



Agenda

Greenville City Council

August 8, 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 - Council Member Rick Smiley**
- 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. Pitt County Girls Softball 16U All Stars - State Champions
2. Mark Jesmer, Police Department Retiree
3. Rex Wilder - Information Technology Department Retiree

VIII. Appointments

4. Appointments to Boards and Commissions

IX. Consent Agenda

5. Resolution Accepting Dedication of Rights-of-Way and Easements for Lynndale East Subdivision, Section Four Lots 9-17, Block E, Lots 12-19 Block F, and Lots 7-11 Block G
6. Resolution declaring Police Canine Darce as surplus and authorizing his disposition to Officer Brian Neague
7. Various tax refunds greater than \$100

X. New Business

Public Hearings

8. Ordinance to annex the Gregory Buck Welch Legacy, LLC properties involving a total of 68.2276 acres located near the intersection of NC Highway 33 and Roosevelt Spain Road
9. Ordinance requested by Gregory Buck Welch Legacy, LLC to rezone a total of 65.9676 acres located near the intersection of NC Highway 33 West and Roosevelt Spain Road from RR (Rural Residential – Pitt County’s Jurisdiction) to R6MH (Residential-Mobile Home)
10. Ordinance to annex Carolina Eastern Homes, LLC, Carl W. Blackwood, Ann C. Davis and James K. Cox, RDP Management Consulting, LLC and BMS Builders, LLC properties involving a total of 390.0418 acres located near the intersection of Mills Road and Hudson’s Crossroads Road
11. 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)

12. Ordinance requested by Carl W. Blackwood to rezone 198.8 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)
13. Ordinance requested by Ann C. Davis and James K. Cox to rezone 40.0635 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)
14. Ordinance requested by RDP Management Consulting, LLC to rezone 50.1642 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)
15. Ordinance requested by BMS Builders, LLC to rezone 7.42 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)
16. Ordinance requested by Collice and Ann Moore, LLC to rezone 1.4268 acres located at the southwestern corner of the intersection of Stantonsburg Road and Moye Boulevard from MS (Medical-Support) to MCG (Medical-General Commercial)

Other Items of Business

17. Additional One-Stop Early Voting Site(s) for the 2019 Municipal Election

XI. City Manager's Report

XII. Comments from Mayor and City Council

XIII. Adjournment



City of Greenville, North Carolina

Meeting Date: 8/8/2019
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 nine of the boards and commissions.

Explanation: City Council appointments need to be made to the Community Appearance Commission, Environmental Advisory Commission, Greenville Bicycle and Pedestrian Commission, Historic Preservation Commission, Human Relations Council, Pitt-Greenville Convention & Visitors Authority, Recreation & Parks Commission, Redevelopment 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:

- Karen Brookins - Community Appearance Commission
- Jeffrey Johnson - Community Appearance Commission
- Drake Brinkley - Environmental Advisory Commission
- Nathaniel Hamilton - Environmental Advisory Commission
- Connor Tanferno - Greenville Bicycle Pedestrian Commission
- Heena Shah - Human Relations Council

- Maurice Whitehurst - Human Relations Council, Pitt Community College Seat
- Ebonee Downey - Recreation & Parks Commission

Fiscal Note: No direct fiscal impact.

Recommendation: Make appointments to the Community Appearance Commission, Environmental Advisory Commission, Greenville Bicycle and Pedestrian Commission, Historic Preservation Commission, Human Relations Council, Pitt-Greenville Convention & Visitors Authority, Recreation & Parks Commission, Redevelopment Commission, and the Youth Council.

ATTACHMENTS:

☐ **Muni_Report_Appointments_to_Boards_and_Commissions_998631**

Appointments to Boards and Commissions

August 2019

Community Appearance Commission

Council Liaison: Council Member Rick Smiley

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

Environmental Advisory Commission

Council Liaison: Council Member Brian Meyerhoeffer, Jr.

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

Greenville Bicycle & Pedestrian Commission

Council Liaison: Council Member Will Bell

Name	District #	Current Term	Reappointment Status	Expiration Date
Adele Grier	4	First term	Resigned	January 2020
Connor Tanferno	3	First term	Resigned	January 2021

Historic Preservation Commission

Council Liaison: Council Member William Litchfield

Name	District #	Current Term	Reappointment Status	Expiration Date
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Ned Puchner 5 First term Resigned January 2022

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 Convention and Visitors Authority

Council Liaison: Council Member Brian Meyerhoeffer, Jr.

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

Recreation & Parks Commission

Council Liaison: Council Member Monica Daniels

Name	District #	Current Term	Reappointment Status	Expiration Date
Ebonee Downey <i>(Mayor Pro-Tem Rose Glover)</i>	1	Filling unexpired term	Resigned	May 31, 2020
Saroija Duvant-Moore <i>(Council Member Monica Daniels.)</i>	3	First term	Ineligible	May 31, 2019

Redevelopment Commission

Council Liaison: Council Member Will Bell

Name	District #	Current Term	Reappointment Status	Expiration Date
Alan Brock <i>(Council Member William Litchfield, Jr.)</i>	1	Filling unexpired term	Resigned	Nov. 14, 2022

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 Community Appearance Commission

Brian Barnett
2303 Saddle Ridge Place
Greenville, NC 27858

District #: 4

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

District #: 1

Application Date:

Home Phone: (336) 392-8205

Business Phone: (252) 902-3012

Email: brianbarnett279@gmail.com

Application Date: 4/22/2018

Home Phone: (202) 412-4369

Business Phone:

Email: hembyg@gmail.com

Applicants for Environmental Advisory Commission

Orrin Allen Beasley
3601 Live Oak Lane
Greenville, NC 27858

District #: 5

Application Date: 12/8/2015

Home Phone: (252) 216-6099

Business Phone: (252) 216-6099

Email: oab0119@gmail.com

Robert Shaw
3802 Sheffield Court
Greenville, NC 27858

District #: 5

Application Date: 07/15/2019

Home Phone: (252) 355-2737

Business Phone:

Email: shawr@ecu.edu

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 Historic Preservation Commission

Betty Nurse
705 W. 3rd Street
Greenville, NC 27834

Application Date: 7/19/2019

Home Phone: (252) 689-3596

Business Phone: (252) 757-3787

District #: 2

Email:

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 Convention and Visitors Authority

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 Recreation and Parks Commission

Brian Barnett
2303 Saddle Ridge Place
Greenville, NC 27858

District #: 4

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:

Home Phone: (336) 392-8205
Business Phone: (252) 902-3012
Email: brianbarnett279@gmail.com

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 Redevelopment Commission

Jonathan Ganzert
302 South Summit Street
Greenville, NC 27858

District #: 3

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

District #: 4

Zach Nichols
208 Churchill Dr.
Greenville, NC 27858

District #: 5

Deryck Steven Wilson
1744 Beaumont Drive
Greenville, NC 27858

District #: 4

Application Date: 2/19/2019

Home Phone: (704) 550-6031

Business Phone:

Email: ganzert@gmail.com

Application Date: 4/26/2017

Home Phone: (336) 624-6514

Business Phone:

Email: annlogemann85@gmail.com

Application Date: 6/17/2019

Home Phone: (252) 916-2691

Business Phone: (252) 752-7101

Email: dustin@tdgnc.com

Application Date: 11/27/2017

Home Phone: (252) 714-5950

Business Phone: (252) 321-5200

Email: deryck.wilson@me.com

Applicants for Youth Council

None.



City of Greenville, North Carolina

Meeting Date: 8/8/2019
Time: 6:00 PM

Title of Item: Resolution Accepting Dedication of Rights-of-Way and Easements for Lynndale East Subdivision, Section Four Lots 9-17, Block E, Lots 12-19 Block F, and Lots 7-11 Block G

Explanation: **Abstract:** This item proposes a resolution to accept the dedication of rights-of-way and easements for Lynndale East Subdivision, Section Four Lots 9-17, Block E, Lots 12-19 Block F, and Lots 7-11 Block G

Explanation: In accordance with the City's Subdivision regulations, rights-of-way and easements have been dedicated for Lynndale East Subdivision, Section Four Lots 9-17, Block E, Lots 12-19 Block F and Lots 7-11 Block G (Map Book 82 at Page 136). A resolution accepting the dedication of the aforementioned rights-of-way and easements is attached for City Council consideration. The final plat showing the rights-of-way and easements is also attached.

Fiscal Note: Funds for the maintenance of these rights-of-way and easements are included within the fiscal year 2019-2020 budget.

Recommendation: City Council adopt the attached resolution accepting dedication of rights-of-way and easements for Lynndale East Subdivision, Section Four Lots 9-17, Block E, Lots 12-19 Block F, and Lots 7-11 Block G.

ATTACHMENTS:

- ▣ **August_2019_Right_of_Way_Resolution_111880**
- ▣ **Lynndale Map**

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

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

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

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

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

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

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

Lynndale East Subdivision, Section Four Lots 9-17,
Block E, Lots 12-19 Block F and Lots 7-11 Block G Map Book 82 Page 136

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

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

Adopted the 8th day of August, 2019.

P. J. Connelly, Mayor

ATTEST:

Carol L. Barwick, City Clerk

NORTH CAROLINA
PITT COUNTY

I, Polly Jones, 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 the 8th day of August, 2019.

Notary Public

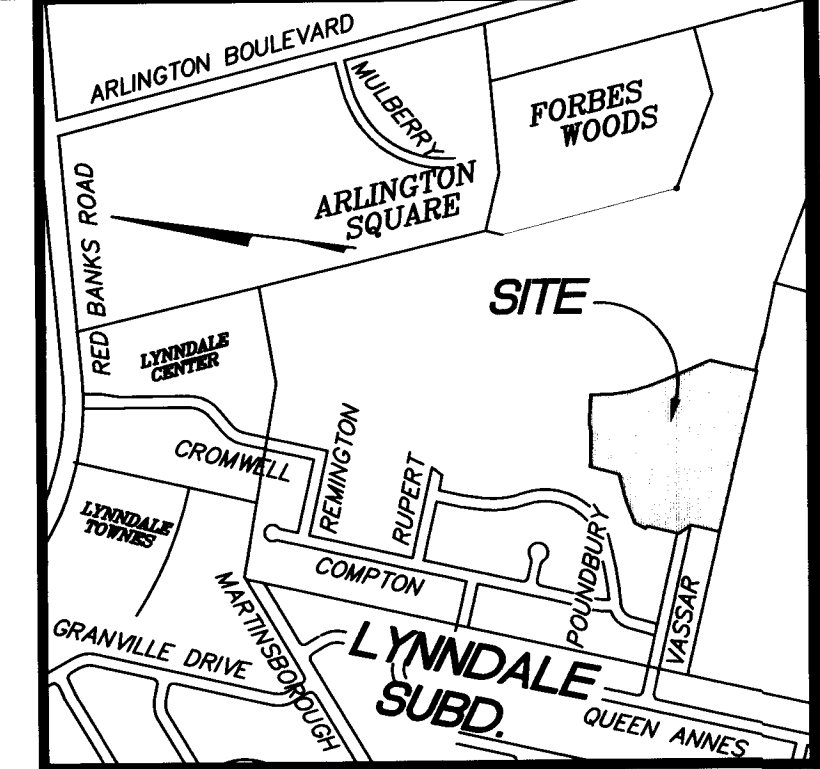
My Commission Expires:

#1111880

CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	CH BEARING	CH. LENGTH	DELTA
C22	25.00	39.27	N 51°16'38" E	35.36	90°00'00"
C23	25.00	21.03	N 17°49'04" W	20.41	48°11'23"
C24	50.00	52.77	S 11°40'44" E	50.35	60°28'03"
C25	50.00	46.68	S 45°17'55" W	45.00	53°29'15"
C26	50.00	46.68	N 81°12'50" W	45.00	53°29'15"
C27	50.00	46.68	N 27°43'36" W	45.00	53°29'15"
C28	50.00	48.39	N 26°44'31" E	46.52	55°26'59"
C29	25.00	21.03	S 30°22'19" W	20.41	48°11'23"
C30	25.00	39.27	S 38°43'22" E	35.36	90°00'00"
C31	320.00	204.77	N 77°56'42" E	201.30	36°39'51"
C32	25.00	39.27	N 14°36'47" E	35.36	90°00'00"
C33	1095.00	101.97	S 27°43'09" E	101.94	5°20'09"
C34	1095.00	141.23	S 21°21'23" E	141.13	7°23'23"
C35	1095.00	117.35	S 14°35'29" E	117.29	6°08'24"
C36	1095.00	115.11	S 08°30'35" E	115.05	6°01'23"
C37	1045.00	128.83	S 08°34'24" E	128.75	7°03'49"
C38	1045.00	115.06	S 15°15'34" E	115.00	6°18'30"
C39	1045.00	115.06	S 21°34'04" E	115.00	6°18'30"
C40	1045.00	103.32	S 27°33'16" E	103.28	5°39'53"
C41	250.00	76.24	N 21°39'03" W	75.94	17°28'20"
C42	250.00	73.39	N 04°30'18" W	73.13	16°49'12"
C43	200.00	112.99	N 12°16'49" W	111.50	32°22'14"
C44	25.00	40.11	N 74°25'34" W	35.94	91°55'12"
C45	370.00	111.31	N 68°13'53" E	110.89	17°14'12"
C46	370.00	114.15	N 85°41'17" E	113.70	17°40'36"
C47	370.00	11.31	S 84°35'54" E	11.31	1°45'03"
C48	1095.00	8.73	S 05°16'12" E	8.73	0°27'24"

LINE TABLE		
LINE	BEARING	LENGTH
L14	N 06°16'38" E	50.00
L15	S 06°16'38" W	52.67
L16	S 06°16'38" W	52.67
L17	S 83°43'22" E	1.53
L18	N 59°36'47" E	14.16
L19	S 30°23'13" E	43.28
L20	S 30°23'13" E	11.74
L21	S 30°23'13" E	9.03
L22	S 03°54'18" W	1.99
L23	N 59°36'47" E	12.95

Doc ID: 014034880001 Type: CRP
 Recorded: 02/15/2018 at 10:12:30 AM
 Fee Amt: \$21.00 Page 1 of 1
 Pitt County, NC
 Lisa P. Nichols REG OF DEEDS
 BK 82 PG 136



Location Map
 SCALE: 1" = 1000'

Site Summary:
 NUMBER OF LOTS CREATED _____ 22
 ACREAGE IN TOTAL TRACT _____ 12.73 AC.
 (554,586.7 SF ±)
 ACREAGE IN COMMON AREA(S) _____ NONE
 ACREAGE IN PARK AND RECREATION AREAS _____ NONE

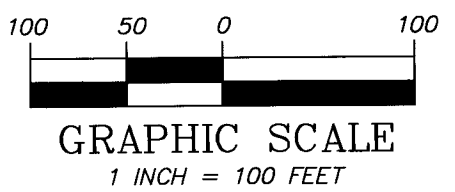
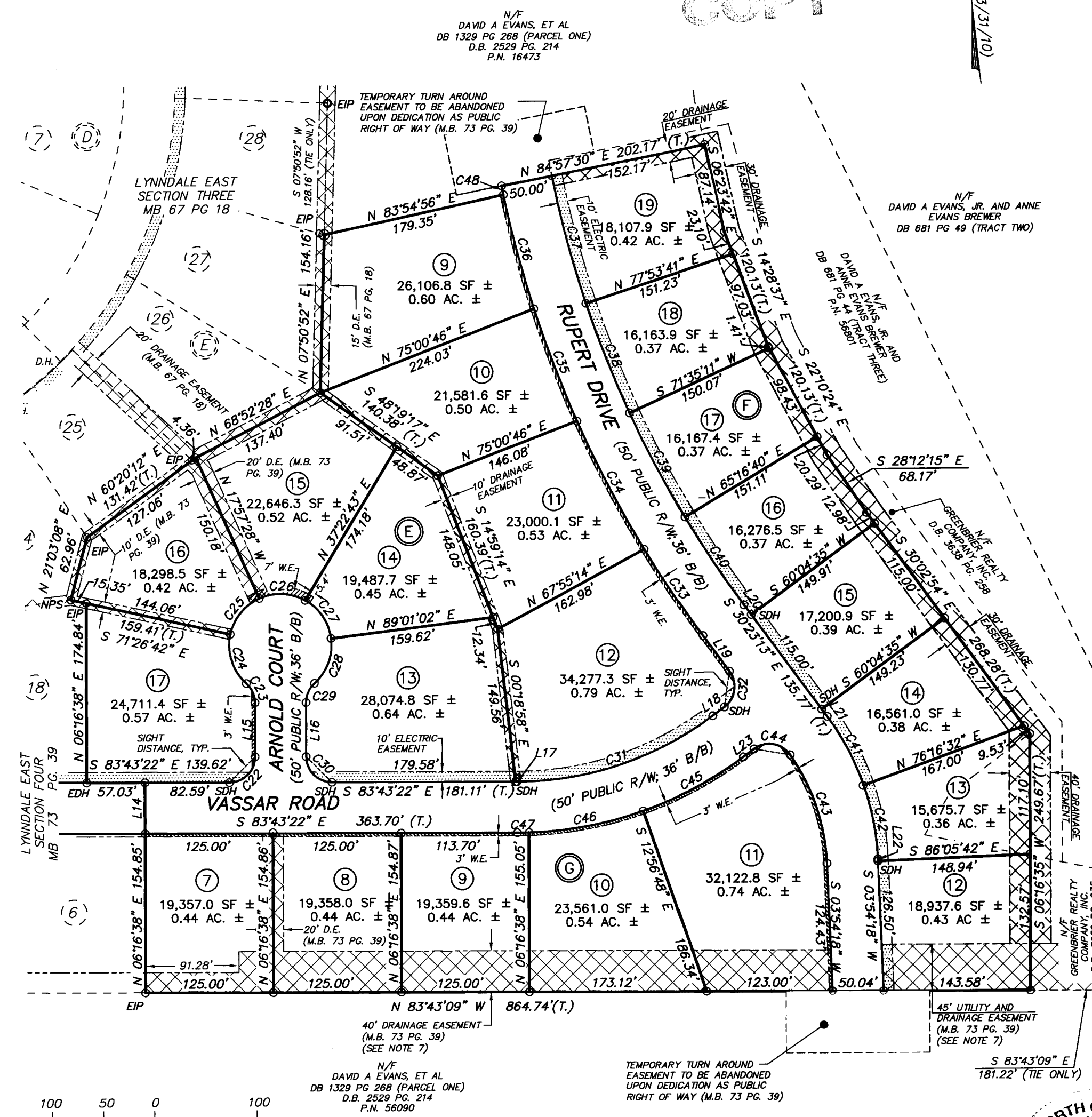
Legend

TOTAL	(T.)
EXISTING IRON REBAR	EIR
EXISTING IRON PIPE	EIP
IRON PIPE SET	IPS
NO POINT SET	NPS
EXISTING DRILL HOLE	EDH
SET DRILL HOLE	SDH
LOT NO.	(9)
N/F	NOW OR FORMERLY
(W)	WITNESS
(T)	TOTAL
W.E.	WATER LINE EASEMENT
D.E.	DRAINAGE EASEMENT
D.B.	DEED BOOK
PG.	PAGE
M.B.	MAP BOOK

- Notes:**
- AREA DETERMINED BY COORDINATES.
 - ALL DISTANCES ARE HORIZONTAL GROUND MEASUREMENTS.
 - IRON PIPES LOCATED AT ALL CORNERS, EXCEPT AS NOTED OTHERWISE.
 - THIS PROPERTY IS LOCATED WITHIN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS SHOWN ON FIRM MAP NUMBER 3720468600K, PANEL NO 4686K, EFFECTIVE JULY 7, 2014.
 - THE DESIGNATION NOTED OVER WATER, SANITARY SEWER, GAS, OR ELECTRIC LINES ARE FOR THE PURPOSE OF ESTABLISHING WIDTH OF SAID EASEMENTS. THE EASEMENTS SHOWN ARE NOT EXCLUSIVE AND WILL PERMIT THE FUTURE INSTALLATION OF WATER, SANITARY SEWER, GAS AND ELECTRIC LINES WITHIN THOSE DESIGNATED WIDTHS, PROVIDED UTILITIES ARE LOCATED UNDERGROUND.
 - PROPERTY SUBJECT TO ANY AND ALL EASEMENTS, RIGHTS OF WAY, RESTRICTIVE COVENANTS WHICH MAY BE OF RECORD.
 - NO BUILDINGS, STRUCTURES, OR OTHER IMPROVEMENTS, MATERIALS AND SURFACES, INCLUDING BUT NOT LIMITED TO PRINCIPAL AND ACCESSORY STRUCTURES AND ADDITIONS OR APPURTENANCES THERETO, SIGNAGE, FENCES, WALLS, MECHANICAL EQUIPMENT, CANOPIES, ANTENNAS, MASTS, AERIALS, MONUMENTS, LANDSCAPE PLANTINGS, FILL MATERIALS, DEBRIS, SOLID WASTE COLLECTION CONTAINERS, MAIL RECEPTACLES AND IMPERVIOUS SURFACES, SHALL ENCROUGH WITHIN ANY DEDICATED EASEMENT WITHOUT PRIOR APPROVAL OF THE CITY OF GREENVILLE.

References

- | | |
|--------------------|--------------------|
| D.B. 3638 PG. 235 | D.B. 1979, PG. 617 |
| D.B. 3638 PG. 244 | D.B. 2020, PG. 427 |
| D.B. 3638 PG. 258 | D.B. 1979, PG. 613 |
| D.B. 2529, PG. 214 | D.B. 2020, PG. 423 |
| D.B. 2005, PG. 873 | D.B. 1979, PG. 609 |
| D.B. 2595, PG. 724 | D.B. 2009, PG. 840 |
| D.B. 2005, PG. 870 | D.B. 1979, PG. 605 |
| M.B. 73, PG. 39 | D.B. 896, PG. 532 |
| M.B. 72, PG. 116 | D.B. 1329, PG. 268 |
| D.B. 1986, PG. 659 | P.N. 79720 |
| D.B. 1986, PG. 647 | P.N. 79721 |
| D.B. 2020, PG. 443 | P.N. 79722 |
| D.B. 1986, PG. 643 | P.N. 56801 |
| D.B. 2020, PG. 439 | P.N. 16473 |



FINAL PLAT
 LYNDDALE EAST SUBDIVISION, SECTION FOUR
 LOTS 9-17, BLOCK E, LOTS 12-19 BLOCK F
 AND LOTS 7-11 BLOCK G
 GREENVILLE, WINTERVILLE TOWNSHIP, PITT COUNTY, NORTH CAROLINA

#2 - 1/26/2018 - REVISED PER CORNER SETTING & OWNER CONVEYANCE INTO GREENBRIER REALTY.
 REVISIONS: #1 - 10/13/2017 - REVISED PER REVIEW COMMENTS.

OWNER **GREENBRIER REALTY COMPANY, INC.**
 ADDRESS P.O. BOX 2548, GREENVILLE, NC 27836
 PHONE (252) 752-2106

Rivers & ASSOCIATES, INC.
 NC License: F-0334
 107 East Second Street
 Greenville, NC 27858
 (252) 752-4135

Engineers
 Planners
 Surveyors
 Landscape Architects

SURVEYED	RB/JA
DRAWN	PH/KB
CHECKED	PWH
APPROVED	JDV
DATE	8/28/17
SCALE	1" = 100'

SOURCE OF TITLE
 TO THE BEST OF MY KNOWLEDGE, THE LAST INSTRUMENT(S) IN THE CHAIN OF TITLE OF THIS PROPERTY AS RECORDED IN THE PITT COUNTY REGISTRY AT GREENVILLE, NORTH CAROLINA IS:
 DEED BOOK 3638, PAGE 235
 DEED BOOK 3638, PAGE 244
 DEED BOOK 3638, PAGE 258

OWNERS STATEMENT
 THIS IS EVIDENCE THAT THIS SUBDIVISION IS MADE AT THE REQUEST OF GREENBRIER REALTY COMPANY, INC. SWORN TO AND SUBSCRIBED BEFORE ME THIS 28th DAY OF AUGUST 2017.
 NOTARY PUBLIC
 MY COMMISSION EXPIRES 9/28/2018

APPROVAL
 THIS FINAL PLAT NO. 17-37, WAS APPROVED BY THE SUBDIVISION REVIEW BOARD IN ACCORDANCE WITH TITLE 9, CHAPTER 5 OF THE GREENVILLE CITY CODE THE 11 DAY OF OCTOBER, 2017.
 SIGNED [Signature] CITY PLANNER

DEDICATION
 THE UNDERSIGNED HEREBY ACKNOWLEDGE(S) THIS PLAT AND ALLOTMENT TO BE THEIR FREE ACT AND DEED, AND HEREBY DEDICATE TO PUBLIC USE AS STREETS, PARKS, PLAY-GROUNDS, OPEN SPACES, AND EASEMENTS FOREVER, ALL AREAS SHOWN OR SO INDICATED ON SAID PLAT.
 SIGNED [Signature] REVIEW OFFICER
 ATTEST [Signature]

NORTH CAROLINA PITT COUNTY
 I, Michael Da...
 A REVIEW OFFICER OF PITT COUNTY, N.C., CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.
 BY [Signature] REVIEW OFFICER
 DATE 2/15/18





City of Greenville, North Carolina

Meeting Date: 8/8/2019
Time: 6:00 PM

Title of Item: Resolution declaring Police Canine Darce as surplus and authorizing his disposition to Officer Brian Neague

Explanation: **Abstract:** The Greenville Police Department (GPD) recently retired K9 Darce. His handler, Officer Brian Neague, desires to keep and care for Darce for the remainder of his life. Staff seeks City Council approval to declare Darce as surplus property and authorize his disposition to Officer Neague.

Explanation: Officer Brian Neague and K9 Darce have been partners for over two years. Darce was recently retired by GPD, and Officer Neague has expressed interest in caring for Darce for the remainder of his life. It has been the practice for many years to allow the handler to purchase the assigned K9 upon retirement if the handler wishes to do so. Approval of the attached resolution declaring K9 Darce as surplus and authorizing his disposition to Officer Neague will allow the purchase in accordance with North Carolina General Statutes relating to surplus government property.

Fiscal Note: To meet the requirements of North Carolina General Statutes, Officer Neague will be charged \$1.00 to retain Darce.

Recommendation: Staff recommends approval of this resolution and transfer of Darce to Officer Neague for the remainder of his life.

ATTACHMENTS:

▣ **Resolution_K9_Darce_Surplus_1112054**

RESOLUTION NO. _____-19
RESOLUTION DECLARING A POLICE CANINE AS SURPLUS
AND AUTHORIZING HIS DISPOSITION TO OFFICER BRIAN NEAGUE

WHEREAS, K-9 Darce, a police canine for the Greenville Police Department, has retired;

WHEREAS, Officer Brian Neague has been K-9 Darce's handler for over two (2) years and has requested that Darce be released to his care for the remainder of Darce's life; and

WHEREAS, North Carolina General Statute 160A-267 permits City Council to authorize the disposition of property valued at less than thirty thousand dollars (\$30,000) by private sale;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Greenville that K-9 Darce be and is hereby declared surplus to the needs of the City and is authorized to be conveyed to Officer Brian Neague for one dollar (\$1.00).

This the _____ day of August, 2019

P. J. Connelly, Mayor

ATTEST:

Carol L. Barwick, City Clerk

1112054



City of Greenville, North Carolina

Meeting Date: 8/8/2019
Time: 6:00 PM

Title of Item: Various tax refunds greater than \$100

Explanation: **Abstract:** Pursuant to North Carolina General Statute 105-381, refunds are being reported to City Council. These are refunds created by a change or release of value for City of Greenville taxes by the Pitt County Tax Assessor. Pitt County Commissioners have previously approved these refunds; they are before City Council for their approval as well. These refunds will be reported as they occur when they exceed \$100.

Explanation: The Director of Financial Services reports refunds of the following taxes:

<u>Payee</u>	<u>Adjustment Refunds</u>	<u>Amount</u>
Cabrera, Hector	Individual Property Taxes	124.24
Campbell, Jerry Ray	Registered Motor Vehicle	459.31
Cannon, Walter Bruce	Registered Motor Vehicle	144.92
Capps, Billy Charles III	Registered Motor Vehicle	139.94
Carr, Vandelia Shephard	Registered Motor Vehicle	154.95
Carroll, Jerry Wayne	Registered Motor Vehicle	145.35
Casanova-Morales, Subrina	Individual Property Taxes	111.92
Caspero, Lisa Lynn	Registered Motor Vehicle	262.59
Craft, Charles Brandon	Registered Motor Vehicle	134.37
De La Parte De Los Rios, Daniel	Registered Motor Vehicle	136.71
DPD Leasing Company	Registered Motor Vehicle	127.91
Filo, John Andrew	Registered Motor Vehicle	117.55
Forbes, Tyanne Williams	Registered Motor Vehicle	103.34

Garcia, Samantha Bell	Registered Property Taxes	158.66
Greenville Housing Authority	Registered Motor Vehicle	2,423.31
Griner, Cindy Boseman	Registered Motor Vehicle	118.14
Grotjan, Kenneth Daniel II	Registered Motor Vehicle	232.07
Housing Authority of Greenville	Registered Motor Vehicle	3,249.99
Jones, Brandon Scott	Registered Motor Vehicle	167.05
Leach, Duncan Mciver	Registered Motor Vehicle	109.86
Lilly Reid Hill	Individual Property Taxes	164.48
Long, Melissa Clare	Registered Motor Vehicle	253.35
Mora, Juan Carlos Benjamin	Registered Motor Vehicle	414.66
Nsongolo, Baswekundola	Registered Motor Vehicle	121.30
Pienta, Marra Jeane Burr	Registered Motor Vehicle	110.52
Pitt & Greene EMC	Registered Motor Vehicle	2,985.08
Rorie, Michael Glen	Registered Motor Vehicle	100.04
Ryder Truck Rental Inc	Registered Motor Vehicle	994.40
Sabb, Desmond Gerell	Registered Motor Vehicle	127.22
Sanderlin, Edward Joseph III	Registered Motor Vehicle	177.64
The Salvation Army	Registered Motor Vehicle	124.36
Thorne, Joshua	Individual Property Taxes	236.27
Torres, Laura Beatriz	Registered Motor Vehicle	119.43
Tripp, Dempsey Alan	Registered Motor Vehicle	104.91
Vanleuwen, Ingrid	Registered Motor Vehicle	101.26
Whitlow, Randolph Lawrence	Registered Motor Vehicle	209.66
Wright, Tracis Cecil	Registered Motor Vehicle	132.39
Zills, Donna Sue	Registered Motor Vehicle	130.68
	REFUND TOTAL:	\$15,229.83



Fiscal Note: The total to be refunded is \$15,229.83.

Recommendation: Approval of tax refunds by City Council





City of Greenville, North Carolina

Meeting Date: 8/8/2019
Time: 6:00 PM

Title of Item: Ordinance to annex the Gregory Buck Welch Legacy, LLC properties involving a total of 68.2276 acres located near the intersection of NC Highway 33 and Roosevelt Spain Road

Explanation: **Abstract:** The City received a voluntary annexation petition to annex the Gregory Buck Welch Legacy, LLC properties involving a total of 68.2276 acres located near the intersection of NC Highway 33 and Roosevelt Spain Road. The subject area currently contains three (3) mobile home parks.

ANNEXATION PROFILE

A. SCHEDULE

1. Advertising date: July 29, 2019
2. City Council public hearing date: August 8, 2019
3. Effective date: August 8, 2019

B. CHARACTERISTICS

1. Relation to Primary City Limits: Non-Contiguous
2. Relation to Recognized Industrial Area: Outside
3. Acreage: 68.2276
4. Voting District: 1
5. Township: Belvoir
6. Zoning: RR (Rural Residential - Pitt County's Jurisdiction)

7. Land Use: Existing: Three (3) mobile home parks
 Anticipated: Three (3) mobile home parks
8. Population: (Based on Pitt County census data)

	Formula	Number of People
Total Current	173 lots x 2.47*	427
Estimated at full development	173 lots x 2.47*	427
Current Minority	-----	----
Estimated Minority at full development	427 x 45.7%	195
Current White	----	0
Estimated White at full development	427-195	232

* - average household size in Pitt County

9. Rural Fire Tax District: Staton House and Belvoir
10. Greenville Fire District: Station #4 (Distance of 5.0 miles)
11. Present Tax Value: \$2,072,293 (real and personal property)
 Estimated Future Tax Value: \$2,072,293 (real and personal property)

Fiscal Note: The total estimated tax value at full development is \$2,072,293.

Recommendation: Staff requests to table this item for further study.

ATTACHMENTS:

- ❑ **Ordinance - Welch Legacy annexation 1111936**
- ❑ **Tract 1 survey**

- ▣ **Tract 2 survey**
- ▣ **Tract 3 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 8th day of August, 2019, after due notice by publication in The Daily Reflector on the 29th day of July, 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:

1111936

TO WIT: Being all of that certain property as shown on the annexation map entitled “Gregory Buck Welch Legacy, LLC” involving 17.71 acres as prepared by Stroud Engineering, P.A.

LOCATION: Lying and being situated in Belvoir Township, Pitt County, North Carolina, located near the intersection of NC Highway 33 West and Roosevelt Spain Road.

GENERAL DESCRIPTION:

Lying and being in Belvoir Township, Pitt County, North Carolina, lying southeast of Seville Road and southwest of NC Highway 33 West and being bounded on the north, east and south by Vergil Carroll Jenkins, Jr. and Edward Hatcher, Et al (Estate File 2015E, Slide 306 and Map Book 28, Page 208) and on the west by Harris Acres, Section One (Map Book 59, Page 88) of the Pitt County Registry. Beginning at a point in the centerline intersection of NCSR 1414 Roosevelt Spain Road and NC Highway 33 W, S 00-30-19 W - 29.79’ to a point inside a 60’ right-of-way, The True Point of Beginning. Thence from the True Point of Beginning so described, S 37-33-42 W – 12.62’ to a point on the southwestern right-of-way of NC Highway 33W, thence leaving the right-of-way of NC Highway 33 W S 37-33-42 W – 417.89’ to a point common to Vergil Carroll Jenkins, Jr. and Edward Hatcher, Et al, thence turning N 58-07-55 W – 1,815.00’ to a point in the southeastern line of Lot 4, Harris Acres, Section One as recorded in Map Book 59, Page 88, thence along the southeastern boundary of Harris Acres, Section One N 40-24-06 E – 328.58’, thence N 54-39-14 E – 112.20’ to a point in the line of Lot 3, Harris Acres, Section One and common to Vergil Carroll Jenkins, Jr. and Edward Hatcher, Et al, thence leaving the boundary of Harris Acres, Section One and following the southwestern line of Vergil Carroll Jenkins, Jr. and Edward Hatcher, Et al S 58-07-55 E – 1,732.79’ to a point on the southwestern right-of-way of NC Highway 33 W, thence along the right-of-way of NC Highway 33 W S 58-07-55 E – 32.71’ to the True Point of Beginning, containing 17.71 Acres and being all of Parcel Number 20020 as filed with the Pitt County Tax Assessor’s Office.

Section 2. 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 “Gregory Buck Welch Legacy, LLC” involving 31.00 acres as prepared by Stroud Engineering, P.A.

LOCATION: Lying and being situated in Belvoir Township, Pitt County, North Carolina, located between NC Highway 33 West and Roosevelt Spain Road.

