



Agenda

Greenville City Council

June 13, 2019

6:00 PM

City Hall Council Chambers

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

- I. Call Meeting To Order**
- II. Invocation - Mayor Pro-Tem Glover**
- III. Pledge of Allegiance**
- IV. Roll Call**
- V. Approval of Agenda**
- VI. Public Comment Period**

The Public Comment Period is a period reserved for comments by the public. Items that were or are scheduled to be the subject of public hearings conducted at the same meeting or another meeting during the same week shall not be discussed. A total of 30 minutes is allocated with each individual being allowed no more than 3 minutes. Individuals who registered with the City Clerk to speak will speak in the order registered until the allocated 30 minutes expires. If time remains after all persons who registered have spoken, individuals who did not register will have an opportunity to speak until the allocated 30 minutes expires.

VII. Special Recognitions

1. Distinguished Budget Presentation Award from the Government Finance Officers Association
2. 2018-2019 Chamber Leadership Institute Graduates -- Jesse Harris, Jr. and Justin Wooten
3. Jason Edwards - Fire/Rescue Department Retiree

VIII. Appointments

4. Appointments to Boards and Commissions

IX. New Business

Public Hearings

5. Ordinance to annex Carolina Eastern Homes, LLC involving 85.1325 acres located near the intersection of Mills Road and Hudson's Crossroad Road
6. Ordinance to annex RDP Management Consulting, LLC involving 52.6770 acres (including right-of-way) located near the intersection of Mills Road and Hudson's Crossroad Road
7. Ordinance requested by Carolina Eastern Homes, LLC to rezone 85.1325 acres located near the intersection of Mills Road and Hudson's Crossroads Road from RA (Rural Agricultural – Pitt County's Jurisdiction) to R9S (Residential-Single-family)
8. Ordinance requested by RDP Management Consulting, LLC to rezone 50.1649 acres (excluding right-of-way) located near the intersection of Mills Road and Hudson's Crossroad Road from RA (Rural Agricultural – Pitt County's Jurisdiction) to R9S (Residential-Single-family)
9. Ordinance requested by Home Builders and Supply Company to rezone 0.28 acres located south of the intersection of Line Avenue and Wilson Street from R6 (Residential) to CH (Heavy Commercial)
10. Ordinance requested by Ocean Reef Investments, LLC to rezone 4.061 acres located at the southeastern corner of the intersection of MacGregor Downs Road and B's BBQ Road from MO (Medical-Office) to CG (General Commercial)

Other Items of Business

11. Ordinances adopting the Fiscal Year 2019-20 Budget for:

a. City of Greenville including Sheppard Memorial Library and Pitt-Greenville Convention & Visitors Authority

b. Greenville Utilities Commission

X. City Manager's Report

XI. Comments from Mayor and City Council

XII. Adjournment



City of Greenville, North Carolina

Meeting Date: 6/13/2019
Time: 6:00 PM

Title of Item: Appointments to Boards and Commissions

Explanation: **Abstract:** The City Council fills vacancies and makes appointments on the City's boards and commissions. Appointments are scheduled to be made to 12 of the boards and commissions.

Explanation: City Council appointments need to be made to the Board of Adjustment, Community Appearance Commission, Environmental Advisory Commission, Greenville Bicycle and Pedestrian Commission, Greenville Utilities Commission, Housing Authority, Human Relations Council, Pitt-Greenville Airport Authority, Pitt-Greenville Convention & Visitors Authority, Planning & Zoning Commission, Recreation & Parks Commission, and the Youth Council.

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

Nominations for Extended Vacancies

In the event there is a vacancy on a City board or commission which has been on the City Council agenda for appointment by City Council for more than three (3) calendar months in which a regular City Council meeting has been held, then any Council Member may make a nomination to fill the vacancy without regard to any other provision relating to who has the authority to make the nomination. If there is more than one nomination, the appointment shall be conducted in accordance with the procedure for nominations and elections in Robert's Rules of Order.

Under this provision, the following seats are open to nominations from the City Council:

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

Fiscal Note: No direct fiscal impact

Recommendation: Make appointments to the Board of Adjustment, Community Appearance Commission, Environmental Advisory Commission, Greenville Bicycle and Pedestrian Commission, Greenville Utilities Commission, Housing Authority, Human Relations Council, Pitt-Greenville Airport Authority, Pitt-Greenville Convention & Visitors Authority, Planning & Zoning Commission, Recreation & Parks Commission, and the Youth Council.

ATTACHMENTS:

☐ **Muni_Report_Appointments_to_Boards_and_Commissions_998631**

Appointments to Boards and Commissions

June-July 2019

Board of Adjustment

Council Liaison: Council Member Brian Meyerhoefffer

Name	District #	Current Term	Reappointment Status	Expiration Date
Rodney Bullock <i>(Mayor Pro-Tem Rose Glover)</i>	2	First term	Eligible	June 2019
Michael Glenn <i>(Council Member Will Bell)</i>	1	First term	Eligible	June 2019

Community Appearance Commission

Council Liaison: Council Member Rick Smiley

Name	District #	Current Term	Reappointment Status	Expiration Date
Karen Brookins	3	Filling unexpired term	Resigned	July 2021
Jeffrey Johnson	4	Second term	Ineligible	April 2019
Mike Slocum	5	First term	Eligible	April 2019

Environmental Advisory Commission

Council Liaison: Council Member Brian Meyerhoefffer, Jr.

Name	District #	Current Term	Reappointment Status	Expiration Date
Drake Brinkley	5	First term	Eligible	April 2019
Nathaniel Hamilton	5	Filling unexpired term	Resigned	April 2019

(An educator of the natural or physical sciences, or physician)

Greenville Bicycle & Pedestrian Commission

Council Liaison: Council Member Will Bell

Current Term	Reappointment Status	Expiration Date
1		

Name	District #	Term	Status	Date
Connor Tanferno	3	First term	Resigned	January 2021

Greenville Utilities Commission

Council Liaison: Council Member Rick Smiley

Name	District #	Current Term	Reappointment Status	Expiration Date
Minnie Anderson <i>(Automatic Reappointment)</i>	2	First term	Eligible	June 2019
Rebecca Blount <i>(Council Member Rick Smiley)</i>	4	Second term	Ineligible	June 2019
Don Mills <i>(Council Member William Litchfield, Jr.)</i>	4	Second term	Ineligible	June 2019

Housing Authority

Council Liaison: Council Member Monica Daniels

Name	District #	Current Term	Reappointment Status	Expiration Date
Reginald Watson <i>(Mayor P.J. Connelly)</i>	1	Second term	Ineligible	May 31, 2019

Human Relations Council

Council Liaison: Mayor Pro-Tem Rose Glover

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

Pitt-Greenville Airport Authority

Council Liaison: Mayor PJ Connelly

Name	District #	Current Term	Reappointment Status	Expiration Date
Julia Carlson <i>(Mayor P.J. Connelly)</i>	3	Second term	Ineligible	June 2019
Dan Mayo <i>(Mayor P.J. Connelly)</i>	4	Filling unexpired term	Eligible	June 2019

Pitt-Greenville Convention and Visitors Authority

Council Liaison: Council Member Brian Meyerhoeffer

Name	District #	Current Term	Reappointment Status	Expiration Date
Austin Hill <i>(City, Hotel/Motel Operator)</i>	1	Filling unexpired term	Eligible	July 2019
Dustin Mills <i>(County, Not involved in hotel/motel, conventions: City recommends appointment, County appoints)</i>	County	Filling unexpired term	Eligible	July 2019
Diane Taylor <i>(City, Not involved in hotel/motel, conventions)</i>	5	First term	Eligible	July 2019

Planning & Zoning Commission

Council Liaison: Council Member Will Bell

Name	District #	Current Term	Reappointment Status	Expiration Date
Michael Overton <i>(Council Member Brian Meyerhoeffer)</i>	5	First term	Eligible	May 31, 2020
Doug Schrade <i>(Council Member William Litchfield)</i>	1	Second term	Ineligible	May 31, 2019

Recreation & Parks Commission

Council Liaison: Council Member Monica Daniels

Name	District #	Current Term	Reappointment Status	Expiration Date
Byron Aynes <i>(Mayor P.J. Connelly)</i>	4	Filling unexpired term	Eligible	May 31, 2019

Ebonee Downey <i>(Mayor Pro-Tem Rose Glover)</i>	1	Filling unexpired term	Resigned	May 31, 2020
Michael Saad <i>(Council Member William Litchfield)</i>	5	First unexpired term	Eligible	May 31, 2019
Garret Taylor <i>(Council Member Brian Meyerhoeffer)</i>	3	Second term	Ineligible	May 31, 2019

Youth Council

Council Liaison: Mayor Pro-Tem Rose Glover

Name	Current Term	Reappointment Status	Expiration Date
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6 spots open

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

Applicants for Board of Adjustment

Jonathan Ganzert
302 South Summit Street
Greenville, NC 27858

Application Date: 2/19/2019

District #:

Home Phone: (704) 550-6031

Business Phone:

Email: ganzert@gmail.com

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

Application Date: 9/4/2018

District #: 2

Home Phone: (919) 924-1631

Business Phone:

Email: amartin@gmail.com

Deryck Steven Wilson
1744 Beaumont Drive
Greenville, NC 27858

Application Date: 11/27/2017

District #: 4

Home Phone: (252) 714-5950

Business Phone: (252) 321-5200

Email: deryck.wilson@me.com

Stephanie Winfield
1103 Red Banks Road
Greenville, NC

Application Date: 7/14/2017

District #: 4

Home Phone:

Business Phone:

Email: ladona12@gmail.com

Applicants for Community Appearance Commission

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

Application Date: 4/22/2018

Home Phone: (202) 412-4369

Business Phone:

Email: hembyg@gmail.com

District #: 1

Applicants for Environmental Advisory Commission

Orrin Allen Beasley
3601 Live Oak Lane
Greenville, NC 27858

Application Date: 12/8/2015

District #: 5

Home Phone: (252) 216-6099

Business Phone: (252) 216-6099

Email: oab0119@gmail.com

Applicants for Greenville Bicycle & Pedestrian Commission

John A. Kohler
412 Oxford Road
Greenville, NC 27858

Application Date: 10/18/2018

District #: 4

Home Phone: (843) 576-9798

Business Phone: (252) 744-2637

Email: john.kohler.sr@gmail.com

Applicants for Greenville Utilities Commission

Robert Scott Barker
2212 Lexington Farms
Greenville, NC 27834

District #:

Lindsay Griffin
3721 Ashford Pl
Greenville, NC 27858

District #: 5

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

District #: 1

Jim Hooker
3605 Bayley Lane
Greenville, NC 27858

District #: 5

Robert D. Parrott
314 Pinewood Road
Greenville, NC 27858

District #: 5

Application Date: 4/18/2016

Home Phone: (252) 689-3596

Business Phone: (252) 757-3787

Email: scott.barker@suddenlink.net

Application Date: 3/15/2018

Home Phone: (252) 689-1965

Business Phone: (252) 717-9393

Email: lindsey@lrgriffin.com

Application Date: 4/22/2018

Home Phone: (202) 412-4369

Business Phone:

Email: hembyg@gmail.com

Application Date: 4/7/2016

Home Phone: (703) 994-5001

Business Phone:

Email: jameshooker@cox.net

Application Date: 12/18/2017

Home Phone:

Business Phone: (252) 531-5824

Email: parrottdon12@gmail.com

Applicants for Housing Authority

Robert Scott Barker
2212 Lexington Farms
Greenville, NC 27834

Application Date: 4/18/2016

District #:

Home Phone: (252) 689-3596
Business Phone: (252) 757-3787
Email: scott.barker@suddenlink.net

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

Application Date: 4/22/2018

District #: 1

Home Phone: (252) 551-5544
Business Phone:
Email:

Garret Taylor
3511 Warwick Drive
Greenville, NC 27983

Application Date: 5/20/2019

District #: 1

Home Phone: (202) 412-4369
Business Phone:
Email: hembyg@gmail.com

Alicia Richardson
108 Concord Drive Apt. C
Greenville, NC 27834

Application Date: 9/6/2018

District #: 2

Home Phone: (252) 367-7371
Business Phone:
Email: aliciarichardson24@yahoo.com

Applicants for Human Relations Council

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

District #: 2

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

District #: 4

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

District #: 5

Stephanie Winfield
1103 Red Banks Road
Greenville, NC

District #: 4

Application Date: 9/4/2018

Home Phone: (919) 924-1631

Business Phone:

Email: amartin@gmail.com

Application Date: 4/24/2018

Home Phone: 252-558-3620

Business Phone:

Email: williak5@pitt.k12.nc.us

Application Date: 4/16/2017

Home Phone: (252) 412-4584

Business Phone:

Email: taft1986@yahoo.com

Application Date: 7/14/2017

Home Phone:

Business Phone:

Email: ladona12@gmail.com

Applicants for Pitt-Greenville Airport Authority

Robert Scott Barker
2212 Lexington Farms
Greenville, NC 27834

Application Date: 4/18/2016

District #:

Home Phone: (252) 689-3596
Business Phone: (252) 757-3787
Email: scott.barker@suddenlink.net

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

Application Date: 4/22/2018

District #: 1

Home Phone: (202) 412-4369
Business Phone:
Email: hembyg@gmail.com

Louis M. Jones
94 Tuckahoe Drive
Greenville, NC 27858

Application Date: 12/15/2017

District #: 4

Home Phone: (252) 756-7660
Business Phone: (704) 617-1098
Email: mjones94@suddenlink.net

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

Application Date: 4/26/2017

District #: 4

Home Phone: (336) 624-6514
Business Phone:
Email: annlogemann85@gmail.com

Applicants for Pitt-Greenville Convention and Visitors Authority

Robert Scott Barker
2212 Lexington Farms
Greenville, NC 27834

Application Date: 4/18/2016

District #:

Home Phone: (252) 689-3596
Business Phone: (252) 757-3787
Email: scott.barker@suddenlink.net

Gloria Brewington-Person
1005 Cortland Road
Greenville, NC 27834

Application Date: 3/9/2017

District #: 2

Home Phone: (252) 321-3227
Business Phone: (252) 495-2674
Email: personakiem@aol.com

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

Application Date: 4/26/2017

District #: 4

Home Phone: (336) 624-6514
Business Phone:
Email: annlogemann85@gmail.com

Terri Williams
300 Oxford Road
Greenville, NC 27858

Application Date: 5/2/2017

District #: 4

Home Phone: (252) 714-2597
Business Phone: (252) 375-8620
Email: terriw@terriwilliamsrealtor.com

Applicants for Planning and Zoning Commission

Jonathan Ganzert
302 South Summit Street
Greenville, NC 27858

Application Date: 2/19/2019

District #:

Home Phone: (704) 550-6031

Business Phone:

Email: ganzert@gmail.com

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

Application Date: 9/4/2018

District #: 2

Home Phone: (919) 924-1631

Business Phone:

Email: amartin@gmail.com

Deryck Steven Wilson
1744 Beaumont Drive
Greenville, NC 27858

Application Date: 11/27/2017

District #: 4

Home Phone: (252) 714-5950

Business Phone: (252) 321-5200

Email: deryck.wilson@me.com

Applicants for Recreation and Parks Commission

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

District #: 1

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

District #: 4

Anthony Mizzelle
1988-B Hyde Drive
Greenville, NC 27858

District #: 4

Christopher Powell
108 B Chandler Drive
Greenville, NC 27834

District #: 1

Application Date: 4/22/2018

Home Phone: (202) 412-4369

Business Phone:

Email: hembyg@gmail.com

Application Date: 4/26/2017

Home Phone: (336) 624-6514

Business Phone:

Email: annlogemann85@gmail.com

Application Date: 5/28/2016

Home Phone: (252) 215-9245

Business Phone: (252) 290-5515

Email: anthonymizzelle.am@gmail.com

Application Date: 6/24/2016

Home Phone: (252) 714-0286

Business Phone:

Email: christopherpowell@yahoo.com

Applicants for Youth Council

None.



City of Greenville, North Carolina

Meeting Date: 6/13/2019
Time: 6:00 PM

Title of Item: Ordinance to annex Carolina Eastern Homes, LLC involving 85.1325 acres located near the intersection of Mills Road and Hudson's Crossroad Road

Explanation: **Abstract:** The City received a voluntary annexation petition to annex Carolina Eastern Homes, LLC involving 85.1325 acres located near the intersection of Mills Road and Hudson's Crossroad Road. The subject area is farmland and is anticipated to yield 164 single-family residences.

ANNEXATION PROFILE

A. SCHEDULE

1. Advertising date: June 3, 2019
2. City Council public hearing date: June 13, 2019
3. Effective date: June 13, 2019

B. CHARACTERISTICS

1. Relation to Primary City Limits: Non-Contiguous
2. Relation to Recognized Industrial Area: Outside
3. Acreage: 85.1325
4. Voting District: 4
5. Township: Chicod
6. Zoning: RA (Residential-Agricultural - Pitt County's Jurisdiction)

7. Land Use: Existing: Farmland

Anticipated: 164 single-family residences

8. Population:

	Formula	Number of People
Total Current	-----	0
Estimated at full development	164 x 2.18*	358
Current Minority	-----	0
Estimated Minority at full development	358 x 43.4%	155
Current White	----	0
Estimated White at full development	358-155	203

* - average household size

9. Rural Fire Tax District: Black Jack

10. Greenville Fire District: Station #3 (Distance of 6.2 miles)

11. Present Tax Value: \$500,000
Estimated Future Tax Value: \$32,800,000

Fiscal Note: The total estimated tax value at full development is \$32,800,000.

Recommendation: Approve the attached ordinance to annex the Carolina Eastern Homes, LLC property

ATTACHMENTS:

Ordinance - Eastern Carolina Homes annex 1108935

Survey

ORDINANCE NO. 19-
AN ORDINANCE TO EXTEND THE CORPORATE LIMITS OF
THE CITY OF GREENVILLE, NORTH CAROLINA

WHEREAS, the City Council of the City of Greenville has been petitioned under G.S. 160A-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 6:00 p.m. on the 13th day of June, 2019, after due notice by publication in The Daily Reflector on the 3rd day of June, 2019; and

WHEREAS, the City Council does hereby find as a fact that said petition meets the requirements of G. S. 160A-58.1, 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-58.1, as amended, the following described non-contiguous territory is annexed:

1108935

TO WIT: Being all of that certain property as shown on the annexation map entitled "Carolina Eastern Homes, LLC" involving 85.1325 acres as prepared by Stroud Engineering, P.A.

LOCATION: Lying and being situated in Chicod Township, Pitt County, North Carolina, located near the intersection of Mills Road and Hudson's Crossroads Road.

GENERAL DESCRIPTION:

Lying and being in Chicod Township, Pitt County, North Carolina and lying east of NCSR 2241 Ivy Road and south of NCSR 1774 Mills Road and being bounded on the west by Ann Cox Davis and James K Cox (Deed Book 3636, Page 381), on the north by the City of Greenville (Deed Book 3027, page 750) and Shelby Harris Cox and Michael L Cox (Estate File 2016, Slide 277), on the east by BMS Builders, LLC (Deed Book 3763, Page 203), Juan Cuevas and Kathy Cuevas (Deed Book 3489, Page 724) and Brooks Mills Place, LLC (Deed Book 3646, Page 410), on the south by Timothy G Dixon (Estate File 1992, Slide 185) and Ruth Geraldine Haddock (Estate File 2014, Slide 777) and being more particularly described as follows:

Beginning at a point in the centerline intersection of NCSR 1772 Hudsons Crossroads Road and NCSR 1774 Mills Road, thence from the intersection S59-51-16E – 398.27' to a point in the centerline of NCSR 1774 Mills Road, thence leaving the centerline of Mills Road S07-33-23W – 32.50' to a point on the southern right-of-way of NCSR 1774, the northernmost corner of the BMS Builders, LLC property, the true point of beginning. Thence from the True Point of Beginning, leaving the southern right-of-way of NCSR 1774 and following the centerline of a canal the following calls: S 5°15'41" W a distance of 94.78 feet, thence S 1°27'48" W a distance of 838.12 feet, thence S 2°29'23" E a distance of 38.93 feet, thence S 6°23'16" E a distance of 260.10 feet, thence S 1°01'13" E a distance of 167.04 feet, thence S 12°20'33" E a distance of 30.30 feet, thence S 31°44'16" E a distance of 89.73 feet, thence S 28°17'04" E a distance of 116.89 feet, thence S 39°19'13" E a distance of 116.02 feet, thence S 31°17'27" E a distance of 146.25 feet, thence S 37°56'19" E a distance of 95.55 feet, thence S 30°41'50" E a distance of 158.81 feet, thence S 43°09'03" E a distance of 34.83 feet, thence S 16°14'03" E a distance of 171.00 feet, thence S 28°36'07" E a distance of 109.82 feet, thence leaving the canal and following the northern line of Timothy Dixon and Ruth G Haddock N 85°22'07" W a distance of 2783.40 feet to a point in the northern line of Haddock, thence following the eastern line of Ann Cox Davis N 19°58'04" E a distance of 710.07 feet, thence N 36°39'02" E a distance of 1547.87 feet to a point in the southern line of the City of Greenville, thence along the southern line of the City of Greenville and Shelby Harris Cox S 53°22'35" E a distance of 619.46 feet, thence turning and following the eastern line of Shelby Harris Cox N 30°00'00" E a distance of 772.03 feet to a point on the southern right-of-way of NCSR 1774 Mills Road, thence along the southern right-of-way of Mills Road S 59°56'48" E a distance of 229.45 feet to the true point of beginning, containing 85.1325 Acres and being the property recorded in Deed Book 3761, Page 570, in Map Book 83, Page 194 of the Pitt County Registry, and being tax parcel number 85240 as filed with the Pitt County Tax Assessor's Office.

1108935

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 four. 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 four.

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 13th day of June, 2019.

ADOPTED this 13th day of June, 2019.

P. J. Connelly, Mayor

ATTEST:

Carol L. Barwick, City Clerk

NORTH CAROLINA
PITT COUNTY

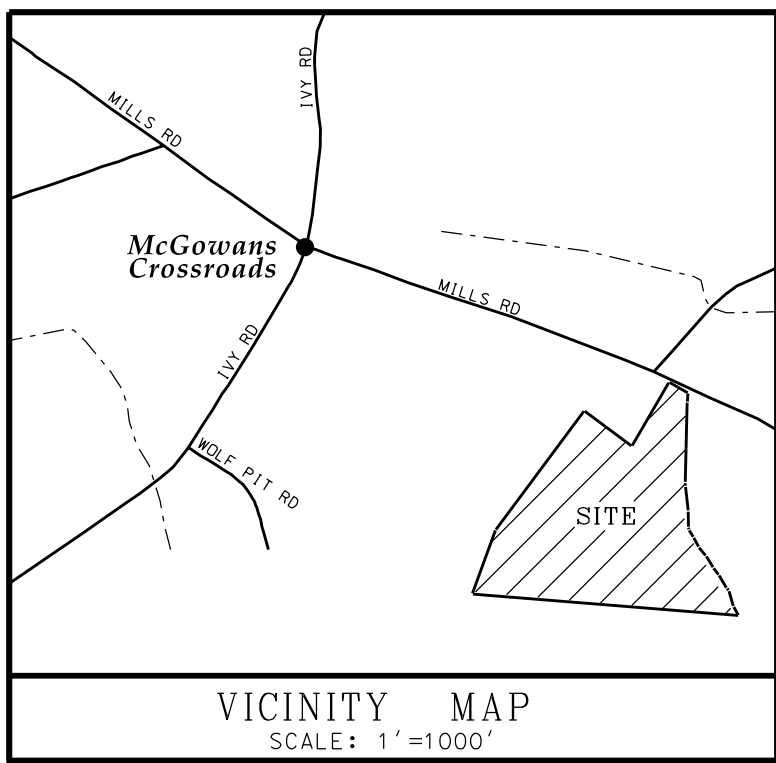
I, _____, a Notary Public for said County and State, certify that Carol L. Barwick personally came before me this day and acknowledged that she is the City Clerk of the City of Greenville, a municipality, and that by authority duly given and as the act of the municipality, the foregoing instrument was signed in its name by its Mayor, sealed with the corporate seal, and attested by herself as its City Clerk.

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

Notary Public

My Commission Expires: _____

1108935



VICINITY MAP
SCALE: 1" = 1000'

PN 04923
ANN COX DAVIS
JAMES K COX
DB 3636, PG 381

LEGEND:

----- NEW CITY LIMIT LINE

PN 81375
CITY OF GREENVILLE
GREENVILLE UTILITIES
COMMISSION
DB 3027, PG 750
MB 76, PG 42

PN 84391
SHELBY HARRIS COX
MICHAEL L COX
EST FILE 2016, SLIDE 277
MB 82, PG 75
DB 126, PG 828

NCSR 1772
HUDSON'S
CROSSROADS
ROAD
(60' PUBLIC
R/W PAVED)

NCSR 1774
MILLS ROAD
(60' PUBLIC R/W PAVED)

PN 83139
BMS BUILDERS, LLC
DB 3763, PG 203

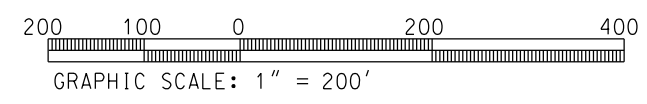
PN 85240
CAROLINA EASTERN HOMES, LLC
DB 3761, PG 570
MB 83, PG 194

TOTAL ACREAGE TO BE ANNEXED - 85.1325 ACRES

PN 83064
JUAN CUEVAS
KATHY CUEVAS
DB 3489, PG 724
MB 79, PG 179

REVIEW ONLY

PN 25151
RUTH GERALDINE HADDOCK
EST FILE 2014, SLIDE 777



PARCEL NUMBER 85240
REFERENCE: BEING THE PROPERTY RECORDED IN
DEED BOOK 3761, PAGE 570 AND MAP BOOK 83, PAGE 194
OF THE PITT COUNTY REGISTRY

PN 06079
TIMOTHY GUY DIXON
EST FILE 1992, SLIDE 185

I, _____ CERTIFY THAT
THIS MAP IS OF A SURVEY OF ANOTHER
CATEGORY AND IS AN EXCEPTION TO
THE DEFINITION OF A SUBDIVISION.

PROFESSIONAL LAND SURVEYOR

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

WITNESS MY HAND AND SEAL THIS _____
DAY OF _____, _____.

SIGNED _____
PROFESSIONAL LAND SURVEYOR L-_____

NORTH CAROLINA, _____ COUNTY
I, _____, NOTARY
PUBLIC OF THE COUNTY AND STATE
AFORESAID, CERTIFY THAT _____
_____, A PROFESSIONAL LAND
SURVEYOR, PERSONALLY APPEARED BEFORE
ME THIS DAY AN ACKNOWLEDGED THE
EXECUTION OF THE FOREGOING INSTRUMENT.
WITNESS MY HAND AND OFFICIAL STAMP OR
SEAL THIS THE _____ DAY OF _____, 20____.

NOTARY PUBLIC _____
MY COMMISSION EXPIRES _____

CAROLINA EASTERN HOMES, LLC CHICOD TWSP., PITT COUNTY, NORTH CAROLINA	
OWNER: CAROLINA EASTERN HOMES, LLC 2012 SHEPARD STREET MOREHEAD CITY, NC 28557	
STROUD ENGINEERING, P.A. LICENSE NO. C-0647 107-B COMMERCE ST. GREENVILLE, NC 27858 (252) 756-9352	SURVEYED: N/A
	APPROVED: DTB
	DRAWN: LHJ
CHECKED: DTB	DATE: 3/26/19
SCALE: 1" = 200'	

MAP NO.	MAPS RECORDED	BOOK	PAGE

MAP SHOWING AREA ANNEXED BY

THE CITY OF GREENVILLE

DATE _____ ORDINANCE NO. _____ AREA 85.1325 ACRES



City of Greenville, North Carolina

Meeting Date: 6/13/2019
Time: 6:00 PM

Title of Item: Ordinance to annex RDP Management Consulting, LLC involving 52.6770 acres (including right-of-way) located near the intersection of Mills Road and Hudson's Crossroad Road

Explanation: **Abstract:** The City received a voluntary annexation petition to annex RDP Management Consulting, LLC involving 52.6770 acres (including right-of-way) located near the intersection of Mills Road and Hudson's Crossroad Road. The subject area is farmland and is anticipated to yield 44 single-family residences.

ANNEXATION PROFILE

A. SCHEDULE

1. Advertising date: June 3, 2019
2. City Council public hearing date: June 13, 2019
3. Effective date: June 13, 2019

B. CHARACTERISTICS

1. Relation to Primary City Limits: Non-Contiguous
2. Relation to Recognized Industrial Area: Outside
3. Acreage: 52.6770
4. Voting District: 4
5. Township: Chicod
6. Zoning: RA (Residential-Agricultural - Pitt County's Jurisdiction)

7. Land Use: Existing: Farmland

Anticipated: 44 single-family residences

8. Population:

	Formula	Number of People
Total Current	-----	0
Estimated at full development	44 x 2.18	96
Current Minority	-----	0
Estimated Minority at full development	96 x 43.4%	42
Current White	-----	0
Estimated White at full development	96 - 42	54

* - average household size

9. Rural Fire Tax District: Black Jack

10. Greenville Fire District: Station #3 (Distance of 6.2 miles)

11. Present Tax Value: \$80,000
Estimated Future Tax Value: \$12,100,000

Fiscal Note: The total estimated tax value at full development is \$12,100,000.

Recommendation: Approve the attached ordinance to annex the RDP Management Consulting, LLC property

ATTACHMENTS:

- ☐ **Ordinance_-RDP_annex_1108938**
- ☐ **Survey**

ORDINANCE NO. 19-
AN ORDINANCE TO EXTEND THE CORPORATE LIMITS OF
THE CITY OF GREENVILLE, NORTH CAROLINA

WHEREAS, the City Council of the City of Greenville has been petitioned under G.S. 160A-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 6:00 p.m. on the 13th day of June, 2019, after due notice by publication in The Daily Reflector on the 3rd day of June, 2019; and

WHEREAS, the City Council does hereby find as a fact that said petition meets the requirements of G. S. 160A-58.1, 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-58.1, as amended, the following described non-contiguous territory is annexed:

TO WIT: Being all of that certain property as shown on the annexation map entitled “RDP Management Consulting, LLC” involving 52.6770 acres as prepared by Malpass & Associates.

1108938

LOCATION: Lying and being situated in Chicod Township, Pitt County, North Carolina, located near the intersection of Mills Road and Hudson's Crossroads Road.

GENERAL DESCRIPTION:

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

Beginning at the intersection of the southern right-of-way of NCSR 1774 (Mills Road) and the western right-of-way of NCSR 1772 (Hudson's Crossroads Road) thence from said point of beginning with the western right-of-way of NCSR 1772 (Hudson's Crossroads Road) N 46-32-31 E – 855.41' thence N 47-55-06 E – 15.57', thence leaving the western right-of-way of NCSR 1774 S 43-27-52 E – 70.00' to the southern line of the Robert J. Ehrmann property as recorded in deed book 2191, page 635 of the Pitt County Registry, thence leaving the centerline of NCSR 1772 (Hudson's Crossroads Road) with the southern line of the Robert J. Ehrmann property S 43-27-52 E – 247.81' to the centerline of a canal, thence with the centerline of the canal along the eastern line of the Robert J. Ehrmann property N 38-41-23 E – 175.33', thence N 44-30-06 E – 43.22', thence N 51-56-57 E – 77.08' to the centerline intersection of another canal, said canal being the southern property line of the Carl W. Blackwood property as recorded in deed book 3497, page 13, thence with the centerline of the canal along the southern property line of the Carl W. Blackwood property S 86-46-54 E – 713.50', thence S 80-59-15 E – 104.07', thence S 75-59-02 E – 60.37', thence continuing with the southern property line of the Carl W. Blackwood property and the southern line of the Roland Evans, et al property as recorded in deed book 2483, page 418 S 57-08-29 E – 682.63', thence S 56-57-54 E – 292.11', thence S 64-55-14 E – 54.24' to the western line of the John Nollkamper property as recorded in deed book 1737, page 784, thence leaving the centerline of the canal with the western line of the John Nollkamper property S 28-51-12 W – 937.07' to the northern line of the Anthony Simonetti, Jr. property as recorded in deed book 1310, page 36, thence with the northern line of the Anthony Simonetti, Jr. property and the northern line of Townsend Acres as recorded in map book 55, page 192 N 71-27-00 W – 939.71', thence with the western line of Townsend Acres S 51-21-36 W – 301.70' to the southern right-of-way of NCSR 1774 (Mills Road), thence with the southern right-of-way of NCSR 1774 (Mills Road) N 47-57-14 W – 109.95', thence N 53-17-40 W – 112.50', thence N 57-20-33 W – 108.94', thence N 59-39-14 W – 115.04', thence N 29-46-40 E – 60.00' to the southeast corner of the Michael L. Cox property as recorded in deed book 126, page 824, thence with the eastern line of the Michael L. Cox property N 29-46-40 E – 351.51', thence with the northern line of the Michael L. Cox property N 60-19-41 W – 310.00' to the northeast corner of the Susan M. Cox property as recorded in deed book 251, page 862, thence with the northern line of the Susan M. Cox property N 60-09-11 W – 170.32' to the centerline of a canal, thence with the centerline of the canal along the western line of the Susan M. Cox property S 38-41-23 W – 414.16' to the southern right of way of NCSR 1774 (Mills Road), thence with the southern right-of-way of NCSR 1774 (Mills Road) N 59-56-48 W – 212.46', thence N 60-00-00 W – 226.89' to the point of beginning containing 52.6770 acres.

1108938

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 four. 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 four.

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 13th day of June, 2019.

ADOPTED this 13th day of June, 2019.

P. J. Connelly, Mayor

ATTEST:

Carol L. Barwick, City Clerk

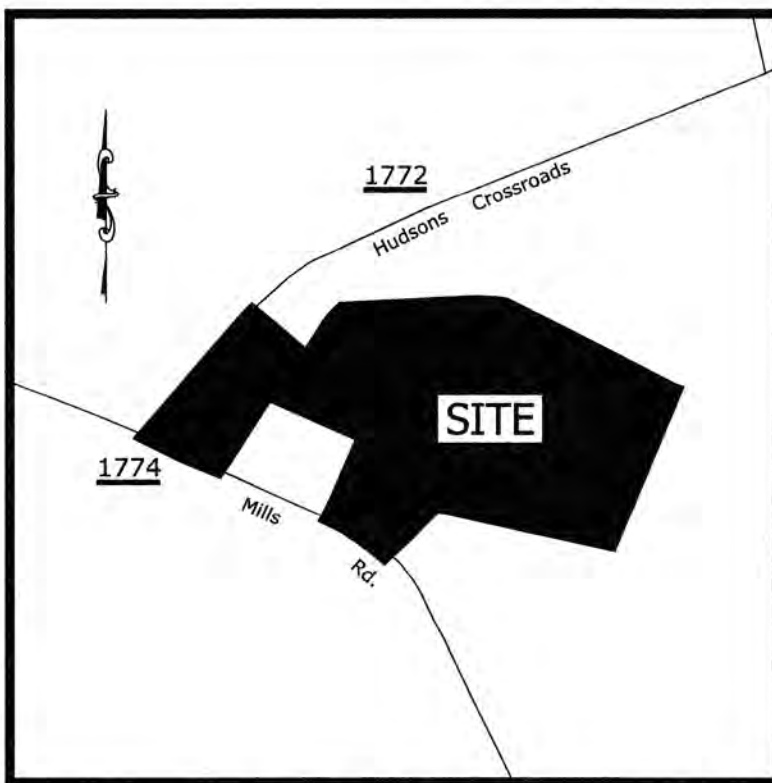
NORTH CAROLINA
PITT COUNTY

I, _____, a Notary Public for said County and State, certify that Carol L. Barwick personally came before me this day and acknowledged that she is the City Clerk of the City of Greenville, a municipality, and that by authority duly given and as the act of the municipality, the foregoing instrument was signed in its name by its Mayor, sealed with the corporate seal, and attested by herself as its City Clerk.

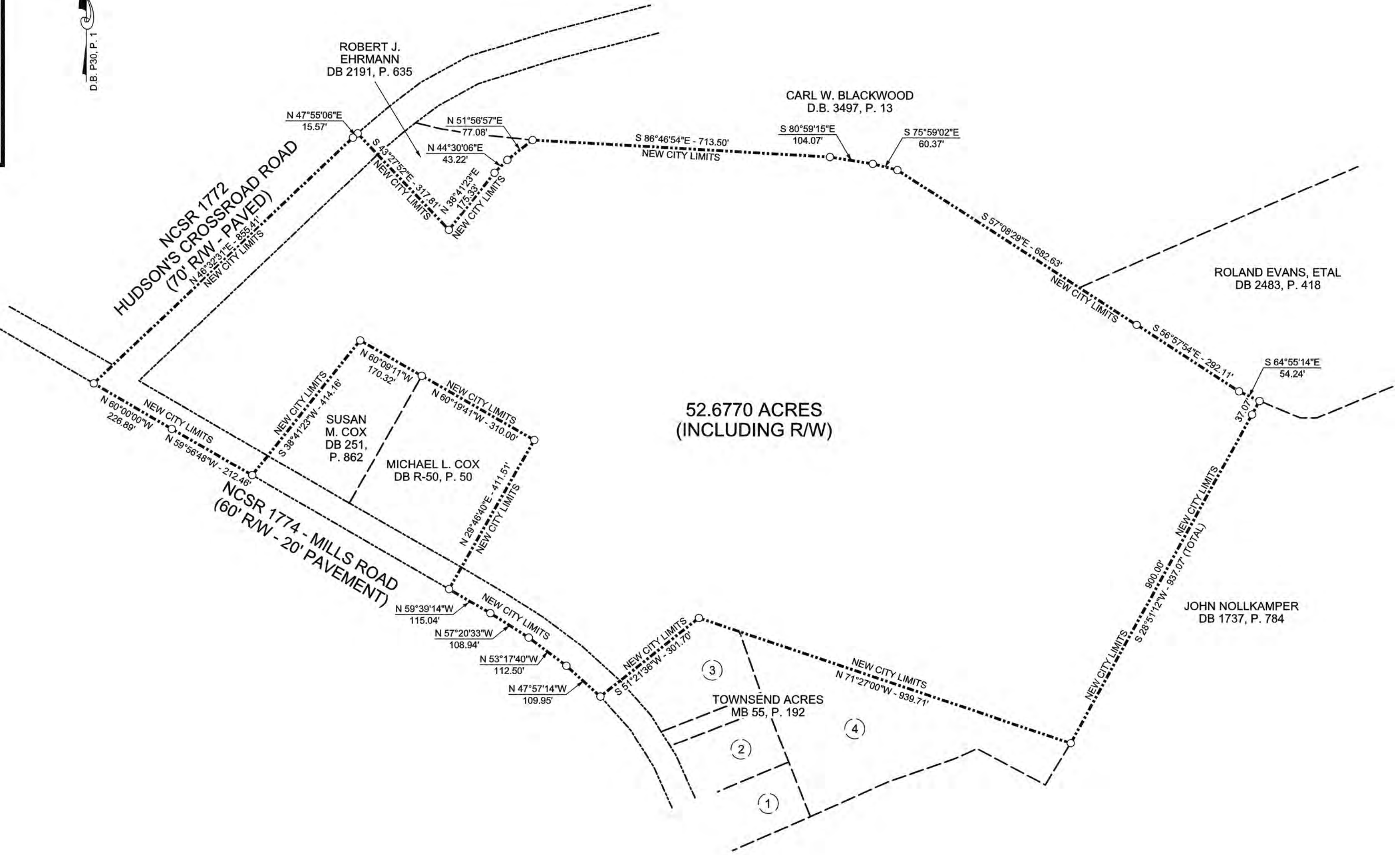
WITNESS my hand and official seal this ____ day of _____, 2019.

Notary Public

1108938



VICINITY MAP
1"=1000'



PROGRESS DRAWING

PARCEL NUMBER 84393

ANNEXATION MAP FOR
RDP MANAGEMENT CONSULTING, LLC
REFERENCE DEED BOOK 3636, PAGE 388
OF THE PITT COUNTY REGISTRY

CHICOD TOWNSHIP PITT COUNTY NORTH CAROLINA

LEGEND	
NEW CITY LIMITS =	-----
EXISTING CITY LIMITS =	-----
OLD CITY LIMITS =	-----



OWNER: RDP MANAGEMENT CONSULTING, LLC	MAP NO.		PLATS RECORDED	BOOK	PAGE
ADDRESS: 1003 RED BANKS ROAD GREENVILLE, NC 27858					
PHONE: (252) 531-5824					
MALPASS & ASSOCIATES 1645 E. ARLINGTON BLVD., SUITE D GREENVILLE, N.C. 27858 (252) 756-1780	SURVEYED: CEP	APPROVED: CEP			
	DRAWN: WCO	DATE: 03/25/19			
	CHECKED: CEP	SCALE: 1" = 200'			

MAP NO.	PLATS RECORDED	BOOK	PAGE

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

DATE: _____ ; ORDINANCE NUMBER: _____ ; AREA: 52.6770 ACRES

CHICOD TOWNSHIP, PITT COUNTY, NORTH CAROLINA

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

WITNESS MY ORIGINAL SIGNATURE,
REGISTRATION NUMBER AND SEAL

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

CARLTON E. PARKER L-2980

L:\dgn\p1299\p-1237 Parcel No. 84392, Mills Road, Don Parrott\p1237anex.dgn 5/10/2019 9:51:07 AM



City of Greenville, North Carolina

Meeting Date: 6/13/2019
Time: 6:00 PM

Title of Item: Ordinance requested by Carolina Eastern Homes, LLC to rezone 85.1325 acres located near the intersection of Mills Road and Hudson's Crossroads Road from RA (Rural Agricultural – Pitt County's Jurisdiction) to R9S (Residential-Single-family)

Explanation: **Abstract:** The City has received a request by Carolina Eastern Homes, LLC to rezone 85.1325 acres located near the intersection of Mills Road and Hudson's Crossroad Road from RA (Rural Agricultural – Pitt County's Jurisdiction) to R9S (Residential-Single-family).

*Since this property is located in Pitt County's Jurisdiction, an annexation petition has been submitted and will be considered by City Council at the same meeting as this rezoning request.

Required Notices:

Planning and Zoning meeting notice (property owner and adjoining property owner letter) mailed on May 7, 2019.

On-site sign(s) posted on May 7, 2019.

City Council public hearing notice (property owner and adjoining property owner letter) mailed on May 28, 2019.

Public hearing legal advertisement published on June 3 and June 10, 2019.

Comprehensive Plan:

The Future Land Use and Character Map recommends traditional neighborhood, low-medium density (TNLM) at the intersection of Mills Road and Hudson's Crossroads Road.

Traditional Neighborhood, Low-Medium Density

Residential area with a mix of housing types on small lots with a single-family neighborhood appearance. Traditional neighborhoods should have a walkable street

network of small blocks, a defined center and edges, and connections to surrounding development.

Intent:

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

Primary uses:

Single-family residential

Two-family residential

Attached residential (townhomes)

Secondary uses:

Multi-family residential

Small-scale Institutional/Civic (churches and school)

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

Based on possible uses permitted by the requested rezoning, the proposed rezoning classification could generate 1,640 trips to and from the site on Mills Road, which is a net increase of 774 additional trips per day.

