

City Council Meeting

August 8, 2019



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Item 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



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Item # Ordinance to annex Carolina Eastern Homes, LLC, Carl W. Blackwood, Ann C. Davis and James K. Cox, RDP Management Consultants, LLC, and BMS Builders, LLC
involving a total of 390.0418 acres.



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
§ 160A-58.1. Petition for annexation; standards.


- (b) A noncontiguous area proposed for annexation must meet all of the following standards:
- (1) The nearest point on the proposed satellite corporate limits must be not more than **three miles** from the primary corporate limits of the annexing city.
 - (2) No point on the proposed satellite corporate limits may be closer to the primary corporate limits of another city than to the primary corporate limits of the annexing city, except as set forth in subsection (b2) of this section.
 - (3) The area must be so situated that the annexing city will be able to provide the same services within the proposed satellite corporate limits that it provides within its primary corporate limits.
 - (4) If the area proposed for annexation, or any portion thereof, is a subdivision as defined in G.S. 160A-376, all of the subdivision must be included.




General Location Map

Map Legend


 Greenville's ETJ


 Tar River


 Pitt-Greenville Airport (PGV)


City Council Voting District


District

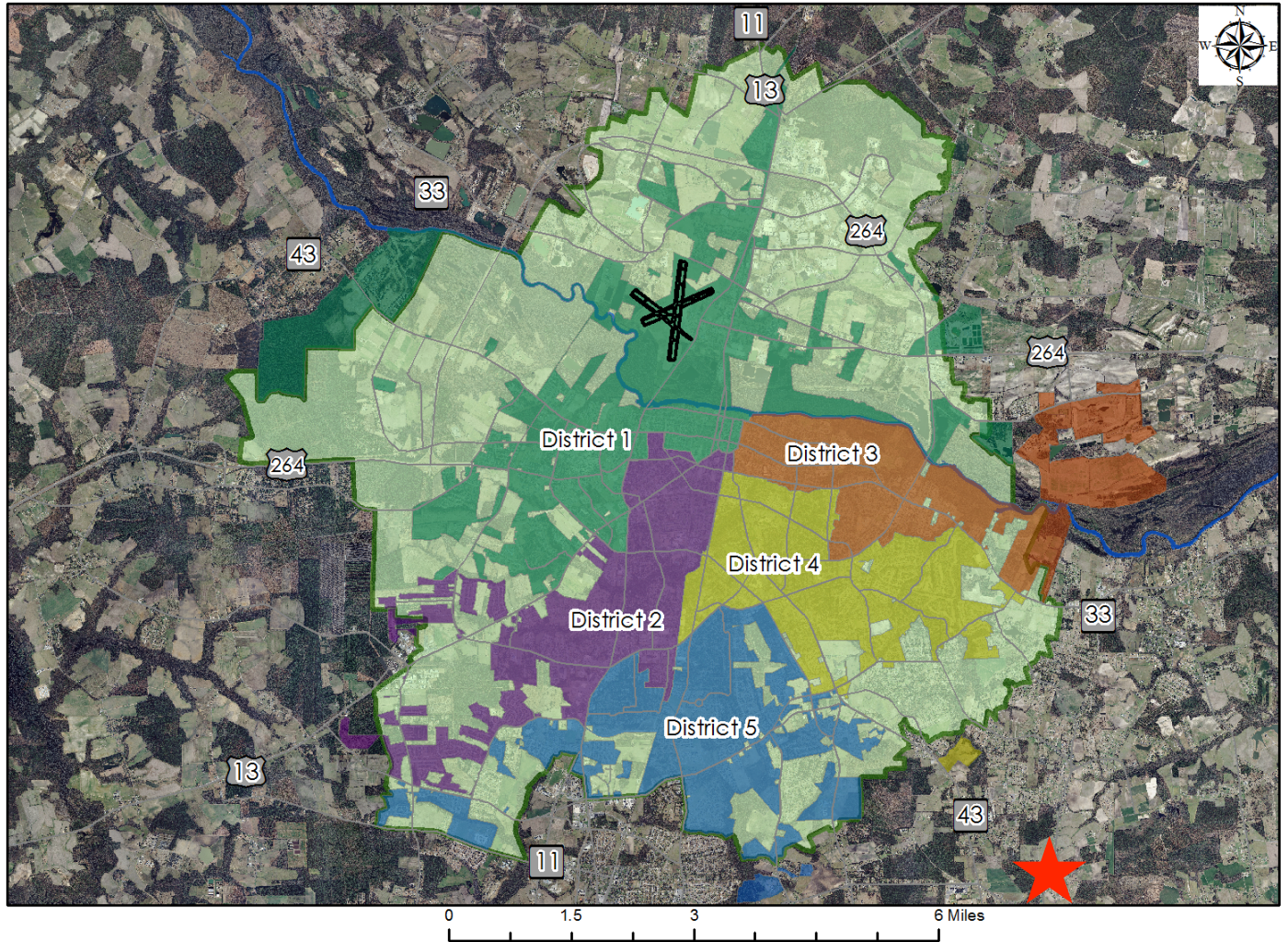
 District 1

 District 2

 District 3

 District 4

 District 5





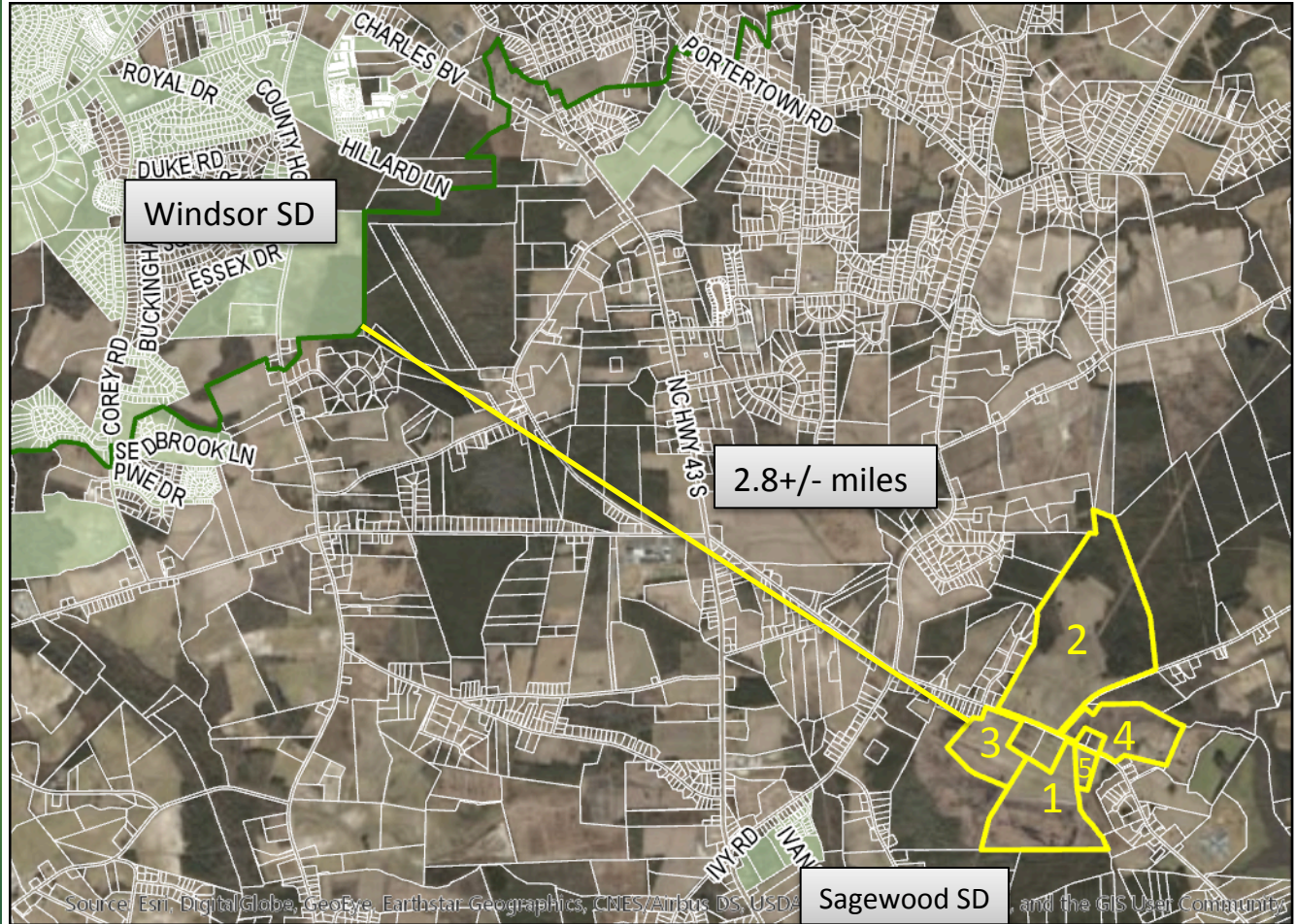
Greenville
NORTH CAROLINA

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Aerial Map (2016)

Map Legend

-  Rezonings
-  Land Parcels



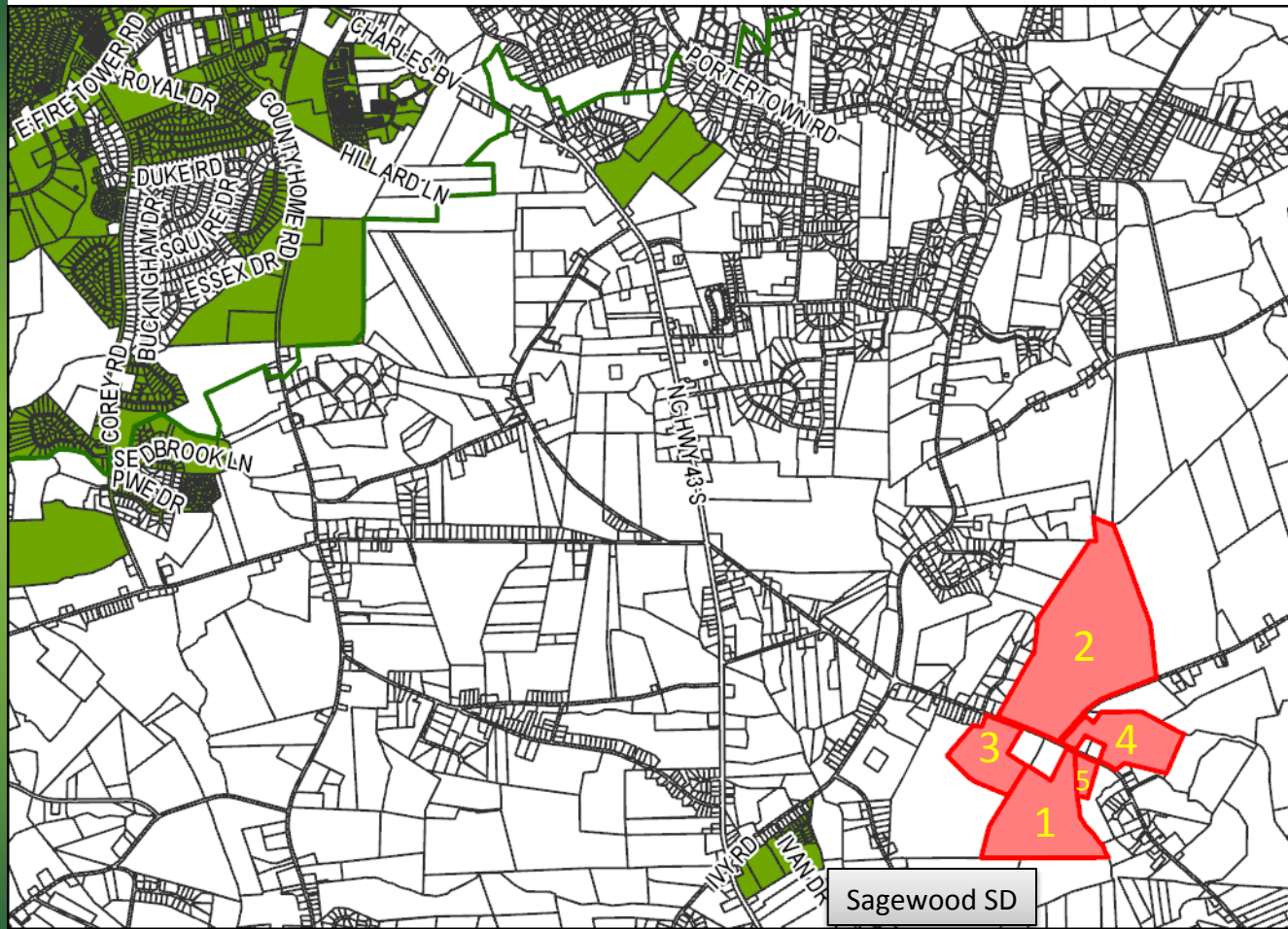
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0 0.5 1 2 Miles



Map Legend

-  Land Parcels
-  Greenville City Limits
-  Greenville ETJ
-  Annexation

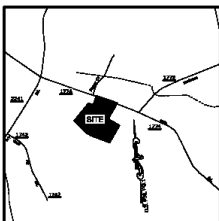


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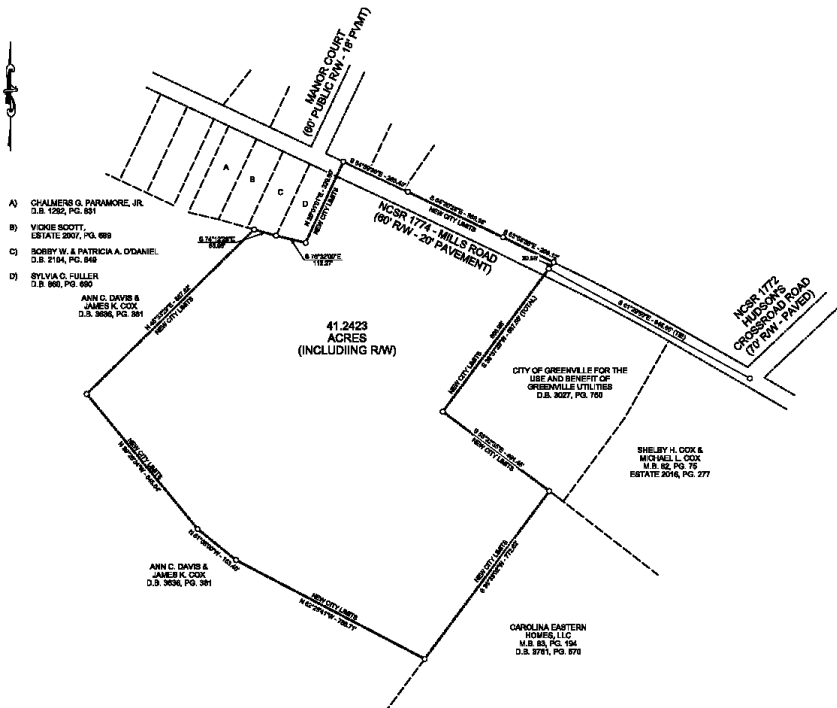
0 0.5 1 2 Miles



Tract 3 41.2423 Acres



VICINITY MAP
1"=1000'



- A) CHALMERS G. PARAMORE, JR.
D.B. 1282, PG. 831
- B) VICKIE SCOTT,
ESTATE 2007, PG. 889
- C) BOBBY W. & PATRICIA A. O'DANIEL,
D.B. 2104, PG. 849
- D) SYLVIA C. FULLER
D.B. 982, PG. 983

ANN C. DAVIS &
JAMES K. COX
D.S. 3004, PG. 301

41.2423
ACRES
(INCLUDING RW)

CITY OF GREENVILLE FOR THE
USE AND BENEFIT OF
GREENVILLE UTILITIES
D.S. 3027, PG. 700

SHELBY H. COX &
MICHAEL L. COX
M.B. 82, PG. 75
ESTATE 2016, PG. 377

CAROLINA EASTERN
WOODS, LLC
M.B. 83, PG. 104
D.S. 2781, PG. 870

PROGRESS
DRAWING

A PORTION OF PARCEL NUMBER 04823 SHEET 4 OF 6

ANNEXATION MAP FOR
ANN C. DAVIS & JAMES K. COX
REFERENCE DEED BOOK 3008 PAGE 301
OF THE PIT COUNTY REGISTRY

CHICOD TOWNSHIP PITT COUNTY NORTH CAROLINA

LEGEND

INDENTED LINES = _____

BOUNDARY LINES = - - - - -

D.D. CITY LIMITS = - - - - -



I, CHARLTON 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 METHOD OF PROVISION IS CALCULATED BY 1/16000" THAT THE BOUNDARIES NOT SURVEYED ARE SHOWN AS BROWN LINES PLOTTED FROM INFORMATION FOUND IN _____ PAGE _____ WITNESSED BY ORIGINAL SURVEYOR, REGISTRATION NUMBER AND SEAL. THIS _____ DAY OF _____ A.D. 2016. CHARLTON E. PARKER L.3802

