Land use intensity multifamily (LUI) development rating 50 per Article K
- e. Land use intensity dormitory (LUI) development rating 67 per Article K
- i. Residential quarters for resident manager, supervisor or caretaker; excluding mobile home
- o.(1). Nursing, convalescent center or maternity home; minor care facility
- r. Fraternity or sorority house

(3) Home Occupations (see all categories):

* None

(4) Governmental:

- a. Public utility building or use

(5) Agricultural/ Mining:

* None

(6) Recreational/ Entertainment:

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

h. Commercial recreation; indoor only, not otherwise listed

(7) Office/ Financial/ Medical:

f. Veterinary clinic or animal hospital (also see animal boarding; outside facility, kennel and stable)

(8) Services:

a. Child day care facilities

b. Adult day care facilities

l. Convention center; private

s. Hotel, motel, bed and breakfast inn; limited stay lodging (see also residential quarters for resident manager, supervisor

or caretaker and section 9-4-103)

ff. Mental health, emotional or physical rehabilitation center

(9) Repair:

* None

(10) Retail Trade:

h. Restaurant; conventional

j. Restaurant; regulated outdoor activities

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

* None

(12) Construction:

* None

(13) Transportation:

h. Parking lot or structure; principle use

(14) Manufacturing/ Warehousing:

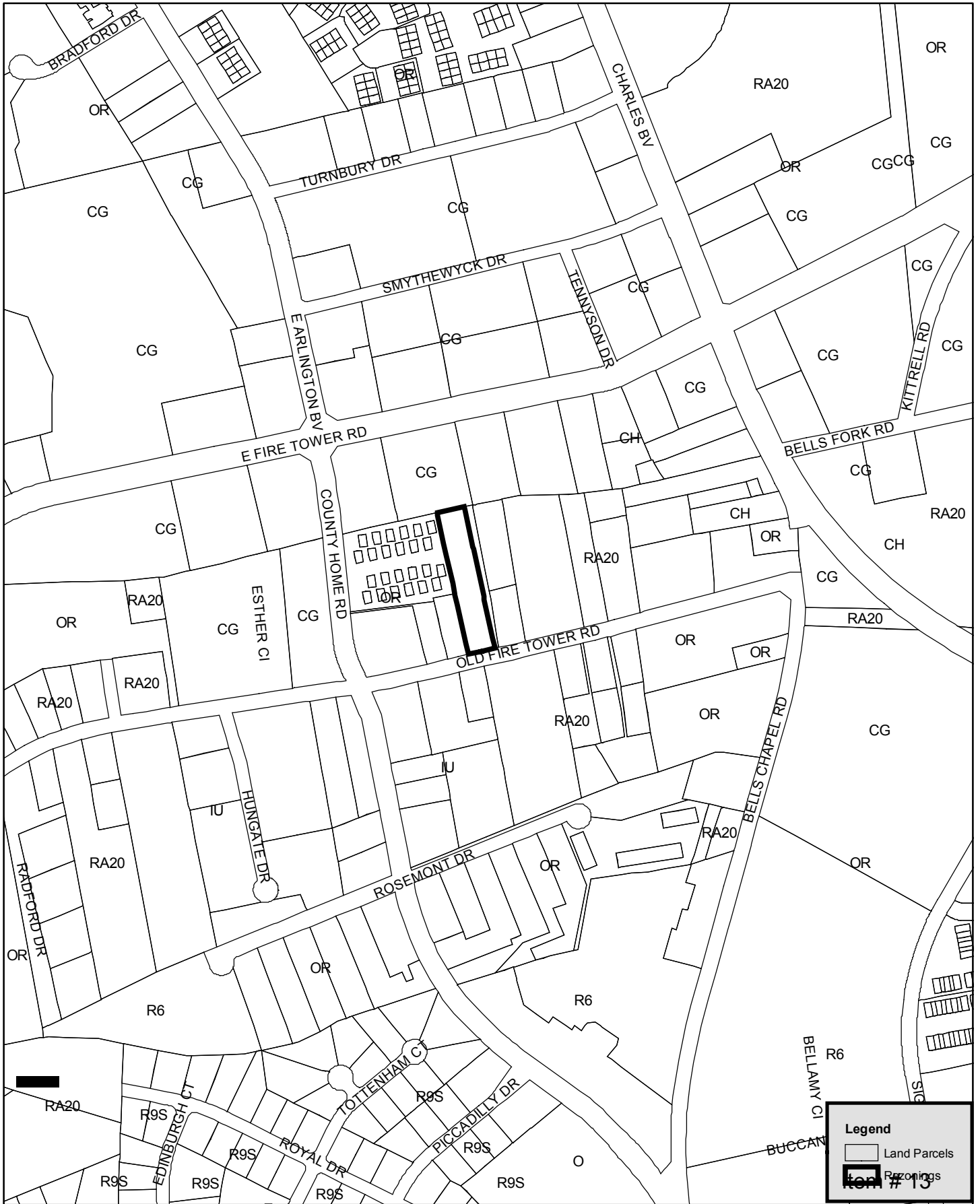
* None

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

a. Other activities; personal services not otherwise listed

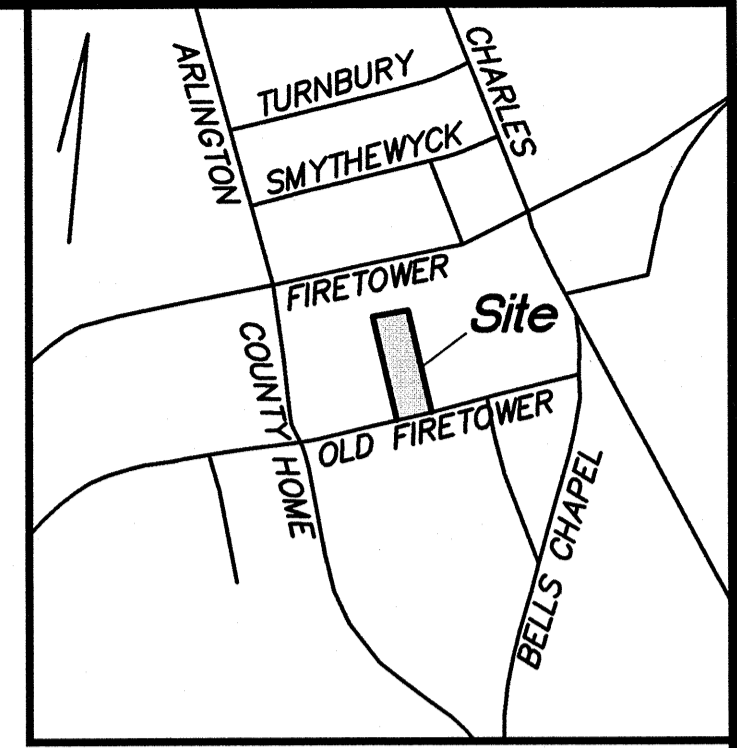
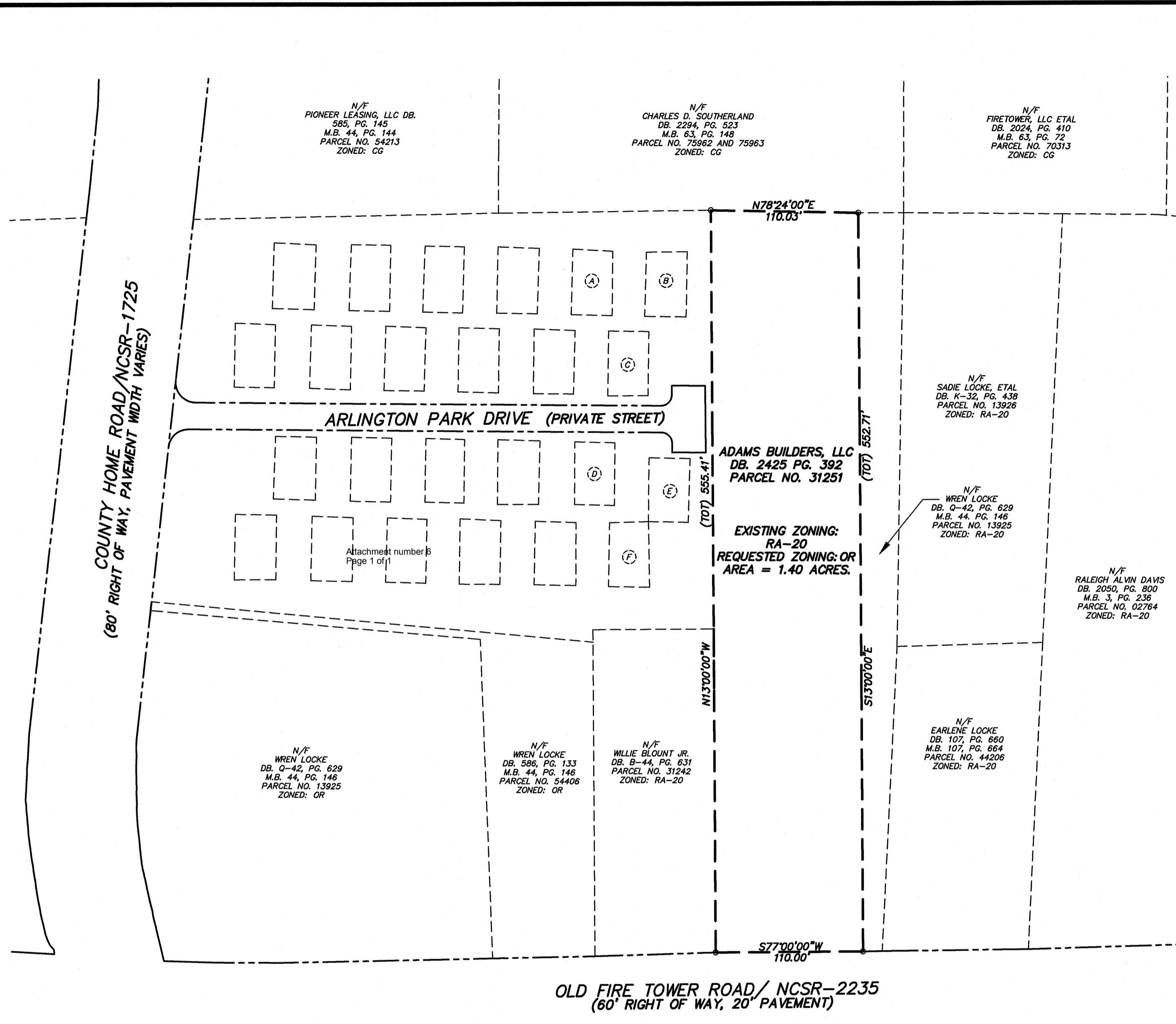
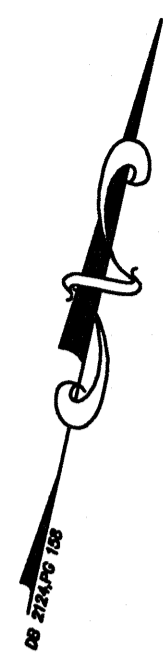
b. Other activities; professional services not otherwise listed

Adams Builders, Inc.
RA20 to OR
1.40 acres
January 29, 2008



Legend

- Land Parcels
- Rezoning #13



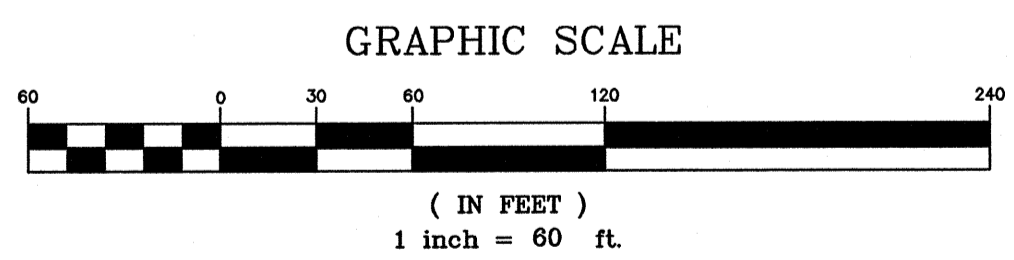
Vicinity Map
SCALE: 1" = 1000'

LEGEND

N/F	NOW OR FORMERLY
PARCEL NUMBER	PARCEL NO. , P.N.
MAP BOOK	M.B.
PAGE	PG.
DEED BOOK	D.B.

- NOTES:**
1. AREA DETERMINED BY COORDINATES
 2. NO POINT SET AT ANY CORNER UNLESS OTHERWISE NOTED.
 3. THIS MAP WAS PREPARED FOR REZONING PURPOSES ONLY AND IS NOT A BOUNDARY SURVEY OF THE PROPERTIES SHOWN HEREON.
 4. BOUNDARY INFORMATION TAKEN FROM REFERENCED INFORMATION SHOWN HEREON. THIS IS NOT INTENDED TO BE A BOUNDARY SURVEY OF THE PROPERTY SHOWN AND IS NOT TO BE USED FOR SALES OR CONVEYANCES.
 5. THIS MAP IS AN EXCEPTION TO THE DEFINITION OF A SUBDIVISION AND DOES NOT CONFORM TO G.S. 47-30.

SITE DATA:
TOTAL AREA: 1.40 ACRES

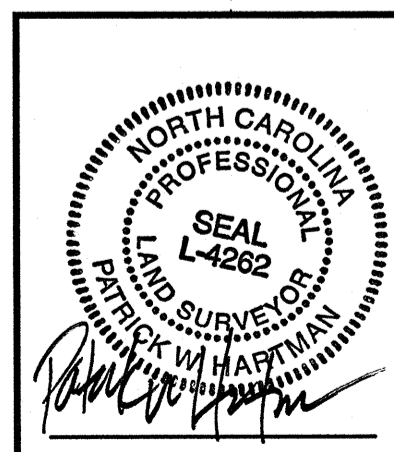


REVISIONS: #1 - 1/31/08: PER CITY OF GREENVILLE COMMENTS

LOT	OWNER	DEED	MAP	PARCEL	ZONED
A	MURL J. SPEIGHT	DB. 763 PG. 669	MB. 46 PG. 168	55204	OR
B	RHONDA K. MILLS	DB. 686 PG. 444	MB. 45 PG. 135	55205	OR
C	JAMES C. SAWYER	DB. 1936 PG. 508	MB. 46 PG. 168	55206	OR
D	KATIE R. WILLIAMS	DB. 721 PG. 385	MB. 45 PG. 135	55216	OR
E	JAMES C. SAWYER	DB. 2197 PG. 807	MB. 47 PG. 26	55217	OR
F	JAMES C. SAWYER	DB. 2124 PG. 606	MB. 47 PG. 36	55218	OR

REFERENCES:
D.B. 2425, PG. 392
D.B. 646, PG. 830
D.B. C44, PG. 13
PITT CO. TAX PARCEL: 31251

OWNER:
ADAMS BUILDERS, INC.
3718 CANTATA DRIVE
GREENVILLE, NC 27858
(252) 756-6071



Rivers
& Associates, Inc.
Since 1918
107 East Second Street
Greenville, NC 27858 (252) 752-4135
6131 Falls of Neuse Road, Suite 300
Raleigh, NC 27609 (919) 848-3347
Engineers
Planners
Surveyors

REZONING MAP FOR
ADAMS BUILDERS, INC.

DATE 01/04/08		WINTERVILLE TOWNSHIP, PITT COUNTY, NORTH CAROLINA	
SURVEY	DRAFT JSV	SCALE 1" = 60'	DRAWING NO. Z-2456
DESIGN	CHECK PWH	SHEET 1 OF 1	

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.

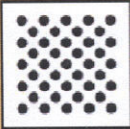
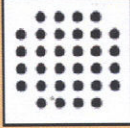
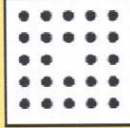
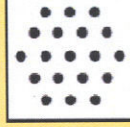

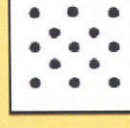
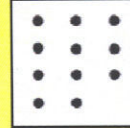

Residential Density		
Maximum density allowed by Zoning District based on average of 2.67 persons per dwelling unit		
High Density		
R6 R6-N R6-MH OR CDF	17 units per acre yields 45 persons per acre	
PUD	12 units per acre yields 32 persons per acre	
Medium Density		
R6-A	9 units per acre yields 24 persons 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: 3/13/2008
Time: 7:00 PM

Title of Item: Ordinance requested by Rebecca Winstead Gay, Paul Martin Jones, and Bobby Jones to rezone 58.2236 acres located along the eastern right-of-way of Davenport Farm Road, north of West Acres Lane, south of US Highway 13, and west of Frog Level Road from RR (Rural Residential-Pitt County's Jurisdiction) to R6S (Residential-Single-family [Medium Density])

Explanation: * This request is in conjunction with an annexation request.

Required Notice:

Planning and Zoning Commission meeting notice (adjoining property owner letters) mailed on February 5, 2008.

On-site Sign(s) posted on February 5, 2008.

City Council public hearing notice (adjoining property owner letters) mailed February 26, 2008.

Public Hearing Legal Advertisement published – March 3rd and 10th, 2008.

Comprehensive Plan:

The subject area is located in Vision Area E. Davenport Farm Road is designated as a residential corridor. Along residential corridors, service and retail activities should be specifically restricted to the associated focus area, and linear expansion outside the focus area node should be prohibited.

There is a designated neighborhood focus area along US Highway 13 between Davenport Farm Road and Bell Arthur Road.

The Future Land Use Plan Map recommends Commercial at the southeast corner of US Highway 13 and Davenport Farm Road transitioning to Office/Institutional/Multi-family (OIMF) and Medium Density Residential (MDR) in the interior areas. The Future Land Use Plan Map further recommends Conservation/Open Space (COS) to the east of Davenport Farm Road

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 2,105 trips to and from the site on Davenport Farm Road, which is a net increase of 1,293 additional trips per day.

Based on possible uses permitted by the requested rezoning, the proposed rezoning classification could generate 1,474 trips to and from the site on Dickinson Avenue, which is a net increase of 904 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. Access to the tract will also be reviewed.

Detailed Report Attached

History/Background:

The subject tract is located in Pitt County's Jurisdiction and is proposed for voluntary annexation to the City.

Present Land Use:

Farmland

Water/Sanitary Sewer:

Water and sanitary sewer are available at Taberna Drive.

Historic Sites:

There is no known effect on designated sites.

Environmental Conditions/Constraints:

There are no known environmental constraints.

Surrounding Land Uses and Zoning:

North: RR - Piney Grove Free Will Baptist Church, one (1) mobile home

residence, and woodlands

South: RR - Farmland

East: RA20 - Taberna Subdivision (approved preliminary plat - 108 single-family lots), Barrington Fields (approved preliminary plat - 91 single-family lots), farmland; RR - Vacant farmland and scrub forest

West: RR - Several scattered single-family residences fronting Davenport Farm Road and woodlands

Density Estimates:

At the current zoning (RR), staff would anticipate the site to yield 35-45 single-family lots (75 max.) due to anticipated soil conditions and on-site septic system requirements.