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

History/Background:

The property is located in Pitt County's Jurisdiction.

Present Land Use:

Farmland

Water/Sewer:

A public sanitary sewer extension project to serve this property has been budgeted by Greenville Utilities Commission, and an engineer is under contract for its design. Water is available from Eastern Pines Water Corporation.

Historic Sites:

There are no known effects on historic sites.

Environmental Conditions/Constraints:

The subject property was not included in the Watershed Master Plan study area. The property could drain to either Clayroot Swamp – a tributary of Swift Creek (Neuse River Basin) or Cow Swamp – a tributary of Chicod Creek (Tar River Basin).

If stormwater rules apply, it would require 10-year detention and nitrogen and phosphorous reduction.

The property is impacted by drainage laterals, blue line streams, riparian buffers, and possible wetlands. The existing flood study ends east of the property. Prior to submitting development plans, the flood study must to be extended by the developer to determine the base flood elevations. That study would be submitted to North Carolina Emergency Management for approval and addition to the Flood insurance maps. Wetland delineation is required prior to development.

Surrounding Land Uses and Zoning:

North: RA- RDP Management Consulting, LLC Rezoning

South: RA - Woodlands

East: RA - Farmland

West: RA - One (1) single-family residence and Ann C. Davis and James K. Cox Rezoning

Anticipated Density:

Under the current zoning, the site could yield 75-80 single-family lots.

Under the proposed zoning, the site could yield 160-165 single-family lots.

The anticipated build-out is 2-3 years.

Fiscal Note:

No cost to the City.

Recommendation:

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

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

The Planning and Zoning Commission voted (5:3) to deny the request at its May 21, 2019 meeting.

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

required statement describing whether the action taken is consistent with the comprehensive plan and explaining why Council considers the action taken to be reasonable and in the public interest.

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

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

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

ATTACHMENTS:

- ❑ **Ordinance - Eastern Carolina Homes rezone_1108940**
- ❑ **Minutes - Carolina Eastern Homes_1108947**
- ❑ **Mr. Simonetti's letter**
- ❑ **Map**
- ❑ **Survey**
- ❑ **Traffic Report**
- ❑ **List of Uses**
- ❑ **Vegetation Standards**
- ❑ **Residential Density Chart**

ORDINANCE NO. 19-
AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GREENVILLE
REZONING TERRITORY LOCATED WITHIN THE PLANNING AND ZONING
JURISDICTION OF THE CITY OF GREENVILLE, NORTH CAROLINA

WHEREAS, the City Council of the City of Greenville, North Carolina, in accordance with Article 19, Chapter 160A, of the General Statutes of North Carolina, caused a public notice to be given and published once a week for two successive weeks in The Daily Reflector setting forth that the City Council would, on the 13th day of June, 2019, at 6:00 p.m., in the Council Chambers of City Hall in the City of Greenville, NC, conduct a public hearing on the adoption of an ordinance rezoning the following described territory;

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

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

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

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

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

Section 1. That the following described territory is rezoned from RA (Rural Agricultural – Pitt County’s Jurisdiction) to R9S (Residential).

TO WIT: Carolina Eastern Homes, LLC Property

LOCATION: Located near the intersection of Mills Road and Hudson’s Crossroads Road.

DESCRIPTION: Lying and being in Chicod Township, Pitt County, North Carolina and lying east of NCSR 2241 Ivy Road and south of NCSR 1774 Mills Road and being bounded on the west by Ann Cox Davis and James K Cox (Deed Book 3636, Page 381), on the north by the City of Greenville (Deed Book 3027, page 750) and Shelby Harris Cox and Michael L Cox (Estate File 2016, Slide 277), on the east by BMS Builders, LLC (Deed Book 3763, Page 203), Juan Cuevas and Kathy Cuevas (Deed Book 3489, Page 724) and Brooks Mills Place, LLC (Deed Book 3646, Page 410), on the south by Timothy G Dixon (Estate File 1992, Slide 185) and Ruth Geraldine Haddock (Estate File 2014, Slide 777) and being more particularly described as follows: Beginning at a point in the centerline intersection of NCSR 1772 Hudsons Crossroads Road and NCSR 1774 Mills Road, thence from the intersection S59-51-16E – 398.27’ to a point in the centerline of NCSR 1774 Mills Road, thence leaving the centerline of Mills Road S07-33-23W – 32.50’ to a point on the southern right-of-way of NCSR 1774, the northernmost corner of the BMS Builders, LLC property, the true point of beginning. Thence from the True Point of Beginning, leaving the southern right-of-way of NCSR 1774 and following the centerline of a canal the following calls: S 5°15'41" W a distance of 94.78 feet, thence S 1°27'48" W a distance of 838.12 feet, thence S 2°29'23" E a distance of 38.93 feet, thence S 6°23'16" E a distance of 260.10 feet, thence S 1°01'13" E a distance of 167.04 feet, thence S 12°20'33" E a distance of 30.30 feet, thence S 31°44'16" E a distance of 89.73 feet, thence S 28°17'04" E a distance of 116.89 feet, thence S 39°19'13" E a distance of 116.02 feet, thence S 31°17'27" E a distance of 146.25 feet, thence S 37°56'19" E a distance of 95.55 feet, thence S 30°41'50" E a distance of 158.81 feet, thence S 43°09'03" E a distance of 34.83 feet, thence S 16°14'03" E a distance of 171.00 feet, thence S 28°36'07" E a distance of 109.82 feet, thence leaving the canal and following the northern line of Timothy Dixon and Ruth G Haddock N 85°22'07" W a distance of 2783.40 feet to a point in the northern line of Haddock, thence following the eastern line of Ann Cox Davis N 19°58'04" E a distance of 710.07 feet, thence N 36°39'02" E a distance of 1547.87 feet to a point in the southern line of the City of Greenville, thence along the southern line of the City of Greenville and Shelby Harris Cox S 53°22'35" E a distance of 619.46 feet, thence turning and following the eastern line of Shelby Harris Cox N 30°00'00" E a distance of 772.03 feet to a point on the southern right-of-way of NCSR 1774 Mills Road, thence along the southern right-of-way of Mills Road S 59°56'48" E a distance of 229.45 feet to the true point of beginning, containing 85.1325 Acres and being the property recorded in Deed Book 3761, Page 570, in Map Book 83, Page 194 of the Pitt County Registry, and being tax parcel number 85240 as filed with the Pitt County Tax Assessor’s Office.

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 June, 2019.

P. J. Connelly, Mayor

ATTEST:

Carol L. Barwick, City Clerk
1108940

Excerpt from the adopted Planning & Zoning Commission Minutes (05/21/2019)

ORDINANCE REQUESTED BY CAROLINA EASTERN HOMES, LLC TO REZONE 85.1325 ACRES LOCATED NEAR THE INTERSECTION OF MILLS ROAD AND HUDSON'S CROSSROADS ROAD FROM RA (RURAL AGRICULTURAL – PITT COUNTY'S JURISDICTION) TO R9S (RESIDENTIAL-SINGLE-FAMILY) – **APPROVED**

Ms. Gooby explained staff was providing one presentation for both the Carolina Eastern Homes, LLC and RDP Management Consulting, LLC rezoning requests since the properties are located in close proximity to each other. However, there will be two separate public hearings for each request. She delineated the properties. These properties are currently in Pitt County's Jurisdiction. The City has also received annexation petitions for these properties to be annexed into the City. Since rezonings have to be considered by the Planning and Zoning Commission prior to City Council and annexations are only considered by City Council, these rezoning requests will be forwarded to City Council where Council will take action on the annexation requests first. If the annexation petitions are approved, then Council will take action on the rezoning request. If the annexation petitions are denied, there will be no action taken on the rezoning requests. Greenville Utilities Commission is in the process of constructing a pump station on Mills Road to provide sewer to this area. The developers of the subject properties would like to develop the properties with sewer, which necessitates annexing into the City. The Carolina Eastern Homes, LLC request could generate a net increase of 774 trips per day and the RDP Management Consulting, LLC request could generate a net increase of 230 trips per day. These properties were not included in the City's Watershed Master Plan. These properties could drain to the Clayroot or Cow Swamp. Stormwater regulations would require 10-year detention with nitrogen and phosphorous reduction. Existing flood studies end to the east of these properties, therefore, prior to submission of development plans a flood study will be required along with wetland delineation. The flood study will be submitted to North Carolina Emergency Management for approval. Sagewood Subdivision, which is located to the west on Ivy Road, was developed in similar fashion. It has the same zoning as being requested tonight. Both of the properties are currently zoned RA under Pitt County's Jurisdiction. Under the current zoning, the Carolina Eastern Homes, LLC request could accommodate 75-80 single-family lots and 160-165 single-family lots under the requested zoning. Under the current zoning, the RDP Management Consulting, LLC request could accommodate 20-22 single-family lots and 40-44 single-family lots under the requested zoning. The City's Future Land Use and Character Map recommends traditional neighborhood, low-medium density (TNLM) in this area. The map covers this area since the map projects future growth outside of the city's current jurisdiction. The requested R9S is in the traditional neighborhood, low-medium density (TNLM) character. In staff's opinion, the request is in compliance with the Horizons 2026: Greenville's Community Plan and the Future Land Use and Character Map. Staff recommends approval.

Mr. Overton opened the public hearing.

Mr. Linwood Stroud, Stroud Engineering, spoke in favor, representing the applicant. This development is because of the availability of sanitary sewer. GUC is planning to construct a new pump station that will serve this property.

Ms. Elizabeth Marsal, spoke in opposition. This board is attempting to rezone property that isn't in the City's Jurisdiction. She doesn't think it was a fair depiction given of the area showing the homes on one (1) or more acres of land. If you have ever drive down Mills Road, you know that it takes a while to get from point A to point B and to put that many house out there would add to the traffic in the area. With most of the major employers on the opposite side of town, this put strain to the outer roads, as well as, increase cost to the city to maintain the inner streets and the increase of potential accidents.

Ms. Wendy Fisher, spoke in opposition. She moved from California and wanted to live in place that was rural away from the rat race, she expressed how she and her husband search for over 10 years for somewhere that

was away from crime and traffic. This rezoning may be single family homes but who is to say that they won't change their minds after it is approved and put apartments or Section 8 housing.

Mr. Jim Marsal, spoke in opposition, lives on Manor Court. This request is not in compliance with the area. He is concerned about the impacts on school and life safety. If you put that many house in the area, it would put additionally strain on Eastern Pines Fire Department, Chicod School, Hope Middle School and DH Conley High School. The roads that are already congested. Response times may not be met. He is concerned about the property values being affected by an increase in development.

Mr. Simonetti, spoke in opposition. He referenced a letter that he sent to the Commission. He is concerned that his pond, which runs along the southern border of the RDP Management Consulting rezoning will be flooded due to the development.

Mr. Ken Malpass, Malpass & Associates, representative of the RDP Management Consulting, LLC rezoning, explained that the northern edge of the RDP Management Consulting rezoning is the lowest point. Mr. Simonetti's pond is on the higher side of the property along Mills Road. There should be no run off headed towards him. The property drains from north to south and Cow Swap runs along the northern property line. We can only put 40+/- lots. A flood study hasn't been done yet but and only about 50% of this property developable.

Mr. Linwood Stroud, Stroud Engineering, representative of the applicant. He would like to address the four houses per acre. By the time we allow for streets and other physical restraints there is no way that we can get 4 houses per acre in R9S zoning. Our preliminary sketches say about 2.7 lots per acre. I understand the concern in traffic and we have to allow for the increase in traffic. You develop first then you bring the infrastructure to accommodate.

Dale Brit, applicant, my company doesn't actually do the building but rather the developing. The building company is Caviness and Cates. The typical home is 2000 sq. ft. with two car garages.

Mr. Jared Randel, spoke in opposition, lives in Manor Court. His house is located where Mr. Malpass said the run off will occur from this subdivision. There is currently a creek a little wider than Mr. Simonetti's. When it rains, it floods from the run off from Cow Head Swamp. Everything ends up there like a log jam when it rains. Therefore, adding this development would definitely impact the neighborhood to the west, Manor Court.

Mr. Rob Peaden, spoke in opposition, stating the flood plain on the maps do not reflect the amount of flooding that is in this area. This is the beginning of Chicod Creek that leads out into the Tar River. This is swamp land and it would difficult to walk through especially when it rains and the water is crossing Hudson's Crossroad. If the city is going to adopt this land, are they going to come out and keep Chicod Creek clean so the water can flow to the Tar River?

Ms. Janet Bass, spoke in opposition, is a public school employee and is concerned about the impact on schools. She explained that she knows the schools can't handle any more students. She understands the need for development and growth but wish it can be done the right way not the rich way.

Randy Carter, spoke in opposition, lives on Manor Court. Those on Manor Court have a problem with flooding when it rains because our properties were not drained properly. He would to request for a copy of the plan and have it on record.

Ms. Gooby replied that no plans have been submitted but any and all applications and request are public record and can a requested by calling the Planning Division. All agenda materials are available for public viewing on the city's website.

Mr. Dooget Mills, spoke in opposition, stating he farmed the land that is in question and it floods especially during hurricane season. He built his homes away from everything because he never enjoyed living “people on top of people” further explaining that he has 34 homes on 34 acres. He is opposed to having this development that puts 4 houses on an acre of land.

Mr. Collins Wiggs spoke in opposition. He is a lifelong resident of Mills Road. When used to attend DH Conley it should only take him a minute to get to school but with traffic it takes him 30 minutes. He attended 10 years ago.

Ms. Karen Nollkamper, spoke in opposition, she lives on 22 acres near Mr. Simonetti. The pond floods when it rains especially during hurricane season to the point that she is unable to get out of her driveway. I know other people would like to live out there but four house to an acre is unacceptable.

Mr. Brian Carawan, spoke in opposition, he owns property on Page and Mills Road. He has been in contact with the County and would like to know how this zoning fits in with what the surrounding county zoning.

Mr. Stroud, spoke in rebuttal in favor, the proposal is in accomplice with the City’s Future Land Use and Character Map. To compare county and city zoning, county zoning was adopted because sewer wasn’t available. This development is because of the availability of sanitary sewer and the amount of houses are based on the availability of jobs. You will also have an increase in traffic because of urban sprawl.

Mr. Wes Styles, spoke in rebuttal in opposition, saying that the drainage near his home on Mills Road flows south to north and it floods when it rains. I believe this is profit driven and they want the city to peddle this project so they can get more houses on smaller lots. I am an experienced fire lieutenant and I could tell you I wouldn’t want to be responsible for providing fire services to an area like what is being proposed. The roads don’t have any shoulders and nowhere for cars to yield to emergency personnel. The schools that are 8-10 minutes away like Hope Middle School or 10-15 minutes like Chicod School and Wintergreen Primary and Intermediate Schools are overcrowded. There are no plans to build anymore, my drive to Wintergreen School with no traffic is 4 minutes and with traffic it is a 20-25 minute drive.

Chairman Overton closed the public hearing.

Mr. Maxwell stated that he had concerned about the water and the traffic on these roads. These are rural roads with no shoulder and it seem to me that Greenville may eventually stretch this far but for right now it doesn’t seem to be a good fit.

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

May 15, 2019

Dear Greenville Planning and Zoning Commission,

I am writing this letter to express my concern about the rezoning of several parcels in my neighborhood, specifically the property facing Mills Road and Hudson Crossroads, parcel #84393. The Mills Rd. portion of this parcel drains and runs off into a long ditch approximately 750 ft. in length. This ditch then drains directly into a pond in my backyard at 2809 Mills Rd. If this parcel is permitted to become the City of Greenville, the housing density will increase at least 4 times more than building under county zoning regulations. I am certain that my property will be adversely affected by the amount of extra run off from 100 plus houses.

The pond on my property is clean and vibrant at this time. The fish and wildlife in it are healthy, as is the plant life around the pond. The increased run off from the projected number of houses on parcel #84393 would pollute my property.

There are several parts of parcel #84393 that are clearly natural wetlands and have even been declared as such. These wetlands are essential to the wildlife in the area and eagles do nest here. I have personally seen a bald eagle nesting in one of the tall trees. The bald eagle hunts the several ponds in the area. What happens if 100 or more houses are stacked onto this property?

We all moved out to the county for a reason. We all adhered to the zonings, codes, ordinances, and septic rules of the county. Mr. Parrott knew what he was buying when he bought this parcel. He bought some land in the county. If he is able to develop this property at all, he should have to develop it according to county ordinances. We are 10 miles outside of Greenville and no where close to the city of Greenville. Mr. Parrott simply wants to change the rules in order to benefit himself.

I realize that the area is growing, but I see no need to change the rules and ordinances to merely benefit one or two builders. Many homes have been built in this area and were built according to county codes. Greenville planning should be more proactive in preparing for Greenville growth. Annexing small parcels here and there into the city of Greenville in order to benefit chosen people is not the answer. I believe that annexation of this parcel as well as the other two parcels under consideration will have a negative impact on my property and the area as a whole.

With these concerns in mind, I would respectfully ask the commission to provide me and my neighbors an Environmental Impact Study, along with traffic study by the NC DOT. Also an assessment from the Department of Wildlife and Fisheries describing the impact these developments might have on area wildlife. I am also interested to see any and all erosion control plans for all three parcels under consideration.

Sincerely,

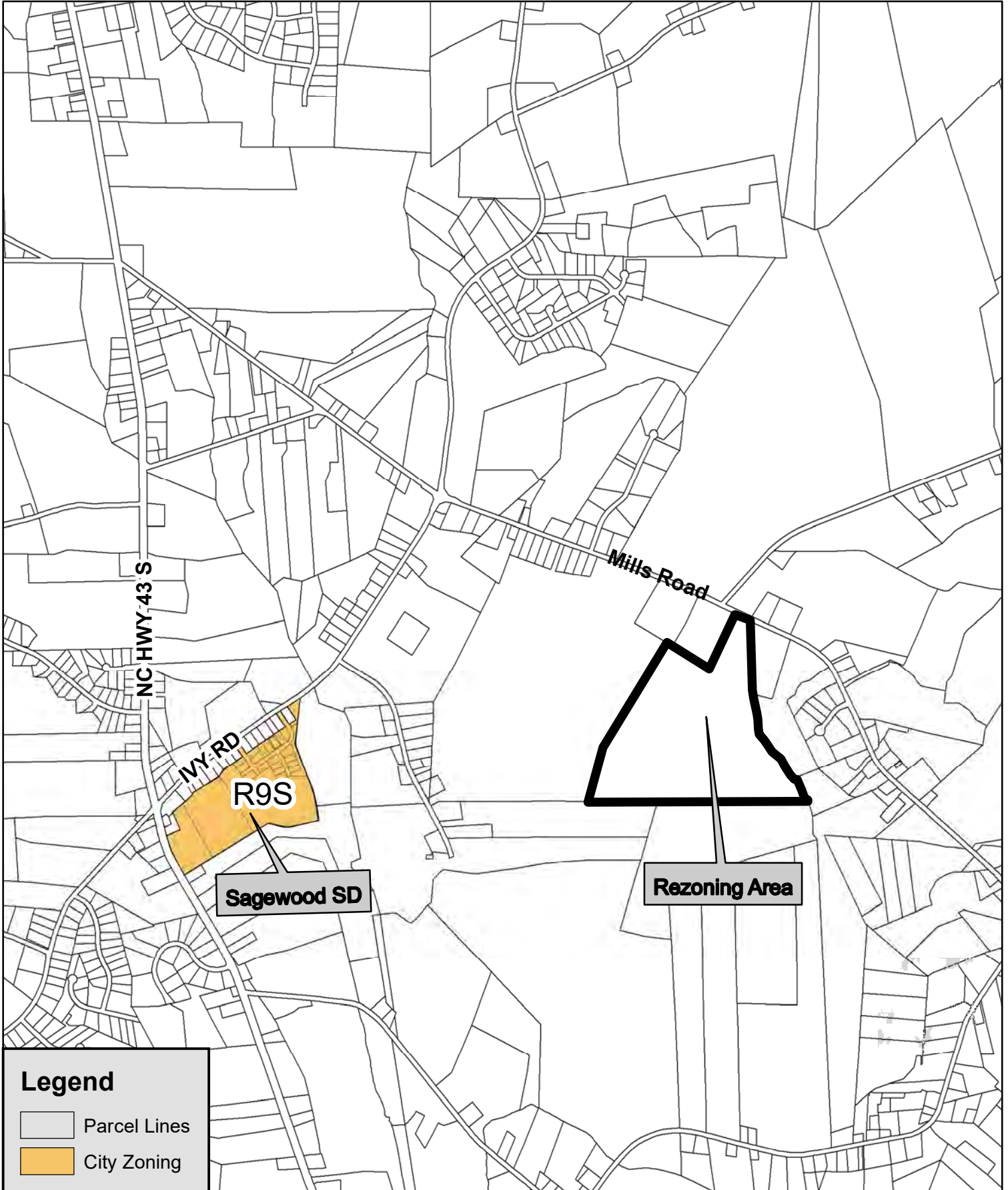
Tony Simonetti

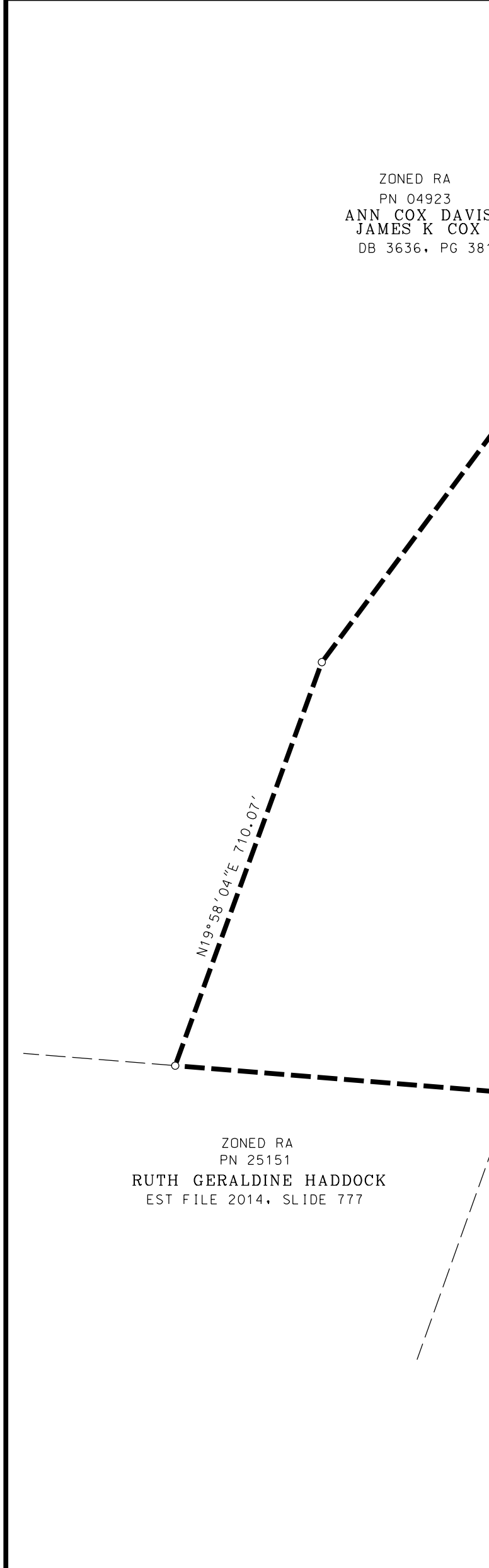
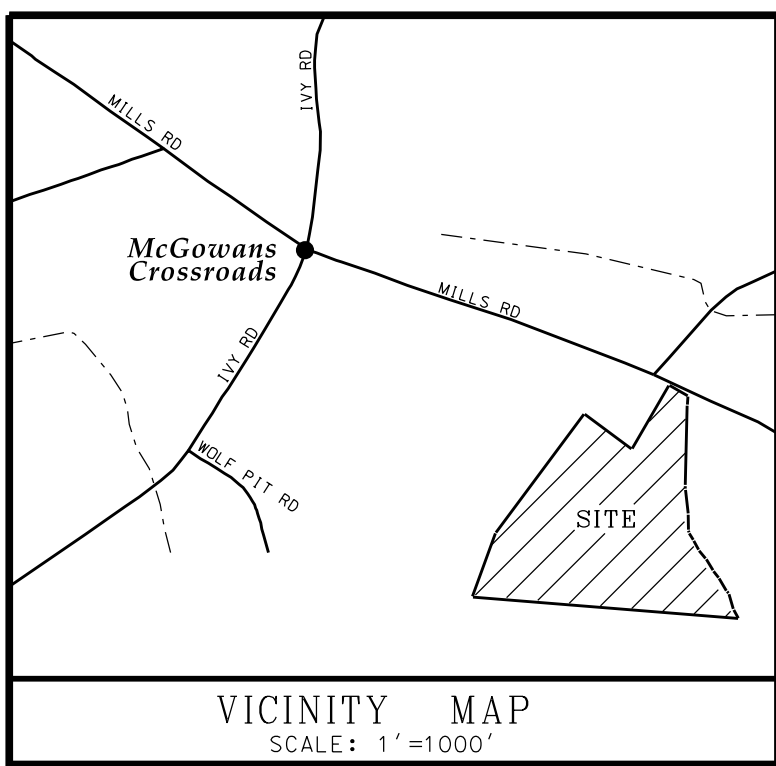
Carolina Eastern Homes, LLC

Acres: 85.1325

From: RA (Rural Agricultural) Pitt County's Jurisdiction

To: R9S (Residential) City of Greenville's Jurisdiction





TOTAL ACREAGE TO BE REZONED - 85.1325 ACRES
PROPOSED ZONE R-9S



I, DEBORAH T. BOYETTE, CERTIFY THAT THIS MAP IS OF ANOTHER CATEGORY AND IS AN EXCEPTION TO THE DEFINITION OF A SUBDIVISION.

DEBORAH T. BOYETTE, PLS L-4146

I, DEBORAH T. BOYETTE, CERTIFY THAT THIS MAP WAS DRAWN FROM INFORMATION FOUND IN DEEDS AND MAPS REFERENCED HEREON; THAT THE BOUNDARIES NOT SURVEYED ARE SHOWN AS BROKEN LINES AND DO NOT REPRESENT AN ACTUAL FIELD SURVEY BY STROUD ENGINEERING, PA.

WITNESS MY HAND AND SEAL THIS _____ DAY OF _____.

PROFESSIONAL LAND SURVEYOR L-4146


NORTH CAROLINA, PITT COUNTY

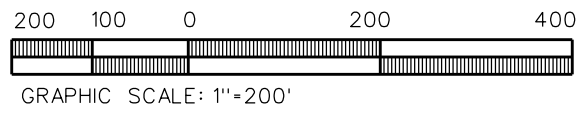
I, A NOTARY PUBLIC OF THE COUNTY AND STATE AFORESAID, CERTIFY THAT DEBORAH T. BOYETTE, A PROFESSIONAL LAND SURVEYOR, PERSONALLY APPEARED BEFORE ME THIS DAY AND ACKNOWLEDGED THE EXECUTION OF THE FOREGOING INSTRUMENT. WITNESS MY HAND AND OFFICIAL STAMP OR SEAL THIS _____ DAY OF _____.

NOTARY PUBLIC
MY COMMISSION EXPIRES _____

REVIEW ONLY

PARCEL NUMBER 85240
REFERENCE: BEING THE PROPERTY RECORDED IN DEED BOOK 3761, PAGE 570 AND MAP BOOK 83, PAGE 194 OF THE PITT COUNTY REGISTRY

REZONING MAP FOR	
CAROLINA EASTERN HOMES, LLC	
CHICOD TOWNSHIP	PITT COUNTY NORTH CAROLINA
OWNER: CAROLINA EASTERN HOMES, LLC ADDRESS: 2012 SHEPARD STREET MOREHEAD CITY, NC 28557 C/O R. DALE BRITT	SURVEYED: N/A
PHONE:	DRAWN: DTB
 STROUD ENGINEERING, P.A. 107B COMMERCE ST. GREENVILLE, NC (252) 756-9352	APPROVED: DTB
	DATE: 3/22/19
LICENSE NO. C-0647	SCALE: 1" = 200'
	SHEET 1 OF 1



REZONING THOROUGHFARE/TRAFFIC VOLUME REPORT

Case No: 19-04

Applicant: Carolina Eastern Homes, LLC

Property Information

Current Zoning: RA (Rural-Agricultural) Pitt County Jurisdiction

Proposed Zoning: R9S (Residential-Single-Family)

Current Acreage: 85.1325 acres

Location: Mills Rd, east of Ivy Rd

Points of Access: Mills Rd

Location Map



Transportation Background Information

1.) Mills Rd- State maintained

	<u>Existing Street Section</u>	<u>Ultimate Thoroughfare Street Section</u>
Description/cross section	2 lanes - paved shoulder	no change
Right of way width (ft)	60	no change
Speed Limit (mph)	55	no change
Current ADT:	4,880 (*)	
Design ADT:	16,400 vehicles/day (**)	16,400 vehicles/day (**)
Controlled Access	No	
Thoroughfare Plan Status:	Minor Thoroughfare	

Other Information: There are no sidewalks along Mills Rd that service this property.

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

Transportation Improvement Program Status:

Trips generated by proposed use/change

Current Zoning: 866 -vehicle trips/day (*) Proposed Zoning: 1,640 -vehicle trips/day (*)

Estimated Net Change: increase of 774 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 Mills Rd are as follows:

1.) Mills Rd , East of Site (30%):	`No build_ ADT of 4,880
Estimated ADT with Proposed Zoning (full build) -	5,372
Estimated ADT with Current Zoning (full build) -	5,140
Net ADT change =	232 (5% increase)

2.) Mills Rd , West of Site (70%): `No build_ ADT of 4,880

Estimated ADT with Proposed Zoning (full build) -	6,028
Estimated ADT with Current Zoning (full build) -	<u>5,486</u>
Net ADT change =	542 (10% increase)

Staff Findings/Recommendations

Based on possible uses permitted by the requested rezoning, the proposed rezoning classification could generate 1640 trips to and from the site on Mills Rd, which is a net increase of 774 additional trips per day.

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

EXISTING ZONING

RA DISTRICT (County's Jurisdiction)

(Per zoning permit and by-right - subject to standards)

SELECT USES

Bed and breakfast inn
Family Care Home
Halfway House
Mobile home on individual lot
Mobile home park (5 or less units per park)
Single-family dwelling
Civic, social, and fraternal associations
Private campground and RV Park
Race Track Operation
Riding Academy
Blacksmith
Shooting Range, Outside
Kennels or Pet Grooming
Taxidermist
Welding Shop
Convenience Store
Service Station, Gasoline Sales
Airport or Air Transportation Facility
Landfill, Construction and Demolition
Salvage Yards, Auto Parts
Animal Shelter
Turkey Shoots
Private club or recreational center
Swim and tennis club
Church
Day care center
Nursing home
Retreat or conference center

PROPOSED ZONING

R9S (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*

R9S (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

(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*

BUFFERYARD SETBACK AND VEGETATION SCREENING CHART

For Illustrative Purposes Only

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

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

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

Street trees may count toward the minimum acreage.

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

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

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

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

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

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

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

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

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

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

RESIDENTIAL DENSITY CHART

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

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

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



City of Greenville, North Carolina

Meeting Date: 6/13/2019
Time: 6:00 PM

Title of Item: Ordinance requested by RDP Management Consulting, LLC to rezone 50.1649 acres (excluding right-of-way) located near the intersection of Mills Road and Hudson's Crossroad Road from RA (Rural Agricultural – Pitt County's Jurisdiction) to R9S (Residential-Single-family)

Explanation: **Abstract:** The City has received a request by RDP Management Consulting, LLC to rezone 50.1649 acres (excluding right-of-way) located near the intersection of Mills Road and Hudson's Crossroad Road from RA (Rural Agricultural – Pitt County's Jurisdiction) to R9S (Residential-Single-family).

*Since this property is located in Pitt County's Jurisdiction, an annexation petition has been submitted and will be considered by City Council at the same meeting as this rezoning request.

Required Notices:

Planning and Zoning meeting notice (property owner and adjoining property owner letter) mailed on May 7, 2019.

On-site sign(s) posted on May 7, 2019.

City Council public hearing notice (property owner and adjoining property owner letter) mailed on May 28, 2019.

Public hearing legal advertisement published on June 3 and June 10, 2019.

Comprehensive Plan:

The Future Land Use and Character Map recommends traditional neighborhood, low-medium density (TNLM) at the intersection of Mills Road and Hudson's Crossroads Road.

Traditional Neighborhood, Low-Medium Density

Residential area with a mix of housing types on small lots with a single-family

neighborhood appearance. Traditional neighborhoods should have a walkable street network of small blocks, a defined center and edges, and connections to surrounding development.

Intent:

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

Primary uses:

Single-family residential
Two-family residential
Attached residential (townhomes)

Secondary uses:

Multi-family residential
Small-scale Institutional/Civic (churches and school)

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

Based on possible uses permitted by the requested rezoning, the proposed rezoning classification could generate 488 trips to and from the site on Mills Road, which is a net increase of 230 additional trips per day.

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

History/Background:

The property is located in Pitt County's Jurisdiction.

Present Land Use:

Farmland

Water/Sewer:

A public sanitary sewer extension project to serve this property has been budgeted, and an engineer is under contract for its design. Water is available from Eastern Pines Water Corporation.

Historic Sites:

There are no known effects on historic sites.

Environmental Conditions/Constraints:

The subject property was not included in the Watershed Master Plan study area. The property could drain to either Clayroot Swamp – a tributary of Swift Creek (Neuse River Basin) or Cow Swamp – a tributary of Chicod Creek (Tar River Basin).

If stormwater rules apply, it would require 10-year detention and nitrogen and phosphorous reduction.

The property is impacted by drainage laterals, blue line streams, riparian buffers, and possible wetlands. The existing flood study ends east of the property. Prior to submitting development plans, the flood study must to be extended by the developer to determine the base flood elevations. That study would be submitted to North Carolina Emergency Management for approval and addition to the Flood insurance maps. Wetland delineation is required prior to development.

Surrounding Land Uses and Zoning:

North: RA- Woodlands

South: RA - Scattered single-family residences and Eastern Carolina Homes, LLC
Rezoning

East: RA - One (1) single-family residence

West: RA - Farmland and one (1) single-family residence

Anticipated Density:

Under the current zoning, the site could yield 20-22 single-family lots.

Under the proposed zoning, the site could yield 40-44 single-family lots.

The anticipated build-out is 3-5 years.

Fiscal Note:

No cost to the City.

Recommendation:

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

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

The Planning and Zoning Commission voted (5:3) to deny the request at its May 21, 2019 meeting.

If City Council determines to approve the request, a motion to adopt the attached rezoning ordinance will accomplish this. The ordinance includes the statutorily required statement describing whether the action taken is consistent with the comprehensive plan and explaining why Council considers the action taken to be reasonable and in the public interest.

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

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

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

ATTACHMENTS:

- ▣ **Ordinance_-_RDP_rezoning_1108939**
- ▣ **Minutes_-_RDP_Mgmt_Consulting_1108949**
- ▣ **Mr. Simonetti's Letter**
- ▣ **Map**
- ▣ **Survey**
- ▣ **Traffic Report**
- ▣ **List of Uses**
- ▣ **Vegetation Standards**
- ▣ **Residential Density Chart**

ORDINANCE NO. 19-
AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GREENVILLE
REZONING TERRITORY LOCATED WITHIN THE PLANNING AND ZONING
JURISDICTION OF THE CITY OF GREENVILLE, NORTH CAROLINA

WHEREAS, the City Council of the City of Greenville, North Carolina, in accordance with Article 19, Chapter 160A, of the General Statutes of North Carolina, caused a public notice to be given and published once a week for two successive weeks in The Daily Reflector setting forth that the City Council would, on the 13th day of June, 2019, at 6:00 p.m., in the Council Chambers of City Hall in the City of Greenville, NC, conduct a public hearing on the adoption of an ordinance rezoning the following described territory;

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

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

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

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

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

Section 1. That the following described territory is rezoned from RA (Rural Agricultural – Pitt County’s Jurisdiction) to R9S (Residential).

TO WIT: RDP Management Consulting, LLC Property

LOCATION: Located near the intersection of Mills Road and Hudson’s Crossroads Road.

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

Beginning at the intersection of the northern right-of-way of NCSR 1774 (Mills Road) and the eastern right-of-way of NCSR 1772 (Hudson’s Crossroads Road) thence from said point of beginning with the eastern right-of-way of NCSR 1772 (Hudson’s Crossroads Road) **N 46-32-31 E – 773.02’**, thence **N 47-55-06 E – 15.57’** to the southern line of the Robert J. Ehrmann property as recorded in deed book 2191, page 635 of the Pitt County Registry, thence leaving the centerline of NCSR 1772 (Hudson’s Crossroads Road) with the southern line of the Robert J. Ehrmann property **S 43-27-52 E – 247.81’** to the centerline of a canal, thence with the centerline of the canal along the eastern line of the Robert J. Ehrmann property **N 38-41-23 E – 175.33’**, thence **N 44-30-06 E – 43.22’**, thence **N 51-56-57 E – 77.08’** to the centerline intersection of another canal, said canal being the southern property line of the Carl W. Blackwood property as recorded in deed book 3497, page 13, thence with the centerline of the canal along the southern property line of the Carl W. Blackwood property **S 86-46-54 E – 713.50’**, thence **S 80-59-15 E – 104.07’**, thence **S 75-59-02 E – 60.37’**, thence continuing with the southern property line of the Carl W. Blackwood property and the southern line of the Roland Evans, et al property as recorded in deed book 2483, page 418 **S 57-08-29 E – 682.63’**, thence **S 56-57-54 E – 292.11’**, thence **S 64-55-14 E – 54.24’** to the western line of the John Nollkamper property as recorded in deed book 1737, page 784, thence leaving the centerline of the canal with the western line of the John Nollkamper property **S 28-51-12 W – 937.07’** to the northern line of the Anthony Simonetti, Jr. property as recorded in deed book 1310, page 36, thence with the northern line of the Anthony Simonetti, Jr. property and the northern line of Townsend Acres as recorded in map book 55, page 192 **N 71-27-00 W – 939.71’**, thence with the western line of Townsend Acres **S 51-21-36 W – 241.25’** to the northern right-of-way of NCSR 1774 (Mills Road), thence with the northern right-of-way of NCSR 1774 (Mills Road) **N 47-57-14 W – 126.17’**, thence **N 53-17-40 W – 113.77’**, thence **N 57-20-33 W – 112.27’**, thence **N 59-39-14 W – 116.85’** to the southeast corner of the Michael L. Cox property as recorded in deed book 126, page 824, thence with the eastern line of the Michael L. Cox property **N 29-46-40 E – 351.51’**, thence with the northern line of the Michael L. Cox property **N 60-19-41 W – 310.00’** to the northeast corner of the Susan M. Cox property as recorded in deed book 251, page 862, thence with the northern line of the Susan M. Cox property **N 60-09-11 W – 170.32’** to the centerline of a canal, thence with the centerline of the canal along the western line of the Susan M. Cox property **S 38-41-23 W – 353.46’** to the northern right of way of NCSR 1774 (Mills Road), thence with the northern right-of-way of NCSR 1774 (Mills Road) **N 59-56-48 W – 231.63’**, thence **N 60-00-00 W – 126.04’** to the point of beginning containing **50.1642 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 June, 2019.

P. J. Connelly, Mayor

ATTEST:

Carol L. Barwick, City Clerk
1108939

Excerpt from the adopted Planning & Zoning Commission Minutes (05/21/2019)

ORDINANCE REQUESTED BY RDP MANAGEMENT CONSULTING, LLC TO REZONE 50.1642 ACRES LOCATED NEAR THE INTERSECTION OF MILLS ROAD AND HUDSON'S CROSSROADS ROAD FROM RA (RURAL AGRICULTURAL – PITT COUNTY'S JURISDICTION) TO R9S (RESIDENTIAL-SINGLE-FAMILY) - **APPROVED**

Ms. Gooby explained staff was providing one presentation for both the Carolina Eastern Homes, LLC and RDP Management Consulting, LLC rezoning requests since the properties are located in close proximity to each other. However, there will be two separate public hearings for each request. She delineated the properties. These properties are currently in Pitt County's Jurisdiction. The City has also received annexation petitions for these properties to be annexed into the City. Since rezonings have to be considered by the Planning and Zoning Commission prior to City Council and annexations are only considered by City Council, these rezoning requests will be forwarded to City Council where Council will take action on the annexation requests first. If the annexation petitions are approved, then Council will take action on the rezoning request. If the annexation petitions are denied, there will be no action taken on the rezoning requests. Greenville Utilities Commission is in the process of constructing a pump station on Mills Road to provide sewer to this area. The developers of the subject properties would like to develop the properties with sewer, which necessitates annexing into the City. The Carolina Eastern Homes, LLC request could generate a net increase of 774 trips per day and the RDP Management Consulting, LLC request could generate a net increase of 230 trips per day. These properties were not included in the City's Watershed Master Plan. These properties could drain to the Clayroot or Cow Swamp. Stormwater regulations would require 10-year detention with nitrogen and phosphorous reduction. Existing flood studies end to the east of these properties, therefore, prior to submission of development plans a flood study will be required along with wetland delineation. The flood study will be submitted to North Carolina Emergency Management for approval. Sagewood Subdivision, which is located to the west on Ivy Road, was developed in similar fashion. It has the same zoning as being requested tonight. Both of the properties are currently zoned RA under Pitt County's Jurisdiction. Under the current zoning, the Carolina Eastern Homes, LLC request could accommodate 75-80 single-family lots and 160-165 single-family lots under the requested zoning. Under the current zoning, the RDP Management Consulting, LLC request could accommodate 20-22 single-family lots and 40-44 single-family lots under the requested zoning. The City's Future Land Use and Character Map recommends traditional neighborhood, low-medium density (TNLM) in this area. The map covers this area since the map projects future growth outside of the city's current jurisdiction. The requested R9S is in the traditional neighborhood, low-medium density (TNLM) character. In staff's opinion, the request is in compliance with the Horizons 2026: Greenville's Community Plan and the Future Land Use and Character Map. Staff recommends approval.

Mr. Overton opened the public hearing.

Mr. Ken Malpass, Malpass & Associates, spoke in favor, representing the applicant. The pump station was put in for development. We are essentially taking advantage of the infrastructure that is in place and done based on Chicod School. The city and county had a bond program to come together, no one is asking for anything more. The roads are at 20 % capacity.

Mr. Rob Peaden, spoke in opposition, explaining that the original request for the pump station didn't include Ivy Road and when the request was made by other residents to be on sewer it was denied because it was for Chicod School only.

Ms. Jim Marsal, spoke in opposition, these rezoning requests are putting the cart before the horse. This will add to traffic and put a strain on the schools.

Mr. Ken Malpass, Malpass & Associates spoke in rebuttal in favor. Mills Road is under capacity for traffic. It has a 4,000 average daily trip count which is 25% of the capacity. Chicod School is not at capacity.

Mr. Faison asked Mr. Malpass, as an engineer, the roads are at 25% capacity, electricity, water and sewer are all able to support this development.

Mr. Malpass replied that the pump station was installed to support development and the schools. To not want to take advantage of the infrastructure is just surprising to me.

Mr. Eric Erikson, Director of Facility Services for Pitt County Schools, spoke in rebuttal in opposition that DH Conley High School and Hope Middle School are over capacity. The only reason Chicod School isn't over capacity is because of the recent additions made.