OWNER: ANN C. DAVIS & JAMES K. COX	SURVEYED: CIP	APPROVED: CIP
ADDRESS: 130 HENRY RD. APARTMENT B221 GREENVILLE, NC 27608	DRAWN: WGD	DATE: 03/01/16
PHONE: (864) 370-7350	CHICOD: CIP	SCALE: 1" = 200'
MALPASS & ASSOCIATES 1345 E. ARLINGTON BLVD., SUITE D GREENVILLE, NC 27608 (252) 738-1700		

MAP NO.	PLATS RECORDED	BOOK	PAGE

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

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

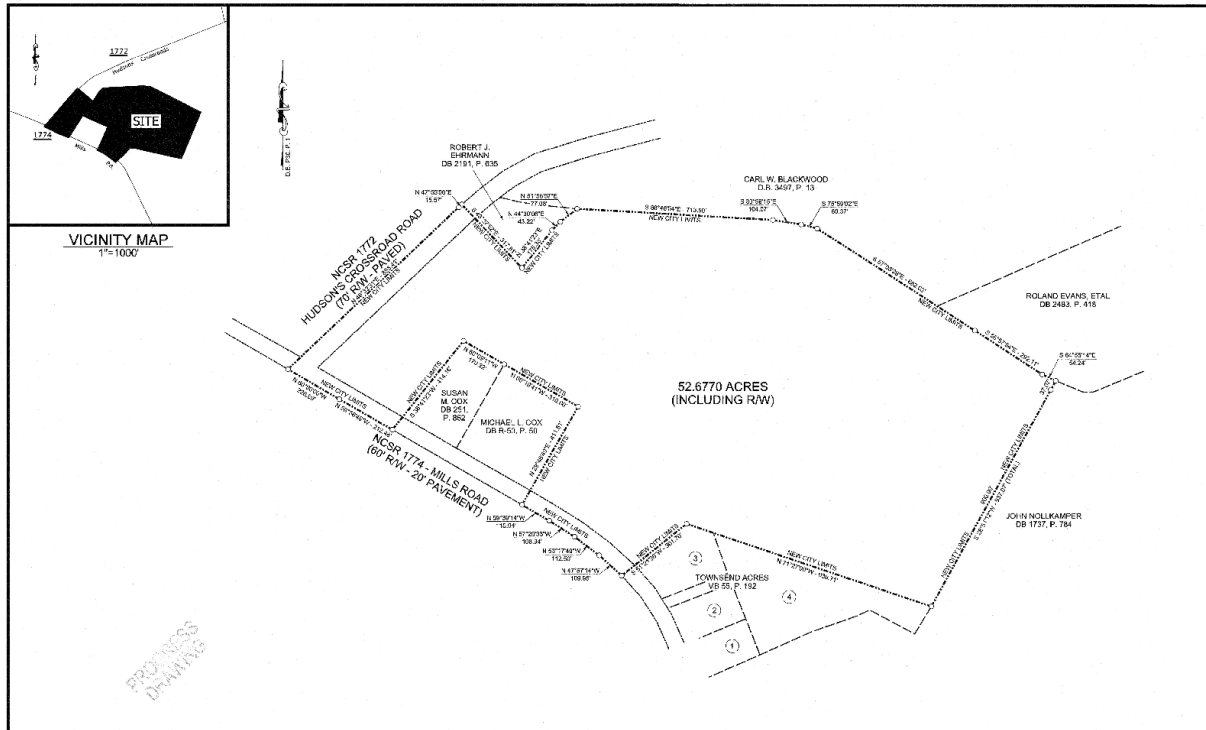
CHICOD TOWNSHIP, PITT COUNTY, NORTH CAROLINA



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Tract 4

52.6770 Acres



PARCEL NUMBER 84393

ANNEXATION MAP FOR
RDP MANAGEMENT CONSULTING, LLC

CHICOD TOWNSHIP PITT COUNTY NORTH CAROLINA

OWNER: RDP MANAGEMENT CONSULTING, LLC
ADDRESS: 1033 RED BANKS ROAD
GREENVILLE, NC 27956
PHONE: (252) 531-9284

MALPASS & ASSOCIATES
1545 E. ARLINGTON BLVD., SUITE D
GREENVILLE, N.C. 27626
(252) 755-1762

DESIGNED	DEP.	APPROVED	DEP.
DRAWN	WCD	DATE	05/20/18
CHECKED	DEP.	SCALE	1" = 200'

LEGEND

BENT PLATES

DOTTED LINE

0.00' 0.00"

MAP NO.	PLATS RECORDED	BOOK	PAGE



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

DATE: _____ ORDINANCE NUMBER: _____ AREA 52.6770 ACRES

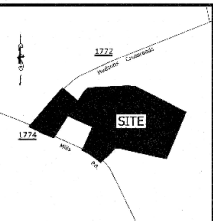
CHICOD TOWNSHIP, PITT COUNTY, NORTH CAROLINA

I, CARLETON 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 TO 10,000 THAT IS TO BE MEASURED WITH SURVEYING ANGLES SHOWN AS REFERENCE PLUNGED FROM INFORMATION FOUND IN BOOK _____ PAGE _____ WITNESSED BY ORIGINAL SURVEYOR. REGISTERED PROFESSIONAL ENGINEER AND SURVEYOR

THIS _____ DAY OF _____ A.D. 2018

CARLETON E. PARKER L-2282

VICINITY MAP
1" = 1000'



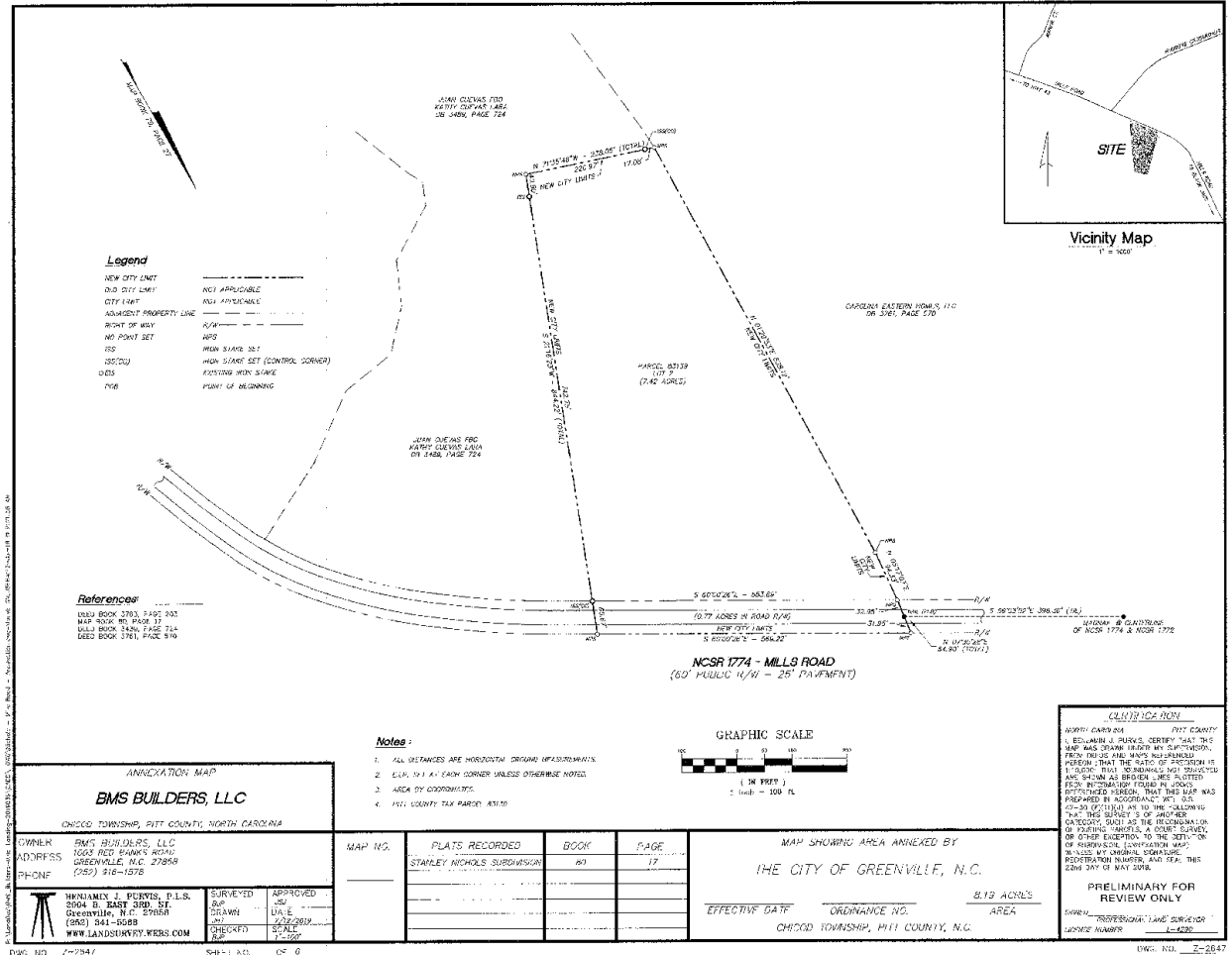
PROFESSIONAL
SURVEYING
DRAWING

I, CARLETON 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 TO 10,000 THAT IS TO BE MEASURED WITH SURVEYING ANGLES SHOWN AS REFERENCE PLUNGED FROM INFORMATION FOUND IN BOOK _____ PAGE _____ WITNESSED BY ORIGINAL SURVEYOR. REGISTERED PROFESSIONAL ENGINEER AND SURVEYOR
 THIS _____ DAY OF _____ A.D. 2018
 CARLETON E. PARKER L-2282



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Tract 5 8.19 Acres

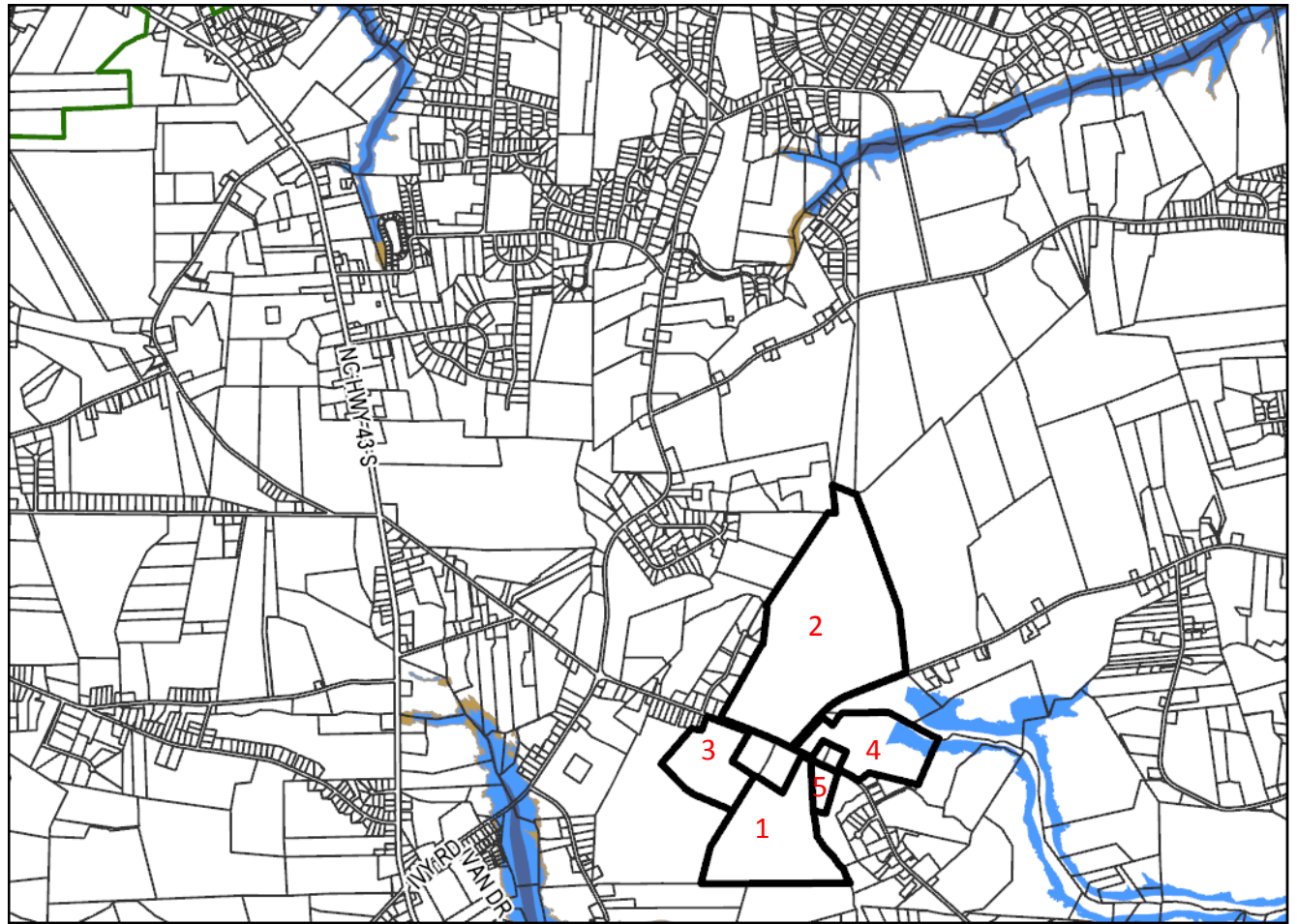


Greenville
NORTH CAROLINA

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Flood Plain Map

- AE = Floodway
- AE= Base Flood Elevations
- ▨ NEA (Non-Encroachment Area)
- ▨ A= 1% Chance of Annual Flood Hazard
- 0.2% Chance of Annual Flood Hazard



0 0.5 1 2 Miles



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Item 11-15


Rezoning requests by Carolina Eastern Homes, LLC, RDP Management Consultants, LLC, Ann C. Davis and James K. Cox, Carl W. Blackwood, and BMS Builders, LLC





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General Location Map

Map Legend

 Greenville's ETJ

 Tar River

 Pitt-Greenville Airport (PGV)


City Council Voting District

District

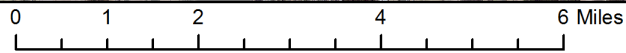
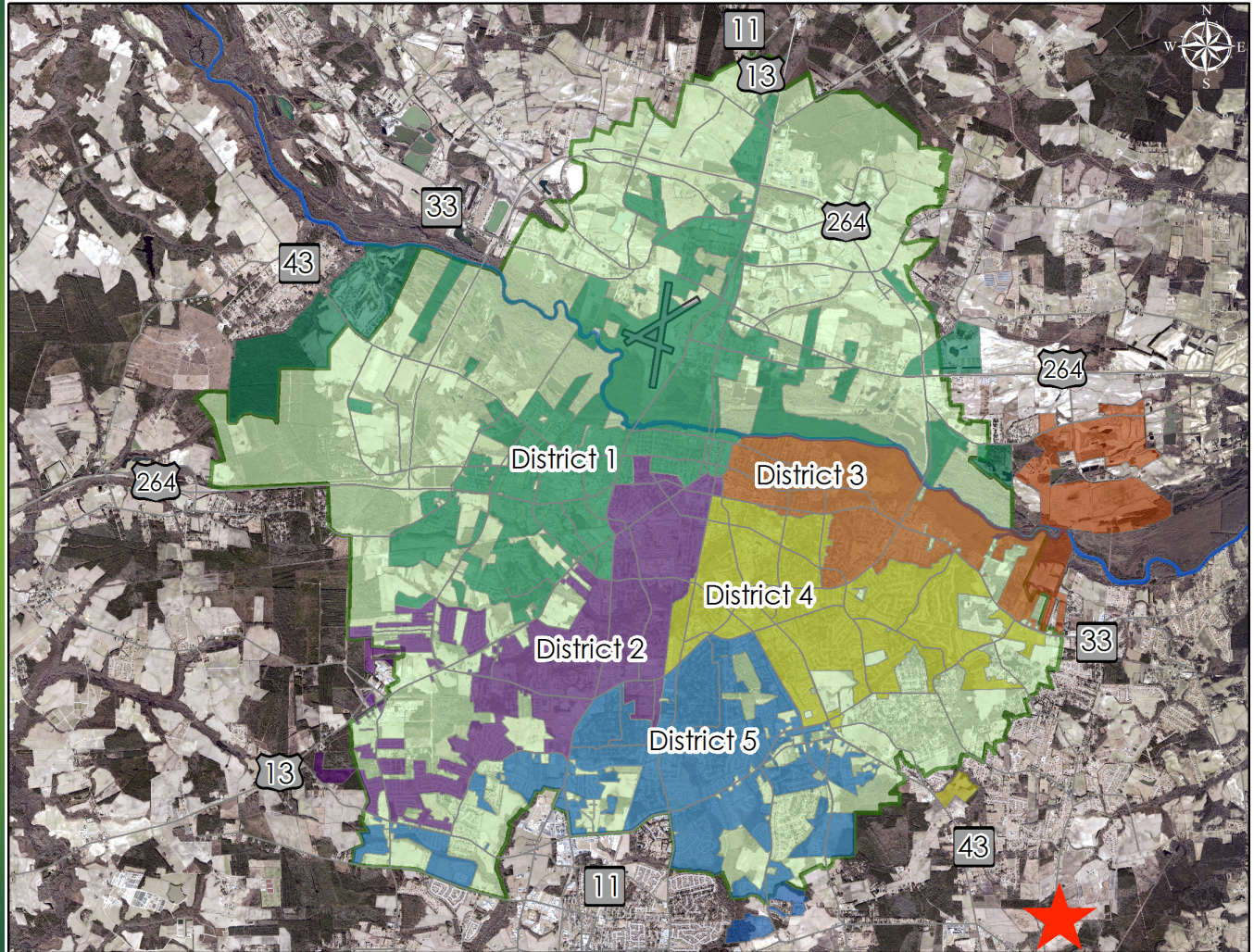
 District 1