At the proposed zoning (R6S), and with public sanitary sewer, staff would anticipate the site to yield 200-220 single-family lots based on similar site comparison of Meadow Woods Subdivision (4 lots/gross acre).

The anticipated build-out time is 5+ years.

Fiscal Note:

No cost to the City.

Recommendation:

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

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

The Planning and Zoning Commission, at their February 19, 2008 meeting, voted to approve the request.

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.

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 that 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 Rebecca Winstead Gay et al 745385](#)
- [📎 Rezoning Case 08 02 Rebecca Winstead Gay et al 741609](#)
- [📎 Rebecca Gay et al Minutes 747322](#)
- [📎 List of Uses RR to R6S 743314](#)

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 March 13, 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 RR (Rural Residential – Pitt County’s Jurisdiction) to R6S (Residential-Single-family).

TO WIT: Rebecca Winstead Gay, Paul Martin Jones, et al Property.

LOCATION: Located along the eastern right-of-way of Davenport Farm Road, north of West Acres Lane, south of US Highway 13, and west of Frog Level Road.

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

Beginning at a point in the eastern line of the Robert M. Smith property as recorded in Deed Book K44, Page 16 said point being located S 36°10’20” E, 1,253.99 foot, thence N 09°21’30” E, 271.86 feet from the centerline intersection of Davenport Farm Road (NCSR 1128) and US Highway 13, thence from said point of beginning with the eastern line of the Robert M. Smith property N 09°21’30” E, 1,044.45 foot to the southern line of the Piney Grove

Church property, thence with the southern line of the Piney Grove Church property, the southern line of the Town of Farmville, and the Daphne L. Richardson property N 84°15'43" E, 268.68 feet, thence N 12°25'49" E, 116.44 feet, thence S 66°07'05" E, 424.55 feet to the western line of the Ruth Crawford property, thence with the Ruth Crawford property S 11°03'52" W, 1,082.25 feet, thence S 84°48'48" E, 2,132.45 feet to the northern line of the Nannie Best property, thence with the northern line of the Nannie Best property S 51°19'34" W, 1,245.35 feet to the northern line of the Glenn O. Buck property, thence with the northern line of the Glenn O. Buck property N 84°50'47" W, 1,247.28 feet to the eastern right-of-way of Davenport Farm Road (NCSR 1128), thence with the eastern right-of-way of Davenport Farm Road (NCSR 1128) N 47°27'20" W, 149.66 feet, thence N 45°25'07" W, 110.00 feet, thence N 42°26'37" W, 106.60 feet, thence N 38°39'00" W, 143.47 feet, thence N 36°19'39" W, 257.93 feet to the John D. Payton, Jr. property, thence leaving the eastern right-of-way of Davenport Farm Road (NCSR 1128) with the John D. Payton, Jr. property N 53°49'21" E, 164.21 feet, thence N 36°12'29" W, 307.32 feet to the point of beginning containing 58.2236 acres.

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

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

Section 4. That this ordinance shall become effective upon its adoption for the property located within the City of Greenville and within the extraterritorial area of the City of Greenville as defined by the Zoning Ordinance for Greenville, North Carolina, and shall become effective upon annexation for property located outside of the City of Greenville and outside of the extraterritorial area of the City of Greenville as defined by the Zoning Ordinance for Greenville, North Carolina.

ADOPTED this 13th day of March, 2008.

Patricia C. Dunn, Mayor

ATTEST:

Wanda T. Elks, City Clerk

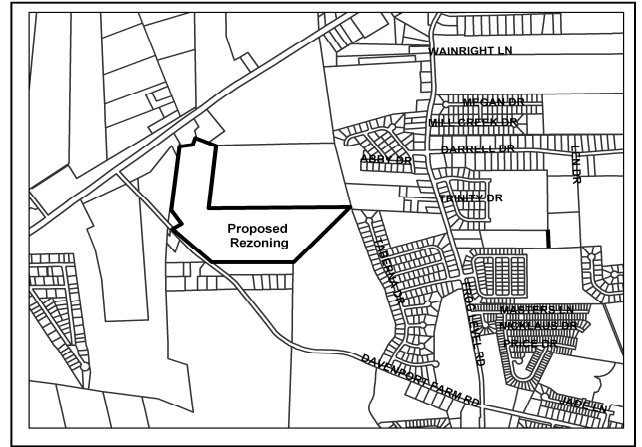
Doc. # 745385

Case No: 08-02

Applicant: Rebecca Winstead Gay et al

Property Information

Current Zoning: RR (Pitt County's Jurisdiction)
Proposed Zoning: R6S (single family only)
Current Acreage: 58.2236 acres
Location: Davenport Farm Road, near Dickinson Avenue
Points of Access: Davenport Farm Road and Dickinson Avenue



Location Map

Transportation Background Information

1.) Davenport Farm Road- State maintained

	<u>Existing Street Section</u>	<u>Ultimate Thoroughfare Street Section</u>
Description/cross section	2-lanes	2-lanes with sidewalk & bicycle accomodations
Right of way width (ft)	60	70
Speed Limit (mph)	55	55
Current ADT:	3,500 (*)	Design ADT: 12,000 vehicles/day (**)
Controlled Access	No	
Thoroughfare Plan Status:	Minor Thoroughfare	

Other Information: There are no sidewalks along Davenport Farm Road that service this property.
Possible impacts due to the Southwest Bypass project.

Notes: (*) 2006 NCDOT count adjusted for a 3% annual growth rate
 (**) Traffic volume based an operating Level of Service D for existing geometric conditions
 ADT – Average Daily Traffic volume

Transportation Improvement Program Status: No Planned Improvements.

2.) Dickinson Avenue- State maintained

	<u>Existing Street Section</u>	<u>Ultimate Thoroughfare Street Section</u>
Description/cross section	2-lane curb & gutter	5-lane curb & gutter
Right of way width (ft)	100 ft	100 ft
Speed Limit (mph)	55	55
Current ADT:	11,670 (*)	Design ADT: 33,500 vehicles/day (**)
Controlled Access	No	
Thoroughfare Plan Status:	Major Thoroughfare	

Other Information: There are no sidewalks along Dickinson Avenue that service this property.
Possible impacts due to the Southwest Bypass project.

Notes: (*) 2006 NCDOT count adjusted for a 3% annual growth rate
 (**) Traffic volume based an operating Level of Service D for existing geometric conditions
 ADT – Average Daily Traffic volume

Transportation Improvement Program Status: No Planned Improvements.

Trips generated by proposed use/change**Current Zoning: 813** -vehicle trips/day (*)**Proposed Zoning: 2,105** -vehicle trips/day (*)**Estimated Net Change: increase of 1292 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 Davenport Farm Road and Dickinson Avenue are as follows:****1.) Davenport Farm Road, East of Site: "No build" ADT of 3,500**

Estimated ADT with Proposed Zoning (full build) –	4,132
Estimated ADT with Current Zoning (full build) –	<u>3,744</u>
Net ADT change =	388 (9% increase)

2.) Davenport Farm Road, West of Site: "No build" ADT of 3,500

Estimated ADT with Proposed Zoning (full build) –	4,974
Estimated ADT with Current Zoning (full build) –	<u>4,069</u>
Net ADT change =	905 (18% increase)

3.) Dickinson Avenue, North of Site: "No build" ADT of 11,670

Estimated ADT with Proposed Zoning (full build) –	12,996
Estimated ADT with Current Zoning (full build) –	<u>12,182</u>
Net ADT change =	814 (6% increase)

4.) Dickinson Avenue, South of Site: "No build" ADT of 11,670

Estimated ADT with Proposed Zoning (full build) –	11,817
Estimated ADT with Current Zoning (full build) –	<u>11,727</u>
Net ADT change =	90 (<1% increase)

Staff Findings/Recommendations

Based on possible uses permitted by the requested rezoning, the proposed rezoning classification could generate 2,105 trips to and from the site on Davenport Farm Road, which is a net increase of 1,293 additional trips per day.

Based on possible uses permitted by the requested rezoning, the proposed rezoning classification could generate 1,474 trips to and from the site on Dickinson Avenue, which is a net increase of 904 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. Access to the tract will also be reviewed.

Excerpt from the draft Planning and Zoning Commission meeting minutes (2/19/08)

REBECCA WINSTEAD GAY, PAUL MARTIN JONES AND BOBBY JONES - APPROVED

Rezoning requested by Rebecca Winstead Gay, Paul Martin Jones and Bobby Jones for 58.2236 acres located along the eastern right-of-way of Davenport Farm Road, north of West Acres Lane, south of US Highway 13 and west of Frog Level Road from RR (Rural Residential-Pitt County's Jurisdiction) to R6S (Residential-Single-family [Medium Density]).

Ms. Gooby stated that the subject property is located in the southwestern section of the city along Davenport Farm Road, and south of Highway 13. The property is currently located in Pitt County's Jurisdiction. The rezoning is in conjunction with an annexation request. Barrington Fields and Taberna Subdivisions are to the east. The property is currently vacant with some scattered single-family residences around the property. Ms. Gooby stated that the request could generate a net increase of 149 trips and approximately 90% of the trips would be north on County Home Road. County Home Road is considered a connector corridor, which is anticipated to contain higher intensive uses. There is a regional focus area at the intersection of Fire Tower Road and Arlington Boulevard. In these focus areas, commercial and high intensive uses would be anticipated. The Land Use Plan recommends commercial in this general area and office/institutional/multi-family to act as transitioning zoning to the residential to the south. Ms. Gooby stated it would be anticipated for the property to yield no more than 20 multi-family units or to be used for office. Ms. Gooby stated that in staff's opinion, the request is in compliance with Horizons: Greenville's Community Plan and the Land Use Plan Map.

Mr. Ken Malpass, of Malpass and Associates, representing the applicant, spoke on behalf of the request.

Mr. Glenn Buck, adjoining property owner, spoke in opposition. Mr. Buck stated he has experienced flooding on his property and is concerned that additional development in the area will compound the issue. He stated that he would prefer R9S to reduce the number of lots that could be developed on the property.

Sharon Quinn, spoke in opposition.

Mr. Glenn Buck, spoke in rebuttal.

Motion was made by Mr. Baker, 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. The motion passed unanimously.

EXISTING ZONING

RR DISTRICT (COUNTY ZONING)

(PER ZONING PERMIT, AND BY-RIGHT SUBJECT TO STANDARDS)

SELECT USES (COUNTY)

Bed and breakfast inn

Mobile home on individual lot

Mobile home park (5 or less units per park)

Multi-family dwelling (less than 5 units per lot) – (62,500 sq ft for 4 attached units)

Single-family dwelling – (25,000 sq ft lot per each detached unit)

Duplex dwelling (37,500 sq ft lot for 2 attached units)

Communication towers (60 feet in height or less)

Emergency shelter

Athletic fields

Civic, social, and fraternal associations

Private campground and RV Park

Private club or recreational center

Swim and tennis club

Church

Day care center

Nursing home

Retreat or conference center

Farming

PROPOSED ZONING

R6S (Residential-Single-Family)

Permitted Uses

(1) General:

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

(2) Residential:

- a. Single-family dwelling
- 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

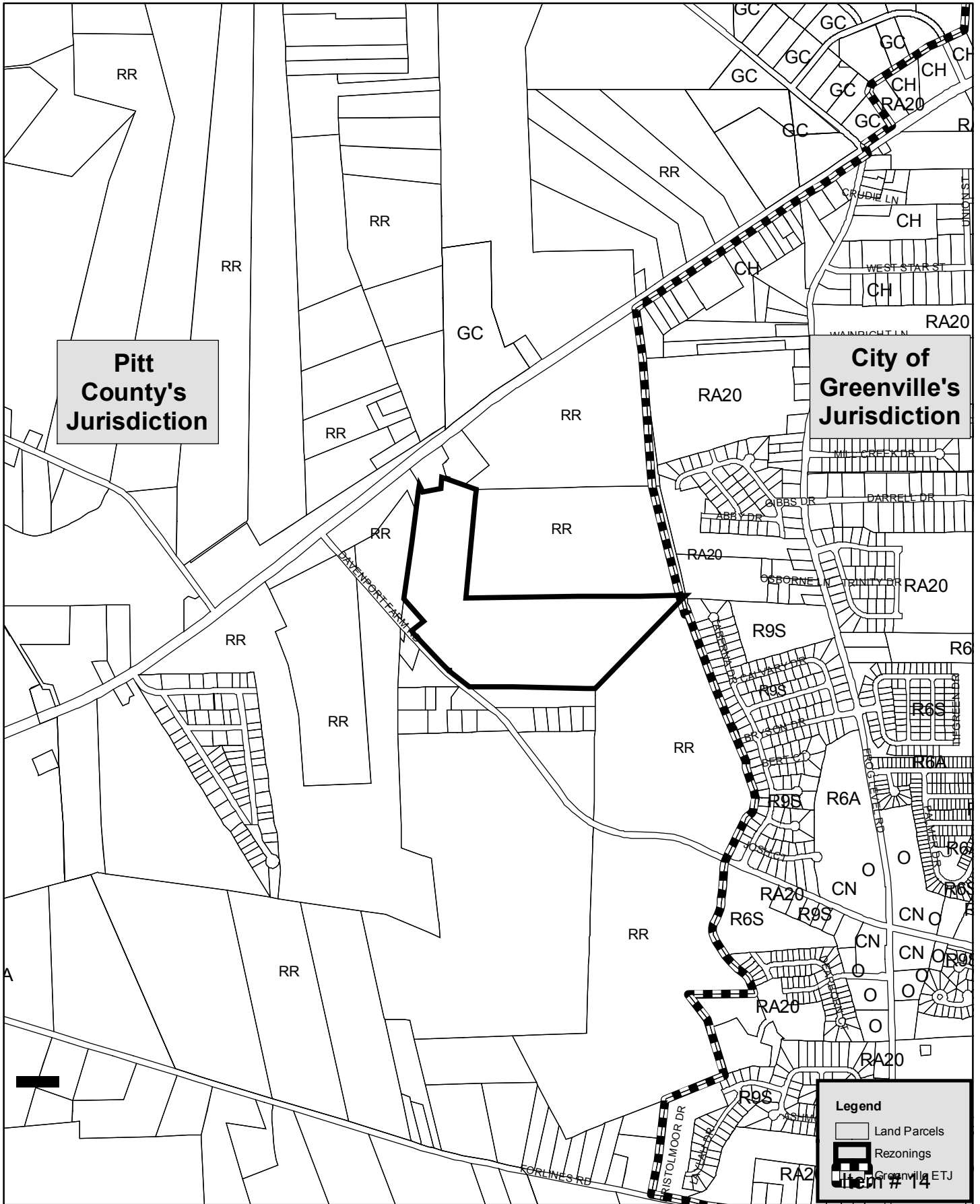
(14) Manufacturing/ Warehousing:

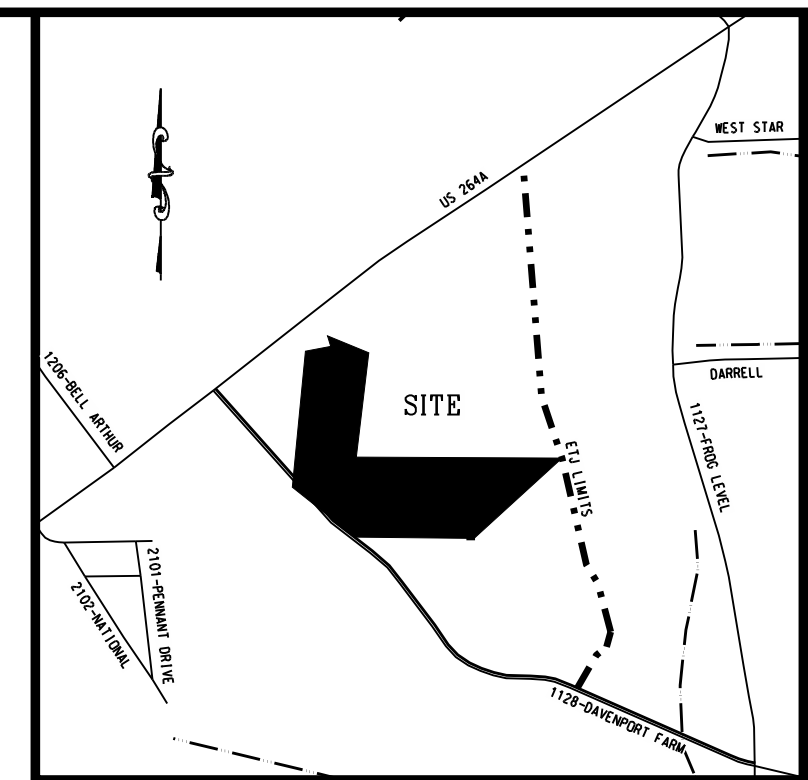
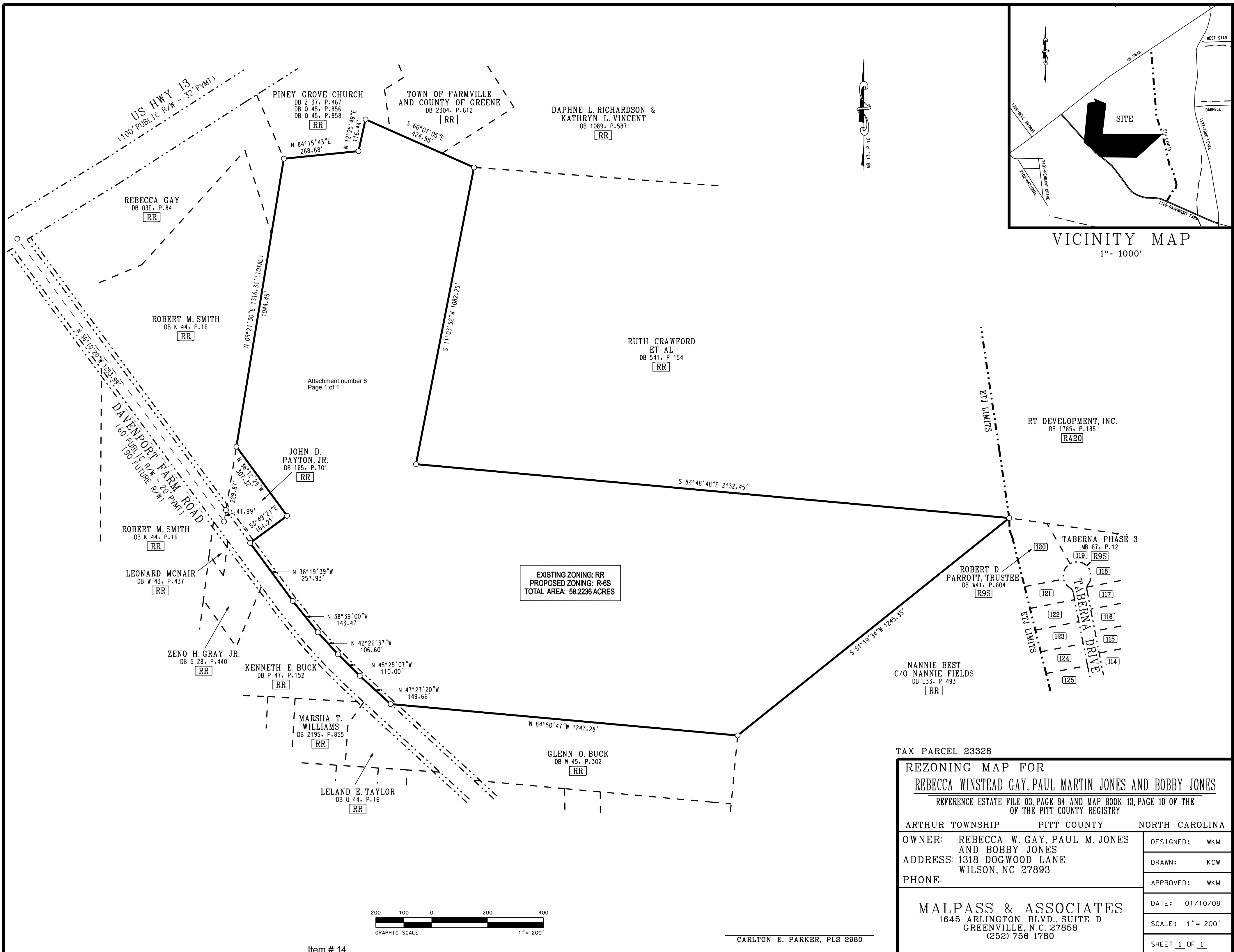
* None