Mr. Overton closed the public hearing.

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

May 15, 2019

Dear Greenville Planning and Zoning Commission,

I am writing this letter to express my concern about the rezoning of several parcels in my neighborhood, specifically the property facing Mills Road and Hudson Crossroads, parcel #84393. The Mills Rd. portion of this parcel drains and runs off into a long ditch approximately 750 ft. in length. This ditch then drains directly into a pond in my backyard at 2809 Mills Rd. If this parcel is permitted to become the City of Greenville, the housing density will increase at least 4 times more than building under county zoning regulations. I am certain that my property will be adversely affected by the amount of extra run off from 100 plus houses.

The pond on my property is clean and vibrant at this time. The fish and wildlife in it are healthy, as is the plant life around the pond. The increased run off from the projected number of houses on parcel #84393 would pollute my property.

There are several parts of parcel #84393 that are clearly natural wetlands and have even been declared as such. These wetlands are essential to the wildlife in the area and eagles do nest here. I have personally seen a bald eagle nesting in one of the tall trees. The bald eagle hunts the several ponds in the area. What happens if 100 or more houses are stacked onto this property?

We all moved out to the county for a reason. We all adhered to the zonings, codes, ordinances, and septic rules of the county. Mr. Parrott knew what he was buying when he bought this parcel. He bought some land in the county. If he is able to develop this property at all, he should have to develop it according to county ordinances. We are 10 miles outside of Greenville and no where close to the city of Greenville. Mr. Parrott simply wants to change the rules in order to benefit himself.

I realize that the area is growing, but I see no need to change the rules and ordinances to merely benefit one or two builders. Many homes have been built in this area and were built according to county codes. Greenville planning should be more proactive in preparing for Greenville growth. Annexing small parcels here and there into the city of Greenville in order to benefit chosen people is not the answer. I believe that annexation of this parcel as well as the other two parcels under consideration will have a negative impact on my property and the area as a whole.

With these concerns in mind, I would respectfully ask the commission to provide me and my neighbors an Environmental Impact Study, along with traffic study by the NC DOT. Also an assessment from the Department of Wildlife and Fisheries describing the impact these developments might have on area wildlife. I am also interested to see any and all erosion control plans for all three parcels under consideration.

Sincerely,

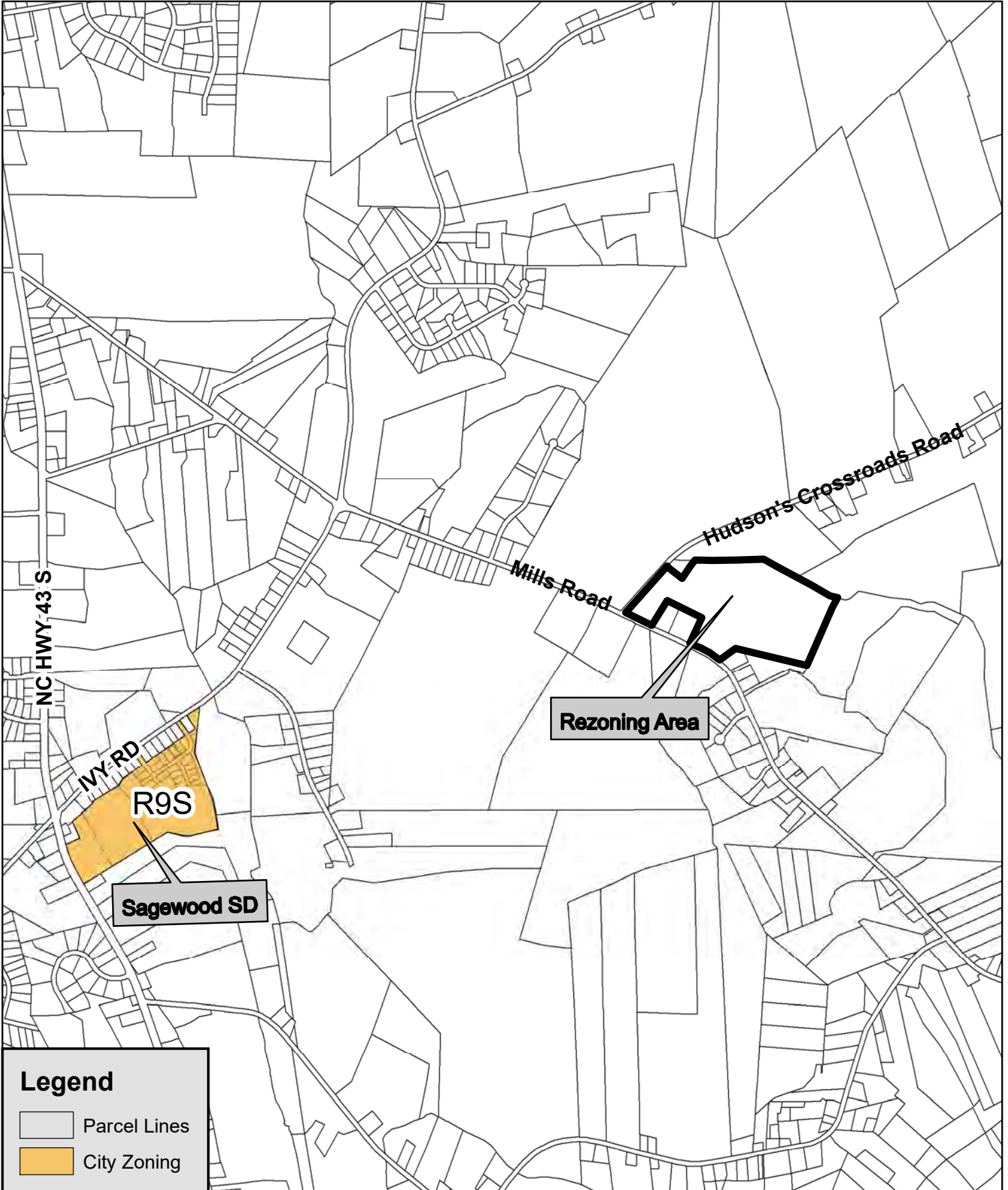
Tony Simonetti

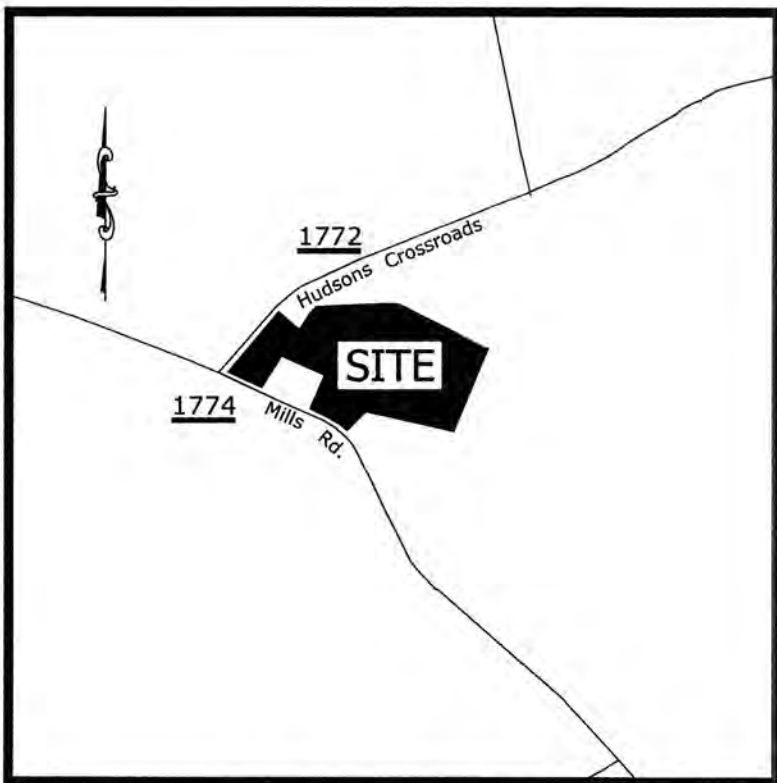
RDP Management Consulting, LLC

Acres: 50.1660

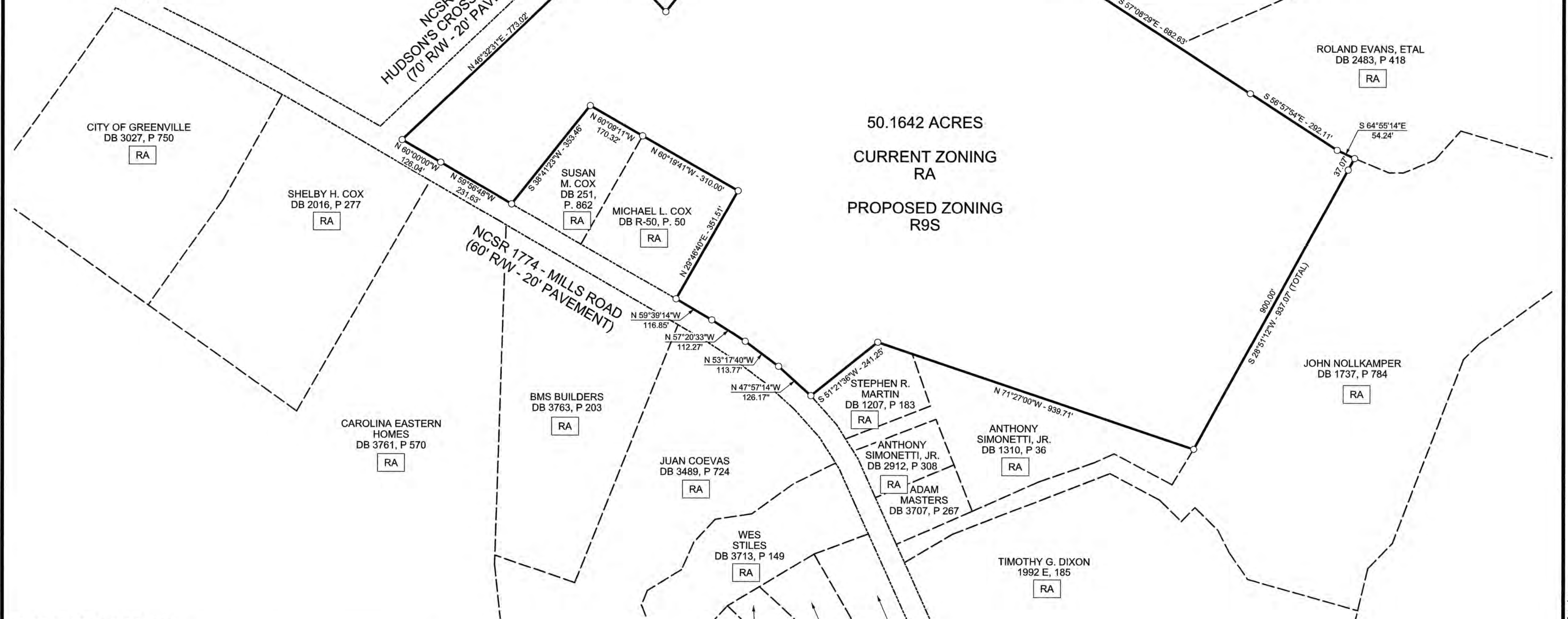
From: RA (Rural Agricultural) Pitt County's Jurisdiction

To: R9S (Residential) City of Greenville's Jurisdiction





VICINITY MAP
1"=2000'



PARCEL NUMBER 84393

REZONING MAP FOR
RDP MANAGEMENT CONSULTING, LLC
 REFERENCE DEED BOOK 3636, PAGE 388
 OF THE PITT COUNTY REGISTRY

CHICOD TOWNSHIP PITT COUNTY NORTH CAROLINA

OWNER: RDP MANAGEMENT CONSULTING, LLC
 ADDRESS: 1003 RED BANKS ROAD
 GREENVILLE, NC 27858
 PHONE: (252) 531-5824

MALPASS & ASSOCIATES 1645 E. ARLINGTON BLVD., SUITE D GREENVILLE, N.C. 27858 (252) 756-1780	SURVEYED: CEP	APPROVED: CEP
	DRAWN: WCO	DATE: 03/25/19
	CHECKED: CEP	SCALE: 1" = 200'



CARLTON E. PARKER, PLS 2980

L:\p1200-p1299\p-1237 - Parcel No. 84393, Mills Road, Don Parrott\p1237rez.dgn 5/10/2019 9:40:15 AM

REZONING THOROUGHFARE/TRAFFIC VOLUME REPORT

Case No: 19-06

Applicant: RDP Management Consulting, LLC

Property Information

Current Zoning: RA (Rural-Agricultural) Pitt County Jurisdiction

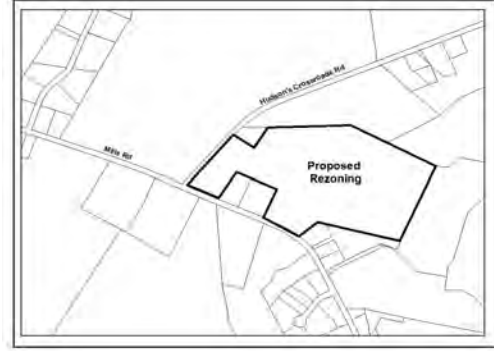
Proposed Zoning: R9S (Residential-Single-Family)

Current Acreage: 50.165

Location: Mills Rd, east of Ivy Rd

Points of Access: Mills Rd

Location Map



Transportation Background Information

1.) Mills Rd- State maintained

	<u>Existing Street Section</u>	<u>Ultimate Thoroughfare Street Section</u>
Description/cross section	2 lanes - paved shoulder	no change
Right of way width (ft)	60	no change
Speed Limit (mph)	55	no change
Current ADT:	4,880 (*)	
Design ADT:	16,400 vehicles/day (**)	16,400 vehicles/day (**)
Controlled Access	No	
Thoroughfare Plan Status:	Minor Thoroughfare	

Other Information: There are no sidewalks along Mills Rd that service this property.

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

Transportation Improvement Program Status:

Trips generated by proposed use/change

Current Zoning: 258 -vehicle trips/day (*) Proposed Zoning: 488 -vehicle trips/day (*)

Estimated Net Change: increase of 230 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 Mills Rd are as follows:

1.) Mills Rd , East of Site (30%):	`No build_ ADT of 4,880
Estimated ADT with Proposed Zoning (full build) -	5,026
Estimated ADT with Current Zoning (full build) -	4,957
Net ADT change =	69 (1% increase)

2.) Mills Rd , West of Site (70%): `No build_ ADT of 4,880

Estimated ADT with Proposed Zoning (full build) -	5,222
Estimated ADT with Current Zoning (full build) -	5,061
Net ADT change =	161 (3% increase)

Staff Findings/Recommendations

Based on possible uses permitted by the requested rezoning, the proposed rezoning classification could generate 488 trips to and from the site on Mills Rd, which is a net increase of 230 additional trips per day.

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

EXISTING ZONING

RA DISTRICT (County's Jurisdiction)

(Per zoning permit and by-right - subject to standards)

SELECT USES

Bed and breakfast inn
Family Care Home
Halfway House
Mobile home on individual lot
Mobile home park (5 or less units per park)
Single-family dwelling
Civic, social, and fraternal associations
Private campground and RV Park
Race Track Operation
Riding Academy
Blacksmith
Shooting Range, Outside
Kennels or Pet Grooming
Taxidermist
Welding Shop
Convenience Store
Service Station, Gasoline Sales
Airport or Air Transportation Facility
Landfill, Construction and Demolition
Salvage Yards, Auto Parts
Animal Shelter
Turkey Shoots
Private club or recreational center
Swim and tennis club
Church
Day care center
Nursing home
Retreat or conference center

PROPOSED ZONING

R9S (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*

R9S (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

(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*

BUFFERYARD SETBACK AND VEGETATION SCREENING CHART

For Illustrative Purposes Only

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

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

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

Street trees may count toward the minimum acreage.

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

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

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

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

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

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

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

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

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

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

RESIDENTIAL DENSITY CHART

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

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

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



City of Greenville, North Carolina

Meeting Date: 6/13/2019
Time: 6:00 PM

Title of Item: Ordinance requested by Home Builders and Supply Company to rezone 0.28 acres located south of the intersection of Line Avenue and Wilson Street from R6 (Residential) to CH (Heavy Commercial)

Explanation: **Abstract:** The City has received a request from Home Builders and Supply Company to rezone 0.28 acres located south of the intersection of Line Avenue and Wilson Street from R6 (Residential) to CH (Heavy Commercial).

Required Notices:

Planning and Zoning meeting notice (property owner and adjoining property owner letter) mailed on May 7, 2019.

On-site sign(s) posted on May 7, 2019.

City Council public hearing notice (property owner and adjoining property owner letter) mailed on May 28, 2019.

Public hearing legal advertisement published on June 3 and June 10, 2019.

Comprehensive Plan:

The Future Land Use and Character Map recommends mixed use (MU) between Dickinson Avenue and Myrtle Street from West 14th Avenue to Line Avenue and Moye Boulevard transitioning to Uptown Neighborhood to the north. Further, potential conservation/open space (PCOS) is recommended for the Dream Park and Guy Smith Stadium.

Mixed Use

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

Intent:

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

Primary uses:

Office

Commercial

Multi-family residential

Secondary uses:

Institutional/civic

Uptown Neighborhood

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

Intent:

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

Primary uses:

Single-family residential

Two-family residential

Secondary uses:

Multi-family residential

Commercial (neighborhood scale)

Institutional/civic (neighborhood scale)

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

Due to the size of the tract, it is undevelopable. Therefore, a traffic volume report was not generated.

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

History/Background:

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

Existing Land Uses:

Parking lot

Water/Sewer:

Water and sanitary sewer are available to the property.

Historic Sites:

There are no known effects on the designated properties.

Environmental Conditions/Constraints:

The property is located in the Harris Mill Run / Schoolhouse Branch Watershed. Since the property is less than 0.5 acres, stormwater rules will not apply. If stormwater rules apply, 10-year detention would be required.

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

Surrounding Land Uses and Zoning:

South: CH - Home Builders and Supply (under common ownership of the applicant)
East: R6 - One (1) single-family residence and one (1) vacant lot
West: R6S - One (1) single-family residence and one (1) apartment complex (6 units)

Density Estimates:

Due to the size of the tract, it is undevelopable, but staff would anticipate the tract to be incorporated into the adjoining CH-zoned tracts to the south that are under common ownership.

The anticipated build-out is within 1 year.

Fiscal Note: No cost to the City.

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

"In compliance" with the comprehensive plan" should be construed as meaning the requested zoning is (i) either specifically recommended in the text of the Horizons Plan (or addendum to the plan) or is predominantly or completely surrounded by the

same or compatible and desirable zoning and (ii) promotes the desired urban form. The requested district is considered desirable and in the public interest, and staff recommends approval of the requested rezoning.

The Planning and Zoning Commission voted unanimously to approve the request at its May 21, 2019 meeting.

If City Council determines to approve the request, a motion to adopt the attached rezoning ordinance will accomplish this. The ordinance includes the statutorily required statement describing whether the action taken is consistent with the comprehensive plan and explaining why Council considers the action taken to be reasonable and in the public interest.

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

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

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

ATTACHMENTS:

- ❑ **Ordinance_-Home_Builders_1108933**
- ❑ **Minutes_-Home_Builders_1108964**
- ❑ **Map**
- ❑ **Survey**
- ❑ **List of Uses**
- ❑ **Vegetation Table**
- ❑ **Density Chart**

ORDINANCE NO. 19-
AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GREENVILLE
REZONING TERRITORY LOCATED WITHIN THE PLANNING AND ZONING
JURISDICTION OF THE CITY OF GREENVILLE, NORTH CAROLINA

WHEREAS, the City Council of the City of Greenville, North Carolina, in accordance with Article 19, Chapter 160A, of the General Statutes of North Carolina, caused a public notice to be given and published once a week for two successive weeks in The Daily Reflector setting forth that the City Council would, on the 13th day of June, 2019, at 6:00 p.m., in the Council Chambers of City Hall in the City of Greenville, NC, conduct a public hearing on the adoption of an ordinance rezoning the following described territory;

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

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

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

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

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

Section 1. That the following described territory is rezoned from R6 (Residential) to CH (Heavy Commercial).

TO WIT: Home Builders and Supply Company, LLC Property

LOCATION: Located south of the intersection of Line Avenue and Wilson Street.

DESCRIPTION: Those two certain adjacent lots situate, lying and being in the City of Greenville, Pitt County, North Carolina, the same being Lots Nos. 6 and 7 in Block 10 of the Higgs Bros. Subdivision as shown on map of said subdivision of record in Map Book 2 on Page 180 in the office of the Register of Deeds of Pitt County, and beginning at a point in the north property line of Myrtle Street 300 feet westwardly from the northwest corner of the intersection of Higgs Avenue and Myrtle Street, or at the southwest corner of Lot No, 8 in Block 10, and running thence westwardly with the north property line of Myrtle Street to the eastern property line of Line Avenue; thence northwardly with the east property line of Line Avenue to the corner of Lot No. 8 in Block 10; thence southwardly with the line of Lot No. 8 to Myrtle Street at the place of the beginning, said tract of land being triangular in shape lying between and being bounded by Myrtle Avenue, Line Avenue, and Wilson Avenue Extension, being the identical property described in deed from J. S. Higgs (single) to S. H. Skinner dated July 2, 1952, of record in Book Y-29, Page 404, Pitt County Registry, identified as Pitt County Tax Parcel No. 19999.

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 June, 2019.

P. J. Connelly, Mayor

ATTEST:

Carol L. Barwick, City Clerk
1108933

Excerpt from the draft Planning & Zoning Commission Minutes (05/21/2019)

ORDINANCE REQUESTED BY HOME BUILDERS AND SUPPLY COMPANY TO REZONE 0.28 ACRES LOCATED SOUTH OF THE INTERSECTION OF LINE AVENUE AND WILSON STREET FROM R6 (RESIDENTIAL) TO CH (HEAVY COMMERCIAL) - **APPROVED**

Ms. Gooby delineated the property. It is located north of Home Builders Supply on Dickinson Avenue, which also owns this property. It is not impacted by the floodplain. Since the property is less than 0.5 acres, stormwater rules do not apply. Staff does not anticipate an increase in traffic. Staff anticipates this property to be incorporated into the existing Home Builders Supply. The Future Land Use and Character Map recommends mixed use between Dickinson Avenue and Myrtle Street, transitioning to uptown neighborhood toward the north. Mixed use is described as place to live, work and shop. The mixed use character allows a variety of zoning districts. In staff's opinion, the request is in compliance with the Horizons 2026: Greenville's Community Plan and the Future Land Use Character Map. Staff recommends approval.

Mr. Overton opened the public hearing.

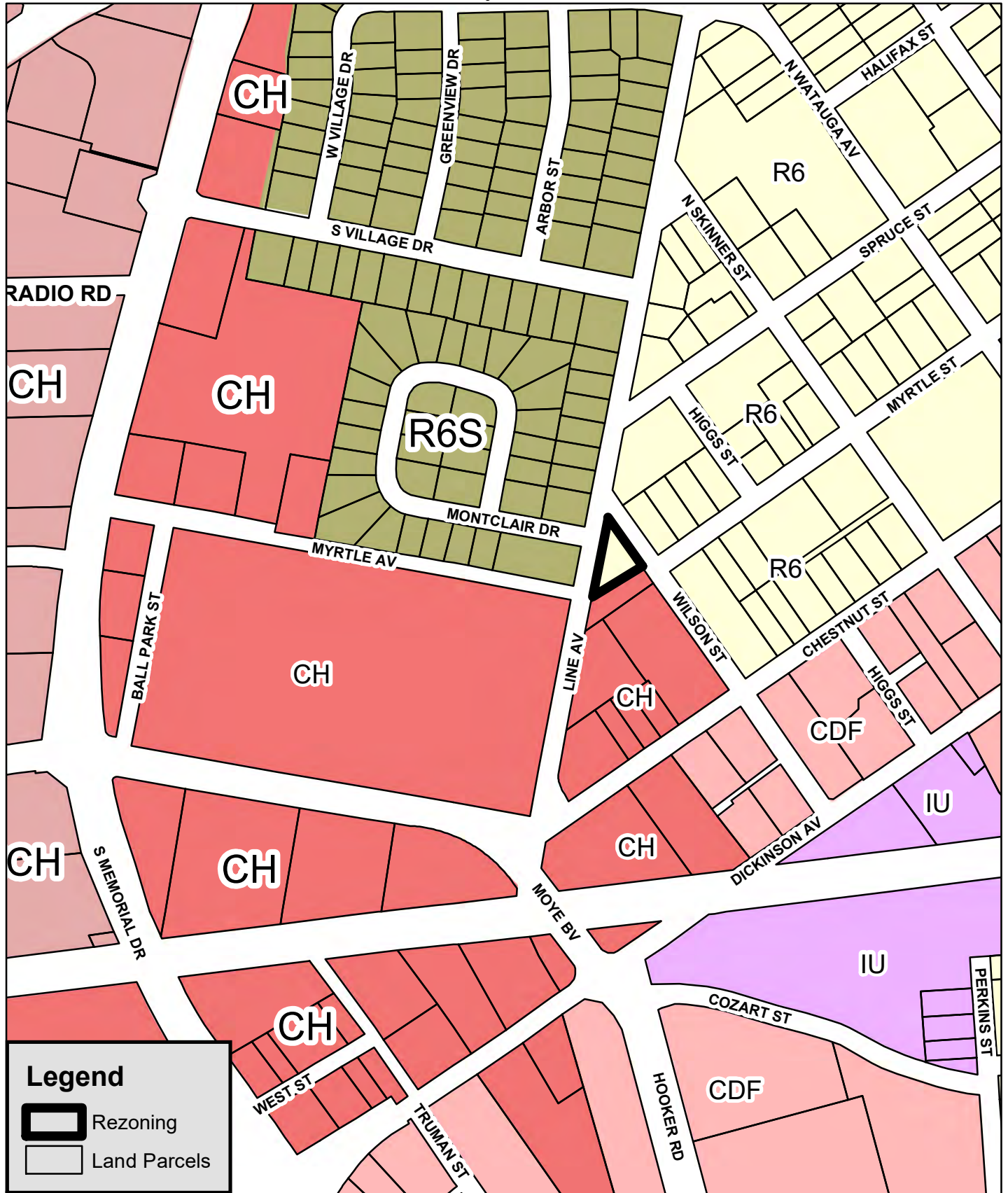
Mr. Darson Sowers, representative of the applicant, spoke in favor.

No one spoke in opposition.

Mr. Overton closed the public hearing.

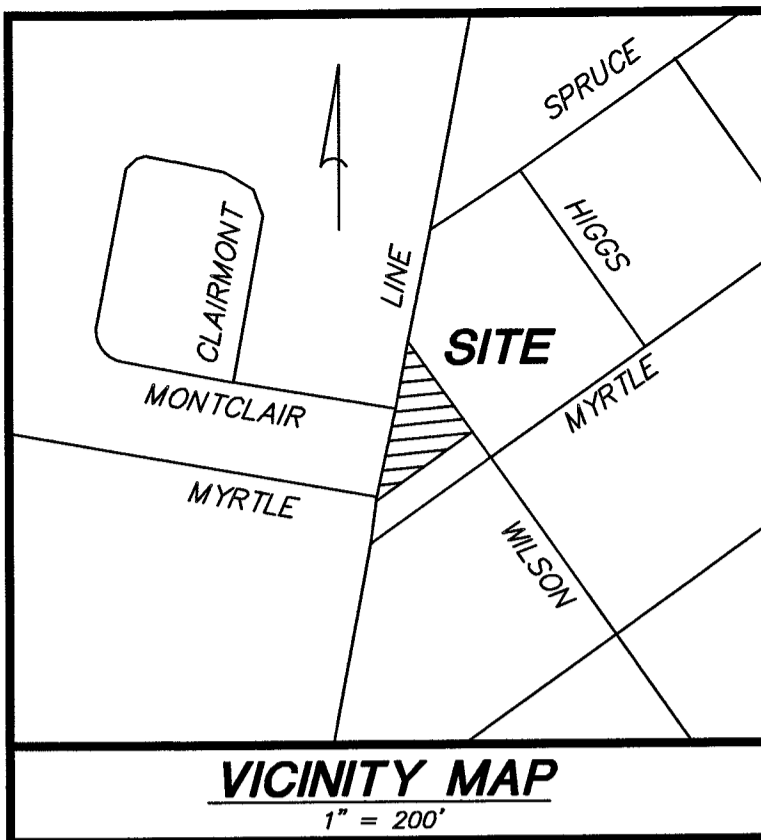
Motion made by Mr. Joyner, seconded by Mr. King, to recommend approval of the proposed amendment to advise that it is consistent with the Comprehensive Plan and to adopt the staff report which addresses plan consistency and other matters. Motion passed unanimously.

Home Builders & Supply Co.
Acres: 0.28 (12,197 sq. ft.)
From: R6 (Residential)
To: CH (Heavy Commercial)
May 6, 2019



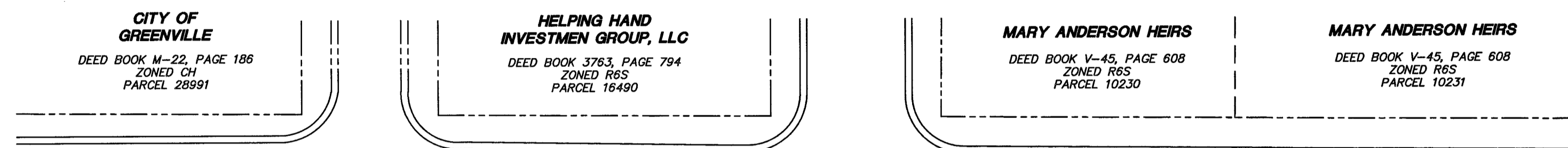
Legend

- Rezoning
- Land Parcels



ADDRESSES OF ADJOINERS WITHIN 100 FEET OF SITE

HOME BUILDERS & SUPPLY COMPANY PO BOX 7226 GREENVILLE, NC 27835	MARY MOYE ANDERSON HEIRS PO BOX 245 GREENVILLE, NC 27834	CHERRY LANE F.W.B. CHURCH PO BOX 313 GREENVILLE, NC 27835
CITY OF GREENVILLE, NC PO BOX 7207 GREENVILLE, NC 27835	JAMES HYMAN 560 SEVILLE ROAD GREENVILLE, NC 27834	CHRIS CHERRY, JR. 4004 RANDY LANE WINTERVILLE, NC 28590
HELPING HAND INVESTMENT GROUP LLC PO BOX 677801 CHARLOTTE, NC 28266	MARY ANDERSON HEIRS PO BOX 245 GREENVILLE, NC 27834	MERRITT RENTALS, LLC 422 EVANS STREET GREENVILLE, NC 27858



LEGEND

B/B = BACK OF CURB TO BACK OF CURB
 R/W = RIGHT-OF-WAY
 ○ = NO POINT SET
 □ = MONUMENT
 S.F. = SQUARE FEET

NOTES

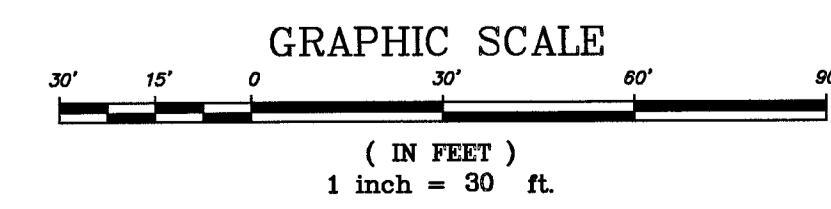
1. ALL DISTANCES ARE HORIZONTAL GROUND MEASUREMENTS UNLESS SHOWN OTHERWISE.
2. ALL BEARINGS ARE BASED ON N.C. GRID.
3. LOT AREA CALCULATED BY COORDINATE GEOMETRY.
4. THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. REF: FIRM 3720467700K, DATED: JULY 7, 2019.
5. CURRENT ZONING LINE TAKEN FROM FROM PITT COUNTY ONLINE PARCEL INFORMATION SYSTEM.

CERTIFICATION

I, BENJAMIN J. PURVIS, CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL FIELD SURVEY MADE BY ME FROM DESCRIPTIONS RECORDED IN BOOKS REFERENCED HEREON; THAT THE RATIO OF PRECISION AS CALCULATED BY LATITUDES AND DEPARTURES IS 1: 10,000+; THAT BOUNDARIES NOT SURVEYED ARE SHOWN AS BROKEN LINES PLOTTED FROM INFORMATION FOUND IN BOOKS REFERENCED HEREON; I FURTHER CERTIFY THAT THIS SURVEY IS OF ANOTHER CATEGORY. WITNESS MY HAND AND SEAL THIS 2ND DAY OF MAY, A.D. 2019.

Benjamin J. Purvis
 BENJAMIN J. PURVIS, P.L.S.

L-4290



NOTES

1. REQUEST TO CHANGE ALL OF LOTS 6 AND 7 TO CH ZONING.
2. LOTS 6 AND 7 CURRENTLY ZONED R6.
3. THERE ARE CURRENTLY NO STRUCTURES LOCATED ON LOTS 6 AND 7.
4. TOTAL AREA REQUESTED TO BE REZONED FROM R6 TO CH = 11,339 SQUARE FEET (0.26 ACRE).
5. LOTS 6 AND 7 ARE PITT COUNTY TAX PARCEL NUMBER 19999 - N.C. PIN 4677788397.

REZONING MAP FOR
HOME BUILDERS & SUPPLY COMPANY

REFERENCE: BEING TRACT TWO OF THE PROPERTY DESCRIBED IN DEED BOOK 3759, PAGE 875, PITT COUNTY REGISTER OF DEEDS
 CITY OF GREENVILLE, GREENVILLE TOWNSHIP, PITT COUNTY, N.C.

OWNER: HOME BUILDERS & SUPPLY COMPANY
 ADDRESS: 2000 DICKINSON AVENUE
 GREENVILLE, NC 27858
 PHONE: (252) 458-4151

BENJAMIN J. PURVIS, P.L.S. 2004 B. EAST 3RD. ST. GREENVILLE, N.C. 27858 (252) 341-5588 www.landsurvey.webs.com	SURVEYED: BJP	APPROVED: BJP
	DRAWN: BJP	DATE: 04/16/19
	CHECKED: BJP	SCALE: 1" = 30'

EXISTING ZONING

R6 (RESIDENTIAL) - PERMITTED USES

(1) General	
	a. Accessory use or building
	c. On-premise signs per Article N
(2) Residential	
	a. Single-family dwelling
	b. Two-family attached dwelling (duplex)
	b(1). Master Plan Community per Article J
	c. Multi-family development per Article I
	f. Residential cluster development per Article M
	k. Family care homes (see also 9-4-103)
	q. Room renting
(3) Home Occupations - None	
(4) Governmental	
	b. City of Greenville municipal government building or use (see also section 9-4-103)
(5) Agricultural/Mining	
	a. Farming; agricultural, horticulture, forestry (see also section 9-4-103)
	l. Beekeeping; minor use (see also section 9-4-103)
(6) Recreational/Entertainment	
	f. Public park or recreational facility
	g. Private noncommercial park or recreational facility
(7) Office/Financial/Medical - None	
(8) Services	
	o. Church or place of worship (see also section 9-4-103)
(9) Repair - None	
(10) Retail Trade - None	
(11) Wholesale/Rental/Vehicle-Mobile Home Trade - None	
(12) Construction	
	c. Construction office; temporary, including modular office (see also section 9-4-103)
(13) Transportation - None	
(14) Manufacturing/Warehousing - None	
(15) Other Activities (not otherwise listed - all categories) - None	
R6 (RESIDENTIAL) - SPECIAL USES	
(1) General - None	
(2) Residential	
	d. Land use intensity multi-family (LUI) development rating 50 per Article K
	e. Land use intensity multi-family (LUI) development rating 67 per Article K
	l. Group care facility
	n. Retirement center or home
	o(1). Nursing, convalescent or maternity home; minor care facility
	p. Board or rooming house
	r. Fraternity or sorority house
(3) Home Occupations	
	a. Home occupation; not otherwise listed
	b. Home occupation; barber and beauty shop

	c. Home occupation; manicure, pedicure or facial salon
(4) Governmental	
	a. Public utility building or use
(5) Agricultural/Mining - None	
(6) Recreational/Entertainment	
	a. Golf course; 18-hole regulation length (see also section 9-4-103)
	a(1). Golf course; 9-hole regulation length (see also section 9-4-103)
	c(1). Tennis club; indoor and outdoor facilities
(7) Office/Financial/Medical - None	
(8) Services	
	a. Child day care facilities
	b. Adult day care facilities
	d. Cemetery
	g. School; junior and senior high (see also section 9-4-103)
	h. School; elementary (see also section 9-4-103)
	i. School; nursery and kindergarten (see also section 9-4-103)
	m. Multi-purpose center
	t. Guest house for a college or other institution of higher learning
(9) Repair - None	
(10) Retail Trade - None	
(11) Wholesale/Rental/Vehicle-Mobile Home Trade - None	
(12) Construction - None	
(13) Transportation - None	
(14) Manufacturing/Warehousing - None	
(15) Other Activities (not otherwise listed - all categories) - None	
PROPOSED ZONING	
CH (HEAVY COMMERCIAL) - PERMITTED USES	
(1) General	
	a. Accessory use or building
	b. Internal service facilities
	c. On-premise signs per Article N
	d. Off-premise signs per Article N
	e. Temporary uses; of listed district uses
	f. Retail sales; incidental
	g. Incidental assembly of products sold at retail or wholesale as an accessory to principal uses
(2) Residential - None	
(3) Home Occupations - None	
(4) Governmental	
	a. Public utility building or use
	b. City of Greenville municipal government building or use (see also section 9-4-103)
	c. County or state government building or use not otherwise listed; excluding outside storage and major or minor repair
	d. Federal government building or use
	e. County government operation center
	g. Liquor store, state ABC

(5) Agricultural/Mining	
a.	Farming; agricultural, horticulture, forestry (see also section 9-4-103)
b.	Greenhouse or plant nursery; including accessory sales
d.	Farmers market
e.	Kennel (see also section 9-4-103)
h.	Animal boarding not otherwise listed; outside facility, as an accessory or principal use
l.	Beekeeping; minor use (see also section 9-4-103)
(6) Recreational/Entertainment	
b.	Golf course; par three
c.	Golf driving range
c(1).	Tennis club; indoor and outdoor facilities
e.	Miniature golf or putt-putt course
f.	Public park or recreational facility
h.	Commercial recreation; indoor only, not otherwise listed
i.	Commercial recreation; indoor and outdoor, not otherwise listed
j.	Bowling alley
m(1).	Dining and entertainment establishment (see also section 9-4-103)
n.	Theater; movie or drama, indoor only
o.	Theater; movie or drama, including outdoor facilities
q.	Circus, carnival, or fair, temporary only (see also section 9-4-103)
s.	Athletic club; indoor only
t.	Athletic club; indoor and outdoor facilities
(7) Office/Financial/Medical	
a.	Office; professional and business, not otherwise listed
b.	Operation/processing center
c.	Office; customer service, not otherwise listed, including accessory service delivery vehicle parking and indoor storage
d.	Bank, savings and loans or other savings or investment institutions
e.	Medical, dental, ophthalmology or similar clinic, not otherwise listed
f.	Veterinary clinic or animal hospital (see also animal boarding; outside facility, kennel and stable)
g.	Catalogue processing center
(8) Services	
c.	Funeral home
e.	Barber or beauty salon
f.	Manicure, pedicure or facial salon
n.	Auditorium
o.	Church or place of worship (see also section 9-4-103)
q.	Museum
r.	Art gallery
s.	Hotel, motel bed and breakfast inn; limited stay lodging (see also residential quarters for resident manager, supervisor or caretaker and section 9-4-103)
u.	Art studio including art and supply sales
v.	Photography studio including photo and supply sales
y.	TV and/or radio broadcast facilities, including receiving and transmission equipment and

z.	Printing or publishing service including graphic art, maps, newspapers, magazines and books
aa.	Catering service including food preparation (see also restaurant; conventional and fast food)
bb.	Civic organizations
cc.	Trade or business organizations
hh.	Exercise and weight loss studio; indoor only
kk.	Launderette; household users
ll.	Dry cleaners; household users
mm.	Commercial laundries; linen supply
oo.	Clothes alteration or shoe repair shop
pp.	Automobile wash
(9) Repair	
b.	Minor repair; as an accessory or principal use
c.	Upholsterer; automobile, truck, boat, or other vehicle, trailer or van
d.	Upholsterer; furniture
f.	Appliance; household and office equipment repair
g.	Jewelry, watch, eyewear or other personal item repair
(10) Retail Trade	
a.	Miscellaneous retail sales; non-durable goods, not otherwise listed
b.	Gasoline or automotive fuel sales; accessory or principal use, retail
c.	Wine shop; including on-premise consumption (see also section 9-4-103)
d.	Pharmacy
e.	Convenience store (see also gasoline sales)
f.	Office and school supply, equipment sales
g.	Fish market; excluding processing or packing
h.	Restaurant; conventional
i.	Restaurant; fast food
k.	Medical supply sales and rental of medically-related products including uniforms and related accessories
l.	Electronic; stereo, radio, computer, TV, etc... sales and accessory repair
m.	Appliance; household use, sales and accessory repair, excluding outside storage
o.	Appliance; household, commercial or industrial use, sales and accessory repair, including outside storage
p.	Furniture and home furnishing sales not otherwise listed
q.	Floor covering, carpet and wall covering sales
r.	Antique sales, excluding vehicles
s.	Book or card store, news stand
t.	Hobby or craft shop
u.	Pet shop (see also animal boarding; outside facility)
v.	Video or music store; records, tape, CD and the like sales
w.	Florist
x.	Sporting goods sales and rental shop
y.	Auto part sales (see also major and minor repair)
aa.	Pawnbroker
bb.	Lawn and garden supply and household implement sales and accessory service

cc.	Farm supply and commercial implement sales
ee.	Christmas tree sales lot; temporary only (see also section 9-4-103)
(11) Wholesale/Rental/Vehicle-Mobile Home Trade	
a.	Wholesale; durable and nondurable goods, not otherwise listed
b.	Rental of home furniture, appliances or electronics and medically-related products (see also division (10k.))
c.	Rental of clothes and accessories; formal wear, and the like
d.	Rental of automobiles, noncommercial trucks or trailers, recreational vehicles, motorcycles and boats
e.	Rental of tractors and/or trailers, or other commercial or industrial vehicles or machinery
f.	Automobiles, truck, recreational vehicle, motorcycles and boats sales and services (see also major and minor repair)
g.	Mobile home sales including accessory mobile home office
(12) Construction	
b.	Licensed contractor; general electrical, plumbing, mechanical, etc... including outside storage
c.	Construction office; temporary, including modular office (see also section 9-4-103)
e.	Building supply; lumber and materials sales, plumbing and/or electrical supply excluding outdoor sales
f.	Hardware store
(13) Transportation	
c.	Taxi or limousine service
e.	Parcel delivery service
f.	Ambulance service
h.	Parking lot or structure; principal use
(14) Manufacturing/Warehousing	
a.	Ice plant and freezer lockers
b.	Dairy; production, storage, and shipment facilities
c.	Bakery; production, storage, and shipment facilities
g.	Cabinet, woodwork or frame shop; excluding furniture manufacturing or upholstery
h.	Engraving; metal, glass or wood
i.	Moving and storage of nonhazardous materials; excluding outside storage
k.	Mini-storage warehouse, household; excluding outside storage
m.	Warehouse; accessory to approved commercial or industrial uses within the district; excluding outside storage
u.	Tire recapping or retreading plant
(15) Other Activities (not otherwise listed - all categories) - None	
CH (HEAVY COMMERCIAL) - SPECIAL USES	
(1) General - None	
(2) Residential	
i.	Residential quarters for resident manager, supervisor or caretaker; excluding mobile home
j.	Residential quarters for resident manager, supervisor or caretaker; including mobile home

(3) Home Occupations - None	
(4) Governmental - None	
(5) Agricultural/Mining	
m.	Beekeeping; major use
(6) Recreational/Entertainment	
d.	Game center
l.	Billiard parlor or pool hall
m.	Public or private club
r.	Adult uses
u.	Internet sweepstakes business (see also section 9-4-103)
(7) Office/Financial/Medical - None	
(8) Services	
a.	Child day care facilities
b.	Adult day care facilities
l.	Convention center; private
dd.	Massage establishment
ff(1).	Mental health, emotional or physical rehabilitation day program facility
(9) Repair	
a.	Major repair; as an accessory or principal use
(10) Retail Trade	
j.	Restaurant and/or dining and entertainment establishment; regulated outdoor activities
n.	Appliance; commercial use, sales and accessory repair; excluding outside storage
z.	Flea market
ff.	Tobacco shop (Class 1) (see also section 9-4-103)
gg.	Tobacco shop (Class 2) (see also section 9-4-103)
hh.	Hookah café (see also section 9-4-103)
(11) Wholesale/Rental/Vehicle-Mobile Home Trade - None	
(12) Construction - None	
(13) Transportation - None	
(14) Manufacturing/Warehousing	
d.	Stone or monument cutting, engraving
j.	Moving and storage; including outside storage
l.	Warehouse or mini-storage warehouse, commercial or industrial; including outside storage
y.	Recycling collection station or facilities
(15) Other Activities (not otherwise listed - all categories)	
a.	Other activities; personal services not otherwise listed
b.	Other activities; professional services not otherwise listed
c.	Other activities; commercial services not otherwise listed
d.	Other activities; retail sales not otherwise listed

BUFFERYARD SETBACK AND VEGETATION SCREENING CHART

For Illustrative Purposes Only

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

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

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

Street trees may count toward the minimum acreage.

