



# Agenda

## Greenville City Council

June 14, 2007  
7:00 PM  
City Council Chambers  
200 Martin Luther King, Jr. Drive

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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.

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**I. Call Meeting To Order**

**II. Invocation - Mayor Parrott**

**III. Presentation of Colors**

**IV. Pledge of Allegiance**

**V. Roll Call**

**VI. Approval of Agenda**

**VII. Appointments**

1. Appointments to Boards and Commissions

**VIII. New Business**

**Public Hearings**

2. Ordinance, requested by Theraldine H. Forbes, to rezone 21.24 acres located north of Forlines Road, directly east of South Central High School, south of Swift Creek Swamp (Gum Swamp Canal), and 2,400+ feet west of Reedy Branch Road from RA20 (Residential-Agricultural) to R6S (Residential – Single-family [Medium Density])
3. Ordinance requested by Carolina Development and Construction, LLC to amend the Future Land Use Plan Map for the area described as being located along the eastern right-of-way of Evans Street, extending from the WNCT-TV Station southern property boundary line to 150 feet south of Pinewood Road, and including those lots fronting Evans Street, containing approximately 1.7+ acres from a “Medium Density Residential” category to an “Office/Institutional/Multi-family”

category

4. Ordinance requested by Carolina Development and Construction, LLC to rezone 0.74+ acres located at the northeast corner of the intersection of Evans Street and Pinewood Road from R9S (Residential – Single-family [Medium Density]) to O (Office)
5. Ordinance, requested by Lewis Land Development, LLC, to amend the FutureLand Use Plan Map for the area located along the southern right-of-way of East Fire Tower Road, west of Fork Swamp Canal, east of Fire Tower Shopping Center, and south of Quarterpath Village Subdivision, containing approximately 20 acres, from an “Office/Institutional/Multi-family” and “High-Density Residential” category to a “Commercial” category
6. Ordinance, requested by Lewis Land Development, LLC, to rezone 24.00 acres located along the southern right-of-way of East Fire Tower Road, west of Whitebridge Apartments, east of Fire Tower Crossing Shopping Center, and south of Quarterpath Village Subdivision from R6MH (Residential – Mobile Home [High Density Multi-family]) to CN (Neighborhood Commercial)
7. Ordinance, requested by William E. Dansey, Jr. to rezone 1.85 acres located at the southwest corner of the intersection of East Fire Tower and Bayswater Roads from OR (Office-Residential [High Density Multi-family]) to CG (General Commercial)
8. Ordinance, requested by Magdy Taha and Enji Abdo, to rezone 2.043 acres located at the southwest corner of the intersection of Dickinson Avenue and South Skinner Street from IU (Unoffensive Industry) to CDF (Downtown Commercial Fringe)
9. Ordinance, requested by Owen Burney, to rezone 12.39+ acres located between North Memorial Drive and the Seaboard Coastline Railroad, 2,070+ feet south of Staton Mill Road, and 460+ feet north of Moore Road (Pinewood Estates Subdivision) from RA20 (Residential-Agricultural) and RR (Rural Residential – County’s Jurisdiction) to OR (Office-Residential [High Density Multi-family])
10. Ordinance, requested by V-SLEW, LLC, to rezone 101.179 acres located along the northern right-of-way of NC Highway 33 East, 820+ feet east of the intersection of NC Highway 33 East and Portertown Road, and 1,350+ feet west of the intersection of NC Highway 33 East and L. T. Hardee Road from RA20 (Residential-Agricultural) and RR (Rural Residential – County’s Jurisdiction) to OR (Office-Residential [High Density Multi-Family]), R6A (Residential [Medium Density Multi-Family]), RA20 (Residential-Agricultural), and O (Office)
11. Ordinance requested by the Community Development Department to amend the Downtown Commerical (CD) district table of uses to include a new use entitled "dormitory development" as a special use.
12. Ordinance to annex Burney and Burney Construction Co., Inc., containing 15.77 acres located east of NC Highway 11 and north of Pinewood Estates
13. Ordinance to annex V-SLEW, LLC, property containing 67.389 acres located north of NC Highway 33 and west of Rolling Meadows Subdivision
14. Ordinance to annex Bristolmoor, Section 3, containing 9.219 acres located west of Bristolmoor,

Section 2, and north of Forlines Road

15. Ordinance to annex Langston Farms, Phase 9, containing 5.4732 acres located north of Langston Boulevard and south of Stone Wood Drive
16. Ordinance to annex Waterford Commons, containing 11.17 acres located on the northeast corner of the intersection of B's Barbeque Road and Stantonsburg Road
17. Resolution to close a portion of South Washington Street to Dickinson Avenue, a portion of West Sixth Street from South Washington Street to Evans Street, and Dickinson Avenue from South Washington Street to Reade Circle
18. Ordinance requiring the repair or the demolition and removal of the dwelling located at 1001 Colonial Avenue
19. Ordinance requiring the repair or the demolition and removal of the dwelling located at 609 Wyatt Street
20. Ordinance requiring the repair or the demolition and removal of the dwelling located at 105 Ridgeway Drive
21. Ordinance requiring the repair or the demolition and removal of the dwelling located at 202 Nash Street
22. Ordinance requiring the repair or the demolition and removal of the dwelling located at 411 West Third Street
23. Ordinance requiring the repair or the demolition and removal of the dwelling located at 413 West Third Street
24. Ordinance requiring the repair or the demolition and removal of the dwelling located at 113 Wade Street
25. Application for funds from the federal Edward Byrne Memorial Justice Assistance Grant Program

### **Public Comment Period**

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

### **Other Items of Business**

26. Ordinance to annex the River Hill area containing 83.99 acres located south of the Tar River, on

the north side of NC Highway 33, and 370 feet west of NCSR 1726 (Portertown Road), being all of the River Hill Subdivision and the adjoining property along NC Highway 33

27. Sixth Street Relocation Project engineering design contract award
28. Request by Pitt County Schools to provide sewer service to Pactolus and Stokes Schools
29. Ordinance Amending Section 12-1-2 of the City Code Relating to Consumption of Alcoholic Beverages in Public
30. Contract award for the 2007 Sidewalk Construction Project
31. Contract award for 2006-2007 Street Resurfacing Project
32. Greenville Utilities Commission's FY 2006-2007 budget ordinance amendments (End-of-Year)
33. Budget ordinance amendment #10 to the 2006-2007 City of Greenville budget and budget amendment to ordinance 99-23 Computerized Traffic Signal, and ordinances establishing capital project budgets for the West 3rd Street Reconstruction and Employee Parking Lot Expansion/Improvement
34. Ordinances adopting budgets for the 2007-2008 Fiscal Year
  - a. City of Greenville (including Sheppard Memorial Library and Greenville-Pitt County Convention & Visitors Authority)
  - b. Greenville Utilities Commission

**IX. Comments from Mayor and City Council**

**X. City Manager's Report**

**XI. Adjournment**



# City of Greenville, North Carolina

Meeting Date: 6/14/2007  
Time: 7:00 PM

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**Title of Item:** Appointments to Boards and Commissions

**Explanation:** City Council appointments or reappointments need to be made to the Affordable Housing Loan Committee, Board of Adjustment, Citizens Advisory Commission on Cable Television, Community Appearance Commission, Greenville Utilities Commission, Pitt-Greenville Airport Authority, Pitt-Greenville Convention and Visitors Authority, Public Transportation and Parking Commission, and Recreation and Parks Commission.

**Fiscal Note:** No fiscal impact

**Recommendation:** To make appointments or reappointments to the Affordable Housing Loan Committee, Board of Adjustment, Citizens Advisory Commission on Cable Television, Community Appearance Commission, Greenville Utilities Commission, Pitt-Greenville Airport Authority, Pitt-Greenville Convention and Visitors Authority, Public Transportation and Parking Commission, and Recreation and Parks Commission.

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[2003 - Present Appointments To Boards and Commissions - City Council Meetings Agenda Deadline Material](#)

# Appointments To Boards and Commissions

June 14, 2007

## Affordable Housing Loan Committee

**Council Liaison:** Council Member Rose Glover

<u>Name</u>	<u>Current Term</u>	<u>Reappointment Status</u>	<u>Expiration Date</u>
Robert Moore	First term	Resigned	February 2008
Gloria Pearsall	Second term	Resigned	February 2008

## Board of Adjustment

**Council Liaison:** Council Member Larry Spell

<u>Name</u>	<u>Current Term</u>	<u>Reappointment Status</u>	<u>Expiration Date</u>
Ann Bellis	First term	Eligible	June 2007
Charles Ewen	Filling unexpired term	Eligible	June 2007
Charles Ward	Filling unexpired term	Eligible	June 2007

## Citizens Advisory Commission on Cable Television

**Council Liaison:** Council Member Larry Spell (Ex-Officio Voting Member)

<u>Name</u>	<u>Current Term</u>	<u>Reappointment Status</u>	<u>Expiration Date</u>
Tim Hudson	First term	Resigned	March 2009

## Community Appearance Commission

**Council Liaison:** Council Member At-Large Pat Dunn

<u>Name</u>	<u>Current Term</u>	<u>Reappointment Status</u>	<u>Expiration Date</u>
Edna Atkinson	First term	Eligible	April 2007
Brenda Ernest	First term	Resigned	April 2009
Jeffrey Marshall	First term	Eligible	July 2007
Kishen Rao	Filling unexpired term	Eligible	July 2007

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### Greenville Utilities Commission

**Council Liaison:** Council Member Chip Little

<u>Name</u>	<u>Current Term</u>	<u>Reappointment Status</u>	<u>Expiration Date</u>
Lester Brown	First term	Eligible	June 2007
J. Bryant Kittrell	Second term	Ineligible	June 2007
Erma Taylor	Second term	Ineligible	June 2007

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### Pitt-Greenville Airport Authority

**Council Liaison:** Council Member Ray Craft

<u>Name</u>	<u>Current Term</u>	<u>Reappointment Status</u>	<u>Expiration Date</u>
Dennis Biggs	First term	Eligible	July 2007

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### Pitt-Greenville Convention and Visitors Authority

**Council Liaison:** Council Member Larry Spell

<u>Name</u>	<u>Current Term</u>	<u>Reappointment Status</u>	<u>Expiration Date</u>
Tonyia Fulghum (1) (County)	First term	Eligible	July 2007
Angel Savage (3) (County)	First term	Did not meet attendance requirements	July 2007
James Streeter (3) (City)	First term	Eligible	July 2007
Vacancy (1) (City)	Second term	Ineligible	July 2007

1. Owners/operators of hotels/motels
  3. Residents not involved in tourist or convention-related business
- 

### Public Transportation and Parking Commission

**Council Liaison:** Mayor Pro-Tem Mildred A. Council

<u>Name</u>	<u>Current Term</u>	<u>Reappointment Status</u>	<u>Expiration Date</u>
Ashley Fenner	Second term	Resigned	January 2010

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### Recreation and Parks Commission

**Council Liaison:** Council Member Chip Little

<u>Name</u>	<u>Current Term</u>	<u>Reappointment Status</u>	<u>Expiration Date</u>
James Bond	First term	Eligible	June 2007
Gary Hassell	First term	Eligible	June 2007
Wilson McDowell	First term	Eligible	June 2007
Lillian Outterbridge	Second term	Ineligible	June 2007

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# Applicants for Affordable Housing Loan Committee

**NONE**

## Applicants for Board of Adjustment

Ralph W. Flanary 601 Rupert Drive Greenville, NC 27834	321-0330	<b>Application</b>	2/22/2005
O. J. Gupton 3001-A Mulberry Lane Greenville, NC 27858	756-6146	<b>Application</b>	2/17/2005
Perry Priyadarshi Kachroo 706 S. Evans Street Greenville, NC 27834	752-9119	<b>Application</b>	1/12/2006
Charles Tomlinson 100 Hickory Street, Apt. D-101 Greenville, NC 27858	830-1664	<b>Application</b>	2/17/2005

# Applicants for Citizens Advisory Commission on Cable Television

NONE

## Applicants for Community Appearance Commission

Ralph W. Flanary 601 Rupert Drive Greenville, NC 27834	321-0330	<b>Application</b>	2/22/2005
Perry Priyadarshi Kachroo 706 S. Evans Street Greenville, NC 27834	752-9119	<b>Application</b>	1/12/2006
Evon Zell 3608 Lena Lane Greenville, NC 27834	367-9005	<b>Application</b>	3/29/2007

## Applicants for Greenville Utilities Commission

Don Edmonson 112 Berkshire Drive Greenville, NC 27858	756-7583	<b>Application</b>	7/13/2006
John E. Ferren 3010 Westview Drive Greenville, NC 27834	756-3607	<b>Application</b>	3/22/2007
Ralph W. Flanary 601 Rupert Drive Greenville, NC 27834	321-0330	<b>Application</b>	2/22/2005
Bradley J. Ingalls 601 Kempton Drive Greenville, NC 27834	353-5156	<b>Application</b>	10/11/2005
Vickie Joyner 204 N. Sylvan Drive Greenville, NC 27858	355-1718	<b>Application</b>	12/6/2006
Joseph Skinner 3605 Stillwood Drive Winterville, NC 28590	756-1966	<b>Application</b>	2/16/2005
Don M. Wilkerson 3714 Cantata Drive Greenville, NC 27834	355-7331	<b>Application</b>	2/28/2007

## Applicants for Pitt-Greenville Airport Authority

Ralph W. Flanary 601 Rupert Drive Greenville, NC 27834	321-0330	<b>Application</b>	2/22/2005
Mitchell Jones 94 Tuckahoe Drive Greenville, NC 27858	756-7660	<b>Application</b>	8/11/2006
Leonard Kulik 122 Fort Sumter Drive Greenville, NC 27858	353-6405	<b>Application</b>	2/20/2005
William E. Shelton 2607 Brookridge Circle Greenville, NC 27858	321-0871	<b>Application</b>	9/22/2004

# City Applicants

**Board/Commission:** Pitt-Greenville Convention and Visitors Authority

William T. Bunting, Jr.  
2209-D Locksley Woods Drive  
Greenville, NC 27834

**Application Date:** 03/09/2005  
341-3320 **Occupation:** Communications  
Officer, ECU

John Van Coutren  
500 Hensington Drive  
Greenville, NC 27858

**Application Date:** 03/07/2007  
355-4743  
**Occupation:** Managing Partner  
Glennon/Bittan Investments

Perry Priyadarshi Kachroo  
706 S. Evans Street  
Greenville, NC 27834

**Application Date:** 01/12/2006  
752-9119 **Occupation:** General Manager/  
Marathon Restaurant; Infiniti Corp.

Chad Reynolds  
1604 Brownlea Drive  
Greenville, NC 27834

**Application Date:** 11/29/2005  
321-6311 **Occupation:** Financial Consultant  
A.G. Edwards & Sons

Marcia Taylor  
104-B2 Oaktowne Drive  
Greenville, NC 27834

**Application Date:** 05/04/2006  
756-9301 **Occupation:** Professor, ECU

Lisa Wagner  
430 A Lake Road  
Greenville, NC 27834

**Application Date:** 5/7/2007  
902-7580 **Occupation:** Sales Manager, Hilton

Wayne Whipple  
3102 Cleere Court  
Greenville, NC 27834

**Application Date:** 11/29/2006  
321-0611 **Occupation:** Retired, Law  
Enforcement

Evon Zell  
3608 Lena Lane  
Greenville, NC 27834

**Application Date:** 3/29/2007  
367-9005 **Occupation:** Senior Systems  
Analyst/Assistant Vice-President  
Wachovia Dealer Services

Document No.: 123967  
Revised: 5/31/2007

## *County Applicant Interest Listing*

### *Convention & Visitors Authority*

**Brayom Anderson III**  
 1624 Black Jack Simpson Road  
 Greenville NC 27858

Day (252) 439-0555  
 Evening Phone: (252) 341-2527  
 Fax:  
 E-mail: brayom@tie-breakers.com  
 Priority:

Gender: M  
 Race White  
 District: 3  
 Date Applied: 01/25/2007

Applicant's Attributes: County Planning Jurisdiction

Experience (Educ./Vol./Prof. Assoc./Military/Other Appointed Positions, etc.)

	<b>Organization</b>	<b>Description</b>	<b>Date(s)</b>
Education	JH Rose High		
Experience	Law enforcement/deputy		
Experience	Tie Breakers Sports Bar & Grill	Owner	
Experience	US Army & Coast Guard		

**Joanne Askew**  
 1944 Cornerstone Drive  
 Winterville NC 28590

Day (252) 756-5601  
 Evening Phone: (252) 814-6774  
 Fax:  
 E-mail: gobills10@suddenlink.net  
 Priority:

Gender: F  
 Race White  
 District: 5  
 Date Applied: 02/21/2007

Applicant's Attributes: Winterville City Limits

Experience (Educ./Vol./Prof. Assoc./Military/Other Appointed Positions, etc.)

	<b>Organization</b>	<b>Description</b>	<b>Date(s)</b>
Education	University of Pennsylvania	BS - Business	
Education	Internboro High		
Experience	Onslow County	Retired HR Director	
Experience	Alamance County	Retired HR Director	
Volunteer/Prof. Associations	United Way		
Volunteer/Prof. Associations	Church Committees		
Volunteer/Prof. Associations	NC Symphony Board		
Volunteer/Prof. Associations	Meals on Wheels		



## *County Applicant Interest Listing*

**Ralph Hall Jr**  
111 Hardee Street  
Greenville NC 27858

Day  
Evening Phone: (252) 756-0262  
Fax:  
E-mail: bajhall@aol.com  
Priority: 0

Gender: M  
Race White  
District: 6  
Date Applied: 02/26/2003

Applicant's Attributes: District 6  
Greenville ETJ

Experience (Educ./Vol./Prof. Assoc./Military/Other Appointed Positions, etc.)

	<b>Organization</b>	<b>Description</b>	<b>Date(s)</b>
Education	University of South Carolina	Civil Engineering	1955-1957
Education	Edenton High		
Experience	Phillippines Construction	Project Manager	1962-1966
Experience	Foreign Service Staff Officer	Civil Engineer	1966-1969
Experience	Odell Associates	Hospital Construction Engineer	1969-1973
Experience	PCMH	Vice-President of Facilities	1973-2001
Volunteer/Prof. Associations	N.C. Bio-Medical Association		
Volunteer/Prof. Associations	N.C. Association of Health Care		
Volunteer/Prof. Associations	American Society of Health Care		
Volunteer/Prof. Associations	American Cancer Society		
Volunteer/Prof. Associations	State Board of Directors		

Boards Assigned To

Industrial Revenue & Pollution Control Authority	3/15/2004 to 3/15/2007
P. C. M. H Board Of Trustees District 2	1/12/2004 to 3/31/2008

**Minnie Johnson-Anderson**  
3309 Landmark Street  
Greenville NC 27834

Day (252) 439-0613  
Evening Phone:  
Fax:  
E-mail: minni789@aol.com  
Priority: 0

Gender: F  
Race African  
District: 4  
Date Applied: 11/15/2002

*Convention & Visitors Authority*  
Friday, June 01, 2007

## *County Applicant Interest Listing*

Applicant's Attributes: Greenville City Limits

Experience (Educ./Vol./Prof. Assoc./Military/Other Appointed Positions, etc.)

	<b>Organization</b>	<b>Description</b>	<b>Date(s)</b>
Education	Elizabeth City State University	BS & Masters/Education	
Education	HB Sugg High		
Experience	DC Board of Education	Counselor	
Other Appointed Positions	Historic Preservation		
Volunteer/Prof. Associations	Healthy Committee		
Volunteer/Prof. Associations	Republican Women of Pitt		
Volunteer/Prof. Associations	African-American Heritage		
Volunteer/Prof. Associations	Mental Health Consumer		

Boards Assigned To

Mental Health Advisory Committee	7/12/2004 to 7/12/2008
At large	

**Karen Koch**  
2146 Sir Hugh Court  
Greenville NC 27858

Day (252) 744-5209  
Evening Phone: (252) 551-3782  
Fax: (252) 744-5229  
E-mail:  
Priority: 0

Gender: F  
Race White  
District: 3  
Date Applied: 09/15/2004

Applicant's Attributes: District 3  
Greenville ETJ

Experience (Educ./Vol./Prof. Assoc./Military/Other Appointed Positions, etc.)

	<b>Organization</b>	<b>Description</b>	<b>Date(s)</b>
Education	University of Maryland	BS-Psychology Master Socail	
Education	Centennial High		
Experience		Licensed Clinical Socail Worker	
Experience	ECU School of Social Work	Field Instructor	
Experience	Walter B. Jones Alcohol Center	Social Work Supervisor	16 yrs
Volunteer/Prof. Associations	Board of Directors		

*Convention & Visitors Authority*  
Friday, June 01, 2007

## *County Applicant Interest Listing*

Volunteer/Prof. Associations      NASW Local Program Unit

Volunteer/Prof. Associations      National Ass. Of Social

Boards Assigned To

Mental Health Advisory Committee      3/14/2005 to    12/16/2006  
At large

Nursing Home Advisory Committee      11/1/2004 to    11/1/2005

**Steve Little**

3314 NC 33 W  
Greenville NC 27834

Day (910) 608-3724      Gender: M  
Evening Phone: (252) 758-2040      Race White  
Fax:      District: 2  
E-mail: slittle@nashfinch.com      Date Applied: 01/05/2007  
Priority:

Applicant's Attributes:    District 2  
County Planning Jurisdiction  
North of the River

Experience (Educ./Vol./Prof. Assoc./Military/Other Appointed Positions, etc.)

	<b>Organization</b>	<b>Description</b>	<b>Date(s)</b>
Education	East Carolina University		
Education	Belvoir Elementary		
Experience		NC Real Estate Broker License	
Experience	Nash Finch	Division Manager	
Volunteer/Prof. Associations	Pitt County Planning Board		6 years

Boards Assigned To

ABC Board      1/23/2007 to    6/30/2009

**Joseph Skinner**

3605 Stillwood Drive  
Winterville NC 28590

Day (252) 847-6843      Gender: M  
Evening Phone: (252) 756-1966      Race White  
Fax:      District: 4  
E-mail:      Date Applied: 01/14/2005  
Priority: 0

## *County Applicant Interest Listing*

Applicant's Attributes: District 4  
Greenville City Limits

Experience (Educ./Vol./Prof. Assoc./Military/Other Appointed Positions, etc.)

	<b>Organization</b>	<b>Description</b>	<b>Date(s)</b>
Education	East Carolina University		
Education	Ralph L Fike		
Experience	S.T. Wooten Construction		
Experience	C.A. Lewis	General Contractor	15 years
Experience	Pitt County Memorial Hospital	Project Manager/Employer	2000
Volunteer/Prof. Associations	Advisory Board @ PCC		
Volunteer/Prof. Associations	University Kiwanis Club		
Volunteer/Prof. Associations	Planning & Zoning		

Boards Assigned To

Development Commission 2/7/2005 to 12/31/2007  
Greenville Nominated

**Kelli Smith**

3750 Langston Blvd.  
Winterville NC 28590

Day (252) 413-4368  
Evening Phone: (252) 353-2737  
Fax:  
E-mail: kpsmith@pcmh.com  
Priority: 0

Gender: F  
Race African  
District: 4  
Date Applied: 09/17/2004

Applicant's Attributes: District 4  
Greenville City Limits

Experience (Educ./Vol./Prof. Assoc./Military/Other Appointed Positions, etc.)

	<b>Organization</b>	<b>Description</b>	<b>Date(s)</b>
		MBA - Health Care Admin	
Education	East Carolina University	BS-Biology, MPH -Epidemiology	
Education	Clark Atlanta University		
Education	Beaumont School for Girls		

Convention & Visitors Authority  
Friday, June 01, 2007

## *County Applicant Interest Listing*

Experience	Alpha Kappa Alpha Inc.	1991-present
Experience	NASA -Johnson Space Center	1997-1999
Experience	Centers for Disease Control &	1995
Experience	Jefferson County Department of	1996-1997
Experience	University Health Systems	Coordinator, HA Corp Affairs
Volunteer/Prof. Associations	Institutional Review Board for	
Volunteer/Prof. Associations	University Health Care	

### Boards Assigned To

Nursing Home Advisory Committee	11/27/2006 to 11/1/2008
Pitt County Emergency Medical Services Advisory At large	12/6/2004 to 9/16/2005

### **Linda Tripp**

4817 NC 33 E  
105 Oakmont Drive-work-use this one  
Greenville NC 27858

Day (252) 355-4700  
Evening Phone: (252) 758-3840  
Fax: (252) 355-4707  
E-mail: ltripp@greenvillenc.com  
Priority: 0

Gender: F  
Race White  
District: 3  
Date Applied: 04/25/2003

Applicant's Attributes: District 3  
Simpson ETJ  
GUC Customer  
Non Greenville Resident

### Experience (Educ./Vol./Prof. Assoc./Military/Other Appointed Positions, etc.)

	<b>Organization</b>	<b>Description</b>	<b>Date(s)</b>
Education	South Georgia College		
Education	East Carolina University	BUED,MAED	
Education	Pitt Community College	Real Estate Broker's License	
Education	Patterson High		
Experience	Carolina Court Reporters, Inc.	President & CEO	1992-present
Experience	State of North Carolina	Division of Water Quality	1972-1979

## *County Applicant Interest Listing*

Experience	Tripp Diet Centers, Inc.	President & CEO	1979-1992
Volunteer/Prof. Associations	East Carolina University	Pirate Club/Vice-President	
Volunteer/Prof. Associations	Pitt Community College		
Volunteer/Prof. Associations	Jockey Club Advisory Board		
Volunteer/Prof. Associations	East Carolina University	Network for Advancement	
Volunteer/Prof. Associations	Various Church Committees &		
Volunteer/Prof. Associations	East Carolina University	Performing Arts/Vice-President	
Volunteer/Prof. Associations	American Heart Association	Gala Chairperson	
Volunteer/Prof. Associations	American Cancer Society	Hope Gala Committee	
Volunteer/Prof. Associations	Greenville Museum of Art	Benefactor	
Volunteer/Prof. Associations	East Carolina University	Art Enthusiasts Committee	
Volunteer/Prof. Associations	East Carolina University	Chancellor's Society	
Volunteer/Prof. Associations	East Carolina University	Friends of Theater-Director	
Volunteer/Prof. Associations	Health Education Foundation		
Volunteer/Prof. Associations	Ironwood Golf Board		

Boards Assigned To

Pitt - Greenville Airport Authority 5/3/2004 to 6/30/2007  
County

**Larry White**

1804 Old Mill Court  
Greenville NC 27858

Day (252) 328-2315  
Evening Phone: (252) 353-2665  
Fax: (252) 328-4368  
E-mail: whitel@ecu.edu  
Priority:

Gender: M  
Race White  
District: 3  
Date Applied: 05/24/2007

Applicant's Attributes: Greenville City Limits

Experience (Educ./Vol./Prof. Assoc./Military/Other Appointed Positions, etc.)

	<b>Organization</b>	<b>Description</b>	<b>Date(s)</b>
Education	Florida State University	MLS	1993
Education	University of Florida	BA	1988

## *County Applicant Interest Listing*

Education	Wildwood High		
Experience	East Carolina University	Assistant Professor, Library Program	2005-present
Experience	Washington County Public	Library Director	2002-2005
Experience	Levy County Public Library	Director of Library Operations	1999-2000
Experience	Bureau of Library Development	Library Program Specialist	1998-1999
Experience	Leon County Public Library	Library Service Supervisor	1995-1998
Volunteer/Prof. Associations	Association of Library Inf.	Member since 2005	
Volunteer/Prof. Associations	Association of Rural & Small	Member	2005-2006
Volunteer/Prof. Associations	Pitt County Citizens Academy		
Volunteer/Prof. Associations	College of Education	Member	2005-present
Volunteer/Prof. Associations	Library Admin. & Management	Member since 2003	
Volunteer/Prof. Associations	Library Science & Instructional	Member	2005-present
Volunteer/Prof. Associations	Florida Library Association	Member	2000-2002
Volunteer/Prof. Associations	North Carolina Library	Member since 2005	
Volunteer/Prof. Associations	Ohio Library Council	Member	2002-2005
Volunteer/Prof. Associations	Public Library Association	Member since 2003	
Volunteer/Prof. Associations	American Libraries Association	Member since 1993	

### Wendy Winstead

140 Farmington Rd.  
Grimesland NC 27834

Day (252) 916-8180  
Evening Phone: (252) 355-8280  
Fax:  
E-mail: wenwins@earthlink.net  
Priority: 0

Gender: F  
Race White  
District: 3  
Date Applied: 07/12/2006

Applicant's Attributes: District 5  
County Planning Jurisdiction

#### Experience (Educ./Vol./Prof. Assoc./Military/Other Appointed Positions, etc.)

	<b>Organization</b>	<b>Description</b>	<b>Date(s)</b>
Education	East Carolina University	BS in Social Studies	
Education	Fuquay-Varian Senior H.S.		

## *County Applicant Interest Listing*

Experience	R.H.Donnallay	Sprint Yellow Pages Account	1995-present
Volunteer/Prof. Associations	Salvation Army Volunteer		
Volunteer/Prof. Associations	Michael Jordan Golf Classic		
Volunteer/Prof. Associations	Dream Factory Committee		
Volunteer/Prof. Associations	CCA-NC East Carolina Chapter		
Volunteer/Prof. Associations	Association Executives of NC		
Volunteer/Prof. Associations	March of Dimes of Eastern NC	Board of Directors, Bid for Bachelors	
Volunteer/Prof. Associations	American Cancer Society	Relay for Life Committee	
Volunteer/Prof. Associations	Greater Greenville Kiwanis Club	Board of Directors,President,Vice-	
Volunteer/Prof. Associations	Pitt-Greenveille Chamber of	Ambassador,Chamber Bowling	

### Boards Assigned To

ABC Board

8/31/2006 to 8/31/2009



## Applicants for Public Transportation and Parking Commission

Daniel Kozak 804 Forbes Street Greenville, NC 27834	754-2878	<b>Application</b>	2/17/2005
Wayne M. Whipple 3102 Cleere Court Greenville, NC 27834	321-0611	<b>Application</b>	11/29/2006

## Applicants for Recreation and Parks Commission

Billy All 3288 Colony Court, Apt. 606 Greenville, NC 27834 916-1545	<b>Application</b>	2/1/2007
Joseph P. Flood 1919 Sherwood Drive Greenville, NC 27834 756-0228	<b>Application</b>	5/10/2005
Theodore Arthur Graepel 317 Baytree Drive Greenville, NC 27834 756-9172	<b>Application</b>	6/10/2006
Jeffrey R. Hachtel 2726 Meridian Drive, #5 Greenville, NC 27834 955-0157	<b>Application</b>	5/30/2007
Aaron F. Lucier 1516 Thayer Drive Winterville, NC 28590 321-3910	<b>Application</b>	5/1/2006
John Newby 401 Crestline Boulevard Greenville, NC 27834 756-8318	<b>Application</b>	5/18/2006
Freddie Outterbridge 306 Pearl Drive Greenville, NC 27834 355-7981	<b>Application</b>	3/29/2007
Tony Parker 1600 Hollybriar Lane Greenville, NC 27858 355-5281	<b>Application</b>	2/26/2007
Cindy Reed 415 Kempton Drive Greenville, NC 27858 321-7952	<b>Application</b>	5/11/2005
Chad Reynolds 1604 Brownlea Drive Greenville, NC 27834 321-6311	<b>Application</b>	11/29/2005
Joseph Skinner 3605 Stillwood Drive Winterville, NC 28590 756-1966	<b>Application</b>	2/16/2005

Recreation and Parks Commission (continued)

Don M. Wilkerson 3714 Cantata Drive Greenville, NC 27834	355-7331	<b>Application</b>	2/28/2007
Evon Zell 3608 Lena Lane Greenville, NC 27834	367-9005	<b>Application</b>	3/29/2007



# City of Greenville, North Carolina

Meeting Date: 6/14/2007  
Time: 7:00 PM

**Title of Item:** Ordinance, requested by Theraldine H. Forbes, to rezone 21.24 acres located north of Forlines Road, directly east of South Central High School, south of Swift Creek Swamp (Gum Swamp Canal), and 2,400+ feet west of Reedy Branch Road from RA20 (Residential-Agricultural) to R6S (Residential – Single-family [Medium Density])

**Explanation:** This request involves the rezoning of 21.24 acres as referenced above. Please see the attached rezoning request report.

**Fiscal Note:** No cost to the City.

**Recommendation:** In staff's opinion, the current and proposed zoning districts are in compliance with the Horizons: Greenville's Community Plan and the Future Land Use Plan Map.

The Planning and Zoning Commission, at their March 20, 2007 meeting, voted to approve the original request for R6A (Residential [Medium Density Multi-family]).

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

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

Motion to deny the request to rezone and to make a finding and determination that the denial of the rezoning request is consistent with the adopted comprehensive plan and that the denial of the rezoning request is reasonable and in the public interest due to the denial being consistent with the comprehensive

plan and, as a result, the denial furthers the goals and objectives of the comprehensive plan.

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

**Attachments / click to download**

- [📎 Locational Map \(Amended\)](#)
  - [📎 Original Survey](#)
  - [📎 Certificate of Mailed Notice](#)
  - [📎 Vegetation and Bufferyard Chart](#)
  - [📎 Residential Density Chart](#)
  - [📎 Ordinance for: Theraldine H. Forbes](#)
  - [📎 Rezoning Theralding H. Forbes](#)
  - [📎 Rezoning 07-02 Theraldine H. Forbes](#)
  - [📎 Theraldine Forbes List of Uses](#)
  - [📎 P and Z Minutes for Forbes request](#)
-

ORDINANCE NO. 07-  
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 June 14, 2007 at 7:00 p.m., in the City Council Chambers of City Hall in the City of Greenville, NC, conduct a public hearing on the adoption of an ordinance rezoning the following described territory;

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

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

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

Section 1. That the following described territory is rezoned from RA20 (Residential-Agricultural) to R6S (Residential – Single-family).

TO WIT:                   Theraldine H. Forbes, Dr. Richard F. Gorman Etal Property.

LOCATION:                Located north of Forlines Road, directly east of South Central High School, south of Swift Creek Swamp (Gum Swamp), and 2,400± feet west of Reedy Branch Road

DESCRIPTION:        Beginning at a point on the northern right-of-way of NCSR 1126 (Forlines Road) said point being the southeastern corner of the Richard and Kathryn Minnick Property as described in Deed Book 203 Page 1 of the Pitt County Register of Deeds Office. From the above described beginning, so located, running thence as follows:

                                  Leaving the northern right-of-way of Forlines Road (NCSR 1126), N 15°49'38" E, 224.57 feet, thence N 76°22'45" W, 57.88 feet, thence N 74°22'05" W, 160.95 feet, thence N 77°01'13" W, 144.70 feet, thence N 76°59'27" W, 74.41 feet, thence N 74°34'43" W, 54.98 feet, thence N 17°59'43" E, 67.17 feet, thence N 18°48'01" E, 1,321.10 feet, thence S 38°29'35" E, 226.94 feet, thence S

20°36'45" E, 118.59 feet, thence S 33°52'05" E, 212.64 feet, thence S 52°40'56" E, 133.66 feet, thence S 46°04'43" E, 217.55 feet, thence S 53°40'13" E, 138.09 feet, thence S 55°57'07" E, 130.04 feet, thence S 26°27'55" W, 305.73 feet, thence N 68°54'40" W, 424.16 feet, thence S 34°37'00" W, 36.53 feet, thence S 60°18'18" E, 189.37 feet, thence S 20°52'54" W, 164.83 feet, thence S 23°59'27" W, 98.38 feet, thence S 23°34'38" W, 188.76 feet, thence S 14°00'12" W, 105.38 feet, thence S 14°42'29" W, 94.53 feet to a point on the northern right-of-way of Forlines Road (NCSR 1126), thence with the northern right-of-way of Forlines Road (NCSR 1126), N 74°31'07" W, 209.09 feet to the point of beginning containing 21.24 acres and being a portion of the property described in Estate File 79 Page 246 of the Pitt County Clerk of Courts 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 14<sup>th</sup> day of June, 2007.

\_\_\_\_\_  
Robert D. Parrott, Mayor

ATTEST:

\_\_\_\_\_  
Wanda T. Elks, City Clerk

Doc # 696158

## **Rezoning Request Report (Amended to R6S – Residential – Single-family)**

Prepared by Greenville's Community Development Department  
Staff Contacts: Chantae M. Gooby, 329-4507  
Harry V. Hamilton, Jr., 329-4511

1. **Applicant** : Ordinance, requested by Theraldine H. Forbes, to rezone 21.24 acres located north of Forlines Road, directly east of South Central High School, south of Swift Creek Swamp (Gum Swamp Canal) and, 2,400± feet west of Reedy Branch Road from RA20 (Residential-Agricultural) to R6S (Residential – Single-family [Medium Density]).

2. **Date**: May 17, 2007

3. **Requested Change**:

**Existing:** RA20 (Residential-Agricultural)

**Proposed:** R6S (Residential – Single-family [Medium Density])

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

4. **Location**: Located north of Forlines Road, directly east of South Central High School, south of Swift Creek Swamp (Gum Swamp Canal), and 2,400± feet west of Reedy Branch Road.

5. **Size**: 21.24 acres

6. **Comprehensive Plan**:

Forlines Road is designated as a “residential” corridor. Along residential corridors, office, service and retail activities should be specifically restricted to the focus areas and linear expansion outside the focus area node should be prohibited.

The Future Land Use Plan Map recommends medium density residential along the northern right-of-way of Forlines Road and west of Swift Creek. The Future Land Use Plan Map further recommends conservation/open space along the northern boundary of the subject tract.



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

7. **Thoroughfare/Traffic Volume (PW-Engineering Division) Report Summary**

Development under the proposed rezoning could generate an additional 620 - vehicle trips per day, which is a net increase of 140 additional trips per day on Forlines Road compared to existing zoning.

During the review process, measures to mitigate traffic impacts will be identified. These measures may include limiting access onto Forlines Road, constructing turn lanes into the development, and intersection improvements.

**Detailed Report Attached**

8. **History/Background:**

In 1998, the subject tract was incorporated into the City's extra-territorial jurisdiction (ETJ) as part of a sanitary sewer outfall extension project and was zoned RA20 (Residential-Agricultural).

9. **Present Land Use:**

Farmland

10. **Utilities:**

The closest GUCO water and sewer is available to the west at South Central High School.

11. **Historic Sites:**

There is no known effect on designated sites.

12. **Environmental Conditions/Constraints:**

The northern boundary of the subject tract is impacted by the 100 year floodplain associated with Swift Creek Swamp (Gum Swamp).

**13. Surrounding Land Uses:**

**North:** RA20 – Vacant, Swift Creek Swamp (Gum Swamp)

**South:** RA20 - Four (4) Single-Family residences fronting Forlines Road and vacant

**East:** RA20 – One (1) Single-Family residence and woodlands

**West:** RA20 – South Central High School

**14. Density Estimates**

**Gross Acreage:** 21.24 acres

**Net Acreage:** 15 acres (approx. 6 acres in Swift Creek Swamp flood hazard area)

**Current zoning:** RA20 (Residential-Agricultural)

**Requested zoning:** R6S (Residential – Single-family [Medium Density Multi-Family])

At the current zoning (RA20), staff would anticipate the site to yield approximately 40 single-family cluster lots based on similar site development (Field Stream Cluster Subdivision).

At the proposed zoning (R6S), staff would anticipate the site to yield 65-75 single-family cluster lots based on similar size development (Brookridge Cluster Subdivision).

The anticipated build-out is 3-5 years.

**RECOMMENDATION:**

In staff's opinion, the current and proposed zoning districts are in compliance with the Horizons: Greenville's Community Plan and the Future Land Use Plan Map.

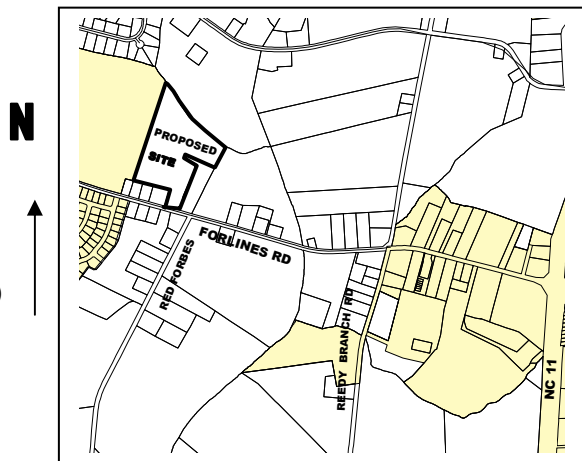
## REZONING THOROUGHFARE/TRAFFIC VOLUME REPORT

Case No: 07-02

Applicant: Theraldine Forbes

### Property Information

**Current Zoning:** RA20  
**Proposed Zoning:** R6S  
**Current Acreage:** 21 acres (15 acres developable due to wetlands)  
**Location:** Forlines Road  
**Points of Access:** Forlines Road



Location Map

### Transportation Background Information

#### 1.) Forlines Road (State maintained)

	<u>Existing Street Section</u>	<u>Ultimate Thoroughfare Street Section</u>
Description/cross section	2-lane paved shoulder	5-lane curb and gutter
Right of way width (ft)	60	90
Speed Limit (mph)	55	
<b>Current ADT:</b>	5,800(*)	Design ADT: 12,000 vehicles/day (**)
<b>Controlled Access</b>	<b>No</b>	

**Thoroughfare Plan Status:** Major Thoroughfare

**Other Information:** There are no sidewalks along either side of Forlines that service this property.

**Notes:** (\*) 2005 City count adjusted to 2007 with a 3% 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:

No projects planned

#### Trips generated by proposed use/change:

**Current Zoning:** 480 -vehicle trips/day (\*)    **Proposed Zoning:** 620 -vehicle trips/day (\*)

**Estimated Net Change:** 140 increase of -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.)

**The overall estimated trips presented above are distributed based on current traffic patterns. The estimated ADTs on Forlines Road are as follows:**

#### 1.) Forlines Road, West of Site (“No build” ADT of 5,800)

Estimated ADT with Proposed Zoning (full build) – 5,990  
 Estimated ADT with Current Zoning (full build) – 5,945  
**Net ADT change** – 45 (1% increase)

#### 2.) Forlines Road, East of Site (“No build” ADT of 5,800)

Estimated ADT with Proposed Zoning (full build) – 6,230  
 Estimated ADT with Current Zoning (full build) – 6,135  
**Net ADT change** – 95 (1.5% increase)

**Case No: 07-02**

**Applicant: Theraldine Forbes**

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**Staff Findings/Recommendations:**

Development under the proposed rezoning could generate an additional 620 - vehicle trips per day, which is a net increase of 140 additional trips per day on Forlines Road compared to existing zoning.

During the review process, measures to mitigate traffic impacts will be identified. These measures may include limiting access onto Forlines Road, constructing turn lanes into the development, and intersection improvements.

## **EXISTING ZONING**

### **RA20 (Residential-Agricultural)**

#### ***Permitted Uses***

##### *(1) General:*

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

##### *(2) Residential:*

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

##### *(3) Home Occupations (see all categories):*

\*None

##### *(4) Governmental:*

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

##### *(5) Agricultural/ Mining:*

- a. Farming; agriculture, horticulture, forestry (see also section 9-4-103)
- c. Wayside market for farm products produced on site
- e. Kennel (see also section 9-4-103)
- f. Stable; horse only (see also section 9-4-103)
- g. Stable; per definition (see also section 9-4-103)
- h. Animal boarding not otherwise listed; outside facility, as an accessory or principal use

##### *(6) Recreational/ Entertainment:*

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

##### *(7) Office/ Financial/ Medical:*

\* None

##### *(8) Services:*

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

##### *(9) Repair:*

\* None

##### *(10) Retail Trade:*

\* None

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

\* None

##### *(12) Construction:*

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

##### *(13) Transportation:*

\* None

##### *(14) Manufacturing/ Warehousing:*

\* None

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

\* None

**RA20 (Residential-Agricultural)**

***Special Uses***

*(1) General:*

\* None

*(2) Residential:*

- b. Two-family attached dwelling (duplex)
- g. Mobile Home
- n. Retirement center or home
- o. Nursing, convalescent center or maternity home; major care facility

*(3) Home Occupations (see all categories):*

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

*(4) Governmental:*

- a. Public utility building or use

*(5) Agricultural/ Mining:*

- b. Greenhouse or plant nursery; including accessory sales

*(6) Recreational/ Entertainment:*

- a. Golf course; regulation
- c.(1). Tennis club; indoor and outdoor facilities

*(7) Office/ Financial/ Medical:*

\* None

*(8) Services:*

- a. Child day care facilities
- b. Adult day care facilities
- d. Cemetery
- g. School; junior and senior high (see also section 9-4-103)
- h. School; elementary (see also section 9-4-103)
- i. School; kindergarten or nursery (see also section 9-4-103)
- ee. Hospital

*(9) Repair:*

\* None

*(10) Retail Trade:*

\* None

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

\* None

*(12) Construction:*

\* None

*(13) Transportation:*

\* None

*(14) Manufacturing/ Warehousing:*

\* None

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

\* None

## **PROPOSED ZONING**

### **R6S (Residential-Single-Family)**

#### ***Permitted Uses***

*(1) General:*

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

*(2) Residential:*

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

*(3) Home Occupations (see all categories):*

\*None

*(4) Governmental:*

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

*(5) Agricultural/ Mining:*

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

*(6) Recreational/ Entertainment:*

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

*(7) Office/ Financial/ Medical:*

\* None

*(8) Services:*

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

*(9) Repair:*

\* None

*(10) Retail Trade:*

\* None

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

\* None

*(12) Construction:*

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

*(13) Transportation:*

\* None

*(14) Manufacturing/ Warehousing:*

\* None

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

\* None

**R6S (Residential-Single-Family)**

***Special Uses***

*(1) General:*

\* None

*(2) Residential:*

\* None

*(3) Home Occupations (see all categories):*

b. Home occupation; excluding barber and beauty shops

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

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

*(4) Governmental:*

a. Public utility building or use

*(5) Agricultural/ Mining:*

\* None

*(6) Recreational/ Entertainment:*

a. Golf course; regulation

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

*(7) Office/ Financial/ Medical:*

\* None

*(8) Services:*

d. Cemetery

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

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

i. School; kindergarten or nursery (see also section 9-4-103)

*(9) Repair:*

\* None

*(10) Retail Trade:*

\* None

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

\* None

*(12) Construction:*

\* None

*(13) Transportation:*

\* None

*(14) Manufacturing/ Warehousing:*

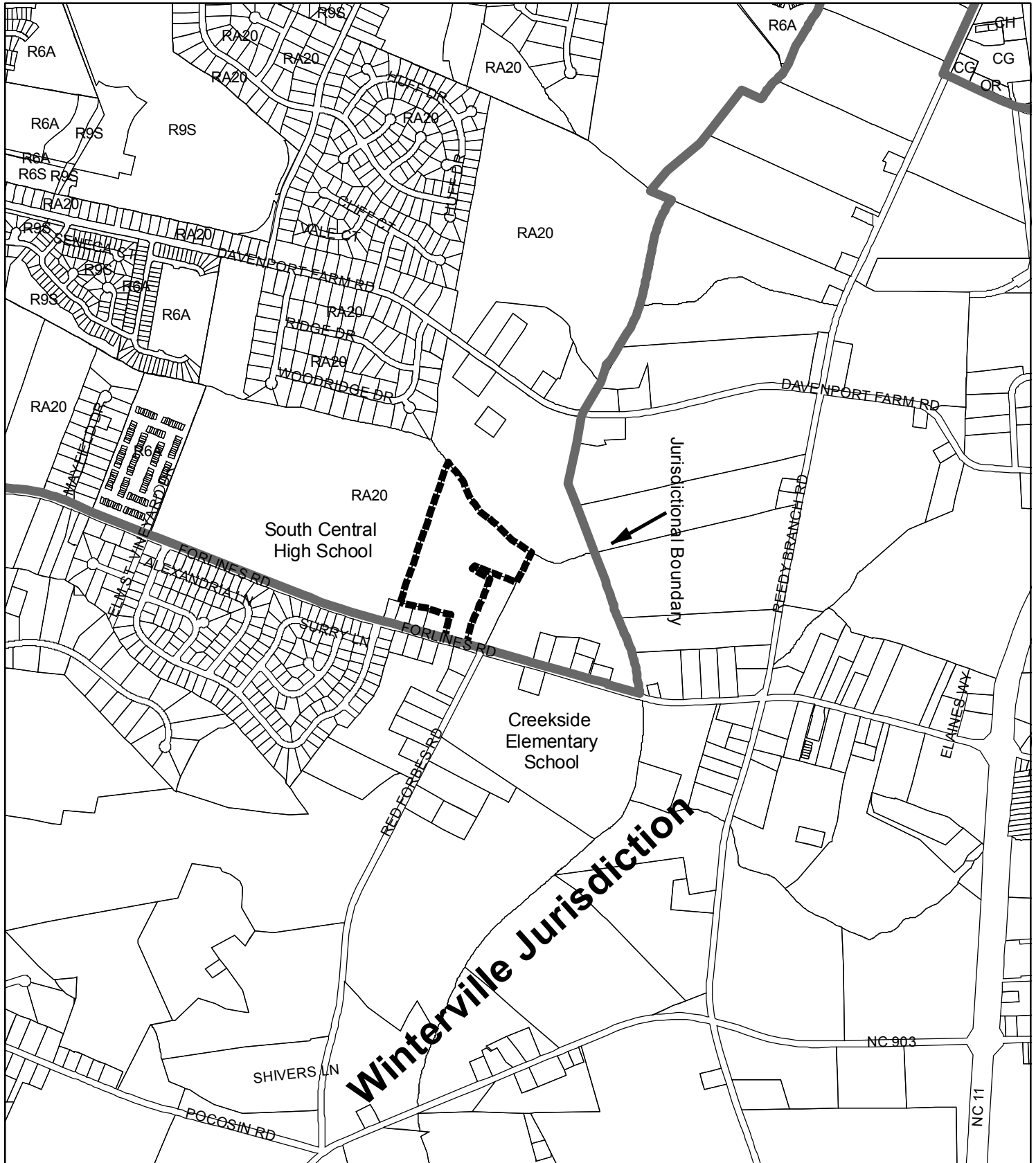


\* None





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

\* None

# AMENDED Theraldine H. Forbes (07-02)



RA20 to R6S (21.24 acres)

-  Area Requested to be Rezoned
-  Land Parcels
-  Greenville ETJ
-  County Roads

2

Item #2  
Created  
5/18/07

## **Excerpt from the Planning and Zoning Commission meeting on March 20, 2007**

### REQUEST BY THERALDINE H. FORBES – APPROVED

Chairman Tozer stated that the next request is by Theraldine H. Forbes, to rezone 21.24 acres located directly east of South Central High School, 1,055± feet south of Davenport Farm Road, 2,400± feet west of Reedy Branch Road, and along the northern right-of-way of Forlines Road from RA20 (Residential-Agricultural) to R6A (Residential [Medium Density Multi-Family]).

Ms. Gooby described the subject property. The subject property is located within Voting District 5. South Central High School is east of the subject property, a church is to the west and the remaining area is surrounded by single family. The property is currently vacant. The subject property is impacted by the 100 year floodplain to the north and east. Forlines Road is considered a residential corridor. The requested rezoning could generate an increase of 300 trips with the majority heading to the east. The Land Use Plan Map recommends medium density residential and the requested rezoning is considered medium density residential.

Mr. Mike Baldwin, Baldwin & Associates, spoke on behalf of the applicant. Mr. Baldwin stated that the request meets all the criteria for the requested rezoning. Mr. Baldwin stated that Forlines Road is at a 45 percent capacity with a design ADT of 12,000. Mr. Baldwin explained that during peak hours in the morning and afternoons there is congestion as is with other roads. Mr. Baldwin stated that left and right turn lanes will probably be required by the Department of Transportation. Mr. Baldwin stated that a wetlands specialist has been on site and there is approximately 5 to 8 acres that will be deemed wetlands and unusable.

Mr. Randall asked about the buffer requirements.

Mr. Baldwin stated that the bufferyard requirement would be a bufferyard “C” between multi-family and single family development.

Ms. Cathy Marsh, 544 Forlines Road, spoke in opposition. Ms. Marsh stated that the reason the request should be denied is that this section of Forlines Road is already overwhelmed. Ms. Marsh stated that she has contacted Dr.

Reep of the school system and she is aware of the problem with traffic. Ms. Marsh cited South Central High School and Creekside Elementary School being in the area and the increase in traffic congestion as being a problem and safety issue for students, residents and general public. Ms. Marsh stated that there are plans to establish a third school in the area. Ms. Marsh explained that the quality of life for the residents has been interrupted and lowered by the two schools. Multi-family developments attract individuals that are not concerned about the quality of life as homeowners. Ms. Marsh further stated that the request to rezone this property does not fit into the situation on Forlines Road. Ms. Marsh asked the Commission to deny the request.

Mr. Tozer explained that the Commission members are provided with a detailed traffic report on all rezoning issues from the Engineering Division. The traffic report in reference to this particular rezoning request states it is within the realm of the increase that the Engineering Division established.

Ms. Marsh asked how the Engineering Department established these counts. Ms. Marsh stated that there were counters on Forlines Road until it was destroyed. Ms. Marsh explained that she cannot understand how the report does not indicate that the traffic is extremely heavy on Forlines Road.

Mr. Kyle Garner, Transportation Planner, stated that a traffic counter was placed on Forlines Road for three days. An average of the count for those days was approximately 6,000. The average for the peak hours was approximately 600 vehicles. Mr. Garner stated that Forlines Road is a NCDOT highway and considered a major thoroughfare but there are no plans for improvements at this time. Mr. Garner stated that the counter was placed after Red Forbes Road near the subject property.

Ms. Marsh explained with the counter in that area the traffic from Creekside Elementary School could not have been included.

Mr. Barney Wilson, 549 Forlines Road, spoke in opposition. Mr. Wilson asked the Commission to consider the neighborhood when making the decision.

Ms. Kathryn Perkins, resident of Manchester Subdivision spoke in opposition. Ms. Perkins emphasized the increase in traffic with the two schools, the prospect of a third and other developments in the area. Ms.

Perkins stated she has concerns with stormwater run off and the flooding of the road.

Mr. Dennis Marshall, resident of Manchester Subdivision spoke in opposition. Mr. Marshall reiterated the concerns of safety in regards to the increase of traffic due the schools. Mr. Marshall stated that the traffic will be worse if development is continuously allowed on Forlines Road.

Ms. Katherine Minnick, 526 Forlines Road, spoke in opposition. Ms. Minnick spoke of the drainage problem in the area and her concerns. Ms. Minnick stated that there were two ditches in the past but they have been covered so there is no drainage. Ms. Minnick asked the Commission not to recommend this rezoning.

Chairman Tozer explained the rules and regulations of stormwater drainage.

Mr. Tom Marsh, stated that there is a third school planned for this area and therefore the traffic will become worse than previously described.

Mr. Art Dellano, spoke in opposition. Mr. Dellano asked the Commission to consider the quality of life for the residents in the area. Mr. Dellano asked why everything had to be developed to the maximum. Mr. Dellano stated that another development in the area along with the schools will endanger the residents and others because of the increase of traffic.

Mr. James Cladius, resident of Manchester Subdivision, spoke in opposition. Mr. Cladius explained that the development of multi-family will decrease the property values of homes in the area and will raise crime.

Mr. Baldwin spoke in rebuttal by stating that the criteria for rezoning this property has been met. Mr. Baldwin stated that he is sensitive to the neighborhood's concerns but nothing said contradicts what he had stated as his role of petitioner. The traffic speaks for itself. Mr. Baldwin stated that the location of this property is located within the highest growth area of the city. Mr. Baldwin explained that the schools are a driving force for development in this area. Mr. Baldwin reiterated that the request is in compliance with the Comprehensive Plan.

Mr. Wilson stated that there some contradiction stated earlier that the request

is a benefit to public health and he doesn't see the development as being a benefit to public health.

Mr. Baldwin replied by stating that it is a benefit because the development will provide a place for people to live.

Mr. Wilson stated that benefit of being injured, traffic accidents, etc. are not a public health.

Mr. Baldwin stated that he is referring to the report that staff prepared.

Mr. Wilson stated that the traffic report that staff prepared states that traffic exceeds the estimated current zone.

Mr. Baldwin stated that will occur with any rezoning. Mr. Baldwin stated that the traffic will not exceed the design ADT, Forlines Road is at 45 percent capacity.

Mr. Wilson spoke in rebuttal by stating that there are rental units in the Vineyards.

Mr. Dellano spoke in rebuttal by stating the residents of Vineyards are paying \$750 a month in rent.

Ms. Marsh asked the Commission to remember that another school will be built in the immediate area.

Mr. Ramey stated he understands the traffic problem of the residents but the request meets all the criteria required to rezone the property.

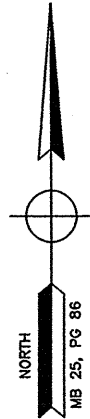
Mr. Randall reiterated that the request meets the rezoning requirements. Mr. Randall stated that the Commission heard overwhelming opposition in respect to the quality of life of the neighborhood if the property is rezoned. However does the Commission vote to approve the request because it meets the requirements or does the Commission try to change the requirements for this one parcel.

Mr. Bell stated that he believes the quality of life for residents around change which is very important.

Mr. Moyer stated that the overriding theme of this particular request is the amount of growth in that part of the county. The Commission has heard about the schools which the Commission has no control as well as no control over the traffic. This particular request meets the Horizons Plan and the long term growth for Greenville. If the Commission were to deny the request then a moratorium would have to be placed on any development in that area until some of the issues are resolved. Mr. Moyer stated if some of the residents contacted persons within the City and modify or take some of these issues under advisement he would be in favor of that but he has no reason to deny the request.

Mr. Wilson stated that he appreciates what the Commission members are saying but feels there should be some symbolic gesture that maybe there something wrong. Mr. Wilson said that symbolically the request should be denied.

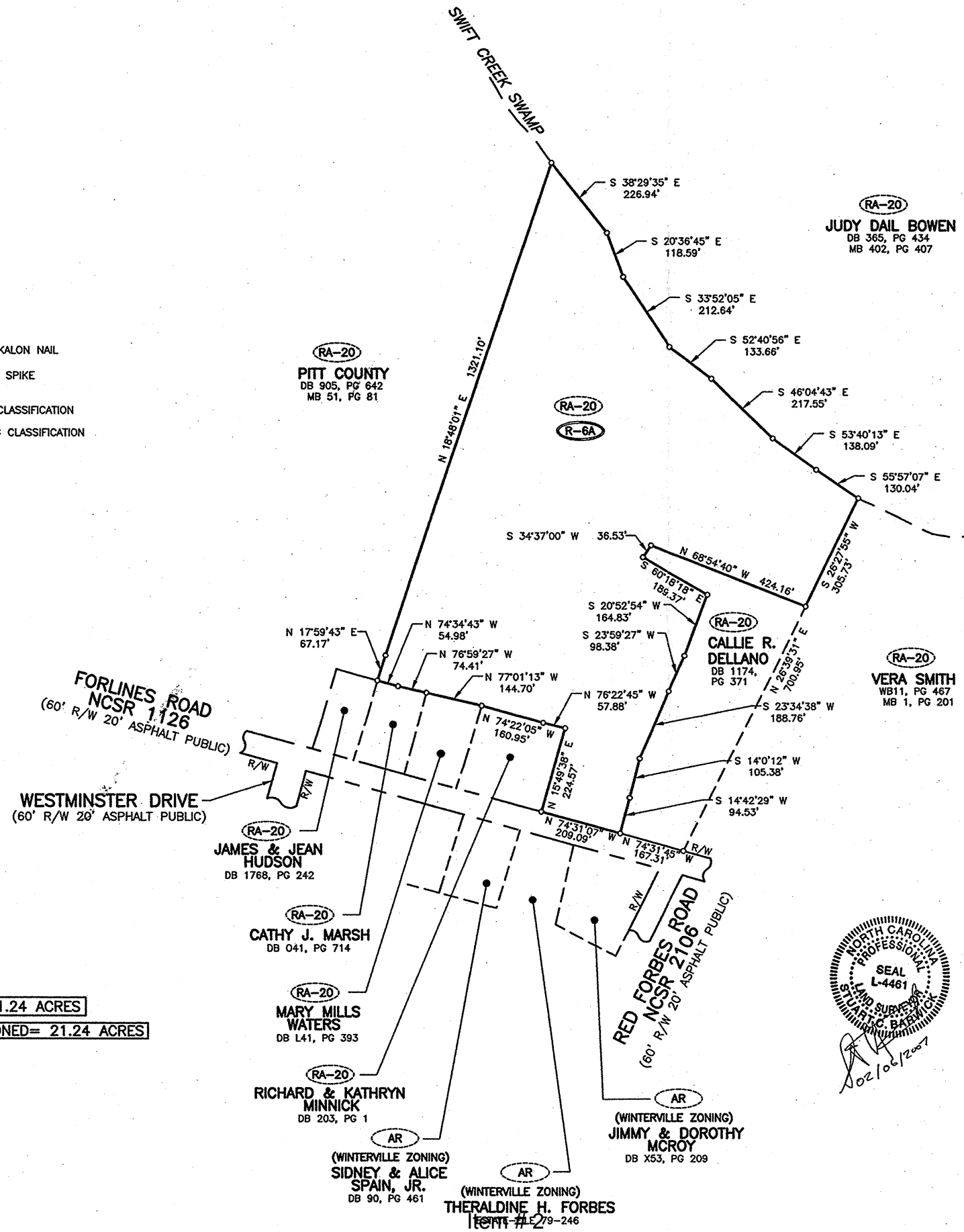
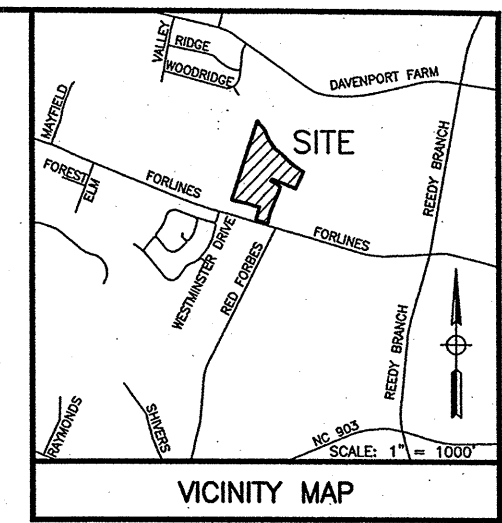
Motion was made by Mr. Ramey, seconded by Mr. Randall, to recommend approval of the proposed amendment, to advise that it is consistent with the comprehensive plan and other applicable plans, and to adopt the staff report which addresses plan consistency and other matters. Those voting in favor: Stokes,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



**LEGEND**

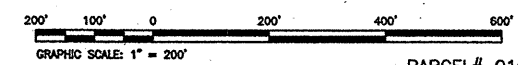
R/W = RIGHT-OF-WAY  
 EPKN = EXISTING PARKER KALON NAIL  
 C/L = CENTERLINE  
 ERRS = EXISTING RAILROAD SPIKE  
 EIP = EXISTING IRON PIPE

○ = EXISTING ZONING CLASSIFICATION  
 ○ = PROPOSED ZONING CLASSIFICATION

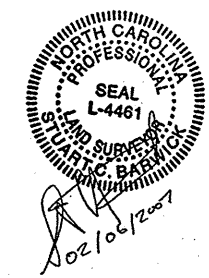


- NOTES**
1. ALL AREAS CALCULATED BY COORDINATE GEOMETRY.
  2. THIS MAP IS A SURVEY OF ANOTHER CATEGORY.
  3. NO SURVEY WAS PERFORMED IN THE PRODUCTION OF THIS MAP BY BALDWIN & ASSOCIATES. INFORMATION USE IN THE PRODUCTION OF THIS MAP WAS TAKEN FROM THE PITT COUNTY TAX MAPS.

TOTAL AREA = 21.24 ACRES  
 TOTAL AREA TO BE REZONED = 21.24 ACRES



PARCEL# 010614  
 TAX MAP# 4665.16-84-1124.000



REZONING MAP FOR  
**THERALDINE H. FORBES**

REFERENCE: BEING A PORTION OF ESTATE  
 FILE 79-246 OF THE PITT COUNTY CLERK  
 OF THE COURTS OFFICE

WINTERVILLE TOWNSHIP, PITT COUNTY, NORTH CAROLINA

OWNER: THERALDINE H. FORBES  
 ADDRESS: C/O: DR. RICHARD GORMAN  
 214 WILSON POINT ROAD  
 TRENT WOODS, NC 28562  
 PHONE: (252) 671-1694

<b>Baldwin and ASSOCIATES</b> ENGINEERING, LAND SURVEYING AND PLANNING 1015 CONFERENCE DRIVE GREENVILLE, NC, 27858 (252) 756-1390	SURVEYED: DF	APPROVED: SCB
	DRAWN: DJH	DATE: 02/15/07
	CHECKED: SCB	SCALE: 1" = 200'



NORTH CAROLINA  
PITT COUNTY

CERTIFICATE OF MAILED NOTICES

The undersigned employee or employees of the City of Greenville, Planning and Community Development Department do hereby certify that the mailing requirements for notice of rezoning pursuant to GS 160A-384 have been complied with for the following rezoning requests:

1. 07-02 - Ordinance, requested by Theraldine H. Forbes, to rezone 21.24 acres located north of Forlines Road, directly east of South Central High School, south of Swift Creek Swamp (Gum Swamp Canal) and, 2,400± feet west of Reedy Branch Road from RA20 (Residential-Agricultural) to R6S (Residential – Single-family [Medium Density]).

The person or persons mailing such notices and making this certificate are:

<u>Chantae M Gooby</u>	<u>Chantae M Gooby</u>	<u>3/6/07</u>
Signature	Printed Name	(P and Z)
<u>Chantae M Gooby</u>	<u>Chantae M Gooby</u>	<u>5/22/07</u>
Signature	Printed Name	(CC)

## 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 CONFORMING 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.



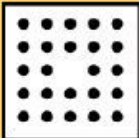
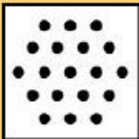
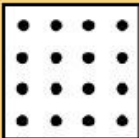
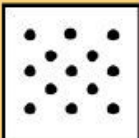
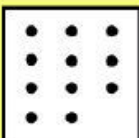
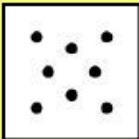
Bufferyard B (no screen required)	
Lot Size	Width
Less than 25,000 sq.ft.	4'
25,000 to 175,000 sq.ft.	6'
Over 175,000 sq.ft.	10'

Bufferyard C (screen required)		Bufferyard D (screen required)		Bufferyard E (screen required)	
Width	For every 100 linear feet	Width	For every 100 linear feet	Width	For every 100 linear feet
10'	4 large evergreen trees 6 small evergreens 16 evergreen shrubs	20'	4 large evergreen trees 6 small evergreen trees 16 evergreen shrubs	30'	6 large evergreen trees 8 small evergreens 26 evergreen shrubs
Where a fence or evergreen hedge (additional materials) is provided, the bufferyard width may be reduced to eight (8) feet.		Bufferyard width may be reduced by fifty (50%) percent if a fence, evergreen hedge (additional material) or earth berm is provided.		Bufferyard width may be reduced by fifty (50%) percent if a fence, evergreen hedge (additional material) or earth berm is provided.	

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

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

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

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

**Illustration:** Maximum allowable density in Residential Zoning Districts



# City of Greenville, North Carolina

Meeting Date: 6/14/2007  
Time: 7:00 PM

**Title of Item:** Ordinance requested by Carolina Development and Construction, LLC to amend the Future Land Use Plan Map for the area described as being located along the eastern right-of-way of Evans Street, extending from the WNCT-TV Station southern property boundary line to 150 feet south of Pinewood Road, and including those lots fronting Evans Street, containing approximately 1.7+ acres from a "Medium Density Residential" category to an "Office/Institutional/Multi-family" category

**Explanation:** The request involves amending the Land Use Plan Map for 1.7+ acres. Please see the attached Land Use Plan Map amendment request.

**Fiscal Note:** No cost to the City.

**Recommendation:** Of primary concern is the protection of the Pinewood Forest Subdivision entrance. The intersection of Evans Street and Pinewood Road serves as a primary entrance into this established single-family neighborhood.

The Comprehensive Plan does not specifically recommend a neighborhood focus area at this location. Several area neighborhoods have an OIMF land use designation at the intersection of entrance roads and thoroughfare streets, including Westhaven, Belvedere, Club Pines, and Lynndale. Use of OIMF in those cases was the preferred option in lieu of commercial development.

The proposed OIMF designation provides an option for a compatible mix of business and office uses and typically serves as a transition between commercial activities, major roadways, and residential neighborhoods. The closest commercial zoning (Lynncroft Shopping Center) is located 1,050+ feet to the north. Evans Street is designated as a major thoroughfare. The Office (O) zoning option under the OIMF designation is the most restrictive non-residential zoning district. There is no residential option under the Office (O) zone.

The Planning and Zoning Commission voted unanimously to deny this request

at its May 15, 2007 meeting.

If City Council determines that a non-residential land use option is appropriate for the subject site, the OIMF designation would be the preferred category for this location.

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

**Attachments / click to download**

- [Current Zoning and Existing Land Use](#)
  - [Current and Proposed Land Plan Map](#)
  - [Political Protest Petition](#)
  - [Letter from Daniel Moore](#)
  - [Resident Density Chart](#)
  - [Vegetation and Bufferyard Chart](#)
  - [Carolina Dev. and Const. LLC Land Use Plan Amendment Ordinance](#)
  - [Land Use Plan Amendment - Carolina Dev and Const., LLC](#)
  - [Planning and Zoning Commission Minutes for Carolina Dev and Const LUP](#)
-

ORDINANCE NO. 07-  
AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GREENVILLE  
AMENDING HORIZONS: GREENVILLE'S COMMUNITY PLAN

WHEREAS, the City Council of the City of Greenville, North Carolina, in accordance with Article 19, Chapter 160A, of the General Statutes of North Carolina, caused a public notice to be given and published once a week for two successive weeks in The Daily Reflector setting forth that the City Council would, on June 14, 2007 at 7:00 p.m., in the City Council Chambers of City Hall in the City of Greenville, NC, conduct a public hearing on the adoption of an ordinance amending the Future Land Use Plan Map for the following described territory;

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

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

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

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

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

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

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

Section 1. The Future Land Use Plan Map is hereby amended by re-designating from a "Medium Density Residential" category to an "Office/Institutional/Multi-family" category for the area described as being located along the eastern right-of-way of Evans Street, extending from the WNCT-TV Station southern property boundary line to 150 feet south of Pinewood Road, and including those lots fronting Evans Street, containing approximately 1.7± acres.

Section 2. That the Director of Community Development is directed to amend the Future Land Use Plan Map of the City of Greenville in accordance with this ordinance.

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

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

ADOPTED this 14<sup>th</sup> day of June, 2007.

\_\_\_\_\_  
Robert D. Parrott, Mayor

ATTEST:

\_\_\_\_\_  
Wanda T. Elks, City Clerk

## Future Land Use Plan Map Amendment Request Report

Prepared by Greenville's Community Development Department

Staff Contacts: Chantae M. Gooby, 329-4507

Harry V. Hamilton, Jr., 329-4511

1. **Applicant:** Ordinance, requested by Carolina Development and Construction, LLC, to amend the Future Land Use Plan Map for the area described as being located along the eastern right-of-way of Evans Street, extending from the WNCT-TV Station southern property boundary line to 150 feet south of Pinewood Road, and including those lots fronting Evans Street, containing approximately 1.7± acres from a “Medium Density Residential” category to an “Office/Institutional/Multi-family” category.

\*This Land Use Plan Map amendment is in conjunction with the Carolina Development and Construction, LLC Rezoning Case # 07-07, which requests Office (O) zoning for the northeast corner lot fronting Evans Street. The proposed zoning district, Office (O), does not contain a residential option.

2. **Date:** April 25, 2007

3. **Requested Change:**

**Existing Land Use Plan Category:** Medium Density Residential (MDR)

**Proposed Land Use Plan Category:** Office/Institutional/Multi-family (OIMF)

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

4. **Location:**

Fronting the eastern right-of-way of Evans Street, extending from the WNCT-TV Station southern property boundary line to 150 feet south of Pinewood Road, and including those lots fronting Evans Street, containing approximately 1.7± acres

5. **Size:** 1.7± acres



**6. History/Background:**

The current Future Land Use Plan Map was adopted February 12, 2004.

In 1969, the subject property was zoned RA20 (Residential-Agricultural).

A portion of the subject area contains Lot 1, Block A and Lot 6, Block F of the Pinewood Forest Subdivision, as recorded in 1955.

In 2006, the aforementioned lots were included in a neighborhood rezoning from RA-20 to R9S (Residential – Single-family) as recommended by the Task Force on Preservation of Housing and Neighborhoods. The goal of the 2006 rezoning was to prevent duplex conversions.

**7. Comprehensive Plan**

The subject area is located in Vision Area D.

The applicable Comprehensive Plan Management Actions in this area are:

“D10: Maintain Evans Street as a residential corridor from Martinsborough Road south to Fire Tower Road.” [the intent of this guideline is to encourage residential development in the Evans Street corridor in all areas located outside the designated focus nodes and associated transition areas]

Evans Street is designated as a connector corridor from Greenville Boulevard south, transitioning to a residential corridor at the entrance of Caversham Road, the entrance to Bedford Place Subdivision. Connector corridors are anticipated to contain a variety of higher intensive activities and uses than residential corridors.

There is a designated regional focus area at the intersection of Greenville Boulevard and Evans Street. Within a regional focus area, commercial activity is encouraged. The anticipated build-out of such focus areas are 400,000 plus square feet of conditioned floor space. There is a designated neighborhood focus area located west of Evans Street and south of Willoughby Park Condominiums. The anticipated build-out of such focus areas are 20,000 – 40,000 square feet of conditioned floor space.

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

Specifically, the Future Land Use Plan Map (2004) recommends Medium Density Residential (MDR) along the eastern right-of-way of Evans Street, at the intersection of Pinewood Road, including the residential lots fronting the intersection, and for the interior residential neighborhood adjacent thereto.

**8. Environmental Conditions/Constraints:**

There are no known environmental constraints that would prohibit or substantially impact development of the site(s).

**9. Surrounding Zoning and Land Uses:**

**North:** R15S – WNCT-TV Station

**South:** R9S – Single-family dwellings fronting Pinewood Road and Evans Street

**East:** R9S – Single-family residences fronting Pinewood Road (Pinewood Forest Subdivision)

**West:** OR and RA20 – 83 Apartment units, and R9 – 20 Duplex units

**11. Thoroughfare/Traffic Volume (PW-Engineering Division) Report Summary**

Based on uses under the current zoning, this site would yield an estimated 10 vehicle trips per day to South Evans Street. A traffic report was not generated due to the proposed land use amendment only generating an additional 20 vehicle trips per day.

**10. Additional Comments:**

Of primary concern is the protection of the Pinewood Forest Subdivision entrance. The intersection of Evans Street and Pinewood Road serves as a primary entrance into this established single-family neighborhood.

The Comprehensive Plan does not specifically recommend a neighborhood focus area at this location. Several area neighborhoods have an OIMF land use designation at the intersection of entrance roads and thoroughfare streets, including Westhaven, Belvedere, Club Pines, and Lynndale. Use of OIMF in those cases was the preferred option in lieu of commercial development.

The proposed OIMF designation provides an option for a compatible mix of business and office uses and typically serves as a transition between commercial activities, major roadways and residential neighborhoods. The closest commercial zoning (Lynncroft Shopping Center) is located 1,050± feet to the north. Evans Street is designated as a major thoroughfare. The Office (O) zoning option under the OIMF designation is the most restrictive non-residential zoning district. There is no residential option under the Office (O) zone.

If the Planning and Zoning Commission and City Council determine that a non-residential land use option is appropriate for the subject site, the OIMF designation would be the preferred category for this location.

**Note :** This is not a rezoning request.

Any future rezoning request(s) for the property in this area shall be considered by the Planning and Zoning Commission and City Council in accordance with standard procedures.

This Land Use Plan Map amendment is in conjunction with the Carolina Development and Construction, LLC Rezoning Case #07-07, which requests Office (O) within the subject area.

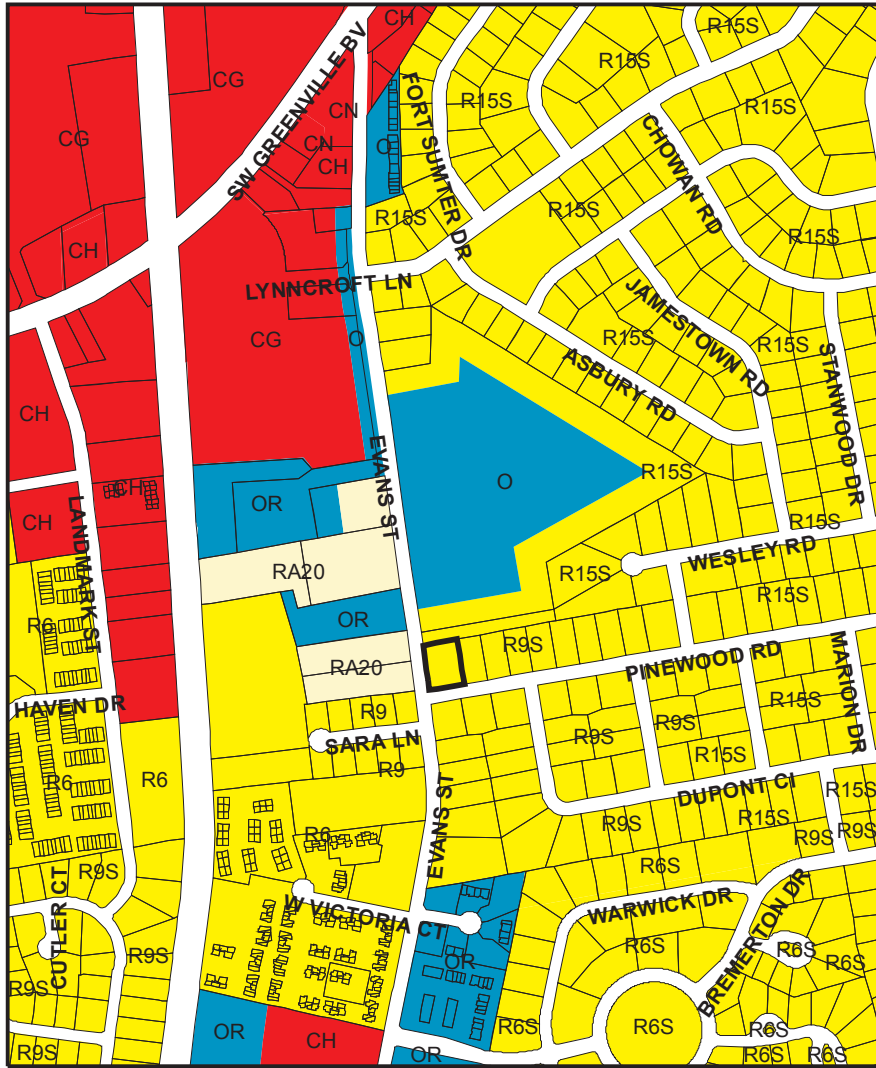
The proposed zoning district, Office, does not contain a residential option.

**Attachments:**

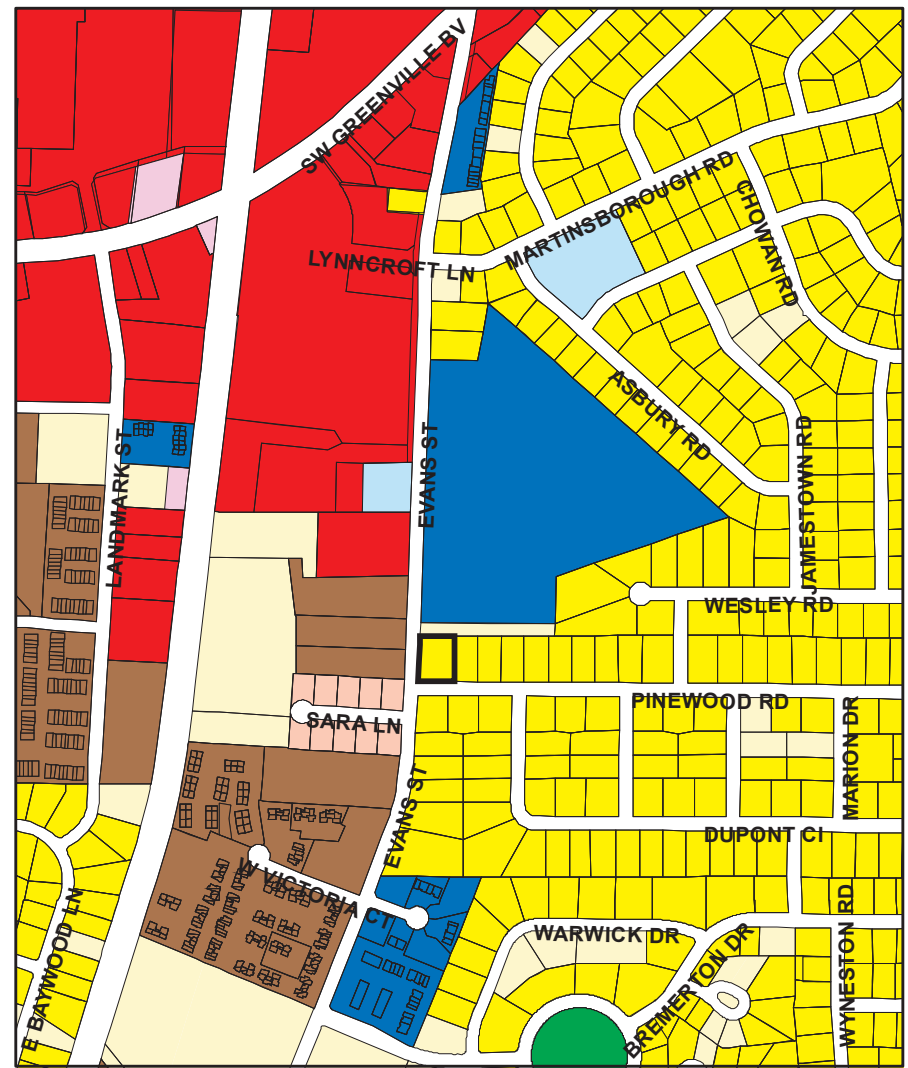
- Current Zoning Map
- Existing Land Use Inventory Map
- Current Future Land Use Map
- Proposed Future Land Use Map
- Bufferyard Setback and Vegetation Screening Chart
- Residential Density Chart

# Carolina Development & Construction, LLC Future Land Use Plan Admendment

## Current Zoning Map



## Existing Land Use Map



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

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

Item # 3

**Excerpt from the Planning and Zoning Commission Meeting on May 15, 2007**

**REQUEST BY CAROLINA DEVELOPMENT AND CONSTRUCTION, LLC – DENIED**

Chairman Tozer stated that the next item is a Land Use Plan Map Amendment request by Carolina Development and Construction, LLC. to amend the Future Land Use Plan Map for the area described as located along the eastern right-of-way of Evans Street, south of the WNCT-TV Station southern property boundary line to 150 feet south of Pinewood Road, and including those lots fronting Evans Street containing approximately 1.7± acres from a “Medium Density Residential” category to an “Office/Institutional/Multi-family” category.

Ms. Gooby stated this is a request to amend the Land Use Plan Map from Medium Density Residential to Office/Institutional/Multi-family and this request is in conjunction with a rezoning request. The property is located in Voting District #5. The property is located on Evans Street, south of the WNCT –TV Station. Currently, there is one strip of vacant land south of the TV station and two single family homes in this area. Multi-family development is located on the opposite side of the street. Evans Street is considered a connector corridor. Ms. Gooby stated that the Land Use Plan Map amendment could generate an increase of 20 trips per day over the current zoning. Ms. Gooby stated that the property is zoned single family and was zoned single family as part of the Neighborhood Task Force rezoning recommendations in 2006. Ms. Gooby stated that the Land Use Plan Map recommends Medium Density Residential and the proposed request is to amend the area to Office/Institutional/Multi-family. The rezoning request that is in conjunction with this request is for Office. Ms. Gooby stated that the current Land Use Plan Map indicates Office/Institutional/Multi-family to the north and south but this area has been recommended for residential.

Mr. Wayne Malone, owner of Carolina Development and Construction Company, stated he is a real estate developer and they do commercial and new buildings. Mr. Malone stated that they rehab commercial and residential properties. Mr. Malone stated this particular property is not good residential property to be rehabilitated because of its location on Evans Street and deterioration. Mr. Malone explained that the request is for Office only. Mr. Malone stated that Office zoning would be a buffer between Evans Street and the residential area. Mr. Malone presented photographs of commercial zoning adjacent to residential areas.

Ms. Joann Morano, adjacent to the subject property, spoke in opposition. Ms. Morano presented a petition of over 100 neighbors on Pinewood Drive and adjoining area in opposition of the Land Use Plan amendment and rezoning request. Ms. Morano stated that each of the adjacent property owners will be filing the notarized Protest Petition. Ms. Morano stated that although growth is good for Greenville, growth that infringes into neighborhoods is not right nor good for the community. Ms. Morano stated that the area was zoned from Residential/Agricultural to Residential Single Family at the recommendation of the Task Force on Preservation of Housing and Neighborhoods to

protect the neighborhoods. Ms. Morano asked that the previous decisions for the area be upheld. Ms. Morano stated that there are two reasons why she supports retaining residential use of this property (1) drainage in the area and (2) possible increase in traffic. Ms. Morano asked that the Commission consider the following to determine if the request has merit (1) is it in conformance with the Land Use Plan Map; (2) is it compatible with surrounding zoning and patterns; (3) is it compatible with existing land uses (4) what will its impact be on area streets, and its impact on safety and welfare of the area residents.

There was discussion in regards to what could be done to the home to make it presentable and livable versus having a nice compatible office building.

Mr. Caird Vandersloot, 201 Pinewood Road, spoke in opposition to both the amendment and rezoning request. Mr. Vandersloot stated that there is already problems with traffic and flooding in the neighborhood and to allow Office zoning on this property would only increase those problems.

Ms. Diane Kulik, President of the Lynndale Neighborhood Association, current member and Past Chair of the Appearance Commission, representing the Lynndale Neighborhood spoke in opposition. Ms. Kulik stated that the Neighborhood Association does not want to see businesses backed-up the residential areas along Evans Street. Ms. Kulik reiterated that the area was recently rezoned to protect single family homes and neighborhoods. Ms. Kulik stated that the Comprehensive Land Use Plan states “maintain Evans Street as a residential corridor from Martinsborough south to Fire Tower Road”. Ms. Kulik explained that the job of the city government, its staff, and its commissions is to provide the very best quality of life that we can for its residents. Ms. Kulik stated that in this case the question is will the rezoning affect the quality of life for the residents. Ms. Kulik presented a petition from the Lynndale Neighborhood Council.

Ms. Tiffany Buck, 105 Pinewood Road, spoke in opposition to the amendment and rezoning requests. Ms. Buck presented photographs of the area after it rained showing the drainage problem. Ms. Buck made reference to specific items in the Comprehensive Plan. Land Use Implementation Strategy 1(a) states “discourage the rezoning of existing residentially-developed or zoned areas to a non-residential classification unless such rezoning would be consistent with the future land use plan”. In this case it is not. In reference to Land Use Implementation Strategy 2(i) “office/institutional/multi-family development should be used as a buffer between light commercial and industrial development and adjacent lower density residential land uses.” In this case it is not. In reference to Growth and Development item 2 Implementation Strategy 2(x) “maintain neighborhood character and integrity”, this change in the Land Use Plan and zoning would not do that. Ms. Buck asked the Commission to support the residents by not approving the Land Use Plan amendment or rezoning.

Mr. Linwood Simpson, 209 Pinewood Drive, spoke in opposition. Mr. Simpson reiterated the current traffic problems. Mr. Simpson stated that developing this property for an Office would make the traffic problem worse. Mr. Simpson asked that the Commission deny the requests.

Mr. Malone rebutted by stating that if there is something he can do engineering wise to eliminate some of the drainage problem he would do so. Mr. Malone stated that neighborhoods change and this area would be perfect for an office.

Ms. Morano asked those in attendance that were in opposition of the request to stand. Approximately 20 persons stood.

Mr. Ramey asked staff if Evans Street will be 5-laned in the future.

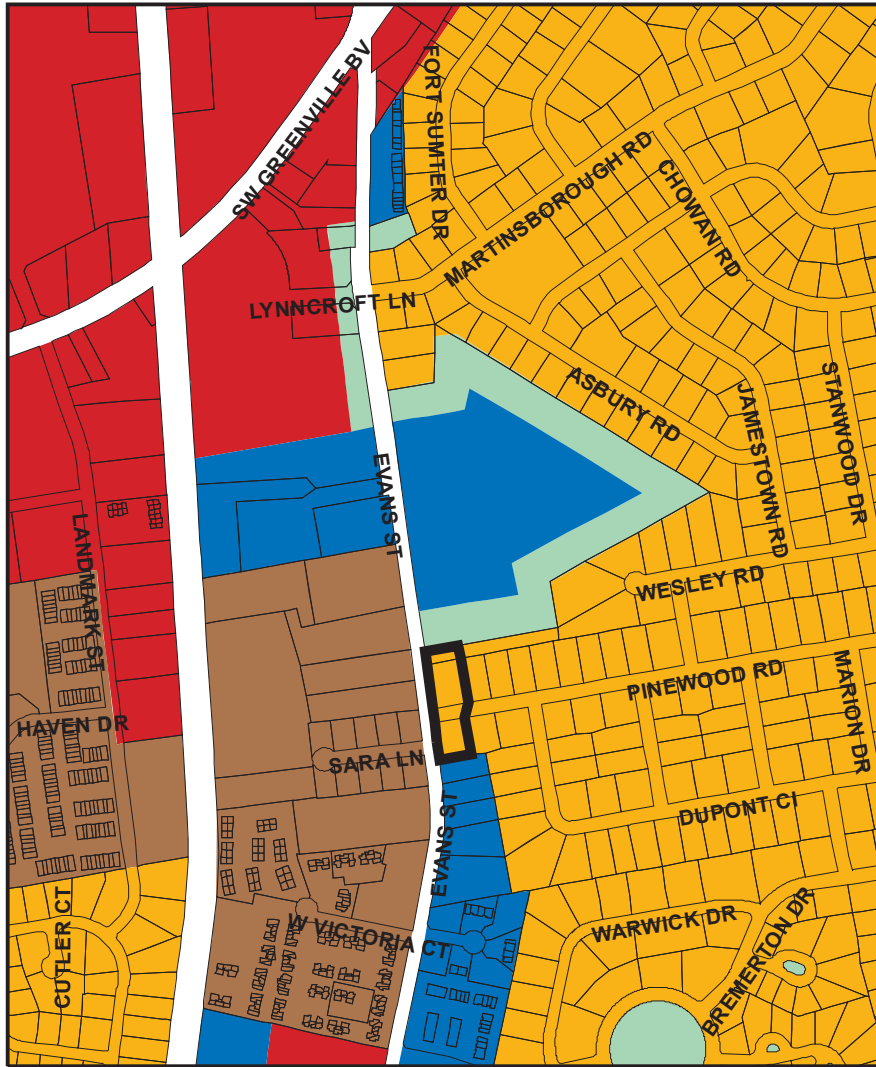
Ms. Gooby replied that was correct.

Mr. Lehman stated that the residents are concerned with the stormwater and flooding and asked that the Engineering Department address those issues. Mr. Lehman commented that the Commission went through intensive rezoning to protect neighborhoods and it seems that this request would be undoing a decision that the Commission and City Council has approved. Mr. Lehman explained that request is in violation of the issues in the Horizons Plan.