 District 2

 District 3

 District 4

 District 5





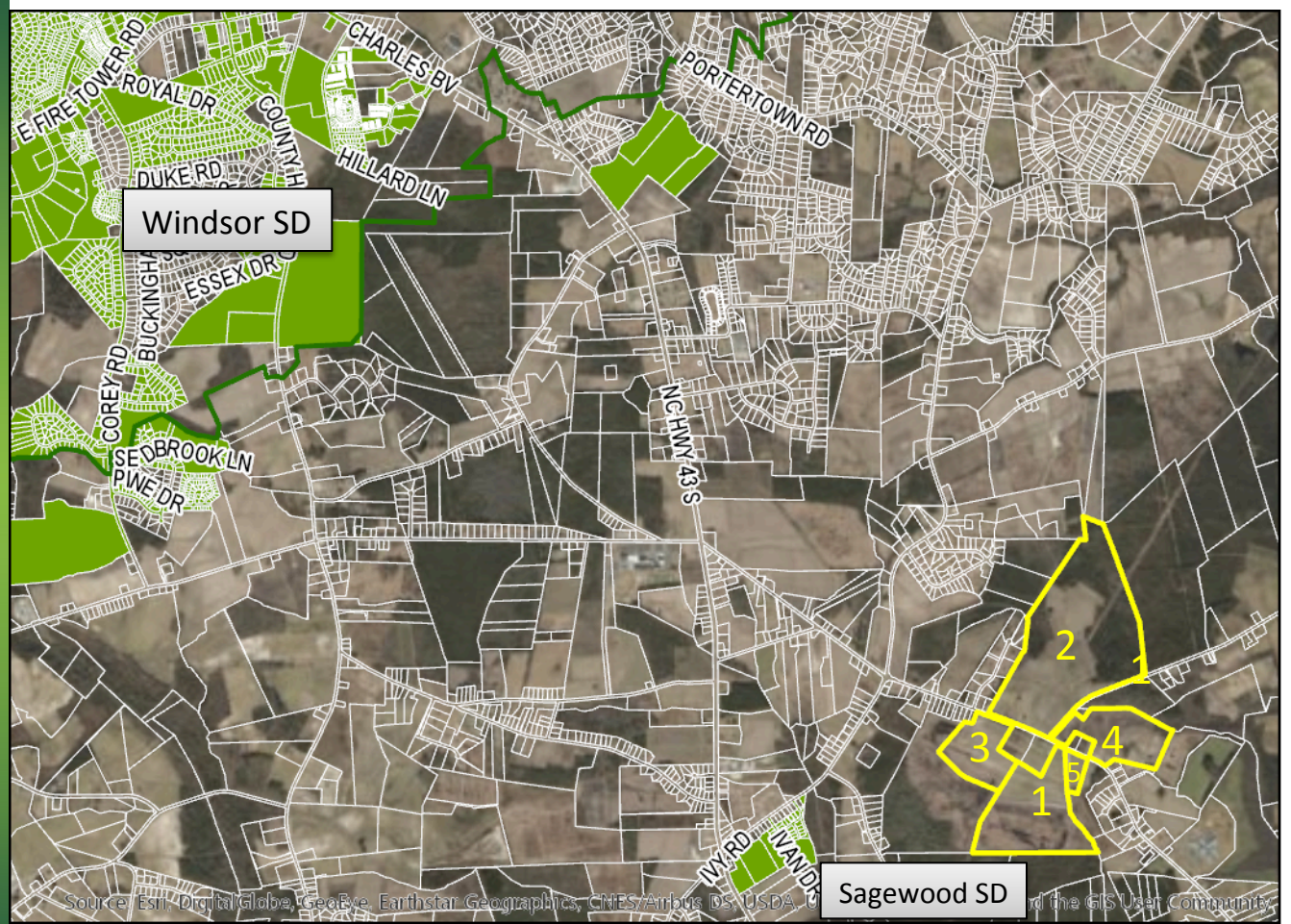
Greenville
NORTH CAROLINA

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Aerial Map (2016)

Map Legend

-  Rezonings
-  Land Parcels



Greenville
NORTH CAROLINA

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0 0.5 1 2 Miles



Carolina
Eastern
Homes, LLC



NOTICE
REZONING REQUEST
FOR INFORMATION CALL
GREENVILLE PLANNING OFFICE
AT
329 - 4498

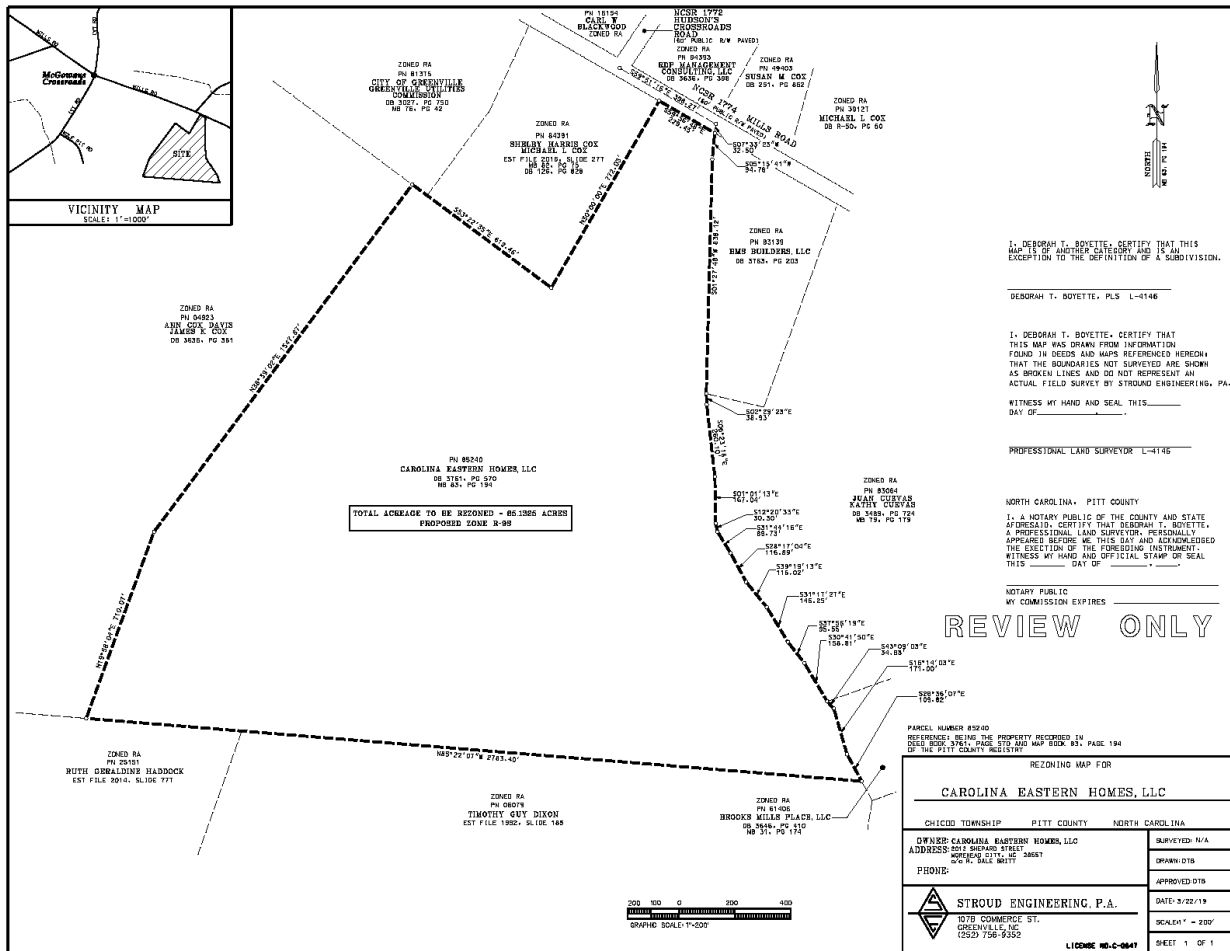


Greenville
NORTH CAROLINA

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Survey

85.1325 acres



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 STRONG ENGINEERING, P.A.

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 OF PIEDMONT, 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 SEAL ON SEAL THIS _____ DAY OF _____

NOTARY PUBLIC
MY COMMISSION EXPIRES _____

REVIEW ONLY

PARCEL NUMBER 85240		
REFERENCED BEHIND THE PROPERTY DESCRIBED IN DEED BOOK 3761, PAGE 575 AND MAP BOOK 83, PAGE 194 OF THE PITT COUNTY RECORDS		
REZONING MAP FOR		
CAROLINA EASTERN HOMES, LLC		
CHICCO TOWNSHIP	PITT COUNTY	NORTH CAROLINA
OWNER: CAROLINA EASTERN HOMES, LLC	ADDRESS: 811 SHAWAN STREET WOFFORD CT, W. 28687 W.P.A. BALL MONT	SURVEYED: N/A
PHONE:		DRAWN: DTB
 STROUD ENGINEERING, P.A. 1078 COMMERCE ST. GREENVILLE, NC 12520 756-9352		APPROVED DTB
		DATE: 3/22/19
		SCALE: 1" = 200'
		SHEET 1 OF 1



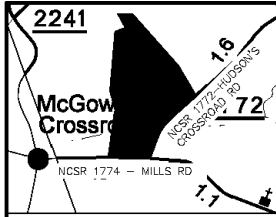
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Carl W. Blackwood



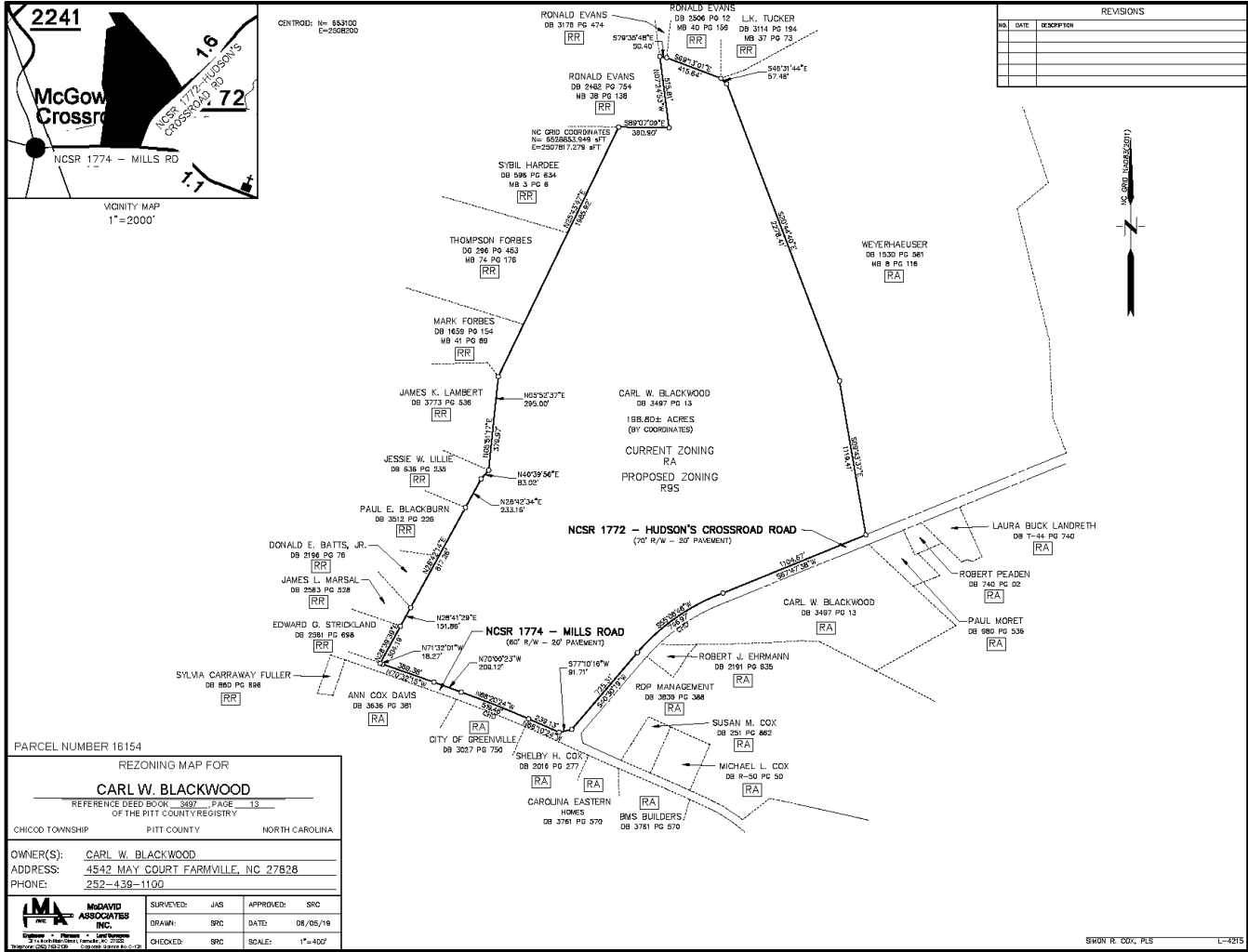
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Survey 198.8 Acres



VICINITY MAP
1" = 2000'

CENTROID: N= 853100
E= 256800



REVISIONS		
NO.	DATE	DESCRIPTION

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**

	SURVEYED: JAS	APPROVED: SRC
McDAVID ASSOCIATES INC.	DRAWN: SRC	DATE: 06/05/18
1111 E. 10th Street, Farmville, NC 27828 Phone: 252-439-1100	CHECKED: SRC	SCALE: 1" = 400'

Drawing: M:\Data\GIS\2018\16154\16154_L1\DATE_2018-06-05\16154-001.DWG Dori Blackwood Re-Drawing.dwg
 Date: 06/05/2018 12:16:10pm
 Plotter: HP DesignJet 2000 Series Plotter Plotter: HP DesignJet 2000 Series Plotter Plotter: HP DesignJet 2000 Series Plotter