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

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

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

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

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

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

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

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

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

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

RESIDENTIAL DENSITY CHART

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

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

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



City of Greenville, North Carolina

Meeting Date: 6/13/2019
Time: 6:00 PM

Title of Item:

Ordinance requested by Ocean Reef Investments, LLC to rezone 4.061 acres located at the southeastern corner of the intersection of MacGregor Downs Road and B's BBQ Road from MO (Medical-Office) to CG (General Commercial)

Explanation:

Abstract: The City has received a request from Ocean Reef Investments, LLC to rezone 4.061 acres located at the southeastern corner of the intersection of MacGregor Downs Road and B's BBQ Road from MO (Medical-Office) to CG (General Commercial).

Required Notices:

Planning and Zoning meeting notice (property owner and adjoining property owner letter) mailed on May 7, 2019.

On-site sign(s) posted on May 7, 2019.

City Council public hearing notice (property owner and adjoining property owner letter) mailed on May 28, 2019.

Public hearing legal advertisement published on June 3 and June 10, 2019.

Comprehensive Plan:

The Future Land Use and Character Map recommends commercial (C) at the southeastern corner of the intersection of MacGregor Downs Road and B's BBQ Road extending south along B's BBQ Road and residential, high density (HDR) to the east along MacGregor Downs Road.

Commercial:

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

Intent:

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

Primary uses:

Commercial (small and large format)

Office

Secondary uses:

Institutional/civic

Residential, High Density

Residential areas composed primarily of multi-family housing in various forms. Defined by existing development patterns where building size and style tend to be consistent within a development, with large blocks, and limited connectivity between different building types and uses. Future development should take a more traditional neighborhood pattern where different residential types are connected in a walkable pattern. High density residential is typically appropriate near activity centers and corridors.

Intent:

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

Primary uses:

Multi-family residential

Two-family residential

Attached residential (townhomes)

Secondary uses:

Office

Single-family residential detached (small lot)

Institutional/civic (churches and schools)

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

Based on the analysis comparing the existing zoning (384 daily trips) and requested rezoning, the proposed rezoning classification could generate approximately 274 trips to and from the site on B's BBQ Road, which is a net *decrease* of 110 trips per day. Since the traffic analysis for the requested rezoning indicates that the proposal would

generate less traffic than the existing zoning, a traffic volume report was not generated.

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

History/Background:

In 1976, the property was incorporated into the City's extra-territorial jurisdiction (ETJ) and zoned RA20 as part of a large-scale ETJ extension. In 1985, the Medical District was adopted by City Council. The subject site was included as part of the Medical District and rezoned to MR (Medical-Residential). In 2005, the property was rezoned to its current zoning.

On March 19, 2019, the Planning and Zoning Commission unanimously recommended approval of a Future Land Use and Character Map amendment for the subject property. On April 11, 2019, City Council approved (5:1) the request.

Present Land Use:

Vacant

Water/Sewer:

Water and sanitary sewer are available.

Historic Sites:

There are no known effects on historic sites.

Environmental Conditions/Constraints:

The property is located in the Harris Mill Run/Schoolhouse Branch Watershed. If stormwater rules apply, it would require 10-year detention and nitrogen and phosphorous reduction.

There is a small portion (0.18 acres) of the property located in the northwestern corner that is located in the 100-year floodplain. Development within this area would have to comply with the Flood Damage Prevention Ordinance.

Surrounding Land Uses and Zoning:

North: RA20 - one (1) mobile home park and MR - Wyngate Subdivision (single-family)

South: CG - One (1) single-family residence and MR - One (1) single-family residence and Waterford Place Apartments

East: MR - Cascade Apartments

West: CG - One (1) vacant lot

Density:

Under the current zoning, the site could accommodate 34,850+/- square feet of office space.

Under the requested zoning, the site could accommodate 109,600+/- square feet of mini-storage.

The anticipated build-out is within 1-2 years.

Fiscal Note:

No cost to the City.

Recommendation:

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

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

The Planning and Zoning Commission voted unanimously to approve the request at its May 21, 2019 meeting.

If City Council determines to approve the request, a motion to adopt the attached rezoning ordinance will accomplish this. The ordinance includes the statutorily required statement describing whether the action taken is consistent with the comprehensive plan and explaining why Council considers the action taken to be reasonable and in the public interest.

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

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

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

ATTACHMENTS:

- ▣ **Ordinance_-_Ocean_Reef_1108932**
- ▣ **Minutes_-_Ocean_Reef_rezoning_minutes_1108946**
- ▣ **Attachments**

ORDINANCE NO. 19-
AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GREENVILLE
REZONING TERRITORY LOCATED WITHIN THE PLANNING AND ZONING
JURISDICTION OF THE CITY OF GREENVILLE, NORTH CAROLINA

WHEREAS, the City Council of the City of Greenville, North Carolina, in accordance with Article 19, Chapter 160A, of the General Statutes of North Carolina, caused a public notice to be given and published once a week for two successive weeks in The Daily Reflector setting forth that the City Council would, on the 13th day of June, 2019, at 6:00 p.m., in the Council Chambers of City Hall in the City of Greenville, NC, conduct a public hearing on the adoption of an ordinance rezoning the following described territory;

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

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

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

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

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

Section 1. That the following described territory is rezoned from MO (Medical-Office) to CG (General Commercial).

TO WIT: Yadkin Bank Property

LOCATION: Located on the southeastern corner of the intersection of MacGregor Downs Road and B's BBQ Road.

DESCRIPTION: Beginning at a point on the southern right-of-way of NCSR 1202 (MacGregor Downs Road), said point being located S 64°33'17" E 79.63' as measured from an existing PK nail located at the centerline intersection of NCSR 1202 (MacGregor Downs Road) and NCSR 1204 (B's Barbeque Road). From the above described beginning, so located, running thence as follows:

With the southern right-of-way of NCSR 1202 (MacGregor Downs Road) S 86°41'18" E 72.32', S 86°27'17" E 243.12', thence leaving the southern right-of-way of NCSR 1202 (MacGregor Downs Road) S 04°39'57" W 316.89', thence S 85°20'03" E 15.67', thence S 04°39'57" W 84.35', thence N 60°41'18" W 135.25', thence S 30°17'33" W 208.27' to the northeastern corner of the Timothy Wayne Umphlett and Angela Umphlett Property as described in Deed Book 42, Page 255, thence N 59°45'00" W 205.47', thence N 14°16'50" E 174.43', thence N 63°31'58" W 139.72' to the eastern right-of-way of NCSR 1204 (B's Barbeque Road), thence with the eastern right-of-way of NCSR 1204 (B's Barbeque Road) N 32°26'21" E 183.30', N 62°44'52" E 97.16' to the point of beginning containing 4.061 acres and being the property described in Deed Book 3337, Page 455 of the Pitt County Register of Deeds.

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 June, 2019.

P. J. Connelly, Mayor

ATTEST:

Carol L. Barwick, City Clerk
1108932

Excerpt from the draft Planning & Zoning Commission Minutes (05/21/2019)

ORDINANCE REQUESTED BY OCEAN REEF INVESTMENTS, LLC TO REZONE 4.061 ACRES LOCATED AT THE SOUTHEASTERN CORNER OF THE INTERSECTION OF MACGREGOR DOWNS ROAD AND B'S BBQ ROAD FROM MO (MEDICAL-OFFICE) TO CG (GENERAL COMMERCIAL) - **APPROVED**

Ms. Gooby delineated the property. The rezoning is a follow-up to a Future Land Use and Character Map amendment that was approved by Council last month. There is a small area of the property that is impacted by the floodplain. The property is located in the Harris Mill Run/Schoolhouse Branch Watershed, which requires 10-year detention and nitrogen and phosphorous reduction. No increase in traffic is anticipated. Under the current zoning, the site could accommodate 34,850+/- square feet of office space. Under the requested zoning, the site could accommodate 109,600+/- square feet of mini-storage. The Future Land Use and Character Map recommends commercial (C) at the southeastern corner of the intersection of MacGregor Downs Road and B's BBQ Road extending south along B's BBQ Road and residential, high density (HDR) to the east along MacGregor Downs Road. In staff's opinion, the request is in compliance with the Horizons 2026: Greenville's Community Plan and the Future Land Use Character Map. Staff recommends approval.

Mr. Overton opened the public hearing.

Ms. Dawn Poaletti, Baldwin Design Consultants, spoke in favor, on behalf of the applicant.

No one spoke in opposition.

Mr. Overton closed the public hearing.

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

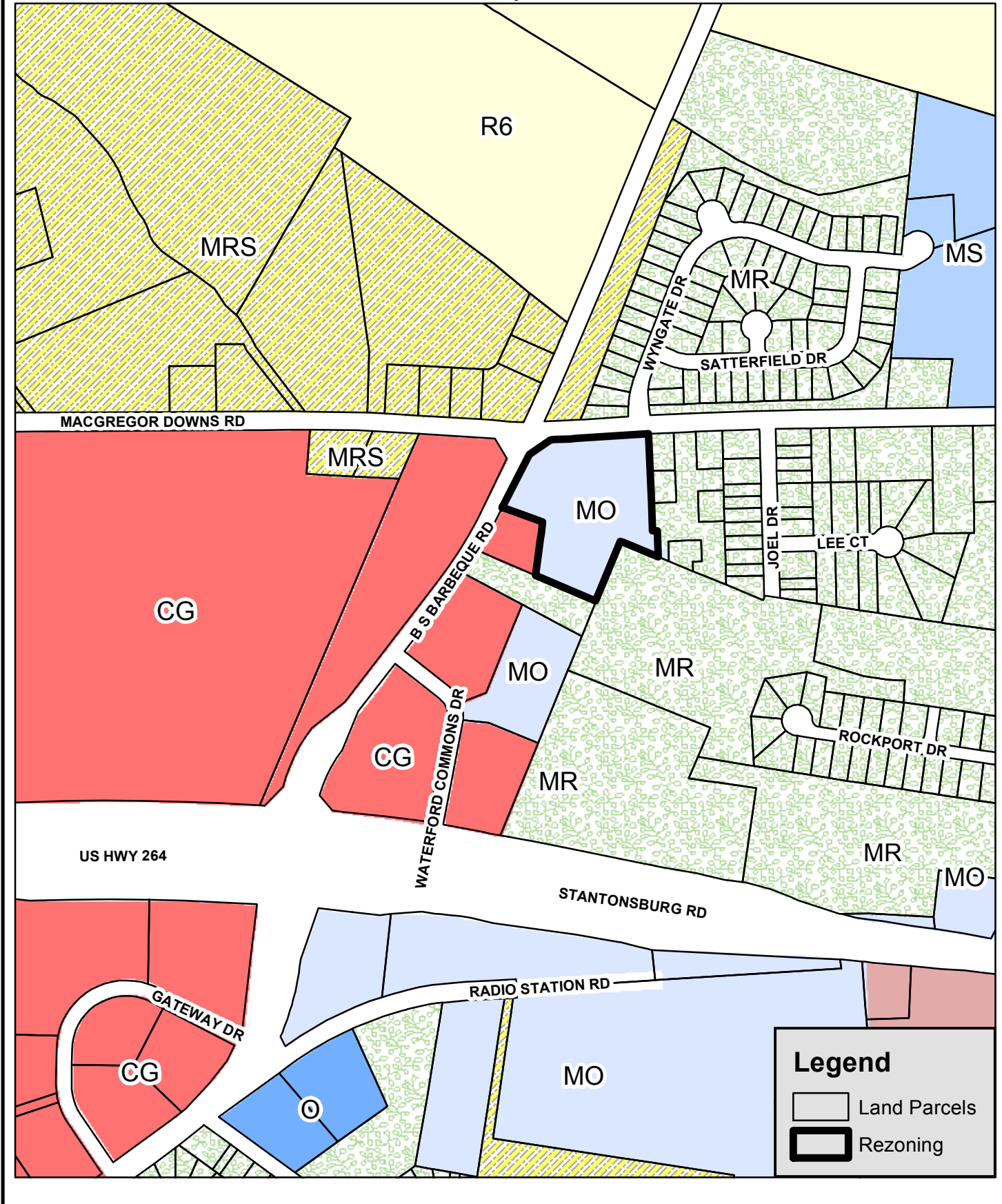
Ocean Reef Investments, LLC

Acres: 4.061

From: MO

To: CG

February 5, 2014



Ocean Reef Investments, LLC

Acres: 4.061



From: MO

To: CG

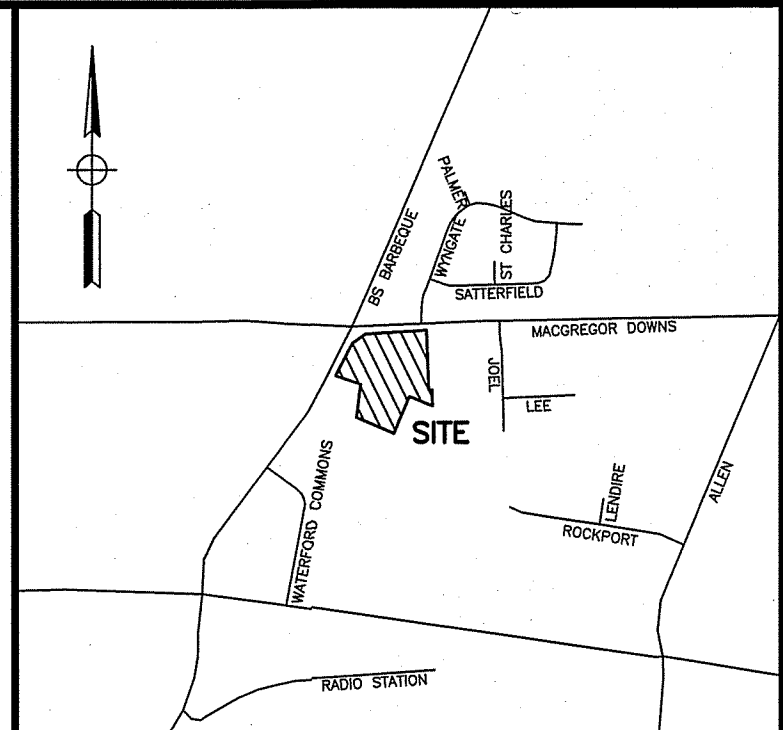
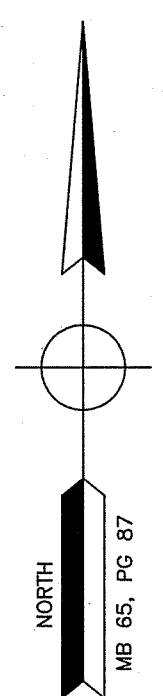
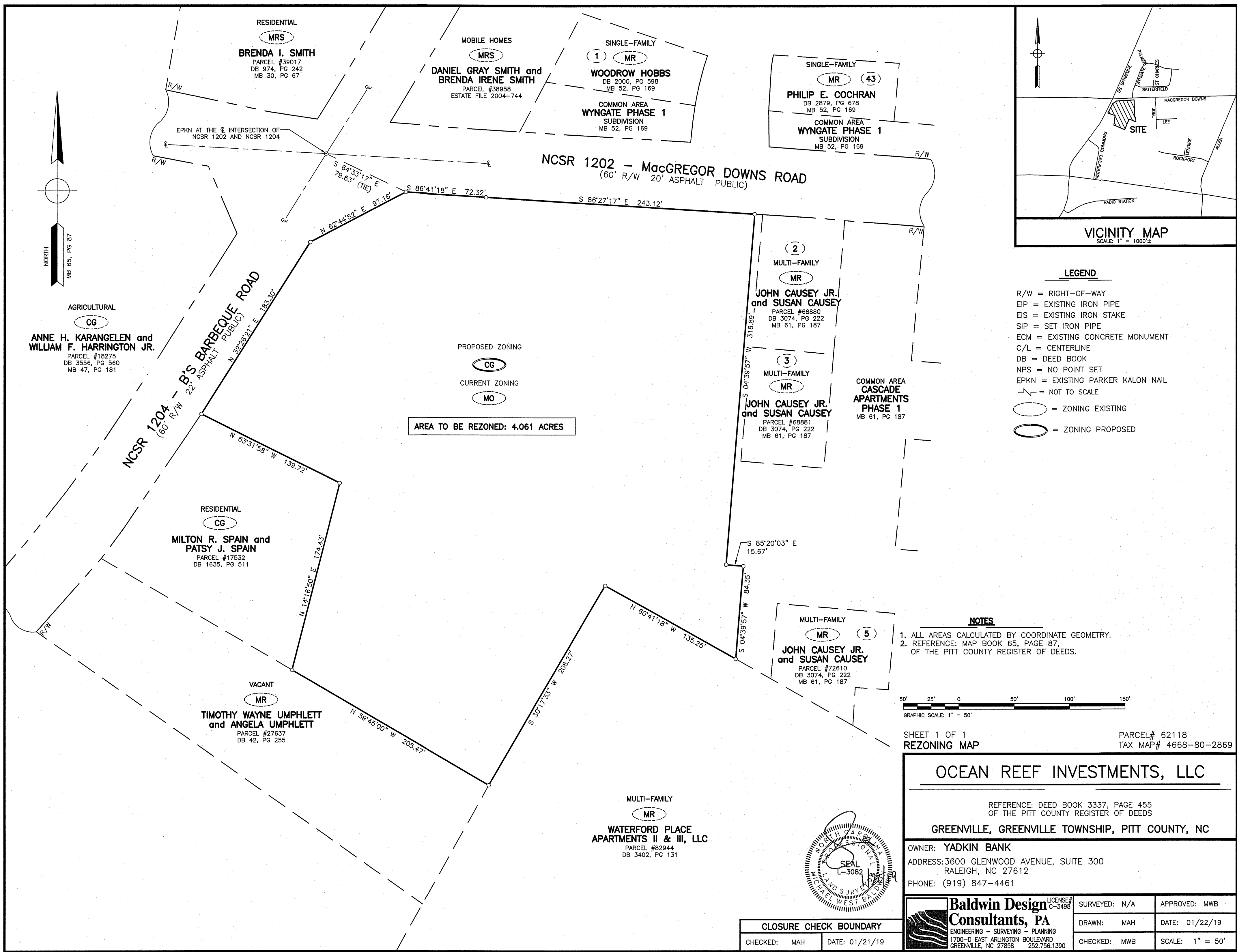
February 5, 2014



Legend

-  Land Parcels
-  Rezoning

Y:\DRAWINGS\19-018 OCEAN REEF INVESTMENTS, LLC\REZONING.dwg Tue, Jan 22, 2019-12:10pm MHERREJON



VICINITY MAP
SCALE: 1" = 1000'

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

- NOTES**
- ALL AREAS CALCULATED BY COORDINATE GEOMETRY.
 - REFERENCE: MAP BOOK 65, PAGE 87, OF THE PITT COUNTY REGISTER OF DEEDS.
- GRAPHIC SCALE: 1" = 50'

SHEET 1 OF 1
REZONING MAP

PARCEL# 62118
TAX MAP# 4668-80-2869

OCEAN REEF INVESTMENTS, LLC

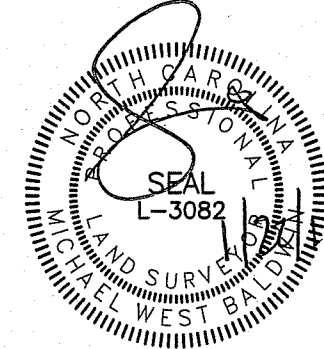
REFERENCE: DEED BOOK 3337, PAGE 455
OF THE PITT COUNTY REGISTER OF DEEDS

GREENVILLE, GREENVILLE TOWNSHIP, PITT COUNTY, NC

OWNER: YADKIN BANK
ADDRESS: 3600 GLENWOOD AVENUE, SUITE 300
RALEIGH, NC 27612
PHONE: (919) 847-4461

		LICENSE# C-3498 SURVEYED: N/A APPROVED: MWB
ENGINEERING - SURVEYING - PLANNING 1700-D EAST ARLINGTON BOULEVARD GREENVILLE, NC 27858 252.756.1390	DRAWN: MAH CHECKED: MWB	DATE: 01/22/19 SCALE: 1" = 50'

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



EXISTING ZONING	
MO (MEDICAL-OFFICE) - PERMITTED USES	
(1) General	
a.	Accessory use or building
b.	Internal service facilities
c.	On-premise signs per Article N
f.	Retail sales; incidental
(2) Residential	
l.	Group care facility
n.	Retirement center or home
o.	Nursing, convalescent or maternity home; major care facility
(3) Home Occupations - None	
(4) Governmental	
b.	City of Greenville municipal government building or use (see also section 9-4-103)
c.	County or state government building or use not otherwise listed; excluding outside storage and major or minor repair
d.	Federal government building or use
(5) Agricultural/Mining	
a.	Farming; agricultural, horticulture, forestry (see also section 9-4-103)
(6) Recreational/Entertainment	
f.	Public park or recreational facility
g.	Private noncommercial recreation; indoor only, not otherwise listed
(7) Office/Financial/Medical	
a.	Office; professional and business, not otherwise listed
d.	Bank, savings and loans or other savings or investment institutions
e.	Medical, dental, ophthalmology or similar clinic, not otherwise listed
(8) Services	
n.	Auditorium
r.	Art gallery
u.	Art studio including art and supply sales
y(3).	TV and/or radio broadcast facilities, including receiving and transmission equipment and towers or cellular telephone and wireless communication towers not exceeding 80 feet in height
ee.	Hospital
ii.	Wellness center, indoor and outdoor facilities
(9) Repair - None	
(10) Retail Trade	
d.	Pharmacy
s.	Book or card store, news stand
w.	Florist
(11) Wholesale/Rental/Vehicle-Mobile Home Trade - None	
(12) Construction	
c.	Construction office; temporary, including modular office (see also section 9-4-103)
(13) Transportation - None	

(14) Manufacturing/Warehousing - None	
(15) Other Activities (not otherwise listed - all categories) - None	
MO (MEDICAL-OFFICE) - SPECIAL USES	
(1) General - None	
(2) Residential	
i.	Residential quarters for resident manager, supervisor or caretaker; excluding mobile home
(3) Home Occupations - None	
(4) Governmental	
a.	Public utility building or use
(5) Agricultural/Mining - None	
(6) Recreational/Entertainment	
m(1).	Dining and entertainment establishment (see also section 9-4-103)
s.	Athletic club; indoor only
(7) Office/Financial/Medical - None	
(8) Services	
a.	Child day care facilities
b.	Adult day care facilities
e.	Barber or beauty salon
f.	Manicure, pedicure or facial salon
j.	College and other institutions of higher learning
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)
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)
ff(1).	Mental health, emotional or physical rehabilitation day program facility
hh.	Exercise and weight loss studio; indoor only
jj.	Health services not otherwise listed
ll(1).	Dry cleaners; household users; drop-off/pick-up station only
(9) Repair- None	
(10) Retail Trade	
c.	Wine shop; including on-premise consumption (see also section 9-4-103)
f.	Office and school supply, equipment sales
h.	Restaurant; conventional
i.	Restaurant; fast food (limited to multi-unit structures which contain not less than three separate uses)
j.	Restaurant and/or dining and entertainment establishment; regulated outdoor activities
k.	Medical supply sales and rental of medically-related products including uniforms and related accessories
t.	Hobby or craft shop
(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	
CG (GENERAL COMMERCIAL) - PERMITTED USES	
(1) General	
a.	Accessory use or building
b.	Internal service facilities
c.	On-premise signs per Article N
e.	Temporary uses; of listed district uses
f.	Retail sales; incidental
g.	Incidental assembly of products sold at retail or wholesale as an accessory to principal uses
(2) Residential - None	
(3) Home Occupations - None	
(4) Governmental	
b.	City of Greenville municipal government building or use (see also section 9-4-103)
c.	County or state government building or use not otherwise listed; excluding outside storage and
d.	Federal government building or use
g.	Liquor store, state ABC
(5) Agricultural/Mining	
a.	Farming; agricultural, horticulture, forestry (see also section 9-4-103)
l.	Beekeeping; minor use (see also section 9-4-103)
(6) Recreational/Entertainment	
f.	Public park or recreational facility
h.	Commercial recreation; indoor only, not otherwise listed
j.	Bowling alley
m(1).	Dining and entertainment establishment (see also section 9-4-103)
n.	Theater; movie or drama, indoor only
q.	Circus, carnival, or fair, temporary only (see also section 9-4-103)
s.	Athletic club; indoor only
(7) Office/Financial/Medical	
a.	Office; professional and business, not otherwise listed
b.	Operation/processing center
d.	Bank, savings and loans or other savings or investment institutions
e.	Medical, dental, ophthalmology or similar clinic, not otherwise listed
g.	Catalogue processing center
(8) Services	
c.	Funeral home
e.	Barber or beauty salon
f.	Manicure, pedicure or facial salon
k.	Business or trade school
o.	Church or place of worship (see also section 9-4-103)
q.	Museum
r.	Art gallery
s.	Hotel, motel bed and breakfast inn; limited stay lodging (see also residential quarters for resident manager, supervisor or caretaker and section 9-4-103)
u.	Art studio including art and supply sales

v.	Photography studio including photo and supply sales
y(1)	TV and/or radio broadcast facilities, including receiving and transmission equipment and towers not exceeding 200 feet in height or cellular telephone and wireless communication towers not exceeding 200 feet in height (see also section 9-4-103)
z.	Printing or publishing service including graphic art, maps, newspapers, magazines and books
aa.	Catering service including food preparation (see also restaurant; conventional and fast food)
hh.	Exercise and weight loss studio; indoor only
kk.	Launderette; household users
ll.	Dry cleaners; household users
oo.	Clothes alteration or shoe repair shop
pp.	Automobile wash
(9) Repair	
g.	Jewelry, watch, eyewear or other personal item repair
(10) Retail Trade	
a.	Miscellaneous retail sales; non-durable goods, not otherwise listed
d.	Pharmacy
e.	Convenience store (see also gasoline sales)
f.	Office and school supply, equipment sales
g.	Fish market; excluding processing or packing
h.	Restaurant; conventional
i.	Restaurant; fast food (see also section 9-4-103)
k.	Medical supply sales and rental of medically-related products including uniforms and related accessories
l.	Electronic; stereo, radio, computer, TV and the like, sales and accessory repair
m.	Appliance; household use, sales and accessory repair, excluding outside storage
p.	Furniture and home furnishing sales not otherwise listed
q.	Floor covering, carpet and wall covering sales
r.	Antique sales, excluding vehicles
s.	Book or card store, news stand
t.	Hobby or craft shop
u.	Pet shop (see also animal boarding; outside facility)
v.	Video or music store; records, tape, CD and the like sales
w.	Florist
x.	Sporting goods sales and rental shop
y.	Auto part sales (see also major and minor repair)
aa.	Pawnbroker
bb.	Lawn and garden supply and household implement sales and accessory service
ee.	Christmas tree sales lot; temporary only (see also section 9-4-103)
(11) Wholesale/Rental/Vehicle-Mobile Home Trade	
b.	Rental of home furniture, appliances or electronics and medically-related products (see also division (10k.)
c.	Rental of clothes and accessories; formal wear, and the like
(12) Construction	
c.	Construction office; temporary, including modular office (see also section 9-4-103)

	e.	Building supply; lumber and materials sales, plumbing and/or electrical supply excluding outdoor sales
	f.	Hardware store
(13) Transportation		
	c.	Taxi or limousine service
	h.	Parking lot or structure; principal use
(14) Manufacturing/Warehousing - None		
(15) Other Activities (not otherwise listed - all categories) - None		
CG (GENERAL COMMERCIAL) - SPECIAL USES		
(1) General - None		
(2) Residential		
	i.	Residential quarters for resident manager, supervisor or caretaker; excluding mobile home
(3) Home Occupations - None		
(4) Governmental		
	a.	Public utility building or use
(5) Agricultural/Mining - None		
(6) Recreational/Entertainment		
	d.	Game center
	l.	Billiard parlor or pool hall
	m.	Public or private club
	t.	Athletic club; indoor and outdoor facilities
	u.	Internet sweepstakes business (see also section 9-4-103)
(7) Office/Financial/Medical		
	c.	Office; customer service, not otherwise listed, including accessory service delivery vehicle parking and indoor storage
	f.	Veterinary clinic or animal hospital (see also animal boarding; outside facility, kennel and stable)
(8) Services		
	a.	Child day care facilities
	b.	Adult day care facilities
	l.	Convention center; private
(9) Repair		
	a.	Major repair; as an accessory or principal use
	b.	Minor repair; as an accessory or principal use
(10) Retail Trade		
	b.	Gasoline or automotive fuel sales; accessory or principal use, retail
	c.	Wine shop; including on-premise consumption (see also section 9-4-103)
	j.	Restaurant and/or dining and entertainment establishment; regulated outdoor activities
	n.	Appliance; commercial use, sales and accessory repair; excluding outside storage
	ff.	Tobacco shop (Class 1) (see also section 9-4-103)
	gg.	Tobacco shop (Class 2) (see also section 9-4-103)
	hh.	Hookah café (see also section 9-4-103)
(11) Wholesale/Rental/Vehicle-Mobile Home Trade		
	d.	Rental of automobiles, noncommercial trucks or trailers, recreational vehicles, motorcycles and boats

	f.	Automobile, truck, recreational vehicle, motorcycle and boat sales and service (see also major and minor repair)
(12) Construction - None		
(13) Transportation - None		
(14) Manufacturing/Warehousing		
	k.	Mini-storage warehouse; household excluding outside storage
(15) Other Activities (not otherwise listed - all categories)		
	a.	Other activities; personal services not otherwise listed
	b.	Other activities; professional services not otherwise listed
	c.	Other activities; commercial services not otherwise listed
	d.	Other activities; retail sales not otherwise listed

BUFFERYARD SETBACK AND VEGETATION SCREENING CHART

For Illustrative Purposes Only

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

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

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

Street trees may count toward the minimum acreage.

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

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

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

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

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

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

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

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

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

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

RESIDENTIAL DENSITY CHART

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

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

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



City of Greenville, North Carolina

Meeting Date: 6/13/2019
Time: 6:00 PM

Title of Item:

Ordinances adopting the Fiscal Year 2019-20 Budget for:

- a. City of Greenville including Sheppard Memorial Library and Pitt-Greenville Convention & Visitors Authority
- b. Greenville Utilities Commission

Explanation:

Abstract: This item is for adoption of the fiscal year 2019-20 City of Greenville budget.

Explanation: Attached are the fiscal year 2019-20 budget ordinances for the City of Greenville (including Sheppard Memorial Library and Pitt-Greenville Convention & Visitors Authority) and Greenville Utilities Commission. The ordinances establish the fiscal year 2019-20 budgets.

Also attached is the updated Manual of Fees, which includes fee changes as related to Special Events within Recreation and Parks.

Fiscal Note:

The fiscal year 2019-20 budget ordinances provide revenues and appropriations for the following funds:

General	\$ 85,687,681
Debt Service	5,559,881
Public Transportation - Transit	3,288,032
Fleet Maintenance	4,561,394
Sanitation	7,895,860
Stormwater	7,368,459
Housing	1,733,500

Health Insurance	14,003,384
Vehicle Replacement	4,700,179
Facilities Improvement	1,280,000
Capital Reserve	390,000
Greenville Utilities Commission	260,877,948
Convention and Visitors Authority - CVA	1,599,082
Sheppard Memorial Library	2,554,619

Recommendation: Approval of budget ordinances for the fiscal year 2019-20 inclusive of reimbursement resolutions associated with budget ordinances.

ORDINANCE NO. 19-
CITY OF GREENVILLE, NORTH CAROLINA
2019-2020 BUDGET ORDINANCE

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

Section I: Estimated Revenue. It is estimated that the following revenues will be available for the City of Greenville during the fiscal year beginning July 1, 2019 and ending June 30, 2020:

GENERAL FUND

Unrestricted Intergovernmental Revenues:		
Ad Valorem Taxes;		
Current Year Taxes - Operations	\$ 33,751,065	
Prior Year's Taxes and Penalties	555,885	
Subtotal		34,306,950
Sales Tax	\$ 20,404,423	
Rental Vehicle Gross Receipts	165,181	
Video Programming & Telecommunication Services Tax	869,544	
Utilities Franchise Tax	7,100,000	
Motor Vehicle Tax	1,568,863	
Other Unrestricted Intergovernmental Revenues	895,982	
Subtotal		31,003,993
Restricted Intergovernmental Revenues:		
Restricted Intergovernmental Revenues	\$ 597,674	
Powell Bill - State allocation payment	2,182,000	
Subtotal		2,779,674
Licenses, Permits, & Fees:		
Other Licenses, Permits & Fees	\$ 4,433,229	
Subtotal		4,433,229
Sales and Services:		
Rescue Service Transport	\$ 3,205,109	
Parking Violation Penalties	247,302	
Leased Parking & Meters	389,868	
Subtotal		3,842,279
Other Revenues:		
Sale of Property	\$ -	
Other Revenues Sources	864,187	
Subtotal		864,187
Investment Earnings:		
Interest on Investments	\$ 850,000	
Subtotal		850,000
Other Financing Sources:		
Transfer from Greenville Utilities Commission	\$ 6,639,369	
Subtotal		6,639,369
Fund Balance Appropriated:		
Appropriated Fund Balance - General	\$ 650,000	
Appropriated Fund Balance - Powell Bill	318,000	
Subtotal		968,000
TOTAL GENERAL FUND REVENUES		<u><u>85,687,681</u></u>

DEBT SERVICE FUND

Occupancy Tax	\$	740,127	
Transfer from General Fund		4,819,754	
TOTAL DEBT SERVICE FUND			\$ 5,559,881

PUBLIC TRANSPORTATION FUND

Grant Income	\$	2,107,543	
Bus Fare / Ticket Sales		389,938	
Other Revenues		-	
Transfer from General Fund		790,551	
Appropriated Fund Balance		-	
TOTAL TRANSPORTATION FUND			\$ 3,288,032

FLEET MAINTENANCE FUND

Fuel Markup	\$	1,219,789	
Labor Fees		1,350,000	
Parts Markup		1,356,425	
Commercial Labor Markup		600,000	
Other Revenue Sources		35,180	
TOTAL FLEET MAINTENANCE FUND			\$ 4,561,394

SANITATION FUND

Refuse Fees	\$	7,599,360	
Cart and Dumpster		100,000	
Other Revenues		196,500	
TOTAL SANITATION FUND			\$ 7,895,860

STORMWATER MANAGEMENT UTILITY FUND

Utility Fee	\$	5,941,000	
Appropriated Fund Balance		1,427,459	
TOTAL STORMWATER MANAGEMENT UTILITY FUND			\$ 7,368,459

COMMUNITY DEVELOPMENT HOUSING FUND

CDBG Grant Income	\$	918,753	
HOME Grant Income		495,622	
Transfer from General Fund		319,125	
TOTAL COMMUNITY DEVELOPMENT HOUSING FUND			\$ 1,733,500

HEALTH FUND

Employer Contributions - City of Greenville	\$	9,142,572	
Employee Contributions - City of Greenville		1,646,123	
Retiree Contributions - City of Greenville		1,327,544	
Other Health Sources		1,347,977	
Appropriated Fund Balance		539,168	
TOTAL HEALTH FUND			\$ 14,003,384

FACILITIES IMPROVEMENT FUND

Transfer from General Fund	\$ 1,280,000	
TOTAL FACILITIES IMPROVEMENT FUND		\$ 1,280,000

VEHICLE REPLACEMENT FUND

Sale of Property	\$ 227,460	
Transfer from Sanitation Fund	250,000	
Transfer from Other Funds	4,171,719	
Other Revenues	51,000	
Appropriated Fund Balance	-	
TOTAL VEHICLE REPLACEMENT FUND		\$ 4,700,179

CAPITAL RESERVE FUND

Transfer from General Fund	\$ 390,000	
TOTAL CAPITAL RESERVE FUND		\$ 390,000

TOTAL ESTIMATED CITY OF GREENVILLE REVENUES		\$ 136,468,370
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SHEPPARD MEMORIAL LIBRARY FUND

City of Greenville	\$ 1,308,057	
Pitt County	654,028	
Pitt County-Bethel/Winterville	12,000	
Town of Bethel	21,108	
Town of Winterville	165,300	
State Aid	197,262	
Desk/Copier Receipts	112,500	
Interest Income	1,500	
Other Revenues	32,000	
Greenville Housing Authority	10,692	
Appropriated Fund Balance	40,172	
TOTAL SHEPPARD MEMORIAL LIBRARY FUND		\$ 2,554,619

PITT-GREENVILLE CONVENTION AND VISITORS AUTHORITY FUND

Occupancy Tax (2%)	\$ 816,014	
Occupancy Tax (1%)	408,007	
Miscellaneous Revenue	275,000	
Investment Earnings	482	
Appropriated Fund Balance	99,579	
TOTAL PITT-GREENVILLE CONVENTION AND VISITORS AUTHORITY FUND		\$ 1,599,082

Section II: Appropriations. The following amounts are hereby appropriated for the operation of the City of Greenville and its activities for the fiscal year beginning July 1, 2019 and ending June 30, 2020:

GENERAL FUND	
Mayor & City Council	\$ 525,033
City Manager	2,302,683
City Clerk	284,263
City Attorney	531,965
Human Resources	2,883,262
Information Technology	3,216,356
Fire/Rescue	15,204,025
Financial Services	2,603,807
Police	25,173,859
Recreation & Parks	7,345,457
Public Works	10,189,970
Planning and Development	3,002,499
Other Post Employment Benefits	700,000
Contingency	100,000
Capital Improvement	1,797,902
Transfer to Other Funds	11,777,487
Indirect Cost Reimbursement	(1,950,887)
TOTAL GENERAL FUND	<u>\$ 85,687,681</u>
DEBT SERVICE FUND	
Debt Service	\$ 5,559,881
PUBLIC TRANSPORTATION FUND	
Public Transportation	\$ 3,288,032
FLEET MAINTENANCE FUND	
Fleet Maintenance	\$ 4,561,394
SANITATION FUND	
Sanitation Service	\$ 7,895,860
STORMWATER MANAGEMENT UTILITY FUND	
Stormwater Management	\$ 7,368,459

COMMUNITY DEVELOPMENT HOUSING FUND

Community Development Housing / CDBG	\$	1,733,500
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HEALTH FUND

Health Fund	\$	14,003,384
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FACILITIES IMPROVEMENT FUND

Facilities Improvement Fund	\$	1,280,000
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VEHICLE REPLACEMENT FUND

Vehicle Replacement Fund	\$	4,700,179
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CAPITAL RESERVE FUND

Transfer from General Fund	\$	390,000	
TOTAL CAPITAL RESERVE FUND		390,000	\$ 390,000

TOTAL CITY OF GREENVILLE APPROPRIATIONS	\$	136,468,370
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SHEPPARD MEMORIAL LIBRARY FUND

Sheppard Memorial Library	\$	2,554,619
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PITT-GREENVILLE CONVENTION AND VISITORS AUTHORITY FUND

Pitt-Greenville Convention and Visitors Authority	\$	1,599,082
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Section III: Encumbrances. Appropriations herein authorized and made shall have the amount of outstanding purchase orders of June 30, 2019, added to each appropriation as it appears in order to account for the expenditures in the fiscal year in which it was paid.

Section IV: Taxes Levied. There is hereby levied a tax rate of 52 cents per one hundred dollars (\$100) valuation of taxable properties, as listed for taxes as of January 1, 2019, for the purpose of raising the revenue from current year's property tax, as set forth in the foregoing estimates of revenue, and in order to finance the foregoing appropriations.

Section V: Salaries.

(a) Salaries of Elected Officials. The annual salaries of the Mayor, Mayor Pro-Tem, and other members of the City Council shall be as follows:

Mayor	\$	13,900
Mayor Pro-Tem	\$	9,600
Council Members	\$	8,700

(b) Salary Cap of Greenville Utilities Commission Members. Pursuant to Section 4 of the Charter of the Greenville Utilities Commission of the City of Greenville, the monthly salaries of the members of the Greenville Utilities Commission shall not exceed the following caps:

Chair	\$	350
Member	\$	200

Section VI: Amendments

(a) Pursuant to the General Statutes 159-15, this budget may be amended by submission of proposed changes to the City Council.

(b) Notwithstanding Subsection (a) above, the City Manager is authorized to transfer funds from one appropriation to another within the same fund in an amount not to exceed \$10,000. Any such transfers shall be reported to the City Council at its regular meeting and shall be entered in the minutes.

(c) In case of emergency which threatens the lives, health, or safety of the public, the City Manager may authorize expenditures in an amount necessary to meet the emergency so long as such amount does not exceed the amount in contingency accounts and the expenditure is reported to the City Council as soon as possible, and the appropriate budget amendments are submitted at the next regular meeting.

Section VII: The Manual of Fees, dated July 1, 2019, is adopted herein by reference.

Section VIII: Motor Vehicle Tax.

(a) Pursuant to provisions of General Statute 20-97 (b1) and Section 10-3-1 of the Code of Ordinances, City of Greenville, an annual motor vehicle tax in the amount of thirty dollars (\$30) is hereby levied upon any vehicle resident in the city.