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

* None

Rebecca Winstead Gay et al
RR to R6S
58.2236 acres
January 30, 2008





VICINITY MAP
1" = 1000'

EXISTING ZONING: RR
PROPOSED ZONING: R-6S
TOTAL AREA: 58.2236 ACRES

TAX PARCEL 23328	
REZONING MAP FOR REBECCA WINSTEAD GAY, PAUL MARTIN JONES AND BOBBY JONES REFERENCE ESTATE FILE 03, PAGE 84 AND MAP BOOK 13, PAGE 10 OF THE OF THE PITT COUNTY REGISTRY	
ARTHUR TOWNSHIP	PITT COUNTY
NORTH CAROLINA	
OWNER: REBECCA W. GAY, PAUL M. JONES AND BOBBY JONES	DESIGNED: WKM
ADDRESS: 1318 DOGWOOD LANE WILSON, NC 27893	DRAWN: KCW
PHONE:	APPROVED: WKM
MALPASS & ASSOCIATES 1645 ARLINGTON BLVD., SUITE D GREENVILLE, N.C. 27858 (252) 756-1780	
DATE: 01/10/08	SCALE: 1" = 200'
SHEET 1 OF 1	



CARLTON E. PARKER, PLS 2980

Item # 14

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)		
Multi-Family Development (2)	C	B	B	B	B	Residential (1) - (2) Non-Residential (3) - (5)	A
Office/Institutional, Light Commercial, Service (3)	D	D	B	B	B		A
Heavy Commercial, Light Industry (4)	E	E	B	B	B		A
Heavy Industrial (5)	F	F	B	B	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.

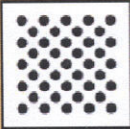
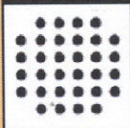
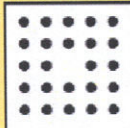
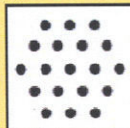
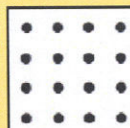
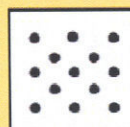
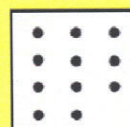
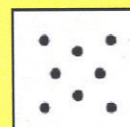
Residential Density		
Maximum density allowed by Zoning District based on average of 2.67 persons per dwelling unit		
High Density		
R6 R6-N R6-MH OR CDF	17 units per acre yields 45 persons per acre	
PUD	12 units per acre yields 32 persons per acre	
Medium Density		
R6-A	9 units per acre yields 24 persons 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: 3/13/2008
Time: 7:00 PM

Title of Item: Ordinance to annex Rebecca Winstead Gay, Paul Martin Jones, and Bobby Jones property containing 58.2236 acres located on Davenport Farm Road south of US Highway 13

Explanation: ANNEXATION PROFILE

A. SCHEDULE

1. Advertising date: March 3, 2008
2. City Council public hearing date: March 13, 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: 58.2236 acres
4. Voting District: 5
5. Township: Arthur
6. Vision Area: E
7. Zoning District: Current: RR (Pitt County Zoning); Proposed: R6S
8. Land Use: Existing: Vacant

Anticipated: 200 Single-Family Homes

9. Population:

	Formula	Number of People
Total Current	-----	0
Estimated at full development	200 x 2.45*	490
Current Minority	-----	0
Estimated Minority at full development	490 x 30.9%**	151.41
Current White	-----	0
Estimated White at full development	490 - 151	339

*2.45 Averages household size in Arthur Township, based on 2000 census data

** 30.9% Minority population, based on 2000 census data taken from Tract 17

10. Rural Fire Tax District: Red Oak

11. Greenville Fire District: Station #5 (3.68 miles)

12. Present Tax Value: \$70,412
Estimated Future Tax Value: \$30,045,427.

Fiscal Note: Total estimated tax value at full development is \$30,045,427.

Recommendation: Approval of the ordinance to annex the Rebecca Winstead Gay, Paul Martin Jones, and Bobby Jones property.

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

Attachments / click to download

[Gay, Jones, Jones PDF Map](#)

[Annexation Ordinance Rebecca Winstead Gay Paul Martin Jones and Bobby Jones 747153](#)

ORDINANCE NO. 08-____
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 13th day of March, 2008 after due notice by publication in The Daily Reflector on the 3rd day of March, 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 "Rebecca Winstead Gay, et al" involving 58.2236 acres as prepared by Malpass and Associates.

LOCATION: Lying and being situated in Arthur Township, Pitt County, North Carolina, located on the north side of Davenport Farm Road and east of US Hwy 13. This annexation involves 58.2236 acres.

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

Beginning at a point in the eastern line of the Robert M. Smith property as recorded in deed book K 44, page 16 said point being located S 36-10-20 E – 1253.99', thence N 09-21-30 E – 271.86' from the centerline intersection of NCSR 1128 (Davenport Farm Road) and US Hwy 13, thence from said point of beginning with the eastern line of the Robert M. Smith property N 09-21-30 E – 1044.45' to the southern line of the Piney Grove Church property, thence with the southern line of the Piney Grove Church property, the southern line of the Town of Farmville, and the Daphne L. Richardson property N 84-15-43 E – 268.68', thence N 12-25-49 E – 116.44', thence S 66-07-05 E – 424.55' to the western line of the Ruth Crawford property, thence with the Ruth Crawford property S 11-03-52 W – 1082.25', thence S 84-48-48 E – 2132.45' to the northern line of the Nannie Best property, thence with the northern line of the Nannie Best property S 51-19-34 W – 1245.35' to the northern line of the Glenn O. Buck property, thence with the northern line of the Glenn O. Buck property N 84-50-47 W – 1247.28' to the eastern right of way of NCSR 1128, thence with the eastern right of way of NCSR 1128 N 47-27-20 W – 149.66', thence N 45-25-07 W – 110.00', thence N 42-26-37 W – 106.60', thence N 38-39-00 W – 143.47', thence N 36-19-39 W – 257.93' to the John D. Payton, Jr. property, thence leaving the eastern right of way of NCSR 1128 with the John D. Payton, Jr. property N 53-49-21 E – 164.21', thence N 36-12-29 W – 307.32' to the point of beginning containing 58.2236 acres.

Section 2. Territory annexed to the City of Greenville by this ordinance shall, pursuant to the terms of G. S. 160A-23, be annexed into Greenville municipal election district 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 13th day of March, 2008.

Patricia C. Dunn, Mayor

ATTEST:

Wanda T. Elks, City Clerk

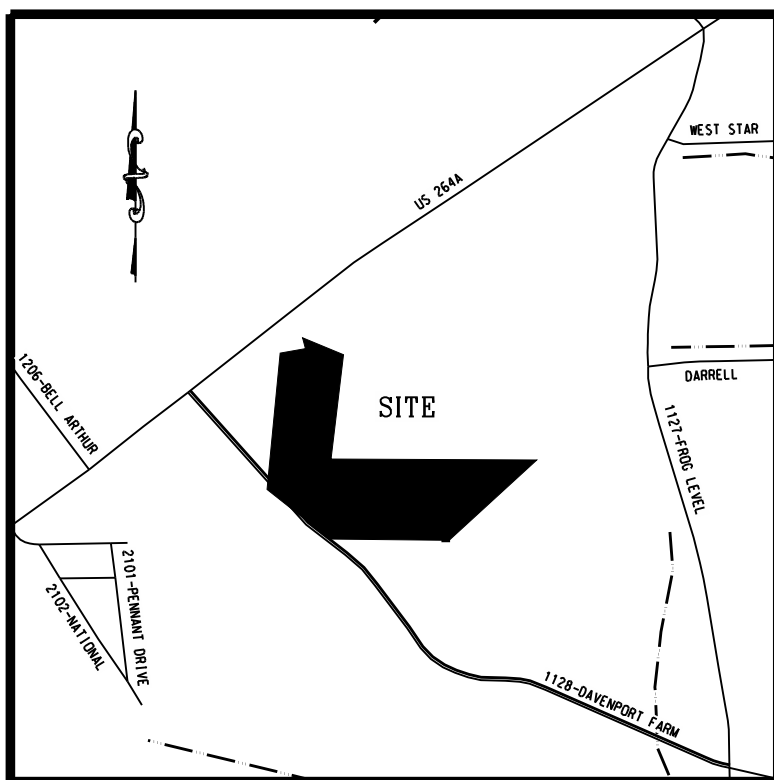
NORTH CAROLINA
PITT COUNTY

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.

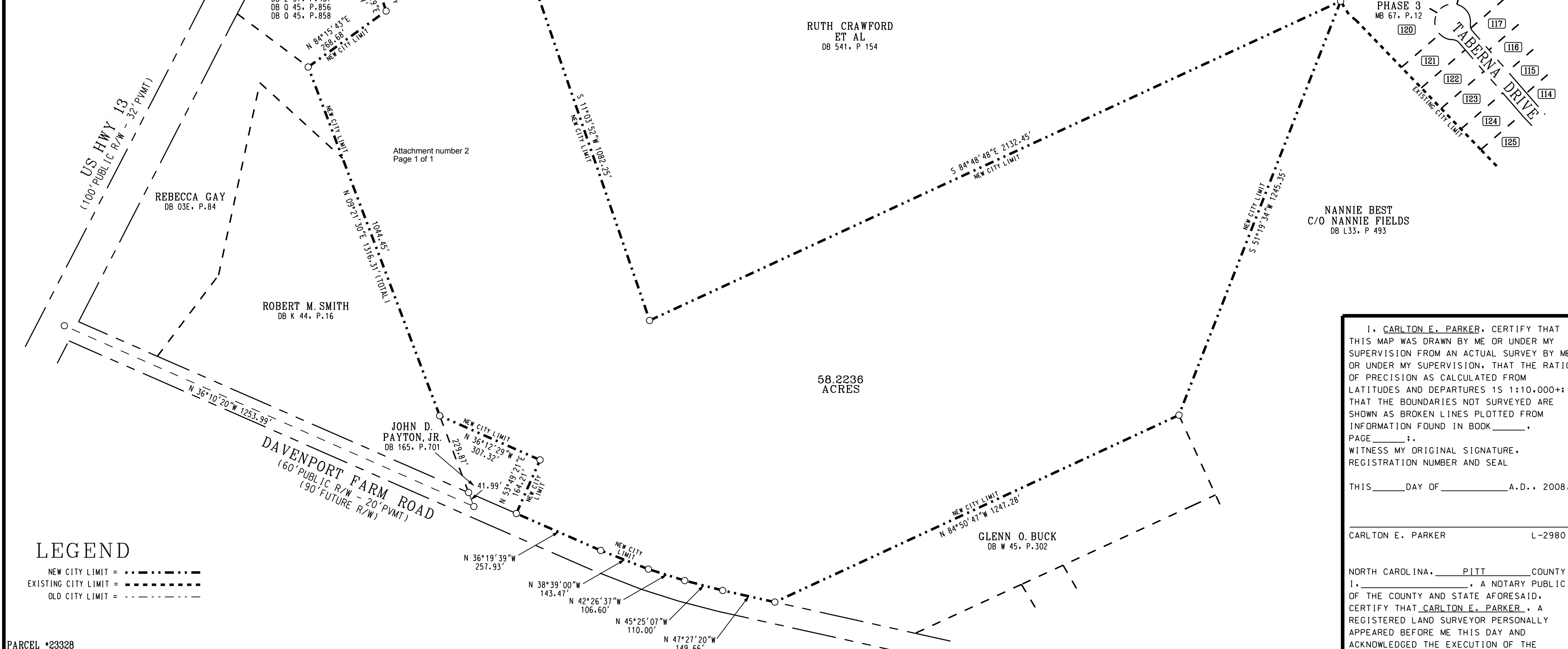
WITNESS my hand and official seal, this the _____ day of _____, 2008.

Patricia A. Sugg, Notary Public

My Commission Expires: September 4, 2011



VICINITY MAP
1" = 1000'



58.2236 ACRES

LEGEND

- NEW CITY LIMIT = - - - - -
- EXISTING CITY LIMIT = - . - . -
- OLD CITY LIMIT = - - - - -

PARCEL #23328
ANNEXATION MAP FOR
REBECCA WINSTEAD GAY, PAUL MARTIN JONES AND BOBBY JONES
REFERENCE DEED BOOK E3, PAGE 84 AND MAP BOOK 13, PAGE 10 OF THE
OF THE PITT COUNTY REGISTRY
ARTHUR TOWNSHIP PITT COUNTY NORTH CAROLINA

OWNER: REBECCA WINSTEAD GAY, PAUL MARTIN JONES AND BOBBY JONES
ADDRESS: 1318 DOGWOOD LANE WILSON, NC 27893
PHONE:

MALPASS & ASSOCIATES
1645 E. ARLINGTON BLVD., SUITE D GREENVILLE, N.C. 27658
(252) 756-1780

SURVEYED: CEP APPROVED: CEP
DRAWN: KCW DATE: 01/10/08
CHECKED: CEP SCALE: 1" = 200'

MAP NO.	PLATS RECORDED	BOOK	PAGE

MAP SHOWING AREA ANNEXED BY THE CITY OF GREENVILLE, N.C.
EFFECTIVE DATE: _____; ORDINANCE NUMBER: _____; AREA: 58.2236 ACRES
ARTHUR TOWNSHIP, PITT COUNTY, NORTH CAROLINA

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

THIS _____ DAY OF _____ A.D., 2008.
CARLTON E. PARKER L-2980

NORTH CAROLINA, _____ PITT COUNTY I, _____, A NOTARY PUBLIC OF THE COUNTY AND STATE AFORESAID, CERTIFY THAT CARLTON E. PARKER, A REGISTERED LAND SURVEYOR PERSONALLY APPEARED BEFORE ME THIS DAY AND ACKNOWLEDGED THE EXECUTION OF THE FOREGOING INSTRUMENT. WITNESS MY HAND AND OFFICIAL STAMP OR SEAL.
THIS _____ DAY OF _____, 2008.

NOTARY PUBLIC _____
MY COMMISSION EXPIRES _____

NORTH CAROLINA, PITT COUNTY THE FOREGOING CERTIFICATE OF _____ NOTARY PUBLIC, IS CERTIFIED TO BE CORRECT. FILED FOR REGISTRATION THIS _____ DAY OF _____, 20____, AT _____ O'CLOCK, _____ M.
JUDY TART, REGISTER OF DEEDS
BY _____ DEPUTY REGISTER OF DEEDS



City of Greenville, North Carolina

Meeting Date: 3/13/2008
Time: 7:00 PM

Title of Item: Ordinance to annex Vancroft, Lot 103, Section 2 containing 7.813 acres located on Thomas Langston Road west of Belfair Drive

Explanation: ANNEXATION PROFILE

A. SCHEDULE

1. Advertising date: March 3, 2008
2. City Council public hearing date: March 13, 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: 7.813 acres
4. Voting District: 5
5. Township: Winterville
6. Vision Area: E
7. Zoning District: OR (Office-Residential)
8. Land Use: Existing: Vacant
Anticipated: 89 Multi-Family Units

9. Population:

	Formula	Number of People
Total Current	-----	0
Estimated at full development	89 x 2.35*	209
Current Minority	-----	0
Estimated Minority at full development	209 x 43.4%**	90
Current White	-----	0
Estimated White at full development	209 - 90	119

*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 (1.54 miles)
12. Present Tax Value: \$390,650
Estimated Future Tax Value: \$9,468,656

Fiscal Note: Total estimated tax value at full development is \$9,468,656.

Recommendation: Approval of the ordinance to annex Vancroft, Lot 103, Section 2.

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

Attachments / click to download

[Vancroft, Lot 103, Section 2 PDF](#)

[Annexation Ordinance Vancroft Lot 3 Section 2 747161](#)

ORDINANCE NO. 08-____
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 13th day of March, 2008 after due notice by publication in The Daily Reflector on the 3rd day of March, 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 "Vancroft, Lot 103, Section 2" involving 7.813 acres as prepared by Baldwin and Janowski, PA.

LOCATION: Lying and being situated in Winterville Township, Pitt County, North Carolina, located at the southwest corner of the intersection of Thomas Langston Road and Belfair Drive. This annexation involves 7.813 acres.

GENERAL DESCRIPTION: Beginning at a point where the southern right-of-way of NCSR 1134 (Thomas Langston Road) intersects the western right-of-way of Belfair Drive. From the above described beginning, so located, running thence as follows:

Leaving the southern right-of-way of NCSR 1134 (Thomas Langston Road) and with the curved western right-of-way of Belfair Drive a curve to the right having a radius of 700.00' and a chord bearing S 09°10'01" W 280.67' to the point of tangency, thence S 20°43'55" W 614.96', thence leaving the western right-of-way of Belfair Drive, N 53°44'44" W 112.88', thence N 41°06'48" W 97.21', thence N 41°06'48" W 4.21', thence N 22°13'04" W 132.82', thence N 12°38'55" W 312.51', thence N 02°29'14" W 170.88', thence N 21°00'57" W 124.87' to a point on the southern right-of-way of NCSR 1134 (Thomas Langston Road), thence with the southern right-of-way of NCSR 1134 (Thomas Langston Road), N 75°38'17" E 40.95', N 77°13'46" E 53.88', N 80°22'43" E 48.40', N 83°15'13" E 48.77', N 85°04'32" E 48.46', N 89°09'10" E 48.03', S 87°29'50" E 48.27', S 84°22'47" E 48.43', S 81°31'49" E 48.79', S 79°50'38" E 49.18', S 78°33'47" E 49.37' and S 77°29'14" E 49.38', S 77°31'59" E 17.00' to the point of beginning containing 7.813 acres and being a portion of the property described in Deed Book 1744, Page 465 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 13th day of March, 2008.