Cox and
Davis



Greenville
NORTH CAROLINA

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RDP Mgmt.
Consulting,
LLC



Greenville
NORTH CAROLINA

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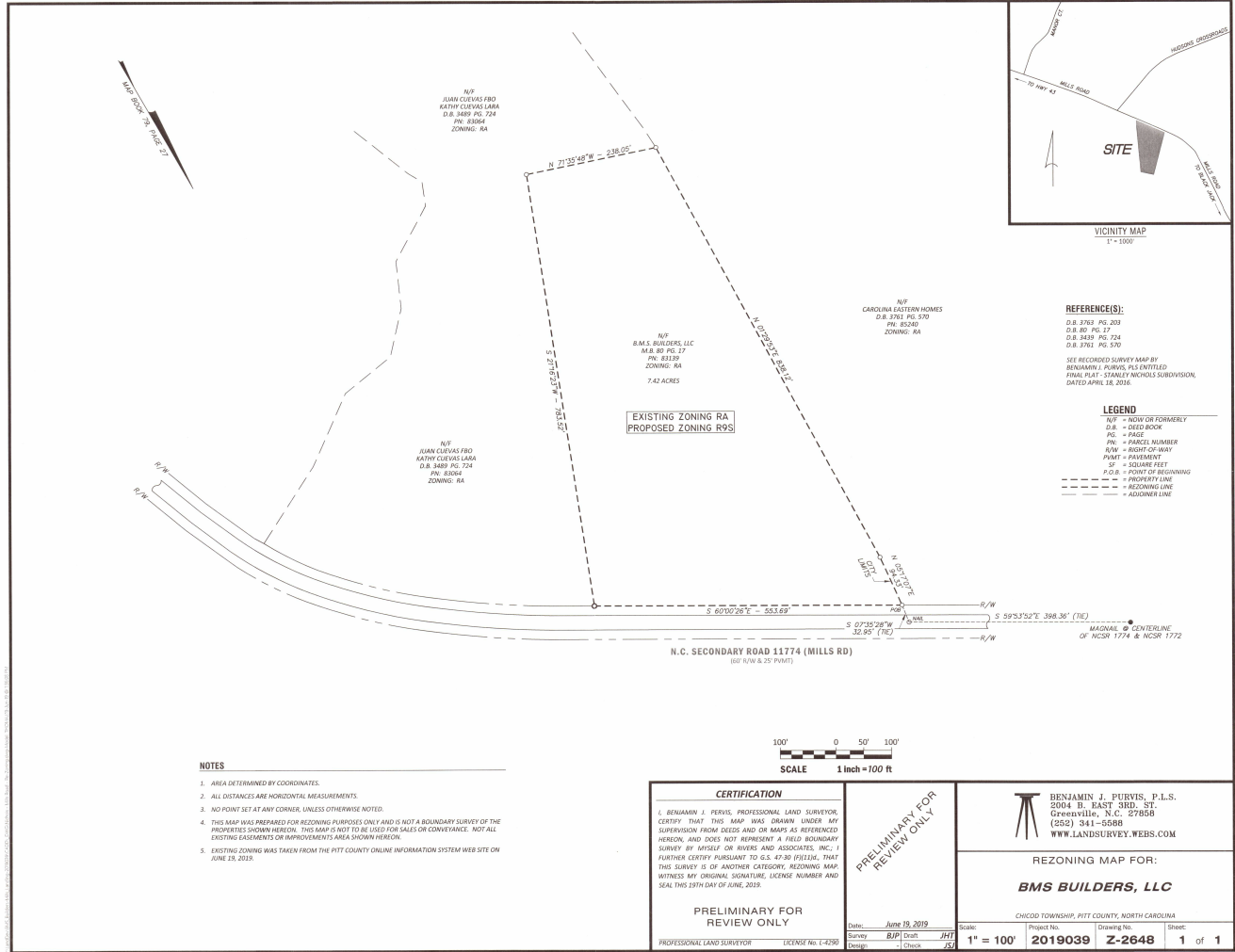
BMS Builders, LLC



Greenville
NORTH CAROLINA

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Survey 7.42 Acres

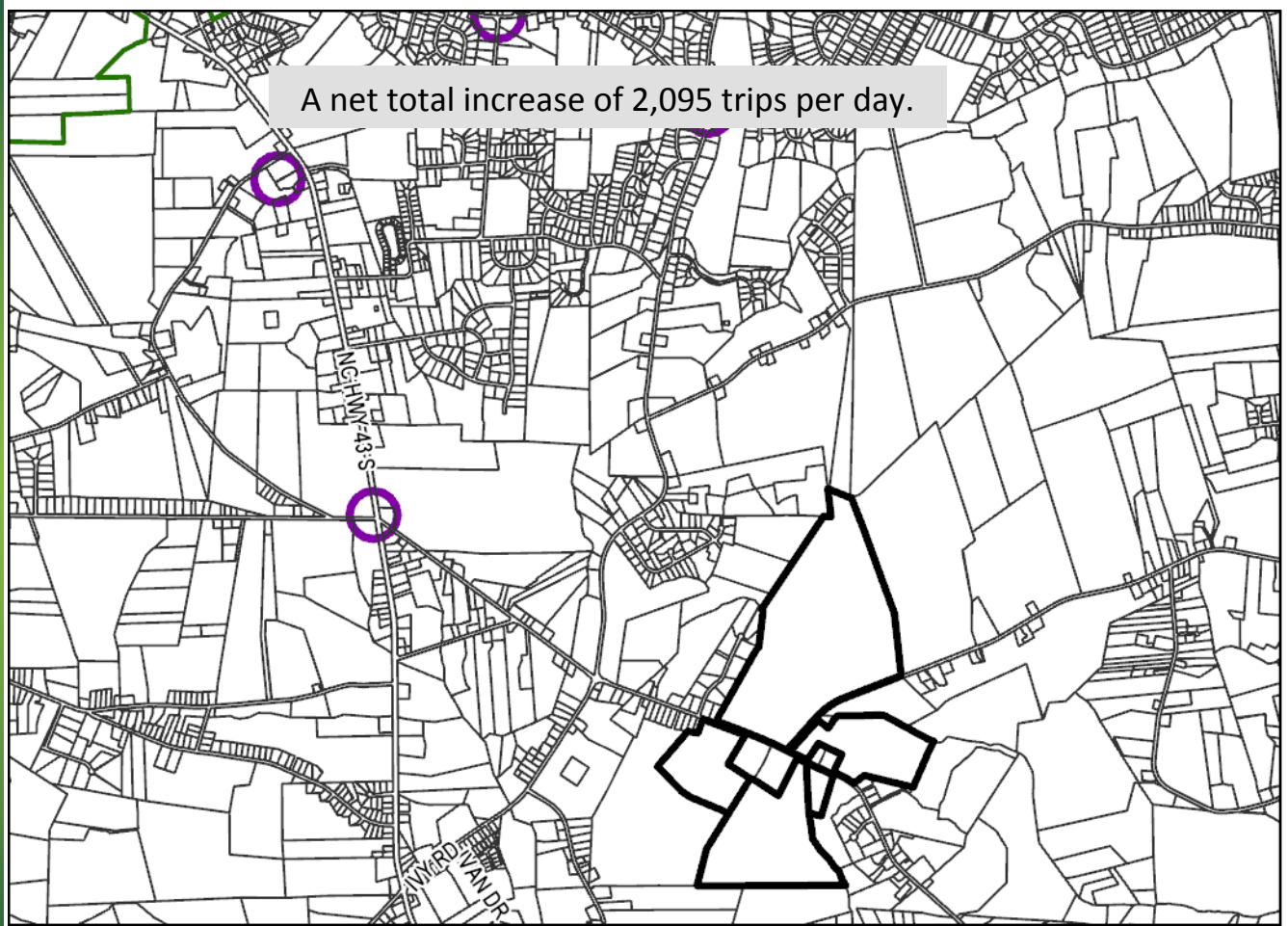


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Activity Centers

Map Legend

-  Rezoning
-  Land Parcels
-  Neighborhood Activity Center
-  Community Activity Center
-  Regional Activity Center
-  Employment Center

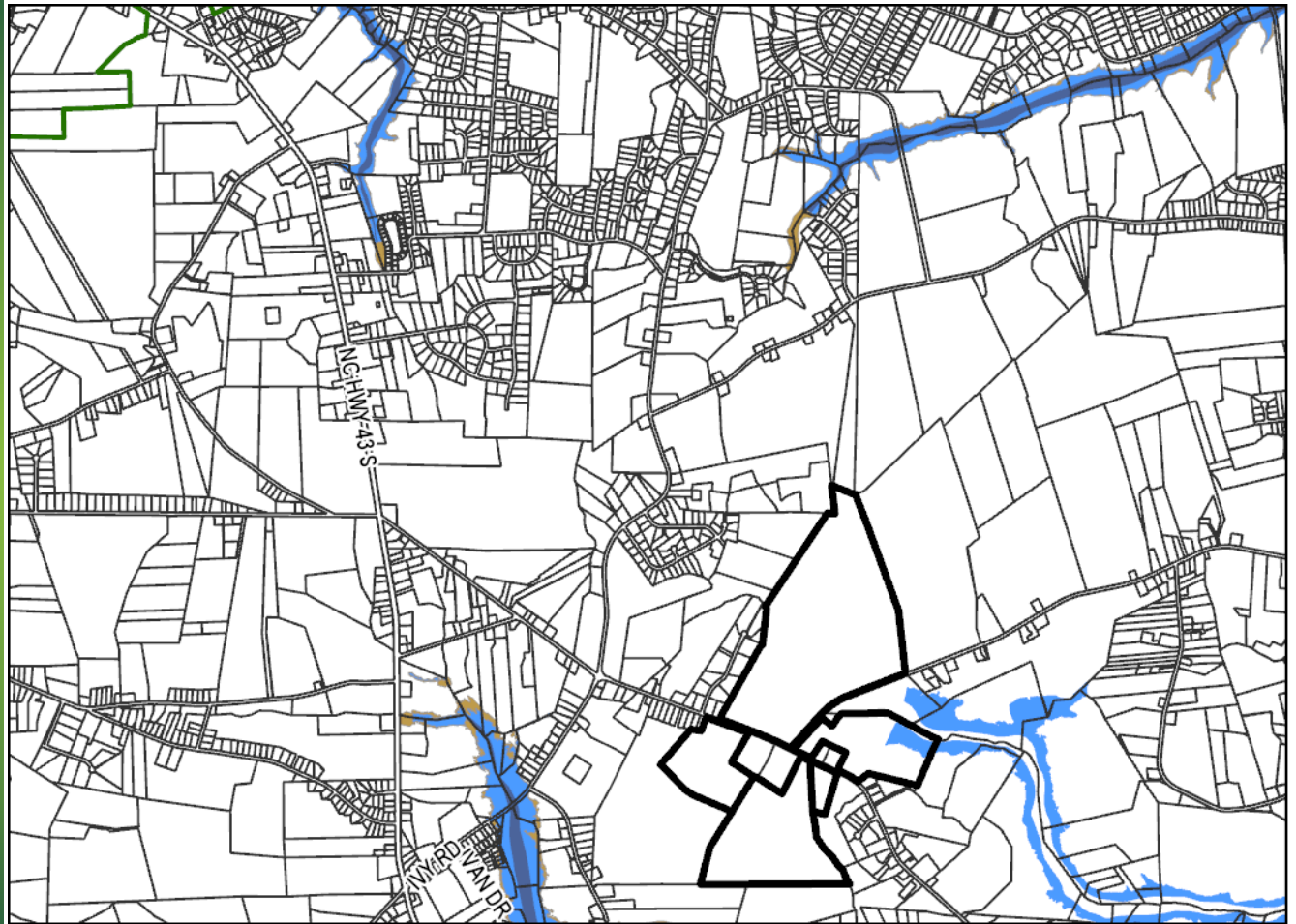


0 0.5 1 2 Miles



Flood Plain Map

- AE = Floodway
- AE= Base Flood Elevations
- ▨ NEA (Non-Encroachment Area)
- ▨ A= 1% Chance of Annual Flood Hazard
- 0.2% Chance of Annual Flood Hazard



0 0.5 1 2 Miles



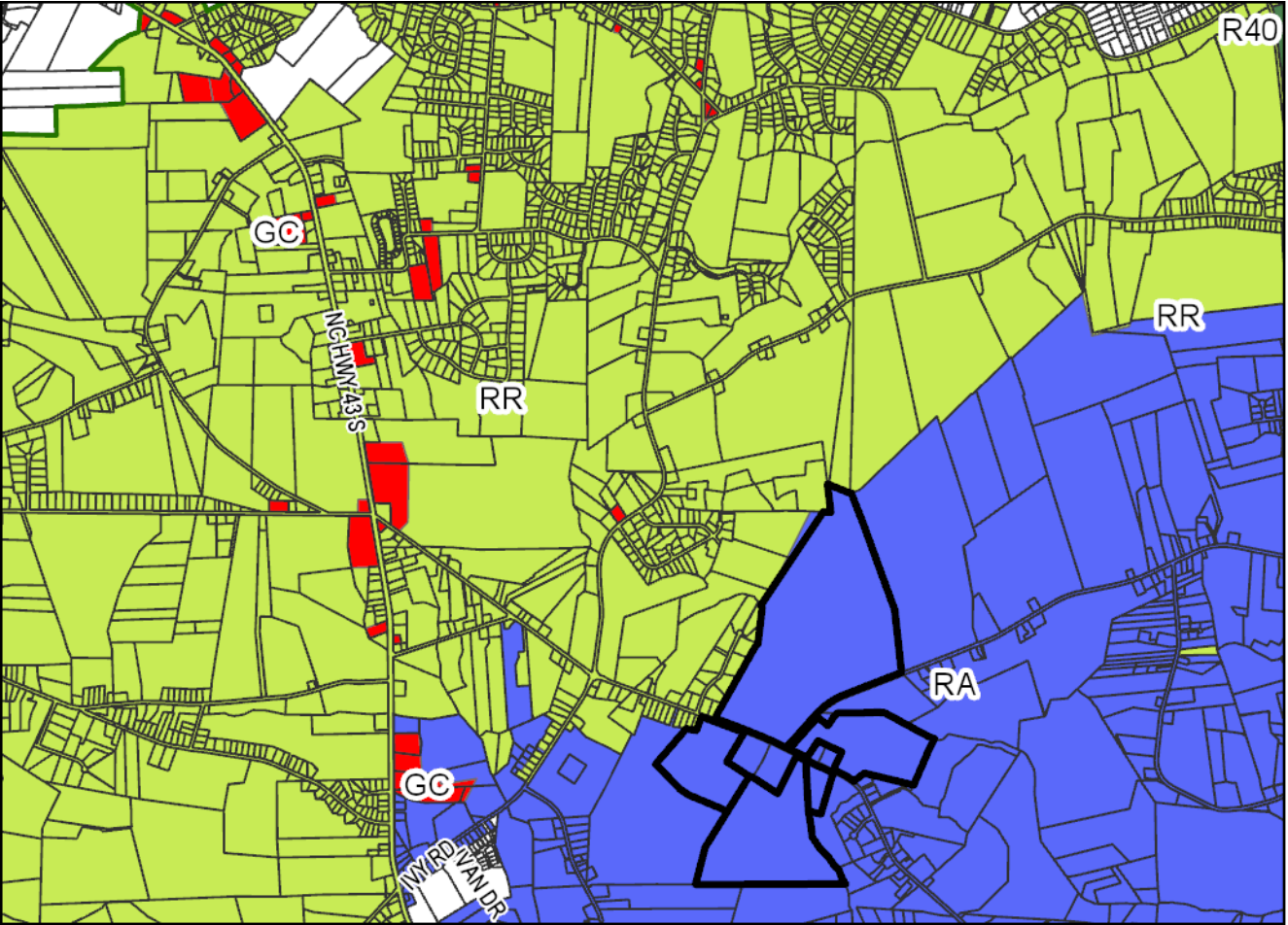
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County Zoning Map