Section IX: Community Development. The City Council does hereby authorize grant project funds for the operation of F 2019-2020 CDBG Entitlement and Community Development Home Consortium programs under the Community Development Block Grant Program and Home Consortium Program for the primary purpose of housing rehabilitation and other stated expenditures.

Section X: Greenville Utilities Commission. The City Council adopts a separate ordinance for the budget of the Greenville Utilities Commission.

Section XI: Distribution. Copies of this ordinance shall be furnished to the City Manager and Director of Financial Services of the City of Greenville to be kept on file by them for their direction in disbursement of funds.

ADPOTED this the ___ day of June, 2019.

P. J. Connelly, Mayor

ATTEST:

Carol L. Barwick, City Clerk

CITY OF GREENVILLE

Office of the City Manager

May 1, 2019

Honorable Mayor, Members of City Council, and Citizens of Greenville:

Presented herein is the Fiscal Year (FY) 2020 proposed budget. This balanced budget constitutes the City’s revenue and expense authorization for FY 2020 as required by North Carolina law. The proposed budget continues the trend of increasing investment in our buildings, infrastructure, and our employees, focusing on driving community revitalization and improving the quality of life for the citizens in our community. Such investments will continue to support and enhance economic development, centered around growing a sustainable tax base and providing new employment opportunities.

The FY 2020 proposed budget includes all City operating funds: General, Debt Service, Transit, Fleet, Housing, Sanitation, Stormwater, Health Insurance, Vehicle Replacement, Facilities Improvement, and Capital Reserve. The budget also includes separate budgets for the following independent commissions and authorities: Greenville Utilities Commission, Pitt-Greenville Convention and Visitors Authority, and Sheppard Memorial Library.

The FY 2020 City of Greenville total operating budget is \$136,468,370, which represents an increase of 2.23% across all funds as compared to the FY 2019 adopted budget. The FY 2020 proposed budget for all City funds, inclusive of independent commissions and authorities, is \$401,500,019, which represents an increase of 2.77% compared to FY 2019.

**BUDGET PROPOSED FOR CITY MANAGED FUNDS & INDEPENDENT AGENCIES
FOR FISCAL YEAR 2019-20 PROPOSED BUDGET**

FUND	2016 ACTUAL	2017 ACTUAL	2018 ORIGINAL BUDGET	2019 ORIGINAL BUDGET	INC/ (DEC)	2020 PROPOSED BUDGET	INC/ (DEC)
General	\$ 77,638,278	\$ 80,855,039	\$ 82,013,799	\$ 84,993,936	3.63%	\$ 85,687,681	0.82%
Debt Service	10,991,661	5,626,726	5,448,934	5,463,492	0.27%	5,559,881	1.76%
Public Transportation	2,638,980	2,269,117	2,858,391	3,249,922	13.70%	3,288,032	1.17%
Fleet Maintenance	4,058,800	4,288,034	4,337,071	4,431,156	2.17%	4,561,394	2.94%
Sanitation	7,460,008	7,201,930	7,619,286	7,843,096	2.94%	7,895,860	0.67%
Stormwater	4,905,213	5,462,158	5,928,998	5,882,000	-0.79%	7,368,459	25.27%
Housing	1,251,636	1,520,001	1,424,149	1,597,179	12.15%	1,733,500	8.54%
Health Insurance	12,233,780	12,924,677	13,135,690	13,562,600	3.25%	14,003,384	3.25%
Vehicle Replacement	2,161,931	3,638,255	4,934,770	4,332,161	-12.21%	4,700,179	8.50%
Facilities Improvement	1,579,180	1,590,000	1,542,000	1,400,000	-9.21%	1,280,000	-8.57%
Capital Reserve	1,447,851	467,842	-	740,000	0.00%	390,000	-47.30%
TOTAL CITY MANAGED FUNDS	\$ 126,367,318	\$ 125,843,779	\$ 129,243,088	\$ 133,495,542	3.29%	\$ 136,468,370	2.23%
Greenville Utilities Commission	\$ 250,509,023	\$ 251,913,068	\$ 250,541,773	\$ 253,310,658	0.00%	\$ 260,877,948	2.99%
Convention & Visitors Authority	1,099,168	1,291,124	1,228,484	1,396,501	13.68%	1,599,082	14.51%
Sheppard Memorial Library	2,308,937	2,528,942	2,432,280	2,489,281	2.34%	2,554,619	2.62%
TOTAL INDEPENDENT AGENCIES	\$ 253,917,128	\$ 255,733,134	\$ 254,202,537	\$ 257,196,440	1.18%	\$ 265,031,649	3.05%
TOTAL ALL FUNDS	\$ 380,284,446	\$ 381,576,913	\$ 383,445,625	\$ 390,691,982	1.89%	\$ 401,500,019	2.77%

General Fund Budget Overview

The City of Greenville continues to facilitate a community designed to meet the needs of its citizens through City Council approved goals and priorities. The budget objectives for FY 2020 are designed to achieve these goals and priorities. The budget objectives center on demonstrating to our community and all of Eastern North Carolina that **GREENVILLE MEANS:**



The following is a summary of the proposed FY 2020 General Fund budget highlights in relation to City Council's budget objectives:

- ***A HIGH PERFORMING CITY:***

- Maintains current property tax rate at 52¢
- Invests 85% of all General Fund Revenues into Core Public Service areas

- ***A GREAT WORKFORCE:***

- Provides for a 2.7% average wage increase for employees
- Increases employer share of the retirement contribution rate by 15.5% as required by the North Carolina Local Government Retirement System
- Increases Other Post-Employment Benefits (OPEB) contribution by \$100,000 to a total annual contribution of \$700,000
- Adds a Human Resources Staff Support Specialist position to focus on the recruitment and retention process
- Adds a Recreation & Parks Outreach Coordinator to serve South & West Greenville, special populations, youth outreach, and other community based initiatives
- Adds three Fire / Rescue positions in preparation of the Southside fire station in FY 2021
- Provides for Public Safety compensation incentives within the Police and Fire / Rescue departments in order to enhance the recruitment and retention of Public Safety Officers
- Provides for the following pay reclassifications in order to align with current operations:

- Reclassifies Grant Coordinator position to Data Analyst
- Reclassifies two EMS Specialist positions to one Fire / Rescue Deputy Chief
- Reclassifies Chief Building Inspector to Assistant Director of Planning & Development
- Reclassified Recreation Superintendent to Assistant Director of Recreation & Parks

- ***A STRONG ECONOMY:***

- Invests an additional \$300,000 into commercial / industrial site development for a total funding of \$1 million over two years
- Invests up to \$200,000 into job creation grants
- Provides \$20,000 to fund small business competition grants
- Provides \$25,000 in funding for skills training through Pitt Community College Jobs Initiative Program
- Provides \$25,000 for small business support
- Invests \$500,000 as a sustaining member in the newly formed Public-Private Economic Development Organization

- ***A SOUND INFRASTRUCTURE:***

- Invests \$2.5 million into street improvements funding
- Provides \$250,000 in public safety funding for street lights, cameras, and other pedestrian safety enhancements
- Protects future solvency of the Vehicle Replacement Fund by increasing funding levels from 40% to 50%
- Provides \$1.2 million to support the City's deferred maintenance and infrastructure needs (Facilities Improvements Program)
- Includes the financing of approximately \$7.8 million as Phase II of the Pedestrian Improvements Bond Referendum

- ***A VIBRANT PLACE TO LIVE:***

- Includes \$100,000 to fund cleanliness and beautification of major thoroughfares
- Includes \$50,000 in funding to maintain the City's Parks and Greenways
- Provides \$120,000 in new funding for a Beach Volleyball Complex
- Includes \$165,000 to partner with area groups to enhance the City's entertainment scene and support the arts community as follows:
 - \$35,000 in partnership with the Arts Council at Emerge
 - \$15,000 to fund the Greenway Art Program
 - \$100,000 partnership with Uptown Greenville
 - \$5,000 sponsorship of Greenville Pitt County Chamber of Commerce events

In summary, the proposed FY 2020 General Fund budget is a reflection of the City's mission "*To Provide All Citizens With High-Quality Services in an Open, Inclusive, Professional Manner, Ensuring a Community of Excellence Now and in the Future.*" The budget stands as a strong message that ***GREENVILLE MEANS BUSINESS!***

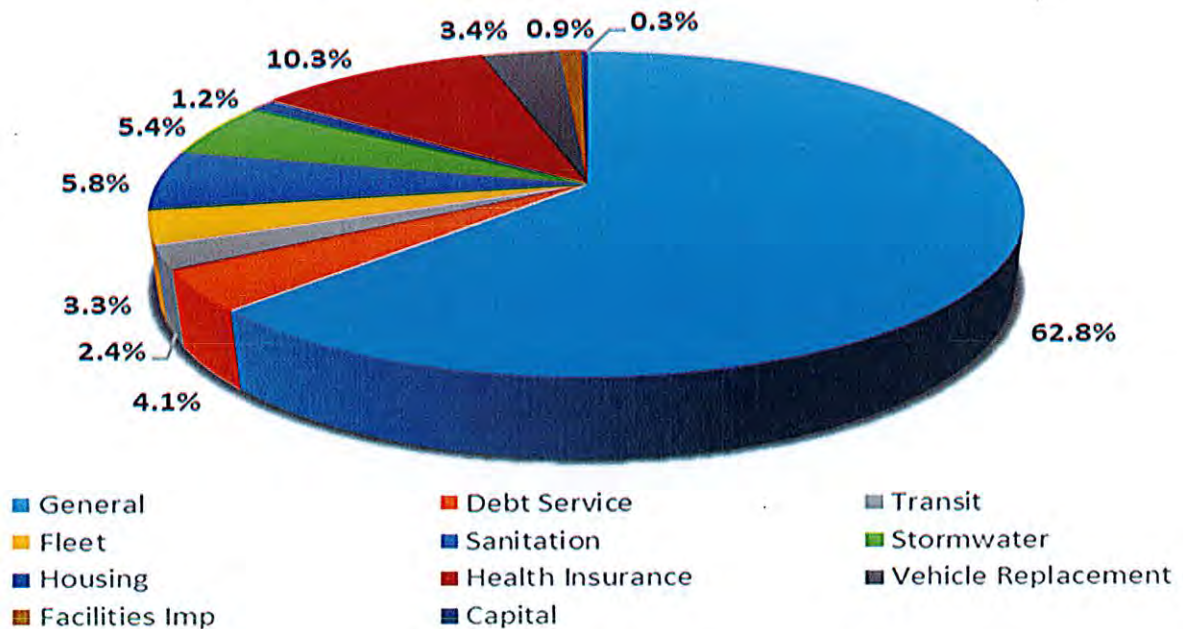
The proposed General Fund budget stands at \$85,687,681 for FY 2020, reflecting a less than 1% increase from the FY 2019 total proposed budget of \$84,993,936.

The City operates under a two-year budget cycle with the FY 2020 Financial Plan developed and approved by City Council in June of 2018 representing the second year of the cycle. In response to City Council’s directives at both the January 2019 Planning Session and the April 2019 budget preview, staff has modified the Financial Plan to take a more detailed look at revenue projections and the amount of appropriations remaining in departmental budgets at the close of the fiscal year.

Proposed revenues for FY 2020 have been slightly reduced to better reflect historical trends and provide more accurate and conservative estimates. The following is a summary comparison:

FY 2020 Financial Plan	\$ 85,888,414
Budget Adjustment	<u>(200,744)</u>
FY 2020 Proposed Budget	\$ 85,687,681
Percentage Change	-.23%

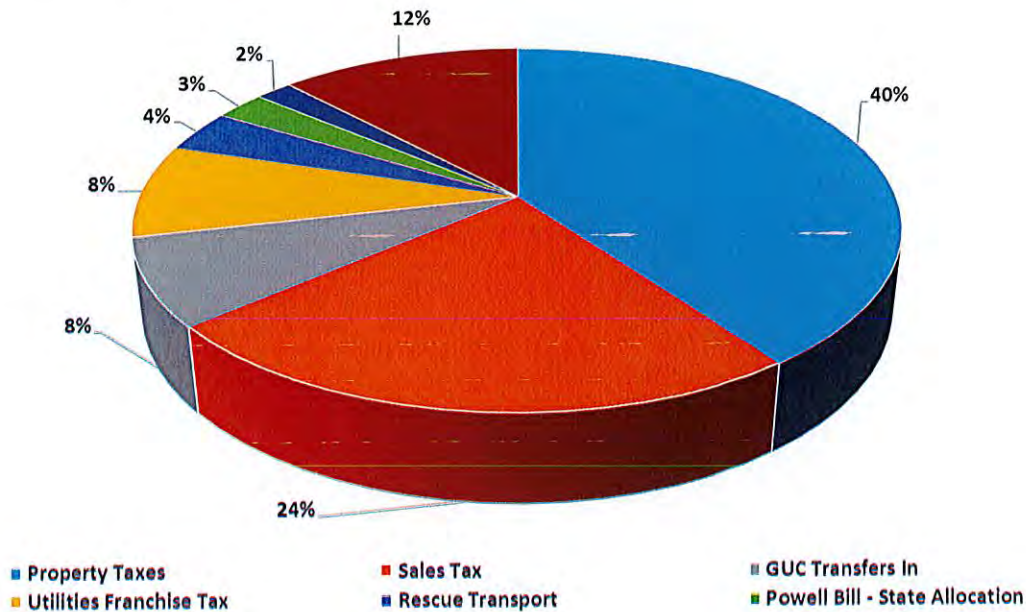
The General Fund is the City’s primary government fund that accounts for approximately 63% of the City’s total operating funds depicted as follows:



GENERAL FUND REVENUES

The General Fund’s primary sources of revenue consist of Property Tax, Sales Tax, Utility Franchise Tax, GUC Transfer In, and Other Revenues. Property Tax and Sales Tax revenues comprise approximately 64% of total General Fund revenues.

The following chart summarizes the major revenue components and included in the proposed FY 2020 General Fund revenue budget:



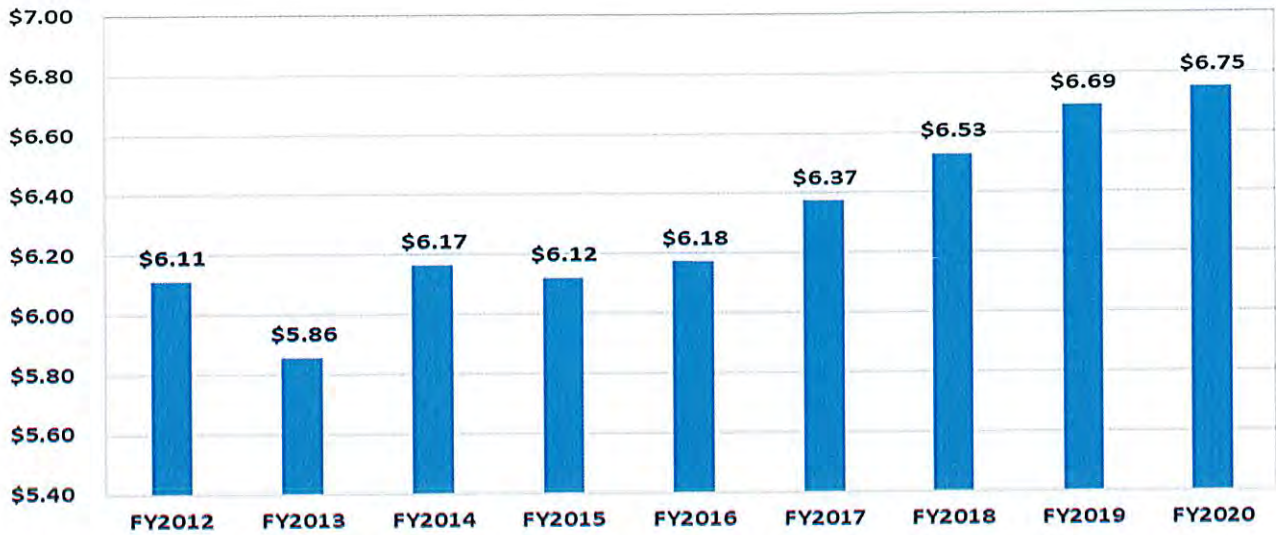
The following are the General Fund revenues by component for the FY 2020 budget:

EXPENDITURE	2018 BUDGET	2019 BUDGET	2020 PROPOSED BUDGET
Property Taxes	\$ 32,750,000	\$ 33,722,500	\$ 34,306,950
Sales Tax	18,823,000	19,463,690	20,404,423
GUC Transfers In	6,651,919	6,731,296	6,639,369
Utilities Franchise Tax	7,102,077	7,000,000	7,100,000
Rescue Transport	3,127,484	3,643,346	3,205,109
Powell Bill - State Allocation	2,220,065	2,220,065	2,182,000
Motor Vehicle Taxes	1,503,457	1,508,522	1,568,863
Inspections	950,000	1,399,840	1,255,152
Recreation	1,999,487	1,231,826	1,243,876
Investment Earnings	500,000	500,000	850,000
All Other Revenues	5,207,966	6,192,916	5,963,939
SUBTOTAL	\$ 80,835,455	\$ 83,614,001	\$ 84,719,681
Appropriated Fund Balance			
General Fund	465,766	1,000,000	650,000
Powell Bill	712,578	379,935	318,000
TOTAL	\$ 82,013,799	\$ 84,993,936	\$ 85,687,681

Property Tax Revenue

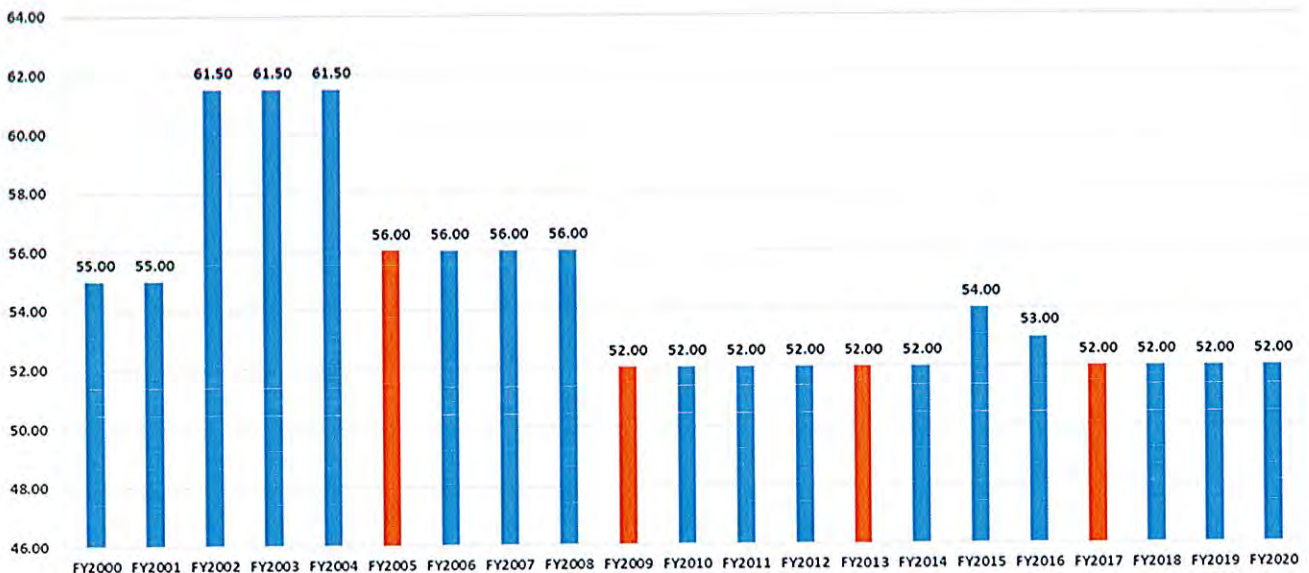
The City's property tax base consist of real property values, personnel property values, motor vehicles, and public service companies. Over the last four years the City's accessed property tax values have grown

at a rate of approximately 2% per year. The following is a summary of property values (in billions) over the period of FY 2012 through FY 2020:



For FY 2019, the City’s property base was assessed at an estimated value of approximately \$6.69 billion. For FY 2020, the preliminary valuation estimate is \$6.75 billion, which represents a four-year average annual growth rate of 2.26%. The City’s property valuations are established by the Pitt County Tax Office with property revaluations being performed every four years. The last revaluation was performed during FY 2016 with an effective date of FY 2017. The Pitt County Tax Office will perform the next revaluation during FY 2020 with an effective date of FY 2021.

The proposed FY 2020 General Fund budget maintains the property tax rate at 52¢. While the City has maintained a very consistent and stable property tax rate over the last twenty years, growth in the budget has been funded primarily through the expansion of the tax base, as referenced by the increase in valuation, as well as growth in other General Fund revenues, such as sales tax. The following chart summarizes the City’s property tax rate over the last twenty years with revaluation years highlighted in orange:



FY 2020, property tax revenues are budgeted at approximately \$34.31 million, which represents a 2.08% increase from the projected actual property tax revenues for FY 2019. The following line graph depicts the change in property tax revenues (in millions) for the City since FY 2010:



Sales Tax Revenue

Local sales tax collections, which closed FY 2018 strong, have continued to gradually increase in FY 2019. The FY 2019 budget includes sales tax revenues of \$19.5 million. Current projections are that this revenue will be closer to \$20.1 million, which is reflective of considerable growth in commercial and retail sales. A portion of the growth in sales tax revenues that the City has realized over the last few years is due to a significant increase in the construction of private development student housing in the Uptown area. As such development begins to slow, the City anticipates sales tax to stabilize and grow at a more reduced rate than the average that has been realized over the last several years. In addition, the City continues to keep its eye on any form of legislation within the North Carolina General Assembly that would adversely affect the allocation of sales tax revenues to Greenville and Pitt County.

For FY 2020, sales tax revenues are budgeted at \$20.4 million, which is an increase of approximately 1.2% over the projected FY 2019 actual of \$20.2 million. The following line graph depicts the sales tax revenues (in millions) for the City since FY 2010:



Utilities Franchise Tax Revenue

The Utilities Franchise Tax is a sales tax on electricity, piped natural gas, and telecommunications. FY 2015 marked the first year of a new distribution method for the tax on electricity and piped natural gas. The general sales tax rate is applied to the sale of both electricity and natural gas, and a percentage of the proceeds are returned to the cities and towns.

Utilities Franchise Tax revenues are budgeted at \$7.1 million for FY 2020, which is \$100,000 (1.43%) more than the FY 2019 original budget.

GUC Transfers In

The transfer of funds from Greenville Utilities Commission (GUC) to the City is based on a specific formula that is outlined in the GUC charter. In April 2017, the City Council approved a new methodology to administer the transfer formula. The new methodology was designed to provide a more stable and predictable annual transfer amount that would reduce the peaks and valleys associated with the amounts transferred, and mitigate any significant, negative impact on the City's budget.

The following line graph depicts the change in GUC Transfer revenues (in millions) for the City since 2010:



For FY 2020, the GUC Transfer In is estimated at \$6.6 million compared to an actual transfer of \$6.7 million for FY 2019.

Powell Bill

Powell Bill funds represent the distribution of certain vehicle registration fees and the State gasoline tax to local governments using a formula based on population and road miles. These State-shared revenues are restricted to street and sidewalk construction and maintenance, engineering, and traffic signal operations. Fluctuations in state population and the size and number of streets directly influence the actual

Powell Bill revenues that are allocated to the City. For FY 2020, Powell Bill revenues are expected to decrease slightly by 1.71% from the current FY 2019 budget of \$2.2 million.

Fund Balance Appropriated

The final revenue source that should be noted is appropriated fund balance. The FY 2020 proposed budget includes a base amount of \$200,000 to cover contingency. This amount is always subject to change depending on the capital projects in any given year, unfinished projects, and open purchase orders that are carried forward into the following year.

There is an additional \$450,000 appropriated within the General Fund and an additional \$318,000 appropriated within Powell Bill in order to complete various road projects and to move forward with the next round of road refurbishments.

REVENUE SOURCE	2018 BUDGET	2019 BUDGET	INC/ (DEC)	2020	INC/ (DEC)
				PROPOSED BUDGET	
Appropriated Fund Balance					
General Fund	465,766	1,000,000	114.70%	650,000	-35.00%
Powell Bill	712,578	379,935	-46.68%	318,000	-16.30%
TOTAL	\$ 1,178,344	\$ 1,379,935		\$ 968,000	

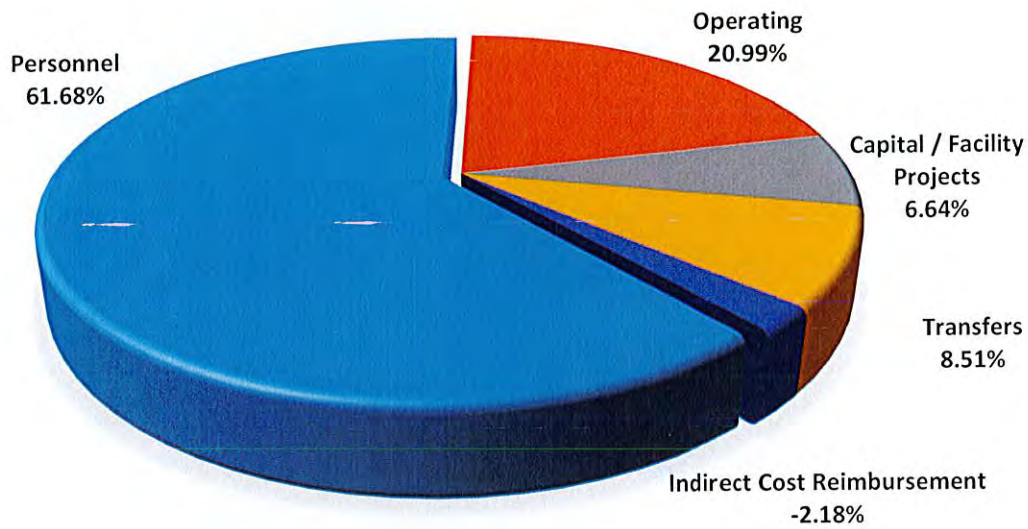
GENERAL FUND EXPENDITURES

According to the North Carolina Local Government Budget and Fiscal Control Act, each local government must project an annual balanced budget. The FY 2020 proposed budget includes revenues and expenditures each totaling \$693,745 more than the FY 2019 original budget.

General Fund expenditures for the FY 2020 proposed budget stand at \$85.7 million. The following is a breakdown by category:

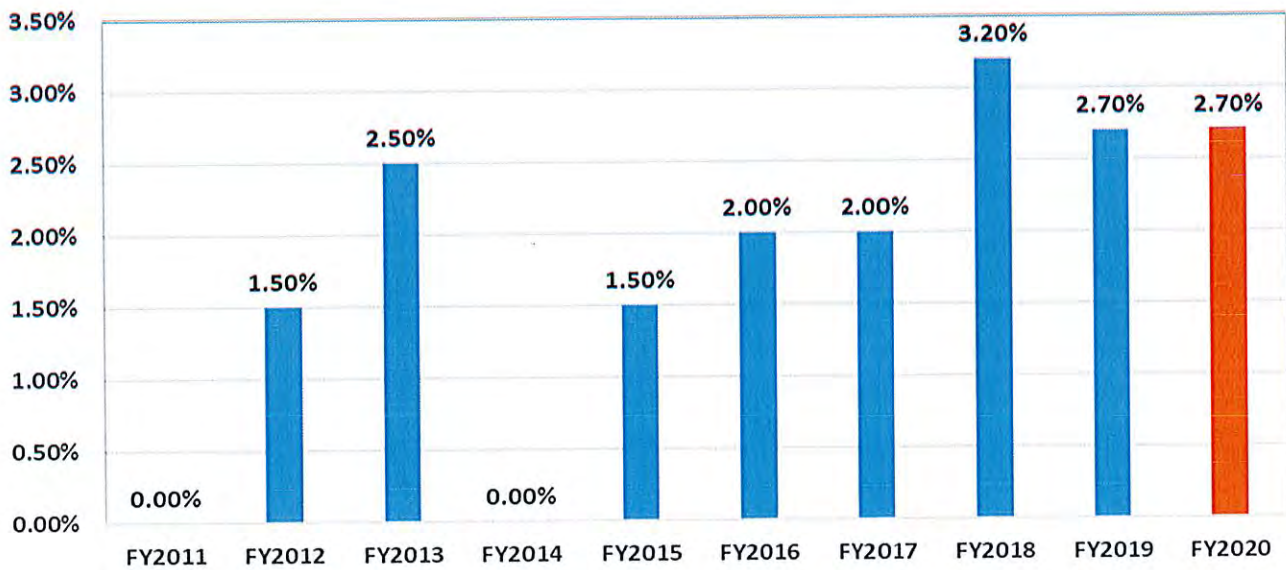
EXPENDITURE CATEGORY	2018 BUDGET	2019 BUDGET	2020
			PROPOSED BUDGET
Personnel	\$ 53,265,688	\$ 54,360,249	\$ 55,262,768
Operating	17,490,441	18,389,569	18,800,411
Capital / Facility Projects	4,300,631	4,966,321	5,947,902
Transfers	8,416,558	9,228,684	7,627,487
Indirect Cost Reimbursement	(1,459,519)	(1,950,887)	(1,950,887)
TOTAL	\$ 82,013,799	\$ 84,993,936	\$ 85,687,681

The following is the percentage allocation of General Fund expenditures by expense category for the FY 2020 proposed budget:



Personnel Expense

Personnel costs, inclusive of both salaries and fringe benefits, make up approximately 62% of the total General Fund budget. The FY 2020 Financial Plan approved by City Council in June of 2018 included an average 2.7% wage increase for employees. Over the last three fiscal years the City has funded an average 2.9% increase in wages for employees. The following is a summary of employee wage increases since FY 2011:



Both the City and GUC operate under a joint pay and benefits system. Every ten years both the City and GUC engage in an independent, comprehensive pay study to measure and compare the joint pay system to market for all positions and individually for specifically identified, competitive job classes. The next

ten-year review is scheduled for FY 2020 with any associated wage structure true-up and job class reclassifications to be reflected in the FY 2021-22 biennial budget.

The average 2.7% wage increase is comprised of a 1.5% merit increase, based on the employee’s annual performance evaluation, and a 1.2% market increase for all employees. FY 2020 will mark the third year of the City’s reinstatement of the merit program. Evaluation of the merit program will be included in the ten-year comprehensive pay study. The following is a breakdown of the merit/market increases by year since FY 2017:

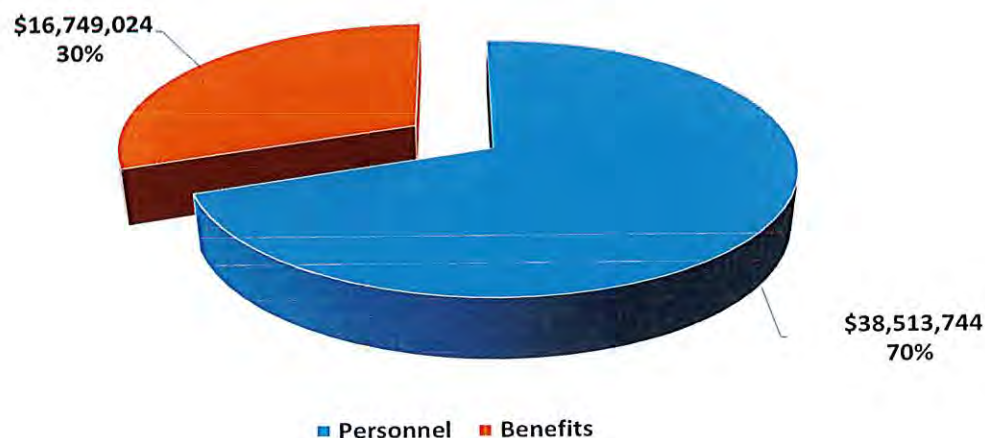
Year	Merit	Market	Total
FY 2016	0.00%	2.00%	2.00%
FY 2017	0.00%	2.00%	2.00%
FY 2018	1.20%	2.00%	3.20%
FY 2019	1.50%	1.20%	2.70%
FY 2020	1.50%	1.20%	2.70%

In order to assist staff in implementing the Council’s goals and objectives, the proposed budget includes a minimal number of new positions and position reclassifications, which are summarized as follows:

- Addition of Human Resources Staff Support Specialist to focus on the recruitment process
- Addition of Recreation and Parks Outreach Coordinator to serve South and West Greenville, Special Populations, Youth Outreach, and other community based initiatives
- Addition of (3) Fire / Rescue positions in preparation of the Southside Fire Station
- Reclassification of Grant Coordinator position to Data Analyst
- Reclassification of two EMS Specialist positions to one Fire / Rescue Deputy Chief
- Reclassification of the Chief Building Inspector to Assistant Director of Planning & Development
- Reclassification of the Recreation Superintendent to Assistant Director of Recreation & Parks

The proposed FY 2020 General Fund budget also provides for Public Safety compensation incentives to enhance the recruitment and retention of Public Safety officers.

In summary, the City’s General Fund personnel budget stands as at approximately \$55.2 million for FY 2020 broken down as follows:



Operating Expense

General Fund operating expenses include both discretionary and fixed cost budgets. Both discretionary and fixed cost budgets are allocated down to the departmental level and are used to fund the day-to-day operations of the City. Departments have more control and influence over the level in which discretionary dollars are allocated and utilized to fund the operations of the department. To the contrary, departments have minimal discretion and influence over the utilization of the fixed cost budgets. The following are examples of expenses categorized as discretionary and fixed cost:

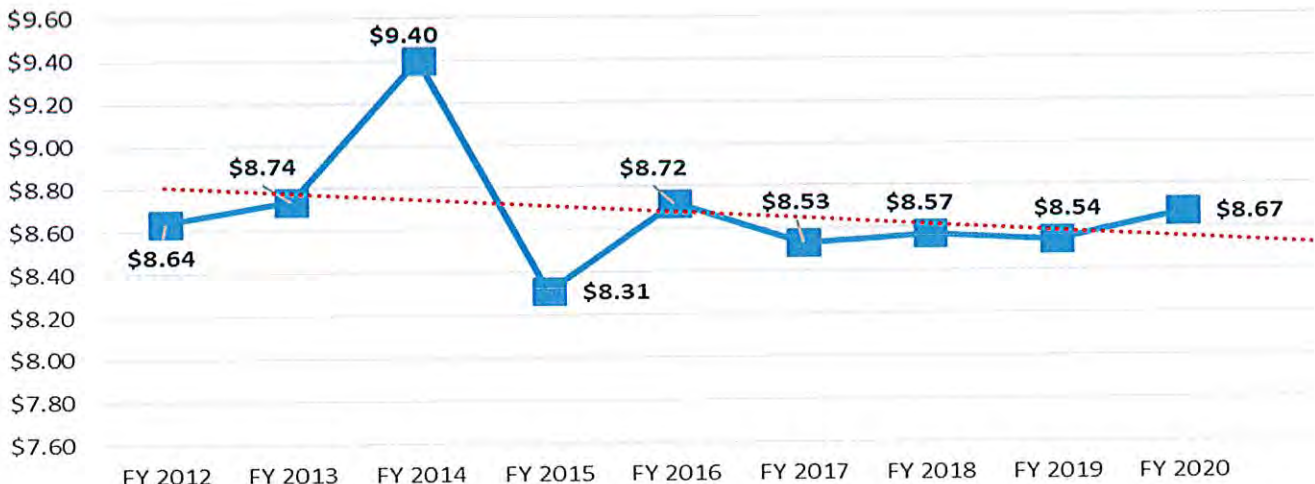
Discretionary Expense	
- Supplies & Materials	} More Discretion / Influence Over Use
- Advertising	
- Dues & Subscriptions	
- Printing	

Fixed Cost Expense	
- Utilities & Fuel	} Minimal Discretion / Influence Over Use
- Computer Hardware / Software	
- Telephone	
- Liability Insurance	
- Fleet & Vehicle Replacement	
- Repairs & Maintenance	

Operating Expense comprises approximately 21% of the City’s total General Fund budget. For the FY 2020 proposed budget, Operating Expense stands at \$18.8 million. The following is a breakdown by discretionary versus fixed of the City’s General Fund Operating Expense:

	2019 ORIGINAL BUDGET	2020 PROPOSED BUDGET
OPERATING EXPENSE		
Discretionary Expense	\$ 8,538,078	\$ 8,673,747
Fixed Cost Expense	9,851,491	10,126,664
TOTAL	\$ 18,389,569	\$ 18,800,411

Over the past seven fiscal years, discretionary expense has averaged approximately \$8.5 million with no significant increase or decrease in funding levels. As the level of City services has continued to expand over this time frame, discretionary dollars allocated to operational departments to provide these services have been relatively constant. The following shows the change in the discretionary budget since FY 2012:



Capital Improvement Expense

For FY 2020, Capital Improvements stand at \$6.0 million. The projects included in Capital Improvements are a direct reflection of the Council's approved goals and priorities. The following is a breakdown of funding by project for FY 2020:

CAPITAL IMPROVEMENT PROJECTS	2019 ORIGINAL BUDGET	2020 PROPOSED BUDGET
Street Improvements	\$ 2,500,000	\$ 2,500,000
Street Lighting / Cameras	250,000	250,000
10th Street Connector	150,000	-
South Tar Greenway Phase 3A	100,000	-
Sidewalk Construction	503,000	-
Thomas Foreman Press Box	30,000	-
Vehicle Replacement >\$35k	1,433,321	1,797,902
Rec & Parks Capital Projects	-	120,000
Facilities Improvement Program	1,400,000	1,280,000
TOTAL	\$ 6,366,321	\$ 5,947,902

Transfers

Transfers account for approximately 8.51% of the General Fund budget. A portion of the General Fund expenditures are transferred to other funds such as Debt Service, Sheppard Memorial Library, Housing, and the Transit Fund. For FY 2020, budgeted Transfers total \$7.6 million as opposed to \$7.8 million in FY 2019. The following is a breakdown of transfers for FY 2020:

TRANSFERS	2018 ORIGINAL BUDGET	2019 ORIGINAL BUDGET	INC/ (DEC)	2020 PROPOSED BUDGET	INC/ (DEC)
Debt Service Fund	\$ 4,737,002	\$ 4,737,002	0.00%	\$ 4,819,754	1.75%
Sheppard Memorial Library	1,232,969	1,269,958	3.00%	1,308,057	3.00%
Housing	300,806	309,830	3.00%	319,125	3.00%
Transit	603,781	771,894	27.84%	790,551	2.42%
Capital Reserve	-	740,000	0.00%	390,000	-47.30%
TOTAL TRANSFERS	\$ 6,874,558	\$ 7,828,684	33.84%	\$ 7,627,487	-37.13%

Included in the FY 2020 budget are transfers of \$390,000 to the Capital Reserve Fund for future projects identified as priorities by Council. The following is a breakdown of the transfers to Capital Reserve:

TRANSFERS TO CAPITAL RESERVE	2019 ORIGINAL BUDGET	2020 PROPOSED BUDGET
Industrial/Commercial Site Dev	\$ 300,000	\$ 300,000
Future NCDOT Projects	350,000	-
Dickinson Avenue Street Lighting	90,000	90,000
TOTAL	\$ 740,000	\$ 390,000

OTHER FUNDS

Debt Service Fund

The Debt Service Fund accounts for payments of the City's obligated debt as financed by General Fund revenue and the occupancy tax. Transfers are made throughout the fiscal year from the General Fund, as well as the Stormwater and Sanitation Funds, to the Debt Service Fund to cover the principal and interest payments. The total debt service amount in the FY 2020 proposed budget is \$5.6 million, which is an increase of 1.76% over current year.

Per the Long Range Debt Strategy that was approved in FY 2017, the City's intention is to fund future capital projects within the level of current debt service being financed through the General Fund without an increase in the property tax rate. As debt service is retired, the savings will be reinvested into newly obligated debt to finance additional capital projects.

Stormwater Utility Fund

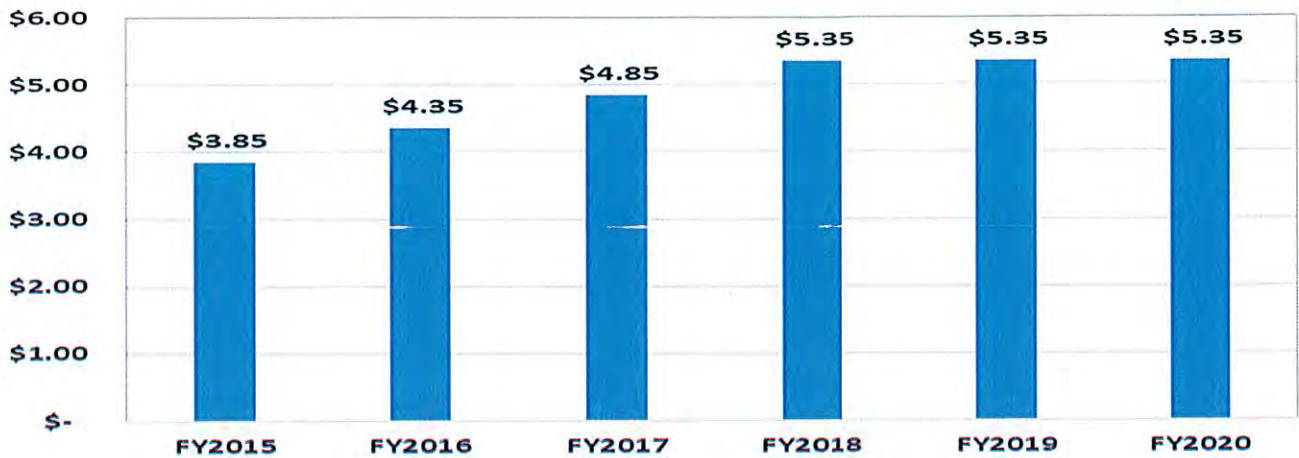
The Stormwater Utility Fund is an enterprise fund established to implement the City's Stormwater Management Program. Revenues are generated through a stormwater fee to support the program efforts. FY 2020 will see the initial implementation of increased preventative maintenance of stormwater infrastructure, with future years seeing increased capital project and infrastructure spending. A one-time fund balance appropriation will be made in the amount of \$1.43 million for new staffing and equipment, with rate increases planned for recurring capital and infrastructure spending.

The preventive maintenance program represents the first step in the City's implementation of the Watershed Master Plan recommendations as formulated by the Stormwater Advisory Committee. The service levels will create a system of policies and procedures intended to create a higher level of oversight related to the maintenance and development of the City's stormwater infrastructure. The following is a summary of the service level goals established as part of the newly created preventive maintenance program:

- Inspection of 50% of new infrastructure. Under the current system only 10% of new infrastructure is being inspected
- Public channels cleaned every year. Under the current system public channels are cleaned every two years
- Catch basins cleaned and inspected every 2.5 years. Under the current system catch basins are cleaned and inspected every five years
- All pipes cleaned and inspected every seven years. Currently, pipes are cleaned and inspected on an as needed basis
- Utility audits performed so as to maximize revenue. Currently, utility audits are not being performed
- Full condition assessments performed every twenty years. Currently, condition assessments are not being performed.