Patricia C. Dunn, Mayor

ATTEST:

Wanda T. Elks, City Clerk

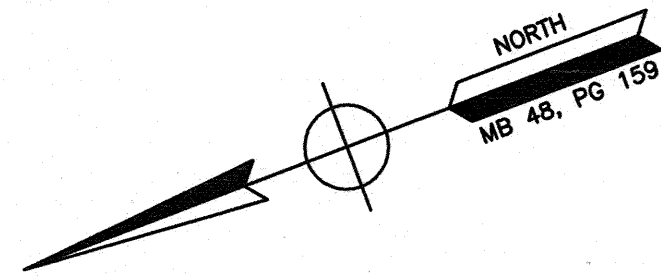
NORTH CAROLINA
PITT COUNTY

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 _____ day of _____, 2008.

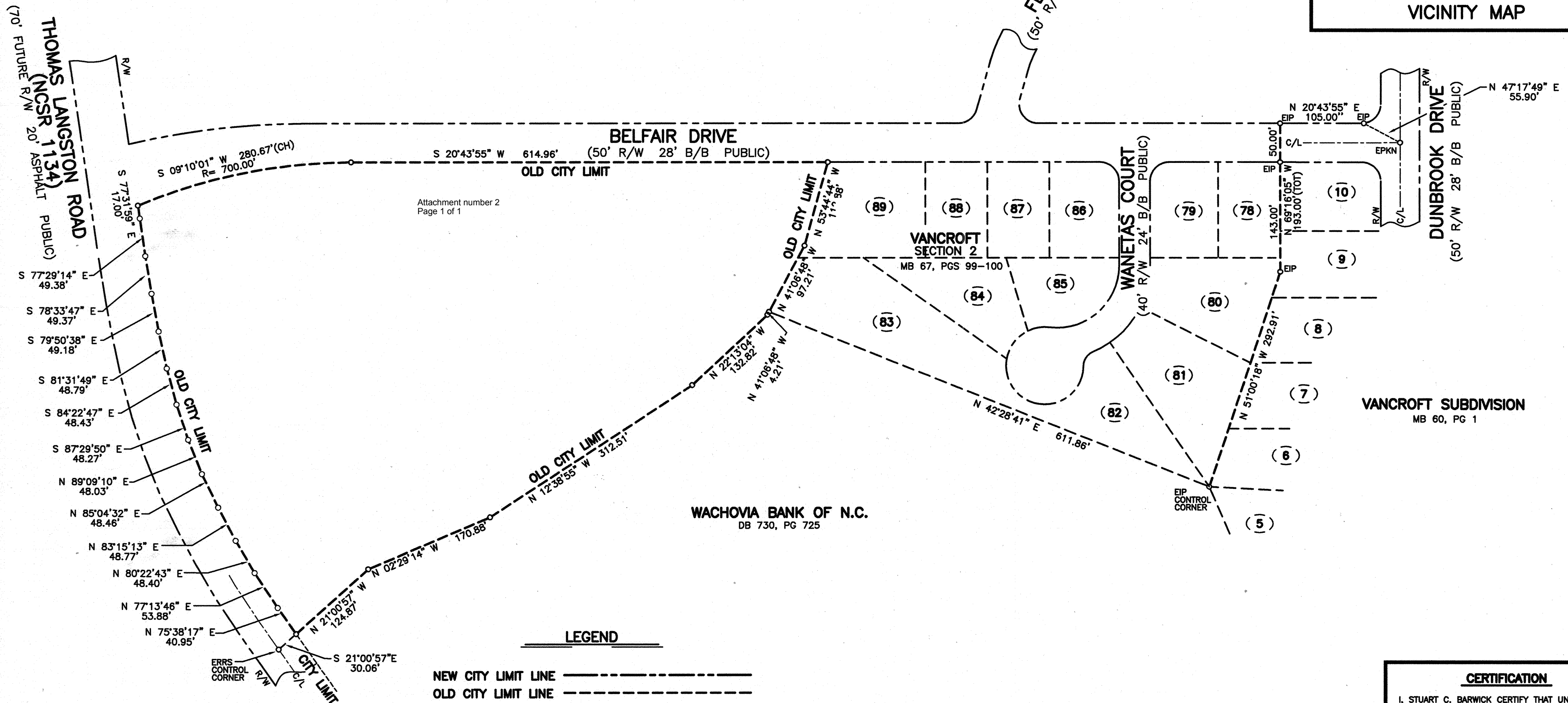
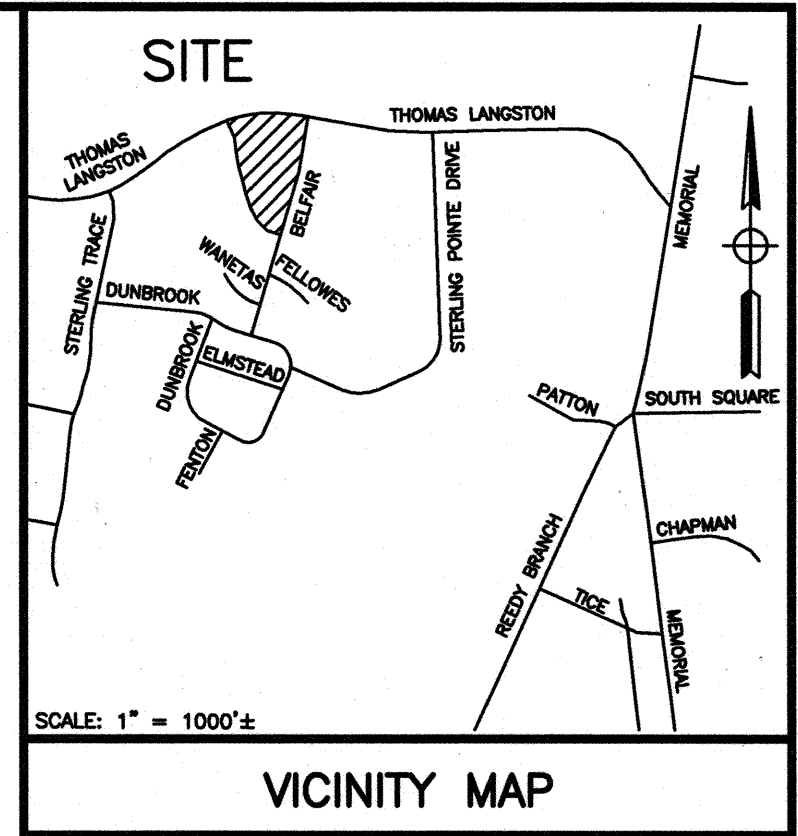
Patricia A. Sugg, Notary Public

My Commission Expires: September 4, 2011



LEGEND

- R/W= RIGHT-OF-WAY
- EIP= EXISTING IRON PIPE
- B/B= BACK OF CURB TO BACK OF CURB
- C/L= CENTERLINE
- ERRS= EXISTING RAILROAD SPIKE
- EPKN= EXISTING PARKER KALON NAIL



Attachment number 2
Page 1 of 1

LEGEND

- NEW CITY LIMIT LINE ————
- OLD CITY LIMIT LINE - - - - -
- CITY LIMIT LINE - - - - -

NOTES

1. ALL AREAS CALCULATED BY COORDINATE GEOMETRY.
2. THIS MAP IS OF A SURVEY THAT IS OF ANOTHER CATEGORY.
3. REFERENCE: BEING A PORTION OF THE PROPERTY DESCRIBED IN DEED BOOK 1744, PAGE 465 OF THE PITT COUNTY REGISTRY.

CERTIFICATION

I, STUART C. BARWICK CERTIFY THAT UNDER MY DIRECTION AND SUPERVISION, THIS MAP WAS DRAWN FROM AN ACTUAL FIELD SURVEY MADE BY E. LUGG CLARK 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 24th DAY OF JANUARY, 2008

SIGNED: *[Signature]*
REGISTRATION NO. L-4461



PARCEL #69493

VANCROFT, LOT 103, SECTION 2

OWNER: **VANRACK, INC.**
8642 WILLOW GREEN RD.
SNOW HILL, NC 28580
(252) 753-4972

MAP NO.	PLATS RECORDED	MAP BOOK	PAGE
	PLOT SHOWING DIVISION OF		
	M. G. MOYE LANDS	3	125
Item # 10			

MAP SHOWING AREA ANNEXED BY
THE CITY OF GREENVILLE, N.C
(EFFECTIVE DATE _____ ORDINANCE # _____ AREA 7.813 ACRES)
_____ WINTERVILLE _____ TOWNSHIP, PITT COUNTY, N.C.

SURVEYED: EHC	APPROVED: SCB
DRAWN: SCB	DATE: 01/24/2008
CHECKED: SCB	SCALE: 1 = 100'



City of Greenville, North Carolina

Meeting Date: 3/13/2008
Time: 7:00 PM

Title of Item: Ordinance to annex Davencroft, Phase Three containing 8.944 acres located on Thomas Langston Road south of the intersection of Dublin Road

Explanation: ANNEXATION PROFILE

A. SCHEDULE

1. Advertising date: March 3, 2008
2. City Council public hearing date: March 13, 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: 8.944 acres
4. Voting District: 5
5. Township: Winterville
6. Vision Area: E
7. Zoning District: RA20 (Residential-Agricultural)
8. Land Use: Existing: Vacant
Anticipated: 28 Single-Family Homes

9. Population:

	Formula	Number of People
Total Current	-----	0
Estimated at full development	28 x 2.35*	65
Current Minority	-----	0
Estimated Minority at full development	65 x 43.4%**	28
Current White	-----	0
Estimated White at full development	65 - 28	37

* 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 (2.37 miles)

12. Present Tax Value: \$223,600
 Estimated Future Tax Value: \$6,383,606

Fiscal Note: Total estimated tax value at full development is \$6,383,606.

Recommendation: Approval of the ordinance to annex Davencroft, Phase Three.

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

Attachments / click to download

[Davencroft_Phase Three PDF](#)

[Annexation Ordinance Davencroft Phase Three 747166](#)

GENERAL DESCRIPTION: Beginning at an existing iron pipe on the eastern right-of-way of NCSR 1134 (Thomas Langston Road), said iron pipe being the southwestern corner of Lot 80, Davencroft, Phase 1 as recorded in Map Book 67, Page 10 of the Pitt County Register of Deeds Office. From the above described beginning, so located, running thence as follows:

Leaving the eastern right-of-way of NCSR 1134 (Thomas Langston Road) and with the southern and western lines of referenced Davencroft, Phase 1, S 56°42'06"E 209.33', S 79°42'06" E 317.08', S 30°01'03" E 137.32', S 08°23'59" E 159.61' and S 15°53'37" W 305.00', thence leaving the western line of said Davencroft, Phase 1, N 74°06'23" W 150.00' to the point of curvature, thence with a curve to the left having a radius of 300.00' and a chord bearing N 85°36'53" W 119.71' to the point of compound curvature, thence with a curve to the left having a radius of 300.00' and a chord bearing S 67°21'29" W 160.53', thence N 25°23'10" W 132.25', thence S 64°36'53" W 16.84', thence with a curve to the left having a radius of 200.00' and a chord bearing S 55°43'55" W 61.77', thence N 40°08'44" W 234.41' to a point on the curved eastern right-of-way of NCSR 1134 (Thomas Langston Road), thence with the curved eastern right-of-way of NCSR 1134 (Thomas Langston Road) a curve to the right having a radius of 1453.65' and a chord bearing N 20°35'12" E 61.81' to the point of tangency, thence N 19°04'04" E 250.59' to the point of curvature, thence with a curve to the right having a radius of 1310.17' and a chord bearing N 23°16'17" E 219.83' to the point of beginning containing 8.944 acres and being a portion of the property described in Deed Book 2097, Page 444 and all of Deed Book 2444, Page 476 both 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 13th day of March, 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 _____ day of _____, 2008.

Patricia A. Sugg, Notary Public

My Commission Expires: September 4, 2011



City of Greenville, North Carolina

Meeting Date: 3/13/2008
Time: 7:00 PM

Title of Item: Ordinance to annex Laurel Ridge (a portion of Sections 2 and 3) containing 7.060 acres located south of Teakwood Drive and west of Allen Road

Explanation: ANNEXATION PROFILE

A. SCHEDULE

1. Advertising date: March 3, 2008
2. City Council public hearing date: March 13, 2008
3. Effective date: June 30, 2008

B. CHARACTERISTICS

1. Relation to Primary City Limits: Noncontiguous
2. Relation to Recognized Industrial Area: Outside
3. Acreage: 7.060 acres
4. Voting District: 1
5. Township: Arthur
6. Vision Area: F
7. Zoning District: R6 (Residential), R6S (Residential-Single-Family), R6A (Residential)
8. Land Use: Existing: Vacant
Anticipated: 25 Single-Family Homes

9. Population:

	Formula	Number of People
Total Current	-----	0
Estimated at full development	25 x 2.45*	61
Current Minority	-----	0
Estimated Minority at full development	61 x 30.9%**	18
Current White	-----	0
Estimated White at full development	61 - 18	43

*2.45 Average household size in the Arthur Township, based on 2000 census data

** 30.9% Minority population, based on 2000 census data taken from Tract 17

10. Rural Fire Tax District: Red Oak

11. Greenville Fire District: Station #5 (2.7 miles)

12. Present Tax Value: \$105,547
 Estimated Future Tax Value: \$3,855,553

Fiscal Note: Total estimated tax value at full development is \$3,855,553.

Recommendation: Approval of the ordinance to annex Laurel Ridge (a portion of Sections 2 and 3).

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

Attachments / click to download

[📄 Laurel Ridge PDF](#)

[📄 Annexation Ordinance for Laurel Ridge A portion of Section 2 and 3 747148](#)

ORDINANCE NO. 08-____
AN ORDINANCE TO EXTEND THE CORPORATE LIMITS OF
THE CITY OF GREENVILLE, NORTH CAROLINA

WHEREAS, the City Council has been petitioned under G.S. 160A-58.1, 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 13th day of March, 2008, after due notice by publication in The Daily Reflector on the 3rd day of March, 2008; and

WHEREAS, the City Council further finds that the area described therein meets the standards of G.S. 160A-58.1(b), to wit:

- a. The nearest point on the proposed satellite corporate limits is not more than three miles from the corporate limits of the City of Greenville.
- b. No point on the proposed satellite corporate limits is closer to another city than to the City of Greenville.
- c. The area described is so situated that the City of Greenville will be able to provide the same services within the proposed satellite corporate limits that it provides within the primary corporate limits.
- d. No subdivision, as defined in G.S. 160A-376, will be fragmented by this proposed annexation.

WHEREAS, the City Council does hereby find as a fact that said petition has been signed by all the owners of real property in the area who are required by law to sign and meets all other requirements of G.S. 160A-58.1, as amended; and

WHEREAS, the City Council further finds that the petition is otherwise valid, and that the public health, safety and welfare of the City of Greenville and of the area proposed for annexation will be best served by annexing the area described herein;

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

Section 1. By virtue of the authority granted by G.S. 160A-58.2, as amended, the following described noncontiguous territory is hereby annexed and made part of the City of Greenville:

TO WIT: Being all that certain property as shown on the annexation map entitled "Laurel Ridge (A Portion of Section 2 and 3)" involving 7.060 acres as prepared by Baldwin and Janowski, PA.

LOCATION: Lying and being situated in Arthur Township, Pitt County, North Carolina, located south of Teakwood Drive and west of Allen Road. This annexation involves 7.060 acres.

GENERAL DESCRIPTION: Beginning at a point on the southern line of Lot 30, Teakwood, Section Two as recorded in Map Book 39, Page 100 of the Pitt County Register of Deeds Office, said point being located S 87°06'53" W 22.77' from a point at the southern common corner of Lots 28 and 30, Teakwood, Section Two as referenced above. From the above described beginning, so located, running thence as follows:

Leaving the southern line of Lot 30, Teakwood, Section Two, S 02°53'07" E 130.43', thence S 87°06'53" W 32.00', thence S 02°53'07" E 171.45', thence S 87°48'20" W 19.39', thence S 02°11'40" E 110.00', thence S 89°59'18" W 6.22', thence S 02°11'40" E 50.00', thence S 03°02'27" E 110.01', thence S 87°48'20" W 65.87', thence S 79°18'38" W 278.02', thence S 86°04'03" W 412.67', thence S 83°19'03" W 130.25', thence N 89°24'55" W 73.35', thence N 00°35'05" E 110.00', thence S 89°24'55" E 1.28', thence N 00°35'05" E 50.00', thence N 89°55'17" E 22.58', thence N 00°44'32" W 109.77', thence S 89°55'23" E 34.89', thence N 83°19'03" E 793.70', thence N 02°53'07" W 121.16', thence S 87°06'53" W 28.00', thence N 02°53'07" W 180.00', thence N 87°06'53" E 180.00' to the point of beginning containing 7.060 acres and being a portion of the property described in Deed Book 1750, Page 47 of the Pitt County Register of Deeds Office.

Section 2. The 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 one. 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 one.

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 parts of the City of Greenville. Said territory shall be subject to municipal taxes according to G.S. 160A-58.10.

Section 4. That 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 13th day of March, 2008.

Patricia C. Dunn, Mayor

ATTEST:

Wanda T. Elks, City Clerk

NORTH CAROLINA
PITT COUNTY

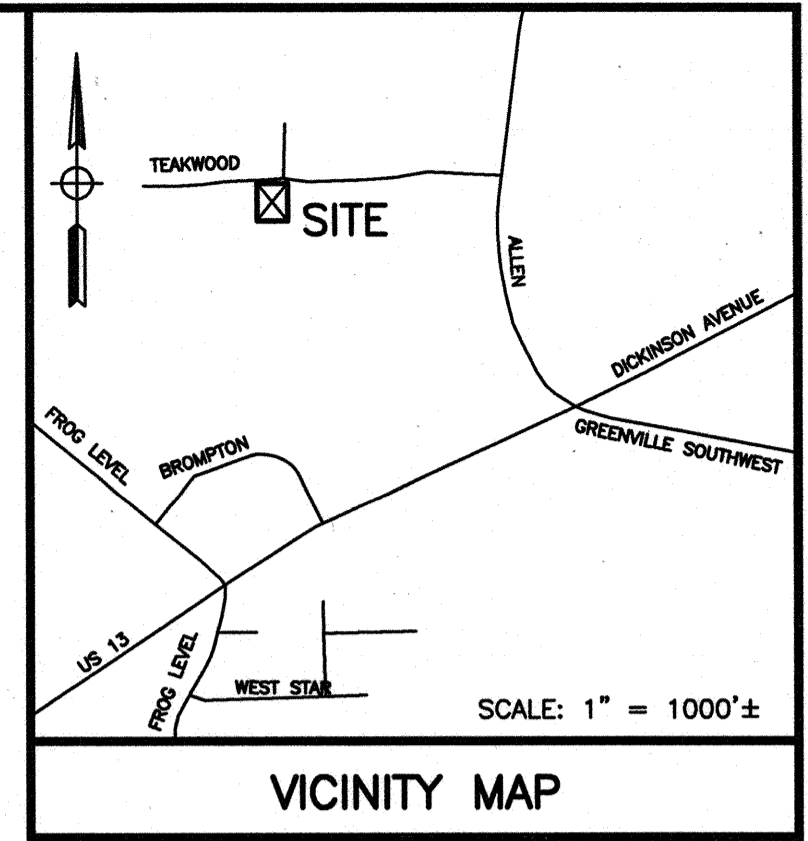
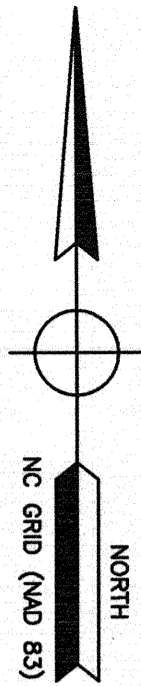
I, Patricia A. Sugg, Notary Public for said County and State, certify that Wanda T. Elks personally came before me this day and acknowledged that she is City Clerk of the City of Greenville, a municipality, and that by authority duly given and as the act of the municipality, the foregoing instrument 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 _____ day of _____, 2008.