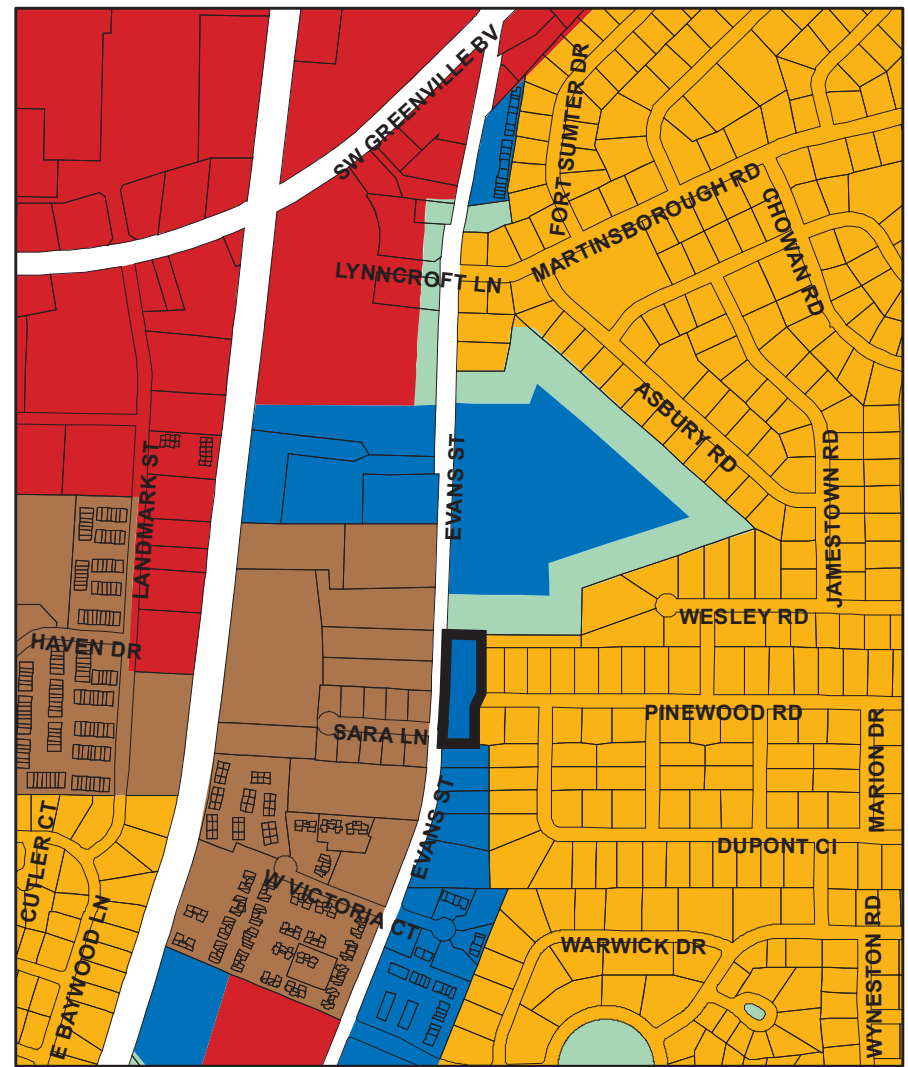
Motion was made by Mr. Ramey, seconded by Mr. Baker, to recommend denial of the proposed amendment. Motion carried unanimously.

# Carolina Development & Construction, LLC Future Land Use Plan Admendment

## Current (Future Land Use Plan Map)



## Proposed (Future Land Use Plan Map)



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



# Petition to deny the change in Land Use Plan map and Zoning for the properties on Pinewood Road/Evans Street

lee

By signing this petition, I am stating my agreement that I do not support the change in the current land use plan map from Medium Density Residential to Office Institutional/Multi-family and the change in the rezoning from Residential to Office for the properties on the corners of Pinewood Road and Evans Street.

Name	Address	phone number	email address
Jim Creech	609 Queen Anne's Rd	756-8006	jcreech@i-c-e-inc.com
Debbie Creech	609 Queen Anne's Rd	756-8006	
Emily Holland	2415 Chippenham Ct	561-6011	
Ellen A. Ringer	607 Bremerton Dr.	756-7390	jimringer@earthlink.net
J. Ringer	607 BREMERTON DR	756-7390	jimringer@earthlink.net
Jandy Bertlett	609 Bremerton Dr	756-7211	chartk11@suddenlink.net
Ed Bertlett (att)	609 Bremerton Dr	756-7211	
Mary Glen Hutchins	606 Bremerton Dr.	353-5898	
Ann Boswell	605 Queen Anne's Rd. Greenville, NC	27858	annboswell@suddenlink.net
Jerry Pruvette	326 Dupont Circle Greenville NC	27858	
Will Hargitt	611 Queen Anne's Road Greenville, NC	27858	
Elaine M Shue	392 Claredon Dr Greenville, NC	27858	
Jenny A. Shue	392 Claredon Dr Greenville NC	27858	
Jenette Low	408 Queen Anne Rd Greenville NC	27858	
Dorothy Hall	505 Queen Anne's Rd. Greenville NC	27858	
Sheld Mayh	502 Queen Anne's Rd Greenville NC	27858	
Elizabeth Harris	511 Queen Anne's Rd Greenville NC	27858	
Dennis L. Harris	511 Queen Anne's Rd Greenville NC	27858	
Jarrey Stinson	606 Queen Anne's Rd Greenville, NC	27858	
Mary Beth Hargitt	611 Queen Anne Rd Greenville NC	27858	
Daphne Nyong	300 Queen Anne's Rd City	27858	
Betty Rees	601 " " " "		
Doug & Kim BASTICK	607 QUEEN ANNES RD, GREENVILLE, NC.	27858	
Lynn H. Orange	700 Queen Anne's Rd, Greenville NC	27858	
Beverly Orr	700 Queen Anne's Rd Greenville NC	27858	

## Petition to deny the change in Land Use Plan map and Zoning for the properties on Pinewood Road/Evans Street

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current land use plan map from Medium Density Residential to Office Institutional/Multi-family  
and the change in the rezoning from Residential to Office for the properties on the corners of  
Pinewood Road and Evans Street.

Name	Address	phone number	email address
Linda Kuhn	324 Dupont Circle Green	355-2241	L.Kuhn@pepper.net
Don Edwards	321 Dupont Circle Green	756-9567	donedwards@ubcinc.com
Judy Edwards	321 Dupont Circle Green	756-9567	uptownmom@suddenlink.net
Beau Corey	106 Kilby Dr	756-3009	beau.corey@hotmail.com
Betsy Carrigan	103 Kilby Dr	355-7086	
Donald Carrigan	103 Kilby Dr	355-7086	B.CARRIGAN@FOURWINKS.NET
Stephanie Phelps	104 Kilby Dr	215-0468	
Kenn Phelps	104 Kilby Dr	215-0468	
Anna Katsoulis	102 Kilby Dr	321-2648	
Glenn Katsoulis	102 Kilby Dr	321-2648	
Paula Nelson	318 Pinewood Rd	355-6805	
Tim Nelson	318 Pinewood Rd	355-6805	
Melba Rhue Tripp	105 Marion Dr	756-4422	
Raura Green	311 Dupont Cir	756-7973	
Carsten Greene	311 Dupont Cir	756-7973	
Carlynn Shultzberger	308 Dupont Cir	756-5566	
Wes Hultzen	308 Dupont Cir	756-5510	
Tommy	303 Dupont Cir	321-0256	
Emmie Platten	312 Pinewood Rd	321-1407	
Nelle Newton	" "	" "	
Lathy Deed	600 Queen Anne's Rd	355-8888	
Ernie Stoll	600 Queen Anne Rd	355-8888	
Wesley Parrott	314 Pinewood Rd	756-7238	



# Petition to deny the change in Land Use Plan map and Zoning for the properties on Pinewood Road/Evans Street

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Name	Address	phone number	email address
Tiffany Brock	105 Pinewood Rd.	252-321-6623	tiffbrock@hotmail.com
Erna Miller	205 Pinewood Rd.	252-756-9754	
Wynne Allen	501 Pinewood	902-8921	
Elaine Simpson	209 Pinewood Rd.	355-5709	
Carl King	303 Pinewood Road	252-756-1258	
Jeanne M. Reuten	309 Pinewood Rd.	756-0401	
			AROBERTSON@RIVERSANDASSOCIATES.COM
Helen Brinson	313 Pinewood Rd.	756-4104	hbrinson@suddenlink.net
Kelma Harris	305 Pinewood Rd.	355-3767	
Mrs Brewer	317 Pinewood Rd.	756-7974	
Barbara Brewer	317 Pinewood Rd.	756-7974	
Lou Jolley	319 Pinewood Rd.	756-6789	
Gene Beall	321		353-7065
Stephen Waters	323 Pinewood Rd.	756-5804	
John Moore	103 Pinewood Rd.	355-7635	cn4504@cuthill.net

# Petition to deny the change in Land Use Plan map and Zoning for the properties on Pinewood Road/Evans Street

By signing this petition, I am stating my agreement that I do not support the change in the current land use plan map from Medium Density Residential to Office Institutional/Multi-family and the change in the rezoning from Residential to Office for the properties on the corners of Pinewood Road and Evans Street.

Name	Address	phone number	email address
Sueann McDonald	100 Pinewood Rd	756 2351	
Juan, Michael	102 Pinewood Rd	756 4643	
Mr King	101 Lamont Rd	355-5464	
Chris J (Sue) King	101 Lamont Rd	355-2384	
1st Lt Scot Ashton	202 pinewood	805 452 6933	
Wale Newton	312 Pinewood	321-1407	dnewton@suddenlink.net
Randy Daniel	204 Pinewood	321-8578	RNRD@suddenlink.net
Shirley W Brewer	308 Pinewood Rd	756-5289	
Lois Seller	104 Pinewood Rd	321-4993	
JA Dixon	1758 Beaumont Dr. Guille, NC	321 8883	
Frances Dixon	100 Pinewood Rd		Grenville NC



## Petition to deny the change in Land Use Plan map and Zoning for the properties on Pinewood Road/Evans Street

By signing this petition, I am stating my agreement that I do not support the change in the current land use plan map from Medium Density Residential to Office Institutional/Multi-family and the change in the rezoning from Residential to Office for the properties on Pinewood Road and Evans Street.

Name	Address	phone number	email address
<i>R. Tolmie</i>	316 Pinewood Rd.	355-3039	RATOLM@aol.com
<i>M. Tolmie</i>	316 Pinewood Rd.	355-3039, 414-1312	Meghan.tolmie@gmail.com
<i>R. Tolmie</i>	316 Pinewood Rd	355-4320, 355-3039	
<i>Hato Smith</i>	507 Queen Anne's Rd	756-7182	nsmith5@suddenlink.net
<i>Amith Smith</i>	507 Queen Anne's Rd	756-7182	nsmith5@suddenlink.net
<i>Karen Haged</i>	600 Queen Anne's Rd	355-8888	
<i>Michelle Kemp</i>	602 Queen Anne's Rd.	756-8240	mikemp@suddenlink.net
<i>Liane Carter</i>	318 Dupont Circle	355-3682	lcarter@meltonfoodsinc.com
<i>Betty Barbee</i>	315 Dupont Circle	355-7263	bettybarbee@earthlink.net
<i>Bulke Barbee</i>	315 Dupont Circle	355-7263	" " " "
<i>Sarah Wheeler</i>	304 Queen Anne's Rd	321-5955	sallywheeler@suddenlink.net
<i>Jeloa Morris</i>	3521 Warnick Dr	756-9162	
<i>Laurel Ellis</i>	507 Chesapeake		laurel Ellis@suddenlink.net
<i>Susan Harris</i>	Lamont Rd		
<i>Betsy Gray</i>	401 Brenestm Dr. Bville, N.C.	27858	
<i>Lisa Brenner</i>	307 Brenestm Dr.		" " " "
<i>Rick Kabe</i>	3901 Wynestm Rd.	Greenville NC	27858

# Petition to deny the change in Land Use Plan map and Zoning for the properties on Pinewood Road/Evans Street

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Name	Address	phone number	email address
Diana Colon	503 Bremerton	355-7067	mcolumbro@aol.com
Conner Bond	1307 Kingsbrook Rd	752-8779	suddenlink.net
Madeline McIlhenny	403 Queen Anne's Rd	756-6055	
Marilyn Buden	901 Davenport Dr	383-7924	max.rogue@aol.com
Karen Geller	307 Wesley Dr	355-3776	<del>stentia.com</del>
Deborah Hales	3500 Warwick Dr.	756-6610	
Elizabeth Brist Allen	312 Windsor Rd	355-6585	
Chris Edwards	801 Bremerton Dr.	355-2254	
Nancy Medlin	1404 E 9th Street	758-4791	
Alicia B Corey	106 Kilby Dr.	756-3009	
Carol Jones	811 Queen Anne's Rd	355-2368	



# Petition to deny the change in Land Use Plan map and Zoning for the properties on Pinewood Road/Evans Street

By signing this petition, I am stating my agreement that I do not support the change in the current land use plan map from Medium Density Residential to Office Institutional/Multi-family and the change in the rezoning from Residential to Office for the properties on the corners of Pinewood Road and Evans Street.

\*  
Signed date  
Neighborhood Council

Name	Address	phone number	email address
Leonard + Diane Kulik	122 Ft Sumter Dr	353-6405	
Mae James	310 Starwood Dr	756-1662	
William H. PRIOR, Jr	100 Wesley Rd	355-2850	
Peggy W. Pryor	100 Wesley Rd	355-2850	pwp1@suddenlink.net
Peggy Chris Tapley	103 Wesley Rd	Greenville NC 27858	756-3977
Frances Mallion	109 Williamsburg Dr	Greenville, NC 27858	756-6555
Tom Mallion	109 Williamsburg Dr	Greenville 27858	756-6555
Jany Hagler	110 MARTINBOROUGH	Greenville	27858
Nellie Hagler	110 Martinborough Rd	Greenville	27858-355-6133
Violetta + George	Lead 404 Martinborough Rd		756-374
Chang + Silvia Kres	111 Fort Sumter Dr		756-5830
Jack + Wilkie Warren	103 Fort Sumter Dr		355-3852
Steve + Shirley Jacker	301 Martinborough Rd		756-6835
William + Raven	302 Nudge Road		910-5447
Richard H Ray	111 Jameson Rd		321-0808
Chris Beth (Ray)	111 Jameson Rd		321-0808
Richard and June Harris	116 Fort Sumter Dr.		756-8902

Residential Planning and Zoning Board,

May 14, 2007

Fax 329-4483



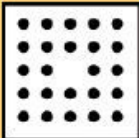
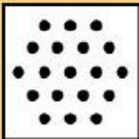
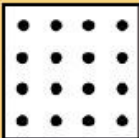
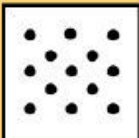
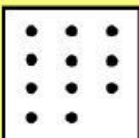
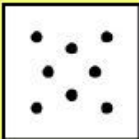
This letter relates to the proposed Zoning change for the double lot on the corner of Evans Street and Pinewood. As I understand the current zone is Residential. The proposal by Carolina Development and Construction is to change the zoning to Office.

The current zoning status of residential is appropriate as this is a neighborhood. It has been residential for years. The request for Office zone is Not consistent with the Greenville city planning map. It will place Office zoning next to residential properties further up Pinewood, decreasing home values, and provide increased traffic mixed with family residences.

I am unable to attend the meeting on Tuesday evening. I and my family ask that the Residential zoning status of the property remain residential.

Thank you for your consideration

  
Daniel Moore  
609 Ontario Drive  
Greenville NC 27858  
327-8005

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

**Illustration:** Maximum allowable density in Residential Zoning Districts

## 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 CONFORMING 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)		Bufferyard D (screen required)		Bufferyard E (screen required)	
Width	For every 100 linear feet	Width	For every 100 linear feet	Width	For every 100 linear feet
10'	4 large evergreen trees 6 small evergreens 16 evergreen shrubs	20'	4 large evergreen trees 6 small evergreen trees 16 evergreen shrubs	30'	6 large evergreen trees 8 small evergreens 26 evergreen shrubs
Where a fence or evergreen hedge (additional materials) is provided, the bufferyard width may be reduced to eight (8) feet.		Bufferyard width may be reduced by fifty (50%) percent if a fence, evergreen hedge (additional material) or earth berm is provided.		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: 6/14/2007  
Time: 7:00 PM

- Title of Item:** Ordinance requested by Carolina Development and Construction, LLC to rezone 0.74+ acres located at the northeast corner of the intersection of Evans Street and Pinewood Road from R9S (Residential – Single-family [Medium Density]) to O (Office)
- Explanation:** This request involves the rezoning of 0.74+ acres as referenced above. Please see the attached rezoning request.
- Fiscal Note:** No cost to the City.
- Recommendation:** The rezoning request is in conjunction with the Future Land Use Plan Map amendment (Carolina Development and Construction, LLC, Case # 07-01) requesting office/institutional/multi-family (OIMF) for the area along the eastern right-of-way of Evans Street, south of the WNCT-TV Station to 150 feet south of Pinewood Road.
- In staff's opinion, the request is not in compliance with the existing Horizons: Greenville's Community Plan and the Future Land Use Plan Map.
- If the Future Land Use Plan Map is amended, as proposed, the request would as a result thereof be in compliance with plan recommendations.
- The Planning and Zoning Commission, at their May 15, 2007, meeting voted to deny the request.
- If City Council determines to approve the rezoning request, a motion to adopt the attached rezoning ordinance will accomplish this. The ordinance includes the statutorily required statement describing whether the action taken is consistent with the comprehensive plan and explaining why Council considers the action taken to be reasonable and in the public interest.
- If City Council determines to deny the rezoning request, in order to comply with

this statutory requirement, it is recommended that the motion be as follows:

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

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

**Attachments / click to download**

- [📎 Locational Map](#)
  - [📎 Survey](#)
  - [📎 Vegetation and Bufferyard Chart](#)
  - [📎 Residential Density Chart](#)
  - [📎 Political Protest Petition](#)
  - [📎 Letter from Daniel Moore](#)
  - [📎 Certificate of Mailed Notice](#)
  - [📎 Carolina Development and Construction, LLC Rezoning Ordinance](#)
  - [📎 Rezoning - Carolina Development and Construction, LLC](#)
  - [📎 Planning and Zoning Commission Minutes for Carolina Dev and Const Rezoning](#)
  - [📎 Carolina Development and Construction, LLC List of Uses](#)
-

ORDINANCE NO. 07-  
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 June 14, 2007 at 7:00 p.m., in the City Council Chambers of City Hall in the City of Greenville, NC, conduct a public hearing on the adoption of an ordinance rezoning the following described territory;

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

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

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

Section 1. That the following described territory is rezoned from R9S (Residential – Single-family) to O (Office).

TO WIT: Walter Gene and Faye W. Langley Property.

LOCATION: Located at the northeast corner of the intersection of Evans Street and Pinewood Road.

DESCRIPTION: Being a parcel of land in Winterville Township, Pitt County, North Carolina and being bounded on the north by the lands of Fred T. Mattox, Et al, on the east by Joann H. Morano, on the south by the northern right-of-way line of Pinewood Road and on the west by the eastern right-of-way line of Evans Street and being more particularly described as follows:

Beginning at an existing  $\frac{3}{4}$ " iron pipe at the intersection of the eastern right-of-way line of Evans Street and the northern right-of-way line of Pinewood Road, said point being the southwestern corner of Lot 1 Pinewood Forest as recorded in Map Book 7, Page 1; thence from said beginning point with the eastern right-of-way line of Evans Street N 05°59'58" E, 200.11 feet to an existing  $\frac{3}{4}$ "

iron pipe in the eastern right-of-way line of Evans Street, said point being the northwestern corner of Lot 1 Pinewood Forest as recorded in Map Book 7, Page 1; thence along the northern line of Lot 1 and the southern line of Fred T. Mattox, Et al S 85°36'57" E, 158.10 feet to an existing ½" iron pipe, the northeastern corner of Lot 1 Pinewood Forest as recorded in Map Book 7, Page 1, thence along the eastern line of Lot 1 and the western line of the Joann H. Morano tract S 04°25'53" W, 200.36 feet to an existing ¾" iron pipe in the northern right-of-way line of Pinewood Road, the southeastern corner of Lot 1 Pinewood Forest as recorded in Map Book 7, Page 1; thence along the northern right-of-way line of Pinewood Road N 85°30'00" W, 163.58 feet to the point of beginning containing 0.74± acres according to a survey made by McDavid Associates, Inc. entitled "Rezoning Survey for East Carolina Development and Construction Co., LLC." dated April 10, 2007.

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 14<sup>th</sup> day of June, 2007.

\_\_\_\_\_  
Robert D. Parrott, Mayor

ATTEST:

\_\_\_\_\_  
Wanda T. Elks, City Clerk



# Rezoning Request Report

Prepared by Greenville's Community Development Department

Staff Contacts: Chantae M. Gooby, 329-4507

Harry V. Hamilton, Jr., 329-4511

1. **Applicant** : Ordinance, requested by Carolina Development and Construction, LLC, to rezone 0.74± acres located at the northeast corner of the intersection of Evans Street and Pinewood Road from R9S (Residential – Single-family [Medium Density]) to O (Office).

2. **Date**: April 25, 2007

3. **Requested Change**: (In conjunction with a Land Use Plan Map Amendment Request)

**Existing**: R9S (Residential – Single-family [Medium Density])

**Proposed**: O (Office)

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

4. **Location**: Located at the northeast corner of the intersection of Evans Street and Pinewood Road.

5. **Size**: 0.74± acres (32,234 square feet)

6. **Comprehensive Plan**:

The subject area is located in Vision Area D.

The applicable Comprehensive Plan Management Actions in this area are:

“D10: Maintain Evans Street as a residential corridor from Martinsborough Road south to Fire Tower Road.” [the intent of this guideline is to encourage residential development in the Evans Street corridor in all areas located outside the designated focus nodes and associated transition areas]

Evans Street is designated as a connector corridor from Greenville Boulevard south, transitioning to a residential corridor at the entrance of Caversham Road, the entrance to Bedford Place Subdivision. Connector corridors are anticipated to contain a variety of higher intensive activities and uses than residential corridors.

There is a designated regional focus area at the intersection of Greenville Boulevard and Evans Street. Within a regional focus area, commercial activity is encouraged. The anticipated build-out of such focus areas are 400,000 plus square feet of conditioned floor space. There is a designated neighborhood

focus area located west of Evans Street and south of Willoughby Park Condominiums. The anticipated build-out of such focus areas are 20,000 – 40,000 square feet of conditioned floor space.

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

Specifically, the Future Land Use Plan Map (2004) recommends Medium Density Residential (MDR) along the eastern right-of-way of Evans Street, at the intersection of Pinewood Road, including the residential lots fronting the intersection, and for the interior residential neighborhood adjacent thereto.

**7. Thoroughfare/Traffic Volume (PW-Engineering Division) Report Summary**

Based on uses under the current zoning, this site would yield an estimated 10 vehicle trips per day to South Evans Street. A traffic report was not generated due to the proposed land use amendment only generating an additional 20 vehicle trips per day.

**8. History/Background:**

In 1969, the property was zoned RA20 (Residential-Agricultural). In 2006, the subject property was included in a neighborhood rezoning to R9S (Residential – Single-family) as recommended by the Task Force on Preservation of Neighborhoods and Housing. The goal of the 2006 rezoning was to prevent duplex conversion.

**9. Present Land Use:**

Currently, there is a single-family residence and an associated outbuilding on the property.

**10. Utilities:**

GUCO water and sanitary sewer are available at Evans Street and Pinewood Road.

**11. Historic Sites:**

There is no known effect on designated sites.

**12. Environmental Conditions/Constraints:**

There are no known environmental constraints that would prohibit or substantially impact development of the site.

**13. Surrounding Zoning and Land Uses:**

**North:** R15S – WNCT-TV Station

**South:** R9S – Single-family dwellings fronting Pinewood Road and Evans Street

**East:** R9S – Single-family residences fronting Pinewood Road (Pinewood Forest Subdivision)

**West:** OR and RA20 – 83 Apartment units, and R9 – 20 Duplex units

**14. Additional Comments**

Of primary concern is the protection of the Pinewood Forest Subdivision entrance. The intersection of Evans Street and Pinewood Road serves as a primary entrance into this single-family neighborhood.

The Comprehensive Plan does not specifically recommend a neighborhood focus area at this location. Several area neighborhoods have Office (O) zoning at the intersection of entrance roads and thoroughfare streets, including Westhaven, Belvedere, Club Pines, and Lynndale. Use of Office transitional zoning in those cases was the preferred option in lieu of commercial development.

The proposed Office (O) zoning provides for a compatible mix of business and office uses and typically serves as a transition between commercial activities, major roadways and residential neighborhoods. The closest commercial zoning (Lynncroft Shopping Center) is located 1,050± feet to the north. Evans Street is designated as a major thoroughfare. The Office zone is the most restrictive non-residential zoning district. There is no residential option under the Office zone.

If the Planning and Zoning Commission determines that a non-residential land use zone is more appropriate for the subject site, and protects the interests of the neighborhood, the Office(O) zone would be the preferred category for this location in lieu of commercial zoning.

**15. Density Estimates:**

**Gross Acreage:** 0.74± acres

**Current zoning:** R9S (Residential-Single-family)

**Requested zoning:** O (Office)

Currently, there is one (1) single-family residence and an associated outbuilding on the property.

At the proposed zoning (O), staff would anticipate the site to yield approximately a 3,000 sq. ft. office building with associated parking.

The proposed zoning (O) does not contain a residential option.

**RECOMMENDATION:**

The rezoning request is in conjunction with the Future Land Use Plan Map amendment (Case # 07-01) requesting office/institutional/multi-family (OIMF) for the area along the eastern right-of-way of Evans Street, south of the WNCT-TV Station to 150 feet south of Pinewood Road.

In staff's opinion, the request **is not** in compliance with the existing Horizons: Greenville's Community Plan and the Future Land Use Plan Map.

If the Future Land Use Plan Map is amended, as proposed, the request would as a result thereof be in compliance with plan recommendations.

**Excerpt from the Planning and Zoning Commission Meeting on May 15, 2007**

**REQUEST BY CAROLINA DEVELOPMENT AND CONSTRUCTION, LLC – DENIED**

Chairman Tozer stated that the next item is request by Carolina Development and Construction, LLC, to rezone 0.74± acres located at the northeast corner of the intersection of Evans Street and Pinewood Road from R9S (Residential–Single-family [Medium Density]) to O (Office).

Ms. Gooby stated this rezoning request is in conjunction with the Land Use Plan Map Amendment request. The request is to rezone the property from R9S to Office. Ms. Gooby stated that the property is located in Voting District #5 and is located south of WNCT-TV Station. Ms. Gooby stated that in staff's opinion the request is not in compliance with the Land Use Plan Map.

No one spoke in favor.

Ms. Tiffany Buck reiterated her concerns as mentioned earlier.

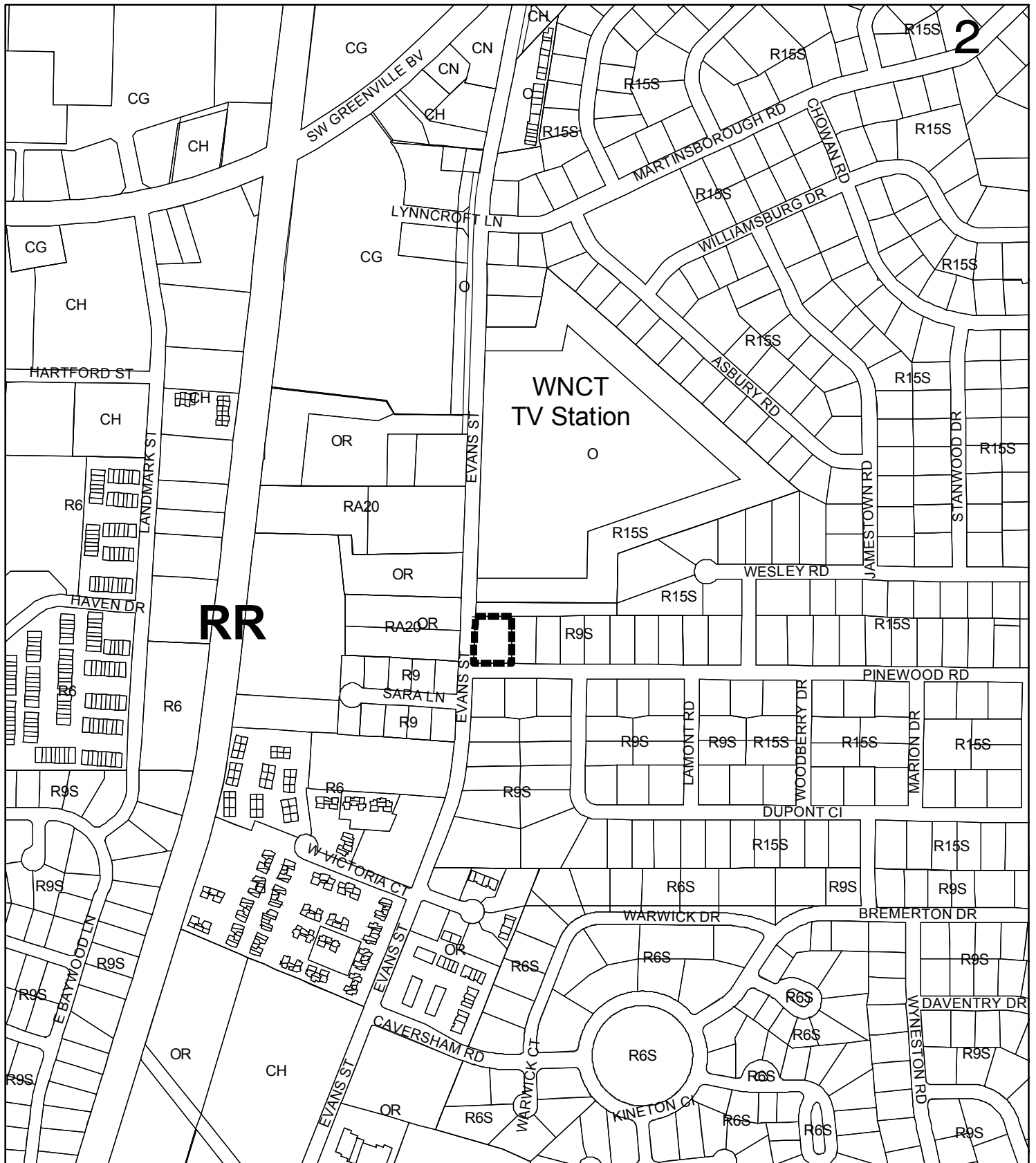
Mr. Caird Vandersloot stated that based on the Commission's previous vote they deny this request.

Mr. Leonard Simpson, 209 Pinewood Road, asked the Commission to deny the request.

No one spoke in rebuttal.

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

# Carolina Development and Construction, LLC Rezoning Request (07-07)



R9S to O (0.74 acres)



Area Requested to be Rezoned



Land Parcels

Item # 4

Created  
4/23/07

## **EXISTING 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



## **PROPOSED ZONING**

### **O (Office)**

#### ***Permitted Uses***

##### *(1) General:*

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

##### *(2) Residential:*

\* None

##### *(3) Home Occupations (see all categories):*

\*None

##### *(4) Governmental:*

- b. City of Greenville municipal government building or use (see also section 9-4-103)
- c. County or state government building or use not otherwise listed; excluding outside storage and major or minor repair
- d. Federal government building or use

##### *(5) Agricultural/ Mining:*

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

##### *(6) Recreational/ Entertainment:*

- f. Public park or recreational facility

##### *(7) Office/ Financial/ Medical:*

- a. Office; professional and business, not otherwise listed
- d. Bank, savings and loan or other savings or investment institutions
- e. Medical, dental, ophthalmology or similar clinic, not otherwise listed

##### *(8) Services:*

- c. Funeral home
- g. School; junior and senior high (see also section 9-4-103)
- h. School; elementary (see also section 9-4-103)
- i. School; kindergarten or nursery (see also section 9-4-103)
- o. Church or place of worship (see also section 9-4-103)
- p. Library
- q. Museum
- r. Art Gallery
- u. Art studio including art and supply sales
- v. Photography studio including photo and supply sales
- w. Recording studio
- e. Barber or beauty shop

##### *(9) Repair:*

\* None

##### *(10) Retail Trade:*

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

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

\* None

*(12) Construction:*

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

*(13) Transportation:*

\* None

*(14) Manufacturing/ Warehousing:*

\* None

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

\* None

**O (Office)**

***Special Uses***

*(1) General:*

\* None

*(2) Residential:*

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

*(3) Home Occupations (see all categories):*

\* None

*(4) Governmental:*

a. Public utility building or use

*(5) Agricultural/ Mining:*

\* None

*(6) Recreational/ Entertainment:*

\* None

*(7) Office/ Financial/ Medical:*

\* None

*(8) Services:*

a. Child day care facilities

b. Adult day care facilities

j. College and other institutions of higher learning

l. Convention center; private

bb. Civic organizations

cc. Trade and business organizations

*(9) Repair:*

\* None

*(10) Retail Trade:*

\* None

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

\* None

*(12) Construction:*

\* None

*(13) Transportation:*

\* None

*(14) Manufacturing/ Warehousing:*

\* None

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

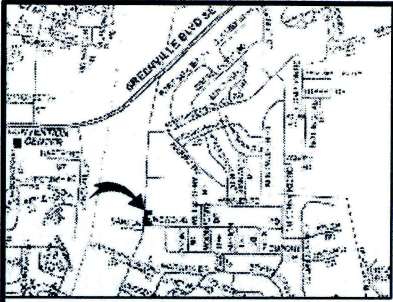
\* None



REVISIONS		
NO.	DATE	DESCRIPTION

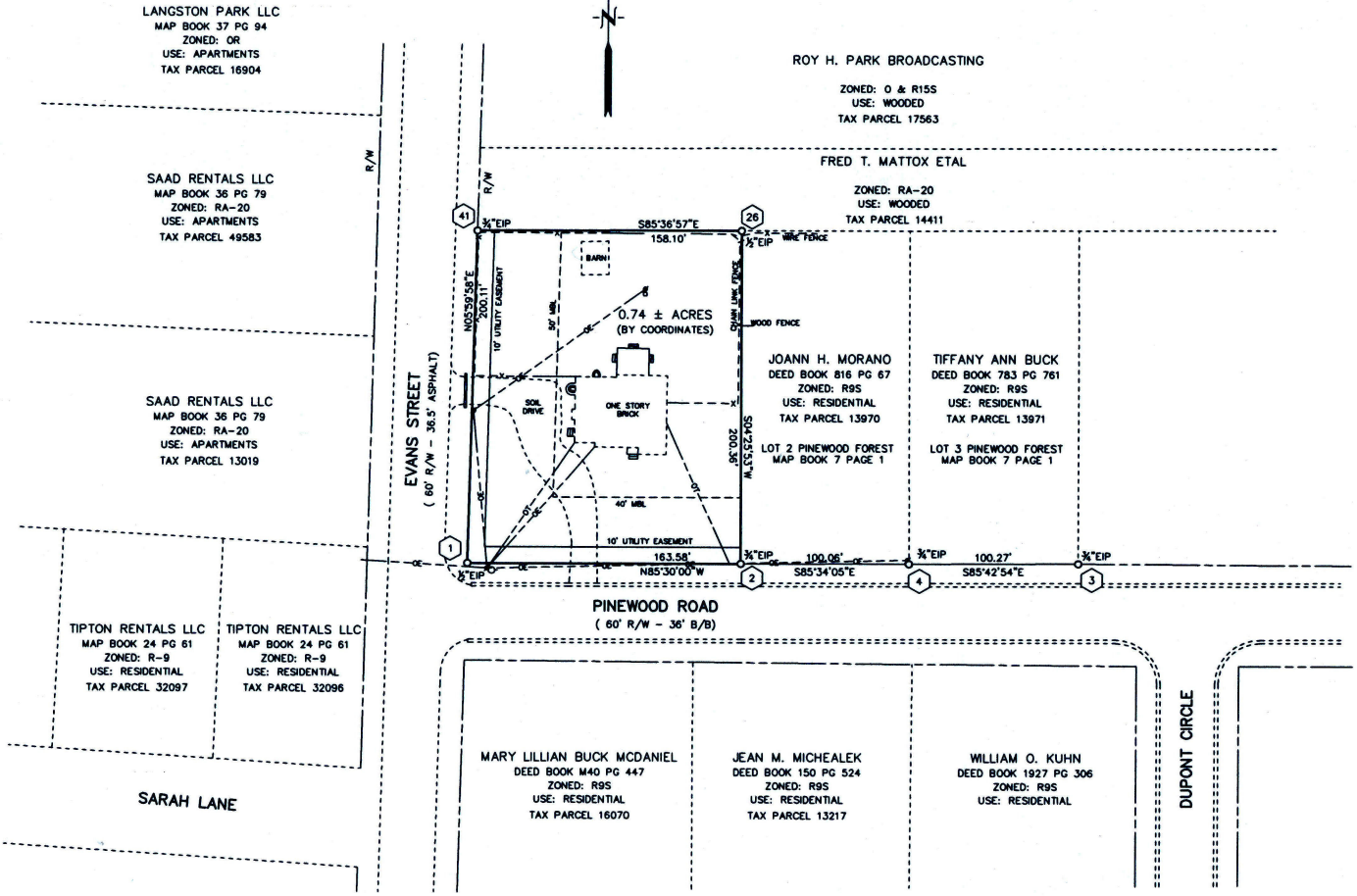
CENTROID: N= 661100  
E=2481000

NOTE: DISTANCES SHOWN ARE HORIZONTAL GROUND MEASUREMENTS.  
NOTE: THIS SURVEY PERFORMED WITHOUT BENEFIT OF A TITLE EXAMINATION AND IS MADE SUBJECT TO ANY DOCUMENT OF RECORD WHICH MAY AFFECT SUBJECT PROPERTY.



VICINITY MAP

- LEGEND**
- EIP = EXISTING IRON PIPE
  - ER = EXISTING IRON ROD
  - EJA = EXISTING IRON AXLE
  - NIP = NEW IRON PIPE SET
  - EPK = EXISTING PARKER KALON NAIL
  - NPK = NEW PARKER KALON NAIL
  - RRS = RAILROAD SPIKE
  - N&C = NAIL AND CAP
  - NPS = NO POINT SET OR FOUND
  - ECM = EXISTING CONCRETE MONUMENT
  - NCM = NEW CONCRETE MONUMENT
  - R/W = RIGHT-OF-WAY
  - ± = CENTERLINE
  - CC = CONTROL CORNER
  - MBL = MINIMUM BUILDING LINE



I, SIMON R. COX, Professional Land Surveyor No. L-4215, certify that the survey is of an existing parcel or parcels of land and does not create a new street or change an existing street.

SIMON R. COX  
L-4215

I, SIMON R. COX, certify that this plot was drawn under my supervision from an actual survey made under my supervision (see description recorded in Book 1667, Page 022, etc.) (other); that the boundaries not surveyed are clearly indicated as drawn from information found in Book N/A, Page N/A; that the ratio of precision as calculated is 1: 10,000 +; that this plot was prepared in accordance with G.S. 47-30 as amended. Witness my original signature, registration number and seal this 10TH day of APRIL, A.D., 2007.

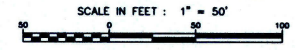
SIMON R. COX  
L-4215

Surveyed by: DCA  
Drawn by: DCA

REZONING SURVEY FOR  
**EAST CAROLINA DEVELOPMENT AND CONSTRUCTION CO., LLC**

BEING THE RESIDUAL PROPERTIES E.H./HELEN TAFT ESTATES, LLC TRACT  
DEED BOOK 1667 PAGE 22  
BEING LOT 1 PINWOOD FOREST  
MAP BOOK 7 PAGE 1  
TAX PARCEL # 23129  
GREENVILLE, WINTERVILLE TOWNSHIP, PITT COUNTY  
NORTH CAROLINA

APRIL 10, 2007 SCALE: 1" = 50'



PROPERTY IS CURRENTLY ZONED: R9S  
PROPOSED ZONING TO BE: 0

OWNER:  
RESIDUAL PROPERTIES E.H./HELEN TAFT ESTATES, LLC  
C/O E.H. TAFT, JR  
P.O. BOX 566  
GREENVILLE, NC 27835



**McDAVID ASSOCIATES, INC.**  
Engineers • Planners • Land Surveyors  
3714 North Main Street, Farmville, NC 27828  
Telephone: (252) 753-2139

Project No.: 01-07-3049-0890 Map file reference: E-470 BLUE

Item # 4

Drawing: W:\dca\p\0844\_0847\_0847\_0848\_0890\_Malone\_Wayne\_LS\mg\Resizing Map-RES.dwg  
Layout: Malone Resizing  
Plotted: Monday, April 30, 2007, 8:17:54am

## 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 CONFORMING 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.



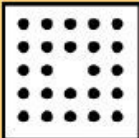
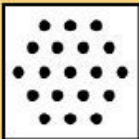
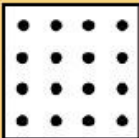
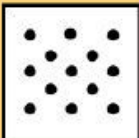
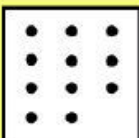
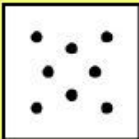
Bufferyard B (no screen required)	
Lot Size	Width
Less than 25,000 sq.ft.	4'
25,000 to 175,000 sq.ft.	6'
Over 175,000 sq.ft.	10'

Bufferyard C (screen required)		Bufferyard D (screen required)		Bufferyard E (screen required)	
Width	For every 100 linear feet	Width	For every 100 linear feet	Width	For every 100 linear feet
10'	4 large evergreen trees 6 small evergreens 16 evergreen shrubs	20'	4 large evergreen trees 6 small evergreen trees 16 evergreen shrubs	30'	6 large evergreen trees 8 small evergreens 26 evergreen shrubs
Where a fence or evergreen hedge (additional materials) is provided, the bufferyard width may be reduced to eight (8) feet.		Bufferyard width may be reduced by fifty (50%) percent if a fence, evergreen hedge (additional material) or earth berm is provided.		Bufferyard width may be reduced by fifty (50%) percent if a fence, evergreen hedge (additional material) or earth berm is provided.	

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

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

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

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

**Illustration:** Maximum allowable density in Residential Zoning Districts

# Petition to deny the change in Land Use Plan map and Zoning for the properties on Pinewood Road/Evans Street

lee

By signing this petition, I am stating my agreement that I do not support the change in the current land use plan map from Medium Density Residential to Office Institutional/Multi-family and the change in the rezoning from Residential to Office for the properties on the corners of Pinewood Road and Evans Street.

Name	Address	phone number	email address
Jim Creech	609 Queen Anne's Rd	756-8006	jcreech@i-c-e-inc.com
Debbie Creech	609 Queen Anne's Rd	756-8006	
Emily Holland	2415 Chippenham Ct	561-6011	
Ellen A. Ringer	607 Bremerton Dr.	756-7390	jimringer@earthlink.net
J. Ringer	607 BREMERTON DR	756-7390	jimringer@earthlink.net
Jandy Bartlett	609 Bremerton Dr	756-7211	chartk11@suddenlink.net
Ed Bartlett (att)	609 Bremerton Dr	756-7211	
Mary Ellen Hutchins	606 Bremerton Dr.	353-5898	
Ann Boswell	605 Queen Anne's Rd. Greenville, NC	27858	annboswell@suddenlink.net
Jerry Pruvette	326 Dupont Circle Greenville NC	27858	
Will Hargitt	611 Queen Anne's Road Greenville, NC	27858	
Elaine M Shive	392 Claredon Dr Greenville, NC	27858	
Jenny A. Shive	392 Claredon Dr Greenville NC	27858	
Jenette Low	408 Queen Anne Rd Greenville NC	27858	
Dorothy Hall	505 Queen Anne's Rd. Greenville NC	27858	
Sheld Mayh	502 Queen Anne's Rd Greenville NC	27858	
Elizabeth Harris	511 Queen Anne's Rd Greenville NC	27858	
Dennis L. Harris	511 Queen Anne's Rd Greenville NC	27858	
Torrey Stinson	606 Queen Anne's Rd Greenville, NC	27858	
Mary Beth Hargitt	611 Queen Anne Rd Greenville NC	27858	
Daphne Nyong	300 Queen Anne's Rd City	27858	
Betty Rees	601 " " " "		
Doug & Kim BASTICK	607 QUEEN ANNES RD, GREENVILLE, NC.	27858	
Lynn H. Orange	700 Queen Anne's Rd, Greenville NC	27858	
Beverly Orr	700 Queen Anne's Rd Greenville NC	27858	



## Petition to deny the change in Land Use Plan map and Zoning for the properties on Pinewood Road/Evans Street

By signing this petition, I am stating my agreement that I do not support the change in the current land use plan map from Medium Density Residential to Office Institutional/Multi-family and the change in the rezoning from Residential to Office for the properties on the corners of Pinewood Road and Evans Street.

Name	Address	phone number	email address
Linda Kuhn	324 Dupont Circle Greenw.	355-2241	L.Kuhn@penweb.net
Don Edwards	321 Dupont Circle Greenw.	756-9567	donedwards@ubcinc.com
Judy Edwards	321 Dupont Circle Greenw.	756-9567	uptownmom@suddenlink.net
Beau Corey	106 Kilby Dr	756-3009	beau.corey@hotmail.com
Betsy Carrigan	103 Kilby Dr	355-7086	
Donald Carrigan	103 Kilby Dr	355-7086	B.CARRIGAN@FOURWINKS.NET
Stephanie Phelps	104 Kilby Dr	215-0468	
Kenn Phelps	104 Kilby Dr	215-0468	
Anna Katsoulis	102 Kilby Dr	321-2648	
Glenn Katsoulis	102 Kilby Dr	321-2648	
Paula Nelson	318 Pinewood Rd	355-6805	
Tim Nelson	318 Pinewood Rd	355-6805	
Melba Rhue Tripp	105 Marion Dr	756-4422	
Raura Green	311 Dupont Cir.	756-7973	
Carsten Greene	311 Dupont Cir	756-7973	
Carlynn Shultzberger	308 Dupont Cir	756-5566	
Wes Hultzen	308 Dupont Cir	756-5510	
Tom Hultzen	303 Dupont Cir	321-9256	
Ernie Hultzen	312 Pinewood Rd	321-1407	
Nelle Newton	" "	" "	" "
Lathy Dood	600 Queen Anne's Rd	355-8888	
Ernie Dood	600 Queen Anne Rd	355-8888	
Wes Parrott	314 Pinewood Rd	756-7238	



# Petition to deny the change in Land Use Plan map and Zoning for the properties on Pinewood Road/Evans Street

By signing this petition, I am stating my agreement that I do not support the change in the current land use plan map from Medium Density Residential to Office Institutional/Multi-family and the change in the rezoning from Residential to Office for the properties on the corners of Pinewood Road and Evans Street.

Name	Address	phone number	email address
Tiffany Brock	105 Pinewood Rd.	252-321-6623	tiffbrock@hotmail.com
Erna Miller	205 Pinewood Rd.	252-756-9754	
Wynne Allen	501 Pinewood	902-8921	
Elaine Simpson	209 Pinewood Rd.	355-5709	
Carl King	303 Pinewood Road	252-756-1258	
Jeanne M. Reuten	309 Pinewood Rd.	756-0401	
			AROBERTSON@RIVERSANDASSOCIATES.COM
Helen Brinson	313 Pinewood Rd.	756-4104	hbrinson@suddenlink.net
Kelma Harris	305 Pinewood Rd.	355-3767	
Mrs Bremer	317 Pinewood Rd.	756-7974	
Barbara Bremer	317 Pinewood Rd.	756-7974	
Lou Jolley	319 Pinewood Rd.	756-6789	
June Beall	321 "	353-7065	
Stephen Waters	323 Pinewood Rd.	756-5804	
John Moore	103 Pinewood Rd.	355-7635	cn4504@cwtllink.net

# Petition to deny the change in Land Use Plan map and Zoning for the properties on Pinewood Road/Evans Street

By signing this petition, I am stating my agreement that I do not support the change in the current land use plan map from Medium Density Residential to Office Institutional/Multi-family and the change in the rezoning from Residential to Office for the properties on the corners of Pinewood Road and Evans Street.

Name	Address	phone number	email address
<i>Sueann McDonald</i>	<i>100 Pinewood Rd</i>	<i>756 2351</i>	
<i>Juan, Michael</i>	<i>102 Pinewood Rd</i>	<i>756 4643</i>	
<i>Mr King</i>	<i>101 Lamont Rd</i>	<i>355-5464</i>	
<i>Chris J (Sue) King</i>	<i>101 Lamont Rd</i>	<i>355-2384</i>	
<i>1st Lt Scott Ashton</i>	<i>202 pinewood</i>	<i>805 452 6933</i>	
<i>Wale Newton</i>	<i>312 Pinewood</i>	<i>321-1407</i>	<i>dnewton@ suddenlink.net</i>
<i>Randy Daniel</i>	<i>204 Pinewood</i>	<i>321-8578</i>	<i>RNRD@suddenlink.net</i>
<i>Shirley W Brewer</i>	<i>308 Pinewood Rd</i>	<i>756-5289</i>	
<i>Lois Seller</i>	<i>104 Pinewood Rd</i>	<i>321-4993</i>	
<i>JA Dixon</i>	<i>1758 Beaumont Dr. Guille, NC</i>	<i>321 8883</i>	
<i>Frances Dixon</i>	<i>100 Pinewood Rd Greenville NC</i>		



## Petition to deny the change in Land Use Plan map and Zoning for the properties on Pinewood Road/Evans Street

By signing this petition, I am stating my agreement that I do not support the change in the current land use plan map from Medium Density Residential to Office Institutional/Multi-family and the change in the rezoning from Residential to Office for the properties on \_\_\_\_\_ Road and Evans Street.

Name	Address	phone number	email address
<i>R. Tolmie</i>	316 Pinewood Rd.	355-3039	RATOLM@aol.com
<i>M. Tolmie</i>	316 Pinewood Rd.	355-3039, 414-1312	Meghan.tolmie@gmail.com
<i>R. Tolmie</i>	316 Pinewood Rd	355-4320, 355-3039	
<i>Hato Smith</i>	507 Queen Anne's Rd	756-7182	nsmith5@suddenlink.net
<i>Amith Smith</i>	507 Queen Anne's Rd	756-7182	nsmith5@suddenlink.net
<i>Karen Haged</i>	600 Queen Anne's Rd	355-8888	
<i>Michelle Kemp</i>	602 Queen Anne's Rd.	756-8240	mikemp@suddenlink.net
<i>Liane Carter</i>	318 Dupont Circle	355-3682	lcarter@meltonfoodsinc.com
<i>Betty Barbee</i>	315 Dupont Circle	355-7263	bettybarbee@earthlink.net
<i>Bulke Barbee</i>	315 Dupont Circle	355-7263	" " " "
<i>Sarah Wheeler</i>	304 Queen Anne's Rd	321-5955	sallywheeler@suddenlink.net
<i>Jeloa Morris</i>	3521 Warnick Dr	756-9162	
<i>Laurel Ellis</i>	507 Chesapeake		laurel Ellis@suddenlink.net
<i>Susan Harris</i>	Lamont Rd		
<i>Betsy Gray</i>	401 Brenestm Dr. Bville, N.C.	27858	
<i>Lisa Brenner</i>	307 Brenestm Dr.		" " " "
<i>Rich Kabe</i>	3901 Wynestm Rd.	Greenville NC	27858

# Petition to deny the change in Land Use Plan map and Zoning for the properties on Pinewood Road/Evans Street

By signing this petition, I am stating my agreement that I do not support the change in the current land use plan map from Medium Density Residential to Office Institutional/Multi-family and the change in the rezoning from Residential to Office for the properties on the corners of Pinewood Road and Evans Street.

Name	Address	phone number	email address
Diana Colon	503 Bremerton	355-7067	mcolumbro@aol.com
Conner Bond	1307 Kingsbrook Rd	752-8779	suddenlink.net
Madelina Melendez	403 Queen Anne's Rd	756-6055	
Maria Budin	901 Davenport Dr	383-7924	max.rogue@aol.com
Karen Geller	307 Wesley Dr	355-3776	<del>stentia.com</del>
Deborah Hales	3500 Warwick Dr.	756-6610	
Elizabeth Brest Allen	312 Windsor Rd	355-6585	
Chris Edwards	801 Bremerton Dr.	355-2254	
Nancy Medlin	1404 E 9th Street	758-4791	
Alicia B Corey	106 Kilby Dr.	756-3009	
Carol Jones	811 Queen Anne's Rd	355-2368	

# Petition to deny the change in Land Use Plan map and Zoning for the properties on Pinewood Road/Evans Street

By signing this petition, I am stating my agreement that I do not support the change in the current land use plan map from Medium Density Residential to Office Institutional/Multi-family and the change in the rezoning from Residential to Office for the properties on the corners of Pinewood Road and Evans Street.

\*  
Signed date  
Neighborhood Council

Name	Address	phone number	email address
Leonard + Diane Kulik	122 Ft Sumter Dr	353-6405	
Mae James	310 Starwood Dr	756-1662	
William H. PRIOR, Jr	100 Wesley Rd	355-2850	
Peggy W. Pryor	100 Wesley Rd	355-2850	pwp1@suddenlink.net
Peggy Chris Tapley	103 Wesley Rd	Greenville NC 27858	756-3977
Frances Mallion	109 Williamsburg Dr	Greenville, NC 27858	756-6555
Tom Mallion	109 Williamsburg Dr	Greenville 27858	756-6555
Jany Hagler	110 MARTINBOROUGH	Greenville	27858
Nellie Hagler	110 Martinborough Rd	Greenville	27858-355-6133
Violetta + George	404 Martinborough Rd		756-374
Chang + Silvia Kres	111 Fort Sumter Dr		756-5830
Jack + Wilkie Warren	103 Fort Sumter Dr		355-3852
Steve + Shirley Jacker	301 Martinborough Rd		756-6835
William + Raven	302 Nudge Road		910-5447
Richard H Ray	111 Jameson Rd		321-0808
Chris Beth (Ray)	111 Jameson Rd		321-0808
Richard and Jane Harris	116 Fort Sumter Dr.		756-8902



Residential Planning and Zoning Board,

May 14, 2007

Fax 329-4483

This letter relates to the proposed Zoning change for the double lot on the corner of Evans Street and Pinewood. As I understand the current zone is Residential. The proposal by Carolina Development and Construction is to change the zoning to Office.

The current zoning status of residential is appropriate as this is a neighborhood. It has been residential for years. The request for Office zone is Not consistent with the Greenville city planning map. It will place Office zoning next to residential properties further up Pinewood, decreasing home values, and provide increased traffic mixed with family residences.

I am unable to attend the meeting on Tuesday evening. I and my family ask that the Residential zoning status of the property remain residential.

Thank you for your consideration

  
Daniel Moore  
609 Ontario Drive  
Greenville NC 27858  
327-8005

NORTH CAROLINA  
PITT COUNTY

CERTIFICATE OF MAILED NOTICES

The undersigned employee or employees of the City of Greenville, Community Development Department do hereby certify that the mailing requirements for notice of rezoning pursuant to GS 160A-384 have been complied with for the following rezoning requests:

1. 07-06 - Ordinance, requested by William E. Dansey, Jr. to rezone 1.850 acres located at the southwest corner of the intersection of East Fire Tower and Bayswater Roads from OR (Office-Residential [High Density Multi-family]) to CG (General Commercial).
2. 07-07 - Ordinance, requested by Carolina Development and Construction, LLC, to rezone 0.74± acres located at the northeast corner of the intersection of Evans Street and Pinewood Road from R9S (Residential – Single-family [Medium Density]) to O (Office).
3. 07-08 - Ordinance, requested by Magdy Taha and Enji Abdo, to rezone 2.043 acres located at the southwest corner of the intersection of Dickinson Avenue and South Skinner Street from IU (Unoffensive Industry) to CDF (Downtown Commercial Fringe).
4. 07-09 - Ordinance, requested by Lewis Land Development, LLC, to rezone 24.00 acres located along the southern right-of-way of East Fire Tower Road, west of Whitebridge Apartments, east of Fire Tower Crossing Shopping Center, and south of Quarterpath Village Subdivision from R6 (Residential – Mobile Home [High Density Multi-family]) to CN (Neighborhood Commercial).
5. 07-10 - Ordinance, requested by Owen Burney, to rezone 12.39± acres located between North Memorial Drive and the Seaboard Coastline Railroad, 2,070± feet south of Stanton Mill Road, and 460± feet north of Moore Road (Pinewood Estates Subdivision) from RA20 (Residential-Agricultural) and RR (Rural Residential – County’s Jurisdiction) to OR (Office-Residential [High Density Multi-family]).
6. 07-11 - Ordinance, requested by V-SLEW, LLC, to rezone 101.179 acres located along the northern right-of-way of NC Highway 33 East, 820± feet east of the intersection of NC Highway 33 East and Portertown Road, and 1,350± feet west of the intersection of NC Highway 33 East and L. T. Hardee Road from RA20 (Residential-Agricultural) and RR (Rural Residential – County’s Jurisdiction) to OR (Office-Residential [High Density Multi-Family]), R6A (Residential [Medium Density Multi-Family]), RA20 (Residential-Agricultural), and O (Office).

The person or persons mailing such notices and making this certificate are:

Chantae M Gooby  
Signature  
Chantae M Gooby  
Signature

Chantae M Gooby  
Printed Name  
Chantae M Gooby  
Printed Name

5/1/07  
(P and Z)  
5/22/07  
(CC)



# City of Greenville, North Carolina

Meeting Date: 6/14/2007  
Time: 7:00 PM

**Title of Item:** Ordinance, requested by Lewis Land Development, LLC, to amend the Future Land Use Plan Map for the area located along the southern right-of-way of East Fire Tower Road, west of Fork Swamp Canal, east of Fire Tower Shopping Center, and south of Quarterpath Village Subdivision, containing approximately 20 acres, from an "Office/Institutional/Multi-family" and "High-Density Residential" category to a "Commercial" category

**Explanation:** This request involves amending the Land Use Plan Map for 20 acres as referenced above. Please see the attached Land Use Plan Map amendment request.

**Fiscal Note:** No cost to the City.

**Recommendation:** In staff's opinion the request represents a **significant deviation** from the current plan and does not support the goals, objectives, and intent of Horizons: Greenville's Community Plan.

The Planning and Zoning Commission, at their May 15, 2007, meeting, voted to approve the request.

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

**Attachments / click to download**

- [Current Zoning and Existing Land Use](#)
- [Current and Proposed Land Use Plan Map](#)
- [Vegetation and Bufferyard Chart](#)

- [Residential Density Chart](#)
  - [Lewis Land Dev. LLC Land Use Plan Amendment Ordinance](#)
  - [Land Use Plan Amendment - Lewis Land Dev., LLC](#)
  - [land Use Plan Amendment 07-02](#)
  - [Planning and Zoning Commission Minutes for Lewis Land Dev LUP](#)
-

ORDINANCE NO. 07-  
AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GREENVILLE  
AMENDING HORIZONS: GREENVILLE'S COMMUNITY PLAN

WHEREAS, the City Council of the City of Greenville, North Carolina, in accordance with Article 19, Chapter 160A, of the General Statutes of North Carolina, caused a public notice to be given and published once a week for two successive weeks in The Daily Reflector setting forth that the City Council would, on June 14, 2007 at 7:00 p.m., in the City Council Chambers of City Hall in the City of Greenville, NC, conduct a public hearing on the adoption of an ordinance amending the Future Land Use Plan Map for the following described territory;

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

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

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

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

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

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

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

Section 1. The Future Land Use Plan Map is hereby amended by re-designating from "Office/Institutional/Multi-family" and "High Density Residential" categories to a "Commercial" category for the area described as along the southern right-of-way of Fire Tower Road, west of Fork Swamp Canal, east of Fire Tower Shopping Center, and south of Quarterpath Village Subdivision containing approximately twenty (20) acres.

Section 2. That the Director of Community Development is directed to amend the Future Land Use Plan Map of the City of Greenville in accordance with this ordinance.

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

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

ADOPTED this 14<sup>th</sup> day of June, 2007.

\_\_\_\_\_  
Robert D. Parrott, Mayor

ATTEST:

\_\_\_\_\_  
Wanda T. Elks, City Clerk

## Future Land Use Plan Map Amendment Request Report

Prepared by Greenville's Community Development Department

Staff Contacts: Chantae M. Gooby, 329-4507

Harry V. Hamilton, Jr., 329-4511

1. **Applicant:** Ordinance, requested by Lewis Land Development, LLC, to amend the Future Land Use Plan Map for the area located along the southern right-of-way of East Fire Tower Road, west of Fork Swamp Canal, east of Fire Tower Shopping Center, and south of Quarterpath Village Subdivision containing approximately twenty (20) acres from an "Office/Institutional/Multi-family" and "High Density Residential" category to a "Commercial" category.

\*This Land Use Plan Map amendment is in conjunction with the Lewis Land Development, LLC Rezoning Case # 07-09, which requests CN (Neighborhood Commercial) within the subject area.

2. **Date:** April 25, 2007

3. **Requested Change:**

**Existing Land Use Plan Category:** Office/Institutional/Multi-family (OIMF) and High Density Residential (HDR)

**Proposed Land Use Plan Category:** Commercial (C)

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

4. **Location:** Located along the southern right-of-way of East Fire Tower Road, east of Fork Swamp Canal, west of Fire Tower Shopping Center, and south of Quarterpath Village Subdivision, being a portion of the former Evans Mobile Home Park property and lots fronting Fire Tower Road.

5. **Size:** 20± acres

6. **History/Background:**

The current Future Land Use Plan Map was adopted February 12, 2004.

In 1988, the subject property was incorporated into the City's extra-territorial jurisdiction (ETJ) and zoned R6MH (Residential – Mobile Home [High Density Multi-family]).

The former Evans Mobile Home Park was developed under the County's jurisdiction prior to ETJ extension.

## 7. Comprehensive Plan

The subject area is located in Vision Area D.

The applicable Comprehensive Plan Management Actions in this area are:

“D8. Restrict development north and south of Fire Tower Road to residential uses, outside of focus areas.”

There is a designated neighborhood focus area located to the west of the subject property.

Fire Tower Road, between Old Tar Road (Evans Street) and Corey Road, is designated as a residential corridor. Along residential corridors, office, service and retail activities should be specifically restricted to the associated focus area and linear expansion outside the focus area node should be prohibited.

The existing 10.462 acres of commercial zoning (Fire Tower Crossing Shopping Center) to the immediate west serves as the recommended neighborhood focus area. The neighborhood focus area should be restricted to this central location and further linear expansion along Fire Tower Road would be discouraged.

Staff would also discourage commercial expansion into the residential area.

The existing neighborhood focus area (Fire Tower Crossing Shopping Center) location (spacing) is in general compliance with Horizons: Greenville’s Community Plan guidelines, however the commercial (retail acreage) component is in excess of plan recommendations.

With respect to the recommended focus area size, the Comprehensive Plan states that, “location and size of commercial nodes included in the plan are not intended to be static. As the area surrounding commercial nodes develop, larger node definitions ...may be warranted. In addition, as the commercial nodes of outlying areas of the City’s planning jurisdiction develop, they should be buffered from surrounding areas by office, institutional and multi-family and residential and open spaces. Again, the exact size of the required buffer has not been predetermined. The required buffer width should be determined when the ultimate extent of the commercial node is known”.

The proposed amendment would allow for expanded commercial uses such as, general retail, restaurants, convenience and gasoline sales along Fire Tower Road an additional ¼ mile outside the current focus area boundary.

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

The current Future Land Use Plan Map recommends office/institutional/multi-family along the southern right-of-way of East Fire Tower Road between the designated neighborhood commercial focus area at Fire Tower Crossing Shopping Center and Fork Swamp Canal to the east and transitioning to high density residential in the southern interior areas adjacent thereto.



**8. Environmental Conditions/Constraints:**

There are no known environmental constraints that would prohibit or substantially impact development on the site.

**9. Surrounding Zoning and Land Uses:**

**North:** O – First South Bank and Vacant; R6S – Quarterpath Village Subdivision (single-family)

**South:** R6MH – Former Evans Mobile Home Park

**East:** CN – Former Parkside Convenience Store; R6 – Whitebridge Apartments (62 units) and Duplexes (56 lots [112 units])

**West:** CG – Fire Tower Crossing Shopping Center and Mini-Storage; R6MH – NC Forestry Service and Greystone Mobile Home Park

**11. Thoroughfare/Traffic Volume (PW-Engineering Division) Report Summary**

Development under the proposed land use plan amendment could generate an additional 12,150 - vehicle trips per day, which is a net increase of 6,580 additional trips per day on Fire Tower Road compared to the existing land use/zoning.

If Tract 1 (24 acres) is reclassified to commercial and Tract 2 (44 acres) is developed as high density residential, the potential volumes would decrease Fire Tower Road's carrying capacity thus reducing efficiency and creating gridlock at certain times of the day. Fire Tower Road improvements are to be completed by 2009. If this property is developed as a combination of commercial and residential, any improvements made under the Fire Tower Road Project would become negligible.

The tract of land currently has access to Fire Tower Road via Evans Drive and Hill Top Drive which are privately maintained streets. Once construction is completed on Fire Tower Road, Hill Top Drive will function as a right-in/right-out due to the vegetative median planned for this section of Fire Tower Road. A traffic signal is to be constructed at Fire Tower Road's intersection with Ashcroft Drive and Evans Drive. The planned improvements for this intersection cannot accommodate the amount of traffic that may be generated by the requested rezoning. NCDOT's improvements at this intersection were based on the property's use as a mobile home park, which generates significantly less trips from the site.

During the review process measures to mitigate the traffic will have to be determined. These measures would include the construction of additional turn lanes and modification of the future traffic signal operations at Fire Tower Road's intersection with Ashcroft Drive and Evans Drive.

**Detailed Report Included**

**10. Additional Comments:**

The current zoning (R6MH) of the subject property is in compliance with the Horizons: Greenville's Community Plan and the current Future Land Use Plan Map.

At the designated regional focus area at the intersection of Arlington Boulevard and Fire Tower Road (Covington Down area), there are 103± acres of commercial zoned property. Currently, 59± acres (57%) are undeveloped.

At the designated intermediate focus area at the intersection of Fire Tower Road and Evans Street, there are 29± acres of commercially zoned property that are developed with the exception of one (1) lot (1.24 acres).

**RECOMMENDATION:**

In staff's opinion the request represents a significant deviation from the current plan and does not support the goals, objectives and intent of Horizons: Greenville's Community Plan.

**Note :** This is not a rezoning request.

Any future rezoning request(s) for the property in this area shall be considered by the Planning and Zoning Commission and City Council in accordance with standard procedures.

\*This Land Use Plan Map amendment is in conjunction with the Lewis Land Development, LLC Rezoning Case # 07-09, which requests CN (Neighborhood Commercial) within the subject area.

**Attachments:**

- Current Zoning Map
- Existing Land Use Inventory Map
- Current Future Land Use Map
- Proposed Future Land Use Map
- Vegetation and Bufferyard Chart
- Residential Density Chart

**LAND USE PLAN MAP AMENDMENT/TRAFFIC VOLUME REPORT**

Case No: 07-02

Applicant: Lewis Land Development, LLC

**Property Information**

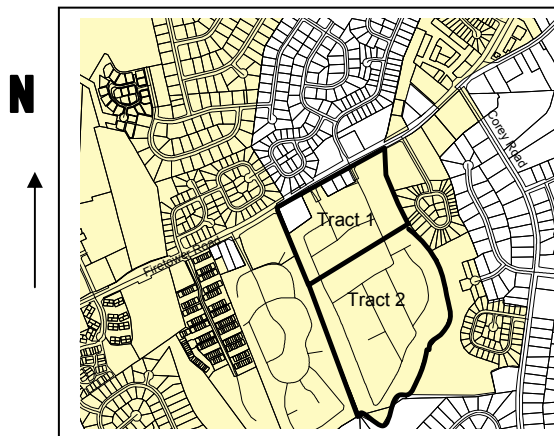
**Current Use:** Vacant Mobile Home Park

**Proposed Zoning:** Commercial

**Current Acreage:** Tract 1 – 24 acres  
Tract 2 – 44 acres

**Location:** East Firetower Road

**Points of Access:** Firetower Road



**Location Map**

**Transportation Background Information**

**1.) Firetower Road (State maintained)**

	<u>Existing Street Section</u>	<u>Ultimate Thoroughfare Street Section</u>
Description/cross section	2-lane paved shoulder	4-lane curb and gutter with median (Under Construction)
Right of way width (ft)	100	100
Speed Limit (mph)	45	
<b>Current ADT:</b>	(27,600*)	Design ADT: 35,000 vehicles/day (**)
<b>Controlled Access</b>	<b>No</b>	
<b>Thoroughfare Plan Status:</b>	Major Thoroughfare	
<b>Other Information:</b>	There are no sidewalks along either side of Firetower Road that service this property.	

**Notes:** (\*) 2004 NCDOT count adjusted to 2007 volume with an annual growth rate of 2% per year.  
(\*\*) Traffic volume based an operating Level of Service D for existing geometric conditions.  
ADT – Average Daily Traffic volume

**Transportation Improvement Program Status:**

State Project # U3613 Firetower Road Underway - Construct four-lane divided facility from Corey Road to Evans Street and a Five Lane facility from Evans Street to Memorial Drive (NC 11).

**Trips generated by proposed use/change:**

**Current Use:** 5,570 -vehicle trips/day (\*)      **Proposed Use:** 12,150 -vehicle trips/day (\*)

**Estimated Net Change:** 6,580 increase of -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.)

Case No: 07-02

Applicant: Lewis Land Development, LLC

The overall estimated trips presented above are distributed based on current traffic patterns. The estimated ADTs on Firetower Road are as follows:

**1.) Firetower Road, West of Site (“No build” ADT of 27,600)**

Estimated ADT with Proposed Zoning (full build) – 34,892  
Estimated ADT with Current Zoning (full build) – 30,942  
**Net ADT change** – 3,950 (13% increase)

**2.) Firetower Road, East of Site (“No build” ADT of 27,600)**

Estimated ADT with Proposed Zoning (full build) – 32,458  
Estimated ADT with Current Zoning (full build) – 29,828  
**Net ADT change** – 2,630 (9% increase)

**Staff Findings/Recommendations:**

Development under the proposed land use plan amendment could generate an additional 12,150 - vehicle trips per day, which is a net increase of 6,580 additional trips per day on Firetower Road compared to existing land use.

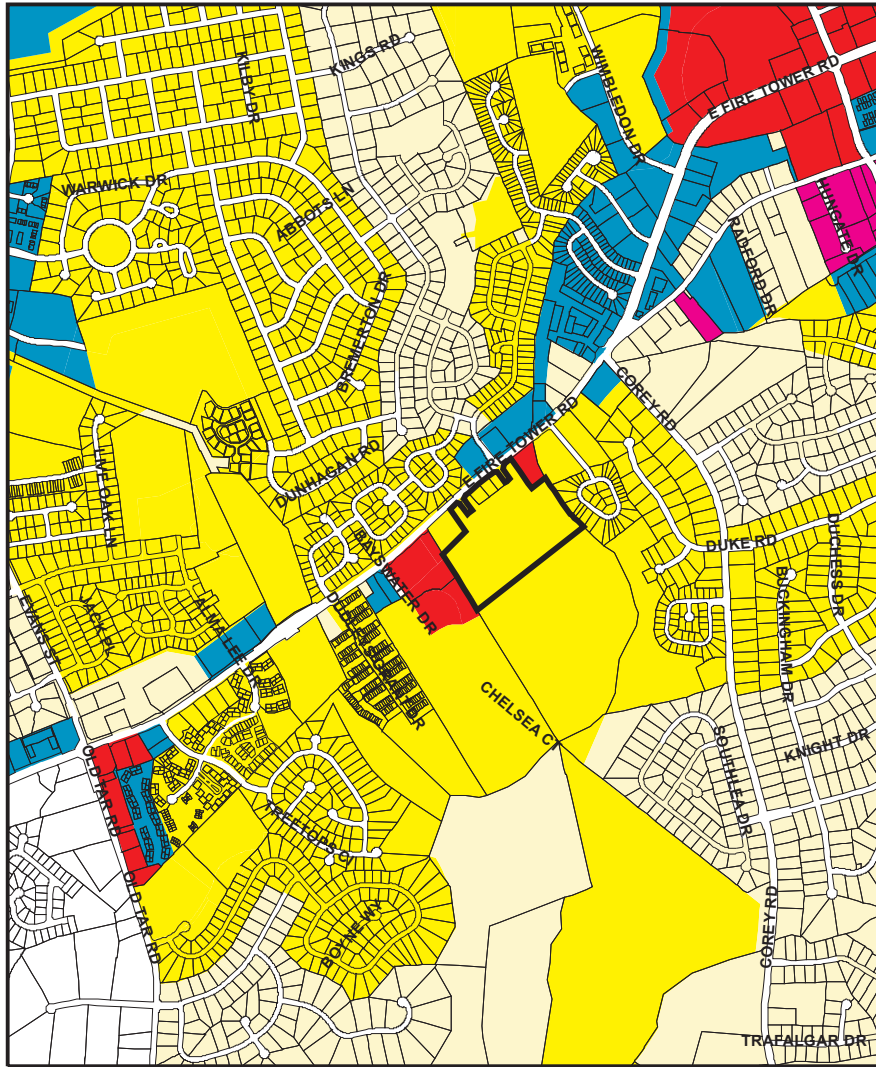
If Tract 1(24 acres) is reclassified to commercial and Tract 2 (44 acres) is developed as high density residential, the potential volumes would decrease Firetower Road’s carrying capacity thus reducing efficiency and creating gridlock at certain times of the day. Firetower Road improvements are to be completed by 2009. If this property is developed as a combination of commercial and residential, any improvements made under the Firetower Road Project would become negligible.

The tract of land currently has access to Firetower Road via Evans Drive and Hill Top Drive which are privately maintained streets. Once construction is completed on Firetower Road, Hill Top Drive will function as a right-in/right-out due to the vegetative median planned for this section of Firetower Road. A traffic signal is to be constructed at Firetower Road’s intersection with Ashcroft Drive and Evans Drive. The planned improvements for this intersection cannot accommodate the amount of traffic that may be generated by the requested rezoning. NCDOT’s improvements at this intersection were based on the property’s use as a mobile home park, which generates significantly less trips from the site.

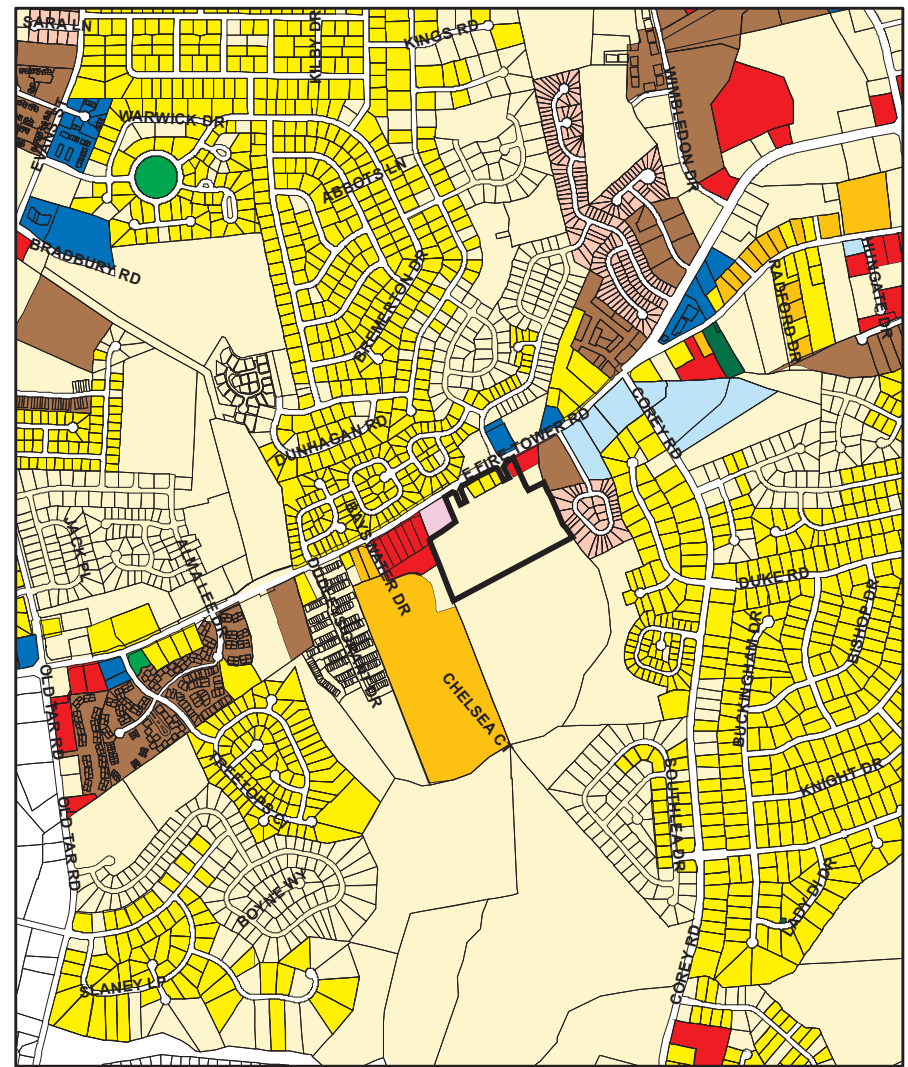
During the review process measures to mitigate the traffic will have to be determined. These measures would include the construction of additional turn lanes and modification of the future traffic signal operations at Firetower Road’s intersection with Ashcroft Drive and Evans Drive.

# Lewis Land Development, LLC Future Land Use Plan Admendment

## Current Zoning Map



## Existing Land Use Map



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

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

Item # 5

**Excerpt from the Planning and Zoning Commission Meeting on May 15, 2007**

REQUEST BY LEWIS LAND DEVELOPMENT, LLC – APPROVED

Chairman Tozer stated that the next item is a request by Lewis Land Development, LLC to amend the Future Land Use Plan Map for the area located along the southern right-of-way of Fire Tower Road, west of the Fork Swamp Canal, east of Fire Tower Crossing Shopping Center and south of Quarterpath Village Subdivision containing approximately twenty (20) acres from “Office/Institutional/Multi-family” and “High Density Residential” categories to a “Commercial” category.

Ms. Gooby stated this is a request to change the Land Use Plan Map from Office/Institutional/Multi-family and High Density Residential to Commercial which is in conjunction with a rezoning request. The property is located within Voting District #5 and along Fire Tower Road, adjacent to the Fire Tower Shopping Center and Mini-storage, south of Quarterpath Village Subdivision. This area is part of the former Evans Mobile Home Park. The property is currently vacant and the North Carolina Forestry Service is included in this area along with the former Park Side Convenience Store. Fire Tower Road is considered a residential corridor between Old Tar Road and Corey Road. There is a neighborhood focus area located at this location. The proposed Land Use Plan Map amendment could generate an increase of 6,580 trips with the majority of the trips forward Evans Street. Ms. Gooby stated that any egress or ingress would be on Fire Tower Road because there is no interconnectivity with other properties. Currently the property is zoned for multi-family. The current Land Use Plan Map recommends Office/Institutional/Multi-family transitioning into High Density Residential. The proposed request is for Commercial. Ms. Gooby stated that in staff’s opinion the request is not in compliance with the Land Use Plan and the existing commercial is in excess of the Plan recommendations and staff would consider this a significant deviation from the Land Use Plan Map.

Mr. Durk Tyson, Rivers and Associates, spoke on behalf of the applicant. Mr. Tyson stated that the request is to take the existing neighborhood focus area on Fire Tower Road and expand it into a community focus area. Mr. Tyson explained the definition of a neighborhood commercial zone is to provide convenient shopping facilities consisting primarily of necessary goods and personal services required to service surrounding subdivisions. Mr. Tyson presented photographs of existing neighborhood commercial zones that serve surrounding neighborhoods. Mr. Tyson stated that within ½ mile of this property there are 1,300 residences and if the radius was expanded to one mile there are 3,500 residents. This neighborhood focus area would serve the neighborhoods of Sheffield, Ashcroft, Bedford Place, Whitehall, Surrey Meadows, Windsor and development properties to the south and east. Mr. Tyson explained that the Department of Transportation is currently widening Fire Tower Road and this property would access off Fire Tower Road and will be accessed by signalized intersection being installed as part of the new project. This portion of Fire Tower Road will be median divided so traffic exiting this project will have to either be right-in or right-out or by the controlled

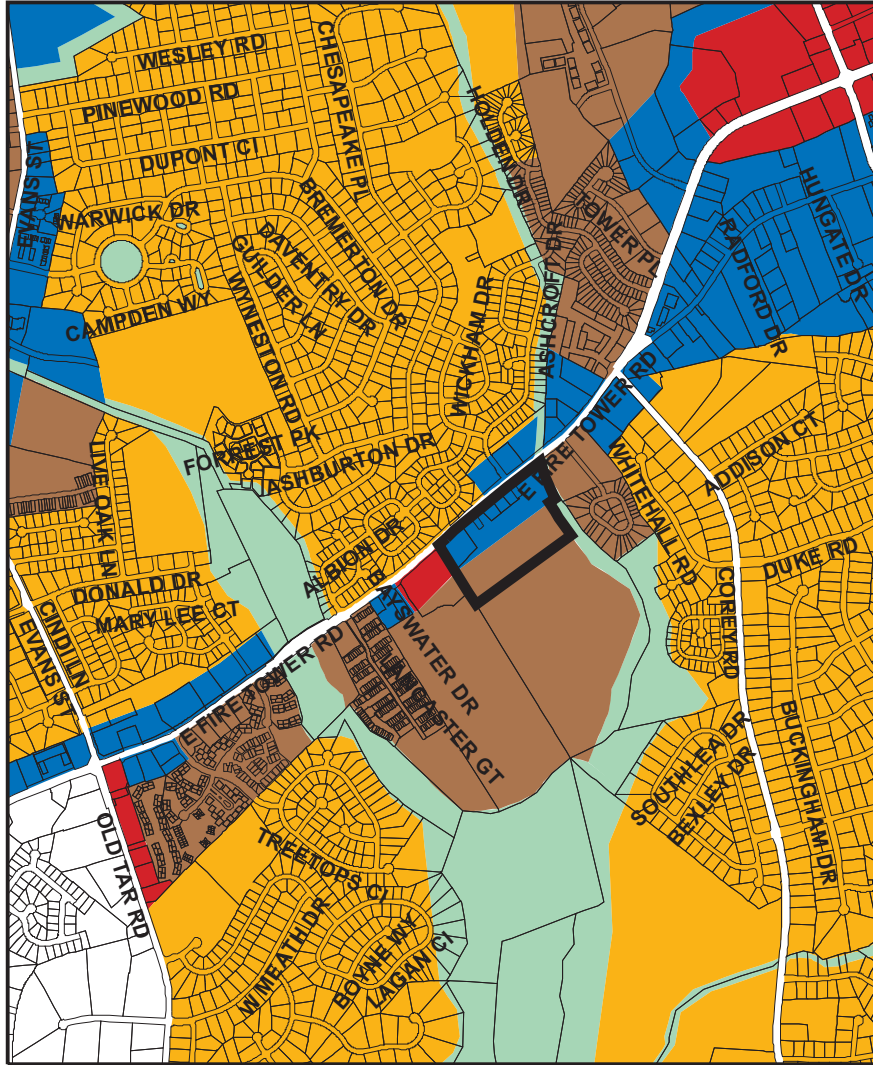
signalized intersection. Mr. Tyson stated that the development of this property would be subject to City and DOT driveway regulations which would limit the project to two or three driveways along Fire Tower Road. Mr. Tyson explained that the request from residential to commercial would increase the tax base for the city.

No one spoke in opposition.

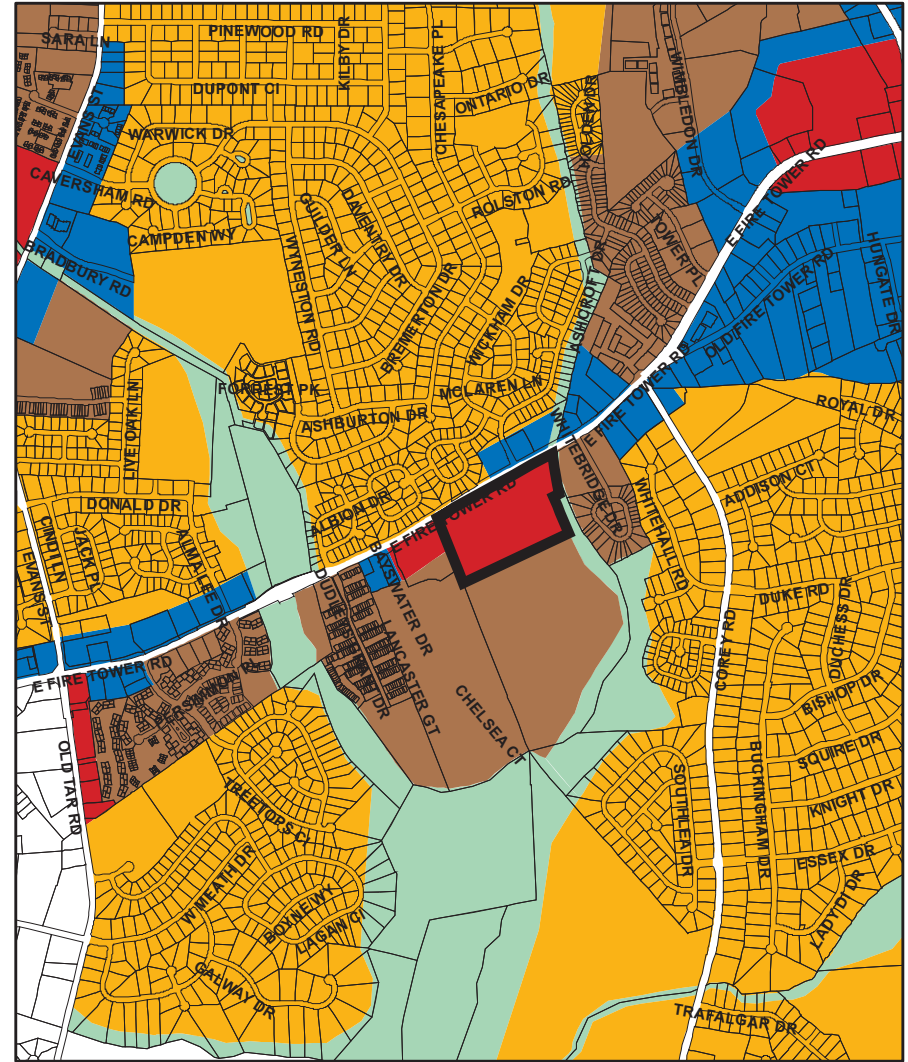
Motion was made by Mr. Ramey, seconded by Mr. Gordon, to recommend approval of the proposed amendment. Those voting in favor: Ramey, Baker, Gordon, Wilson, Basnight, Bell and Lehman. Those voting in opposition: Moye. Motion carried.

# Lewis Land Development, LLC Future Land Use Plan Admendment

## Current (Future Land Use Plan Map)



## Proposed (Future Land Use Plan Map)



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



## 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 CONFORMING 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.



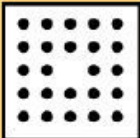
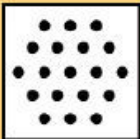
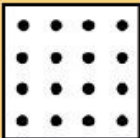
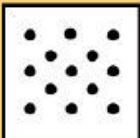
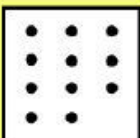
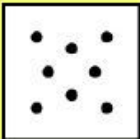
Bufferyard B (no screen required)	
Lot Size	Width
Less than 25,000 sq.ft.	4'
25,000 to 175,000 sq.ft.	6'
Over 175,000 sq.ft.	10'

Bufferyard C (screen required)		Bufferyard D (screen required)		Bufferyard E (screen required)	
Width	For every 100 linear feet	Width	For every 100 linear feet	Width	For every 100 linear feet
10'	4 large evergreen trees 6 small evergreens 16 evergreen shrubs	20'	4 large evergreen trees 6 small evergreen trees 16 evergreen shrubs	30'	6 large evergreen trees 8 small evergreens 26 evergreen shrubs
Where a fence or evergreen hedge (additional materials) is provided, the bufferyard width may be reduced to eight (8) feet.		Bufferyard width may be reduced by fifty (50%) percent if a fence, evergreen hedge (additional material) or earth berm is provided.		Bufferyard width may be reduced by fifty (50%) percent if a fence, evergreen hedge (additional material) or earth berm is provided.	

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

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

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

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

**Illustration:** Maximum allowable density in Residential Zoning Districts



# City of Greenville, North Carolina

Meeting Date: 6/14/2007  
Time: 7:00 PM

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**Title of Item:** Ordinance, requested by Lewis Land Development, LLC, to rezone 24.00 acres located along the southern right-of-way of East Fire Tower Road, west of Whitebridge Apartments, east of Fire Tower Crossing Shopping Center, and south of Quarterpath Village Subdivision from R6MH (Residential – Mobile Home [High Density Multi-family]) to CN (Neighborhood Commercial)

**Explanation:** The request involves the rezoning of 24.00 acres as referenced above. Please see the attached rezoning request report.

**Fiscal Note:** No cost to the City.

**Recommendation:** In staff's opinion, the request is **not** in compliance with Horizons: Greenville's Community Plan in that the existing commercial area to the east of the subject site is already in excess of plan recommendations for this location and focus area type. The Land Use Plan Map designates a limited neighborhood focus area centered on the Fire Tower Crossing Shopping Center, and the proposed commercial zoning is in excess of the recommended acreage as noted above. The creation of an intermediate or regional focus area at the subject location is not supported by the current Comprehensive Plan.

If the Future Land Use Plan Map is amended, as proposed, the request would as a result thereof be in compliance with plan recommendations.

The Planning and Zoning Commission, at their May 15, 2007 meeting, voted to approve the request.

**Attachments / click to download**

- [📄 Locational Map](#)
  - [📄 Survey](#)
  - [📄 Certificate of Mailed Notice](#)
  - [📄 Vegetation and Bufferyard Chart](#)
  - [📄 Residential Density Chart](#)
  - [📄 Lewis Land Development, LLC Rezoning Ordinance](#)
  - [📄 Rezoning - Lewis Land Development, LLC](#)
  - [📄 07-09 Lewis Land Development, LLC](#)
  - [📄 Planning and Zoning Commission Minutes for Lewis Land Dev Rezoning](#)
  - [📄 Lewis Land Dev Rezoning List of Uses](#)
-

ORDINANCE NO. 07-  
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 June 14, 2007 at 7:00 p.m., in the City Council Chambers of City Hall in the City of Greenville, NC, conduct a public hearing on the adoption of an ordinance rezoning the following described territory;

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

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

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

Section 1. That the following described territory is rezoned from R6MH (Residential – Mobile Home) to CN (Neighborhood Commercial).

TO WIT: V. Parker Overton Property.

LOCATION: Located along the southern right-of-way of East Fire Tower Road, west of Whitebridge Apartments, east of Fire Tower Crossing Shopping Center, and south of Quarterpath Village Subdivision.

DESCRIPTION: All that certain tract or parcel of land lying and being situated in the City of Greenville, Winterville Township, Pitt County, North Carolina, bounded on the south by V. Parker Overton, on the west by Greystone Mobile Home Park, LLC and Fire Tower Crossing, LLC, on the north by the North Carolina Forest Service and Fire Tower Road (NCSR 1708) on the east by Whitebridge Apartments and Whitebridge Section Two and being described by metes and bounds as follows:

BEGINNING AT A POINT, an existing iron pipe, the southeasterly corners of the N.C. Forest Service Property, recorded in Deed Book

U 34, Page 636; thence with the N.C. Forest Service property N 16°00'00" W, 269.98 feet to a point in the southerly right-of-way of Fire Tower Road (NCSR 1708); thence following the right-of-way of Fire Tower Road, Hill Top Drive and Evans Drive (17) calls, (1) N 63°13'39" E, 85.63 feet to a point, (2) S 74°09'11" E, 28.94 feet to a point, (3) S 16°59'26" E, 32.10 feet to a point, (4) S 20°46'40" E, 95.76 feet to a point, (5) N 65°26'37" E, 60.01 feet to a point, (6) N 20°47'55" W, 87.78 feet to a point, (7) N 17°02'55" W, 45.16 feet to a point, (8) N 37°11'55" E, 35.82 feet to a point, (9) N 66°09'12" E, 167.50 feet to a point, (10) N 67°25'30" E, 203.93 feet to a point, (11) S 68°11'14" E, 27.68 feet to a point, (12) S 20°06'14" E, 125.99 feet to a point, (13) N 69°55'30" E, 6.56 feet to a point, (14) N 69°55'30" E, 53.48 feet to a point, (15) N 20°06'14" W, 115.00 feet to a point, (16) N 28°40'59" E, 52.26 feet to a point, (17) N 67°37'12" E, 61.65 feet to a point, the northwesterly property corner of V. Parker Overton, recorded in Deed Book 2223, Page 428; thence continuing with the Overton Property Line (2) calls, (1) S 22°22'48" E, 341.85 feet to a point, (2) N 67°37'12" E, 167.03 feet to a point in the line of Whitebridge, LLC, recorded in Deed Book 1561, Page 20; thence with the line of Whitebridge, LLC and Whitebridge Section Two, recorded in Map Book 43, Page 61, S 18°30'21" E, 433.17 feet to a point; thence S 30°03'39" E, 183.61 feet to a point; thence cornering with a new Rezoning Line S 66°55'38" W, 1,318.88 feet to a point in the line of Greystone Mobile Home Park, LLC, recorded in Deed Book 910, Page 674; thence with the line of Greystone Mobile Home Park and Fire Tower Crossing, recorded in Map Book 59, Page 35, N 15°57'23" W, 665.55 feet to a point, the southwesterly property corner of the N.C. Forest Service Property, recorded in Deed Book U 34, Page 636; thence cornering with the N.C. Forest Service line N 63°12'55" E, 299.93 feet to a point, the **POINT OF BEGINNING**, containing 24.00 acres more or less and being a portion of Pitt County Parcel 08092 and a portion of Pitt County Parcel 16475, recorded in Deed Book 2223, Page 428, property of V. Parker Overton and being shown on a drawing by Rivers and Associates, Inc. drawing Z-2412, dated April 17, 2007, entitled Rezoning Map for Lewis Land Development, LLC, which by reference is made a part hereof.