Legend

ZONE
































- GC
- GI
- HC
- LI
- MFR
- MJ
- R40
- RA
- RR
- SR

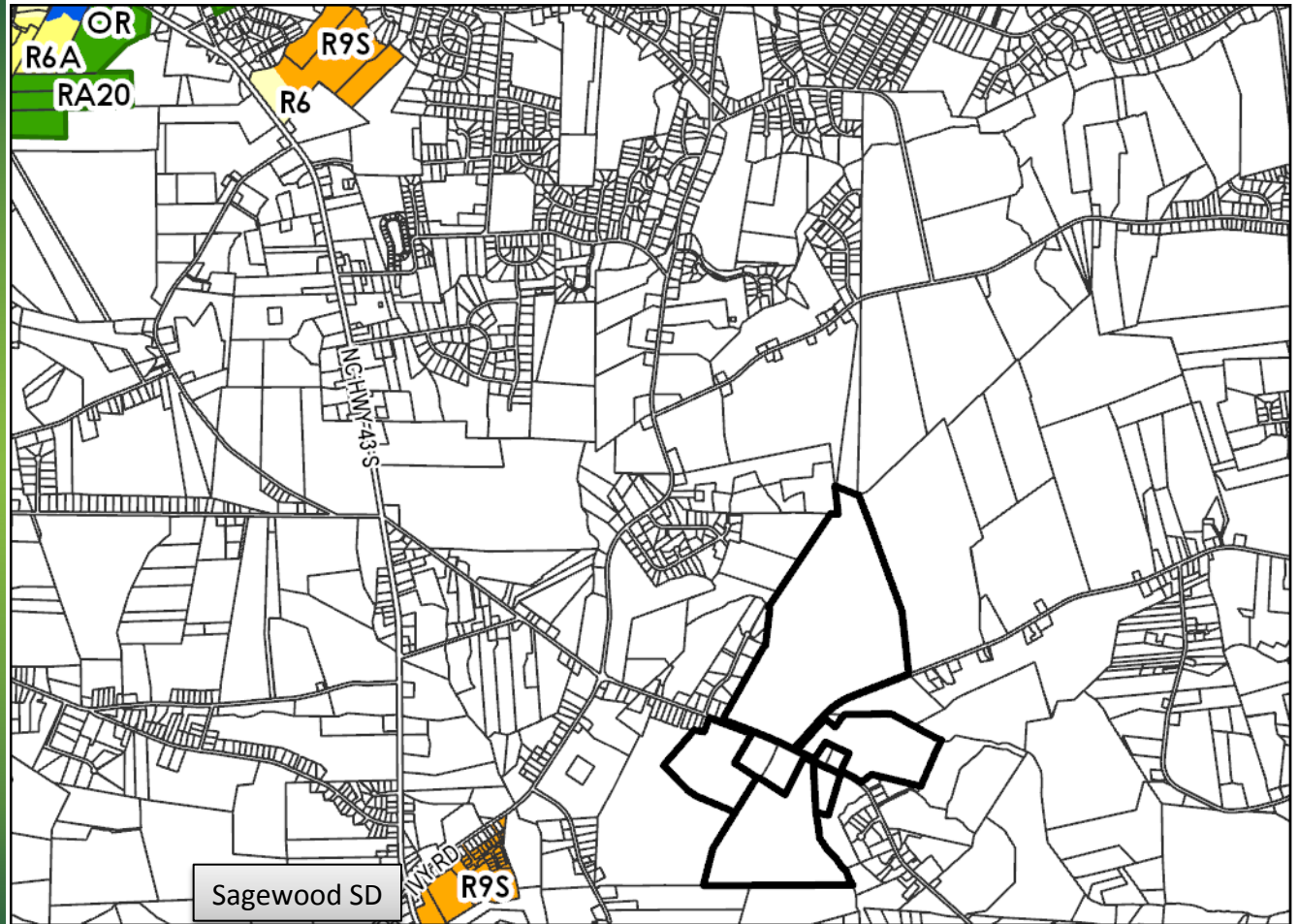


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City Zoning Map

Map Legend

 CD	 MI	 R6S
 CDF	 MO	 R9
 CDF-UC	 MS	 R9S
 CG	 O	 R9S-CA
 CH	 OR	 R15S
 CN	 OR-UC	 PUD
 MCH	 R6	 MR
 MCG	 R6A	 MRS
 I	 R6A-CA	 RA20
 IU	 R6A-RU	
 PIU	 R6MH	



Sagewood SD

R9S

0 0.5 1 2 Miles



Greenville
NORTH CAROLINA

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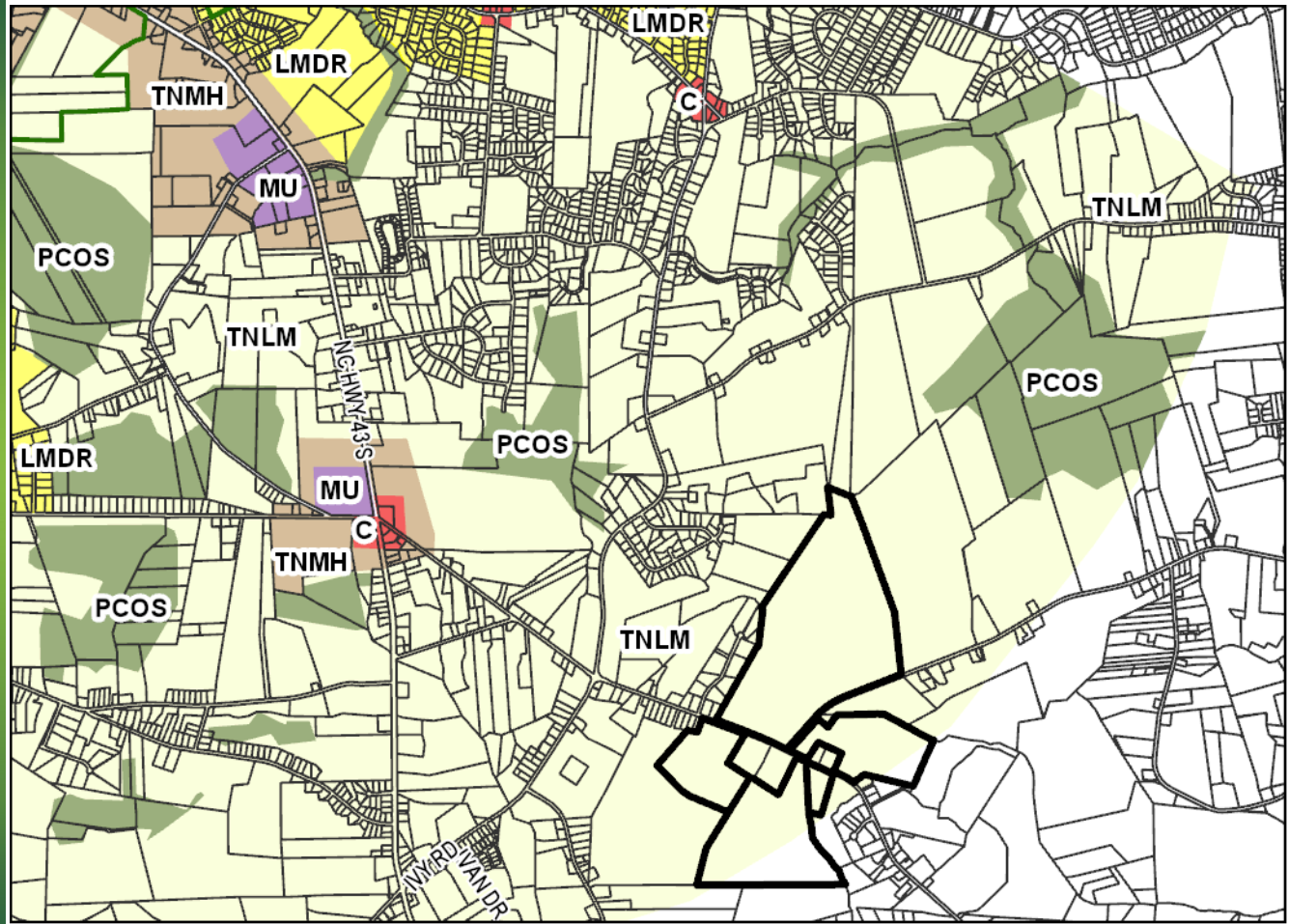
Future Land Use & Character Map

Map Legend

- Rezoning
- Land Parcels

Horizons2026 Future Land Use

- PCOS - Potential Conservation and Open Space
- UC - Uptown Core
- UE - Uptown Edge
- MUHI - Mixed Use, High Intensity
- MU - Mixed Use
- C - Commercial
- OI - Office and Institutional
- UN - Uptown Neighborhood
- TNMH - Traditional Neighborhood, Medium to High Density
- TNLM - Traditional Neighborhood, Low to Medium Density
- HDR - Residential, High Density
- LMDR - Residential, Low to Medium Density
- UI - University Institutional
- MC - Medical Core
- MT - Medical Transition
- IL - Industrial / Logistics

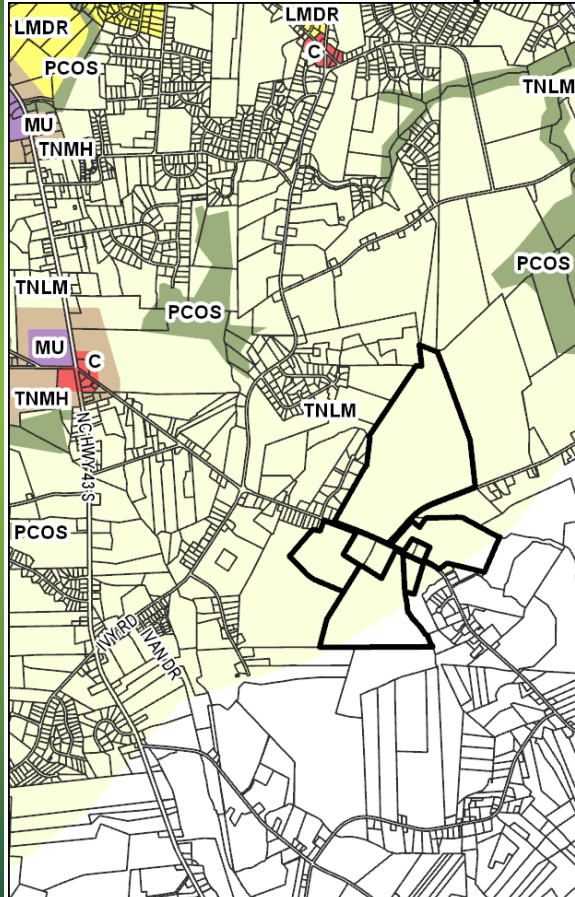


0 0.5 1 2 Miles

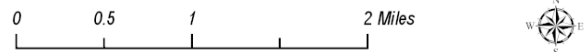
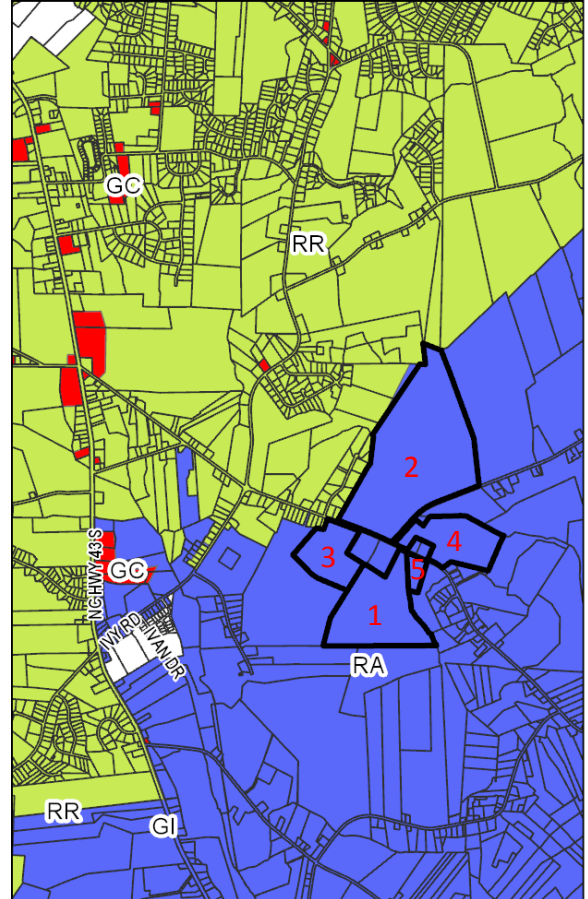


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Future Land Use & Character Map



Zoning Map



Map Legend

-  Rezoning Sites
-  Land Parcels



Greenville
NORTH CAROLINA

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On May 21, 2019 and July 16, 2019 the Planning and Zoning Commission voted to recommend:

Tract 1: Approved 5:3 (May)

Tract 2: Denied 4:3 (July)

Tract 3: Approved 4:3 (July)

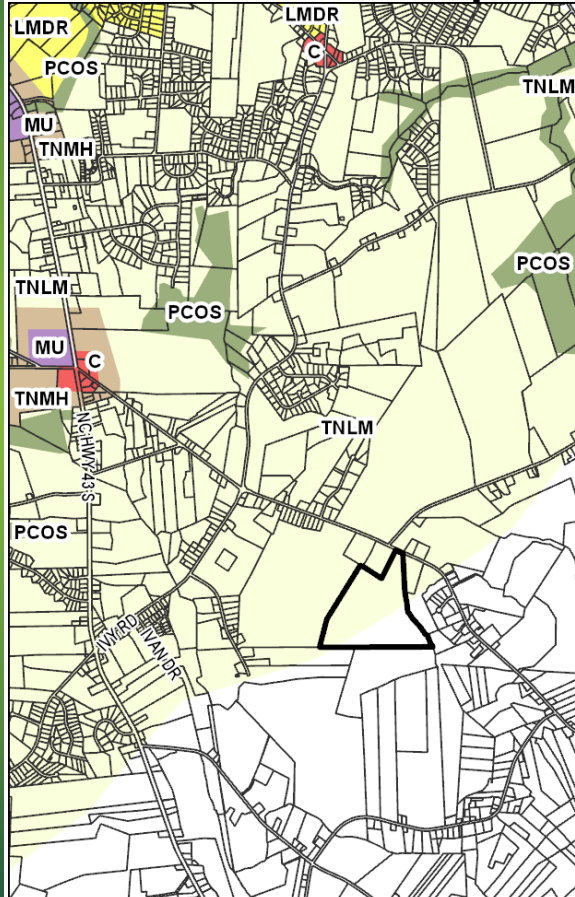
Tract 4: Denied 5:3 (May)

Tract 5: Approved 4:3 (July)

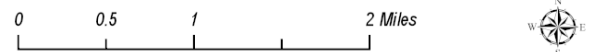
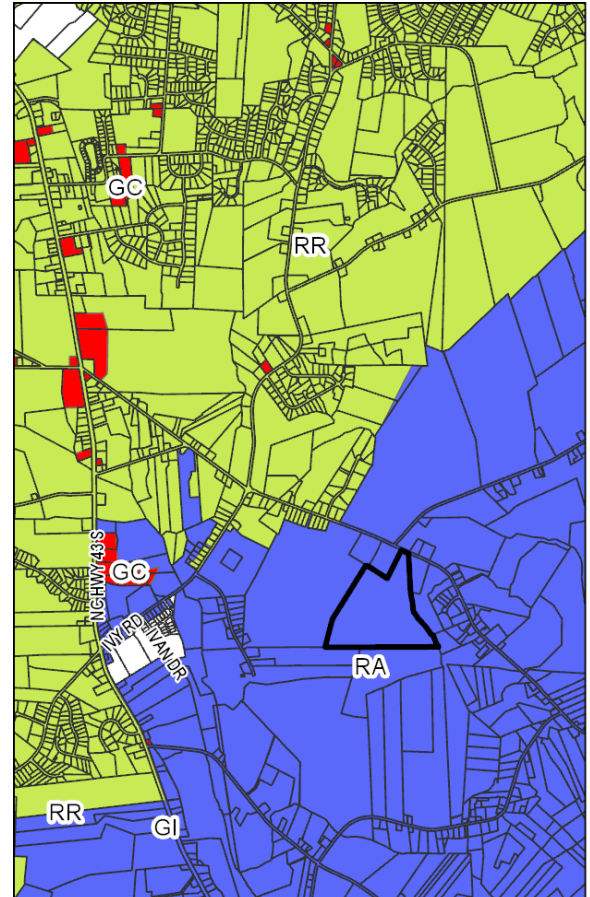


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Future Land Use & Character Map