Patricia A. Sugg, Notary Public

My Commission Expires: September 4, 2011

Document Number: 747148



NOTES

1. ALL AREAS CALCULATED BY COORDINATE GEOMETRY.
2. THIS MAP IS OF A SURVEY THAT IS OF ANOTHER CATEGORY.
3. REFERENCE BEING A PORTION OF THE PROPERTY DESCRIBED IN DEED BOOK 1750, PAGE 47 OF THE PITT COUNTY REGISTRY.
4. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES, NO GRID FACTORS HAVE BEEN APPLIED.

Attachment number 2
Page 1 of 1

PITT LAND DEVELOPMENT, LLC
DB 1750, PG 47

PITT LAND DEVELOPMENT, LLC
DB 1750, PG 47

PITT LAND DEVELOPMENT, LLC
DB 1750, PG 47

PITT LAND DEVELOPMENT, LLC
DB 1750, PG 47

PITT LAND DEVELOPMENT, LLC
DB 1750, PG 47

(29)
TEAKWOOD SECTION TWO
MB 39, PG 100

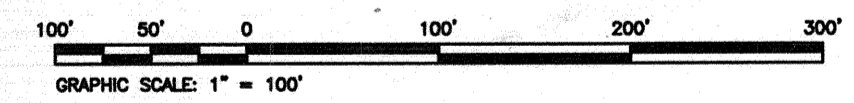
(27)
TEAKWOOD SECTION ONE
MB 37, PG 152

(32) (30)
TEAKWOOD SECTION TWO
MB 39, PG 100

(26)
TEAKWOOD SECTION ONE
MB 37, PG 152

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

LEGEND
R/W = RIGHT-OF-WAY
EIP = EXISTING IRON PIPE



SHEET 1 OF 1 A PORTION OF TAX PARCEL #03940

LAUREL RIDGE (A PORTION OF SECTION 2 & 3)
OWNER: **PITT LAND DEVELOPMENT, LLC**
1319 HUNTINGTON DR.
GREENVILLE, NC 27858
752-7921

Baldwin & Janowski, P.A.
ENGINEERING - SURVEYING - PLANNING
1015 CONFERENCE DRIVE
GREENVILLE, NC, 27858 252.756.1390

SURVEYED: JG APPROVED: SCB
DRAWN: SCB DATE: 01/11/2008
CHECKED: SCB SCALE: 1 = 100'

MAP NO.	PLATS RECORDED	MAP BOOK	PAGE
	MAP FOR RECORD		
	LAUREL RIDGE, SECTION TWO	66	177
Item # 18			

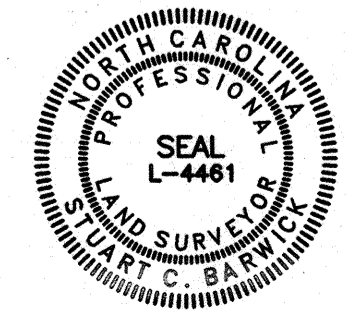
MAP SHOWING AREA ANNEXED BY
THE CITY OF GREENVILLE, N.C
(EFFECTIVE DATE _____ ORDINANCE # _____ AREA 7.060 AC.)
ARTHUR _____ TOWNSHIP, PITT COUNTY, N.C.

NCGS MONUMENT "RED OAK"
X=2,468,405.133
Y=668,524.946
(NAD 1983)

NCGS MONUMENT "LAYTON"
X=2,464,073.700
Y=667,555.948
(NAD 1983)

CERTIFICATION
I, STUART C. BARWICK CERTIFY THAT UNDER MY DIRECTION AND SUPERVISION, THIS MAP WAS DRAWN FROM AN ACTUAL FIELD SURVEY MADE BY JAY GETSINGER 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 11th DAY OF JANUARY, 2008

SIGNED: *[Signature]*
REGISTRATION NO. L-4461





City of Greenville, North Carolina

Meeting Date: 3/13/2008
Time: 7:00 PM

Title of Item: Ordinance to annex BKJ Capital, LLC property containing 14.3159 acres located on Martin Luther King Jr. Highway south of the intersection of Industrial Boulevard

Explanation: ANNEXATION PROFILE

A. SCHEDULE

1. Advertising date: March 3, 2008
2. City Council public hearing date: March 13, 2008
3. Effective date: June 30, 2008

B. CHARACTERISTICS

1. Relation to Primary City Limits: Noncontiguous
2. Relation to Recognized Industrial Area: Outside
3. Acreage: 14.3159 acres
4. Voting District: 1
5. Township: Pactolus
6. Vision Area: B
7. Zoning District: CH (Commercial-Heavy)
8. Land Use: Existing: Agri Supply Co.
Anticipated: None (requesting sewer to upgrade failing septic system)

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: Staton House
- 11. Greenville Fire District: Station #4 (3.1 miles)
- 12. Present Tax Value: \$1,006,454
Estimated Future Tax Value: \$1,006,454

Fiscal Note: Total estimated tax value at full development is \$1,006,454.

Recommendation: Approval of the ordinance to annex the BKJ Capital, LLC property.

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

Attachments / click to download

- [BKJ Capital PDF](#)
- [Annexation Ordinance BKJ Capital LLC 747155](#)

ORDINANCE NO. 08-____
AN ORDINANCE TO EXTEND THE CORPORATE LIMITS OF
THE CITY OF GREENVILLE, NORTH CAROLINA

WHEREAS, the City Council has been petitioned under G.S. 160A-58.1, 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 13th day of March, 2008, after due notice by publication in The Daily Reflector on the 3rd day of March, 2008; and

WHEREAS, the City Council further finds that the area described therein meets the standards of G.S. 160A-58.1(b), to wit:

- a. The nearest point on the proposed satellite corporate limits is not more than three miles from the corporate limits of the City of Greenville.
- b. No point on the proposed satellite corporate limits is closer to another city than to the City of Greenville.
- c. The area described is so situated that the City of Greenville will be able to provide the same services within the proposed satellite corporate limits that it provides within the primary corporate limits.
- d. No subdivision, as defined in G.S. 160A-376, will be fragmented by this proposed annexation.

WHEREAS, the City Council does hereby find as a fact that said petition has been signed by all the owners of real property in the area who are required by law to sign and meets all other requirements of G.S. 160A-58.1, as amended; and

WHEREAS, the City Council further finds that the petition is otherwise valid, and that the public health, safety and welfare of the City of Greenville and of the area proposed for annexation will be best served by annexing the area described herein;

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

Section 1. By virtue of the authority granted by G.S. 160A-58.2, as amended, the following described noncontiguous territory is hereby annexed and made part of the City of Greenville:

TO WIT: Being all that certain property as shown on the annexation map entitled “BKJ Capital, LLC” involving 14.3159 acres as prepared by Malpass and Associates.

LOCATION: Lying and being situated in Pactolus Township, Pitt County, North Carolina, located on the east side of Martin Luther King, Jr. Highway and south of Industrial Boulevard. This annexation involves 14.3159 acres.

GENERAL DESCRIPTION: Lying and being situated in Pactolus Township, Pitt County, North Carolina and being more particularly described as follows:

Beginning at a point in the northern right of way of US Hwy 264 Bypass said point being located S 38-48-11 E – 555.35’ from the eastern right of way of NCSR 1529 (Old Creek Road) and being located in the southern line of the State of North Carolina property as recorded in deed book 1854, page 728, thence from said point of beginning leaving the northern right of way of US Hwy 264 Bypass with the southern line of the State of North Carolina property **S 62-37-26 E – 833.48’**, thence **N 17-39-01 E – 37.01’** to the southern line of the POHL Partnership property as recorded in deed book 1587, page 454, thence with the southern line of the POHL Partnership property **S 34-37-39 E – 348.84’**, thence **S 70-30-59 E – 517.82’** to the western line of the Collice Moore property as recorded in deed book 148, page 556, thence with the western line of the Collice Moore property **S 08-43-49 W – 328.75’**, thence **S 08-51-25 W – 414.40’** to a point in the western line of the Barry Partlo property as recorded in deed book 237, page 209, thence with the western line of the Barry Partlo property **N 84-57-00 W – 90.29’** to the northern right of way of US Hwy 264 Bypass, thence with the northern right of way of US Hwy 264 Bypass **N 38-48-11 W – 1969.07’** to the point of beginning containing **14.3159 acres**.

Section 2. The 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 one. 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 one.

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 parts of the City of Greenville. Said territory shall be subject to municipal taxes according to G.S. 160A-58.10.

Section 4. That 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 13th day of March, 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 _____ day of _____, 2008.

Patricia A. Sugg, Notary Public

My Commission Expires: September 4, 2011

Document Number: 747155




City of Greenville, North Carolina

Meeting Date: 3/13/2008
Time: 7:00 PM

-
- Title of Item:** Resolution of the Environmental Advisory Commission (EAC) recommending the adoption of an advanced recycling format for the City of Greenville
- Explanation:** As part of the 2008 City Council Goals and Objectives, City Council identified Goal #10 as Promote Sound Environmental Policies. One of the initiatives listed under this goal was to increase recycling in the City. There are several methods or alternatives available that would result in an increase in recycling. Staff intends to develop these alternatives and have recommendations to City Council on or before August 11, 2008.
- Fiscal Note:** There will be a demand placed on City staff to explore the alternatives available and prepare a report examining the operational cost of each of those alternatives. This report will be presented to City Council at a later date. The monetary cost will be determined by the selected alternative.
- Recommendation:** City Council support this resolution and direct staff to investigate and develop alternatives which will result in a significant increase in the capture of recyclable materials for the City of Greenville.
-

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Attachments / click to download

 [EAC Advanced Recycling Format Resolution](#)

RESOLUTION No. 2008-____-EAC

RESOLUTION OF THE ENVIRONMENTAL ADVISORY COMMISSION (EAC) OF THE CITY OF GREENVILLE RECOMMENDING THE ADOPTION OF AN ADVANCED RECYCLING FORMAT FOR THE CITY OF GREENVILLE.

WHEREAS, carbon dioxide (CO₂) is the major contributor to the greenhouse effect and the burning of fossil fuels is the leading source of rising atmospheric CO₂ levels and global warming; and

WHEREAS, other air-pollutants, namely fine particles and nitrous oxides lead to increased morbidity especially for cardiovascular disease in older adults and for asthma in children; and

WHEREAS, recycling is energy efficient and thus reducing CO₂ emissions and global warming and reducing overall air pollution; and

WHEREAS, recycling is cost effective as it directly saves energy- and transportation costs, reduces tipping fees, and indirectly contributes to a reduction in health-care expenditures; and

WHEREAS, recycling creates jobs at the local recycling facility, decreasing unemployment thus increasing the local payroll and increasing local tax revenues; and

WHEREAS, increased recycling in Greenville will prolong the useful life of the Bertie County landfill, which is currently estimated at 20 years or less; and

WHEREAS, state and county laws and ordinances prohibit recyclables like cardboard and aluminum cans from the landfill; and

WHEREAS, the City has chosen to be the waste and recycle agent for Greenville residents and therefore must assume some obligation to enforce the laws; and

WHEREAS, increased recycling efforts are in line with the goals and objectives of both the *US Mayor's Climate Protection Agreement* and the *Keep America Beautiful Program* to which Greenville is a signatory;

NOW, THEREFORE, BE IT RESOLVED, by the Environmental Advisory Commission of the City of Greenville, that it does hereby recommend to the City Council of the City of Greenville the adoption of advanced recycling practices which will result in a significant increase in the capture of recyclable materials (greater than 50% within 18 months) through incorporation of the advantages of a three-pronged recycling program to include: mandatory participation complemented by monetary incentives (savings) and broad based educational - and informational efforts.

In detail, this involves but is not limited to the following principles:

- 1) The adoption of a mandatory recycling ordinance for all single-and multi-family residential housing and for commercial establishments; and
- 2) A newly structured garbage-collection fee based on the amount of actual un-recyclable waste collected (*Pay as You Throw*); and
- 3) The utilization of enforcement personnel to monitor compliance with:
 - a) the prohibition of recyclables in general waste containers; and
 - b) the prohibition of general waste in recycling containers; and
- 4) Negotiations to commence with Pitt County administration that the savings achieved in reduced tipping fees through the City of Greenville's efforts be shared with the City of Greenville; and
- 5) An intensification of educational efforts be undertaken regarding the benefits of recycling, applicable ordinances and fines associated with non compliance; and
- 6) That the City of Greenville together with appropriate City Boards and Commissions and local civic organizations take advantage of various grant opportunities to supplement initial investments and to support and recognize these efforts.

This the 8th day of February 2008



Ulrich Alsentzer, M.D., Chairperson
Environmental Advisory Commission



City of Greenville, North Carolina

Meeting Date: 3/13/2008
Time: 7:00 PM

-
- Title of Item:** Resolution of the Environmental Advisory Commission (EAC) recommending the adoption of practices that will achieve environmental short-term goals related to diesel transportation
- Explanation:** As of July 2007, the City of Greenville vehicle purchases have met the Federal Vehicle Emission Standards and are equipped with systems to remove particulates to include PM(2.5). The Vehicle Replacement Program established by the City allows replacement of older vehicles more rapidly with vehicles that meet the 2007 Federal Emission Standards as well as hybrid vehicles or other alternative fueled vehicles. In FY 2007-08, the Department replaced 10 vehicles and will propose replacing 18 vehicles in the upcoming budget cycle with diesel particulate filters that meet PM(2.5) or hybrid vehicles.
- Fiscal Note:** Public Works has secured funds to retrofit seven GREAT buses with EPA verified diesel particulate filters (DPF); however, to retrofit the remaining existing diesel fleet would cost an estimated \$700,000. If funding were available, we would also have to determine the availability and feasibility of retrofits for each vehicle. The Public Works Department will review the diesel fleet to determine which vehicles are technologically and economically feasible. Public Works will seek and apply for available grants.
- Recommendation:** City Council support this resolution recommending the adoption of practices that require all new diesel vehicles purchased by the City of Greenville to have a fine particulate filter verifying removal of PM(2.5) and that all feasible vehicles be retrofitted with a PM(2.5) replacement verifying removal of fine particulates to be determined by the Director of Public Works and available funding.
-

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

Attachments / click to download

Resolution No. 2008-____-EAC

RESOLUTION OF THE ENVIRONMENTAL ADVISORY COMMISSION (EAC) OF THE CITY OF GREENVILLE RECOMMENDING THE ADOPTION OF PRACTICES THAT WILL ACHIEVE ENVIRONMENTAL SHORT TERM GOALS ESTABLISHED BY EAC RELATED TO DIESEL TRANSPORTATION.

WHEREAS, fine particulate matter (particles less than 2.5 micrometers in diameter are called "fine" particles and referred to as PM_{2.5}) represent the greatest risk associated with diesel engines as follows:

1. PM_{2.5} has proven beyond doubt to cause premature cardiovascular death in senior citizens, the largest growing and voting population; and
2. The American Heart Association strongly suspects that 1 in 50 myocardial infarctions is caused by PM_{2.5}; and
3. PM_{2.5} also causes asthma. Asthma is the leading cause of school absenteeism. Twenty-nine percent of children in the sixth grade in Greenville have asthma; and
4. Firefighters work in a fine particular risk environment because equipment must idle during a fire. The combination of PM_{2.5} and toluene diisocyanate (a component of many polyurethanes) from smoke inhalation is potentially lethal; and
5. The current EPA standards fail to adequately address PM_{2.5} concerns. Sixteen states are now suing the EPA over these issues; and
6. Any failure to install a PM_{2.5} filter on city diesel vehicles means that tax money might be wasted and that the City Council's commitment to reduce emissions failed;

NOW, THEREFORE, BE IT RESOLVED, by the Environmental Advisory Commission of the City of Greenville, that it does hereby recommend to the City Council of the City of Greenville the adoption of practices that require all new diesel vehicles purchased by the City of Greenville have a fine particulate filter verifying removal of PM_{2.5} and that all feasible vehicles be retro-fitted with a PM_{2.5} replacement verifying removal of fine particulates.

This the 8th day of February 2008



Ulrich Alsentzer, M.D., Chairman
Environmental Advisory Commission



City of Greenville, North Carolina

Meeting Date: 3/13/2008
Time: 7:00 PM

Title of Item: Ordinance amending Chapter 3 of Title 2 of the Greenville City Code by adding an Article G which establishes an Environmental Advisory Commission

Explanation: The Environmental Advisory Commission (EAC) is in the process of reviewing and updating their bylaws. As a result, they have reviewed Resolution 211 as amended by Resolution 589 which established the EAC and would like to recommend the following modifications:

- Membership was limited to the residents of the City of Greenville and the items underlined were added to the description of each position.

- A) A lawyer or other person with knowledge of environmental regulations and environmental safety practices;
- B) A building contractor, land developer, or someone familiar with construction techniques;
- C) A member of a local environmental group;
- D) An educator of the natural or physical sciences or physician;
- E) A professional engineer;
- F) An at-large member from the Greenville community;
- G) An at-large member from the Greenville community with skills and interest in environmental health, safety, and/or medicine.

- "It (EAC) will be responsible for the maintenance and publication of the environmental review record for all community development projects" was deleted from the responsibilities and duties. This environmental review record is no longer necessary for block grant applications.
- "The City Planner shall serve as executive secretary" was changed to reflect the Director of Public Works.

In addition, Resolution 211 as amended by 589 has been rewritten in ordinance format which is similar to how other Commissions are established in the City of Greenville.

Fiscal Note: There is no cost associated with the adoption of this ordinance.

Recommendation: City Council adopt this ordinance re-establishing an Environmental Advisory Commission.

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

Attachments / click to download

 [Ordinance Amending Chapter 3 of Title 2 of the Greenville City Code by ADDING an Article 6 742806](#)

ORDINANCE NO. 08-
ORDINANCE AMENDING CHAPTER 3 OF TITLE 2 OF THE GREENVILLE CITY CODE
BY ADDING AN ARTICLE G WHICH ESTABLISHES AN ENVIRONMENTAL
ADVISORY COMMISSION

The City Council of the City of Greenville, North Carolina, does hereby ordain:

Section 1. That Chapter 3 of Title 2 of the Code of Ordinances, City of Greenville, is hereby amended by adding an Article G, which said article reads as follows:

Article G. Environmental Advisory Commission

Sec. 2-3-70. Created.