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 14<sup>th</sup> day of June, 2007.

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Robert D. Parrott, Mayor

ATTEST:

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Wanda T. Elks, City Clerk

Doc # 691910

## Rezoning Request Analysis

Prepared by Greenville's Community Development Department

Staff Contacts: Chantae M. Gooby, 329-4507

Harry V. Hamilton, Jr., 329-4511

1. **Applicant (Request No.):** Ordinance, requested by Lewis Land Development, LLC, to rezone 24.00 acres located along the southern right-of-way of East Fire Tower Road, west of Whitebridge Apartments, east of Fire Tower Crossing Shopping Center, and south of Quarterpath Village Subdivision from R6MH (Residential – Mobile Home [High Density Multi-family]) to CN (Neighborhood Commercial).

2. **Date:** April 25, 2007

3. **Requested Change:**

**Existing:** R6MH (Residential – Mobile Home [High Density Multi-family])

**Proposed:** CN (Neighborhood Commercial)

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

4. **Location:** Along the southern right-of-way of East Fire Tower Road, west of Whitebridge Apartments, east of Fire Tower Crossing Shopping Center, and south of Quarterpath Village Subdivision, being a portion of the former Evans Mobile Home Park property.

5. **Size:** 24.00 acres

6. **Comprehensive Plan:**

The subject area is located in Vision Area D.

The applicable Comprehensive Plan Management Actions in this area are:

“D8. Restrict development north and south of Fire Tower Road to residential uses, outside of focus areas.”

There is a designated neighborhood focus area located to the west of the subject property.

Fire Tower Road, between Old Tar Road (Evans Street) and Corey Road, is designated as a residential corridor. Along residential corridors, office, service and retail activities



should be specifically restricted to the associated focus area and linear expansion outside the focus area node should be prohibited.

The existing 10.462 acres of commercial zoning (Fire Tower Crossing Shopping Center) to the west will serve as the recommended neighborhood focus area. The neighborhood focus area should be restricted to this central location and further linear expansion along Fire Tower Road would be discouraged.

Staff would also discourage commercial expansion into the residential area.

The existing neighborhood focus area (Fire Tower Crossing Shopping Center) location (spacing) is in general compliance with Horizons: Greenville's Community Plan guidelines, however the commercial (retail) component is in excess of plan recommendations.

The Comprehensive Plan states that "location and size of commercial nodes included in the plan are not intended to be static. As the area surrounding commercial nodes develop, larger node definitions ...may be warranted. In addition, as the commercial nodes of outlying areas of the City's planning jurisdiction develop, they should be buffered from surrounding areas by office, institutional and multi-family and residential and open spaces. Again, the exact size of the required buffer has not been predetermined. The required buffer width should be determined when the ultimate extent of the commercial node is known".

The proposed amendment would allow for expanded commercial uses such as, general retail, restaurants, convenience and gasoline sales along Fire Tower Road an additional ¼ mile outside the current focus area boundary.

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

The current Future Land Use Plan Map recommends office/institutional/multi-family along the southern right-of-way of East Fire Tower Road between the designated neighborhood commercial need at Fire Tower Center Shopping Center and Fork Swamp Canal to the east and transitioning to high density residential in the southern interior areas adjacent thereto.

## 7. **Thoroughfare/Traffic Volume (PW-Engineering Division) Report Summary**

Development under the proposed rezoning could generate an additional 12,150 - vehicle trips per day, which is a net increase of 6,580 additional trips per day on Firetower Road compared to existing zoning.

If Tract 1(24 acres) is rezoned to commercial and Tract 2 (44 acres) is developed as high density residential, the potential volumes would decrease Firetower Road's carrying capacity thus reducing efficiency and creating gridlock at certain times of the day. Firetower Road improvements are to be completed by 2009. If this property is developed as a combination of commercial and residential, any improvements made under the Firetower Road Project would become negligible.

The tract of land currently has access to Firetower Road via Evans Drive and Hill Top Drive which are privately maintained streets. Once construction is completed on Firetower Road, Hill Top Drive will function as a right-in/right-out due to the vegetative median planned for this section of Firetower Road. A traffic signal is to be constructed at Firetower Road's intersection with Ashcroft Drive and Evans Drive. The planned improvements for this intersection cannot accommodate the amount of traffic that may be generated by the requested rezoning. NCDOT's improvements at this intersection were based on the property's use as a mobile home park, which generates significantly less trips from the site.

During the review process measures to mitigate the traffic will have to be determined. These measures would include the construction of additional turn lanes and modification of the future traffic signal operations at Firetower Road's intersection with Ashcroft Drive and Evans Drive.

### **Detail Report Attached**

#### **8. History/Background:**

The current Future Land Use Plan Map was adopted February 12, 2004.

In 1988, the subject property was incorporated into the City's extra-territorial jurisdiction (ETJ) and zoned R6MH (Residential – Mobile Home [High Density Multi-family]).

The former Evans Mobile Home Park was developed under the County's jurisdiction prior to ETJ extension.

#### **9. Present Land Use:**

Vacant - the subject property is the site of the former Evans Mobile Home Park.

#### **10. Utilities:**

GUCO water and sanitary sewer are available to the subject property.

#### **11. Historic Sites:**

There is no known effect on designated sites.

#### **12. Environmental Conditions/Constraints:**

There are no known environmental constraints that would severely restrict or prohibit development of the property.

**13. Surrounding Zoning and Land Uses:**

**North:** O – First South Bank and Vacant; R6S – Quarterpath Village Subdivision (single-family)

**South:** R6MH – Former Evans Mobile Home Park

**East:** CN – Former Parkside Convenience Store; R6 – Whitebridge Apartments (62 units) and Duplexes (56 lots [112 units])

**West:** CG – Fire Tower Crossing Shopping Center and Mini-Storage; R6MH – NC Forestry Service, Greystone Mobile Home Park

**14. Density Estimates**

**Gross Acreage:** 24.00 acres

**Net Acreage:** 21.6 acres (minus 10%)

**Current Zoning:** R6MH (Residential-Mobile Home)

**Requested Zoning:** CN (Neighborhood Commercial)

At the current zoning (R6MH), staff would anticipate the tract to yield 259 multi-family units (2 & 3 bedrooms) based on similar site comparison of Dudley's Grants Townhomes at 12 units per net acre. At maximum density, staff would anticipate the site to yield 367 multi-family units (1, 2 & 3 bedrooms) at 17 units per net acre.

At the proposed zoning (CN), staff would anticipate the site to yield approximately 190,000 square feet of retail/restaurant/office space. This is in anticipation of a retail center and multiple out-parcel development, including an anchor grocery store, multiple connecting retail units and at least two (2) freestanding fast-food establishments (4,000 sq. ft. each) and one (1) financial institution (4,000 sq. ft.) fronting Fire Tower Road. Stanton Square (medical area) and Lynncroft Shopping Center type developments are examples of the type and intensity of development likely to occur under the proposed zoning.

**15. Additional Staff Comments:**

The current zoning (R6MH) of the subject property is in compliance with the Horizons: Greenville's Community Plan and the current Future Land Use Plan Map.

At the designated regional focus area at the intersection of Arlington Boulevard and Fire Tower Road (Covington Down), there is 103± acres of commercial zoned property. Currently, 59± acres (57%) are undeveloped.

At the designated intermediate focus area at the intersection of Fire Tower Road and Evans Street, there are 29± acres of commercially zoned property that are developed with the exception of one (1) lot (1.24 acres).

There is also a separate pending request to zone an additional 1.850 acres of commercial (CG) on the west side of the Fire Tower Crossing Shopping Center.

The separate pending request for 1.850 acres of commercial (CG), the subject request of 24 acres of commercial (CN), and the existing 10.4 acres of CG (Fire Tower Crossing Shopping Center) in combination could potentially result in 36.312 acres of commercially zoned property, which is close in size to the University Commons Shopping Center. University Commons is a major component of a recognized regional focus area and contains more than 350,000 sq ft of building area.

With respect to allowable uses the proposed CN district is the most restrictive commercial district.

**RECOMMENDATION:**

In staff's opinion the request is **not** in compliance with Horizons: Greenville's Community Plan in that the existing commercial area to the east of the subject site is already in excess of plan recommendations for this location and focus area type. The Land Use Plan Map designates a limited neighborhood focus area centered on the Fire Tower Crossing Shopping Center and the proposed commercial zoning is in excess of the recommended acreage as noted above. The creation of an intermediate or regional focus area at the subject location is not supported by the current Comprehensive Plan.

If the Future Land Use Plan Map is amended, as proposed, the request would as a result thereof be in compliance with plan recommendations.

## REZONING THOROUGHFARE/TRAFFIC VOLUME REPORT

Case No: 07-09

Applicant: Lewis Land Development, LLC

### Property Information

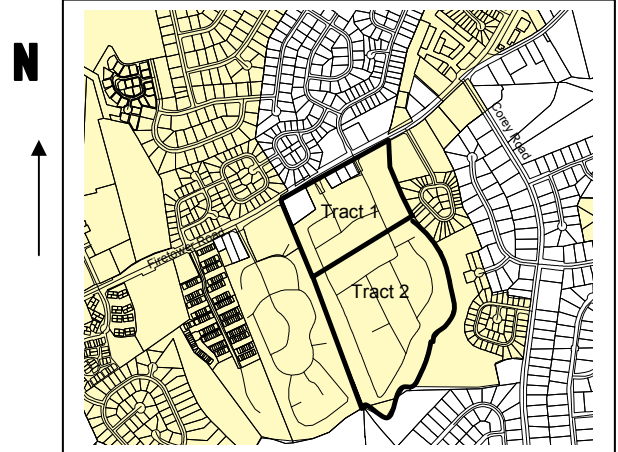
**Current Zoning:** R6MH

**Proposed Zoning:** CN (Tract 1)  
R6MH (Tract 2)

**Current Acreage:** 24 acres (Tract 1)  
44 acres (Tract 2)

**Location:** East Firetower Road

**Points of Access:** Firetower Road



**Location Map**

### Transportation Background Information

#### 1.) Firetower Road (State maintained)

	<u>Existing Street Section</u>	<u>Ultimate Thoroughfare Street Section</u>
Description/cross section	2-lane paved shoulder	4-lane curb and gutter with median (Under Construction)
Right of way width (ft)	100	100
Speed Limit (mph)	45	
<b>Current ADT:</b>	(27,600*)	Design ADT: 35,000 vehicles/day (**)
<b>Controlled Access</b>	No	
<b>Thoroughfare Plan Status:</b>	Major Thoroughfare	
<b>Other Information:</b>	There are no sidewalks along either side of Firetower Road that service this property.	

**Notes:** (\*) 2004 NCDOT count adjusted to 2007 volume with an annual growth rate of 2% per year.  
(\*\*) Traffic volume based an operating Level of Service D for existing geometric conditions.  
*ADT – Average Daily Traffic volume*

#### **Transportation Improvement Program Status:**

State Project # U3613 Firetower Road Underway - Construct four-lane divided facility from Corey Road to Evans Street and a Five Lane facility from Evans Street to Memorial Drive (NC 11).

#### **Trips generated by proposed use/change:**

**Current Zoning Tracts 1&2:** 5,570 -vehicle trips/day (\*)

**Proposed Zoning Tract + Remaining Undeveloped Tract 2:** 12,150 -vehicle trips/day (\*)

**Estimated Net Change:** 6,580 increase of -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.)

Case No: 07-09

Applicant: Lewis Land Development, LLC

The overall estimated trips presented above are distributed based on current traffic patterns. The estimated ADTs on Firetower Road are as follows:

**1.) Firetower Road, West of Site (“No build” ADT of 27,600)**

Estimated ADT with Proposed Zoning (full build) – 34,892  
Estimated ADT with Current Zoning (full build) – 30,942  
**Net ADT change** – 3,950 (13% increase)

**2.) Firetower Road, East of Site (“No build” ADT of 27,600)**

Estimated ADT with Proposed Zoning (full build) – 32,458  
Estimated ADT with Current Zoning (full build) – 29,828  
**Net ADT change** – 2,630 (9% increase)

**Staff Findings/Recommendations:**

Development under the proposed rezoning could generate an additional 12,150 - vehicle trips per day, which is a net increase of 6,580 additional trips per day on Firetower Road compared to existing zoning.

If Tract 1(24 acres) is rezoned to commercial and Tract 2 (44 acres) is developed as high density residential, the potential volumes would decrease Firetower Road’s carrying capacity thus reducing efficiency and creating gridlock at certain times of the day. Firetower Road improvements are to be completed by 2009. If this property is developed as a combination of commercial and residential, any improvements made under the Firetower Road Project would become negligible.

The tract of land currently has access to Firetower Road via Evans Drive and Hill Top Drive which are privately maintained streets. Once construction is completed on Firetower Road, Hill Top Drive will function as a right-in/right-out due to the vegetative median planned for this section of Firetower Road. A traffic signal is to be constructed at Firetower Road’s intersection with Ashcroft Drive and Evans Drive. The planned improvements for this intersection cannot accommodate the amount of traffic that may be generated by the requested rezoning. NCDOT’s improvements at this intersection were based on the property’s use as a mobile home park, which generates significantly less trips from the site.

During the review process measures to mitigate the traffic will have to be determined. These measures would include the construction of additional turn lanes and modification of the future traffic signal operations at Firetower Road’s intersection with Ashcroft Drive and Evans Drive.

**Excerpt from the Planning and Zoning Commission Meeting on May 15, 2007**

**REQUEST BY LEWIS LAND DEVELOPMENT, LLC – APPROVED**

Chairman Tozer stated that the next item is a request by Lewis Land Development, LLC, to rezone 24.00 acres located along the southern right-of-way of East Fire Tower Road, west of Whitebridge Apartments, east of Fire Tower Crossing Shopping Center, and south of Quarterpath Village Subdivision from R6MH (Residential – Mobile Home [High Density Multi-family]) to CN (Neighborhood Commercial).

Ms. Gooby stated this rezoning request is in conjunction with the previous Land Use Plan Map amendment. The property is located within Voting District #5 and along Fire Tower Road, adjacent to the Fire Tower Shopping Center and Mini-storage, south of Quarterpath Village Subdivision. This area is part of the former Evans Mobile Home Park. Fire Tower Road is considered a residential corridor between Corey Road and Old Tar Road. There is a recognized neighborhood commercial area. The proposed zoning could generate an increase of 6,580 trips with the majority forward Evans Street. Ms. Gooby stated that this request would be in compliance with the Land Use Plan Map.

Mr. Durk Tyson stated he would answer any questions.

No one spoke in opposition.

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





## **EXISTING ZONING**

### **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 1
- g. Mobile home
- h. Mobile home park
- 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*

**R6MH (Residential-Mobile Home)**  
***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:*

\* 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

**PROPOSED ZONING**

**CN (Neighborhood 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 (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
- s. Athletic club; indoor only

*(7) Office/ Financial/ Medical:*

- a. Office; professional and business, not otherwise listed
- d. Bank, savings and loan or other savings or investment institutions
- e. Medical, dental, ophthalmology or similar clinic, not otherwise listed

*(8) Services:*

- e. Barber or beauty shop
- f. Manicure, pedicure, or facial salon
- o. Church or place of worship (see also section 9-4-103)
- x. Dance studio
- hh. Exercise and weight loss studio; indoor only
- kk. Launderette; household users
- ll. Dry cleaners; household users

*(9) Repair:*

\* None

*(10) Retail Trade:*

- c. Grocery; food or beverage, off premise consumption (see also Wine Shop)
- c.1 Wine shop (see also section 9-4-103)
- d. Pharmacy
- e. Convenience store (see also gasoline sales)
- h. Restaurant; conventional

*(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

**CN (Neighborhood Commercial)**

***Special Uses***

*(1) General:*

\* None

*(2) Residential:*

\* None

*(3) Home Occupations (see all categories):*

\* None

*(4) Governmental:*

a. Public utility building or use

*(5) Agricultural/ Mining:*

\* None

*(6) Recreational/ Entertainment:*

t. Athletic club; indoor and outdoor facilities

*(7) Office/ Financial/ Medical:*

\* None

*(8) Services:*

a. Child day care facilities

b. Adult day care facilities

aa. Catering service including food preparation (see also restaurant; conventional and fast food)

*(9) Repair:*

b. Minor repair; as an accessory or principal use

*(10) Retail Trade:*

b. Gasoline or automotive fuel sales; accessory or principal use, retail

i. Restaurant; fast food

j. Restaurant; regulated outdoor activities

u. Pet shop (see also animal boarding; outside facility)

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

\* None

*(12) Construction:*

\* None

*(13) Transportation:*

\* None

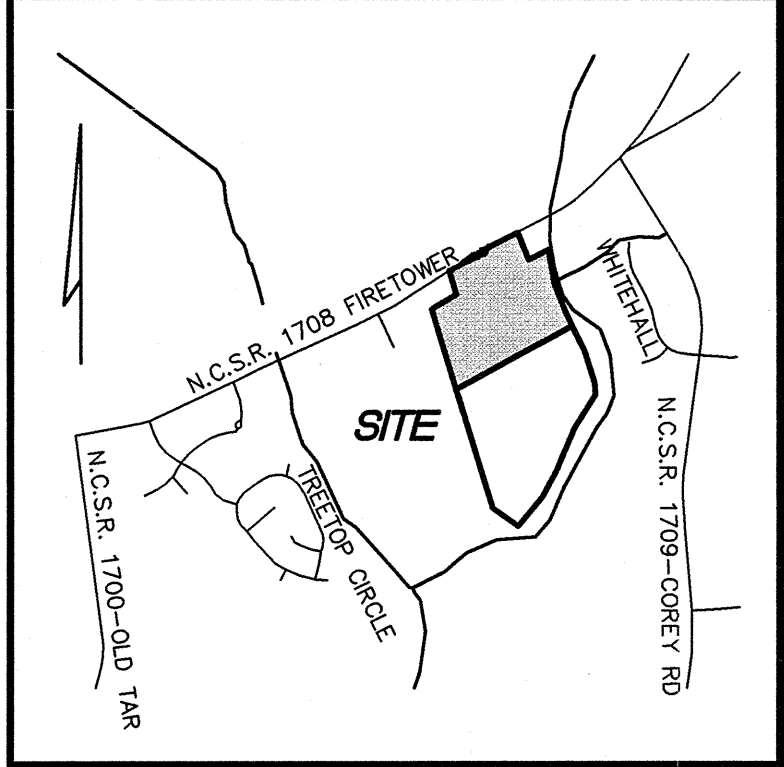
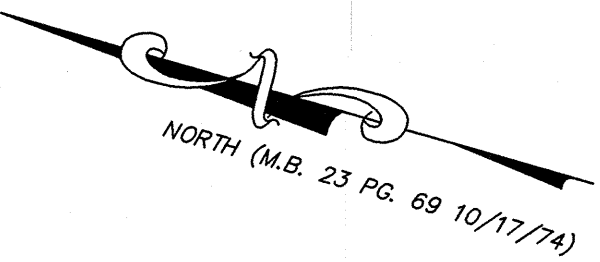
*(14) Manufacturing/ Warehousing:*

\* None

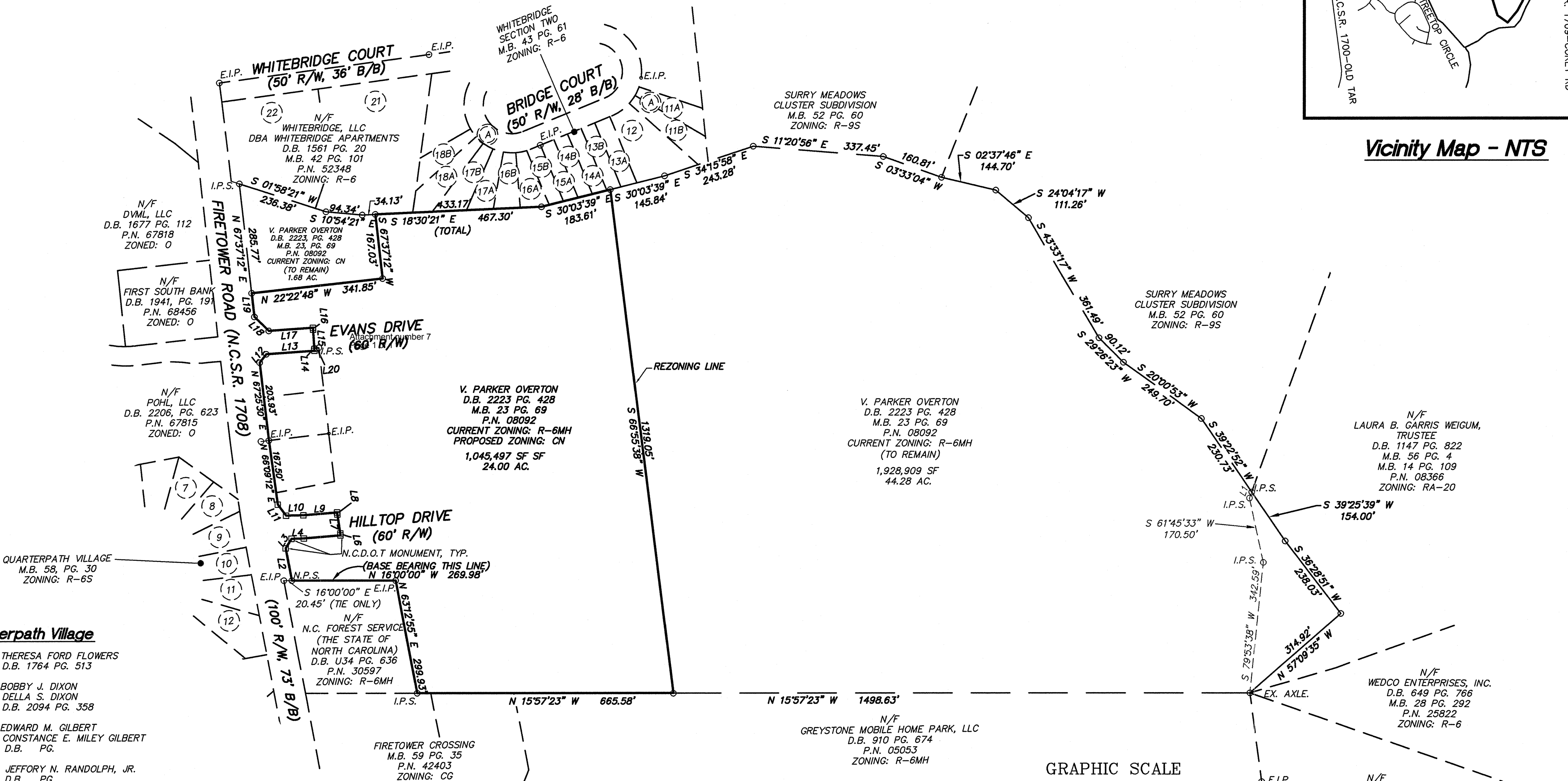
*(15) Other Activities (not otherwise listed - all categories):*\* None

**Whitebridge Sect. 2**

LOT 11A	CHRISTOPHER BRIAN CORBETT D.B. 1953 PG. 9	LOT 14A&B	L. SPOTTWOOD GRAVES ROBERTA H. GRAVES D.B. 1999 PG. 602	LOT 17A&B	JAMES M. MOYE, JR. D.B. 1169 PG. 624
LOT 11B	ERNEST W. AMBROSE ANGELA B. AMBROSE D.B. 515 PG. 470	LOT 15A	JACKIE R. SUTTON ANITA J. DAVIS D.B. 1102 PG. 611	LOT 18A&B	JAMES M. MOYE, JR. D.B. 1009 PG. 434
LOT 12A&B	THOMAS W. SCOWCROFT D.B. 494 PG. 860	LOT 15B	NATALIE ANN HOBBS D.B. 510 PG. 416		
LOT 13A&B	ROBERT LEE MEARS, JR. MARION MEARS D.B. 849 PG. 343	LOT 16A&B	JAMES O. HARDEE D.B. 1936 PG. 567		



**Vicinity Map - NTS**



**Quarterpath Village**

LOT 7	THERESA FORD FLOWERS D.B. 1764 PG. 513
LOT 8	BOBBY J. DIXON DELLA S. DIXON D.B. 2094 PG. 358
LOT 9	EDWARD M. GILBERT CONSTANCE E. MILEY GILBERT D.B. PG.
LOT 10	JEFFORY N. RANDOLPH, JR. D.B. PG.
LOT 11	CORY LEE SCOTT ANGELA MARIE STROUD D.B. 1789 PG. 479
LOT 12	KAREN W. BRIGHT D.B. 1636 PG. 406

**NOTES**

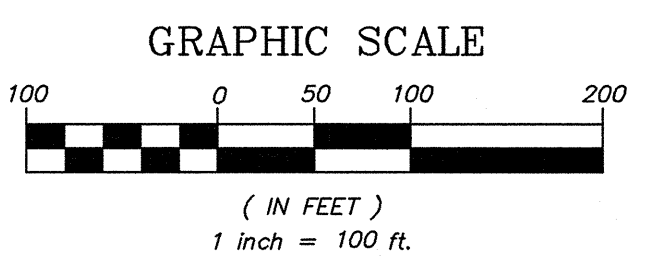
1. AREA DETERMINED BY COORDINATES.
2. ALL DISTANCES ARE HORIZONTAL GROUND MEASUREMENTS.
3. NO POINT SET AT ANY CORNER UNLESS OTHERWISE NOTED.
4. THIS MAP WAS PREPARED FOR REZONING PURPOSES ONLY AND IS NOT A BOUNDARY SURVEY OF THE PROPERTIES SHOWN HEREON.
5. EXISTING ZONING WAS TAKEN FROM THE OFFICIAL ZONING MAP, THE CITY OF GREENVILLE, DATED APRIL 22, 2005 AND THE CITY OF GREENVILLE SPATIAL DATA EXPLORER WEB SITE.
6. BOUNDARY INFORMATION TAKEN FROM A BOUNDARY SURVEY PREPARED BY RIVERS AND ASSOCIATES, INC. ENTITLED SURVEY FOR: LEWIS LAND DEVELOPMENT, LLC DATED MAY 17, 2006 (RIVERS AND ASSOCIATES DRAWING NO. W-2932).

**References**

D.B. 2072, P.G. 337  
D.B. X 21, PG. 421  
D.B. 1941, PG. 327  
M.B. 23 PG. 69  
TAX NOS. : 08092  
27978

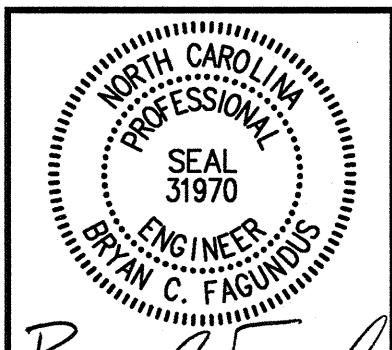
**LINE TABLE**

LINE	BEARING	LENGTH
L1	N 85°44'01" W	16.48
L2	N 63°13'39" E	85.63
L3	S 74°09'11" E	28.94
L4	S 16°59'26" E	32.10
L5	S 20°46'40" E	95.76
L6	N 65°26'37" E	4.97
L7	N 65°26'37" E	50.02
L8	N 65°26'37" E	5.01
L9	N 20°47'55" W	87.78
L10	S 17°02'55" E	45.16
L11	S 37°11'55" W	35.82
L12	S 68°11'14" E	27.68
L13	S 20°06'14" E	125.99
L14	N 69°55'30" E	4.98
L15	N 69°55'30" E	50.19
L16	N 69°55'30" E	4.88
L17	N 20°06'14" W	115.00
L18	N 28°40'59" E	52.26
L19	N 67°37'12" E	61.65
L20	N 22°30'42" W	11.77



**Legend**

- EXISTING IRON PIPE
- IRON PIPE SET
- NO POINT SET
- N/F
- EXISTING CONCRETE MONUMENT
- REFERENCE
- RIGHT OF WAY
- INCLUDE
- PROPERTY LINE
- AREA TO BE REZONED



DATE 04/17/09  
DESIGN  
CHECK PH

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

8410 Falls of Neuse Road, Suite D  
Raleigh, NC 27615 (919) 848-3347

**REZONING MAP FOR:  
LEWIS LAND DEVELOPMENT, LLC**  
OWNER:  
**V. PARKER OVERTON**  
CITY OF GREENVILLE, WINTERVILLE TWP., PITT CO., NORTH CAROLINA

SURVEY	JEW	DRAFT	BCF	SCALE	1" = 100'	DRAWING NO.	Z - 2412	PROJECT NO.	26032	SHEET	1 OF 1
DESIGN		CHECK	PH								

NORTH CAROLINA  
PITT COUNTY

CERTIFICATE OF MAILED NOTICES

The undersigned employee or employees of the City of Greenville, Community Development Department do hereby certify that the mailing requirements for notice of rezoning pursuant to GS 160A-384 have been complied with for the following rezoning requests:

1. 07-06 - Ordinance, requested by William E. Dansey, Jr. to rezone 1.850 acres located at the southwest corner of the intersection of East Fire Tower and Bayswater Roads from OR (Office-Residential [High Density Multi-family]) to CG (General Commercial).
2. 07-07 - Ordinance, requested by Carolina Development and Construction, LLC, to rezone 0.74± acres located at the northeast corner of the intersection of Evans Street and Pinewood Road from R9S (Residential – Single-family [Medium Density]) to O (Office).
3. 07-08 - Ordinance, requested by Magdy Taha and Enji Abdo, to rezone 2.043 acres located at the southwest corner of the intersection of Dickinson Avenue and South Skinner Street from IU (Unoffensive Industry) to CDF (Downtown Commercial Fringe).
4. 07-09 - Ordinance, requested by Lewis Land Development, LLC, to rezone 24.00 acres located along the southern right-of-way of East Fire Tower Road, west of Whitebridge Apartments, east of Fire Tower Crossing Shopping Center, and south of Quarterpath Village Subdivision from R6 (Residential – Mobile Home [High Density Multi-family]) to CN (Neighborhood Commercial).
5. 07-10 - Ordinance, requested by Owen Burney, to rezone 12.39± acres located between North Memorial Drive and the Seaboard Coastline Railroad, 2,070± feet south of Stanton Mill Road, and 460± feet north of Moore Road (Pinewood Estates Subdivision) from RA20 (Residential-Agricultural) and RR (Rural Residential – County’s Jurisdiction) to OR (Office-Residential [High Density Multi-family]).
6. 07-11 - Ordinance, requested by V-SLEW, LLC, to rezone 101.179 acres located along the northern right-of-way of NC Highway 33 East, 820± feet east of the intersection of NC Highway 33 East and Portertown Road, and 1,350± feet west of the intersection of NC Highway 33 East and L. T. Hardee Road from RA20 (Residential-Agricultural) and RR (Rural Residential – County’s Jurisdiction) to OR (Office-Residential [High Density Multi-Family]), R6A (Residential [Medium Density Multi-Family]), RA20 (Residential-Agricultural), and O (Office).

The person or persons mailing such notices and making this certificate are:

Chantae M Gooby  
Signature  
Chantae M Gooby  
Signature

Chantae M Gooby  
Printed Name  
Chantae M Gooby  
Printed Name

5/1/07  
(P and Z)  
5/22/07  
(CC)

## 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 CONFORMING 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.



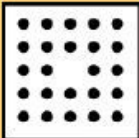
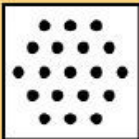
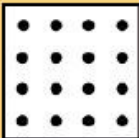
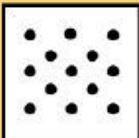
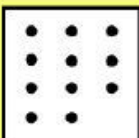
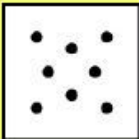
Bufferyard B (no screen required)	
Lot Size	Width
Less than 25,000 sq.ft.	4'
25,000 to 175,000 sq.ft.	6'
Over 175,000 sq.ft.	10'

Bufferyard C (screen required)		Bufferyard D (screen required)		Bufferyard E (screen required)	
Width	For every 100 linear feet	Width	For every 100 linear feet	Width	For every 100 linear feet
10'	4 large evergreen trees 6 small evergreens 16 evergreen shrubs	20'	4 large evergreen trees 6 small evergreen trees 16 evergreen shrubs	30'	6 large evergreen trees 8 small evergreens 26 evergreen shrubs
Where a fence or evergreen hedge (additional materials) is provided, the bufferyard width may be reduced to eight (8) feet.		Bufferyard width may be reduced by fifty (50%) percent if a fence, evergreen hedge (additional material) or earth berm is provided.		Bufferyard width may be reduced by fifty (50%) percent if a fence, evergreen hedge (additional material) or earth berm is provided.	

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

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

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

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

**Illustration:** Maximum allowable density in Residential Zoning Districts





# City of Greenville, North Carolina

Meeting Date: 6/14/2007  
Time: 7:00 PM

**Title of Item:** Ordinance, requested by William E. Dansey, Jr. to rezone 1.85 acres located at the southwest corner of the intersection of East Fire Tower and Bayswater Roads from OR (Office-Residential [High Density Multi-family]) to CG (General Commercial)

**Explanation:** This request involves the rezoning of 1.85 acres as referenced above. Please see the attached rezoning request report.

**Fiscal Note:** No cost to the City.

**Recommendation:** It is staff's opinion that the request **is not in compliance** with Horizons: Greenville's Community Plan in that the existing commercial area to the east of the subject site is already in excess of plan recommendations for this location and focus area type.

The Planning and Zoning Commission, at their May 15, 2007, meeting voted to approve the request.

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

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

Motion to deny the request to rezone and to make a finding and determination that the denial of the rezoning request is consistent with the adopted comprehensive plan and that the denial of the rezoning request is reasonable and

in the public interest due to the denial being consistent with the comprehensive plan and, as a result, the denial furthers the goals and objectives of the comprehensive plan.

---

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

**Attachments / click to download**

- [📎 Locational Map](#)
  - [📎 Survey](#)
  - [📎 Certificate of Mailed Notice](#)
  - [📎 Vegetation and Bufferyard Chart](#)
  - [📎 Residential Density Chart](#)
  - [📎 William E. Dansey, Jr. Ordinance](#)
  - [📎 Rezoning - William E. Dansey, Jr.](#)
  - [📎 07-06 Bill Dansey Jr. Firetower](#)
  - [📎 Planning and Zoning Commission Minutes William E. Dansey](#)
  - [📎 William E. Dansey, Jr. List of Uses](#)
-

ORDINANCE NO. 07-  
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 June 14, 2007 at 7:00 p.m., in the City Council Chambers of City Hall in the City of Greenville, NC, conduct a public hearing on the adoption of an ordinance rezoning the following described territory;

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

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

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

Section 1. That the following described territory is rezoned from OR (Office-Residential [High Density Multi-family]) to CG (General Commercial).

TO WIT: Greystone Mobile Home Park, LLC Property.

LOCATION: Located at the southwest corner of the intersection of East Fire Tower and Bayswater Roads.

DESCRIPTION: Beginning at the intersection of the existing 60 foot southern right-of-way of East Fire Tower Road (NCSR 1708) and the western right-of-way of Bayswater Road; thence running along the western right-of-way of Bayswater Road S 20°15'35" E, 347.75 feet to a point; thence leaving the western right-of-way of Bayswater Road S 74°35'12" W, 297.25 feet to a point; thence N 16°30'00" W, 170.19 feet to a point; thence N 69°44'25" E, 100.00 feet to a point; thence N 16°30'00" W, 153.15 feet to a point located on the existing 60 foot southern right-of-way of East Fire Tower Road (NCSR 1708); thence running along said right-of-way N 69°44'25" E, 175.00 feet to the point of beginning containing 80,580 square feet or 1.850 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 14<sup>th</sup> day of June, 2007.

\_\_\_\_\_  
Robert D. Parrott, Mayor

ATTEST:

\_\_\_\_\_  
Wanda T. Elks, City Clerk

## Rezoning Request Analysis

Prepared by Greenville's Community Development Department

Staff Contacts: Chantae M. Gooby, 329-4507  
Harry V. Hamilton, Jr., 329-4511

1. **Applicant (Request No.):** Ordinance, requested by William E. Dansey, Jr. to rezone 1.850 acres located at the southwest corner of the intersection of East Fire Tower and Bayswater Roads from OR (Office-Residential [High Density Multi-family]) to CG (General Commercial).

2. **Date:** April 3, 2007

3. **Requested Change:**

**Existing:** OR (Office-Residential [High Density Multi-family])

**Proposed:** CG (General Commercial)

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

4. **Location:** Located at the southwest corner of the intersection of East Fire Tower and Bayswater Roads.

5. **Size:** 1.850 acres

6. **Comprehensive Plan:**

Fire Tower Road, between Old Tar Road and Corey Road, is designated as a residential corridor. The subject property is located in a corridor transition area with residential development preferred. The existing 10.462 acres of commercial zoning to the east will serve as a neighborhood focus. The neighborhood focus area should be restricted to this central location and further linear expansion along Fire Tower Road would be discouraged. The Land Use Plan Map, otherwise, recommends high density residential to the south of Fire Tower Road and medium density residential to the north of Fire Tower Road.

The existing neighborhood focus area location (spacing) is in general compliance with Horizons: Greenville's Community Plan guidelines, however the commercial (retail) component in combination with existing zoning, is in excess of plan recommendations.

Staff would also discourage commercial expansion into the residential area.

7. **Thoroughfare/Traffic Volume (PW-Engineering Division) Report Summary**

Development under the proposed rezoning could generate an additional 650 - vehicle trips per day, which is a net increase of 535 additional trips per day on Firetower Road compared to existing zoning.

During the review process, measures to mitigate traffic impacts will be determined. These measures may include limiting access onto Firetower Road, constructing turn lanes into the development, and intersection improvements at the Bayswater Drive and Firetower Road intersection.

**Detail Report Attached**

**8. History/Background:**

The subject tract was zoned R6MH and RA20 in conjunction with an Extraterritorial Jurisdiction (ETJ) Extension in 1988. The property was rezoned from R6MH and RA20 to OR in 2002 at the request of the owner (William Dansey).

The following are past rezoning actions (to CG) for the property located immediately to the east of the subject tract:

<u>Year</u>	<u>Acreage</u>
1994	3.27
1999	0.72
2001	1.941
2004	1.37
2005	<u>3.161</u>
<b>TOTAL:</b>	<b>10.462</b>

**9. Present Land Use:**

The subject property contains a double-wide mobile home and one (1) single-family residence with associated outbuildings.

**10. Utilities:**

GUCO water and sanitary sewer are available to the subject property.

**11. Historic Sites:**

There is no known effect on designated sites.

**12. Environmental Conditions/Constraints:**

There are no known environmental constraints that would severely restrict or prohibit development of the property.

**13. Surrounding Zoning and Land Uses:**

- North:** R6S- Sheffield Subdivision (single-family)
- South:** R6MH – Greystone Mobile Home Park
- East:** CG – Fire Tower Crossing Shopping Center and Fire Tower Mini-Storage
- West:** R6 – One (1) single-family residence and associated outbuildings and Dudley’s Grant Townhomes (approved site plans - 311 units [2 and 3 bedrooms])

**14. Additional Staff Comments:**

A special use permit for Fire Tower Crossing Shopping Center Mini Storage, located to the southeast of the subject property, was approved by the Board of Adjustment on September 27, 2001 following a rezoning from R6MH to CG in September, 2001. At that time the request for 1.94 acres of additional commercial zoning directly adjacent to the existing Fire Tower Crossing Shopping Center property was not considered a substantial change in the neighborhood commercial focus area. In combination with the previous requests (10.462 acres) for CG and the proposed 1.850 acres for this request, staff would consider this commercial expansion as a significant deviation from the neighborhood focus area commercial component recommendation.

If rezoned as proposed, the commercially zoned acreage of the focus area will be 12.312 acres.

**RECOMMENDATION:**

It is staff’s opinion that the request is **not** in compliance with Horizons: Greenville’s Community Plan in that the existing commercial area to the east of the subject site is already in excess of plan recommendations for this location and focus area type.

**REZONING THOROUGHFARE/TRAFFIC VOLUME REPORT**

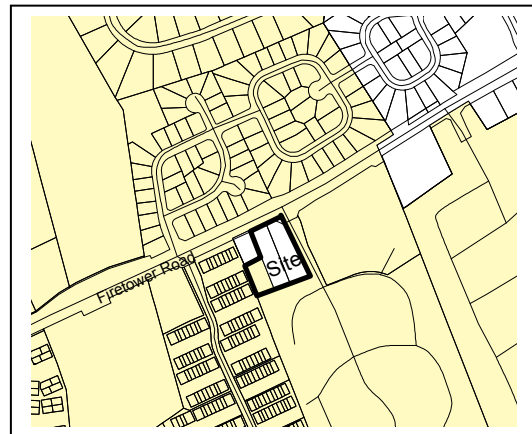
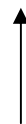
Case No: 07-06

Applicant: Bill Dansey Jr.

**Property Information**

**Current Zoning:** OR  
**Proposed Zoning:** CG  
**Current Acreage:** 1.6acres  
**Location:** East Firetower Road  
**Points of Access:** Firetower Road

**N**



**Location Map**

**Transportation Background Information**

**1.) Firetower Road (State maintained)**

	<u>Existing Street Section</u>	<u>Ultimate Thoroughfare Street Section</u>
Description/cross section	2-lane paved shoulder	4-lane curb and gutter with median (Under Construction)
Right of way width (ft)	100	100
Speed Limit (mph)	45	
<b>Current ADT:</b>	(27,600*)	Design ADT: 35,000 vehicles/day (**)
<b>Controlled Access</b>	<b>No</b>	
<b>Thoroughfare Plan Status:</b>	Major Thoroughfare	
<b>Other Information:</b>	There are no sidewalks along either side of Firetower Road that service this property.	

**Notes:** (\*) 2004 NCDOT count adjusted to 2007 volume with an annual growth rate of 2% per year.  
(\*\*) Traffic volume based an operating Level of Service D for existing geometric conditions.  
ADT – Average Daily Traffic volume

**Transportation Improvement Program Status:**

State Project # U3613 Firetower Road Underway - Construct four-lane divided facility from Corey Road to Evans Street and a Five Lane facility from Evans Street to Memorial Drive (NC 11).

**Trips generated by proposed use/change:**

**Current Zoning:** 115 -vehicle trips/day (\*) **Proposed Zoning:** 650 -vehicle trips/day (\*)

**Estimated Net Change:** 535 increase of -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.)



Case No: 07-06

Applicant: Bill Dansey Jr.

The overall estimated trips presented above are distributed based on current traffic patterns. The estimated ADTs on Firetower Road are as follows:

**1.) Firetower Road, West of Site (“No build” ADT of 27,600)**

Estimated ADT with Proposed Zoning (full build) – 27,990  
Estimated ADT with Current Zoning (full build) – 27,700  
**Net ADT change** – 320 (1% increase)

**2.) Firetower Road, East of Site (“No build” ADT of 27,600)**

Estimated ADT with Proposed Zoning (full build) – 37,860  
Estimated ADT with Current Zoning (full build) – 27,645  
**Net ADT change** – 215 (1% increase)

**Staff Findings/Recommendations:**

Development under the proposed rezoning could generate an additional 650 - vehicle trips per day, which is a net increase of 535 additional trips per day on Firetower Road compared to existing zoning.

During the review process, measures to mitigate traffic impacts will be determined. These measures may include limiting access onto Firetower Road, constructing turn lanes into the development, and intersection improvements at the Bayswater Drive and Firetower Road intersection.

## **Excerpt from Planning and Zoning Commission Meeting on May 15, 2007**

### **REQUEST BY WILLIAM E. DANSEY, JR. – APPROVED**

Chairman Tozer stated that the first item of business is a request by William E. Dansey, Jr. to rezone 1.850 acres located at the southwest corner of the intersection of East Fire Tower and Bayswater Roads from OR (Office-Residential [High Density Multi-family]) to CG (General Commercial).

Ms. Chantae Gooby stated this is request is to rezone approximately two acres from Office-High Density Multi-family to General Commercial. The property is located in Voting District #5. The subject property is south of Sheffield Subdivision and adjacent to Dudley's Grant Townhomes. Currently, there is a single family and a mobile home on the property and is adjacent to Greystone Mobile Home Park. The property is not impacted by the floodplain. Fire Tower Road is designated as a residential corridor between Old Tar Road and Corey Road. There is a neighborhood focus area which is intended to contain approximately 20,000 to 40,000 square feet of conditioned floor space. Currently, there is the Fire Tower Shopping Center and Mini-Storage. The existing commercial acreage is 10.5 acres. Ms. Gooby explained that this request should be taken into consideration with the Lewis Land Development request which is to the east of this property. Ms. Gooby presented a map of the regional focus area at the intersection of Arlington Boulevard and Fire Tower Road. Ms. Gooby stated that the areas indicated in purple are the commercial areas undeveloped and this intersection has approximately 57 percent of that area available for development currently zoned commercial. The proposed rezoning could generate a net increase of 535 trips, with the majority towards Evans Street. The Land Use Plan Map recommends Office/Institutional/Multi-family and this would act as a buffer or transition from commercial zoning into the high density zoning to the west and south. The current zoning is considered high density. Ms. Gooby stated that in staff's opinion this request is not in compliance with the Land Use Plan ap in that the existing commercial is already in excess of the Land Use Plan Map recommendation in respect to location and focus area type. Staff would consider this request to be a significant deviation from the Land Use Plan Map taking into respect this request separately or in conjunction with the proposed commercial request before the Commission later.

Mr. Baker stated that it appears that the area is going toward general commercial and asked Ms. Gooby to explain why the request is not in compliance.

Ms. Gooby stated that the intended commercial node that's at the property was intended to be a neighborhood commercial focus area which is a small focus area generally between 20 and 40,000 square feet of conditioned floor space. Ms. Gooby explained that there is 10.5 acres already which include the shopping center and the mini-storage. Ms. Gooby reiterated by stating that what is already on the ground is in excess of the Land Use Plan Map recommendations.

Mr. Fred Mattox, Attorney at Law, representing William E. Dansey, Jr. spoke on behalf

of the request. Mr. Mattox stated that Mr. Dansey has developed a very successful commercial area on the east side of Bayswater Drive. Mr. Dansey owns the property on the west side of that and he would like to enlarge that area. The property is not that desirable for residential use because Fire Tower Road will be a 5-lane road when completed. Mr. Mattox stated that there are plans to develop additional multi-family behind this property on the Old Evans Mobile Home Park and Greystone Mobile Home Park in the near future. Mr. Mattox stated that in his opinion the residents in the area would have the ability to walk to a commercial establishment to purchase their needs instead of driving. Mr. Mattox stated this location has proved popular with the residents and that the area is growing.

No one spoke in opposition.

Motion was made by Mr. Ramey, seconded by Mr. Baker, to recommend approval of the proposed amendment, to advise that although the proposed amendment is not consistent with the comprehensive plan, in this instance it is an appropriate zoning classification, and to adopt the staff report which addresses plan consistency. Those voting in favor: Ramey, Baker, Gordon, Wilson, Basnight and Lehman. Those voting in opposition: Moye and Bell. Motion carried.



## **EXISTING ZONING**

### **OR (Office-Residential)**

#### ***Permitted Uses***

##### *(1) General:*

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

##### *(2) Residential:*

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

##### *(3) Home Occupations (see all categories):*

\*None

##### *(4) Governmental:*

- b. City of Greenville municipal government building or use (see also section 9-4-103)
- c. County or state government building or use not otherwise listed; excluding outside storage and major or minor repair
- d. Federal government building or use

##### *(5) Agricultural/ Mining:*

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

##### *(6) Recreational/ Entertainment:*

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

##### *(7) Office/ Financial/ Medical:*

- a. Office; professional and business, not otherwise listed
- b. Operational/processing center
- c. Office; customer service not otherwise listed, including accessory service delivery vehicle parking and indoor storage
- d. Bank, savings and loan or other savings or investment institutions
- e. Medical, dental, ophthalmology or similar clinic, not otherwise listed

##### *(8) Services:*

- c. Funeral home
- e. Barber or beauty shop
- f. Manicure, pedicure, or facial salon
- g. School; junior and senior high (see also section 9-4-103)
- h. School; elementary (see also section 9-4-103)
- i. School; kindergarten or nursery (see also section 9-4-103)
- j. College or other institutions of higher learning
- k. Business or trade school
- n. Auditorium
- o. Church or place of worship (see also section 9-4-103)

- p. Library
- q. Museum
- r. Art Gallery
- u. Art studio including art and supply sales
- v. Photography studio including photo and supply sales
- w. Recording studio
- x. Dance studio
- bb. Civic organizations
- cc. Trade or business organizations

*(9) Repair:*

\* None

*(10) Retail Trade:*

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

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

\* None

*(12) Construction:*

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

*(13) Transportation:*

\* None

*(14) Manufacturing/ Warehousing:*

\* None

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

\* None

**OR (Office-Residential)**

***Special Uses***

*(1) General:*

\* None

*(2) Residential:*

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

*(3) Home Occupations (see all categories):*

\* None

*(4) Governmental:*

- a. Public utility building or use

*(5) Agricultural/ Mining:*

\* None

*(6) Recreational/ Entertainment:*

- c.(1). Tennis club; indoor and outdoor facilities
- h. Commercial recreation; indoor only, not otherwise listed

*(7) Office/ Financial/ Medical:*

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

*(8) Services:*

- a. Child day care facilities
- b. Adult day care facilities
- l. Convention center; private
- s. Hotel, motel, bed and breakfast inn; limited stay lodging (see also residential quarters for resident manager, supervisor  
or caretaker and section 9-4-103)
- ff. Mental health, emotional or physical rehabilitation center

*(9) Repair:*

- \* None

*(10) Retail Trade:*

- h. Restaurant; conventional
- j. Restaurant; regulated outdoor activities

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

- \* None

*(12) Construction:*

- \* None

*(13) Transportation:*

- h. Parking lot or structure; principle use

*(14) Manufacturing/ Warehousing:*

- \* None

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

- a. Other activities; personal services not otherwise listed
- b. Other activities; professional services not otherwise listed

## **PROPOSED ZONING**

### **CG (General Commercial)**

#### ***Permitted Uses***

*(1) General:*

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

*(2) Residential: \* None*

*(3) Home Occupations (see all categories):*

- \*None

*(4) Governmental:*

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

*(5) Agricultural/ Mining:*

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

*(6) Recreational/ Entertainment:*

- f. Public park or recreational facility
- h Commercial recreation; indoor only, not otherwise listed
- j. Bowling alleys
- n. Theater; movie or drama, indoor only
- q. Circus, carnival or fair, temporary only (see also section 9-4-103)
- s. Athletic Club; indoor only

*(7) Office/ Financial/ Medical:*

- a. Office; professional and business, not otherwise listed
- b. Operation/processing center
- d. Bank, savings and loan or other savings or investment institutions
- e. Medical, dental, ophthalmology or similar clinic, not otherwise listed
- g. Catalogue processing center

*(8) Services:*

- c. Funeral home
- e. Barber or beauty shop
- f. Manicure, pedicure, or facial salon
- o. Church or place of worship (see also section 9-4-103)
- q. Museum
- r. Art Gallery
- s. Hotel, motel, bed and breakfast inn; limited stay lodging (see also residential quarters for resident manager, supervisor or caretaker and section 9-4-103)
- u. Art studio including art and supply sales
- v. Photography studio including photo and supply sales
- y.(1) Television and/or radio broadcast facilities including receiving and transmission equipment and towers not exceeding 200 feet in height or cellular telephone and wireless communication towers not exceeding 200 feet in height (see also section 9-4-103)
- z. Printing or publishing service including graphic art, map, newspapers, magazines and books
- aa. Catering service including food preparation (see also restaurant; conventional and fast food)
- hh. Exercise and weight loss studio; indoor only
- kk. Launderette; household users
- ll. Dry cleaners; household users
- oo. Clothes alteration or shoe repair shop
- pp. Automobile wash

*(9) Repair:*

- g. Jewelry, watch, eyewear or other personal item repair

*(10) Retail Trade:*

- a. Miscellaneous retail sales; non-durable goods, not otherwise listed



- c. Grocery; food or beverage, off premise consumption (see also Wine Shop)
- c.1 Wine shop (see also section 9-4-103)
- d. Pharmacy
- e. Convenience store (see also gasoline sales)
- f. Office and school supply, equipment sales
- g. Fish market; excluding processing or packing
- h. Restaurant; conventional
- i. Restaurant; fast food
- k. Medical supply sales and rental of medically related products
- l. Electric; stereo, radio, computer, television, etc. sales and accessory repair
- m. Appliance; household use, sales and accessory repair, excluding outside storage
- p. Furniture and home furnishing sales not otherwise listed
- q. Floor covering, carpet and wall covering sales
- r. Antique sales; excluding vehicles
- s. Book or card store, news stand
- t. Hobby or craft shop
- u. Pet shop (see also animal boarding; outside facility)
- v. Video or music store; records, tape, compact disk, etc. sales
- w. Florist
- x. Sporting goods sales and rental shop
- y. Auto part sales (see also major and minor repair)
- aa. Pawnbroker
- bb. Lawn and garden supply and household implement sales and accessory sales
- ee. Christmas tree sales lot; temporary only (see also section 9-4-103)

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

- b. Rental of home furniture, appliances or electronics and medically related products (see also (10)k.)
- c. Rental of cloths and accessories; formal wear, etc.

*(12) Construction:*

- c. Construction office; temporary, including modular office (see also section 9-4-103)
- e. Building supply; lumber and materials sales, plumbing and/or electrical supply excluding outside storage
- f. Hardware store

*(13) Transportation:*

- c. Taxi or limousine service
- h. Parking lot or structure; principal use

*(14) Manufacturing/ Warehousing:*

\* None

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

\* None

**CG (General Commercial)**

***Special Uses***

*(1) General:*

\* None

*(2) Residential:*

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

*(3) Home Occupations (see all categories):*

\* None

*(4) Governmental:*

- a. Public utility building or use

*(5) Agricultural/ Mining:*

\* None

*(6) Recreational/ Entertainment:*

- d. Game center
- l. Billiard parlor or pool hall
- m. Public or private club
- t. Athletic club; indoor and outdoor facilities

*(7) Office/ Financial/ Medical:*

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

*(8) Services:*

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

*(9) Repair:*

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

*(10) Retail Trade:*

- b. Gasoline or automotive fuel sales; accessory or principal use, retail
- j. Restaurant; regulated outdoor activities
- n. Appliances; commercial use, sales and accessory repair, excluding outside storage

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

- d. Rental of automobiles, noncommercial trucks or trailers, recreational vehicles, motorcycles and boats
- f. Automobile, truck, recreational vehicle, motorcycle and boat sales and service (see also major and minor repair)

*(12) Construction:*

\* None

*(13) Transportation:*

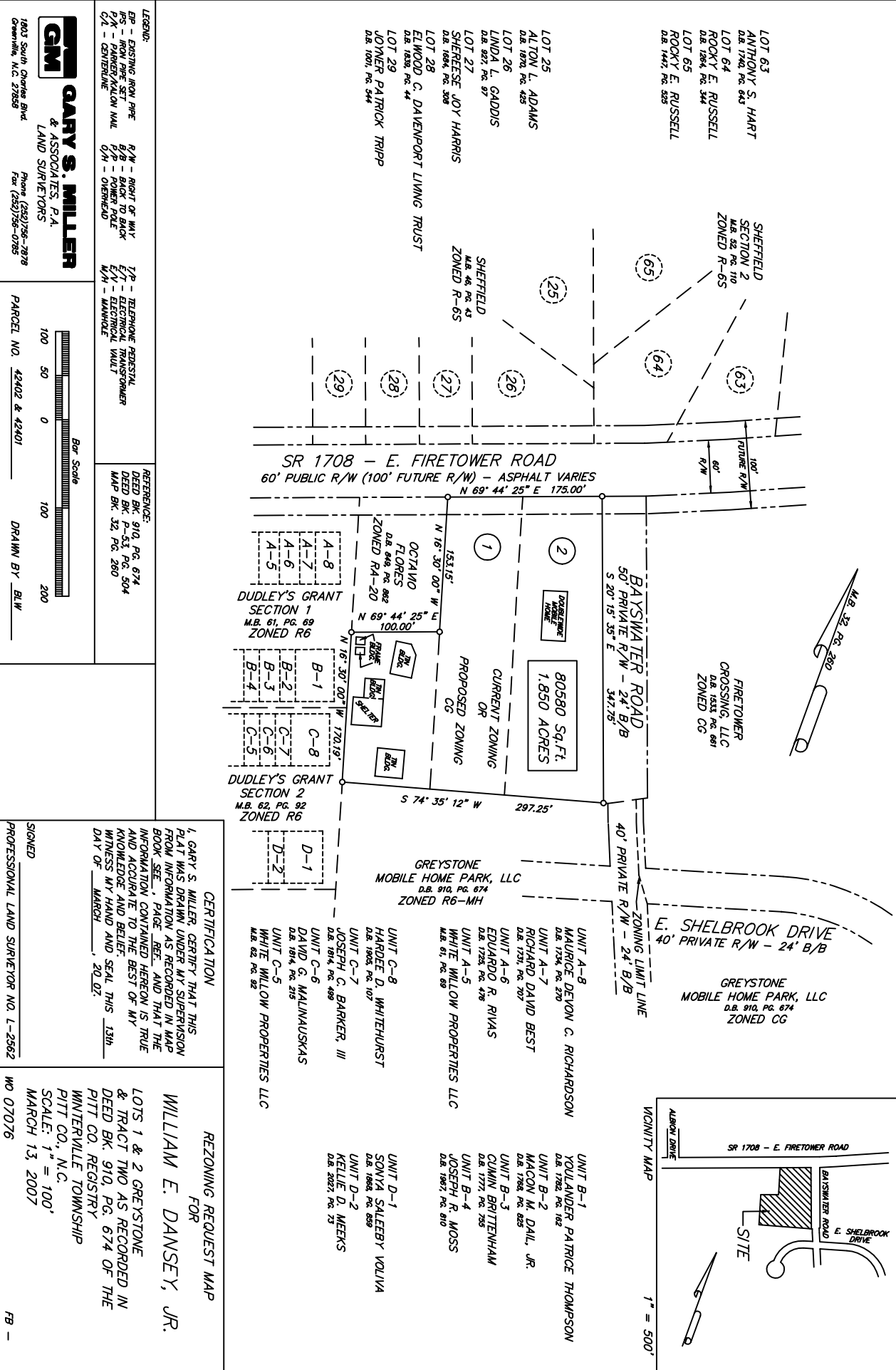
\* None

*(14) Manufacturing/ Warehousing:*

- k. Mini-storage warehouse, household; excluding outside storage

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

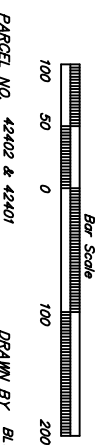
- a. Other activities; personal services not otherwise listed
- b. Other activities; professional activities not otherwise listed
- c. Other activities; commercial services not otherwise listed
- d. Other activities; retail sales not otherwise listed



**GARY S. MILLER & ASSOCIATES, P.A.**  
LAND SURVEYORS  
1803 South Charles Blvd  
Greenville, N.C. 27838  
Phone (252)756-7878  
Fax (252)756-0785

**LEGEND:**  
 EP - EXISTING IRON PIPE  
 IR - IRON PIPE SET  
 P/K - PARKER/KALON MAIL  
 C/L - CENTERLINE  
 R/W - RIGHT OF WAY  
 B/B - BACK TO BACK  
 P/P - POWER POLE  
 O/H - OVERHEAD  
 T/P - TELEPHONE POST/STAKE  
 E/T - ELECTRICAL TRANSFORMER  
 E/V - ELECTRICAL VAULT  
 M/H - MANHOLE

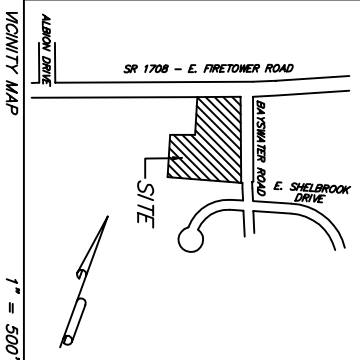
**REFERENCE:**  
 DEED BK. 910, PG. 674  
 DEED BK. P-53, PG. 504  
 MAP BK. 32, PG. 260



**CERTIFICATION**  
 I, GARY S. MILLER, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM INFORMATION AS RECORDED IN MAP BOOK SEE PAGE REF. AND THAT THE INFORMATION CONTAINED HEREON IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF. I SEAL THIS DAY OF MARCH, 2007.

SIGNED \_\_\_\_\_  
 PROFESSIONAL LAND SURVEYOR NO. L-2562

**REZONING REQUEST MAP FOR**  
**WILLIAM E. DANSEY, JR.**  
 LOTS 1 & 2 GREYSTONE & TRACT TWO AS RECORDED IN DEED BK. 910, PG. 674 OF THE PITT CO. REGISTRY WINTERVILLE TOWNSHIP PITT CO., N.C.  
 SCALE: 1" = 100'  
 MARCH 13, 2007  
 WD 07076



NORTH CAROLINA  
PITT COUNTY

CERTIFICATE OF MAILED NOTICES

The undersigned employee or employees of the City of Greenville, Community Development Department do hereby certify that the mailing requirements for notice of rezoning pursuant to GS 160A-384 have been complied with for the following rezoning requests:

1. 07-06 - Ordinance, requested by William E. Dansey, Jr. to rezone 1.850 acres located at the southwest corner of the intersection of East Fire Tower and Bayswater Roads from OR (Office-Residential [High Density Multi-family]) to CG (General Commercial).
2. 07-07 - Ordinance, requested by Carolina Development and Construction, LLC, to rezone 0.74± acres located at the northeast corner of the intersection of Evans Street and Pinewood Road from R9S (Residential – Single-family [Medium Density]) to O (Office).
3. 07-08 - Ordinance, requested by Magdy Taha and Enji Abdo, to rezone 2.043 acres located at the southwest corner of the intersection of Dickinson Avenue and South Skinner Street from IU (Unoffensive Industry) to CDF (Downtown Commercial Fringe).
4. 07-09 - Ordinance, requested by Lewis Land Development, LLC, to rezone 24.00 acres located along the southern right-of-way of East Fire Tower Road, west of Whitebridge Apartments, east of Fire Tower Crossing Shopping Center, and south of Quarterpath Village Subdivision from R6 (Residential – Mobile Home [High Density Multi-family]) to CN (Neighborhood Commercial).
5. 07-10 - Ordinance, requested by Owen Burney, to rezone 12.39± acres located between North Memorial Drive and the Seaboard Coastline Railroad, 2,070± feet south of Stanton Mill Road, and 460± feet north of Moore Road (Pinewood Estates Subdivision) from RA20 (Residential-Agricultural) and RR (Rural Residential – County’s Jurisdiction) to OR (Office-Residential [High Density Multi-family]).
6. 07-11 - Ordinance, requested by V-SLEW, LLC, to rezone 101.179 acres located along the northern right-of-way of NC Highway 33 East, 820± feet east of the intersection of NC Highway 33 East and Portertown Road, and 1,350± feet west of the intersection of NC Highway 33 East and L. T. Hardee Road from RA20 (Residential-Agricultural) and RR (Rural Residential – County’s Jurisdiction) to OR (Office-Residential [High Density Multi-Family]), R6A (Residential [Medium Density Multi-Family]), RA20 (Residential-Agricultural), and O (Office).

The person or persons mailing such notices and making this certificate are:

Chantae M Gooby  
Signature  
Chantae M Gooby  
Signature

Chantae M Gooby  
Printed Name  
Chantae M Gooby  
Printed Name

5/1/07  
(P and Z)  
5/22/07  
(CC)

## 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 CONFORMING 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.



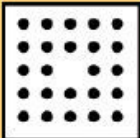
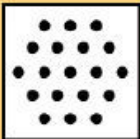
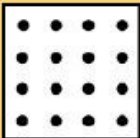
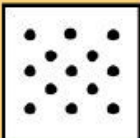
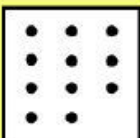
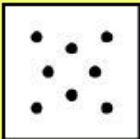
Bufferyard B (no screen required)	
Lot Size	Width
Less than 25,000 sq.ft.	4'
25,000 to 175,000 sq.ft.	6'
Over 175,000 sq.ft.	10'

Bufferyard C (screen required)		Bufferyard D (screen required)		Bufferyard E (screen required)	
Width	For every 100 linear feet	Width	For every 100 linear feet	Width	For every 100 linear feet
10'	4 large evergreen trees 6 small evergreens 16 evergreen shrubs	20'	4 large evergreen trees 6 small evergreen trees 16 evergreen shrubs	30'	6 large evergreen trees 8 small evergreens 26 evergreen shrubs
Where a fence or evergreen hedge (additional materials) is provided, the bufferyard width may be reduced to eight (8) feet.		Bufferyard width may be reduced by fifty (50%) percent if a fence, evergreen hedge (additional material) or earth berm is provided.		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.

<h2 style="text-align: center;">Residential Density</h2> <p style="text-align: center;">Maximum density allowed by Zoning District based on average of 2.67 persons per dwelling unit</p>		
<b>High Density</b>		
<p>R6 R6-N R6-MH OR CDF</p>	<p>17 units per acre yields <b>45 persons per acre</b></p>	
<p>PUD</p>	<p>12 units per acre yields <b>32 persons per acre</b></p>	
<b>Medium Density</b>		
<p>R6-A</p>	<p>9 units per acre yields <b>24 persons per acre</b></p>	
<p>R6-S</p>	<p>7 units per acre yields <b>19 persons per acre</b></p>	
<p>R9</p>	<p>6 units per acre yields <b>16 persons per acre</b></p>	
<p>R9-S</p>	<p>5 units per acre yields <b>13 persons per acre</b></p>	
<b>Low Density</b>		
<p>RA-20 MRS</p>	<p>4 units per acre yields <b>11 persons per acre</b></p>	
<p>R15-S</p>	<p>3 units per acre yields <b>8 persons per acre</b></p>	

**Illustration:** Maximum allowable density in Residential Zoning Districts



# City of Greenville, North Carolina

Meeting Date: 6/14/2007  
Time: 7:00 PM

**Title of Item:** Ordinance, requested by Magdy Taha and Enji Abdo, to rezone 2.043 acres located at the southwest corner of the intersection of Dickinson Avenue and South Skinner Street from IU (Unoffensive Industry) to CDF (Downtown Commercial Fringe)

**Explanation:** This request involves the rezoning of 2.043 acres as referenced above. Please see the attached rezoning request report.

**Fiscal Note:** No cost to the City.

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

The Planning and Zoning Commission, at their May 15, 2007, meeting voted to approve the request.

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

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

Motion to deny the request to rezone and to make a finding and determination that the denial of the rezoning request is consistent with the adopted comprehensive plan and that the denial of the rezoning request is reasonable and in the public interest due to the denial being consistent with the comprehensive plan and, as a result, the denial furthers the goals and objectives of the

comprehensive plan.

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

**Attachments / click to download**

- [📄 Locational Map](#)
  - [📄 Survey](#)
  - [📄 Certificate of Mailed Notice](#)
  - [📄 Vegetation and Bufferyard Chart](#)
  - [📄 Taha and Abdo Ordinance](#)
  - [📄 Rezoning - Taha and Abdo](#)
  - [📄 Rezoning 07-08 Madgy Taha and Enji Abdo](#)
  - [📄 Planning and Zoning Commission Minutes for Taha and Abdo](#)
  - [📄 Taha and Abdo List of Uses](#)
-



ORDINANCE NO. 07-  
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 June 14, 2007 at 7:00 p.m., in the City Council Chambers of City Hall in the City of Greenville, NC, conduct a public hearing on the adoption of an ordinance rezoning the following described territory;

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

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

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

Section 1. That the following described territory is rezoned from IU (Unoffensive Industrial) to CDF (Downtown Commercial Fringe).

TO WIT: City of Greenville Property.

LOCATION: Located at the southwest corner of intersection of Dickinson Avenue and South Skinner Street.

DESCRIPTION: A certain tract of land and being situated in the City of Greenville, Pitt County, North Carolina containing 2.043 acres, more or less, as shown and described on a survey dated November 14, 2003, entitled "Survey Plat for City of Greenville" drawn by Gary S. Miller, P.L.S. No. L-2562 and recorded in Map Book 62, Page 33 in the Office of the Register of Deeds of Pitt County, North Carolina.

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 14<sup>th</sup> day of June, 2007.

\_\_\_\_\_  
Robert D. Parrott, Mayor

ATTEST:

\_\_\_\_\_  
Wanda T. Elks, City Clerk

# Rezoning Request Report

Prepared by Greenville's Community Development Department

Staff Contacts: Chantae M. Gooby, 329-4507

Harry V. Hamilton, Jr., 329-4511

1. **Applicant** : Ordinance, requested by Magdy Taha and Enji Abdo, to rezone 2.043 acres located at the southwest corner of the intersection of Dickinson Avenue and South Skinner Street from IU (Unoffensive Industry) to CDF (Downtown Commercial Fringe).

2. **Date**: April 25, 2007

3. **Requested Change**:

**Existing**: IU (Unoffensive Industry)

**Proposed**: CDF (Downtown Commercial Fringe)

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

4. **Location**: Located at the southwest corner of the intersection of Dickinson Avenue and South Skinner Street, being the former Pepsi Plant Building.

5. **Size**: 2.043 acres

6. **Comprehensive Plan**:

Dickinson Avenue is considered a “connector” corridor from Reade Circle to Arlington Boulevard. Connector corridors are anticipated to contain a variety of higher intensive activities, and are designed to carry high volumes of traffic through and across the City.

The Future Land Use Plan Map recommends commercial for the area bounded by Dickinson Avenue, South Watauga Avenue and the Norfolk Southern Railroad.

7. **Thoroughfare/Traffic Volume (PW-Engineering Division) Report Summary**

Development under the proposed rezoning could generate 280 vehicle trips per day, which is a net decrease of 100 trips per day on Dickinson Avenue as compared to the existing use.

8. **History/Background**:

In 1969, the property was zoned CDF (Downtown Commercial Fringe). In 1997, at the request of the owner (Pepsi Plant), the property was rezoned to IU (Unoffensive Industry).

**9. Present Land Use:**

Currently, there is a 55,700 sq. ft. building/warehouse (former Pepsi Plant) on the property.

**10. Utilities:**

GUCO water and sanitary sewer are available at Dickinson Avenue and Skinner Street.

**11. Historic Sites:**

There is no known effect on designated sites.

**12. Environmental Conditions/Constraints:**

There are no known environmental constraints.

**13. Surrounding Zoning and Land Uses:**

**North:** CDF – Builders Bargain Center; Warehouse; Sam’s Key & Lock Shoppe; Sam’s Plaques & Trophy

**South:** IU – One (1) single-family residence

**East:** CDF – Evans Lumber Company storage yard and warehouse (former Keel’s Warehouse)

**West:** IU - Warehouse

**14. Density Estimates:**

**Gross Acreage:** 2.043 acres

**Current Zoning:** IU (Unoffensive Industry)

**Requested Zoning:** CDF (Commercial Downtown Fringe)

Currently, there is a 55,700 sq. ft. building/warehouse (former Pepsi Plant) on the property.

Rezoning from industrial to commercial will allow retail sales.

**RECOMMENDATION:**

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

## REZONING THOROUGHFARE/TRAFFIC VOLUME REPORT

Case No: 07-08

Applicants: Madgy Taha & Enji Abdo

### Property Information

**Current Zoning/Use:** IU (Former Pepsi Plant)

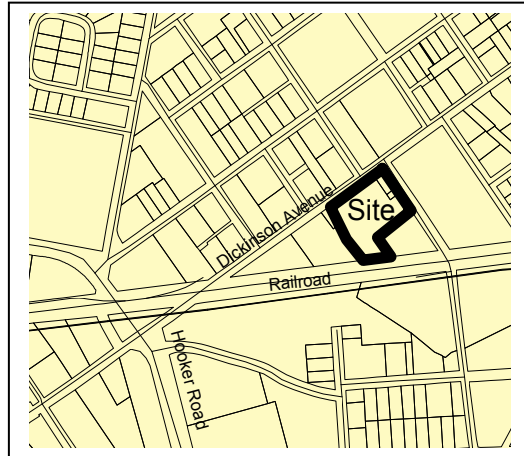
**Proposed Zoning:** CDF

**Current Acreage:** 2.043 acres

**Location:** Dickinson Avenue

**Points of Access:** Dickinson Avenue

N



**Location Map**

### Transportation Background Information

#### 1.) Dickinson Avenue - State maintained

	<u>Existing Street Section</u>	<u>Ultimate Thoroughfare Street Section</u>
Description/cross section	3-lane curb and gutter	same as existing
Right of way width (ft)	50	50
Speed Limit (mph)	35	
<b>Current ADT:</b>	13,800(*)	Design ADT: 14,000 vehicles/day (**)
<b>Controlled Access</b>	No	

**Thoroughfare Plan Status:** Major Thoroughfare

**Other Information:** There are sidewalks along Dickinson Avenue that service this property.

**Notes:** (\*) 2004 NCDOT count adjusted to 2007 volume with an annual growth rate of 2% per year.  
(\*\*) Traffic volume based an operating Level of Service D for existing geometric conditions  
ADT – Average Daily Traffic volume

#### Transportation Improvement Program Status:

##### Dickinson Avenue

Not in TIP

##### Trips generated by proposed use/change:

**Current Zoning/Use:** 380 -vehicle trips/day (\*)      **Proposed Zoning/Use:** 280 -vehicle trips/day (\*)

**Estimated Net Change:** decrease of 100 -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.)

Case No: 07-08

Applicant: Madgy Taja & Enji Abdo

### Impact on Existing Roads

The overall estimated trips presented above are distributed based on current traffic patterns. The estimated ADTs on Dickinson Avenue:

**1.) Dickinson Avenue, South of Site (“No build” ADT of 13,800 )**

Estimated ADT with Proposed Zoning (full build) – 13,940  
Estimated ADT with Current Zoning (full build) – 13,990  
**Net ADT change** – -50 (1% decrease)

**2.) Dickinson Avenue, North of Site (“No build” ADT of 13,800)**

Estimated ADT with Proposed Zoning (full build) – 13,940  
Estimated ADT with Current Zoning (full build) – 13,990  
**Net ADT change** – -50 (1% decrease)

### Staff Findings/Recommendations:

Based on possible uses permitted by the requested rezoning, the proposed rezoning classification could generate 280 trips to and from the site on Dickinson Avenue, which is a net decrease of 100 trips per day.

**Excerpt from the Planning and Zoning Commission Meeting on May 15, 2007**

**REQUEST BY MAGDY TAHA AND ENJI ABDO – APPROVED**

Chairman Tozer stated that the next item is request by Magdy Taha and Enji Abdo to rezone 2.043 acres located at the southwest corner of the intersection of Dickinson Avenue and South Skinner Street from IU (Unoffensive Industry) to CDF (Downtown Commercial Fringe).

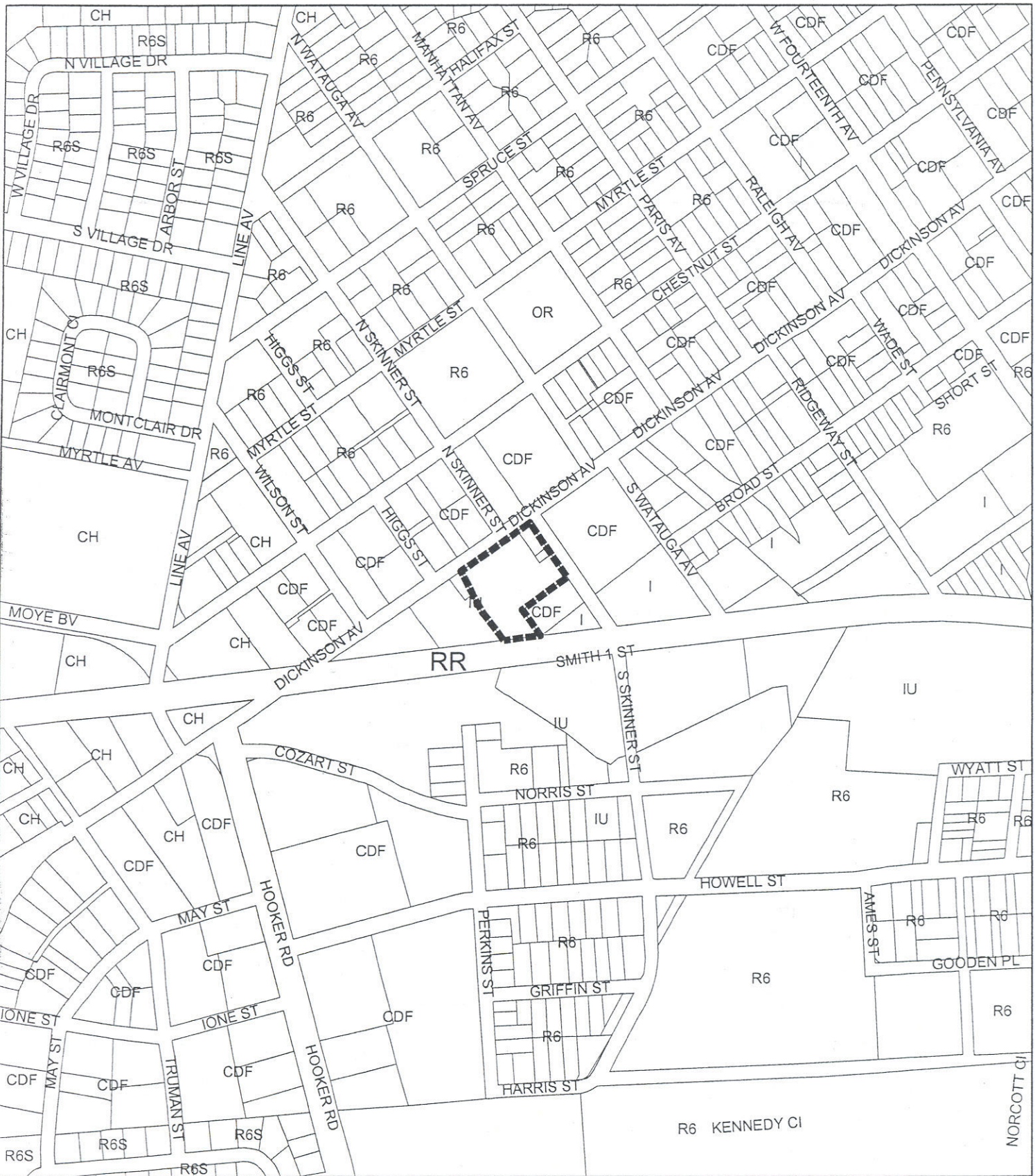
Ms. Gooby stated this is a request to rezone approximately two acres from Unoffensive Industry to Downtown Commercial Fringe. The property is located in Voting District #2 along Dickinson Avenue beside the former Keel's Warehouse site. The property is the former Pepsi Plant building. There are a variety of land uses in the area which consist mainly of commercial. Dickinson Avenue is considered a connector corridor. The proposed rezoning could generate a net decrease of 100 trips per day. The Land Use Plan Map recommends commercial for this site. Ms. Gooby stated that the request is in compliance with the Comprehensive Plan and the Land Use Plan Map.

Mr. Magdy Taha stated that he would answer any questions.

No one spoke in opposition.

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

# Madgy Taha & Enji Abdo (07-08)



**IU to CDF - 2.043 acres**

 Area Requested to be Rezoned  
 Land Parcels



Created  
4/20/07  
Item # 8



## **EXISTING ZONING**

### **IU (Unoffensive Industry)**

#### ***Permitted Uses***

##### *(1) General:*

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

##### *(2) Residential:*

\* None

##### *(3) Home Occupations (see all categories):*

\*None

##### *(4) Governmental:*

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

##### *(5) Agricultural/ Mining:*

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

##### *(6) Recreational/ Entertainment:*

- f. Public park or recreational facility
- g. Private noncommercial park or recreational facility
- p. Circus, carnival or fairs

##### *(7) Office/ Financial/ Medical:*

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

##### *(8) Services:*

- n. Auditorium
- s. Hotel, motel, bed and breakfast inn; limited stay lodging (see also residential quarters for resident manager, supervisor or caretaker and section 9-4-103)
- z. Printing or publishing service including graphic art, map, newspapers, magazines and books
- aa. Catering service including food preparation (see also restaurant; conventional and fast food)

- bb. Civic organization
- gg. Vocational rehabilitation center
- mm. Commercial laundries; linen supply
- nn. Industrial laundries
- y. Television, and/or radio broadcast facilities including receiving and transmission equipment and towers or cellular  
    telephone and wireless communication towers [unlimited height, except as provided by regulations]

*(9) Repair:*

- b. Minor repair; as an accessory or principal use
- c. Upholster; automobile, truck, boat or other vehicle, trailer or van
- d. Upholsterer; furniture
- f. Appliance; household and office equipment repair
- h. Appliance; commercial and industrial equipment repair not otherwise listed

*(10) Retail Trade:*

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

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

- a. Wholesale; durable and nondurable goods, not otherwise listed
- d. Rental of automobile, noncommercial trucks or trailers, recreational vehicles, motorcycles and boats
- e. Rental of tractors and/or trailers, or other commercial or industrial vehicles or machinery

*(12) Construction:*

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

*(13) Transportation:*

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

*(14) Manufacturing/ Warehousing:*

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

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

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

\* None

**IU (Unoffensive Industry)**

***Special Uses***

*(1) General:*

\* None

*(2) Residential:*

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

*(3) Home Occupations (see all categories):*

\* None

*(4) Governmental:*

\* None

*(5) Agricultural/ Mining:*

\* None

*(6) Recreational/ Entertainment:*

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

*(7) Office/ Financial/ Medical:*

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

*(8) Services:*

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

*(9) Repair:*

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

*(10) Retail Trade:*

- j. Restaurant; regulated outdoor activities

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

- g. Mobile home sales including accessory mobile home office

*(12) Construction:*

\* None

*(13) Transportation:*

c. Taxi and limousine service

*(14) Manufacturing/ Warehousing:*

z. Metallurgy, steel fabrication, welding

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

c. Other activities; commercial services not otherwise listed

e. Other activities; industrial services not otherwise listed

## **PROPOSED ZONING**

### **CDF (Downtown Commercial Fringe)**

#### ***Permitted Uses***

*(1) General:*

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

*(2) Residential:*

- a. Single-family dwelling
- b. Two-family attached dwelling (duplex)
- c. Multi-family development per Article 1
- 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)
- 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
- g. Liquor store, state ABC

*(5) Agricultural/ Mining:*

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

*(6) Recreational/ Entertainment:*

- f. Public park or recreational facility
- g. Private noncommercial park or recreation facility
- o. Theater; movie or drama, including outdoor facility

*(7) Office/ Financial/ Medical:*

- a. Office; professional and business, not otherwise listed
- c. Office; customer service not otherwise listed, including accessory service delivery vehicle parking and indoor storage

- d. Bank, savings and loan or other savings or investment institutions
- e. Medical, dental, ophthalmology or similar clinic, not otherwise listed

*(8) Services:*

- c. Funeral home
- e. Barber or beauty shop
- f. Manicure, pedicure, or facial salon
- g. School; junior and senior high (see also section 9-4-103)
- h. School; elementary (see also section 9-4-103)
- i. School; kindergarten or nursery (see also section 9-4-103)
- k. Business or trade school
- n. Auditorium
- o. Church or place of worship (see also section 9-4-103)
- p. Library
- q. Museum
- r. Art Gallery
- s. Hotel, motel, bed and breakfast inn; limited stay lodging (see also residential quarters for resident manager, supervisor or caretaker and section 9-4-103)
- u. Art studio including art and supply sales
- v. Photography studio including photo and supply sales
- w. Recording studio
- z. Printing or publishing service including graphic art, map, newspapers, magazines and books
- aa. Catering service including food preparation (see also restaurant; conventional and fast food)
- kk. Launderette; household users
- ll. Dry cleaners; household users
- mm. Commercial laundries; linen supply
- oo. Clothes alteration or shoe repair shop
- pp. Automobile wash

*(9) Repair:*

- d. Upholsterer; furniture
- f. Appliance; household and office equipment repair
- g. Jewelry, watch, eyewear or other personal item repair

*(10) Retail Trade:*

- a. Miscellaneous retail sales; non-durable goods, not otherwise listed
- c. Grocery; food or beverage, off premise consumption (see also Wine Shop)
- c.1 Wine shop (see also section 9-4-103)
- d. Pharmacy
- e. Convenience store (see also gasoline sales)
- f. Office and school supply, equipment sales
- h. Restaurant; conventional
- i. Restaurant; fast food
- l. Electric; stereo, radio, computer, television, etc. sales and accessory repair
- m. Appliance; household use, sales and accessory repair, excluding outside storage
- n. Appliance; commercial use, sales and accessory repair, excluding outside storage
- p. Furniture and home furnishing sales not otherwise listed
- q. Floor covering, carpet and wall covering sales
- r. Antique sales; excluding vehicles
- s. Book or card store, news stand
- v. Video or music store; records, tape, compact disk, etc. sales
- w. Florist
- x. Sporting goods sales and rental shop
- y. Auto part sales (see also major and minor repair)
- ee. Christmas tree sales lot; temporary only (see also section 9-4-103)

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

- c. Rental of cloths and accessories; formal wear, etc.
- f. Automobiles, truck, recreational vehicle, motorcycles and boat sales and service (see also major and minor repair)

*(12) Construction:*

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

*(13) Transportation:*

- b. Bus station; passenger and related freight
- c. Taxi or limousine service
- e. Parcel delivery service
- f. Ambulance service

*(14) Manufacturing/ Warehousing:*

- c. Bakery; production, storage and shipment facilities

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

\* None

**CDF (Downtown Commercial Fringe)**

***Special Uses***

*(1) General:*

\* None

*(2) Residential:*

- d. Land use intensity multifamily (LUI) development rating 50 per Article K
- e. Land use intensity multifamily (LUI) development rating 67 per Article K
- j. Residential quarters for resident manager, supervisor or caretaker; including mobile homes
- m. Shelter for homeless or abused
- n. Retirement center or home
- o. Nursing, convalescent center or maternity home; major care facility
- o.(1). Nursing, convalescent center or maternity home; minor care facility
- r. Fraternity or sorority house

*(3) Home Occupations (see all categories):*

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

*(4) Governmental:*

- a. Public utility building or use

*(5) Agricultural/ Mining:*

\* None

*(6) Recreational/ Entertainment:*

- d. Game center
- i. Commercial recreation; indoor and outdoor not otherwise listed
- l. Billiard parlor or pool hall
- m. Public or private club

*(7) Office/ Financial/ Medical:*

\* None

*(8) Services:*

- a. Child day care facilities
- b. Adult day care facilities
- l. Convention center; private
- x. Dance studio
- bb. Civic organizations
- cc. Trade or business organizations
- hh. Exercise and weight loss studios; indoor only

*(9) Repair:*

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

*(10) Retail Trade:*

- b. Gasoline or automotive fuel sales; accessory or principal use, retail
- g. Fish market; excluding processing or packing
- j. Restaurant; regulated outdoor activities
- t. Hobby or craft shop
- u. Pet shop (see also animal boarding; outside facility)

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

\* None

*(12) Construction:*

- d. Building supply; lumber and materials sales, plumbing and/or electrical supply including outside storage

*(13) Transportation:*

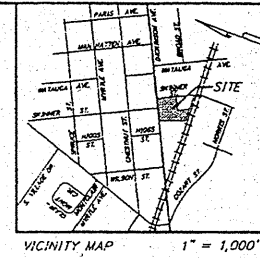
- h. Parking lot or structure; principal use

*(14) Manufacturing/ Warehousing:*

- g. Cabinet, woodwork or frame shop; excluding furniture manufacturing or upholstery

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

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



S. SKINNER STREET  
50' R/W - 32' B/B

TOTAL LOT AREA  
88975 Sq.Ft.  
2.043 ACRES

OSCAR L. HOLLOMAN  
and wife  
CAROL P. HOLLOMAN  
D.B. 1058, PG. 358

ONE STORY  
BRICK & CONC. BLK.  
BUILDING  
(54,350 Sq.Ft.)

EXHIBIT B

REFERENCES:  
DEED BOOK 1344, PAGE 199 (PARCEL # 15064)  
DEED BOOK 83, PAGE 220 (PARCEL # 15064)  
DEED BOOK 835, PAGE 78 (PARCEL # 17863 & 17864)  
MAP BOOK 2, PAGE 133 (LOTS 1-10, BLOCK C)  
DEED BOOK 638, PAGE 370 (EXCEPTION)

LEGEND:  
EP - EXISTING IRON PIPE  
SP - SPOKE PIPE  
P - PAVEMENT/PAVING MARK  
C - CENTERLINE  
CB - CATCH BASIN  
T - TELEPHONE POLE  
M - MANHOLE  
R/W - RIGHT OF WAY  
B/B - BACK TO BACK  
P - POWER POLE  
O - OVERHEAD  
M/W - MOUNTING WELL  
S/P - TELEPHONE POLE  
F/F - FINISHED FLOOR ELEVATION  
T/W - TEMPORARY BENCHMARK  
E/T - ELECTRICAL TRANSFORMER  
E/W - ELECTRICAL WALK  
T/H - TELEPHONE HOOD  
C/P - CONCRETE PIPE  
C/M - COMMERCIAL METAL PIPE

BASIS OF BEARING:  
BEARINGS ARE BASED ON N.C. GRID - MAG 83.  
DISTANCES ARE GROUND MEASUREMENTS.

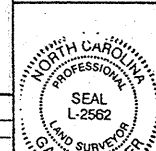
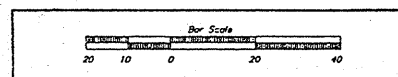
ACCESS NOTE:  
ACCESS TO PUBLIC RIGHT OF WAYS VIA DRIVE CUTS AS SHOWN ON PLAN.

SITE DATA:  
ZONED IN (UNOFFENSIVE INDUSTRY) - CITY OF GREENVILLE  
TO THE BEST OF MY KNOWLEDGE, THE OBSERVED USE OF THIS PROPERTY  
FALLS WITHIN THE PERMITTED USE OF THIS ZONING.

SETRBACK REQUIREMENTS - ZONE IU  
PUBLIC STREET SETBACK (P.S.) - 25' AND AS PER ARTICLE 6, BUFFERYARDS - (6')  
SIDE SETBACKS - AS PER ARTICLE 6, BUFFERYARDS - (5')  
REAR SETBACKS - AS PER ARTICLE 6, BUFFERYARDS - (5')  
MINIMUM LOT WIDTH - NONE  
MINIMUM SQUARE FOOTAGE - NONE  
MAXIMUM BUILDING HEIGHT - NONE

FLOOD ZONE DESIGNATION:  
THE PROPERTY DESCRIBED ON THIS SURVEY DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD  
AREA AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. THE PROPERTY LIES  
IN ZONE "C" OF THE FLOOD HAZARD INSURANCE MAP IDENTIFIED AS COMMUNITY PLAN NUMBER  
370191 0010 B, BEARING AN EFFECTIVE DATE OF APRIL 30, 1988.

DRAWN BY: SM/ML



CERTIFICATION  
I, GARY S. MILLER, CERTIFY THAT UNDER  
MY DIRECTION AND SUPERVISION THIS MAP  
WAS DRAWN FROM AN ACTUAL FIELD  
SURVEY MADE BY ME OR OTHERS  
THAT THIS CLOSURE AS CALCULATED BY  
LATITUDES AND DEPARTURES IS 1:18,000  
THAT THE BOUNDARIES NOT SURVEYED  
ARE SHOWN AS BROWN LINES PLOTTED  
FROM DEED INFORMATION; WITNESS MY  
HAND AND SEAL THIS 14th DAY OF  
NOVEMBER, 20 03 A.C.