Zoning Map



TRACT 1:
P&Z recommendation:
Approved 5:3

Map Legend

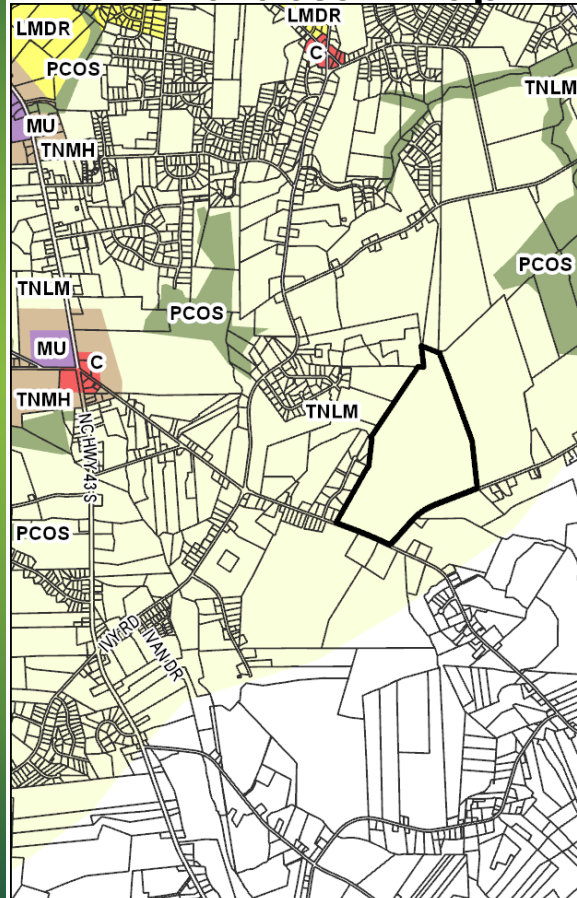
-  Rezoning Sites
-  Land Parcels



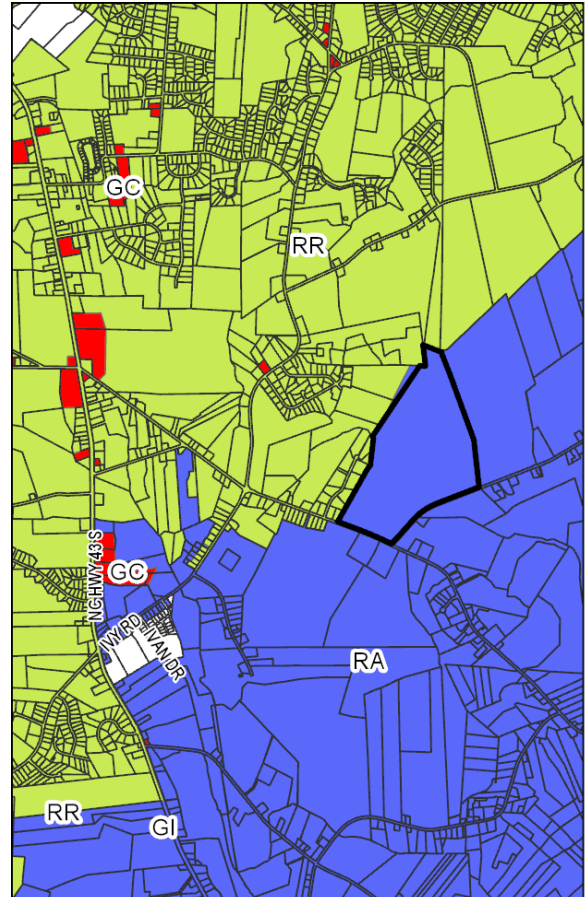
Greenville
NORTH CAROLINA

Find yourself in good company®



Future Land Use & Character Map



Zoning Map



Map Legend

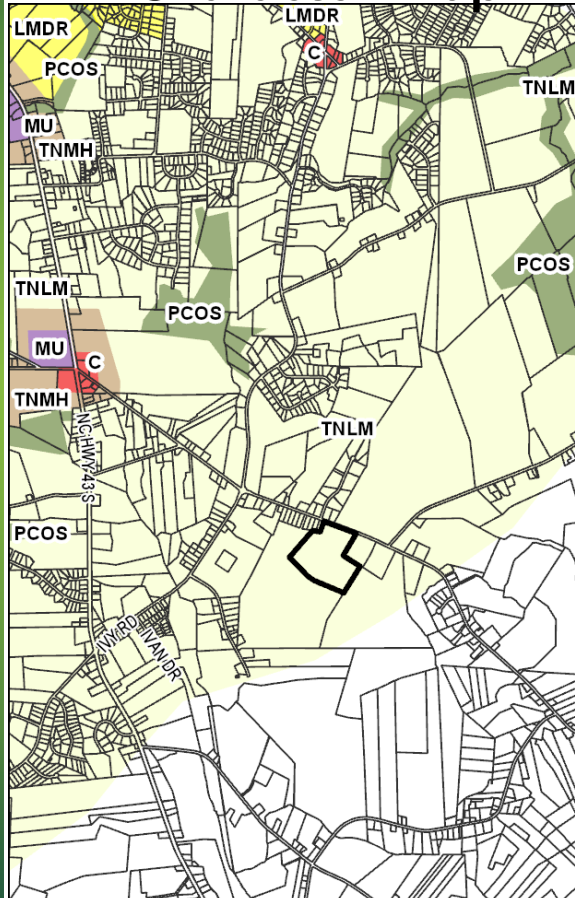
-  Rezoning Sites
-  Land Parcels



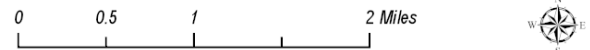
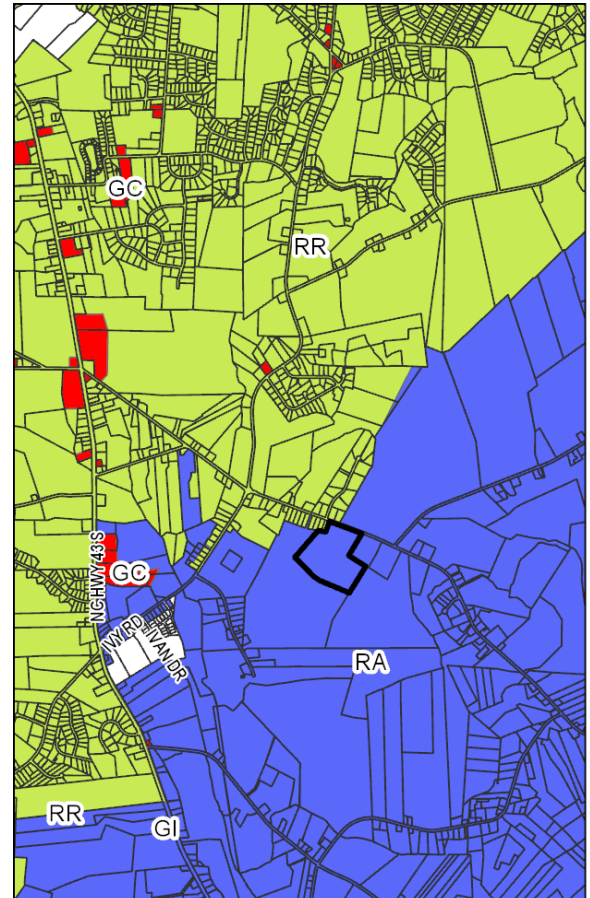
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Future Land Use & Character Map



Zoning Map



Map Legend

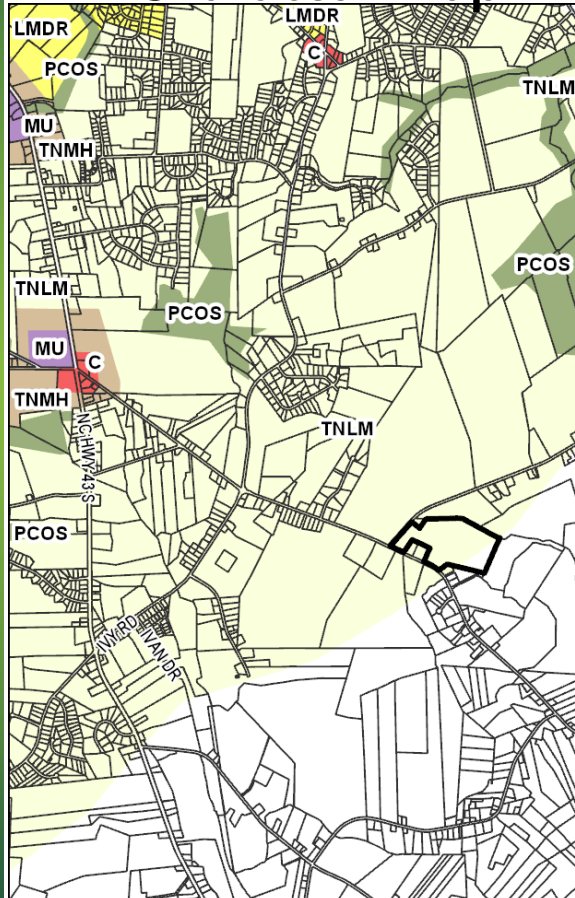
-  Rezoning Sites
-  Land Parcels



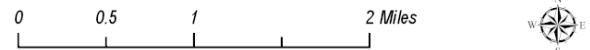
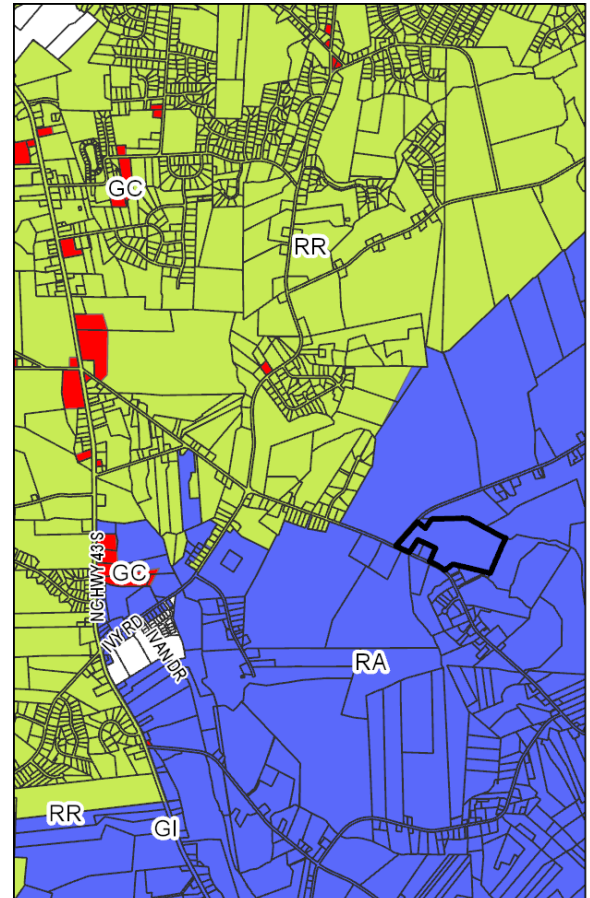
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Future Land Use & Character Map





Zoning Map



TRACT 4:
P&Z recommendation:
Denied 5:3

Map Legend

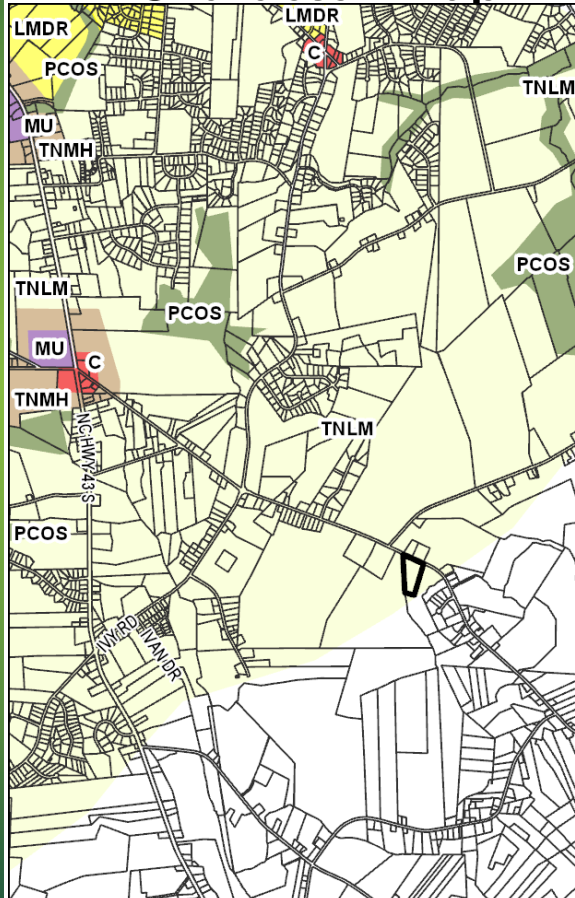
-  Rezoning Sites
-  Land Parcels



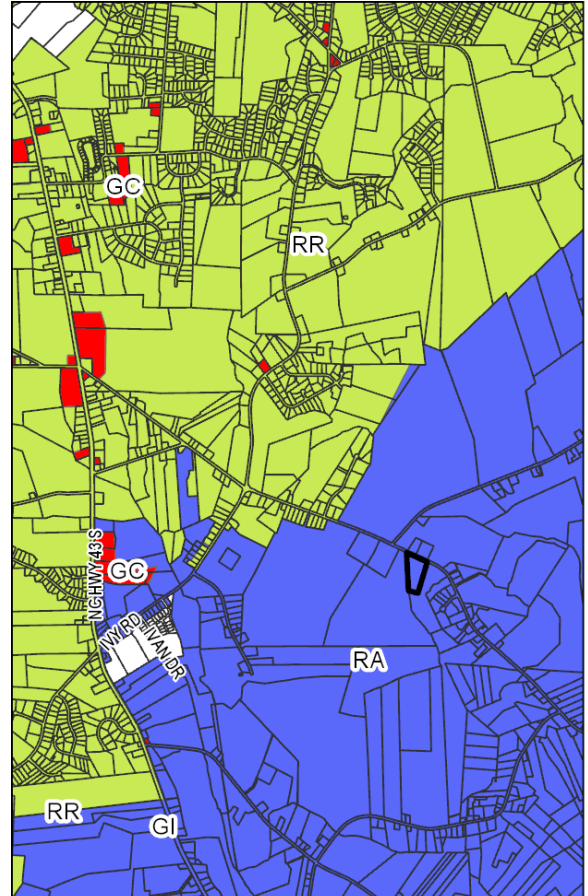
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Future Land Use & Character Map





Zoning Map



TRACT 5:
P&Z recommendation:
Approved 4:3

Map Legend

-  Rezoning Sites
-  Land Parcels



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Item 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





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General Location Map

Map Legend

 Greenville's ETJ

 Tar River

 Pitt-Greenville Airport (PGV)