There is hereby created the environmental advisory commission.

Sec. 2-3-71. Membership and vacancies.

(a) The environmental advisory commission shall consist of seven (7) members, all of whom shall be residents of the city. Members shall serve staggered terms with each term being three (3) years. Membership shall be composed of the following:

- 1) A lawyer or other person with knowledge of environmental regulations and environmental safety practices;
- 2) A building contractor, land developer, or someone familiar with construction techniques;
- 3) A member of a local environmental group;
- 4) An educator of the natural or physical sciences or physician;
- 5) A professional engineer;
- 6) An at-large member from the Greenville community; and
- 7) An at-large member from the Greenville community with skills and interest in environmental health, safety, and/or medicine.

(b) The mayor or a member of city council shall be designated as an ex-officio, non-voting member of the commission.

(c) Vacancies occurring for reasons other than the expiration of terms shall be filled as they occur for the remaining period of the unexpired term.

Sec. 2-3-72. Responsibilities and duties.

The environmental advisory commission shall be advisory to the city council. It will recommend to the city council matters of city-wide environmental concern and shall serve as technical advisors to the city council on environmental matters.

Sec. 2-3-73. Organization.

(a) The environmental advisory commission shall adopt bylaws and elect officers from its membership.

(b) The director of public works or designee shall serve as executive secretary of the commission and shall provide technical assistance as necessary.

Section 2. The membership of the current Environmental Advisory Commission shall continue to serve on the Environmental Advisory Commission since it is the intent of this ordinance that the existing Environmental Advisory Commission continues as established by Resolution No. 211, as amended by Resolution No. 589 and this ordinance.

Section 3. All resolutions, ordinances or parts of resolutions or ordinances in conflict herewith are hereby repealed to the extent of such conflict.

Section 4. 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 5. This ordinance shall become effective upon its adoption.

This the 13th day of March, 2008.

Patricia C. Dunn, Mayor

ATTEST:

Wanda T. Elks, City Clerk



City of Greenville, North Carolina

Meeting Date: 3/13/2008
Time: 7:00 PM

Title of Item: Purchase of Hurst Property located at 1717 Skinner Street adjacent to Public Works Complex

Explanation: The Public Works Department has a need for additional open storage space. The City has the opportunity to acquire the property located at 1717 Skinner Street, which is located across Skinner Street from the rear of the Public Works Complex. This property is proposed to be used as open storage space for the Public Works Department and as an additional future building site for covered storage, when needed. The property is depicted on the attached maps and consists of 2.372 acres.

The owner of the property, Billy A. Hurst, Jr., has agreed to sell it to the City for \$146,000, in accordance with the attached Offer to Purchase and Contract. The contract provides that, prior to the closing, Mr. Hurst is to remove the block machine shelter, cement silo, bucket elevator, and motor vehicles located upon the property. Once the property is acquired, there is remediation work to be performed on the property which the City will perform and which has an estimated expense of approximately \$39,000. The agreement to purchase is conditioned upon City Council approval which must occur no later than March 14, 2008.

Fiscal Note: The funds to finance this acquisition, including survey and legal expenses and the remediation expense, involves an estimated expense of \$189,000. Funds are available in the Capital Reserve account from the proceeds of the sale of the former Keel Warehouse and Pepsi Plant properties. If Council approves the acquisition, funds for this expense will be appropriated from Capital Reserve in a budget amendment to be presented at Council's April meeting.

Recommendation: It is recommended that Council approve the acquisition of the property located at 1717 Skinner Street. Approval of a motion to approve the purchase of the 2.372 acre parcel from Billy A. Hurst, Jr., for \$146,000 will accomplish this result.

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

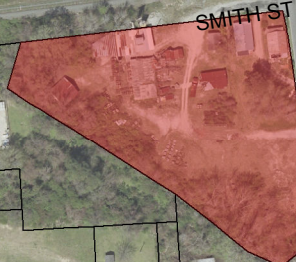
Attachments / click to download

 [Map](#)



 [map](#)

 [Offer to Purchase and Contract](#)

Hurst Property (1717 Skinner St)



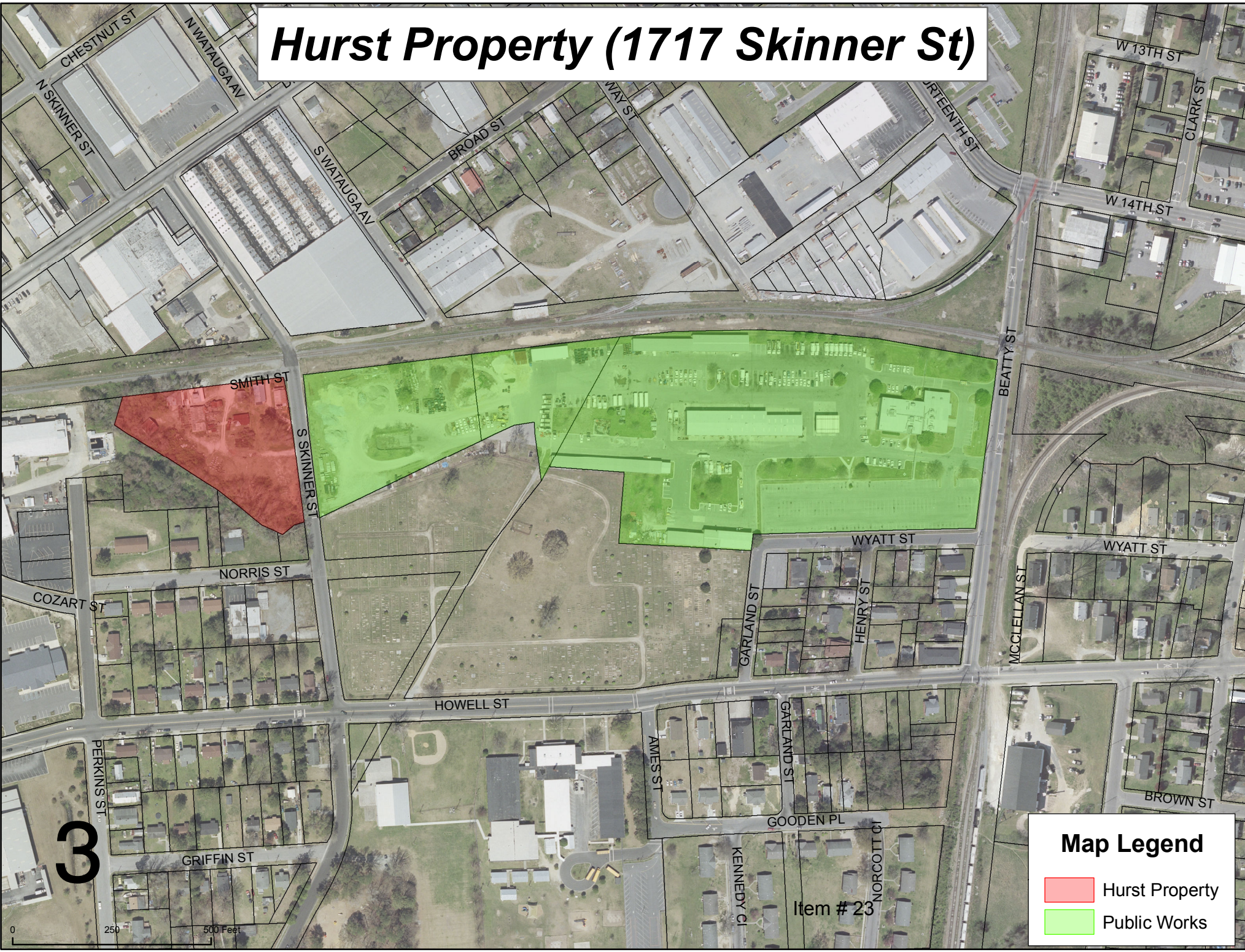
Map Legend

-  Hurst Property
-  Public Works

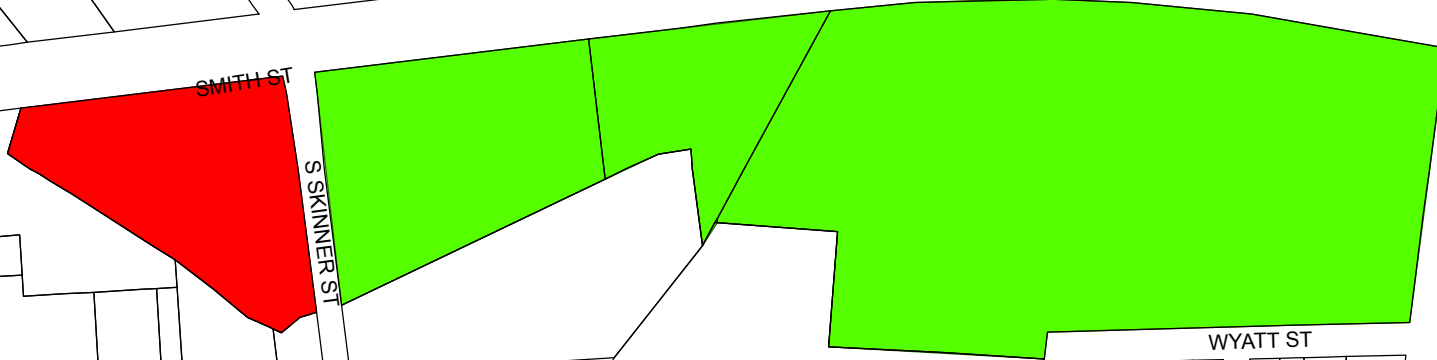
3

0 250 500 Feet

Item # 23





Hurst Property (1717 Skinner St)



3

0 250 500 Feet

Map Legend

-  Hurst Property
-  Public Works

Item # 23

**NORTH CAROLINA
PITT COUNTY**

**OFFER TO
PURCHASE AND CONTRACT**

THIS OFFER TO PURCHASE AND CONTRACT, made and entered into as of the 15th day of January, 2008, by and between Billy A. Hurst, Jr., unmarried, Party of the First Part and hereinafter referred to as the "Seller", and the City of Greenville, a body corporate and politic, organized and existing under the laws of the State of North Carolina, Party of the Second Part and hereinafter referred to as the "City".

WITNESSETH:

For and in consideration of the mutual covenants and agreements herein set forth, the City hereby offers to purchase and Seller, upon acceptance of said offer, agrees to sell to the City all that certain real property being more particularly described on Exhibit "A" attached hereto and incorporated herein by reference, said real property being hereinafter referred to as the "Property".

THE TERMS AND CONDITIONS OF THIS OFFER TO PURCHASE AND CONTRACT ARE AS FOLLOWS:

- 1. PURCHASE PRICE.** The purchase price of the Property is One Hundred Forty Six Thousand no/100ths Dollars (\$146,000.00). The foregoing purchase price, subject to adjustments and prorations in accordance with paragraphs 2, 4, and 5, shall be paid to Seller at closing. The Seller understands that the foregoing purchase price subject to the aforementioned adjustments and prorations shall be the entire amount which the Seller will receive from the City for the sale of the Property.
- 2. EARNEST MONEY.** The City shall deposit Two Thousand and no/100ths Dollars (\$2,000.00), in earnest money, within ten (10) days of the Seller's acceptance of the offer, with Laurence S. Graham, Greenville, North Carolina, as agent, who shall hold such amount in escrow. In the event that any of the conditions of this contract are not satisfied or waived by the City prior to closing, in the event City Council approval does not occur as required by paragraph 9, or in the event of a breach of this contract by Seller, then the earnest money shall be returned to the City, but such return shall not affect any other remedies available to the City. In the event the City breaches this contract, then the earnest money shall be forfeited to Seller, and the escrow agent shall pay over to Seller said earnest money, but such forfeiture shall not affect any other remedies available to Seller as a result thereof. Otherwise, the earnest money shall be paid to Seller at the closing and applied against the purchase price. Notwithstanding the foregoing provisions of this paragraph, in the event the Seller has complied with condition c of paragraph 8 of this contract, the Seller shall receive One Thousand and no/100ths Dollars (\$1,000.00) of the earnest money if the City Council of the City of Greenville does not approve the purchase of the Property on or before March 14, 2008.
- 3. CLOSING.** Closing is defined as the date and time of the recordation of the deed. Closing of the purchase of the Property hereunder shall take place at 10 a.m. on May 28, 2008, or at such time prior thereto as Seller and the City shall agree mutually in writing, at the law office of

Laurence S. Graham, Greenville, North Carolina at which time the purchase price shall be paid as herein provided, and possession of the Property shall be delivered to the City. Time is of the essence with respect to such closing date.

4. ADJUSTMENTS. The following items shall be prorated and either adjusted between the parties or paid at closing:

- a. Ad valorem taxes on real property shall be prorated on a calendar year basis through the date of closing;
- b. Ad valorem taxes on personal property for the entire year shall be paid by the Seller unless the personal property is conveyed to the City, in which case, the personal property taxes shall be prorated on a calendar year basis through the date of closing;
- c. All late listing penalties, if any, shall be paid by Seller;
- d. Rents, if any, for the Property shall be prorated through the date of closing; and
- e. Utilities, if any, for the Property shall be prorated through the date of the closing.

5. CLOSING COSTS. Seller and the City acknowledge and agree that the City shall be responsible for the cost of its own title examination and title insurance premiums, any escrow fees or charges, the cost of its survey, and any recording charges on the deed and that the Seller shall be responsible for the cost of the preparation of the deed and all other documents necessary to perform Seller's obligations pursuant to this contract and any and all excise tax (revenue stamps) required by law on the transaction. Each party shall be responsible for the cost of its own attorneys.

6. CONVEYANCE OF TITLE. Seller shall make, execute and deliver to the City at closing a good and sufficient deed for the Property in fee simple with general warranty conveying good and marketable title to the Property, free of all liens, encumbrances, restrictions, covenants, rights of way and easements of any kind except ad valorem taxes for the current year (prorated through the date of closing); utility easements and unviolated restrictive covenants that do not materially affect the value or use and occupancy of the Property; and such other encumbrances as may be specifically approved by the City.

In addition, Seller shall furnish to the title company at closing a standard form affidavit and indemnification agreement showing that all labor and/or materials, if any, furnished to the property within one hundred twenty (120) days prior to the date of closing have been paid and by which Seller agrees to indemnify a title insurance company pursuant to a standard form ALTA title affidavit against all loss, cost, claim and expense arising therefrom, including reasonable attorney's fees

7. EVIDENCE OF TITLE. Seller agrees to use diligent efforts to deliver to the City as soon as reasonably possible after the date of this contract, copies of all title information in possession of Seller, including, but not limited to, title insurance policies, attorney's opinions on title, surveys, covenants, deeds, notes and deeds of trust and easements relating to the property

8. CONDITIONS. Notwithstanding anything to the contrary contained herein, the City's obligations pursuant to this contract are expressly conditioned upon the following conditions:

- a. The Property must be substantially the same or in better condition at closing as on the date of this offer, reasonable wear and tear and the removal of the structures and items in accordance with conditions (d) and (e) of this paragraph excepted
- b. All deeds of trust, liens and other charges against the Property must be paid and satisfied by Seller prior to or at closing such that cancellation may be promptly obtained following closing. Seller shall remain obligated to obtain any such cancellations following closing.
- c. Seller delivers to the City a copy of the Phase One Environmental Report and recommended actions with cost estimates prepared by Terracon Consultants, Inc., for the Property no later than February 15, 2008
- d. Seller removes the block machine shelter, cement silo, and bucket elevator located upon the Property no later than April 30, 2008.
- e. Seller removes all motor vehicles and personal property located upon the Property no later than April 30, 2008. Additionally, Seller, may, but is not required to, remove the concrete blocks located upon the property until April 30, 2008.

Failure of the foregoing condition (a), (b), (c), (d) or (e) of this paragraph shall be evidenced by written notice to Seller from the City or the attorney for the City which shall be given at or prior to the closing. Upon provision of notice of failure, all sums paid by the City hereunder shall be returned forthwith to the City, and thereafter neither Seller nor the City shall have any rights or liabilities hereunder.

9. CITY COUNCIL APPROVAL REQUIRED. This Offer to Purchase and Contract shall be null and void in the event the City Council of the City of Greenville does not approve the purchase of the Property on or before March 14, 2008. Notwithstanding the foregoing provisions of this paragraph, in the event the Seller has complied with condition c of paragraph 8 of this contract, the Seller shall receive One Thousand and no/100ths Dollars (\$1,000.00) of the earnest money if the City Council of the City of Greenville does not approve the purchase of the Property on or before March 14, 2008.

10. EXPIRATION OF OFFER. The offer of the City shall expire unless acceptance is delivered to the City on or before 5 o'clock p.m. on February 8, 2008, or until withdrawn by the City, whichever occurs first. In the event of such expiration, this Offer to Purchase and Contract shall be null and void.

11. REASONABLE ACCESS. Seller shall allow the City's agents, employees, and designees full and complete access to the property for the purpose of surveying and physically inspecting and investigating the property. All such surveys, inspections and investigations shall be conducted in such manner as to avoid unreasonable interference with Seller's present use, operation,

and occupation of the Property.

12. FIRE AND OTHER CASUALTY The risk of loss or damage by fire or other casualty prior to closing shall be upon Seller. In the event that the Property is materially damaged by fire or other casualty between the date of this contract and the date of closing, this contract may, at City's sole election and discretion, (i) be declared void, or (ii) accept title to the Property without any abatement in the Purchase Price, in which event, on the date of closing, all insurance proceeds shall be assigned to the City, and Seller shall pay to City an amount equal to the deductible portion of the insurance award along with any funds theretofore received by Seller in connection with such casualty. The City shall give Seller written notice of City's election on or before twenty (20) days after the occurrence of such casualty.

13. BROKERS The City warrants, represents and certifies to the Seller that it has not engaged or utilized the services of a broker in connection with this transaction. The Seller shall be solely responsible for any broker's or finder's fees or commissions for any broker or realtor which it has utilized with this transaction. Each party agrees to defend, indemnify and hold harmless the other from and against any claim for broker's or finder's fees or commissions made by any party claiming to have dealt with them.

14. REPRESENTATIONS Seller and the City acknowledge and agree that, except as otherwise specifically set forth in this contract, Seller has made no representations, warranties or statements to the City as to any matter relating to or concerning the Property, the use thereof or the suitability of the City's intended use thereof.

15. NOTICE All notices required by this contract shall be in writing and shall be given by either hand delivery to the parties hereto or by placement in the United States Mail, postage prepaid, addressed as follows:

To City
Wayne Bowers
City Manager
City of Greenville
P.O. Box 7207
Greenville, NC 27835-7207

To Seller
Billy A. Hurst, Jr
P.O. Box 30571
Greenville, NC 27835-30571

16. SEVERABILITY In the event that any term or condition of this contract or the application thereof to any circumstance or situation shall be invalid or unenforceable in whole or in part, the remainder hereof and the application of said term or condition to any other circumstance or situation shall not be affected thereby, and each term and condition of this contract shall be valid and enforceable to the full extent permitted by law.