SURVEY FOR  
CITY OF  
GREENVILLE  
BEING PARCEL NUMBERS  
017863, 017864 & 015064  
ACCORDING TO THE PITT CO.  
TAX ASSESSOR'S OFFICE  
GREENVILLE  
PITT CO., N.C.  
SCALE: 1" = 20'  
NOVEMBER 14, 2003  
WD 03255 FB 318

GARY S. MILLER  
& ASSOCIATES, P.A.  
LAND SURVEYORS  
1003 South Charles Blvd.  
Greenville, N.C. 27604  
Phone (252)746-2878  
Fax (252)746-6780

REVISIONS	
DATE	EXPLANATION



NORTH CAROLINA  
PITT COUNTY

CERTIFICATE OF MAILED NOTICES

The undersigned employee or employees of the City of Greenville, Community Development Department do hereby certify that the mailing requirements for notice of rezoning pursuant to GS 160A-384 have been complied with for the following rezoning requests:

1. 07-06 - Ordinance, requested by William E. Dansey, Jr. to rezone 1.850 acres located at the southwest corner of the intersection of East Fire Tower and Bayswater Roads from OR (Office-Residential [High Density Multi-family]) to CG (General Commercial).
2. 07-07 - Ordinance, requested by Carolina Development and Construction, LLC, to rezone 0.74± acres located at the northeast corner of the intersection of Evans Street and Pinewood Road from R9S (Residential – Single-family [Medium Density]) to O (Office).
3. 07-08 - Ordinance, requested by Magdy Taha and Enji Abdo, to rezone 2.043 acres located at the southwest corner of the intersection of Dickinson Avenue and South Skinner Street from IU (Unoffensive Industry) to CDF (Downtown Commercial Fringe).
4. 07-09 - Ordinance, requested by Lewis Land Development, LLC, to rezone 24.00 acres located along the southern right-of-way of East Fire Tower Road, west of Whitebridge Apartments, east of Fire Tower Crossing Shopping Center, and south of Quarterpath Village Subdivision from R6 (Residential – Mobile Home [High Density Multi-family]) to CN (Neighborhood Commercial).
5. 07-10 - Ordinance, requested by Owen Burney, to rezone 12.39± acres located between North Memorial Drive and the Seaboard Coastline Railroad, 2,070± feet south of Stanton Mill Road, and 460± feet north of Moore Road (Pinewood Estates Subdivision) from RA20 (Residential-Agricultural) and RR (Rural Residential – County’s Jurisdiction) to OR (Office-Residential [High Density Multi-family]).
6. 07-11 - Ordinance, requested by V-SLEW, LLC, to rezone 101.179 acres located along the northern right-of-way of NC Highway 33 East, 820± feet east of the intersection of NC Highway 33 East and Portertown Road, and 1,350± feet west of the intersection of NC Highway 33 East and L. T. Hardee Road from RA20 (Residential-Agricultural) and RR (Rural Residential – County’s Jurisdiction) to OR (Office-Residential [High Density Multi-Family]), R6A (Residential [Medium Density Multi-Family]), RA20 (Residential-Agricultural), and O (Office).

The person or persons mailing such notices and making this certificate are:

Chantae M Gooby  
Signature  
Chantae M Gooby  
Signature

Chantae M Gooby  
Printed Name  
Chantae M Gooby  
Printed Name

5/1/07  
(P and Z)  
5/22/07  
(CC)

## 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 CONFORMING 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)		Bufferyard D (screen required)		Bufferyard E (screen required)	
Width	For every 100 linear feet	Width	For every 100 linear feet	Width	For every 100 linear feet
10'	4 large evergreen trees 6 small evergreens 16 evergreen shrubs	20'	4 large evergreen trees 6 small evergreen trees 16 evergreen shrubs	30'	6 large evergreen trees 8 small evergreens 26 evergreen shrubs
Where a fence or evergreen hedge (additional materials) is provided, the bufferyard width may be reduced to eight (8) feet.		Bufferyard width may be reduced by fifty (50%) percent if a fence, evergreen hedge (additional material) or earth berm is provided.		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: 6/14/2007  
Time: 7:00 PM

**Title of Item:** Ordinance, requested by Owen Burney, to rezone 12.39+ acres located between North Memorial Drive and the Seaboard Coastline Railroad, 2,070+ feet south of Staton Mill Road, and 460+ feet north of Moore Road (Pinewood Estates Subdivision) from RA20 (Residential-Agricultural) and RR (Rural Residential – County’s Jurisdiction) to OR (Office-Residential [High Density Multi-family])

**Explanation:** This request involves the rezoning of 12.39+ acres as referenced above. Please see the attached rezoning request report.

**Fiscal Note:** No cost to the City.

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

The Planning and Zoning Commission, at their May 15, 2007, meeting voted to approve the request.

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

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

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

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

**Attachments / click to download**

- [📎 Locational Map](#)
  - [📎 Survey](#)
  - [📎 Vegetation and Bufferyard Chart](#)
  - [📎 Residential Density Chart](#)
  - [📎 Certificate of Mailed Notice](#)
  - [📎 Owen Burney Rezoning Ordinance](#)
  - [📎 Rezoning - Owen Burney](#)
  - [📎 Rezoning 07-10 Owen Burney](#)
  - [📎 Planning and Zoning Commission Minutes for Owen Burney](#)
  - [📎 Owen Burney List of Uses](#)
-

ORDINANCE NO. 07-  
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 June 14, 2007 at 7:00 p.m., in the City Council Chambers of City Hall in the City of Greenville, NC, conduct a public hearing on the adoption of an ordinance rezoning the following described territory;

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

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

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

Section 1. That the following described territory is rezoned from RR (Rural Residential – County’s Jurisdiction) and RA20 (Residential-Agricultural) to OR (Office-Residential).

TO WIT: Burney and Burney Construction Company, Inc. Property.

LOCATION: Located between North Memorial Drive and the Seaboard Coastline Railroad, 2,070± feet south of Stanton Mill Road, and 460± feet north of Moore Road (Pinewood Estates Subdivision).

DESCRIPTION: Being a parcel of land in Greenville Township, Pitt County, North Carolina and being bounded on the north by the lands of Michael Mooring, on the east by Seaboard Coastline Railroad, on the south by the lands of Nora Jones Heirs and on the west by the eastern right-of-way line of NC Highway 11 and being more particularly described as follows:

Commencing at a concrete monument, North Carolina Geodetic Survey Station “Middle” (x=2,486,947.7524725 feet y=702,365.6097017 feet, North Carolina Coordinate System, North American Datum of 1983) and running thence N 18°52’49”

W, 2,144.72 feet to a new iron pipe in the eastern right-of-way line of NC Highway 11, the point of beginning; thence from said beginning point along the eastern right-of-way line of NC Highway 11 N 27°49'04" W, 197.24 feet to a new iron pipe in the eastern right-of-way line of NC Highway 11; thence along the southern line with Michael Mooring the following courses: N 35°16'25" E, 265.14 feet to a new iron pipe; N 35°16'25" E, 492.38 feet to an existing iron pipe; N 35°16'35" E 361.87 feet to an existing iron pipe; N 35°16'35" E 1,727.53 feet to an existing iron pipe; N 35°14'20" E, 300.06 feet to an existing concrete monument in the western right-of-way line of Seaboard Coastline Railroad; thence along said right-of-way line S 12°33'35" W, 483.75 feet to an existing concrete monument in the western right-of-way line of Seaboard Coastline Railroad; thence along the northern line of Nora Jones Heirs the following courses: S 35°29'43" W, 1,755.34 feet to an existing iron pipe; S 35°29'43" W, 363.94 feet to an existing iron pipe; S 35°29'43" W, 406.10 feet to an existing iron pipe; S 35°29'47" W, 264.61 feet to a new iron pipe, the point of beginning containing 12.39± acres according to a survey made by McDavid Associates, Inc. entitled "Rezoning Survey for Burney & Burney Construction Company, Inc." dated April 3, 2007.

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

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

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

ADOPTED this 14<sup>th</sup> day of June, 2007.

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Robert D. Parrott, Mayor

ATTEST:

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Wanda T. Elks, City Clerk

Doc. # 694256

# Rezoning Request Report

Prepared by Greenville's Community Development Department

Staff Contacts: Chantae M. Gooby, 329-4507

Harry V. Hamilton, Jr., 329-4511

1. **Applicant:** Ordinance, requested by Owen Burney, to rezone 12.39± acres located between North Memorial Drive and the Seaboard Coastline Railroad, 2,070± feet south of Stanton Mill Road, and 460± feet north of Moore Road (Pinewood Estates Subdivision) from RA20 (Residential-Agricultural) and RR (Rural Residential – County's Jurisdiction) to OR (Office-Residential [High Density Multi-family]).

2. **Date:** April 25, 2007

3. **Requested Change:** (In conjunction with an voluntary annexation request)

**Existing:** RA20 (Residential-Agricultural) and RR (Rural Residential – County's Jurisdiction)

**Proposed:** OR (Office-Residential [High Density Multi-family])

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

4. **Location:**

Located between North Memorial Drive and the Seaboard Coastline Railroad, 2,070± feet south of Stanton Mill Road, and 460± feet north of Moore Road (Pinewood Estates Subdivision). The site abuts the northeast extent of the City's ETJ boundary.

5. **Size:** 12.39± acres

6. **Comprehensive Plan:**

North Memorial Drive is designated as a gateway corridor beginning at the Tar River and continuing north. Gateway corridors serve as primary entranceways into the City and help define community character.

The subject property is located between a neighborhood focus area to the south and an intermediate focus area to the north.

The Future Land Use Plan Map recommends Office/Institutional/Multi-family (OIMF) along the eastern right-of-way of North Memorial Drive between the neighborhood focus area at the intersection of North Memorial Drive, Briley Road and Highway 903 and the intermediate focus

area at the intersection of North Memorial Drive and Stanton Mill Road transitioning to medium density residential for the interior areas. The Future Land Use Plan Map further recommends conservation/open space to the southeast of the subject tract.

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

**7. Thoroughfare/Traffic Volume (PW-Engineering Division) Report Summary**

Based on possible uses permitted by the requested rezoning, the proposed rezoning classification could generate 1,030 trips to and from the site on NC Hwy. 11 (Memorial Drive North), which is a net increase of 740 additional trips per day.

During the review process, measures to mitigate traffic impacts will be determined. These measures may include the construction of a right turn lane into the development.

**8. History/Background:**

In 1993, a portion (southern two-thirds [66%]) of the property was incorporated into the City's extra-territorial jurisdiction (ETJ) and zoned RA20 (Residential-Agricultural). The remaining portion of the property is in Pitt County's jurisdiction and is zoned RR (Rural Residential).

The area currently within the County's jurisdiction is proposed for annexation and will be incorporated into the city limits (zoning jurisdiction) by separate action prior to the rezoning/initial zoning.

**9. Present Land Use:**

Vacant

**10. Utilities:**

GUCO water is available along North Memorial Drive and sanitary sewer is available at Moore Road.

**11. Historic Sites:**

There is no known effect on designated sites.

**12. Environmental Conditions/Constraints:**

There are no known environmental constraints.



**13. Surrounding Zoning and Land Uses:**

**North:** RA20 and RR – One (1) double-wide mobile home with an associated outbuilding

**South:** RA20 – Vacant - Woodlands

**East:** RA20 and RR – Vacant - Woodlands

**West:** IU and RA20 – Redi-Supply (contractor supplies) and one (1) single-family residence

**14. Density Estimates:**

**Gross Acreage:** 12.39± acres

**Net Acres:** 9.2 acres (excluding rights-of-way)

**Current Zoning:** RA20 (Residential-Agricultural) and RR (Rural Residential- County's Jurisdiction)

**Requested Zoning:** OR (Office-Residential [High Density Multi-family])

At the current zoning (RA20 and RR), staff would anticipate the site to yield no more than 30 single-family lots.

At the proposed zoning (OR), staff would anticipate the tract to yield 80 multi-family units (2 & 3 bedrooms) at 9 units per acre. At maximum density, staff would anticipate the site to yield 156 multi-family units (1, 2 & 3 bedrooms) at 17 units per net acre.

**RECOMMENDATION:**

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

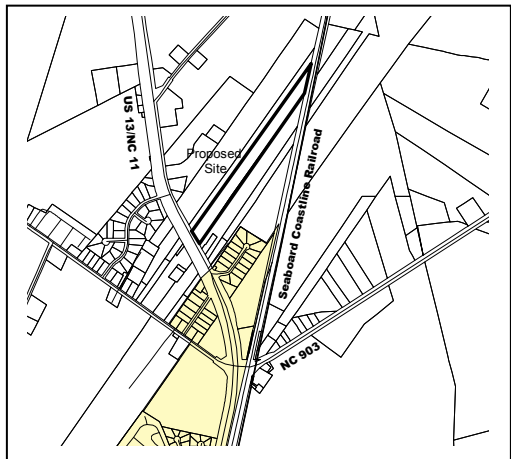
## REZONING THOROUGHFARE/TRAFFIC VOLUME REPORT

Case No: 07-10

Applicant: Owen Burney

### Property Information

**Current Zoning:** RA-20 and RR (County Jurisdiction)  
**Proposed Zoning:** OR  
**Current Acreage:** 12.39 acres  
**Location:** East of NC Hwy. 11 Memorial Drive North  
**Points of Access:** NC Hwy. 11 (Memorial Drive)



**Location Map**

### Transportation Background Information

#### 1.) NC Hwy. 11 (Memorial Drive North) State maintained

	<u>Existing Street Section</u>	<u>Ultimate Thoroughfare Street Section</u>
Description/cross section	4-lane with median	same as existing
Right of way width (ft)	250	250
Speed Limit (mph)	55	
<b>Current ADT:</b>	12,000(*)	Design ADT: 35,000 vehicles/day (**)
<b>Controlled Access</b>	<b>median</b>	

**Thoroughfare Plan Status:** Major Thoroughfare

**Other Information:** There are no sidewalks along Memorial Drive that service this property.

**Notes:** (\*) 2007 City count taken on North Memorial Drive (NC 11)  
 (\*\*) Traffic volume based on an operating Level of Service D for existing geometric conditions  
 ADT – Average Daily Traffic volume

#### Transportation Improvement Program Status:

##### Memorial Drive North

Not in TIP

##### Trips generated by proposed use/change:

**Current Zoning:** 290 -vehicle trips/day (\*)    **Proposed Zoning:** 1030 -vehicle trips/day (\*)

**Estimated Net Change:** increase of 740 -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.)

Case No: 07-10

Applicant: Owen Burney

### Impact on Existing Roads

The overall estimated trips presented above are distributed based on current traffic patterns. The estimated ADTs on NC Hwy. 11 (Memorial Drive North) are as follows:

**1.) NC Hwy 11 (Memorial Drive North), South of Site (“No build” ADT of 12,000 )**

Estimated ADT with Proposed Zoning (full build) – 12,515  
Estimated ADT with Current Zoning (full build) – 12,145  
**Net ADT change** – 370 (3% increase)

**2.) NC Hwy 11 (Memorial Drive), North of Site (“No build” ADT of 12,000)**

Estimated ADT with Proposed Zoning (full build) – 12,515  
Estimated ADT with Current Zoning (full build) – 12,145  
**Net ADT change** – 370 (3% increase)

### Staff Findings/Recommendations:

Based on possible uses permitted by the requested rezoning, the proposed rezoning classification could generate 1,030 trips to and from the site on NC Hwy. 11 (Memorial Drive North), which is a net increase of 740 additional trips per day.

During the review process, measures to mitigate traffic impacts will be determined. These measures may include the construction of a right turn lane into the development.

**Excerpt from the Planning and Zoning Commission Meeting on May 15, 2007**

**REQUEST BY OWEN BURNEY – APPROVED**

Chairman Tozer stated that the next item is a request by Owen Burney to rezone 12.39± acres located between North Memorial Drive and the Seaboard Coastline Railroad, 2,070± feet south of Stanton Mill Road, and 460± feet north of Moore Road (Pinewood Estates Subdivision) from RA20 (Residential-Agricultural) and RR (Rural Residential – County’s Jurisdiction) to OR (Office-Residential [High Density Multi-family]).

Ms. Gooby explained this is a rezoning request in conjunction with a voluntary annexation. The request is to rezone the property from Residential and Agricultural to Office and High Density Multi-family. The property is located within Voting District #1 and located along Memorial Drive north of Wellcome Middle School. The property is vacant. Memorial Drive is considered a gateway corridor into the City. The rezoning request could generate a net increase of 740 trips. The Land Use Plan map recommends Office/Institutional/Multi-family. Ms. Gooby stated that the request is considered high density. Ms. Gooby stated that the request is in compliance with the Comprehensive Plan and the Land Use Plan Map.

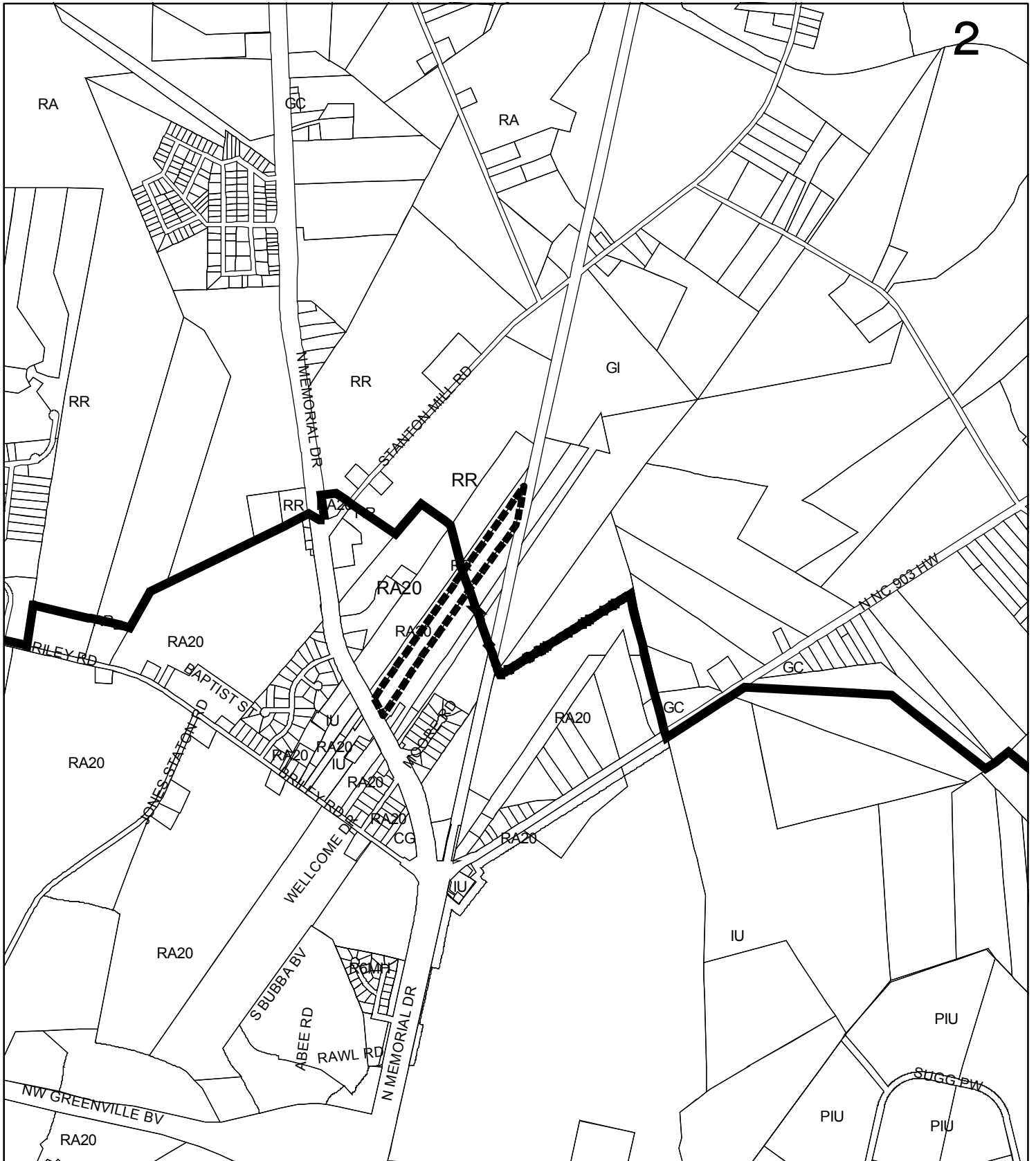
Mr. Owen Burney stated he would answer any questions.

No one spoke in opposition.




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

# Owen Burney (07-10)

2



RA20 and RR to OR (12.39 acres)

-  Area Requested to be Rezoned
-  Land Parcels
-  Greenville ETJ

## **EXISTING ZONING**

Rural Residential (RR)  
List of Uses (Pitt County Zoning)

Agricultural Production  
Forestry  
Bed and Breakfast Inn  
Family Care Home  
Manufactured Home on Individual Lot  
Manufactured Home Park, 5 or more lots (special use)  
Manufactured Home Park, 5 or less lots  
Modular Home  
Multi-family Dwelling, less than 5 units  
Single-family Dwelling  
Duplex Dwelling  
Caretaker Dwelling  
Communication Tower, under 60' in height  
Emergency Shelter  
Home Occupation  
Rural Family Occupation  
Athletic Field  
Civic, Social and Fraternal Associations  
Country Club with Golf Course  
Golf Course  
Private Campground/RV Park  
Private Club or Recreational Facility, Other  
Public Club or Recreational Facility, Other  
Riding Academy  
Swim and Tennis Club  
Cemetery or Mausoleum on same property as Church  
Cemetery or Mausoleum not on same property as Church  
Church or other Place of Worship  
College, University, Technical Institute (special use)  
Day Care Center, Adult and Child  
Elementary or Secondary School  
Fire Station/Emergency Medical Service  
Library  
Nursing and Convalescent Home  
Orphanage  
Law Enforcement Substation  
Retreat/Conference Center  
Tutoring/Mentoring Center, less than 5 students  
Veterinary Clinic  
Radio, Television or Communication Tower, over 60' in height  
Sewage Treatment Plant (conditional use)  
Utility Lines  
Utility Related Appurtenances  
Water Treatment Plant (conditional use)  
Arts and Crafts Shows  
Automobile Parking on same lot as principal use  
Christmas Tree Sales  
Emergency Shelter  
Horse Shows  
Outdoor Fruit and Vegetable Markets  
Outdoor Religious Events

Shopping Center  
Special Temporary Event  
Subdivision  
Temporary Construction, Storage or Office; Real Estate Sales or Rental Office  
Temporary Emergency, Construction, and Repair Residence

**RA20 (Residential-Agricultural)**  
***Permitted Uses***

*(1) General:*

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

*(2) Residential:*

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

*(3) Home Occupations (see all categories):*

\*None

*(4) Governmental:*

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

*(5) Agricultural/ Mining:*

- a. Farming; agriculture, horticulture, forestry (see also section 9-4-103)
- c. Wayside market for farm products produced on site
- e. Kennel (see also section 9-4-103)
- f. Stable; horse only (see also section 9-4-103)
- g. Stable; per definition (see also section 9-4-103)
- h. Animal boarding not otherwise listed; outside facility, as an accessory or principal use

*(6) Recreational/ Entertainment:*

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

*(7) Office/ Financial/ Medical:*

\* None

*(8) Services:*

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

*(9) Repair:*

\* None

*(10) Retail Trade:*

\* None

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

\* None

*(12) Construction:*

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

*(13) Transportation:*

\* None

*(14) Manufacturing/ Warehousing:*

\* None

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

\* None

**RA20 (Residential-Agricultural)**

***Special Uses***

*(1) General:*

\* None

*(2) Residential:*

- b. Two-family attached dwelling (duplex)
- g. Mobile Home
- n. Retirement center or home
- o. Nursing, convalescent center or maternity home; major care facility

*(3) Home Occupations (see all categories):*

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

*(4) Governmental:*

- a. Public utility building or use

*(5) Agricultural/ Mining:*

- b. Greenhouse or plant nursery; including accessory sales

*(6) Recreational/ Entertainment:*

- a. Golf course; regulation
- c.(1). Tennis club; indoor and outdoor facilities

*(7) Office/ Financial/ Medical:*

\* None

*(8) Services:*

- a. Child day care facilities
- b. Adult day care facilities
- d. Cemetery
- g. School; junior and senior high (see also section 9-4-103)
- h. School; elementary (see also section 9-4-103)
- i. School; kindergarten or nursery (see also section 9-4-103)
- ee. Hospital

*(9) Repair:*

\* None

*(10) Retail Trade:*

\* None

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

\* None



(12) *Construction:*

\* None

(13) *Transportation:*

\* None

(14) *Manufacturing/ Warehousing:*

\* None

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

\* None

## **PROPOSED ZONING**

### **OR (Office-Residential)**

#### ***Permitted Uses***

(1) *General:*

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

(2) *Residential:*

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

(3) *Home Occupations (see all categories):*

\*None

(4) *Governmental:*

- b. City of Greenville municipal government building or use (see also section 9-4-103)
- c. County or state government building or use not otherwise listed; excluding outside storage and major or minor repair
- d. Federal government building or use

(5) *Agricultural/ Mining:*

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

(6) *Recreational/ Entertainment:*

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

(7) *Office/ Financial/ Medical:*

- a. Office; professional and business, not otherwise listed
- b. Operational/processing center
- c. Office; customer service not otherwise listed, including accessory service delivery vehicle parking and indoor storage
- d. Bank, savings and loan or other savings or investment institutions
- e. Medical, dental, ophthalmology or similar clinic, not otherwise listed

*(8) Services:*

- c. Funeral home
- e. Barber or beauty shop
- f. Manicure, pedicure, or facial salon
- g. School; junior and senior high (see also section 9-4-103)
- h. School; elementary (see also section 9-4-103)
- i. School; kindergarten or nursery (see also section 9-4-103)
- j. College or other institutions of higher learning
- k. Business or trade school
- n. Auditorium
- o. Church or place of worship (see also section 9-4-103)
- p. Library
- q. Museum
- r. Art Gallery
- u. Art studio including art and supply sales
- v. Photography studio including photo and supply sales
- w. Recording studio
- x. Dance studio
- bb. Civic organizations
- cc. Trade or business organizations

*(9) Repair:*

- \* None

*(10) Retail Trade:*

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

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

- \* None

*(12) Construction:*

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

*(13) Transportation:*

- \* None

*(14) Manufacturing/ Warehousing:*

- \* None

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

- \* None

**OR (Office-Residential)**

***Special Uses***

*(1) General:*

- \* None

*(2) Residential:*

- d. Land use intensity multifamily (LUI) development rating 50 per Article K
- e. Land use intensity dormitory (LUI) development rating 67 per Article K
- i. Residential quarters for resident manager, supervisor or caretaker; excluding mobile home

- o.(1). Nursing, convalescent center or maternity home; minor care facility
- r. Fraternity or sorority house

*(3) Home Occupations (see all categories):*

\* None

*(4) Governmental:*

- a. Public utility building or use

*(5) Agricultural/ Mining:*

\* None

*(6) Recreational/ Entertainment:*

- c.(1). Tennis club; indoor and outdoor facilities
- h. Commercial recreation; indoor only, not otherwise listed

*(7) Office/ Financial/ Medical:*

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

*(8) Services:*

- a. Child day care facilities
- b. Adult day care facilities
- l. Convention center; private
- s. Hotel, motel, bed and breakfast inn; limited stay lodging (see also residential quarters for resident manager, supervisor or caretaker and section 9-4-103)
- ff. Mental health, emotional or physical rehabilitation center

*(9) Repair:*

\* None

*(10) Retail Trade:*

- h. Restaurant; conventional
- j. Restaurant; regulated outdoor activities

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

\* None

*(12) Construction:*

\* None

*(13) Transportation:*

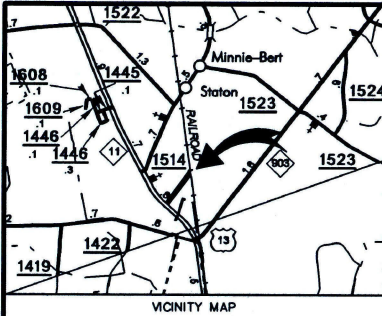
- h. Parking lot or structure; principle use

*(14) Manufacturing/ Warehousing:*

\* None

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

- a. Other activities; personal services not otherwise listed
- b. Other activities; professional services not otherwise listed



CENTROID: N= 705700  
E=2487100

NOTE: DASHED BOUNDARY TAKEN FROM MAP BOOK 32 PAGE 259 BY McDAVID ASSOCIATES, INC DATED FEBRUARY 21, 1989.

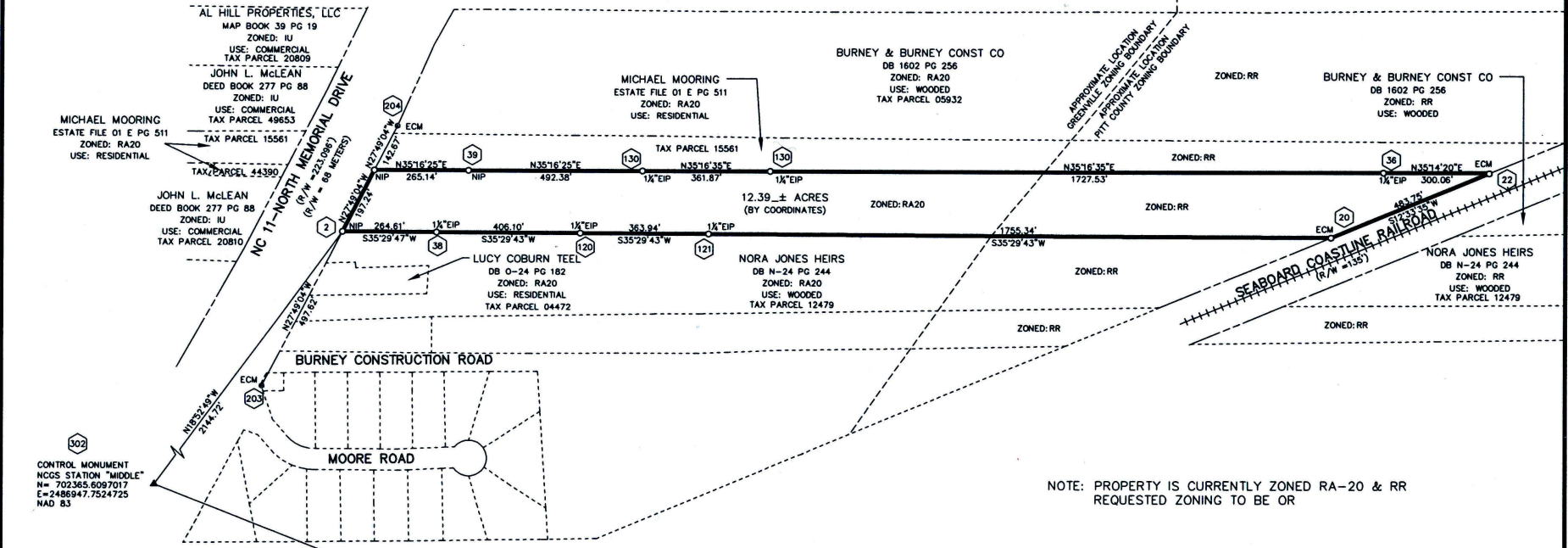
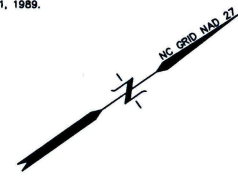
NOTE: SOLID LINES SURVEYED AS PER THIS MAP DATE.

NOTE: DISTANCES SHOWN ARE HORIZONTAL GROUND MEASUREMENTS.

NOTE: THIS SURVEY PERFORMED WITHOUT BENEFIT OF A TITLE EXAMINATION AND IS MADE SUBJECT TO ANY DOCUMENT OF RECORD WHICH MAY AFFECT SUBJECT PROPERTY.

REVISIONS		
NO.	DATE	DESCRIPTION

- LEGEND**
- EP = EXISTING IRON PIPE
  - ER = EXISTING IRON ROD
  - EIA = EXISTING IRON AXLE
  - NIP = NEW IRON PIPE SET
  - EPK = EXISTING PARKER KALON NAIL
  - NPK = NEW PARKER KALON NAIL
  - RRS = RAILROAD SPIKE
  - N&C = NAIL AND CAP
  - NPS = NO POINT SET OR FOUND
  - ECM = EXISTING CONCRETE MONUMENT
  - NCM = NEW CONCRETE MONUMENT
  - R/W = RIGHT-OF-WAY
  - ε = CENTERLINE
  - CC = CONTROL CORNER
  - MBL = MINIMUM BUILDING LINE



NOTE: PROPERTY IS CURRENTLY ZONED RA-20 & RR  
REQUESTED ZONING TO BE OR

I, SIMON R. COX,  
certify that this plot was drawn  
under my supervision from an actual  
survey made under my supervision  
(dead description recorded in  
Book MB 32, Page 259,  
etc.) (other); that the boundaries  
not surveyed are clearly indicated as  
drawn from information found in  
Book N/A, Page N/A; that  
the ratio of precision as calculated  
is 1 : 10,000 + ;  
that this plot was prepared in accordance  
with G. S. 47 - 30 as amended.  
Witness my original signature,  
registration number and seal this  
30th day of APRIL, A.D., 2007.



CONTROL MONUMENT  
NCGS STATION "MIDDLE"  
N= 702365.6097017  
E=2486947.7524725  
NAD 83

I, SIMON R. COX,  
Professional Land Surveyor No. L-4215,  
certify that the survey is of an  
existing parcel or parcels of land and  
does not create a new street or  
change on existing street.



SIMON R. COX  
L-4215

SIMON R. COX  
L-4215  
Surveyed by : DCA  
Drawn by : SRC

OWNER:  
OWEN BURNEY  
PO BOX 340  
GREENVILLE, NC 27835  
252-752-8000

REZONING SURVEY  
FOR  
**OWEN BURNEY**  
BEING LOT 2 OF THE EUGENE G. PERKINS TRACT  
MAP BOOK 32 PAGE 259  
DEED BOOK 1602 PAGE 256  
TAX PARCEL # 05933  
GREENVILLE TOWNSHIP, PITT COUNTY  
NORTH CAROLINA  
APRIL 3, 2007 SCALE: 1"=200'

SCALE IN FEET : 1" = 200'



**McDAVID ASSOCIATES, INC.**  
Engineers • Planners • Land Surveyors  
3714 North Main Street, Farmville, NC 27828  
Telephone: (252) 753-2139

Item # 9

Project No. 1-07-3039-0890

Map file reference : B-1661 NEON YELLOW

Drawing: W:\0405\_0001\0405\_0001\0405\_0001.dwg  
 Layout: Rezoning Map  
 Plotter: Saturday, April 28, 2007, 12:01:10pm

## 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 CONFORMING 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.



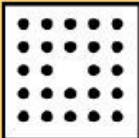
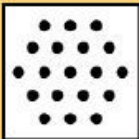
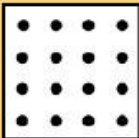
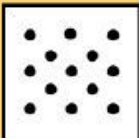
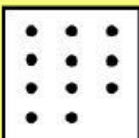
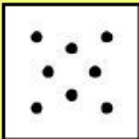
Bufferyard B (no screen required)	
Lot Size	Width
Less than 25,000 sq.ft.	4'
25,000 to 175,000 sq.ft.	6'
Over 175,000 sq.ft.	10'

Bufferyard C (screen required)		Bufferyard D (screen required)		Bufferyard E (screen required)	
Width	For every 100 linear feet	Width	For every 100 linear feet	Width	For every 100 linear feet
10'	4 large evergreen trees 6 small evergreens 16 evergreen shrubs	20'	4 large evergreen trees 6 small evergreen trees 16 evergreen shrubs	30'	6 large evergreen trees 8 small evergreens 26 evergreen shrubs
Where a fence or evergreen hedge (additional materials) is provided, the bufferyard width may be reduced to eight (8) feet.		Bufferyard width may be reduced by fifty (50%) percent if a fence, evergreen hedge (additional material) or earth berm is provided.		Bufferyard width may be reduced by fifty (50%) percent if a fence, evergreen hedge (additional material) or earth berm is provided.	

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

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

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

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

**Illustration:** Maximum allowable density in Residential Zoning Districts

NORTH CAROLINA  
PITT COUNTY

CERTIFICATE OF MAILED NOTICES

The undersigned employee or employees of the City of Greenville, Community Development Department do hereby certify that the mailing requirements for notice of rezoning pursuant to GS 160A-384 have been complied with for the following rezoning requests:

1. 07-06 - Ordinance, requested by William E. Dansey, Jr. to rezone 1.850 acres located at the southwest corner of the intersection of East Fire Tower and Bayswater Roads from OR (Office-Residential [High Density Multi-family]) to CG (General Commercial).
2. 07-07 - Ordinance, requested by Carolina Development and Construction, LLC, to rezone 0.74± acres located at the northeast corner of the intersection of Evans Street and Pinewood Road from R9S (Residential – Single-family [Medium Density]) to O (Office).
3. 07-08 - Ordinance, requested by Magdy Taha and Enji Abdo, to rezone 2.043 acres located at the southwest corner of the intersection of Dickinson Avenue and South Skinner Street from IU (Unoffensive Industry) to CDF (Downtown Commercial Fringe).
4. 07-09 - Ordinance, requested by Lewis Land Development, LLC, to rezone 24.00 acres located along the southern right-of-way of East Fire Tower Road, west of Whitebridge Apartments, east of Fire Tower Crossing Shopping Center, and south of Quarterpath Village Subdivision from R6 (Residential – Mobile Home [High Density Multi-family]) to CN (Neighborhood Commercial).
5. 07-10 - Ordinance, requested by Owen Burney, to rezone 12.39± acres located between North Memorial Drive and the Seaboard Coastline Railroad, 2,070± feet south of Stanton Mill Road, and 460± feet north of Moore Road (Pinewood Estates Subdivision) from RA20 (Residential-Agricultural) and RR (Rural Residential – County’s Jurisdiction) to OR (Office-Residential [High Density Multi-family]).
6. 07-11 - Ordinance, requested by V-SLEW, LLC, to rezone 101.179 acres located along the northern right-of-way of NC Highway 33 East, 820± feet east of the intersection of NC Highway 33 East and Portertown Road, and 1,350± feet west of the intersection of NC Highway 33 East and L. T. Hardee Road from RA20 (Residential-Agricultural) and RR (Rural Residential – County’s Jurisdiction) to OR (Office-Residential [High Density Multi-Family]), R6A (Residential [Medium Density Multi-Family]), RA20 (Residential-Agricultural), and O (Office).

The person or persons mailing such notices and making this certificate are:

Chantae M Gooby  
Signature  
Chantae M Gooby  
Signature

Chantae M Gooby  
Printed Name  
Chantae M Gooby  
Printed Name

5/1/07  
(P and Z)  
5/22/07  
(CC)



# City of Greenville, North Carolina

Meeting Date: 6/14/2007  
Time: 7:00 PM

**Title of Item:** Ordinance, requested by V-SLEW, LLC, to rezone 101.179 acres located along the northern right-of-way of NC Highway 33 East, 820+ feet east of the intersection of NC Highway 33 East and Portertown Road, and 1,350+ feet west of the intersection of NC Highway 33 East and L. T. Hardee Road from RA20 (Residential-Agricultural) and RR (Rural Residential – County’s Jurisdiction) to OR (Office-Residential [High Density Multi-Family]), R6A (Residential [Medium Density Multi-Family]), RA20 (Residential-Agricultural), and O (Office)

**Explanation:** This request involves the rezoning of 101.179 acres as referenced above. Please see the attached rezoning request report.

**Fiscal Note:** No cost to the City.

**Recommendation:** In staff’s opinion, the request for **Tracts 2, 3 and 4 are in compliance** with Horizons: Greenville’s Community Plan and the Future Land Use Plan Map.

However, with respect to **Tract 1**, it is staff’s opinion that the request is **not in compliance** with Horizons: Greenville’s Community Plan and the Future Land Use Plan Map due to the depth (acreage) of the proposed OR zoning and the proximity of the proposed OR district to the City Cemetery.

The Planning and Zoning Commission, at their May 15, 2007, meeting voted to approve the request.

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

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



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

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

**Attachments / click to download**

- [📎 Locational Map](#)
  - [📎 Survey](#)
  - [📎 Vegetation and Bufferyard Chart](#)
  - [📎 Certificate of Mailed Notices](#)
  - [📎 Residential Density Chart](#)
  - [📎 Ordinance for V-SLEW, LLC](#)
  - [📎 Rezoning - V-SLEW, LLC](#)
  - [📎 Case 07-11 VSLEW](#)
  - [📎 Planning and Zoning Commission Minutes for V-SLEW, LLC Rezoning](#)
  - [📎 V-SLEW LIST OF USES](#)
-

ORDINANCE NO. 07-  
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 June 14, 2007 at 7:00 p.m., in the City Council Chambers of the City Hall Building in the City of Greenville, NC, conduct a public hearing on the adoption of an ordinance rezoning the following described territory;

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

WHEREAS, in accordance with the provisions of North Carolina General Statute 160A-383, the City Council does hereby find and determine that the adoption of the ordinance rezoning the following described property is not fully consistent with the adopted comprehensive plan, however, in this instance it is an appropriate zoning classification, and that, because of this, the adoption of the ordinance rezoning the following described property is reasonable and in the public interest.

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

Section 1. That the following described territory is rezoned from RA20 (Residential-Agricultural) to OR (Office-Residential).

TO WIT: V-SLEW, LLC Property [Tract 1].

LOCATION: Located along the northern right-of-way of NC Highway 33 East, 820± feet east of the intersection of NC Highway 33 East and Portertown Road, and 1,350± feet west of the intersection of NC Highway 33 East and L. T. Hardee Road.

DESCRIPTION: Beginning at a point on the eastern line of the City of Greenville Property as described in Deed Book 973, Page 552, said point being located 848± feet as measured along the centerline of NC Highway 33 and N 24°21'14" E, 461.45 feet from the centerline intersection of Portertown Road (NCSR 1726) and NC Highway 33. From the above described beginning, so located, running thence as follows:

With the eastern line of referenced City of Greenville Property, N 24°21'14" E, 538.78 feet, thence leaving the eastern line of said

City of Greenville Property, S 68°29'30" E, 638.01 feet, thence S 18°26'37" W, 543.36 feet, thence S 71°44'50" E, 241.66 feet, thence S 18°22'31" W, 471.51 feet to a point on the northern right-of-way of NC Highway 33, thence with the northern right-of-way of NC Highway 33, N 68°30'35" W, 510.53 feet, thence leaving the northern right-of-way of NC Highway 33, N 25°36'03" E, 80.26 feet, thence N 26°40'50" E, 110.80 feet, thence N 67°43'27" W, 208.57 feet, thence S 26°13'54" W, 119.91 feet, thence S 26°57'58" W, 74.10 feet to a point on the northern right-of-way of NC Highway 33, thence with the northern right-of-way of NC Highway 33, N 68°30'38" W, 61.25 feet, thence leaving the northern right-of-way of NC Highway 33, N 27°24'46" E, 92.71 feet to the point of curvature, thence with a curve to the left having a radius of 175.00 feet and a chord bearing N 04°59'39" W, 187.61 feet to the point of reverse curvature, thence with a curve to the right having a radius of 225.08 feet and a chord bearing N 06°01'23" W, 227.45 feet to the point of beginning containing 16.199 acres and being a portion of the property described in Deed Book 2043, Page 165 of the Pitt County Register of Deeds Office.

Section 2. That the following described territory is rezoned from RA20 (Residential-Agricultural) to R6A (Residential).

TO WIT: V-SLEW, LLC Property [Tract 2].

LOCATION: Located along the northern right-of-way of NC Highway 33 East, 820± feet east of the intersection of NC Highway 33 East and Portertown Road, and 1,350± feet west of the intersection of NC Highway 33 East and L. T. Hardee Road.

DESCRIPTION: Beginning at a point on the eastern line of the City of Greenville Property as described in Deed Book 973, Page 552, said point being located 848± feet as measured along the centerline of NC Highway 33 and N 24°21'14" E, 1,000.00 feet from the centerline intersection of Portertown Road (NCSR 1726) and NC Highway 33. From the above described beginning, so located, running thence as follows:

With the eastern line of referenced City of Greenville Property, N 24°21'14" E, 1,224.65 feet, thence leaving the eastern line of said City of Greenville Property, S 71°31'39" E, 511.00 feet, thence S 18°26'37" W, 1,251.99 feet, thence N 68°29'30" W, 638.01 feet to the point of beginning containing 16.301 acres and being a portion of the property described in Deed Book 2043, Page 165 of the Pitt County Register of Deeds Office.

Section 3. That the following described territory is rezoned from RR (Rural Residential-County's Jurisdiction) to RA20 (Residential-Agricultural).

TO WIT: V-SLEW, LLC Property [Tract 3].

LOCATION: Located along the northern right-of-way of NC Highway 33 East, 820± feet east of the intersection of NC Highway 33 East and Portertown Road, and 1,350± feet west of the intersection of NC Highway 33 East and L. T. Hardee Road.

DESCRIPTION: Beginning at a point on the eastern line of the City of Greenville Property as described in Deed Book 973, Page 552, said point being located 848± feet as measured along the centerline of NC Hwy 33 and N 24°21'14" E, 2,224.65 feet from the centerline intersection of Portertown Road (NCSR 1726) and NC Highway 33. From the above described beginning, so located, running thence as follows:

With the eastern line of referenced City of Greenville Property, N 24°21'14" E, 4,044.68 feet to a point along the Tar River, thence with the Tar River, S 17°38'28" E, 47.02 feet, S 58°46'24" E, 52.33 feet, S 24°57'47" E, 59.83 feet, S 15°36'31" E, 76.19 feet, S 36°58'11" E, 78.15 feet, S 14°04'42" E, 62.69 feet, S 06°00'08" W, 52.60 feet, S 41°49'18" E, 55.86 feet, S 16°08'40" E, 79.12 feet, S 02°20'27" W, 42.85 feet, S 26°09'24" E, 58.98 feet, S 26°12'01" W, 78.71 feet, S 86°02'10" E, 81.44 feet, S 25°47'17" W, 55.74 feet, S 46°32'09" E, 49.60 feet, S 00°38'41" W, 44.44 feet and S 66°11'12" E, 16.40 feet, thence leaving the Tar River, S 18°04'55" W, 3,365.26 feet, thence N 71°31'39" W, 992.30 feet to the point of beginning containing 67.388 acres and being a portion of the property described in Deed Book 2043, Page 165 of the Pitt County Register of Deeds Office.

Section 4. That the following described territory is rezoned from RA20 (Residential-Agricultural) to O (Office).

TO WIT: V-SLEW, LLC Property [Tract 4].

LOCATION: Located along the northern right-of-way of NC Highway 33 East, 820± feet east of the intersection of NC Highway 33 East and Portertown Road, and 1,350± feet west of the intersection of NC Highway 33 East and L. T. Hardee Road.

DESCRIPTION: Beginning at a point on the northern right-of-way of NC Highway 33, said point being the southeastern corner of the City of

Greenville Property as described in Deed Book 973, Page 552. From the above described beginning, so located, running thence as follows:

Leaving the northern right-of-way of NC Highway 33 and with the eastern line of referenced City of Greenville Property, N 24°21'14" E, 461.34 feet, thence leaving the eastern line of said City of Greenville Property, a curve to the left having a radius of 225.08 feet and a chord bearing S 06°01'23" E, 227.45 feet to the point of reverse curvature, thence with a curve to the right having a radius of 175.00 feet and a chord bearing S 04°59'39" E, 187.61 feet to the point of tangency, thence S 27°24'46" W, 92.71 feet to a point on the northern right-of-way of NC Highway 33, thence with the northern right-of-way of NC Highway 33, N 68°30'38" W, 140.40 feet and N 67°23'17" W, 61.82 feet to the point of beginning containing 1.291 acres and being a portion of the property described in Deed Book 2043, Page 165 of the Pitt County Register of Deeds Office.

Section 5. That the Director of Community Development is directed to amend the zoning map of the City of Greenville in accordance with this ordinance.

Section 6. That all ordinances and clauses of ordinances in conflict with this ordinance are hereby repealed.

Section 7. That this ordinance shall become effective upon its adoption for the property located within the City of Greenville and within the extraterritorial area of the City of Greenville as defined by the Zoning Ordinance for Greenville, North Carolina and shall become effective upon annexation for property located outside of the City of Greenville and outside of the extraterritorial area of the City of Greenville as defined by the Zoning Ordinance for Greenville, North Carolina.

ADOPTED this 14<sup>th</sup> day of June, 2007.

\_\_\_\_\_  
Robert D. Parrott, Mayor

ATTEST:

\_\_\_\_\_  
Wanda T. Elks, City Clerk

## Rezoning Request Report

Prepared by Greenville's Community Development Department

Staff Contacts: Chantae M. Gooby, 329-4507  
Harry V. Hamilton, Jr., 329-4511

1. **Applicant:** Ordinance, requested by V-SLEW, LLC, to rezone 101.179 acres located along the northern right-of-way of NC Highway 33 East, 820± feet east of the intersection of NC Highway 33 East and Portertown Road, and 1,350± feet west of the intersection of NC Highway 33 East and L. T. Hardee Road from RA20 (Residential-Agricultural) and RR (Rural Residential – County's Jurisdiction) to OR (Office-Residential [High Density Multi-Family]), R6A (Residential [Medium Density Multi-Family]), RA20 (Residential-Agricultural), and O (Office).
  
2. **Date:** April 25, 2007
  
3. **Requested Change:** (In conjunction with a voluntary annexation request)  
  
**Existing:**     **Tracts 1, 2 & 4:** RA20 (Residential-Agricultural)  
                  **Tract 3:** RR (Rural Residential – County's Jurisdiction)  
  
**Proposed:**    **Tract 1:** OR (Office-Residential [High Density Multi-Family])  
                  **Tract 2:** R6A (Residential [Medium Density Multi-Family])  
                  **Tract 3:** RA20 (Residential-Agricultural)  
                  **Tract 4:** O (Office)
  
- Note:** In addition to other criteria, the Planning and Zoning Commission and City Council shall consider the entire range of permitted and special uses for the existing and proposed zoning districts as listed under Title 9, Chapter 4, Article D of the Greenville City Code.
  
4. **Location:** Located along the northern right-of-way of NC Highway 33 East, 820± feet east of the intersection of NC Highway 33 East and Portertown Road, and 1,350± feet west of the intersection of NC Highway 33 East and L. T. Hardee Road. The property is located immediately east of and adjacent to the City of Greenville property, and is 1,150 feet east of River Hill Subdivision.
  
5. **Size:**     Tract 1: 16.199 acres  
                  Tract 2: 16.301 acres  
                  Tract 3: 67.388 acres  
                  Tract 4: 1.291 acres  
                  **TOTAL:** 101.179 acres

**6. Comprehensive Plan:**

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

NC Highway 33 East (East Tenth Street) is considered a “gateway corridor”. Gateway corridors serve as primary entranceways into the City and help define community character. These corridors are also designed to carry large volumes of high speed traffic.

There is an intermediate focus area to the south of the subject property. Intermediate focus areas generally contain between 50,000-150,000 square feet of conditioned floor space.

The Future Land Use Plan Map recommends office/institutional/multi-family (OIMF) along the northern right-of-way of NC Highway 33 East transitioning to medium density residential, low density residential and very low density residential progressing toward the Tar River.

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

**7. Thoroughfare/Traffic Volume (PW-Engineering Division) Report Summary**

Based on possible uses permitted by the requested rezoning, potential development within the proposed rezoning classification could generate 3,670 trips to and from the site on NC-33 East, which is a net increase of 2,170 additional trips per day compared to existing zoning.

During the review process, measures to mitigate traffic impacts will be determined. These measures may include limiting access onto NC 33, constructing turn lanes into the development, and intersection improvements at the Portertown Road and NC 33 intersection.

**Detail Report Attached**

**8. History/Background:**

Tracts 1, 2 and 4 were incorporated into the extra-territorial jurisdiction (ETJ) after 1989 and zoned RA20 (Residential-Agricultural). Tract 3 is located in Pitt County’s Jurisdiction.

In July 2005, there was a rezoning request (Rezoning Case# 05-18) for the subject property. The petitioner asked for the request to be held until further notice prior to Planning and Zoning Commission action. At the request of the petitioner, the request went before the Planning and Zoning Commission at their January 16, 2007 meeting and was recommended for approval. The City Council, at their February 8, 2007 meeting, denied the request.

The following is a comparison of Case # 05-18 and the current request, Case #07-11 (see attached map).

	<u>Case # 05-18</u>		<u>Case # 07-11</u>	
	<u>Acreage</u>	<u>Requested Zoning</u>	<u>Acreage</u>	<u>Requested Zoning</u>
<b>Tract 1:</b>	17.490	OR	16.199 (-1.291 acres)	OR
<b>Tract 2:</b>	27.555	R6A	16.301 (-11.254 acres)	R6A
<b>Tract 3:</b>	56.134	RA20	67.388 (+11.254 acres)	RA20
<b>Tract 4:</b>	<u>n/a</u>	n/a	<u>1.291</u>	O
<b>TOTAL:</b>	<b>101.179</b>		<b>101.179</b>	

**9. Present Land Use:**

Vacant

**10. Utilities:**

The property is currently served by Eastern Pines Water Corporation. The closest water provided by GUC is 850 feet northeast at Portertown Road. Sanitary sewer is available 1± mile northeast at Hawthorne Road. The site may be served via a new sanitary sewer pump station installed in conjunction with an optional sanitary sewer service plan for the River Hill Area annexation.

**11. Historic Sites:**

There are no known effects on historic sites.

**12. Environmental Conditions/Constraints:**

The northern portion of the subject property is impacted by the floodway associated with the Tar River. Development within the floodway is prohibited.

The property contains 100 and 500 year floodplains associated with the Tar River. Residential uses located in the 100 year floodplain shall be elevated to Base Flood Elevation (BFE) plus one (1) foot or to the 500 year floodplain elevation, whichever is greater.

**13. Surrounding Zoning and Land Uses:**

**North:** N/A - Tar River

**South:** RA20 - Seven (7) single-family residences fronting Highway 33.

**East:** RA20 and RR - (County’s Jurisdiction) Greenville Mobile Estates (MHP – approximately 40 units); Eastbend (MHP – approximately 50 units); RR - Three (3) single-family residences; Vacant (Note: mobile home density based on 2004 aerial photo)

**West:** OR - Bayt Shalom Synagogue; RA20 and RR - (County’s Jurisdiction) Vacant (city-owned), City Cemetery



## 14. Density Estimates

### TRACT 1

**Gross Acreage:** 16.199

**Net Acreage:** 14

**Current Zoning:** RA20 (Residential-Agricultural)

**Requested Zoning:** OR (Office-Residential [High Density Multi-family])

At the current zoning (RA20), staff would anticipate the site to yield no more than 56 single-family lots.

At the proposed zoning (OR), staff would anticipate the tract to yield 196 multi-family units (2 & 3 bedrooms) based on similar site comparison of Willoughby Park at 14 units per net acre. At maximum density, staff would anticipate the site to yield 238 multi-family units (1, 2 & 3 bedrooms) at 17 units per net acre.

### TRACT 2

**Gross Acreage:** 16.301

**Net Acreage:** 15

**Current Zoning:** RA20 (Residential-Agricultural)

**Requested Zoning:** R6A (Residential [Medium Density Multi-family])

At the current zoning (RA20), staff would anticipate the site to yield no more than 60 single-family lots.

At the proposed zoning (R6A), staff would anticipate the tract to yield 120 multi-family units (2 & 3 bedrooms) based on similar site comparison of Sterling Point Townhomes at 8 units per net acre. At maximum density, staff would anticipate the site to yield 135 multi-family units (1, 2 & 3 bedrooms) at 9 units per net acre.

### TRACT 3

**Gross Acreage:** 67.388 (30 acres in floodway)

**Net Acreage:** 35.52 (minus 30 acres in floodway and 5% for rights-of-way)

**Current Zoning:** RR (Rural Residential-County's Jurisdiction)

**Requested Zoning:** RA20 (Residential-Agricultural)

At the current zoning (RR), staff would anticipate the site to yield no more than 62 single-family lots.

At the proposed zoning (RA20), staff would anticipate the tract to yield no more than 120 single-family lots.

#### Minimum Lot Size

RR – 25,000 sq. ft.

RA20 – 10,000 sq. ft.

**Tract 4:**

**Gross Acreage:** 1.291

**Current Zoning:** RA20 (Residential-Agricultural)

**Proposed Zoning:** O (Office) The proposed zoning does not contain a residential option.

**15. Additional Staff Comments**

This request is in conjunction with a petition for voluntary annexation. The subject property contains 101.179 acres of which 67.388 acres are located in Pitt County's Jurisdiction.

Of primary concern is the Homestead Memorial Cemetery (city-owned) that is located 500± feet to the west of the subject property. Tract 1 of the rezoning request is located along the northern right-of-way of NC Highway 33 East and is 1,000± feet deep. The proposed zoning for Tract 1 is OR (Office-Residential [High Density Multi-family]). The requested zoning could yield up to 238 multi-family units (1, 2 & 3 bedrooms), however staff anticipates the site to yield 196 multi-family units (2 & 3 bedrooms) based on similar site comparison of Willoughby Park at 14 units per net acre.

The OR zoning also contains an office option.

In staff's opinion, the plan recommended zoning pattern for the proposed OR area would be a similar pattern to the existing OR zoned property adjacent to Tract 1 (400± feet maximum) then transitioning to medium density (MDR), low density residential (LDR) and very low density residential (VLDR) as illustrated on the Future Land Use Plan Map.

The R6A zoning district is considered medium density residential.

The RA20 zoning district is considered low density residential.

See attached Residential Density Chart.

**RECOMMENDATION**

In staff's opinion, the request for Tracts 2, 3 and 4 are in compliance with Horizons: Greenville's Community Plan and the Future Land Use Plan Map.

However, with respect to Tract 1, it is staff's opinion that the request is **not** in compliance with Horizons: Greenville's Community Plan and the Future Land Use Plan Map due to the depth (acreage) of the proposed OR zoning, and the proximity of the proposed OR district to the City Cemetery.

## REZONING THOROUGHFARE/TRAFFIC VOLUME REPORT

Case No: 07-11

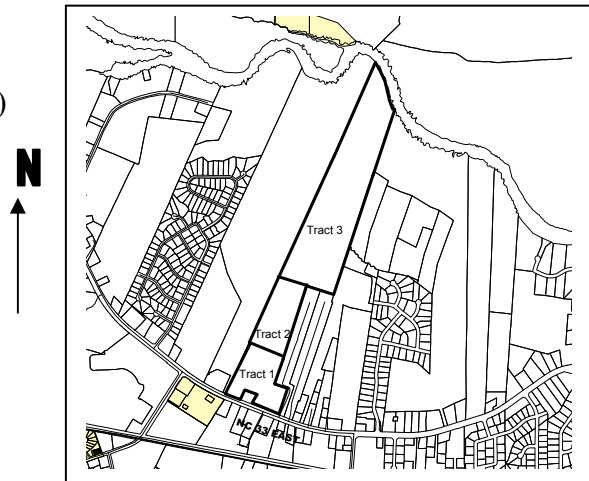
Applicant: V SLEW

### Property Information

**Current Zoning:** Tract 1: RA20  
Tract 2: RA20 and RR (County jurisdiction)  
Tract 3: RR (County jurisdiction)

**Proposed Zoning:** Tract 1: R6  
Tract 2: R6A  
Tract 3: RA20  
Tract 4: O

**Proposed Acreage:** Tract 1: 16.199 acres  
Tract 2: 16.301 acres  
Tract 3: 67.388 acres  
Tract 4: 1.291 acres  
Total: 101.179 acres



Location Map

**Location:** North Side of NC-33 East, east of Portertown Road and adjacent to City owned property

**Points of Access:** NC-33 East

### Transportation Background Information

#### NC-33 East (State maintained)

	<u>Existing Street Section</u>	<u>Ultimate Thoroughfare Street Section</u>
Description/cross section	5-lane with curb and gutter	Same as existing
Right of way width (ft)	100 ft.	Same as existing
Speed Limit (mph)	55	55
<b>Current ADT:</b>	16,500 (*)	Current Design ADT: 33,500 vehicles/day (**)
<b>Controlled Access</b>	<b>No</b>	
<b>Thoroughfare Plan Status:</b>	Major Thoroughfare	
<b>Other Information:</b>	There are no sidewalks along NC-33 East that service this property. There is a traffic signal at the intersection of Portertown Road and NC-33 East.	

**Notes:** (\*) 2005 City count adjusted to 2007 volume with an annual growth rate of 2% per year

(\*\*) Traffic volume based on operating Level of Service D for existing geometric conditions

ADT – Average Daily Traffic volume

#### **Transportation Improvement Program Status:**

NC-33 East - No projects on the TIP

#### **Trips generated by proposed use/change:**

**Current Zoning:** 1,500 -vehicle trips/day (\*) **Proposed Zoning:** 3,670 -vehicle trips/day (\*)

**Estimated Net Change:** increase of 2,170 -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.)

Case No: 07-11

Applicant: V SLEW

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### Impact on Existing Roads

The overall estimated trips presented above are distributed based on current traffic patterns. The estimated ADTs on NC-33 East are as follows:

**1.) NC-33 East east of site (“No build” ADT of 16,500)**

Estimated ADT with Proposed Zoning	–	17,600
Estimated ADT with Current Zoning	–	<u>16,950</u>
<b>Net ADT change</b>	–	+650 (4% increase)

**2.) NC-33 East west of site (“No build” ADT of 16,500)**

Estimated ADT with Proposed Zoning	–	19,070
Estimated ADT with Current Zoning	–	<u>17,550</u>
<b>Net ADT change</b>	–	+1,520 (9% increase)

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### Staff Findings/Recommendations:

Based on possible uses permitted by the requested rezoning, potential development within the proposed rezoning classification could generate 3,670 trips to and from the site on NC-33 East, which is a net increase of 2,170 additional trips per day compared to existing zoning.

During the review process, measures to mitigate traffic impacts will be determined. These measures may include limiting access onto NC 33, constructing turn lanes into the development, and intersection improvements at the Portertown Road and NC 33 intersection.

## **Excerpt from Planning and Zoning Commission Meeting on May 15, 2007**

### REQUEST BY V-SLEW, LLC – APPROVED

Chairman Tozer stated that the next item of business is a request by V-Slew, LLC , to rezone 101.179 acres located along the northern right-of-way of NC Highway 33 East, 820± feet east of the intersection of NC Highway 33 East and Portertown Road, and 1,350± feet west of the intersection of NC Highway 33 East and L. T. Hardee Road from RA20 (Residential-Agricultural) and RR (Rural Residential–County’s Jurisdiction) to OR (Office-Residential [High Density Multi-Family]), R6A (Residential [Medium Density Multi-Family]), RA20 (Residential-Agricultural), and O (Office).

Ms. Gooby stated this rezoning request is for over 100 acres and is in conjunction with a voluntary annexation. Ms. Gooby stated that this request was presented to the Commission in January and denied by City Council. The applicant has changed the request and has resubmitted it for consideration. Currently, the property is zoned Residential-Agricultural under the City’s jurisdiction and Rural Residential under the County’s jurisdiction. The request is for Office-High Density Multi-family, Medium Density Residential and Residential-Agricultural and Office. The property is located in Voting District #3 and located between Tenth Street and the Tar River. The property is east of Homestead Memorial Gardens. The rezoning request is divided into four different tracts. There is no multi-family development in the immediate area. The northern portion of the property is impacted by the floodway and there can be no development in that area. Tenth Street is considered a gateway corridor and there is an intermediate focus area in close proximity to the rezoning area. The rezoning request could generate a net increase of 2,170 trips, with the majority of the trips toward the city. The Land Use Plan Map recommends Office/Institutional/Multi-family along Tenth Street which would transition into Medium Density Residential and then to low density and very low density residential toward the river. Ms. Gooby stated the depth for Tract 1, requested for Office and High Density Multi-family, is the same as the original request. Tract 2, originally requested for Medium Density Multi-family has been reduced and the remainder of the property is now requested for Residential-Agricultural. Ms. Gooby stated that in staff’s opinion Tracts 2, 3 and 4 are in compliance with the Comprehensive Plan and the Land Use Plan Map. However, with respect to Tract 1, staff is of the opinion that the request is not in compliance due to the depth of the proposed OR district as well as to the proximity to the city cemetery. Tract 4 was added to this request for Office which would abut the synagogue. Ms. Gooby stated that the request for Tract 1 as far as the depth is the same as the original request.

Mr. Ramey asked if there weren’t comments made previously about problems with drainage.

Ms. Gooby stated that was correct.

Mr. Mike Baldwin, Baldwin & Associates, representing the applicant, stated this request in another form was approved by the Commission. Mr. Baldwin stated that they have

met with the church and have come to some agreements. Mr. Baldwin explained that the 1.3 acre lot, Tract 1, beside the church is to protect them if multi-family development occurs. Mr. Baldwin explained that Tract 1 was reduced by 1.5 acres, Tract 2 was reduced by 11 acres. Mr. Baldwin stated that transitional zoning has been provided, Office-Residential along the frontage, Medium Density, low density and then very low density. The intent has been met by this plan. Mr. Baldwin stated that they have honored their agreement to put an office lot at the corner. Mr. Baldwin explained that they will have to comply with stormwater requirements which should eliminate the existing drainage problems. Mr. Baldwin stated that he feels the request has meet the criteria for rezoning this property.

Ms. Samantha Pilot, President of Congregation Bayt Shalom, spoke in opposition. Ms. Pilot stated there have been three meetings with V-SLEW, LLC. Ms. Pilot stated that V-SLEW, LLC has agreed to zone Tract 4, next to the church, Office. Ms. Pilot stated that the adjacent tract could be developed as office or multi-family. Ms. Pilot stated that they are concerned as to where driveway cuts will be located. Ms. Pilot reiterated that drainage is a problem. Ms. Pilot stated that they still have some concerns about the maintenance of the berm and landscape and additional vegetation.

Dr. George Klein, member of Congregation Bayt Shalom, spoke in opposition. Dr. Klein stated that they had agreed upon everything but when it came to initially put the agreement into writing things didn't happen. Dr. Klein stated he is encouraged that the applicant has proposed the Office zoning adjacent to the church. Dr. Klein stated that their main concern is the high density zoning and drainage issues. Dr. Klein asked that the Commission consider their concerns.

Mr. Baldwin rebutted by stating that the issue is the 60 foot strip between the church and this tract of land. The driveway for this property will be to the east. Mr. Baldwin reiterated that the drainage issues will be addressed in accordance to the requirements. Mr. Baldwin explained that he feels they are being asked to do something that they can't do because the city owns the 60 foot strip of property of NC Highway 33 and the driveway will be located down from the entrance of the church. The applicant has provided an Office buffer adjacent to the church. Mr. Baldwin stated that NC Highway 33 is 50 percent below the ADT.

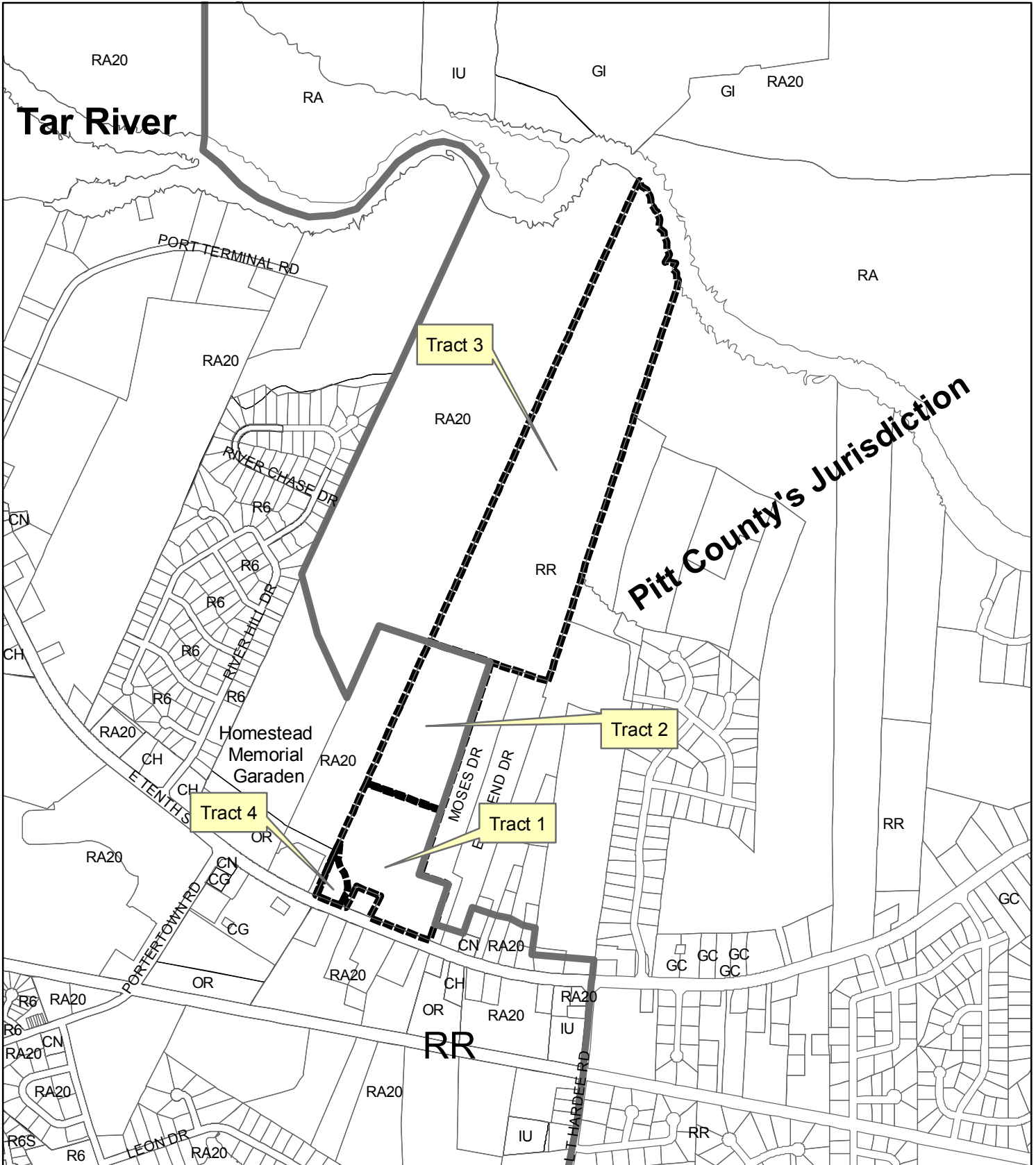
Dr. Klein rebutted by stating they feel that they have not received any commitment to the agreements. Dr. Klein stated they have concerns in regards to the traffic in and out of the other property zoned for multi-family.

Mr. Gordon asked what staff would recommend for the depth on Tract 1 in order to become compliant with the Land Use Plan Map.

Ms. Gooby stated the intent would have the depth of Tract 1 similar to the already existing OR property due to the proximity of the cemetery and synagogue and not having such an intensive use extend further back from the highway.

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

# V-SLEW, LLC (07-11)



Tract 1: RA20 to OR (16.199 acres)

Tract 2: RA20 to R6A (16.301 acres)

Tract 3: RR to RA20 (67.388 acres)

Tract 4: RA20 to O (1.291 acres)



Area Requested to be Rezoned

Greenville ETJ

Land Parcels

# 2

Item # 10  
Created  
4/26/07



## **EXISTING ZONING**

### **RR DISTRICT (COUNTY ZONING)**

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

#### **SELECT USES (COUNTY)**

Bed and breakfast inn  
Mobile home on individual lot  
Mobile home park (5 or less units per park)  
Multi-family dwelling (less than 5 units per lot) – (62,500 sq ft for 4 attached units)  
Single-family dwelling – (25,000 sq ft lot per each detached unit)  
Duplex dwelling (37,500 sq ft lot for 2 attached units)  
Communication towers (60 feet in height or less)  
Emergency shelter  
Athletic fields  
Civic, social, and fraternal associations  
Private campground and RV Park  
Private club or recreational center  
Swim and tennis club  
Church  
Day care center  
Nursing home  
Retreat or conference center  
Farming

### **CURRENT AND PROPOSED ZONING (for area located in County's Jurisdiction)**

#### **RA20 (Residential-Agricultural)**

##### ***Permitted Uses***

##### *(1) General:*

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

##### *(2) Residential:*

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

##### *(3) Home Occupations (see all categories):*

\*None

##### *(4) Governmental:*

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

##### *(5) Agricultural/ Mining:*

- a. Farming; agriculture, horticulture, forestry (see also section 9-4-103)
- c. Wayside market for farm products produced on site
- e. Kennel (see also section 9-4-103)
- f. Stable; horse only (see also section 9-4-103)
- g. Stable; per definition (see also section 9-4-103)
- h. Animal boarding not otherwise listed; outside facility, as an accessory or principal use

##### *(6) Recreational/ Entertainment:*

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

*(7) Office/ Financial/ Medical:*

\* None

*(8) Services:*

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

*(9) Repair:*

\* None

*(10) Retail Trade:*

\* None

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

\* None

*(12) Construction:*

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

*(13) Transportation:*

\* None

*(14) Manufacturing/ Warehousing:*

\* None

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

\* None

**RA20 (Residential-Agricultural)**

***Special Uses***

*(1) General:*

\* None

*(2) Residential:*

- b. Two-family attached dwelling (duplex)
- g. Mobile Home
- n. Retirement center or home
- o. Nursing, convalescent center or maternity home; major care facility

*(3) Home Occupations (see all categories):*

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

*(4) Governmental:*

- a. Public utility building or use

*(5) Agricultural/ Mining:*

- b. Greenhouse or plant nursery; including accessory sales

*(6) Recreational/ Entertainment:*

- a. Golf course; regulation
- c.(1). Tennis club; indoor and outdoor facilities

*(7) Office/ Financial/ Medical:*

\* None

*(8) Services:*

- a. Child day care facilities
- b. Adult day care facilities
- d. Cemetery
- g. School; junior and senior high (see also section 9-4-103)
- h. School; elementary (see also section 9-4-103)
- i. School; kindergarten or nursery (see also section 9-4-103)
- ee. Hospital

*(9) Repair:*

\* None

*(10) Retail Trade:*

\* None

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

\* None

*(12) Construction:*

\* None

*(13) Transportation:*

\* None

*(14) Manufacturing/ Warehousing:*

\* None

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

\* None

## **PROPOSED ZONING**

### **R6A (Residential)**

#### ***Permitted Uses***

*(1) General:*

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

*(2) Residential:*

- a. Single-family dwelling
- b. Two-family attached dwelling (duplex)
- c. Multi-family development per Article 1
- 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

**R6A (Residential)**

***Special Uses***

*(1) General:*

\* None

*(2) Residential:*

- d. Land use intensity multifamily (LUI) development rating 50 per Article K
- e. Land use intensity dormitory (LUI) development rating 67 per Article K
- l. Group care facility
- n. Retirement center or home
- p. Board or rooming house
- r. Fraternity or sorority house
- o.(1). Nursing, convalescent center or maternity home; minor care facility

*(3) Home Occupations (see all categories):*

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

*(4) Governmental:*

- a. Public utility building or use

*(5) Agricultural/ Mining:*

\* None

*(6) Recreational/ Entertainment:*

- a. Golf course; regulation

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

*(7) Office/ Financial/ Medical:*

\* None

*(8) Services:*

- a. Child day care facilities
- b. Adult day care facilities
- d. Cemetery
- g. School; junior and senior high (see also section 9-4-103)
- h. School; elementary (see also section 9-4-103)
- i. School; kindergarten or nursery (see also section 9-4-103)
- m. Multi-purpose center
- t. Guest house, college and other institutions of higher learning

*(9) Repair:*

\* None

*(10) Retail Trade:*

\* None

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

\* None

*(12) Construction:*

\* None

*(13) Transportation:*

\* None

*(14) Manufacturing/ Warehousing:*

\* None

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

\* None

**OR (Office-Residential)**

***Permitted Uses***

*(1) General:*

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

*(2) Residential:*

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

*(3) Home Occupations (see all categories):*

\*None

*(4) Governmental:*

- b. City of Greenville municipal government building or use (see also section 9-4-103)
- c. County or state government building or use not otherwise listed; excluding outside storage and major or minor repair
- d. Federal government building or use

*(5) Agricultural/ Mining:*

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

*(6) Recreational/ Entertainment:*

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

*(7) Office/ Financial/ Medical:*

- a. Office; professional and business, not otherwise listed
- b. Operational/processing center
- c. Office; customer service not otherwise listed, including accessory service delivery vehicle parking and indoor storage
- d. Bank, savings and loan or other savings or investment institutions
- e. Medical, dental, ophthalmology or similar clinic, not otherwise listed

*(8) Services:*

- c. Funeral home
- e. Barber or beauty shop
- f. Manicure, pedicure, or facial salon
- g. School; junior and senior high (see also section 9-4-103)
- h. School; elementary (see also section 9-4-103)
- i. School; kindergarten or nursery (see also section 9-4-103)
- j. College or other institutions of higher learning
- k. Business or trade school
- n. Auditorium
- o. Church or place of worship (see also section 9-4-103)
- p. Library
- q. Museum
- r. Art Gallery
- u. Art studio including art and supply sales
- v. Photography studio including photo and supply sales
- w. Recording studio
- x. Dance studio
- bb. Civic organizations
- cc. Trade or business organizations

*(9) Repair:*

\* None

*(10) Retail Trade:*

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

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

\* None

*(12) Construction:*

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

*(13) Transportation:*

\* None

*(14) Manufacturing/ Warehousing:*

\* None

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

\* None

**OR (Office-Residential)**

***Special Uses***

*(1) General:*

\* None

*(2) Residential:*

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

*(3) Home Occupations (see all categories):*

\* None

*(4) Governmental:*

- a. Public utility building or use

*(5) Agricultural/ Mining:*

\* None

*(6) Recreational/ Entertainment:*

- c.(1). Tennis club; indoor and outdoor facilities
- h. Commercial recreation; indoor only, not otherwise listed

*(7) Office/ Financial/ Medical:*

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

*(8) Services:*

- a. Child day care facilities
- b. Adult day care facilities
- l. Convention center; private
- s. Hotel, motel, bed and breakfast inn; limited stay lodging (see also residential quarters for resident manager, supervisor or caretaker and section 9-4-103)
- ff. Mental health, emotional or physical rehabilitation center

*(9) Repair:*

\* None

*(10) Retail Trade:*

- h. Restaurant; conventional
- j. Restaurant; regulated outdoor activities

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

\* None

*(12) Construction:*

\* None

*(13) Transportation:*

h. Parking lot or structure; principle use

*(14) Manufacturing/ Warehousing:*

\* None

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

- a. Other activities; personal services not otherwise listed
- b. Other activities; professional services not otherwise listed

**O (Office)**

***Permitted Uses***

*(1) General:*

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

*(2) Residential:*

\* None

*(3) Home Occupations (see all categories):*

\*None

*(4) Governmental:*

- b. City of Greenville municipal government building or use (see also section 9-4-103)
- c. County or state government building or use not otherwise listed; excluding outside storage and major or minor repair
- d. Federal government building or use

*(5) Agricultural/ Mining:*

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

*(6) Recreational/ Entertainment:*

- f. Public park or recreational facility

*(7) Office/ Financial/ Medical:*

- a. Office; professional and business, not otherwise listed
- d. Bank, savings and loan or other savings or investment institutions
- e. Medical, dental, ophthalmology or similar clinic, not otherwise listed

*(8) Services:*

- c. Funeral home
- g. School; junior and senior high (see also section 9-4-103)
- h. School; elementary (see also section 9-4-103)
- i. School; kindergarten or nursery (see also section 9-4-103)
- o. Church or place of worship (see also section 9-4-103)
- p. Library
- q. Museum
- r. Art Gallery
- u. Art studio including art and supply sales
- v. Photography studio including photo and supply sales



- w. Recording studio
- e. Barber or beauty shop

*(9) Repair:*  
\* None

*(10) Retail Trade:*  
s. Book or card store, news stand  
w. Florist

*(11) Wholesale/ Rental/ Vehicle- Mobile Home Trade:*  
\* None

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

*(13) Transportation:*  
\* None

*(14) Manufacturing/ Warehousing:*  
\* None

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

**O (Office)**  
***Special Uses***

*(1) General:*  
\* None

*(2) Residential:*  
i. Residential quarters for resident manager, supervisor or caretaker; excluding mobile homes

*(3) Home Occupations (see all categories):*  
\* None

*(4) Governmental:*  
a. Public utility building or use

*(5) Agricultural/ Mining:*  
\* None

*(6) Recreational/ Entertainment:*  
\* None

*(7) Office/ Financial/ Medical:*  
\* None

*(8) Services:*  
a. Child day care facilities  
b. Adult day care facilities  
j. College and other institutions of higher learning  
l. Convention center; private  
bb. Civic organizations  
cc. Trade and business organizations

*(9) Repair:*

\* None

*(10) Retail Trade:*

\* None

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

\* None

*(12) Construction:*

\* None

*(13) Transportation:*

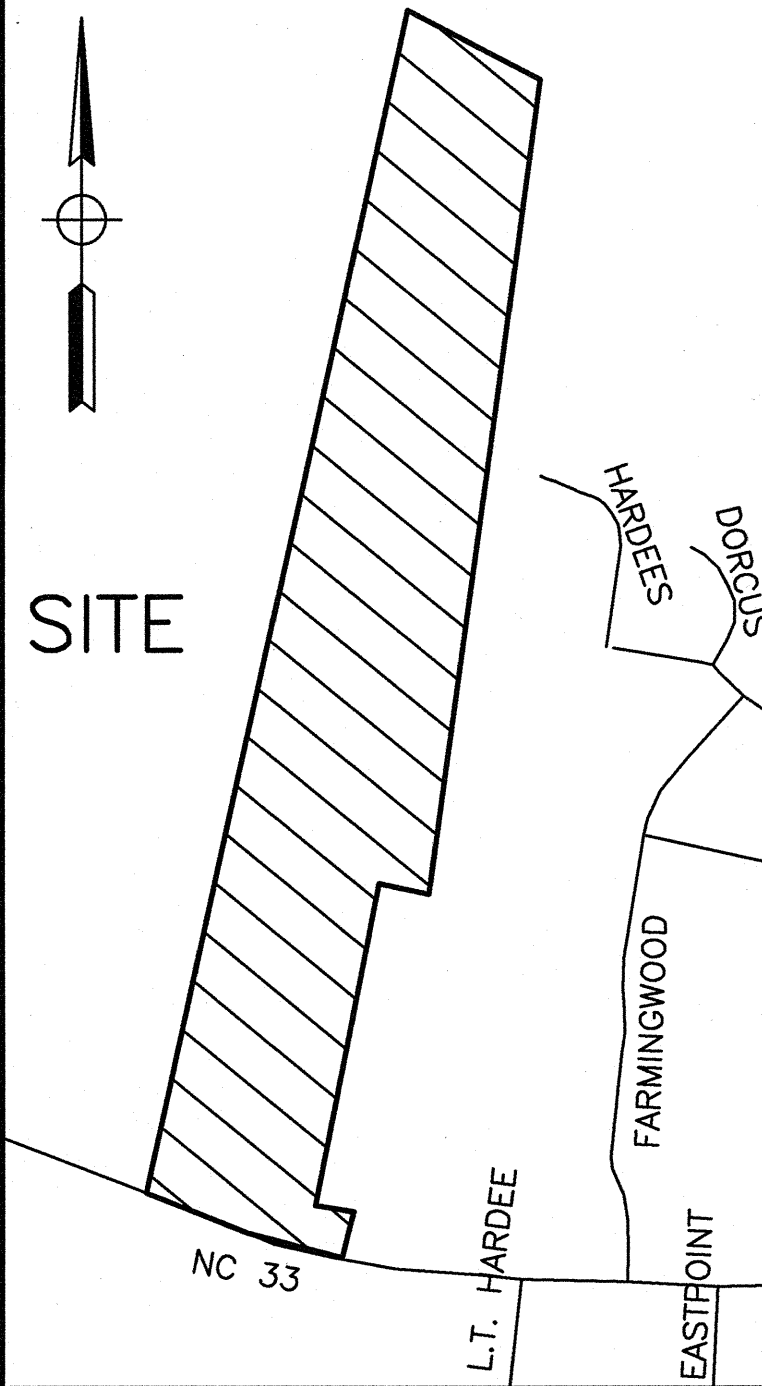
\* None

*(14) Manufacturing/ Warehousing:*

\* None

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

\* None



VICINITY MAP

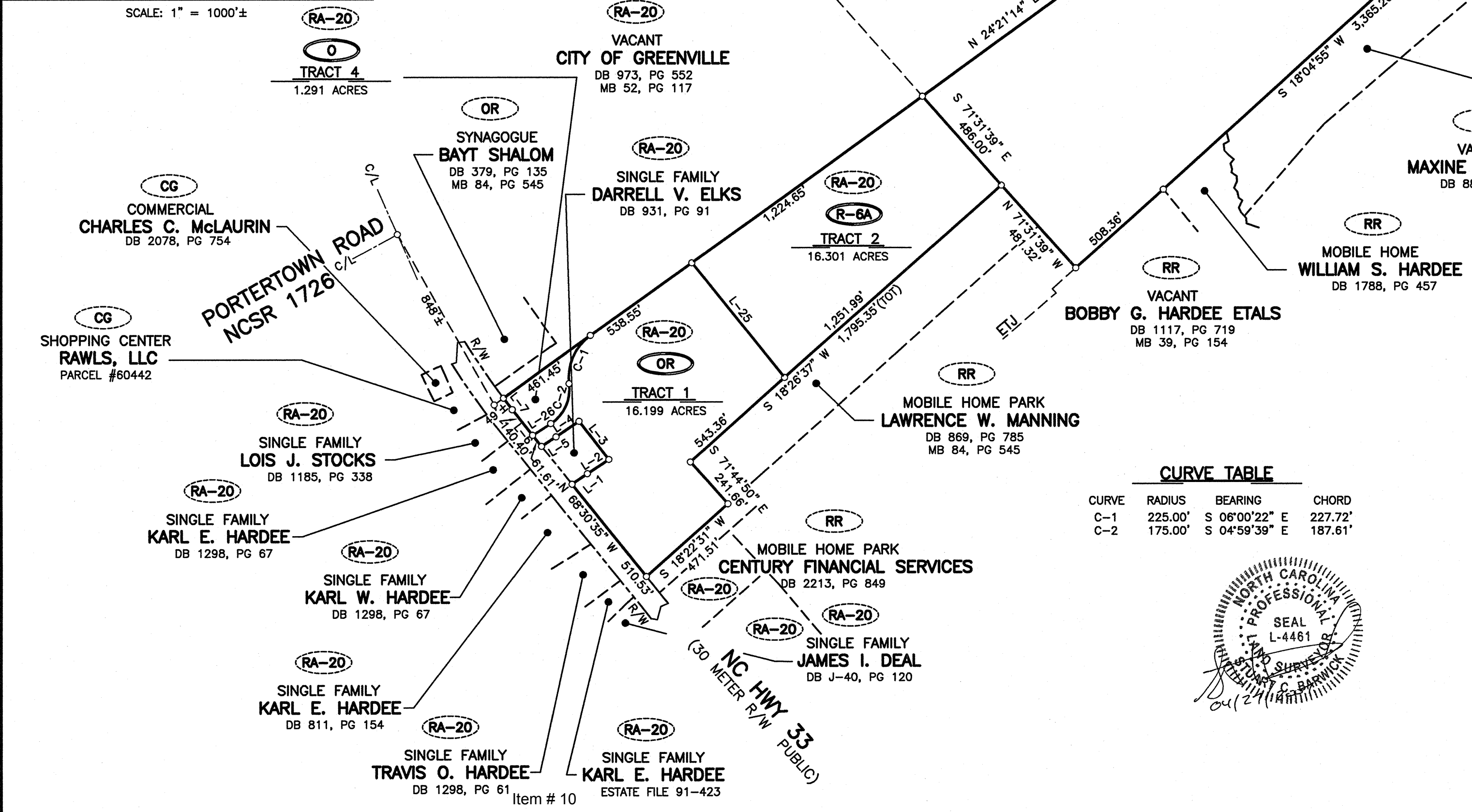
SCALE: 1" = 1000'±

ADDRESS OF ADJOINERS WITHIN 100 FEET OF SITE

- |   |  |  |
|---|--|--|
| <b>CITY OF GREENVILLE</b><br>PO BOX 7207<br>GREENVILLE, NC 27835        | <b>MAXINE A. SPEIGHT</b><br>3025 LANDING CIRCLE<br>GRIMESLAND, NC 27837          | <b>LOIS J. STOCKS</b><br>4400 E. 10TH STREET<br>GREENVILLE, NC 27858                                 |
| <b>BAYT SHALOM</b><br>PO BOX 3747<br>GREENVILLE, NC 27836               | <b>WORTHINGTON FARMS, LLC</b><br>3661 BALLARDS CROSSROAD<br>GREENVILLE, NC 27834 | <b>CHARLES C. McLaurin</b><br>3225 US HWY 64 W<br>APEX, NC 27523                                     |
| <b>DARREL V. ELKS</b><br>4421 E. 10TH STREET<br>GREENVILLE, NC 27858    | <b>CITY OF GREENVILLE</b><br>C/O A BODY POLITE & CORP<br>GREENVILLE, NC 27834    | <b>CENTURY FINANCIAL SERVICES</b><br>740 SE GREENVILLE BLVD., SUITE 400 #314<br>GREENVILLE, NC 27858 |
| <b>LAWRENCE W. MANNING</b><br>4077 NORRIS STORE ROAD<br>AYDEN, NC 28513 | <b>JAMES I. DEAL</b><br>4500 E. 10TH STREET<br>GREENVILLE, NC 27858              | <b>RAWLS, LLC</b><br>PO BOX 121<br>WASHINGTON, NC 27889  |
| <b>BOBBY G. HARDEE ETALS</b><br>1580 ALLEN ROAD<br>GREENVILLE, NC 27835 | <b>KARL E. HARDEE</b><br>4440 E. 10TH STREET<br>GREENVILLE, NC 27858             |  |
| <b>WILLIAM S. HARDEE</b><br>317 HARDEE LANE<br>GREENVILLE, NC 27858     | <b>TRAVIS O. HARDEE</b><br>4450 E. 10TH STREET<br>GREENVILLE, NC 27858           |  |
| <b>JANICE P. TOMLINSON</b><br>2134 MEADOW LANE<br>GREENVILLE, NC 27858  | <b>KARL W. HARDEE</b><br>C/O ECU STATION<br>PO BOX 4231<br>GREENVILLE, NC 27836  |  |

NOTES

- THIS SURVEY IS OF ANOTHER CATEGORY.
- NO SURVEY WAS PERFORMED IN THE PRODUCTION OF THIS MAP BY BALDWIN & ASSOCIATES, INFORMATION USED TO PRODUCE THIS MAP WAS TAKEN FROM PITT COUNTY TAX RECORDS.
- ALL AREA CALCULATED BY COORDINATE GEOMETRY.
- A PORTION OF THIS PROPERTY IS LOCATED IN A SPECIAL FLOOD HAZARDOUS AREA AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. REFERENCE: FIRM 3720560700 J DATED: JANUARY 2, 2004.



IU  
AGRICULTURAL  
CITY OF GREENVILLE  
DB 236, PG 573

RA  
AGRICULTURAL  
WORTHINGTON FARMS  
DB T-35, PG 532

CALL TABLE

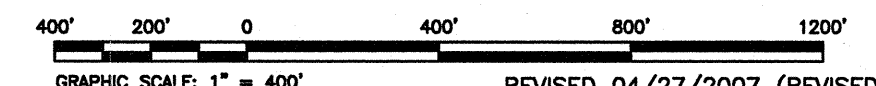
L-1	N 25°36'03" E	80.26'
L-2	N 26°40'50" E	110.80'
L-3	N 67°43'27" W	208.57'
L-4	S 26°13'54" W	119.91'
L-5	S 26°57'58" W	74.10'
L-6	N 68°30'38" W	201.65'(TOT)
L-7	N 67°23'17" W	61.82'
L-8	S 17°38'28" E	47.02'
L-9	S 58°46'24" E	52.33'
L-10	S 24°57'47" E	59.83'
L-11	S 15°36'31" E	76.19'
L-12	S 36°58'11" E	78.15'
L-13	S 14°04'42" E	62.69'
L-14	S 06°00'08" W	52.60'
L-15	S 41°49'18" E	55.86'
L-16	S 16°08'40" E	79.12'
L-17	S 02°20'27" W	42.85'
L-18	S 26°09'24" E	58.98'
L-19	S 26°12'01" W	78.71'
L-20	S 86°02'10" E	81.44'
L-21	S 25°47'17" W	55.74'
L-22	S 46°32'09" E	49.60'
L-23	S 00°38'41" W	44.44'
L-24	S 66°11'12" E	16.40'
L-25	S 68°29'30" E	637.98'
L-26	S 27°24'46" W	92.71'

LEGEND

- C/L = CENTERLINE
- R/W = RIGHT-OF-WAY
- EIP = EXISTING IRON PIPE
- ECM = EXISTING CONCRETE MONUMENT
- (Circle with dot) = EXISTING ZONING
- (Circle with outline) = PROPOSED ZONING

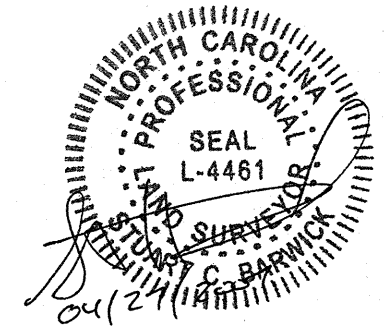
TOTAL AREA TO BE REZONED = 101.179 AC.

TOTAL AREA IN TRACT = 101.179 AC.