GENERAL DESCRIPTION: Lying and being in Belvoir Township, Pitt County, North Carolina, lying east of NC Highway 33 West and west of Victor Drive and being bounded as follows: on the east by the western right-of-way of NCSR 1414 Roosevelt Spain Road, on the

1111936

south by Carolyn Ann Thomas (Deed Book 3298, Page 732, Map Book 78, Page 63), by Bobby Lee Thomas (Deed Book 3298, Page 729, Map Book 78, Page 63), and by Vergil Carrol Jenkins, Jr. (Estate File 2015E, Slide 306, Map Book 28, Page 208), and on the north by Margaret Harris Mitchell (Deed Book 3392, Page 374, Map Book 2, Page 59) and Stevie J. Norris (Deed Book 2564, Page 613, Map Book 30, Page 152) all of the Pitt County Registry. Beginning at a point in the centerline intersection of NCSR 1414 Roosevelt Spain Road and NC Highway 33 W, N 34-06-35 E – 730.82’ to a point on the western right-of-way of NCSR 1414 Roosevelt Spain Road, the southernmost corner of the Bobby Lee Thomas property, thence along the right-of-way of Roosevelt Spain Road N 26-02-10 E – 40.01’ to the southernmost corner of the Carolyn Ann Thomas property, thence continuing along the right-of-way of Roosevelt Spain Road N 22-27-10 E – 75.51’, thence N 17-43-47 E – 75.38’ to the eastern corner of the Carolyn Ann Thomas property, The True Point of Beginning. Thence from the True Point of Beginning so described, leaving the western right-of-way of NCSR 1414 Roosevelt Spain Road and following the north and west boundaries of the Carolyn Ann Thomas (Deed Book 3298, Page 732, Map Book 78, Page 63) N 63-43-35 W – 158.35’, thence S 27-54-51 W – 154.26’ to a point in the northern line of Bobby Lee Thomas (Deed Book 3298, Page 729, Map Book 78, Page 63), thence along the northern line of Thomas N 65-06-24 W – 582.78’, thence N 24-53-36 E – 197.66’, thence N 65-09-25 W – 180.01’, thence S 29-42-18 W – 238.34’ to a point in the northern line of Vergil Carrol Jenkins, Jr. (Map Book 28, Page 208), thence along the Jenkins line N 65-06-24 W – 292.05’, thence N 65-06-24 W – 300.00’ to a point in the southeastern line of Margaret Harris Mitchell (Deed Book 3392, Page 374, Map Book 2, Page 59), thence along the Mitchell boundary N 47-54-34 E – 1,494.96’ to a point on the western right-of-way of Roosevelt Spain Road, thence leaving the western right-of-way of Roosevelt Spain Road N 47-54-34 E – 61.51’ to the eastern right-of-way of Roosevelt Spain Road, thence along the eastern right-of-way of Roosevelt Spain Road the following calls: S 29-21-52 E – 527.08’, thence S 29-24-48 E – 291.89’, thence with a curve to the right having a radius of 612.90’ and being subtended by a chord of S 08-50-33 E – 430.70’, thence S 11-43-43 W – 96.68’, thence S 12-05-48 W – 156.00’, thence S 12-40-34 W – 140.41’, thence S 17-43-47 W – 24.13’, thence crossing Roosevelt Spain Road N 63-43-35 W – 60.67’ to the easternmost corner of the Carolyn Ann Thomas property, containing 31.00 Acres and being all of Parcel Number 20018 (28.74 Acres) as filed with the Pitt County Tax Assessor’s Office and 2.26 Acres in road right-of-way of NCSR 1414 Roosevelt Spain Road.

Section 3. 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 “Gregory Buck Welch Legacy, LLC” involving 19.5176 acres as prepared by Stroud Engineering, P.A.

LOCATION: Lying and being situated in Belvoir Township, Pitt County, North Carolina, located along Roosevelt Spain Road.

1111936

GENERAL DESCRIPTION: Lying and being in Belvoir Township, Pitt County, North Carolina, lying north of Belvoir School Road and east of NCSR 1414 Roosevelt Spain Road, and being bounded on the north by Allen R. Hardy (Deed Book 662, Page 148), by Stevie J. Norris (Deed Book 2564, Page 613) and on the east by M & T Properties Of Pitt County, LLC (Deed Book 3480, Page 411) and on the south by Carolyn Ann Thomas & Bobby Lee Thomas, Et al (Deed Book 2426, Page 113) of the Pitt County Registry. Beginning at a point on the eastern right-of-way of NCSR 1414 Roosevelt Spain Road, said point being a common corner with Allen R. Hardy, the True Point of Beginning. Thence from the true point of beginning, leaving the eastern right-of-way of NCSR 1414 Roosevelt Spain Road and following the southern boundary of Allen R. Hardy (Deed Book 662, Page 148) N 70-58-21 E – 571.24’ to the southeast corner of the Allen R. Hardy property, thence N 29-30-07 W – 164.38’ to the northeast corner of the Allen R. Hardy property, a common corner with Stevie J. Norris, thence leaving the Hardy line and following the Norris boundary the following calls: N 49-39-54 E – 82.49’, thence N 75-49-58 E – 227.37’, thence N 47-41-39 E – 132.69’, thence S 88-27-29 E – 274.48’, thence N 74-50-09 E – 261.48’, thence N 78-52-30 E – 357.84 to the western line of the M & T Properties Of Pitt County, LLC property, thence along the M & T Properties Of Pitt County, LLC line S 06-35-49 E – 683.68’ to the northeast corner of the Carolyn Ann Thomas & Bobby Lee Thomas, Et al property, thence along the northern line of the Thomas property S 86-43-54 W – 1,226.58’ to the northeast corner of a well, pump house and tank site as show in Map Book 78, Page 96 of the Pitt County Registry, thence along the boundary of the well site the following calls: S 05-41-41 E – 15.00’, thence S 05-41-41 E – 71.37’, thence N 82-35-36 E – 44.38’, thence S 07-24-24 E – 54.00’, thence S 82-35-36 W – 87.60’, thence N 07-24-24 W – 54.00’, thence N 82-35-36 E – 23.22’, thence N 05-41-41 W – 72.81’, thence N 05-41-41 W – 15.00’ to the northern line of Carolyn Ann Thomas & Bobby Lee Thomas, thence continuing along the Thomas boundary S 86-43-54 W – 485.40’ to a point on the eastern right-of-way of NCSR 1414 Roosevelt Spain Road, thence along the eastern right-of-way of Roosevelt Spain Road N 29-25-21 W – 137.98’ to the true point of beginning containing 19.5176 Acres and being all of Parcel Number 82580 as filed with the Pitt County Tax Assessor’s Office.

Section 4. Territory annexed to the City of Greenville by this ordinance shall, pursuant to the terms of G. S. 160A-23, be annexed into Greenville municipal election district one. The City Clerk, City Engineer, representatives of the Board of Elections, and any other person having responsibility or charge of official maps or documents shall amend those maps or documents to reflect the annexation of this territory into municipal election district one.

Section 5. 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 6. 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.

1111936

Section 7. This annexation shall take effect from and after the 8th day of August, 2019.

ADOPTED this 8th day of August, 2019.

P. J. Connelly, Mayor

ATTEST:

Carol L. Barwick, City Clerk

NORTH CAROLINA
PITT COUNTY

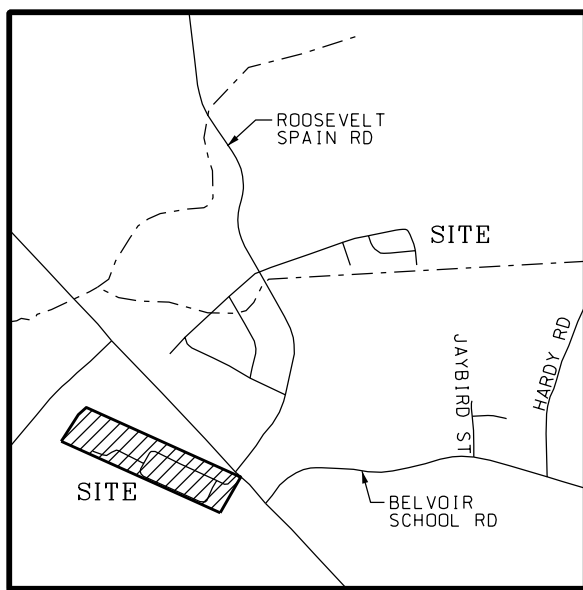
I, _____, a Notary Public for said County and State, certify that Carol L. Barwick personally came before me this day and acknowledged that she is the City Clerk of the City of Greenville, a municipality, and that by authority duly given and as the act of the municipality, the foregoing instrument was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

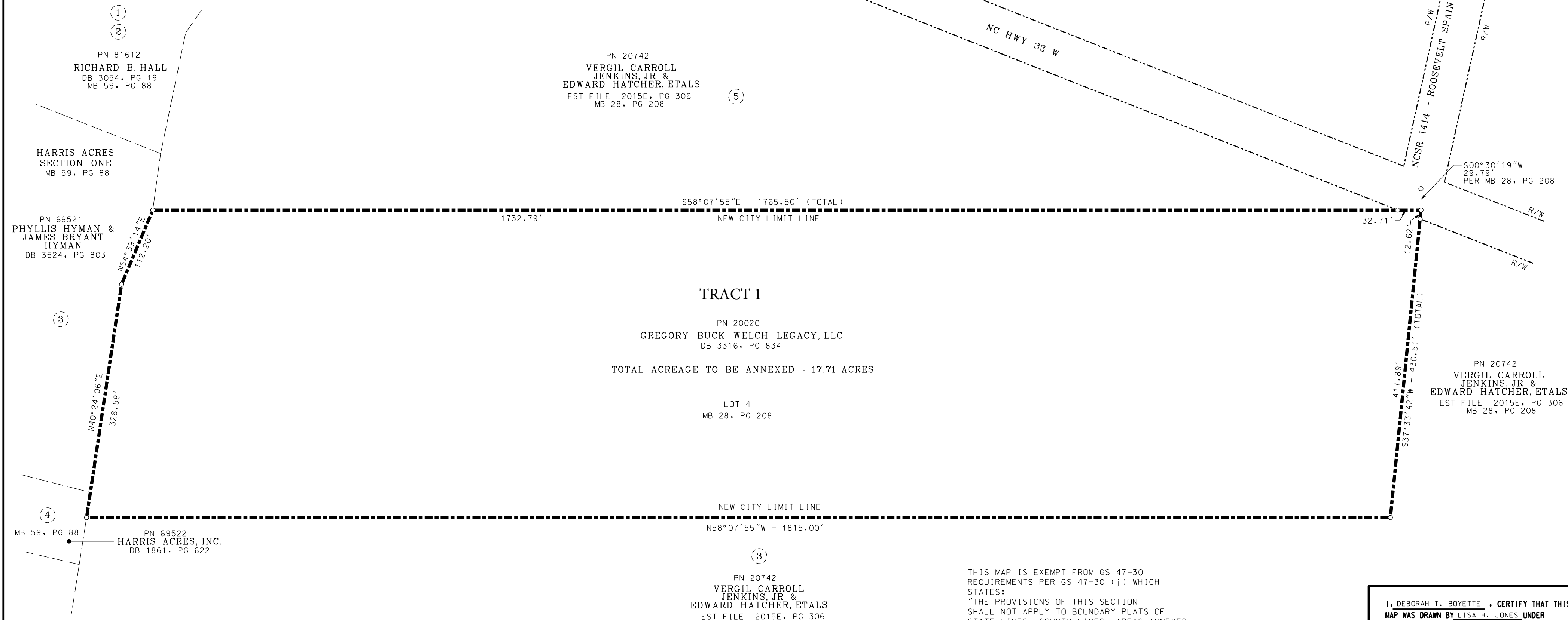
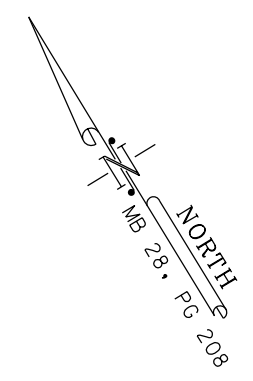
My Commission Expires: _____

1111936



VICINITY MAP
SCALE: 1"=1000'

LEGEND:
----- NEW CITY LIMIT LINE



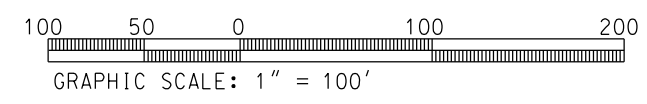
TRACT 1

PN 20020
GREGORY BUCK WELCH LEGACY, LLC
DB 3316, PG 834
TOTAL ACREAGE TO BE ANNEXED - 17.71 ACRES

LOT 4
MB 28, PG 208

PN 20742
VERGIL CARROLL
JENKINS, JR &
EDWARD HATCHER, ETALS
EST FILE 2015E, PG 306
MB 28, PG 208

THIS MAP IS EXEMPT FROM GS 47-30 REQUIREMENTS PER GS 47-30 (j) WHICH STATES:
"THE PROVISIONS OF THIS SECTION SHALL NOT APPLY TO BOUNDARY PLATS OF STATE LINES, COUNTY LINES, AREAS ANNEXED BY MUNICIPALITIES, NOR TO PLATS OF MUNICIPAL BOUNDARIES, WHETHER OR NOT REQUIRED BY LAW TO BE RECORDED".



REFERENCE: BEING THE PROPERTY RECORDED IN DEED BOOK 3316, PAGE 834 AND MAP BOOK 28, PAGE 208 OF THE PITT COUNTY REGISTRY
PARCEL NUMBER 20020

GREGORY BUCK WELCH LEGACY, LLC BELVOIR TWP., PITT COUNTY, NORTH CAROLINA		
OWNER: GREGORY BUCK WELCH LEGACY, LLC 16066 MILE BRANCH RD ROCKVILLE, VA 23146		
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	DATE: 5/30/19
	CHECKED: DTB	SCALE: 1" = 100'

MAP NO.	MAPS RECORDED	BOOK	PAGE

MAP SHOWING AREA ANNEXED BY

THE CITY OF GREENVILLE

DATE _____ ORDINANCE NO. _____ AREA 17.71 AC

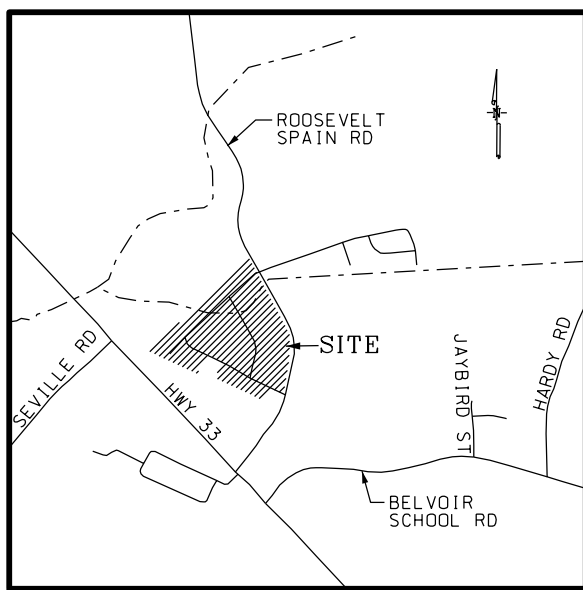
I, DEBORAH T. BOYETTE, CERTIFY THAT THIS MAP WAS DRAWN BY LISA H. JONES UNDER MY SUPERVISION FROM AN ACTUAL SURVEY BY NOT APPLICABLE; THAT THE BOUNDARIES NOT SURVEYED ARE SHOWN AS BROKEN LINES PLOTTED FROM INFORMATION FOUND IN DEEDS AND MAPS REFERENCED HEREON.

WITNESS MY HAND AND SEAL THIS _____ DAY OF _____, 2019.

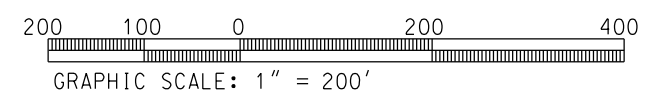
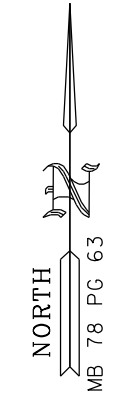
SIGNED _____
PROFESSIONAL LAND SURVEYOR L-

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 _____, 2019.

NOTARY PUBLIC _____
MY COMMISSION EXPIRES _____



LEGEND:
 - - - - - NEW CITY LIMIT LINE



FOR REVIEW ONLY

PARCEL NUMBER 20018
 REFERENCE: BEING THE PROPERTY RECORDED IN DEED BOOK 3316, PAGE 842 AND MAP BOOK 78, PAGE 96 OF THE PITT COUNTY REGISTRY

SHEET 2 OF 3

GREGORY BUCK WELCH LEGACY, LLC, TRACT 2 BELVOIR TWSPP., PITT COUNTY, NORTH CAROLINA	
OWNER: GREGORY BUCK WELCH LEGACY, LLC 16066 MILE BRANCH RD ROCKVILLE, VA 23146	
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 DATE: 5/30/19 CHECKED: DTB SCALE: 1" = 200'

MAPS RECORDED	BOOK	PAGE

MAP SHOWING AREA ANNEXED BY		
THE CITY OF GREENVILLE		
DATE	ORDINANCE NO.	31.00 AC AREA

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

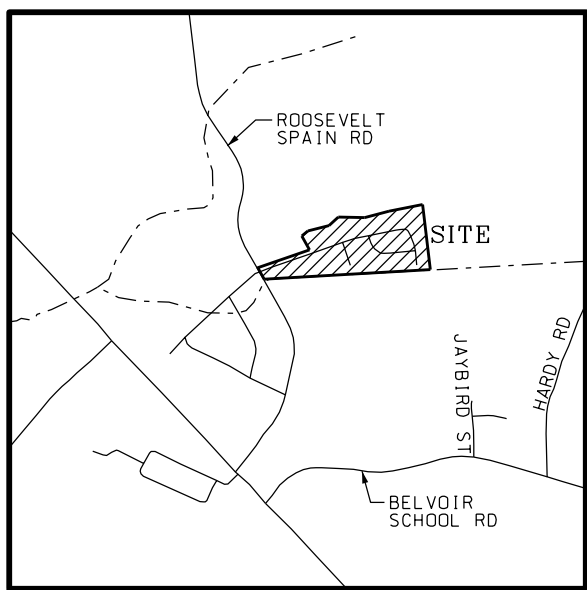
WITNESS MY HAND AND SEAL THIS _____ DAY OF _____, _____.

SIGNED _____
 PROFESSIONAL LAND SURVEYOR L-_____

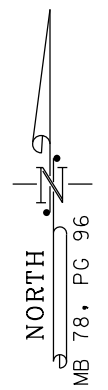
NORTH CAROLINA, _____ COUNTY
 I, _____, NOTARY PUBLIC OF THE COUNTY AND STATE AFORESAID, CERTIFY THAT _____, A PROFESSIONAL LAND SURVEYOR, PERSONALLY APPEARED BEFORE ME THIS DAY AN ACKNOWLEDGED THE EXECUTION OF THE FOREGOING INSTRUMENT. WITNESS MY HAND AND OFFICIAL STAMP OR SEAL THIS THE _____ DAY OF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

NOTARY PUBLIC _____
 MY COMMISSION EXPIRES _____

THIS MAP IS EXEMPT FROM GS 47-30 REQUIREMENTS PER GS 47-30 (j) WHICH STATES:
 "THE PROVISIONS OF THIS SECTION SHALL NOT APPLY TO BOUNDARY PLATS OF STATE LINES, COUNTY LINES, AREAS ANNEXED BY MUNICIPALITIES, NOR TO PLATS OF MUNICIPAL BOUNDARIES, WHETHER OR NOT REQUIRED BY LAW TO BE RECORDED".



LEGEND:
 - - - - - NEW CITY LIMIT LINE



VICINITY MAP
 SCALE: 1"=1000'

PN 17063
 STEVIE J. NORRIS
 DB 2564, PG 613
 MB 30, PG 151

PN 14567
 M & T PROPERTIES
 OF PITT COUNTY, LLC
 DB 3480, PG 411

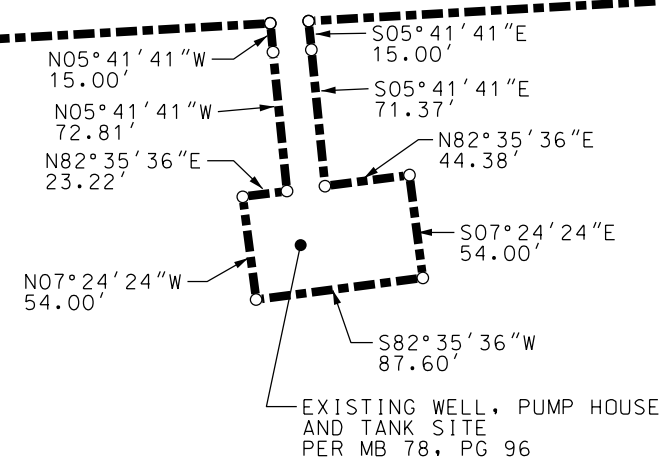
TRACT 3

PN 82580
 GREGORY BUCK WELCH LEGACY, LLC
 DB 3316, PG 838
 MB 78, PG 96

TOTAL ACREAGE TO BE ANNEXED = 19.5176 ACRES

PN 35349
 ALLEN RAY HARDY
 DB 662, PG 148

PN 03112
 CAROLYN ANN THOMAS &
 BOBBY LEE THOMAS, ETALS
 DB 2426, PG 113



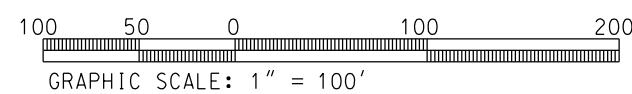
THIS MAP IS EXEMPT FROM GS 47-30 REQUIREMENTS PER GS 47-30 (j) WHICH STATES:
 "THE PROVISIONS OF THIS SECTION SHALL NOT APPLY TO BOUNDARY PLATS OF STATE LINES, COUNTY LINES, AREAS ANNEXED BY MUNICIPALITIES, NOR TO PLATS OF MUNICIPAL BOUNDARIES, WHETHER OR NOT REQUIRED BY LAW TO BE RECORDED".

I, DEBORAH T. BOYETTE, CERTIFY THAT THIS MAP WAS DRAWN BY LISA H. JONES UNDER MY SUPERVISION FROM AN ACTUAL SURVEY BY NOT APPLICABLE; 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 _____, 20____.

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 _____



PARCEL NUMBER 82580
 REFERENCE: BEING THE PROPERTY RECORDED IN DEED BOOK 3316, PAGE 838 AND MAP BOOK 78, PAGE 96 OF THE PITT COUNTY REGISTRY

SHEET 3 OF 3

FOR REVIEW ONLY

GREGORY BUCK WELCH LEGACY, LLC BELVOIR TWP., PITT COUNTY, NORTH CAROLINA		
OWNER: GREGORY BUCK WELCH LEGACY, LLC 16066 MILE BRANCH RD ROCKVILLE, VA 23146		
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	DATE: 5/30/19
	CHECKED: DTB	SCALE: 1" = 100'

MAP NO.	MAPS RECORDED	BOOK	PAGE

MAP SHOWING AREA ANNEXED BY		
THE CITY OF GREENVILLE		
DATE	ORDINANCE NO.	19.5176 AC AREA



City of Greenville, North Carolina

Meeting Date: 8/8/2019
Time: 6:00 PM

Title of Item:

Ordinance requested by Gregory Buck Welch Legacy, LLC to rezone a total of 65.9676 acres located near the intersection of NC Highway 33 West and Roosevelt Spain Road from RR (Rural Residential – Pitt County’s Jurisdiction) to R6MH (Residential-Mobile Home)

Explanation:

Abstract: The City has received a request by Gregory Buck Welch Legacy, LLC to rezone a total of 65.9676 acres located near the intersection of NC Highway 33 West and Roosevelt Spain Road from RR (Rural Residential – Pitt County’s Jurisdiction) to R6MH (Residential-Mobile Home).

*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 July 1, 2019.

On-site sign(s) posted on July 1, 2019.

City Council public hearing notice (property owner and adjoining property owner letter) mailed on July 23, 2019.

Public hearing legal advertisement published on July 29, 2019 and August 5, 2019.

Comprehensive Plan:

The Future Land Use and Character Map recommends commercial (C) at the intersection of NC Highway 33 West and Martin Luther King, Jr. Highway, transitioning to the west to traditional neighborhood, medium-high density (TNLM) then traditional neighborhood, low-medium density (TNLM). Further, potential conservation/open space (PCOS) is recommended along Parkers Creek.

Traditional Neighborhood, Medium-High Density

Primarily residential area featuring a mix of higher density housing types ranging from multi-family, townhomes, and small-lot single-family detached. They are typically located within a walkable distance to a neighborhood activity center. Traditional neighborhoods should have a walkable street network of small blocks, a defined center and edges, and connections to surrounding development.

Intent:

- Provide streetscape features such as sidewalks, street trees, and lighting
- Allow neighborhood-scale commercial or mixed use centers at key intersections within neighborhoods

Primary uses:

Multi-family residential

Single-family residential attached (townhomes) and detached (small-lot)

Secondary uses:

Institutional (neighborhood scale)

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)

Potential Conservation/Open Space

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

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

Intent:

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

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

The request is for three (3) existing mobile home parks and is in conjunction with an annexation request. Since no increase in density is anticipated, a traffic volume report was not generated.

History/Background:

The property is located in Pitt County's Jurisdiction.

Present Land Use:

Three (3) mobile home parks:

Water/Sewer:

These properties are currently served by septic tanks and private water wells. Sanitary sewer is available at Belvoir Elementary School. Water is available in the rights-of-way of Roosevelt Spain Road and Highway 33 West.

Historic Sites:

There are no known effects on historic sites.

Environmental Conditions/Constraints:

The property is located in the Parkers Creek/Johnson Mill Run Watershed. If stormwater rules apply, 10-year detention would be required.

The subject properties were not included in the Watershed Master Plan study area and are not located in a Special Flood Hazard Area.

Surrounding Land Uses and Zoning:

Tract 1

North: RR- Farmland
South: RR- Farmland
East: RR- Farmland
West: RR- One (1) single-family residence

Tract 2

North: RR- Farmland
South: RR - Farmland and two (2) single-family residences
East: RR - Gregory Buck Welch Legacy, LLC Rezoning (Tract 3), two (2) single-family residences and Belvoir Elementary School
West: RR- Farmland

Tract 3

North: RR - Farmland and one (1) single-family residence
South: RR - Farmland and one (1) single-family residence
East: RR - Farmland
West: RR- Gregory Buck Welch Legacy, LLC Rezoning (Tract 2)

Anticipated Density:

No change in use is expected.

Fiscal Note:

No cost to the City.

Recommendation:

Staff requests to table the annexation of this property for further study, and rezoning of the property cannot be considered until it is annexed. Therefore, staff requests to table this item in conjunction with the annexation.

In staff's opinion, the request is in compliance with Horizons 2026: Greenville's Community Plan and the Future Land Use and Character Plan 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 July 16, 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_-_Welch_Legacy_rezoning_1110048**
- ▣ **Minutes_-_Welch_Legacy_1111906**
- ▣ **Attachment**

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 8th day of August, 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 RR (Rural Residential – Pitt County’s Jurisdiction) to R6MH (Residential-Mobile Home).

TO WIT: Gregory Buck Welch Legacy, LLC

LOCATION: Near the intersection of NC Highway 43 West and Roosevelt Spain Road.

DESCRIPTION: Lying and being in Belvoir Township, Pitt County, North Carolina, lying southeast of Seville Road and southwest of NC Highway 33 West and being bounded on the north, east and south by Vergil Carroll Jenkins, Jr. and Edward Hatcher, Et al (Estate File 2015E, Slide 306 and Map Book 28, Page 208) and on the west by Harris Acres, Section One (Map Book 59, Page 88) of the Pitt County Registry. Beginning at a point in the centerline intersection of NCSR 1414 Roosevelt Spain Road and NC Highway 33 W, S 00-30-19 W - 29.79’ to a point inside a 60’ right-of-way, The True Point of Beginning. Thence from the True Point of Beginning so described, S 37-33-42 W – 12.62’ to a point on the southwestern right-of-way of NC Highway 33W, thence leaving the right-of-way of NC Highway 33 W S 37-33-42 W – 417.89’ to a point common to Vergil Carroll Jenkins, Jr. and Edward Hatcher, Et al, thence turning N 58-07-55 W – 1,815.00’ to a point in the southeastern line of Lot 4, Harris Acres, Section One as recorded in Map Book 59, Page 88, thence along the southeastern boundary of Harris Acres, Section One N 40-24-06 E – 328.58’, thence N 54-39-14 E – 112.20’ to a point in the line of Lot 3, Harris Acres, Section One and common to Vergil Carroll Jenkins, Jr. and Edward Hatcher, Et al, thence leaving the boundary of Harris Acres, Section One and following the southwestern line of Vergil Carroll Jenkins, Jr. and Edward Hatcher, Et al S 58-07-55 E – 1,732.79’ to a point on the southwestern right-of-way of NC Highway 33 W, thence along the right-of-way of NC Highway 33 W S 58-07-55 E – 32.71’ to the True Point of Beginning, containing 17.71 Acres and being all of Parcel Number 20020 as filed with the Pitt County Tax Assessor’s Office.

Section 2. That the following described territory is rezoned from RR (Rural Residential – Pitt County’s Jurisdiction) to R6MH (Residential-Mobile Home).

TO WIT: Gregory Buck Welch Legacy, LLC

LOCATION: Near the intersection of NC Highway 43 West and Roosevelt Spain Road.

GENERAL DESCRIPTION: Lying and being in Belvoir Township, Pitt County, North Carolina, lying east of NC Highway 33 West and west of Victor Drive and being bounded as follows: on the east by the western right-of-way of NCSR 1414 Roosevelt Spain Road, on the south by Carolyn Ann Thomas (Deed Book 3298, Page 732, Map Book 78, Page 63), by Bobby Lee Thomas (Deed Book 3298, Page 729, Map Book 78, Page 63), and by Vergil Carrol Jenkins, Jr. (Estate File 2015E, Slide 306, Map Book 28, Page 208), and on the north by Margaret Harris Mitchell (Deed Book 3392, Page 374, Map Book 2, Page 59) and Stevie J. Norris (Deed Book 2564, Page 613, Map Book 30, Page 152) all of the Pitt County Registry. Beginning at a point in the centerline intersection of NCSR 1414 Roosevelt Spain Road and NC Highway 33 W, N 34-06-35 E – 730.82’ to a point on the western right-of-way of NCSR 1414 Roosevelt Spain Road, the southernmost corner of the Bobby Lee Thomas property, thence along the right-of-way of

Roosevelt Spain Road N 26-02-10 E – 40.01’ to the southernmost corner of the Carolyn Ann Thomas property, thence continuing along the right-of-way of Roosevelt Spain Road N 22-27-10 E – 75.51’, thence N 17-43-47 E – 75.38’ to the eastern corner of the Carolyn Ann Thomas property, The True Point of Beginning. Thence from the True Point of Beginning so described, leaving the western right-of-way of NCSR 1414 Roosevelt Spain Road and following the north and west boundaries of the Carolyn Ann Thomas (Deed Book 3298, Page 732, Map Book 78, Page 63) N 63-43-35 W – 158.35’, thence S 27-54-51 W – 154.26’ to a point in the northern line of Bobby Lee Thomas (Deed Book 3298, Page 729, Map Book 78, Page 63), thence along the northern line of Thomas N 65-06-24 W – 582.78’, thence N 24-53-36 E – 197.66’, thence N 65-09-25 W – 180.01’, thence S 29-42-18 W – 238.34’ to a point in the northern line of Vergil Carrol Jenkins, Jr. (Map Book 28, Page 208), thence along the Jenkins line N 65-06-24 W – 292.05’, thence N 65-06-24 W – 300.00’ to a point in the southeastern line of Margaret Harris Mitchell (Deed Book 3392, Page 374, Map Book 2, Page 59), thence along the Mitchell boundary N 47-54-34 E – 1,494.96’ to a point on the western right-of-way of Roosevelt Spain Road, thence leaving the western right-of-way of Roosevelt Spain Road N 47-54-34 E – 61.51’ to the eastern right-of-way of Roosevelt Spain Road, thence along the eastern right-of-way of Roosevelt Spain Road the following calls: S 29-21-52 E – 527.08’, thence S 29-24-48 E – 291.89’, thence with a curve to the right having a radius of 612.90’ and being subtended by a chord of S 08-50-33 E – 430.70’, thence S 11-43-43 W – 96.68’, thence S 12-05-48 W – 156.00’, thence S 12-40-34 W – 140.41’, thence S 17-43-47 W – 24.13’, thence crossing Roosevelt Spain Road N 63-43-35 W – 60.67’ to the easternmost corner of the Carolyn Ann Thomas property, containing 31.00 Acres and being all of Parcel Number 20018 (28.74 Acres) as filed with the Pitt County Tax Assessor’s Office.

Section 3. That the following described territory is rezoned from RR (Rural Residential – Pitt County’s Jurisdiction) to R6MH (Residential-Mobile Home).

TO WIT: Gregory Buck Welch Legacy, LLC

LOCATION: Near the intersection of NC Highway 43 West and Roosevelt Spain Road.

GENERAL DESCRIPTION: Lying and being in Belvoir Township, Pitt County, North Carolina, lying north of Belvoir School Road and east of NCSR 1414 Roosevelt Spain Road, and being bounded on the north by Allen R. Hardy (Deed Book 662, Page 148), by Stevie J. Norris (Deed Book 2564, Page 613) and on the east by M & T Properties Of Pitt County, LLC (Deed Book 3480, Page 411) and on the south by Carolyn Ann Thomas & Bobby Lee Thomas, Et al (Deed Book 2426, Page 113) of the Pitt County Registry. Beginning at a point on the eastern right-of-way of NCSR 1414 Roosevelt Spain Road, said point being a common corner with Allen R. Hardy, the True Point of Beginning. Thence from the true point of beginning, leaving the eastern right-of-way of NCSR 1414 Roosevelt Spain Road and following the southern boundary of Allen R. Hardy (Deed Book 662, Page 148) N 70-58-21 E – 571.24’ to the southeast corner of the Allen R. Hardy property, thence N 29-30-07 W – 164.38’ to the northeast corner of the Allen R. Hardy property, a common corner with Stevie J. Norris, thence leaving the Hardy line and following the Norris boundary the following calls: N 49-39-54 E – 82.49’, thence N 75-49-58 E – 227.37’, thence N 47-41-39 E – 132.69’, thence S 88-27-29 E – 274.48’, thence N 74-50-09 E – 261.48’, thence N 78-52-30 E – 357.84 to the western line of the M & T Properties Of

Pitt County, LLC property, thence along the M & T Properties Of Pitt County, LLC line S 06-35-49 E – 683.68’ to the northeast corner of the Carolyn Ann Thomas & Bobby Lee Thomas, Et al property, thence along the northern line of the Thomas property S 86-43-54 W – 1,226.58’ to the northeast corner of a well, pump house and tank site as show in Map Book 78, Page 96 of the Pitt County Registry, thence along the boundary of the well site the following calls: S 05-41-41 E – 15.00’, thence S 05-41-41 E – 71.37’, thence N 82-35-36 E – 44.38’, thence S 07-24-24 E – 54.00’, thence S 82-35-36 W – 87.60’, thence N 07-24-24 W – 54.00’, thence N 82-35-36 E – 23.22’, thence N 05-41-41 W – 72.81’, thence N 05-41-41 W – 15.00’ to the northern line of Carolyn Ann Thomas & Bobby Lee Thomas, thence continuing along the Thomas boundary S 86-43-54 W – 485.40’ to a point on the eastern right-of-way of NCSR 1414 Roosevelt Spain Road, thence along the eastern right-of-way of Roosevelt Spain Road N 29-25-21 W – 137.98’ to the true point of beginning containing 19.5176 Acres and being all of Parcel Number 82580 as filed with the Pitt County Tax Assessor’s Office.

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

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

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

ADOPTED this 8th day of August, 2019.

P. J. Connelly, Mayor

ATTEST:

Carol L. Barwick, City Clerk
1110048

Excerpt from the draft Planning & Zoning Commission Minutes (07/16/2019)

ORDINANCE REQUESTED BY GREGORY BUCK WELCH LEGACY, LLC TO REZONE A TOTAL OF 65.9676 ACRES LOCATED NEAR THE INTERSECTION OF NC HIGHWAY 33 WEST AND ROOSEVELT SPAIN ROAD FROM RR (RURAL RESIDENTIAL – PITT COUNTY’S JURISDICTION) TO R6MH (RESIDENTIAL-MOBILE HOME) – **APPROVED**

Ms. Gooby explained that this request is in conjunction with an annexation request. 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 on August 8th. Council will take action on the annexation request first. If the annexation petition is approved, then Council will take action on the rezoning request. If the annexation petition is denied, there will be no action taken on the rezoning requests. The properties are currently in Pitt County’s Jurisdiction. Gregory Meadows Mobile Home Parks 1, 2 and 3 were developed in the 1970’s with septic tanks. The owner would like to get city sewer services. Highway 33 gives access to Tract 1 and Tracts 2 and 3 have access via Roosevelt Spain Road. There is a total of 3 tracts with 173 lots. This request will not generate any additional traffic. The property is not impacted by the flood plain, however if it comes into the city limits it would need to be developed to city standards which includes stormwater. The current zoning is Rural Residential and the requested zoning of R6MH will allow for the mobile home parks. The FLUC recommends for high intensity residential in the area. The area is close to the high density character, it is starting to move out to a low density residential. In staff’s opinion the request is in compliance with the Horizons 2026 Plan and the Future Land Use Character plan. Staff recommends approval.

Mr. Parker asked if under the proposed zoning the owner would be able to change the density or divide the properties.

Ms. Gooby replied that it is a possibility.