17. PARAGRAPH HEADINGS The paragraph headings used in this contract are for convenience of reference only and shall not be considered terms of this contract.

18. GOVERNING LAW The Seller and the City agree, that the laws of the State of

North Carolina shall govern and control the validity, interpretation, performance and enforcement of this contract.

19 ENTIRE AGREEMENT. This contract contains the entire agreement and understanding between Seller and the City. There are no oral understandings, terms or conditions, and neither Seller nor the City has relied upon any representation, express or implied, not contained herein. All prior negotiations, understandings, terms and conditions are merged in this contract.

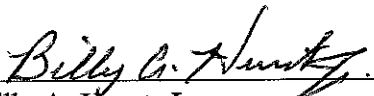
20. MODIFICATION. This contract may not be changed or modified orally, but only by an agreement in writing signed by the party against whom enforcement or waiver, change, modification or discharge is sought.

21. DUPLICATE ORIGINALS. This contract is executed in duplicate originals; and both Seller and the City acknowledge receipt of one such original, agree that the duplicate originals hereof are identical, and further agree that either original shall be admissible in any proceeding, legal, or otherwise, without the production of the other such original.

22. EXECUTION. This offer shall become a binding contract when signed by both the City and Seller.

23. SURVIVAL. The terms and provisions of this contract shall survive Closing.

IN TESTIMONY WHEREOF, the Seller has caused this instrument to be executed under seal, and the City has caused this instrument to be executed in its corporate name by Wayne Bowers, City Manager of the City of Greenville.

 (SEAL)
Billy A. Hurst, Jr

CITY OF GREENVILLE

By:  (SEAL)
Wayne Bowers, City Manager

**NORTH CAROLINA
PITT COUNTY**

I, William I. Wooten, Jr., Notary Public in and for the aforesaid County and State, do hereby certify that Billy A Hurst, Jr., personally appeared before me on this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed

WITNESS my hand and official seal, this the 29th day of January, 2008.

William I Wooten Jr
Notary Public

My Commission Expires: 11-15-2009

**NORTH CAROLINA
PITT COUNTY**

I, Donna H. Raynor, Notary Public in and for the aforesaid County and State, do hereby certify that Wayne Bowers, City Manager for the City of Greenville, personally appeared before me on this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed.

WITNESS my hand and official seal, this the 15th day of January, 2008.

Donna H Raynor
Notary Public

My Commission Expires: 12/25/2010

EXHIBIT A

Description of Property

Property located within the City of Greenville, Pitt County, North Carolina, having an address of 1717 Skinner Street and consisting of Tax Parcel No. 025038.



City of Greenville, North Carolina

Meeting Date: 3/13/2008
Time: 7:00 PM

Title of Item: Capital Improvement Program for fiscal years 2009 through 2013

Explanation: October 2007 marked the beginning of another season for planning the City's Capital Improvement Program (CIP) for the next five years. Staff compiled a list of all department capital requests that are proposed for completion over this period of time. A draft of this program was presented to City Council at the January 26, 2008 planning retreat. This Capital Improvement Program discussion will serve as a continuation of that discussion.

The Capital Improvement Program consists of construction projects that cost \$35,000 or greater and have a useful life in excess of ten years; and capital equipment that costs \$35,000 or greater with useful lives of at least five years.

Each submitted departmental request is currently being reviewed/evaluated by the City Manager, Assistant City Manager, and Director of Financial Services. Each project is detailed on the briefing sheets provided to City Council in January, describing the scope of the project and related project costs.

To assist in your review of the report, a summary will be provided outlining the "met" and "unmet" needs for the projects that have been identified over the next two years, including the funding source. Funding alternatives include General Fund, Powell Bill, Capital Reserve, Bond, Grants/North Carolina Department of Transportation (NCDOT), Sanitation Fund, Stormwater Fund, and Vehicle Replacement Fund.

Fiscal Note: The proposed Capital Improvement Program for fiscal years 2009-2013 will be presented for City Council review on March 13, 2008 and for approval along with the City's operating budget for 2008-2009 and budget plan for 2009-2010 on June 12, 2008. Total funding will be determined by action of the City Council.

Recommendation: The City Council hear a staff report on the Capital Improvement Program for fiscal years 2009-2013.

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

Attachments / click to download



City of Greenville, North Carolina

Meeting Date: 3/13/2008
Time: 7:00 PM

Title of Item: City of Greenville 2008-2009 Goals

Explanation: During the Annual Planning Session on January 26, 2008, the City Council tentatively agreed to 10 goals and several objectives for the next two years. Following this direction, City staff created the attached document containing the 10 goals with specific objectives and action items.

Fiscal Note: Each action item has a fiscal note.

Recommendation: The City Council discuss, amend as appropriate, and approve the proposed City of Greenville 2008-2009 Goals.

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

Attachments / click to download

[2008_2009_City_of_Greenville_Goals_746602](#)



Proposed **City of Greenville** **2008-2009 Goals**

1. Goal: Promote a Safe Community

A. Objective: Continue to support community policing

Action Item #1: Implement district/sector policing concept in Patrol and Investigations Bureaus

Responsibility: Police Department

Timeframe: July 2008

Fiscal Note: No direct cost

Action Item #2: Continue support of Police Community Relations Committee meetings to be held throughout the five voting districts

Responsibility: Police Department

Timeframe: July 2008

Fiscal Note: No direct cost

Action Item #3: Establish a Citizens on Patrol Program consisting of volunteers and members of the Citizens Police Academy Alumni Association

Responsibility: Police Department

Timeframe: July 2008

Fiscal Note: \$25,000

Action Item #4: Partner with the new Community/Neighborhood Liaison in the Community Development Department to create "super" community/neighborhood support groups

Responsibility: Police and Community Development Departments

Timeframe: August 2008

Fiscal Note: No direct cost

Action Item #5: Partner with Red Cross, Salvation Army, and willing landlords to develop a "Special Needs Safe Housing for Special Needs Victims"

Responsibility: Police Department

Timeframe: September 2008

Fiscal Note: To be determined

B. *Objective: Expand crime prevention activities for youth*

Action Item #1: Continue support of the Greenville Police Athletic League (PAL) by becoming a formally recognized non-profit organization of the National PAL

Responsibility: Police Department

Timeframe: October 2008

Fiscal Note: PAL funding included in Police budget

Action Item #2: Explore expanding the PAL after-school, summer, and spring break programs to increase maximum enrollment and to serve additional at-risk age groups and new locations

Responsibility: Recreation and Parks, and Police Departments

Timeframe: December 2008

Fiscal note: Continuation funding contained in budget and expansion funding to be determined

Action Item #3: Create a Police Explorer (Boy Scouts) Program for youth with funding and scholarships (at-risk)

Responsibility: Police Department

Timeframe: July 2008

Fiscal Note: To be determined

Action Item #4: Continue partnership with Communities in Schools and the Power of One Mentoring Program by increasing the number of Police Department employees who participate in the Department's Mentoring Program

Responsibility: Police Department

Timeframe: December 2008

Fiscal Note: No direct cost

Action Item #5: Work with local schools to recruit teenagers for summer camp "Counselor in Training" volunteer program to train teens in job skills and interpersonal relationship skills and to keep teens active in constructive activity and off the streets

Responsibility: Recreation and Parks Department

Timeframe: April 2009

Fiscal note: Minimal direct cost

C. *Objective: Strengthen partnerships between the Police Department and the Pitt County School System*

Action Item #1: Continue support of Middle School Initiative (Summer Significance Academy) with the United Way of Pitt County, Pitt County School System, Greenville Police Department, and other partners

Responsibility: Police Department
Timeframe: August 2008
Fiscal Note: Minimal direct cost

Action Item #2: Partner with Pitt County School System in the development of a citywide truancy program

Responsibility: Police Department
Timeframe: September 2008
Fiscal Note: To be determined

D. *Objective: Consider more police substations in high crime areas*

Action Item #1: Evaluate the effectiveness of the West Greenville Substation on West Fifth Street and its use by the IMPACT Team

Responsibility: Police Department
Timeframe: December 2008
Fiscal Note: No direct cost

Action Item #2: Examine the possibility of establishing substations north of the Tar River and the south side of Greenville

Responsibility: Police Department
Timeframe: March 2009
Fiscal Note: No direct cost to conduct examination

E. *Objective: Create jobs and housing opportunities for adult/youth re-entering the community from the correctional system*

Action Item #1: Partner with Public Works, Recreation and Parks, and Probation and Parole to identify entry-level job opportunities for non-violent offenders who are re-entering the community from the correctional system

Responsibility: Police Department
Timeframe: August 2008
Fiscal Note: No direct cost

Action Item #2: Partner with STRIVE and its non-profit partners to provide support and training for job opportunities for non-violent offenders who are re-entering the community from the correctional system

Responsibility: Human Resources Department
Timeframe: August 2008
Fiscal Note: No direct cost

Action Item #3: Partner with Community Development, the Department of Social Services, Greenville Housing Authority, and non-profit agencies to explore transitional housing opportunities for non-violent offenders who are re-entering the community from the correctional system

Responsibility: Police and Community Development Departments
Timeframe: October 2008
Fiscal Note: To be determined

F. *Objective: Evaluate the effectiveness of the false alarm ordinance*

Action Item #1: Develop an online alarm training/public awareness program for users

Responsibility: Police and Information Technology Departments
Timeframe: July 2008
Fiscal Note: Minimal direct cost

Action Item #2: Prepare quarterly, semi-annual, and annual reports evaluating the effectiveness of the program with recommendations pertaining to the alarm ordinance

Responsibility: Police Department
Timeframe: April, July, and October 2008; and January 2009
Fiscal Note: No direct cost

G. *Objective: Address problems created by gang activity*

Action Item #1: Partner with Pitt County Sheriff's Office and other municipal law enforcement agencies to target gang activity

Responsibility: Police Department
Timeframe: Ongoing
Fiscal Note: To be determined

Action Item #2: Continue support of Citizens United Against Violence (CUAV), Blue Print for Peace, and Project Unity

Responsibility: Police Department
Timeframe: Ongoing
Fiscal Note: No direct costs

Action Item #3: Continue support of the Police Department Gang Unit financially and educationally through training, equipment, and other resources as determined necessary

Responsibility: Police Department

Timeframe: Ongoing

Fiscal Note: To be determined

Action Item #4: Research and draft a Youth Protection Ordinance (curfew) to be presented to City Council for consideration

Responsibility: Police Department

Timeframe: May 2008

Fiscal Note: No direct cost to draft ordinance

2. **Goal: Promote/Strengthen Economic Development Opportunities**

A. *Objective: Promote diverse economic housing and cultural entertainment in the downtown area*

Action Item #1: Explore potential incentive programs that may be paired with existing federal and state tax credit programs for the adaptive reuse and renovation of historic structures in the downtown area

Responsibility: Community Development Department

Timeframe: November 2008

Fiscal Note: To be determined

Action Item #2: Create more public and “for lease” parking in the downtown area

Responsibility: Community Development and Public Works Departments

Timeframe: September 2008

Fiscal Note: To be determined

Action Item #3: Review existing regulations that may inhibit diverse housing and explore potential Code revisions that may promote diverse housing in the downtown area

Responsibility: Community Development Department

Timeframe: October 2008

Fiscal Note: No direct costs

Action Item #4: Continue to provide culturally diverse entertainment at Town Common through Sunday in the Park performances; explore concert sponsorship to lengthen the summer program and expand into other seasons

Responsibility: Recreation and Parks Department
Timeframe: March 2009
Fiscal Note: Minimal cost to explore sponsorships

Action Item #5: Support existing cultural initiatives such as the Greenville Museum of Art and the Emerge Gallery as well as partner with these and other arts interest groups to establish a civic arts program for the City

Responsibility: Community Development Department
Timeframe: December 2008
Fiscal Note: No direct costs in planning stages

B. *Objective: Coordinate with existing economic development agencies*

Action Item #1: Participate in quarterly City and Town Managers of Pitt County meetings hosted by Pitt County Development Commission

Responsibility: City Manager and Assistant City Manager
Timeframe: Ongoing
Fiscal Note: No direct costs

Action Item #2: Create an economic development agency database and meet representatives from each agency and extend an offer to collaborate on projects impacting Greenville

Responsibility: Assistant City Manager
Timeframe: May 2008
Fiscal Note: \$200

C. *Objective: Increase participation in economic development events*

Action Item #1: Participate in meetings sponsored by North Carolina's Eastern Region and other regional economic development agencies

Responsibility: Mayor, City Council, and City Manager
Timeframe: Ongoing
Fiscal Note: Minimal direct cost

Action Item #2: Work with Pitt County Development Commission, Greenville-Pitt County Chamber of Commerce, and North Carolina Department of Commerce so that the City Manager's Office can be notified of events and increase attendance at economic development events

Responsibility: Assistant City Manager
Timeframe: Ongoing
Fiscal Note: No direct cost

D. *Objective: Promote public/private partnerships for economic development*

Action Item #1: Coordinate a Minority/Women Business Enterprise (MWBE) Mix-Meet-n-Learn with other local agencies

Responsibility: Financial Services Department

Timeframe: February 2008

Fiscal Note: \$3,150

Action Item # 2: Work with the Training Coordinator in the Human Resources Department to offer workshops presented by City employees to MWBE vendors

Responsibility: Financial Services and Human Resources Departments

Timeframe: November 2008

Fiscal Note: Minimal direct cost

Action Item #3: Prepare and present a proposal to East Carolina University, NC Department of Commerce, Chamber of Commerce, Pitt County Development Commission, and Pitt County to host an economic summit in Greenville highlighting effective public/private economic development partnerships

Responsibility: Assistant City Manager

Timeframe: September 2008

Fiscal Note: To be determined

Action Item #4: Continue effort to complete the small business incubator program design and planning process

Responsibility: Community Development and Financial Services
Departments

Timeframe: December 2008

Fiscal Note: Redevelopment Commission funding

3. **Goal: Promote Sustainability and Livability of Both Old and New Neighborhoods**

A. *Objective: Create walkable/bikeable communities*

Action Item #1: Review implementation status of the August 2002 Greenville Urban Area Bicycle Master Plan

Responsibility: Public Works Department

Timeframe: August 2008

Fiscal Note: No direct cost to conduct review

Action Item #2: Develop a sidewalk master plan to create interconnectivity with neighborhoods, parks, and mixed-use developments

Responsibility: Community Development and Public Works Departments
Timeframe: December 2008
Fiscal Note: No direct cost

B. *Objective: Expand the greenway system*

Action Item #1: Plan and implement a long-term strategy of greenway development that ensures neighborhood connectivity in a manner consistent with the goal of providing opportunities for walking, bicycling, or other appropriate methods of alternative transportation

Responsibility: Recreation and Parks, Community Development, and Public Works Departments
Timeframe: October 2008
Fiscal Note: No direct cost for planning phase; implementation cost to be determined

Action Item #2: Investigate and, if appropriate, pursue grant opportunities intended to implement greenway transportation corridors

Responsibility: Recreation and Parks, and Public Works Departments
Timeframe: July 2008
Fiscal Note: No direct cost to investigate and pursue

Action Item #3: Complete construction of the South Tar River Greenway

Responsibility: Public Works Department
Timeframe: June 2009
Fiscal Note: \$1,500,000 (federal grant)

Action Item #4: Complete construction of the 1st Phase of the Fork Swamp Canal Greenway

Responsibility: Public Works Department
Timeframe: October 2008
Fiscal Note: \$10,000

Action Item #5: Complete design of the Green Mill Run Greenway Extension to Evans Park

Responsibility: Public Works Department
Timeframe: January 2009
Fiscal Note: \$100,000

C. *Objective: Enhance citizens' understanding of predatory lending*

Action Item #1: Maintain awareness of pending legislation on the issue of predatory lending and the foreclosure crisis facing the nation and make recommendations to City Council as needed

Responsibility: Community Development Department and Assistant City Manager

Timeframe: Ongoing

Fiscal Note: No direct cost

Action Item #2: Prepare resolution in support of state and federal legislative efforts prohibiting predatory lending

Responsibility: Assistant City Manager

Timeframe: April 2008

Fiscal Note: No direct costs

Action Item #3: Initiate anti-predatory lending public awareness campaign offered through the United States Federal Home Loan Mortgage Association (Fannie Mae)

Responsibility: Community Development Department

Timeframe: May 2008

Fiscal Note: Minimal direct cost

Action Item #4: Create semi-annual educational workshop programs for citizens through partnerships with service providers and financial institutions

Responsibility: Community Development Department

Timeframe: December 2008

Fiscal Note: To be determined

Action Item #5: Evaluate membership in the National Community Reinvestment Coalition (NCRC), an association of 600+ community-based organizations that promote access to basic banking and lending services

Responsibility: Community Development Department

Timeframe: April 2008

Fiscal Note: \$500 membership fee

Action Item #6: Attend the NCRC annual conference's special session on home foreclosure and creating sustainable home ownership

Responsibility: Community Development Department

Timeframe: March 2008

Fiscal Note: \$1,000

Action Item #7: Sponsor a “Homeownership Fair” during CDBG Week to educate citizens

Responsibility: Community Development Department

Timeframe: April 2008

Fiscal Note: \$250

D. *Objective: Promote community gardens (such as Meadowbrook and Intergenerational Center)*

Action Item #1: Work with community partners at the Intergenerational Center to establish suitable locations for community gardens on City-owned property

Responsibility: Community Development Department

Timeframe: June 2008

Fiscal Note: Minimal direct cost

Action Item #2: Work with community neighbors in the Meadowbrook area to establish suitable locations for community gardens on City-owned property

Responsibility: Community Development Department

Timeframe: July 2008

Fiscal Note: Minimal direct cost

E. *Objective: Monitor the work of the Blue Ribbon Task Force for 10-Year Plan to End Chronic Homelessness in Pitt County*

Action Item #1: Assign a staff member to serve on the “Management Advisory Team” to prepare a plan to end chronic homelessness in 10 years

Responsibility: Community Development Department

Timeframe: February 2008

Fiscal Note: No direct cost

Action Item #2: Partner with Pitt County, Pitt County United Way, and others to fund a project coordinator position to organize and facilitate the Blue Ribbon Task Force meetings

Responsibility: Community Development Department

Timeframe: February 2008

Fiscal Note: \$15,000

Action Item #3: Present semi-annual reports on the progress of the Blue Ribbon Task Force for City Council

Responsibility: Community Development Department

Timeframe: Ongoing

Fiscal Note: No direct cost

4. **Goal: Develop Transportation Initiatives**

A. *Objective: Upgrade Greenville Boulevard and other State-maintained streets within the city (safety and more attractive)*

Action Item #1: Create a Traffic Services Division and, in conjunction, upgrade the Traffic Engineer position from a Civil Engineer II to a Civil Engineer III to make the position more marketable to the experienced traffic engineers

Responsibility: Public Works and Human Resources Departments

Timeframe: Complete reclassification process of position including City Council approval by May 2008 and have position filled by August 2008

Fiscal Note: Reclassification will increase the position by one pay grade; estimated increase in personnel cost is \$11,400 based on difference between mid-points of the two pay ranges