CURVE TABLE

CURVE	RADIUS	BEARING	CHORD
C-1	225.00'	S 06°00'22" E	227.72'
C-2	175.00'	S 04°59'39" E	187.61'



PARCEL #10412  
REVISED 04/27/2007 (REVISED ZONING)  
REVISED 04/18/2007 (REVISED ZONING)  
REVISED 12/27/2006 (CITY COMMENTS)

REZONING MAP FOR  
**V-SLEW, LLC**

REFERENCE: DEED BOOK 2043, PAGE 165 OF THE PITT COUNTY REGISTRY

GRIMESLAND TOWNSHIP, PITT COUNTY, NORTH CAROLINA

OWNER: V-SLEW, LLC  
ADDRESS: 2625 CHARLES BLVD.  
GREENVILLE, NC 27858  
PHONE: (252) 321-9904

	<b>Baldwin and ASSOCIATES</b> ENGINEERING, LAND SURVEYING AND PLANNING 1015 CONFERENCE DRIVE GREENVILLE, NC, 27858 (252) 756-1390	SURVEYED: N/A	APPROVED: SCB
		DRAWN: JJB	DATE: 12/05/2006
		CHECKED: SCB/MWB	SCALE: 1" = 400'

## 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 CONFORMING 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)		Bufferyard D (screen required)		Bufferyard E (screen required)	
Width	For every 100 linear feet	Width	For every 100 linear feet	Width	For every 100 linear feet
10'	4 large evergreen trees 6 small evergreens 16 evergreen shrubs	20'	4 large evergreen trees 6 small evergreen trees 16 evergreen shrubs	30'	6 large evergreen trees 8 small evergreens 26 evergreen shrubs
Where a fence or evergreen hedge (additional materials) is provided, the bufferyard width may be reduced to eight (8) feet.		Bufferyard width may be reduced by fifty (50%) percent if a fence, evergreen hedge (additional material) or earth berm is provided.		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.

NORTH CAROLINA  
PITT COUNTY

CERTIFICATE OF MAILED NOTICES

The undersigned employee or employees of the City of Greenville, Community Development Department do hereby certify that the mailing requirements for notice of rezoning pursuant to GS 160A-384 have been complied with for the following rezoning requests:

1. 07-06 - Ordinance, requested by William E. Dansey, Jr. to rezone 1.850 acres located at the southwest corner of the intersection of East Fire Tower and Bayswater Roads from OR (Office-Residential [High Density Multi-family]) to CG (General Commercial).
2. 07-07 - Ordinance, requested by Carolina Development and Construction, LLC, to rezone 0.74± acres located at the northeast corner of the intersection of Evans Street and Pinewood Road from R9S (Residential – Single-family [Medium Density]) to O (Office).
3. 07-08 - Ordinance, requested by Magdy Taha and Enji Abdo, to rezone 2.043 acres located at the southwest corner of the intersection of Dickinson Avenue and South Skinner Street from IU (Unoffensive Industry) to CDF (Downtown Commercial Fringe).
4. 07-09 - Ordinance, requested by Lewis Land Development, LLC, to rezone 24.00 acres located along the southern right-of-way of East Fire Tower Road, west of Whitebridge Apartments, east of Fire Tower Crossing Shopping Center, and south of Quarterpath Village Subdivision from R6 (Residential – Mobile Home [High Density Multi-family]) to CN (Neighborhood Commercial).
5. 07-10 - Ordinance, requested by Owen Burney, to rezone 12.39± acres located between North Memorial Drive and the Seaboard Coastline Railroad, 2,070± feet south of Stanton Mill Road, and 460± feet north of Moore Road (Pinewood Estates Subdivision) from RA20 (Residential-Agricultural) and RR (Rural Residential – County’s Jurisdiction) to OR (Office-Residential [High Density Multi-family]).
6. 07-11 - Ordinance, requested by V-SLEW, LLC, to rezone 101.179 acres located along the northern right-of-way of NC Highway 33 East, 820± feet east of the intersection of NC Highway 33 East and Portertown Road, and 1,350± feet west of the intersection of NC Highway 33 East and L. T. Hardee Road from RA20 (Residential-Agricultural) and RR (Rural Residential – County’s Jurisdiction) to OR (Office-Residential [High Density Multi-Family]), R6A (Residential [Medium Density Multi-Family]), RA20 (Residential-Agricultural), and O (Office).

The person or persons mailing such notices and making this certificate are:

Chantae M Gooby  
Signature  
Chantae M Gooby  
Signature

Chantae M Gooby  
Printed Name  
Chantae M Gooby  
Printed Name

5/1/07  
(P and Z)  
5/22/07  
(CC)

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

**Illustration:** Maximum allowable density in Residential Zoning Districts



# City of Greenville, North Carolina

Meeting Date: 6/14/2007  
Time: 7:00 PM

- 
- Title of Item:** Ordinance requested by the Community Development Department to amend the Downtown Commercial (CD) district table of uses to include a new use entitled "dormitory development" as a special use.
- Explanation:** The purpose of the amendment is to provide an additional residential use option within the Uptown Area in accordance with the goals and objectives of the Center City Revitalization Plan and Comprehensive Plan.
- Fiscal Note:** No direct cost.
- Recommendation:** The Redevelopment Commission considered the amendment at their May 1, 2007 meeting and recommended approval, and the Planning and Zoning Commission considered the amendment at their May 15, 2007 meeting and recommended approval. If City Council determines to approve the amendment request, a motion to adopt the attached 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. If City Council determines to deny the amendment request, in order to comply with this statutory requirement, it is recommended that the motion be as follows: Motion to deny the request to amend the city code and to make a finding and determination that the denial of the amendment request is consistent with the adopted comprehensive plan and that the denial of the amendment request is reasonable and in the public interest due to the denial being consistent with the comprehensive plan and, as a result, the denial furthers the goals and objectives of the comprehensive plan. Staff recommendation to approve.
-

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**Attachments / click to download**

 [Multi-family development - CD ordinance](#)

 [Dormitory development](#)

 [Dormitory Development](#)

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ORDINANCE NO. 07-  
AN ORDINANCE AMENDING THE ZONING ORDINANCE  
OF THE CITY OF GREENVILLE, NORTH CAROLINA

WHEREAS, the City Council of the City of Greenville, North Carolina, in accordance with Article 19, Chapter 160A, of the General Statutes of North Carolina, caused a public notice to be given and published once a week for two successive weeks in The Daily Reflector setting forth that the City Council would, on June 14, 2007 at 7:00 p.m., in the City Council Chambers of City Hall in the City of Greenville, NC, conduct a public hearing on the adoption of an ordinance amending the City Code; and

WHEREAS, the City Council does hereby find and determine that the adoption of said ordinance amending the City Code is consistent with the adopted comprehensive plan and that the adoption of the ordinance is reasonable and in the public interest due to its consistency with the comprehensive plan and, as a result, its furtherance of the goals and objectives of the comprehensive plan.

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

Section 1: That Title 9, Chapter 4, Article D, Section 9-4-78(f)(2) of the City Code is hereby amended to include a new subsection “e.(1)” entitled “Dormitory development” as a special use within the CD district, with a LUC# 2.

Section 2: That Title 9, Chapter 4, Article E, Section 9-4-85 of the City Code is hereby amended to include a new subsection “(nn)” entitled “Dormitory development within the CD district”, within the Listed uses--Index.

Section 3: That Title 9, Chapter 4, Article E, Section 9-4-86 of the City Code is hereby amended to include a new subsection “(nn)” entitled “Dormitory development within the CD district”, to read as follows:

“(nn) Dormitory development within the CD district.

- (1) Minimum habitable (mechanically conditioned) floor area per each bedroom: Two hundred (200) square feet. For purposes of this requirement the term “floor area” shall include private living spaces and any connected common living spaces associated with the subject bedroom, provided however the common living space allocation devoted to a bedroom shall not qualify for or count toward the minimum floor area requirement of any other bedroom.
- (2) Minimum lot area: None.
- (3) Minimum lot width: None.

- (4) Minimum street, side and rear yard setbacks: None.
- (5) Minimum parking requirement: One-half (0.5) space per bedroom.
- (6) Parking location requirements: Each required parking space shall be located within eight hundred (800) feet of the use it is intended to serve, as measured with and along an improved pedestrian path from the most distant parking space to the building entrance. Remote parking facilities shall be in accordance with the applicable provisions of Article O, Parking.
- (7) All off-street parking areas designed for three (3) or more spaces shall be in accordance with Article O.
- (8) Preservation design: In order to protect the architectural integrity of existing buildings within the CD zoning district, and in so doing to preserve the continuity of scale and design within those areas, the following requirements shall be met:
  - (a) All slip covers previously applied to the facade of existing buildings shall be removed.
  - (b) All canopies, except for those made of canvas, shall be removed from the facade.
  - (c) Where evidence exists of original windows and door openings subsequently enclosed, such windows and doors shall be reopened in an operable manner and in a style in keeping with the building. Where other unique architectural features remain, including cornices, mid-cornices and window surrounds, they shall be repaired and/or replaced with elements of like design.
  - (d) Nothing in this subsection shall supersede applicable North Carolina State Building Code requirements.
- (9) Maximum residential occupancy limits:
  - (a) Residential occupancy within dormitory units shall be limited to one (1) bed per each bedroom and one (1) person per each bedroom.
  - (b) Residential occupancy within dwelling units shall be limited to one (1) family per each dwelling unit.
- (10) Signage: All signs shall be erected in accordance with Article N of this chapter, but in no event shall a sign be mounted over existing windows, doors or other architectural features described in (8)(c) above.
- (11) Residential and nonresidential uses allowed.
  - (a) Subject to district standards, and requirements, development allowed under this section may include both residential and nonresidential use.

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

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

ADOPTED this 14<sup>th</sup> day of June, 2007.

\_\_\_\_\_  
Robert D. Parrott, Mayor

ATTEST:

\_\_\_\_\_  
Wanda T. Elks, City Clerk

Doc# 683640

**ORDINANCE AMENDMENT REPORT**  
(Doc# 692806)

**Staff Contact:** Harry V. Hamilton, Jr., Chief Planner

**Date:** 5/2/07

**Item:** Request by the Community Development Department to amend the Downtown Commercial (CD) district table of uses to include a new use entitled “dormitory development” as a special use.

Currently, dormitory development (LUI-67) is allowed as a special use in the R6 and R6A (residential), MS (medical), OR (office-residential) and CDF (commercial downtown fringe) districts. Under the LUI-67 standards individual dormitory units are not subject to the “family definition”, an occupancy limit which prohibits more than 3 unrelated persons from occupying a dwelling, applicable to other residential dwelling types. Typical dormitory occupancy has been 3 to 4 unrelated persons per (suite) dwelling, although there is no ordinance limitation. Each LUI-67 dormitory development is subject to special use permit approval of the Planning and Zoning Commission.

Below is an excerpt from the current residential table of uses:

**P = Permitted by Right**  
**S = Special Use Permit Required (Planning and Zoning Commission approval)**

		(2) Residential.																																																
USE	LUC#	R A20	R 15S	R 9S	R 6S	R 6N	R 96	R 6A	R 6M	H	M	M	S	M	O	M	C	G	M	R	M	C	H	M	R	S	O	R	O	C	D	C	D	F	C	G	C	N	C	H	I	U	I	P	I	P	I			
a. Single-family dwelling	1	P	P	P	P	P	P	P	P											P						P																								
b. Two-family attached dwelling (duplex)	1	S				P	P	P	P											P						P																								
c. Multi-family development per Article I	2					P	P	P	P											P						P																								
d. Land use intensity multifamily (LUI) development rating 50 per Article K	2								S	S																																								
e. Land use intensity <b>dormitory</b> (LUI) development rating 67 per Article K	2								S	S																	S																							

Currently, multi-family development (subject to the 3 unrelated rule) is permitted by right in the CD district subject to Article I standards listed below:

- Minimum habitable (mechanically conditioned) floor area per unit:
  - One bedroom unit: Four hundred (400) square feet.
  - Two (2) or more bedroom unit: Five hundred (500) square feet.
- Minimum lot area: None.
- Minimum lot width: None.
- Minimum street, side and rear yard setbacks: None.



## **Excerpt from the Planning and Zoning Commission meeting on May 15, 2007**

### REQUEST BY THE COMMUNITY DEVELOPMENT DEPARTMENT – APPROVED

Chairman Tozer stated that the next item is a request by the Community Development Department to amend the Downtown Commercial (CD) district table of uses to include a new use entitled “dormitory development” as a special use.

Mr. Harry Hamilton stated this is a request by the Community Development Department to amend the CD table of uses to include a new use, dormitory development, as a special use. The purpose of the amendment is to create an additional residential option in the downtown Center City area. The amendment is consistent with the goals and objectives of the Center City Revitalization Plan and the Comprehensive Plan. The Redevelopment Commission has considered this amendment at their May meeting and recommended approval. Mr. Hamilton presented a chart that represents the residential activity in the city from 1990 to May, 2007. In 2006 there were 831 multi-family units built in the city’s jurisdiction. In 2007, from January to May, 352 multi-family permits were issued. Mr. Hamilton stated that from 1990 until present 13,490 multi-family units have been built in the city’s jurisdiction. A tremendous amount of the multi-family units were built in Greenville and there have been less than two dozen units built in the downtown area. The current CD district consists of the area bound by Pitt Street, Reade Street, extending up to Second Street. The Land Use Plan recommends expansion of the Central Business District south to Tenth Street and west to the railroad tracks. Mr. Hamilton stated that currently the only option for dormitory development is through the Land Use Intensity subject to special use permit approval by the Planning and Zoning Commission. The new use, dormitory, would be subject to special use approval by the Board of Adjustment in the CD area. The Board of Adjustment would consider each request on a site specific basis to determine if it was appropriate, if the density is appropriate or the type of land use is appropriate for the location. Mr. Hamilton explained the current standards for the CD district with respect to multi-family that are permitted by right. Mr. Hamilton stated that under the proposed standards the minimum habitable, mechanically conditioned, floor area per each bedroom would be 200 square feet, the maximum residential occupancy would allow more than three unrelated people in a dwelling and other standards would remain the

same.

Mr. Jeff Givens, Place Properties, spoke on behalf of the amendment. Mr. Given stated that the amendment will allow a developer to build something affordable for students to rent. Mr. Givens explained that most of the student housing is 2 to 3 miles from East Carolina University, the ability to build student apartments in close proximity to the university in the downtown area provides students with a walkable, urban alternative.

Mr. Don Edwards stated that residential development uptown brings people. Mr. Edwards spoke in favor of the amendment citing the possibility of a vibrant, beautiful and walkable community.

No one spoke in opposition.

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

Doc# 696428



# City of Greenville, North Carolina

Meeting Date: 6/14/2007  
Time: 7:00 PM

---

**Title of Item:** Ordinance to annex Burney and Burney Construction Co., Inc., containing 15.77 acres located east of NC Highway 11 and north of Pinewood Estates

**Explanation:** This is a contiguous annexation. Staff anticipates the development of a 7,000 sq. ft. office building on this property. Estimated population at full development is 0.

**Fiscal Note:** Total estimated tax value at full development is \$867,497.

**Recommendation:** Approve the ordinance to annex property of Burney and Burney Construction Co., Inc.

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**Attachments / click to download**

- [Annexation Map](#)
- [Burney and Burney Constr. annex](#)
- [Burney and Burney Construction Annexation Profile](#)



ORDINANCE NO. 07-\_\_\_\_\_  
AN ORDINANCE TO EXTEND THE CORPORATE LIMITS OF  
THE CITY OF GREENVILLE, NORTH CAROLINA

WHEREAS, the City Council of the City of Greenville has been petitioned under G.S. 160A-31, as amended, to annex the area described herein; and

WHEREAS, the City Council has directed the City Clerk to investigate the sufficiency of said petition; and

WHEREAS, the City Clerk has certified the sufficiency of said petition and a public hearing on the question of this annexation was held at City Hall at 7:00 p.m. on the 14<sup>th</sup> day of June, 2007 after due notice by publication in The Daily Reflector on the 4<sup>th</sup> day of June, 2007; and

WHEREAS, the City Council does hereby find as a fact that said petition meets the requirements of G. S. 160A-31, as amended.

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

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

TO WIT: Being all certain property as shown on the annexation map entitled "Burney and Burney Construction Company, Inc." as prepared by McDavid & Associates, Inc.

LOCATION: Lying and being situated in Greenville Township, Pitt County, North Carolina, located east of NC Highway 11 and north of Pinewood Estates. The annexation involves 15.77 acres.

GENERAL DESCRIPTION: Being a parcel of land in Greenville Township, Pitt County, North Carolina, and being bounded on the north by the lands of Michael Mooring, on the east by Seaboard Coastline Railroad, on the south by the lands of Nora Jones Heirs, and on the west by the western right-of-way line of NC Highway 11 and being more particularly described as follows:

Commencing at a concrete monument, North Carolina Geodetic Survey Station "Middle" (x=2,486,947.7524725 feet y=702,365.6097017 feet, North Carolina Coordinate System, North American Datum of 1983) and running thence N 18°52'49" W, 2,144.72 feet to a new iron pipe in the eastern right-of-way line of NC Highway 11, the point of beginning, said beginning point being also located N 27°49'04" W, 451.55 feet from the northern line of the existing City of Greenville limits line; thence from said beginning point along the eastern right-of-way line of NC Highway 11 S 27°49'04" W, 451.55 feet to a point in the existing City of Greenville City Limit line; thence along the existing City of Greenville limit line S 35°06'48" W, 266.18 feet to a point in the western right-of-way line of NC Highway 11; thence along the western right-of-way line of NC Highway 11 N 21°53'47" W, 9.58 feet to an existing DOT right-of-way monument; thence along the western right-of-way line of NC Highway 11 N 25°53'47" W, 394.35 feet to an existing DOT right-of-way monument; thence along the western right-of-way line of NC Highway 11 N 27°50'55" W to a point; thence N 35°17'17" E, 249.99 feet to a new iron pipe in the eastern right-of-way line of NC Highway 11 in the southern line of Michael Mooring; thence along the southern line with Michael Mooring the following courses: N 35°16'25" E, 265.14 feet to a new iron pipe; N 35°16'25" E, 492.38 feet to an existing iron pipe; N 35 16'35" E, 361.87 feet to an existing iron pipe; N 35°16'35" E, 1727.53 feet to an existing iron pipe; N 35°14'20" E, 300.06 feet to an existing concrete monument in the western right-of-way line of Seaboard Coastline Railroad; thence along said right-of-way line S 12°33'35" W 483.75 feet to an existing concrete monument in the western right-of-way line of Seaboard Coastline Railroad; thence along the northern line of Nora Jones Heirs the following courses: S 35°29'43" W, 1,755.34 feet to an existing iron pipe; S 35°29'43" W, 363.94 feet to an existing iron pipe; S 35°29'43" W, 406.10 feet to an existing iron pipe; S 35°29'47" W, 264.61 feet to a new iron pipe, the point of beginning containing 15.77 +/- acres according to a survey made by McDavid Associates, Inc. entitled "Annexation Survey for Burney & Burney Construction Company, Inc." dated April 11, 2007.

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

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

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

Section 5. This annexation shall take effect from and after the 14<sup>th</sup> day of June, 2007.

ADOPTED this 14<sup>th</sup> day of June, 2007.

---

Robert D. Parrott, Mayor

ATTEST:

---

Wanda T. Elks, City Clerk

NORTH CAROLINA  
PITT COUNTY

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

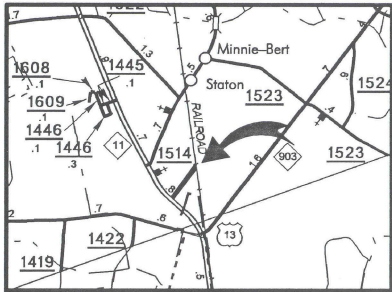
WITNESS my hand and official seal, this the 14<sup>th</sup> day of June, 2007.

---

Patricia A. Sugg, Notary Public

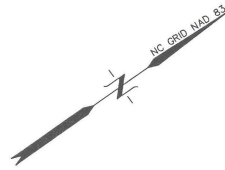
My Commission Expires: September 4, 2011

Drawing: W:\D8xx\_gen\0844\_eng\0847.LD\2007-3039-0890 Borney Rezoning.dwg Satellite Annexation Map Revised.dwg  
 Layout: Satellite Annexation Map  
 Plotted: Tuesday, May 22, 2007, 9:45:28am



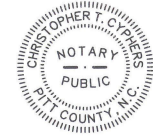
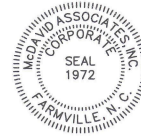
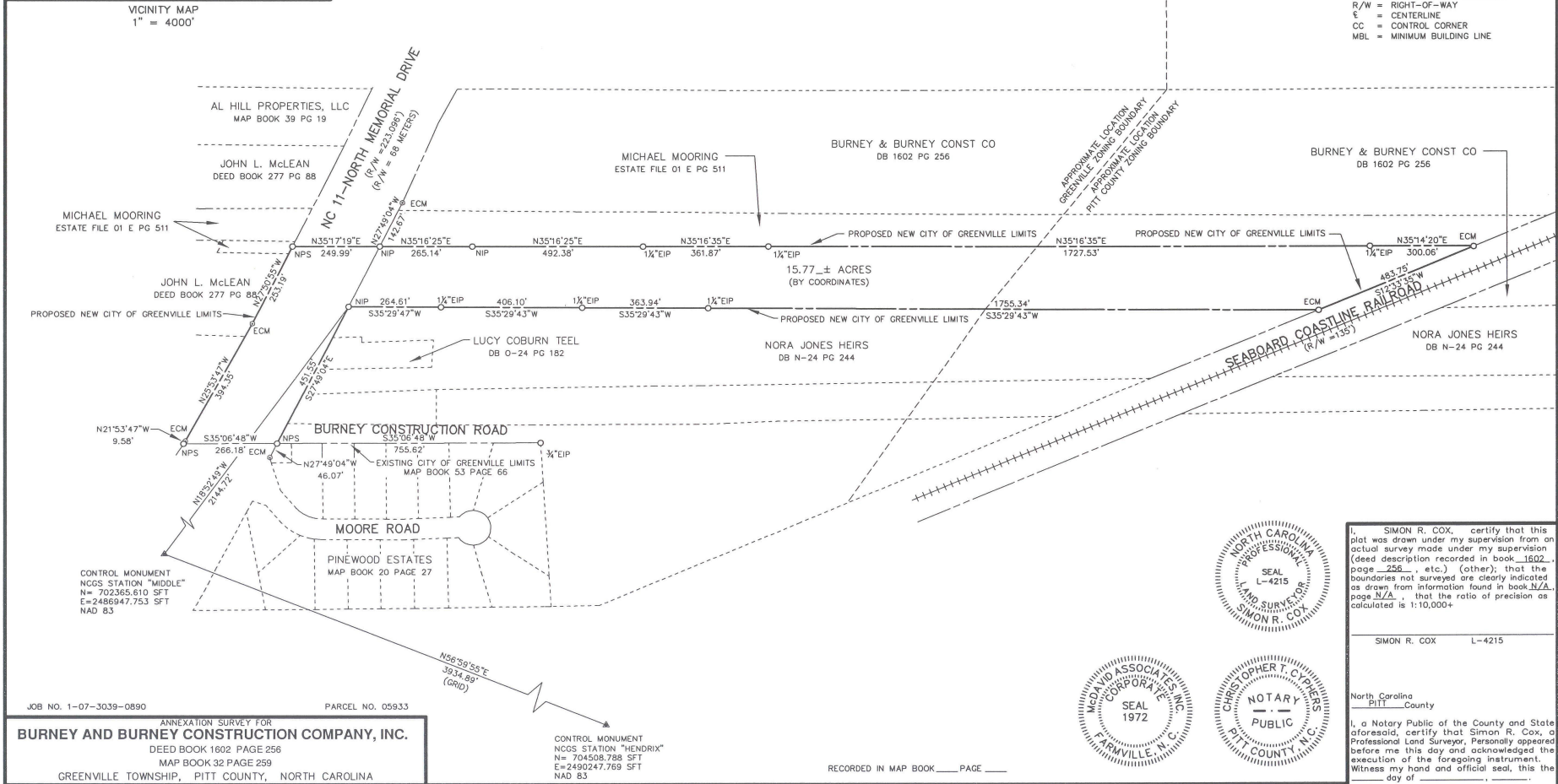
CENTROID: N= 705700  
E= 2487100

NOTE: DISTANCES SHOWN ARE HORIZONTAL GROUND MEASUREMENTS UNLESS NOTED.  
NOTE: THIS SURVEY PERFORMED WITHOUT BENEFIT OF A TITLE EXAMINATION AND IS MADE SUBJECT TO ANY DOCUMENT OF RECORD WHICH MAY AFFECT SUBJECT PROPERTY.



REVISIONS		
NO.	DATE	DESCRIPTION

- LEGEND**
- EIP = EXISTING IRON PIPE
  - EIR = EXISTING IRON ROD
  - EIA = EXISTING IRON AXLE
  - NIP = NEW IRON PIPE SET
  - EPK = EXISTING PARKER KALON NAIL
  - NPK = NEW PARKER KALON NAIL
  - RRS = RAILROAD SPIKE
  - N&C = NAIL AND CAP
  - NPS = NO POINT SET OR FOUND
  - ECM = EXISTING CONCRETE MONUMENT
  - NCM = NEW CONCRETE MONUMENT
  - R/W = RIGHT-OF-WAY
  - ℄ = CENTERLINE
  - CC = CONTROL CORNER
  - MBL = MINIMUM BUILDING LINE



I, SIMON R. COX, certify that this plot was drawn under my supervision from an actual survey made under my supervision (deed description recorded in book 1602, page 256, etc.) (other); that the boundaries not surveyed are clearly indicated as drawn from information found in book 1422, page 342, that the ratio of precision as calculated is 1:10,000+.

SIMON R. COX L-4215

North Carolina  
Pitt County

I, a Notary Public of the County and State aforesaid, certify that Simon R. Cox, a Professional Land Surveyor, Personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official seal, this the \_\_\_ day of \_\_\_\_\_, 2007.

Notary Public  
CHRISTOPHER T. CYPHERS

My commission expires JUNE 24, 2008.

NORTH CAROLINA PITT COUNTY  
Filed for registration this \_\_\_ day of \_\_\_\_\_, at \_\_\_\_\_ O'Clock.

Judy Tart, Register of Deeds

By: \_\_\_\_\_ Deputy Register of Deeds

JOB NO. 1-07-3039-0890 PARCEL NO. 05933

ANNEXATION SURVEY FOR  
**BURNEY AND BURNEY CONSTRUCTION COMPANY, INC.**

DEED BOOK 1602 PAGE 256  
MAP BOOK 32 PAGE 259  
GREENVILLE TOWNSHIP, PITT COUNTY, NORTH CAROLINA

OWNER: BURNEY AND BURNEY CONSTRUCTION COMPANY, INC.  
ADDRESS: P.O. BOX 340 GREENVILLE, N.C. 27834  
PHONE: 252-752-8000

McDAVID ASSOCIATES INC.	SURVEYED: DCA	APPROVED: SRC
Engineers • Planners • Land Surveyors 3714 North Main Street, Fayetteville, NC 27808 Telephone: (252) 752-1379	DRAWN: SRC	DATE: APRIL 11, 2007
	CHECKED: SRC	SCALE: 1"=200'

MAP NO.	PLATS RECORDED	BOOK	PAGE
	CITY OF GREENVILLE ANNEXATION	53	66
	PINWOOD ESTATES	20	27
	EUGENE G. PERKINS	32	259

RECORDED IN MAP BOOK \_\_\_ PAGE \_\_\_

MAP SHOWING AREA ANNEXED BY  
THE CITY OF GREENVILLE, NC

EFFECTIVE DATE: \_\_\_\_\_; ORDINANCE NUMBER: \_\_\_\_\_; AREA: 15.77± ACRES  
GREENVILLE TOWNSHIP, PITT COUNTY, NORTH CAROLINA

**Item # 12**

B-1662 ORANGE

**ANNEXATION PROFILE**

NAME: Burney and Burney Construction Co., Inc. CASE NO. 07-27

A. SCHEDULE

- 1. Advertising date: June 4, 2007
- 2. City Council public hearing date: June 14, 2007
- 3. Effective date: June 14, 2007

B. CHARACTERISTICS

- 1. Relation to Primary City Limits: Contiguous
- 2. Acreage: 15.77 acres
- 3. Voting District: 1
- 4. Township: Greenville
- 5. Vision Area: A
- 6. Zoning District: Current City Zoning: RA20 (Residential-Agricultural)  
Current County Zoning: RR (Rural-Residential)  
Requested City Zoning: OR (Office-Residential)
- 7. Land Use: Existing: Vacant  
Anticipated: 7,000 sq. ft. office building
- 8. Population:

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

- 9. Rural Fire Tax District: Staton House
- 10. Greenville Fire District: Station #4 (1.77 miles)
- 11. Present Tax Value: \$27,497 Estimated Future Tax Value: \$867,497



# City of Greenville, North Carolina

Meeting Date: 6/14/2007  
Time: 7:00 PM

---

**Title of Item:** Ordinance to annex V-SLEW, LLC, property containing 67.389 acres located north of NC Highway 33 and west of Rolling Meadows Subdivision

**Explanation:** This is a contiguous annexation. Staff anticipates the development of 120 single-family homes on this property. Estimated population at full development is 319.

**Fiscal Note:** Total estimated tax value at full development is \$29,130,022.

**Recommendation:** Approve the ordinance to annex V-SLEW, LLC. property.

---

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**Attachments / click to download**

- [Annexation Map](#)
- [V SLEW LLC annexation](#)
- [V-SLEW LLC Annexation Profile](#)

ORDINANCE NO. 07-\_\_\_\_\_  
AN ORDINANCE TO EXTEND THE CORPORATE LIMITS OF  
THE CITY OF GREENVILLE, NORTH CAROLINA

WHEREAS, the City Council of the City of Greenville has been petitioned under G.S. 160A-31, as amended, to annex the area described herein; and

WHEREAS, the City Council has directed the City Clerk to investigate the sufficiency of said petition; and

WHEREAS, the City Clerk has certified the sufficiency of said petition and a public hearing on the question of this annexation was held at City Hall at 7:00 p.m. on the 14<sup>th</sup> day of June, 2007 after due notice by publication in The Daily Reflector on the 4<sup>th</sup> day of June, 2007; and

WHEREAS, the City Council does hereby find as a fact that said petition meets the requirements of G. S. 160A-31, as amended.

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

Section 1. That by virtue of the authority vested in the City Council of the City of Greenville, North Carolina, under G. S. 160A-31, as amended, the following described contiguous territory is annexed:

TO WIT: Being all that certain property as shown on the annexation map entitled "V-SLEW, LLC" as prepared by Baldwin and Associates.

LOCATION: Lying and being situated in Grimesland Township, Pitt County, North Carolina, located north of NC Highway 33 and west of Rolling Meadows Subdivision. The annexation involves 67.389 acres.

GENERAL DESCRIPTION: Beginning at a point on the eastern line of the City of Greenville Property as described in Deed Book 973, Page 552, said point being located 848± feet as measured along the centerline of NC Highway 33 and N 24°21'14" E, 2,273.65 feet from the centerline intersection of NCSR 1726 (Portertown Road) and NC Highway 33. From the above described beginning, so located, running thence as follows:

With the eastern line of referenced City of Greenville Property, N 24°21'14" E, 4,044.68 feet to a point along the Tar River, thence with the Tar River, S 17°38'28" E, 47.02 feet, S 58°46'24" E, 52.33 feet, S 24°57'47" E, 59.83 feet, S 15°36'31" E, 76.19 feet, S 36°58'11" E, 78.15 feet, S 14°04'42" E, 62.69 feet, S 06°00'08" W, 52.60 feet, S 41°49'18" E, 55.86 feet, S 16°08'40" E, 79.12 feet, S 02°20'27" W, 42.85 feet, S 26°09'24" E, 58.98 feet S 26°12'01" W, 78.71 feet, S 86°02'10" E, 81.44 feet, S 25°47'17" W, 55.74 feet, S 46°32'09" E, 49.60 feet, S 00°38'41" W, 44.44 feet and S 66°11'12" E, 16.40 feet, thence leaving the Tar River, S 18°04'55" W, 3,365.26 feet, thence N 71°31'39" W, 481.32 feet, thence N 71°31'38" W, 510.96 feet to the point of beginning containing 67.389 acres and being a portion of the property described in Deed Book 1311, Page 626 of the Pitt County Register of Deeds Office.

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

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

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

Section 5. This annexation shall take effect from and after the 14<sup>th</sup> day of June, 2007.

ADOPTED this 14<sup>th</sup> day of June, 2007.

\_\_\_\_\_  
Robert D. Parrott, Mayor

ATTEST:

\_\_\_\_\_  
Wanda T. Elks, City Clerk



NORTH CAROLINA  
PITT COUNTY

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

WITNESS my hand and official seal, this the 14<sup>th</sup> day of June, 2007.

---

Patricia A. Sugg, Notary Public

My Commission Expires: September 4, 2011

Doc. # 671892

Item # 13



**ANNEXATION PROFILE**

NAME: V-SLEW, LLC

CASE NO. 07-16

A. SCHEDULE

1. Advertising date: June 4, 2007
2. City Council public hearing date: June 14, 2007
3. Effective date: June 14, 2007

B. CHARACTERISTICS

1. Relation to Primary City Limits: Contiguous
2. Acreage: 67.389 acres
3. Voting District: 3
4. Township: Grimesland
5. Vision Area: C
6. Current County Zoning District: RR (Rural-Residential)
7. Requested City Zoning District: RA20 (Residential- Agricultural)
8. Land Use: Existing: Vacant  
Anticipated: 120 Single Family Homes
9. Population:

	Formula	Number of People
Total Current	-----	0
Estimated at full development	120 units x 2.66*	319
Current Minority	-----	0
Estimated Minority at full development	319 x 12.7%**	40
Current White	-----	0
Estimated White at full development	319 - 40	279

\* 2.66 Average household size in Grimesland Township, based on 2000 census data

\*\* 12.7% minority population, based on 2000 census data

10. Rural Fire Tax District: Eastern Pines
11. Greenville Fire District: Station #6 (1.94 miles)
12. Present Tax Value: \$330,022 Estimated Future Tax Value: \$29,130,022



# City of Greenville, North Carolina

Meeting Date: 6/14/2007  
Time: 7:00 PM

---

**Title of Item:** Ordinance to annex Bristolmoor, Section 3, containing 9.219 acres located west of Bristolmoor, Section 2, and north of Forlines Road

**Explanation:** This is a non-contiguous annexation. Staff anticipates the development of 31 single-family homes on this property. Estimated population at full development is 72.

**Fiscal Note:** Total estimated tax value at full development is \$5,098,300.

**Recommendation:** Approve the ordinance to annex Bristolmoor, Section 3.

---

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

**Attachments / click to download**

- [Annexation Map](#)
- [Bristolmoor Sec 3 annex](#)
- [Bristolmoor Sec 3 Annexation Profile](#)

ORDINANCE NO. 07-\_\_\_\_\_  
AN ORDINANCE TO EXTEND THE CORPORATE LIMITS OF  
THE CITY OF GREENVILLE, NORTH CAROLINA

WHEREAS, the City Council has been petitioned under G.S. 160A-58.1, as amended, to annex the area described herein; and

WHEREAS, the City Council has directed the City Clerk to investigate the sufficiency of said petition; and

WHEREAS, the City Clerk has certified the sufficiency of said petition and a public hearing on the question of this annexation was held at City Hall at 7:00 p.m. on the 14<sup>th</sup> day of June, 2007, after due notice by publication in The Daily Reflector on the 4<sup>th</sup> day of June, 2007; and

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

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

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

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

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

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

TO WIT: Being all that certain property as shown on the annexation map entitled "Bristolmoor Subdivision, Section Three" as prepared by Baldwin & Associates.

LOCATION: Lying and being situated in Winterville Township, Pitt County, North Carolina, located west of Bristomoor Subdivision, Section Two, and north of Forlines Road. This annexation involves 9.219 acres.

GENERAL DESCRIPTION: Beginning at a point on the northern right-of-way of NCSR 1126 (Forlines Road), said point being the southwestern corner of the David W. May Heirs Property as described in Deed Book V-25, Page 292 of the Pitt County Register of Deeds Office, said point also being located N 47°16'39" E, 28.02 feet and N 62°23'09" E, 7.26 feet from an existing P.K. Nail located in the centerline of NCSR 1126 (Forlines Road). From the above described beginning, so located, running thence as follows:

With the northern right-of-way of NCSR 1126 (Forlines Road), N 70°50'13" W, 310.65 feet, thence leaving the northern right-of-way of NCSR 1126 (Forlines Road), N 19°13'00" E, 340.31 feet to an existing iron pipe, thence N 14°59'59" E, 619.09 feet to an existing iron pipe, thence N 74°14'32" E, 96.18 feet, thence N 72°41'01" E, 117.46 feet, thence N 77°57'09" E, 108.70 feet, thence N 76°11'10" E, 111.73 feet, thence N 73°40'00" E, 105.91 feet, thence S 14°39'55" E, 133.73 feet, thence S 75°20'05" W, 16.04 feet, thence S 14°39'55" E, 170.00 feet, thence S 75°20'05" W, 355.00 feet, thence S 14°59'59" W, 425.00 feet thence S 17°30'20" W, 103.59 feet, thence N 70°50'13" W, 19.69 feet, thence S 19°09'47" W, 165.00 feet, thence S 70°50'13" E, 194.15 feet, thence S 80°34'45" W, 132.44 feet, thence S 62°23'09" W, 64.00 feet to the point of beginning containing 9.219 acres and being a portion of the property described in Deed Book 1435, Page 573 of the Pitt County Register of Deeds Office.

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

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

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

Section 5. This annexation shall take effect from and after the 30<sup>th</sup> day of June, 2007.

ADOPTED this 14<sup>th</sup> day of June, 2007.

\_\_\_\_\_  
Robert D. Parrott, Mayor

ATTEST:

\_\_\_\_\_  
Wanda T. Elks, City Clerk

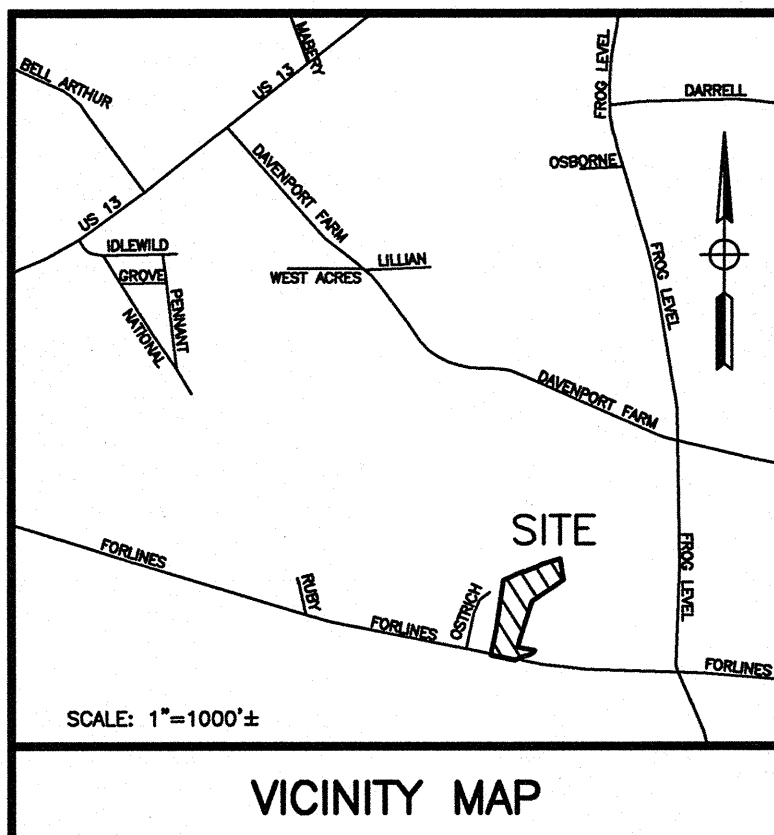
NORTH CAROLINA  
PITT COUNTY

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

WITNESS my hand and official seal, this the 14<sup>h</sup> day of June, 2007.

\_\_\_\_\_  
Patricia A. Sugg, Notary Public

My Commission Expires: September 4, 2011

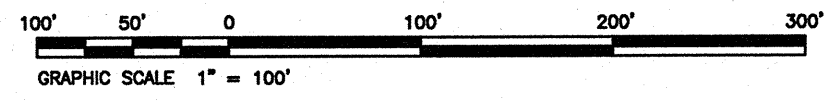


Attachment number 2  
Page 1 of 1

- LEGEND**
- EIP = EXISTING IRON PIPE
  - C/L = CENTERLINE
  - R/W = RIGHT-OF-WAY
  - PT = POINT OF TANGENCY
  - PC = POINT OF CURVATURE
  - EPKN = EXISTING PARKER KALON NAIL

- NOTES**
1. ALL AREAS CALCULATED BY COORDINATE GEOMETRY.
  2. THIS MAP IS OF A SURVEY THAT IS OF ANOTHER CATEGORY.
  3. REFERENCE: BEING A PORTION OF THE PROPERTY DESCRIBED IN DEED BOOK 1435, PAGE 573 OF THE PITT COUNTY REGISTRY.

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



SHEET 1 OF 1 A PORTION OF PARCEL # 14546  
A PORTION OF TAX MAP # 4665.00-17-9209

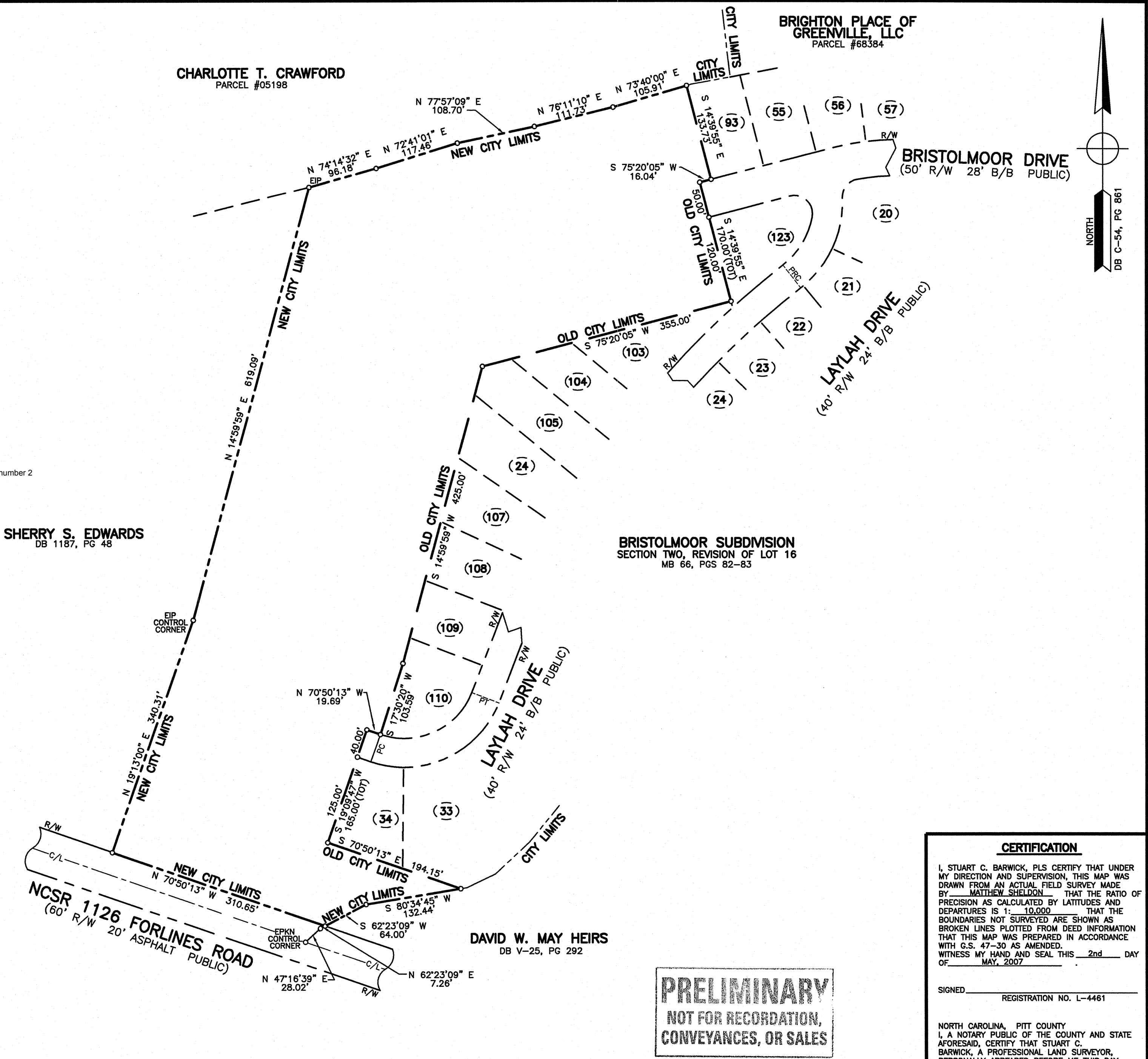
**BRISTOLMOOR SUBDIVISION, SECTION THREE**  
OWNER: BRISTOLMOOR, LLC  
P.O. BOX 336  
WINTERVILLE, NC 28590  
(252) 413-9090

<b>Baldwin and ASSOCIATES</b> ENGINEERING, LAND SURVEYING AND PLANNING 1015 CONFERENCE DRIVE GREENVILLE, NC 27858 (252) 756-1390	SURVEYED: MS	APPROVED: SCB
	DRAWN: SCB	DATE: 05/02/2007
	CHECKED: SCB	SCALE: 1 = 100'

Item # 14

MAP NO.	PLATS RECORDED	MAP BOOK	PAGE
	BOUNDARY SURVEY FOR BRISTOLMOOR, LLC	58	175

MAP SHOWING AREA ANNEXED BY  
**THE CITY OF GREENVILLE, N.C**  
EFFECTIVE DATE \_\_\_\_\_ ORDINANCE # \_\_\_\_\_ AREA 9.219 ACRES  
\_\_\_\_\_ WINTERVILLE \_\_\_\_\_ TOWNSHIP, PITT COUNTY, N.C.



**PRELIMINARY**  
NOT FOR RECORDATION,  
CONVEYANCES, OR SALES

**CERTIFICATION**

I, STUART C. BARWICK, PLS CERTIFY THAT UNDER MY DIRECTION AND SUPERVISION THIS MAP WAS DRAWN FROM AN ACTUAL FIELD SURVEY MADE BY MATTHEW SHELDON THAT THE RATIO OF PRECISION AS CALCULATED BY LATITUDES AND DEPARTURES IS 1: 10,000 THAT THE BOUNDARIES NOT SURVEYED ARE SHOWN AS BROKEN LINES PLOTTED FROM DEED INFORMATION THAT THIS MAP WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY HAND AND SEAL THIS 2nd DAY OF MAY, 2007.

SIGNED \_\_\_\_\_ REGISTRATION NO. L-4461

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

WITNESS MY HAND AND SEAL THIS 2nd DAY OF MAY, 2007

NOTARY PUBLIC \_\_\_\_\_  
MY COMMISSION EXPIRES: 03/28/2009

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



**ANNEXATION PROFILE**

NAME: Bristolmoor, Section 3

CASE NO. 07-24

A. SCHEDULE

1. Advertising date: June 4, 2007
2. City Council public hearing date: June 14, 2007
3. Effective date: June 30, 2007

B. CHARACTERISTICS

1. Relation to Primary City Limits: Non-contiguous
2. Acreage: 9.219 acres
3. Voting District: 5
4. Township: Winterville
5. Vision Area: E
6. Zoning District: R9S (Residential - Single Family)
7. Land Use: Existing: Vacant  
Anticipated: 31 Single Family Residential Dwellings
8. Population:

	Formula	Number of People
Total Current	-----	0
Estimated at full development	31 units x 2.35*	72
Current Minority	-----	0
Estimated Minority at full development	72 x 25.5%**	18
Current White	-----	0
Estimated White at full development	72 - 18	54

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

\*\* 25.5% minority population, based on 2000 census data taken from tract 13, blocks 1011, 2020, 2036

9. Rural Fire Tax District: Red Oak
10. Greenville Fire District: Station #5 (5.026 miles)
11. Present Tax Value: \$138,300 Estimated Future Tax Value: \$5,098,300



# City of Greenville, North Carolina

Meeting Date: 6/14/2007  
Time: 7:00 PM

---

**Title of Item:** Ordinance to annex Langston Farms, Phase 9, containing 5.4732 acres located north of Langston Boulevard and south of Stone Wood Drive

**Explanation:** This is a contiguous annexation. Staff anticipates the development of 18 single-family homes on this property. Estimated population at full development is 42.

**Fiscal Note:** Total estimated tax value at full development is \$4,021,576.

**Recommendation:** Approve the ordinance to annex Langston Farms, Phase 9.

---

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

**Attachments / click to download**

- [Annexation Map](#)
- [Langston Farms, Ph. 9 annex](#)
- [Langston Farms Ph 9 Annexation Profile](#)

ORDINANCE NO. 07-\_\_\_\_  
AN ORDINANCE TO EXTEND THE CORPORATE LIMITS OF  
THE CITY OF GREENVILLE, NORTH CAROLINA

WHEREAS, the City Council of the City of Greenville has been petitioned under G.S. 160A-31, as amended, to annex the area described herein; and

WHEREAS, the City Council has directed the City Clerk to investigate the sufficiency of said petition; and

WHEREAS, the City Clerk has certified the sufficiency of said petition and a public hearing on the question of this annexation was held at City Hall at 7:00 p.m. on the 14<sup>th</sup> day of June, 2007 after due notice by publication in The Daily Reflector on the 4<sup>th</sup> day of June, 2007; and

WHEREAS, the City Council does hereby find as a fact that said petition meets the requirements of G. S. 160A-31, as amended.

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

Section 1. That by virtue of the authority vested in the City Council of the City of Greenville, North Carolina, under G. S. 160A-31, as amended, the following described contiguous territory is annexed:

TO WIT: Being all that certain property as shown on the annexation map entitled "Langston Farms, Phase 9" as prepared by Stroud Engineering.

LOCATION: Lying and being situated in Winterville Township, Pitt County, North Carolina, located north of Langston Boulevard and south of Stone Wood Drive. This annexation involves 5.4732 acres.

GENERAL DESCRIPTION: Lying and being in Winterville Township, Pitt County, North Carolina and being west of NC Highway 11, north of NCSR 1134 (Thomas Langston Road) and being bounded on the north by Langston Farms, Phase 8B (Map Book 65, Page 182), on the northeast by Langston Farms, Phase 8A (Map Book 65, Page 183), on the southeast by Langston Farms, Phase 6 (Map Book 62, Page 187), on the south by Langston Farms, Phase 2 (Map Book 57, Page 91), on the west by Langston Farms, Phase 15

5 (Map Book 62, Page 186) and being more particularly described as follows:

Beginning at an existing Parker Kalon nail located in the centerline intersection of Langston Boulevard and Stone Wood Drive, thence from the nail S 76°25'43" E, 147.15 feet to an existing iron stake on the southern right-of-way of Stone Wood Drive, the northwest corner of Lot 149, Langston Farms, Phase 8B, thence leaving the right-of-way of Stone Wood Drive and following the western line of Lot 149 the following calls: S 03°45'03" W, 100.00 feet, thence S 19°34'36" E, 97.73 feet, thence S 74°17'27" E, 8.89 feet to the southernmost corner of Lot 149, the true point of beginning.

Thence from the true point of beginning following the southern boundary of Langston Farms, Phase 8B N 54°11'40" E, 120.01 feet, thence N 86°14'53" E, 141.22 feet, thence S 35°48'20" E, 63.93 feet to a point on the western right-of-way of Grove Point Drive, thence along the right-of-way of Grove Point Drive with a curve to the left having a radius of 170.00 feet and being subtended by a chord of N 36°12'21" E, 105.00 feet to a point, thence crossing Grove Point Drive S 71°46'58" E, 181.50 feet to a point in the western line of Lot 193, Langston Farms, Phase 8A, thence S 03°33'30" W, 84.78 feet to the northernmost corner of Lot 168, Langston Farms, Phase 6, thence along the northwestern boundary of Phase 6 S 54°10'07" W, 314.55 feet, thence S 44°31'50" W, 139.82 feet, thence S 25°36'28" W, 108.68 feet, thence S 01°41'34" W, 123.17 feet to the northern line of Lot 162, Langston Farms, Phase 2, thence along the northern line of Phase 2 N 88°18'26" W, 130.00 feet to a point on the eastern right-of-way of Grove Point Drive, thence along the right-of-way N 01°41'34" E, 16.61 feet, thence crossing Grove Point Drive N 88°18'26" W, 97.92 feet, thence N 50°58'45" W, 70.00 feet to the easternmost corner of Lot 139, Langston Farms, Phase 5, thence along the eastern line of Phase 5 N 51°27'30" W, 44.72 feet, thence N 10°57'07" W, 53.19 feet, thence N 25°14'05" E, 350.32 feet, thence N 47°07'18" E, 95.79 feet, thence N 54°11'40" E, 7.55 feet to the true point of beginning, containing 5.4732 acres and being a portion of Parcel number 00530 as filed with the Pitt County Tax Assessor's office.

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

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

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

Section 5. This annexation shall take effect from and after the 30<sup>th</sup> day of June, 2007.

ADOPTED this 14<sup>th</sup> day of June, 2007.

\_\_\_\_\_  
Robert D. Parrott, Mayor

ATTEST:

\_\_\_\_\_  
Wanda T. Elks, City Clerk

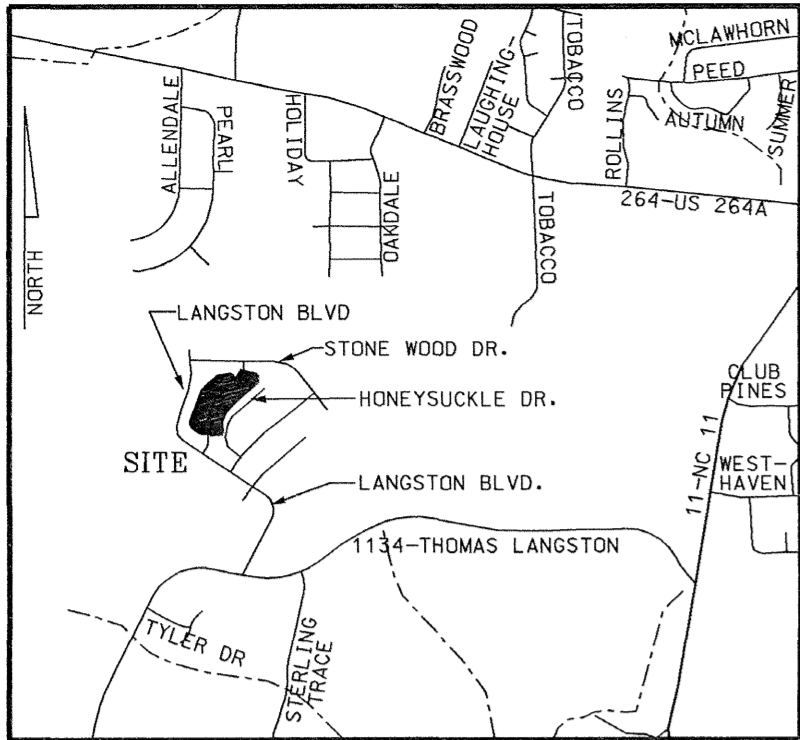
NORTH CAROLINA  
PITT COUNTY

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

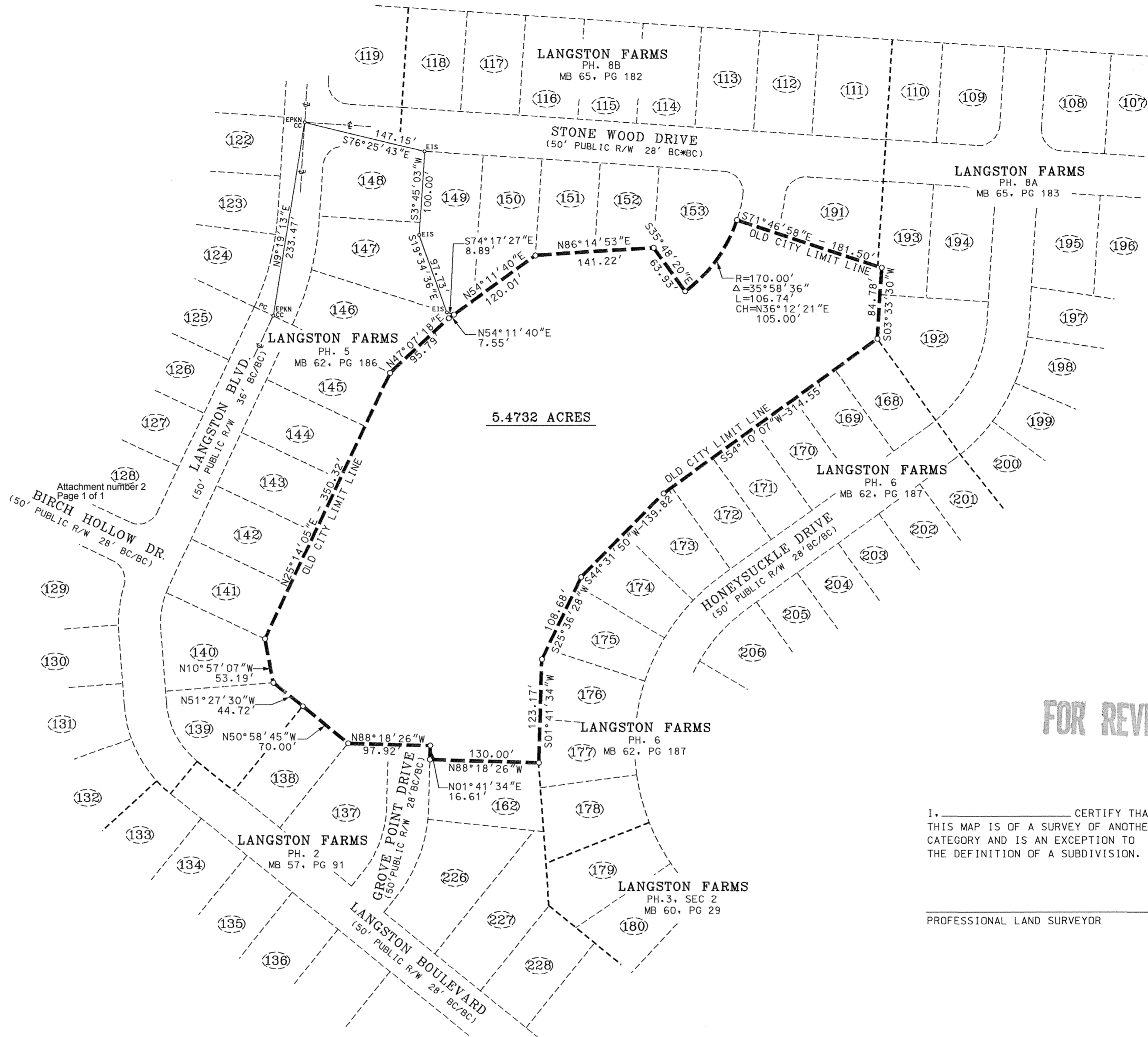
WITNESS my hand and official seal, this the 14<sup>th</sup> day of June, 2007.

\_\_\_\_\_  
Patricia A. Sugg, Notary Public

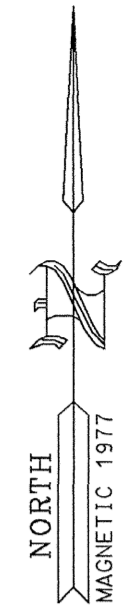
My Commission Expires: September 4, 2011



VICINITY MAP



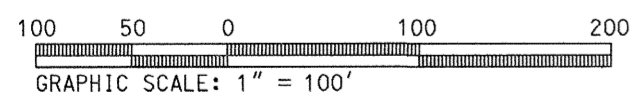
5.4732 ACRES



FOR REVIEW ONLY

LEGEND:

- NEW CITY LIMIT LINE
- OLD CITY LIMIT LINE
- EXISTING CITY LIMIT LINE



REFERENCES:  
DB 954, PG 149  
DB 954, PG 133

A PORTION OF PARCEL NO. 00530

<b>LANGSTON FARMS, PHASE 9</b> WINTERVILLE TWP., PITT COUNTY, NORTH CAROLINA	
WILLIAM H. CLARK AND GLORIA E. CLARK 200 E. ARLINGTON BLVD. GREENVILLE, NC 27858 (252) 355-2000	
SURVEYED: N/A	APPROVED: HOB
DRAWN: LHJ	DATE: 7-11-05
CHECKED: DTB	SCALE: 1" = 100'

MAP NO.	MAPS RECORDED	BOOK	PAGE
	LANGSTON FARMS PH. 5	62	186
	LANGSTON FARMS PH. 6	62	187
	LANGSTON FARMS PH. 3, SECTION 2	60	29
	LANGSTON FARMS PH. 8A	65	183
	LANGSTON FARMS PH. 8B	65	182
	LANGSTON FARMS PH. 2	57	91

MAP SHOWING AREA ANNEXED BY	
<b>THE CITY OF GREENVILLE</b>	
DATE	ORDINANCE NO.
	5.4732 AC. AREA

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-3634

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

NOTARY PUBLIC \_\_\_\_\_  
MY COMMISSION EXPIRES \_\_\_\_\_

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

**ANNEXATION PROFILE**

NAME: Langston Farms, Phase 9

CASE NO. 07-25

A. SCHEDULE

1. Advertising date: June 4, 2007
2. City Council public hearing date: June 14, 2007
3. Effective date: June 30, 2007

B. CHARACTERISTICS

1. Relation to Primary City Limits: Contiguous
2. Acreage: 5.4732 acres
3. Voting District: 5
4. Township: Winterville
5. Vision Area: E
6. Zoning District: R6S & R9S (Residential - Single Family)
7. Land Use: Existing: Vacant  
Anticipated: 18 Single Family Residential Dwellings
8. Population:

	Formula	Number of People
Total Current	-----	0
Estimated at full development	18 units x 2.35*	42
Current Minority	-----	0
Estimated Minority at full development	42 x 25.5%**	10
Current White	-----	0
Estimated White at full development	42 - 10	32

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

\*\* 25.5% minority population, based on 2000 census data taken from tract 13, blocks 1011, 2020, 2036

9. Rural Fire Tax District: Winterville
10. Greenville Fire District: Station #5 (2.5 miles)
11. Present Tax Value: \$61,576 Estimated Future Tax Value: \$4,021,576



# City of Greenville, North Carolina

Meeting Date: 6/14/2007  
Time: 7:00 PM

---

**Title of Item:** Ordinance to annex Waterford Commons, containing 11.17 acres located on the northeast corner of the intersection of B's Barbeque Road and Stantonsburg Road

**Explanation:** This is a contiguous annexation. Staff anticipates the development of 50,000 sq. ft. of office development on 6 lots. Estimated population at full development is 0.

**Fiscal Note:** Total estimated tax value at full development is \$6,743,340.

**Recommendation:** Approve the ordinance to annex Waterford Commons.

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

**Attachments / click to download**

- [Annexation Map](#)
- [Waterford Commons annexation](#)
- [Waterford Commons Annexation Profile](#)



ORDINANCE NO. 07-\_\_\_\_\_  
AN ORDINANCE TO EXTEND THE CORPORATE LIMITS OF  
THE CITY OF GREENVILLE, NORTH CAROLINA

WHEREAS, the City Council of the City of Greenville has been petitioned under G.S. 160A-31, as amended, to annex the area described herein; and

WHEREAS, the City Council has directed the City Clerk to investigate the sufficiency of said petition; and

WHEREAS, the City Clerk has certified the sufficiency of said petition and a public hearing on the question of this annexation was held at City Hall at 7:00 p.m. on the 14<sup>th</sup> day of June, 2007 after due notice by publication in The Daily Reflector on the 4<sup>th</sup> day of June, 2007; and

WHEREAS, the City Council does hereby find as a fact that said petition meets the requirements of G. S. 160A-31, as amended.

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

Section 1. That by virtue of the authority vested in the City Council of the City of Greenville, North Carolina, under G. S. 160A-31, as amended, the following described contiguous territory is annexed:

TO WIT: Being all that certain property as shown on the annexation map entitled "Waterford Commons" prepared by Rivers and Associates.

LOCATION: Lying and being situated in Arthur Township, Pitt County, North Carolina, located on the northeast corner of the intersection of B's Barbeque Road and Stantonsburg Road. This annexation involves 11.17 acres.

GENERAL DESCRIPTION: All that certain tract or parcel of land lying and being situated in Arthur Township, Pitt County, North Carolina bounded on the north by the Shelby Jean Umphlett, Timothy Wayne Umphlett, Sr. and wife Angela Umphlett property, on the east by Waterford Place Apartments II, LLC and Waterford Place Apartments III, LLC, on the south by N.C. Secondary Road 1467 also known as Stantonsburg Road and on the west

by the William F. Harrington, etal. property and being described by metes and bounds as follows:

Beginning at a point in the northern right-of-way line of N.C. Secondary Road 1467 (Stantonsburg Road), said point being the southwest corner of Waterford Place Apartments II, LLC shown on a map recorded in Map Book 57, page 65, thence with the northern right-of-way line of N.C. Secondary Road 1476 (Stantonsburg Road) N 72° 38' 20" W, 212.61 feet to a point of curve, thence continuing with said right-of-way along a curve in a counterclockwise direction, said curve having a radius of 7,799.44 feet, a chord bearing of N 76° 51' 49" W and a chord distance of 335.10 feet to a point where the northern right of way line of N.C. Secondary Road 1467 (Stantonsburg Road) intersects with the eastern right of way line of N.C. Secondary Road 1204 (B's Barbeque Road), thence continuing with the northern right of way line of N.C. Secondary Road 1467 (Stantonsburg Road) when extended, crossing N.C. Secondary Road 1204 (B's Barbeque Road) N 78° 50' 00" W, 219.54 feet to a point where the western right of way line of N.C. Secondary Road 1204 (B's Barbeque Road) intersects with the northern right of way line of N.C. Secondary Road 1467(Stantonsburg Road), thence leaving N.C. Secondary Road 1467 (Stantonsburg Road) and with the western right-of-way line of N.C. Secondary Road 1204 (B's Barbeque Road) N 51° 32' 05" E, 85.85 feet to a point of curve, thence continuing with said right of way along a curve in a clockwise direction, said curve having a radius of 537.46 feet, a chord bearing of N 32° 31' 54" E and a chord distance of 211.66 feet to a point of tangent, thence continuing with the western right-of-way line of N.C. Secondary Road 1204 (B's Barbeque Road) N 58° 50' 38" E, 135.52 feet, thence N 44° 05' 17" E, 491.79 feet to a point of curve, thence continuing with said right-of-way along a curve in a counterclockwise direction, said curve having a radius of 1,411.97 feet, a chord bearing of N 42° 43' 35" E and a chord distance of 67.10 feet to a point in said right-of-way, thence with a new line crossing N.C. Secondary Road 1204 (B's Barbeque Road), S 48° 38' 07" E 50.00 feet to a point in the eastern right of way line of N.C. Secondary Road 1204 (B's Barbeque Road) said point being southwest corner of the Shelby Jean Umphlett, Timothy Wayne Umphlett, Sr. and wife Angela Umphlett property recorded in Deed Book 1456, page 23, thence leaving the eastern right of way line of N.C. Secondary Road 1204 (B's Barbeque Road) and with the southern line of Umphlett S 55° 40' 58" E, 430.66 feet to a point in the western line of Waterford Place Apartments III, LLC recorded in Deed Book 1684, Page 798, thence leaving the Umphlett property and with the western line of Waterford Place Apartments III, LLC, S 28° 41' 04" W, 118.47 feet to a point, said point being a common corner between Waterford Place Apartments III, LLC and Waterford Place Apartments II, LLC recorded in Deed Book 1415, Page 632, thence leaving Waterford Place Apartments III, LLC and with the western line of Waterford Place Apartments II, LLC S 28° 36' 30" W, 577.33 feet to the point of beginning containing 11.17 acres and shown on Rivers and Associates, Inc. Drawing Z-2415 dated May 11, 2007, entitled  
Item # 16

“Annexation Map for Waterford Commons” which by reference is made part hereof.

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

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

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

Section 5. This annexation shall take effect from and after the 30<sup>th</sup> day of June, 2007.

ADOPTED this 14<sup>th</sup> day of June, 2007.

\_\_\_\_\_  
Robert D. Parrott, Mayor

ATTEST:

\_\_\_\_\_  
Wanda T. Elks, City Clerk

NORTH CAROLINA  
PITT COUNTY

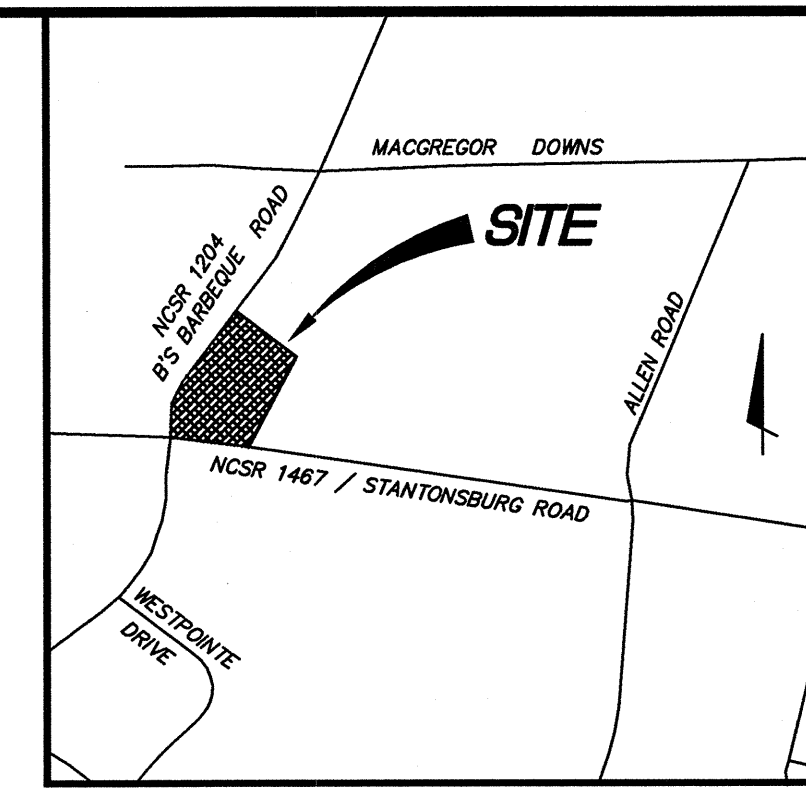
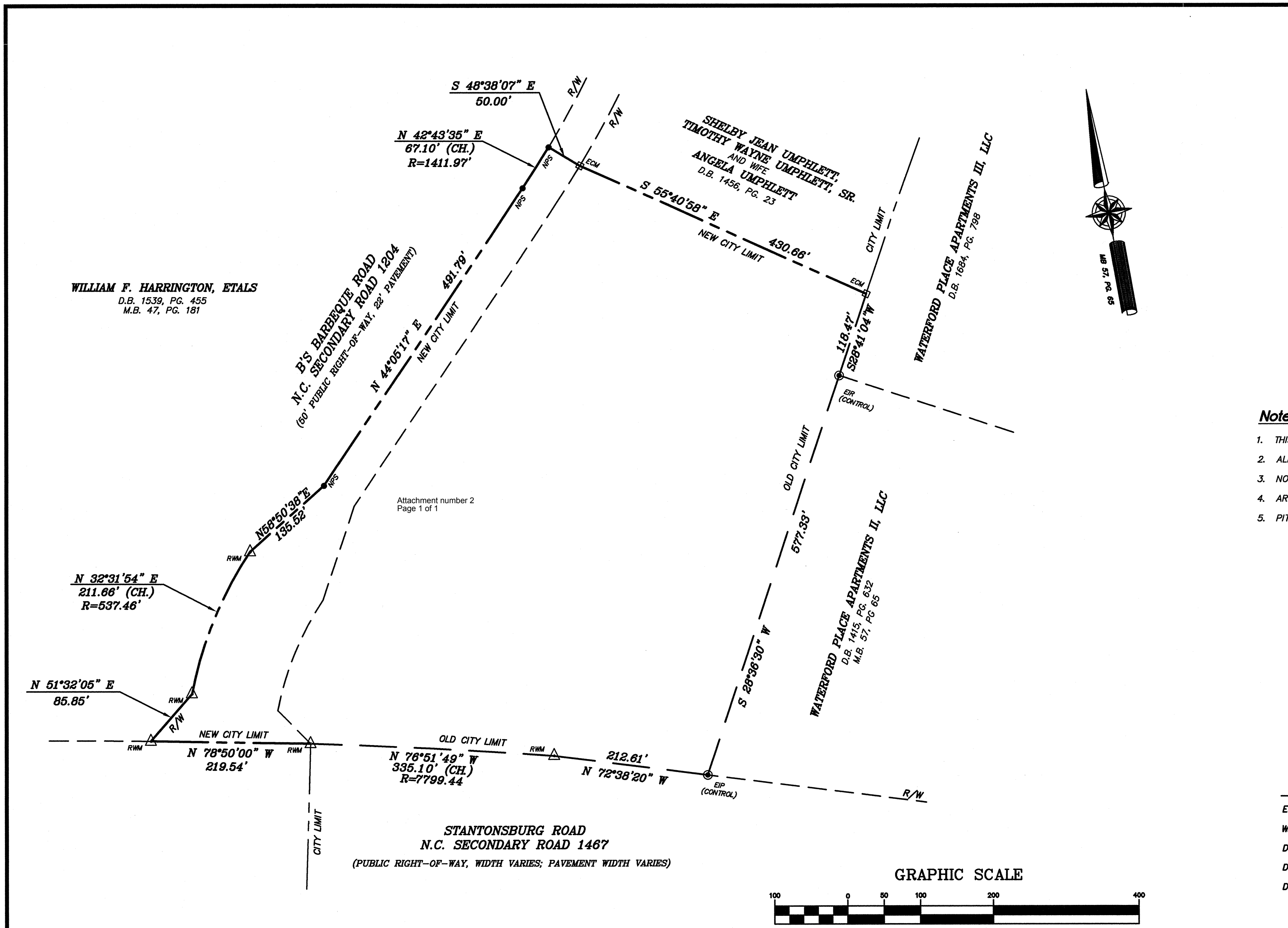
I, Patricia A. Sugg, Notary Public for said County and State, certify that Wanda T. Elks personally came before me this day and acknowledged that she is City Clerk of the City of Greenville, a municipality, and that by authority duly given and as the act of the municipality, the foregoing instrument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

WITNESS my hand and official seal, this the 14<sup>th</sup> day of June, 2007.

---

Patricia A. Sugg, Notary Public

My Commission Expires: September 4, 2011



**Vicinity Map**  
1" = 1000'

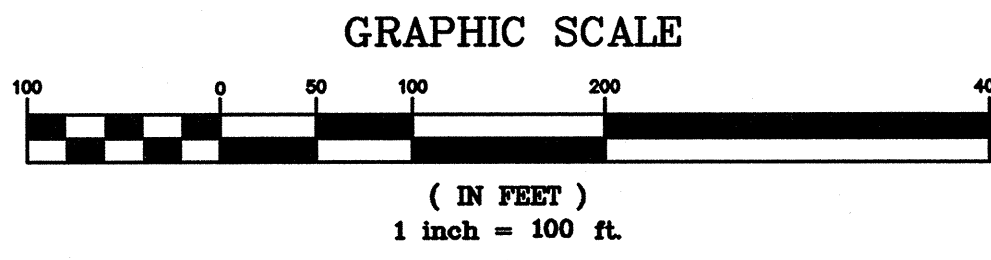
- Notes :**
1. THIS SURVEY IS OF ANOTHER CATEGORY.
  2. ALL DISTANCES ARE HORIZONTAL.
  3. NO POINT SET AT CORNERS UNLESS OTHERWISE NOTED.
  4. AREA BY COORDINATES.
  5. PITT COUNTY PARCELS 20952

**Legend**

NEW CITY LIMIT	---
OLD CITY LIMIT	---
CITY LIMIT	---
EXISTING IRON PIPE	○ EIP
NO POINT SET	○ NPS
EXISTING CONCRETE MONUMENT	□ ECM

**References**

ESTATE FILE 03E, PG. 658	MAP BOOK 57, PG. 65
WILL BOOK 14, PG. 238	MAP BOOK 47, PG. 181
DEED BOOK S 53, PG. 763	MAP BOOK 1, PG. 84
DEED BOOK F 52, PG. 395	N.C. STATE HIGHWAY PROJECT 8.1187401
DEED BOOK 2264, PG. 586	



**ANNEXATION MAP**

**WATERFORD COMMONS**

ARTHUR TOWNSHIP, PITT COUNTY, NORTH CAROLINA

OWNER	WATERFORD COMMONS, LLC	
ADDRESS	P.O. BOX 566 GREENVILLE, N.C. 27835	
PHONE	(252) 752-2000	

<b>Rivers</b> & Associates, Inc. Since 1918	Engineers Planners Surveyors	SURVEYED CEL	APPROVED JMW
		DRAWN STA	DATE 05/11/2007
		CHECKED JMW	SCALE 1"=100'

107 East Second Street  
Greenville, NC 27858  
(252) 752-4135

MAP NO.	PLATS RECORDED	BOOK	PAGE
	ANNEXATION MAP "WATERFORD PLACE APARTMENT"	57	96

**CERTIFICATION**

NORTH CAROLINA PITT COUNTY  
I, **JAMES M. WALKER** CERTIFY THAT THIS  
MAP WAS DRAWN UNDER MY SUPERVISION  
FROM AN ACTUAL SURVEY MADE BY  
**CURTIS LEGGETT** DEED DESCRIPTIONS  
RECORDED IN BOOK SEE PAGE REF.  
; THAT THE RATIO OF PRECISION AS  
CALCULATED BY LATITUDES AND  
DEPARTURES IS 1:10,000 + ; THAT  
BOUNDARIES NOT SURVEYED ARE SHOWN  
AS BROKEN LINES PLOTTED FROM INFOR-  
MATION FOUND IN BOOKS REFERENCED  
HEREON; THAT THIS MAP WAS PREPARED  
IN ACCORDANCE WITH G.S. 47-30 AS  
AMENDED. I, FURTHER CERTIFY PURSUANT  
TO G.S. 47-30 (f)(11)d. THIS  
SURVEY IS OF ANOTHER CATEGORY,  
BEING A SURVEY FOR ANNEXATION INTO  
CITY LIMITS OF THE CITY OF GREENVILLE;  
WITNESS MY ORIGINAL SIGNATURE,  
LICENSE NUMBER, AND SEAL THIS 11TH  
DAY OF MAY, 2007.

SIGNED *James M. Walker*  
PROFESSIONAL LAND SURVEYOR  
LICENSE NUMBER L-1556

**MAP SHOWING AREA ANNEXED BY**

**THE CITY OF GREENVILLE, N.C.**

EFFECTIVE DATE \_\_\_\_\_ ORDINANCE NO. \_\_\_\_\_

11.17 ACRES  
AREA

ARTHUR TOWNSHIP, PITT COUNTY, N.C.

## ANNEXATION PROFILE

NAME: Waterford Commons

CASE NO. 07-26

A. SCHEDULE

1. Advertising date: June 4, 2007
2. City Council public hearing date: June 14, 2007
3. Effective date: June 30, 2007

B. CHARACTERISTICS

1. Relation to Primary City Limits: Contiguous
2. Acreage: 11.17 acres
3. Voting District: 1
4. Township: Arthur
5. Vision Area: F
6. Zoning District: MO (Medical Office)
7. Land Use: Existing: Vacant  
Anticipated: 50,000 sq. ft. of office development on 6 lots
8. Population:

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

9. Rural Fire Tax District: Red Oak
10. Greenville Fire District: Station #2 (1.53 miles)
11. Present Tax Value: \$743,340      Estimated Future Tax Value: \$6,743,340



# City of Greenville, North Carolina

Meeting Date: 6/14/2007  
Time: 7:00 PM

**Title of Item:** Resolution to close a portion of South Washington Street to Dickinson Avenue, a portion of West Sixth Street from South Washington Street to Evans Street, and Dickinson Avenue from South Washington Street to Reade Circle

**Explanation:** During the May 7, 2007 meeting, City Council adopted an Intent to Close a portion of South Washington Street from a point approximately 140.5 feet south of Martin Luther King, Jr. Drive to its intersection with Dickinson Avenue, a distance of approximately 160 feet. The resolution also identifies for closure a portion of West Sixth Street beginning at its intersection with South Washington Street to its intersection with Evans Street, a distance of approximately 305 feet and a portion of Dickinson Avenue from its intersection with Reade Circle to South Washington Street, a distance of approximately 361 feet. The resolution established June 14, 2007 as the public hearing date.

In accordance with State Statute, the Resolution of Intent was advertised in the Daily Reflector on four consecutive weeks (May 14, May 21, May 28, and June 4, 2007). Signs displaying the notice of a public hearing, the adopted Resolution of Intent, and a site map were posted on May 11, 2007 at prominent locations on each end of the street sections to be closed.

Attached is the resolution which contains the Order to Close the aforementioned portion of South Washington Street, West Sixth Street, and Dickinson Avenue. Also attached is a vicinity map that identifies these street segments.

The Order to Close the sections of South Washington, West Sixth Street, and Dickinson Avenue is contingent upon the following conditions and shall not become effective until both are met:

- 1) The recordation of the final plat for the Sixth Street Relocation Project in accordance with the provisions of the Subdivision Regulations for Greenville, North Carolina, said final plat to include the dedication of the necessary street right of way for the relocated Sixth Street from its intersection with Reade Circle at Dickinson Avenue to Evans Street, the necessary utility easements to accomplish the relocation of utilities in accordance with the requirements of

Section 14 of the Agreement dated April 12, 2007, between the City of Greenville and Jarvis Memorial United Methodist Church, and the ingress/egress easements in accordance with the requirements of Section 15 of the Agreement dated April 12, 2007, between the City of Greenville and Jarvis Memorial United Methodist Church.

2) The completion and acceptance of all improvements associated with the final plat for the Sixth Street Relocation Project in accordance with the Subdivision Regulations for Greenville, North Carolina, said improvements to include, but not be limited to, the relocated Sixth Street from its intersection with Reade Circle at Dickinson Avenue to Evans Street.

With construction of the relocated Sixth Street, the proposed closures of the sections of South Washington, West Sixth Street, and Dickinson Avenue are appropriate. The closures will result in changes in traffic patterns in the area.

City staff has reviewed the request and, based on input from all departments, there are no objections to the closing, subject to the conditions identified above being met.

**Fiscal Note:**

The City will no longer be responsible for the maintenance of the portions of South Washington Street, West Sixth Street and Dickinson Avenue. There will be no significant fiscal impact to the City.

**Recommendation:**

City Council conduct a public hearing and consider the attached resolution ordering the closure of the specified portions of South Washington Street, West Sixth Street and Dickinson Avenue.

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

**Attachments / click to download**

[Washington Street](#)

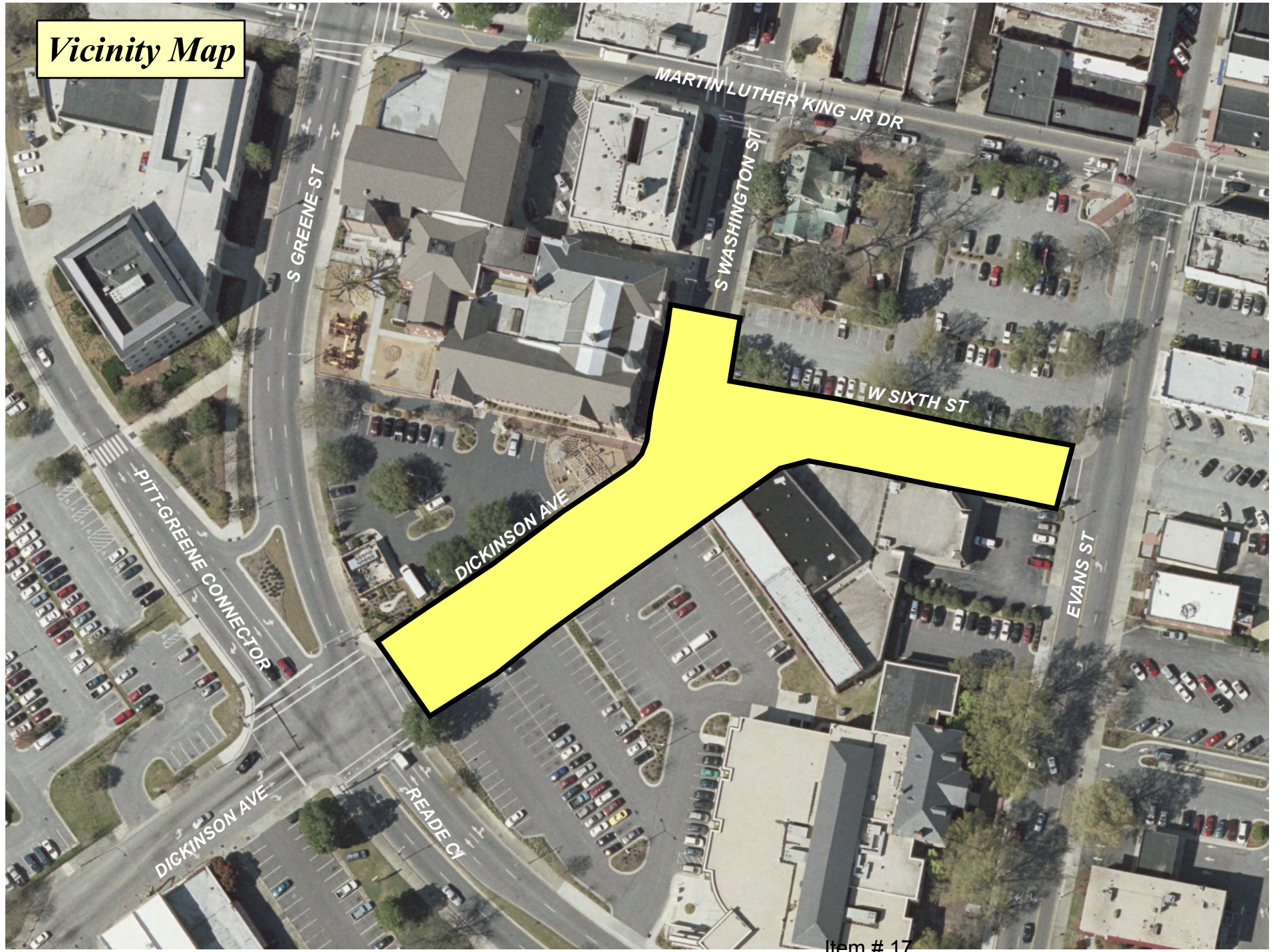
[Additional Map](#)

[Resolution to Close Sixth Street and a Portion of Washington Street and Dickinson Avenue](#)

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*Vicinity Map*



RESOLUTION NO. 07-  
AN ORDER OF THE CITY COUNCIL OF THE CITY OF GREENVILLE, NORTH  
CAROLINA TO CLOSE PORTIONS OF WASHINGTON STREET,  
WEST SIXTH STREET AND DICKINSON AVENUE

WHEREAS, the City Council of the City of Greenville, at its May 7, 2007, meeting, adopted a resolution declaring its intent to close portions of Washington Street, West Sixth Street, and Dickinson Avenue;

WHEREAS, pursuant to the provisions of G.S. 160A-299, said resolution was published once a week for four (4) successive weeks in The Daily Reflector setting forth that a hearing will be held on the 14<sup>th</sup> day of June, 2007, on the question of the closing of the portions of said streets;

WHEREAS, a copy of the resolution was sent by certified mail to all owners of the property adjoining said portions of streets as shown on the County tax records and a notice of the closing and the public hearing was prominently posted in at least two (2) places along said portions of streets;

WHEREAS, a hearing was conducted on the 14<sup>th</sup> day of June, 2007, at which time all persons interested were afforded an opportunity to be heard on the question of whether or not the closing will be detrimental to the public interest or the property rights of any individual; and

WHEREAS, it appears to the satisfaction of the City Council of the City of Greenville, North Carolina, after conduction of said hearing, that the closing of portions of Washington Street, West Sixth Street, and Dickinson Avenue is not contrary to the public interest and that no individual owning property in the vicinity of said streets or in the subdivision in which said streets are located would thereby be deprived of reasonable means of ingress and egress to their property.

IT IS NOW, THEREFORE, ORDERED BY THE CITY COUNCIL OF THE CITY OF GREENVILLE that, upon the effective date of this Order, the property described below be and the same is closed, and all right, title and interest that may be vested in the public to said area for street purposes is released in accordance with the provisions of G.S. 160A-299:

Being a portion of S. Washington Street starting at a point 140.5 feet from the southern right of way of Martin Luther King, Jr. Boulevard to it intersection with Dickinson Avenue; and a portion of W. Sixth Street starting at the intersection with Evans Street running to the intersection with Washington Street; and a portion of Dickinson Avenue starting at the intersection with the northeastern right of way Read Circle to its intersection with W. Sixth Street being more particularly described as follows:

Beginning at a point in the eastern right of way of S. Washington Street (48' right of way), being an "X chiseled in the concrete sidewalk and being the common corner between the City of Greenville (Deed Book L-47, Page 206) and State of North

Carolina properties (Deed Book 2007, Page 030), with said point being located as S 12°08'23" W – 140.51 feet from an "X" in the concrete sidewalk at the intersection of the southern right of way of Martin Luther King, Jr. Drive with the eastern right of way of S. Washington Street; thence from said located beginning point and running along the eastern right of way of S. Washington Street, S 12°07'08" W – 61.66 feet, to a point at the intersection with the northern right of way of W. Sixth Street; thence running along the northern right of way of W. Sixth Street (51' right of way), S 78°59'39" E – 284.51 feet, to a point in the western right of way of Evans Street; thence along a line crossing the right of way of W. Sixth Street, S 17°08'00" W – 51.29 feet, to the intersection of the western right of way of Evans Street with the southern right of way of W. Sixth Street; thence running along the southern right of way of W. Sixth Street, N 78°59'38" W – 213.10 feet to a point at the intersection with the southeastern right of way of Dickinson Avenue; thence running along the southeastern right of way of Dickinson Avenue (70' right of way), S 55°04'10" W – 360.46 feet, to a point in the curved eastern right of way of Reade Circle; thence running along the along the curved right of way of Reade Circle and crossing the right of way of Dickinson Avenue as measured along the chord, N 29°36'46" W – 70.30 feet to a point at the intersection of the curved eastern right of way of Reade Circle with the northwestern right of way of Dickinson Avenue; thence running along the northwestern right of way of Dickinson Avenue, N 55°04'10" E – 261.05 feet to a point at the intersection with the western right of way of S. Washington Street; thence running along the western right of way of S. Washington Street, N 12°04'34" E – 131.63 feet to a point; thence crossing the right of way of S. Washington Street along a line perpendicular to the western right of way of S. Washington Street, S 77°55'26" E – 48.01 feet to the point of BEGINNING and containing about 0.98 acres. The City reserves and excepts from this closing any portion of the aforescribed area which is within the right of way for the relocated Sixth Street as shown on the final plat for the Sixth Street Relocation Project.

IT IS FURTHER ORDERED BY THE CITY COUNCIL OF THE CITY OF GREENVILLE that the City of Greenville does hereby reserve its right, title, and interest in any utility improvement or easement within the streets closed pursuant to this Order provided that said easement is reflected upon the final plat for the Street Relocation Project and said utility improvements are located within either the street right of way for the relocated Sixth Street or the easements reflected on the final plat for the Sixth Street Relocation Project. Such reservation also extends, in accordance with the provisions of G.S. 160A-299(f), to utility improvements or easements owned by private utilities which at the time of the street closing have a utility agreement or franchise with the City of Greenville.

IT IS FURTHER ORDERED BY THE CITY COUNCIL OF THE CITY OF GREENVILLE that this Order shall become effective when both of the following conditions are met:

1. The recordation of the final plat for the Sixth Street Relocation Project in accordance with the provisions of the Subdivision Regulations for Greenville, North Carolina, said final plat to include, but not limited to, the dedication of the

necessary street right of way for the relocated Sixth Street from its intersection with Reade Circle at Dickinson Avenue to Evans Street, the necessary utility easements to accomplish the relocation of utilities in accordance with the requirements of Section 14 of the Agreement dated April 12, 2007, between the City of Greenville and Jarvis Memorial United Methodist Church, and the ingress/egress easements in accordance with the requirements of Section 15 of the Agreement dated April 12, 2007, between the City of Greenville and Jarvis Memorial United Methodist Church; and

2. The completion and acceptance of all improvements associated with the final plat for the Sixth Street Relocation Project in accordance with the Subdivision Regulations for Greenville, North Carolina, said improvements to include, but not be limited to, the relocated Sixth Street from its intersection with Reade Circle at Dickinson Avenue to Evans Street.

IT IS FURTHER ORDERED BY THE CITY COUNCIL OF THE CITY OF GREENVILLE that, upon the effective date of this Order, the Mayor and City Clerk are authorized to execute quit-claim deeds or other legal documents to prove vesting of any right, title or interest to those persons owning lots or parcels adjacent to the streets in accordance with G.S. 160A-299(c), provided all costs shall be paid by any adjoining landowner requesting such action, all documents must be approved by the City Attorney and all documents, when appropriate, must reserve to the City any easements retained by the City. The intent of this paragraph is to authorize the execution of quit-claim deeds when requested by adjacent property owners; however, none are required and this paragraph is not intended to alter the vesting of title by operation of law as established by G.S. 160A-299(c).