Mr. Robinson opened the public hearing

Linwood Stroud, spoke in favor, representing the applicant, stated that the mobile home parks were created under the county zoning in the 1970’s to mid-80’s. Through the years the septic tanks have failed and are now currently failing. The Welch family bought the property about 3 years ago and immediately began to make improvements to improve the quality of life of the residents. The problem is that the septic tanks keep getting in the way. Greenville Utilities has agreed to provide the area with water but in order to serve the area with sewer it needs to be annex into the city. The sewage currently comes to the surface and we need to correct that. This improvement will not cost the city anything. The agreement is between GUC and the owners. Currently, GUC has a pump station at Belvoir Elementary that is capable of supporting the development.

Virginia Welch, applicant, is one of the managing partners of Welch Legacy, LLC and when they bought the property they had grand plans but ran into the septic problems. They wanted to make it more family friendly and put amenities in for the families. We have 65 acres so there is plenty of room. The septic tanks now have taken over. We wanted a playground in all the parks, repave the streets, put in landscaping and a picnic pavilion. We can’t do any of this until we get the sewer.

Aaron Erickson, spoke on behalf of Pitt County Schools system, supports the request.

No one spoke in opposition.

Vice chair Mr. Robinson closed the public hearing

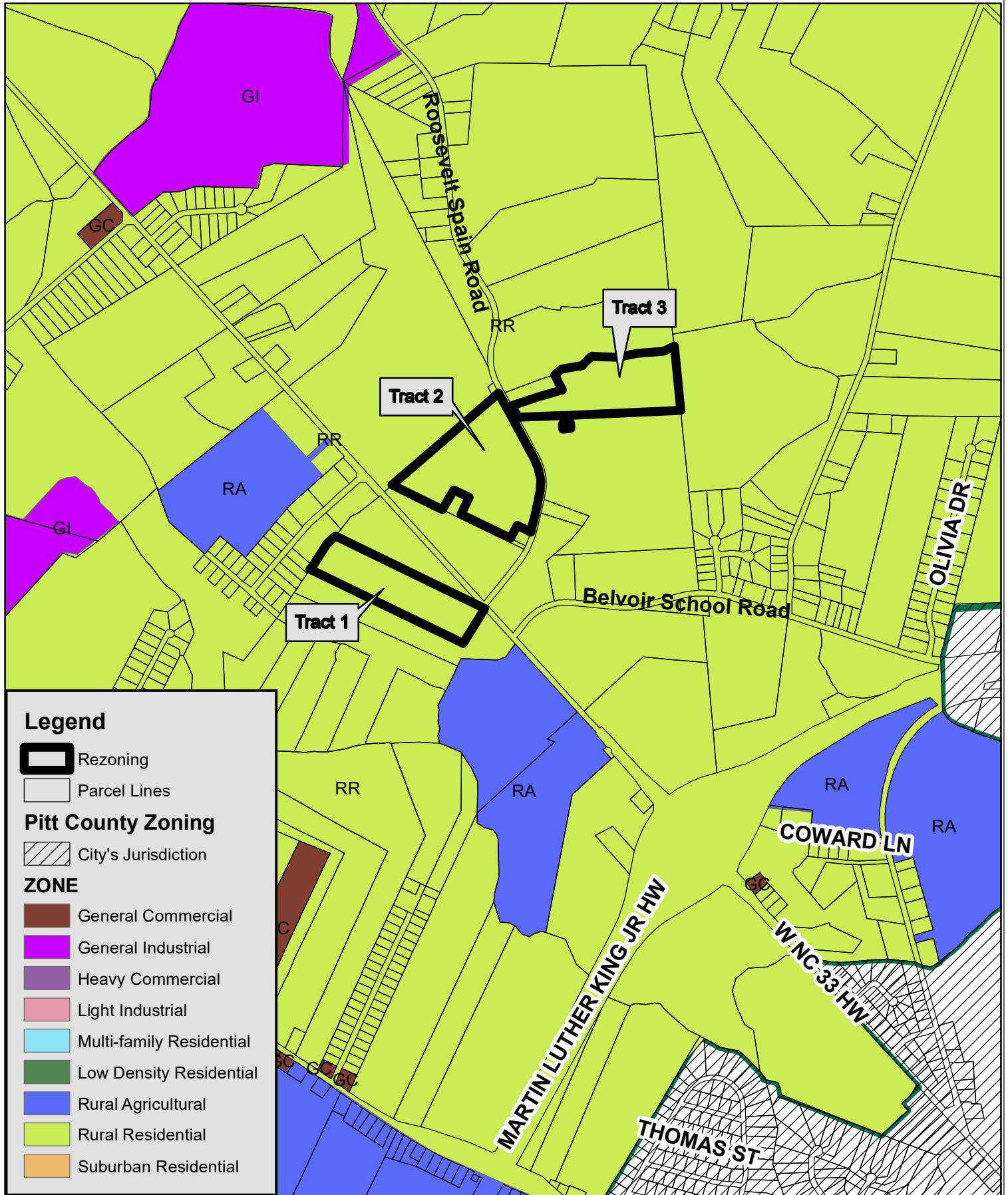
Motion made by Mr. West, seconded by Ms. Darden to recommend approval of the proposed amendment, to advise that it is consistent with the Comprehensive Plan, and to adopt the staff report which addresses plan consistency and other matters. Motion passed unanimously

Gregory Buck Welch Legacy, LLC

Total Acres: 65.9676

From: RR (Rural Residential) Pitt County's Jurisdiction

To: R6MH (Residential-Mobile Home) City of Greenville's Jurisdiction

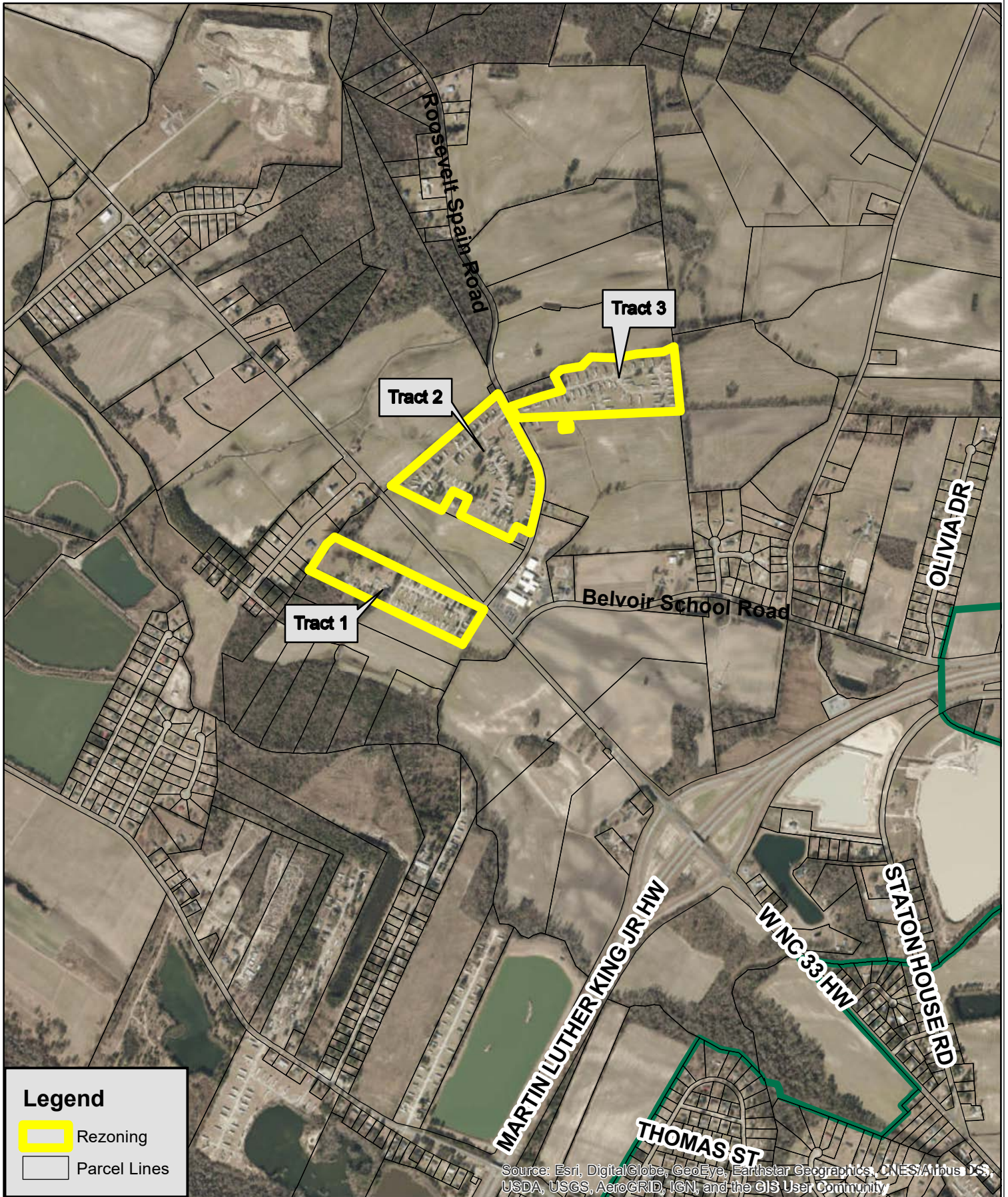


Gregory Buck Welch Legacy, LLC

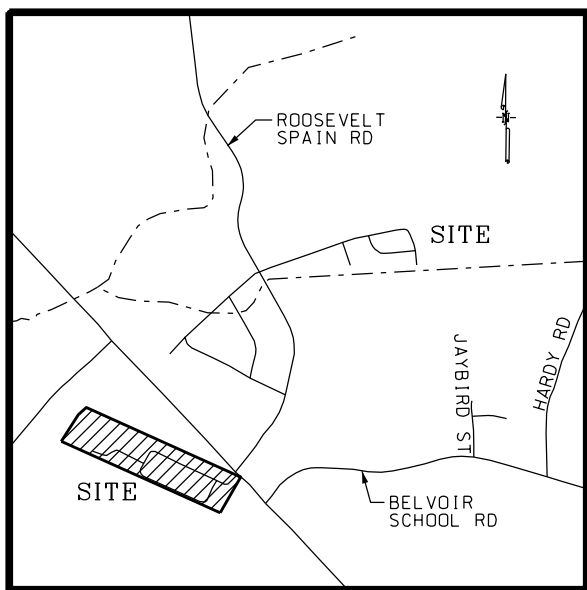
Total Acres: 65.9676

From: RR (Rural Residential) Pitt County's Jurisdiction

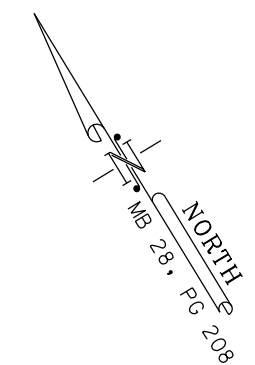
To: R6MH (Residential-Mobile Home) City of Greenville's Jurisdiction



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community



VICINITY MAP
SCALE: 1"=1000'



ZONE RR
PN 20742
VERGIL CARROLL
JENKINS, JR &
EDWARD HATCHER, ETALS
EST FILE 2015E, PG 306
MB 28, PG 208

ZONE RR
PN 20742
VERGIL CARROLL
JENKINS, JR &
EDWARD HATCHER, ETALS
EST FILE 2015E, PG 306
MB 28, PG 208

ZONE RR
PN 04742
PITT COUNTY
BOARD OF
EDUCATION
DB R47, PG 228
MB 25, PG 63

ZONE RR
PN 20742
VERGIL CARROLL
JENKINS, JR &
EDWARD HATCHER, ETALS
EST FILE 2015E, PG 306
MB 28, PG 208

(1)
(2)
ZONE RR
PN 81612
RICHARD B. HALL
DB 3054, PG 19
MB 59, PG 88

ZONE RR
HARRIS ACRES
SECTION ONE
MB 59, PG 88

ZONE RR
PN 69521
PHYLLIS HYMAN &
JAMES BRYANT
HYMAN
DB 3524, PG 803

(4)
ZONE RR
PN 69522
HARRIS ACRES, INC.
DB 1861, PG 622

S58°07'55"E - 1765.50' (TOTAL)

1732.79'

N54°39'14"E
112.20'

N40°24'06"E
328.58'

TRACT 1
PN 20020
GREGORY BUCK WELCH LEGACY, LLC
DB 3316, PG 834
REZONE FROM RR TO R6MH
TOTAL ACREAGE - 17.71 ACRES

LOT 4
MB 28, PG 208

N58°07'55"W - 1815.00'

(3)
ZONE RR
PN 20742
VERGIL CARROLL
JENKINS, JR &
EDWARD HATCHER, ETALS
EST FILE 2015E, PG 306
MB 28, PG 208

S00°30'19"W
29.79'
PER MB 28, PG 208

32.71'

12.62'

417.89'
S37°33'42"W - 430.51' (TOTAL)

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 _____.

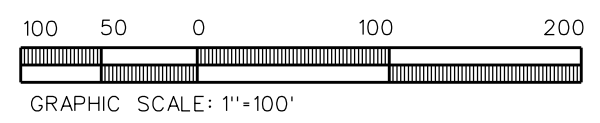
PROFESSIONAL LAND SURVEYOR L-4146

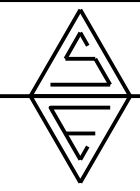
NORTH CAROLINA, PITT COUNTY

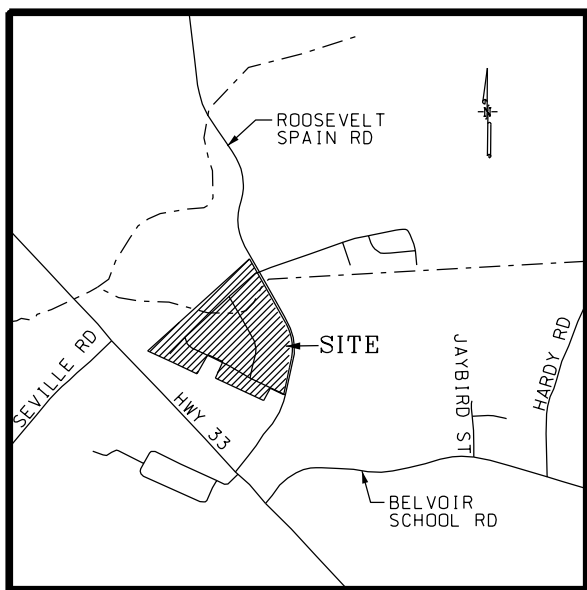
I, A NOTARY PUBLIC OF THE COUNTY AND STATE AFORESAID, CERTIFY THAT DEBORAH T. BOYETTE, A PROFESSIONAL LAND SURVEYOR, PERSONALLY APPEARED BEFORE ME THIS DAY AND ACKNOWLEDGED THE EXECUTION OF THE FOREGOING INSTRUMENT. WITNESS MY HAND AND OFFICIAL STAMP OR SEAL THIS _____ DAY OF _____.

NOTARY PUBLIC
MY COMMISSION EXPIRES _____

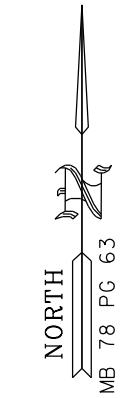
REVIEW ONLY



PN 20020	
REZONING MAP FOR	
GREGORY BUCK WELCH LEGACY, LLC, TRACT 1	
REFERENCE: BEING THE PROPERTY RECORDED IN DEED BOOK 3316, PAGE 834 AND MAP BOOK 28, PAGE 208 OF THE PITT COUNTY REGISTRY	
BELVOIR TOWNSHIP PITT COUNTY NORTH CAROLINA	
OWNER: GREGORY BUCK WELCH LEGACY, LLC	SURVEYED: N/A
ADDRESS: 16066 MILE BRANCH RD ROCKVILLE, VA 23146	DRAWN: DTB
PHONE:	APPROVED: DTB
 STROUD ENGINEERING, P.A. 107B COMMERCE ST. GREENVILLE, NC (252) 756-9352	DATE: 5/30/19
	SCALE: 1" = 100'
	SHEET 1 OF 1
LICENSE NO. C-0647	

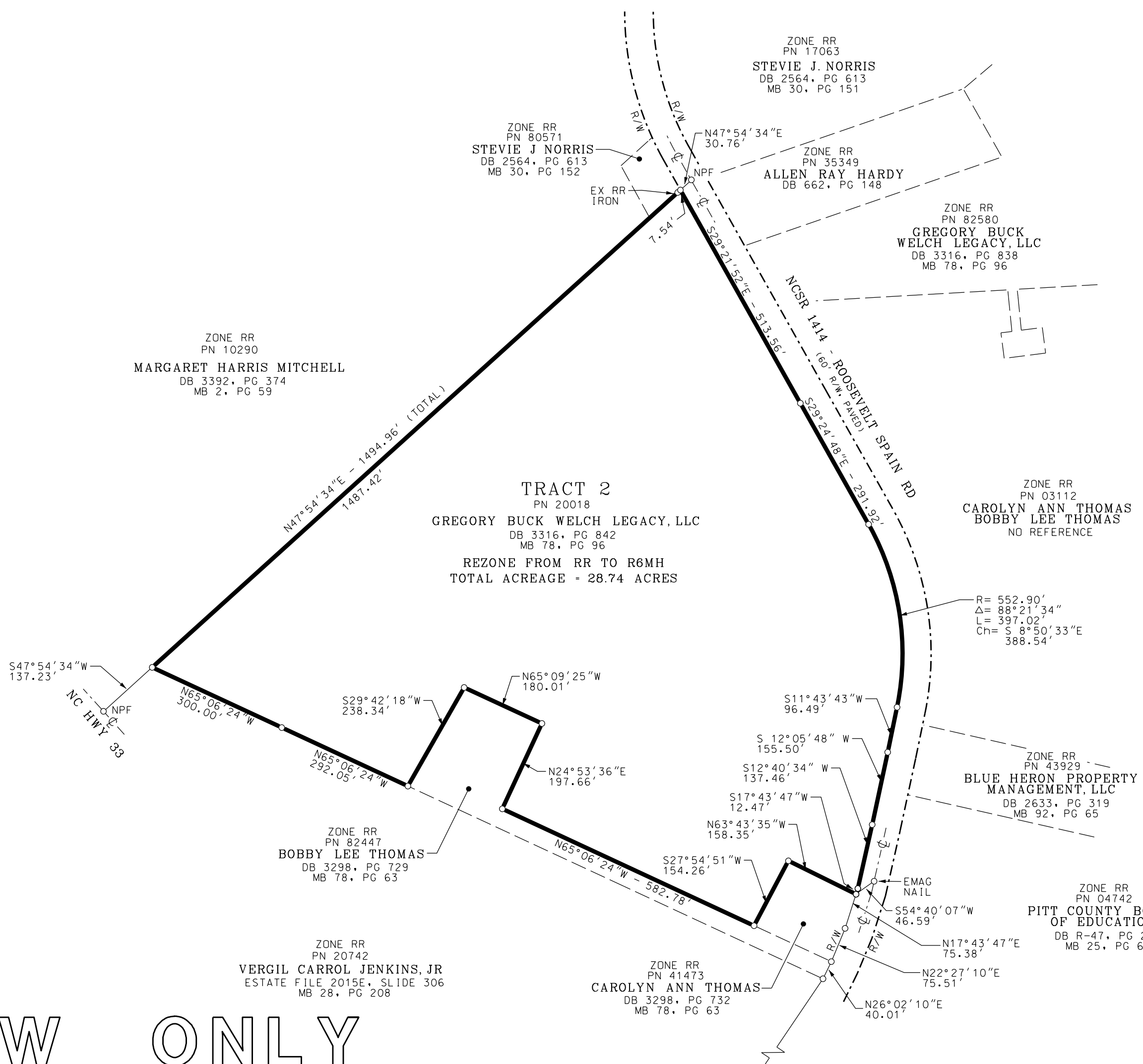


VICINITY MAP
SCALE: 1"=1000'



LEGEND

EIP= EXISTING IRON PIPE
EMAG= EXISTING MAGNETIC
R/W= RIGHT-OF-WAY
EX RR= EXISTING RAILROAD



REVIEW ONLY

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.

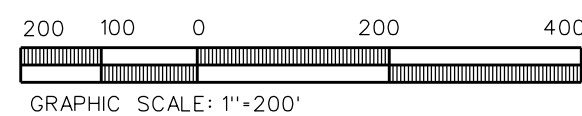
WITNESS MY HAND AND SEAL THIS _____ DAY OF _____.


PROFESSIONAL LAND SURVEYOR L-4146

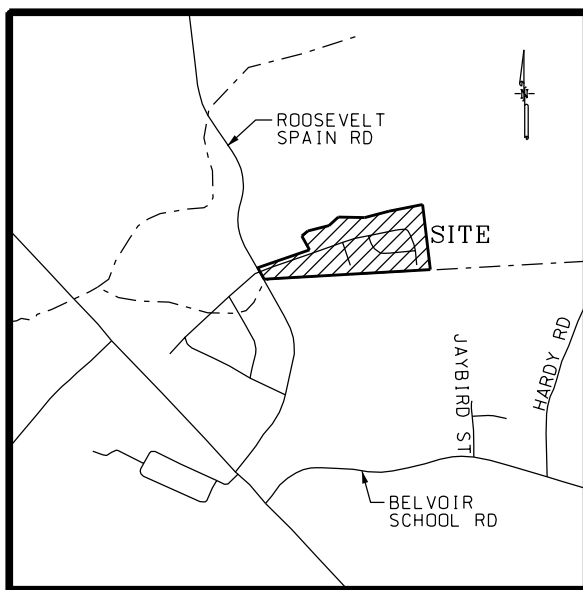
NORTH CAROLINA, PITT COUNTY

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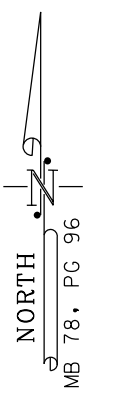
NOTARY PUBLIC
MY COMMISSION EXPIRES _____



PN 20018		
REZONING MAP FOR		
GREGORY BUCK WELCH LEGACY, LLC, TRACT 2		
REFERENCE: BEING THE PROPERTY RECORDED IN DEED BOOK 3316, PAGE 842 AND MAP BOOK 78, PAGE 96 OF THE PITT COUNTY REGISTRY		
BELVOIR TOWNSHIP		PITT COUNTY
NORTH CAROLINA		
OWNER:	GREGORY BUCK WELCH LEGACY, LLC	SURVEYED: N/A
ADDRESS:	16066 MILE BRANCH RD ROCKVILLE, VA 23146	DRAWN: DTB
PHONE:		APPROVED: DTB
 STROUD ENGINEERING, P.A. 107B COMMERCE ST. GREENVILLE, NC (252) 756-9352		DATE: 5/30/19
		SCALE: 1" = 200'
		SHEET 1 OF 1
LICENSE NO. C-0647		



VICINITY MAP
SCALE: 1"=1000'



ZONE RR
PN 17063
STEVIE J. NORRIS
DB 2564, PG 613
MB 30, PG 151

ZONE RR
PN 14567
M & T PROPERTIES
OF PITT COUNTY, LLC
DB 3480, PG 411

TRACT 3
PN 82580
GREGORY BUCK WELCH LEGACY, LLC
DB 3316, PG 838
MB 78, PG 96
REZONE FROM RR TO R6MH
TOTAL ACREAGE - 19.5176 ACRES

ZONE RR
PN 35349
ALLEN RAY HARDY
DB 662, PG 148

ZONE RR
PN 03112
CAROLYN ANN THOMAS &
BOBBY LEE THOMAS, ETALS
DB 2426, PG 113

ZONE RR
PN 82580
GREGORY BUCK
WELCH LEGACY, LLC
DB 3316, PG 834

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

FOR REVIEW ONLY

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.

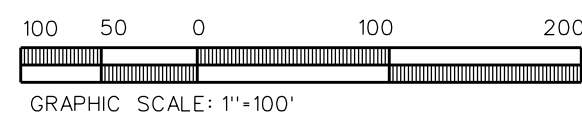
NORTH CAROLINA, PITT COUNTY

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WITNESS MY HAND AND SEAL THIS ____ DAY OF ____.

NOTARY PUBLIC
MY COMMISSION EXPIRES ____

PROFESSIONAL LAND SURVEYOR L-4146



PN 82580

REZONING MAP FOR	
GREGORY BUCK WELCH LEGACY, LLC, TRACT 3	
REFERENCE: BEING THE PROPERTY RECORDED IN DEED BOOK 3316, PAGE 838 AND MAP BOOK 78, PAGE 96 OF THE PITT COUNTY REGISTRY	
BELVOIR TOWNSHIP PITT COUNTY NORTH CAROLINA	
OWNER: GREGORY BUCK WELCH LEGACY, LLC ADDRESS: 16066 MILE BRANCH RD ROCKVILLE, VA 23146	SURVEYED: N/A
PHONE:	DRAWN: DTB
 STROUD ENGINEERING, P.A. 107B COMMERCE ST. GREENVILLE, NC (252) 756-9352	APPROVED: DTB
	DATE: 5/30/19
	SCALE: 1" = 100'
LICENSE NO. C-0647	SHEET 1 OF 1

EXISTING ZONING

RR Rural Residential District (County's Jurisdiction)
(Per zoning permit and by-right - subject to standards)

SELECT USES

Bed and breakfast inn
Family Care Home
Mobile home on individual lot
Mobile home park (5 or less units per park)
Multi-family (5 or less units)
Single-family dwelling
Civic, social, and fraternal associations
Riding Academy
Animal Shelter

R6MH (RESIDENTIAL-MOBILE HOME) - 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)
c.	Multi-family development per Article I
g.	Mobile home (see also section 9-4-103)
h.	Mobile home park
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	
R6MH (RESIDENTIAL-MOBILE HOME) - SPECIAL USES	
(1) General - None	
(2) Residential - None	
(3) Home Occupations	
a.	Home occupation; not otherwise listed
(4) Governmental	
a.	Public utility building or use
(5) Agricultural/Mining - None	
(6) Recreational/Entertainment - None	
(7) Office/Financial/Medical - None	
(8) Services	
a.	Child day care facilities
b.	Adult day care facilities
d.	Cemetery

(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: 8/8/2019
Time: 6:00 PM

Title of Item: Ordinance to annex Carolina Eastern Homes, LLC, Carl W. Blackwood, Ann C. Davis and James K. Cox, RDP Management Consulting, LLC and BMS Builders, LLC properties involving a total of 390.0418 acres located near the intersection of Mills Road and Hudson's Crossroads Road

Explanation: **Abstract:** The City received a voluntary annexation petition to annex Carolina Eastern Homes, LLC, Carl W. Blackwood, Ann C. Davis and James K. Cox, RDP Management Consulting, LLC and BMS Builders, LLC properties involving a total of 390.0418 acres located near the intersection of Mills Road and Hudson's Crossroads Road. The subject area is farmland and is anticipated to yield 586 single-family residences.

ANNEXATION PROFILE

A. SCHEDULE

1. Advertising date: July 29, 2019
2. City Council public hearing date: August 8, 2019
3. Effective date: August 8, 2019

B. CHARACTERISTICS

1. Relation to Primary City Limits: Non-Contiguous
2. Relation to Recognized Industrial Area: Outside
3. Acreage: 390.0418
4. Voting District: 4

- 5. Township: Chicod
- 6. Zoning: RA (Residential-Agricultural - Pitt County's Jurisdiction)
- 7. Land Use: Existing: Farmland

Anticipated: 586 single-family residences

- 8. Population:

	Formula	Number of People
Total Current	-----	0
Estimated at full development	586 x 2.18*	1,277
Current Minority	-----	0
Estimated Minority at full development	1,277 x 43.4%	554
Current White	-----	0
Estimated White at full development	1,277 - 554	723

* - average household size

- 9. Rural Fire Tax District: Black Jack
- 10. Greenville Fire District: Station #3 (Distance of 7.0 miles)
- 11. Present Tax Value: \$1,328,626
 Estimated Future Tax Value:
\$148,475,000

Fiscal Note: The total estimated tax value at full development is \$148,475,000.

Recommendation: Approve the attached ordinance to annex the Carolina Eastern Homes, LLC, Carl W. Blackwood, Ann C. Davis and James K. Cox, RDP Management Consulting, LLC and BMS Builders, LLC properties

ATTACHMENTS:

- ☐ **Ordinance - Mills_Road_annex_1108935**
- ☐ **Cover Sheet**
- ☐ **Surveys**

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 8th day of August, 2019, after due notice by publication in The Daily Reflector on the 29th day of July, 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 Hudson's 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. 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 "Carl W. Blackwood" involving 202.80 acres as prepared by McDavid Associates, Incorporated.

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:

Being a parcel of land in Chicod Township, Pitt County, North Carolina and being bounded on the north by the lands of Ronald Evans and L.K. Tucker, on the east by the lands of Weyerhaeuser, on the south by the right of ways of NCSR 1772 – Hudson's Crossroad Road and NCSR 1774 - Mills Road and on the west by the lands of Edward G. Strickland, James L. Marsal, Donald E. Batts, Jr., Paul E. Blackburn, Jesse W. Lillie, James K. Lambert, Mark Forbes, Thompson Forbes and Sybil Hardee and being more particularly described as follows:

Beginning at an iron, the northwest corner of the Carl Blackwood Tract as recorded in deed book 3497 page 13, having North Carolina Grid Coordinates (N=6528853.949 feet E=2507817.279 feet, North American Datum of 1983 2011 adjustment) and running thence from said beginning point S 89°07'09" E 360.90 feet to a point; thence N 07°24'53" W 515.81 feet to a point; thence S 79°35'48" E 50.40 feet to a point; thence S 69°13'01" E 415.64 feet to a point; thence S 46°31'44" E 57.46 feet to a point; thence S 20°44'40" E 2,278.41 feet to a point; thence S 09°43'37" E 1,119.41 feet to a point in the northern right-of-way line of NCSR 1772 – Hudson's Crossroads Road; thence S 09°43'37" E 71.69 feet to a point in the southern right-of-way line of NCSR 1772 – Hudson's Crossroads Road; thence continuing along said right-of-way S 67°47'41" W 1,090.85 feet to a point; thence along a curve to the left having a chord of S 55°43'52" W 687.49' and a radius of 1,435.83 feet to a point; thence leaving the southern right-of-way line of NCSR 1772 – Hudson's Crossroads Road N 49°30'05" W 69.32 feet to a point in the northern right-of-way of NCSR 1772 – Hudson's Crossroads Road; thence along said right-of-way S 41°52'54" W 15.57 feet to a point; thence continuing along said right-of-way S 40°30'19" W 855.41 feet to a point in the northern right-of-way line of NCSR 1774 – Mills Road; thence along the northern right-of-way line of NCSR 1774 – Mills Road N 66°09'11" W 278.37 feet to a point; thence N 66°25'44" W 75.52 feet to a point; thence along a curve to the left having a chord of N 68°26'01" W 334.67 feet and a radius of 6,136.66 feet; thence N 69°28'30" W 116.54 feet to a point; thence leaving the southern right-of-way line of NCSR 1774 – Mills Road N 30°35'38" E 61.04 feet to a point in the northern right-of-way line of NCSR 1774 – Mills Road; thence along said right-of-way N 70°00'23" W 209.12 feet to a point; thence N 70°32'15" W 389.38 feet to a point; thence N 71°32'01" W 18.27 feet to a point; thence leaving said right-of-way line N 28°39'39" E 304.19 feet to a point; thence N 28°41'29" E 151.86 feet to a point; thence N 28°42'14" E 817.26 feet to a point; thence N 28°42'34" E 233.16 feet to a point; thence N 40°39'56" E 83.02 feet to a point; thence N 05°51'17" E 379.97 feet to a point;

1108935

thence N 05°52'37" E 295.00 feet to a point; thence N 25°43'47" E 1,985.92 feet to the point of beginning containing 202.80 acres, more or less.

Section 3. 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 "Ann C. Davis and James K. Cox", involving 41.2423 acres as prepared by Malpass & Associates.

LOCATION: Situate 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 a point in the centerline of NCSR 1774 – Mills Road said point being located N 61-29-50 W – 846.85' from the centerline intersection of NCSR 1774 and NCSR 1772 – Hudson's Crossroads Road, thence from said point of beginning S 36-37-25 W – 30.46' to the northwest corner of the City of Greenville property as recorded in deed book 3027, page 750 of the Pitt County Registry, thence with the western line of the City of Greenville property S 36-37-25 W – 626.52', thence S 53-22-35 E – 491.46' to the western line of the Carolina Eastern Homes, LLC property as recorded in deed book 3761, page 570, thence with the western line of the Carolina Eastern Homes, LLC property S 36-39-02 W – 772.62', thence leaving the western line of the Carolina Eastern Homes, LLC property N 62-23-41 W – 786.71', thence N 51-08-00 W – 183.40', thence N 39-26-34 W – 645.64', thence N 45-33-29 E – 867.62' to the southern line of the Bobby W. O'Daniel property as recorded in deed book 2104, page 649, thence with the southern line of the Bobby W. O'Daniel property S 74-12-28 E – 83.98' to the southeast corner of the Sylvia C. Fuller property as recorded in deed book 860, page 690, thence with the southern line of the Sylvia C. Fuller property S 76-32-00 E – 112.27', thence with the eastern line of the Sylvia C. Fuller property N 25-01-01 E – 269.80' to the southern right-of-way of NCSR 1774, thence continuing N 25-01-01 E – 60.00' to the northern right-of-way of NCSR 1774, thence with the northern right-of-way of NCSR 1774 S 64-59-30 E – 263.48', thence S 64-30-28 E – 389.38', thence S 63-58-36 E – 209.12', thence S 36-37-25 W – 30.58' to the point of beginning containing 41.2423 acres.

Section 4. 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 52.6744 acres as prepared by Malpass & Associates.

1108935

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.

Section 5. 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 "BMS Builders, LLC" involving 8.19 acres as prepared by Benjamin J. Purvis, P.L.S.

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:

Commencing at an existing magnail at the centerline intersection of N.C.S.R. 1774 and N.C.S.R. 1772; S 59°53'52" E 398.36' to a nail in the centerline of N.C.S.R. 1774 (Mills Road) being the POINT OF BEGINNING; thence N 07°35'28" E 31.95' to a point on the northern right-of-way of N.C.S.R. 1774; thence with the northern right-of-way of N.C.S.R. 1774 S 60°00'26" E 569.22' to and existing iron stake; thence leaving the northern right-of-way of N.C.S.R. 1774 S 21°16'23" W 60.67' to an existing iron stake on the southern right-of-way of N.C.S.R. 1774; thence leaving the southern right-of way of N.C.S.R. 1774 S 21°16'23" W 742.75' to an existing iron stake; thence S21°16'23" W 40.80' to a point in the centerline of ditch; thence with the centerline of the ditch N 71°35'48" W 220.97' to an existing iron stake; thence N 71°35'48" W17.08 to no point set in the centerline of Drainage District 9 Drainage Lateral11-H canal; thence with the centerline of the canal N 01°29'53" E 838.12' to a point; thence N 05°17'07" E 94.33' to a point on the southern right-of-way of N.C.S.R. 1774; thence N 07°35'28 E 32.95' to a nail being the POINT OF BEGINNING containing 8.19 acres, being the property referenced in deed book 3763, page 203 and map book 80 page 17 of the Pitt County Registry of Deeds. This Metes and Bounds Description was taken from a map entitled "Final Plat Stanley Nichols Subdivision" (map book 80, page 17) prepared by Benjamin J. Purvis, PLS License Number L-4290, dated 04-18-2016.

Section 6. 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 7. 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 8. 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

1108935

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 9. This annexation shall take effect from and after the 8th day of August, 2019.