The level of preventive maintenance included in the approved stormwater plan will require the addition of approximately 16 staff positions and investment in various pieces of capital equipment. The City will begin increasing staff during FY 2020 in anticipation of the preventive maintenance program being fully operational for FY 2021. Annual funding for preventive maintenance is projected to total approximately

\$1.5 million, which will be funded through increases in stormwater fees that are scheduled to begin in FY 2021. The approved plan includes a \$1.00 increase in the monthly stormwater rate each year for four years. For FY 2020, the monthly stormwater rate remains constant at \$5.35 as summarized below:

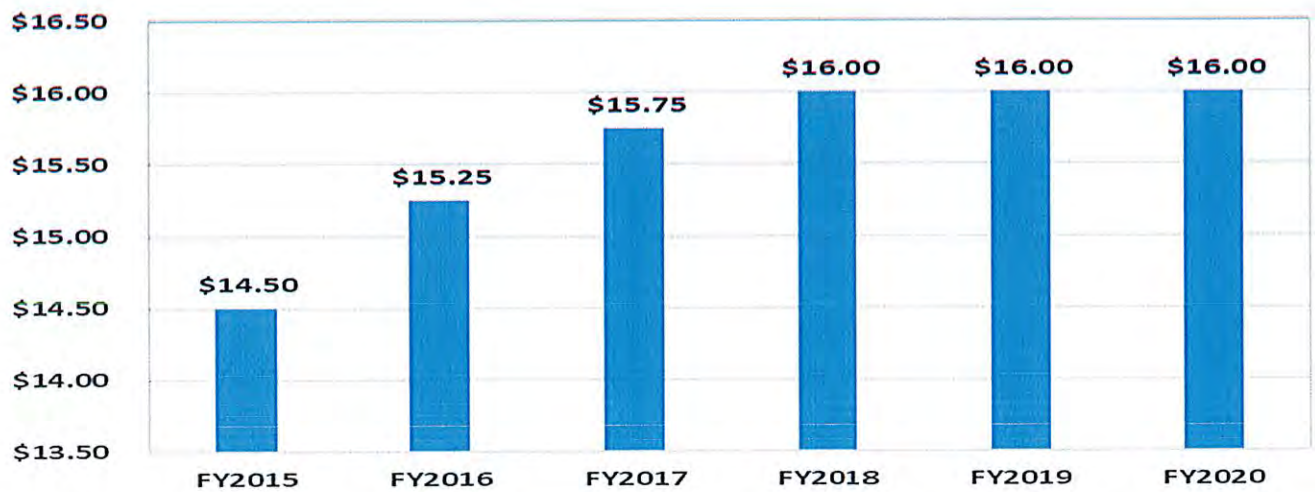


Public Transportation Fund – Transit

The majority of revenues for this fund are generated by federal grant income. For FY 2020, grant revenues are projected at \$2.1million, which is a minimal increase from current year \$2.09 million. The total budgeted amount for the fund are \$3.29 million.

Sanitation Fund

The City provides sanitation service including garbage, recycling, and yard waste collection weekly. The Sanitation Fund is an enterprise fund and collects for the services provided. The rates charged for curbside and multi-family service remain at \$16.00 per month as summarized below:



The budget for FY 2020 remains fairly constant at \$7.9 million as compared to the current year at \$7.8 million.

Housing Fund

The City receives funding from the US Department of Housing and Urban Development in the form of a Community Development Block Grant (CDBG) and HOME Investment Partnerships Program (HOME) to support the effort of providing decent, affordable housing within the community. The current budget for the fund is \$1.733 million including \$1.414 million in reimbursable grant funding. The City's CDBG and HOME allocations have increased roughly 10%, compared to the previous year allocations.

Health Fund

The Health Fund is an Internal Service Fund used to account for revenues and expenses associated with the provision of health and dental insurance for employees and retirees of the City and other entities that participate in the City's health and dental self-insured program (i.e. Convention and Visitors Authority, Sheppard Memorial Library, Pitt-Greenville Airport Authority, and Greenville Housing Authority). The FY 2020 budget for this fund is \$14.0 million. When compared to current year, this is a 3% increase.

Vehicle Replacement Fund

The Vehicle Replacement Fund is an Internal Service Fund used to account for revenues and expenditures associated with vehicles and other capital equipment purchased by the City's General Fund, Sanitation Fund, Stormwater Utility Fund, Fleet Fund, and Transit Fund. The FY 2020 budget for this fund totals \$4.700 million. This fund will receive the last installment of \$250,000 from the Sanitation Fund as repayment for a \$750,000 loan made in FY 2016.

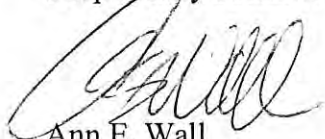
Due to the increased needs of the fund, department costs for vehicles over \$35,000 will be increased to 50% funding for FY 2020 as defined in the Financial Plan during budget deliberations in FY 2019.

Summary

At the direction of the City Council, staff prepared a budget that brings revenue and expenditure projections together. Staff continues to monitor certain legislation changes proposed in the North Carolina General Assembly, as well as the Federal Government, which could have a significant impact on the projected municipal revenues and expenses.

I would like to thank the City department heads and staff for their dedication and commitment in the preparation of this budget. I would specifically like to recognize the contributions of Assistant City Manager, Michael Cowin; Director of Financial Services, Byron Hayes; and Financial Services Manager, Ramona Bowser.

Respectfully submitted,



Ann E. Wall
City Manager

**BUDGET PROPOSED FOR CITY MANAGED FUNDS & INDEPENDENT AGENCIES
FOR FISCAL YEAR 2019-20 PROPOSED BUDGET**

FUND	2017 ACTUAL	2018 ORIGINAL BUDGET	2019 ORIGINAL BUDGET	2020 PROPOSED BUDGET
General	\$ 80,855,039	\$ 82,013,799	\$ 84,993,936	\$ 85,687,681
Debt Service	5,626,726	5,448,934	5,463,492	5,559,881
Public Transportation	2,269,117	2,858,391	3,249,922	3,288,032
Fleet Maintenance	4,288,034	4,337,071	4,431,156	4,561,394
Sanitation	7,201,930	7,619,286	7,843,096	7,895,860
Stormwater	5,462,158	5,928,998	5,882,000	7,368,459
Housing	1,520,001	1,424,149	1,597,179	1,733,500
Health Insurance	12,924,677	13,135,690	13,562,600	14,003,384
Vehicle Replacement	3,638,255	4,934,770	4,332,161	4,700,179
Facilities Improvement	1,590,000	1,542,000	1,400,000	1,280,000
Capital Reserve	467,842	-	740,000	390,000
TOTAL CITY MANAGED FUNDS	\$ 125,843,779	\$ 129,243,088	\$ 133,495,542	\$ 136,468,370
Greenville Utilities Commission	\$ 251,913,068	\$ 250,541,773	\$ 253,310,658	\$ 260,877,948
Convention & Visitors Authority	1,291,124	1,228,484	1,396,501	1,599,082
Sheppard Memorial Library	2,528,942	2,432,280	2,489,281	2,554,619
TOTAL INDEPENDENT AGENCIES	\$ 255,733,134	\$ 254,202,537	\$ 257,196,440	\$ 265,031,649
TOTAL ALL FUNDS	\$ 381,576,913	\$ 383,445,625	\$ 390,691,982	\$ 401,500,019

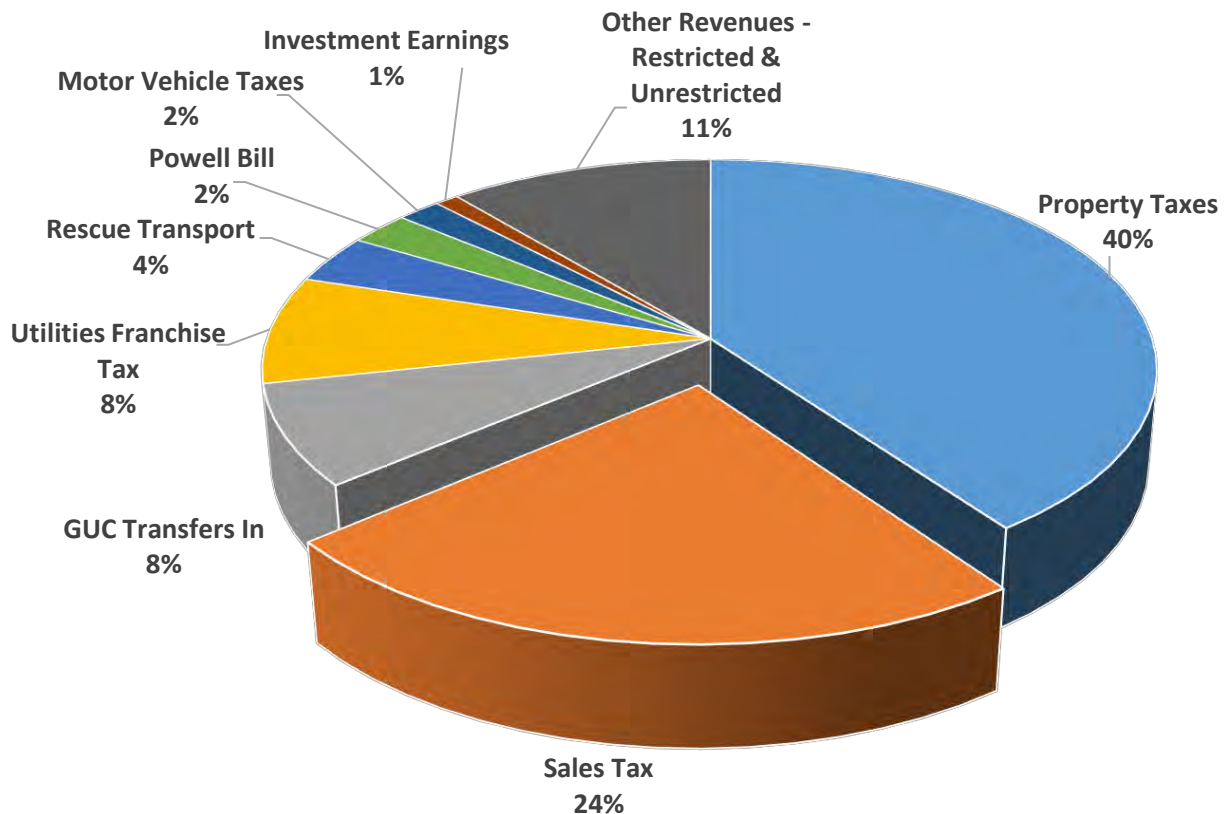
**BUDGET ADOPTED FOR GENERAL FUND - REVENUE SUMMARY
FOR FISCAL YEAR 2019-20 PROPOSED BUDGET**

REVENUE SOURCE	2017 ACTUAL	2018 ORIGINAL BUDGET	2019 ORIGINAL BUDGET	2020 PROPOSED BUDGET
Property Taxes	\$ 31,977,626	\$ 32,750,000	\$ 33,722,500	\$ 34,306,950
Sales Tax	18,469,673	18,823,000	19,463,690	20,404,423
GUC Transfers In	6,661,899	6,651,919	6,731,296	6,639,369
Utilities Franchise Tax	6,827,761	7,102,077	7,000,000	7,100,000
Rescue Transport	2,692,167	3,127,484	3,643,346	3,205,109
Powell Bill - State Allocation	2,201,441	2,220,065	2,220,065	2,182,000
Motor Vehicle Taxes	1,407,660	1,503,457	1,508,522	1,568,863
Inspections	1,394,750	950,000	1,399,840	1,255,152
Recreation	1,851,389	1,999,487	1,231,826	1,243,876
Investment Earnings	381,105	500,000	500,000	850,000
All Other Revenues	6,989,568	5,207,966	6,192,916	5,963,939

SUBTOTAL	\$ 80,855,039	\$ 80,835,455	\$ 83,614,001	\$ 84,719,681
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Appropriated Fund Balance				
General Fund	-	465,766	1,000,000	650,000
Powell Bill	-	712,578	379,935	318,000

TOTAL	\$ 80,855,039	\$ 82,013,799	\$ 84,993,936	\$ 85,687,681
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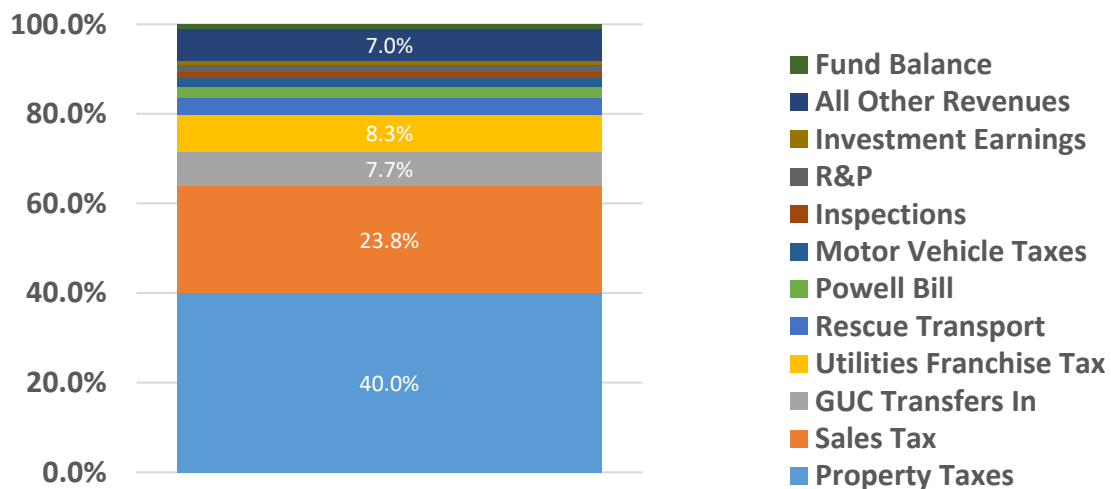


**BUDGET ADOPTED FOR GENERAL FUND - REVENUE DETAIL
FOR FISCAL YEAR 2019-20 PROPOSED BUDGET**

REVENUE SOURCE	2017 ACTUAL	2018 ORIGINAL BUDGET	2019 ORIGINAL BUDGET	2020 PROPOSED BUDGET
Unrestricted Intergovernmental Property Taxes				
Current Year Taxes	\$ 29,152,393	\$ 29,944,490	\$ 30,528,008	\$ 31,048,568
Motor Vehicle Taxes	3,016,063	2,965,692	3,166,299	3,229,625
Prior Year Taxes	268,998	149,082	359,618	366,810
Tax Interest & Penalties	145,178	187,460	185,367	189,074
Tax Discounts	(500,833)	(412,281)	(428,937)	(437,516)
Tax Refunds	(104,174)	(84,443)	(87,854)	(89,612)
SUBTOTAL	\$ 31,977,626	\$ 32,750,000	\$ 33,722,500	\$ 34,306,950
Other Unrestricted Intergovernmental				
Sales Taxes	\$ 18,469,673	\$ 18,823,000	\$ 19,463,690	\$ 20,404,423
Rental Vehicle - Gross Receipts	152,527	133,378	160,370	165,181
Video Program & Supplemental PEG	875,412	923,767	860,935	869,544
Motor Vehicle Fee	1,407,660	1,503,457	1,508,522	1,568,863
Payment in Lieu of Taxes	52	51,075	67,470	68,819
State Fire Protection	387,490	390,000	393,900	397,839
Utilities Franchise Tax	6,827,761	7,102,077	7,000,000	7,100,000
Beer & Wine	403,408	437,266	425,073	429,324
SUBTOTAL	\$ 28,523,983	\$ 29,364,020	\$ 29,879,960	\$ 31,003,993
Restricted Intergovernmental				
Traffic Control Lights Maintenance	\$ 118,411	\$ 157,000	\$ 157,000	\$ 158,021
Street Sweeper Agreement	259,068	25,035	25,035	25,035
Powell Bill State Allocation	2,201,441	2,220,065	2,220,065	2,182,000
Special State/Federal/Local Grants	378,601	13,186	503,000	-
Section 104 F Planning Grant MPO	254,761	225,280	605,647	414,618
SUBTOTAL	\$ 3,212,282	\$ 2,640,566	\$ 3,510,747	\$ 2,779,674
Licenses, Permits & Fees				
Inspection Division Permits	\$ 1,394,850	\$ 950,000	\$ 1,399,840	1,255,152
Planning Fees	139,045	110,721	142,960	174,834
Recreation Department Activity Fees	1,851,389	1,999,487	1,231,826	1,243,876
Police Fees	698,201	1,229,621	1,136,903	1,517,848
Engineering Fees	20,999	14,508	33,527	27,019
Fire/Rescue Fees	187,036	208,455	214,500	214,500
SUBTOTAL	\$ 4,291,520	\$ 4,512,792	\$ 4,159,556	\$ 4,433,229

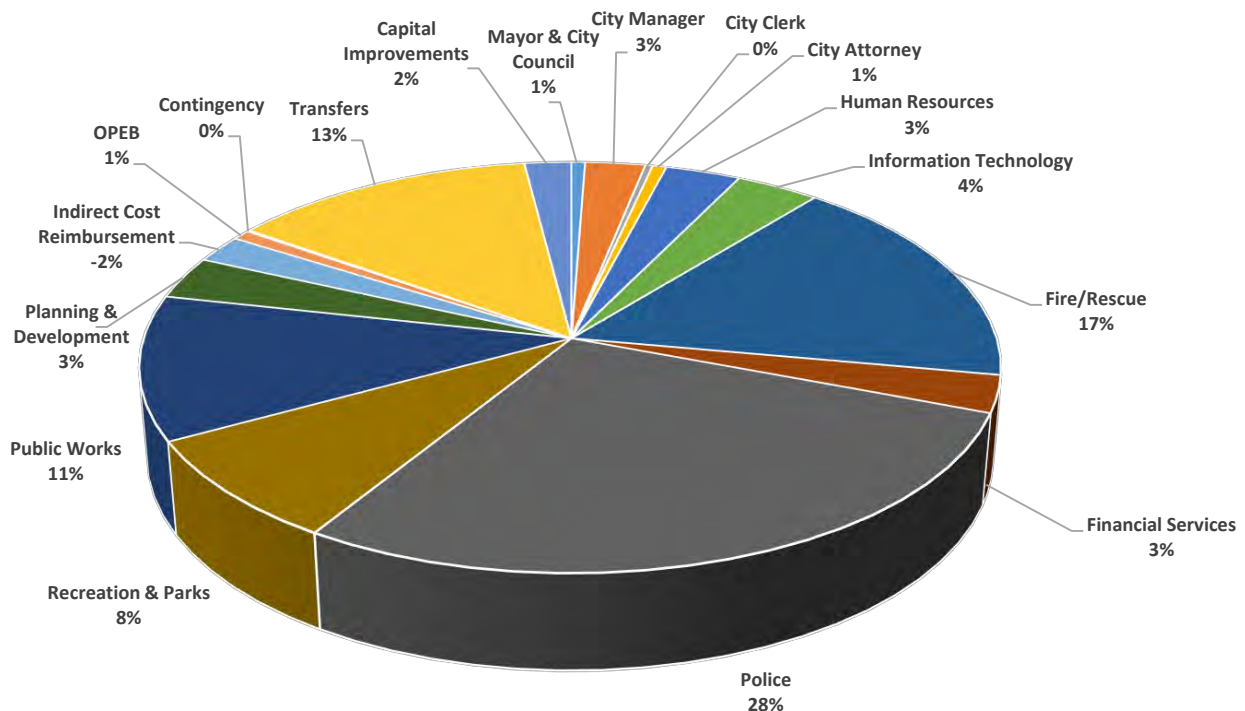
**BUDGET ADOPTED FOR GENERAL FUND - REVENUE DETAIL
FOR FISCAL YEAR 2019-20 PROPOSED BUDGET**

REVENUE SOURCE	2017 ACTUAL	2018 ORIGINAL BUDGET	2019 ORIGINAL BUDGET	2020 PROPOSED BUDGET
Sales & Services				
Rescue Service Transport	\$ 2,692,167	\$ 3,127,484	\$ 3,643,346	\$ 3,205,109
Leased Parking & Meters	202,513	178,386	294,803	389,868
Parking Violations	265,539	216,363	375,000	247,302
SUBTOTAL	\$ 3,160,219	\$ 3,522,233	\$ 4,313,149	\$ 3,842,279
Other Revenues				
Sale of Property	\$ 1,514,271	\$ 26,016	\$ 26,536	\$ -
Other Revenue	1,045,316	767,909	770,257	864,187
SUBTOTAL	\$ 2,559,586	\$ 793,925	\$ 796,793	\$ 864,187
Investment Earnings				
Investment Earnings	\$ 381,105	\$ 500,000	\$ 500,000	\$ 850,000
Other Financing Sources				
Transfer in GUC	\$ 6,661,899	\$ 6,651,919	\$ 6,731,296	\$ 6,639,369
Transfer from Housing	-	100,000	-	-
Other Transfers	86,818	-	-	-
SUBTOTAL	\$ 6,748,717	\$ 6,751,919	\$ 6,731,296	\$ 6,639,369
Fund Balance Appropriated				
Appropriated Fund Balance - General	-	465,766	1,000,000	650,000
Appropriated Fund Balance - Powell Bill	-	712,578	379,935	318,000
SUBTOTAL	\$ -	\$ 1,178,344	\$ 1,379,935	\$ 968,000
GENERAL FUND REVENUE TOTAL	\$ 80,855,039	\$ 82,013,799	\$ 84,993,936	\$ 85,687,681



**BUDGET ADOPTED FOR GENERAL FUND - EXPENSE BY DEPARTMENT
FOR FISCAL YEAR 2019-20 PROPOSED BUDGET**

DEPARTMENT	2017 ACTUAL	2018 ORIGINAL BUDGET	2019 ORIGINAL BUDGET	2020 PROPOSED BUDGET
Mayor & City Council	\$ 411,076	\$ 457,998	\$ 430,586	\$ 525,033
City Manager	2,383,711	2,070,618	2,496,657	2,302,683
City Clerk	248,789	265,083	275,649	284,263
City Attorney	457,682	460,767	509,349	531,965
Human Resources	2,627,508	2,790,698	2,855,170	2,883,262
Information Technology	2,845,527	2,993,452	3,151,566	3,216,356
Fire/Rescue	13,545,750	14,023,486	14,689,593	15,204,025
Financial Services	2,442,784	2,428,481	2,481,422	2,603,807
Police	23,186,751	24,757,355	25,091,055	25,173,859
Recreation & Parks	7,503,495	7,573,949	7,181,175	7,345,457
Public Works	8,303,698	9,671,950	9,999,525	10,189,970
Planning & Development	2,465,175	2,562,292	2,848,068	3,002,499
TOTAL BY DEPARTMENT	\$ 66,421,946	\$ 70,056,129	\$ 72,009,816	\$ 73,263,179
Indirect Cost Reimbursement	\$ (1,311,578)	\$ (1,459,519)	\$ (1,950,887)	\$ (1,950,887)
Other Post Employment Benefits	500,000	500,000	600,000	700,000
Contingency	-	200,000	121,500	100,000
TOTAL EXPENSES BY DEPARTMENT	\$ 65,610,368	\$ 69,296,610	\$ 70,780,429	\$ 72,112,292
Transfers to Other Funds	\$ 14,010,301	\$ 10,616,558	\$ 11,638,684	\$ 11,777,487
Total Capital Improvements	2,255,396	2,100,631	2,574,821	1,797,902
TOTAL GENERAL FUND	\$ 81,876,065	\$ 82,013,799	\$ 84,993,934	\$ 85,687,681

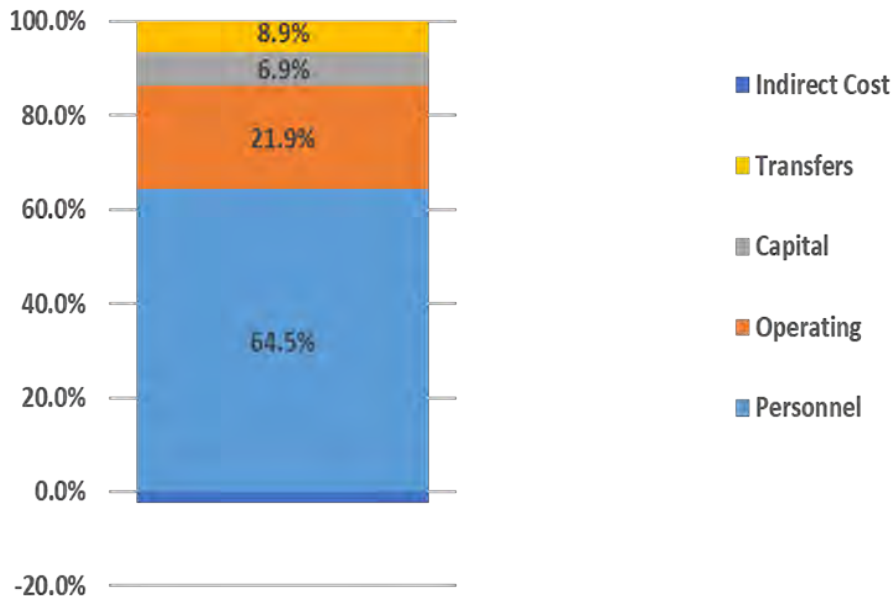


**BUDGET ADOPTED FOR GENERAL FUND - EXPENSE DETAIL
FOR FISCAL YEAR 2019-20 PROPOSED BUDGET**

	2017 ACTUAL	2018 ORIGINAL BUDGET	2019 ORIGINAL BUDGET	2020 PROPOSED BUDGET
Personnel				
Regular Salaries	\$ 32,865,058	\$ 35,258,772	\$ 36,085,230	\$ 36,203,332
Overtime Salaries	1,589,418	1,456,762	1,540,270	1,540,270
Off-Duty	283,905	237,838	295,000	295,000
Allowances	439,647	459,540	472,740	475,142
FICA	2,557,502	2,703,818	2,566,717	2,662,133
Retirement	2,499,349	2,732,279	2,521,584	3,208,426
Health Insurance	8,129,114	8,691,174	8,445,610	8,512,157
Group Life Insurance	174,022	140,398	110,698	76,398
Workers Compensation	563,262	559,512	610,000	610,000
Education/Training Assistance	39,569	30,000	33,026	33,026
401K Retirement	844,722	903,386	1,026,359	986,943
Other Personnel Expenses	171,794	92,209	653,015	659,941
TOTAL PERSONNEL	\$ 50,157,362	\$ 53,265,688	\$ 54,360,249	\$ 55,262,768
Operating				
Advertising	\$ 94,656	\$ 117,177	\$ 115,253	\$ 120,670
Building Maintenance	340,346	237,885	345,608	349,608
Computer Hardware	271,956	320,312	206,095	282,653
Computer Software	596,213	624,947	808,886	847,363
Contingency	-	200,000	121,500	100,000
Contracted Services	3,695,887	3,830,652	3,774,738	3,749,908
Copier Maintenance	48,037	57,807	52,614	53,058
Dues & Subscriptions	200,259	192,714	209,152	223,093
Elections	-	75,000	-	89,606
Equipment Maintenance	113,669	216,412	207,500	211,968
F/R General Expenses	156,648	187,759	163,905	182,000
Fleet Labor	1,114,070	916,357	1,075,668	1,110,939
Fleet Service Fixed Cost	1,036,866	1,036,866	1,059,817	1,063,254
Fuel	580,530	689,700	653,559	670,873
General Insurance Liability	534,051	531,000	550,000	550,000
Grants/Donations	208,969	74,600	205,100	205,100
Laundry & Cleaning	29,006	27,802	33,602	35,102
OPEB	500,000	500,000	600,000	700,000
Other Expense	1,266,403	1,000,452	1,184,067	1,119,714
Postage	42,333	58,000	50,000	40,000
Printing	56,138	91,709	92,738	90,546
Professional Services	19,992	32,000	32,853	32,515
Property & Casualty Loss	104,710	280,000	400,000	400,000
Radio Maintenance	150,760	154,741	169,217	176,957
Street Light	1,380,608	1,550,840	1,438,014	1,452,394
Supplies & Materials	1,536,480	1,609,171	1,878,962	1,944,863
Telephone	268,655	308,989	344,513	366,783
Travel/Training	371,583	340,621	400,547	406,630
Uniforms	262,122	298,060	325,500	334,000

**BUDGET ADOPTED FOR GENERAL FUND - EXPENSE DETAIL
FOR FISCAL YEAR 2019-20 PROPOSED BUDGET**

	2017 ACTUAL	2018 ORIGINAL BUDGET	2019 ORIGINAL BUDGET	2020 PROPOSED BUDGET
Operating Continued				
Utilities	1,059,583	1,185,314	1,149,000	1,152,700
Vehicle Maintenance	724,057	743,554	722,661	738,114
TOTAL OPERATING	\$ 16,764,584	\$ 17,490,441	\$ 18,371,069	\$ 18,800,411
Capital				
Capital Improvements	2,255,396	2,100,631	2,484,821	1,797,902
TOTAL CAPITAL	\$ 2,255,396	\$ 2,100,631	\$ 2,484,821	\$ 1,797,902
Transfers				
Facilities Improvement Program	\$ 1,590,000	\$ 1,542,000	\$ 1,400,000	\$ 1,280,000
Street Improvement Program	1,700,000	2,200,000	2,500,000	2,500,000
Debt Service Fund	4,812,928	4,737,002	4,737,002	4,819,754
Sheppard Memorial Library	1,197,058	1,232,969	1,269,958	1,308,057
Housing	292,684	300,806	309,830	319,125
Transit	565,269	603,781	771,894	790,551
Capital Reserve	467,119	-	740,000	390,000
Imperial Site Project	1,040,000	-	-	-
Rec & Parks Capital Projects	410,000	-	-	120,000
Public Works Capital Projects	1,935,243	-	-	250,000
TOTAL TRANSFERS	14,010,301	10,616,558	11,728,684	11,777,487
Indirect Cost Reimbursement	(1,311,578)	(1,459,519)	(1,950,887)	(1,950,887)
TOTAL EXPENDITURES	\$ 81,876,065	\$ 82,013,799	\$ 84,993,936	\$ 85,687,681

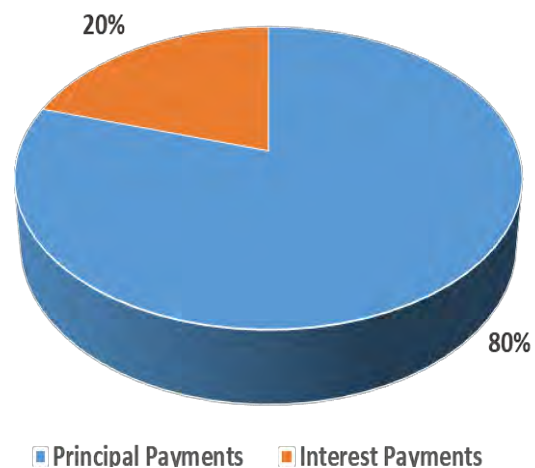
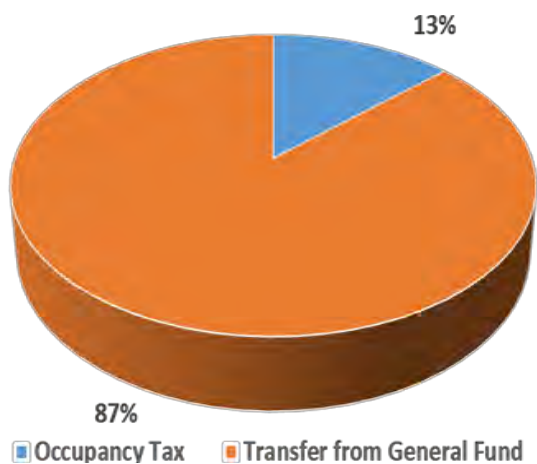


DEBT SERVICE FUND FOR FISCAL YEAR 2019-20 PROPOSED BUDGET

The Debt Service Fund accounts for the payment of the City's debt. When payments are due, the General Fund transfers the needed funds into this fund for payment.

REVENUES	2017 ACTUAL	2018 ORIGINAL BUDGET	2019 ORIGINAL BUDGET	2020 PROPOSED BUDGET
Occupancy Tax	\$ 765,973	\$ 711,932	\$ 726,490	\$ 740,127
Transfer from Powell Bill	72,603	73,299	-	-
Transfer from General Fund	4,740,325	4,663,703	4,737,002	4,819,754
Energy Efficient Refund	34,543	-	-	-
Investment Earnings	13,282	-	-	-
TOTAL	\$ 5,626,726	\$ 5,448,934	\$ 5,463,492	\$ 5,559,881

EXPENSES	2017 ACTUAL	2018 ORIGINAL BUDGET	2019 ORIGINAL BUDGET	2020 PROPOSED BUDGET
Principal Payments	\$ 3,939,097	\$ 4,682,088	\$ 4,433,476	\$ 4,439,631
Interest Payments	1,039,266	766,846	1,030,016	1,120,250
TOTAL	\$ 4,978,363	\$ 5,448,934	\$ 5,463,492	\$ 5,559,881

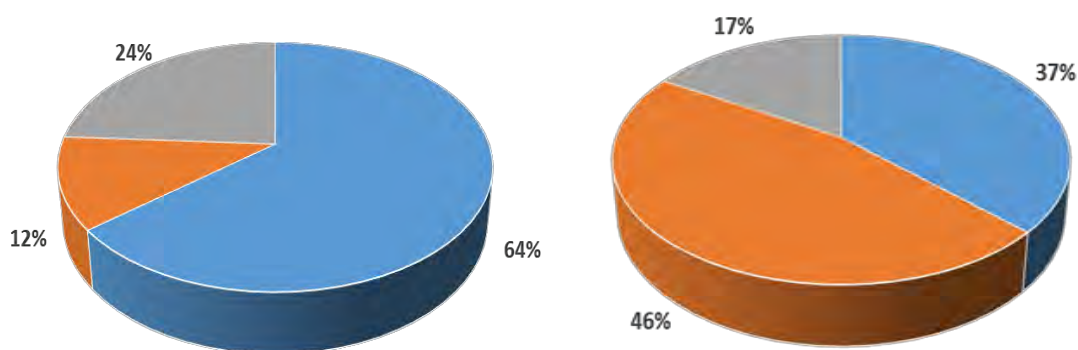


PUBLIC TRANSPORTATION FUND FOR FISCAL YEAR 2019-20 PROPOSED BUDGET

Planning activities remain approximately the same and are reimbursed at 80% from Federal funds. Federal operating funding remains at 50% of the total. Capital items and ADA service and preventative maintenance items requested are reimbursable at 80% Federal share.

REVENUES	2017 ACTUAL	2018 ORIGINAL BUDGET	2019 ORIGINAL BUDGET	2020 PROPOSED BUDGET
Grant Income	\$ 1,465,331	\$ 1,757,197	\$ 2,098,993	\$ 2,107,543
Bus Fare / Ticket Sales	238,517	380,014	379,035	389,938
Transfer from General Fund	565,269	603,781	771,894	790,551
Appropriated Fund Balance	-	117,399	-	-
TOTAL	\$ 2,269,117	\$ 2,858,391	\$ 3,249,922	\$ 3,288,032

EXPENSES	2017 ACTUAL	2018 ORIGINAL BUDGET	2019 ORIGINAL BUDGET	2020 PROPOSED BUDGET
Personnel	\$ 1,224,564	\$ 1,177,241	\$ 1,157,856	\$ 1,220,900
Operating	820,813	1,141,561	1,564,037	1,524,346
Capital Improvements	299,721	539,589	528,029	542,786
Other	125,650	-	-	-
TOTAL	\$ 2,470,748	\$ 2,858,391	\$ 3,249,922	\$ 3,288,032



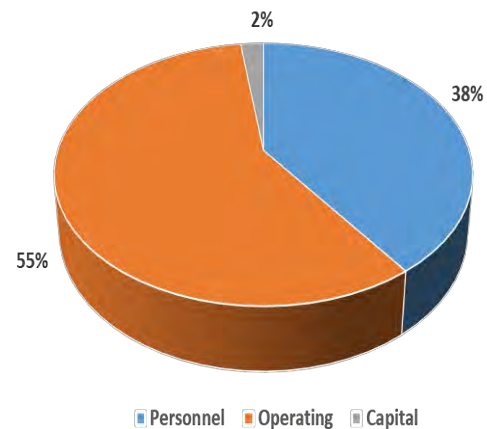
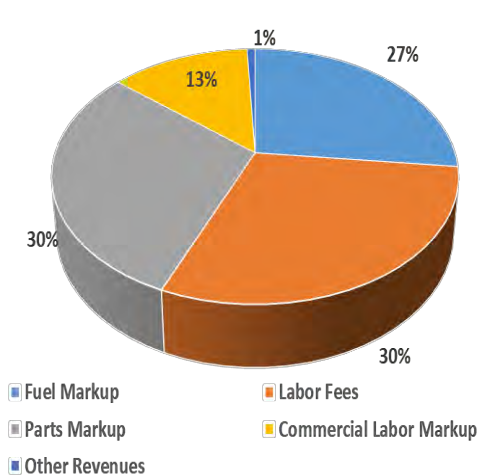
■ Grant Income
 ■ Bus Fare/Ticket Sales
 ■ Transfer from General Fund
 ■ Personnel
 ■ Operating
 ■ Capital

FLEET MAINTENANCE FUND FOR FISCAL YEAR 2019-20 PROPOSED BUDGET

The Fleet Maintenance Fund has been established as an internal service fund to account for charge-backs to the respective departments of the City for labor, fuel, and parts for items needed to maintain City vehicles. The creation of this fund will assist the City in more accurately reflecting the

REVENUES	2017 ACTUAL	2018 ORIGINAL BUDGET	2019 ORIGINAL BUDGET	2020 PROPOSED BUDGET
Fuel Markup	\$ 1,070,366	\$ 1,222,336	\$ 1,190,882	\$ 1,219,789
Labor Fees	1,393,182	1,136,773	1,411,373	1,350,000
Parts Markup	1,302,579	1,471,233	1,329,829	1,356,425
Commercial Labor Markup	519,565	496,796	464,742	600,000
Other Revenues	2,342	9,933	34,330	35,180
TOTAL	\$ 4,288,034	\$ 4,337,071	\$ 4,431,156	\$ 4,561,394

EXPENSES	2017 ACTUAL	2018 ORIGINAL BUDGET	2019 ORIGINAL BUDGET	2020 PROPOSED BUDGET
Personnel	\$ 1,509,416	\$ 1,466,383	\$ 1,504,692	\$ 1,543,856
Operating	2,651,133	2,870,688	2,895,464	2,982,538
Capital Outlay	13,493	-	31,000	35,000
Other	37,624	-	-	-
TOTAL	\$ 4,211,666	\$ 4,337,071	\$ 4,431,156	\$ 4,561,394

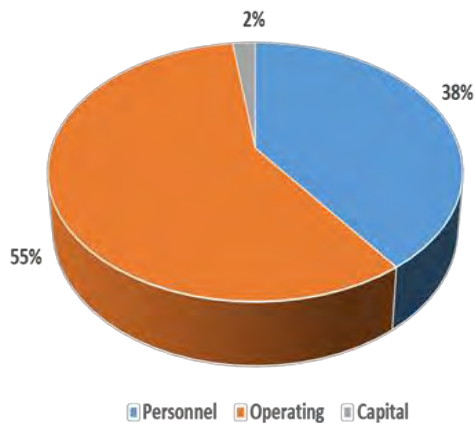
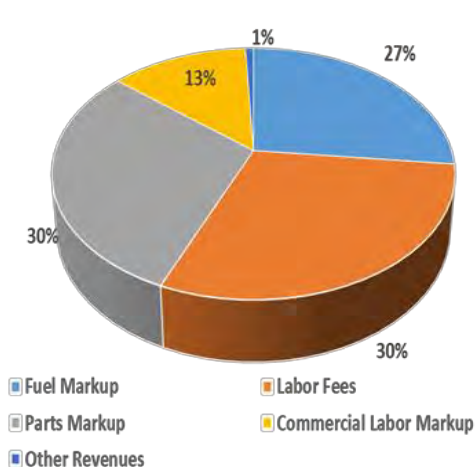


SANITATION FUND FOR FISCAL YEAR 2019-20 PROPOSED BUDGET

The Sanitation Fund is established to account for the user charges, fees, and all operating costs associated with the operation of the Sanitation Division operated through the Public Works Department of the City. The Sanitation Division offers comprehensive solid waste services such as garbage, recyclable, bulky trash, leaf collection, as well as mosquito and rodent control.