IT IS FURTHER ORDERED BY THE CITY COUNCIL OF THE CITY OF GREENVILLE that a copy of this Order shall be filed in the Office of the Register of Deeds of Pitt County after the effective date of this Order.

This the 14th day of June 2007.

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Robert D. Parrott, Mayor

ATTEST:

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Wanda T. Elks, City Clerk





# City of Greenville, North Carolina

Meeting Date: 6/14/2007  
Time: 7:00 PM

**Title of Item:** Ordinance requiring the repair or the demolition and removal of the dwelling located at 1001 Colonial Avenue

**Explanation:** The Code Enforcement Coordinator for the City of Greenville is requesting that the City Council approve an ordinance requiring the owner of a dwelling which has been vacated and closed for a period of at least six months pursuant to the enforcement of the Minimum Housing Code to repair or demolish and remove the dwelling located at 1001 Colonial Avenue. The ordinance provides that the owner has 90 days to repair or demolish and remove the dwelling and if the owner fails to accomplish this within 90 days, then the City will proceed with repairing or demolishing and removing the dwelling.

The initial notice of violation was sent by certified and regular mail on September 6, 2006, to the property owner informing the owner of the minimum housing violations cited by the Code Enforcement Officer and of the remedies necessary to bring the structure into compliance. There have been three other certified mailings regarding minimum housing violations of the dwelling sent to the owner.

The most recent notice was on February 23, 2007, which provided notice to the owner that the dwelling was classified as an abandoned structure. Staff has attempted to work with the owner, but no repairs have been made. There have been 12 calls for service to the property by the Greenville Police Department from January 1, 2005 to May 20, 2007. The owner was mailed a notice on June 4, 2007 that this item would be considered at the June 14, 2007 City Council meeting.

The dwelling has been vacated and closed for a period of at least six months. The utilities to the dwelling have been disconnected since June 9, 2004. The meter was removed on December 16, 2004. The current tax value of the property is \$27,060 (the building value is \$23,808 and the land value is \$3,640). Taxes are current on the property. The estimated costs to repair the dwelling are \$46,657.

**Fiscal Note:** Costs to test and abate asbestos (if present) and demolition costs will be approximately \$6,500 to \$7,000.

**Recommendation:** Approve the ordinance requiring the repair or demolition and removal of the dwelling located at 1001 Colonial Avenue.

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

**Attachments / click to download**

 [Tax Parcel Map for 1001 Colonial Ave](#)

 [Picture 1 for 1001 Colonial](#)

 [Picture 2 for 1001 Colonial](#)

 [Ordinance for 1001 Colonial Ave](#)

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ORDINANCE NO. 07-  
ORDINANCE REQUIRING THE OWNER OF A DWELLING  
VACATED AND CLOSED FOR A PERIOD OF AT LEAST SIX MONTHS  
PURSUANT TO THE ENFORCEMENT OF THE MINIMUM HOUSING CODE  
TO REPAIR OR DEMOLISH AND REMOVE THE DWELLING LOCATED AT  
1001 COLONIAL AVENUE, TAX PARCEL NUMBER 002271

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

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

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

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

Section 1. The owners of the dwelling located at 1001 Colonial Avenue in the City of Greenville, North Carolina, are hereby directed and required to either repair said dwelling so that it fully complies with the standards of the Minimum Housing Code or to demolish and remove said dwelling within ninety (90) days from the effective date of this ordinance.

Section 2. The Code Enforcement Coordinator is hereby authorized and directed to proceed to either repair or demolish and remove the dwelling in the event the owner fails to comply with the provisions of Section 1 of this ordinance within ninety (90) days, said dwelling being located at 1001 Colonial Avenue in the City of Greenville, North Carolina, and owned by Douglas Ray Thompson Heirs.



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

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

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

This the \_\_\_\_\_ day of June, 2007.

\_\_\_\_\_  
Robert D. Parrott, Mayor

ATTEST:

\_\_\_\_\_  
Wanda T. Elks, City Clerk

NORTH CAROLINA  
PITT COUNTY

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

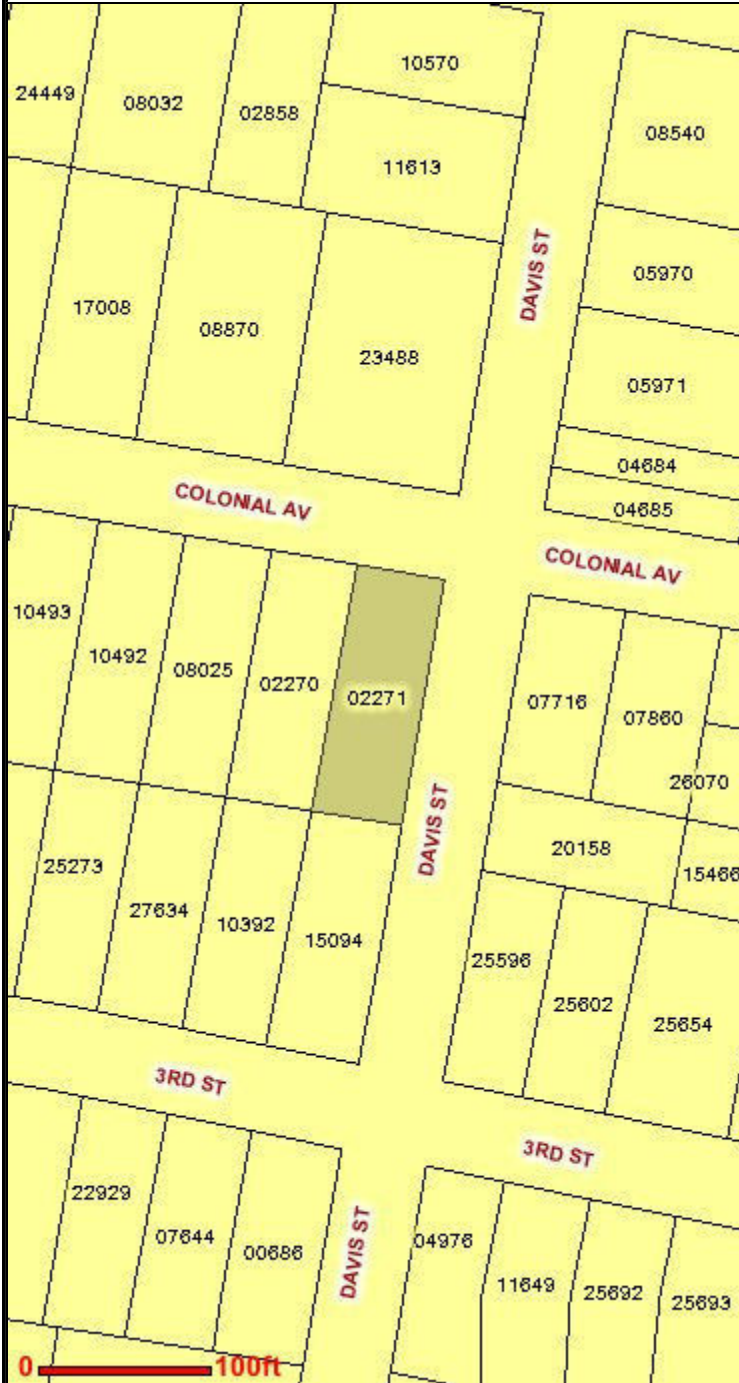
Witness my hand and Notarial Seal, this the \_\_\_\_\_ day of June, 2007.

\_\_\_\_\_  
Patricia A. Sugg, Notary Public

My Commission expires: 9/4/2011



**Pitt County Government**  
Greenville, North Carolina  
[www.pittcountync.gov](http://www.pittcountync.gov)



<b>Parcel</b>	002271
<b>Physical Address</b>	1001 COLONIAL AV
<b>OwnerName</b>	THOMPSON DOUGLAS RAY HEIRS
<b>OwnerAddress1</b>	1001 COLONIAL AVE
<b>OwnerAddress2</b>	
<b>OwnerAddress3</b>	
<b>City / State / Zip</b>	GREENVILLE NC 27834
<b>NC PIN</b>	4688024843
<b>Subdivision / Section / Phase</b>	
<b>Block Lot</b>	
<b>Tract</b>	
<b>Building Number / Unit</b>	
<b>Acres</b>	0.17
<b>Deed Book / Deed Page</b>	000Q41 00068
<b>Map Book</b>	-
<b>Recorded Date</b>	04/1973
<b>Indicated Sales Price</b>	\$14,500
<b>Building Type / Use</b>	R6 RESIDENTIAL(Single Family Residential)
<b>Number of Buildings</b>	1
<b>Year Built</b>	1939
<b>Heated Square Feet</b>	1488
<b>Building Value</b>	\$23,080
<b>Extra Features Value</b>	\$340
<b>Land Value</b>	\$3,640
<b>Total Market Value</b>	\$27,060
<b>Revaluation Year</b>	2004
<b>Municipality</b>	GREENVILLE
<b>Township</b>	GREENVILLE
<b>Fire District</b>	GREENVILLE
<b>Census Tract</b>	7.02
<b>Neighborhood</b>	004032
<b>Elementary School</b>	WAHL-COATES ELEMENTARY
<b>Middle School</b>	E. B. AYCOCK MIDDLE
<b>High School</b>	J. H. ROSE HIGH

**Disclaimer:** This tax record is prepared for the inventory of real property within Pitt County and is compiled from recorded deeds, plats, tax maps, surveys, and other public records. Users of this data are hereby notified that the aforementioned public primary information sources should be consulted for verification. Pitt County assumes no legal responsibility for the information contained herein.

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**PLEASE NOTE:**

The parcel ownership information is updated nightly; HOWEVER, the value information is frozen as of the 2007 year due to the 2008 revaluation in process.





Attachment number 4  
Page 1 of 1



# City of Greenville, North Carolina

Meeting Date: 6/14/2007  
Time: 7:00 PM

**Title of Item:** Ordinance requiring the repair or the demolition and removal of the dwelling located at 609 Wyatt Street

**Explanation:** The Code Enforcement Coordinator for the City of Greenville is requesting that the City Council approve an ordinance requiring the owner of a dwelling which has been vacated and closed for a period of at least six months pursuant to the enforcement of the Minimum Housing Code to repair or demolish and remove the dwelling located at 609 Wyatt Street. The ordinance provides that the owner has 90 days to repair or demolish and remove the dwelling and if the owner fails to accomplish this within 90 days, then the City will proceed with repairing or demolishing and removing the dwelling.

The initial notice of violation was sent by certified and regular mail on November 10, 2005 to the property owner informing the owner of the minimum housing violations cited by the Code Enforcement Officer and of the remedies necessary to bring the structure into compliance. There have been five other certified and regular mailings regarding minimum housing violations of the dwelling. Staff has attempted to work with the owner, but no repairs have been made.

The most recent mailing to the owner was sent on March 19, 2007, which provided notice to the owner that the dwelling was classified as an abandoned structure. Additionally, certified mailings have been sent from the City of Greenville Inspections Division of the Public Works Department on October 10, 2005; November 1, 2005; and November 29, 2005, informing the owner that the building was condemned. There have been seven calls for service to the property by the Greenville Police Department from January 1, 2005 to May 20, 2007. The owner was mailed a notice on June 4, 2007 that this item would be considered at the June 14, 2007 City Council meeting.

The dwelling has been vacated and closed for a period of at least six (6) months. The utilities to the dwelling have been disconnected since June 2000. The meter was removed in June 2001. Property taxes are current. The current tax value of the property is \$1,974 (the building value is \$14 and the land value is

\$1,960). The estimated costs to repair the dwelling are \$63,292.84.

**Fiscal Note:** Approximate costs for asbestos inspection abatement and demolition of the dwelling will be between \$6,500 and \$7,000.

**Recommendation:** Approve the ordinance requiring the repair or demolition and removal of the dwelling located at 609 Wyatt Street.

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**Attachments / click to download**

- [Tax Parcel for 609 Wyatt Street](#)
  - [Picture 1 for 609 Wyatt](#)
  - [Picture 2 for 609 Wyatt](#)
  - [Ordinance 609 Wyatt Street](#)
-

ORDINANCE NO. 07-  
ORDINANCE REQUIRING THE OWNER OF A DWELLING  
VACATED AND CLOSED FOR A PERIOD OF AT LEAST SIX MONTHS  
PURSUANT TO THE ENFORCEMENT OF THE MINIMUM HOUSING CODE  
TO REPAIR OR DEMOLISH AND REMOVE THE DWELLING LOCATED AT  
609 WYATT STREET, TAX PARCEL NUMBER 17959

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

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

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

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

Section 1. The owners of the dwelling located at 609 Wyatt Street in the City of Greenville, North Carolina, are hereby directed and required to either repair said dwelling so that it fully complies with the standards of the Minimum Housing Code or to demolish and remove said dwelling within ninety (90) days from the effective date of this ordinance.

Section 2. The Code Enforcement Coordinator is hereby authorized and directed to proceed to either repair or demolish and remove the dwelling in the event the owner fails to comply with the provisions of Section 1 of this ordinance within ninety (90) days, said dwelling being located at 609 Wyatt Street, in the City of Greenville, North Carolina, and owned by Willie Perkins and Walter Perkins.

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

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

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

This the \_\_\_\_\_ day of June, 2007.

\_\_\_\_\_  
Robert D. Parrott, Mayor

ATTEST:

\_\_\_\_\_  
Wanda T. Elks, City Clerk

NORTH CAROLINA  
PITT COUNTY




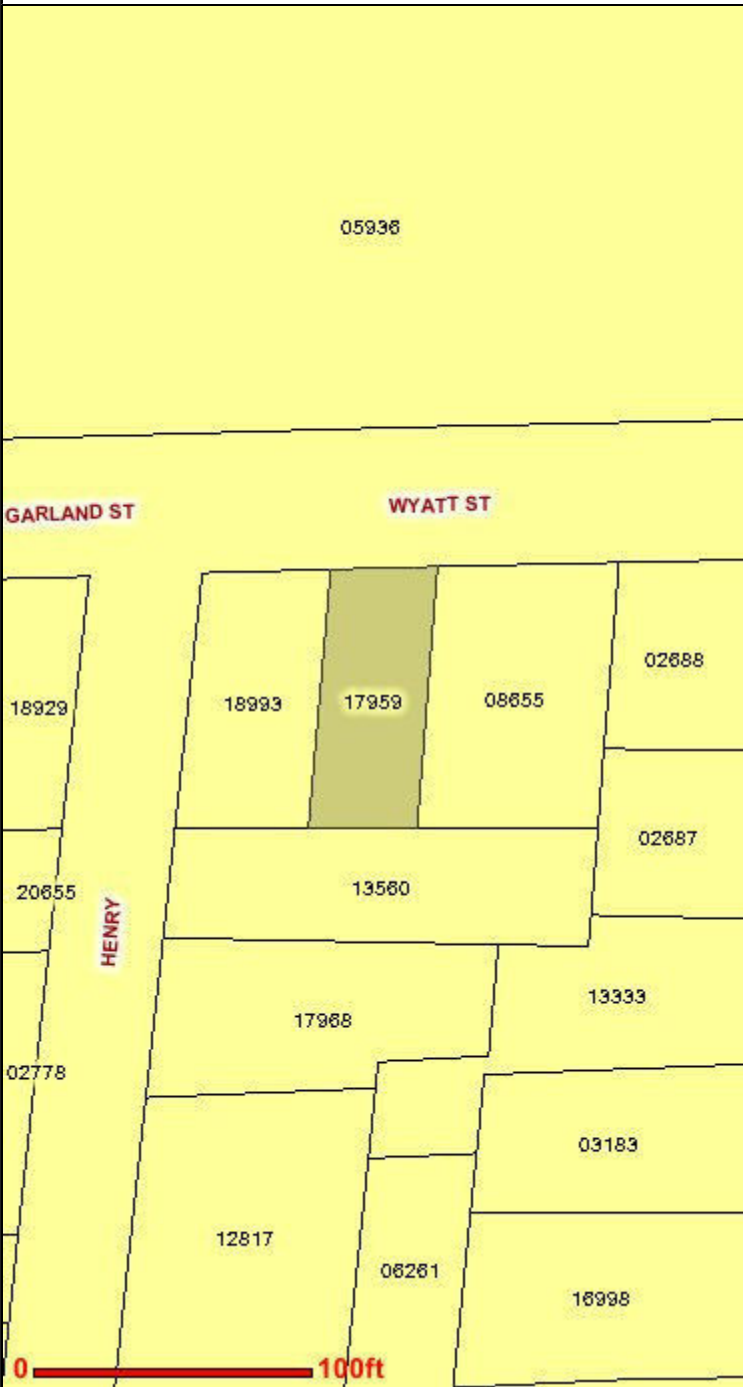
I, Patricia A. Sugg, a Notary Public in and for the aforesaid County and State, do hereby certify that Wanda T. Elks personally appeared before me this day and acknowledged that she is the City Clerk of the City of Greenville, a North Carolina municipal corporation, and that by authority duly given and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

Witness my hand and Notarial Seal, this the \_\_\_\_\_ day of June, 2007.

\_\_\_\_\_  
Patricia A. Sugg, Notary Public

My Commission expires: 9/4/2011



 <p><b>Pitt County Government</b> Greenville, North Carolina <a href="http://www.pittcountync.gov">www.pittcountync.gov</a></p> 																																																																					
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609

Attachment number 3  
Page 1 of 1



Attachment number 4  
Page 1 of 1

Item # 19



# City of Greenville, North Carolina

Meeting Date: 6/14/2007  
Time: 7:00 PM

**Title of Item:** Ordinance requiring the repair or the demolition and removal of the dwelling located at 105 Ridgeway Drive

**Explanation:** The Code Enforcement Coordinator for the City of Greenville is requesting that the City Council approve an ordinance requiring the owner of a dwelling which has been vacated and closed for a period of at least six months pursuant to the enforcement of the Minimum Housing Code to repair or demolish and remove the dwelling located at 105 Ridgeway Drive. The ordinance provides that the owner has 90 days to repair or demolish and remove the dwelling and if the owner fails to accomplish this within 90 days, then the City will proceed with repairing or demolishing and removing the dwelling.

The initial notice of violation was sent by certified and regular mail on March 6, 2000 to the property owner informing the owner of the minimum housing violations cited by the Code Enforcement Officer and of the remedies necessary to bring the structure into compliance. There have been four other certified mailings regarding minimum housing violations of the dwelling. Staff has attempted to work with the owner, but no repairs have been made.

The most recent notice to the owner was sent on March 21, 2006, which provided notice to the owner that the dwelling was classified as an abandoned structure. A citation was issued on the property on March 6, 2000. There have been 25 calls for service to this property by the Greenville Police Department for January 1, 2005 to May 20, 2007. The owner was notified by mail on June 4, 2007 that this item would be considered at the June 14, 2007 City Council meeting.

The dwelling has been vacated and closed for a period of at least six months. The utilities to the dwelling have been disconnected since April 7, 2004, and the meter to the dwelling was removed on October 11, 2004. Taxes are current on the property. The tax value on the property is \$29,360 (the building value is \$22,420 and the land value is \$6,640). The estimated costs to repair the dwelling are more than \$50,000.

**Fiscal Note:** Costs to test and abate asbestos (if present) and demolition costs will be approximately \$6,500 to \$7,000.

**Recommendation:** Approve the ordinance requiring the repair or demolition and removal of the dwelling located at 105 Ridgeway Drive.

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**Attachments / click to download**

 [Tax Parcel Map for 105 Ridgeway Drive](#)

 [Picture 1 for 105 Ridgeway](#)

 [Picture 2 for 105 Ridgeway](#)

 [Ordinance for 105 Ridgeway Drive](#)

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ORDINANCE NO. 07-  
ORDINANCE REQUIRING THE OWNER OF A DWELLING  
VACATED AND CLOSED FOR A PERIOD OF AT LEAST SIX MONTHS  
PURSUANT TO THE ENFORCEMENT OF THE MINIMUM HOUSING CODE  
TO REPAIR OR DEMOLISH AND REMOVE THE DWELLING LOCATED AT  
105 RIDGEWAY DRIVE, TAX PARCEL NUMBER 18658

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

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

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

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

Section 1. The owners of the dwelling located at 105 Ridgeway Drive in the City of Greenville, North Carolina, are hereby directed and required to either repair said dwelling so that it fully complies with the standards of the Minimum Housing Code or to demolish and remove said dwelling within ninety (90) days from the effective date of this ordinance.

Section 2. The Code Enforcement Coordinator is hereby authorized and directed to proceed to either repair or demolish and remove the dwelling in the event the owner fails to comply with the provisions of Section 1 of this ordinance within ninety (90) days, said dwelling being located at 105 Ridgeway Drive, in the City of Greenville, North Carolina, and owned by Perpetual Properties.

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

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

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

This the \_\_\_\_\_ day of June, 2007.

\_\_\_\_\_  
Robert D. Parrott, Mayor

ATTEST:

\_\_\_\_\_  
Wanda T. Elks, City Clerk





NORTH CAROLINA  
PITT COUNTY

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

Witness my hand and Notarial Seal, this the \_\_\_\_\_ day of June, 2007.

\_\_\_\_\_  
Patricia A. Sugg, Notary Public

My Commission expires: 9/4/2011

 <p><b>Pitt County Government</b> Greenville, North Carolina <a href="http://www.pittcountync.gov">www.pittcountync.gov</a></p> 																																																																					
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Attachment number 3  
Page 1 of 1

MAY 14 2007





# City of Greenville, North Carolina

Meeting Date: 6/14/2007  
Time: 7:00 PM

**Title of Item:** Ordinance requiring the repair or the demolition and removal of the dwelling located at 202 Nash Street

**Explanation:** The Code Enforcement Coordinator for the City of Greenville is requesting that the City Council approve an ordinance requiring the owner of a dwelling which has been vacated and closed for a period of at least six months pursuant to the enforcement of the Minimum Housing Code to repair or demolish and remove the dwelling located at 202 Nash Street. The ordinance provides that the owner has 90 days to repair or demolish and remove the dwelling and if the owner fails to accomplish this within 90 days, then the City will proceed with repairing or demolishing and removing the dwelling.

The initial notice of violation was sent by certified and regular mail on September 21, 2006 to the property owner informing the owner of the minimum housing violations cited by the Code Enforcement Officer and of the remedies necessary to bring the structure into compliance. There have been three other certified mailings regarding minimum housing violations of the dwelling to the owner.

The most recent notice was on May 18, 2007, which provided notice to the owner that the dwelling was classified as an abandoned structure. There have been two calls for service to the property for the Greenville Police Department from January 1, 2005 to May 20, 2007. The owner was notified on June 4, 2007 that this item would be considered at the June 14, 2007 City Council meeting.

The dwelling has been vacated and closed for a period of at least six months. The utilities to the dwelling have been disconnected since July 22, 2004. The meter was removed on February 10, 2005. Taxes are current for the property. The current tax value of the property is \$43,980 (the building value is \$41,040 and the land value is \$2,940). The estimated costs to repair the dwelling are \$30,022.

**Fiscal Note:** Costs to test and abate asbestos (if present) and demolition costs will be approximately \$6,500 to \$7,000.

**Recommendation:** Approve the ordinance requiring the repair or demolition and removal of the dwelling located at 202 Nash Street.

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**Attachments / click to download**

- [📎 Tax Parcel Map for 202 Nash Street](#)
  - [📎 Picture 1 for 202 Nash Street](#)
  - [📎 Picture 2 for 202 Nash](#)
  - [📎 Picture 4 for 202 Nash](#)
  - [📎 Picture 8 for 202 Nash](#)
  - [📎 Picture 9 for 202 Nash](#)
  - [📎 Ordinance for 202 Nash Street](#)
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ORDINANCE NO. 07-  
ORDINANCE REQUIRING THE OWNER OF A DWELLING  
VACATED AND CLOSED FOR A PERIOD OF AT LEAST SIX MONTHS  
PURSUANT TO THE ENFORCEMENT OF THE MINIMUM HOUSING CODE  
TO REPAIR OR DEMOLISH AND REMOVE THE DWELLING LOCATED AT  
202 NASH STREET, TAX PARCEL NUMBER 038312

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

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

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

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

Section 1. The owners of the dwelling located at 202 Nash Street in the City of Greenville, North Carolina are hereby directed and required to either repair said dwelling so that it fully complies with the standards of the Minimum Housing Code or to demolish and remove said dwelling within ninety (90) days from the effective date of this ordinance.

Section 2. The Code Enforcement Coordinator is hereby authorized and directed to proceed to either repair or demolish and remove the dwelling in the event the owner fails to comply with the provisions of Section 1 of this ordinance within ninety (90) days, said dwelling being located at 202 Nash Street, in the City of Greenville, North Carolina, and owned by Gaynelle E. Poteat.

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

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

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

This the \_\_\_\_\_ day of June, 2007.

\_\_\_\_\_  
Robert D. Parrott, Mayor

ATTEST:

\_\_\_\_\_  
Wanda T. Elks, City Clerk

NORTH CAROLINA  
PITT COUNTY

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

Witness my hand and Notarial Seal, this the \_\_\_\_\_ day of June, 2007.

\_\_\_\_\_  
Patricia A. Sugg, Notary Public

My Commission expires: 9/4/2011



**Pitt County Government**  
Greenville, North Carolina  
[www.pittcountync.gov](http://www.pittcountync.gov)



<b>Parcel</b>	038312
<b>Physical Address</b>	202 NASH ST
<b>OwnerName</b>	POTEAT GAYNELLE E
<b>OwnerAddress1</b>	1209 S. PORTER ST.
<b>OwnerAddress2</b>	
<b>OwnerAddress3</b>	
<b>City / State / Zip</b>	GOLDSBORO NC 27530
<b>NC PIN</b>	4678833162
<b>Subdivision / Section / Phase</b>	
<b>Block Lot</b>	
<b>Tract</b>	
<b>Building Number / Unit</b>	
<b>Acres</b>	0.13
<b>Deed Book / Deed Page</b>	000633 00308
<b>Map Book</b>	3-188
<b>Recorded Date</b>	02/1996
<b>Indicated Sales Price</b>	\$0
<b>Building Type / Use</b>	R6 RESIDENTIAL(Single Family Residential)
<b>Number of Buildings</b>	1
<b>Year Built</b>	1957
<b>Heated Square Feet</b>	1663
<b>Building Value</b>	\$41,040
<b>Extra Features Value</b>	\$0
<b>Land Value</b>	\$2,940
<b>Total Market Value</b>	\$43,980
<b>Revaluation Year</b>	2004
<b>Municipality</b>	GREENVILLE
<b>Township</b>	GREENVILLE
<b>Fire District</b>	GREENVILLE
<b>Census Tract</b>	7.02
<b>Neighborhood</b>	004032
<b>Elementary School</b>	WAHL-COATES ELEMENTARY
<b>Middle School</b>	E. B. AYCOCK MIDDLE
<b>High School</b>	J. H. ROSE HIGH

**Disclaimer:** This tax record is prepared for the inventory of real property within Pitt County and is compiled from recorded deeds, plats, tax maps, surveys, and other public records. Users of this data are hereby notified that the aforementioned public primary information sources should be consulted for verification. Pitt County assumes no legal responsibility for the information contained herein.

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**PLEASE NOTE:**

The parcel ownership information is updated nightly; HOWEVER, the value information is frozen as of the 2007 year due to the 2008 revaluation in process.









Attachment number 5  
Page 1 of 1

Item # 21



Attachment number 6  
Page 1 of 1





# City of Greenville, North Carolina

Meeting Date: 6/14/2007  
Time: 7:00 PM

**Title of Item:** Ordinance requiring the repair or the demolition and removal of the dwelling located at 411 West Third Street

**Explanation:** The Code Enforcement Coordinator for the City of Greenville is requesting that the City Council approve an ordinance requiring the owner of a dwelling which has been vacated and closed for a period of at least six months pursuant to the enforcement of the Minimum Housing Code to repair or demolish and remove the dwelling located at 411 West Third Street. The structure is a duplex. The ordinance provides that the owner has 90 days to repair or demolish and remove the dwelling and if the owner fails to accomplish this within 90 days, then the City will proceed with repairing or demolishing and removing the dwelling.

**411 and 413 are located on Pitt County Parcel Number 04409 which contains 3 structures and are addressed in the Pitt County Assessor's records as 415 West Third Street for all 3 structures.**

The initial notice of violation was sent by certified and regular mail on December 15, 2006 to the property owner informing the owner of the minimum housing violations cited by the Code Enforcement Officer and of the remedies necessary to bring the structure into compliance. There have been three other certified mailings regarding minimum housing violations of the dwelling sent to the owner.

The most recent notice was sent on May 18, 2007, which provided notice to the owner that the dwelling was classified as an abandoned structure. Staff has attempted to work with the owner, but no repairs have been made to the structure. There have been 22 calls for service to the property for the Greenville Police Department between January 1, 2005 and May 20, 2007. The owner was mailed a notice on June 4, 2007 that this item would be considered at the June 14, 2007 City Council meeting.

The dwelling has been vacated and closed for a period of at least six months. The utilities to the dwelling have been disconnected since May 30, 2006 on unit A and December 20, 2002 on unit B. The meter on unit A of the dwelling was

removed on August 18, 2006 and on unit B on July 24, 2003.

Property taxes for the property are current. The current tax value on the property is \$50,540 (the building value is \$42,240 and the land value is \$8,300). The estimated costs to repair the dwelling are \$33,520.

**Fiscal Note:** Costs to test and abate asbestos (if present) and demolition costs will be approximately \$6,500 to \$7,000.

**Recommendation:** Approve the ordinance requiring the repair or demolition and removal of the dwelling located at 411 West Third Street.

---

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

**Attachments / click to download**

 [Tax Parcel Map for 411 West Third Street](#)

 [Picture 1 for 411 West Third Street](#)

 [Picture 2 for 411 West Third Street](#)

 [Ordinance for 411 West Third Street A and B](#)

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ORDINANCE NO. 07-  
ORDINANCE REQUIRING THE OWNER OF A DWELLING  
VACATED AND CLOSED FOR A PERIOD OF AT LEAST SIX MONTHS  
PURSUANT TO THE ENFORCEMENT OF THE MINIMUM HOUSING CODE  
TO REPAIR OR DEMOLISH AND REMOVE THE DWELLING LOCATED AT  
411 WEST THIRD STREET, TAX PARCEL NUMBER 004409

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

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

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

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

Section 1. The owners of the dwelling located at 411 West Third Street Side A and B, in the City of Greenville, North Carolina, are hereby directed and required to either repair said dwelling so that it fully complies with the standards of the Minimum Housing Code or to demolish and remove said dwelling within ninety (90) days from the effective date of this ordinance.

Section 2. The Code Enforcement Coordinator is hereby authorized and directed to proceed to either repair or demolish and remove the dwelling in the event the owner fails to comply with the provisions of Section 1 of this ordinance within ninety (90) days, said dwelling being located at 411 West Third Street Side A and B, in the City of Greenville, North Carolina, and owned by Joseph M. Lantz of JayTee Properties LLC.

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

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

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

This the \_\_\_\_\_ day of June, 2007.

\_\_\_\_\_  
Robert D. Parrott, Mayor

ATTEST:

\_\_\_\_\_  
Wanda T. Elks, City Clerk

NORTH CAROLINA  
PITT COUNTY




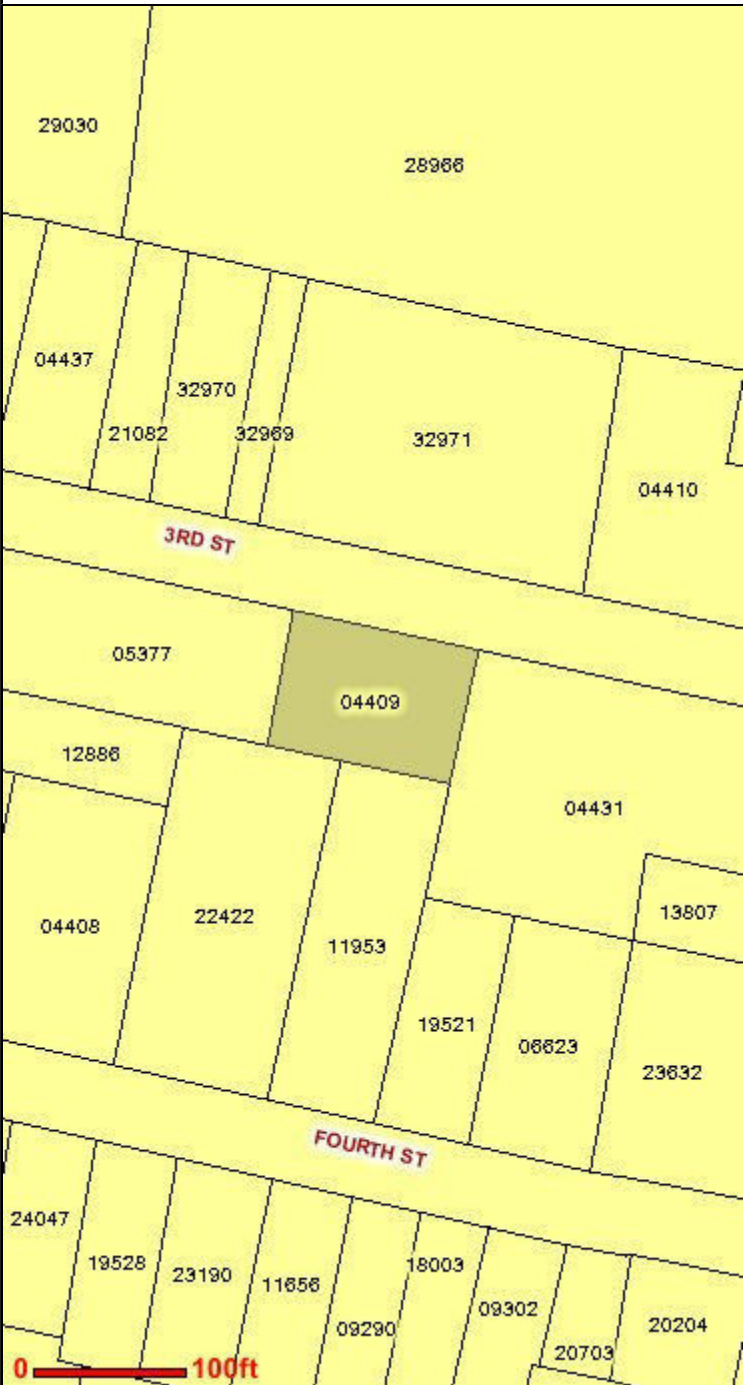
I, Patricia A. Sugg, a Notary Public in and for the aforesaid County and State, do hereby certify that Wanda T. Elks personally appeared before me this day and acknowledged that she is the City Clerk of the City of Greenville, a North Carolina municipal corporation, and that by authority duly given and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

Witness my hand and Notarial Seal, this the \_\_\_\_\_ day of June, 2007.

\_\_\_\_\_  
Patricia A. Sugg, Notary Public

My Commission expires: 9/4/2011



 <p><b>Pitt County Government</b> Greenville, North Carolina <a href="http://www.pittcountync.gov">www.pittcountync.gov</a></p> 																																																																					
	<table border="0"> <tr> <td><b>Parcel</b></td> <td>004409</td> </tr> <tr> <td><b>Physical Address</b></td> <td>415 2 W 3RD ST</td> </tr> <tr> <td><b>OwnerName</b></td> <td>JAYTEE PROPERTIES LLC</td> </tr> <tr> <td><b>OwnerAddress1</b></td> <td>1409 PARAMORE DR</td> </tr> <tr> <td><b>OwnerAddress2</b></td> <td></td> </tr> <tr> <td><b>OwnerAddress3</b></td> <td></td> </tr> <tr> <td><b>City / State / Zip</b></td> <td>GREENVILLE NC 27858</td> </tr> <tr> <td><b>NC PIN</b></td> <td>4688223129</td> </tr> <tr> <td><b>Subdivision / Section / Phase</b></td> <td></td> </tr> <tr> <td><b>Block Lot</b></td> <td></td> </tr> <tr> <td><b>Tract</b></td> <td></td> </tr> <tr> <td><b>Building Number / Unit</b></td> <td></td> </tr> <tr> <td><b>Acres</b></td> <td>0.25</td> </tr> <tr> <td><b>Deed Book / Deed Page</b></td> <td>001431 00626</td> </tr> <tr> <td><b>Map Book</b></td> <td>-</td> </tr> <tr> <td><b>Recorded Date</b></td> <td>01/2003</td> </tr> <tr> <td><b>Indicated Sales Price</b></td> <td>\$0</td> </tr> <tr> <td><b>Building Type / Use</b></td> <td>CDF RESIDENTIAL(Duplex, Triplex)</td> </tr> <tr> <td><b>Number of Buildings</b></td> <td>3</td> </tr> <tr> <td><b>Year Built</b></td> <td>1940</td> </tr> <tr> <td><b>Heated Square Feet</b></td> <td>1352</td> </tr> <tr> <td><b>Building Value</b></td> <td>\$42,240</td> </tr> <tr> <td><b>Extra Features Value</b></td> <td>\$0</td> </tr> <tr> <td><b>Land Value</b></td> <td>\$8,300</td> </tr> <tr> <td><b>Total Market Value</b></td> <td>\$50,540</td> </tr> <tr> <td><b>Revaluation Year</b></td> <td>2004</td> </tr> <tr> <td><b>Municipality</b></td> <td>GREENVILLE</td> </tr> <tr> <td><b>Township</b></td> <td>GREENVILLE</td> </tr> <tr> <td><b>Fire District</b></td> <td>GREENVILLE</td> </tr> <tr> <td><b>Census Tract</b></td> <td>1</td> </tr> <tr> <td><b>Neighborhood</b></td> <td>004032</td> </tr> <tr> <td><b>Elementary School</b></td> <td>WAHL-COATES ELEMENTARY</td> </tr> <tr> <td><b>Middle School</b></td> <td>E. B. AYCOCK MIDDLE</td> </tr> <tr> <td><b>High School</b></td> <td>J. H. ROSE HIGH</td> </tr> </table>	<b>Parcel</b>	004409	<b>Physical Address</b>	415 2 W 3RD ST	<b>OwnerName</b>	JAYTEE PROPERTIES LLC	<b>OwnerAddress1</b>	1409 PARAMORE DR	<b>OwnerAddress2</b>		<b>OwnerAddress3</b>		<b>City / State / Zip</b>	GREENVILLE NC 27858	<b>NC PIN</b>	4688223129	<b>Subdivision / Section / Phase</b>		<b>Block Lot</b>		<b>Tract</b>		<b>Building Number / Unit</b>		<b>Acres</b>	0.25	<b>Deed Book / Deed Page</b>	001431 00626	<b>Map Book</b>	-	<b>Recorded Date</b>	01/2003	<b>Indicated Sales Price</b>	\$0	<b>Building Type / Use</b>	CDF RESIDENTIAL(Duplex, Triplex)	<b>Number of Buildings</b>	3	<b>Year Built</b>	1940	<b>Heated Square Feet</b>	1352	<b>Building Value</b>	\$42,240	<b>Extra Features Value</b>	\$0	<b>Land Value</b>	\$8,300	<b>Total Market Value</b>	\$50,540	<b>Revaluation Year</b>	2004	<b>Municipality</b>	GREENVILLE	<b>Township</b>	GREENVILLE	<b>Fire District</b>	GREENVILLE	<b>Census Tract</b>	1	<b>Neighborhood</b>	004032	<b>Elementary School</b>	WAHL-COATES ELEMENTARY	<b>Middle School</b>	E. B. AYCOCK MIDDLE	<b>High School</b>	J. H. ROSE HIGH
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Attachment Number 3  
Page 1 of 1

Item # 22



Attachment number 4  
Page 1 of 1

Item # 22



# City of Greenville, North Carolina

Meeting Date: 6/14/2007  
Time: 7:00 PM

**Title of Item:** Ordinance requiring the repair or the demolition and removal of the dwelling located at 413 West Third Street

**Explanation:** The Code Enforcement Coordinator for the City of Greenville is requesting that the City Council approve an ordinance requiring the owner of a dwelling which has been vacated and closed for a period of at least six months pursuant to the enforcement of the Minimum Housing Code to repair or demolish and remove the dwelling located at 413 West Third Street. The structure is a duplex. The ordinance provides that the owner has 90 days to repair or demolish and remove the dwelling and if the owner fails to accomplish this within 90 days, then the City will proceed with repairing or demolishing and removing the dwelling.

**411 and 413 West Third Street are located on Pitt County Parcel Number 04409 which contains 3 structures and are addressed in the Pitt County Assessor's records as 415 West Third Street for all 3 structures.**

The initial notice of violation was sent by certified and regular mail on December 15, 2006 to the property owner informing the owner of the minimum housing violations cited by the Code Enforcement Officer and of the remedies necessary to bring the structure into compliance. There have been three other certified mailings regarding minimum housing violations of the dwelling to the owner.

The most recent notice was sent on May 18, 2007, which provided notice to the owner that the dwelling was classified as an abandoned structure. There has been one call for service to the property by the Greenville Police Department from January 1, 2005 until May 20, 2007. The owner was mailed a notice on June 4, 2007 that this item would be considered at the June 14, 2007 City Council meeting.

The dwelling has been vacated and closed for a period of at least six months. The utilities to the dwelling have been disconnected since April 13, 2006 on unit A and on unit B since January 29, 2003. The meter on unit A of the dwelling was removed on August 18, 2006 and on unit B on August 14, 2003. Taxes are current for the property.

The current tax value on the property is \$50,540 (the building value is \$42,240 and the land value is \$8,300). The estimated costs to repair the dwelling are \$33,520.

**Fiscal Note:** Costs to test and abate asbestos (if present) and demolition costs will be between \$6,500 and \$7,000.

**Recommendation:** Approve the ordinance requiring the repair or demolition and removal of the dwelling located at 413 West Third Street.

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**Attachments / click to download**

 [Tax Map for 413 West Third Street](#)

 [Picture for 413 West Third Street](#)

 [Picture 2 for 413 West Third Street](#)

 [Ordinance for 413 West Thrid Street Side A and B](#)

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ORDINANCE NO. 07-  
ORDINANCE REQUIRING THE OWNER OF A DWELLING  
VACATED AND CLOSED FOR A PERIOD OF AT LEAST SIX MONTHS  
PURSUANT TO THE ENFORCEMENT OF THE MINIMUM HOUSING CODE  
TO REPAIR OR DEMOLISH AND REMOVE THE DWELLING LOCATED AT  
413 WEST THIRD STREET SIDE A AND B, TAX PARCEL NUMBER 004409

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

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

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

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

Section 1. The owners of the dwelling located at 413 West Third Street Side A and B in the City of Greenville, North Carolina, are hereby directed and required to either repair said dwelling so that it fully complies with the standards of the Minimum Housing Code or to demolish and remove said dwelling within ninety (90) days from the effective date of this ordinance.

Section 2. The Code Enforcement Coordinator is hereby authorized and directed to proceed to either repair or demolish and remove the dwelling in the event the owner fails to comply with the provisions of Section 1 of this ordinance within ninety (90) days, said dwelling being located at 413 West Third Street Side A and B, in the City of Greenville, North Carolina, and owned by Gaynelle Poteat.

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

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

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

This the \_\_\_\_\_ day of June, 2007.

\_\_\_\_\_  
Robert D. Parrott, Mayor

ATTEST:

\_\_\_\_\_  
Wanda T. Elks, City Clerk




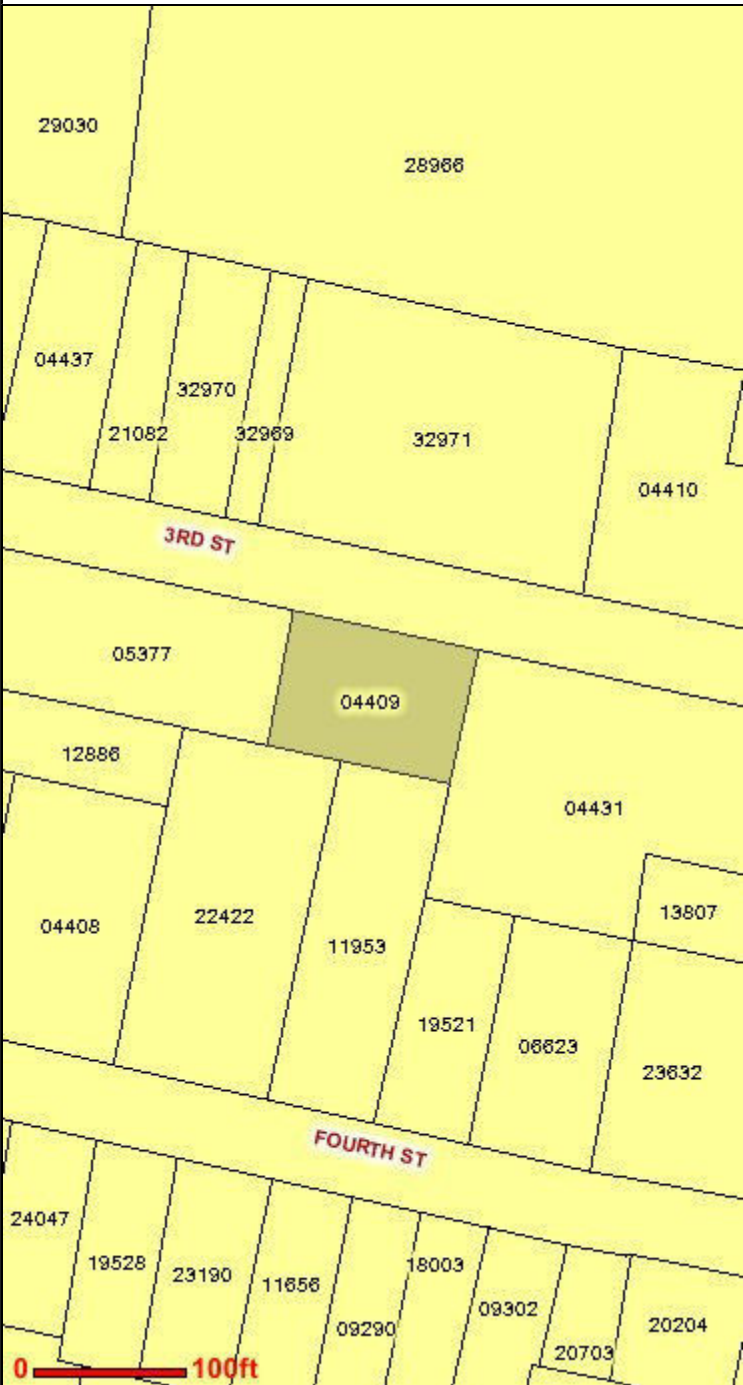
NORTH CAROLINA  
PITT COUNTY

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

Witness my hand and Notarial Seal, this the \_\_\_\_\_ day of June, 2007.

\_\_\_\_\_  
Patricia A. Sugg, Notary Public

My Commission expires: 9/4/2011

 <p><b>Pitt County Government</b> Greenville, North Carolina <a href="http://www.pittcountync.gov">www.pittcountync.gov</a></p> 																																																																					
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document number:  
Page 1 of 1

Item# 23



Attachment Number 4  
Page 1 of 1



# City of Greenville, North Carolina

Meeting Date: 6/14/2007  
Time: 7:00 PM

**Title of Item:** Ordinance requiring the repair or the demolition and removal of the dwelling located at 113 Wade Street

**Explanation:** The Code Enforcement Coordinator for the City of Greenville is requesting that the City Council approve an ordinance requiring the owner of a dwelling which has been vacated and closed for a period of at least six months pursuant to the enforcement of the Minimum Housing Code to repair or demolish and remove the dwelling located at 113 Wade Street. The ordinance provides that the owner has 90 days to repair or demolish and remove the dwelling and if the owner fails to accomplish this within 90 days, then the City will proceed with repairing or demolishing and removing the dwelling.

The initial notice of violation was sent by certified and regular mail on July 24, 2001 to the property owner informing the owner of the minimum housing violations cited by the Code Enforcement Officer and of the remedies necessary to bring the structure into compliance. There have been five other certified and regular mailings sent to the owner regarding minimum housing violations of the dwelling. Staff has attempted to work with the owner, but no repairs have been made.

The most recent notice to the owner was sent on June 22, 2004, which provided notice to the owner that the dwelling was classified as an abandoned structure. There have been six calls for service to the property by the Greenville Police Department between January 1, 2005 and May 20, 2007. The owner was mailed a notice on June 4, 2007 that this item would be considered at the June 14, 2007 City Council meeting.

The dwelling has been vacated and closed for a period of at least six months. The utilities to the dwelling have been disconnected since September 6, 2000, and the meter to the dwelling was removed on October 24, 2000.

Taxes for the property are current. The current tax value on the property is \$24,020 (the building value is \$18,810 and the land value is \$5,210). The estimated costs to repair the dwelling are \$40,000.





**Fiscal Note:** Costs to test and abate asbestos (if present) and demolition costs will be approximately \$6,500 to \$7,000 due to the size of the structure.

**Recommendation:** Approve the ordinance requiring the repair or demolition and removal of the dwelling located at 113 Wade Street.

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

**Attachments / click to download**

-  [Tax Parcel Map of 113 Wade Street](#)
  -  [Picture 1 for 113 Wade Street](#)
  -  [Picture 2 for 113 Wade Street](#)
  -  [Ordinance for 113 Wade Street](#)
-

ORDINANCE NO. 07-  
ORDINANCE REQUIRING THE OWNER OF A DWELLING  
VACATED AND CLOSED FOR A PERIOD OF AT LEAST SIX MONTHS  
PURSUANT TO THE ENFORCEMENT OF THE MINIMUM HOUSING CODE  
TO REPAIR OR DEMOLISH AND REMOVE THE DWELLING LOCATED AT  
113 WADE STREET, TAX PARCEL NUMBER 17742

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

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

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

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

Section 1. The owners of the dwelling located at 113 Wade Street in the City of Greenville, North Carolina, are hereby directed and required to either repair said dwelling so that it fully complies with the standards of the Minimum Housing Code or to demolish and remove said dwelling within ninety (90) days from the effective date of this ordinance.

Section 2. The Code Enforcement Coordinator is hereby authorized and directed to proceed to either repair or demolish and remove the dwelling in the event the owner fails to comply with the provisions of Section 1 of this ordinance within ninety (90) days, said dwelling being located at 113 Wade Street in the City of Greenville, North Carolina, and owned by Icelean Davis Payton and William Earl Payton.

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

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

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

This the \_\_\_\_\_ day of June, 2007.

\_\_\_\_\_  
Robert D. Parrott, Mayor

ATTEST:

\_\_\_\_\_  
Wanda T. Elks, City Clerk




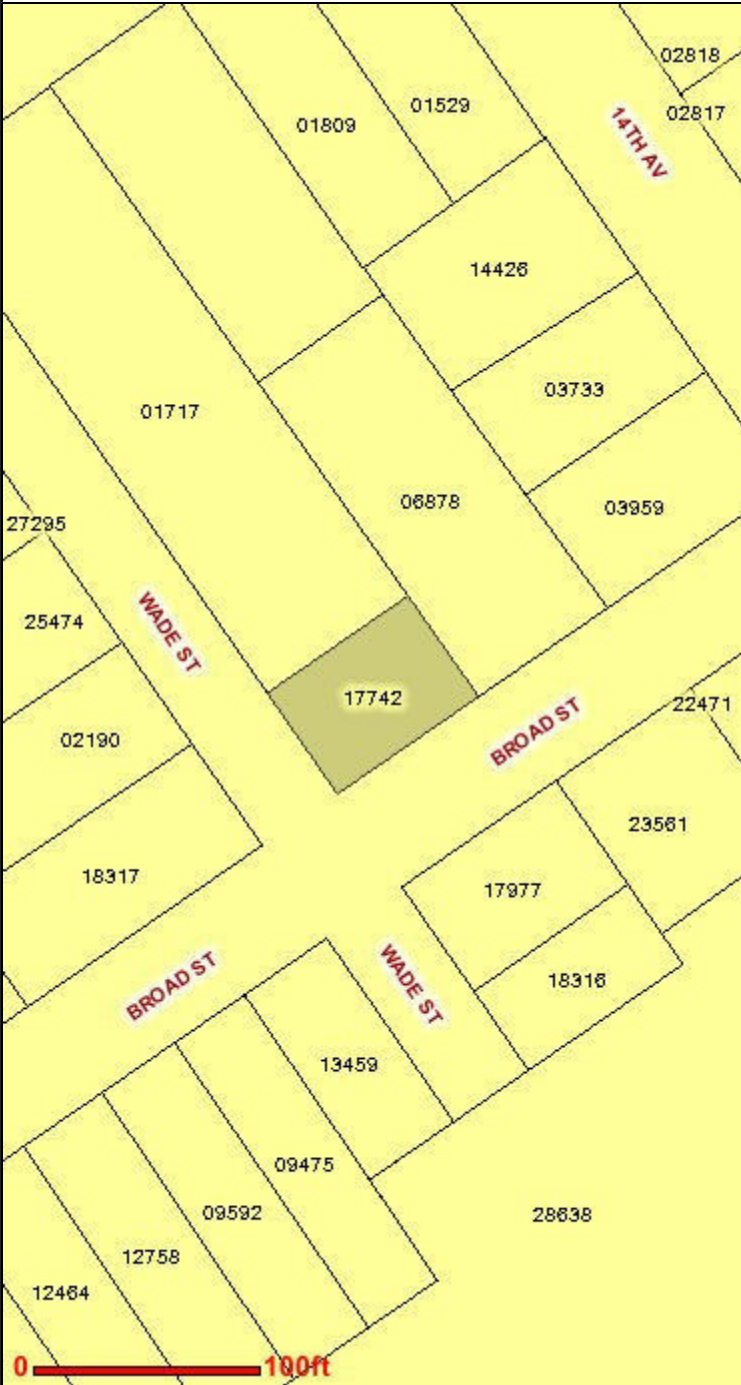
NORTH CAROLINA  
PITT COUNTY

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

Witness my hand and Notarial Seal, this the \_\_\_\_\_ day of June, 2007.

\_\_\_\_\_  
Patricia A. Sugg, Notary Public

My Commission expires: 9/4/2011

 <p><b>Pitt County Government</b> Greenville, North Carolina <a href="http://www.pittcountync.gov">www.pittcountync.gov</a></p> 																																																																					
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Attachment number 3  
Page 1 of 1

Item # 24

MAY 14 2007





Attachment number 4  
Page 1 of 1

MAY 14 2007



# City of Greenville, North Carolina

Meeting Date: 6/14/2007  
Time: 7:00 PM

---

**Title of Item:** Application for funds from the federal Edward Byrne Memorial Justice Assistance Grant Program

**Explanation:** The Police Department has received information from the United States Justice Department that it is once again eligible to receive funds from the Edward Byrne Memorial block grant program. The Bureau of Justice Assistance designates block grants based on the size of a jurisdiction and level of activity. The Bureau of Justice Assistance informed the City that the Police Department is eligible to receive \$68,600 from this grant.

The Police Department intends to purchase additional in-car camera systems to be installed in patrol vehicles. The Police Department has been working toward outfitting all patrol cars with camera systems for a number of years. The Police Department currently has 19 camera systems and 76 patrol vehicles.

The grant requires that a public hearing be held before the final application can be approved and the funds distributed. The funds will be distributed at the beginning of the next federal fiscal year which begins on October 1, 2007.

**Fiscal Note:** Potential revenue of \$68,600.

**Recommendation:** Hold a public meeting as required pertaining to the Police Department making application for the Edward Byne Memorial block grant.

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Attachments / click to download





# City of Greenville, North Carolina

Meeting Date: 6/14/2007  
Time: 7:00 PM

- 
- Title of Item:** Ordinance to annex the River Hill area containing 83.99 acres located south of the Tar River, on the north side of NC Highway 33, and 370 feet west of NCSR 1726 (Portertown Road), being all of the River Hill Subdivision and the adjoining property along NC Highway 33
- Explanation:** Adopting the annexation ordinance is the final step for annexing the River Hill Area. The effective date is set for June 30, 2008 as stated in the ordinance.
- Fiscal Note:** The fiscal impact of the annexation is contained in the attached River Hill Area Annexation Report.
- Recommendation:** Approve the attached ordinance to annex the River Hill Area.
- 

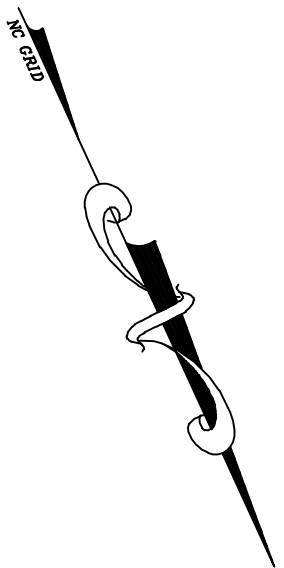
Viewing Attachments Requires Adobe Acrobat. [Click here](#) to download.

**Attachments / click to download**

- [Annexation Map](#)
  - [Ordinance Annexing The River Hill Area](#)
  - [River Hills Annexation Report](#)
-

**PROPERTY OWNERS**

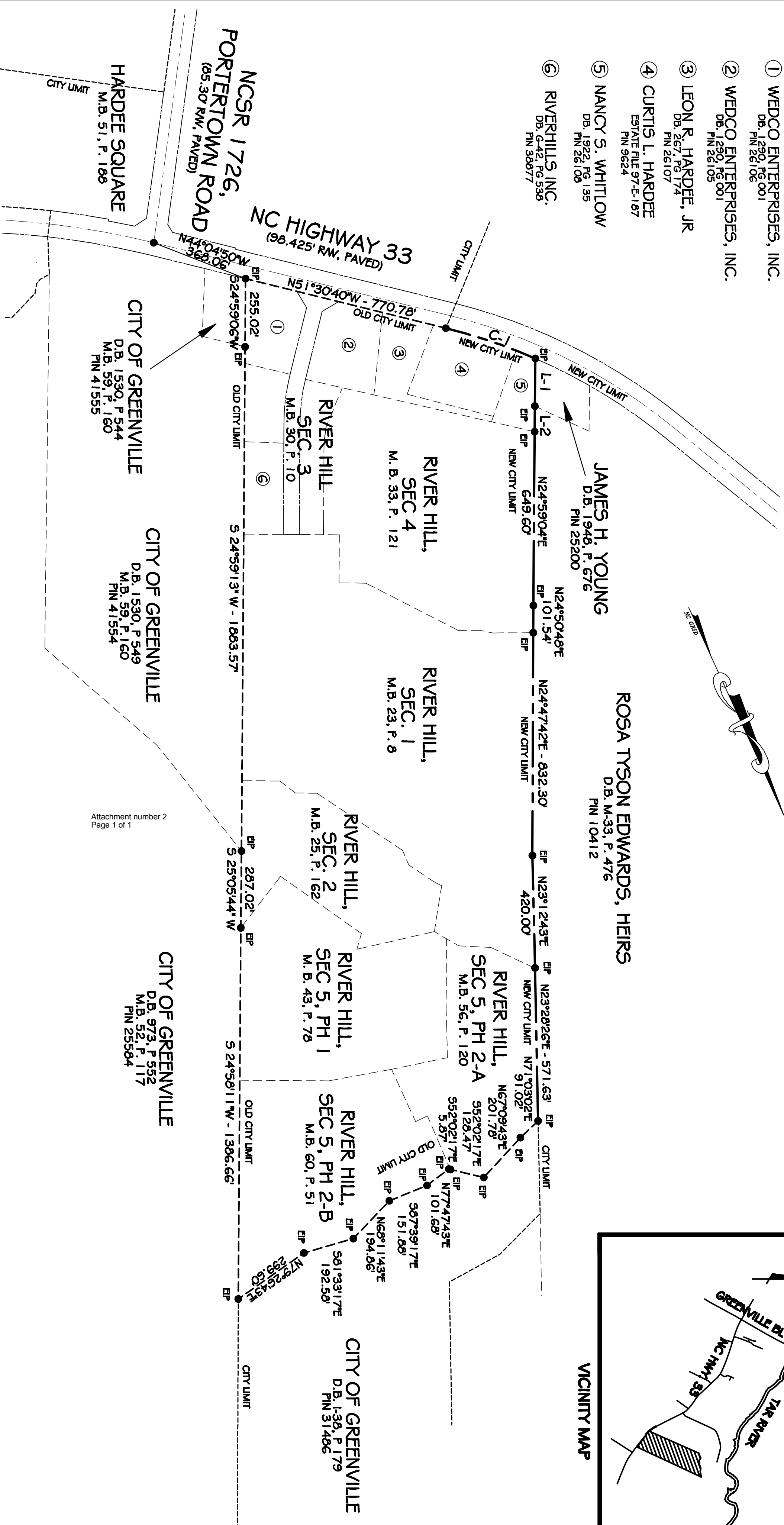
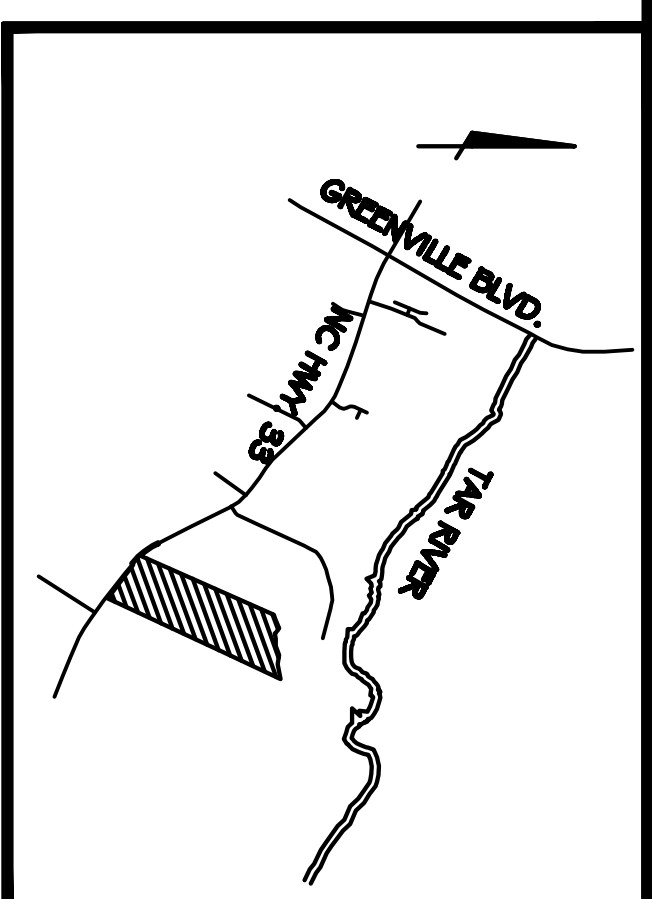
- ① WEDCO ENTERPRISES, INC.  
D.B. 1,290, P. 001  
PIN 26106
- ② WEDCO ENTERPRISES, INC.  
D.B. 1,290, P. 001  
PIN 26105
- ③ LEON R. HARDEE, JR.  
D.B. 267, P. 174  
PIN 26107
- ④ CURTIS L. HARDEE  
ESTATE FILE 97-E-187  
PIN 9624
- ⑤ NANCY S. WHITLOW  
D.B. 1,922, P. 135  
PIN 26108
- ⑥ RIVERHILLS INC.  
D.B. 642, P. 536  
PIN 38677



**ROSA TYSON EDWARDS, HEIRS**  
D.B. M-33, P. 476  
PIN 10412

**JAMES H. YOUNG**  
D.B. 1,948, P. 676  
PIN 25200

**VICINITY MAP**



Attachment number 2  
Page 1 of 1

Item # 26

**LEGEND**

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

**LINE TABLE**

LINE	DIRECTION	DISTANCE
L-1	N 25°15'37" E	177.89'
L-2	N 24°59'04" E	95.58'

**CURVE TABLE**

CHORD DIRECTION	DISTANCE	RADIUS	LENGTH
C-1	N 46°43'21" W	352.88'	2083.33
			353.30'

SHEET 1 OF 1

**Annexation Map  
River Hill Area**

Being all of River Hill Subdivision, Sections 1, 2, 3, 4, 5 Phase 1, 5 Phase 2-B, 5 Phase 2-B and the adjoining property along NC Highway 33



**City of Greenville**  
Public Works, Engineering  
1500 BEAUTY STREET  
GREENVILLE, NC 27634  
(252) 329-4467

SURVEY: Records  
DRAWN: BLM  
DATE: 2/29/07  
CHECKED: BLM  
SCALE: 1" = 300'

MAP NO.	PLATS RECORDED	MAP BOOK	PAGE
	NC DOT RW PLANS, R-2251, NC HWY. 33	2	16
	PINEWOOD MEMORIAL PARK ANNEXATION MAP	64	45
	LEON T. HARDEE, SR. HEIRS	15	63
	CITY OF GREENVILLE, (JOHN T. MOORE, DNV)	52	117
	CITY OF GREENVILLE, (GROWESTAD)	59	160
	CITY OF GREENVILLE, (ANNEXATION MAP)	67	64-66

**MAP SHOWING AREA ANNEXED BY**

**THE CITY OF GREENVILLE, N.C.**

(EFFECTIVE DATE \_\_\_\_\_ ORDINANCE # \_\_\_\_\_ AREA 83.99 ACRES )  
GREENVILLE TOWNSHIP, PITT COUNTY, N.C.

**CERTIFICATION**

I, BILLY LEE MERRILL, CERTIFY THAT UNDER MY DIRECTION AND SUPERVISION, THIS MAP WAS DRAWN FROM BOOKS REFERENCED HEREON, THAT THE KIND OF PRECISION AS CALCULATED BY LATITUDES AND DEPARTURES IS 1" = 10,000'; I FURTHER CERTIFY THIS MAP IS EXEMPT FROM G.S. 47-30 AS SET FORTH IN SECTION (1) THEREOF.  
WITNESS MY HAND AND SEAL THIS 9th DAY OF FEBRUARY, 2007.

SIGNED \_\_\_\_\_ REGISTRATION NO. L-23956

NORTH CAROLINA, PITT COUNTY  
I, A NOTARY PUBLIC OF THE COUNTY AND STATE AFORESAID, CERTIFY THAT BILLY LEE MERRILL, A PROFESSIONAL LAND SURVEYOR, PERSONALLY APPEARED BEFORE ME THIS DAY AND ACKNOWLEDGED THE EXECUTION OF THE FOREGOING INSTRUMENT. WITNESS MY HAND AND SEAL THIS 9th DAY OF FEBRUARY, 2007.

NOTARY PUBLIC \_\_\_\_\_  
MY COMMISSION EXPIRES: \_\_\_\_\_  
NORTH CAROLINA, PITT COUNTY  
THE FOREGOING CERTIFICATE OF NOTARY PUBLIC IS CERTIFIED TO BE CORRECT. DAY OF \_\_\_\_\_, 2007, AT O'CLOCK \_\_\_\_\_, AM.  
JUDY J. TARK, REGISTERED CLERK  
BY DEPUTY REGISTER OF DEEDS

ORDINANCE NO. 07-  
AN ORDINANCE TO EXTEND THE CORPORATE LIMITS  
OF THE CITY OF GREENVILLE, NORTH CAROLINA,  
UNDER THE AUTHORITY GRANTED BY PART 3 OF ARTICLE 4A OF  
CHAPTER 160A OF THE GENERAL STATUTES OF NORTH CAROLINA

WHEREAS, all of the prerequisites to adoption of this ordinance prescribed in Part 3 of Article 4A of Chapter 160A of the General Statutes of North Carolina have been met;

WHEREAS, the City Council of the City of Greenville has taken into full consideration the statements presented at the public hearing held on May 10, 2007, on the question of this annexation; and

Attachment number 3  
Page 1 of 4

WHEREAS, the City Council has concluded and hereby declares that annexation of the area described herein is necessary to the orderly growth and development of the City of Greenville;

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GREENVILLE, NORTH CAROLINA:

Section 1. That from and after the 30<sup>th</sup> day of June, 2008, the effective date of this annexation, the following territory shall be annexed to and become a part of the City of Greenville, and the corporate limits of the City of Greenville shall on said 30<sup>th</sup> day of June, 2008, be extended to include said territory more particularly described by metes and bounds as follows:

- TO WIT:                    Being all that portion of land shown on the map entitled, "Annexation Map River Hill Area" prepared by the city of Greenville containing 83.99 acres.
- LOCATION:                 Situate in Greenville Township, Pitt County, North Carolina, being located south of the Tar River, on the north side of NC Highway 33 and 370 feet west of NCSR 1726 (Portertown Road) being all of River Hill Subdivision and the adjoining property along NC Highway 33, being more completely described as follows:
- DESCRIPTION:         BEGINNING at an existing iron pipe in the northern right-of-way of NC Highway 33 (98.43 foot right-of-way, paved), with said iron being located N44°04'50" W, 368.06 feet from a point in the centerline intersection of NC Highway 33 with NCSR 1726 (Portertown Road), thence running along the northern right-of-way of NC Highway 33 the existing City Limits of the City of Greenville, N51°30'40" W, 770.788 feet to the point of curvature of a curve; thence running along the curved right-of-way, the new City Limits, being a curve to the right with a radius of 2083.33 feet as measured along a chord of N46°43'21" W, 352.88 feet to an existing iron pipe, a common corner between the property of James H. Young as recorded in Deed Book 1948, Page 676 and the property of Nancy S. Whitlow as recorded in Deed Book 1922, Page 135; thence running along the common line between Young and Whitlow, the new City Limit, N25°15'37" E, 177.89 feet to an existing iron pipe, a common corner with the Rosa Tyson Edwards, Heirs property as recorded in Deed Book M-33, Page 476; thence continuing along Young property, the common line with the Edwards property, the new City Limit, N24°59'04" E, 95.58 feet to an existing iron pipe in the western boundary of River Hill Subdivision, Section 4, as shown on Map Book 33, Page 121; thence running along the western boundary of River Hill Subdivision, Section 4, the common line with the Edwards property, the new City Limit, N24°59'04" E, 649.60 feet to an existing iron pipe; N24°50'48" E, 101.54 feet to an existing iron

pipe in the western boundary of River Hill Subdivision, Section 1, as shown on Map Book 23, Page 8; thence running along the western boundary of River Hill Subdivision, Section 1, the common line with the Edwards property, the new City Limit, N24°47'42" E, 832.30 feet to an existing iron pipe; N23°12'43" E, 420.00 feet to an existing iron pipe in the western boundary of River Hill Subdivision, Section 5, Phase 2-A, as shown on Map Book 56, Page 120; thence running along the western boundary of River Hill Subdivision, Section 5, Phase 2A, the common line with the Edwards property, the new City Limit, N23°28'26" E, 571.63 feet to an existing iron pipe in the western boundary of River Hill Subdivision, Section 5, Phase 2-A, as shown on Map Book 56, Page 120; to an existing iron pipe, a common corner between River Hill Subdivision, Section 5, Phase 2-A and the property of the City of Greenville as recorded in Deed Book I-38, Page 179; thence running along the northern boundary lines of River Hill Subdivision, Section 5, Phase 2-A, the common lines with the City property, the existing City Limit, thence N 71°03'02" E, 91.02 feet to an to an existing iron pipe; thence N67°09'43" E, 201.78 feet to an existing iron pipe; S52°02'17" E, 128.47 feet to an existing iron pipe, the common corner between River Hill Subdivision, Section 5, Phase 2-A, and River Hill Subdivision, Section 5, Phase 2-B, as shown on Map Book 60, Page 51; thence running along the northern boundary lines of River Hill Subdivision, Section 5, Phase 2-B, the common lines with the City property, the existing City Limit, S52°02'17" E, 5.87 feet to an existing iron pipe; thence N77°47'43" E, 101.68 feet to an existing iron pipe; thence S87°39'17" E, 151.88 feet to an existing iron pipe; thence N68°11'43" E, 194.86 feet to an existing iron pipe; thence S81°33'17" E, 192.58 feet to an existing iron pipe; thence N79°26'43" E, 299.60 feet to an existing iron pipe in the existing City Limit and being a common corner between River Hill Subdivision, Section 5, Phase 2-B and the property of the City of Greenville as recorded in Deed Book 973, Page 552 and shown on Map Book 52, Page 117; thence along the existing City Limit, the eastern boundary line of River Hill Subdivision, Section 5, Phase 2-B, and becoming the eastern boundary of River Hill Subdivision, Section 5, Phase 1, as shown on Map Book 43, Page 78, being the common line with the City property, S24°58'11" W, 1386.66 feet to an existing iron pipe a common corner between River Hill Subdivision, Section 5, Phase 1, and River Hill Subdivision, Section 2, as shown on Map Book 25, Page 162; thence along the existing City Limit, the eastern boundary line of River Hill Subdivision, Section 2, along common line with the City property, S25°05'44" W, 287.02 feet to an existing iron pipe, the common corner with the City of Greenville as recorded in Deed Book 1530, Page 549 as shown on Map Book 59, Page 160; thence along the existing City Limit, the eastern boundary line of River Hill Subdivision, Section 2, and becoming the eastern boundary of River Hill Subdivision, Section 1, as shown on Map Book 23, Page 78, and becoming the eastern boundary of Riverhills, Inc. property as recorded in Deed Book G-42, Page 538, and then becoming the eastern boundary of River Hill Subdivision, Section 3 as shown on Map Book 30, Page 10, and then becoming the eastern boundary of the WEDCO Enterprises, Inc. property as recorded in Deed Book 1290, Page 001, all being along common line with the City property, S24°59'13" W, 1,883.57 feet to an existing iron pipe in the common line of the WEDCO Enterprises, Inc., being a common corner with the City of Greenville as recorded in Deed Book 1530, Page 544 as shown on Map Book 59, Page 160; thence

running along the existing City Limit, the eastern boundary of the WEDCO property, the common line with the city of Greenville property, S24°59'06" W, 255.02 feet to an existing iron pipe in the northern right-of-way of NC Highway 33 the POINT OF BEGINNING, and containing about 83.99 acres with all bearings being referenced to North Carolina Grid North and all distances being ground measurements.

Section 2. That the City Council does hereby specifically find and declare that the above described territory meets the requirements of G.S. 160A-48, in that:

- A. The total annexed area meets the general standards of G.S. 160A-48(b) as follows: Attachment number 3  
Page 3 of 4
1. The annexed area is adjacent or contiguous to the municipality's boundaries as of the 8<sup>th</sup> day of March, 2007, the date upon which this annexation proceeding was begun.
  2. At least one eighth of the aggregate external boundary of the annexed area is contiguous to the city limits, in that the aggregate external boundary of the annexed area is 9,152.63 feet (1.73 miles) of which 5,950.79 feet (1.12 miles) or sixty-five percent (65%) coincides with the present City of Greenville boundary.
  3. No part of the annexed area is included within the boundary of another incorporated municipality.
- B. The annexed area is developed for urban purposes and meets the requirements of N.C.G.S. 160A-48(c) in that, as set forth in N.C.G.S. 160A-48(c)(1), the area has a total resident population equal to at least 2.3 persons for each acre of land included within its boundaries. There are 4.01 persons for each acre of land located within the boundaries based upon there being 154 occupied dwellings, an average of 2.19 persons per occupied dwelling unit in the township in which the annexed area is located, and 83.99 acres within its boundaries.
- C. The boundary of the annexed area has, wherever practical, been composed of natural topographic features, streets, or property lines.

Section 3. That it is the purpose and intent of the City of Greenville to provide services to the area being annexed under this ordinance, as set forth in the report of plans for services approved by the City Council on the 8<sup>th</sup> day of March, 2007, and filed in the office of the City Clerk for public inspection. The plans for services are detailed in Section V., "Plans to Extend Services", of the aforementioned annexation report.

Section 4. That the City Council does hereby specifically find and declare that, on the effective date of annexation, the City of Greenville, through the Greenville Utilities Commission, will have sufficient funds appropriated to finance the estimated cost of construction of water and sewer facilities found necessary in the report of plans for services into the area to be annexed under this ordinance as well as for any extensions of water and/or sewer lines to individual properties which have been requested by property owners pursuant to G.S. 160A-47(3)(b).

Section 5. That from and after the effective date of this annexation, the territory annexed and its citizens and property shall be subject to all debts, laws, ordinances and regulations in force in the City of Greenville, and shall be entitled to the same privileges and benefits as other parts of the City of Greenville.

Section 6. That the newly annexed territory described herein above shall be subject to the City of Greenville taxes according to G.S. 160A-58.10.

Section 7. That the territory annexed to the City of Greenville by this ordinance shall be annexed into City of Greenville municipal election district three. 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 three.

Section 8. That the Mayor of the City of Greenville shall cause an accurate map of the annexed territory described in Section 1 hereof, together with a duly 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. 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 ordinance shall become effective on the 30<sup>th</sup> day of June, 2008. As to qualified tracts of agricultural land, horticultural land and forestland, the annexation will become effective on the last day of the month in which the tract or part thereof becomes ineligible for present-use classification under G.S. 105-227.4 or no longer meets the requirements of G.S. 160A-49(f1)(2). Attachment number 3  
Page 4 of 4

This the 14th day of June, 2007.

\_\_\_\_\_  
Robert D. Parrott, Mayor

ATTEST:

\_\_\_\_\_  
Wanda T. Elks, City Clerk

NORTH CAROLINA  
PITT COUNTY

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

WITNESS my hand and official seal, this the 14<sup>th</sup> day of June, 2007.

\_\_\_\_\_  
Patricia A. Sugg, Notary Public

My Commission Expires: September 4, 2011

Doc. #694269

# River Hill Area Annexation Report

March 8, 2007



Prepared by:

Community Development Department

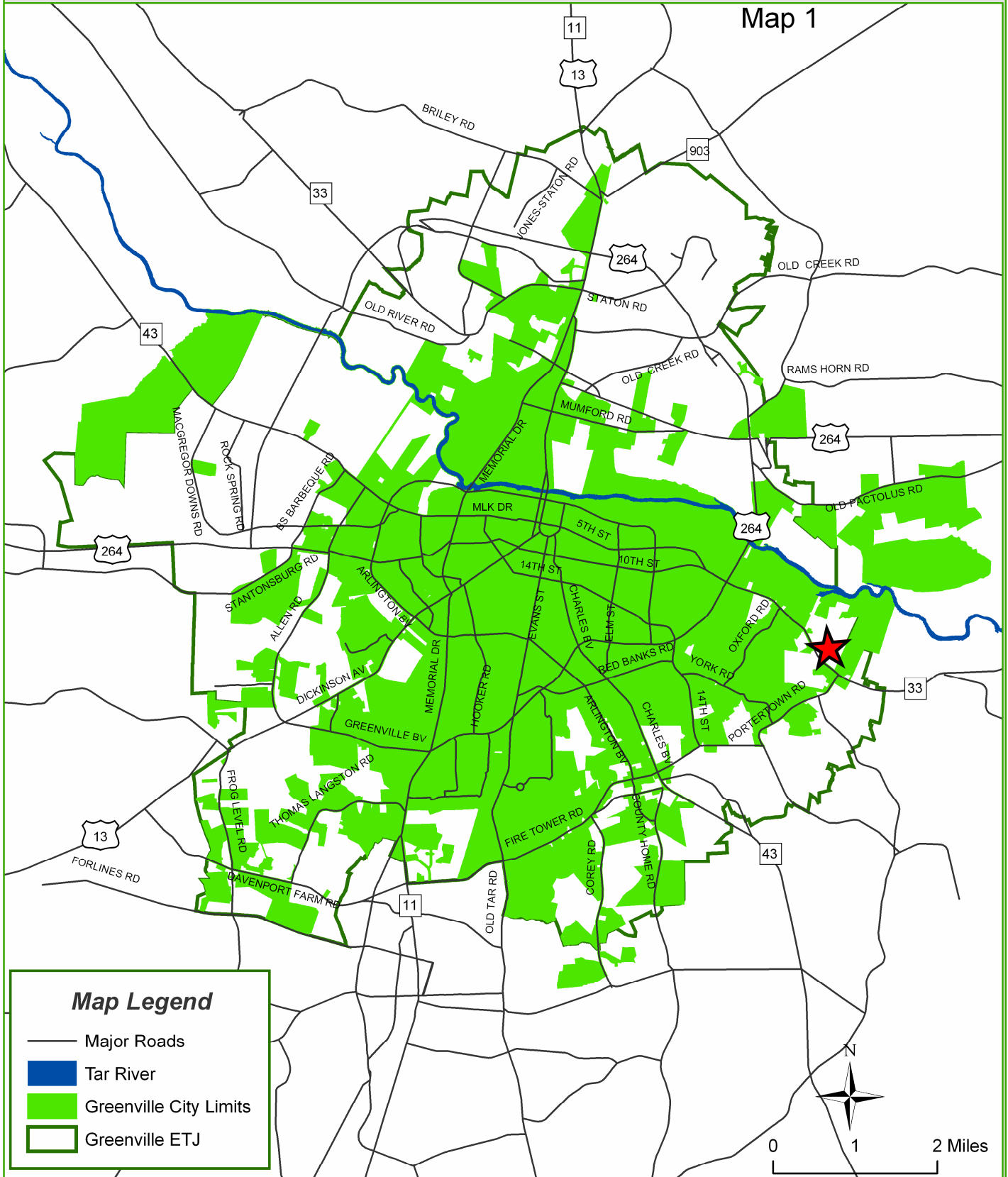


# River Hill Area Location Map

## Greenville, NC

As of February 26th 2007

Map 1



4. Part or all of the area to be annexed must be developed for urban purposes, which means the area must meet any one of the following standards:
  - a. The area must have a total resident population equal to at least 2.3 persons for each acre of land included within its boundaries; or
  - b. The area must have a total resident population equal to at least one person for each acre of land included within its boundaries, and be subdivided into lots and tracts such that at least sixty percent (60%) of the total acreage consists of lots and tracts three (3) acres or less in size and such that at least sixty-five percent (65%) of the total number of lots and tracts are one (1) acre or less in size; or
  - c. The area must be developed so that at least sixty percent (60%) of the total number of lots and tracts in the area at the time of annexation are used for residential, commercial, industrial, institutional or governmental purposes, and is subdivided into lots and tracts such that at least sixty percent (60%) of the total acreage, not counting the acreage used at the time of annexation for commercial, industrial, governmental, or institutional purposes, consists of lots and tracts five (5) acres or less in size.
  
5. In addition to developed areas, the municipality may extend the city limits:
  - a. To include open area lying between the existing city limits and areas which are developed for urban purposes which are not adjacent to the municipal boundary or cannot be served by the municipality without extending services through such area; or
  - b. To include open areas that are adjacent on at least sixty (60%) of their external boundaries, to any combination of the municipal boundary and the boundary of an area or areas developed for urban purposes, as described in four (4) above.

### III. DESCRIPTION OF THE RIVER HILL AREA

The area to be annexed is in the eastern portion of Greenville's planning jurisdiction. NC Highway 33 is on the southern boundary of the annexation area and property owned by the City of Greenville is adjacent to the east and north. River Hill Subdivision is the primary feature of the annexation area. The area is located in Greenville Township. Map 1, page 8 shows the location of the River Hill Area within the greater Greenville region. Map 2, page 9 illustrates the location of the area in relation to the existing city limits, and Map 3, page 10 shows an aerial photo of the River Hill Area.

The area encompasses approximately 83.99 acres containing 154 single family homes (154 occupied), 1 cemetery, 1 commercial business and 8 vacant lots. Map 4, page 11 denotes general land uses in the River Hill Area.

The River Hill Area contains 163 lots. 154 or 94% are used for residential, commercial, industrial, institutional or governmental purposes. Exhibit A (pages 13-18) and Map 5, page 12 show property ownership in the River Hill Area.

areas undergoing such development; that municipal boundaries should be extended in accordance with legislative standards applicable throughout the State, to include such areas and to provide the high quality of governmental services needed therein for the public health, safety and welfare; that new urban development in and around municipalities having a population of 5,000 or more persons is more scattered than in and around smaller municipalities and such larger municipalities have greater difficulty in expanding municipal utility systems and other service facilities to serve such scattered development, so that the legislative standards governing annexation by larger municipalities must take these facts into account if the objectives set forth in the law are to be attained; that areas annexed to municipalities in accordance with such uniform legislative standards should receive the services provided by the annexing municipality as soon as possible following annexation in accordance with N.C.G.S. 160A-47(3).

In addition to assuring that developed and developing urban areas receive the protection and services necessary for sound urban growth, the 1959 annexation law made it possible to insure that both the benefits and the responsibilities of urban life fall on all the residents of the urban area. In many cities, a significant population lives in the developed urban fringe beyond the city limits. These individuals receive most of the benefits of municipal tax dollars, including utility systems, law enforcement, streets, thoroughfares, parks, etc., while not bearing any financial responsibility for these services. Given that municipal services are necessary to the proper functioning and protection of the entire urban area, a basic principle has been derived: that which is urban, should be municipal.

In the 1959 annexation law, the state gave cities the authority to make municipal that which was urban. To insure that this authority would not be abused, the General Assembly established two key limitations. First, the law set down objective statutory standards designed to define land either "developed for urban purposes" or "land undergoing such development." Second, the law required that the municipality be both ready and able to provide annexed areas with services equal to those provided within the rest of the city.

The North Carolina annexation law requires that a municipality implementing annexation through a municipal ordinance prepare an annexation report which spells out the city's plan for the financing and actual provision of services into the area proposed for annexation. The report must also document how the area meets the prescribed standards of urban development that make it eligible for annexation. This document may be reviewed by the courts to insure that statutory procedure was followed and the statutory requirements met. Following the actual annexation, the courts may again review the annexation, under appeal, to insure that the municipality has followed through with its plan to extend services.

## **B. STATUTORY STANDARDS**

The specific standards which an area must meet in order to be eligible for annexation as set out in N.C.G.S. 160A-48 are summarized below:

1. The area must be adjacent or contiguous to the municipality's boundaries at the time the annexation proceeding is begun.
2. At least 1/8 (12.5%) of the aggregate external boundary of the annexed area must coincide with the municipal boundary.
3. The annexed area cannot be a part of another incorporated municipality.

- B. A statement showing that the area proposed to be annexed meets the legislative standards prescribed by North Carolina General Statute (N.C.G.S.) 160A-48, as amended;
- C. A statement setting forth plans for extending to the area proposed to be annexed each major municipal service performed within the city at the time of annexation and the method of financing;
- D. Maps showing present and proposed water and sanitary sewer lines and facilities;
- E. A map showing the present and proposed city boundaries and legal qualification of the area proposed to be annexed; and
- F. A map showing the general land use pattern in the area proposed to be annexed.
- G. A statement of impact of the annexation on any rural fire department providing service in the area to be annexed and a statement of the impact of the annexation on fire protection and fire insurance rates in the area to be annexed, if the area is in an insurance district, a rural fire protection district or a county fire protection district.
- H. A statement showing how the proposed annexation will affect the city's finances and services, including city revenue change estimates

This report has been prepared in compliance with the foregoing requirements and is available for public inspection at the Office of the City Clerk.

## **II. SUMMARY OF STATE ANNEXATION LAW**

### **A. BACKGROUND**

Four methods of enlarging municipal boundaries are available to cities in North Carolina under state law:

1. Annexation by special act of the state legislature;
2. Annexation by petition of all real property owners (N.C.G.S. 160A-31) as amended);
3. Annexation by municipal ordinance (N.C.G.S. 160A-45 through N.C.G.S. 160-54, as amended); and
4. Annexation by petition of all real property owners of noncontiguous "satellite" areas (N.C.G.S. 160A-58 through N.C.G.S. 160A-58.6).

In the third method mentioned above, the 1959 General Assembly of North Carolina established a new concept in the extension of municipal boundaries. This annexation law, which was subsequently amended in 1998, enables municipalities to annex land undergoing urban development without a confirming vote by those being annexed. This has been hailed as a major step forward in municipal efforts to meet many of the problems of urban expansion. Setting down the general principles and objectives of annexation, N.C.G.S. 160A-45 states:

That sound urban development is essential to the continued economic development of North Carolina; that municipalities are created to provide the governmental services essential for sound urban development and for the protection of health, safety and welfare in areas being intensively used for residential, commercial, industrial, institutional and governmental purposes or in

**I. INTRODUCTION**

Annexation is the term used to describe the inclusion of new land into the corporate limits of a city or town. Annexation is how a municipality grows in area and adds to its population base. The continual extension of the corporate limits is required as growth at the edge of the municipality creates pressures for services and for land use planning. The development of urban areas must be coordinated with municipal plans for the extension of urban services. Annexation serves a vital function in guiding orderly growth.

Greenville has grown substantially over the past four decades as a result of annexation. As shown in Table 1, the City grew from 5.8 square miles in 1960 to 27.6 square miles in 2000. This growth has continued into the current decade as shown in Table 2. In the past six years since 2000 the city has had 204 annexations increasing the size of the City by 2,632.81 acres.

**Table 1**  
Annexation Activity 1960-2000

Year	Area Within City Limits	Area Annexed Past 10 years	Percentage Change
1960	5.8 sq. miles	-	-
1970	10.5 sq. miles	4.7 sq. miles	81.5%
1980	14.9 sq. miles	4.4 sq. miles	42.0%
1990	18.5 sq. miles	3.6 sq. miles	24.3%
2000	27.6 sq. miles	9.1 sq. miles	33.0%

Source: Community Development Department

**Table 2**  
Annexation Activity 2001-2006

Year	# Petition Annexations	# Non-Petition Annexations	Total # Annexations	Total Acres Annexed
2001	25	0	25	282.11
2002	32	0	32	282.14
2003	28	0	28	321.29
2004	36	0	36	546.47
2005	44	0	44	578.01
2006	39	0	39	622.79
Total	204	0	204	2,632.81

Source: Community Development Department

On April 14, 2005, the City Council of the City of Greenville adopted a Resolution of Consideration that identified a number of areas for potential annexation. This Resolution was reaffirmed by City Council on March 8, 2007. The River Hill Area, the subject of this annexation report, was included within this resolution. On March 8, 2007, the Council adopted a Resolution of Intent that stated the intent to consider the River Hill Area for annexation. This resolution contained a legal description of the River Hill Area and set the date for the public informational meeting on April 25, 2007 and set the date for the public hearing on the question of annexation for May 10, 2007. A map showing the area to be annexed was included with the resolution.

As a prerequisite to annexation, Greenville is required by state law to prepare a report setting forth plans for the extension of each major city service to the area proposed to be annexed. This report includes:

- A. A summary of the 1959 North Carolina Annexation Law and its implications for the future development of Greenville;

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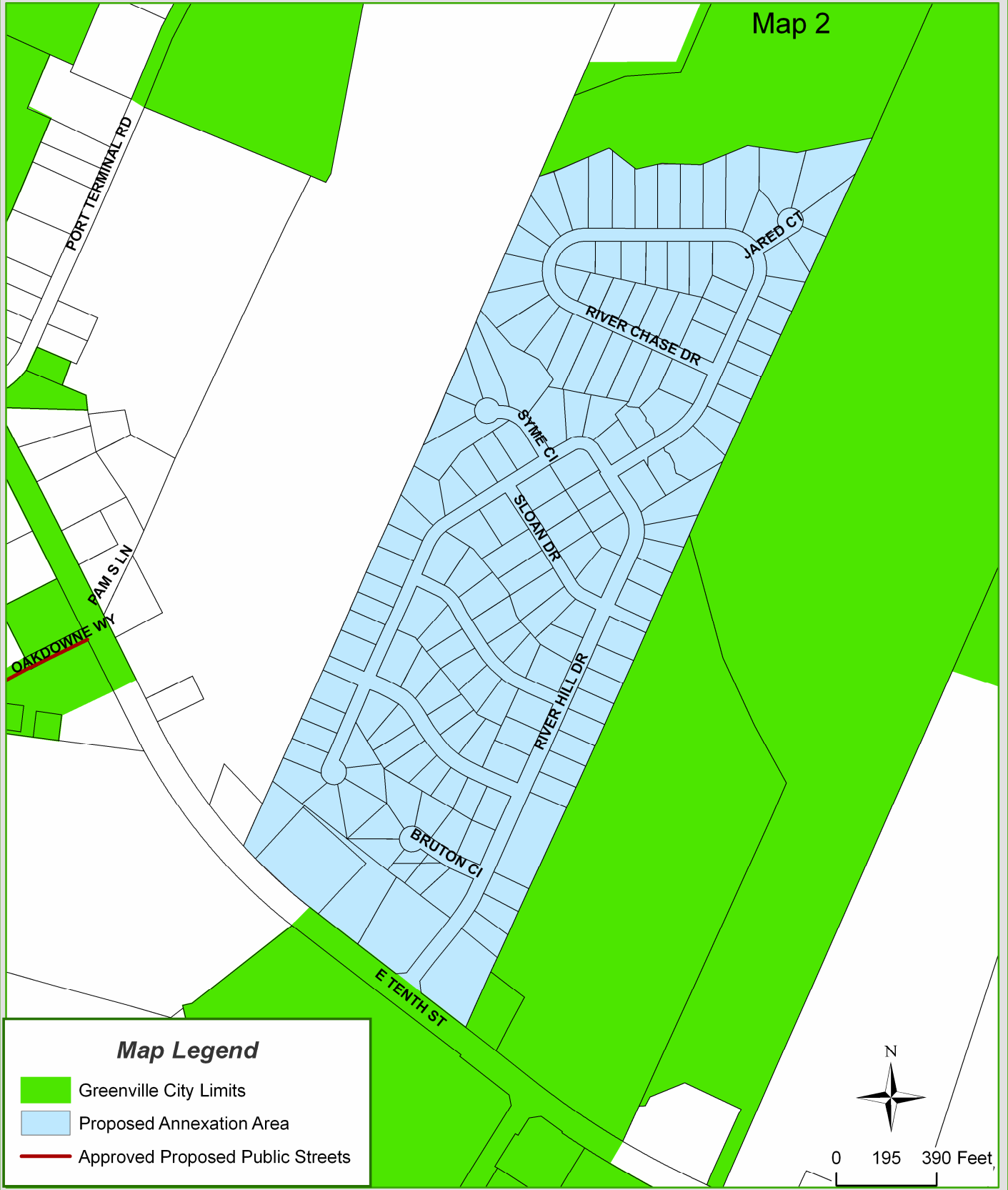


# River Hill Area Annexation Map

## Greenville, NC

As of February 26th 2007

Map 2



### Map Legend

- Greenville City Limits
- Proposed Annexation Area
- Approved Proposed Public Streets

gutter will be swept biweekly, and those that do not have curb and gutter will be mowed and shoulders maintained within the right-of-way.