ADOPTED this 8th day of August, 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

MILLS ROAD ANNEXATION

CAROLINA EASTERN HOMES, LLC
(TRACT 1 - SEE SHEET 2)

CAROLINA EASTERN HOMES, LLC
2012 SHEPARD STREET
MOREHEAD CITY, NC 28557
(252) 808-0221

CARL W. BLACKWOOD
(TRACT 2 - SEE SHEET 3)

CARL W. BLACKWOOD
4542 MAY COURT
FARMVILLE, NC 27828
(252) 439-1100

ANN C. DAVIS & JAMES K. COX
(TRACT 3 - SEE SHEET 4)

ANN C. DAVIS & JAMES K. COX
100 HICKORY ST. APARTMENT B221
GREENVILLE, NC 27858
(252) 370-7359

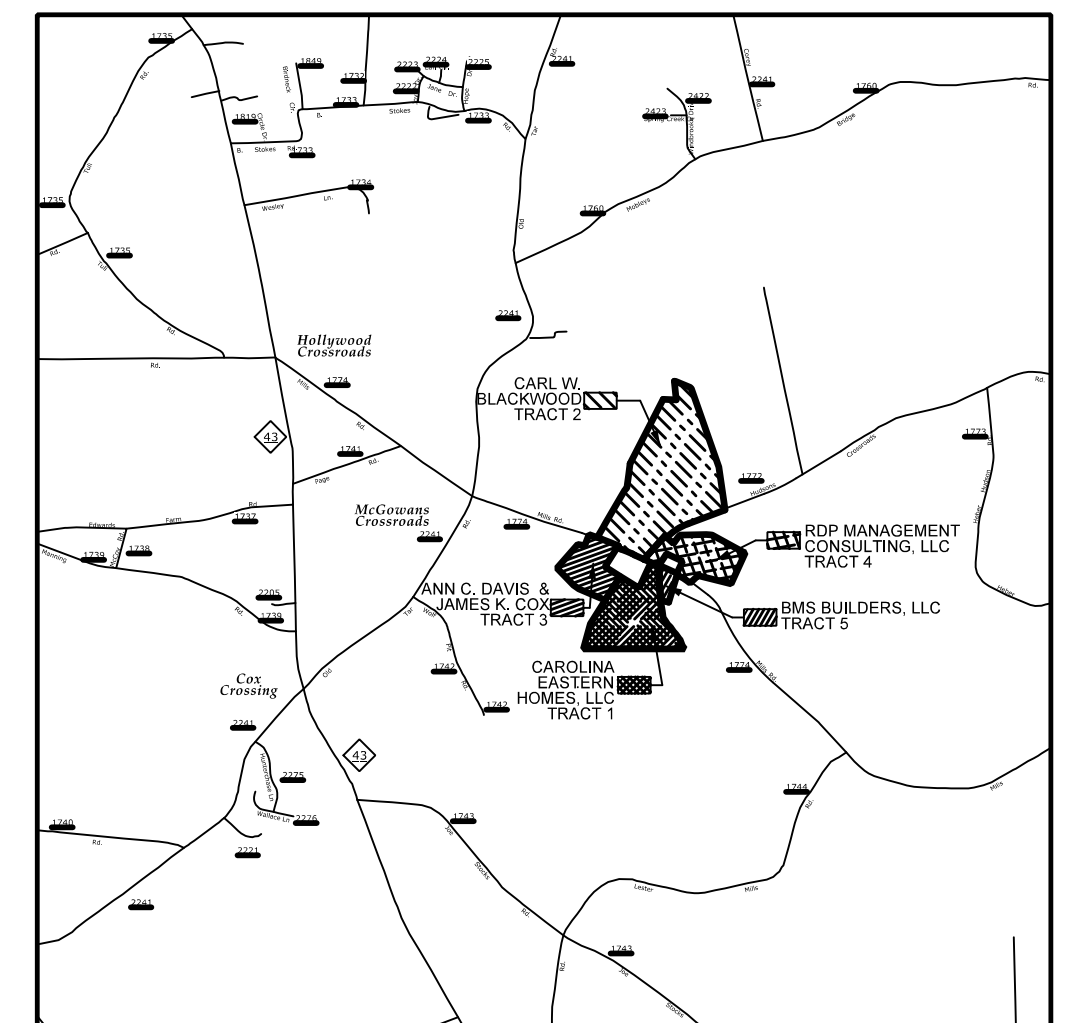
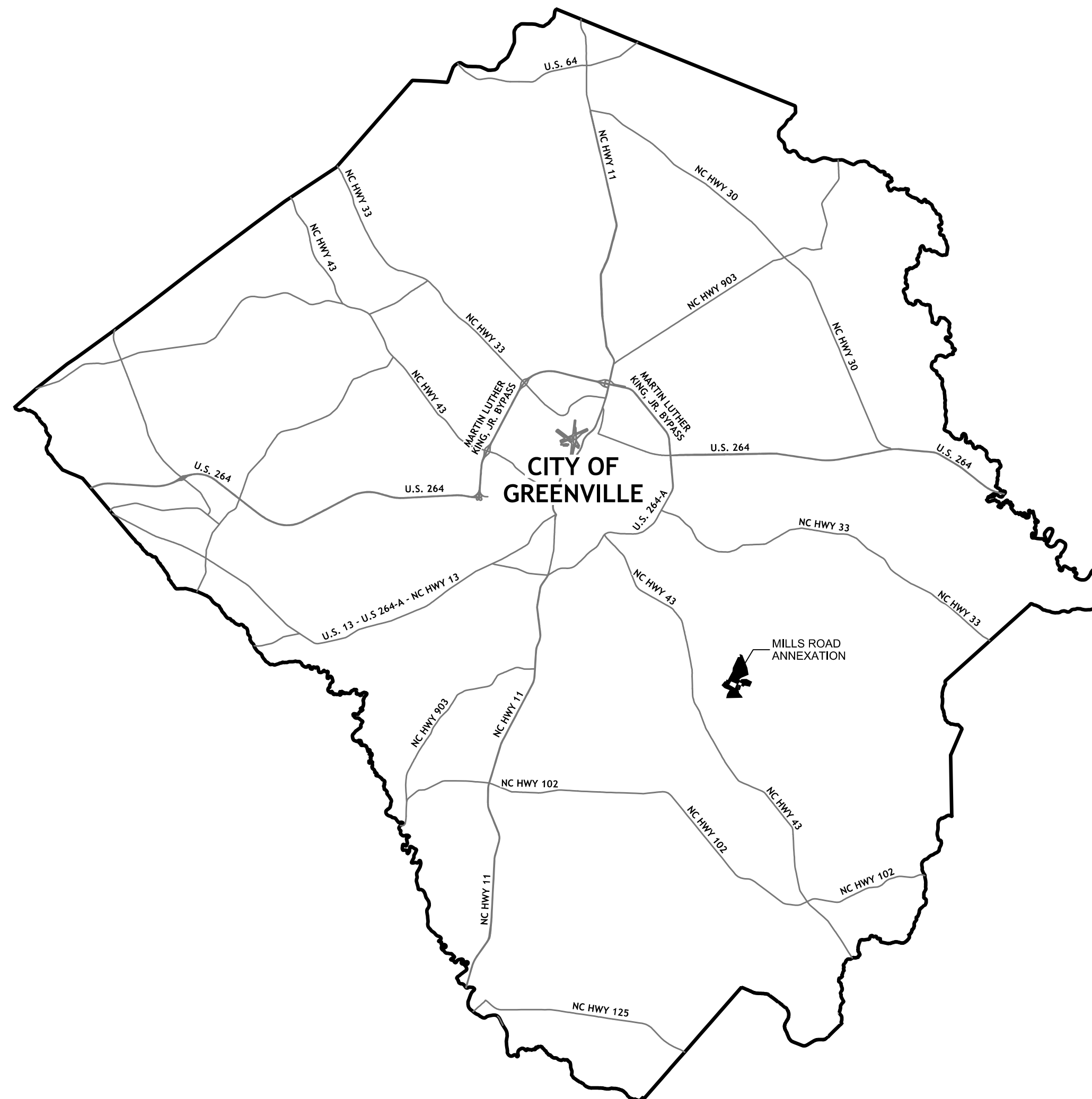
RDP MANAGEMENT CONSULTING, LLC
(TRACT 4- SEE SHEET 5)

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

BMS BUILDERS, LLC
(TRACT 5- SEE SHEET 6)

BMS BUILDERS, LLC
1003 RED BANKS ROAD
GREENVILLE, NC 27858
(252) 916-1578

**PROGRESS
DRAWING**



VICINITY MAP
1" = 1 MILE

SHEET INDEX

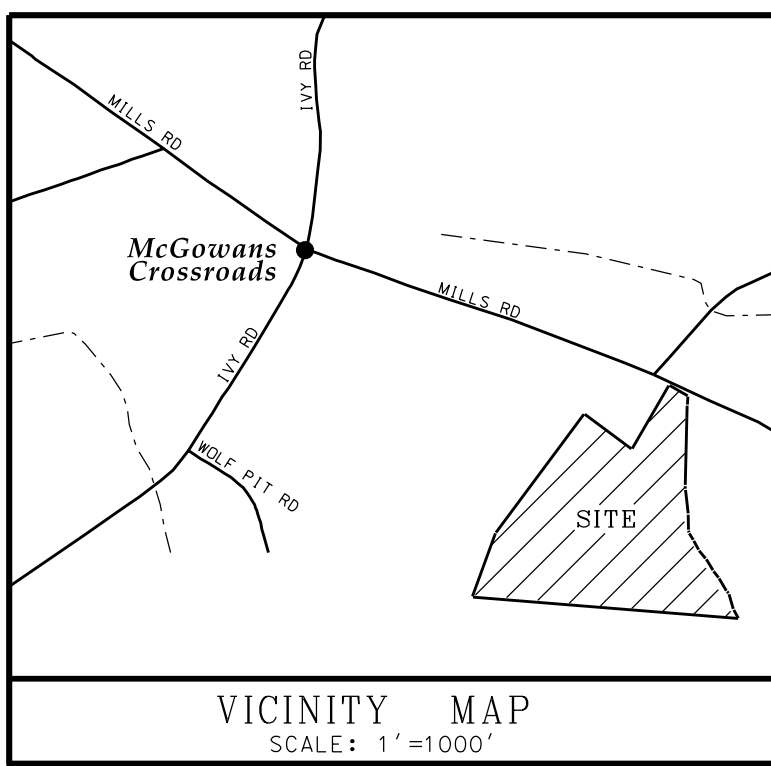
COVER SHEETSHEET 1
 CAROLINA EASTERN HOMES, LLC (TRACT 1)SHEET 2
 CARL W. BLACKWOOD (TRACT 2)SHEET 3
 ANN C. DAVIS & JAMES K. COX (TRACT 3)SHEET 4
 RDP MANAGEMENT CONSULTING (TRACT 4)SHEET 5
 BMS BUILDERS, LLC (TRACT 5).....SHEET 6

STROUD ENGINEERING, P. A.
CONSULTING ENGINEERS
1078 COMMERCE STREET
GREENVILLE, NORTH CAROLINA 27858
WWW.STROUDENGINEER.COM
LICENSE NO. C-0647

McDAVID ASSOCIATES INC.
Engineers • Planners • Land Surveyors
3714 North Main Street, Farmville, NC 27828
Telephone: (252) 753-2139 Corporate License No. C-131

ENGINEER
MALPASS & ASSOCIATES
ENGINEERING & PLANNING
NC LICENSE NO. C-1289
1645 EAST ARLINGTON BLVD., SUITE D
GREENVILLE, N.C. 27858
PHONE (252) 756-1780
FAX (252) 756-2098

BENJAMIN J. PURVIS, P.L.S.
2004 B. EAST 3RD. ST.
GREENVILLE, N.C. 27858
(252) 341-5588



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
(60' PUBLIC R/W PAVED)
MILLS ROAD

PN 83139
BMS BUILDERS, LLC
DB 3763, PG 203

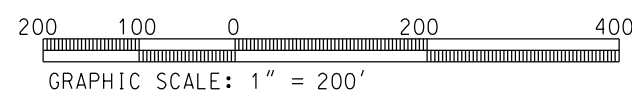
PN 85240
CAROLINA EASTERN HOMES, LLC
DB 3761, PG 570
MB 83, PG 194

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 _____, 20____.

SIGNED _____
PROFESSIONAL LAND SURVEYOR L-_____

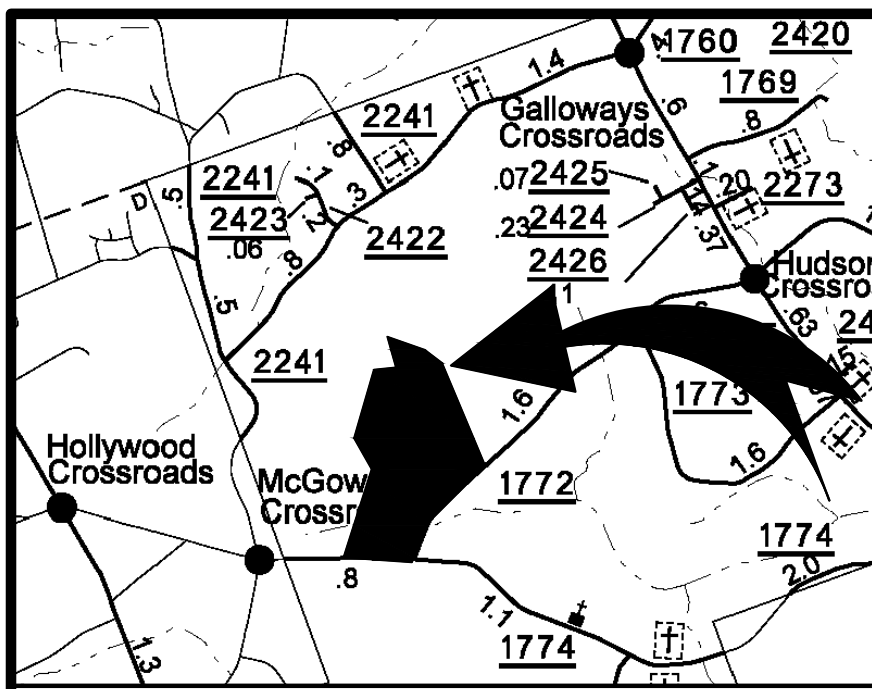
NORTH CAROLINA, _____ COUNTY
I, _____, NOTARY
PUBLIC OF THE COUNTY AND STATE
AFORESAID, CERTIFY THAT _____
_____, A PROFESSIONAL LAND
SURVEYOR, PERSONALLY APPEARED BEFORE
ME THIS DAY AN ACKNOWLEDGED THE
EXECUTION OF THE FOREGOING INSTRUMENT.
WITNESS MY HAND AND OFFICIAL STAMP OR
SEAL THIS THE _____ DAY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

NOTARY PUBLIC _____
MY COMMISSION EXPIRES _____

CAROLINA EASTERN HOMES, LLC CHICOD TWP., 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	DATE: 3/26/19
	CHECKED: DTB	SCALE: 1" = 200'

MAP NO.	MAPS RECORDED	BOOK	PAGE

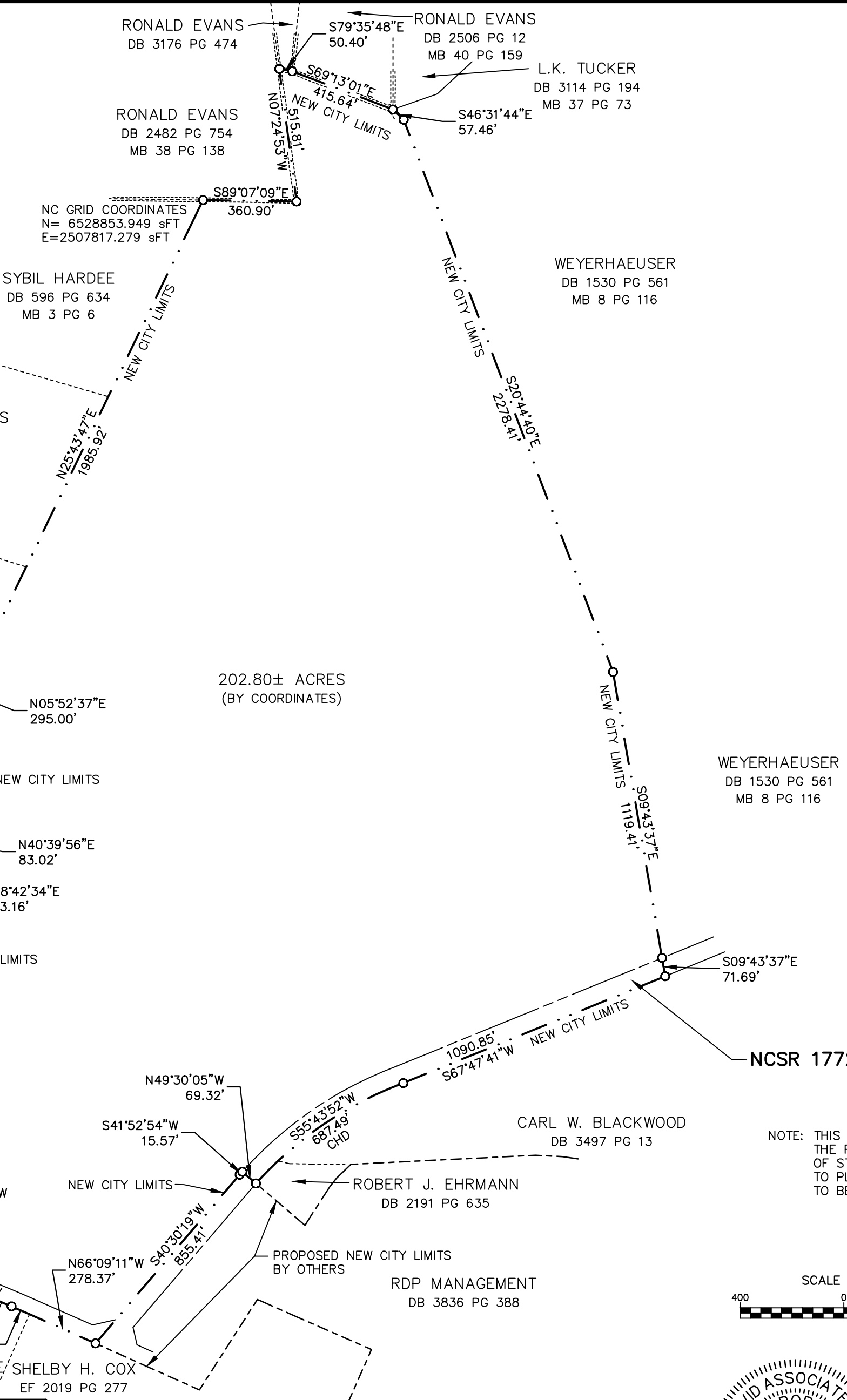
MAP SHOWING AREA ANNEXED BY		
THE CITY OF GREENVILLE		
DATE _____	ORDINANCE NO. _____	85.1325 ACRES AREA



VICINITY MAP

CENTROID: N= 653100
E=2508200

NOTE: DISTANCES SHOWN ARE HORIZONTAL GROUND MEASUREMENTS UNLESS NOTED OTHERWISE.

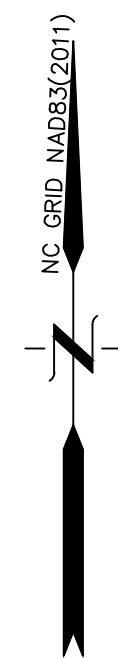
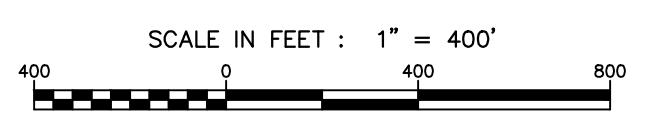


202.80± ACRES
(BY COORDINATES)

NCSR 1774 - MILLS ROAD
(60' R/W - 20' PAVEMENT)

NCSR 1772 - HUDSON'S CROSSROAD ROAD
(70' R/W - 20' PAVEMENT)

NOTE: THIS PLAT IS EXEMPT FROM GS 47-30 BY SECTION 11 (J) WHICH STATES THE FOLLOWING: THE PROVISIONS OF THIS SECTION SHALL NOT APPLY TO BOUNDARY PLATS OF STATE LINES, COUNTY LINES, AREAS ANNEXED BY MUNICIPALITIES, NOR TO PLATS OF MUNICIPAL BOUNDARIES WHETHER OR NOT REQUIRED BY LAW TO BE RECORDED.



REVISIONS		
NO.	DATE	DESCRIPTION

PARCEL NUMBER A PORTION OF 16154

ANNEXATION MAP FOR
CARL W. BLACKWOOD
REFERENCE DEED BOOK 3497, PAGE 13
OF THE PITT COUNTY REGISTRY

CHICOD PITT COUNTY NORTH CAROLINA

LEGEND

NEW CITY LIMITS = - - - - -

EXISTING CITY LIMITS = - - - - -

OLD CITY LIMITS = - - - - -

OWNER(S): CARL W. BLACKWOOD
ADDRESS: 4542 MAY COURT FARMVILLE, NC 27828
PHONE: 252-439-1100

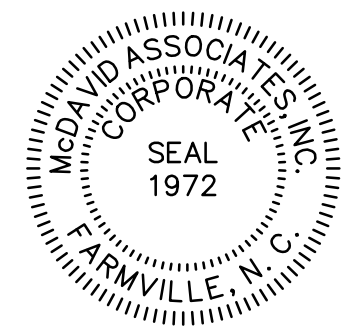
MAP NO.	PLATS RECORDED	BOOK	PAGE

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

McDAVID ASSOCIATES INC.
Engineers • Planners • Land Surveyors
3714 North Main Street, Farmville, NC 27828
Telephone: (252) 753-2139 Corporate License No. C-131

SURVEYED: JAS APPROVED: SRC
DRAWN: SRC DATE: 06/03/19
CHECKED: SRC SCALE: 1"=400'

DATE: _____; ORDINANCE NUMBER: _____; AREA 202.80 ACRES
CHICOD TOWNSHIP, PITT COUNTY, NORTH CAROLINA



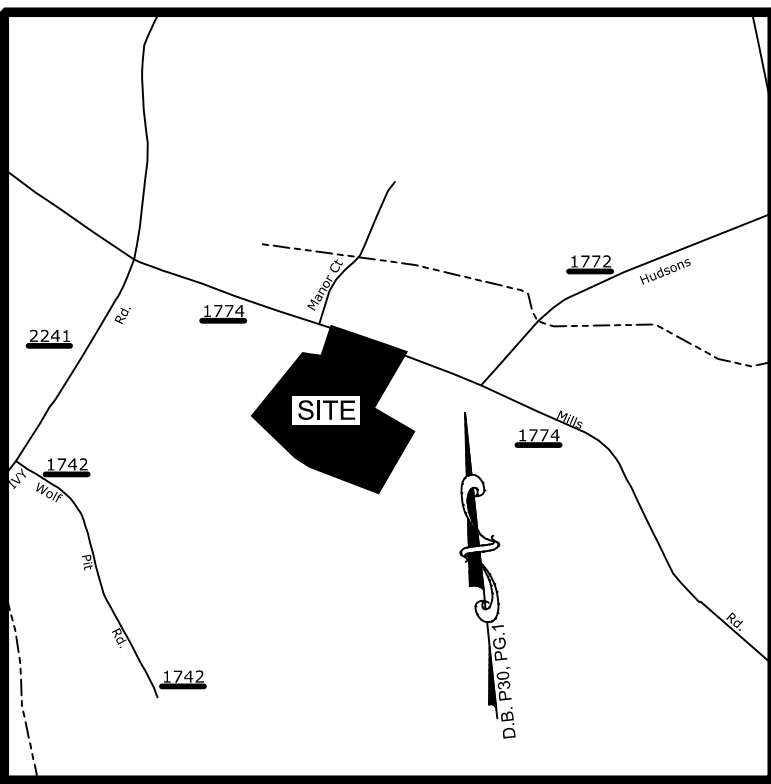
I, SIMON R. COX, Professional Land Surveyor No. L-4215, certify that the survey is of another category, such as the recombination of existing parcels, a court-ordered survey, or other exemption or exception to the definition of subdivision.

SIMON R. COX
L-4215

I, SIMON R. COX, CERTIFY THAT THIS PLAT 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 N/A, PAGE N/A.

WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER, AND SEAL,
THIS 3RD DAY OF JUNE, 2019.

SIMON R. COX L-4215



VICINITY MAP
1"=1000'

- A) CHALMERS G. PARAMORE, JR.
D.B. 1292, PG. 631
- B) VICKIE SCOTT,
ESTATE 2007, PG. 699
- C) BOBBY W. & PATRICIA A. O'DANIEL
D.B. 2104, PG. 649
- D) SYLVIA C. FULLER
D.B. 860, PG. 690

ANN C. DAVIS &
JAMES K. COX
D.B. 3636, PG. 381

41.2423
ACRES
(INCLUDING R/W)

ANN C. DAVIS &
JAMES K. COX
D.B. 3636, PG. 381

CAROLINA EASTERN
HOMES, LLC
M.B. 83, PG. 194
D.B. 3761, PG. 570

SHELBY H. COX &
MICHAEL L. COX
M.B. 82, PG. 75
ESTATE 2016, PG. 277

CITY OF GREENVILLE FOR THE
USE AND BENEFIT OF
GREENVILLE UTILITIES
D.B. 3027, PG. 750

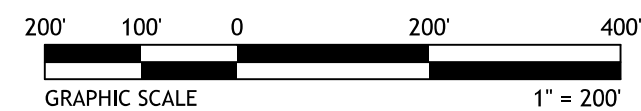
PROGRESS
DRAWING

A PORTION OF PARCEL NUMBER 04923 SHEET 4 OF 6

ANNEXATION MAP FOR
ANN C. DAVIS & JAMES K. COX
REFERENCE DEED BOOK 3636, PAGE 381
OF THE PITT COUNTY REGISTRY

CHICOD TOWNSHIP PITT COUNTY NORTH CAROLINA

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



OWNER: ANN C. DAVIS &
JAMES K. COX
ADDRESS: 100 HICKORY ST., APARTMENT B221
GREENVILLE, NC 27858
PHONE: (804) 370-7359

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.

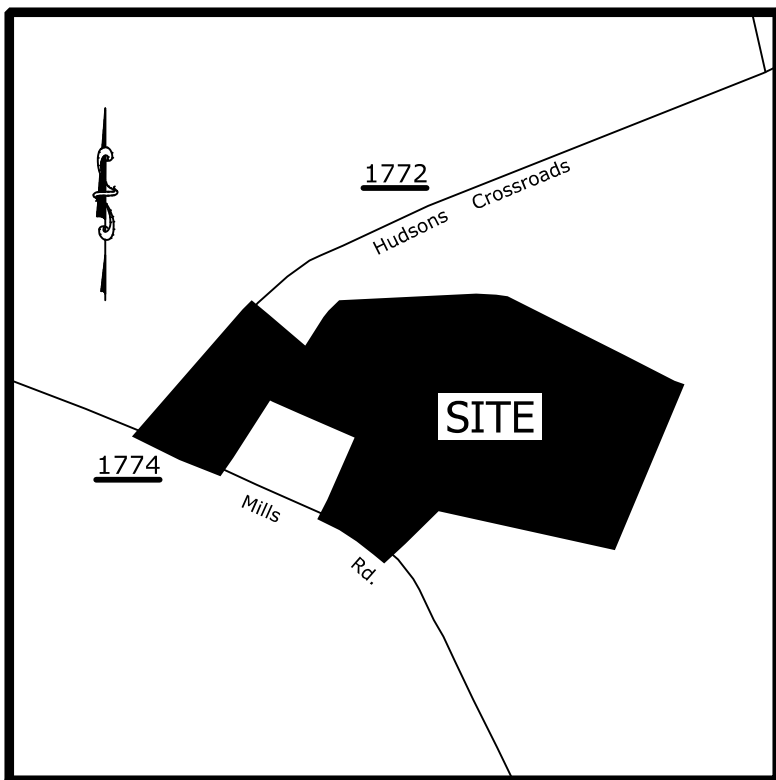
DATE: _____ ; ORDINANCE NUMBER: _____ ; AREA: 41.2423 ACRES

CHICOD TOWNSHIP, PITT COUNTY, NORTH CAROLINA

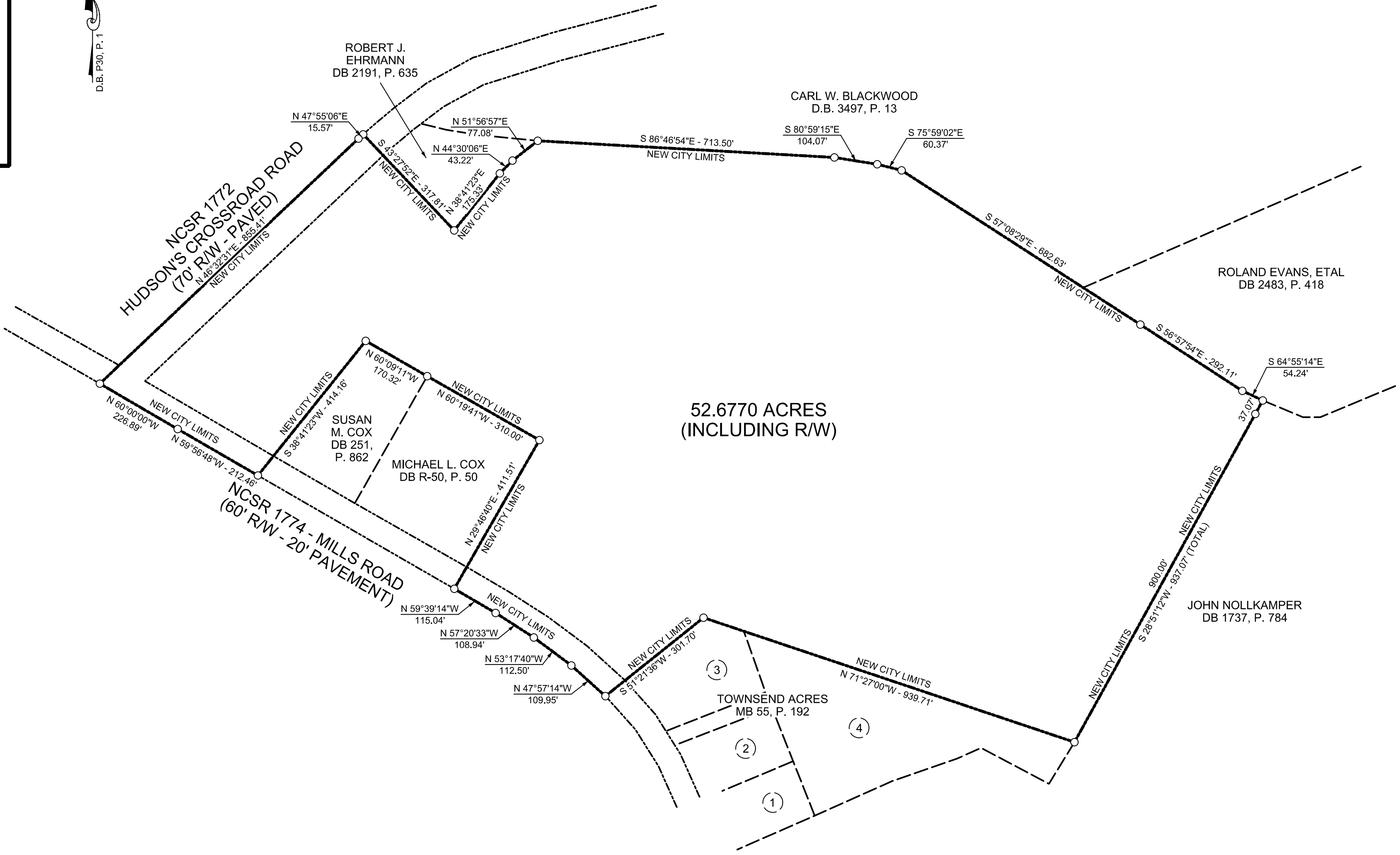
I, CARLTON E. PARKER CERTIFY THAT THIS MAP
WAS DRAWN BY ME OR UNDER MY SUPERVISION FROM
AN ACTUAL SURVEY BY ME OR UNDER MY SUPERVISION,
THAT THE RATIO OF PRECISION AS CALCULATED IS
1:10,000+; THAT THE BOUNDARIES NOT SURVEYED ARE
SHOWN AS BROKEN LINES PLOTTED FROM
INFORMATION FOUND IN
BOOK _____, PAGE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

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

CARLTON E. PARKER L-2980



VICINITY MAP
1"=1000'



PROGRESS
DRAWING

PARCEL NUMBER 84393 SHEET 5 OF 6

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

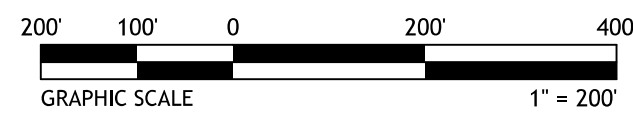
CHICOD TOWNSHIP PITT COUNTY NORTH CAROLINA

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'

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



MAP NO.	PLATS RECORDED	BOOK	PAGE

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

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

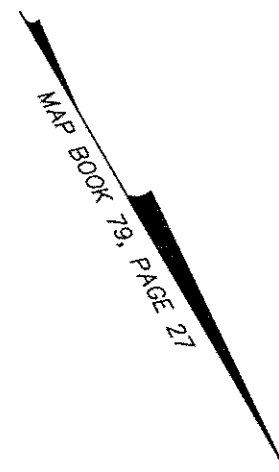
CHICOD TOWNSHIP, PITT COUNTY, NORTH CAROLINA

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\pl200-pl299\F-1237, Parcel No. 84392, Mills Road, Don Parrrott\pl237anex.dgn 7/15/2019 6:18:34 PM



JUAN CUEVAS FBO
KATHY CUEVAS LARA
DB 3489, PAGE 724

JUAN CUEVAS FBO
KATHY CUEVAS LARA
DB 3489, PAGE 724

CAROLINA EASTERN HOMES, LLC
DB 3761, PAGE 570

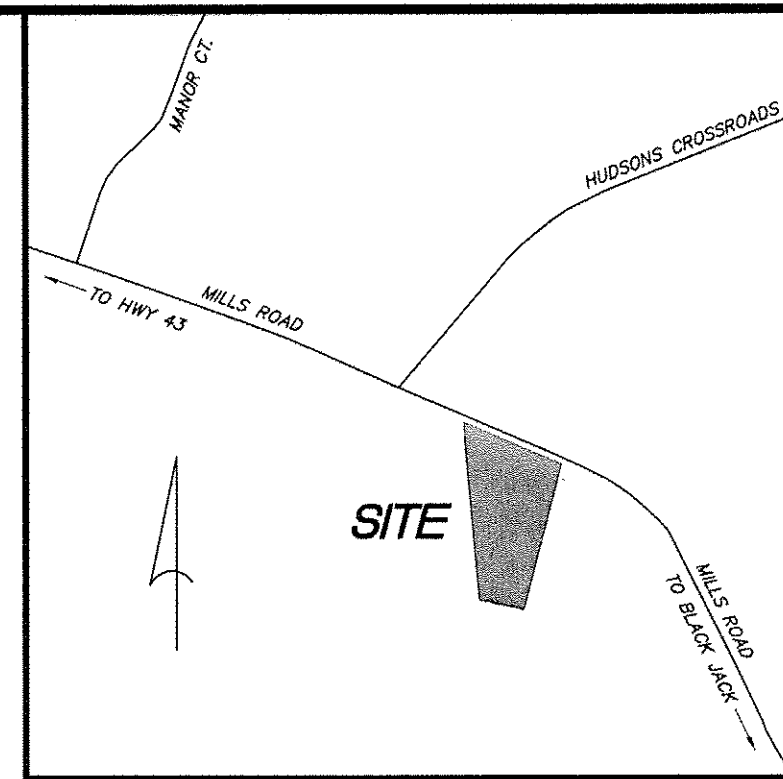
PARCEL 83139
LOT 2
(7.42 ACRES)

Legend

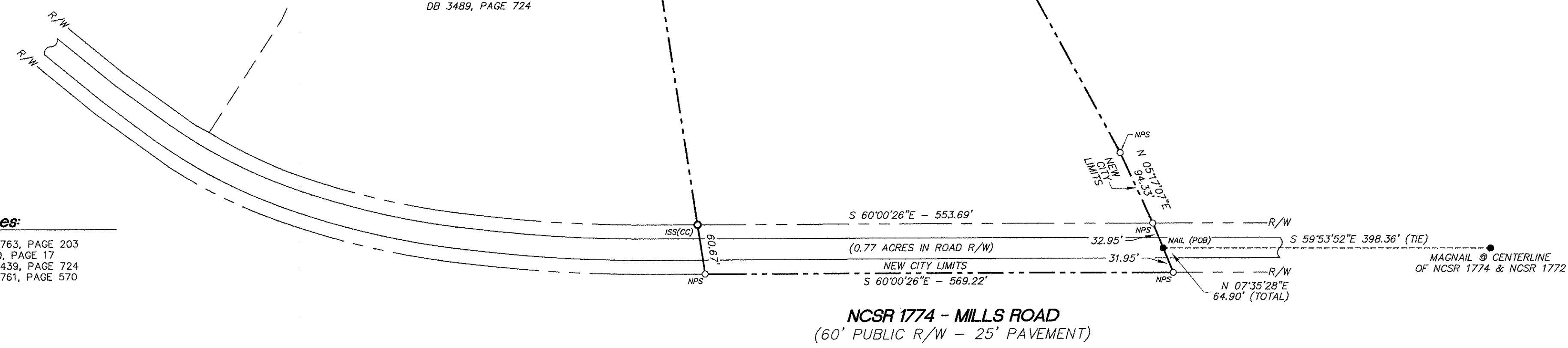
NEW CITY LIMIT	---
OLD CITY LIMIT	NOT APPLICABLE
CITY LIMIT	NOT APPLICABLE
ADJACENT PROPERTY LINE	---
RIGHT OF WAY	R/W ---
NO POINT SET	NPS
ISS	IRON STAKE SET
ISS(CC)	IRON STAKE SET (CONTROL CORNER)
○EIS	EXISTING IRON STAKE
POB	POINT OF BEGINNING

References:

- DEED BOOK 3763, PAGE 203
- MAP BOOK 80, PAGE 17
- DEED BOOK 3439, PAGE 724
- DEED BOOK 3761, PAGE 570



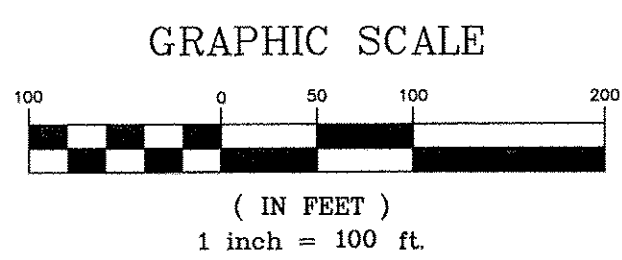
Vicinity Map
1" = 1000'



NCSR 1774 - MILLS ROAD
(60' PUBLIC R/W - 25' PAVEMENT)

Notes :

1. ALL DISTANCES ARE HORIZONTAL GROUND MEASUREMENTS.
2. E.I.P. SET AT EACH CORNER UNLESS OTHERWISE NOTED.
3. AREA BY COORDINATES.
4. PITT COUNTY TAX PARCEL 83139



ANNEXATION MAP

BMS BUILDERS, LLC

CHICOD TOWNSHIP, PITT COUNTY, NORTH CAROLINA

OWNER	BMS BUILDERS, LLC		
ADDRESS	1003 RED BANKS ROAD GREENVILLE, N.C. 27858		
PHONE	(252) 916-1578		
	SURVEYED	APPROVED	
	BJP	JSJ	
	DRAWN	DATE	
	JHT	7/12/2019	
CHECKED	SCALE		
BJP	1"=100'		

MAP NO.	PLATS RECORDED	BOOK	PAGE
	STANLEY NICHOLS SUBDIVISION	80	17

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

EFFECTIVE DATE _____ ORDINANCE NO. _____ AREA 8.19 ACRES

CHICOD TOWNSHIP, PITT COUNTY, N.C.