REVENUES	2017 ACTUAL	2018 ORIGINAL BUDGET	2019 ORIGINAL BUDGET	2020 PROPOSED BUDGET
Refuse Fees	\$ 6,997,377	\$ 7,449,600	\$ 7,524,096	\$ 7,599,360
Cart & Dumpster Sales	108,118	94,880	122,500	100,000
Other Revenues	96,435	74,806	196,500	196,500
TOTAL	\$ 7,201,930	\$ 7,619,286	\$ 7,843,096	\$ 7,895,860

EXPENSES	2017 ACTUAL	2018 ORIGINAL BUDGET	2019 ORIGINAL BUDGET	2020 PROPOSED BUDGET
Personnel	\$ 2,945,638	\$ 3,135,859	\$ 2,833,368	\$ 3,024,516
Operating	3,680,211	3,963,668	4,489,969	4,302,494
Capital	30,210	101,606	150,000	150,000
Debt Service	24,437	168,153	119,759	168,850
Transfer to General Fund	35,620	-	-	-
Transfer to VRF	237,816	250,000	250,000	250,000
TOTAL	\$ 6,953,932	\$ 7,619,286	\$ 7,843,096	\$ 7,895,860

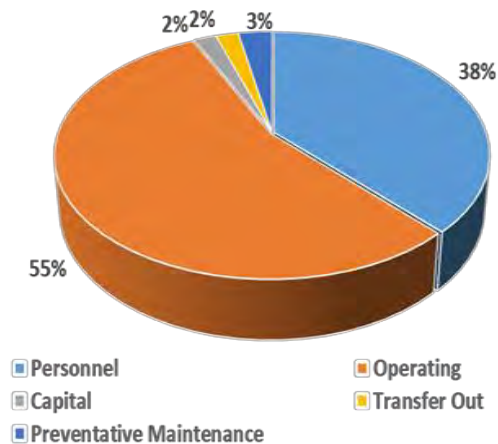
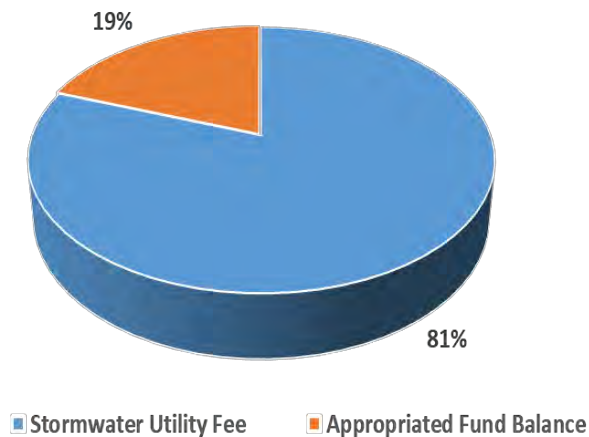


STORMWATER UTILITY FUND FOR FISCAL YEAR 2019-20 PROPOSED BUDGET

The Stormwater Utility Fund is an enterprise fund established to implement the City's Stormwater Management Program. Revenue for this program is generated through a Stormwater fee paid by citizens owning improved property with buildings, parking lots, driveways, etc. The Stormwater Management Program is implemented through the Public Works Department's Engineering and Street Maintenance Divisions. It is directed at compliance with Federal and State environmental

REVENUES	2017 ACTUAL	2018 ORIGINAL BUDGET	2019 ORIGINAL BUDGET	2020 PROPOSED BUDGET
Stormwater Utility Fee	\$ 5,462,158	\$ 5,928,998	\$ 5,882,000	\$ 5,941,000
Appropriated Fund Balance	-	-	-	1,427,459
TOTAL	\$ 5,462,158	\$ 5,928,998	\$ 5,882,000	\$ 7,368,459

EXPENSES	2017 ACTUAL	2018 ORIGINAL BUDGET	2019 ORIGINAL BUDGET	2020 PROPOSED BUDGET
Personnel	\$ 1,249,446	\$ 1,487,637	\$ 1,611,281	\$ 2,577,646
Operating	988,726	1,398,361	1,589,147	1,557,283
Capital	174,539	3,043,000	1,385,307	1,437,265
Transfer Out	574,331	-	1,296,265	1,296,265
Preventive Maintenance				500,000
TOTAL	\$ 2,987,042	\$ 5,928,998	\$ 5,882,000	\$ 7,368,459

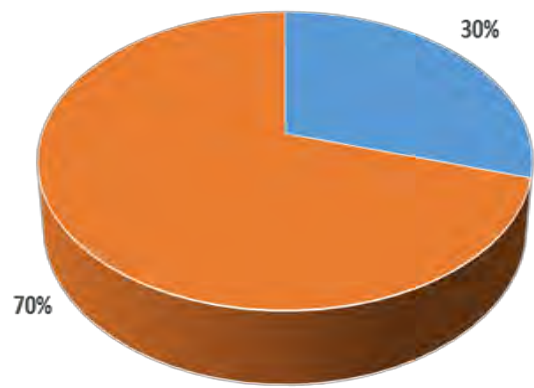
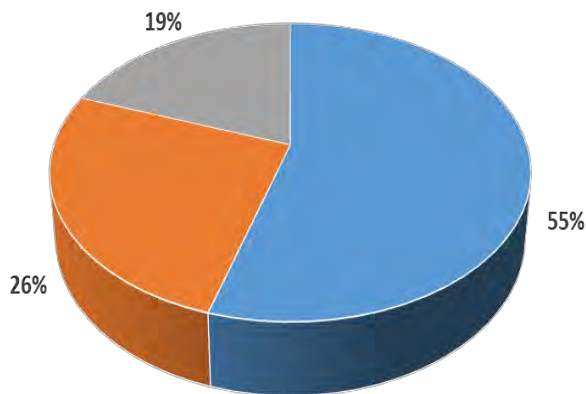


HOUSING FUND FOR FISCAL YEAR 2019-20 PROPOSED BUDGET

The Housing Division administers US Department of Housing and Urban Development Community Development Block Grant Funds and Local Bond Funds. The funds are used to develop programs to serve low and moderate-income households. To this end, this fund is responsible for monitoring programs for compliance with local, state, and federal program standards. This fund also provides housing rehabilitation assistance to owner occupants, assistance to nonprofit agencies, down-

REVENUES	2017 ACTUAL	2018 ORIGINAL BUDGET	2019 ORIGINAL BUDGET	2020 PROPOSED BUDGET
CDBG Grant Income	\$ 971,733	\$ 796,296	\$ 872,246	\$ 918,753
HOME Grant Income	255,584	327,047	415,103	\$ 495,622
Transfer from General Fund	292,684	300,806	309,830	\$ 319,125
TOTAL	\$ 1,520,001	\$ 1,424,149	\$ 1,597,179	\$ 1,733,500

EXPENSES	2017 ACTUAL	2018 ORIGINAL BUDGET	2019 ORIGINAL BUDGET	2020 PROPOSED BUDGET
Personnel	\$ 306,857	\$ 485,655	\$ 500,225	\$ 515,232
Operating	1,062,733	938,494	1,096,954	1,218,269
TOTAL	\$ 1,369,590	\$ 1,424,149	\$ 1,597,179	\$ 1,733,500



■ CDBG Grant Income ■ HOME Income ■ Transfer from General Fund

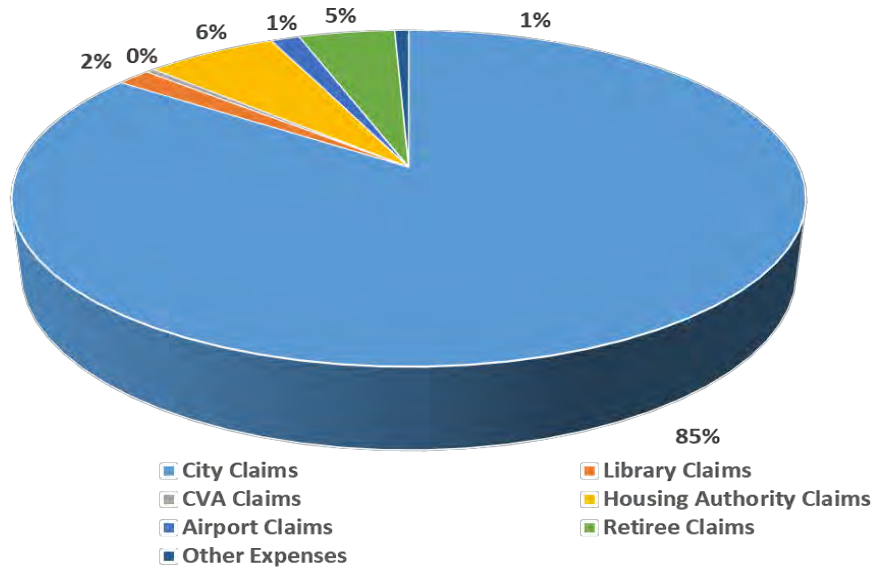
■ Personnel ■ Operating

HEALTH FUND FOR FISCAL YEAR 2019-20 PROPOSED BUDGET

The Health Fund is used to account for the administration of the City's health insurance program.

REVENUES	2017 ACTUAL	2018 ORIGINAL BUDGET	2019 ORIGINAL BUDGET	2020 PROPOSED BUDGET
City Employer Contribution	\$ 8,579,173	\$ 9,197,718	\$ 9,049,593	\$ 9,142,572
City Employee Contribution	1,716,957	991,464	1,646,123	1,646,123
CVA Contributions	68,679	51,713	58,372	58,372
Library Contributions	184,586	182,536	212,950	221,349
Airport Contributions	177,815	173,411	179,047	184,866
Housing Authority Contributions	621,574	599,541	619,026	639,144
Retiree Contributions	1,248,542	1,349,309	1,327,544	1,327,544
Other Revenues	107,165	4,246	4,246	4,246
Insurance Company Refund / Reimb	220,185	240,000	240,000	240,000
Appropriated Fund Balance	-	345,752	225,699	539,168
TOTAL	\$ 12,924,677	\$ 13,135,690	\$ 13,562,600	\$ 14,003,384

EXPENSES	2017 ACTUAL	2018 ORIGINAL BUDGET	2019 ORIGINAL BUDGET	2020 PROPOSED BUDGET
City Claims	\$ 10,673,236	\$ 11,137,330	\$ 11,499,293	\$ 11,873,020
Library Claims	194,022	216,313	223,343	230,602
CVA Claims	60,721	54,611	56,386	58,218
Housing Authority Claims	1,029,253	841,305	868,647	896,878
Airport Claims	164,593	183,234	189,189	195,338
Retiree Claims	575,784	612,897	632,816	653,383
Other Expenses	220,895	90,000	92,925	95,945
TOTAL	\$ 12,918,504	\$ 13,135,690	\$ 13,562,600	\$ 14,003,384

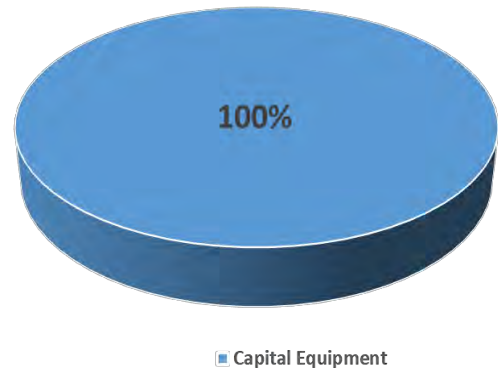
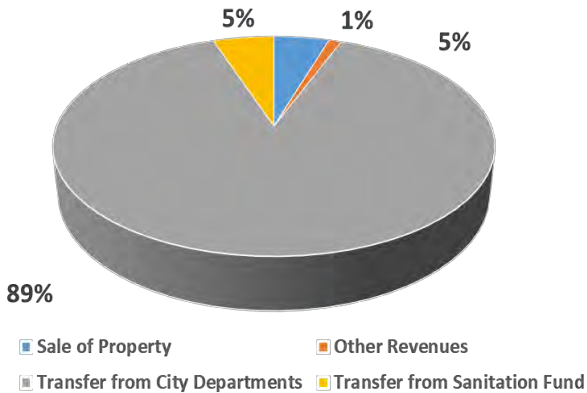


VEHICLE REPLACEMENT FUND (VRF) FOR FISCAL YEAR 2019-20 PROPOSED BUDGET

The Vehicle Replacement Fund accounts for monies to fund the City's capital budget, for the replacement of vehicles. All vehicles/equipment maintained by the Fleet Maintenance Division of the Public Works Department are considered under this fund. This fund minimizes fluctuations in the annual budget for

REVENUES	2017 ACTUAL	2018 ORIGINAL BUDGET	2019 ORIGINAL BUDGET	2020 PROPOSED BUDGET
Sale of Property	\$ 215,866	\$ 227,460	\$ 227,460	\$ 227,460
Other Revenues	-	51,000	51,000	51,000
Transfer from City Departments	3,184,573	3,328,636	3,803,701	4,171,719
Transfer from Sanitation Fund	237,816	250,000	250,000	250,000
Appropriated Fund Balance	-	1,077,674	-	-
TOTAL	\$ 3,638,255	\$ 4,934,770	\$ 4,332,161	\$ 4,700,179

EXPENSES	2017 ACTUAL	2018 ORIGINAL BUDGET	2019 ORIGINAL BUDGET	2020 PROPOSED BUDGET
Operating	\$ (1,921,474)	\$ -	\$ -	\$ -
Capital Equipment	4,828,334	4,934,770	4,332,161	4,700,179
TOTAL	\$ 2,906,859	\$ 4,934,770	\$ 4,332,161	\$ 4,700,179

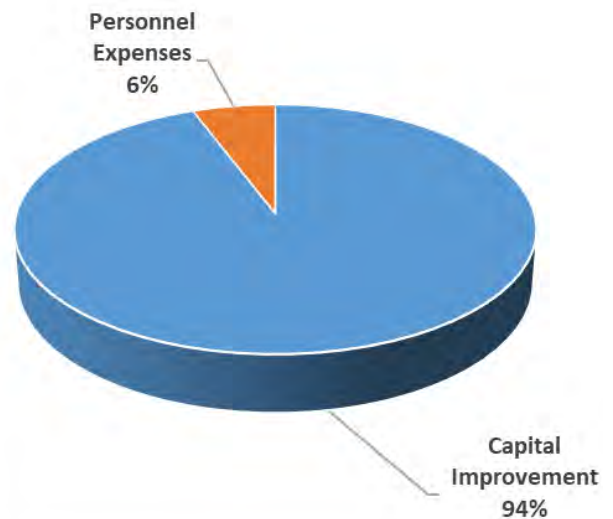


**FACILITIES IMPROVEMENT FUND (FIP)
FOR FISCAL YEAR 2019-20 PROPOSED BUDGET**

The Facilities Improvement Fund accounts for monies to fund deferred maintenance projects as outlined in the City's 10 Year Facilities Improvement Plan. The projects funded include facility operations projects that are overseen by the Public Works department as well as Parks and Recreation improvement projects that are overseen by the Parks and Recreation department. The fund was created back in fiscal year 2014-2015 through a \$0.01 increase in the ad valorem property tax rate. The fund receives funding through transfers

REVENUES	2017 ACTUAL	2018 ORIGINAL BUDGET	2019 ORIGINAL BUDGET	2020 PROPOSED BUDGET
Transfer from General Fund	\$ 1,590,000	\$ 1,542,000	\$ 1,400,000	\$ 1,280,000
TOTAL	\$ 1,590,000	\$ 1,542,000	\$ 1,400,000	\$ 1,280,000

EXPENSES	2017 ACTUAL	2018 ORIGINAL BUDGET	2019 ORIGINAL BUDGET	2020 PROPOSED BUDGET
Capital Improvement	\$ 2,183,757	\$ 1,542,000	\$ 1,400,000	\$ 1,205,979
Personnel Expenses	-	-	-	74,021
TOTAL	\$ 2,183,757	\$ 1,542,000	\$ 1,400,000	\$ 1,280,000



**CAPITAL RESERVE FUND
FOR FISCAL YEAR 2019-20 PROPOSED BUDGET**

Capital Reserve Fund is a fund established to set aside and appropriate current funding to future capital projects. Routinely, the Council has transferred unassigned fund balance from the General Fund above the 14% Fund Balance policy into the Capital Reserve Fund to fund specifically identified projects as approved by

REVENUES	2017 ACTUAL	2018 ORIGINAL BUDGET	2019 ORIGINAL BUDGET	2020 PROPOSED BUDGET
Investment Earnings	\$ 723	\$ -	\$ -	\$ -
Transfer from General Fund	467,119	-	740,000	390,000
TOTAL	\$ 467,842	\$ -	\$ 740,000	\$ 390,000

EXPENSES	2017 ACTUAL	2018 ORIGINAL BUDGET	2019 ORIGINAL BUDGET	2020 PROPOSED BUDGET
Transfer to Capital Project Fund	\$ 122,153	\$ -	\$ -	\$ -
Increase in Reserve	-	-	740,000	390,000
TOTAL	\$ 122,153	\$ -	\$ 740,000	\$ 390,000



ORDINANCE NO. _____
 CITY OF GREENVILLE, NORTH CAROLINA
 2019-20 GREENVILLE UTILITIES COMMISSION BUDGET ORDINANCE

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

Section I. Estimated Net Revenues and Fund Balances It is estimated that the following non-tax revenues and fund balances will be available during the fiscal year beginning July 1, 2019 and ending June 30, 2020 to meet the subsequent expenditures, according to the following schedules:

	<u>Revenues</u>	<u>Budget</u>
A.	<u>Electric Fund</u>	
	Rates & Charges	\$169,333,894
	Fees & Charges	1,923,510
	Miscellaneous	1,076,711
	Interest on Investments	1,150,000
	Bond Proceeds	105,688
	Transfer from Capital Projects	1,184,830
	Transfer from Rate Stabilization	<u>2,600,000</u>
	Total Electric Fund Revenue	\$177,374,633
B.	<u>Water Fund</u>	
	Rates & Charges	\$22,439,513
	Fees & Charges	458,228
	Miscellaneous	206,074
	Interest on Investments	140,000
	Bond Proceeds	153,125
	Transfer from Capital Projects	<u>382,781</u>
	Total Water Fund Revenue	\$23,779,721
C.	<u>Sewer Fund</u>	
	Rates & Charges	\$23,412,652
	Fees & Charges	428,159
	Miscellaneous	146,518
	Interest on Investments	200,000
	Bond Proceeds	101,000
	Transfer from Capital Projects	<u>1,271,903</u>
	Total Sewer Fund Revenue	\$25,560,232
D.	<u>Gas Fund</u>	
	Rates & Charges	\$33,168,600
	Fees & Charges	143,607
	Miscellaneous	145,130
	Interest on Investments	300,000
	Transfer from Capital Projects	<u>406,025</u>
	Total Gas Fund Revenue	<u>\$34,163,362</u>
	Total Revenues	<u><u>\$260,877,948</u></u>

Section II. Expenditures The following amounts are hereby estimated for the Greenville Utilities Commission to be expended for managing, operating, improving, maintaining, and extending electric, water, sewer and gas utilities during the fiscal year beginning July 1, 2019 and ending on June 30, 2020, according to the following schedules:

<u>Expenditures</u>	<u>Budget</u>
Electric Fund	\$177,374,633
Water Fund	23,779,721
Sewer Fund	25,560,232
Gas Fund	<u>34,163,362</u>
Total Expenditures	<u><u>\$260,877,948</u></u>

Section III. Capital Improvements. The following Capital Improvements anticipated revenues and project appropriations as listed below in this section are hereby adopted in the fiscal year beginning July 1, 2019.

(a) It is estimated that the following non-tax revenues and long term debt proceeds will be available to fund capital project expenditures that will begin in the fiscal year beginning July 1, 2019.

<u>Capital Projects Revenues</u>		<u>Budget</u>
Electric Fund - Capital Projects Fund Balance	\$1,475,000	
Electric Fund - Grant	125,000	
Water Fund -Long Term Debt Proceeds	1,000,000	
Sewer Fund - Long Term Debt Proceeds	4,800,000	
Sewer Fund - Capital Projects Fund Balance	500,000	
Gas Fund - Capital Projects Fund Balance	<u>2,750,000</u>	
Total Revenues		<u>\$10,650,000</u>

(b) The following amounts are hereby appropriated for capital projects that will begin during the fiscal year beginning July 1, 2019

<u>Capital Projects Expenditures</u>		<u>Budget</u>
Battery Storage Pilot Project 1MW	\$1,600,000	
Integrity Management Replacement Project	1,750,000	
Allen Road Widening (NCDOT U-5875)	1,000,000	
Water Main Rehabilitation Program Phase 2	1,000,000	
Green Mill Run Tributary - 18-21 inch section	1,800,000	
WWTP Headworks Improvements	2,500,000	
Duplex Pump Station Improvements	500,000	
Harris Mill Run Outfall	500,000	
Total Capital Projects Expenditures		<u>\$10,650,000</u>

Section IV: Amendments.

(a) Pursuant to General Statutes 159-15, this budget may be amended by submission of proposed changes to the City Council.

(b) Notwithstanding Subsection (a) above, the General Manager/CEO of Greenville Utilities Commission is authorized to transfer funds from one appropriation to another in an amount not to exceed \$100,000. Any such transfers shall be reported to the Greenville Utilities Commission and the City Council at their next regular meeting and shall be entered in the minutes.

(c) In case of emergency which threatens the lives, health, or safety of the public, the General Manager/CEO may authorize expenditures in an amount necessary to meet the emergency so long as such amount does not exceed the amount in contingency accounts and the expenditure is reported to the Greenville Utilities Commission as soon as possible, and appropriate budget amendments are submitted to the City Council, if necessary, at its next regular meeting.

(d) Capital Projects listed in section III may be amended on an individual project basis.

Section V: Appropriation. The capital project revenue and expenditure authorizations shall extend from year to year until each project is completed.

Section VI: Distribution. Copies of this ordinance shall be furnished to the General Manager/CEO and the Chief Financial Officer of the Greenville Utilities Commission, and the Director of Financial Services of the City of Greenville to be kept on file by them for their direction in the disbursement of funds.

Adopted this the 13th day of June, 2019.

Attest:

P. J. Connelly, Mayor

Carol L. Barwick, City Clerk

ALL FUNDS

	2017-2018		2018-2019		2018-2019		2019-2020		2019-2020
	Actual		Budget		Projected		Plan		Budget
REVENUE:									
Rates & Charges	\$ 251,150,535	\$	247,711,476	\$	251,720,114	\$	251,997,999	\$	248,354,659
Fees & Charges	3,019,169		2,762,497		3,426,743		2,815,946		2,580,890
U. G. & Temp. Ser. Chgs.	399,743		237,251		384,100		247,183		372,614
Miscellaneous	3,705,354		1,874,434		2,482,689		1,796,003		1,574,433
Interest on Investments	879,562		475,000		1,687,723		475,000		1,790,000
FEMA/Insurance Reimbursement	80,690		-		-		-		-
Contributed Capital	14,295		-		-		-		-
Bond Proceeds	-		-		689,638		-		359,813
Installment Purchases	-		-		-		-		-
Transfer from Cap Projects	170,915		-		500,000		835,162		3,245,539
Transfer from Rate Stabilization	-		250,000		-		2,600,000		2,600,000
Appropriated Fund Balance	-		-		1,750,000		-		-
	\$ 259,420,263	\$	253,310,658	\$	262,641,007	\$	260,767,293	\$	260,877,948

EXPENDITURES:

Operations	\$ 61,504,643	\$	67,870,789	\$	67,651,335	\$	67,732,502	\$	69,883,841
Purchased Power	127,069,600		126,008,698		130,192,420		130,409,287		129,385,800
Purchased Gas	22,587,629		21,753,700		20,209,500		21,869,300		19,055,300
Capital Outlay	11,409,906		10,785,611		9,770,895		10,538,127		11,408,801
Debt Service	14,306,973		14,025,045		16,676,634		14,907,091		12,338,160
City Turnover - General	5,853,236		5,908,642		5,908,642		5,923,391		5,769,888
Street Light Reimbursement	747,547		822,654		861,006		847,334		869,481
Transfer to OPEB Trust	500,000		500,000		500,000		500,000		500,000
Transfer to Rate Stabilization	4,350,000		-		700,000		-		250,000
Transfer to Capital Projects	10,060,000		4,550,000		8,350,000		6,700,000		8,250,000
Transfer to Designated Reserve	-		-		-		-		-
Operating Contingencies	-		1,085,519		1,820,575		1,340,261		3,166,677
	\$ 258,389,534	\$	253,310,658	\$	262,641,007	\$	260,767,293	\$	260,877,948

ELECTRIC FUND

	2017-2018	2018-2019	2018-2019	2019-2020	2019-2020
	Actual	Budget	Projected	Plan	Budget
REVENUE:					
Rates & Charges	\$ 173,216,856	\$ 168,192,401	\$ 171,797,873	\$ 169,742,465	\$ 169,333,894
Fees & Charges	1,743,183	1,858,468	2,293,615	1,893,837	1,565,396
U. G. & Temp. Ser. Chgs.	384,743	222,751	369,600	232,683	358,114
Miscellaneous	2,879,515	1,292,496	1,669,275	1,203,700	1,076,711
Interest on Investments	538,907	325,000	1,080,835	325,000	1,150,000
FEMA/Insurance Reimbursement	60,137	-	-	-	-
Bond Proceeds	-	-	384,172	-	105,688
Installment Purchases	-	-	-	-	-
Transfer from Cap Projects	-	-	500,000	378,435	1,184,830
Transfer from Rate Stabilization	-	250,000	-	2,600,000	2,600,000
Appropriated Fund Balance	-	-	-	-	-
	\$ 178,823,341	\$ 172,141,116	\$ 178,095,370	\$ 176,376,120	\$ 177,374,633
EXPENDITURES:					
Operations	\$ 26,421,347	\$ 29,133,393	\$ 28,994,248	\$ 28,932,129	\$ 30,083,472
Purchased Power	127,069,600	126,008,698	130,192,420	130,409,287	129,385,800
Capital Outlay	7,226,369	7,932,467	6,520,872	7,371,623	7,060,927
Debt Service	3,089,613	3,382,942	3,872,163	3,959,861	3,440,789
City Turnover - General	4,254,580	4,184,591	4,184,591	4,155,600	4,055,000
Street Light Reimbursement	747,547	822,654	861,006	847,334	869,481
Transfer to OPEB Trust	300,000	300,000	300,000	300,000	300,000
Transfer to Rate Stabilization	4,100,000	-	-	-	-
Transfer to Capital Projects	4,730,000	-	2,500,000	-	1,000,000
Transfer to Designated Reserve	-	-	-	-	-
Operating Contingencies	-	376,371	670,070	400,286	1,179,164
	\$ 177,939,056	\$ 172,141,116	\$ 178,095,370	\$ 176,376,120	\$ 177,374,633

WATER FUND

	2017-2018	2018-2019	2018-2019	2019-2020	2019-2020
	Actual	Budget	Projected	Plan	Budget
REVENUE:					
Rates & Charges	\$ 19,380,229	\$ 20,504,829	\$ 20,746,896	\$ 22,061,548	\$ 22,439,513
Fees & Charges	567,827	387,500	453,025	395,250	443,728
U. G. & Temp. Ser. Chgs.	15,000	14,500	14,500	14,500	14,500
Miscellaneous	315,030	262,555	313,703	267,807	206,074
Interest on Investments	97,521	55,000	137,695	55,000	140,000
FEMA/Insurance Reimbursement	-	-	-	-	-
Bond Proceeds	-	-	116,372	-	153,125
Installment Purchases	-	-	-	-	-
Transfer from Cap Projects	-	-	-	227,967	382,781
Transfer from Rate Stabilization	-	-	-	-	-
Appropriated Fund Balance	-	-	1,750,000	-	-
	\$ 20,375,607	\$ 21,224,384	\$ 23,532,191	\$ 23,022,072	\$ 23,779,721
EXPENDITURES:					
Operations	\$ 12,778,871	\$ 14,181,011	\$ 14,314,399	\$ 14,296,447	\$ 14,496,346
Capital Outlay	1,843,348	566,231	773,229	844,261	1,216,846
Debt Service	3,448,214	3,225,573	5,159,839	3,680,742	1,972,757
Transfer to OPEB Trust	100,000	100,000	100,000	100,000	100,000
Transfer to Rate Stabilization	-	-	-	-	-
Transfer to Capital Projects	1,735,000	2,950,000	2,850,000	3,850,000	5,150,000
Transfer to Designated Reserve	-	-	-	-	-
Operating Contingencies	-	201,569	334,724	250,622	843,772
	\$ 19,905,433	\$ 21,224,384	\$ 23,532,191	\$ 23,022,072	\$ 23,779,721

SEWER FUND

	2017-2018		2018-2019		2018-2019		2019-2020		2019-2020
	Actual		Budget		Projected		Plan		Budget
REVENUE:									
Rates & Charges	\$ 22,439,848	\$	23,006,546	\$	23,288,787	\$	23,753,986	\$	23,412,652
Fees & Charges	549,067		363,604		511,627		370,876		428,159
U. G. & Temp. Ser. Chgs.	-		-		-		-		-
Miscellaneous	248,817		168,411		337,956		171,778		146,518
Interest on Investments	97,270		35,000		183,013		35,000		200,000
FEMA/Insurance Reimbursement	20,553		-		-		-		-
Contributed Capital	14,295		-		-		-		-
Bond Proceeds	-		-		96,422		-		101,000
Installment Purchases	-		-		-		-		-
Transfer from Cap Projects	170,915		-		-		128,886		1,271,903
Transfer from Rate Stabilization	-		-		-		-		-
Appropriated Fund Balance	-		-		-		-		-
	\$ 23,540,765	\$	23,573,561	\$	24,417,805	\$	24,460,526	\$	25,560,232

EXPENDITURES:

Operations	\$ 12,758,671	\$	14,283,007	\$	14,027,970	\$	14,318,778	\$	14,590,050
Capital Outlay	1,373,786		1,115,631		1,027,525		862,651		2,180,346
Debt Service	6,394,613		6,095,606		6,227,849		5,858,225		5,680,853
Transfer to OPEB Trust	100,000		100,000		100,000		100,000		100,000
Transfer to Rate Stabilization	-		-		-		-		-
Transfer to Capital Projects	2,645,000		1,600,000		2,500,000		2,850,000		2,100,000
Transfer to Designated Reserve	-		-		-		-		-
Operating Contingencies	-		379,317		534,461		470,872		908,983
	\$ 23,272,070	\$	23,573,561	\$	24,417,805	\$	24,460,526	\$	25,560,232

GAS FUND

	2017-2018	2018-2019	2018-2019	2019-2020	2019-2020
	Actual	Budget	Projected	Plan	Budget
REVENUE:					
Rates & Charges	\$ 36,113,602	\$ 36,007,700	\$ 35,886,558	\$ 36,440,000	\$ 33,168,600
Fees & Charges	159,092	152,925	168,476	155,983	143,607
U. G. & Temp. Ser. Chgs.	-	-	-	-	-
Miscellaneous	261,992	150,972	161,755	152,718	145,130
Interest on Investments	145,864	60,000	286,180	60,000	300,000
FEMA/Insurance Reimbursement	-	-	-	-	-
Bond Proceeds	-	-	92,672	-	-
Installment Purchases	-	-	-	-	-
Transfer from Cap Projects	-	-	-	99,874	406,025
Transfer from Rate Stabilization	-	-	-	-	-
Appropriated Fund Balance	-	-	-	-	-
	\$ 36,680,550	\$ 36,371,597	\$ 36,595,641	\$ 36,908,575	\$ 34,163,362
EXPENDITURES:					
Operations	\$ 9,545,754	\$ 10,273,378	\$ 10,314,718	\$ 10,185,148	\$ 10,713,973
Purchased Gas	22,587,629	21,753,700	20,209,500	21,869,300	19,055,300
Capital Outlay	966,403	1,171,282	1,449,269	1,459,592	950,682
Debt Service	1,374,533	1,320,924	1,416,783	1,408,263	1,243,761
City Turnover - General	1,598,656	1,724,051	1,724,051	1,767,791	1,714,888
Transfer to OPEB Trust	-	-	-	-	-
Transfer to Rate Stabilization	250,000	-	700,000	-	250,000
Transfer to Capital Projects	950,000	-	500,000	-	-
Transfer to Designated Reserve	-	-	-	-	-
Operating Contingencies	-	128,262	281,320	218,481	234,758
	\$ 37,272,975	\$ 36,371,597	\$ 36,595,641	\$ 36,908,575	\$ 34,163,362

RESOLUTION NO. 19-__
RESOLUTION DECLARING THE INTENTION OF THE
CITY COUNCIL OF THE CITY OF GREENVILLE TO REIMBURSE THE
GREENVILLE UTILITIES COMMISSION, OF THE CITY OF GREENVILLE, NORTH
CAROLINA, A BODY POLITIC DULY CHARTERED BY THE STATE OF NORTH
CAROLINA, FROM THE PROCEEDS OF ONE OR MORE TAX EXEMPT
FINANCING FOR CERTAIN EXPENDITURES MADE AND TO BE MADE IN
CONNECTION WITH THE ACQUISITION AND CONSTRUCTION OF CERTAIN
CAPITAL IMPROVEMENTS

WHEREAS, the Greenville Utilities Commission of the City of Greenville, North Carolina, a body politic duly chartered by the State of North Carolina, (the Commission) has determined to pay certain expenditures (the “Expenditures”) incurred no more than 60 days prior to the date hereof and thereafter relating to the acquisition and construction of certain improvements (collectively, the “Project”) 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 of Greenville, North Carolina (the “City Council”) has determined that those moneys previously advanced by the Commission no more than 60 days prior to the date hereof to pay such Expenditures are available only on a temporary period and that it is necessary to reimburse the Commission for the Expenditures from the proceeds of one or more issues of tax-exempt obligations (the “Debt”);

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

Section 1. The City Council hereby declares concurrence with the Commission’s intent to reimburse the Commission from the proceeds of the Debt for the Expenditures made with respect to the Project no more than 60 days prior to the date hereof and thereafter. The City Council reasonably expects on the date hereof that it will reimburse the Commission 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 Commission or City of Greenville, North Carolina (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 Commission or City.

Section 3. The principal amount of the Tax Exempt Financing estimated to be issued to reimburse the Commission for Expenditures for the Improvements is estimated to be not more than \$1,473,000.

Section 4. The Commission and the City will make a reimbursement allocation, which is a written allocation by the Commission and the City that evidences the Commission'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 Project is placed in service or abandoned, but in no event more than three years after the date on which the Expenditure is paid. The City Council 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 13th day of June, 2019.

P. J. Connelly, Mayor

ATTEST:

Carol L. Barwick, 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 purchase of:

2 – 2 Ton Bucket Truck	\$520,000
3 – F550 Truck	204,000
5 – ½ Ton 4 Wheel Drive Truck	170,000
1 – Dump Truck	125,000
1 – Backhoe	120,000
1 – Trencher	100,000
2 – F250 Truck	82,000
1 – F550 Valve Truck	77,000
1 – 1 Ton Flatbed Truck	50,000
1 – Courier Transit Van	25,000
<u>Total</u>	<u>\$1,473,000</u>

RESOLUTION NO. 19-__
RESOLUTION DECLARING THE INTENTION OF THE
CITY COUNCIL OF THE CITY OF GREENVILLE TO REIMBURSE THE
GREENVILLE UTILITIES COMMISSION, OF THE CITY OF GREENVILLE, NORTH
CAROLINA, A BODY POLITIC DULY CHARTERED BY THE STATE OF NORTH
CAROLINA, FROM THE PROCEEDS OF ONE OR MORE TAX EXEMPT
FINANCING FOR CERTAIN EXPENDITURES MADE AND TO BE MADE IN
CONNECTION WITH THE ACQUISITION AND CONSTRUCTION OF CERTAIN
CAPITAL IMPROVEMENTS

WHEREAS, the Greenville Utilities Commission of the City of Greenville, North Carolina, a body politic duly chartered by the State of North Carolina, (the Commission) has determined to pay certain expenditures (the “Expenditures”) incurred no more than 60 days prior to the date hereof and thereafter relating to the acquisition and construction of certain improvements (collectively, the “Project”) 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 of Greenville, North Carolina (the “City Council”) has determined that those moneys previously advanced by the Commission no more than 60 days prior to the date hereof to pay such Expenditures are available only on a temporary period and that it is necessary to reimburse the Commission for the Expenditures from the proceeds of one or more issues of tax-exempt obligations (the “Debt”);

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

Section 1. The City Council hereby declares concurrence with the Commission’s intent to reimburse the Commission from the proceeds of the Debt for the Expenditures made with respect to the Project no more than 60 days prior to the date hereof and thereafter. The City Council reasonably expects on the date hereof that it will reimburse the Commission 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 Commission or City of Greenville, North Carolina (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 Commission or City.

Section 3. The principal amount of the Tax Exempt Financing estimated to be issued to reimburse the Commission for Expenditures for the Improvements is estimated to be not more than \$10,650,000.

Section 4. The Commission and the City will make a reimbursement allocation, which is a written allocation by the Commission and the City that evidences the Commission'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 Project is placed in service or abandoned, but in no event more than three years after the date on which the Expenditure is paid. The City Council 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 13th day of June, 2019.

P. J. Connelly, Mayor

ATTEST:

Carol L. Barwick, 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 purchase, design and construction of:

Battery Storage Pilot Project 1MW	\$1,600,000
Water Main Rehabilitation Program Phase 2	1,000,000
Green Mill Run Tributary – 18-21 inch section	1,800,000
WasteWater Treatment Plant Headworks Improvements	2,500,000
Duplex Pump Station Improvements	500,000
Harris Mill Run Outfall	500,000
Integrity Management Replacement Project	1,750,000
Allen Road Widening (NCDOT U-5875)	1,000,000
	<u>\$10,650,000</u>



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CITY OF GREENVILLE

MANUAL OF FEES

JULY 1, 2019

Document Number 1079328-v4

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INTRODUCTION

The Manual of Fees represents the compilation into one document of the fees and charges established by the City Council. Annually, the Manual of Fees is reviewed in its entirety and edited with any changes that may be made by City Council during the budget process. The Manual of Fees was amended by the City Council on June 13, 2019 by Ordinance 19- .

Revisions may be made in this Manual as fees and charges are subsequently amended, established, or altered by City Council. Once City Council approves an amendment, it is the department head's responsibility to notify the Financial Services Director of the change.

The Manual of Fees was first printed on March 12, 1981. The Manual of Fees was repealed by the City Council and a new Manual of Fees was adopted on June 9, 1983 by Ordinance 1280.

ADMINISTRATIVE FEES

Service	Fee
Beer & Wine License	
On-premises License	\$30.00
Off-premises License	\$15.00
Citizen Self Service - Credit Card Convenience Fee	\$1.50 per transaction
Copies	
Any Information Not Specifically Listed	\$0.25/page for each page over 7 pages
Requiring Research of Council, Board, or Commission Minutes 20 Years and Older	\$2.00/page for each page over 7 pages
Video Copy Fee	\$15.00
Video Mailing Fee (to Cover Postage & Envelope)	\$3.00
Motor Vehicle Fee	\$30.00
Notary Service	
1 Signature	\$3.00
2 Signatures	\$4.00
3 Signatures	\$5.00
Public Record Requests	\$5.00 per CD or DVD
	\$50.00 per 64GB Flash Drive
	\$25.00 per 32GB Flash Drive
	\$15.00 per 16GB Flash Drive
	\$3.00 Mailing Fee
Release of Custodial Law Enforcement Agency Recordings [N.C.G.S. § 132-1.4A(I)]	Same Fees as Public Records Requests
Rental of Council Chambers (3-hour minimum)	Actual Staff Cost (\$150.00 Minimum)
Returned Check Fee	\$25.00

ANIMAL PROTECTIVE SERVICES FEES

Service	Fee
Animal Protective Services Civil Penalties	
Animal Noise	\$100.00
Public Nuisance	\$25.00
Cruelty to Animals	\$50.00/1st Offense \$100.00/2nd Offense \$150.00/3rd Offense
Failure to Acquire Rabies Vaccination	\$50.00/1st Offense \$100.00/2nd Offense \$150.00/3rd Offense
Lack of Restraint by Chain or Leash (Leash Law Violation)	\$50.00/1st Offense \$100.00/2nd Offense \$150.00/3rd Offense
Unkept Kennels or Pens	\$25.00/1st Offense \$50.00/2nd Offense \$75.00/3rd Offense
All Other Sections	\$15.00
Exotic Animal Fees	
Circus, Exhibitions, Shows	\$250.00
Pet Store Permit	\$150.00
Individual Permit	\$75.00

CEMETERY FEES

Service	Fee
Grave/Crypt Opening & Closing - Weekday	\$600.00
Grave/Crypt Opening & Closing - Weekend or Holiday	\$750.00
Cremation Niche Opening & Closing - Weekday	\$200.00
Cremation Niche Opening & Closing - Weekend or Holiday	\$250.00
Wait Time Per Hour	\$50.00
Tree Removal	\$50.00
Shrubbery Removal Per Lot	\$50.00
Crypt/Mausoleum Installation Permit	\$100.00
Monument Permit **	\$40.00
Certification of Cemetery Lot	\$10.00
Trading or Resale of Cemetery Lot	\$25.00
Copy of Lot Ownership When Original Deed Is Lost	\$10.00

**A permit for a government-issued Veteran's flush-mounted foot marker is required, but the permit fee will be waived for the foot marker. The fee will apply to government-issued headstones.

Prices are for the hours of 8 AM - 5 PM. For grave opening/closing before 8 AM and after 5 PM, add \$50 per grave. Wait time will be billed at the rate of \$50 per hour when the funeral director does not comply with the scheduled closing time as indicated on the "Request for Opening/Closing Grave".

Sale of Cemetery Spaces	City Resident	Non Resident
Single Grave Lot	\$700.00	\$900.00
Four Grave Lot	\$2,200.00	\$3,000.00
Eight Grave Lot	\$4,400.00	\$6,000.00
Inside Mausoleum Space	\$5,000.00	\$5,200.00
Outside Mausoleum Space	\$2,500.00	\$2,700.00
Outside Cremation Niche Space	\$1,750.00	\$1,950.00
Hillside West Mausoleum Space	\$2,000.00	\$2,200.00

Grave lots are no longer available in Cherry Hill and Brownhill Cemeteries.

CODE ENFORCEMENT FEES

Specific Offenses	Fee
Closing or Securing Vacated and Closed Buildings	
Each Day Violation Continues	\$50.00 civil citation
Minimum Housing Code	
1st Offense	\$50.00
2nd Offense in Calendar Year	\$100.00
3rd Offense in Calendar Year	\$250.00
Each Subsequent Offense After the Third Offense	\$250.00
Parking on Unimproved Surfaces	\$25.00 per day
Signs, Banners, Occupancy Violations	
1st Offense	\$50.00
2nd Offense in Calendar Year	\$100.00
3rd Offense in Calendar Year	\$250.00
3rd and Subsequent Offenses within 12-Month Period	\$250.00
Weeds, Vegetation and Other Public Health Nuisances	
1st Offense	\$50.00 + Administrative Fee
2nd Offense in Calendar Year	\$100.00 + Administrative Fee
3rd Offense in Calendar Year	\$250.00 + Administrative Fee
Administrative Fee	\$50.00
Administrative Filing Fee for Grass Liens	\$10.00

ENGINEERING FEES

Service	Fee
Grading Permit	\$100.00 per acre of land disturbing activity
Street Closings (Right-of-Way Abandonments)	\$600.00 per street plus \$100/each additional street or portion thereof
Right-of-Way Encroachment Agreements	\$500.00*

*No fee when the City of Greenville provides funding for either wholesale or partial improvements that require an encroachment agreement through the Neighborhood Grant Program.

Driveway (Single-Family and Duplex)	\$30.00
Driveway (Multi-Family and Commercial)	\$45.00 for 1st + \$20.00 each additional
Re-Inspection	\$75.00 for 1st + \$125.00 each additional
After Hours Inspection Fee	\$100.00 per hr with 2 hr minimum
Color CAD/GIS Maps	
City Map (1" = 1000')	\$30.00
City Map (1" = 1500')	\$25.00
City Map (1" = 2000')	\$20.00
GIS (8 1/2" x 11")	\$5.00
GIS (11" x 17")	\$17.00
GIS (30" x 42")	\$30.00
Special Map Requests	\$20.00
Blueprint/Photocopy	
Planimetric (1" = 100')	\$10.00
Topos (1" = 100')	\$10.00
Topos (1" = 200')	\$15.00
City Map (1' - 1000')	\$10.00
City Map (1' - 2000')	\$5.00
Printing/Miscellaneous Photocopies	
Bond (20" x 24") Small	\$3.00
Vellum (20" x 24") Small	\$4.00
Film mylar (20" x 24") Small	\$8.00
Bond (24" x 36") Medium	\$4.00
Vellum (24" x 36") Medium	\$5.00
Film mylar (24" x 36") Medium	\$10.00
Bond (30" x 42") Large	\$5.00
Vellum (30" x 42") Large	\$8.00

ENGINEERING FEES

Service	Fee	
Film mylar (30" x 42") Large		\$15.00
Small Photocopies (8 ½" x 11", 8 ½" x 14")	\$0.25/page over 7 pages; \$2.00 minimum	
Photocopies (11" x 17")		\$1.00
Shipping		\$3.00
Traffic Engineering		
Handicapped Signs		\$18.00
Maximum Penalty Signs		\$8.00
Maximum Penalty Stickers		\$3.00
Van Accessible Signs		\$8.00
Barricade Delineator (Left or Right)		\$13.00
2-Way Street Name Signs		
	For 9"	For 6"
(Under 36")	\$58.00	\$50.00
(36" - 48")	\$74.00	\$60.00
(49" - 60")	\$90.00	\$75.00
4-Way Street Name Signs		
	For 9"	For 6"
(Under 36")	\$91.00	\$75.00
(36" - 48")	\$123.00	\$99.00
(49" - 60")	\$156.00	\$118.00
Over 60"	\$188.00	\$132.00
No Parking-Fire Lane Sign		\$18.00
Community Watch Sign		\$20.00
11' Channel Posts		\$23.00
12' Channel Posts		\$26.00
14' Channel Posts		\$38.00
10' Aluminum Pole		\$36.00
Hardware (1 set)		\$2.00

EQUIPMENT RENTAL RATES – Equipment rates have been established by the Department of Homeland Security Federal Emergency Management Agency (FEMA). Each rate covers all costs eligible under the Robert T. Stafford Disaster Relief and Emergency Assistance Act and are applicable to major disasters and emergencies declared by the president.