Street maintenance and engineering services will be provided on substantially the same basis and in the same manner as provided in the rest of the City. In order to provide street maintenance and engineering services on substantially the same basis and in the same manner as in the rest of the city approximately \$23,194.72 of general fund revenues will be appropriated in fiscal year 2008/2009. (See Exhibit C for a detailed summary of expenses.) Subsequent annual budgets may reflect any additional capital for operating costs and capital improvement projects that may arise.

## **2. Sanitation**

Residential garbage collection, curbside trash collection, and recycling collection are provided weekly. Seasonal leaf collection and mosquito/rodent control are provided. Sanitation service will be provided within the annexed area on the effective date of annexation. Service will be provided by the Greenville Department of Public Works; or, if negotiations pursuant to N.C.G.S. 160A-49.3 conclude in a service contract to a private solid waste contractor firm(s) service will be provided according to the mutually approved contract(s). If service is provided by the Greenville Department of Public Works and not contracted, a one-time economic loss payment must be made in accordance with N.C.G.S. 160A-49.3. The calculation formula for the one-time economic loss payment is fifteen (15) times the average monthly eligible solid waste contractor fee per customer, per month, times the number of annexed households served.

In order to provide collection services on substantially the same basis and in the same manner as provided in the rest of the City, approximately \$36,244.05 of general fund revenues will be appropriated. (See Exhibit C for a detailed summary of expenses.) Subsequent annual budgets may reflect any additional capital or operating costs that may arise.

## **C. FIRE-RESCUE**

The Fire-Rescue Department provides the residents of Greenville with fire protection and fire suppression services. By the effective date of the annexation, protection will be afforded by 143 full-time employees operating six engine companies, one ladder company, four emergency medical vehicles, and other assorted apparatus and equipment. The Department's equipment is currently housed in six fire stations. The Greenville Fire-Rescue Department currently holds a Fire Insurance Classification of 3.

Service will be provided in the annexed area on the effective date of annexation. Service will be provided by the Greenville Fire-Rescue Department; or, if negotiations pursuant to N.C.G.S. 160A-49.1 result in a service contract with the Eastern Pines Fire Department, the Greenville Fire-Rescue Department may be assisted by the Eastern Pine Fire Department in providing service. Service by the Greenville Fire-Rescue Department will be provided primarily from Fire Station #6, located at 3375 -East 10<sup>th</sup> Street.

In order to provide fire-rescue services on substantially the same basis and in the same manner as provided in the rest of the City, approximately \$0 of general fund revenues will be appropriated. (See Exhibit C for a detailed summary of expenses.) Fire protection will be provided on substantially the same basis and in the same manner as in the rest of the

## **V. PLANS TO EXTEND SERVICES**

All of the municipal services of the City of Greenville will be extended to the area proposed for annexation immediately upon the effective date of annexation on substantially the same basis and in the same manner as provided within the rest of the City prior to annexation. The anticipated expenses for such services and the method by which the City proposes to finance such services are set forth in Exhibit C entitled "Anticipated Revenues and Expenses," pages 28-29.

The City shall provide said services as described in the following paragraphs.

### **A. GENERAL GOVERNMENT**

The government of the City of Greenville is vested in a City Council of six (6) members and a mayor elected from the qualified voters. The City of Greenville utilizes a 5-1-1 district election system. Under the 5-1-1 system, there are five (5) electoral districts. Candidates for City Council may run as representatives of the district in which they reside, or they may run at-large. One (1) council member will be elected from each district by the qualified voters residing within that district. The sixth council member and the mayor will be elected at-large by all qualified voters within the City of Greenville. The mayor and council members hold office for terms of two (2) years each. The area proposed for annexation is within Election District Three (3).

The City of Greenville operates under the Council-Manager form of Government with the City Manager appointed by the City Council to serve at its pleasure as Chief Administrator.

### **B. PUBLIC WORKS**

The Public Works Department is responsible for street maintenance, drainage facilities maintenance, refuse collection and disposal, equipment maintenance, public transit, and public building and grounds maintenance. All services provided by the Public Works Department will begin on the effective date of annexation.

#### **1. Street Maintenance and Engineering Service**

The general objective of street maintenance and engineering services is to provide for the safe and efficient movement of vehicles and pedestrians through maintenance, repair, construction, and reconstruction of all facilities located within City street rights-of-way. The City of Greenville is responsible for the general maintenance of all streets which have been dedicated to the public and accepted for public use and maintenance within the annexation area upon the effective date of annexation. The City reserves the right to accept dedications and maintenance of other areas for use as public streets upon application of the property owner in the standard method for such dedication and street acceptance. The City does not accept responsibility for the maintenance of any private streets or other facilities which have not been dedicated to the public and accepted by the City for permanent maintenance.

Maintenance services include patching holes in pavement; repairing roadway shoulders; cleaning and repairing storm water inlets and drains within the public right-of-way; installation and maintenance of street markings, barricades for dead end streets, street markers and traffic control signs and signals; and the repair and replacement of curb and gutter as necessary. Public streets with curb and

S 87°39'17" E – 151.88 feet to an existing iron pipe; thence N 68°11'43" E – 194.86 feet to an existing iron pipe; thence S 81°33'17" E – 192.58 feet to an existing iron pipe; thence N 79°26'43" E – 299.60 feet to an existing iron pipe in the existing City Limit and being a common corner between River Hill Subdivision, Section 5, Phase 2-B and the property of the City of Greenville as recorded in Deed Book 973, Page 552 and shown on Map Book 52, Page 117; thence along the existing City Limit, the eastern boundary line of River Hill Subdivision, Section 5, Phase 2-B, and becoming the eastern boundary of River Hill Subdivision, Section 5, Phase 1, as shown on Map Book 43, Page 78, being the common line with the City property, S 24°58'11" W – 1386.66 feet to an existing iron pipe a common corner between River Hill Subdivision, Section 5, Phase 1, and River Hill Subdivision, Section 2, as shown on Map Book 25, Page 162; thence along the existing City Limit, the eastern boundary line of River Hill Subdivision, Section 2, along common line with the City property, S 25°05'44" W – 287.02 feet to an existing iron pipe, the common corner with the City of Greenville as recorded in Deed Book 1530, Page 549 as shown on Map Book 59, Page 160; thence along the existing City Limit, the eastern boundary line of River Hill Subdivision, Section 2, and becoming the eastern boundary of River Hill Subdivision, Section 1, as shown on Map Book 23, Page 78, and becoming the eastern boundary of Riverhills, Inc. property as recorded in Deed Book G-42, Page 538, and then becoming the eastern boundary of River Hill Subdivision, Section 3 as shown on Map Book 30, Page 10, and then becoming the eastern boundary of the WEDCO Enterprises, Inc. property as recorded in Deed Book 1290, Page 001, all being along common line with the City property, S 24°59'13" W – 1883.57 feet to an existing iron pipe in the common line of the WEDCO Enterprises, Inc., being a common corner with the City of Greenville as recorded in Deed Book 1530, Page 544 as shown on Map Book 59, Page 160; thence running along the existing City Limit, the eastern boundary of the WEDCO property, the common line with the city of Greenville property, S 24°59'06" W – 255.02 feet to an existing iron pipe in the northern right-of-way of NC Highway 33 the POINT OF BEGINNING, and containing about 83.99 acres with all bearings being referenced to North Carolina Grid North and all distances being ground measurements.

**Exhibit B**

**LEGAL DESCRIPTION OF PROPERTY TO BE ANNEXED INTO  
THE CITY OF GREENVILLE, NC FOR THE RIVER HILL AREA  
GREENVILLE TOWNSHIP, PITT COUNTY, NC  
FEBRUARY 14, 2007**

**To Wit:**

Being all that portion of land shown on the map entitled, "Annexation Map River Hill Area" prepared by the city of Greenville containing 83.99 acres.

**Location:**

Situate in Greenville Township, Pitt County, North Carolina, being located south of the Tar River, on the north side of NC Highway 33 and 370 feet west of NCSR 1726 (Portertown Road) being all of River Hill Subdivision and the adjoining property along NC Highway 33, being more completely described as follows:

BEGINNING at an existing iron pipe in the northern right of way of NC Highway 33 (98.43 foot right of way, paved), with said iron being located N 44°04'50" W – 368.06 feet from a point in the centerline intersection of NC Highway 33 with NCSR 1726 (Portertown Road), thence running along the northern right of way of NC Highway 33 the existing City Limits of the City of Greenville, N 51°30'40" W – 770.788 feet to the point of curvature of a curve; thence running along the curved right of way, the new City Limits, being a curve to the right with a radius of 2083.33 feet as measured along a chord of N 46°43'21" W – 352.88 feet to an existing iron pipe, a common corner between the property of James H. Young as recorded in Deed Book 1948, Page 676 and the property of Nancy S. Whitlow as recorded in Deed Book 1922, Page 135; thence running along the common line between Young and Whitlow, the new City Limit, N 25°15'37" E – 177.89 feet to an existing iron pipe, a common corner with the Rosa Tyson Edwards, Heirs property as recorded in Deed Book M-33, Page 476; thence continuing along Young property, the common line with the Edwards property, the new City Limit, N 24°59'04" E – 95.58 feet to an existing iron pipe in the western boundary of River Hill Subdivision, Section 4, as shown on Map Book 33, Page 121; thence running along the western boundary of River Hill Subdivision, Section 4, the common line with the Edwards property, the new City Limit, N 24°59'04" E – 649.60 feet to an existing iron pipe; N 24°50'48" E – 101.54 feet to an existing iron pipe in the western boundary of River Hill Subdivision, Section 1, as shown on Map Book 23, Page 8; thence running along the western boundary of River Hill Subdivision, Section 1, the common line with the Edwards property, the new City Limit, N 24°47'42" E – 832.30 feet to an existing iron pipe; N 23°12'43" E – 420.00 feet to an existing iron pipe in the western boundary of River Hill Subdivision, Section 5, Phase 2-A, as shown on Map Book 56, Page 120; thence running along the western boundary of River Hill Subdivision, Section 5, Phase 2A, the common line with the Edwards property, the new City Limit, N 23°28'26" E – 571.63 feet to an existing iron pipe in the western boundary of River Hill Subdivision, Section 5, Phase 2-A, as shown on Map Book 56, Page 120; to an existing iron pipe, a common corner between River Hill Subdivision, Section 5, Phase 2-A and the property of the City of Greenville as recorded in Deed Book I-38, Page 179; thence running along the northern boundary lines of River Hill Subdivision, Section 5, Phase 2-A, the common lines with the City property, the existing City Limit, thence N 71°03'02" E – 91.02 feet to an existing iron pipe; thence N 67°09'43" E – 201.78 feet to an existing iron pipe; S 52°02'17" E – 128.47 feet to an existing iron pipe, the common corner between River Hill Subdivision, Section 5, Phase 2-A, and River Hill Subdivision, Section 5, Phase 2-B, as shown on Map Book 60, Page 51; thence running along the northern boundary lines of River Hill Subdivision, Section 5, Phase 2-B, the common lines with the City property, the existing City Limit, S 52°02'17" E – 5.87 feet to an existing iron pipe; thence N 77°47'43" E – 101.68 feet to an existing iron pipe; thence

#### IV. STATEMENT SHOWING AREA MEETS THE LEGISLATIVE STANDARDS

The area proposed for annexation meets the legislative standards prescribed in N.C.G.S. 160A-48 as amended as demonstrated below.

The total area to be annexed meets the General Standards of N.C.G.S. 160A-48(b) as follows:

1. The area is adjacent or contiguous as defined in N.C.G.S. 160A-53, as of the eighth day of March, 2007, the date upon which this annexation proceeding was begun. (Map 2 identifies the present and proposed city limit boundaries.)
2. The aggregate external boundary line of the area to be annexed is 9,152.63 feet (1.73 miles) of which 5,950.79 feet (1.12 miles) or sixty-five percent (65%) coincides with the present City of Greenville boundary. Therefore, at least one-eighth (12.5% statutory minimum) of said external boundary coincides with the City of Greenville boundary.
3. No part of the area to be annexed is included within the boundary of another incorporated municipality. (See Exhibit B, entitled "Description of Proposed Annexation," page 14.)
4. The area proposed to be annexed is developed for urban purposes and meets the requirements of N.C.G.S. 160A-48(c) in that within its boundaries as set forth in N.C.G.S. 160A-48(c)(1), the area meets the standards requiring at least 2.3 persons for each acre of land within its boundaries.

Population estimates were made in accordance with NCGS 160A-54. There are 154 occupied dwelling units in the project area which is located within Greenville Township.

Multiplying the total number of occupied dwelling units within the annexation area by the average number of persons per occupied dwelling unit within the respective township, according to information based on the 2000 federal decennial census, the last census for which this information is currently available, results in the following:

Total number of occupied dwellings: 154  
X Average number of persons per occupied dwelling unit: 2.19  
= Total annexation area population: 337.26

The total estimated population when divided by the total acreage of the annexation area (83.99 acres), results in a density of 4.01 persons per acre.

Lot	Name	Address	City	State	Zip Code	Pin	Value	Acres
138	WILLIAM SAMUEL & WF. MICHELE G. COLT	111 BRUTON CIRCLE	GREENVILLE	NC	27858	43198	\$110,600	0.48
139	VIVIAN V. SHORT	1003 RIVERHILLS DR.	GREENVILLE	NC	27858	43208	\$125,990	0.34
140	AARON & ETZRODT, TIFFANY JAMES	1005 RIVER HILLS DR	GREENVILLE	NC	27834	43209	\$129,880	0.34
141	PAUL S. & WF. KIMBERLY W. WOJCIECHOWSKI,	1007 RIVER HILLS DRIVE	GREENVILLE	NC	27858	43210	\$181,680	0.51
142	TERRY W. & WF. DELORAS A. CROOM	306 TERRACE CT.	GREENVILLE	NC	27834	43211	\$18,000	0.42
143	JERRY L. & WF. PATSY B. JEFFERSON	109 BRUTON CIRCLE	GREENVILLE	NC	27858	43197	\$101,180	0.38
144	GEOFFREY TODD & WF. MARY BETH RIDDICK	107 BRUTON CIRCLE	GREENVILLE	NC	27858	43196	\$109,060	0.33
145	SUSANNA G. STAMATS	103 BRUTON CIR	GREENVILLE	NC	27858	43194	\$95,110	0.11
146	ALAN JACKSON & WF. EMILY MERCER NORRIS	105 BRUTON CIRCLE	GREENVILLE	NC	27858	43195	\$95,370	0.03
147	LINWOOD C & WF AGNES S. BUNCH	201 RIVER HILLS DR	GREENVILLE	NC	27858	38884	\$112,570	0.48
148	CURTIS L. HARDEE & RICHARD E. HARDEE	5425 NC 33 E.	GREENVILLE	NC	27858	09624	\$88,080	2.07
149	LEON RAYMOND & WF KAREN STOKES HARDEE, JR.	1319 HUNTINGWOOD DR	GREENVILLE	NC	27858	26107	\$417,080	1.24
150	WEDCO ENTERPRISES INC	P O BOX 20443	GREENVILLE	NC	27835	26105	\$215,590	1.65
151	WEDCO ENTERPRISES INC	P O BOX 20443	GREENVILLE	NC	27835	26106	\$188,630	1.44
152	ELSIE PURDEY ARTERBURN	200 RIVER HILLS DR.	GREENVILLE	NC	27858	38881	\$109,140	0.35
153	ARTHUR BRYAN & WF. CONNIE GREENE MALLARD, II	202 RIVER HILLS DR.	GREENVILLE	NC	27858	38882	\$101,550	0.31
154	PATRICK K. & WF. JENNIFER M GODBEY	204 RIVER HILLS DR.	GREENVILLE	NC	27858	38883	\$106,860	0.33
155	RIVERHILLS INC.	PO BOX 20443	GREENVILLE	NC	27858	38877	\$21,780	1.22
156	MATTHEW MALCOLM GREEN	400 RIVER HILLS DRIVE	GREENVILLE	NC	27858	29179	\$139,200	0.32
157	JEFFREY T. & WF. SHARI H. WINDOM	402 RIVER HILLS DR.	GREENVILLE	NC	27858	29180	\$115,710	0.33
158	SHARON M. KNIGHT	404 RIVER HILL DR.	GREENVILLE	NC	27858	29181	\$106,920	0.32
159	WILLIAM D. & WF MARGARET J. PRINCE WITTMAN	406 RIVER HILLS DR	GREENVILLE	NC	27858	28415	\$110,810	0.32
160	ROBERT DANIEL & WF JILL AUVILLE CARRAWAY	500 RIVER HILLS DR	GREENVILLE	NC	27858	28416	\$100,490	0.32
161	DONNA LYNN ASHLEY	502 RIVER HILLS DR	GREENVILLE	NC	27858	28417	\$114,630	0.31
162	MARGARET MCGIRT CAPEN	PO BOX 4253	GREENVILLE	NC	27836	29182	\$98,170	0.34
163	BRYAN D. & WF. RHONDA H. KEMPTON	506 RIVERHILLS DR.	GREENVILLE	NC	27858	29183	\$105,510	0.43



Lot	Name	Address	City	State	Zip Code	Pin	Value	Acres
109	DOREEN VANDER-MEULEN & MARY STIFFEL	108 TANGLEWOOD DR.	GREENVILLE	NC	27858	29187	\$105,000	0.42
110	THOMAS & WF. YALANA DUNCAN	110 TANGLEWOOD DR.	GREENVILLE	NC	27858	29186	\$91,540	0.41
111	PATRICIA B. & HUSB. VERNON F. KOPPING	805 RIVER HILLS DR	GREENVILLE	NC	27858	29185	\$123,710	0.47
112	DAVID J. & WF. KATHERINE BERNSTEIN	113 TANGLEWOOD DR.	GREENVILLE	NC	27858	29170	\$103,430	0.49
113	GREGORY A. & WF. CYNDA W. BECK	111 TANGLEWOOD DR.	GREENVILLE	NC	27858	29169	\$106,180	0.33
115	MARY ELLEN WETHERINGTON	107 TANGLEWOOD DR.	GREENVILLE	NC	27858	29167	\$124,220	0.34
116	CARLTON RICHARD BENZ, TRUSTEE	105 TANGLEWOOD DR.	GREENVILLE	NC	27858	29166	\$98,360	0.34
117	CHARLES THURMAN & WF DONNA KAYE POE, JR.	103 TANGLEWOOD DRIVE	GREENVILLE	NC	27858	29165	\$115,090	0.35
118	EDWARD LOUIS & WF CHERYL HILL TREADWELL	101 TANGLEWOOD DRIVE	GREENVILLE	NC	27858	29164	\$130,280	0.40
119	GWENDOLYN T. & HUSB. WILLIAM E. PETERSON	403 RIVER HILLS DR	GREENVILLE	NC	27858	29163	\$144,570	0.35
120	ELTON & WF CLAIRE RUCH JERNIGAN	100 BRAMBLEWOOD DR	GREENVILLE	NC	27858	29162	\$147,730	0.40
121	MARTIN W. & WF. NORMA STILES NABUT	102 BRAMBLEWOOD DR.	GREENVILLE	NC	27858	43222	\$137,010	0.35
122	WILLIAM NATHAN JR. & WF. LISA CARRAWAY HOLLOWMAN	104 BRAMBLEWOOD DR.	GREENVILLE	NC	27858	43221	\$118,100	0.31
123	JAN E & WF LOUISE M. KUYPER	106 BRAMBLEWOOD DRIVE	GREENVILLE	NC	27858	43220	\$103,360	0.31
124	DONNIE RAY & WF. JULIENNE GRAY BULLOCK,	108 BRAMBLEWOOD DR.	GREENVILLE	NC	27858	43219	\$122,990	0.36
125	CHARLES H & WF. ROSALIE M. FARLEY	110 BRAMBLEWOOD DR.	GREENVILLE	NC	27858	43218	\$112,140	0.34
126	DAVID R. & WF. LINDA H. LOGRANNO	901 RIVER HILLS DR	GREENVILLE	NC	27858	43217	\$160,110	0.49
127	MORRIS EDWARD JR. & WF. LYNN EDWARDS HERRING	1001 RIVER HILLS DR.	GREENVILLE	NC	27858	43207	\$152,990	0.38
128	JOHN N. ROSS	113 BRAMBLEWOOD DR	GREENVILLE	NC	27858	43206	\$100,410	0.32
129	ANTHONY C. YAMADA	111 BRAMBLEWOOD DR.	GREENVILLE	NC	27858	43205	\$119,820	0.34
130	SARAH E. & HUSB. BRIAN R. HIPKINS	109 BRAMBLEWOOD DR.	GREENVILLE	NC	27858	43204	\$124,590	0.36
131	STEPHEN BREWER HARPER	107 BRAMBLEWOOD DR	GREENVILLE	NC	27858	43203	\$97,930	0.28
132	HOBART M. & WF. LEE ANN KERN, III	105 BRAMBLEWOOD DR.	GREENVILLE	NC	27858	43202	\$118,420	0.28
133	JEFFREY & WF JACQUE P. SAULS	103 BRAMBLEWOOD DR.	GREENVILLE	NC	27858	43201	\$116,550	0.27
134	DORIS T WALLACE	303 RIVER HILLS DRIVE	GREENVILLE	NC	27858	38886	\$116,630	0.33
135	MORRIS BENNETT & WF DIANNE COWAN MOBLEY	301 RIVER HILLS DR	GREENVILLE	NC	27858	38885	\$123,570	0.34
136	OWEN THOMAS STEVENS	115 BRUTON CIRCLE	GREENVILLE	NC	27858	43200	\$133,180	0.34
137	NANCY G. SCHLEICHER	113 BRUTON CIRCLE	GREENVILLE	NC	27858	43199	\$128,260	0.34

Lot	Name	Address	City	State	Zip Code	Pin	Value	Acres
81	VIRGIL C. JR. & WF. ANNA F. LYON	604 RIVERHILLS DR.	GREENVILLE	NC	27858	33646	\$129,770	0.33
82	STEPHEN D. & WF. KAREN J. SINGER	602 RIVER HILLS DRIVE	GREENVILLE	NC	27858	33645	\$86,310	0.33
83	CATHERINE ANN BOLTON	600 RIVER HILLS DR	GREENVILLE	NC	27858	29184	\$98,890	0.39
84	MARIE L. & HUSB. GEORGE H. PERRY, SR.	603 RIVER HILL DR.	GREENVILLE	NC	27858	33650	\$115,520	0.33
85	SHAWN & WF. LAUREN BRANDENBURG	605 RIVER HILLS DR.	GREENVILLE	NC	27858	33651	\$101,960	0.34
86	NORMAN C. JR. & WF. ANGELA P. BROOKS	607 RIVER HILLS DR.	GREENVILLE	NC	27858	33652	\$98,900	0.32
87	GARY KEVIN & WF. JANET J. DUNAWAY	609 RIVER HILLS DRIVE	GREENVILLE	NC	27858	33653	\$108,810	0.40
88	DONALD L. WILLIA MS	800 RIVER HILLS DR	GREENVILLE	NC	27858	29205	\$103,230	0.40
89	GREGORY TODD & WF. MARION P. BLACKBURN EANS	802 RIVERHILLS DR.	GREENVILLE	NC	27834	29204	\$100,660	0.38
90	ANNETTE W. & HUSB. FRED L. BROOKS JR	804 RIVERHILLS DR.	GREENVILLE	NC	27834	29203	\$123,440	0.43
91	DAN P. & WF NINA O. POWERS	306 QUEEN ANNES RD	GREENVILLE	NC	27858	29202	\$88,260	0.35
92	MAURICE ANDERSON ETHERIDGE	703 S. RIVER HILLS DR.	GREENVILLE	NC	27858	29192	\$108,410	0.41
93	EDDIE KENNETH & WF LORRIE JUNE SUMMERS	106 SLOAN DR.	GREENVILLE	NC	27858	29193	\$113,870	0.33
94	LORIE ANN & HUSB. THOMAS A CARON	104 SLOAN DR.	GREENVILLE	NC	27858	29194	\$109,580	0.33
95	ALICIA LEANORA LAWRENCE	PO BOX 424	GREENVILLE	NC	27835	29195	\$109,810	0.35
96	KATHERINE P. PRESCOTT	100 SLOAN DR.	GREENVILLE	NC	27858	29191	\$107,560	0.42
97	PHILLIP ELWOOD & WF. PEGGY MITCHELL MONTEITH	111 SLOAN DR.	GREENVILLE	NC	27858	29177	\$120,110	0.47
98	MELANIE L. MARSLENDER	803 RIVER HILLS DR.	GREENVILLE	NC	27858	29178	\$112,620	0.46
99	SUSAN S. CLARK	109 SLOAN DR.	GREENVILLE	NC	27858	29176	\$105,540	0.49
100	TERENCE E. & WF. TINA W. ROUNTREE	PO BOX 8402	GREENVILLE	NC	27835	29175	\$116,250	0.37
101	THOMAS REID JR. & WF. JENI LYN PARKER	105 SLOAN DR.	GREENVILLE	NC	27858	29174	\$113,830	0.46
102	JAMES B. & WF NANCY C. HIGDON	103 SLOAN DRIVE	GREENVILLE	NC	27858	29173	\$119,430	0.39
103	MARK & WF. RACHAEL MANWARING	505 RIVERHILLS DR.	GREENVILLE	NC	27858	29172	\$130,720	0.32
104	EUGENE KELLY & WF. LISA S. OQUINN	PO BOX 8188	GREENVILLE	NC	27835	29171	\$114,460	0.34
105	FRANCIS RUDOLPH & WF YONG CHA WONDOLOWSKI	100 TANGLEWOOD DR.	GREENVILLE	NC	27858	28418	\$123,100	0.44
106	AMY R. FRANK A/K/A AMY RENEE FRANK	102 TANGLEWOOD DR.	GREENVILLE	NC	27858	29190	\$111,740	0.28
107	ELAINE BRANTLEY PELLETIER	104 TANGLEWOOD DR.	GREENVILLE	NC	27858	29189	\$96,160	0.28
108	TERESA A. TYNDALL	106 TANGLEWOOD DR.	GREENVILLE	NC	27858	29188	\$108,840	0.41

Lot	Name	Address	City	State	Zip Code	Pin	Value	Acres
53	CHAD T. & WF. KERRI M. HEFNER	4142 RIVER CHASE DR.	GREENVILLE	NC	27858	67278	\$162,850	0.54
54	JASON K. & WF. HANNAH S. DEIS	1114-A HOLDEN DR.	GREENVILLE	NC	27858	67279	\$264,660	0.41
55	JUAN J. I & WF. JENNIFER M.VALKO DANER	4134 RIVER CHASE DR.	GREENVILLE	NC	27858	67280	\$187,760	0.39
56	JAMES ALLEN OVERBY	4132 RIVER CHASE DR.	GREENVILLE	NC	27858	67281	\$136,580	0.35
57	DENNIS ALTON & WF. PAMELA FEATENBY ROBERSON, III	4130 RIVER CHASE DR.	GREENVILLE	NC	27858	65823	\$160,360	0.36
58	THOMAS W. & WF. YANCEY S. CRAWFORD	4128 RIVER CHASE DR.	GREENVILLE	NC	27858	65824	\$193,230	0.32
59	NICOLE H. & HUSB. ERIC A. BROWN	4124 RIVER CHASE DR.	GREENVILLE	NC	27858	65825	\$165,810	0.33
60	GUN HO & WF. SUNG HEE LEE	4116 RIVER CHASE DR.	GREENVILLE	NC	27858	65826	\$166,770	0.27
61	MICHAEL & WF. PATRICIA A. BEST	4110 RIVER CHASE DR.	GREENVILLE	NC	27858	53213	\$147,380	0.27
62	JASON S. & WF. KIMBERLY S. DEROSIER	4108 RIVER CHASE DR.	GREENVILLE	NC	27858	53214	\$154,060	0.29
63	GREGORY EDWARD & WF JOAN ADELIA CEDARS ROBISON	4106 RIVERCHASE RD	GREENVILLE	NC	27858	53215	\$147,180	0.33
64	GYNOL RANDOLPH TOPPING & GRAHAM, MARLENE E.	4104 RIVER CHASE DR.	GREENVILLE	NC	27858	53216	\$137,210	0.36
65	WARREN A. & WF. KAREN A. BROOKINS	4102 RIVER CHASE RD	GREENVILLE	NC	27858	53217	\$169,630	0.42
66	MARVIN MC & WF. LITITIA KESSON	4100 RIVER CHASE DR.	GREENVILLE	NC	27858	53211	\$145,400	0.40
67	JANETTE B. & HUSB. LIAM P COX	2703 RIVER CHASE DR	GREENVILLE	NC	27858	53212	\$159,430	0.32
68	JAMES A. & WF. JILL A. GERARDO	2705 RIVERCHASE DRIVE	GREENVILLE	NC	27858	67277	\$176,730	0.32
69	GEORGE R & WF. KAREN S.. STAMPER	2706 RIVER CHASE DRIVE	GREENVILLE	NC	27858	67293	\$174,630	0.35
70	ROBERT K. & WF. JUDITH G. IPOCK	2704 RIVER CHASE DR.	GREENVILLE	NC	27858	13219	\$195,480	0.34
71	HOLLY F. MCFARLANE	2702 RIVER CHASE DR.	GREENVILLE	NC	27858	53204	\$153,980	0.30
72	WILLIAM J. & WF. ANN SCARBOROUGH MCCLUNG	2700 RIVER CHASE RD.	GREENVILLE	NC	27858	53205	\$150,040	0.30
73	CALVIN PHILLIP & WF. MARGARET GRAY FRADY	2610 RIVERCHASE DRIVE	GREENVILLE	NC	27858	53206	\$156,040	0.31
74	JAMES A CHITMON, JR	2608 RIVER CHASE DR.	GREENVILLE	NC	27858	53207	\$139,930	0.33
75	RITA D. & HUSB. EDWARD M. MEISSNER	2606 RIVER CHASE DR.	GREENVILLE	NC	27858	53208	\$128,120	0.41
76	KEVING GRANT & WF. LAURA BARDEN MANGUM,	2604 RIVER CHASE DRIVE	GREENVILLE	NC	27858	53209	\$124,640	0.65
77	GONZALEZ HOMES, INC	3359 PORTERTOWN RD	GREENVILLE	NC	27858	53210	\$18,000	0.35
78	DAVID GERARD & WF. DONNA MAY GAZO	610 RIVER HILLS DR.	GREENVILLE	NC	27858	33649	\$151,090	0.44
79	WARREN A. & WF. KAREN E. SIMMONS	608 RIVER HILLS DR	GREENVILLE	NC	27858	33648	\$104,790	0.69
80	ANNE E. WARD	606 RIVERHILLS DR.	GREENVILLE	NC	27858	33647	\$107,110	0.37

Lot	Name	Address	City	State	Zip Code	Pin	Value	Acres
26	RANDY MAZEY	4101 RIVERCHASE DR.	GREENVILLE	NC	27858	53198	\$158,850	0.44
27	GUY A. & WF. TRACI L. TROIANO, SR	4103 RIVER CHASE DR.	GREENVILLE	NC	27858	53199	\$174,040	0.41
28	STEPHEN PAUL	4105 RIVER CHASE DR.	GREENVILLE	NC	27858	53200	\$134,540	0.45
29	JOHN JOSEPH CONWAY	4107 RIVER CHASE DR.	GREENVILLE	NC	27858	53201	\$146,520	0.50
30	BRENT & WF. SHANNON BURCH	4109 RIVER CHASE DR.	GREENVILLE	NC	27858	53202	\$154,130	0.54
31	CHARLES A. & WF. KELLY W. WILLIAMSON	4111 RIVER CHASE DR.	GREENVILLE	NC	27858	53203	\$106,440	0.54
32	STEVEN L. CAGLE & DAVID A. PERIORD	4113 RIVER CHASE DR.	GREENVILLE	NC	27858	65813	\$159,950	0.45
33	ELIZABETH M. HAND	4115 RIVER CHASE DR.	GREENVILLE	NC	27858	65814	\$163,870	0.55
34	SHARON MURPHY	PO BOX 31199	GREENVILLE	NC	27833	65815	\$159,420	0.59
35	MARY SUSAN & HUSB CHRISTOPHER LOUIS PENHOLLOW	4119 RIVER CHASE DR.	GREENVILLE	NC	27858	65816	\$164,930	0.46
36	PATRICIA CANNON-BATTLE	4121 RIVER CHASE DR.	GREENVILLE	NC	27858	65817	\$148,630	0.33
37	ALBERT R. & WF. BELINDA J. SUMMERLIN, JR	4123 RIVER CHASE DR.	GREENVILLE	NC	27858	65818	\$155,580	0.35
38	WILLIAM B. & WF. PHYLLIS ANN CLUTTER	4125 RIVER CHASE DR.	GREENVILLE	NC	27858	65819	\$154,980	0.48
39	DARREN THEODORE L. REITER & KAMMY DENEEN CUNNINGHAM	4127 RIVER CHASE DR.	GREENVILLE	NC	27858	65820	\$135,150	0.59
40	REV MACKENZIE FAMILY TRUST WILLIAM F. MACKENZIE TRUSTEE	5136 WATKINS DALE AVE.	RALEIGH	NC	27613	65821	\$156,150	0.64
41	JULIA A. CARLSON	4131 RIVER CHASE DR.	GREENVILLE	NC	27858	65822	\$155,060	0.55
42	STEPHEN EUGENE & WF. AMY EDWARDS SMITH	4133 RIVER CHASE DR.	GREENVILLE	NC	27858	67282	\$165,150	0.49
43	JIM TURNER & WF. NANCY MARIE HALL TRIPP	4135 RIVER CHASE DR.	GREENVILLE	NC	27858	67283	\$168,330	0.51
44	ANDREW JAMES & WF. SHUKO KIMURA JACOBS	4137 RIVER CHASE DR	GREENVILLE	NC	27858	67284	\$136,430	0.51
45	FRANK R. & WF. LYN WATKINS	4139 RIVER CHASE DRIVE	GREENVILLE	NC	27858	67285	\$172,390	0.55
46	ROBERT D. & WF. CHARISSE L. KLUG	4141 RIVER CHASE DR.	GREENVILLE	NC	27858	67286	\$173,280	0.83
47	LAKAJAI & HUSB. NELSON HARRIS	4004 JARED COURT	GREENVILLE	NC	27858	67287	\$174,500	0.38
48	RONNIE WOOTEN	4002 JARED COURT	GREENVILLE	NC	27858	67288	\$125,240	0.76
49	DALE P & WF. CYNTHIA GUCKIAN	4000 JARED COURT	GREENVILLE	NC	27858	67289	\$205,640	1.04
50	CHARLES R.. & WF. PAMELA J. BASTIAN JR	4001 JARED COURT	GREENVILLE	NC	27858	67290	\$183,680	0.45
51	GONZALEZ HOMES, INC	3359 PORTERTOWN RD	GREENVILLE	NC	27858	67291	\$130,220	0.31
52	BRIAN KEITH & WF. CHARLENE CAHOON HUBER	2708 RIVER CHASE DR	GREENVILLE	NC	27858	67292	\$174,270	0.45

**Exhibit A**  
**Property Owner Listing by Map Number**  
**Source: Pitt County Tax Assessors Office**

Lot	Name	Address	City	State	Zip Code	Pin	Value	Acres
1	NANCY S. WHITLOW,	1008 W. WRIGHT RD.	GREENVILLE	NC	27858	26108	\$25,000	0.71
2	TERRY VANN. & WF. SANDRA ANDREWS SPARROW, JR	1008 RIVER HILLS DR.	GREENVILLE	NC	27858	43212	\$138,410	0.48
3	WESLEY CARROLL & WF. GLENDA BLACKMON MCLAWHORN	3300 WALDEN DR.	GREENVILLE	NC	27858	43213	\$122,890	0.30
4	JOSHUA L. & WF. CASEY W. WOELK	1004 RIVER HILL DR.	GREENVILLE	NC	27858	43214	\$140,320	0.30
5	JOHN P & WF REBECCA B HYLANT	1002 RIVER HILL DR	GREENVILLE	NC	27835	43215	\$110,210	0.30
6	KEVIN A & COLEBROOK, STACEY L. GALVIN	1000 RIVER HILL DRIVE	GREENVILLE	NC	27858	43216	\$140,380	0.41
7	DONNIE B. & WF. BARBARA FOELL	906 RIVER HILLS DR.	GREENVILLE	NC	27858	43223	\$128,190	0.38
8	MICHAEL W. PAHE & WF. TARA S.	904 RIVER HILLS DR.	GREENVILLE	NC	27858	43224	\$105,060	0.30
9	DAVID C. ROBERSON SR.	PO BOX 1524	WASHINGTON	NC	27889	29196	\$129,810	0.26
10	RANDALL JOE & WF. CARRIE THIGPEN	900 RIVERHILLS DR.	GREENVILLE	NC	27858	29197	\$118,970	0.29
11	ROBERT F. TAYLOR	814 RIVERHILLS DR.	GREENVILLE	NC	27834	29198	\$102,690	0.39
12	MARTIN BIER & AMBRE R. GORSEK	812 RIVER HILLS DR.	GREENVILLE	NC	27858	29199	\$121,830	0.32
13	CHARLES M. DA SILVA	810 RIVER HILLS DR.	GREENVILLE	NC	27834	29200	\$94,680	0.35
14	SHARI M. SIAS	109 TANGLEWOOD DR.	GREENVILLE	NC	27858	29168	\$112,040	0.32
14	GRETCHEN SMITH & HUSB. WILLIAM W. LINDEBLAD	1308 EVERGREEN DR	GREENVILLE	NC	27858	29201	\$102,410	0.53
15	RICHARD EUGENE HARRISON,	103 SYME CIRCLE	GREENVILLE	NC	27858	29206	\$115,790	0.78
16	MORTON MCGREGOR STINE	105 SYME CIR	GREENVILLE	NC	27858	29207	\$123,430	0.41
17	CHARLES RAY. & WF BELINDA T. LEE, JR	107 SYME CIRCLE	GREENVILLE	NC	27858	29208	\$97,470	0.37
18	CHARLES. & WF. BELINDA T. RAY LEE JR	107 SYME CIRCLE	GREENVILLE	NC	27858	29209	\$18,000	0.55
19	VAN DAVID & WF. JOYCE ANN RAY	111 SYME CIRCLE	GREENVILLE	NC	27858	29210	\$117,560	1.10
20	PAUL F. FALLON JR.	706 RIVER HILLS DR.	GREENVILLE	NC	27858	33654	\$90,420	0.56
21	BRIAN P. & WF. KATHY S. SCHUTZ	704 RIVER HILLS DR.	GREENVILLE	NC	27858	33655	\$112,880	0.34
22	CONRAD B. SHARPE	PO BOX 7232	GREENVILLE	NC	27835	33656	\$99,330	0.40
23	JOHN LEONARD & WF PATRICIA R. GUYETTE	700 RIVER HILLS DR	GREENVILLE	NC	27858	33657	\$125,900	0.35
24	JOHN LEONARD & WF. PATRICIA A. GUYETTE	700 RIVER HILLS DR	GREENVILLE	NC	27858	53196	\$18,000	0.33
25	EAST CAROLINA UNIVERSITY EDUCATION FOUNDATION	901 E. FIFTH ST.	GREENVILLE	NC	27834	53197	\$18,000	0.48

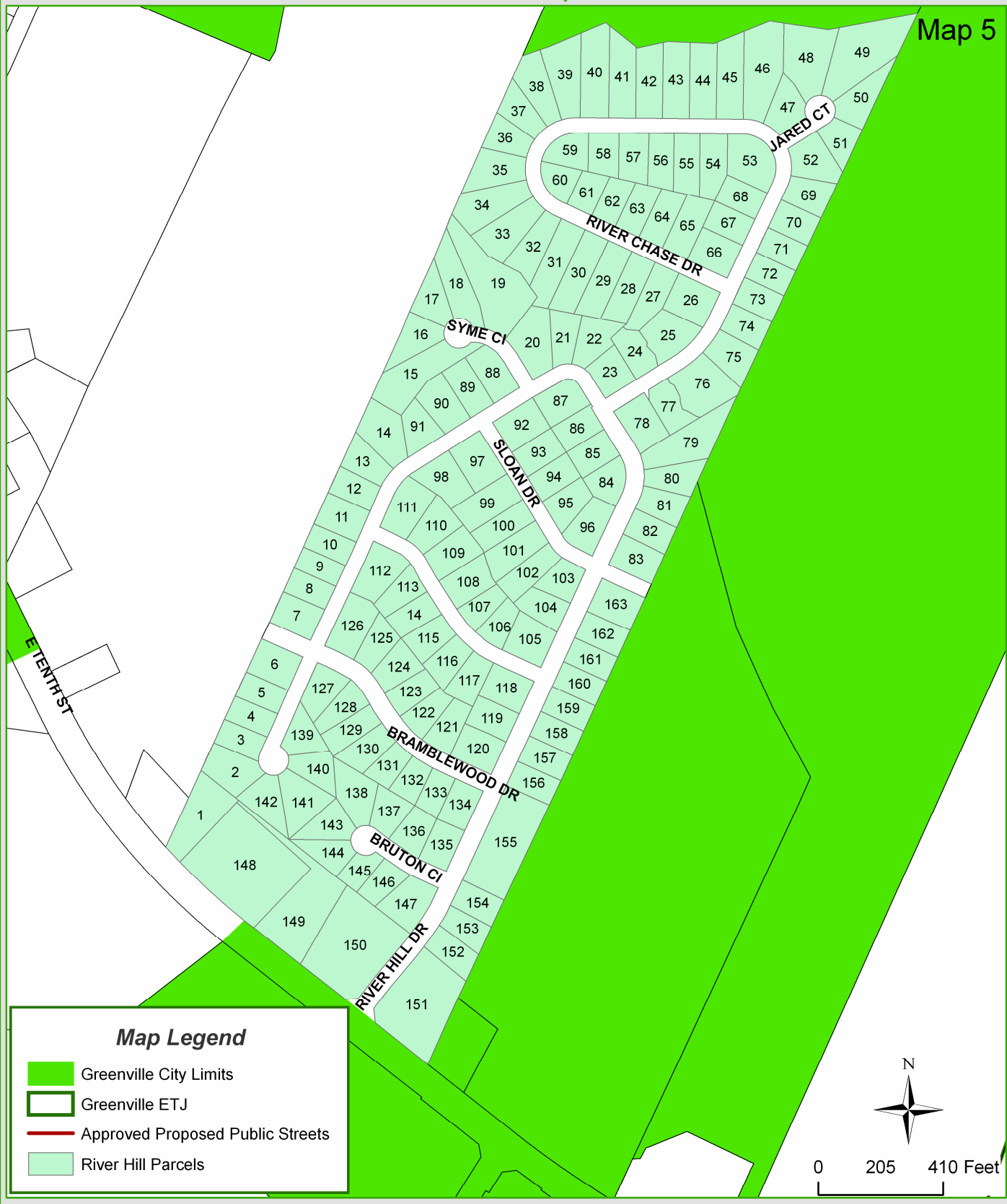


# River Hill Lot Locations

## Greenville, NC

As of February 26th 2007

Map 5



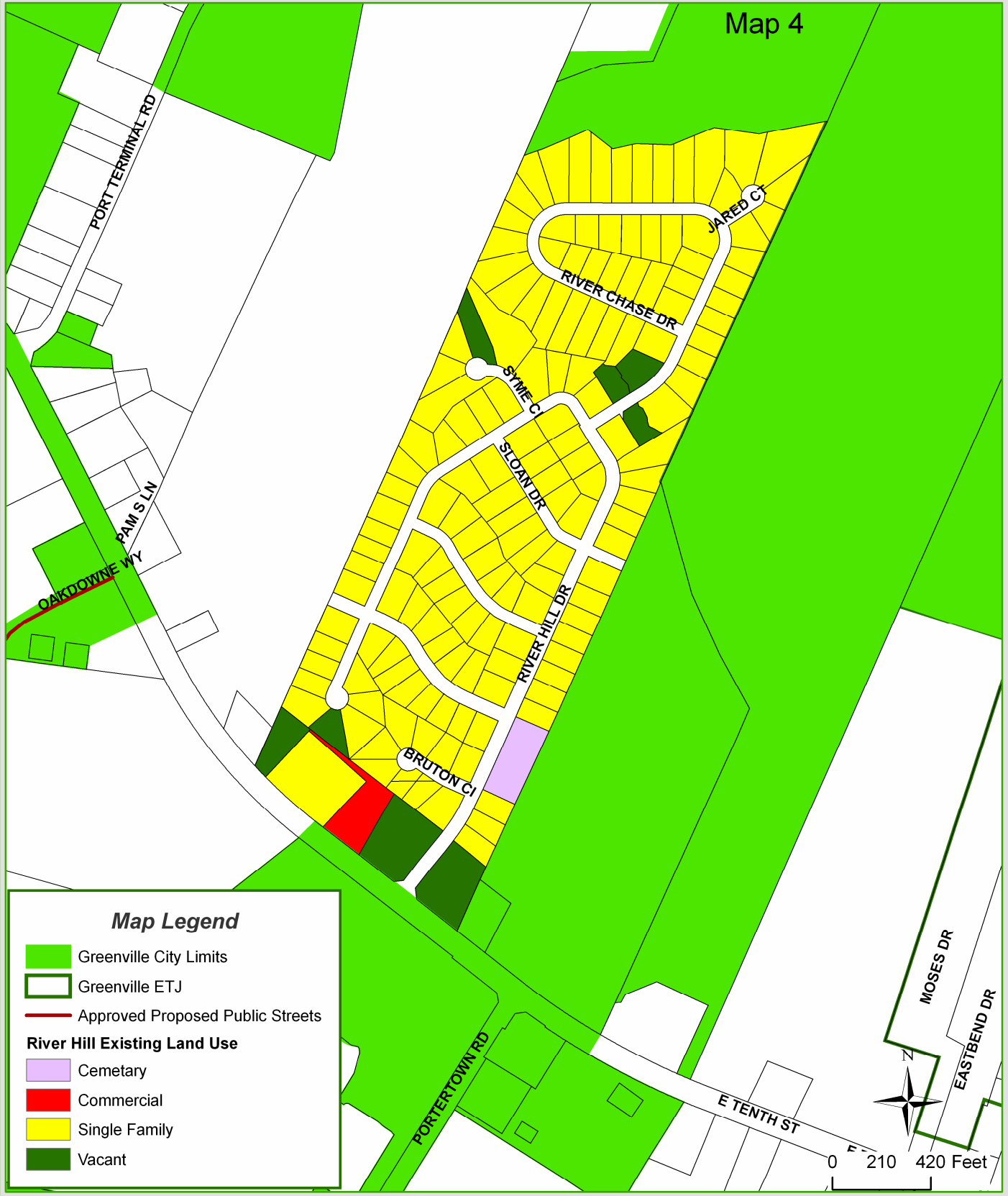


# River Hill Annexation Map

## Greenville, NC

As of February 26th 2007

Map 4

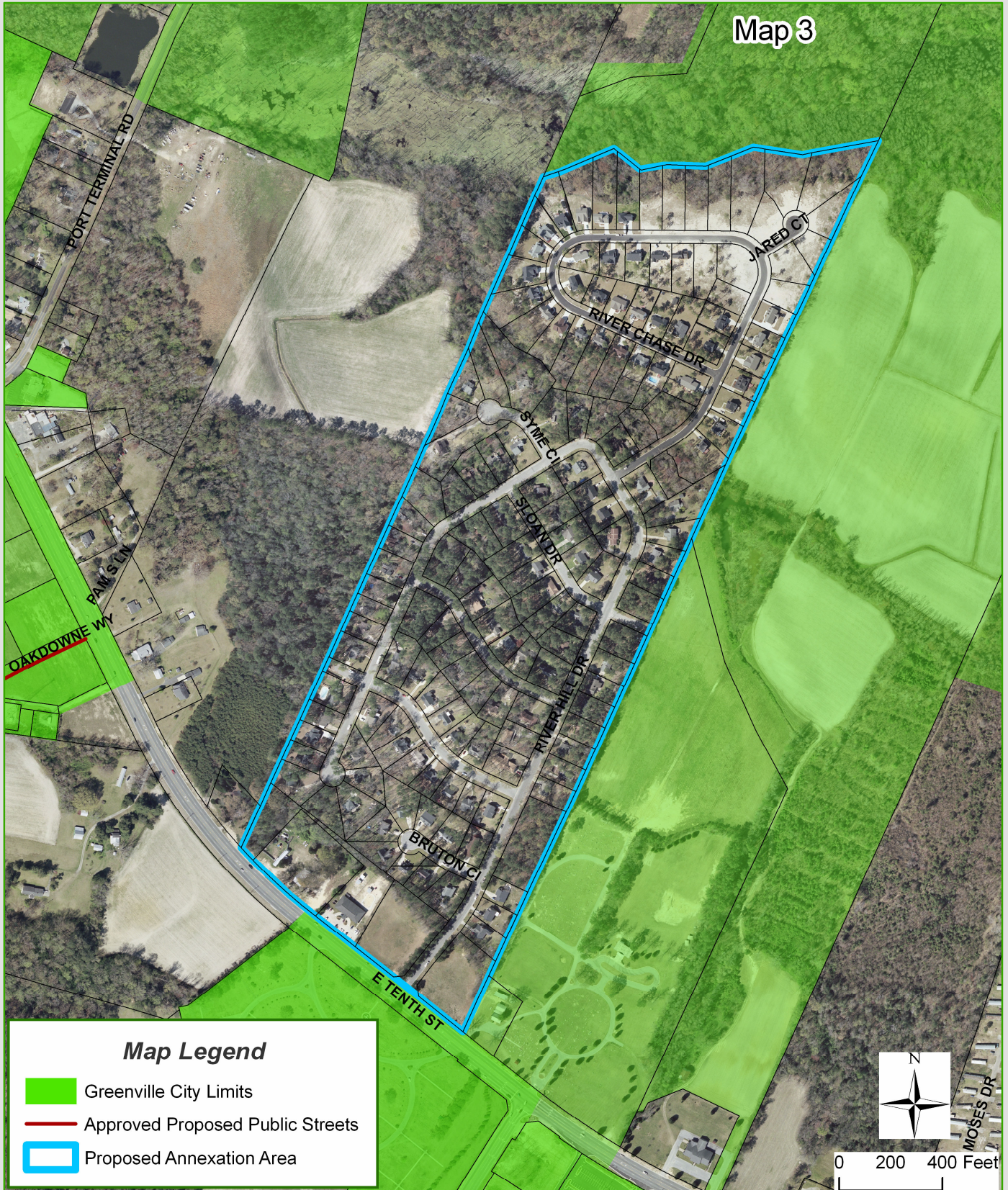







# River Hill Aerial Photo Greenville, NC

As of February 26th 2007

Map 3



### Map Legend

-  Greenville City Limits
-  Approved Proposed Public Streets
-  Proposed Annexation Area



0 200 400 Feet



City. This would be supported via Eastern Pines Water District completing upgrades of the water distribution, hydrant placement, and fire flow from hydrants. Eastern Pines Water Corporation at their November 7, 2005 meeting adopted a resolution stating their commitment to install adequate fire-flow in River Hill Subdivision. The estimated completion date of this project is summer of 2008. In the event the water supply upgrades are not completed on the effective date of the annexation, water supply would be supplemented by one or more of the following:

- A. The dispatching of additional Greenville Fire Rescue apparatus
- B. Reaching an agreement with a neighboring fire department to provide supplemental water tanker services on an automatic aid basis
- C. The installation of additional fire hydrants on the existing water distribution system. (estimated cost \$20,000)
- D. Acquisition of a fire service water tanker on a temporary basis via an inter-local agreement. (estimated costs \$3,000 per month)

Subsequent annual budgets may reflect any additional capital or operating costs that may arise.

The annexation area is currently served by Eastern Pines Volunteer Fire Department and is in a county fire protection service district per N.C.G.S. 153A-301, as amended. Exhibit D, page 33, provides a statement of impact on the Eastern Pines Volunteer Fire Department resulting from the annexation.

The Eastern Pines Volunteer Fire Department currently holds a Fire Insurance Classification of 7 and the Greenville Fire-Rescue Department currently holds a Fire Insurance Classification of 3. The annual premiums for fire insurance in the annexation area would be reduced as a result of the annexation area being in a Fire Insurance Classification of 3 rather than 7. For Homeowners 3 (H03) coverage (\$100,000 coverage, \$250 deductible, \$100,000 general liability limit, \$1,000 medical payment), the annual premium for a masonry structure would be reduced from \$544 to \$519 and the annual premium for a frame structure would be reduced from \$669 to \$544. For Commercial Non-Sprinklered Masonry Mercantile coverage, the basic rate per \$100 coverage would be reduced from \$0.36 to \$0.29.

As evidenced by the better Fire Insurance Classification of the Greenville Fire-Rescue Department, the fire protection in the annexation area will be improved as a result of the annexation. The Greenville Fire-Rescue Department will be able to respond utilizing its facilities, equipment, personnel, and other factors which warranted its Fire Insurance Classification as designated by the North Carolina Department of Insurance.

#### **D. POLICE**

The City of Greenville maintains a Police Department whose function is to provide a wide range of services for the protection of life and property. Police service is provided twenty-four (24) hours a day. The Police Department currently has 171 sworn positions and 40 non-sworn positions. The variety of services the Department performs range from traffic control to crime investigation. Service will be provided in the annexed area on the effective date of annexation.

In order to provide police services on substantially the same basis and in the same manner as provided in the rest of the City, approximately 70,942.44 of general fund revenues will be appropriated. (See Exhibit C for a detailed summary of expenses.) Police protection will be provided on substantially the same basis and in the same

- 19.5.1 A one-time Water and/or Sewer Tapping Fee, the purpose of which is to recover the cost of services (including the installation of water meters and sewer cleanouts) shall be paid by the person requesting service.
- 19.5.2 The Water and Sewer Tapping Fees, which shall be separate from Main Fees and Sewer Acreage Fees, shall be paid at the time application for service is made.
- 19.5.3 Tapping Fees shall be adjusted periodically by the Commission to reflect current cost of providing services. Effective as of the indicated dates, Water & Sewer Tapping Fees (both in-city and out-of-city) shall be as follows:

Water Services

3/4" Service (5/8" x 3/4" Meter)	\$530.00	(Eff. 08/01/06)	
1" Service (3/4" x 1" Meter)	\$640.00	(Eff. 08/01/06)	
1 1/2" Service	\$1,600.00	(Eff. 07/01/01)	
2" Service (w/by-pass)		\$2,200.00	(Eff. 07/01/01)

All water services larger than 2" shall be billed at the total cost of labor and material to install.

Sewer Services

4" Service (including cleanout)	\$720.00	(Eff.08/01/06)
6" Service (including cleanout)	\$1,900.00	(Eff. 07/01/95)

All sewer services larger than 6" shall be billed at the total cost of labor and material to install.

19.6 Temporary Water Service

- 19.6.1 Persons needing temporary water service for construction purposes only may apply for a hydrant meter. If hydrants and hydrant meters with backflow devices are available, temporary service will be provided under the following conditions:
  - (a) The application fee for a hydrant meter shall be \$100 for each ninety (90) days usage or portion thereof plus the cost of the water used.
  - (b) The Customer shall be responsible for all damages to the meter, backflow device and hydrant which occur as a result of their being used to provide a temporary water service.
  - (c) The Commission will remove the hydrant meter at the end of ninety (90) days unless requested to do so earlier. Hydrant meters will not be reinstalled in the same location if permanent water service is available.
  - (d) Commission personnel shall install the hydrant meter with the fire hydrant valve left open. The Customer shall not operate the fire hydrant. Unauthorized operation of a fire hydrant shall be cause for removal of the hydrant meter.
  - (e) Only Commission personnel shall be allowed to move a hydrant meter. Unauthorized relocation of a hydrant meter shall be cause for removal of the hydrant meter.

System, the Sewer Acreage Fee shall be as follows:

- (a) The Sewer Acreage Fee shall be \$1800 per acre.
- (b) **For any parcel which receives service through the Southwest Sewer Service Area Sewer System, the following Sewer Acreage Fee Schedule shall apply:**

From July 1, 2003 to June 30, 2008, the sewer acreage fee shall be \$2,400 per acre.

**Beginning July 1, 2008, the sewer acreage fee shall be \$2,900 per acre.**

In the year 2008, when the sewer acreage fee is to be increased per the above schedule, the sewer acreage fee to be paid shall be determined based on the date the sewer system extension was accepted by the Commission for permanent operation and maintenance.

The sewer acreage fees noted in (b) above for the Southwest Sewer Service Area Sewer System includes the \$100 per acre addition for the first 1700 acres to be developed in accordance with the Commission action of January 20, 1998. The determination as

to which parcels of land receive sewer service through the Southwest Sewer Service Area Sewer System shall be at the sole discretion of the Commission.

#### 19.4 Sewer Main Fees

- 19.4.1 A Sewer Main Fee shall be paid on all parcels for which sewer service is requested except as noted in this Section or Section 19.3.1. This fee is intended to recover the cost of providing the collection system and is in addition to the Acreage Fee and Tapping Fee.
- 19.4.2 No Main Fee will be charged for service to lots located within a subdivision if the pipelines providing service were installed and fully paid for by the developer of the subdivision.
- 19.4.3 The Sewer Main Fee shall be in addition to Tapping Fee and Sewer Acreage Fee and shall be paid at the time application for service is made, or as otherwise herein provided.
- 19.4.4 The Main Fee shall be adjusted from time to time by the Commission to reflect current installation costs. Effective with date indicated, the Main Fee shall be as follows:

Sewer Main Fee - \$750.00 for each lot\* (Eff. 07/1/87)

\* A lot is defined as a piece of property which is either located in an approved subdivision (City or County) or is a "lot of record" (as defined in 6.1 of the Pitt County Subdivision Ordinance dated 7/1/91) or is a building site intended for either transfer of ownership, development or both, whether immediate or in the future.

#### 19.5 Tapping Fees

- 19.2.9 Extensions of water or sewer facilities to serve property which is not proposed to be subdivided may be accomplished upon written request, either by the Commission or by the person requesting the extensions, as provided in these regulations.

### 19.3 Sewer Acreage Fee

- 19.3.1 The Sewer Acreage Fees are intended to recover the costs of providing outfalls and pumping stations and are in addition to Sewer Main Fees and Tapping Fees. Payment of the Sewer Acreage Fee and Main Fee will be required on all requests for sewer service.
- 19.3.2 The Sewer Acreage Fee will be computed by the Commission on the gross area of the total parcel of land for which service is requested. However, acreage fees will not be assessed on any portion of a parcel which lies within a floodway. Other exceptions and conditions are noted in Paragraphs 19.3.3 through 19.3.5. The Sewer Acreage Fee shall be paid: (1) At the time of Application for service for individual lots or parcels; (2) Prior to the Commission's acceptance of developer installed facilities for Subdivisions; (3) Prior to construction commencement when the Commission extends its facilities to serve the property.
- 19.3.3 The developer of a parcel of land which is proposed to be developed in phases, may request that fees be assessed on the basis of the acreage of each phase as service is requested. This request may be granted provided the following conditions are met: (1) All phases are identified on the preliminary plan approved by the Planning and Zoning Commission, (2) Service is to be provided from an existing sewer, (3) Each payment must be for one or more complete phases and (4) the Acreage Fee must be paid for a phase prior to acceptance of the facilities by the Commission for operation and maintenance.
- 19.3.4 The owner of a parcel of land containing more than one (1) acre may request that sewer acreage fees be charged for only the developed portion (one [1] acre minimum) of the property. The request must be made in writing to the Director of the Water Resources Department and be accompanied by a map which accurately describes the total parcel and the developed portion along with their respective acreages. Payment for the total acreage shall be required unless the following conditions are met:
- (a) The property is used for single family residential or institutional (church, unit of government, non-profit or charitable organization, etc.) purposes only.
  - (b) Only domestic wastewater will be discharged to the sanitary sewer system.
  - (c) The requested service is for a facility which either existed or was under construction prior to the availability of sewer service. (A facility will be considered under construction as of the issuance date of the building permit.)
  - (d) The property is not proposed to be subdivided within five (5) years of the date service is requested.
- 19.3.5 The Sewer Acreage Fee shall be adjusted from time to time by the Commission to reflect current costs. The Sewer Acreage Fee to be charged shall depend upon the location from which sewer service is provided. Effective August 1, 2006 for all sewer service except service provided through the Southwest Sewer Service Area Sewer

the developer(s) as set forth in Section 19.2.4, economic feasibility, and easement acquisition. If the Commission approves a funding arrangement with the developer(s), the Commission may provide the extensions to the developer(s) property, or allow the developer to provide the extension. In the event the Commission agrees to provide an extension, the developer(s) requesting the extension shall pay the applicable Sewer Fees as provided in Section 19.3 and Section 19.4. Such fees shall be paid in accordance with a payment schedule developed at the sole discretion of the Commission. If a pipeline exists in a public street right-of-way adjacent to a developer's property, no extension will be made by the Commission and the developer shall provide for connections to the existing pipelines.

- 19.2.3 All preliminary planning, final planning, construction, testing and acceptance of water and sewer facilities shall be in compliance with the Commission's standard requirements and procedures and the Commission's Manual for the Design and Construction of Water and Wastewater System Extensions which is hereby incorporated herein by reference. When the Commission is to share in any portion of the extension costs, the developer shall provide adequate evidence that competitive bids and costs have been received for the work involved. No work which is to be performed (1) at the Commission's expense, (2) on any project involving Commission cost participation or (3) under the authority of any permit or authorization to construct issued by the State or Federal government shall commence without the Commission's authorization. Acceptance of completed facilities will be acknowledged to the developer in writing.
- 19.2.4 Prior to the installation of any water or sewer facilities involving any shared cost by the Commission, the developer shall enter into a contract agreement with the Commission setting forth the scope of the proposed installation, the estimated cost and the plan or schedule for sharing of costs. Actual funding participation shall be based on documented final project costs.
- 19.2.5 As a condition of providing service to proposed developments or subdivisions, the Commission reserves the right to require the installation of water and sewer facilities in addition to or different from those which would be required to serve the proposed development or subdivision. Following completion and acceptance of water and sewer facilities, the Commission will reimburse the developer or subdivider those additional installation and material costs incurred as a result of the required changes. The agreed upon reimbursement amount must be approved by the Commission, in writing, prior to the installation of the water and sewer facilities as set forth in Section 19.2.4
- 19.2.6 Following completion and acceptance of developer installed water or sewer services, the Commission will refund the applicable portion of the Developer's installation cost. Standard tapping fees will apply to all requests for service.
- 19.2.7 The Commission will not be liable for any interest to the developer on account of any funds advanced or payments to be made to the developer.
- 19.2.8 All water and sewer facilities installed by the developer which are to be owned and maintained by the Commission shall be installed in dedicated public streets, dedicated public rights-of-way, or in easements provided by the Developer in accordance with the requirements of the Commission. No permanent water or sewer service shall be provided to a development until the required water and/or sewer systems have been accepted in accordance with the "Manual for the Design and Construction of Water and Wastewater System Extensions" Section 6.7 and Section 6.8.

## Exhibit E

### 19.0 WATER & SEWER EXTENSIONS

#### 19.1 General

- 19.1.1 These regulations set forth the conditions under which water and sewer service may be extended to property which is without service. It is the intent of these regulations to allocate, to the extent practical, the cost of extensions to those property owners served by the extensions. The Commission may install extensions to proposed subdivisions or developments if funds are available. In-City extensions will be given priority over out-of-City extensions. Except as noted in Paragraph 19.2.6, the full cost of facilities required within subdivisions and developments shall be borne by the subdivider or developer. Persons requesting service shall pay the appropriate fees as set forth in Sections 19.3, 19.4, and 19.5.
- 19.1.2 It is not the intent of this regulation to limit the Commission from making any water or sewer extension which it deems is in the best interest of the City of Greenville. Approval of any extension requiring financial participation by the Commission shall always be based on the Commission's determination that funds are available.
- 19.1.3 No water or sewer extensions or service from existing water or sewer facilities will be provided to property, either inside the city limits or within the City's extraterritorial limits, which does not conform to the requirements of the Greenville Planning & Zoning Commission.
- 19.1.4 No sewer extension, or service from existing sewers lying outside the city limits of Greenville and inside Greenville's extraterritorial limits will be provided until the property owner has filed a Petition of Voluntary Annexation with the Greenville City Manager, and the petition has been accepted by the City Manager and the General Manager of the Greenville Utilities Commission. The Petition of Voluntary Annexation shall be in accordance with the City of Greenville and Greenville Utilities Commission's Joint Statement of Policy On Development executed on June 28, 1982. Sewer service to industrial sites, as specifically approved by the Commission, may be exempted from the requirements stated above.
- 19.1.5 Sewer extension or service from existing sewers may be made to property lying outside Greenville's extraterritorial limits. As a prerequisite to such extension or receipt of such service, the property owner must (1) Obtain the approval of the Greenville City Council and (2) file a Petition for Voluntary Annexation with the Greenville City Manager and the petition must be accepted by the City Manager with the concurrence of the General Manager of Greenville Utilities Commission.

#### 19.2 Subdivisions/Developments

- 19.2.1 A developer or subdivider requesting extensions from existing facilities to or within the developer's property shall pay the full cost of the facilities within the subdivision, including all connections, taps, fire hydrants, loops necessary for fire protection and services to all lots within the property, except as hereinafter provided.
- 19.2.2 Extensions from existing facilities to the developer's property may be provided by the Commission, subject to a Commission approved funding arrangement with

## Exhibit D

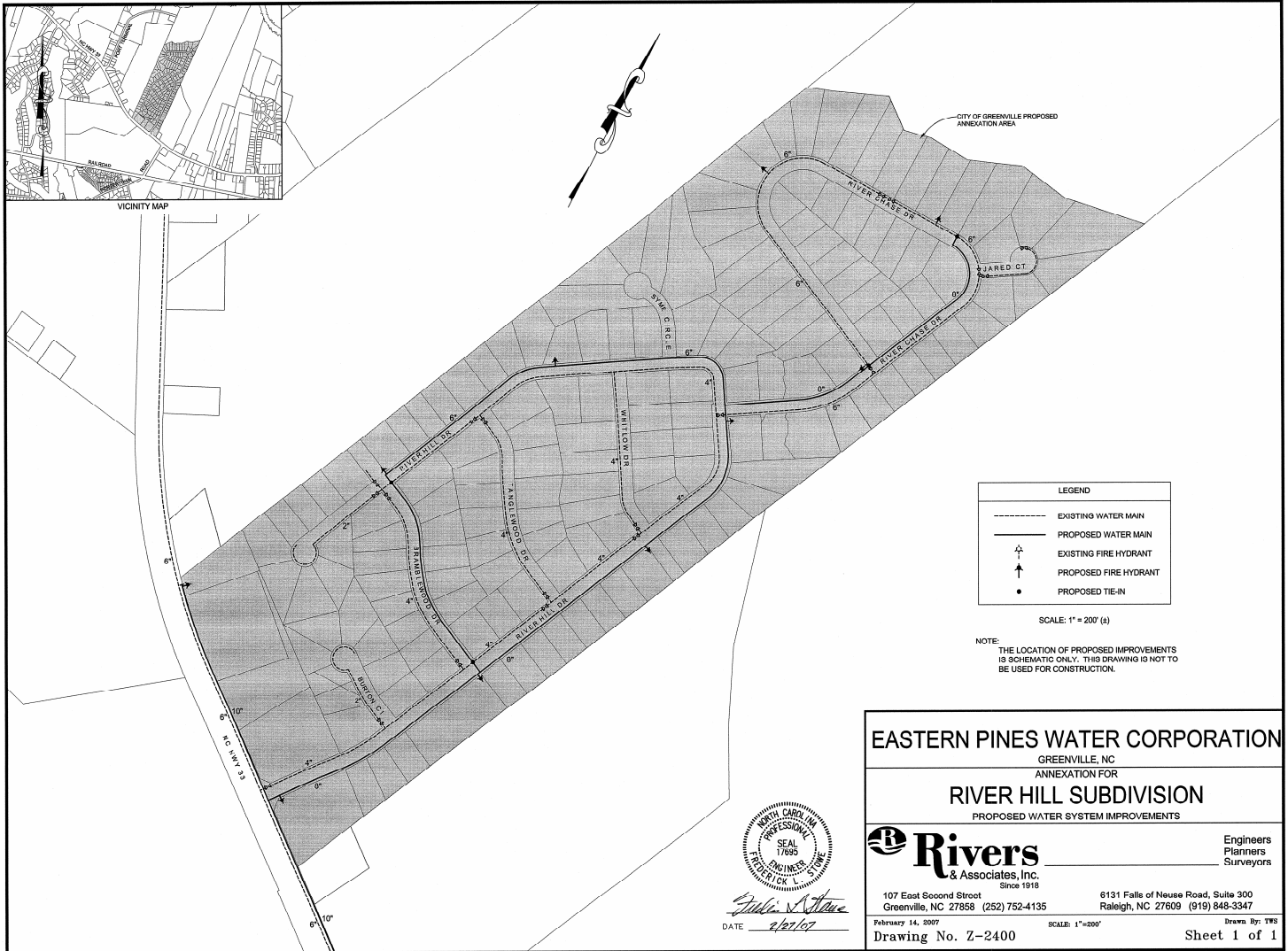
### STATEMENT OF IMPACT OF ANNEXATION ON THE EASTERN PINES VOUNTEER FIRE DEPARTMENT

The Eastern Pines Volunteer Fire Department serves a county fire protection service district (G.S. 153A-301). The current fiscal year fire tax levy is 3.5 cents per \$100 assessed valuation. The current total assessed valuation of the annexation area is \$21,009,950. Therefore, the annual revenue reduction which the Eastern Pines Volunteer Fire Department will experience as a result of the annexation is \$7,353.48. The fiscal year 06-07 total assessed valuation of the county fire protection service district served by Eastern Pines Volunteer Fire Department, including the annexation area, is \$550,000,000. Therefore, the annual revenue reduction, as a percentage, which Eastern Pines Volunteer Fire Department will experience as a result of the annexation is 3.7%.

G.S. 160A-49.1 requires that the City is to make a good faith effort to negotiate a five-year contract with Eastern Pines Volunteer Fire Department to provide fire protection in the annexation area if the Eastern Pines Volunteer Fire Department makes a written request for a good faith offer, signed by the chief officer of the department, and delivered to the City Clerk no later than fifteen (15) days before the public hearing on the annexation. By statute, a good faith offer of consideration for the five (5) year contract is either (1) an offer to pay annually for the term of the contract the amount of money that the tax rate in the district in effect on the date of adoption of the resolution of intent would generate based on property values on January 1 of each year in the annexation area or (2) if the contract is for first responder service, an offer to pay one-half of the calculated amount under (1) above. At the time the report was compiled, a written request for a good faith offer had not been received from the Eastern Pines Volunteer Fire Department but, if a written request is timely received, the City will make a good faith effort to negotiate the contract in order to comply with this statutory requirement.

G.S. 160A-49.2 requires, if the City has not contracted with Eastern Pines Volunteer Fire Department to provide fire protection or when Eastern Pines Volunteer Fire Department ceases to provide fire protection under contract, the City must pay annually a proportionate share of any payments due on any debt (including principal and interest) relating to facilities or equipment of the Eastern Pines Volunteer Fire Department, if the debt was existing at the time of adoption of the resolution of intent. The payments must be in the same proportion that the assessed valuation of the area of the annexation area bears to the assessed valuation of the entire district on the date the annexation ordinance becomes effective or another date for valuation mutually agreed upon by the City and the department. At the time the report was compiled, the Eastern Pines Volunteer Fire Department had not responded to a request for information which would provide information on debt relating to facilities or equipment but, upon the timely receipt of the information, the City will coordinate with the department to jointly present a payment schedule to the Local Government Commission for approval in order to comply with this statutory requirement.

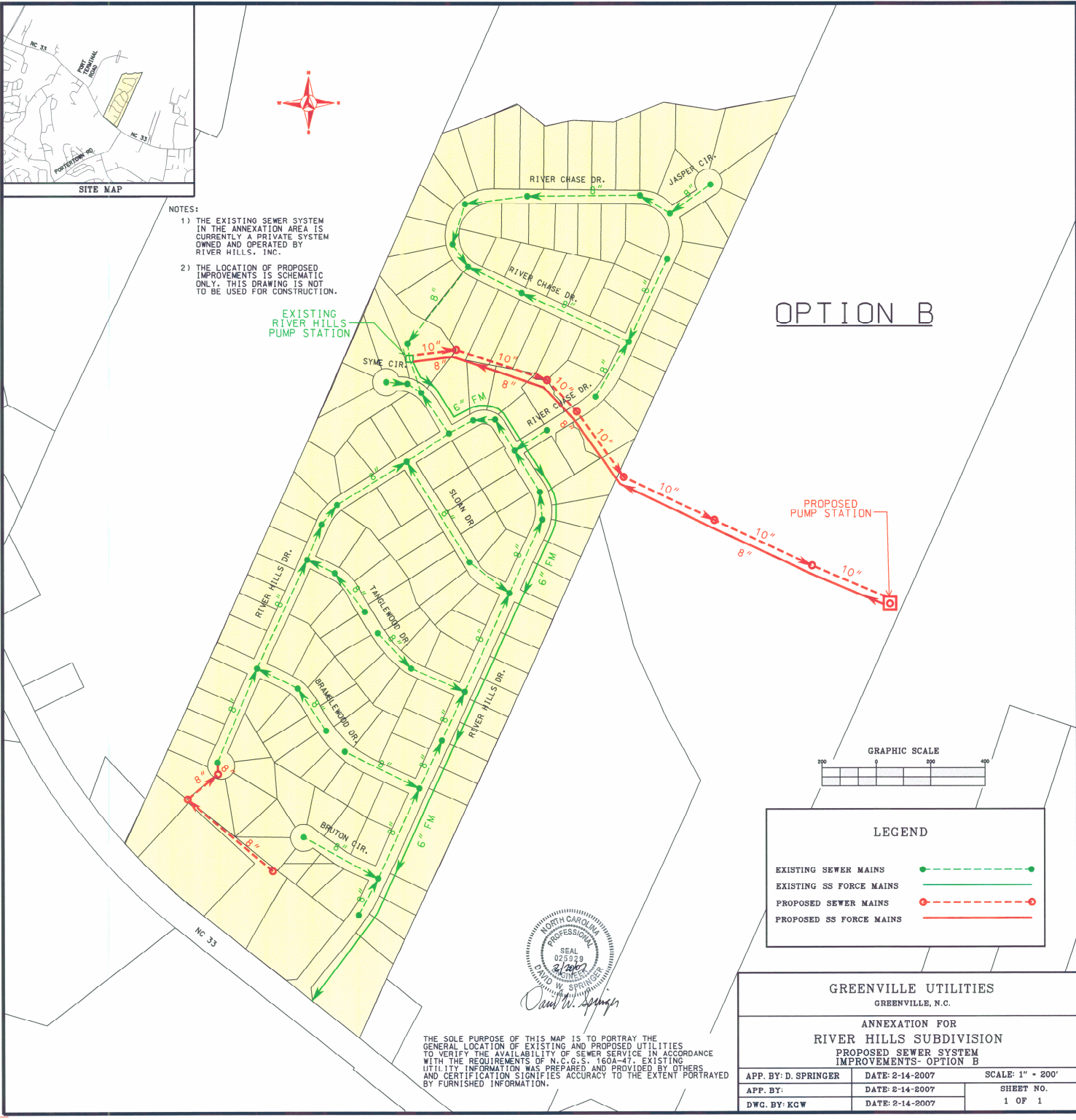
G.S. 160A-294 provides that the City must take one of three actions if the annexation of the annexation area causes the Eastern Pines Volunteer Fire Department to terminate the employment of any full-time employee who has been in such full-time employment for two (2) years or more at the time of adoption of the resolution of intent. The three actions are either (1) offer employment without loss of salary or seniority in a position as near as possible in type to the position held in the Eastern Pines Volunteer Fire Department, (2) offer employment in some other department in the City at a comparable salary and seniority, or (3) pay the person a sum equal to the person's salary for one year as the equivalent to severance pay. At the time the report was compiled, the Eastern Pines Volunteer Fire Department had not responded to a request for information which would provide information on the termination of employment of any full-time employee but, upon the timely receipt of the information, the City will take the necessary action in order to comply with this statutory requirement.



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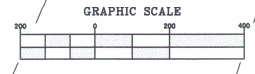
Map 8





- NOTES:
- 1) THE EXISTING SEWER SYSTEM IN THE ANNEXATION AREA IS CURRENTLY A PRIVATE SYSTEM OWNED AND OPERATED BY RIVER HILLS, INC.
  - 2) THE LOCATION OF PROPOSED IMPROVEMENTS IS SCHEMATIC ONLY. THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION.

OPTION B



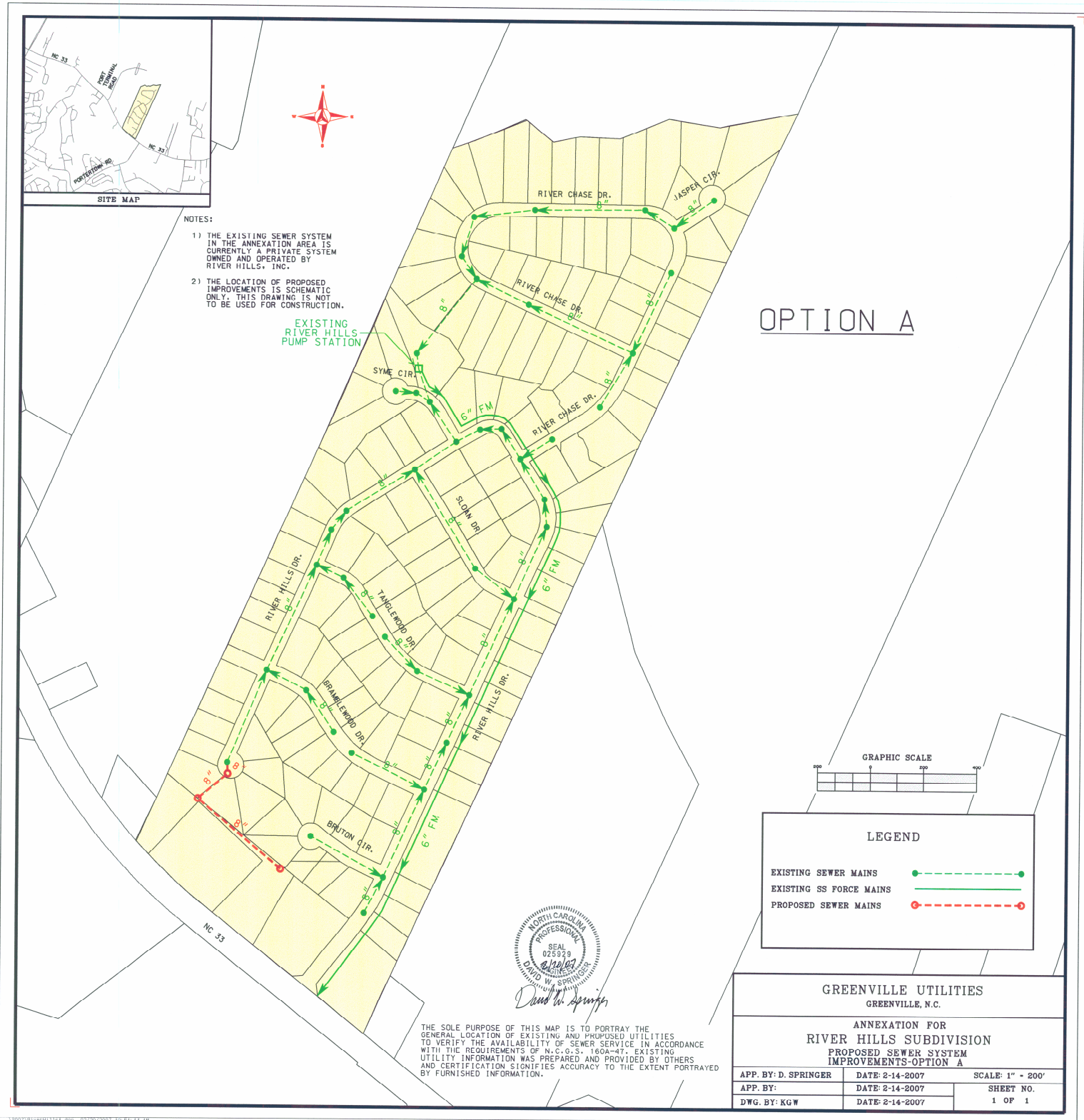
LEGEND	
EXISTING SEWER MAINS	
EXISTING SS FORCE MAINS	
PROPOSED SEWER MAINS	
PROPOSED SS FORCE MAINS	

<b>GREENVILLE UTILITIES</b> GREENVILLE, N.C.		
ANNEXATION FOR <b>RIVER HILLS SUBDIVISION</b> PROPOSED SEWER SYSTEM IMPROVEMENTS- OPTION B		
APP. BY: D. SPRINGER	DATE: 2-14-2007	SCALE: 1" = 200'
APP. BY:	DATE: 2-14-2007	SHEET NO.
DWG. BY: KGW	DATE: 2-14-2007	1 OF 1

THE SOLE PURPOSE OF THIS MAP IS TO PORTRAY THE GENERAL LOCATION OF EXISTING AND PROPOSED UTILITIES TO VERIFY THE AVAILABILITY OF SEWER SERVICE IN ACCORDANCE WITH THE REQUIREMENTS OF N.C.G.S. 160A-47. EXISTING UTILITY INFORMATION WAS PREPARED AND PROVIDED BY OTHERS AND CERTIFICATION SIGNIFIES ACCURACY TO THE EXTENT PORTRAYED BY FURNISHED INFORMATION.

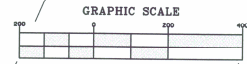


Map 7

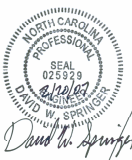


- NOTES:
- 1) THE EXISTING SEWER SYSTEM IN THE ANNEXATION AREA IS CURRENTLY A PRIVATE SYSTEM OWNED AND OPERATED BY RIVER HILLS, INC.
  - 2) THE LOCATION OF PROPOSED IMPROVEMENTS IS SCHEMATIC ONLY. THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION.

OPTION A



LEGEND	
EXISTING SEWER MAINS	
EXISTING SS FORCE MAINS	
PROPOSED SEWER MAINS	



THE SOLE PURPOSE OF THIS MAP IS TO PORTRAY THE GENERAL LOCATION OF EXISTING AND PROPOSED UTILITIES TO VERIFY THE AVAILABILITY OF SEWER SERVICE IN ACCORDANCE WITH THE REQUIREMENTS OF N.C.G.S. 160A-47. EXISTING UTILITY INFORMATION WAS PREPARED AND PROVIDED BY OTHERS AND CERTIFICATION SIGNIFIES ACCURACY TO THE EXTENT PORTRAYED BY FURNISHED INFORMATION.

GREENVILLE UTILITIES GREENVILLE, N.C.		
ANNEXATION FOR RIVER HILLS SUBDIVISION PROPOSED SEWER SYSTEM IMPROVEMENTS-OPTION A		
APP. BY: D. SPRINGER	DATE: 2-14-2007	SCALE: 1" = 200'
APP. BY:	DATE: 2-14-2007	SHEET NO.
DWG. BY: KGW	DATE: 2-14-2007	1 OF 1

Map 6

3. Refuse Fees	25,524.00
4. Stormwater Utility Fees	12,859.20
TOTAL CITY OF GREENVILLE REVENUES	283,011.20

**III. COMPARISON OF REVENUES VERSUS EXPENDITURES**

A. City of Greenville

1. Total City Expenses	130,381.21
2. Total City Revenues	283,011.20
CITY REVENUES LESS CITY EXPENSES	152,629.99

B. Greenville Utilities Commission

1. Greenville Utilities Commission sewer system improvements will be funded from the sewer capital reserve fund.
2. The fund has/will have adequate funds to finance proposed sewer improvements.

C. Eastern Pines Water Corporation

1. Eastern Pines Water Corporation water system improvements will be funded from the EPWC capital reserve fund.
2. The fund has/will have adequate funds to finance proposed water system improvements.

**Exhibit C**

**ANTICIPATED EXPENSES AND REVENUES FY 2008/2009 (\$)**

**I. EXPENSES**

A. City of Greenville

1. Operating and Personnel		
a. Police		59,213.64
b. Fire		0.00
c. Public Works		
1. Sanitation		36,244.05
2. Streets and Engineering Services		23,194.72
Subtotal		118,652.41
2. Capital		
a. Police		11,728.80
b. Fire		0.00
c. Public Works		0.00
Subtotal		11,728.80
	Total City of Greenville Expenses	130,381.21

B. Greenville Utilities Commission

1. Capital		
a. Sewer System Improvements		67,500.00
	Total Greenville Utilities Commission Expenses	67,500.00

C. Eastern Pines Water Corporation

1. Capital		
a. Water System Improvements		331,000.00
	Total EPWC Expenses	331,000.00
	<b>TOTAL EXPENSES</b>	<b>528,881.21</b>

**II. REVENUES CITY OF GREENVILLE**

A. Property Tax

1. Real and Personal Property		
a. Total Property Tax and License Revenues		133,027.00
2. State-Shared Revenues		
a. Local Option and 1/2 cent sales tax		73,710.00
b. Beer and Wine Tax		1,808.00
c. Utilities Franchise Tax		24,702.00
d. Powell Bill Funds		11,381.00
	Total State-Shared Revenues	111,601.00

services to the rest of the City after the annexation of the annexation area on substantially the same basis and in the same manner as it provided within the rest of the City prior to annexation. The affect on the City's finances, including City revenue change estimates, as a result of the annexation of the annexation area is set forth in Exhibit C entitled "Anticipated Revenues and Expenses", pages 28-29.

The resulting project consists of extending a gravity outfall line and sewage force main from the existing River Hill pump station to a new pump station. The new pump station will be constructed on City owned property located between River Hill Subdivision and the 101-acre developer tract (Parcel 10412). The project will eliminate the substandard River Hill pump station and will utilize the existing River Hill sewage force main in conjunction with the new pump station. Consequently the project will result in a new adequately sized regional pump station with a location that is consistent with GUC's long-range plans.

The proposed annexation area also includes five parcels that border River Hill Subdivision but are not actually a part of the subdivision. The existing system is capable of providing sewer service to parcels 26105 and 26106, which front River Hills Drive and NC Highway 33. An additional segment of gravity sewer main will be required to serve parcels 26107, 26108 and 09624 which front NC Hwy. 33. The cost associated with serving these three parcels is estimated at \$67,500. Map 7, page 31, shows the location of existing and proposed sewer lines for option B.

-----

In order to provide sewer service on substantially the same basis and in the same manner as provided in the City, approximately \$67,500 of Greenville Utilities Commission revenues will be appropriated to cover the cost of the proposed improvements. (See Exhibit C for a detailed summary of expenses.) Subsequent annual budgets may reflect any additional capital or operating costs that may arise.

Exhibit E (pages 34-40) contains Greenville Utilities Commission's regulation on water and sewer extensions.

#### **F. EASTERN PINES WATER CORPORATION**

Eastern Pines Water Corporation (EPWC) is responsible for the extension, operation and maintenance of the public water facilities that serve the City of Greenville in areas within the existing EPWC Service Area. EPWC, as recommended by the City of Greenville, will provide water service to the annexation area consistent with the requirements of N.C.G.S. 160A-47, as amended, and in accordance with Greenville Utilities Commission standard utility regulations as stated in their Manual for the Design and Construction of Water and Wastewater System Extensions.

Water service is currently available to the annexation area and is provided by EPWC; however, improvements to the water system for fire protection will be undertaken. The water system improvements will be completed within two (2) years following the effective date of annexation in accordance with N.C.G.S. 160A-47, as amended. Map 8, page 32, shows the location of existing and proposed water mains and existing and proposed fire hydrants.

In order to provide water service on substantially the same basis and in the same manner as provided in the City, approximately \$331,000 of EPWC revenues will be appropriated to cover the cost of the proposed improvements. (See Exhibit C for a detailed summary of expenses.) Subsequent annual budgets may reflect any additional capital or operating costs that may arise.

#### **G. EFFECT OF ANNEXATION ON THE CITY'S FINANCES AND SERVICES**

The services to be provided to the annexation area are described in the preceding paragraphs. The provision of these services to the annexation area will not adversely affect the provision of services to the rest of the City. The City will continue to provide

manner as in rest of the City. Subsequent annual budgets may reflect any additional capital or operating costs that may arise.

**E. GREENVILLE UTILITIES COMMISSION**

Greenville Utilities Commission is responsible for the extension, operation and maintenance of the public water and sanitary sewer facilities that serve the City of Greenville. Greenville Utilities Commission, as recommended by the City of Greenville, will provide sanitary sewer service to the annexation area consistent with the requirements of N.C.G.S. 160A-47, as amended, and in accordance with Greenville Utilities Commission standard utility regulations as stated in their Manual for the Design and Construction of Water and Wastewater System Extensions.

Extension of the sanitary sewer system is required to service the area on substantially the same basis and in the same manner as provided in the City. Sewer system improvements will be completed within two (2) years following the effective date of annexation in accordance with N.C.G.S. 160A-47, as amended.

The following options are proposed by Greenville Utilities Commission in order to provide the required sanitary sewer service and Greenville Utilities Commission will determine the option to be implemented.

*Option A*

The residents of River Hill Subdivision currently have access to sewer service. The existing system is a private sewer system which is owned and operated by Riverhills, Inc. It consists of a network of 8" gravity mains which discharge into a pump station located within the subdivision. A 6" force main is utilized to pump the wastewater from the pump station to GUC's system for treatment.

Riverhills, Inc. has expressed interest in transferring ownership of the existing system to GUC upon annexation of the area. An evaluation of the system by Greenville Utilities staff has determined that improvements to the existing pump station determined that portions of the gravity system are in need of repair. Costs to upgrade the pump station and make necessary system repairs are estimated at \$217,000.

The proposed annexation area also includes five parcels that border River Hill Subdivision but are not actually a part of the subdivision. The existing system is capable of providing sewer service to parcels 26105 and 26106, which front River Hills Drive and NC Highway 33. An additional segment of gravity sewer main will be required to serve parcels 26107, 26108 and 09624 which front NC Hwy. 33. The cost associated with serving these three parcels is estimated at \$67,500. Map 6, page 30, shows the location of existing and proposed sewer lines for option A.

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*Option B*

In June 2005, GUC received a request from a group of developers to cost-participate in a project to provide sanitary sewer to a 101-acre tract located on the north side of NC Highway 33 near River Hill Subdivision. Simultaneously, GUC and the City were beginning discussions regarding the potential annexation of River Hill Subdivision. Discussions ensued between the three parties involved and ultimately the decision was reached to combine the proposed developer project and the River Hill Area Annexation project into one integral project.

- (f) A request to relocate a hydrant meter will be handled the same as a new application.
- (g) Hydrant meters will not be available for use on private fire hydrants.

19.7 Extensions of Water Transmission Pipelines, Sewer Outfalls, Pumping Stations & Force Mains

19.7.1 When requests for service necessitate water or sewer extensions through undeveloped areas, the Commission will determine the feasibility and degree of its cost participation based upon the following:

- (a) Compliance of the proposed extension with the "Joint Statement of Policy on Development," executed by the City of Greenville and Greenville Utilities Commission on June 28, 1982.
- (b) Compliance of the proposed initial development, and subsequent developments served from the extension, with the requirements of the Greenville Planning & Zoning Commission.
- (c) The potential for development of the area through which the mains will be installed, as well as the areas beyond the immediate areas to be served by the mains, including the estimated time required for full development.
- (d) Compliance of the proposed extensions with the Commission's long range plans for water and sewer service.
- (e) The permanent and temporary features of the proposed facilities, particularly sewage pumping stations and force mains.
- (f) The availability of participating funds from county, state or federal agencies and/or proposed participation in costs by property owners in the immediate and future areas to be served.
- (g) The availability of Commission funds.