CERTIFICATION

NORTH CAROLINA PITT COUNTY

I, BENJAMIN J. PURVIS, CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION, FROM DEEDS AND MAPS REFERENCED HEREON; THAT THE RATIO OF PRECISION IS 1:10,000; THAT BOUNDARIES NOT SURVEYED ARE SHOWN AS BROKEN LINES PLOTTED FROM INFORMATION FOUND IN BOOKS REFERENCED HEREON; THAT THIS MAP WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 (F)(11)(d) AS TO THE FOLLOWING THAT THIS SURVEY IS OF ANOTHER CATEGORY, SUCH AS THE RECOMBINATION OF EXISTING PARCELS, A COURT SURVEY, OR OTHER EXCEPTION TO THE DEFINITION OF SUBDIVISION. (ANNEXATION MAP) WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER, AND SEAL THIS 22nd DAY OF MAY 2019.

PRELIMINARY FOR REVIEW ONLY

SIGNED _____ PROFESSIONAL LAND SURVEYOR
LICENSE NUMBER _____ L-4290



City of Greenville, North Carolina

Meeting Date: 8/8/2019
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 from 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.

** This item was continued from the June 13, 2019 City Council meeting at the request of the applicant.

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 July 23, 2019.

Public hearing legal advertisement published on July 29, 2019 and August 5, 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 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 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_-Eastern_Carolina_Homes_rezone_1108940**
- ❑ **Minutes_-Carolina_Eastern_Homes_1108947**
- ❑ **Carolina Eastern 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 8th day of August, 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: 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 8th day of August, 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) – **DENIED**

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.

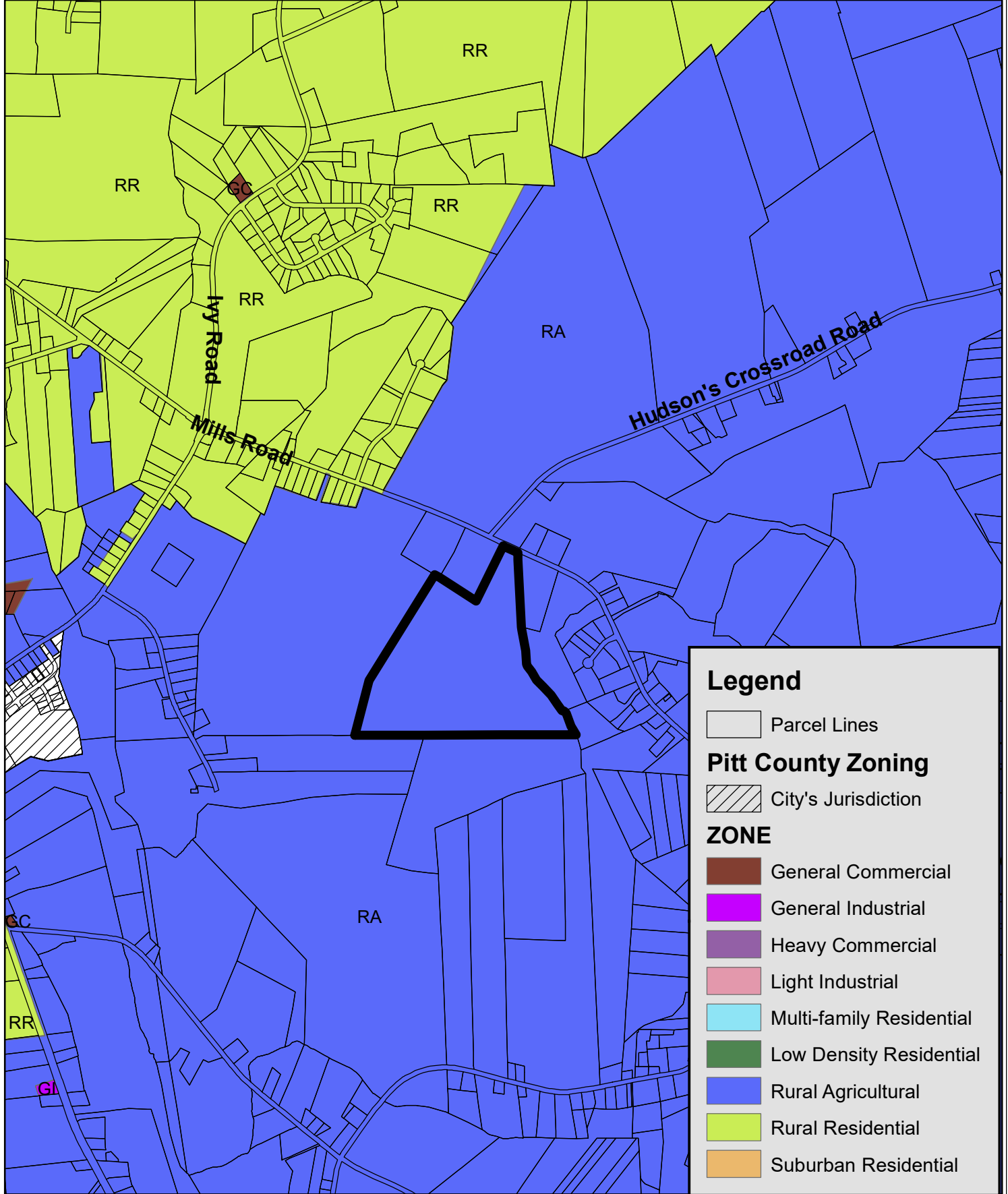
Carolina Eastern Homes, LLC

July 1, 2019

Acres: 85.1325

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

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



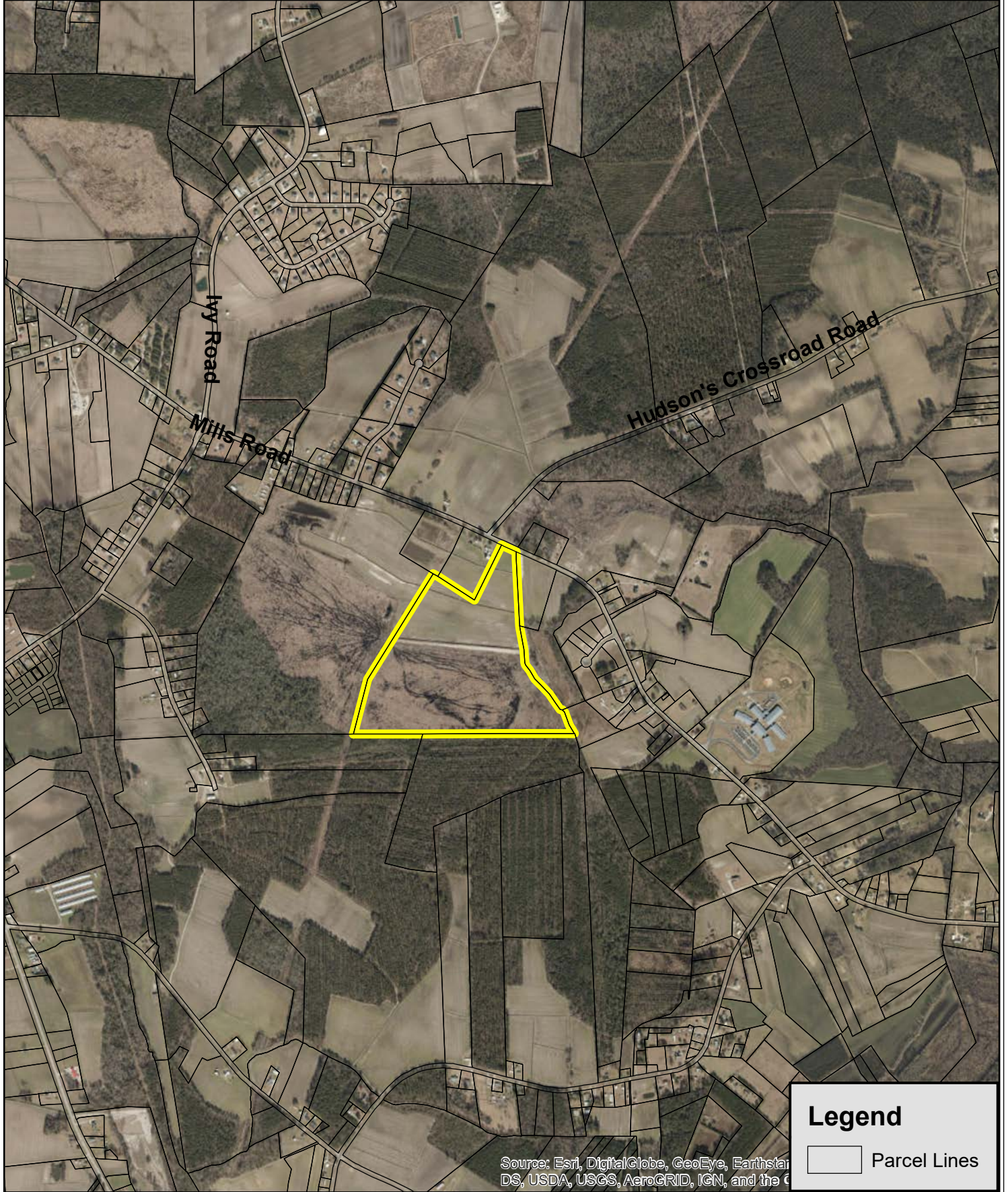
Carolina Eastern Homes, LLC

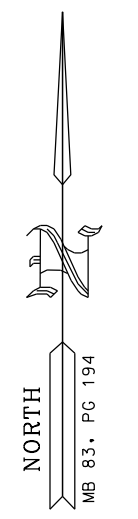
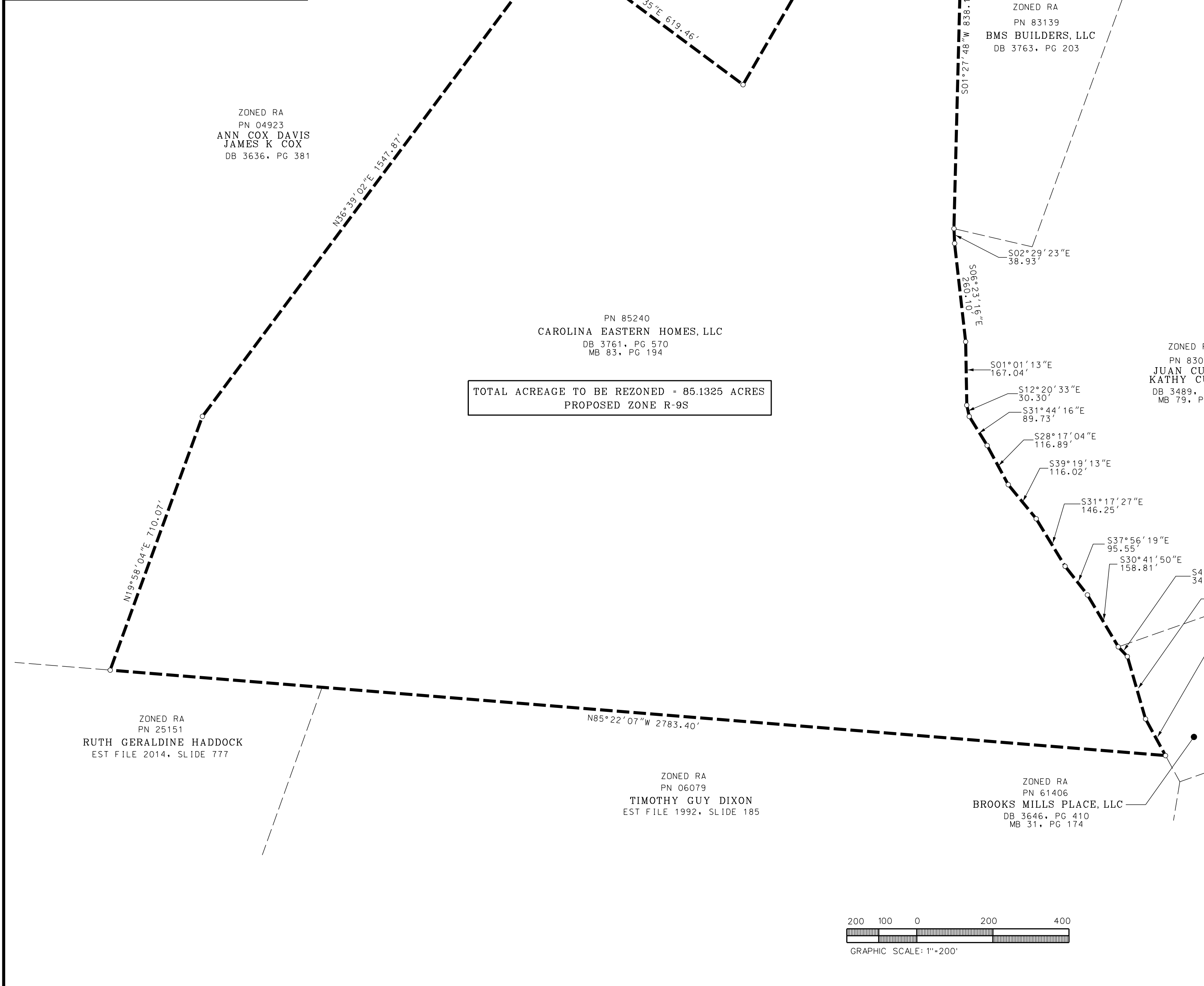
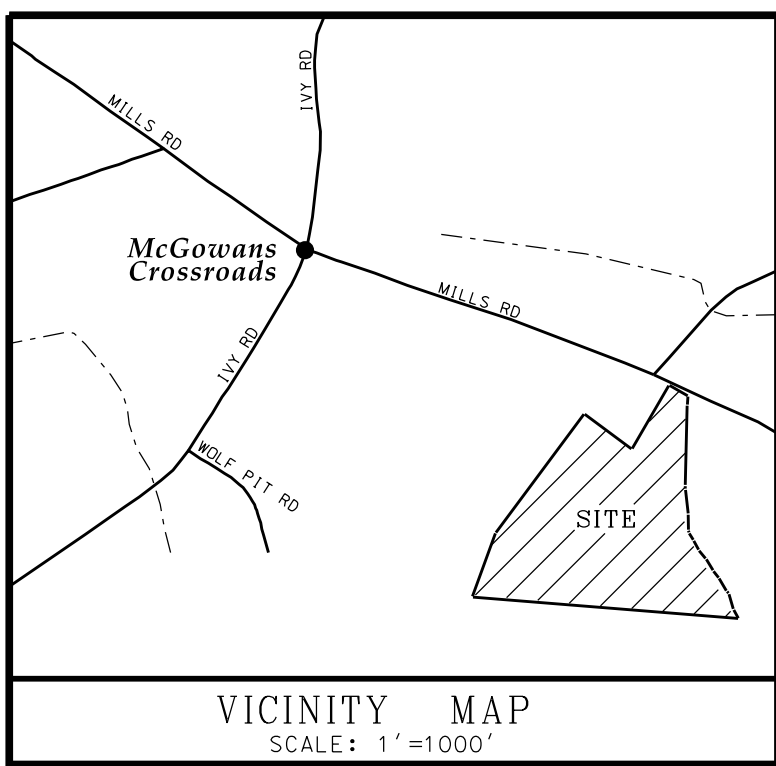
July 1, 2019

Acres: 85.1325

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

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





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

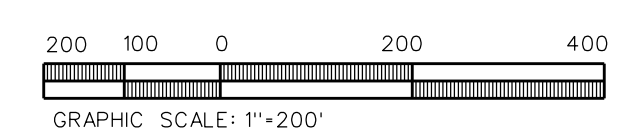
I, A NOTARY PUBLIC OF THE COUNTY AND STATE AFORESAID, CERTIFY THAT DEBORAH T. BOYETTE, A PROFESSIONAL LAND SURVEYOR, PERSONALLY APPEARED BEFORE ME THIS DAY AND ACKNOWLEDGED THE EXECUTION OF THE FOREGOING INSTRUMENT. WITNESS MY HAND AND OFFICIAL STAMP OR SEAL THIS _____ DAY OF _____.

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
	SCALE: 1" = 200'
LICENSE NO. C-0647	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) -	5,486
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.

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



City of Greenville, North Carolina

Meeting Date: 8/8/2019
Time: 6:00 PM

Title of Item: Ordinance requested by Carl W. Blackwood to rezone 198.8 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 Carl W. Blackwood to rezone 198.8 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).

*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 July 1, 2019.

On-site sign(s) posted on July 1, 2019.

City Council public hearing notice (property owner and adjoining property owner letter) mailed on July 23, 2019.

Public hearing legal advertisement published on July 29, 2019 and August 5, 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 1,914 trips to and from the site on Mills Road, which is a net increase of 957 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 and one (1) mobile home residence

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.

Pitt County Drainage District 9 laterals and drainage easements transect the property. The existing flood study ends east of the property. Prior to submitting development plans, the flood study must 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. Property may be subject to the Tar-Pamlico Riparian Buffer rules.

Surrounding Land Uses and Zoning:

North: RR - Farmland

South: RA - Ann C. Davis and James Cox Rezoning, Greenville Utilities Commission, and one (1) single-family residence

East: RA - Woodlands (under common ownership of the applicant), one (1) single-family residence, and RDP Management Consultants, LLC Rezoning

West: RR - Manor Court Subdivision and woodlands

Anticipated Density:

Under the current zoning, the site could yield 90-100 single-family lots.

Under the proposed zoning, the site could yield 190-200 single-family lots.

The anticipated build-out is 5-10 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 (4:3) to deny the request at its July 16, 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_-_Carl_Blackwood_rezoning_1110044**
- ▣ **Minutes_-_Carl_W_Blackwood_1112195**
- ▣ **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 8th day of August, 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: Carl W. Blackwood Property

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

DESCRIPTION: Being a parcel of land in Chicod Township, Pitt County, North Carolina and being bounded on the north by the lands of Ronald Evans and L.K. Tucker, on the east by the lands of Weyerhaeuser, on the south by the rights-of-way of NCSR 1772 – Hudson’s Crossroads Road and NCSR 1774 - Mills Road and on the west by the lands of Edward G. Strickland, James L. Marsal, Donald E. Batts, Jr., Paul E. Blackburn, Jesse W. Lillie, James K. Lambert, Mark Forbes, Thompson Forbes and Sybil Hardee and being more particularly described as follows: Beginning at an iron, the northwest corner of the Carl Blackwood Tract as recorded in deed book 3497 page 13, having North Carolina Grid Coordinates (N=6528853.949 feet E=2507817.279 feet, North American Datum of 1983 2011 adjustment) and running thence from said beginning point S 89°07'09" E 360.90 feet to a point; thence N 07°24'53" W 515.81 feet to a point; thence S 79°35'48" E 50.40 feet to a point; thence S 69°13'01" E 415.64 feet to a point; thence S 46°31'44" E 57.46 feet to a point; thence S 20°44'40" E 2,278.41 feet to a point; thence S 09°43'37" E 1,119.41 feet to a point in the northern right-of-way line of NCSR 1772 – Hudson’s Crossroads Road; thence with said right-of-way S 67°47'38" W 1,104.67 feet to a point; thence continuing along said right-of-way along a curve to the left having a chord of S 55°08'48" W 746.97 feet and a radius of 1,705.82 feet to a point; thence continuing along said right-of-way line S 40°30'19" W 725.31 feet to a point; thence along a sight triangle S 77°10'16" W 91.71 feet to a point in the northern right-of-way line of NCSR 1774 Mills Road; thence along said right-of-way N 66°10'24" W 239.13 feet to a point; thence along a curve to the left having a chord of N 68°20'01" W 519.46 feet and a radius of 6,872.20 feet; thence continuing along said right-of-way N 70°00'23" W 209.12 feet to a point; thence N 70°32'15" W 389.38 feet to a point; thence N 71°32'01" W 18.27 feet to a point; thence leaving the northern right-of-way line of NCSR 1774 Mills Road N 28°39'39" E 304.19 feet to point; thence N 28°41'29" E 151.86 feet to a point; thence N 28°42'14" E 817.26 feet to a point; thence N 28°42'34" E 233.16 feet to a point; thence N 40°39'56" E 83.02 feet to a point; thence N 05°51'17" E 379.97 feet to a point; thence N 05°52'37" E 295.00 feet to a point; thence N 25°43'47" E 1,985.92 feet to the point of beginning containing 198.80 acres, more or less.

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 8th day of August, 2019.

P. J. Connelly, Mayor

ATTEST:

Carol L. Barwick, City Clerk

1110044

Excerpt from the draft Planning & Zoning Commission Minutes (07/16/2019)

ORDINANCE REQUESTED BY CARL W. BLACKWOOD TO REZONE TO REZONE 198.8 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) – **DENIED**

Ms. Gooby explained that staff was providing one presentation for all three requests: Ann C. Davis and James K Cox, Carl W. Blackwood and BMS Builders LLC since the rezoning requests were located in close proximity to each other. However, there will be three separate public hearings. This request is in conjunction with an annexation request. 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 on August 8th. Council will take action on the annexation request first. If the annexation petition is approved, then Council will take action on the rezoning request. If the annexation petition is denied, there will be no action taken on the rezoning requests. All three request could generate a net increase of 2,095 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. All of the properties are currently zoned RA under Pitt County's Jurisdiction. Under the current zoning, all three properties could accommodate 375 single-family lots. 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.

Vice Chair Robinson opened the public hearing.

Ken Malpass, spoke in favor, and stated that he wanted to give general information that when sewer is available it is best to take advantage so you don't end up with a bunch of little pods, it helps with connectivity and continuity for services to get your tax revenue and be connected. The sewer is out there because of Chicod School, the pump station was added after because it was too far away. Sagewood was the first part of it and you don't want to lose this because it would delay getting things like fire station and other services.

Stacy Greenway, spoke in opposition, stated that we expect the city and county officials to represent the community and what we want and we see in the vote that just took place is you representing organizations and people who are going to make money off of people that live here and I think that is wrong. I don't think we put people in office to represent organizations and people who make money off of the rest of us. As a health care provider we have a plan before we do anything without a plan and we expect all of you to do the same thing. You say that you recognize that is problems but are going to just hope that they go away by the time everything is in place. I think it is disrespectful for are elected official to treat our money like that.

Vice Chair Robinson closed the public hearing.

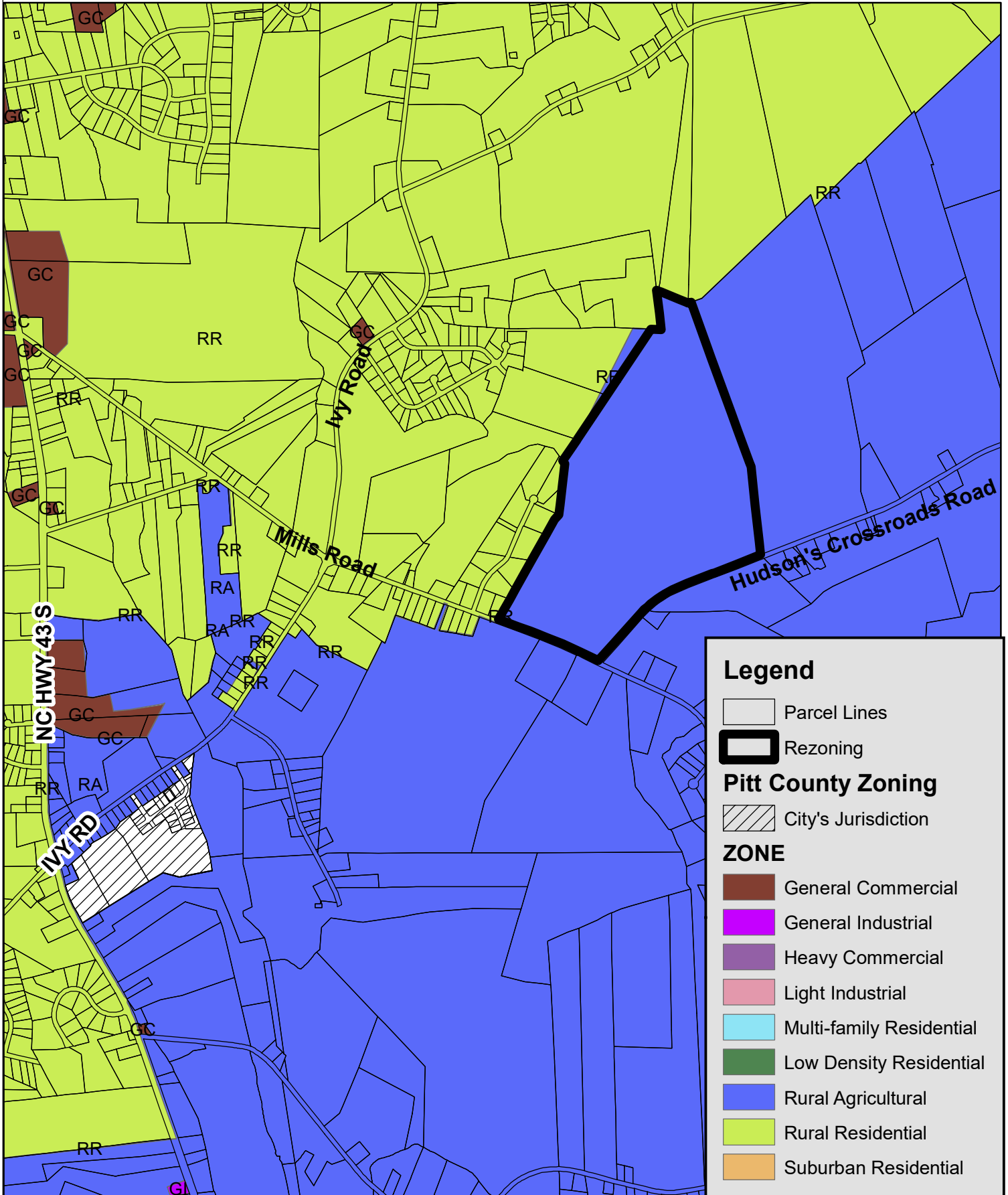
Motion made by Mr. Maxwell, seconded by Mr. Faison to recommend denial of the proposed amendment, to advise that, although it is consistent with the Comprehensive Plan, there is a more appropriate zoning classification, and to adopt the staff report which addresses plan consistency and other matters. Voting in favor: Maxwell, Darden, Faison and Parker. Voting in opposition: Joyner, Brock, and West. Motion passed 4:3.

Carl W. Blackwood

Acres: 198.8

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

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

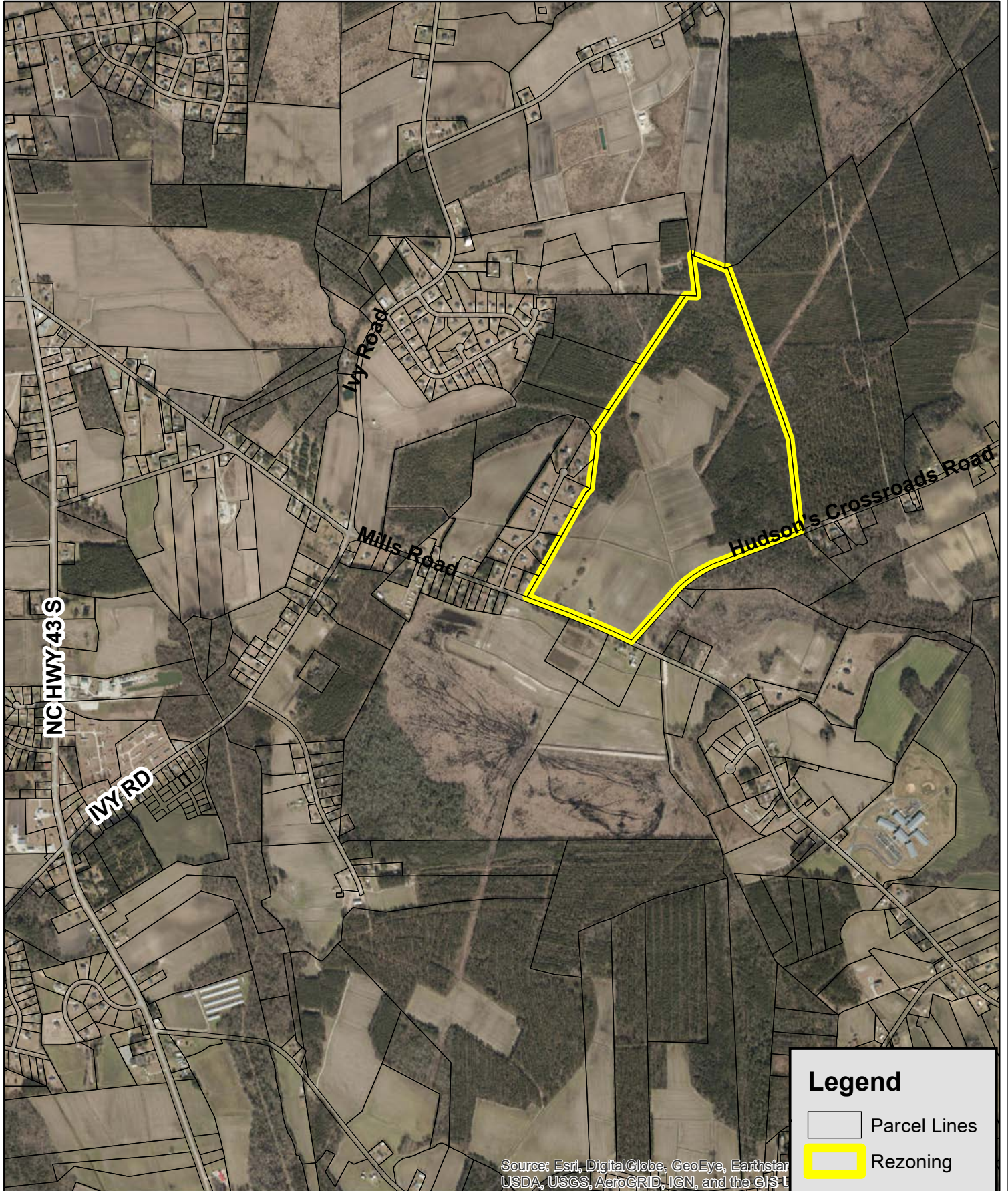


Carl W. Blackwood

Acres: 198.8

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

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



2241

McGow
Crossroad

NCSR 1772-HUDSON'S
CROSSROAD RD

NCSR 1774 - MILLS RD

VICINITY MAP
1"=2000'

CENTROID: N= 653100
E=2508200

REVISIONS

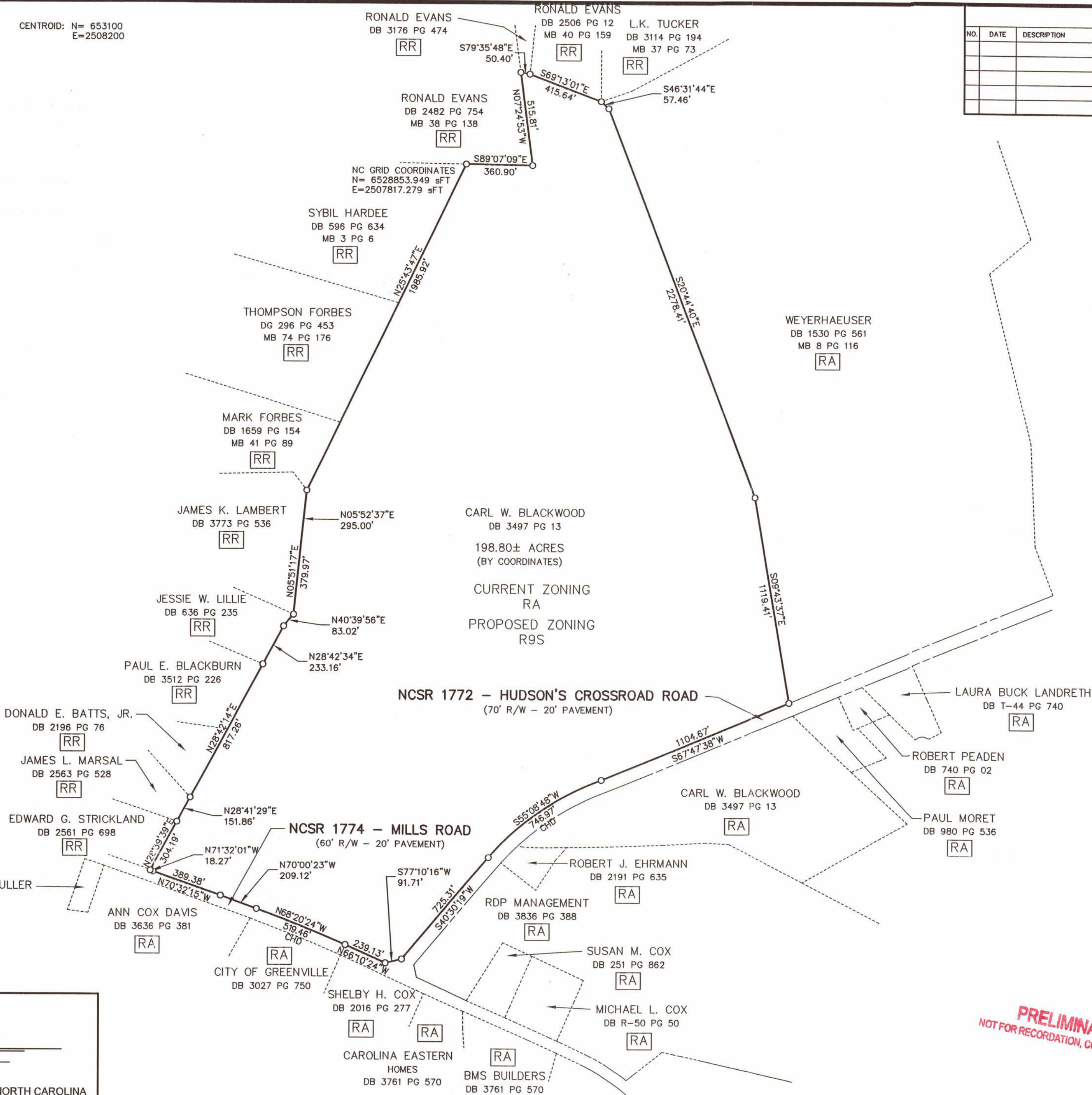
NO.	DATE	DESCRIPTION



PRELIMINARY PLAT
NOT FOR RECORDATION, CONVEYANCES OR SALES

PRELIMINARY PLAT
NOT FOR RECORDATION, CONVEYANCES OR SALES

Drawing: W:\DBx\gen\DB4x_eng\DB47.LD\2016-3054-0201 Carl Blackwood Re-Zoning.dwg
Layout: Blackwood Re-zoning
Plotted: Wednesday, June 3, 2019, 12:18:41pm



PARCEL NUMBER 16154

REZONING MAP FOR
CARL W. BLACKWOOD
 REFERENCE DEED BOOK 3497, PAGE 13
 OF THE PITT COUNTY REGISTRY
 CHICOD TOWNSHIP PITT COUNTY NORTH CAROLINA

OWNER(S): CARL W. BLACKWOOD
 ADDRESS: 4542 MAY COURT FARMVILLE, NC 27828
 PHONE: 252-439-1100

McDAVID ASSOCIATES INC.
 Engineers • Planners • Land Surveyors
 3714 North Main Street, Farmville, NC 27828
 Telephone: (252) 753-2139 Corporate License No. C-131

SURVEYED:	JAS	APPROVED:	SRC
DRAWN:	SRC	DATE:	06/05/19
CHECKED:	SRC	SCALE:	1"=400'

REZONING THOROUGHFARE/TRAFFIC VOLUME REPORT

Case No: 19-08

Applicant: Carl W. Blackwood

Property Information

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

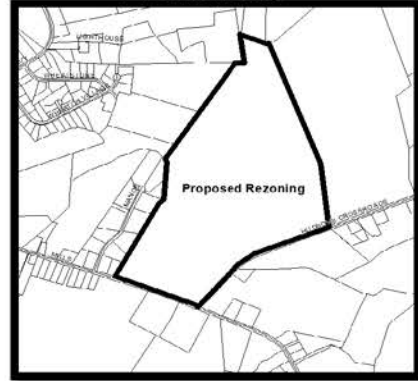
Proposed Zoning: R9S (Residential-Single-Family [Medium Density])

Current Acreage: 198.8 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 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: 957 -vehicle trips/day (*) **Proposed Zoning: 1,914** -vehicle trips/day (*)

Estimated Net Change: increase of 957 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) –	5,454
Estimated ADT with Current Zoning (full build) –	5,167
Net ADT change =	287 (6% increase)

2.) Mills Rd , West of Site (70%):**“No build” ADT of 4,880**

Estimated ADT with Proposed Zoning (full build) – 6,220

Estimated ADT with Current Zoning (full build) – 5,550**Net ADT change = 670 (12% increase)****Staff Findings/Recommendations**

Based on possible uses permitted by the requested rezoning, the proposed rezoning classification could generate 1914 trips to and from the site on Mills Rd, which is a net increase of 957 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: 8/8/2019
Time: 6:00 PM

Title of Item:

Ordinance requested by Ann C. Davis and James K. Cox to rezone 40.0635 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)

Explanation:

Abstract: The City has received a request by Ann C. Davis and James K. Cox to rezone 40.0635 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 July 1, 2019.