FIRE/RESCUE FEES

Service	Fee
Tank Extraction Permit	\$125.00/tank
Tank Installation Permit	\$150.00/tank
Re-piping Permit	\$50.00
Tank Abandonment	\$50.00/tank
Follow-up Tank Inspection	\$50.00
Burn Permit: Open Burning except that there shall be no fee for flag retirement ceremony when conducted by a nonprofit veterans organization	\$50.00
Permits: Fair/Carnival, Tents, Explosives, Pyrotechnics, Fumigate/Fogging, Exhibits, Trade Shows	\$50.00
Permits: Mall Displays, Private Fire Hydrant	\$50.00
EMS Basic Transport Fee:	
BLS (Basic Life Support)	\$0.00
BLS - Emergency	\$375.00
ALS (Advanced Life Support)	\$0.00
ALS - Emergency	\$475.00
ALS 2	\$0.00
Oxygen Delivery	\$30.00
No Transport/Treatment Fee	\$100.00
No Transport/Treatment Fee (ALS)	\$200.00
Head Immobilization	\$30.00
Ground Mileage, Per Statute Mile	\$9.00
EMS Dedicated Standby	
Unit & Crew	\$100.00/hr.
Crew Only	\$40.00/hr. per employee
ETJ Business Inspections (Except for Those Under Fire Protection Contracts (Initial Inspection):	
Minimum	\$60.00
Hourly	\$30.00

FIRE/RESCUE FEES

Service	Fee
State-Required Inspection for Licenses:	
In City Limits	\$50.00/per building
In ETJ	\$80.00/per building
Special Requested Business Inspection:	
In City Limits	\$50.00
In ETJ	\$80.00
Special Requested Business Inspection with plan reviews	
In City Limits	\$60.00/per system
In ETJ	\$90.00/per system
Sprinkler Review and Field Test	
In City Limits	\$100.00/per system
In ETJ	\$130.00/per system
Sprinkler Review and Field Test Follow up (Re-inspection)	
In City Limits	\$50.00
In ETJ	\$65.00
City Code Violation	\$50.00
Life Safety Violation	
1st Offense	\$100.00
2nd Offense	\$250.00
3rd Offense	\$500.00
Fire Inspection Follow-Up (Re-Inspections)	\$50.00
<p><i>Fire Protection Service: The following formula is hereby established for determining the extraterritorial fire protection fee each fiscal year: Total property value divided by 100 multiplied by 10% equals the billed amount. In no event shall the annual cost of service under this agreement exceed the sum of \$50,000.</i></p>	

INFORMATION TECHNOLOGY FEES

Service	Fee
Provide Existing Database Information	
8.5" x 11" Document Paper	\$0.25/page for each page over seven pages
Digital GIS - Commercial User	
GIS Data Request (Digital Delivery)	\$100.00
AS400 Magstar Tape Cartridge	\$80.00
Service Charge for Research Labor	\$75.00
<i>(No charge if less than one hour of research)</i>	
CDROM	\$10.00
Flash Drive	\$10.00
Printed Maps from the IT Department	
Small (up to 11" x 17")	\$5.00
Medium (up to 22" x 34")	\$17.00
Large (up to 34" x 44")	\$30.00
Custom Map & Analytics	\$50.00/ per hour

INSPECTIONS FEES

Service	Fee
---------	-----

Square Footage Costs of Construction	
Type Construction	Rate: \$/Sq. Ft.
<u>Commercial</u>	
General	\$100.00
Multi-Family (Apartments, Townhouses, Condos)	\$80.00
Shell (Exterior Walls, Roof, Floor Slab or Some Combination Thereof)	\$50.00
Addition	\$55.00
<u>Residential</u>	
Single-Family and/or Duplex	\$75.00
Addition	\$55.00
Storage Building	\$30.00

Example: (Actual Square Footage) x (Square Footage Cost) = Computed Construction Cost; 1,970 square feet x \$50.00 per square foot = \$98,500

Building Permit Fees

Service: Single-family, multi-family, multi-family additions, multi-family alterations, commercial, commercial additions, commercial alterations, industry, industry additions, industry alterations, church, hotel/motel and roofing.

Service: New duplex, duplex additions, duplex alterations, residential additions, residential alterations, new storage additions, storage alterations, new garage/carports, garage/carport additions, garage/carport alterations, swimming pools, and signs.

Computed Costs of Construction	
\$100 to \$5,000	\$50.00
\$5,001 to \$15,000	\$75.00
\$15,001 to \$30,000	\$100.00
\$30,001 to \$50,000	\$140.00
\$50,001 to \$75,000	\$180.00
\$75,001 to \$100,000	\$250.00
\$100,001 & over	\$250.00 + \$3.00/\$1,000 over \$100,000

Example: Computed Cost = \$120,000; Permit Fee = \$250 plus \$3 x 20 = \$310.00

INSPECTIONS FEES

Service	Fee
Other Permit Fees	
Change of Occupancy Review	\$50.00/unit
Day Care Inspection	\$100.00/unit
Demolition	\$100.00
Driveway (single family and duplex)	\$30.00
Driveway (multi-family and commercial)	\$45.00
	For 1 st , plus \$20.00 each additional
Group Home Inspection	\$100.00/unit
House Moving	\$125.00
Insulation (insulation work only)	\$50.00
Lawn Irrigation existing property	\$25.00
Lawn Irrigation w/ new construction (considered per fixture)	\$6.00
Mechanical (per unit) up to 5 tons	\$100.00
Mechanical (per unit) over 5 tons	\$200.00
Mobile Home	\$50.00
Occupant Load Card	\$50.00 to calculate
Off Six Months - Electrical or Gas	\$35.00
Plumbing (per fixture)	\$7.00 each w/ minimum of \$50.00
Refrigeration, Installation & Repair	\$50.00/unit
Sewer, septic tank, gas, and water	\$50.00
Sprinkler Systems (1 & 2 Family Structures)	\$100.00
Tent	\$40.00
Electrical Permits	
Commercial	
General	
Hospitals, Hotel/Motel, Business Occupancies, Industrial, & Manufacturing (Service Equipment Included)	\$.08/sq. ft. for 1st 6,000 sq. ft. plus \$.04/sq. ft. over 6,000 sq. ft. each floor
Commercial Storage and Warehouse, Farm Buildings (Up to 75 outlets) (Service Equipment Included)	\$65.00/Flat Fee

INSPECTIONS FEES

Service	Fee
Residential	
General	
Single-Family, Duplex, Multi-Family (Apts., Townhomes, and Condominiums) (Service Equipment Included)	\$.08/sq. ft. each floor
Example: (Actual Square Footage) x (Square Footage Cost) = Permit Fee; 1970 Square Feet x \$.06 Square Feet = \$118.20 Actual Permit Cost	
Mobile Homes/Office Trailer Services	\$50.00
Change of Electrical Service	\$50.00
Temporary Construction Service	\$50.00
Signs (electrical)	\$50.00
Pole Service	\$50.00
Swimming Pool	\$50.00
Mobile Home Park Pedestal	\$50.00
Minimum: Up to 20 Outlets (Storage Buildings, Additions, Additional Circuits, Dryers, HVAC, etc.)	\$50.00
NOTE: Over 20 outlets use appropriate square footage rate.	
NOTE: Service Fees below apply to all Inspections Division Fee areas:	
After Hours Inspection Fee	\$100.00 per hr. w/ 2 hr. minimum
Penalty Fee (Minimum)	\$100.00
Re-inspection	\$75.00 for 1st time, \$125.00 each time after
Technology Fee (qualifying permit only)	\$10.00
Temporary Utility Permit	\$75.00

PARKING FEES

Service	Fee
Leased Parking	
Monthly Rates:	
Single Space in Paved Lot	According to Lease Agreement
Single Space in Unpaved Lot	According to Lease Agreement
Contractor (Maximum 4 Spaces/Month)	According to Lease Agreement
E-Tag Limited Time Zone Parking	\$75 per year
Controlled Residential Parking Permit	\$5 per decal/per calendar year
Online application convenience fee	\$2.50
Duplicate Residential Parking Permit Decals	\$5.00
Merchant Lot*	\$60.00 per month/per space
Harris Lot*	\$60.00 per month/per space
Courthouse Lot*	\$60.00 per month/per space
Blount Harvey Lot*	\$60.00 per month/per space
Edwards Lot*	\$60.00 per month/per space
Hooker Lot	Operated by Evans Street Properties, LLC
Greene Street Lot	City of Greenville Employee Only Parking
Parking Deck	Metered Parking - \$0.75 per hour / \$6 per day
*Each Space Increases by \$2.00 Per Year	

USE OF FIVE POINTS PLAZA PARKING LOT - UPTOWN GREENVILLE

The City of Greenville welcomes persons, organizations or groups to use the Five Points Plaza for various purposes provided that the proposed use enhances the vibrancy of the Uptown District and generates increased patronage of the Uptown businesses and venues. The nature and scheduling of all activities must be approved by the *Five Points Plaza Activities Committee*. A “Special Event Permit Application” must be completed and signed by the applicant. Applications may be submitted online through the City’s website by visiting www.greenvillenc.gov/fivepoints or a hard copy may be picked up at Greenville City Hall, 200 West Fifth Street.

The application packet contains “*Rules for Use of the Five Points Plaza*”, a listing of other information and documents required as a part of the application process, and the fees associated with the use of Five Points Plaza. Applications must be submitted a maximum of 10 months prior to the event and a minimum of 4 months (120 days) prior to the event. Please allow 14 days from the submission date of the application packet for review and approval processes by the committee. All fees are due at the time application is made and are refundable should the request be denied, less a \$25 non-refundable processing fee.

PARKING FEES

Service	Fee
Parking Fees - Meters	
City Meters	\$0.25
Pay by License Plate	
1-Hour Limit	\$0.75
2-Hour Maximum	\$1.50
Parking Deck – All Day	\$6.00

PARKING PENALTIES

Service	Fee
Overtime Parking Downtown	
If Paid Within 10 Calendar Days - First Offense	\$0.00
If Paid Within 10 Calendar Days - Second Offense	\$5.00
If Paid Within 10 Calendar Days - Third Offense (and thereafter)	\$10.00
If Paid Within 10 Calendar Days - Fourth Offense (and thereafter)	\$20.00
If Paid Between the 11th Calendar Day After Issuance and the 30th Day	\$10.00
If Paid After 30 Days	\$15.00
Overtime Parking Residential & All Areas Not Otherwise Designated	
If Paid Within 10 Calendar Days	\$20.00
If Paid Between the 11th Calendar Day After Issuance and the 30th Day	\$35.00
If Paid After 30 Days	\$50.00
Illegal Parking Downtown	
If Paid Within 10 Calendar Days	\$15.00
If Paid Between the 11th Calendar Day After Issuance and the 30th Day	\$20.00
If Paid After 30 Days	\$25.00
Illegal Parking Residential & All Areas Not Otherwise Designated	
If Paid Within 10 Calendar Days	\$20.00
If Paid Between the 11th Calendar Day After Issuance and the 30th Day	\$35.00
If Paid After 30 Days	\$50.00
Parking in a Fire Lane	
If Paid Within 10 Calendar Days	\$50.00
If Paid Between the 11th Calendar Day After Issuance and the 30th Day	\$65.00
If Paid After 30 Days	\$80.00

PARKING PENALTIES

Service	Fee
Designated Handicap Spaces	
If Paid Within 10 Calendar Days	\$100.00
If Paid Between the 11th Calendar Day After Issuance and the 30th Day	\$150.00
If Paid After 30 Days	\$200.00
If Paid After 60 Days	\$250.00
Parking on Unimproved Surface \$25.00 per occurrence	
Penalties for Violation of Traffic Regulations	
All Violations of Articles D through K of Title 10, Chapter 2 of Ordinance #00-111, Unless Otherwise Specified	\$50.00
Parking Fees Meters	
City Meters - Single Post	\$0.25
Pay by License Plate	
1-Hour Limit	\$0.75
2-Hour Maximum	\$1.50
Parking Deck - All day	\$6.00

PLANNING FEES

Service	Fee
Preliminary Plat	\$550 base fee \$50 per acre or additional major fraction thereof Min \$600
Final Plat (Including Minor Subdivisions)	\$440 base fee plus \$50 per acre or additional major fraction thereof Min \$490
Rezoning	\$550 base fee plus \$50 per acre or additional major fraction thereof Min \$600
Board of Adjustment Case	\$385 flat fee for residential related special use permits included under Sec 9-4-78 (f)(2) & (3); \$50 flat fee for an appeal of an administrative decision to issue a citation for parking on an unimproved surface as a violation of a parking area surface material requirement as set forth in Section 9-4-248 (a): All other cases \$500 flat fee ; refund of Appeals of Administrative Decisions or Interpretation case fee where the Board of Adjustment finds in favor of the applicant
Board of Adjustment Renewal Case	\$275.00
Special Use Permit Renewals for Public or Private Clubs and Billiard Parlors or Pool Halls in any Zoning District	
Site Plan	\$495 base fee plus \$50 per acre or additional major fraction thereof Min \$545
Landscape Plan	1st Inspection: \$110 base fee plus \$25 per acre or additional major fraction thereof (\$150 minimum) not to exceed \$500; Each additional inspection, \$75 flat fee
NOTE: Planning fees are based on the minimum charge	

PLANNING FEES

Service	Fee
Preliminary Plat - Minor Alterations	\$330.00 Flat Fee
Final Plat - Minor Alterations	\$330.00 plus \$30/sheet
Site Plan - Minor Alterations	\$330.00 Flat Fee
Landscape Plan - Minor Alterations	\$165.00 Flat Fee
Landscape Plan Inspection	\$210.00
Street Name Change	\$440.00 Base Fee + \$10.00/certified notice
Amendments (Zoning/Subdivision Text, Comprehensive Plan)	\$495.00 Flat Fee
Annexation; Petition (voluntary)	\$440.00 Flat Fee
Planning & Zoning Commission Special Use Permit (Planned Unit Development-PUD; Land Use Intensity-LUI)	\$880.00 Flat Fee
Zoning Certificate Letter	\$25.00 Flat Fee
Certificate of Appropriateness (COA) Major Works	\$20.00 Flat Fee
Certificate of Appropriateness (COA) Major Works - After the Fact	\$75.00
<u>Maps from the Planning Department:</u>	
Small	\$20.00
Medium	\$25.00
Large	\$35.00
Special Request (May Require Multiple Data Layers) If the time exceeds 30 minutes in designing a special request map, then a programming fee of \$25.00 per hour will be applied.	

POLICE FEES

Service	Fee
Accident Report	
First Copy Only for Driver/Individual Involved	No Charge
Additional Accident Copies and all Incident Copies	\$5.00
Mail Order Requests (Fee to Cover Postage, Envelope, Stationery and Storage)	Additional \$5.00
Alarm Permit	
First Year	\$15.00
Subsequent Years	\$5.00 per year
Crosswalk Enforcement Zone Violation	
If Paid Within 10 Calendar Days	\$20.00
If Paid Between the 11th Calendar Day After Issuance and the 30th day	\$35.00
If Paid After 30 Days	\$50.00
Fingerprinting	\$15.00
Outdoor Amplified Sound (Noise) Permit*	\$50.00
Parade Permit*	\$100.00
Parade Staffing*	\$40.00/per hour per Officer Minimum of 3 hours per parade \$25.00/per vehicle per event
<p>*There shall be no fee charged for a parade permit, parade staffing, off-duty officers, temporary street closing application, and outdoor amplified sound permit for the following:</p> <ul style="list-style-type: none"> -Veteran's Day Parade -Memorial Day Parade (in the event a Memorial Day parade occurs) <p>Permits will still be required to be obtained from the City but with no fee.</p>	
<p>*There shall be no fee charged for parade staffing and off-duty officers for the following:</p> <ul style="list-style-type: none"> -Christmas Parade -ECU Homecoming Parade -Martin Luther King Jr. Day march <p>Fees will continue to be charged for a parade permit, temporary street closing application, and outdoor amplified sound permit.</p>	
<p>*All fees shall be charged for other processions which are parades. This includes:</p> <ul style="list-style-type: none"> -St. Patrick's Day Parade -Road Races 	

POLICE FEES

Service	Fee
*There is no fee charged for use of a recreation facility and for off-duty officers, temporary street closing application, and outdoor amplified sound permit for the following: <ul style="list-style-type: none"> -Veteran's Day ceremonies at the Town Common -Memorial Day ceremonies at the Town Common -Fireworks display on the 4th of July at the Town Common -PirateFest 	
Solicitation Permit	\$30.00
Taxicab Annual Inspection	\$20.00
Taxi License Initial Application	\$30.00
Taxi License Renewal Application	\$19.00
Peddler's License Application Fee	\$60.00 + \$14.00 money order
Itinerant Merchant License	\$374.00
Itinerant Merchant License Renewal	\$219.00
Towing Administrative Fee	\$30.00
Towing Operator Inspection Fee	\$25.00
Wrecker	\$20.00
Off-Duty Fee	Officer Supervisor Premium
Rate Paid to Employee by City	\$32.00 \$37.00 \$42.00
Administrative Fee	\$3.00 \$3.00 \$3.00
Extra Duty Solution (EDS)	\$2.75 \$3.15 \$3.53
Total	\$37.75 \$43.54 \$48.53
Police Athletic League (PAL) After-School Program	
One Semester	\$50.00
Two Semesters	\$80.00
Summer Camp	\$50.00
Spring Break	\$25.00
Late Pick-up Fee	\$5.00 - \$10.00
Precious Metals Dealer	
Dealer Fee	\$180.00
Background Fee	\$38.00

POLICE FEES

Service

Precious Metal Dealer - Co-owner Supplement	
Background Fee	\$38.00
Precious Metal Dealer - Employee Registration Form	
Background Fee	\$10.00
Each Subsequent Year	\$38.00 + \$3.00

PUBLIC TRANSPORTATION FEES

Service	Fee
Bus Fares	
Elderly & Handicap	\$0.50
Regular	\$1.00
Transfers	Free
Bus Passes/Ticket Book Transfers	Free
Military Veterans with service connected disability	Free
Bus Passes	
12 Rides (Elderly & Handicap)	\$5.00
22 Rides (Elderly & Handicap)	\$10.00
44 Rides (Elderly & Handicap)	\$20.00
12 Rides (Regular)	\$10.00
22 Rides (Regular)	\$20.00
44 Rides (Regular)	\$40.00
Day Pass (Regular)	\$2.00
Day Pass (Elderly & Handicap)	\$1.00
Kid's Summer Pass (Ages 6 to 16)	\$15.00
*Paratransit Per Trip	\$2.00
* These riders must be unable to access the GREAT Bus due to disability.	

PUBLICATIONS FEES

Service	Fee
Many publications listed below can be accessed at www.greenvillenc.gov	Free
Audit	\$25.00
Budget	\$25.00
Capital Improvement Program	\$15.00
City Code	\$125.00
City Code Supplement	\$30.00
Comprehensive Plan (on disk)	\$40.00
Driveway Ordinance	\$3.00
Economic Base Report	\$15.00
Erosion Control Ordinance	\$3.00
Flood Damage Prevention Ordinance	\$3.00
Land Development Ordinance (on disk)	\$10.00
Landscape Ordinance	\$5.00
Manual of Fees	\$10.00
Manual of Standard Designs and Details (MSDD)	\$15.00
MSDD Shipping Fee	\$3.00
Minority/Women Business Enterprise (MWBE) Directory	\$25.00
Noise Ordinance	\$5.00
Parking Ordinance	\$5.00
Pay Plan	\$5.00
Personnel Policies Manual	\$10.00
Purchasing Procedures Manual	\$10.00
Reports, manuals, and other official documents not listed	\$10.00
Schedule of Traffic Regulations	\$30.00
Special District Report	\$5.00
Storm Drainage Ordinance	\$1.50
Street List	\$3.00
Subdivision List	\$3.00
Subdivision Ordinance	\$10.00
Zoning Ordinance	\$40.00
Zoning Ordinance Supplements	\$10.00

RECREATION & PARKS FEES

Service	Fee
River Park North	
Pedal Boat Rental Individual	\$5 R/ \$7 NR - 30 minutes
Group Pedal Boat Rental (Six Boats)	\$60 R/ \$90 NR - per hour
Science & Nature Center Admission	\$10 R/ \$3 NR (Under 12) \$2 R/ \$3 NR (12 & Over)
Boat Launch Fees	\$2 R/ \$4 NR
Camping Fee	\$4 R/ \$8 NR - per person fee for groups over 12 \$10 R/ \$15 NR - per campsite
Jon Boat Rental	\$9 R/ \$12 NR - 3 hours
Fishing Permit	
Annual	\$12 R/ \$24 NR
Daily	\$1.50 R/ \$3 NR
Lifetime Senior Fishing Pass (Born after 7/1/1956)	\$15
Permanently Disabled Public/Veteran Lifetime License	\$10 - lifetime
Large Shelter Reservation	See Shelter Reservations (page 31)
Small Shelter Reservation	See Shelter Reservations (page 31)
Cleanup Fee	See Shelter Reservations (page 31)
Kayak Rental	\$9 R/ \$12 NR - 3 Hours
Group Kayak Rental (Seven Kayaks)	\$35 R/ \$50 NR - per hour
RPN Enclosed Camping Platform	\$20 R/ \$30 NR - per night
RPN Platform Gear Transport Fee	\$10
Adult Recreation and Fitness	\$0 - \$200 R/ \$0 - \$300 NR
Karate/Self Defense	
Weightlifting	
Ladies Exercise	
Adult Dance	
Riverbirch Tennis Center	
Adult Tennis Lessons	\$0 - \$200 R / \$0 - \$300 NR
Youth Tennis Lessons	\$0 - \$50 R / \$0 - \$75 NR

RECREATION & PARKS FEES

Service	Fee
Sports Connection	
Entrance (Walk-Ins)	\$1 - \$150 R/ \$1 - \$225 NR
Gym Rental Fee	\$50 - 1.5 hours R/ \$75 - 1.5 hours NR
Court Rental Fee	\$10 R/ \$15 NR - hour for half court
Tokens for Batting Cage (1-12 rounds)	\$.50 - \$10.00 each
Pitching / Hitting Lessons Packages	\$20 - half hour R/ \$30 - half hour NR
Birthday Parties	\$100 - \$300 R/ \$150 - \$450 NR
Sports Clinics	\$1 - \$150 R/ \$1 - \$225 NR
Youth & Adult Programs	\$1 - \$150 R/ \$1 - \$225 NR
Concessions	\$.50 - \$5.00 each
Art Classes	
	\$20 - \$250 R/ \$30 - \$375 NR
Ceramics Classes	
Dance	
Decorative Arts	
Drawing & Painting	
Fiber Arts	
Potters Club	
Workshops	
Youth Arts & Crafts	
Public Outdoor Pool (Community Pool) Admission	
	\$1.50-\$2.50 Daily R/ \$10-\$50 Season Pass R
	\$2.25-\$3.25 Daily NR/ \$15-\$55 Season Pass NR
Aquatic Programs	
	\$20 - \$100 R/ \$30 - \$150 NR
Camps	
Swimming Lessons	
Swim Team	
Life Guard Training	
Specialized Recreation	
	\$20 - \$100 R/ \$30 - \$150 NR
Creative Oasis	
Seasonal dances	

RECREATION & PARKS FEES

Service	Fee
Youth Sports	\$0 - \$90 R/ \$0 - \$130 NR
Baseball - Small Fry, Mini Fry, Big Fry	
Basketball	
Flag Football	
Future Stars Soccer	
Running/Track and Field Programs	
Tennis Programs	
Various Sports Clinics	
Adult Sports	\$75 - \$750 Team Fee \$0 - \$50 R/ \$15 - \$75 NR Individual Participation Fee
Adult Dodgeball	
Adult Softball Leagues	
Adult Summer Basketball	
Adult Tennis Programs	
Basketball Leagues	
Basketball Program	
Flag Football Leagues	
Kickball Leagues	
Running Programs	
Wiffleball Leagues	
Parking	\$5 - \$35 R/ \$150 - \$225 NR - Season pass per vehicle
Vendor Fees	\$0 - \$500/month
Special Events	See pages 36-37 for Special Events
Concession Services in Parks	
Summer Camps/Programs	\$0 - \$150 R/ \$0 - \$225 NR - per week
Art Camps	
Day Camps	
Junior Counselor Program	
Outdoor Living Skills / Nature	
Sports Camps	

RECREATION & PARKS FEES

Service	Fee
Senior Recreational Programs	\$0 - \$4,000 R/ \$0 - \$6,000 NR
Bridge Classes	
Exercise Classes	
Instructional Classes	
Senior Olympics	
Senior Clubs	
Trips	
CLASS DEFINITIONS FOR RENTAL RATES BELOW	
Class I - Any event for which admission is charged or any other type of compensation is realized including donations. This class does not include non-profit organizations. All Class I rentals must receive administrative approval.	
Class II - Any event where no admission is charged nor any other type of compensation is realized.	
Class III - Any event hosted by an organization which can provide proof of non-profit/federal tax-exempt status.	
Town Common Amenities	Class I - \$100 - \$600 / day R
Call 329-4567	Class I - \$400 - \$900 / day NR
Includes facilities such as:	Class II - \$50 - \$300 / day R
Amphitheater, Greenway Bridge,	Class II - \$150 - \$450 / day NR
Sycamore Hill Gateway Plaza	Class III - \$25 - \$100 / day R
	Class III - \$38 - \$150 / day NR
Staff if necessary	\$30 per hour staff fee
Barnes-Ebron -Taft Building at Greenfield Terrace	Class I - \$65 R/ \$98 NR - per hour
	Class II - \$35 R/ \$53 NR - per hour
	Class III - \$25 R/ \$38 NR - per hour

RECREATION & PARKS FEES

Service	Fee
Meeting Rooms	Class I - \$60 R/ \$90 NR - per hour
Multipurpose Rooms	Class II - \$30 R/ \$45 NR - per hour
Jaycee Park Auditorium	Class III - \$15 R/ \$23 NR - per hour
Elm Street Center	
Bradford Creek Public Golf Course Clubhouse	\$100 - \$200/hr; \$100 Deposit
Call 329-GOLF	
Community Pool	Class I - \$40 R/ \$60 NR- per hour
Call 329-4041	Class II - \$20 R/ \$30 NR - per hour
	Class III - \$12 R/ \$18 NR - per hour
Elm Street Lawn Games Area	\$50 / hr; Staff may be required
Call 329-4550	
Greenville Aquatics & Fitness Center	Varies
(Gym, Gym & Pool, Pool, Entire Facility)	
Call 329-4041 for details	
Guy Smith Stadium	Class I - \$300 R/ \$450 NR - per day
Call 329-4550	Class II - \$200 R/ \$300 NR - per day
	Class III - \$100 R/ \$150 NR - per day
	All Classes - \$35/per hour light fee
	All Classes - \$30/marketing fee
Sarah Vaughn Field of Dreams	Class I - \$60 R/ \$90 NR - per hour
	Class II - \$30 R/ \$45 NR - per hour
	Class III - \$15 R/ \$23 NR - per hour

RECREATION & PARKS FEES

Service	Fee
Softball / Baseball / Cricket Field Rentals	Class I - \$30 R/ \$45 NR – per hour
Call 329-4550	Class II - \$20 R/ \$30 NR – per hour
	Class III - \$10 R/ \$15 NR – per hour
Special Services	All Classes - \$35 / per hour light fee All Classes - \$100 / marking fee
Soccer / Lacrosse / Football Multipurpose Fields	Class I - \$30 R/ \$45 NR – per hour
	Class II - \$20 R/ \$30 NR – per hour
	Class III - \$10 R/ \$15 NR – per hour
Special Services	All Classes - \$35/ per hour light fee All Classes - \$100/ marking fee
Gymnasiums	Class I - \$100 R/ \$150 NR – per hour
Drew Steele	Class II - \$50 R/ \$75 NR – per hour
Eppes	Class III - \$25 R/ \$38 NR – per hour
H. Boyd Lee	
South Greenville	
Skate Park / Roller Hockey Rink at Jaycee Park	Class I - \$100 R/ \$150 NR – per hour
	Class II - \$50 R/ \$75 NR – per hour
	Class III - \$25 R/ \$38 NR – per hour
Tennis Courts	Class I - \$10 R/ \$15 NR – per hour
Call 329-4559	Class II - \$3 R/ \$5 NR – per hour
	Class III - \$2 R/ \$4 NR – per hour
Family Rental for Athletic Tournaments	Tournament Rates
Call 329-4550	
Science & Nature Center Facility	
Deck & Surrounding	\$25 R/ \$37 NR – per hour
Classroom	\$50 R/ \$75 NR – per hour
Theatre	\$75 R/ \$112 NR – per hour
Entire Facility (6) Tables, (50) Chairs	\$375 R/ \$563 NR – 8 hours
	\$290 R/ \$435 NR – 3 hours
	\$50 per event

RECREATION & PARKS FEES

Service	Fee
Class Definitions do not apply for Shelter Reservations	
Shelter Reservations	
Rates are determined by half day and full day rentals	
<ul style="list-style-type: none"> • In-Season (March – October) 	
<ul style="list-style-type: none"> ○ Half day rentals are 8 am-2:30 pm or 3:00 pm-dark 	
<ul style="list-style-type: none"> ○ Full day rentals are 8 am-dark 	
<ul style="list-style-type: none"> • Off-season (November – February) 	
<ul style="list-style-type: none"> ○ Full day rentals are 8 am-dark, at in-season half day rates 	
Large Picnic Shelters	Half Day Rentals: \$40 R / \$60 NR
	Full Day Rentals: \$70 R / \$105 NR
Small Picnic Shelters	Half Day Rentals: \$30 R / \$45 NR
	Full Day Rentals: \$50 R / \$75 NR
Pavilion at Town Common (Times may vary)	Half Day Rentals: \$50 R / \$75 NR
	Full Day Rentals: \$80 R / \$120 NR
Shelter Clean-up fees	Groups of 75 or more: \$75
	Groups of 200 or more: \$150
Extras:	
Key Fobs for Recreation Centers All Recreation Centers	First Replacement is free, \$1 for 2 nd
Press Box; Scoreboard / Panel Box Call 329-4550	\$50 (up to 4 hrs); \$10 per hour staff fee
Staging	\$35 for 4' x 8' section
For more information, call 329-4567	

RECREATION & PARKS FEES

Service	Fee
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Application for service and sale of malt beverages and unfortified wine pursuant to the Policy and Procedures for the Conditional Service, Sale and Consumption of Alcoholic Beverages within Greenville Recreation and Parks Facilities	\$50.00
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NOTE: As a result of the diversity of opportunities provided, programs may be added or dropped at any time and, therefore, the fees are subject to change as approved by the Recreation & Parks Commission. Additionally, the Recreation & Parks Commission may waive, in whole or in part, fees which are related to programs conducted in cooperation with another organization or individual which is assuming all or a portion of the expense of the program.

R means City Resident, NR means Non-City Resident.

Non Resident Fees equal 150% of Resident Fees unless otherwise indicated. Recreation & Parks programs listed are examples and are not inclusive of all offerings at all times.

BRADFORD CREEK PUBLIC GOLF COURSE

Service	Fee
Golf Green and Ball Fees	\$5 to \$45
All Range Ball and Range Fees	
Various Play Offerings	
Golf Clinics	
Summer Youth Golf Camp	
Spring Youth Camp	
Junior Golf Team	
Coastal Plains Tournament	
Clubhouse Rental	\$100 - \$200 / hr; \$100 Deposit
Call 329-GOLF	

GREENVILLE AQUATICS & FITNESS CENTER (GAFC)

Service	Fee
Family Membership (City Employee)	\$13/Mthly
Family Membership (GUC Employee)	\$12/Mthly
GAFC Recreational Programming	\$0 - \$150/Members
	\$0 - \$200/ Non-members
	\$0 - \$400 / Non-member/ Resident (Effective 9/1/12)
Membership Application Fees	\$0 - \$75
Walk-in Fees	\$0 - \$12
Amenities/Concessions:	\$0 - \$40 per use
Includes: Towels, Locks, Snacks, Fruit, etc.	

Membership Type for Residents	Yearly Fees	Quarterly Fees	Monthly Draft Fee
Family Individual Young Adult Senior Corporate	\$220 - \$515	\$60 - 238	\$19 - \$185
Membership Type for Non-Residents	Yearly Fees	Quarterly Fees	Monthly Draft Fee
Family Individual Young Adult Senior Corporate	\$275 - \$643.75	\$75 - \$272.50	\$23.75 - \$218.75

Quarterly Memberships - application fee included in first three months; Bank Draft Memberships pay 3 months in advance plus application fee.

SANITATION FEES

Service	Fee
Refuse Fee-Backyard Pickup (Premium)	Eliminated - 7/1/2017
Refuse Fee-Curbside Pickup (Basic)	\$16.00/per month
Multi-Family Containers	\$16.00/per month
Containers 6 or 8 Yards	\$100.00 over cost Rounded to nearest dollar
Roll Out Carts	\$65.00
Each Additional Curbside Container	\$5.00 per month
Yard Waste over 4 Cubic Yards	\$25.00 per collection
Sanitation Nuisance Abatement Fee	\$150.00 for the first hour and \$125.00 for each additional hour

SPECIAL EVENTS

*Go to www.greenvillenc.gov to view Special Events Policy & Procedures – fees below are directly related to activities identified as “special events”.

Event Type	Application Fee	Permit Fee	Refundable Deposit	Late Fee
Parade	\$100.00	\$100.00	\$200.00	\$250.00
Race 5k or Less	\$100.00	\$100.00	\$100.00	\$250.00
More than 5k Race	\$100.00	\$250.00	\$100.00	\$250.00
Neighborhood Block Party	\$50.00	\$0.00	\$200.00	\$75.00
General Event	\$100.00	\$250.00	\$100.00	\$250.00
Festivals	\$100.00	\$100.00	\$500.00	\$250.00
Concerts	\$100.00	\$250.00	\$500.00	\$250.00
Outdoor Amplified Sound (Noise)	\$50.00	\$50.00	N/A	N/A
Temporary Street Closing	\$50.00	\$50.00	N/A	N/A

Police Off-Duty Fees			
	Officer	Supervisor	Premium
Rate per Hour	\$ 40.00	\$ 50.00	\$ 50.00
Parade Staffing	\$40.00 per Hour per Officer (Minimum 3 Hours per Parade) + \$25.00 per Vehicle per Event		

Fire / Rescue Stand-By Fire Fees	
Base Charge per EMS Unit	\$100.00 (# of Units Required Based on Attendance)
Fire / EMS Staff per Unit	\$40.00 per Hour per Staff Member
	Minimum of 2.00 Staff Members Per Truck

Attendance Range	Fire / Rescue Units Required	
	NON ABC Event	ABC Event
0 - 5,000	1	1 - 2
5,001 - 10,000	1 - 3	1 - 4
Over 10,000	# Determined by F/R Chief	# Determined by F/R Chief

Crowd Managers	
Number of Attendees	Number of Required Crowd Managers
250	1

SPECIAL EVENTS

Public Works Roll-Out Carts / Trash Cans / Barricades			
Barricade(s)	Traffic Cones	1 - 25	\$50.00
		26 - 49	\$100.00
		> 50	\$150.00
	Bike Racks		\$20.00 Each
	Type I, II, and/or III Traffic Barricades		\$30.00 Each
	Water Barricades		\$50.00 Each
	Traffic Plan / Road Closure Review		\$40.00 per Hr
Sanitation	Recycling Carts / Cans		\$20.00 per Set
	Trash Cans		
	Street Sweeper (Truck + Labor)		\$100.00 per Hr
Electrical	Usage Fee		\$100.00
	Technician / Contract Assistance		\$100.00

STORMWATER FEES

Service	Fee
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Stormwater Utility Fees*	\$5.35 per unit per month
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*For each equivalent rate unit, as defined by Section 8-3-2 of the Greenville City Code, there shall be a service charge per month for the purposes of supporting stormwater management programs and structural and natural stormwater and drainage systems, said charge to be effective on and after July 1, 2003. One unit equals 2,000 square feet.

STREETS FEES

Service	Fee
Application Fee for a Right-of-Way Excavation and Restoration Permit	\$250.00
Utility Cuts	See Below
Other Cuts	See Below
Asphalt Cuts	
1 - 25 Square Feet (Minimum)	\$275.00
26 - 50 Square Feet (Per Square Ft)	\$10.68
51 - 100 Square Feet (Per Square Ft)	\$7.22
101 - 200 Square Feet (Per Square Ft)	\$6.80
200+ (Per Square Ft)	\$4.38
Curb & Gutter Cuts	
1 - 10 (Per Linear Ft)	\$488.00
11 - 50 (Per Linear Ft)	\$39.00
51 - 100 (Per Linear Ft)	\$38.82
101 - 200 (Per Linear Ft)	\$29.79
200+ (Per Linear Ft)	\$25.28
Concrete Cuts	
1 - 25 Square Feet (Per Square Ft)	\$355.00
26 - 50 Square Feet (Per Square Ft)	\$12.47
51 - 100 Square Feet (Per Square Ft)	\$7.15
101 - 200 Square Feet (Per Square Ft)	\$5.28
200+ (Per Square Ft)	\$4.21

TAXICAB FARES

Taxicabs operating within the jurisdictional city limits may elect to charge fares and fees by the installation and use of a taximeter or by use of the approved zone map and the fares and fees provided herein. The election decision is made by the franchise holder and will apply to all taxicabs operating under the particular franchise.

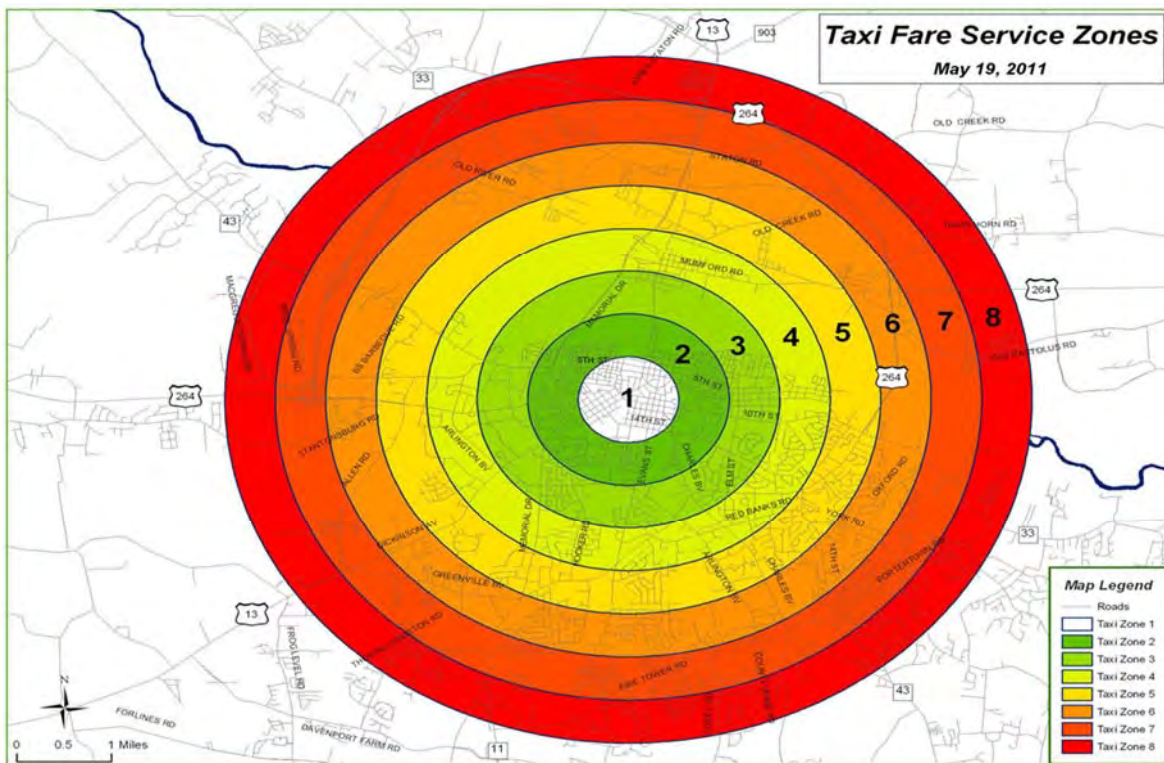
Taximeter Rates and Fees:	
Drop Fee	\$2.75
Per 1/6th of Mile	\$0.25
Surcharge Night Time from 11 PM to 6 AM per Person	\$0.50
Per Minute Wait Time at Fare's Request	\$0.30
Per Luggage Bag Over Two	\$1.25
Per Person Over First Two	\$2.00
Per Trunk or Large Suitcase	\$0.10
Pedi-cab Rates and Fees:	
Per Person per 1/2 mile or Fraction Thereof	\$1.50
Per Minute Wait Time at Fare's Request	\$0.30
Per Luggage Bag Over Two	\$1.25
Per Person Over First Two	\$2.00
Per Trunk or Large Suitcase	\$2.00
Per Grocery Bag Over 3	\$0.10

TAXICAB ZONE FARES

The following rates shall be applicable for each standard zone fare:

ZONES	1	2	3	4	5	6	7	8
1	6.00	6.35	6.70	7.05	7.40	7.75	8.10	8.50
2	6.35	6.35	6.70	7.05	7.40	7.75	8.10	8.50
3	6.70	6.70	6.70	7.05	7.40	7.75	8.10	8.50
4	7.05	7.05	7.05	7.05	7.40	7.75	8.10	8.50
5	7.40	7.40	7.40	7.40	7.40	7.75	8.10	8.50
6	7.75	7.75	7.75	7.75	7.75	7.75	8.10	8.50
7	8.10	8.10	8.10	8.10	8.10	8.10	8.10	8.50
8	8.50	8.50	8.50	8.50	8.50	8.50	8.50	8.50

The fare charged shall be the amount of the highest zone which is traveled through. Only one fare shall be charged for one or two persons traveling from the same point of origin to the same point of destination.



TAXICAB ZONE FARES

The following rates are for fares across town:

ZONES	1	2	3	4	5	6	7	8
1	6.00	6.60	7.20	7.80	8.40	9.00	10.60	10.20
2	6.60	7.20	7.80	8.40	9.00	9.60	11.20	10.80
3	7.20	7.80	8.40	9.00	9.60	10.20	11.80	11.40
4	7.80	8.40	9.00	9.60	10.20	10.80	11.40	12.00
5	8.40	9.00	9.60	10.20	10.80	11.40	12.00	12.60
6	9.00	9.60	10.20	10.80	11.40	12.00	12.60	13.20
7	9.60	10.20	10.80	12.40	12.00	12.60	13.20	13.80
8	10.20	10.80	11.40	12.00	12.60	12.20	13.80	14.50

Ironwood/Bradford Creek	Standard Fare	\$9.50
	Across Town	\$14.50
Over two persons (per person extra)		
Waiting time (per hour)		\$18.00
Trunks or footlockers (each)		\$2.00
Baggage (each)		\$1.50
Grocery bags (each bag over 3)		\$0.10
Rates outside zones unless previously specified (per mile)		\$2.75
Pedi-cab rates:	\$1.50 per person per 1/2 mile or fraction	
Waiting time (per hour)		\$18.00
Trunks or footlockers (each)		\$2.50
Baggage (each)		\$1.50
Grocery bags (each bag over 3)		\$0.10