Action Item #2: Construct sidewalks along both sides of Greenville Boulevard between Landmark Street and Bismark Street as part of the Convention Center Business District

Responsibility: Public Works Department

Timeframe: April 2009

Fiscal Note: Project cost to be determined and funded with Convention Center fund

B. *Objective: Improve pedestrian mobility*

Action Item #1: Include the construction of sidewalks in all state and city street reconstruction and new construction projects

Responsibility: Public Works Department

Timeframe: Ongoing

Fiscal note: Cost will be determined for each project

Action Item #2: Construct sidewalks in areas presently not served based on availability of right-of-way with priority to areas with larger amounts of traffic

Responsibility: Public Works Department

Timeframe: Ongoing

Fiscal Note: \$375,000 is programmed in FY08/09 Sidewalk Construction Program; future projects subject to available funds

Action Item #3: Promote citizen involvement in the planning and implementation of the City's greenway system, beginning specifically by working with the Friends of Greenville Greenways (FROGGS) and other interested citizens to investigate greenway opportunities that promote connectivity

Responsibility: Recreation and Parks Department
Timeframe: July 2008
Fiscal Note: Cost will be determined for each project

C. *Objective: Improve public transit*

Action Item #1: Explore specific opportunities for coordinating existing transit systems, for example, website linkages to County/ECU transit web information from the City of Greenville website; continue to maintain staff level contact (GREAT, PATS, ECUSTA) to target additional coordination opportunities

Responsibility: Public Works Department
Timeframe: August 2008
Fiscal Note: No direct cost; contact and discussions performed by staff

Action Item #2: Continue to address enhanced coordination and potential merger of local transit systems in conjunction with construction of the Intermodal Transportation Center

Responsibility: Public Works Department
Timeframe: Ongoing
Fiscal Note: No direct cost; contact and discussions performed by staff

Action Item #3: Continue process for constructing Intermodal Transportation Center by completing site selection process and development of a conceptual plan

Responsibility: Public Works Department
Timeframe: October 2008
Fiscal Note: Estimated cost for entire project is \$9.2 million with Federal/State government paying 90% and City paying 10% local match

Action Item #4: Continue process for constructing Intermodal Transportation Center by completing land acquisition and building design

Responsibility: Public Works Department
Timeframe: May 2009
Fiscal Note: Estimated cost for entire project is \$9.2 million with Federal/State government paying 90% and City paying 10% local match

D. *Objective: Explore ways to finance construction of new streets*

Action Item #1: Explore the opportunity to increase the motor vehicle tax and/or add a gas or sales tax for transportation improvements

Responsibility: Public Works and Financial Services Departments
Timeframe: September 2008
Fiscal note: Minimal cost; may add \$500,000 in revenue

Action Item #2: Explore the possibility of a new general obligation bond authorization for transportation improvements

Responsibility: Financial Services Department
Timeframe: June 2009
Fiscal Note: Minimal cost

E. *Objective: Move the railroad switching yard*

Action Item #1: Assist North Carolina Department of Transportation with constructing the new WYE connection north of CSX's switching yard

Responsibility: Public Works Department
Timeframe: March 2009
Fiscal note: Total project cost is \$3,365,000; City to provide funding for right-of-way acquisition

Action Item #2: Assist North Carolina Department of Transportation with completing the preparations necessary to move CSX switching yard from the Howell Street area to north of the City within vicinity of NC Highway 903

Responsibility: Public Works Department
Timeframe: Ongoing
Fiscal Note: Total project cost is \$4,816,500; City to provide funding for right-of-way acquisition

F. *Objective: Work with railroad companies to better maintain railroad properties*

Action Item #1: Explore the option of obtaining a beautification agreement allowing the City to maintain vegetation in the area outside of the flagman zone but within the right-of-way of the rail lines in the City

Responsibility: Public Works Department
Timeframe: April 2008
Fiscal note: No direct cost; staff time only

Action Item #2: Maintain vegetation in the area outside of the flagman zone but within the right-of-way of the rail lines in the City to include mowing every two months, where appropriate, during the growing season and by using a growth regulator treatment at appropriate times

Responsibility: Public Works Department
Timeframe: July 2008
Fiscal Note: Estimated cost is \$40,000

Action Item #3: Obtain permission from the Norfolk/Southern Railroad to paint the exposed surfaces of the railroad bridge over Dickinson Avenue

Responsibility: Public Works Department

Timeframe: April 2009

Fiscal Note: Estimated cost of project is \$150,000

G. *Objective: Explore the initiation of passenger rail service from Greenville to Raleigh*

Action Item #1: Greenville is already included in North Carolina Department of Transportation's long-range plans for passenger rail service; provide NCDOT passenger rail planners with any backup documentation required to support their plans

Responsibility: Public Works Department

Timeframe: Ongoing

Fiscal note: No direct cost

H. *Objective: Improve commercial air service*

Action Item #1: Provide funding to match federal commercial air service development grant

Responsibility: City Council

Timeframe: September 2008

Fiscal note: \$33,333

Action Item #2: Provide funding for the airport economic stimulus program and allow flexibility to use these funds for commercial air service incentives

Responsibility: City Council and City Manager

Timeframe: Ongoing

Fiscal Note: \$98,732

5. **Goal: Keep Planning Ahead of Anticipated Growth**

A. *Objective: Encourage use of the planned unit development zoning classification*

Action Item #1: Revise the PUD development regulations to eliminate the additional zoning district designation requirement and to substitute a performance-based special use permit process in replacement

Responsibility: Community Development Department

Timeframe: Ordinance options report to City Council in September 2008 with Planning & Zoning amendment consideration in November 2008

Fiscal Note: Minimal direct cost

B. *Objective: Regional/Urban Design Assistance Team*

Action Item #1: Contact the local R/UDAT representatives and request that they make a presentation to City Council concerning the initiation of, and the City's endorsement of, a local program

Responsibility: Community Development Department

Timeframe: Staff report to City Council in May 2008 concerning R/UDAT contact, and R/UDAT presentation to City Council in August 2008

Fiscal Note: To be determined

6. **Goal: Enhance Cultural and Recreational Opportunities**

A. *Objective: Better and improved park/recreation facilities in underserved neighborhoods*

Action Item #1: Install and update security camera systems at all recreation centers to enhance safety for program participants

Responsibility: Recreation and Parks Department

Timeframe: March 2009

Fiscal Note: \$12,000

Action Item #2: Install air conditioning systems in the gymnasiums at the Eppes Recreation Center and the Aquatics and Fitness Center

Responsibility: Recreation and Parks Department

Timeframe: April 2009

Fiscal Note: \$200,000

Action Item #3: Consider hiring a Park Planner to administer the Parks Comprehensive Master Plan and seek funding for and assist in developing and improving parks and facilities in underserved neighborhoods

Responsibility: City Council

Timeframe: June 2008

Fiscal Note: \$85,000

B. *Objective: Create a playful city (KaBoom!)*

Action Item #1: Contact KaBoom! (a national nonprofit organization that envisions a great place to play within walking distance of every child in America) and obtain information on implementing the program in Greenville

Responsibility: Recreation and Parks Department
Timeframe: April 2008
Fiscal Note: Minimal cost

Action Item #2: Research criteria for qualification of new playground structures in underdeveloped neighborhood parks and their facilities under the KaBoom! program

Responsibility: Recreation and Parks Department
Timeframe: August 2008
Fiscal Note: To be determined

C. *Objective: Develop strategies for ensuring more open space and neighborhood parks*

Action Item #1: Amend the subdivision and zoning regulations to require recreation and open space reservations and/or dedications based on population impact

Responsibility: Recreation and Parks, and Community Development
Departments
Timeframe: Three months after completion of Parks Comprehensive
Master Plan Update
Fiscal Note: To be determined

Action Item #2: Develop strategies to identify potential opportunities for corporate support of parks

Responsibility: Recreation and Parks Department
Timeframe: December 2008
Fiscal Note: Minimal cost

D. *Objective: Establish a nonprofit to enhance recreation projects/parks*

Action Item #1: Create "Greenville Parks & Recreation Council", a nonprofit coalition of *Friends of the Park* or special recreation-interest organizations

Responsibility: Recreation and Parks Department
Timeframe: December 2008
Fiscal Note: \$1,000

E. *Objective: Internationalize the City*

Action Item #1: Provide City Council report on Sister Cities International, including participating North Carolina cities and list of international cities seeking partners

Responsibility: Assistant City Manager
Timeframe: May 2008

Fiscal Note: Annual membership dues are \$680; additional costs to be determined

Action Item #2: Develop tools to get broad feedback from International Festival participants and attendees to assist in planning annual event

Responsibility: Public Information Office

Timeframe: April 2008

Fiscal Note: No direct cost

Action Item #3: Ensure that variety of International Festival participants and entertainment support diversity efforts to appeal to the greater community

Responsibility: Public Information Office

Timeframe: April 2008

Fiscal Note: No additional cost

Action Item #4: Bring in better entertainment to help increase the attendance at the International Festival

Responsibility: Public Information Office

Timeframe: June 2008

Fiscal Note: \$10,000 proposed in 2008-2009 budget (increase of \$5,000)

F. *Objective: Develop feasible strategies to get a performing arts center in the city*

Action Item #1: Continue dialog with East Carolina University in support of the University's plan to construct a performing arts center

Responsibility: Assistant City Manager

Timeframe: Ongoing

Fiscal Note: No direct cost in planning stage

Action Item #2: Form partnerships with interest groups who share the mission of promoting performing arts within Greenville's Center City

Responsibility: Community Development Department

Timeframe: Ongoing

Fiscal Note: No direct cost

Action Item #3: If available, acquire suitable land or building in support of a small-scale performing arts/community theatre venue

Responsibility: Community Development Department

Timeframe: December 2008

Fiscal Note: \$160,000 CIP request in 2008-2009 budget

7. **Goal: Enhance Understanding and Increase Broader Citizen Participation in City Government**

A. *Objective: Continue to look at ways to improve communication with citizens through the media, primarily GTV-9*

Action Item #1: Explore the possibility of increasing exposure of boards and commissions utilizing programming on GTV-9

Responsibility: Public Information Office

Timeframe: May 2008

Fiscal Note: No direct cost

Action Item #2: Explore offering GTV-9 programming on-demand via the City's website

Responsibility: Public Information Office

Timeframe: April 2008

Fiscal Note: Estimated cost \$5,000 – \$15,000

B. *Objective: Continue to monitor and get citizen feedback from the citizen action line*

Action Item #1: Provide monthly reports on citizen action line usage

Responsibility: Public Information Office

Timeframe: Ongoing

Fiscal Note: No fiscal impact

Action Item #2: Initiate a citizen action line reminder public information campaign

Responsibility: Public Information Office

Timeframe: July 2008

Fiscal Note: Minimal direct cost

C. *Objective: Expand opportunities for citizens' suggestions (online)*

Action Item #1: Explore the possibility of creating an online comment box

Responsibility: Public Information Office and Information Technology
Department

Timeframe: May 2008

Fiscal Note: Limited fiscal impact

D. *Objective: Citizens Academy (increase number)*

Action Item #1: Hold the Academy as planned in the fall and expand to two sessions per year (spring and fall) when the fall class becomes at least $\frac{3}{4}$ full (at least 19 people)

Responsibility: Public Information Office

Timeframe: October 2008

Fiscal Note: \$1,500 provided in 2008-09 budget

E. *Objective: Enhance help provided to citizens who are appearing before certain boards*

Action Item #1: Review and modify the information mailed to property owners owning property near the site of scheduled agenda items for the Planning and Zoning Commission, the Board of Adjustment, and the Historic Preservation Commission to ensure that citizens have substantial information on the procedure and relevant matters to be considered by the commission or board as the agenda items are addressed

Responsibility: City Attorney and Community Development Department

Timeframe: July 2008

Fiscal Note: No direct costs

Action Item #2: Conduct a session with the chairs of the boards and commissions created by City Council to review applicable guidelines for the conduction of a meeting

Responsibility: City Attorney

Timeframe: September 2008

Fiscal Note: No direct costs

F. *Objective: Keep promoting the Talent Bank (increase recruitment)*

Action Item #1: Place an advertisement for upcoming board and commission appointments in The Daily Reflector as appointments come up. Place an advertisement recruiting applications for all boards and commissions in The Daily Reflector and The M Voice on a quarterly basis.

Responsibility: City Clerk

Timeframe: Ongoing

Fiscal Note: \$1,000

Action Item #2: Run an advertisement for upcoming board and commission appointments on GTV-9 and the City's website as appointments come up and run an advertisement recruiting applications for all boards and commissions on a weekly basis

Responsibility: City Clerk
Timeframe: Ongoing
Fiscal Note: No direct cost

Action Item #3: Place an advertisement for board and commission members on the official bulletin board in City Hall and other City buildings

Responsibility: City Clerk
Timeframe: March 2008
Fiscal Note: No direct cost

Action Item #4: Have Talent Bank forms available for citizens to pick up at City Council meetings

Responsibility: City Clerk
Timeframe: March 2008
Fiscal Note: No direct cost

8. Goal: Enhance Diversity

A. Objective: *Enhance race relations*

Action Item #1: Work to further establish partnerships with civic organizations, businesses, school systems (public/private), and media to sponsor a series of “Race Initiatives” forums, town hall meetings, etc. to increase/create positive relations between the City’s diverse populations

Responsibility: Community Development Department/Human Relations Officer
Timeframe: November 2008
Fiscal Note: No direct cost

Action Item #2: Establish partnerships with civic organizations, businesses, and school systems (public/private) to sponsor a series of media events focused on increasing and creating positive relations between the City’s diverse populations

Responsibility: Community Development Department/Human Relations Officer
Timeframe: October 2008
Fiscal Note: No direct cost

Action Item #3: Sponsor an annual Race Equality Event (unity walk, breakfast, luncheon, festival)

Responsibility: Community Development Department/Human Relations
Officer

Timeframe: September 2008

Fiscal Note: \$1,500

B. *Objective: Promote inclusive communities*

Action Item #1: Hold an inclusive community meeting (or meetings) and draft a report that will identify issues and strategies that will identify strategies for the community based upon input received from the community meeting(s)

Responsibility: Community Development Department/Human Relations
Officer

Timeframe: April through December 2008

Fiscal Note: \$500

Action Item #2: Sponsor an annual inclusive community celebration

Responsibility: Community Development Department/Human Relations
Officer

Timeframe: September 2008

Fiscal Note: \$1,500

Action Item #3: Garner public support to build a small business incubator

Responsibility: Financial Services and Community Development
Departments

Timeframe: November 2008

Fiscal Note: \$5,000

C. *Objective: Diversity training for Council and staff*

Action Item #1: Increase understanding of community diversity issues through the participation of City Council Members and management staff in a diversity training workshop

Responsibility: Human Resources Department

Timeframe: November 2008

Fiscal Note: \$5,000

9. **Goal: Promote Effective Partnerships**

A. *Objective: Stay engaged with student groups such as the ECU Student Government Association*

Action Item #1: Provide follow-up report on issues discussed at the joint City Council-ECU Student Government Association meeting conducted on January 24, 2008

Responsibility: City Manager
Timeframe: April 2008
Fiscal Note: No direct costs

Action Item #2: Conduct annual meeting at start of academic year with ECU Student Government Association

Responsibility: City Council/City Manager
Timeframe: September 2008
Fiscal Note: No direct cost

Action Item #3: Continue internship programs for college students

Responsibility: Various departments
Timeframe: Ongoing
Fiscal Note: Funds included in departmental budgets

B. *Objective: Address extraterritorial jurisdiction (ETJ) issues*

Action Item #1: Develop a parcel level map that illustrates the maximum extent of ETJ extension allowed by statute for City Council evaluation

Responsibility: Community Development Department
Timeframe: June 2008
Fiscal Note: No direct cost

Action Item #2: Present ETJ extension request for southwest area as recommended by joint Greenville-Winterville-GUC Committee to the Pitt County Board of Commissioners

Responsibility: Community Development Department
Timeframe: September 2008
Fiscal Note: No direct cost

Action Item #3: Prepare for City Council consideration a comprehensive annexation plan to address areas in the ETJ that meet legal requirements for annexation

Responsibility: Assistant City Manager
Timeframe: December 2008
Fiscal Note: No direct cost

C. *Objective: Encourage cooperation of fellow governmental agencies*

Action Item #1: Work to establish an intergovernmental agreement with Pitt County School System and ECU regarding use of recreation facilities, sports fields and parks

Responsibility: Recreation and Parks Department

Timeframe: June 2009

Fiscal Note: Minimal cost

Action Item #2: Implement ways to combine training efforts and support for small businesses in the Greenville/Pitt County area

Responsibility: Financial Services Department

Timeframe: December 2009

Fiscal Note: Minimal cost

Action Item #3: Continue to develop effective working relationships with the Pitt County Commissioners and meet quarterly with the Commission Chair and County Manager

Responsibility: Mayor and City Manager

Timeframe: Ongoing

Fiscal Note: Minimal cost

10. Goal: **Promote Sound Environmental Policies**

A. Objective: *Increase recycling in the city*

Action Item #1: Investigate adding recycling bins and initiating a weekly collection at outdoor recreational venues

Responsibility: Recreation and Parks, and Public Works Departments

Timeframe: Fall 2009

Fiscal Note: Minimal cost

Action Item #2: Provide a comprehensive report to City Council on alternative ways to increase recycling

Responsibility: Public Works Department

Timeframe: August 2008

Fiscal Note: No direct cost to produce report

Action Item # 3: Implement the approved alternatives to increase recycling

Responsibility: Public Works Department

Timeframe: Start public information campaign in April 2009 and begin implementation in July 2009

Fiscal Note: Dependent upon option selected by City Council; costs range from 0 to \$500,000 per year

B. *Objective: Monitor air quality situation*

Action Item #1: Inventory global warming emissions in City operations to establish a baseline to review new City projects and their impact on air quality

Responsibility: Public Works Department

Timeframe: December 2008

Fiscal Note: Initially staff support only; outside assistance may be required for later phases; estimated cost of \$30,000 for outside support

C. *Objective: Promote Cool City Initiative*

Action Item #1: Develop a strategy to include environmental and sustainability goals in the City's Horizons Plan

Responsibility: Public Works and Community Development Departments

Timeframe: December 2008

Fiscal Note: No direct cost

Action Item #2: Establish partnership with local homebuilders to implement green building practices in the City and apply for federal grant to support plan of action

Responsibility: Public Works Department

Timeframe: February 2009

Fiscal Note: No direct cost

Action Item #3: Provide a recommendation for replacing all vehicles on their scheduled replacement date with an industry-proven and available vehicle that has a more efficient fuel system and thus generates lower emissions

Responsibility: Public Works Department

Timeframe: August 2008

Fiscal Note: Additional costs will be identified as part of recommendation

Action Item #4: Provide a recommendation for a policy that all City buildings will meet as a minimum LEED certification standards with a goal of meeting the LEED silver standard

Responsibility: Public Works Department

Timeframe: September 2008

Fiscal Note: On the average to meet LEED certified standard there is an average premium of 0.66% over construction costs and to meet the silver standard the average premium is 2.11%