On-site sign(s) posted on July 1, 2019.

City Council public hearing notice (property owner and adjoining property owner letter) mailed on July 23, 2019.

Public hearing legal advertisement published on July 29, 2019 and August 5, 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 1,630 trips to and from the site on Mills Road, which is a net increase of 1,090 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 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 - Farmland and RR - Three (3) single-family residences
South: RA - Farmland (under common ownership of the applicant)
East: RA - City-owned (Greenville Utilities Commission)
West: RA - Farmland (under common ownership of the applicant)

Anticipated Density:

Under the current zoning, the site could yield 45-50 single-family lots.

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

The anticipated build-out for is 5-10 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 (4:3) to approve the request at its July 16, 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_-Cox_and_Davis_rezoning_1110045**
- ❑ **Minutes_-_Ann_Davis_and_James_Cox_1111904**
- ❑ **Photographs**
- ❑ **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 8th day of August, 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: Ann C. Davis and James K. Cox Property

LOCATION: 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 a point in the southern right-of-way of NCSR 1774 – Mills Road said point being the northwest corner of the City of Greenville property recorded in deed book 3027, page 750 of the Pitt County Registry said point being further located S 36-37-06 W – 30.46’, thence N 61-29-50 W – 846.85’ from the centerline intersection of NCSR 1774 and NCSR 1772 – Hudson’s Crossroads Road, thence from said point of beginning with the western line of the City of Greenville property S 36-37-25 W – 626.52’, thence S 53-22-35 E – 491.46’ to the western line of the Carolina Eastern Homes, LLC property as recorded in deed book 3761, page 570, thence with the western line of the Carolina Eastern Homes, LLC property S 36-39-02 W – 772.62’, thence leaving the western line of the Carolina Eastern Homes, LLC property N 62-23-41 W – 786.71’, thence N 51-08-00 W – 183.40’, thence N 39-26-34 W – 645.64’, thence N 45-33-29 E – 867.62’ to the southern line of the Bobby W. O’Daniel property as recorded in deed book 2104, page 649, thence with the southern line of the Bobby W. O’Daniel property S 74-12-28 E – 83.98’ to the southeast corner of the Sylvia C. Fuller property as recorded in deed book 860, page 690, thence with the southern line of the Sylvia C. Fuller property S 76-32-00 E – 112.27’, thence with the eastern line of the Sylvia C. Fuller property N 25-01-01 E – 269.80’ to the southern right of way of NCSR 1774 , thence with the southern right of way of NCSR 1774 S 64-59-30 E – 262.98’, thence S 64-30-28 E – 389.38’, thence S 63-58-36 E – 197.33’ to the point of beginning containing 40.0635 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 8th day of August, 2019.

P. J. Connelly, Mayor

ATTEST:

Carol L. Barwick, City Clerk
1110045

Excerpt from the draft Planning & Zoning Commission Minutes (07/16/2019)

ORDINANCE REQUESTED BY ANN C. DAVIS AND JAMES K. COX TO REZONE 40.0635 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) – **APPROVED**

Ms. Gooby explained that staff was providing one presentation for all three requests: Ann C. Davis and James K Cox, Carl W. Blackwood and BMS Builders LLC since the rezoning requests were located in close proximity to each other. However, there will be three separate public hearings. This request is in conjunction with an annexation request. 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 on August 8th. Council will take action on the annexation request first. If the annexation petition is approved, then Council will take action on the rezoning request. If the annexation petition is denied, there will be no action taken on the rezoning requests. All three request could generate a net increase of 2,095 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. All of the properties are currently zoned RA under Pitt County's Jurisdiction. Under the current zoning, all three properties could accommodate 375 single-family lots. 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.

Vice Chair Robinson opened the public hearing.

Mr. Ken Malpass, spoke in favor of the applicant. This is not a 5- year job but rather a 10 year job. The developer and GUC will share the fees and use bond money toward the cost. This project is similar to Sagewood Subdivision, which was annexed into the city in 2001. It was 2-3 years before you saw anything on the properties. This project could be developed in the county with the same stormwater requirements, the state and city both would have to abide by state regulations.

Mr. Ephraim Smith, former chairman of the Southeast Drainage Corporation, spoke in opposition. He stated that the three parcels total 245 acres and if every hour that you have 10 inches of rain there could be 6.5 million gallons of rain. In 10 hours there could be 70 million gallons of water that would have to be disposed of either in the Chicod Watershed or the Swift Creek Watershed. The water move faster which messes up the ditches and shrubbery and cuts into the banks. The vegetation above it falls into the stream. This is very disruptive to a watershed. Greenville is a growing town. Once a watershed is destroyed, it is very expensive and hard to get it back in place. Swift Creek is the largest watershed and Chicod is where the head waters meet and where tributaries shed out. This amount of water can destroy the travel ways and drainage of the city.

Douget Mills, spoke in opposition, stated that he lived close to the subject property for over 70 years, if. I was raised on a farm where Hope Middle School is located. There has been no research done on the drainage. House on top of houses and people on top of people. This will cause great drainage problems.

Billy Parker asked if a study had been done.

Ms. Gooby replied that once the property is annexed and rezoned a more in-depth study will be required before it can be developed

Mr. Simonetti, spoke in opposition, shared with the commission an OPIS printout and pictures of flooded farms in Black Jack. Most of the farms have rural agricultural drain systems, natural ponds and manmade dug irrigation ponds that are linked together from farm to farm. The pond that you have a picture of is on my property and it is fed by a 750 feet ditch, which separates my property from the RDP Management Consultants rezoning property. The 3 farms in question shed water toward Cow Creek which is at the back of the RDP Management Consultants rezoning property. With these rezonings there will be 3 times the amount of homes built than under the county. Also, 3 times the amount of impervious surface such as, concrete driveways and the footprint of the houses, which will prevent the water from running into the ditch. Then the water will run into my pond.

Ms. Janet Bass, spoke in opposition, stated that they just want more houses for money. They say 5-10 years but who's to say. The schools are over capacity: Hope, Chicod and D H Conley. The condition of Mills Road is terrible. Why do you think they put in the traffic circle? EMS is another issue it could more than 10 to 15 minutes if anything happens between 4:30 and 5:00 pm. Someone could die.

Ms. Wendy Stallings, spoke in opposition, commented that she has better property than the people that spoke before but still experiences flooding and a has lost 3 mailboxes in 4 years due to people running off the shoulder or misjudging the curb. Farm equipment backs up traffic often and the commute home from the hospital area is 45-50 minutes in the morning and afternoon. If you do county zoning it will slow the process and allow time for the infrastructure to catch up.

Mr. Bill Stacks, spoke in opposition, he moved for the country setting but now is concerned about the traffic increase with that many people coming. There could also be stray cat issues and not enough city workers and police officers. There is a cost that will be associated with paying them, their benefits and retirement

Mr. C. D. Lambert, spoke in opposition, stated that he and his wife built their house in 1975 and the ditch that Mr. Smith spoke about is the property line that runs along the length of the farm. All the land behind us is rural woods and we can't sell it because is flood plain. It stays under water. I have asked the state to clean the ditch in front of my house and they told me that they didn't have enough money. The water would have to stay over the highway in order for them to come and clean ditches out. You want to build 400 homes in that area and the water doesn't drain now. You can drive up Hudson's Crossroads for about a mile and the ditches stay wet all the time. The water that they are talking about is very real. At the intersection of the Hudson's Crossroads and Mills Road, they came in and cleared those lots and brought in ton and tons of sand and dirt. The man that lives in the trailer there now is always flooded. I just don't believe that the city is going to do this to the little man without a voice. We hope that if the Planning and Zoning says no then the City Council will have the guts to say no.

Mr. Aaron Erickson, Pitt County Schools (PCS), spoke in opposition. He sent a letter to the planning departments in Pitt County today detailing the long-term project plan for growth of the school system. The growth planning is based on how parcels are currently zoned, so when you increase the density of the development like you are doing tonight you are changing those numbers. D H Conley is at 111% capacity and the ten-year projection is 139 % if the density stay as it is now. So another 30 classrooms would be needed to accommodate the influx. Hope Middle School is at 106% capacity and the ten-year projection is 128%. Chicod School is at 95% capacity and the ten-year projection is 97%. These number are to the 2028-2029 school year if the density on the parcels don't change. There is a ten-year plan that goes in front of the commissioners every year and we ask for funding, this year we didn't get the funding so the Conley plan goes back a year.

Mr. Faison asked in your professional opinion do you think another high school is needed out there?

Mr. Erickson replied that new classrooms at D H Conley would be needed, however Conley will be at its land capacity. At today's construction cost that would be about \$56 million just for the building. Hopefully development would increase and that would increase the tax base. I want to make it clear I am not against the development at its current zoning because we would have to react to that, I am saying don't make it worse by increasing the density of this development.

Mr. Maxwell interjected that you already have a problem then and we run the risk of compounding.

Mr. Brock asked does the school base it's planning on zoning and not population?

Mr. Erickson replied the PCS partners with the Operations Research and Educational Laboratory at NC State. The lab does the projections for most of the school systems in the state. Every 5 years the information is updated. It is based on projected growth, current student population, and long-term economic impacts that may come to the area

Mr. Faison asked if Horizons 2026 plan is used in the projections because in that plan it includes the possibility for this type of growth.

Mr. Erickson replied it does include the possibility but it favors development closer to the existing city limits

Mr. Joyner stated that the developer sees this as a 10, 15 or maybe 20-year project. Your numbers are based on current zoning. What if it takes 20 years?

Mr. Erickson replied it is difficult to predict 20 years out. The study doesn't go beyond 10 years and that is why you would want to keep the current density as is.

Jared Randel, spoke in opposition, stated one thing that hasn't been considered is that there will be a huge amount of interest for these homes being in the Chicod school district. Then there will be a rush to market and which will result in a redistricting. This will lead to the area being less desirable because it will not be in the Chicod school district. This will leave a huge amount of empty and unbuilt houses. The precedent has already been set with the previous denial of the adjacent properties. There's nothing different about these three tracts.

Keith Cox, spoke in opposition stated that he was born and raised on Mills Road and is all about seeing the growth of the city but this is a case of bringing the city to the country. There is a lot of things we do out there that you all haven't considered. There is hunting in this area. I live on a 3rd generation farm and I have always hunted. A cherry picking trend is going to start, a farm here, a farm there. I'm not going to stop doing what I do because the farm next to me is in the City of Greenville.

Mr. Malpass, spoke in favor in rebuttal, he wants to point out the issue with the storm water and curb and gutter drainage. You build detention ponds to the size of the density of what you are building. The more houses, roof tops and driveways the bigger your ponds are going to be. That is regardless if it is in the county or the city. It is the same basic regulations. This area goes to Chicod even though it's on the same road as Hope Middle School but it is based on the population. Both schools are very good and I don't think if the line gets shifted and those kids start going to Hope you will have empty roof tops. Most of the rescue service are volunteers. When you get an emergency call, the county and the city mutually respond like they do in Black Jack. They both may respond. Just like on Firetower Road you get the growth then the fire station, police personnel and future schools. Twenty five percent of property taxes go to paying for the schools and the supporting infrastructure.

Mr. Parker asked how far out does your pro forma go to 5-10, 10-15 or 20 years?

Mr. Malpass replied that's the thing we really don't do. In Pitt County, there are 500 homes built each year. So if you have 700 houses built in this entire project like Sagewood that was done 10 years ago and took 2 years to

get all the permits, it will be the same with this. You will not have that much population go into one area not as big as Pitt County is. This is a 10-20 year project.

Mr. Joyner asked Mr. Malpass to address traffic

Mr. Malpass replied that the roads are maintained by the DOT and they do traffic counts.

Mr. Jared Randel, spoke in opposition in rebuttal, On the 5 tracts of land, you ball parking about 600 new houses. That is 10 trips per house, per day I believe that is the standard for assigning the road capacity. That would put Mills Road at capacity. That is not accounting for the school traffic between the hours of 3-4:30, which already jams the roads. Personally, I don't know if we can act on Mr. Malpass's opinion as he has invested interest.

Vice chairman Mr. Robinson closed the public hearing.

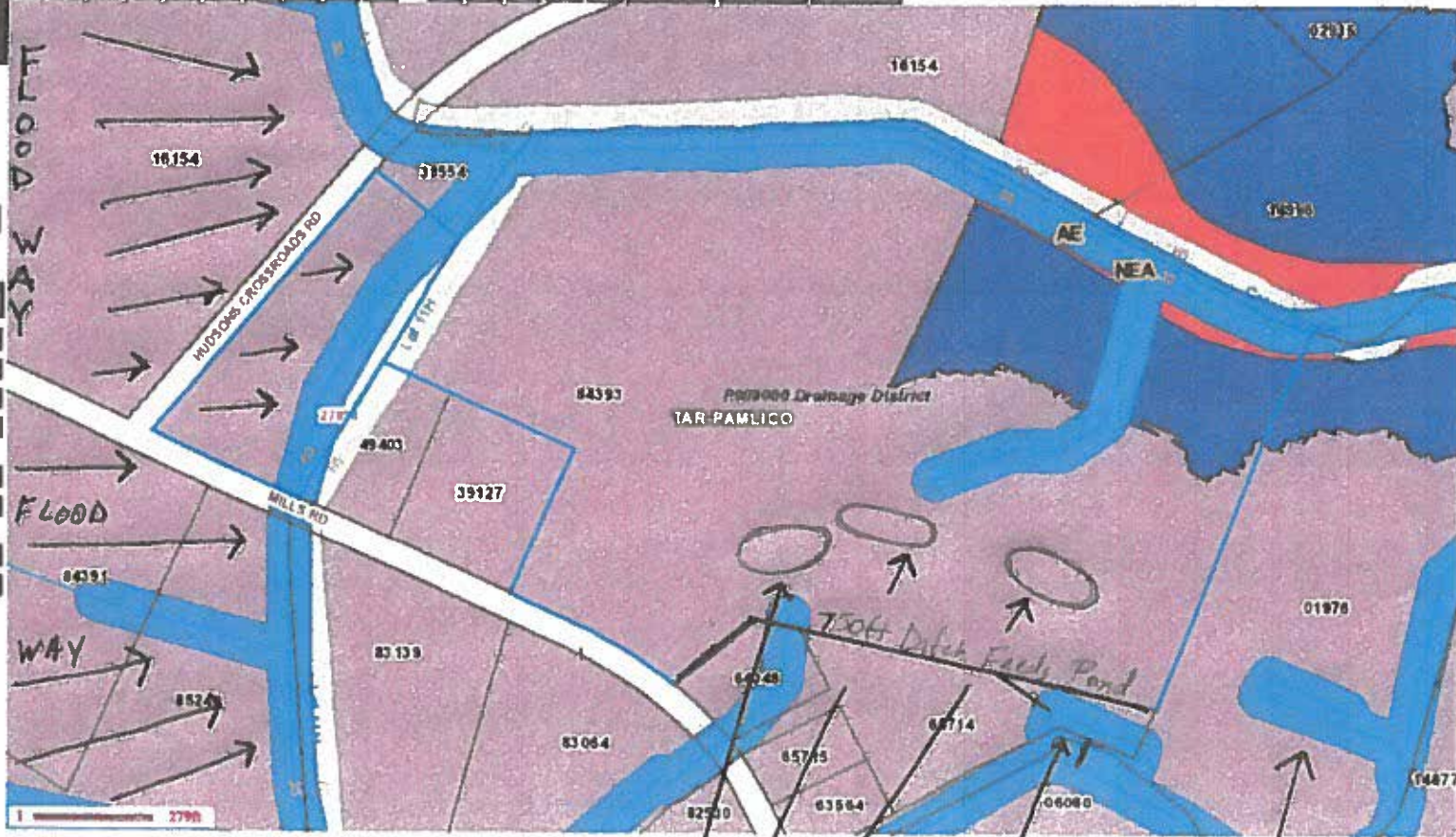
Motion made by Mr. Joyner, seconded by Mr. West to recommend approval of the proposed amendment, to advise that it is consistent with the Comprehensive Plan and to adopt the staff report which addresses plan consistency and other matters. Voting in favor: Joyner, West, Darden and Brock. Voting in opposition: Faison, Parker, and McKinnon. Motion passed 4:3.

Cox

OPIS

Online Parcel Information System

MIS



- Bethel Zoning
- Falldard Zoning
- Farmville Zoning O
- Farmville Zoning
- Fountain Zoning
- Greenfield Zoning
- Gritton Zoning
- Grimestand Zoning
- Simpson Zoning

- Winterville Zoning
- County Zoning
- Southwest Bypass
- Powerline Essene
- ✓ Tar River
- Fire Service District
- Rescue Tax District
- Elementary School
- Middle School District
- High School District
- County Commission
- Board of Education
- Ranston Historic District
- Greenfield Historic
- ✓ Drainage Districts
- ✓ Zip Codes
- City Limits
- ETJ Limits
- Planning Jurisdiction

3 Natural Ponds
RDP Property

my Pond

John nollcamper
Pond

BCCBOE VOTER DISTRICTS 2012

Commissioner District	District Information
1	District 1 - Ann Floyd Huggins and Melvin McLawhorn.
2	District 2 - Mary Perkins Williams and Melvin McLawhorn.
3	District 3 - Charles H. Farley and Tom Coulson.
4	District 4 - Mark W. Owens, Jr. and Beth B. Ward.
5	District 5 - Jimmy Garris and Beth B. Ward.
6	District 6 - Glen Webb and Tom Coulson.

FLOODPLAIN KEY

*
*
*
*
*

FEMA Classification	Description
A	An area inundated by the 1% annual chance flood (100-year flood), for which NO Base Flood Elevations (BFE) have been determined. This area is shaded light blue on the map.
AE	An area inundated by the 1% annual chance flood (100-year flood), for which Base Flood Elevations (BFE) have been determined. This area is shaded blue on the map.
AEFW	Floodway: The floodway is the channel of a stream plus any additional floodplain areas that must be kept free of encroachment so that the 1% annual chance flood (100-year flood), can be carried without substantial increases in flood heights. This area is shaded red on the map.
NEA	Non Encroachment Area: The Non Encroachment Area is the channel of a river or other watercourse and the adjacent land areas that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than one (1) foot as designated in the Flood Insurance Study report. This area is regulated as a Floodway. Note: The Non Encroachment Area was mapped by Pitt County to give a visual representation of the data found in "Table 12: Limited Detail Flood Hazard Data" of the Pitt County Flood Insurance Study. This area is shaded orange on the map.
X (SHADED)	An area inundated by 0.2% chance flood (500-year flood). An area inundated by the 1% annual chance flood (100-year flood), with average depths of less than one foot, or with drainage areas less than one square mile, or an area protected by levees from the 1% annual chance flood (100-year flood). This area is shaded light green on the map.

AYDEN ZONING KEY

Zoning Use Codes	Description
B-1	B-1 - Central Business District. The primary purpose of this district is to serve as the central commercial area of the Town of Ayden and to provide for the full range of retail, office, service and accessory uses customarily located in

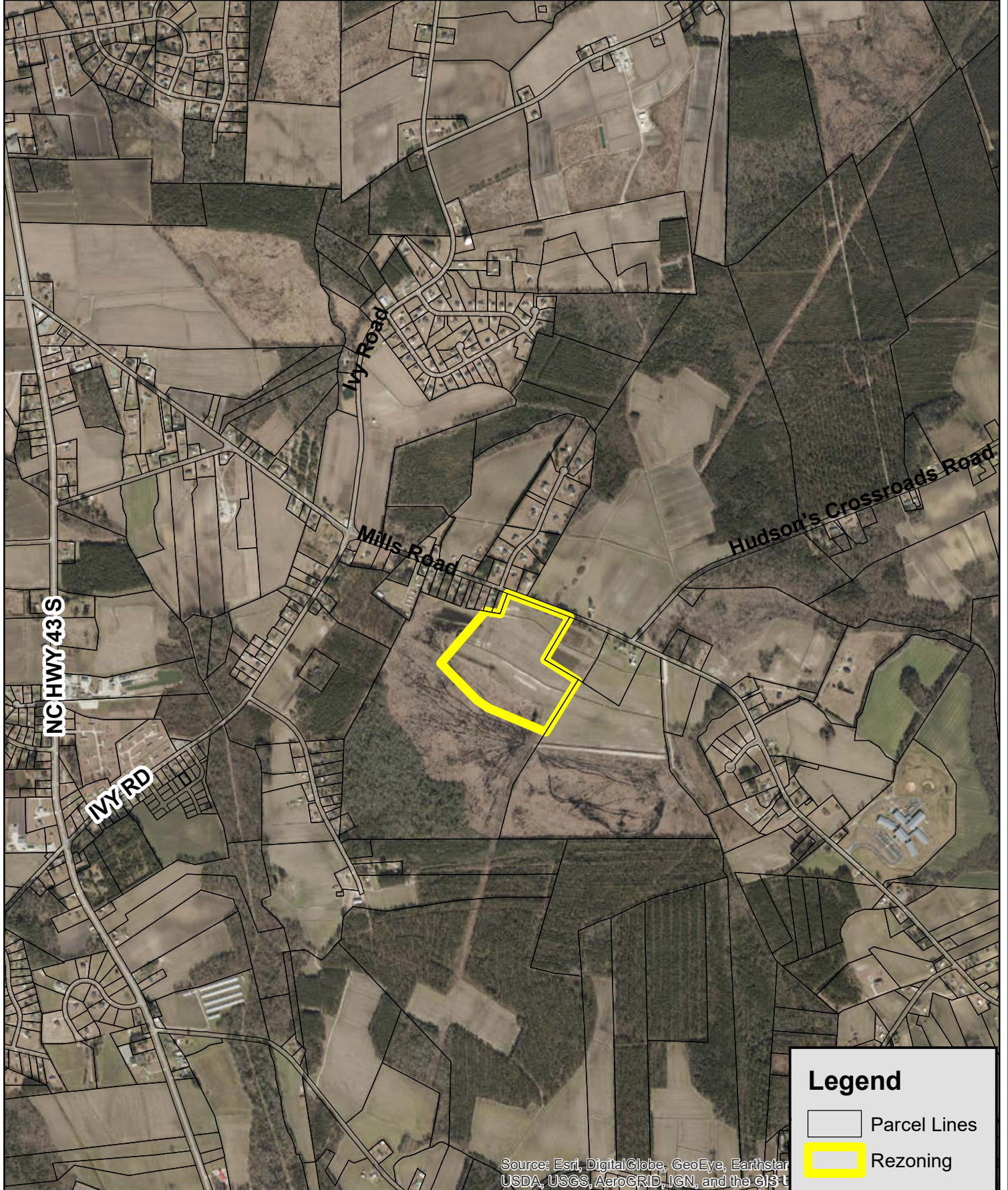
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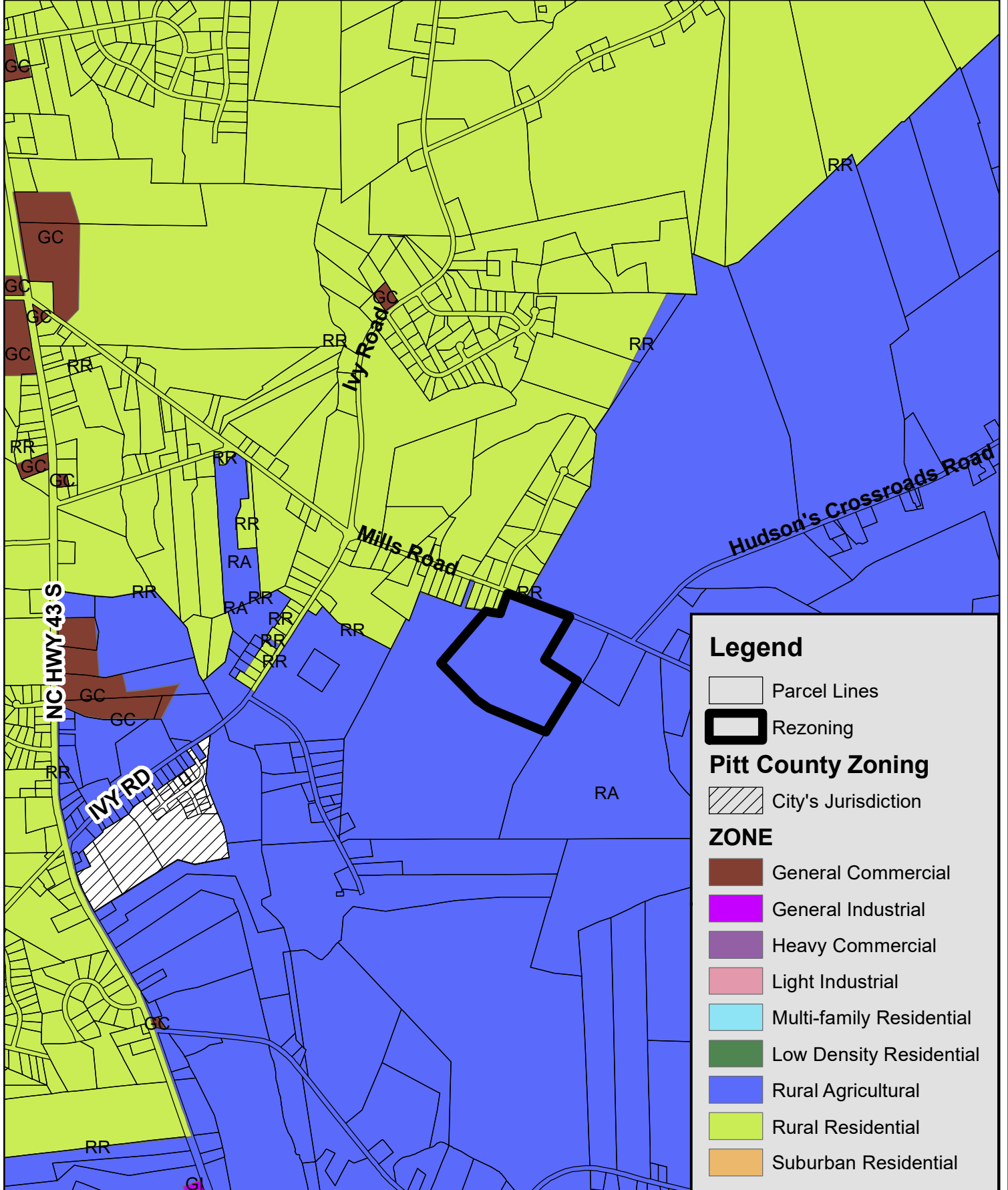
WY HOLD PLODS OVER FROM S to RWS

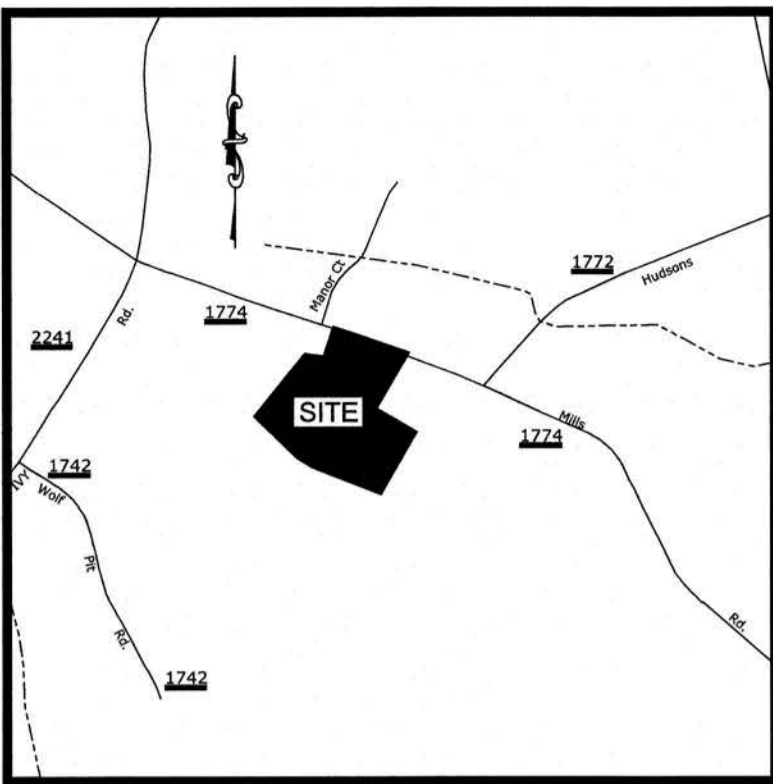


REVISED
Ann C. Davis and James K. Cox
Acres: 40.0635
From: RA (Rural Agricultural) Pitt County's Jurisdiction
To: R9S (Residential) City of Greenville's Jurisdiction

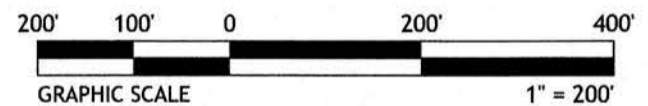
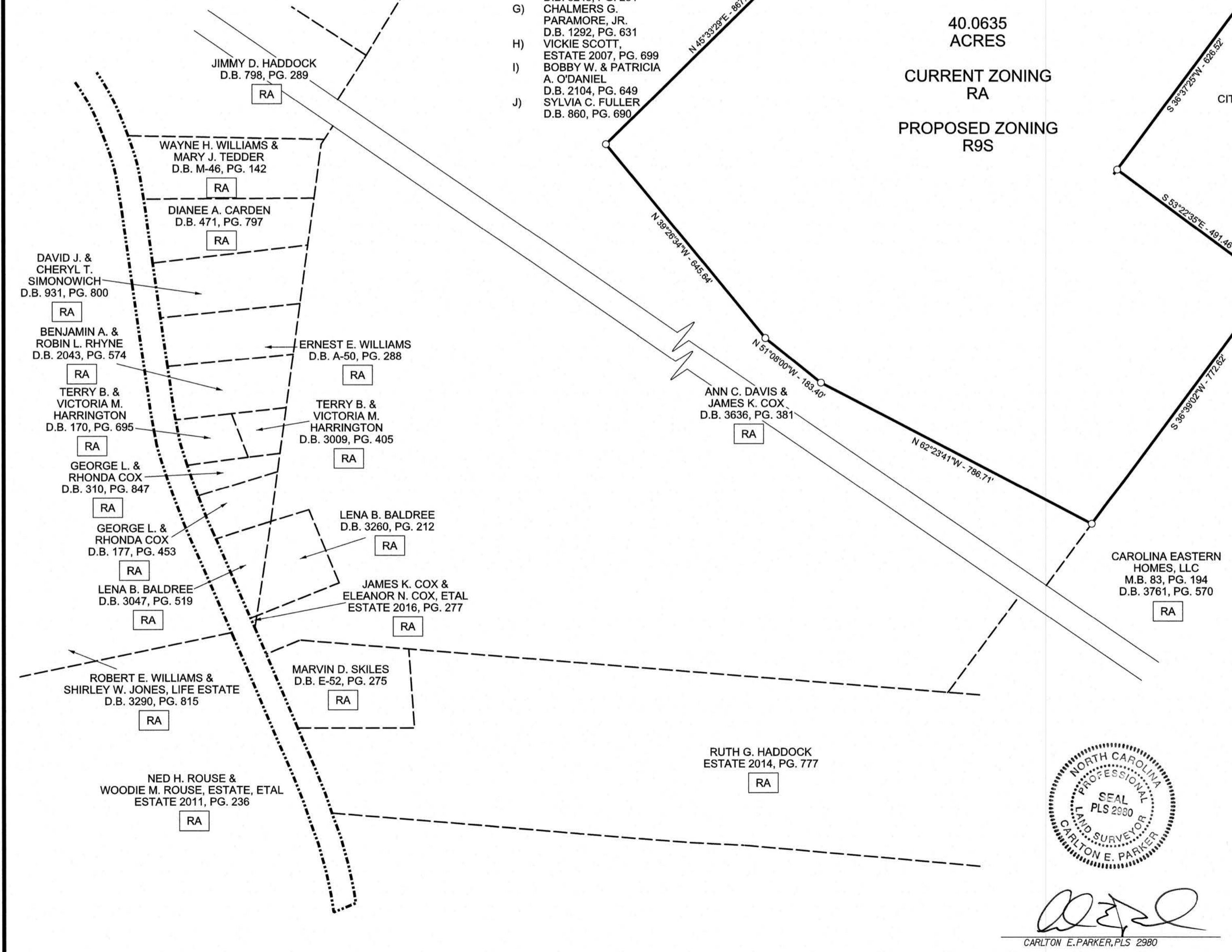


REVISED
 Ann C. Davis and James K. Cox
 Acres: 40.0635
 From: RA (Rural Agricultural) Pitt County's Jurisdiction
 To: R9S (Residential) City of Greenville's Jurisdiction





VICINITY MAP
1"=1000'



A PORTION OF PARCEL NUMBER 04923

REZONING MAP FOR
ANN C. DAVIS & JAMES K. COX
REFERENCE DEED BOOK 3636, PAGE 381
OF THE PITT COUNTY REGISTRY

CHICOD TOWNSHIP PITT COUNTY NORTH CAROLINA

OWNER: ANN C. DAVIS & JAMES K. COX
ADDRESS: 100 HICKORY ST., APARTMENT B221
GREENVILLE, NC 27858
PHONE: (804) 370-7359

SURVEYED:	CEP	APPROVED:	CEP
DRAWN:	WCO	DATE:	03/21/19
CHECKED:	CEP	SCALE:	1" = 200'

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



Carlton E. Parker
CARLTON E. PARKER, PLS 2980

REZONING THOROUGHFARE/TRAFFIC VOLUME REPORT

Case No: 19-05

Applicant: Ann C. Davis and James K. Cox

Property Information

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

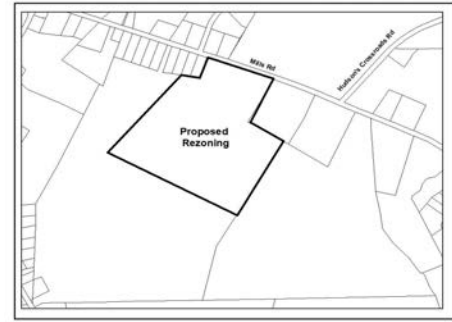
Proposed Zoning: R9S (Residential-Single-Family)

Current Acreage: 40.0635 (REVISED)

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: 540 -vehicle trips/day (*) Proposed Zoning: 1,630 -vehicle trips/day (*)

Estimated Net Change: increase of 1090 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 ADT's 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) -	5,369
Estimated ADT with Current Zoning (full build) -	5,042
Net ADT change =	327 (6% increase)

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

Estimated ADT with Proposed Zoning (full build) -	6,021
Estimated ADT with Current Zoning (full build) -	<u>5,258</u>
Net ADT change =	763 (15% increase)

Staff Findings/Recommendations

Based on possible uses permitted by the requested rezoning, the proposed rezoning classification could generate 1630 trips to and from the site on Mills Rd, which is a net increase of 1090 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: 8/8/2019
Time: 6:00 PM

Title of Item:

Ordinance requested by RDP Management Consulting, LLC to rezone 50.1642 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)

Explanation:

Abstract: The City has received a request by RDP Management Consulting, LLC to rezone 50.1642 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.