City Council Voting District


District

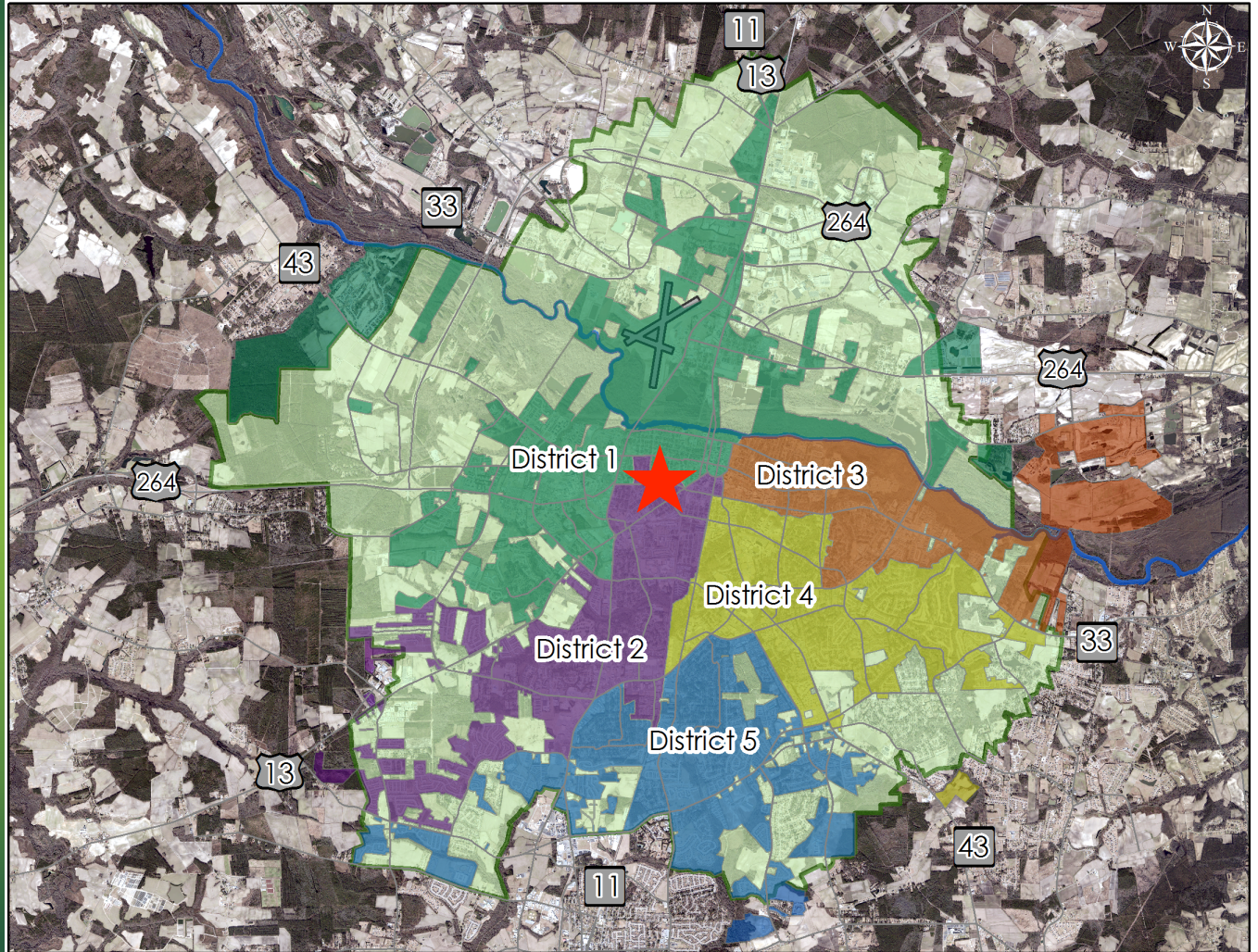
 District 1

 District 2

 District 3

 District 4

 District 5



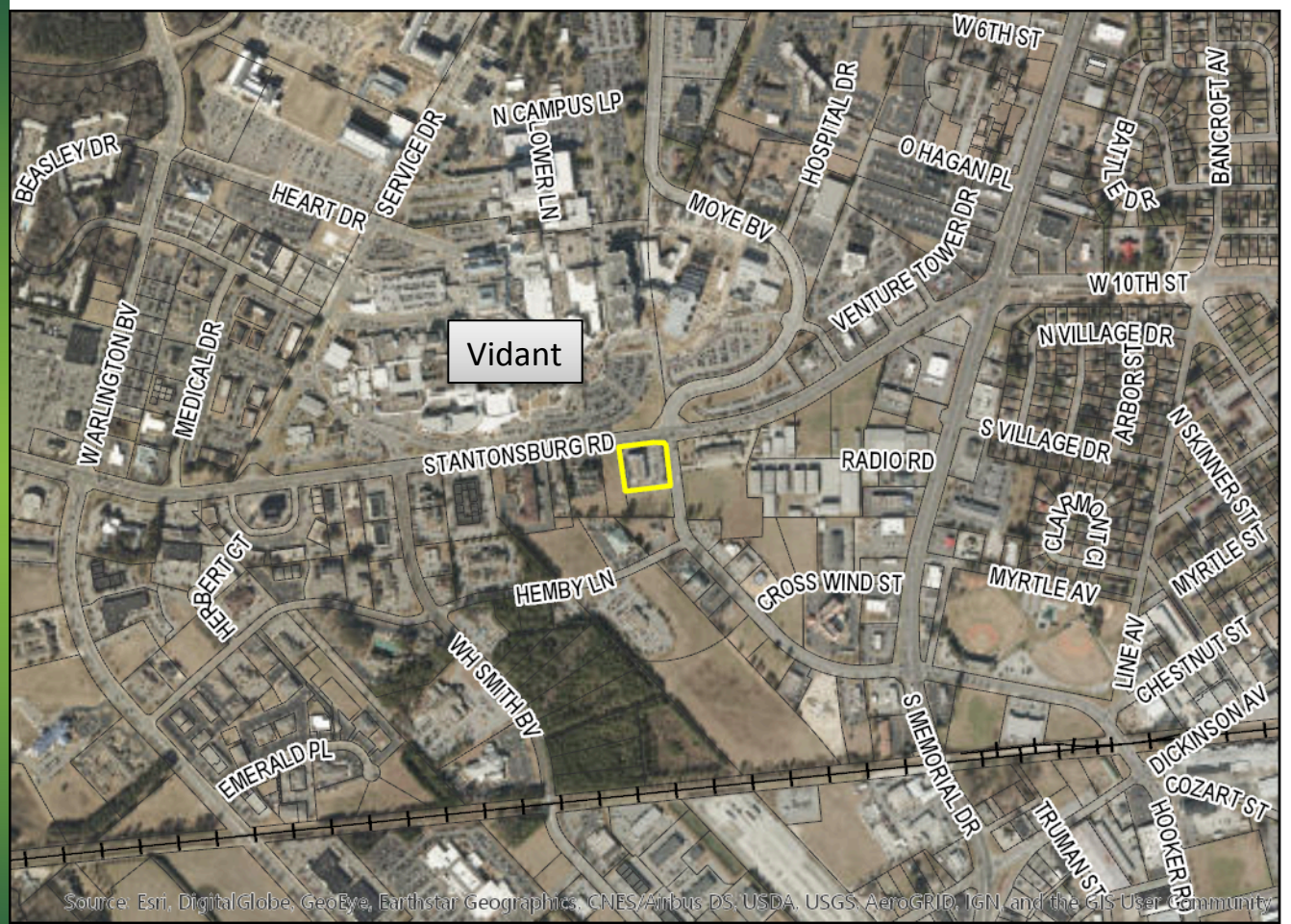
0 1 2 4 6 Miles



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Aerial Map (2016)



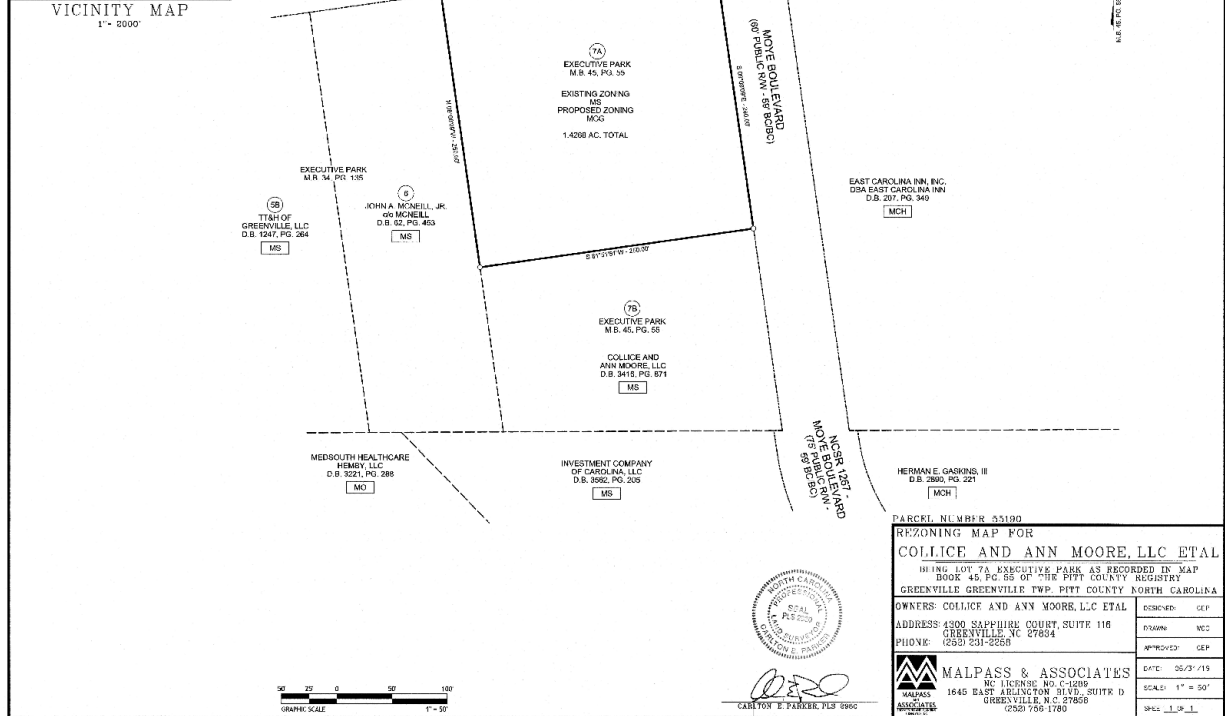
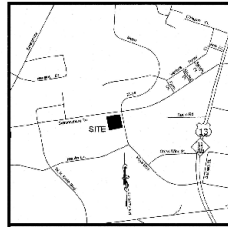
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0 0.15 0.3 0.6 Miles



Survey 1.4268 acres



PARCEL NUMBER 35100

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, L.C ETAL	DESIGNED: GEP
ADDRESS: 4300 SAPHIRE COURT, SUITE 116 GREENVILLE NC 27634	FOUNDER: NCD
PHONE: (252) 231-2526	APPROVED: GEP

MALPASS & ASSOCIATES
1645 EAST ARLINGTON BLVD., SUITE D GREENVILLE, N.C. 27656
(252) 756-1780

DATE: 05/31/19
SCALE: 1" = 50'
SHEET: 1 OF 1



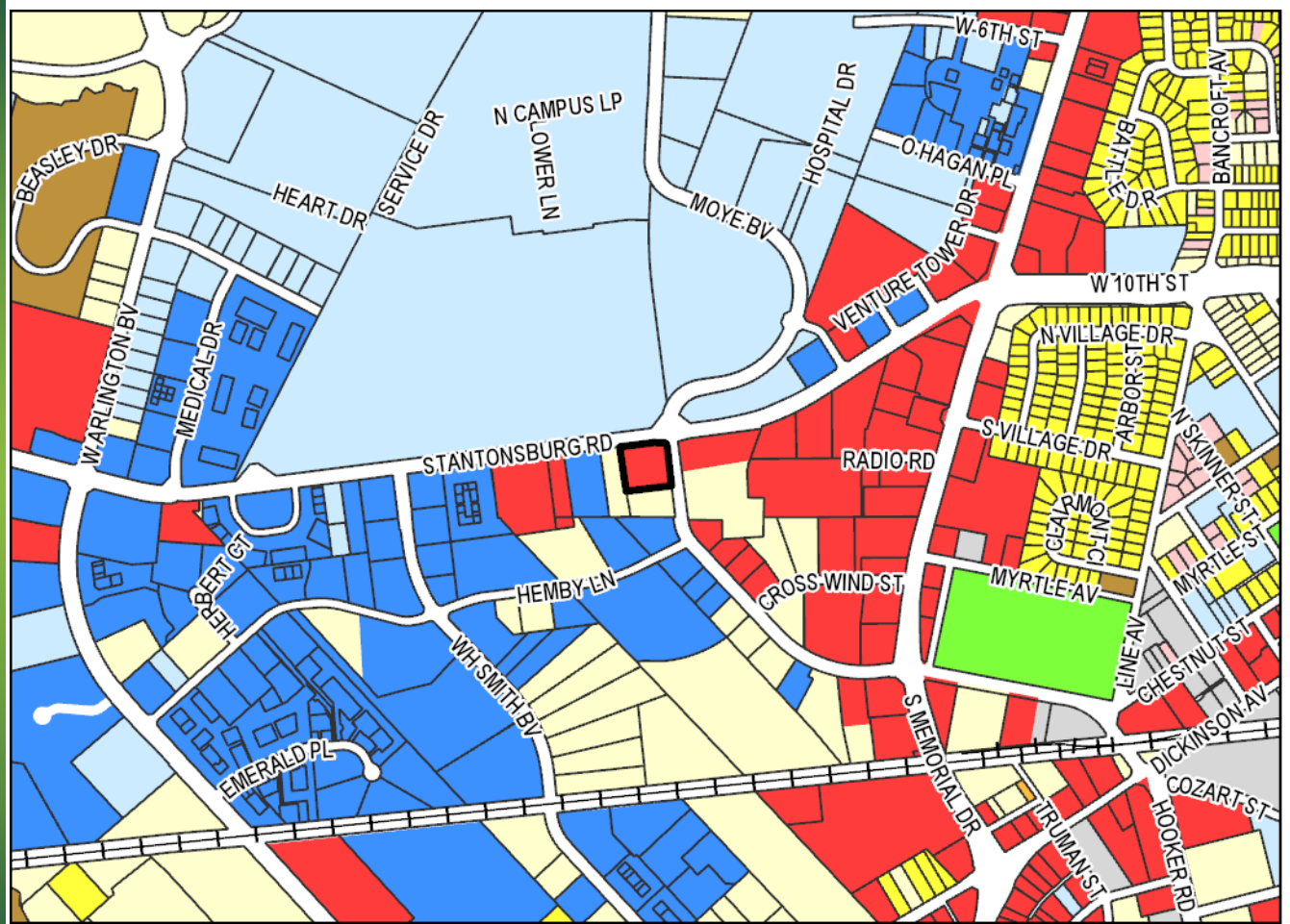
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19/05/19/108-445749-P-226 - Plan "A" Stantonsburg and Monte Boul Evard, Collice Moore, P-19-226-0000
 6/25/2019 8:08:57 AM

Existing Land Use

Existing Land Use

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



0 0.15 0.3 0.6 Miles



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Activity Centers

Map Legend



Neighborhood Activity Center



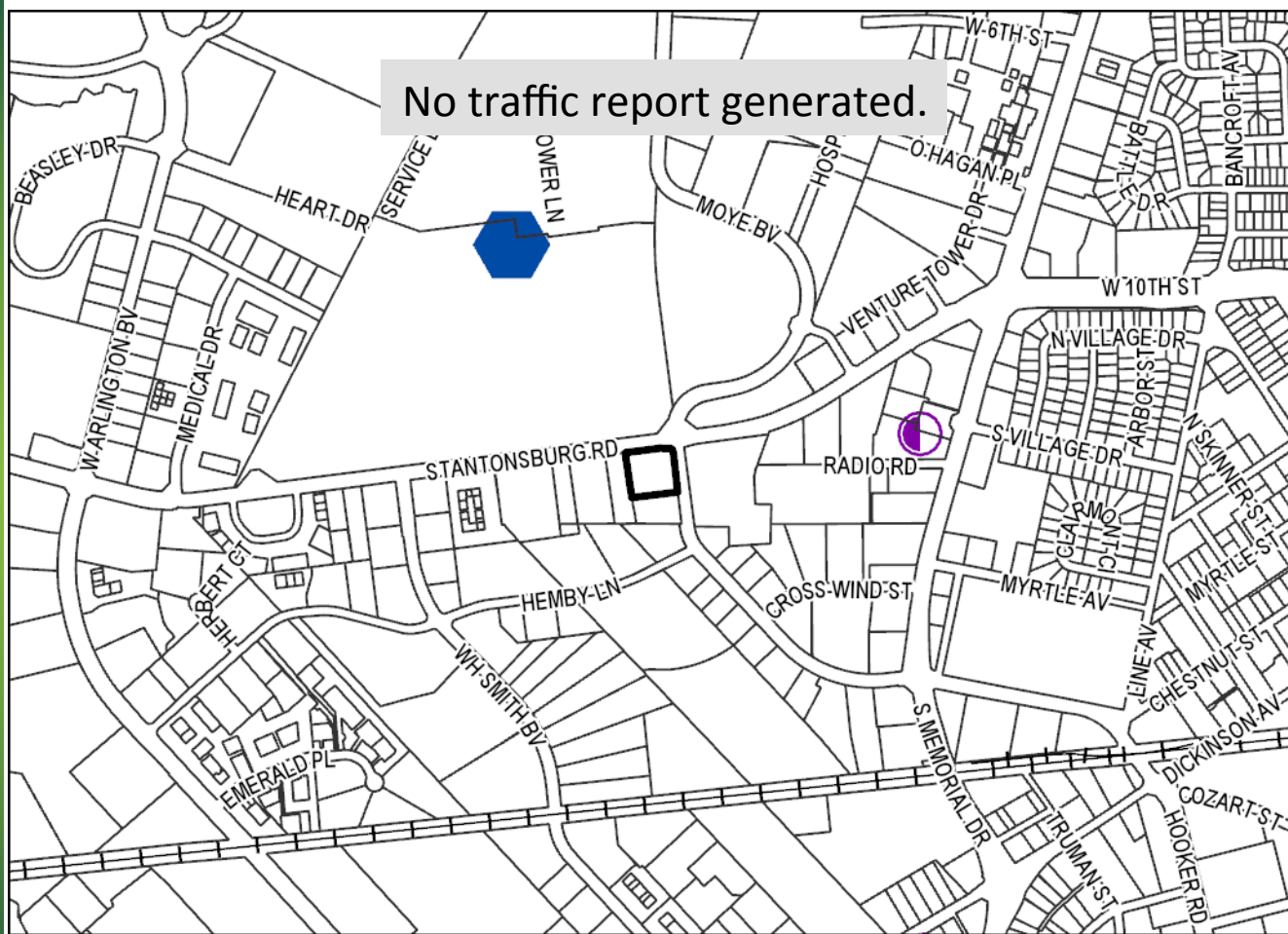
Community Activity Center



Regional Activity Center



Employment Center



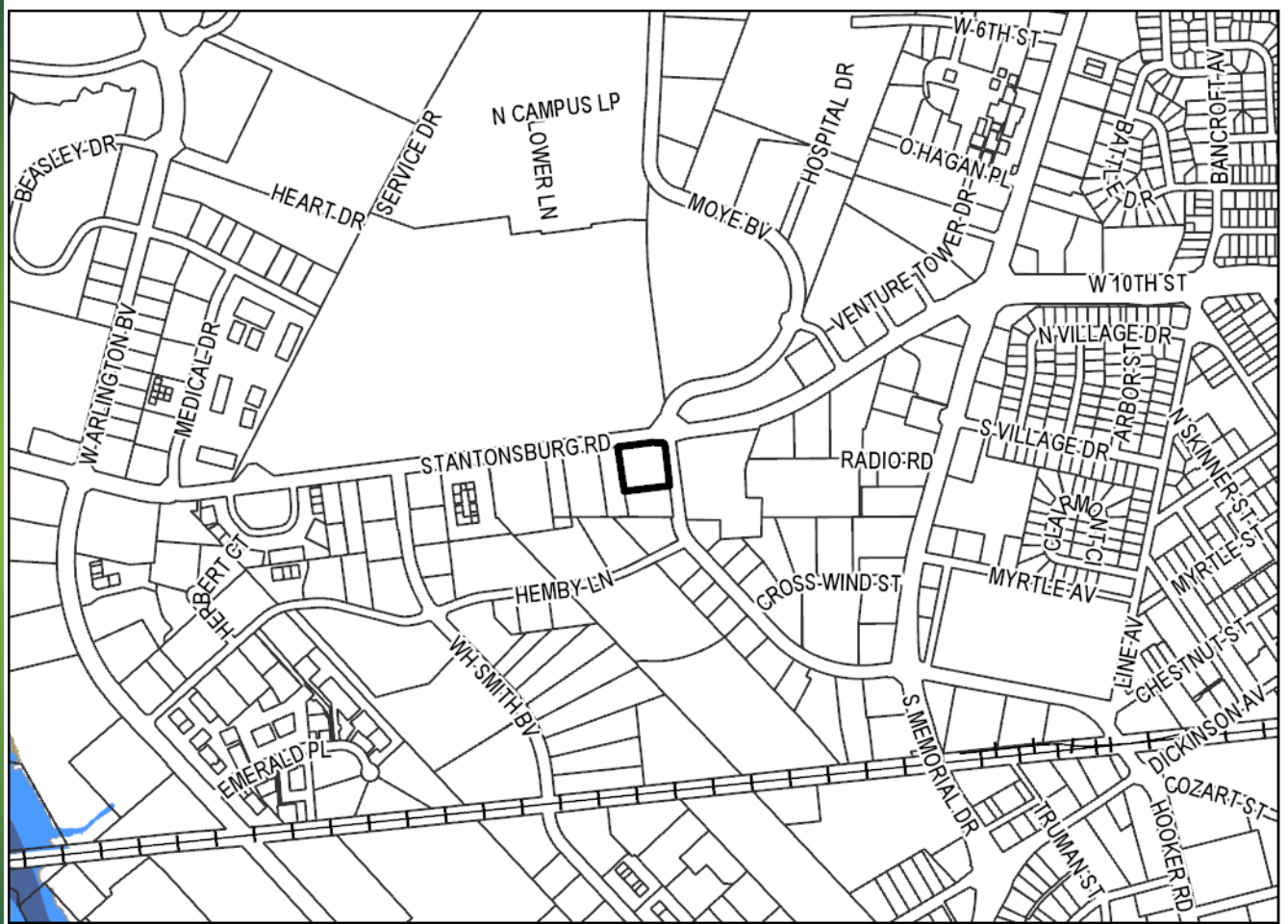
0 0.15 0.3 0.6 Miles



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Flood Plain Map

- AE = Floodway
- AE= Base Flood Elevations
- NEA (Non-Encroachment Area)
- A= 1% Chance of Annual Flood Hazard
- 0.2% Chance of Annual Flood Hazard



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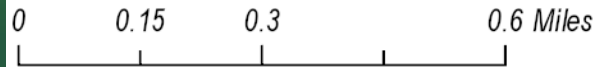
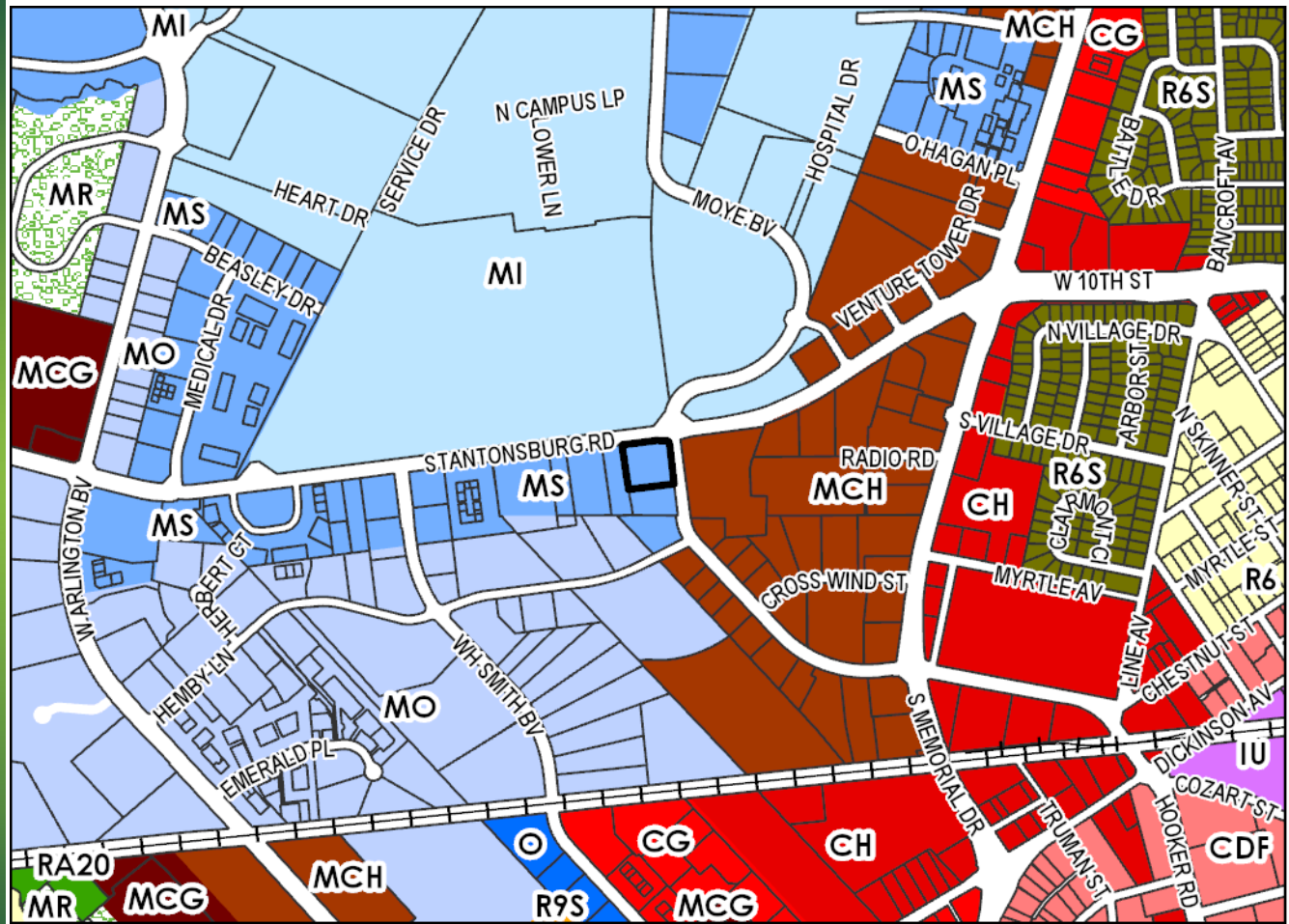
0 0.15 0.3 0.6 Miles



Zoning Map

Map Legend

CD	MI	R6S
CDF	MO	R9
CDF-UC	MS	R9S
CG	O	R9S-CA
CH	OR	R15S
CN	OR-UC	PUD
MCH	R6	MR
MCG	R6A	MRS
I	R6A-CA	RA20
IU	R6A-RU	
PIU	R6MH	



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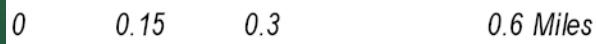
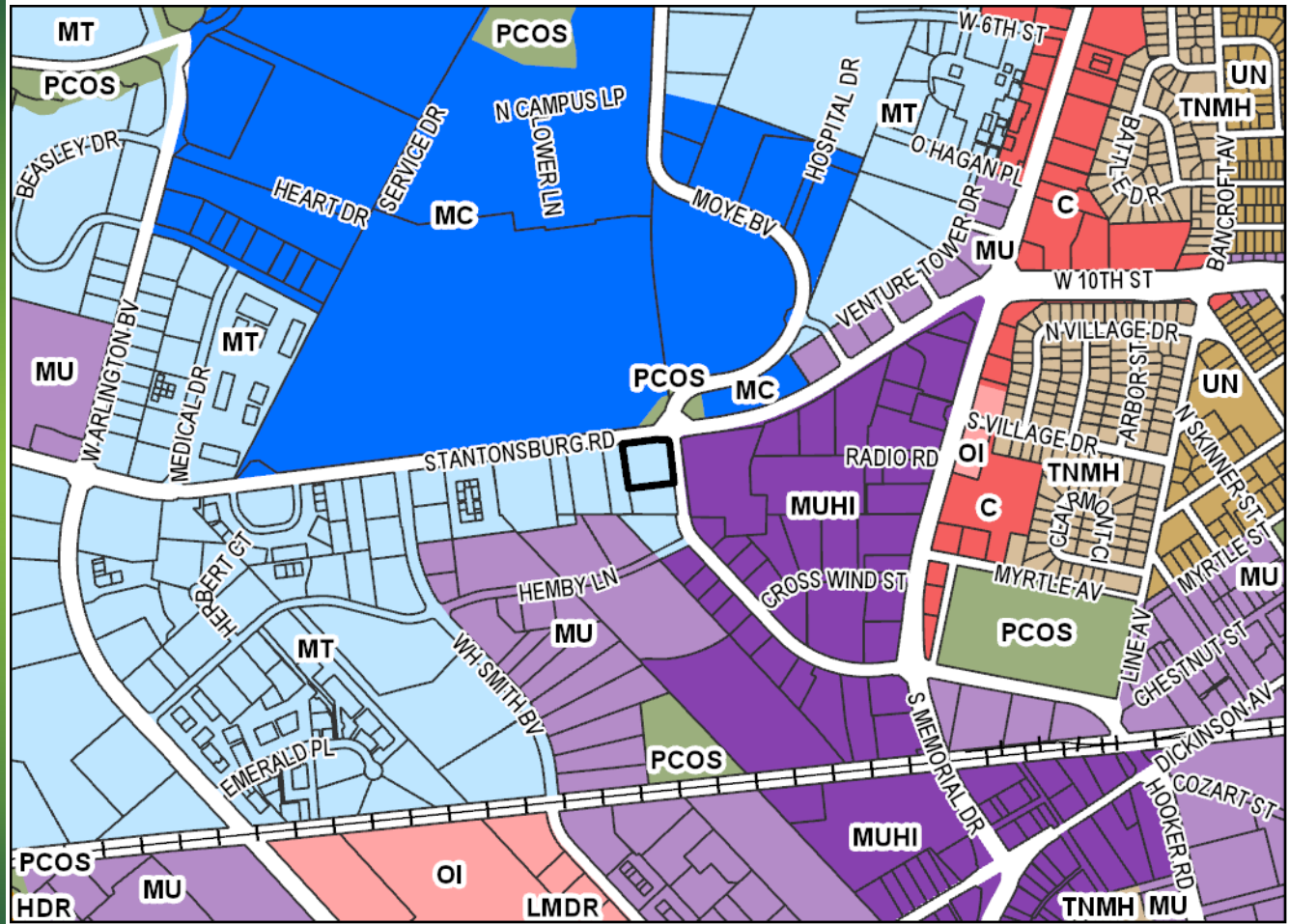
Future Land Use & Character Map

Map Legend

- Rezoning
- Land Parcels

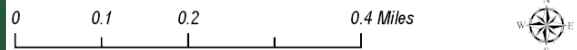
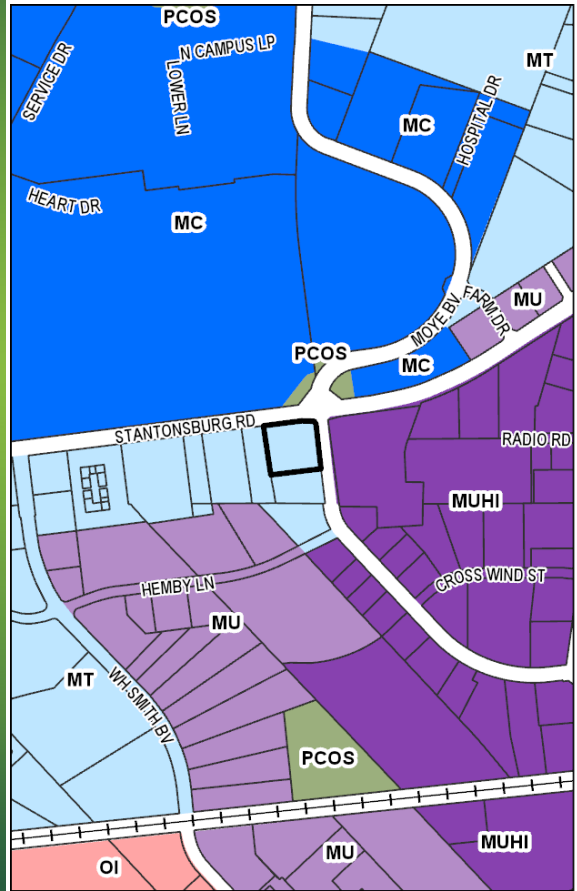
Horizons2026 Future Land Use

- PCOS - Potential Conservation and Open Space
- UC - Uptown Core
- UE - Uptown Edge
- MUHI - Mixed Use, High Intensity
- MU - Mixed Use
- C - Commercial
- OI - Office and Institutional
- UN - Uptown Neighborhood
- TNMH - Traditional Neighborhood, Medium to High Density
- TNLM - Traditional Neighborhood, Low to Medium Density
- HDR - Residential, High Density
- LMDR - Residential, Low to Medium Density
- UI - University Institutional
- MC - Medical Core
- MT - Medical Transition
- IL - Industrial / Logistics

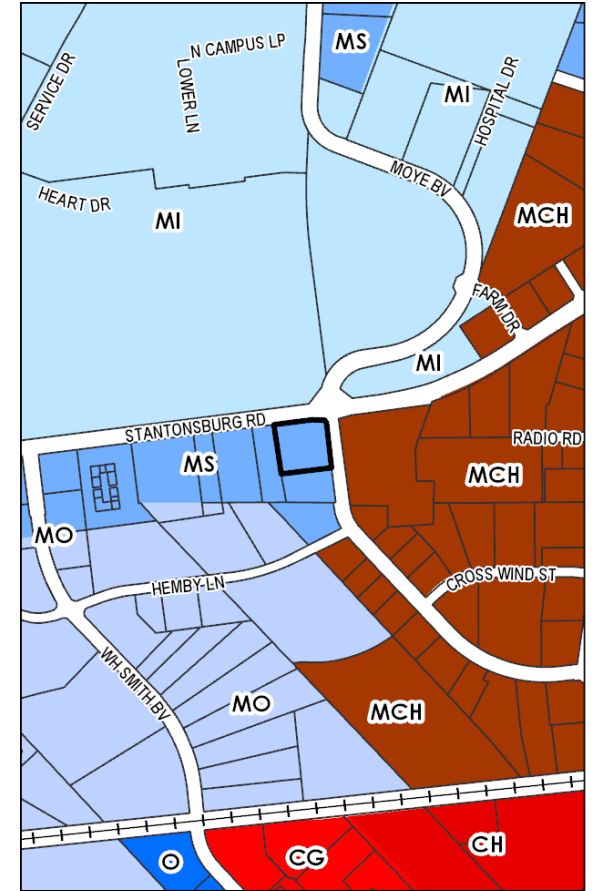


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Future Land Use & Character Map



Zoning Map



Map Legend

-  Rezoning Sites
-  Land Parcels



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Spot Zoning

Burden is on the local government to establish reasonableness in approving the request



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Factors for determining reasonableness:

- Size of area and particular characteristics
- Relation to comp plan
- Degree of change in uses between current and proposed zoning
- Relative harm and/or benefit to the owner(s), neighborhood and community



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



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City Council Meeting

August 8, 2019



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