**This request was continued from the June 13, 2019 City Council meeting at the request of the applicant.

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 July 23, 2019.

Public hearing legal advertisement published on July 29, 2019 and August 5, 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 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 5-10 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**
- ❑ **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 8th day of August, 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: 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 8th day of August, 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) - **DENIED**

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. Aaron 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.

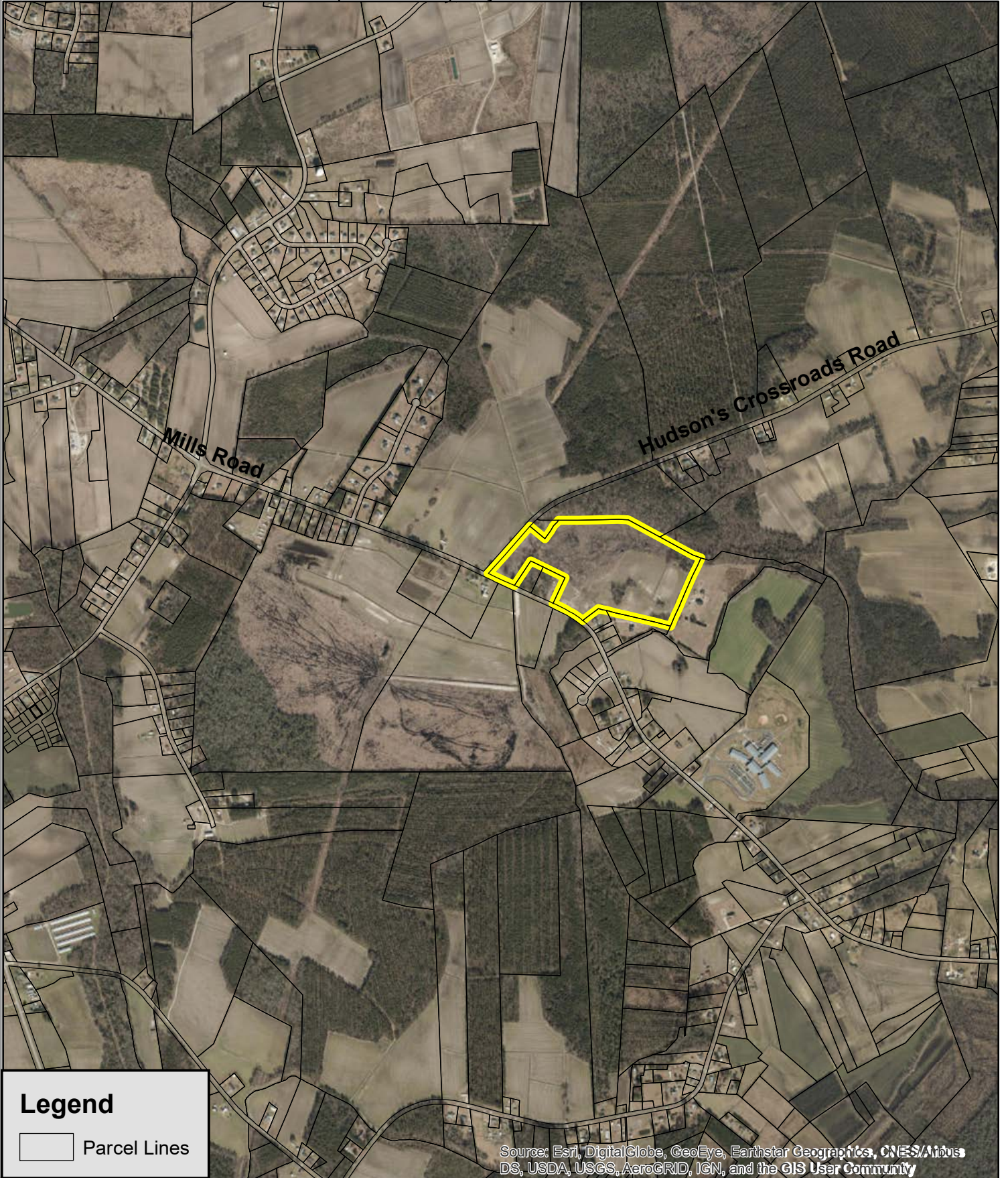
RDP Management Consulting, LLC

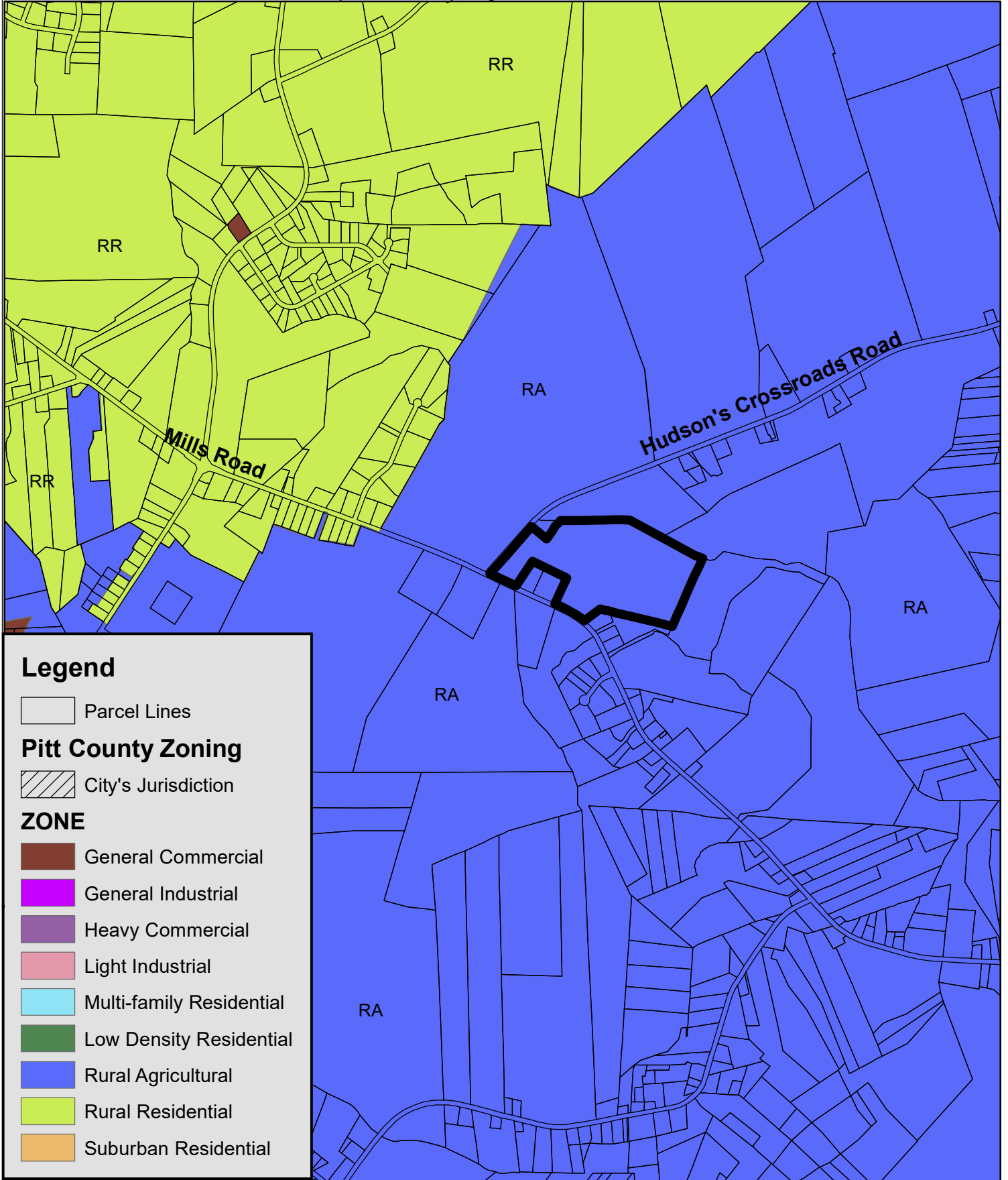
July 1, 2019

Acres: 50.1642

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

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





Legend

Parcel Lines

Pitt County Zoning

City's Jurisdiction

ZONE

General Commercial

General Industrial

Heavy Commercial

Light Industrial

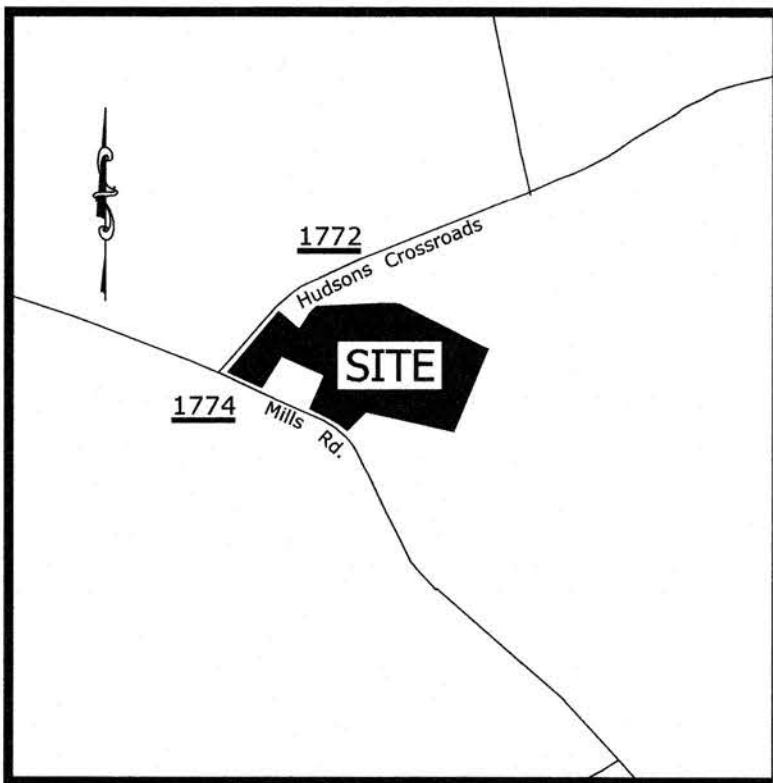
Multi-family Residential

Low Density Residential

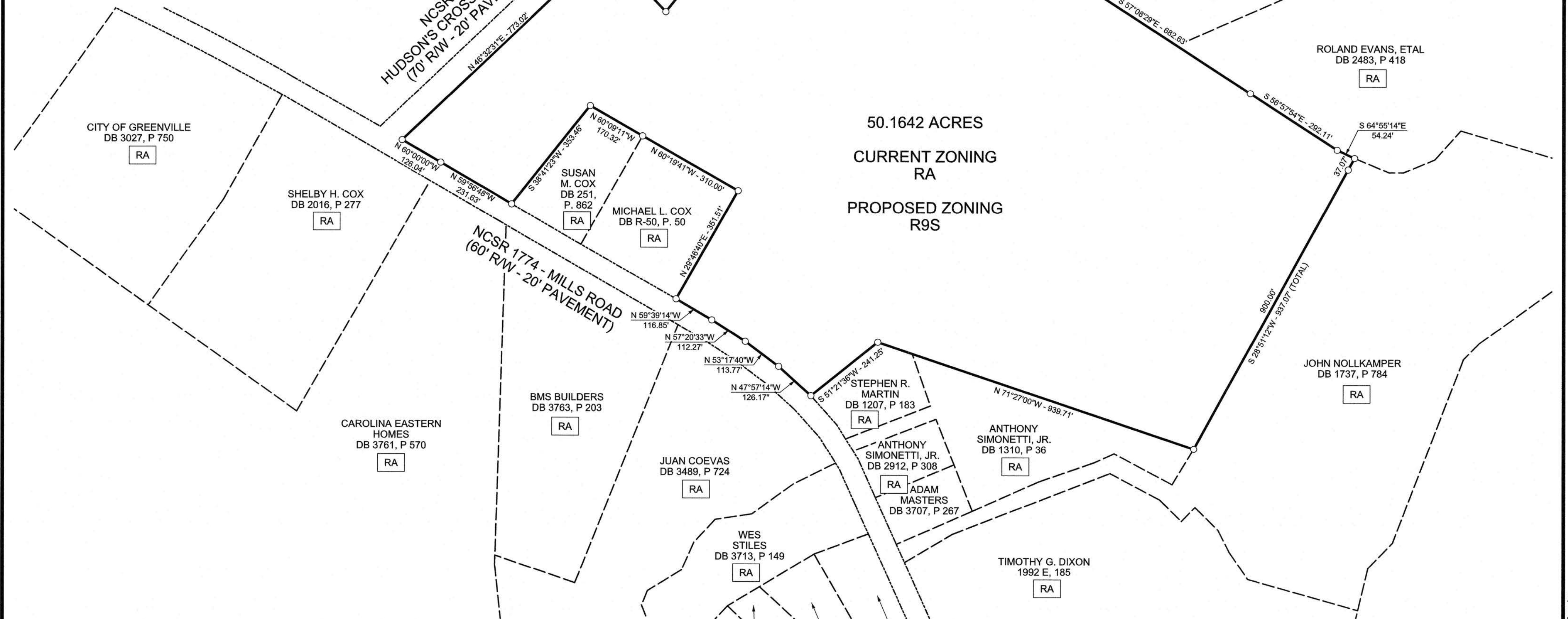
Rural Agricultural

Rural Residential

Suburban Residential



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'

BERNARO TRINIDAD DB 3682, P 111 RA
 CHRISTOPHER WALDO DB 3698, P 454 RA
 BILL CLARK HOMES OF GREENVILLE DB 3380, P 689 RA



CARLTON E. PARKER, PLS 2980

L:\vgm\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

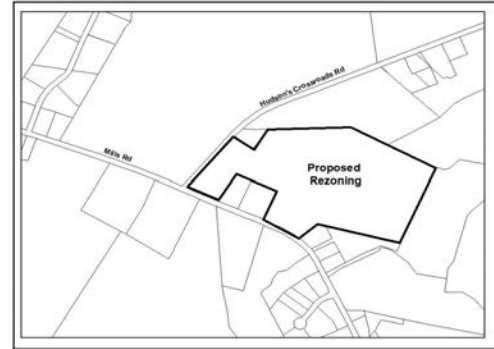
Proposed Zoning: R9S (Residential-Single-Family)

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*

Malpass & Associates

Engineering & Planning
1645 E. Arlington Blvd Suite D
Greenville, NC 27858
Phone: (252) 756-1780
Fax: (252) 756-2098

June 4, 2019

City of Greenville, NC
Planning Department
c/o Ms. Chantae Gooby
PO Box 7207
Greenville, NC 27835-7207

RE: Parcel No. 84393 – Request for continuance of rezoning request and withdrawal of annexation request

Dear Ms. Gooby,

On behalf of RDP Management Consulting, LLC, I am hereby requesting that the rezoning for Parcel No. 84393 be continued from the proposed City of Greenville City Council meeting planned for June 13, 2019 until the August 8, 2019 City Council meeting date.

We are also requesting that the annexation request for this parcel be withdrawn to allow for this parcel to be combined with the three other parcels being annexed in this area as one request. We will complete a new annexation request for this parcel as well as the three other parcels (Carl Blackwood, Carolina Eastern Homes, LLC and Ann C. Davis & James K. Cox) and request the annexation for all four parcels as one annexation request.

If you have any questions, please let me know.

Sincerely,



Ken Malpass

cc: RDP Management Consulting LLC c/o Mr. Don Parrott

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.

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



City of Greenville, North Carolina

Meeting Date: 8/8/2019
Time: 6:00 PM

Title of Item: Ordinance requested by BMS Builders, LLC to rezone 7.42 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)

Explanation: **Abstract:** The City has received a request by BMS Builders, LLC to rezone 7.42 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 July 1, 2019.

On-site sign(s) posted on July 1, 2019.

City Council public hearing notice (property owner and adjoining property owner letter) mailed on July 23, 2019.

Public hearing legal advertisement published on July 29, 2019 and August 5, 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 144 trips to and from the site on Mills Road, which is a net increase of 48 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 not located in a Special Flood Hazard Area. Pitt County Drainage District 9 Lateral 11-H is located along the western property line along a 110' drainage easement. Property may be subject to the Tar-Pamlico Riparian Buffer rules.

Surrounding Land Uses and Zoning:

North: RA- Two (2) single-family residences
South: RA - One (1) single-family residence
East: RA - One (1) single-family residence
West: RA - Carolina Eastern Homes, LLC Rezoning

Anticipated Density:

Under the current zoning, the site could yield ten (10) single-family lots.

Under the proposed zoning, the site could yield fifteen (15) single-family lots.

The anticipated build-out for 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 (4:3) to approve the request at its July 16, 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_-_BMS_Builders_rezoning_1112170**
- ▣ **Minutes_-_BMS_Builders_1112196**
- ▣ **Attachment**

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 8th day of August, 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: BMS Builders, LLC Property

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

DESCRIPTION: Commencing at an existing magnail at the centerline intersection of N.C.S.R. 1774 and N.C.S.R. 1772; S 59°53’52” E 398.36’ to a nail in the centerline of N.C.S.R. 1774 (Mills Road); thence S 07°35’28” W 32.95’ to a point being on the southern right-of-way of N.C.S.R. 1774 and the centerline of Drainage District 9 Drainage Lateral 11-H canal being the POINT OF BEGINNING; thence with the southern right-of-way of N.C.S.R. 1774 S 60°00’26” E 553.69’ to and existing iron stake; thence leaving the southern right-of-way of N.C.S.R. 1774 S 21°16’23” W 742.72’ to an existing iron stake; thence S 21°16’23” W 40.80’ to a point in the centerline of ditch; thence with the centerline of the ditch N 71°35’48” W 220.97’ to an existing iron stake; thence N 71°35’48” W 17.08 to no point set in the centerline of Drainage District 9 Drainage Lateral 11-H canal; thence with the centerline of the canal N 01°29’53” E 838.12’ to a point; thence N 05°17’07” E 94.33’ to a point being the POINT OF BEGINNING containing 7.42 acres, being the property referenced in deed book 3763, page 203 and map book 80 page 17 of the Pitt County Registry of Deeds. This Metes and Bounds Description was taken from a map entitled “Final Plat Stanley Nichols Subdivision” (map book 80, page 17) prepared by Benjamin J. Purvis, PLS License Number L-4290, dated 04-18-2016.

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 8th day of August, 2019.

P. J. Connelly, Mayor

ATTEST:

Carol L. Barwick, City Clerk
1112170

Excerpt from the draft Planning & Zoning Commission Minutes (07/16/2019)

ORDINANCE REQUESTED BY BMS BUILDERS, LLC TO REZONE 7.42 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) - **APPROVED**

Ms. Gooby explained that staff was providing one presentation for all three requests: Ann C. Davis and James K Cox, Carl W. Blackwood and BMS Builders LLC since the rezoning requests were located in close proximity to each other. However, there will be three separate public hearings. This request is in conjunction with an annexation request. 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 on August 8th. Council will take action on the annexation request first. If the annexation petition is approved, then Council will take action on the rezoning request. If the annexation petition is denied, there will be no action taken on the rezoning requests. All three request could generate a net increase of 2,095 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. All of the properties are currently zoned RA under Pitt County's Jurisdiction. Under the current zoning, all three properties could accommodate 375 single-family lots. 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.

Vice Chair Robinson opened the public hearing.

Ken Malpass, spoke in favor, representing the applicant.

Colin Wiggins, spoke in opposition, stated this is a great place to live and this government was founded to be for and by the people, most people tonight have been in opposition of this rezoning.

Vice Chair Robinson closed the public hearing.

Motion made by Mr. Maxwell, seconded by Mr. Faison 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, Faison and Parker. Voting in opposition: West, Joyner, Darden and Brock. Motion failed 3:4.

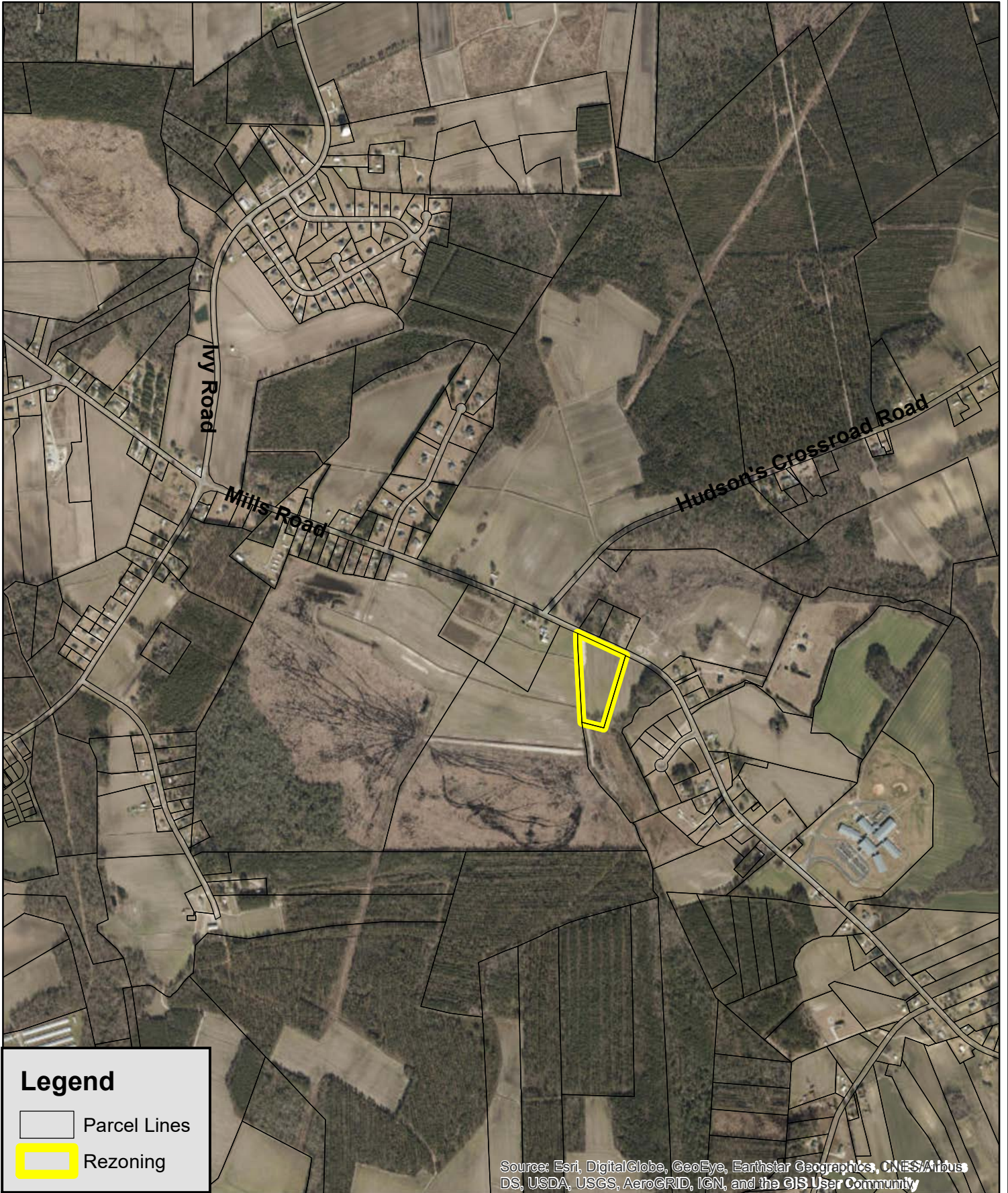
Motion made by Mr. Joyner, seconded by Mr. Brock to recommend approval of the proposed amendment, to advise that it is consistent with the Comprehensive Plan, and to adopt the staff report which addresses plan consistency and other matters. Voting in favor: Joyner, Darden, West and Brock. Voting in opposition: Maxwell, Faison, and Parker. Motion passed 4:3.

BMS Builders, LLC

Acres: 7.42

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

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

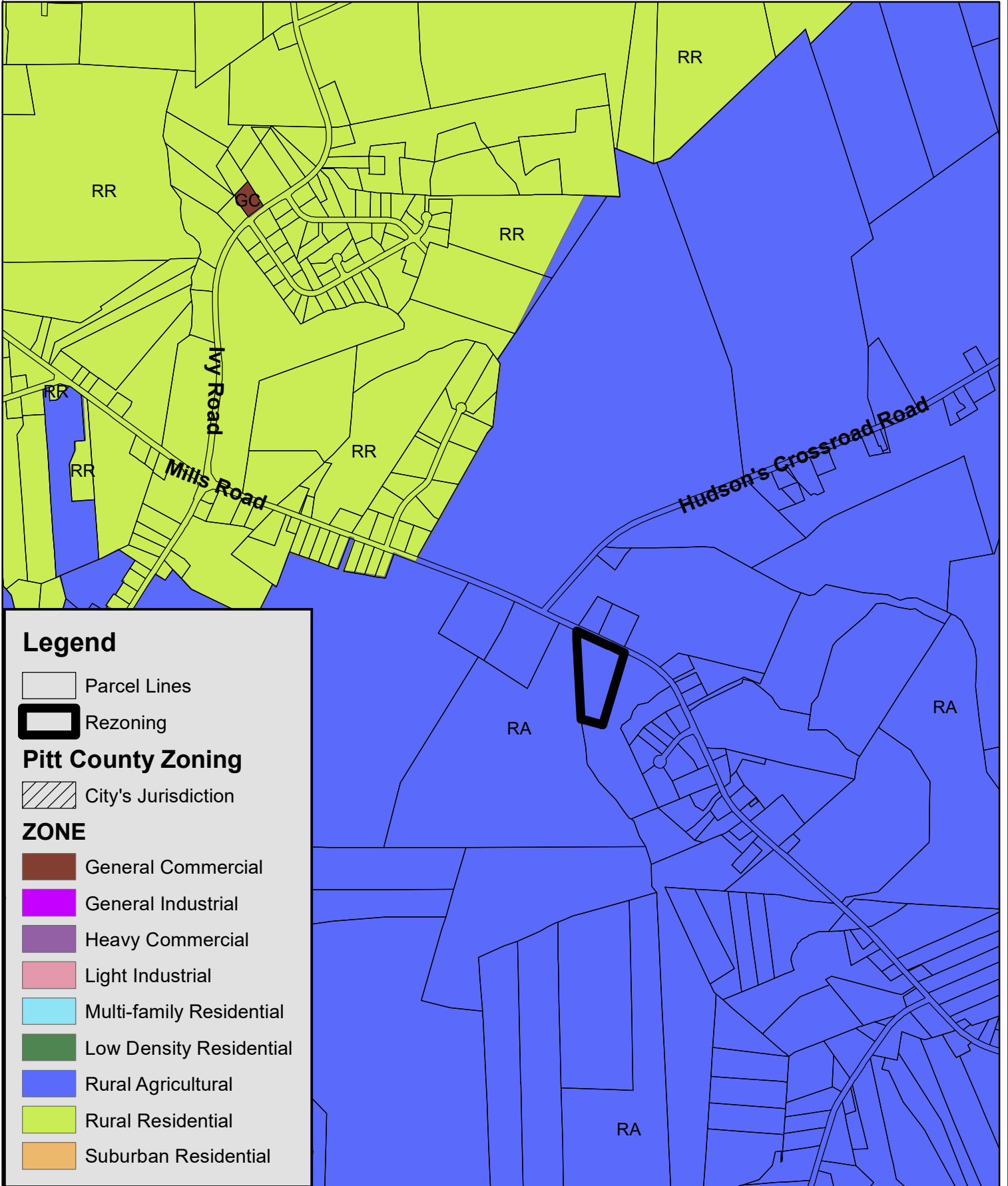


BMS Builders, LLC

Acres: 7.42

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

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



MAP BOOK 79, PAGE 27

N/F
JUAN CUEVAS FBO
KATHY CUEVAS LARA
D.B. 3489 PG. 724
PN: 83064
ZONING: RA

N/F
B.M.S. BUILDERS, LLC
M.B. 80 PG. 17
PN: 83139
ZONING: RA
7.42 ACRES

N/F
CAROLINA EASTERN HOMES
D.B. 3761 PG. 570
PN: 85240
ZONING: RA

N/F
JUAN CUEVAS FBO
KATHY CUEVAS LARA
D.B. 3489 PG. 724
PN: 83064
ZONING: RA

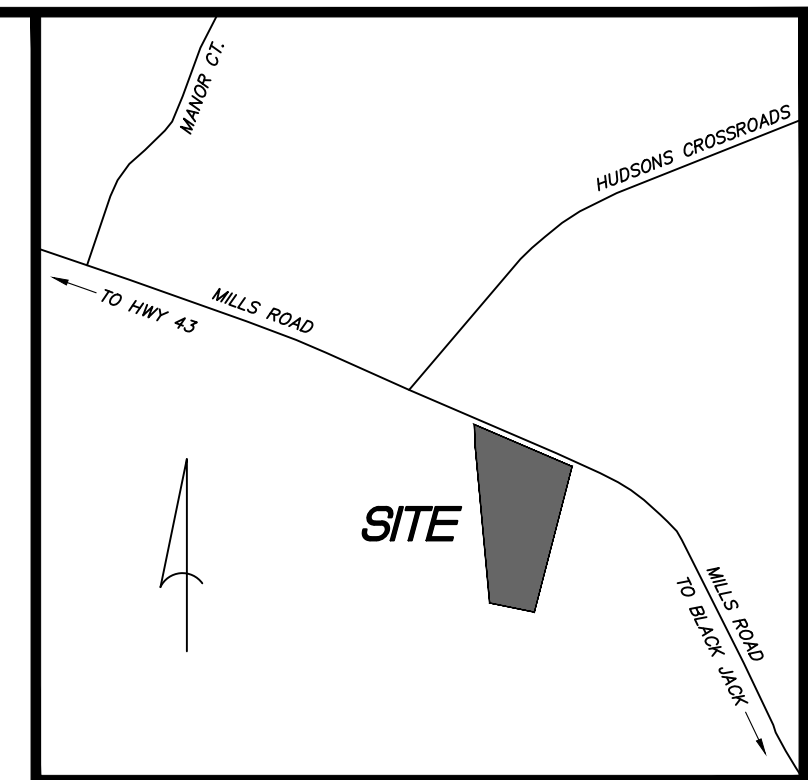
EXISTING ZONING RA
PROPOSED ZONING R9S

N/F
RDP MANAGEMENT
CONSULTING, LLC
D.B. 3636 PG. 388
PN: 84393
ZONING: RA

N/F
MICHAEL LINDON COX
D.B. R50 PG. 50
M.B. 126 PG. 827
PN: 39127
ZONING: RA

N/F
SUSAN MELINDA COX
D.B. 251 PG. 862
M.B. 251 PG. 865
PN: 49403
ZONING: RA

N/F
RDP MANAGEMENT
CONSULTING, LLC
D.B. 3636 PG. 388
PN: 84393
ZONING: RA



VICINITY MAP
1" = 1000'

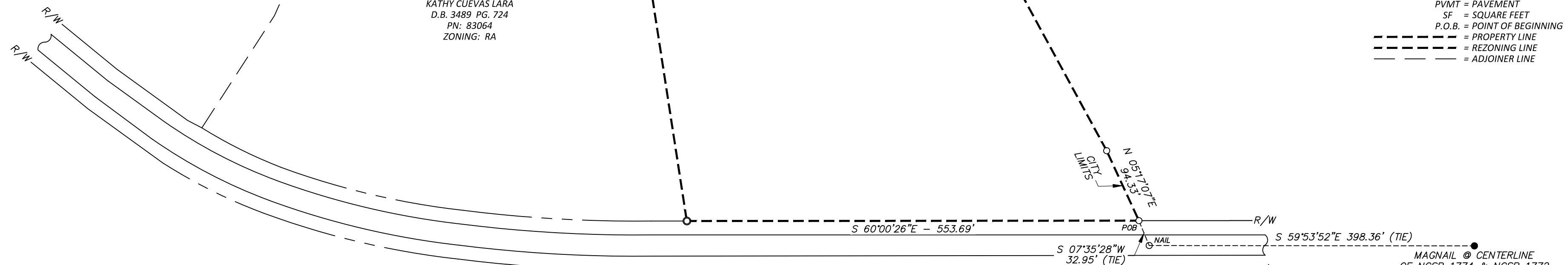
REFERENCE(S):

D.B. 3763 PG. 203
D.B. 80 PG. 17
D.B. 3439 PG. 724
D.B. 3761 PG. 570

SEE RECORDED SURVEY MAP BY
BENJAMIN J. PURVIS, PLS ENTITLED
FINAL PLAT - STANLEY NICHOLS SUBDIVISION,
DATED APRIL 18, 2016.

LEGEND

- N/F = NOW OR FORMERLY
- D.B. = DEED BOOK
- PG. = PAGE
- PN: = PARCEL NUMBER
- R/W = RIGHT-OF-WAY
- PVMT = PAVEMENT
- SF = SQUARE FEET
- P.O.B. = POINT OF BEGINNING
- = PROPERTY LINE
- - - = REZONING LINE
- — — = ADJOINER LINE



NOTES

1. AREA DETERMINED BY COORDINATES.
2. ALL DISTANCES ARE HORIZONTAL MEASUREMENTS.
3. NO POINT SET AT ANY CORNER, UNLESS OTHERWISE NOTED.
4. THIS MAP WAS PREPARED FOR REZONING PURPOSES ONLY AND IS NOT A BOUNDARY SURVEY OF THE PROPERTIES SHOWN HEREON. THIS MAP IS NOT TO BE USED FOR SALES OR CONVEYANCE. NOT ALL EXISTING EASEMENTS OR IMPROVEMENTS AREA SHOWN HEREON.
5. EXISTING ZONING WAS TAKEN FROM THE PITT COUNTY ONLINE INFORMATION SYSTEM WEB SITE ON JUNE 19, 2019.

CERTIFICATION

I, BENJAMIN J. PURVIS, PROFESSIONAL LAND SURVEYOR, CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM DEEDS AND OR MAPS AS REFERENCED HEREON, AND DOES NOT REPRESENT A FIELD BOUNDARY SURVEY BY MYSELF OR RIVERS AND ASSOCIATES, INC.; I FURTHER CERTIFY PURSUANT TO G.S. 47-30 (F)(11)d., THAT THIS SURVEY IS OF ANOTHER CATEGORY, REZONING MAP. WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL THIS 19TH DAY OF JUNE, 2019.

PRELIMINARY FOR REVIEW ONLY

PROFESSIONAL LAND SURVEYOR LICENSE No. L-4290

PRELIMINARY FOR REVIEW ONLY

Date: June 19, 2019
Survey: BJP Draft JHT
Design: - Check JSJ



BENJAMIN J. PURVIS, P.L.S.
2004 B. EAST 3RD. ST.
Greenville, N.C. 27858
(252) 341-5588
WWW.LANDSURVEY.WEBS.COM

REZONING MAP FOR:

BMS BUILDERS, LLC

CHICOD TOWNSHIP, PITT COUNTY, NORTH CAROLINA

Scale:	Project No.	Drawing No.	Sheet:
1" = 100'	2019039	Z-2648	1 of 1

P:\LandDev\BMS_Builders\Mills_Builders\2019039\CADD_DWG\Nichols - Mills Road - Rezoning.dwg - Model1 THOMAS25-Jun-19 @ 3:28:49 PM

REZONING THOROUGHFARE/TRAFFIC VOLUME REPORT

Case No: 19-11

Applicant: BMS Builders, LLC

Property Information

Current Zoning: RA (Rural-Agricultural -Pitt County Jurisdiction)
Proposed Zoning: R9S (Residential-Single-Family [Medium Density])
Current Acreage: 7.42 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 an operating Level of Service D for existing geometric conditions
 ADT – Average Daily Traffic volume

Transportation Improvement Program Status: n/a

Trips generated by proposed use/change

Current Zoning: 96 -vehicle trips/day (*) **Proposed Zoning: 144** -vehicle trips/day (*)

Estimated Net Change: increase of 48 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) – 4,923
 Estimated ADT with Current Zoning (full build) – 4,909
Net ADT change = 14 (<1% increase)

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

Estimated ADT with Proposed Zoning (full build) – 4,981

Estimated ADT with Current Zoning (full build) – 4,947

Net ADT change = 34 (<1% increase)

Staff Findings/Recommendations

Based on possible uses permitted by the requested rezoning, the proposed rezoning classification could generate 144 trips to and from the site on Mills Rd, which is a net increase of 48 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: 8/8/2019
Time: 6:00 PM

Title of Item: Ordinance requested by Collice and Ann Moore, LLC to rezone 1.4268 acres located at the southwestern corner of the intersection of Stantonsburg Road and Moye Boulevard from MS (Medical-Support) to MCG (Medical-General Commercial)

Explanation: **Abstract:** The City has received a request from Collice and Ann Moore, LLC to rezone 1.4268 acres located at the southwestern corner of the intersection of Stantonsburg Road and Moye Boulevard from MS (Medical-Support) to MCG (Medical-General Commercial)

Required Notices:

Planning and Zoning meeting notice (property owner and adjoining property owner letter) mailed on July 1, 2019.

On-site sign(s) posted on July 1, 2019.

City Council public hearing notice (property owner and adjoining property owner letter) mailed on July 23, 2019.

Public hearing legal advertisement published on July 23, 2019 and August 5, 2019.

Comprehensive Plan:

The Future Land Use and Character Map recommends medical-transition (MT) at the southwestern corner of the intersection of Stantonsburg Road and Moye Boulevard transitioning to mixed use, high intensity (MUHI) farther along Moye Boulevard.

Medical-Transition

- Area surrounding the medical core with a mix of related medical and institutional uses in a similar pattern to office / institutional. This area may serve as a future expansion of the medical core, but should offer amenities that support or complement the vitality of the medical core.

Intent:

- Allow development of locally-serving commercial, accommodation, and residential uses
- Improve/provide public realm features such as signs, sidewalks, landscaping
- Reduce access-points into development for pedestrian and vehicular safety
- Locate new buildings near street on at least one side and accommodate parking to the side or rear of buildings; cluster buildings to consolidate and share surface parking
- Consider accessibility to transit services and pedestrian connectivity within the medical core and adjacent area

Primary uses:
 Institutional/civic
 Medical Office

Secondary uses:
 Mixed Use
 Multi-family residential

Mixed Use, High Intensity

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

Intent:

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

Primary uses:
 Office
 Commercial
 Multi-family residential

Secondary uses:
 Institutional/Civic

Appendix 10b Special Area Plan: Medical Area

A legacy of planning: There have been several land use plans for the Medical Area which have guided this plan. Most significant are the Medical District and Environs Land Use Plan (1993), which provided the vision underlying the city's planning for

the area, and the Medical District Land Use Plan Update (2007), which recommended specific changes to the city's Future Land Use Map based on conditions at the time.

The Area Tomorrow: Our Intent

Land Use Design and Direction: Overview

1. Within the medical core: Maintain the primacy of the medical uses while encouraging more efficient and intense development.

Growth of medical, institutional and related office uses will be encouraged to occur primarily through infill development and redevelopment on existing sites utilizing multi-story buildings and minimizing surface parking in favor of parking structures or shared off-site shuttle lots. While medical is the primary use, it should not preclude the development of limited commercial services should they enhance the core.

2. Provide additional amenities for visitors and employees such as locally-serving retail, accommodation, restaurants and services.

While the area known as Medical Transition that surrounds the Medical Core will emphasize uses that benefit from proximity to the major institutions (office, research and medical), integrating a greater mix of uses is key to district's long-term health.

3. Encourage the development of mixed-use activity centers at nodes dispersed through the area.

At key nodes, mixed-use centers will integrate places to live, work, and shop in a walkable configuration. Typical of these activity centers is a vertical mixing of uses where multi-story buildings include office or residential above ground-floor commercial space.

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

Based on the analysis comparing the existing zoning (994 trips) and the requested rezoning, the proposed rezoning could generate approximately 500 trips to and from the site on Stantonsburg Road, which is a net decrease of 494 less 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 the traffic will be determined.

History/Background:

In 1972, the property was incorporated into the City's extra-territorial jurisdiction (ETJ) and zoned MA (Medical Arts). In 1985, the Medical District was adopted by

City Council. The subject site was included as part of the Medical District and rezoned to its current zoning.

Present Land Use:

Vacant commercial building

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/School House Branch Watershed. If stormwater rules apply, it would require 10-year detention and nitrogen and phosphorous reduction.

It is not located in the Special Flood Hazards Area.

Surrounding Land Uses and Zoning:

North: MI - Vidant Medical Center

South: MS - One (1) vacant lot (under common ownership of the applicant)

East: MCH - One (1) vacant lot (former location of East Carolina Inn)

West: MS - One (1) vacant lot

Density Estimates:

Currently, the property contains a vacant commercial building (11,280 sq. ft.) that was used as a pharmacy.

Under the proposed zoning, the site could accommodate 11,280 sq. ft. of retail.

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

Additional Staff Comments:

Staff has a concern that this rezoning could potentially be considered "spot-zoning" in that the request is not in compliance with the Future Land Use and Character Map. This section of Old Fire Tower Road, in the last several years, has had a trend of properties being rezoned to OR, which is the current zoning of the subject property. The current zoning is in compliance with the Future Land Use and Character Map. The burden is on the local government to establish reasonableness for approving the request.

Factors for determining reasonableness include:

1. Size of area and its particular characteristics
2. Relation to comprehensive plan
3. Degree of change in uses between the current zoning and proposed zoning
4. Relative harm and/or benefit to the owner(s), neighborhood and community.

Under North Carolina General Statutes 160A-383, effective October 1, 2017, if the governing board wishes to approve a rezoning request that is not in compliance with the adopted comprehensive plan, then a statement is required that the action taken is reasonable and in the public interest (See (3) b. and c.). This action will also amend the Future Land Use and Character Map for the subject property (See (3) a.).
160A-383 Purposes in view.

(a) Zoning regulations shall be made in accordance with a comprehensive plan.
(b) Prior to adopting or rejecting any zoning amendment, the governing board shall adopt one of the following statements which shall not be subject to judicial review

(1) A statement approving the zoning amendment and describing its consistency with an adopted comprehensive plan and why the action taken is reasonable and in the public interest.

(2) A statement rejecting the zoning amendment and describing its inconsistency with an adopted comprehensive plan and explaining why the action taken is reasonable and in the public interest.

(3) A statement approving the zoning amendment and containing at least all of the following:

a. A declaration that the approval is also deemed an amendment to the comprehensive plan. The governing board shall not require any additional request or application for amendment to the comprehensive plan.

b. An explanation of the change in conditions the governing board took into account in amending the zoning ordinance to meet the development needs of the community.

c. Why the action taken is reasonable and in the public interest.

Fiscal Note: No cost to the City.

Recommendation: In staff's opinion, the request is not in compliance with Horizons 2026: Greenville's Community Plan and the Future Land Use and Character Plan Map. Therefore, staff recommends denial.

"Not in compliance with the comprehensive plan" should be construed as meaning the requested zoning (i) is specifically noncompliant with plan objectives and recommendations including the range of allowable uses in the proposed zone, etc...

and/or is of a scale, dimension, configuration or location that is not objectively in keeping with plan intent and (ii) does not promote or preserve the desired urban form. The requested zoning is considered undesirable and not in the public interest, and staff recommends denial of the requested rezoning.

The Planning and Zoning Commission voted unanimously to approve the request at its July 16, 2019 meeting.

If the City Council determines to approve the zoning map amendment, a motion to adopt the attached zoning map amendment ordinance will accomplish this. The ordinance includes the statutorily required statement describing whether the action taken is consistent with the comprehensive plan and explaining why Council considers the action taken to be reasonable and in the public interest. This action will amend the Future Land Use and Character Map for the subject property.

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

Motion to deny the request to rezone and to make a finding and determination that the rezoning request is inconsistent with the adopted 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 further that the denial of the rezoning request is reasonable and in the public interest due to the rezoning request does not promote, in addition to the furtherance of other goals and objectives, the safety and general welfare of the community because the requested zoning is not consistent with the recommended Future Land Use and Character designation.

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

ATTACHMENTS:

- ▣ **Ordinance - Collice and Ann Moore, LLC 1110047**
- ▣ **MInutes - Collice and Ann Moore, LLC 1108964**
- ▣ **Collice and Ann Moore 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 AND
AMENDING HORIZONS 2026: GREENVILLE'S COMMUNITY PLAN

WHEREAS, the City Council of the City of Greenville, North Carolina, in accordance with Article 19, Chapter 160A, of the General Statutes of North Carolina, caused a public notice to be given and published once a week for two successive weeks in The Daily Reflector setting forth that the City Council would, on the 8th day of August, 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 reasonable and in the public interest due by encouraging the most appropriate use of land;

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 encourages the most appropriate use of land that allows for the development needs of the community and is located in a Preferred Growth Area;

WHEREAS, the Horizons 2026: Greenville's Community Plan was adopted on September 8, 2016, by the City Council by the adoption of Ordinance No. 15-055 and includes text and a Future Land Use and Character Map;

WHEREAS, the Horizons 2026: Greenville's Community Plan serves as the City of Greenville's comprehensive plan for zoning purposes and will from time to time be amended by the City Council;

WHEREAS, in accordance with the provisions of North Carolina General Statute 160A-383, this ordinance is deemed an amendment to the comprehensive plan;

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

Section 1. That the following described territory is rezoned from MS (Medical-Support) to MCG (Medical-General Commercial).

TO WIT: Collice and Ann Moore, LLC Property

LOCATION: Southwestern corner of the intersection of Stantonsburg Road and Moye Boulevard

DESCRIPTION: Lying and being situate in Greenville, Greenville Township, Pitt County, North Carolina and being more particularly described as follows: Beginning at the intersection of the western right-of-way of Moye Boulevard and the southern right-of-way of Stantonsburg Road thence from said point of beginning with the western right-of-way of Moye Boulevard S 08-08-09 E – 240.00’ to the northern line of Lot 7B Executive Park as recorded in map book 45, page 55 of the Pitt County Registry, thence with the northern line of Lot 7B Executive Park S 81-51-51 W – 250.00’ to the eastern line of Lot 6 Executive Park as recorded in map book 34, page 135, thence with the eastern line of Lot 6 Executive Park N 08-08-09 W – 250.00’ to the southern right-of-way of Stantonsburg Road, thence with the southern right-of-way of Stantonsburg Road N 81-51-51 E – 180.00’, thence N 89-59-39 E – 70.71’ to the point of beginning containing 1.4268 acres.

Section 2. The Future Land Use and Character Map is hereby amended by re-designating the “Medical-Transition” category to the “Mixed Use, High Intensity” category for the area described in Section 1.

Section 3. That the Director of Community Development is directed to amend the zoning map of the City of Greenville in accordance with this ordinance.

Section 4. That the Director of Community Development is directed to amend the Future Land Use and Character Map of the City of Greenville in accordance with this ordinance.

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

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

ADOPTED this 8th day of August, 2019.

P. J. Connelly, Mayor

ATTEST:

Carol L. Barwick, City Clerk

1110047

Excerpt from the draft Planning & Zoning Commission Minutes (07/16/2019)

ORDINANCE REQUESTED BY COLLICE AND ANN MOORE, LLC TO REZONE 1.4268 ACRES LOCATED AT THE SOUTHWESTERN CORNER OF THE INTERSECTION OF STANTONSBURG ROAD AND MOYE BOULEVARD FROM MS (MEDICAL-SUPPORT) TO MCG (MEDICAL-GENERAL COMMERCIAL) - **APPROVED**

Ms. Gooby delineated the property. It is located across the street from Vidant Medical Center. Right now there is former Rite Aid Pharmacy. The hospital area is considered a regional activity center and which means there is a high concentration of jobs and activities. Under the requested zoning, there are a few additional uses such as, retail, dry cleaners, laundry mats. Our ordinance considers retail and pharmacies as separate uses. Staff does not anticipate an increase in traffic. This property is not impacted by the flood plain and no storm water would be needed, if there is not an increase in impervious surface. The property is zoned Medical-Support. The Future Land Use and Character Map recommends Medical-Transition between Arlington Boulevard and Moye Boulevard which is described as a mix of medical and institution use with some locally serving commercial for the residents and the medical area staff. The Horizons Plan seeks to maintain the Medical District for the primary purpose of medical uses with limited commercial. Specifically, the Medical Transition character is for uses that complement the medical area. The Future Land Use plan recommends Medical-Transition. In staff's opinion, the current zoning of Medical-Support satisfies the intent of Horizons 2026: Greenville's Community Plan and the Future Land Use Character Map. Staff recommends denial.

Mr. Parker if it was worse to have a vacant building or going against the City's plan.

Ms. Gooby that's a valid concern, however, as staff we are here to tell you what the plan says and insure that we aren't creating spot zoning. We just want to insure that when it comes to zoning we aren't making ad hoc decisions.

Mr. Robinson opened the public hearing.

Mr. Ken Malpass, representative of the applicant, spoke in favor. The plan is to make the building into 4-5 units, change the façade to complete glass, and no changes to parking lot. It been a pharmacy since 1995 when it was an Eckerd Pharmacy. I think this a good use of taking a building and converting it.

Mr. Parker asked about the two vacant lots to the west and south of the property.

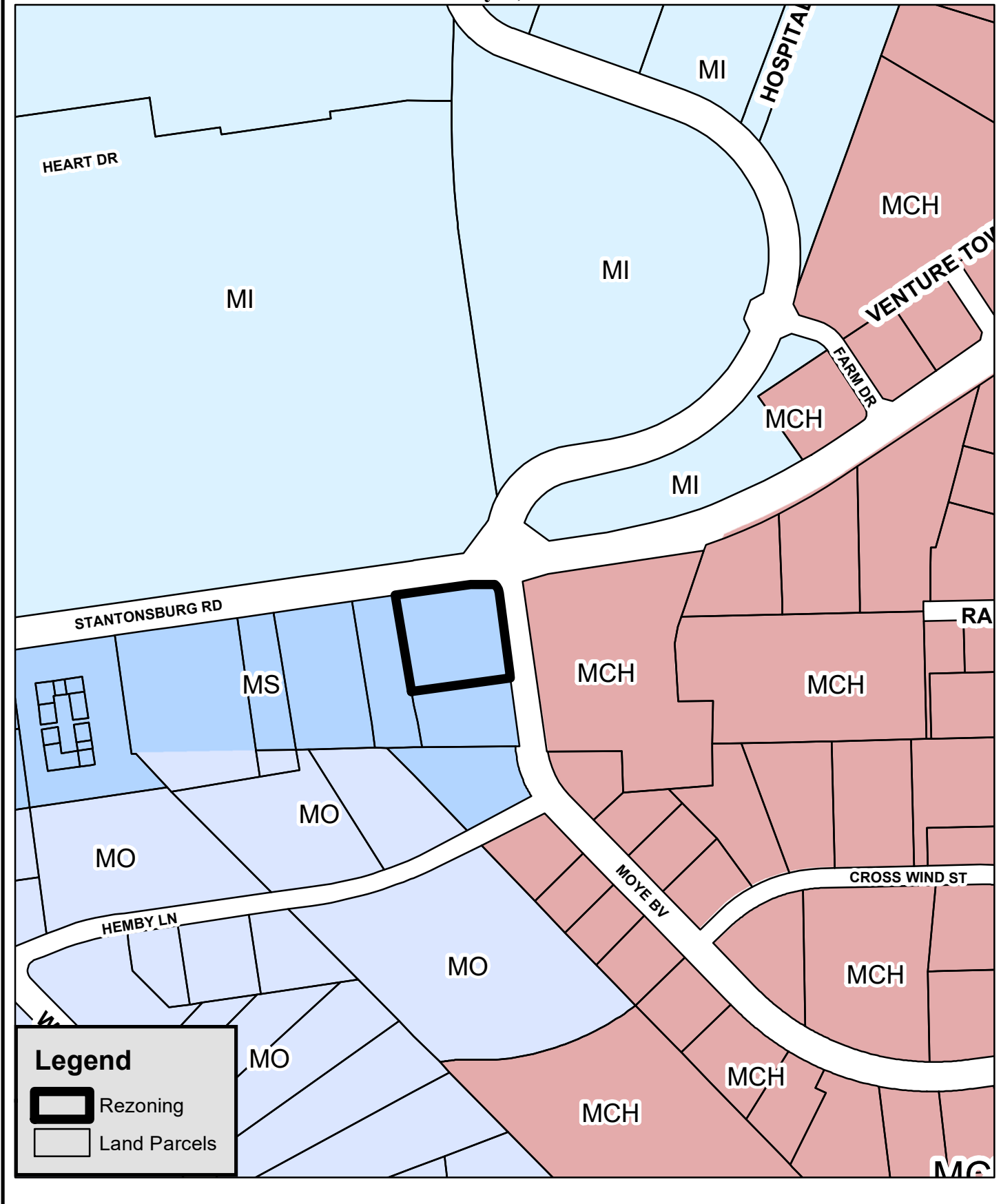
Mr. Malpass replied that if they need additional parking then they will use the lot to the south. The lot to the west is owned by another individual.

No one spoke in opposition.

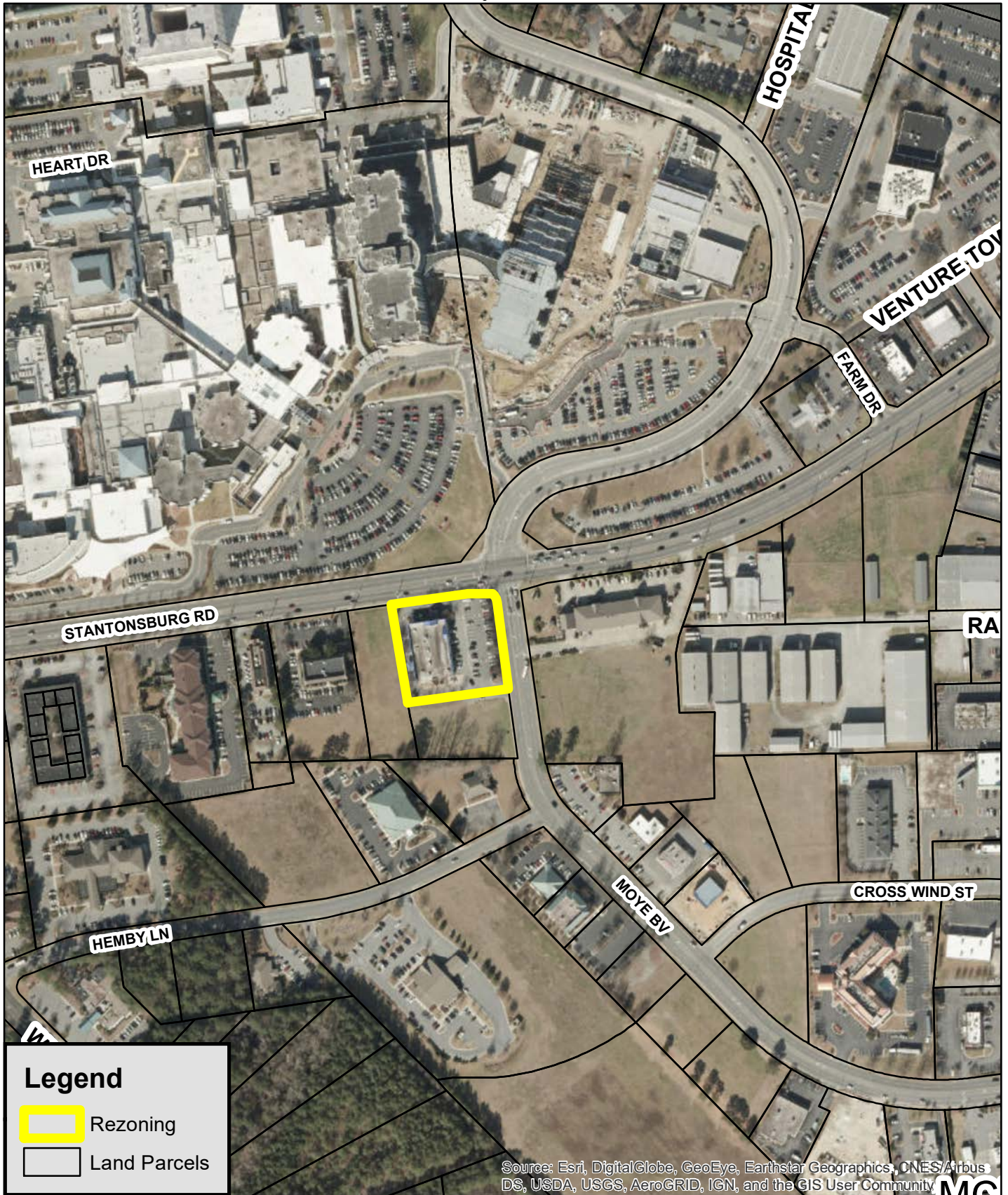
Mr. Robinson closed the public hearing.

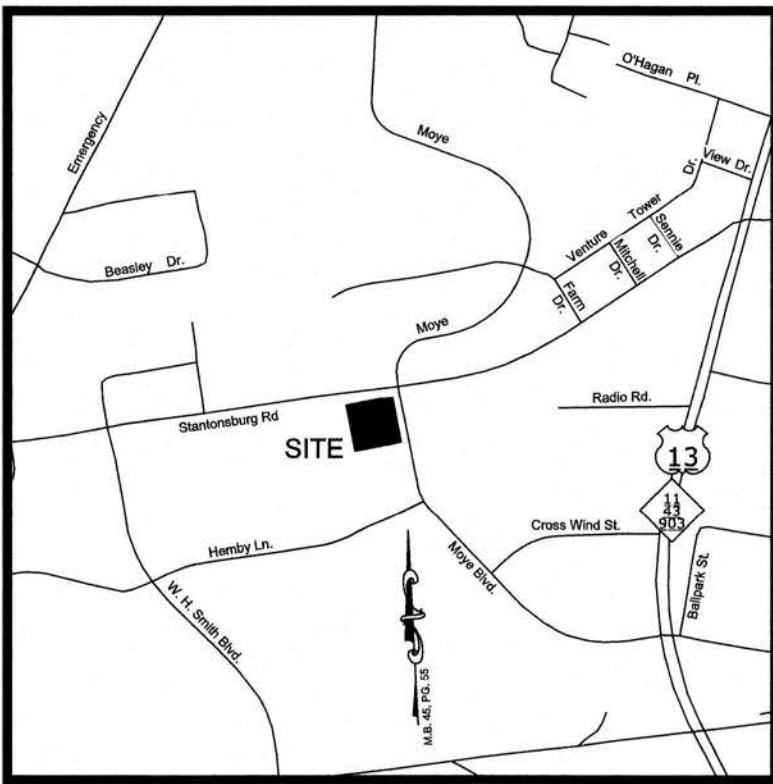
Motion made by Mr. Parker, seconded by Ms. Darden to recommend approval of the proposed amendment, to advise that it is consistent with the Comprehensive Plan and to adopt the staff report which addresses plan consistency and other matters. Motion passed unanimously.

Collice and Ann Moore, LLC
Acres: 1.4268
From: MS (Medical - Support)
To: MCG (Medical - General Commercial)
July 1, 2019

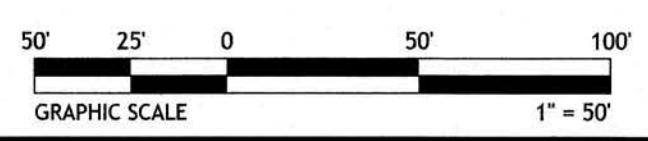
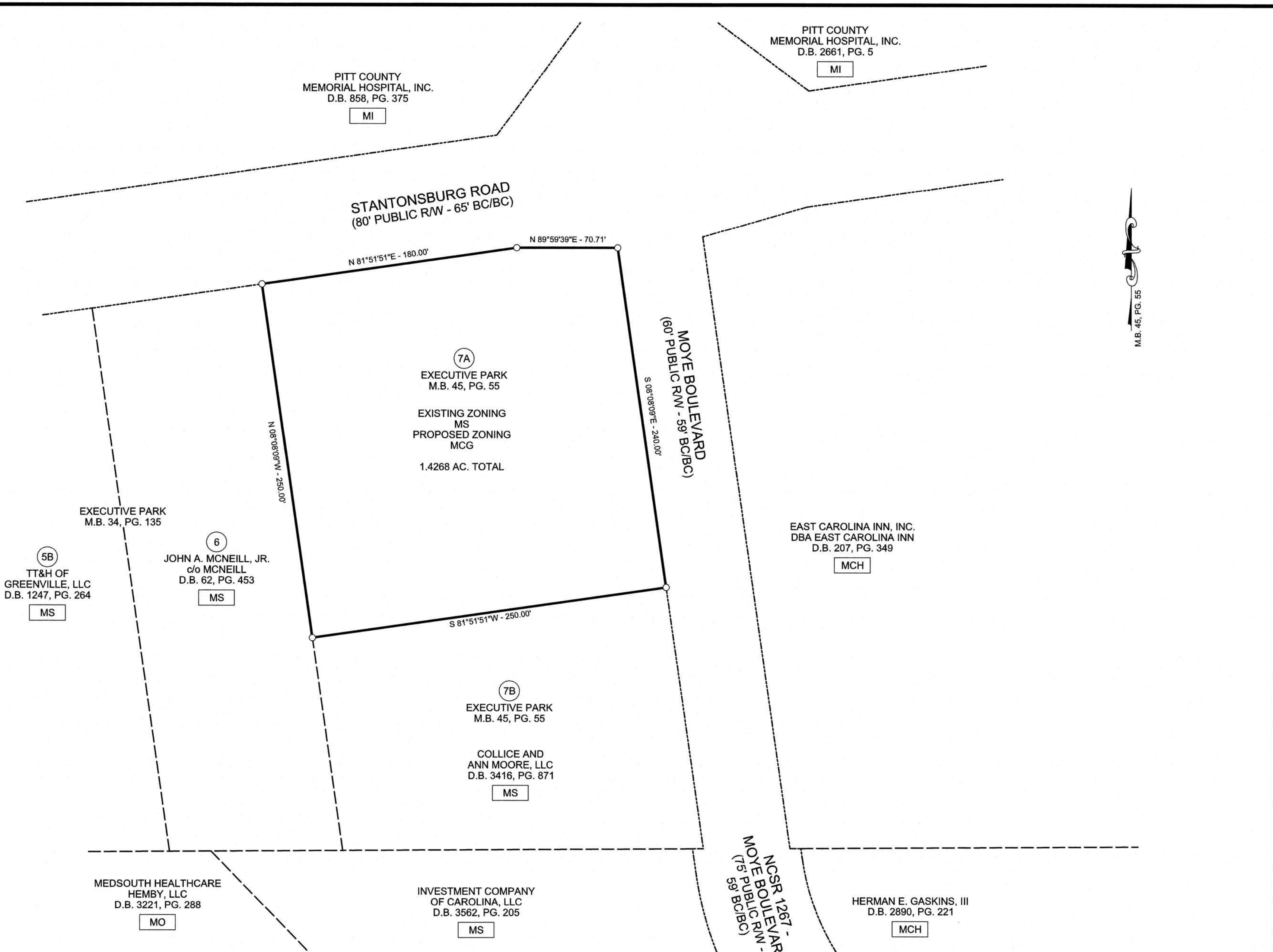


Collice and Ann Moore, LLC
Acres: 1.4268
From: MS (Medical - Support)
To: MCG (Medical - General Commercial)
July 1, 2019






VICINITY MAP
1" = 2000'



Carlton E. Parker
CARLTON E. PARKER, PLS 2980

PARCEL NUMBER 55190
REZONING MAP FOR
COLLICE AND ANN MOORE, LLC ETAL
 BEING LOT 7A EXECUTIVE PARK AS RECORDED IN MAP
 BOOK 45, PG. 55 OF THE PITT COUNTY REGISTRY
 GREENVILLE GREENVILLE TWP. PITT COUNTY NORTH CAROLINA

OWNERS: COLLICE AND ANN MOORE, LLC ETAL	DESIGNED: CEP
ADDRESS: 4300 SAPPHIRE COURT, SUITE 116 GREENVILLE, NC 27834	DRAWN: WCO
PHONE: (252) 231-2258	APPROVED: CEP
 MALPASS & ASSOCIATES NC LICENSE NO. C-1289 1645 EAST ARLINGTON BLVD., SUITE D GREENVILLE, N.C. 27858 (252) 756-1780	DATE: 05/31/19
	SCALE: 1" = 50'
	SHEET 1 OF 1

EXISTING ZONING	
MS (MEDICAL-SUPPORT) - 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
(7) Office/Financial/Medical	
e.	Medical, dental, ophthalmology or similar clinic, not otherwise listed
(8) Services	
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
ff.	Mental health, emotional or physical rehabilitation day program facility
ff(1).	Mental health, emotional or physical rehabilitation day program facility
(9) Repair - None	
(10) Retail Trade	
d.	Pharmacy
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	
h.	Parking lot or structure; principal use
(14) Manufacturing/Warehousing - None	
(15) Other Activities (not otherwise listed - all categories) - None	
MS (MEDICAL-SUPPORT) - SPECIAL USES	
(1) General - None	
(2) Residential	
e.	Land use intensity multi-family (LUI) development rating 67 per Article K
i.	Residential quarters for resident manager, supervisor or caretaker; excluding mobile home

(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)
(7) Office/Financial/Medical
a. Office; professional and business, not otherwise listed
d. Bank, savings and loans or other savings or investment institutions
(8) Services
a. Child day care facilities
b. Adult day care facilities
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)
gg. Vocational rehabilitation center
jj. Health services not otherwise listed
(9) Repair - None
(10) Retail Trade
h. Restaurant; conventional
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
(11) Wholesale/Rental/Vehicle-Mobile Home Trade - None
(12) Construction - None
(13) Transportation - None
(14) Manufacturing/Warehousing
t. Manufacture of nonhazardous medical supplies or medical products, including distribution
(15) Other Activities (not otherwise listed - all categories) - None
REQUESTED ZONING
MCG (MEDICAL-GENERAL COMMERCIAL) - PERMITTED USES
(1) General
a. Accessory use or building
b. Internal service facilities
c. On-premise signs per Article N
f. Retail sales; incidental
(2) Residential - None
(3) Home Occupations - 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
s.	Athletic club; indoor only
(7) Office/Financial/Medical	
a.	Office; professional and business, not otherwise listed
d.	Bank, savings and loans or other savings or investment institutions
(8) Services	
e.	Barber or beauty salon
f.	Manicure, pedicure or facial salon
v.	Photography studio including photo 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
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
ii.	Wellness center, indoor and outdoor facilities
kk.	Launderette; household users
ll.	Dry cleaners; household users
(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
f.	Office and school supply, equipment sales
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
s.	Book or card store, news stand
t.	Hobby or craft shop
v.	Video or music store; records, tape, CD and the like sales
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	
c.	Bakery; production, storage, and shipment facilities
(15) Other Activities (not otherwise listed - all categories) - None	

MCG (MEDICAL-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	
m(1).	Dining and entertainment establishment (see also section 9-4-103)
t.	Athletic club; indoor and outdoor facilities
(7) Office/Financial/Medical - None	
(8) Services	
a.	Child day care facilities
b.	Adult day care facilities
ff(1).	Mental health, emotional or physical rehabilitation day program facility
jj.	Health services not otherwise listed
(9) Repair - None	
(10) Retail Trade	
c.	Wine shop; including on-premise consumption (see also section 9-4-103)
j.	Restaurant and/or dining and entertainment establishment; regulated outdoor activities
(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	
(7) Office/Financial/Medical	
c.	Office; customer service, not otherwise listed, including accessory service delivery vehicle parking and indoor storage
(8) Services	
a.	Child day care facilities
b.	Adult day care facilities
j.	College and other institutions of higher learning
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
gg.	Vocational rehabilitation center
jj.	Health services not otherwise listed
(9) Repair	
a.	Minor repair; as an accessory or principal use
(10) Retail Trade	
c.	Wine shop; including on-premise consumption (see also section 9-4-103)
y.	Auto part sales (see also major and minor repair)
ff.	Tobacco shop (Class 1) (see also section 9-4-103)
(11) Wholesale/Rental/Vehicle-Mobile Home Trade - None	

(12) Construction - None	
(13) Transportation - None	
(14) Manufacturing/Warehousing	
m.	Warehouse; accessory to approved commercial or industrial uses within the district; excluding outside storage
t.	Manufacture of nonhazardous medical supplies or medical products, including distribution
(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.



City of Greenville, North Carolina

Meeting Date: 8/8/2019
Time: 6:00 PM

Title of Item: Additional One-Stop Early Voting Site(s) for the 2019 Municipal Election

Explanation: **Abstract:** The Pitt County Board of Elections has requested a decision as to whether the City of Greenville would like to host up to two additional One-Stop early voting sites for the 2019 municipal election. The One-Stop sites, if approved, would be in addition to those at the Pitt County Agricultural Center and the Community Schools Building.

Explanation: The City received a letter from David Davis, Director of the Pitt County Board of Elections (PCBOE), inquiring as to whether the City would like to host up to two additional One-Stop sites for early voting in the 2019 municipal election.

In accordance with the 2009 agreement regarding conduct of municipal elections, two One-Stop voting sites will be in operation beginning no earlier than October 16, 2019, and closing no later than November 1, 2019. Those One-Stop sites will be located at the Pitt County Agricultural Center and the Community Schools Building, with operational costs being shared proportionally by all Pitt County municipalities based on their number of registered voters.

A municipality may request additional One-Stop voting site(s) located within their jurisdiction and, if approved by the PCBOE, said municipality shall be responsible for all expenses related to the operation of the additional One-Stop site(s). This year, the City has the option to operate additional One-Stop site(s) for the full voting period from Wednesday, October 16, through Friday, November 1, or just the final week from Monday, October 28, through Friday, November 1.

In 2013, the City hosted two additional One-Stop sites during the final week of voting with one being at the Pitt County Office Complex (PATS Conference Room located at 1717 West 5th Street) and the other being at the Drew Steele Center (located at 1058 South Elm Street).

In 2015 and 2017, the City again hosted two additional One-Stop sites during the final week of voting with one being in the PATS Conference Room and the other being at the ECU Willis Building (located at 300 East 1st Street).

The PCBOE is requesting a decision on whether the City would like to host up to two additional One-Stop voting sites for the 2019 municipal election and, if so, for what period of time. One site would be located in the PATS Conference Room and the other would be located at the ECU Willis Building. The additional site(s) could be open for the entire period of Wednesday, October 16, through Friday, November 1, or could be open only the final week of Monday, October 28, through Friday, November 1.

Fiscal Note:

Based on the maximum utilization of all possible resources, the PCBOE has calculated the City of Greenville's estimated cost for the 2019 municipal election to be \$89,606.52. This estimate does not include the cost to operate any additional One-Stop site(s). If the City wishes to host any additional One-Stop Site(s), the cost for each site is estimated to be \$14,177.58 for the entire period and \$5,134.92 for each site if open only the final week. The following is a summary of the total projected costs of operating additional sites:

- One additional site for the entire period: \$14,177.58 (Total election cost of \$103,784.10)
- Two additional sites for the entire period: \$28,355.16 (Total election cost of \$117,961.68)
- One additional site for the final week only: \$5,134.92 (Total election cost of \$94,741.44)
- Two additional sites for the final week only: \$10,269.84 (Total election cost of \$99,876.36)

Funding is available in the FY 2019-20 General Fund budget to cover election costs.

Recommendation:

Discuss One-Stop voting and determine whether the City will request one or two additional sites be opened in either the PATS Conference Room and/or the Willis Building and whether the request will be for the full period or only the final week.