19.8 Allowable Costs

19.8.1 When water and sewer extensions are performed with private contract forces, the Commission will allow as extension costs in which the Commission will participate, the cost of (a) construction, (b) engineering, (c) inspection services and (d) easements. When the extensions are performed by the Commission forces, the extension costs will include (a) construction material at Commission's costs, plus 10%; (b) equipment costs, (c) construction labor at base salaries, plus 40%,(d) engineering inspection and project administration at 10% of total construction costs and (e) easements.

19.9 Extension To Industrial Sites

19.9.1 Extensions of water and sewer mains through undeveloped areas to serve industrial sites may be accomplished by the Commission without participation from subdivision developers, provided the Commission finds:

- (a) That the extension is necessary to the orderly growth and development



of the City of Greenville,

- (b) That financial participation in the cost of extensions by county, state and/or federal agencies is deemed adequate, and
- (c) That such share of cost to be paid by the Commission is available.

19.10 Major Water and/or Sewer Service Requests

19.10.1 Any request for water or sewer outside the city limits to serve a proposed development that would have a water requirement in excess of 100,000 gallons per day, shall be reviewed and approved by the Commission prior to any commitment for service. The General Manager will submit for Commission consideration and evaluation the (a) estimated average daily water and sewer requirements, (b) uncommitted capacity of pipelines serving the site, (c) effect on treatment plant capabilities, (d) other related information, and (e) recommendation to provide or not provide service.

19.11 Ownership of Lines

- 19.11.1 All water and sewer extensions connected to the Commission's system shall upon acceptance, become the property of the Greenville Utilities Commission of the City of Greenville.
- 19.11.2 Water and Sewer extensions installed by a developer or subdivider shall, upon acceptance, become the property of the Commission. All lines so constructed shall be warranted by the developer or subdivider for 12 months following acceptance.



# City of Greenville, North Carolina

Meeting Date: 6/14/2007  
Time: 7:00 PM

**Title of Item:** Sixth Street Relocation Project engineering design contract award

**Explanation:** As part of the land transaction with Jarvis Memorial United Methodist Church, the City agreed to undertake the demolition of portions of Sixth Street, South Washington Street, and Dickinson Avenue. In addition, the City is responsible for the design and construction of the new relocated Sixth Street.

It was further committed that the demolition of the existing streets and construction of the relocated Sixth Street would begin no later than December 2007 and be complete by December 2008.

In order to meet these commitments, it is recommended The East Group be awarded a Professional Services Contract for the design of the Sixth Street Relocation Project and associated parking lot improvements. The East Group has been working with Jarvis Church over the last several months assisting in the land planning that led to the property transaction between the Church and the City. The firm is most familiar with this project, having completed much of the needed land surveying and preliminary engineering necessary for the design of the project. The attached proposal includes a fee for this work of \$35,500. This fee is considered reasonable because of direct savings in surveying cost. The design work associated with this contract includes, but is not limited to, demolition of the existing streets and utilities in the area, the new Sixth Street, relocation of a major storm drain line, and modifications to the Sixth Street and Sheppard Memorial Library parking lots.

In order to legally award this contract without going through a qualification-based procurement process, City Council must adopt a resolution exempting this project from the statutory procurement process for architectural/engineering services. This is an authority granted to cities by Statute provided City Council adopts a resolution which includes the reasons and circumstances relating to the exemption. A proposed resolution is attached for consideration.

**Fiscal Note:** The recommended design contract includes a fee of \$35,500. Center City

Revitalization Bond Funds will be used for this project.

**Recommendation:** It is recommended that City Council take the following actions:

- 1) Adopt the attached “Resolution Exempting the Sixth Street Relocation Project from the Statutory Procurement Process for Architectural and Engineering Services”, and
- 2) Award a professional services contract to The East Group for the design of the Sixth Street Relocation Project in the amount of \$35,500.

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

**Attachments / click to download**

- [Sixth Street Proposal](#)
  - [RESOLUTION EXEMPTING THE SIXTH STREET RELOCATION PROJECT FROM THE STATUTORY PROCUREMENT PROCESS FOR ARCHITECTURAL AND ENGINEERING SERVICES](#)
-



May 7, 2007 - R

City of Greenville  
C/o Mr. Tom Tysinger  
PUBLIC WORKS  
1500 Beatty Street  
Greenville, NC 27834

**Corporate Office**  
PO Box 7305  
324 S. Evans Street  
Greenville  
NC 27835  
www.eastgroup.com

**Tel 252.758.3746**

**Fax 252.830.3954**

**Re: 6<sup>th</sup> Street Relocation Project**

Dear Mr. Tysinger,

The East Group appreciates the opportunity to work with you on this project. I am pleased to offer you the following proposal that describes the engineering scope of work, lump sum and estimated Time & Expense fees. The project is described as the 6<sup>th</sup> Street Relocation Project in downtown Greenville, NC.

### **Project Description**

The project proposal is based on sketch plans prepared during the negotiations related to land transfers with the City of Greenville and Jarvis UMC. (See Attachment labeled "SKETCH PLAN – 1")

### **Scope of Work**

The scope of work for this project consists of the following task:

- General Demolition plan depicting pavements, concrete and utilities that will be removed or abandoned during construction.
- Development of Sketch Plan for street alignment and reconfiguration of City owned parking areas for approval by owner. (bill as Time & Expense, see estimated breakdown)
- Prepare and submit Site Plan for approval.
- Prepare and submit Grading, Drainage and Erosion Control Plan including relocated Storm Drainage Plan & Profile for approval.
- Prepare and submit Utility Plan depicting relocated or renovated water and sewer mains for approval.
- Development of miscellaneous details needed for construction.

ENGINEERING  
-  
ARCHITECTURE  
-  
SURVEYING  
-  
TECHNOLOGY  
-

- Development of technical specifications to be included in the Project Manual.
- Preparation and submittal of development plans and associated permit applications to the Greenville Utilities Commission and the City of Greenville Planning Department for necessary reviews and approvals.
- Attendance of review and coordination meetings with the Owner & Contractor as required. (bill as Time & Expense, see estimated breakdown)
- Attendance of municipal meeting as required during design and construction phases. (bill as Time & Expense, see estimated breakdown)
- Response to comments generated by Owner and other review agencies.
- Construction cost estimating for budgeting purposes.
- Responses to RFQ's during the bidding process.
- Review of Shop Drawings and RFQ's during the construction phase.
- Periodic site inspections as needed to review Civil work being completed.
- Certifications of improvements as required at the conclusion of construction.
- Provide as-built/record drawings of relocated water, sanitary sewer and storm drainage piping and structures.

**Assumptions and Clarifications**

- Landscape Plan is not included in this proposal.
- Boundary and Topographic Surveys were previously completed by this office. No additional Survey Services are proposed.
- All permit and site plan submittal fees, storm-water offset payments, etc. as applicable will be paid by the owner.
- No survey/construction staking is included.
- No full-time inspection is proposed with this proposal.
- Erosion Control will be reviewed by NCDENR, Land Quality Section.
- Storm Water Management Plans will be reviewed by the City of Greenville.
- Time & Expense/Materials shall be subject to The East Group's Corporate Rate Schedule in effect at the time that services are rendered.

**Estimated Fee Breakdown**

Sketch Plan	\$2,500	
Meetings	\$700	
<i>Total of Estimated Fees</i>	=	\$3,200

ENGINEERING  
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SURVEYING  
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TECHNOLOGY  
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### Project Fees

Based upon the above-summarized scope of services for this project and information provided by you, The East Group proposes a fee of *Thirty Five Thousand Five Hundred Dollars, (\$35,500) including estimated Reimbursable fees of \$3,200* for professional engineering.

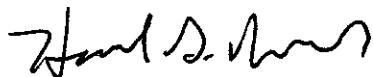
We anticipate having finalized "signed & sealed" drawings and permits ready for submittal no later than August 20, 2007

Any additions to the scope of work will require additional fee and time to complete. The East Group will notify you of any cost and schedule impacts concerning changes to the scope of work and obtain written approval from you before proceeding with any changes.

We appreciate the opportunity to present this proposal and look forward to working with you on this project. This proposal will be effective for 60 days.

If you agree with the terms of this proposal, please indicate acceptance by signing the attached Proposal and Acceptance and work Authorization Agreement, and returning a copy to us. If you require additional information, please call me at 252-758-3746, ext. 135.

Respectfully Submitted,



Howard G. Nichols,  
Project Manager/Senior Civil Designer

Attachment:  
Proposal Acceptance and Work Authorization  
"Sketch - 1"

ENGINEERING  
-  
ARCHITECTURE  
-  
SURVEYING  
-  
TECHNOLOGY  
-



PO Box 7305 • 324 Evans Street  
 Greenville, North Carolina 27858  
 252-758-3746 • Fax: 252-830-3954

4225 Malsbary Road • Suite 207  
 Cincinnati, Ohio 45242  
 513-794-9797 • Fax: 513-936-6070

Attachment number 1  
 1504 Highway 6  
 Leesburg, GA 31763  
 229-639-1666 • Fax: 229-639-1103

•Engineering • Architecture • Surveying • Technology

### Proposal Acceptance and Work Authorization Agreement

THIS AGREEMENT is entered into as of 5/7/07 (date), between The East Group, P.A. (East Group) of 324 South Evans Street, Greenville, North Carolina 27835, and City of Greenville, NC ("Client"). The parties agree as follows:

**Services.** East Group agrees to provide Client with and Client authorizes East Group to provide the services described in the attached Proposal, (TEG Project Ref#20060205, titled Sketch Plan - 2 (downtown Greenville, NC) Number)

6<sup>th</sup> Street Relocation and 5-7-07 - R (the "Proposal") for the project described in the dated Proposal

(the "Project"). The services are provided for the sole benefit of the Client. There are no third party beneficiaries to this Agreement.

**Payment.** Client agrees to pay for all services provided by East Group and for all expenses incurred by East Group in accordance with the Proposal. Payment shall be due upon receipt of East Group's invoice. Client agrees to pay East Group a late fee of 1 1/2% per month on the outstanding balance on any invoice not paid within 30 days of the invoice date.

**Terms and Conditions.** This Agreement shall be subject to all of the following "Terms and Conditions", which terms and conditions are expressly made a part of this Agreement and made a part of any work product issued by or service performed by East Group pursuant to this Agreement.

WITNESS the following signatures:

The East Group, P.A.  
 By: [Signature]  
 Signature

Date: 5/21/07  
5/27/07

Client: City of Greenville, NC

By: \_\_\_\_\_  
 Signature

Date: \_\_\_\_\_

Howard G. Nichols  
 Printed Name

Project Manager  
 Title

\_\_\_\_\_  
 Printed Name

\_\_\_\_\_  
 Title

### Terms and Conditions

**Site Operation/Permits.** Client will arrange for East Group's right-of-entry to the Project site for the purpose of performing the agreed services. Client represents that it possesses or will secure the necessary temporary and permanent permits and licenses required for its activities at the site, including but not limited to, effluent, air or stream pollution permits and licenses, easements for permanent structures or permanent changes in existing facilities, unless specifically stated otherwise in the Proposal. The Client shall furnish structural, mechanical, chemical, air and water pollution tests, tests for hazardous materials, and other laboratory and environmental tests, inspections and reports required by law or the Proposal. The East Group shall be entitled to rely upon the accuracy and completeness of all tests, reports, drawings, or other information provided by the Client to East Group.

**Instruments of Service.** East Group will furnish deliverables, products, and supporting documents to the Client. All documents generated by East Group under this Agreement shall remain the sole property of East Group. Any unauthorized use or distribution of East Group's work shall be at Client's and recipient's sole risk and without liability to East Group. East Group shall retain a confidential file copy of its work product and related documents. Neither the Client, nor any other person or entity, may use any documents or information prepared by East Group for the Project in connection with any other project. To the fullest extent permitted by law, the Client shall indemnify and hold harmless East Group from and against any and all claims, suits, damages, losses, and expenses, including but not limited to attorneys' fees, arising out of or resulting from any use of any documents or information provided by East Group for this Project for any purpose, other than the use of the documents or information in connection with the execution of this Project.

**Construction Safety/Means and Methods.** East Group agrees to adhere to Client's safety policies, as communicated to the East Group in writing by the client, while at the project site if those policies are equivalent to or more stringent than East Group's own safety policy. East Group reserves the right to cease work in the event it encounters an unsafe or hazardous condition until such time as the condition is corrected. East Group shall not have control over or charge of and shall not be responsible for construction means, methods, techniques, sequences or procedures, or for safety precautions and programs in connection with construction of the Project, since these are solely the Construction Contractor's responsibility. East Group shall not be responsible for the Contractor's schedule or failure to carry out construction in accordance with the terms of the Contractor's contract with the Client.

**Assignment.** Neither Client nor East Group shall assign this Agreement without the written consent of the other.

**Standard of Care.** East Group will perform its services using that degree of care and skill ordinarily exercised under similar conditions by reputable members of East Group's profession practicing in the same or similar locality at the time of service. East Group makes no other warranties, either express or implied. Any oral or written representations to the contrary are hereby disavowed. No agent or employee of East Group has authority to provide any additional warranties of any sort beyond those provided in this Agreement.

**Indemnity.** East Group will indemnify and hold harmless the Client, up to the limit of the East Group's insurance coverage, against liability for claims, causes of action, demands or suits by third parties for bodily injury or damages to property arising out of the services performed by East Group under this Agreement to the extent such injuries or damages are caused solely by the negligent acts or omissions of the East Group, its officers or employees. East Group's obligations under this paragraph shall not extend to injuries caused by the negligent or intentional acts or omissions of the Client or any third party.

**Limitation of Liability.** East Group shall not be responsible for, and makes no representations regarding, the accuracy, completeness, or suitability of any work performed by any architect, engineer or other design consultant whose services are retained under separate contract with the Client or Owner.

**Suspension/Termination of Agreement.** If the Client fails to make payment when due East Group for services, East Group may, upon 7 days written notice to the Client, suspend performance of services under this Agreement, including issuance of any deliverables specified in the Proposal, until such time as the Client has paid all sums due and owing under this Agreement, or at its sole option, East Group may terminate this Agreement. In the event of a suspension of services or termination for failure to make payment, East Group shall have no liability to the Client or to any third party for any delay or damage caused by the suspension or termination of services. In the event East Group invokes its rights to terminate this Agreement, the Client shall be obligated to immediately pay East Group for all services performed up to the date of termination (which shall be seven days after the date of written notice of termination from East Group to Client), and all out-of-pocket expenses incurred by East Group in connection with its services. This provision in no way limits or reduces any other rights which East Group may have as a result of Client's failure to render payment in accordance with the terms of this Agreement.

**Conflict Resolution.** The Client and East Group agree to work together to resolve any disputes arising out of or related to the Project or this Agreement, in a timely, professional and non-adversarial manner. If an issue arises which Project personnel of the Client and East Group are unable to resolve, the parties agree that the issue shall be submitted to the designated higher level managers within the organizations of the Client and East Group for good faith discussion and negotiation. In the event that the designated higher level managers are unable to negotiate a resolution of such an issue, the matter shall be submitted for mediation. If still not resolved, the parties agree that the dispute shall be submitted for final decision by binding arbitration. Both mediation and arbitration shall be under the rules of American Arbitration Association's then-current Construction Industry Mediation and Arbitration Rules. The arbitration panel shall be made-up of three arbitrators. Each party shall choose one and the third to be agreed upon by both parties. Mediation and arbitration shall be conducted in Greenville, North Carolina.

**Governing Law.** This Agreement shall be governed in all respects by the laws of the State of North Carolina.

**Entire Agreement.** This Agreement represents the entire and integrated agreement between the Client and East Group and supersedes all prior negotiations, representations, or agreements, either written or oral. This Agreement may be amended only by written instrument signed by both Client and East Group. No waiver of any provision of this Agreement shall be deemed, or shall constitute, a waiver of any other provisions, whether or not similar, nor shall any waiver constitute a continuing waiver. No waiver shall be binding unless executed in writing by the party making the waiver.





RESOLUTION NO. 07-

RESOLUTION EXEMPTING THE SIXTH STREET RELOCATION PROJECT  
FROM THE STATUTORY PROCUREMENT PROCESS FOR  
ARCHITECTURAL AND ENGINEERING SERVICES

WHEREAS, the provisions of Article 3D of Chapter 143 of the North Carolina General Statutes establish a process for the procurement of architectural and engineering services from which particular projects may be exempted in the sole discretion of the unit of local government; and

WHEREAS, it is appropriate to exempt the Sixth Street Relocation Project from the statutory procurement process for architectural and engineering services since the plans for the project will need to be coordinated with the plans for the Jarvis Memorial United Methodist Church expansion project;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Greenville that it does hereby exempt the Sixth Street Relocation Project from the statutory procurement process for architectural services in accordance with the provisions of Article 3D of Chapter 143 of the North Carolina General Statutes.

Adopted this 14th day of June, 2007.

\_\_\_\_\_  
Robert D. Parrott, Mayor

ATTEST:

\_\_\_\_\_  
Wanda T. Elks, City Clerk



# City of Greenville, North Carolina

Meeting Date: 6/14/2007  
Time: 7:00 PM

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**Title of Item:** Request by Pitt County Schools to provide sewer service to Pactolus and Stokes Schools

**Explanation:** Pitt County Schools has requested that Greenville Utilities Commission (GUC) provide sewer service to Pactolus and Stokes Schools. This request is consistent with past Pitt County Schools/GUC cooperative efforts in providing sewer service to public schools outside the City limits. Similar arrangements have been made for eight other schools.

Since both of these schools are located outside the City's extraterritorial jurisdiction, in accordance with GUC's Charter, City Council approval of the sewer extensions is required. The GUC Board of Commissioners approved the request on April 17, 2007. Attached is a letter from Pitt County Schools requesting authorization from the City Council.

**Fiscal Note:** The estimated cost for these two sewer line extensions is \$1,400,000. Pitt County Schools will be responsible for all project costs.

**Recommendation:** The City Council approve GUC providing sewer service to Pactolus and Stokes Schools.

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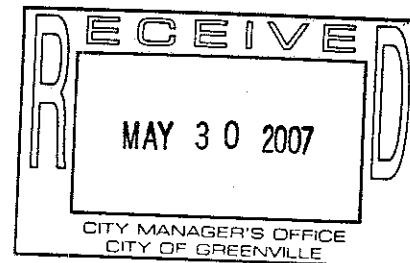
- [PCS Request for Sewer](#)
- [Stokes School Sewer](#)





1717 West Fifth Street  
Greenville North Carolina 27834  
<http://www.pitt.k12.nc.us>

TEL: 252-830-4200  
FAX: 252-830-4239



May 29, 2007

Mr Wayne Bowers, City Manager  
City of Greenville  
PO Box 7207  
Greenville, NC 27835

Re: Stokes/Pactolus Sewer Projects

Dear Mr Bowers:

On behalf of the Pitt County Board of Education, I am requesting that the City of Greenville allow Greenville Utilities Commission to serve Pactolus and Stokes School with sewer. The GUC Commissioners have agreed to serve the schools if the City of Greenville authorizes the projects. I have attached drawings of the projects and will be glad to provide any additional information that you feel may be needed. The installation and design of the sewer projects will be paid for by the Pitt County Board of Education and will be installed for the sole purpose of supporting these two schools.

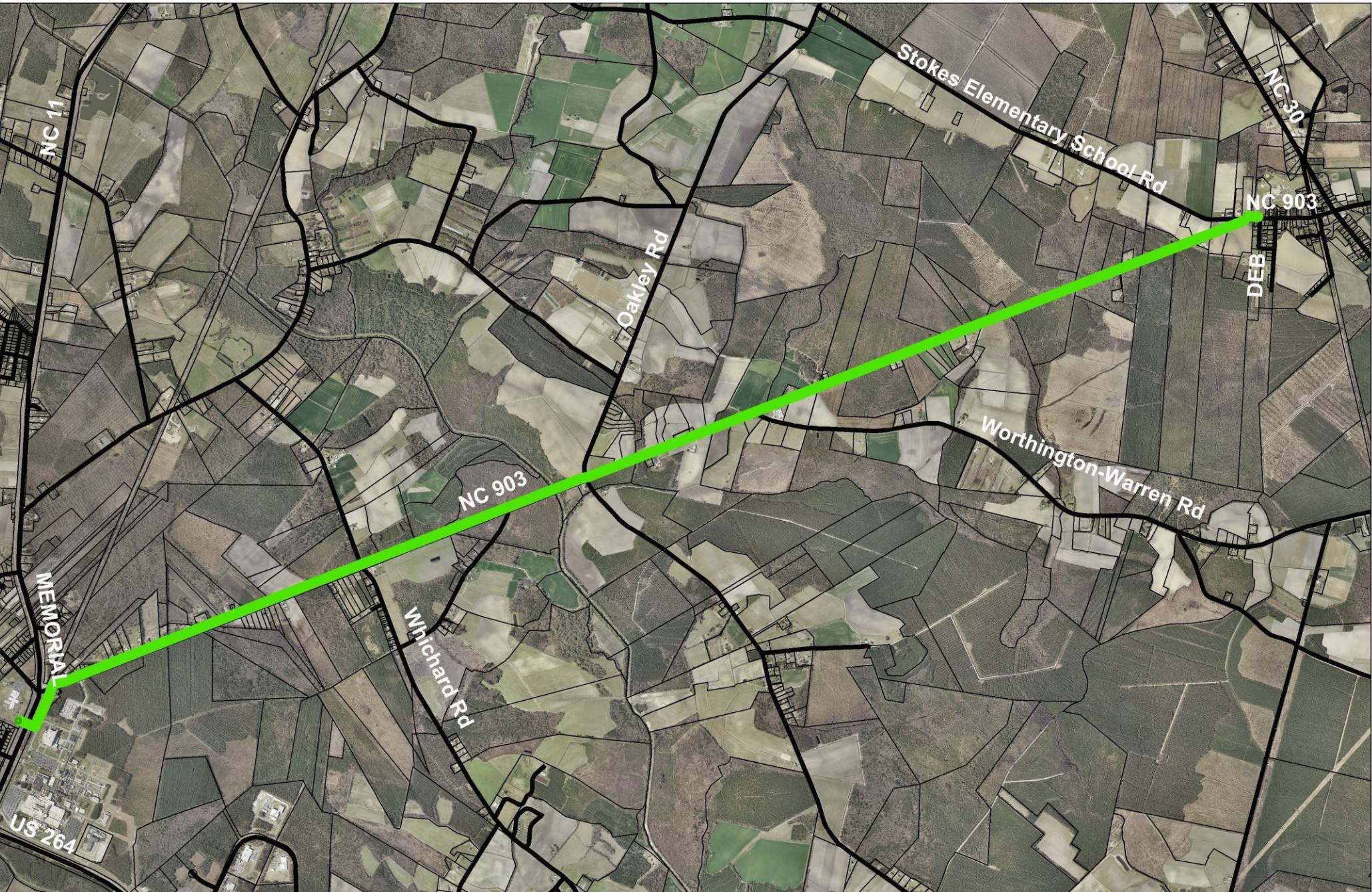
Please present this request for sewer to the City Council for their review and approval. I will be available to answer any questions regarding this project

Sincerely,

A handwritten signature in cursive script that reads 'Aaron Beaulieu'.

Aaron Beaulieu, Associate Superintendent

Cc: Randall D. Emory, Director of Water Resources GUC



**Proposed  
Stokes Elementary School Sanitary Sewer**





# Proposed Pactolus School Pump Station and Force Main

Item # 28





# City of Greenville, North Carolina

Meeting Date: 6/14/2007  
Time: 7:00 PM

**Title of Item:** Ordinance Amending Section 12-1-2 of the City Code Relating to Consumption of Alcoholic Beverages in Public

**Explanation:** Uptown Greenville has successfully conducted the Freeboot Friday event in recent years on the Sixth Street parking lot. The Uptown Greenville Promotions Committee is considering a change in the location of this event to the City leased parking lot on the northeast corner of Evans Street and Fourth Street and onto adjacent surrounding streets which would be closed for the event (Evans Street between 5th and 3rd Streets and 4th Street from Cotanche to Washington Streets).

By the attached letter, Uptown Greenville Executive Director Denise Walsh and Uptown Greenville Promotions Committee Chair Debbie Vargas have requested that the appropriate amendments to the current ordinance be considered by City Council so that alcohol may be consumed on closed streets for festivals and events.

North Carolina General Statute 18B-300 authorizes cities to regulate by ordinance the possession and consumption of malt beverages and unfortified wine on property owned, occupied, or controlled by the City and on public streets, alleys, or parking lots closed to regular traffic for special events. Section 12-1-2 of the City Code currently provides that possession and consumption is allowed at the Bradford Creek Golf Course, the Convention Center, and with the approval of the City Manager, at other property owned or operated by the City. In order to allow the possession and consumption on streets closed to traffic for a special event, an amendment is required.

The attached ordinance provides that the City Manager may authorize, by written approval, the possession and consumption of malt beverages and unfortified wine on public streets or parking lots temporarily closed to regular traffic for special events. If approved by the City Manager, the sponsor of the event will be required to obtain the appropriate alcoholic beverages permit and comply with any conditions identified by the City Manager. The ordinance continues to list



factors which the City Manager is to consider when granting permission. The amendment also updates the definitions included in the ordinance provisions. A copy of the current ordinance is also attached.

**Fiscal Note:**

There is no fiscal impact resulting from the adoption of the ordinance.

**Recommendation:**

Adoption of the attached ordinance will allow the City Manager to grant permission for the possession and consumption of malt beverages and unfortified wine on public streets closed to regular traffic for special events.

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 [Letter from Uptown Greenville](#)

 [Ordinance Amending City Code Ordinance Sec. 12-1-2. Consumption of alcoholic beverages in public](#)

 [12-1-2 - Current Ordinance](#)

---

ORDINANCE NO. 07 -  
ORDINANCE AMENDING SECTION 12-1-2 OF THE  
GREENVILLE CITY CODE

The City Council of the City of Greenville, North Carolina does hereby ordain:

Section 1. That Section 12-1-2 of the Code of Ordinances, City of Greenville, is hereby amended to read as follows:

**Sec. 12-1-2. Consumption of alcoholic beverages in public.**

(a) *Malt beverages and unfortified wine—General prohibition.* It shall be unlawful for any person to consume a malt beverage or unfortified wine on any public street in the city or any public place owned, occupied, or controlled by the city. It shall be unlawful for any person to possess an open container of malt beverage or unfortified wine on any public street in the city or any public place owned, occupied, or controlled by the city.

(b) *Same--Definitions.* For purposes of this section, the words and phrases used therein shall have the meanings respectfully ascribed to them by this subsection.

- (1) The term "fortified wine" shall mean any wine of more than sixteen percent (16%) and no more than twenty-four percent (24%) alcohol by volume, made by fermentation from grapes, fruits, berries, rice, or honey; or by the addition of pure cane, beet, or dextrose sugar; or by the addition of pure brandy from the same type of grape, fruit, berry, rice, or honey that is contained in the base wine and produced in accordance with the regulations of the United States.
- (2) The term "malt beverage" shall mean beer, lager, malt liquor, ale, porter, and any other brewed or fermented beverage except unfortified or fortified wine as defined by this subsection, containing at least one-half of one percent (0.5%), and not more than fifteen percent (15%), alcohol by volume.
- (3) The term "open container" shall mean a container whose seal has been broken or a container other than the manufacturer's unopened original container.
- (4) The term "person" shall mean an individual, firm, partnership, association, corporation, other organizations or groups, or combination of persons acting as a unit.
- (5) The term "unfortified wine" shall mean any wine of sixteen percent (16%) or less alcohol by volume made by fermentation from grapes, fruits, berries, rice, or honey; or by the addition of pure cane, beet, or dextrose sugar; or by the addition of pure brandy from the same type of grape, fruit, berry, rice, or honey that is contained in the base wine and produced in accordance with the regulations of the United States.

(c) *Malt beverages and unfortified wine - Exemptions.* Notwithstanding any other provision of this section, upon obtaining the appropriate alcoholic beverages permits as required by law, possession and consumption of malt beverages or unfortified wine shall be permitted at (1) a golf course owned, occupied, or controlled by the city, (2) a convention center owned, occupied,

or controlled by the city, and (3) with the written approval of the city manager and subject to any conditions identified by the city manager in the written approval, other property owned, occupied, or controlled by the city or public streets, alleys or parking lots which are temporarily closed to regular traffic for special events. Factors which the city manager shall consider when permitting the possession or consumption at an event or series of events to be conducted at property owned, occupied, or controlled by the city or public streets, alleys or parking lots which are temporarily closed to regular traffic for special events include, but are not limited to, (1) that the sponsoring organization is a community organization, (2) that the event or series of events is primarily not a fund raising event, (3) that the location and time for the event is appropriate, and (4) that the plans of the sponsoring organization relating to control of sale, crowd control, cleanup, and other public safety matters are adequate.

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

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

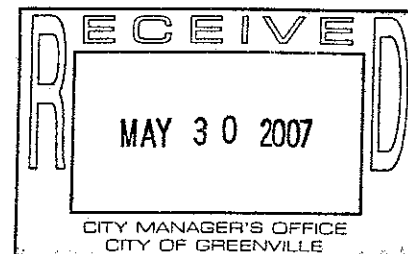
Section 4. This ordinance shall become effective upon its adoption.

This the \_\_\_\_ day of June, 2007.

\_\_\_\_\_  
Robert D. Parrott, Mayor

ATTEST:

\_\_\_\_\_  
Wanda T. Elks, City Clerk



May 30, 2007

Mr. Wayne Bowers  
Manager, City of Greenville  
Post Office Box 7207  
Greenville, NC 27835

Dear Mr. Bowers:

Freeboot Friday has become a staple concert series in the fall for the Greenville community. What started off with a small gathering of people on the private parking lot behind BB&T has since grown to a gathering of some 2,000 people on the Sixth Street public parking lot.

The Uptown Greenville Promotions Committee is in the process of considering a location change for the event series. The reasons for exploring other options for the location of the event include space limitations that prohibit the event from growing attendance, upcoming renovations on the Humber House, as well as other developments that are occurring in the immediate surrounding area.

For the first annual Pirate Fest, Uptown utilized the Roses parking lot located on the corner of Evans and 4<sup>th</sup> Streets to house the staging. Although the environment proved accommodating for this purpose, the size of the parking lot was prohibitive to use for all of the associated festivities. Therefore, the committee would like to investigate the feasibility of expanding onto the surrounding streets and closing off Evans Street from 5<sup>th</sup> to 3<sup>rd</sup> and 4<sup>th</sup> Street from Cotanche to Washington Streets. The event would still be coordinated in the same way as previous years but special attention would be given to the border areas where the street is blocked to ensure alcohol does not leave the event area.

Initially, the City Council changed the parameters to allow for the consumption of alcohol in City public parking lots. After managing a successful event series with no negative incidents, we feel that we have a proven track record. On behalf of Uptown Greenville,

Item # 29


pg. 2

I would like to request that the City Council consider making the appropriate amendments to the current ordinance to allow for the consumption of alcohol on closed City streets for festival and events.

Many business owners along Evans Street were very pleased with the outcome of Pirate Fest and would be supportive of the switch for Freeboot. We would ask that you add this to the agenda for your consideration.

Sincerely,

  
Denise Walsh  
Executive Director, Uptown Greenville

  
Debbie Vargas  
Promotions Committee Chair, Uptown Greenville

cc:  
Wanda T. Elks, MMC, City Clerk

**Sec. 12-1-2. Consumption of alcoholic beverages in public.**

(a) *Malt beverages and unfortified wine--Offering, or drinking in public.* It shall be unlawful for any person to consume a malt beverage or unfortified wine on or in any public place owned, or occupied by the city.

(b) *Same--Definitions.* For purposes of subsection (a), the words and phrases used therein shall have the meanings respectfully ascribed to them by this subsection.

- (1) The term “malt beverages” shall mean beer, lager beer, malt liquor, ale, porter, and other brewed or fermented beverages containing one-half of one per cent of alcohol by volume but not more than five (5) per cent of alcohol by weight.
- (2) The term “persons” shall mean any individual, firm, partnership, association, corporation, other organizations or groups, or combination of persons acting as a unit.
- (3) The term “unfortified wines” shall mean wine that has an alcoholic content produced only by natural fermentation or by the addition of pure cane, beet, or dextrose sugar, and having an alcoholic content of not less than five (5) per cent and not more than fourteen (14) per cent of absolute alcohol, the per cent of alcohol to be reckoned by volume, and that has been approved as to identify, quality and purity by the state board of alcoholic control as provided in this chapter. (Ord. No. 1036, 12-11-80)

(c) *Malt beverages and unfortified wine - Exemptions.* Notwithstanding any other provision of this section, upon obtaining the appropriate alcoholic beverages permits as required by law, possession and consumption of malt beverages or unfortified wine shall be permitted at the premises of a golf course owned or occupied by the city, a convention center owned or operated by the city, and, with the written approval of the city manager, other property owned or operated by the city. Factors which the city manager shall consider when permitting the sale or consumption at an event or series of events to be conducted on property owned or operated by the city include, but are not limited to, (1) that the sponsoring organization is a community organization, (2) that the event or series of events is primarily not a fund raising event, (3) that the location and time for the event is appropriate, and (4) that the plans of the sponsoring organization relating to control of sale, crowd control, cleanup, and other public safety matters are adequate. (Ord. No. 99-121, §1, 9-9-99; Ord. No. 03-32, § 1, 4-10-03)



# City of Greenville, North Carolina

Meeting Date: 6/14/2007  
Time: 7:00 PM

**Title of Item:** Contract award for the 2007 Sidewalk Construction Project

**Explanation:** Bids were advertised and received for the 2007 Sidewalk Construction Project on May 22, 2007. Attached is the bid tabulation. The lowest responsive bid was submitted by Empire Construction Company, Inc. of Winterville, NC, in the amount of \$427,735.00. As part of this project, approximately 13,000 linear feet of sidewalk will be installed along segments of West Fifth Street (NC 43), West Arlington Boulevard, South Jarvis Street, and Greenville Boulevard.

**Fiscal Note:** Funding for this project will be provided through funds from the City's Powell Bill Fund, East Carolina University, Pitt County Memorial Hospital, and the North Carolina Department of Transportation Division 2 Enhancement Funds. The proposed budget for this project is as follows:

Expenditures

Sidewalk Construction Contract	\$427,735.00
Contingency (3%)	<u>\$ 12,835.00</u>
Total Project Cost	\$440,570.00

Revenue

FY 2006-2007 (Powell Bill)	\$297,370.00
East Carolina University	\$ 59,000.00
Pitt County Memorial Hospital	\$ 41,000.00
NCDOT	<u>\$ 43,200.00</u>
Total Project Revenues	\$440,570.00

**Recommendation:** City Council award a construction contract for the 2007 Sidewalk Construction

Project to Empire Construction Company, Inc., in the amount of \$427,735.00.

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 [Bid Tab Sheet](#)

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2007 SIDEWALK BID OPENING

Tuesday May 22, 2007 at 2:00 PM, 1500 Beatty St

BID TABULATION SHEET

Project Numbers: PW-2007-1 - PW-2007-8

Base Bid Summary By Project				CONTRACTORS		
				Empire Construction Co, Inc Winterville, NC	Carolina Earth Movers, Inc Greenville, NC	Lanier Construction Co, Inc Snow Hill, NC
Project No.	Street Name	From	To			
2007-1	W. Fifth St.	Arlington Blvd	Moye Blvd	\$ 77,360.00	\$ 88,735.00	\$ 90,340.95
2007-2	W. Fifth St.	Moye Blvd	Memorial Dr	\$ 64,780.00	\$ 74,740.00	\$ 78,278.55
2007-3	W. Arlington	RBC Centura	Heart Dr	\$ 53,320.00	\$ 61,622.50	\$ 62,489.70
2007-4	S. Jarvis	4th St	1st St	\$ 44,935.00	\$ 61,663.75	\$ 53,287.50
2007-5	E Fifth St	10th St	Beech St	\$ 33,105.00	\$ 36,786.25	\$ 39,747.75
2007-6	Greenville Blvd	Charles Blvd	East 700'	\$ 22,190.00	\$ 24,325.00	\$ 25,803.75
2007-7	Greenville Blvd	Rosewood Dr	Elm St	\$ 48,690.00	\$ 56,427.50	\$ 58,863.00
2007-8	Greenville Blvd	Elm St	14th St	\$ 83,355.00	\$ 95,700.00	\$ 99,417.00
Bid Total (Total for Project Totals)				\$ 427,735.00	\$ 500,000.00	\$ 508,228.20
				5% Bid Bond	yes	yes
				Ack Add No 1	yes	yes
				MWBE Forms	yes	yes

*David T. Brown*

David T. Brown, PE, City Engineer

*May 22, 2007*

Date



# City of Greenville, North Carolina

Meeting Date: 6/14/2007  
Time: 7:00 PM

**Title of Item:** Contract award for 2006-2007 Street Resurfacing Project

**Explanation:** Bids were advertised and received for the 2006-2007 Resurfacing Project on April 24, 2007. Due to only one bid being received, it was not opened, and the project was re-advertised for a bid opening on May 8, 2007. Three bids were received on the second opening. Attached is the bid tabulation. The lowest responsive bid was submitted by Barnhill Contracting Company of Kinston, NC, in the amount of \$622,552.60. This project will involve resurfacing approximately 7.2 miles of City streets. Also attached is a listing of the streets to be resurfaced under this year's project.

**Fiscal Note:** Funding for this project will be provided through the City's Powell Bill Fund. As part of this project, the Greenville Utilities Commission (GUC) will reimburse the City for adjustments to utilities affected by the resurfacing (\$31,584.00). The proposed budget for this project is as follows:

Expenditures

Street Resurfacing Contract	\$622,552.60
Contingency (3%)	\$ 18,676.40
Street Repairs	<u>\$ 15,000.00</u>
Total Project Costs	\$656,229.00

Revenues

FY 2006/2007 Resurfacing (Powell Bill)	\$624,645.00
GUC (for utility adjustments)	<u>\$ 31,584.00</u>
Total Project Revenues	\$656,229.00

**Recommendation:** City Council award a construction contract for the 2006-2007 Resurfacing

Project to Barnhill Contracting Company in the amount of \$622,552.60.

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**Attachments / click to download**

 [Bid Tab Sheet](#)

 [2006 to 2007 resurfacing list for agenda](#)

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**BID TABULATION SHEET**  
**City of Greenville, North Carolina**  
**Financial Services Department**

Description: 2006/2007 Resurfacing Project

Bid Opening: May 8, 2007 at 10:00 AM

<i>Contractor</i>	<i>Address</i>	<i>Bid Bond</i>	<i>Received Addendum #1</i>	<i>MWBE Forms</i>	<i>Total Bid</i>
Barnhill Contracting	PO Box 399 Kinston, NC 28502	5%	Yes	Yes	\$622,552.60
Greenville Paving	PO Box 7088 Greenville, NC 27835	5%	Yes	No	\$755,142.50
Roberson Contracting	PO Box 1596 Williamston, NC 27892	5%	Yes	Yes	\$984,358.83
<i>David T. Brown</i> _____ David T. Brown, PE, City Engineer					
<i>May 8, 2007</i> _____ Date					

**2006/2007 Resurfacing Project**

<b>Streets to be Resurfaced</b>	<b>From</b>	<b>To</b>
1. St. Andrews Drive	Dexter Street	Greenville Boulevard
2. Farmer Street	Greene Street	Dead End
3. Dexter Street	Memorial Drive	Saint Andrews Drive
4. Washington Street	Thirteenth Street	Tenth Street
5. Second Street	Reade Street	Pitt Street
6. View Drive	Memorial Drive	Venture Tower Drive
7. Hudson Street	Sixth Street	Martin Luther King Jr. Drive
8. Concord Drive	Sedgefield Drive	Sedgefield Drive
9. West Pointe Drive	Stantonsburg Road	Pavement Change
10. Bethesda Drive	Stantonsburg Road	Pavement Change
11. Fairwood Drive	Candlewood Drive	Oakdale Drive
12. Ripley Road	Crestline Boulevard	Club Pines Drive
13. Treetops Circle	Winding Branches Drive	Willow Branches Circle
14. Wyneston Road	Bremerton Drive	Pavement Change
15. Charlton Place	Bremerton Drive	Cul-de-sac
16. Abbotts Lane	Daventry Drive	Bremerton Drive
17. Cheyenne Court	Wedgewood Drive	Cul-de-sac
18. Forest Hill Drive	Greenville Boulevard	Berkley Road
19. Jarvis Street	First Street	Dead End
20. Willow Street	Warren Street	Ash Street
21. Ash Street	Third Street	Fourth Street
22. Elm Street	Fourteenth Street	Tenth Street
23. Fourth Street	Cemetery Street	Hickory Street
24. South Wright Road	East Wright Road	Ragsdale Road
25. Prince Road	Kent Drive	Nichols Drive
26. Merry Lane	Arlington Boulevard	Dead End
27. Line Avenue	Farmville Boulevard	North Village Drive
28. North Village Drive	South Village Drive	Line Avenue
29. South Village Drive	Memorial Drive	West Village Drive
30. Farmville Boulevard	Line Avenue	1000 LF West
31. Watauga Avenue	Spruce Street	Line Avenue
32. Holloman Street	Clubway Drive	End

<b>Streets to be Milled</b>	<b>From</b>	<b>To</b>
1. Washington Street	Thirteenth Street	Tenth Street
2. Second Street	Reade Street	Pitt Street
3. Forrest Hill Drive	Greenville Boulevard	Berkley Road
4. Elm Street	Fourteenth Street	Tenth Street
5. Fourth Street	Cemetery Street	Hickory Street
6. Prince Road	Kent Drive	Nichols Drive
7. Line Avenue	Farmville Boulevard	North Village Drive
8. South Village Drive	Memorial Drive	West Village Drive
9. Farmville Boulevard	Line Avenue	1000 LF West
10. Watauga Avenue	Spruce Street	Line Avenue



# City of Greenville, North Carolina

Meeting Date: 6/14/2007  
Time: 7:00 PM

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**Title of Item:** Greenville Utilities Commission's FY 2006-2007 budget ordinance amendments (End-of-Year)

**Explanation:** The GUC Electric, Water, Sewer and Gas Budgets for FY 2006-2007 need to be amended as shown to reflect end-of-year projections.

At their meeting on May 8, 2007, the GUC Board approved these budget amendments and recommended similar action be taken by the City Council.

**Fiscal Note:** No cost to the City of Greenville

**Recommendation:** Adopt attached ordinance

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 [Ordinance for GUC FY 2006-2007 Budget Amendments](#)

**Current**

ORDINANCE NO. 98-  
CITY OF GREENVILLE, NORTH CAROLINA  
1999-99 GREENVILLE UTILITIES COMMISSION BUDGET ORDINANCE

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

Section I. Estimated Net Revenues And Fund Balances. It is estimated that the following non-tax revenues and fund balances will be available during the fiscal year beginning July 1, 1998 and ending June 30, 1999 to meet the subsequent expenditures, according to the following schedules:

	<u>REVENUE</u>	<u>BUDGET</u>	
A.	<u>Electric</u>		
	Rates & Charges	\$113,653,501	
	Fees & Charges	618,400	
	U.G. Temp. Service Charges	388,000	
	Miscellaneous	108,400	
	Interest on Temp. Investments	702,000	
	Total Electric Revenue		\$115,470,301
B.	<u>Water</u>		
	Rates & Charges	\$7,400,000	
	Fees & Service	422,306	
	Miscellaneous	3,500	
	Interest on Temp. Investments	253,000	
	Total Water Revenue		8,078,806
C.	<u>Sewer</u>		
	Rates & Charges	\$7,382,962	
	Service Fees	321,000	
	Miscellaneous	5,000	
	Int. On Temp. Investments	430,438	
	Pitt County	103,500	
	Transfer from Water Fund	0	
	Appropriated Fund Balance	0	
	Total Sewer Revenue		8,242,900
D.	<u>Gas</u>		
	Rates & Charges	\$14,436,000	
	Fees & Charges	178,000	

Miscellaneous	5,000	
Int. on Temp. Investments	97,750	
Appropriated Fund Balance	<u>0</u>	
Total Gas Revenue		<u>14,716,750</u>
TOTAL REVENUE ALL FUNDS		<u><u>\$146,508,757</u></u>

Section II. Expenditures. The following amounts are hereby estimated for the Greenville Utilities Commission to be expended for managing, operating, improving maintaining, and extending electric, water, sewer and gas utilities during the fiscal year beginning July 1, 1998 and ending on June 30, 1999, according to the following schedules:

A. <u>Electric Fund</u>	<u>Budget</u>	
Non-Department		
PERSONNEL	\$163,890	
OPERATIONS	3,782,087	
CAPITAL	<u>227,054</u>	
		\$4,173,031
Governing Body Department		
PERSONNEL	\$106,321	
OPERATIONS	153,520	
CAPITAL	<u>4,300</u>	
		\$264,141
Finance Department		
PERSONNEL	\$222,437	
OPERATIONS	61,524	
CAPITAL	<u>3,250</u>	
		\$287,211
MIS Department		
PERSONNEL	\$142,454	
OPERATIONS	718,028	
CAPITAL	<u>269,629</u>	
		\$1,130,111
Customer Relations Department		
PERSONNEL	\$1,340,788	
OPERATIONS	178,152	
CAPITAL	<u>91,714</u>	
		\$1,610,654
Support Services Department		
PERSONNEL	\$909,310	
OPERATIONS	1,420,688	
CAPITAL	<u>93,340</u>	
		\$2,423,338



Utility Locating Services		
PERSONNEL	\$44,416	
OPERATIONS	27,963	
CAPITAL	4,625	
	<hr/>	\$77,004

Electric Department		
PERSONNEL	\$2,728,493	
OPERATIONS	98,625,094	
CAPITAL	4,151,224	
	<hr/>	\$105,504,811
Total Electric Fund		<hr/> \$115,470,301

B: Water Fund

Non-Department		
PERSONNEL	\$60,210	
OPERATIONS	2,090,318	
CAPITAL	99,944	
	<hr/>	\$2,250,472

Governing Body Department		
PERSONNEL	\$106,320	
OPERATIONS	116,096	
CAPITAL	4,300	
	<hr/>	

Finance Department		\$226,716
PERSONNEL	\$222,437	
OPERATIONS	61,524	
CAPITAL	3,250	
	<hr/>	\$287,211

MIS Department		
PERSONNEL	\$137,954	
OPERATIONS	44,877	
CAPITAL	16,852	
	<hr/>	\$199,683

Customer Relations Department		
PERSONNEL	\$305,173	
OPERATIONS	48,215	
CAPITAL	5,732	
	<hr/>	\$359,120

Support Services Department		
PERSONNEL	\$56,832	
OPERATIONS	119,472	
CAPITAL	5,834	
	<hr/>	\$182,138

Utility Locating Services		
PERSONNEL	\$44,416	
OPERATIONS	27,963	
CAPITAL	4,625	
	<hr/>	\$77,004

Water Department		
PERSONNEL	\$1,445,694	
OPERATIONS	1,705,096	
CAPITAL	<u>1,345,672</u>	
		<u>\$4,496,462</u>
Total Water Fund		\$8,078,806
C. <u>Sewer Fund</u>		
Non-Department		
PERSONNEL	\$57,330	
OPERATIONS	2,664,636	
CAPITAL	<u>98,754</u>	
		\$2,820,720
Governing Body Department		
PERSONNEL	\$106,321	
OPERATIONS	115,949	
CAPITAL	<u>4,300</u>	
		226,570
Finance Department		
PERSONNEL	\$222,437	
OPERATIONS	61,524	
CAPITAL	<u>3,250</u>	
		287,211
MIS Department		
PERSONNEL	\$137,954	
OPERATIONS	44,877	
CAPITAL	<u>16,852</u>	
		199,683
Customer Relations Department		
PERSONNEL	\$58,405	
OPERATIONS	6,336	
CAPITAL	<u>5,732</u>	
		70,473
Support Services Department		
PERSONNEL	\$56,832	
OPERATIONS	141,472	
CAPITAL	<u>5,834</u>	
		204,138
Utility Locating Services		
PERSONNEL	\$44,416	
OPERATIONS	27,963	
CAPITAL	<u>4,625</u>	
		77,004
Sewer Department		
PERSONNEL	\$1,773,011	
OPERATIONS	1,534,418	
CAPITAL	<u>1,049,672</u>	
		<u>4,357,101</u>
Total Sewer Fund		\$8,242,900

D: Gas Fund

Non-Department		
PERSONNEL	\$51,570	
OPERATIONS	1,104,403	
CAPITAL	<u>124,804</u>	\$1,280,777
Governing Body Department		
PERSONNEL	\$106,321	
OPERATIONS	119,531	
CAPITAL	<u>4,300</u>	230,152
Finance Department		
PERSONNEL	\$222,437	
OPERATIONS	61,524	
CAPITAL	<u>3,250</u>	287,211
MIS Department		
PERSONNEL	\$138,254	
OPERATIONS	89,754	
CAPITAL	<u>33,704</u>	261,712
Customer Relations Department		
PERSONNEL	\$243,321	
OPERATIONS	33,611	
CAPITAL	<u>11,464</u>	288,396
Support Services Department		
PERSONNEL	\$113,663	
OPERATIONS	212,501	
CAPITAL	<u>11,668</u>	337,832
Utility Locating Services		
PERSONNEL	\$44,416	
OPERATIONS	27,963	
CAPITAL	<u>4,625</u>	77,004
Gas Department		
PERSONNEL	\$837,281	
OPERATIONS	10,202,255	
CAPITAL	<u>914,130</u>	11,953,666
Total Gas Fund		<u>\$14,716,750</u>
TOTAL EXPENDITURES - ALL FUNDS		<u>\$146,508,757</u>

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

(b) Notwithstanding Subsection (a) above, the General Manager of Greenville Utilities Commission is authorized to transfer funds from one appropriation to another

within the same fund in an amount not to exceed \$10,000. Any such transfers shall be reported to the Utilities Commission and the City Council at their next regular meeting and shall be entered in the minutes.

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

Section IV: Distribution. Copies of this ordinance shall be furnished to the General Manager of Greenville Utilities Commission and the Finance Officer of the City of Greenville to be kept on file by them for their direction in disbursement of funds.

Adopted this the \_\_\_\_\_ day of \_\_\_\_\_, 1998.

\_\_\_\_\_  
Nancy M. Jenkins, Mayor

Attest:

\_\_\_\_\_  
Wanda T. Elks, City Clerk

ORDINANCE NO. \_\_\_\_\_  
TO AMEND ORDINANCE 06-59  
CITY OF GREENVILLE, NORTH CAROLINA  
2006-07 GREENVILLE UTILITIES COMMISSION BUDGET ORDINANCE

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

Section I. Estimated Net Revenues And Fund Balances. It is estimated that the following non-tax revenues and fund balances will be available during the fiscal year beginning July 1, 2006 and ending June 30, 2007 to meet the subsequent expenditures, according to the following schedules:

<u>REVENUE</u>	<u>Budget</u>	<u>Change</u>	<u>Revised</u>
<b>A. <u>Electric</u></b>			
Rates & Charges	\$166,100,000	(\$740,362)	\$165,359,638
Fees & Charges	614,000	16,000	630,000
U.G. Temp. Service Charges	506,000	(75,000)	431,000
Miscellaneous	415,919	274,062	689,981
Interest on Temp. Investments	1,350,000	485,000	1,835,000
Bond Proceeds	0	40,300	40,300
Total Electric Revenue	<u>\$168,985,919</u>	<u>\$0</u>	<u>\$168,985,919</u>
<b>B. <u>Water</u></b>			
Rates & Charges	\$10,775,000	(\$98,368)	\$10,676,632
Fees & Service	728,000	233,200	961,200
Miscellaneous	146,069	(150)	145,919
Interest on Temp. Investments	80,000	45,000	125,000
Total Water Revenue	<u>\$11,729,069</u>	<u>\$179,682</u>	<u>\$11,908,751</u>
<b>C. <u>Sewer</u></b>			
Rates & Charges	\$11,699,361	(\$191,889)	\$11,507,472
Service Fees	567,200	253,600	820,800
Miscellaneous	46,419	59,672	106,091
Acreage Fees	678,750	(136,595)	542,155
Pitt County	430,437	0	430,437
Int. On Temp. Investments	300,000	43,329	343,329
Transfer from Capital Projects	544,871	155,265	700,136
Total Sewer Revenue	<u>\$14,267,038</u>	<u>\$183,382</u>	<u>\$14,450,420</u>
<b>D. <u>Gas</u></b>			
Rates & Charges	\$35,509,637	\$3,418,209	\$38,927,846
Fees & Charges	170,000	(1,173)	168,827
Miscellaneous	61,919	103,603	165,522
Int. on Temp. Investments	80,000	15,000	95,000
Bond Proceeds	0	9,700	9,700
Total Gas Revenue	<u>\$35,821,556</u>	<u>\$3,545,339</u>	<u>\$39,366,895</u>
<b>TOTAL REVENUE</b>	<u><u>\$230,803,582</u></u>	<u><u>\$3,908,403</u></u>	<u><u>\$234,711,985</u></u>

Section II. Expenditures. The following amounts are hereby estimated for the Greenville Utilities Commission to be expended for managing, operating, improving, maintaining, and extending electric, water, sewer and gas utilities during the fiscal year beginning July 1, 2006 and ending on June 30, 2007, according to the following schedules:

	<u>Budget</u>	<u>Change</u>	<u>Revised</u>
Non-Department			
PERSONNEL	\$414,500	(\$2,515)	\$411,985
OPERATIONS	5,974,794	112,162	6,086,956
Total Department Budget	<u>\$6,389,294</u>	<u>\$109,647</u>	<u>\$6,498,941</u>
Governing Body Department			
PERSONNEL	\$1,549,878	\$499	\$1,550,377
OPERATIONS	2,820,440	(111,675)	2,708,765
CAPITAL	274,650	468	275,118
Total Department Budget	<u>\$4,644,968</u>	<u>(\$110,708)</u>	<u>\$4,534,260</u>
Finance Department			
PERSONNEL	\$1,082,306	(\$104,694)	\$977,612
OPERATIONS	12,636,121	(142,784)	12,493,337
CAPITAL	0	0	0
Total Department Budget	<u>\$13,718,427</u>	<u>(\$247,478)</u>	<u>\$13,470,949</u>
Information Technology Department			
PERSONNEL	\$1,120,709	\$147,268	\$1,267,977
OPERATIONS	1,390,102	(149,000)	1,241,102
CAPITAL	37,000	30,000	67,000
Total Department Budget	<u>\$2,547,811</u>	<u>\$28,268</u>	<u>\$2,576,079</u>
Human Resources Department			
PERSONNEL	\$530,656	\$4,321	\$534,977
OPERATIONS	304,115	23,124	327,239
CAPITAL	16,000	0	16,000
Total Department Budget	<u>\$850,771</u>	<u>\$27,445</u>	<u>\$878,216</u>
Customer Relations Department			
PERSONNEL	\$2,085,138	(\$2,096)	\$2,083,042
OPERATIONS	1,183,466	(133,299)	1,050,167
CAPITAL	0	10,833	10,833
Total Department Budget	<u>\$3,268,604</u>	<u>(\$124,562)</u>	<u>\$3,144,042</u>
Utility Locating Services			
PERSONNEL	\$282,732	\$26,668	\$309,400
OPERATIONS	58,200	(500)	57,700
CAPITAL	34,200	0	34,200
Total Department Budget	<u>\$375,132</u>	<u>\$26,168</u>	<u>\$401,300</u>
Meter Department			
PERSONNEL	\$1,432,335	(\$9,335)	\$1,423,000
OPERATIONS	872,845	(9,861)	862,984
CAPITAL	97,500	(14,510)	82,990
Total Department Budget	<u>\$2,402,680</u>	<u>(\$33,706)</u>	<u>\$2,368,974</u>
Electric Department			
PERSONNEL	\$3,756,241	\$15,904	\$3,772,145
OPERATIONS	141,990,531	(571,175)	141,419,356
CAPITAL	7,459,186	787,258	8,246,444
Total Department Budget	<u>\$153,205,958</u>	<u>\$231,987</u>	<u>\$153,437,945</u>

Water Department			
PERSONNEL	\$2,507,475	(\$7,979)	\$2,499,496
OPERATIONS	2,072,790	99,739	\$2,172,529
CAPITAL	917,501	207,735	1,125,236
Total Department Budget	<u>\$5,497,766</u>	<u>\$299,495</u>	<u>\$5,797,261</u>
Sewer Department			
PERSONNEL	\$2,720,069	(\$5,977)	\$2,714,092
OPERATIONS	2,412,835	292,066	2,704,901
CAPITAL	1,674,731	(157,988)	1,516,743
Total Department Budget	<u>\$6,807,635</u>	<u>\$128,101</u>	<u>\$6,935,736</u>
Gas Department			
PERSONNEL	\$1,610,720	\$7,283	\$1,618,003
OPERATIONS	28,240,126	3,372,153	31,612,279
CAPITAL	1,243,690	194,310	1,438,000
Total Department Budget	<u>\$31,094,536</u>	<u>\$3,573,746</u>	<u>\$34,668,282</u>
TOTAL EXPENDITURES	<u><u>\$230,803,582</u></u>	<u><u>\$3,908,403</u></u>	<u><u>\$234,711,985</u></u>

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

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

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

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

Adopted this the \_\_\_\_\_ day of \_\_\_\_\_, 2007.

\_\_\_\_\_  
Robert D. Parrott, Mayor

Attest:

\_\_\_\_\_  
Wanda T. Elks, City Clerk



# City of Greenville, North Carolina

Meeting Date: 6/14/2007  
Time: 7:00 PM

**Title of Item:** Budget ordinance amendment #10 to the 2006-2007 City of Greenville budget and budget amendment to ordinance 99-23 Computerized Traffic Signal, and ordinances establishing capital project budgets for the West 3rd Street Reconstruction and Employee Parking Lot Expansion/Improvement

**Explanation:** 1) Attached is an amendment to the 2006-2007 budget ordinance for consideration at the June 14, 2007, City Council meeting. For ease of reference, a footnote has been added to each line item of the budget ordinance amendment, which corresponds to the explanation below:

**A** To appropriate funds to replace the roll-up door in the light and heavy equipment area of Fleet Maintenance at Public Works.

**B** To allocate a portion of the loan from the General Fund to the Aquatics and Fitness Center for the purchase of equipment. This loan was approved by City Council during the April 6, 2007 meeting.

**C** To appropriate funds to continue the E-CIVIS federal and state grants locator service contract for the fiscal year 2007-2008.

**D** To appropriate unspent funds to purchase night lights for the Town Common. Lights will be installed by Greenville Utilities Commission.

**E** To allocate funds for the installation of a fence in the Tar River Estates area for the off-leash dog area.

**F** To transfer unspent funds from the General Fund for employee parking improvements to the newly established Employee Parking Lot Expansion/Improvement Project Fund.

**G** To adjust budget between the Equipment and Contractual Services categories to properly account for the payments made for the Bradford Creek Golf Course driving range lighting project.



**H** To reallocate funds for Workers Compensation Loss accounts and transfer the balance to the Insurance Loss Reserve.

**I** To reallocate funds for Property and Casualty Loss accounts and transfer the balance to the Insurance Loss Reserve.

**J** To reallocate funds for General Insurance Liability Premium to transfer to the Insurance Loss Reserve.

**K** To appropriate additional State Aid funding that will be used to offset the increased costs from the change in minimum wage, and the cost of 401K benefits for part-time people who became eligible when the hours were extended at Carver and East Branch Libraries.

**2)** Attached is a 2006-2007 Capital Project budget ordinance to establish a project fund for the West 3rd Street Reconstruction Project. Funds for spending were approved in 2004 as a part of the bond referendum for transportation improvements.

**3)** Attached is a 2006-2007 Capital Project budget ordinance to establish a project fund for the Employee Parking Lot Expansion/Improvement Project. Funds for spending were approved as part of the 2006-2007 City of Greenville Budget and are unspent as of the end of the year. These funds will be used to expand and improve the employee parking lot located south of the Police-Fire/Rescue Headquarters building on the Pitt Street-Greene Street Connector.

**Fiscal Note:**

The budget ordinance amendments/ordinances affect the following funds: increase General Fund by \$185,000; increase Aquatics and Fitness Fund by \$70,000; increase the Loss Reserve by \$143,675; increase the West 3rd Street Reconstruction Capital Project Fund by \$840,000; increase the Employee Parking Lot Expansion/Improvement Capital Project Fund by \$193,683; and increase the Sheppard Memorial Library Fund by \$10,773. The net budgetary impact is zero for the Bradford Creek Golf Course and the Computerized Traffic Signal Project Funds.

**Recommendation:**

Approve budget ordinance amendment #10 to the 2006-2007 City of Greenville budget and budget amendment to ordinance 99-23 Computerized Traffic Signal Project, and approve ordinances establishing capital project budgets for the West 3rd Street Reconstruction and Employee Parking Lot Expansion/Improvement Capital Projects

**Attachments / click to download**

 [Budget Ordinance Entries for year 2006-2007](#)

 [West 3rd Street Cap. Project Ord June 2007](#)

 [Employee Parking Lot Capital Project June 2007](#)

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ORDINANCE NO. 07-\_\_\_\_\_  
CITY OF GREENVILLE, NORTH CAROLINA  
ORDINANCE (#10) AMENDING ORDINANCE NO. 06-58

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

Section I. Estimated Revenues. General Fund, of Ordinance 06-58, is hereby amended by increasing estimated revenues in the amount indicated:

010-0000-370.50-00	Transfer from Computerized Traffic Signal <sup>A</sup>	\$115,000
010-0000-371.01-00	Appropriated Fund Balance <sup>B</sup>	70,000
		<u>\$185,000</u>

Section II. Appropriations. General Fund, of Ordinance 06-58, is hereby amended by increasing appropriations in the amount indicated:

010-1000-402.08-01	Contracted Services <sup>C</sup>	\$ 6,780
010-2021-401.03-15	Workers Compensation Loss <sup>H</sup>	78,034
010-2021-402.28-00	Property and Casualty Loss <sup>I</sup>	7,000
010-6063-423.74-01	Equipment <sup>D</sup>	5,554
010-6063-422.08-01	Contracted Services <sup>E</sup>	17,584
010-9500-403.77-25	PW Rollup Door Replacement <sup>A</sup>	115,000
010-9600-492.03-00	Transfer to Aquatics and Fitness Center <sup>B</sup>	70,000
010-9600-492.20-00	Transfer to Insurance Loss Reserve Fund <sup>H,I&amp;J</sup>	143,675
010-9600-492.67-00	Transfer to Employee Parking Lot Exp./Improvement <sup>F</sup>	193,683
		<u>\$637,310</u>

Section III. Appropriations. General Fund, of Ordinance 06-58, is hereby amended by decreasing appropriations in the amount indicated:

010-2021-401.03-15	Workers Compensation Loss <sup>H</sup>	\$ 12,687
010-2021-402.21-00	General Insurance Liability Premium <sup>J</sup>	90,000
010-3000-411.03-11	Workers Compensation Loss <sup>H</sup>	8,749
010-4500-402.50-09	Contingency <sup>C&amp;E</sup>	24,364
010-5051-412.28-00	Property and Casualty Loss <sup>I</sup>	39,992
010-6062-421.03-15	Workers Compensation Loss <sup>H</sup>	4,278
010-6062-422.28-00	Property and Casualty Loss <sup>I</sup>	5,947
010-7071-431.03-15	Workers Compensation Loss <sup>H</sup>	52,069
010-7071-432.28-00	Property and Casualty Loss <sup>I</sup>	14,987
010-9500-403-75-69	Park Equipment <sup>D</sup>	5,554
010-9500-403.78-67	Emp. Parking Lot Expansion/Improvement <sup>F</sup>	193,683
		<u>\$452,310</u>

Section IV. Appropriations. Bradford Creek, of Ordinance 06-58, is hereby amended by increasing appropriations in the amount indicated:

036-6068-423.74-01	Equipment <sup>G</sup>	\$125,000
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Section V. Appropriations. Bradford Creek Golf Course, of Ordinance 06-58, is hereby amended by decreasing appropriations in the amount indicated:

036-6068-422.08-01	Contracted Services <sup>G</sup>	\$125,000
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Section VI. Estimated Revenues. Aquatics and Fitness Center, of Ordinance 06-58, is hereby amended by increasing estimated revenues in the amount indicated:

035-0000-370.05-00	Transfer from General Fund <sup>B</sup>	\$ 70,000
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Section VII. Appropriations. Aquatics and Fitness Center, of Ordinance 06-58, is hereby amended by increasing appropriations in the amount indicated:

035-6065-422.07-00	Supplies and Materials <sup>B</sup>	\$ 70,000
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Section VIII. Appropriations. Computerized Traffic Signal Fund, of Ordinance 99-23, is hereby amended by increasing appropriations in the amount indicated:

073-9600-492.08-00	Transfer to General Fund <sup>A</sup>	\$115,000
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Section IX. Appropriations. Computerized Traffic Signal Fund, of Ordinance 99-23, is hereby amended by decreasing appropriations in the amount indicated:

073-7078-433.08-01	Architectural and Engineering Service <sup>A</sup>	\$ 74,910
073-7078-433.08-02	Construction <sup>A</sup>	40,090
		<hr/> \$115,000

Section X. Estimated Revenues. Insurance Loss Reserve, of Ordinance 06-58, is hereby amended by increasing estimated revenues in the amount indicated:

059-0000-370.05-00	Transfer from General Fund <sup>H,I&amp;J</sup>	\$143,675
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Section XI. Appropriations. Insurance and Loss Reserve, of Ordinance 06-58, is hereby amended by increasing appropriations in the amount indicated:

059-9600-492.09-00	Increase in Reserve <sup>H,I&amp;J</sup>	\$143,675
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Section XII. Estimated Revenues. Sheppard Memorial Library Fund, of Ordinance 06-58, is hereby amended by increasing estimated revenues in the amount indicated:

State Aid <sup>K</sup>	\$10,773
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Section XIII. Appropriations. Sheppard Memorial Library Fund, of Ordinance 06-58, is hereby amended by increasing appropriations in the amount indicated:

Personnel <sup>K</sup>	\$10,773
------------------------	----------

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

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

Adopted this 14th day of June, 2007.

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Robert D. Parrott, Mayor

ATTEST:

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Wanda T. Elks, City Clerk

ORDINANCE NO. 07-\_\_\_\_  
CITY OF GREENVILLE, NORTH CAROLINA  
WEST 3<sup>RD</sup> STREET RECONSTRUCTION CAPITAL PROJECT FUND  
BUDGET ORDINANCE

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

Section I. Estimated Revenues. It is estimated that the following revenues will be available for the West 3<sup>rd</sup> Street Reconstruction Capital Project Fund:

108-0000-74.12.04	Bond Proceeds – West 3 <sup>rd</sup> Street	\$840,000
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Section II. Appropriations. The following amount is hereby appropriated for the West 3<sup>rd</sup> Street Reconstruction Capital Project Fund:

108-7076-462.02-01	Engineering – Design	\$ 6,200
108-7076-462.03-00	Construction	790,000
108-7076-462.03-01	Non-Contractual	25,800
108-7076-462.70-00	Relocation	6,000
108-7076-462.03-06	Landscaping	12,000
		<hr/>
		\$840,000

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

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

Adopted this 14th day of June, 2007.

\_\_\_\_\_  
Robert D. Parrott, Mayor

ATTEST:

\_\_\_\_\_  
Wanda T. Elks, City Clerk

ORDINANCE NO. 07-\_\_\_\_  
CITY OF GREENVILLE, NORTH CAROLINA  
EMPLOYEE PARKING LOT EXPANSION/IMPROVEMENT FUND  
BUDGET ORDINANCE

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

Section I. Estimated Revenues. It is estimated that the following revenues will be available for the Employee Parking Lot Expansion/Improvement Fund:

122-0000-370.05-00	Transfer from General Fund	\$193,683
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Section II. Appropriations. The following amount is hereby appropriated for the Employee Parking Lot Expansion/Improvement Fund:

122-7078-462.50-00	Acquisition	\$156,683
122-7078-462.55-00	Demolition	35,250
122-7078-462.03-01	Non-contractual	1,750
		<hr/>
		\$193,683

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

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

Adopted this 14th day of June, 2007.

\_\_\_\_\_  
Robert D. Parrott, Mayor

ATTEST:

\_\_\_\_\_  
Wanda T. Elks, City Clerk



# City of Greenville, North Carolina

Meeting Date: 6/14/2007  
Time: 7:00 PM

- Title of Item:** Ordinances adopting budgets for the 2007-2008 Fiscal Year
- a. City of Greenville (including Sheppard Memorial Library and Greenville-Pitt County Convention & Visitors Authority)
  - b. Greenville Utilities Commission

**Explanation:** Attached are the fiscal year 2007-2008 budget ordinances for the City of Greenville including Sheppard Memorial Library and Greenville-Pitt County Convention & Visitors Authority; and Greenville Utilities Commission.

Also attached, and referenced in the City of Greenville ordinance is the Manual of Fees, dated July 1, 2007, and the Assignment of Classes to Salary Grades and Salary Ranges dated June 23, 2007.

**Fiscal Note:** The 2007-2008 ordinances provide revenues and appropriations for the following funds:

General Fund	\$ 65,772,676
Powell Bill Fund	2,877,779
Debt Service Fund	5,576,362
Public Transportation Fund	1,836,650
Aquatics & Fitness Center Fund	589,763
Bradford Creek Golf Course Fund	931,362
Stormwater Utility Fund	3,292,009
Community Development Housing Fund	1,834,135
Dental Reimbursement Fund	233,977



Vehicle Replacement Fund	2,552,245
Sheppard Memorial Library	2,215,098
Convention & Visitors Authority	765,326
Greenville Utilities Commission	\$ 234,067,640

**Recommendation:** Approve the attached budget ordinances for the 2007-2008 fiscal year.

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

**Attachments / click to download**

- [Budget Ordinance for Budget Book](#)
  - [GreenvilleUtilitiesCommission Budget Ordinance](#)
  - [Manual of Fees 0708](#)
  - [Fiscal Year 2007- 2008 Payplan](#)
-

**BUDGET ORDINANCE**

## ORDINANCE NO.

CITY OF GREENVILLE, NORTH CAROLINA  
2007-08 BUDGET ORDINANCE

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

Section I: Estimated Revenue. It is estimated that the following revenues will be available for the City of Greenville during the fiscal year beginning July 1, 2007 and ending June 30, 2008:

## GENERAL FUND

Ad Valorem Taxes:			
Current Year Taxes - Operations	\$	24,618,133	
Prior Year's Taxes and Penalties		<u>351,505</u>	
Subtotal			\$ 24,969,638
Other Taxes:			
Sales Tax	\$	14,109,415	
Video Prog. & Tele. Comm. Svcs Tax		662,305	
Rental Vehicle Gross Receipts		<u>85,672</u>	
Subtotal			\$ 14,857,392
Unrestricted Intergovernmental Revenues:			
Utilities Franchise Tax	\$	4,566,646	
Other Unrestricted Intergovernmental Revenues		<u>345,942</u>	
Subtotal			\$ 4,912,588
Restricted Intergovernmental Revenues:			
Restricted Intergovernmental Revenues	\$	<u>646,201</u>	
Subtotal			\$ 646,201
Licenses, Permits, & Fees:			
Privilege Licenses	\$	624,330	
Refuse Collection Fees		4,568,438	
Other Licenses, Permits & Fees		<u>3,529,381</u>	
Subtotal			\$ 8,722,149
Sales and Services:			
Rescue Service Transport	\$	1,766,356	
Contracted Off-Duty Police		394,179	
Other Sales and Services		<u>1,633,846</u>	
Subtotal			\$ 3,794,381
Investment Earnings:			
Interest on Investments	\$	<u>1,362,793</u>	
Subtotal			\$ 1,362,793
Other Revenues:			
Parking Violation Penalty	\$	259,830	
Other Revenue Sources		<u>86,847</u>	
Subtotal			\$ 346,677
Other Financing Sources:			
Transfer in Greenville Utilities Commission	\$	5,078,157	
Appropriated Fund Balance General Fund		1,082,700	
Subtotal			<u>\$ 6,160,857</u>
TOTAL GENERAL FUND REVENUES			<u>\$ 65,772,676</u>

**BUDGET ORDINANCE**

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## POWELL BILL FUND

Powell Bill Allocation	\$	1,987,735	
Other Restricted Intergovernmental Revenue		308,000	
Interest on Investments		152,000	
Appropriated Fund Balance		<u>430,044</u>	
TOTAL POWELL BILL FUND			<u><u>\$ 2,877,779</u></u>

## DEBT SERVICE FUND

Powell Bill Fund	\$	136,031	
Occupancy Tax		536,816	
Transfer from General Fund		<u>4,903,515</u>	
TOTAL DEBT SERVICE FUND			<u><u>\$ 5,576,362</u></u>

## PUBLIC TRANSPORTATION FUND

Operating Grant 2007-2008	\$	426,055	
Capital Grant 2007-2008		763,640	
Planning Grant 2007-2008		28,530	
Elderly/Handicap Grant		5,000	
State Maintenance Assistant Program		120,000	
Hammock Source		1,023	
Miscellaneous		50	
Pitt Community College Bus Fare		4,092	
East Carolina Vocational Center Service Contract		1,767	
Bus Fares		78,000	
Bus Ticket Sales		33,000	
Parking Tickets		4,185	
Interest on Checking		2,710	
Trans from Gen Fund-Operating		<u>368,598</u>	
TOTAL PUBLIC TRANSPORTATION FUND			<u><u>\$ 1,836,650</u></u>

## GREENVILLE AQUATICS &amp; FITNESS CENTER (GAFC) FUND

Membership Fees	\$	236,150	
Guest Fees		9,000	
Application Fees		7,200	
City of Greenville Employees Fees		25,000	
Greenville Utilities Commission Employees Fees		12,000	
GAFC Bank Draft Fees		183,118	
Program Fees		50,120	
GAFC Membership-Greenville Utilities Commission		26,000	
GAFC Membership-City of Greenville		26,000	
Concessions (Vending)		13,575	
Lock & Towel Fees		<u>1,600</u>	
TOTAL AQUATICS & FITNESS CENTER FUND			<u><u>\$ 589,763</u></u>

# **BUDGET ORDINANCE**

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## BRADFORD CREEK GOLF COURSE FUND

Green Fees	\$	649,762	
Cart Fees		15,500	
Driving Range		80,000	
Concessions (Food & Beverage)		75,000	
Other (Tournaments, Rentals)		72,100	
Pro Shop Sales		39,000	
		<u>39,000</u>	
TOTAL BRADFORD CREEK GOLF COURSE FUND			<u>\$ 931,362</u>

## STORMWATER MANAGEMENT UTILITY FUND

Utility Fee	\$	2,835,000	
Interest on Checking		25,000	
Appropriated Fund Balance		432,009	
		<u>432,009</u>	
TOTAL STORMWATER MANAGEMENT UTILITY FUND			<u>\$ 3,292,009</u>

## COMMUNITY DEVELOPMENT HOUSING FUND (GRANT PROJECT FUND)

HUD CDBG Entitlement Grant 2007-08	\$	734,000	
HUD City of Greenville		754,098	
Transfer from General Fund		346,037	
		<u>346,037</u>	
TOTAL COMMUNITY DEVELOPMENT HOUSING FUND			<u>\$ 1,834,135</u>

## DENTAL REIMBURSEMENT FUND

Employer Contributions - City of Greenville	\$	163,790	
Employee Contributions - City of Greenville		70,187	
		<u>70,187</u>	
TOTAL DENTAL REIMBURSEMENT FUND			<u>\$ 233,977</u>

## VEHICLE REPLACEMENT FUND

Interest on checking	\$	40,525	
Transfer from other funds		2,026,260	
Appropriated Fund Balance		485,460	
		<u>485,460</u>	
TOTAL VEHICLE REPLACEMENT FUND			<u>\$ 2,552,245</u>
TOTAL ESTIMATED CITY OF GREENVILLE REVENUES			<u>\$ 85,496,958</u>

## SHEPPARD MEMORIAL LIBRARY FUND

City of Greenville	\$	1,029,655	
Town of Bethel		24,313	
Town of Winterville		118,866	
Pitt County		514,828	
State Aid		202,448	
Desk Receipts		100,541	

## **BUDGET ORDINANCE**

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Copier Receipts	4,429	
Interest	13,164	
Miscellaneous Revenues	69,459	
Greenville Housing Authority	9,900	
Federal Grants	25,000	
Appropriated Fund Balance	<u>102,495</u>	
<b>TOTAL SHEPPARD MEMORIAL LIBRARY FUND</b>		<u><u>\$ 2,215,098</u></u>

### PITT-GREENVILLE CONVENTION AND VISITORS AUTHORITY

Occupancy Tax (2%)	\$ 447,107	
Occupancy Tax (1%)	223,554	
Interest on Checking	18,000	
Appropriated Fund Balance	<u>76,665</u>	
<b>TOTAL PITT-GREENVILLE CONVENTION AND VISITORS AUTHORITY FUND</b>		<u><u>\$ 765,326</u></u>

Section II: Appropriations. The following amounts are hereby appropriated for the operation of the City of Greenville and its activities for the fiscal year beginning July 1, 2007 and ending June 30, 2008:

### GENERAL FUND

Mayor & City Council	\$ 393,740
City Manager	976,564
City Clerk	241,014
City Attorney	408,212
Human Resources	1,916,747
Information Technology	3,637,035
Fire/Rescue	10,907,113
Financial Services	1,953,504
Contingency	249,568
Police	17,859,047
Recreation & Parks	5,220,578
Public Works	11,303,516
Community Development	1,912,447
Capital Improvement	2,145,786
Transfers to Other Funds	6,647,805
<b>TOTAL GENERAL FUND</b>	<u><u>\$ 65,772,676</u></u>

### POWELL BILL FUND

Powell Bill	\$ 2,877,779
<b>TOTAL POWELL BILL FUND</b>	<u><u>\$ 2,877,779</u></u>

# **BUDGET ORDINANCE**

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DEBT SERVICE FUND

Debt Service \$ 5,576,362

PUBLIC TRANSPORTATION FUND

Transit \$ 1,836,650

GREENVILLE AQUATICS & FITNESS CENTER FUND

Aquatics & Fitness Center \$ 589,763

BRADFORD CREEK GOLF COURSE FUND

Bradford Creek Golf Course \$ 931,362

STORMWATER MANAGEMENT UTILITY FUND

Stormwater Management Utility \$ 3,292,009

COMMUNITY DEVELOPMENT HOUSING PROGRAM FUND

Community Development Housing/CDBG \$ 1,834,135

DENTAL REIMBURSEMENT FUND

Dental Reimbursement \$ 233,977

VEHICLE REPLACEMENT FUND

Vehicle Replacement Fund \$ 2,552,245

TOTAL CITY OF GREENVILLE APPROPRIATIONS \$ 85,496,958

SHEPPARD MEMORIAL LIBRARY FUND

Sheppard Memorial Library \$ 2,215,098

PITT-GREENVILLE CONVENTION AND VISITORS AUTHORITY

Pitt-Greenville Convention and Visitors Authority \$ 765,326

Section III: Encumbrances. Appropriations herein authorized and made shall have the amount of outstanding purchase orders as of June 30, 2007, added to each appropriation as it appears in order to account for the expenditures in the fiscal year in which it was paid.

Section IV: Taxes Levied. There is hereby levied a tax rate of 56 cents per one hundred dollars (\$100) valuation of taxable properties, as listed for taxes as of January 1, 2007, for the purpose of raising the revenue from current year's property tax, as set forth in the foregoing estimates of revenue, and in order to finance the foregoing appropriations.

## **BUDGET ORDINANCE**

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Section V: Salaries.

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

Mayor	\$ 11,500
Mayor Pro-Tem	\$ 7,800
Council Members	\$ 7,500

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

Chair	\$ 350
Member	\$ 200

Section VI: Amendments.

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

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

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

Section VII: The Manual of Fees, dated July 1, 2007, and the Assignment of Classes to Salary Grades and Salary Ranges dated June 23, 2007, are adopted herein by reference.

Section VIII: Community Development. The City Council does hereby authorize grant project funds for the operation of FY 2007-2008 CDBG Entitlement and Community Development Home Consortium programs under the Community Development Block Grant Program and Home Consortium Program for the primary purpose of housing rehabilitation and other stated expenditures.

Section IX: Greenville Utilities Commission. The City Council adopts a separate ordinance for the budget of the Greenville Utilities Commission. Copies of the ordinance are on file with the City Clerk's office.

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

ADOPTED this the 14th day of June, 2007.

\_\_\_\_\_  
Robert D. Parrott, Mayor

ATTEST:

\_\_\_\_\_  
Wanda T. Elks, City Clerk

ORDINANCE NO. \_\_\_\_\_  
CITY OF GREENVILLE, NORTH CAROLINA  
2007-08 GREENVILLE UTILITIES COMMISSION BUDGET ORDINANCE

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

Section I. Estimated Net Revenues and Fund Balances. It is estimated that the following non-tax revenues and fund balances will be available during the fiscal year beginning July 1, 2007 and ending June 30, 2008 to meet the subsequent expenditures, according to the following schedules:

<u>REVENUE</u>		<u>BUDGET</u>
<b>A. <u>Electric</u></b>		
Rates & Charges	\$164,513,738	
Fees & Charges	640,000	
U.G. Temp. Service Charges	431,000	
Miscellaneous	417,239	
Interest on Temp. Investments	2,004,607	
Total Electric Revenue		\$168,006,584
<b>B. <u>Water</u></b>		
Rates & Charges	\$11,651,755	
Fees & Charges	738,933	
Miscellaneous	126,278	
Interest on Temp. Investments	128,885	
Total Water Revenue		\$12,645,851
<b>C. <u>Sewer</u></b>		
Rates & Charges	\$11,844,159	
Fees & Charges	833,117	
Miscellaneous	76,273	
Acreage Fees	500,000	
Pitt County	430,437	
Int. On Temp. Investments	321,753	
Total Sewer Revenue		\$14,005,739
<b>D. <u>Gas</u></b>		
Rates & Charges	\$38,986,923	
Fees & Charges	226,683	
Miscellaneous	95,860	
Int. on Temp. Investments	100,000	
Total Gas Revenue		\$39,409,466
<b>TOTAL REVENUE</b>		<b>\$234,067,640</b>



Section II. Expenditures. The following amounts are hereby estimated for the Greenville Utilities Commission to be expended for managing, operating, improving, maintaining, and extending electric, water, sewer and gas utilities during the fiscal year beginning July 1, 2007 and ending on June 30, 2008, according to the following schedules:

BUDGET

Governing Body Department	\$4,949,201
Finance Department	\$15,191,093
Information Technology Department	\$2,902,251
Human Resources Department	\$1,432,106
Customer Relations Department	\$4,146,611
Utility Locating Services	\$534,326
Meter Department	\$3,077,265
Electric Department	\$152,745,436
Water Department	\$6,895,871
Sewer Department	\$7,159,252
Gas Department	\$35,034,229
TOTAL EXPENDITURES	<u>\$234,067,640</u>

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

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

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

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

Adopted this the \_\_\_\_\_ day of June, 2007.

\_\_\_\_\_  
Robert D. Parrott, Mayor

Attest:

\_\_\_\_\_  
Wanda T. Elks, City Clerk

# CITY OF GREENVILLE NORTH CAROLINA



JULY 1, 2007  
Revised June 2007  
Document Number 697960

**MANUAL OF FEES**

# ***INTRODUCTION***

The Manual of Fees represents the compilation into one document the fees and charges established by the City Council. Revisions may be made in this Manual as fees and charges are subsequently amended, established, or altered. All changes and amendments shall be filed with the City Clerk, and such changes shall become effective when filed.

The Manual of Fees was adopted by the City Council and first printed on March 12, 1981. The second printing of the Manual of fees was amended by the City Council on June 9, 1983.

The third printing of the Manual of Fees was amended and revised by the City Council on June 24, 1991, by Ordinance No. 2341.

The fourth printing of the Manual of Fees was amended and revised by the City Council on June 8, 1992, by Ordinance No. 2471.

The fifth printing of the Manual of Fees was amended and revised by the City Council on June 10, 1993, by Ordinance No. 2653.

The sixth printing of the Manual of Fees was amended and revised by the City Council on June 9, 1994, by Ordinance 94-87.

The seventh printing of the Manual of Fees was amended and revised by the City Council on June 8, 1995, by Ordinance 95-67.

The eighth printing of the Manual of Fees was amended and revised by the City Council on June 13, 1996, by Ordinance 96-49.

The ninth printing of the Manual of Fees was amended and revised by the City Council on June 12, 1997, by Ordinance 97-61.

The tenth printing of the Manual of Fees was amended and revised by the City Council on August 14, 1997, by Ordinance 97-72.

The eleventh printing of the Manual of Fees was amended and revised by the City Council on June 15, 1998, by Ordinance 98-85.

The twelfth printing of the Manual of Fees was amended and revised by the City Council on June 10, 1999, by Ordinance 99-77.

The thirteenth printing of the Manual of Fees was amended and revised by the City Council on June 8, 2000, by Ordinance 00-83.

The fourteenth printing of the Manual of Fees was amended and revised by the City Council on June 14, 2001, by Ordinance 01- 82.

The fifteenth printing of the Manual of Fees was amended and revised by the City Council On June 15, 2002 by Ordinance 02-64.

# ***INTRODUCTION***

The sixteenth printing of the Manual of Fees was amended and revised by the City Council On June 12, 2003 by Ordinance 03-54.

The seventeenth printing of the Manual of Fees was amended and revised by the City Council June 10, 2004 Ordinance 04-70.

The eighteenth printing of the Manual of Fees was amended and revised by the City Council June 9, 2005 Ordinance 05-66

The nineteenth printing of the Manual of Fees was amended and revised by the City Council June 8, 2006 Ordinance 06-58.

The twentieth printing of the Manual of Fees was amended and revised by the City Council September 25, 2006 Ordinance # 06-100 and on September 14, 2006 by Ordinance # 06-96

The twenty-first printing of the Manual of Fees was amended and revised by the City Council September 25, 2006 Ordinance # 07-14.

The twenty-second printing of the Manual of Fees was amended and revised by the City Council June XXX, 2007 Ordinance # 06-XX.

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# ***CERTIFICATION, COPY FEES AND MISCELLANEOUS FEES***

<u>ACCOUNT NUMBER</u>	<u>REVENUE CODE</u>	<u>SERVICE</u>	<u>FEE</u>
010-0000-340-12-01	MR	Notary - 1 Signature	\$ 3.00
		2 Signatures	4.00
		3 Signatures	5.00
<b><u>PUBLICATIONS</u></b>			
010-0000-340-12-01	MR	For cemetery lot ownership when original deeds are lost	10.00
010-0000-340-12-01	MR	For reports, manuals, and other official documents	10.00
010-0000-340-12-01	MR	Schedule of Traffic Regulations	30.00
<b><u>COPIES</u></b>			
010-0000-340-12-01	MR	General Ordinances (unless specifically listed on page 3)	.25/page over seven pages
010-0000-340-12-01	MR	Resolutions	.25/page over seven pages
010-0000-340-12-01	MR	Minutes	.25/page over seven pages
010-0000-340-12-01	MR	North Carolina General Statutes	.25/page over seven pages
010-0000-340-12-01	MR	Requiring research of Council, Board, or Commission minutes twenty years old and older	2.00/page
010-0000-340-12-01	MR	Any Information not specifically listed	.25/page over seven pages
010-0000-340-12-01	MR	Video Copy Fee	15.00
010-0000-340-12-01	MR	Video Mailing Fee (to cover postage & envelope)	3.00
010-0000-330-03-00	MT	Motor Vehicle Fee	20.00
<b><u>MISCELLANEOUS</u></b>			
010-0000-101-00-00	MR	Returned Check Fee	25.00

# ***INFORMATION TECHNOLOGY FEES***

<u>ACCOUNT NUMBER</u>	<u>REVENUE CODE</u>	<u>SERVICE</u>	<u>FEE</u>
<b><u>PROVIDING EXISTING DATA BASE INFORMATION</u></b>			
010-0000-340-12-01	MR	8mm Tape Cartridge	\$ 20.00
010-0000-340-12-01	MR	CD	2.00
010-0000-340-12-01	MR	DLT 4 Tape Cartridge	75.00
010-0000-340-12-01	MR	4mm Tape Cartridge	15.00
010-0000-340-12-01	MR	14.875" x 11" Computer Paper	.25/page over seven pages
010-0000-340-12-01	MR	8.5" x 11" Computer Paper	.25/page over seven pages
010-0000-340-12-01	MR	Digital GIS – Non-Profit/Public User Per Layer (CDROM)	25.00
		Citywide Layers (CDROM)	25.00
010-0000-340-12-01	MR	Digital GIS – Commercial User Per Layer (CDROM)	100.00
		Citywide Layers (CDROM)	500.00
010-0000-340-12-01	MR	AS400 Magstar Tape Cartridge	80.00
010-0000-340-12-01	MR	Service Charge for Research Labor No charge if less than one hour of research; \$25 for Research requiring from 1 to 5 hours; additional Charge of \$25 for research exceeding 5 hours for a Maximum of \$50	25.00

# ***MISCELLANEOUS PUBLICATIONS***

<u>ACCOUNT NUMBER</u>	<u>REVENUE CODE</u>	<u>SERVICE</u>	<u>FEE</u>
010-0000-340-12-01	MR	Audit	\$ 25.00
010-0000-340-12-01	MR	Budget	25.00
010-0000-340-12-01	MR	Capital Improvement Program	15.00
010-0000-340-12-01	MR	City Code	125.00
010-0000-340-12-01	MR	City Code Supplement	30.00
010-0000-330-18-12	LL	Comprehensive Plan ( on disk)	40.00
010-0000-330-18-12	LL	Economic Base Report	15.00
010-0000-330-18-12	LL	Landscape Ordinance	5.00
010-0000-330-18-12	LL	Land Development Ordinance (on disk)	10.00
010-0000-340-12-01	MR	Manual of Fees	10.00
010-0000-340-12-01	MR	Manual of Standard Design and Detail	15.00
010-0000-340-12-01	MR	M/WBE Directory (Minority/Women Business Enterprise)	25.00
010-0000-340-12-01	MR	Noise Ordinance	5.00
010-0000-340-12-01	MR	Parking Ordinance	5.00
010-0000-330-02-00	OL & OR	Privilege License	See Page 24
010-0000-340-12-01	MR	Pay Plan	5.00
010-0000-340-12-01	MR	Peat Marwick Convention Center Report	10.00
010-0000-340-12-01	MR	Personnel Policies Manual	10.00
010-0000-340-12-01	MR	Purchasing Procedures Manual	10.00
010-0000-340-12-01	MR	Special District Report	5.00
010-0000-340-12-01	MR	Subdivision Ordinance	10.00
010-0000-340-12-01	MR	Zoning Ordinance	40.00
010-0000-340-12-01	MR	Zoning Ordinance Supplements	10.00



# ***PUBLIC WORKS FEES***

<u>ACCOUNT NUMBER</u>	<u>REVENUE CODE</u>	<u>SERVICE</u>	<u>FEE</u>
<b><u>ADMINISTRATION</u></b>			
010-0000-340-10-00	BC	Charter Bus Rates (1 hr. Minimum):	
		*City Tour Bus	\$ 60.00/hr.
		Waiting Time	30.00/hr.

**\*Note: City Tour Bus Guidelines**

1. The rate charged is \$60 per hour with a \$30 per hour waiting time charge when the vehicles cannot return to the Public Works Department.
2. Please make your request in writing for use of the bus to the Public Works Department a minimum of two weeks in advance if possible. Include all the pertinent information in your request. You will be advised of the availability of the bus promptly.
3. The bus will be reserved on a "first come-first serve" basis.
4. The driver will be provided by the Public Works Department except as specified by the City Manager. (CDL Required)
5. Any damages occurring to the bus through the negligence of the passengers will be the responsibility of the individual requesting the vehicle.
6. The bus seats 25 passengers plus the driver. There are overhead compartments for storage.
7. The City Manager may waive or reduce the hourly charter for City sponsored activities and actual costs will be absorbed by the City. If you are requesting that the \$60 per hour be waived or reduced, please submit your request in writing to the City Manager for his approval. Once approved by the City Manager, a copy will be forwarded to the Public Works Department. Specify that you are requesting **NOT** to pay the \$60 per hour for use of the bus. However, when the \$60 per hour is waived or reduced, other expenses such as fuel, driver's fee, etc. must be paid.
8. No overnight or out-of-state trips unless sponsored by the City of Greenville.
9. Call 329-4532 if you have questions or need further information.

**SANITATION**

010-0000-330-16-00		Refuse Fee-Backyard	19.67
		Refuse Fee-Curbside (City-specified roll out cart)	9.26
		And container	

**BUILDINGS AND  
GROUNDS**

010-0000-340-07-00	C3	Grave/Crypt Openings & Closings	400.00
010-0000-340-07-00	C3	Cremation Niche Openings & Closings	150.00
010-0000-340-07-00	C3	Wait Time Per Hour	50.00
010-0000-340-07-00	C3	Tree Removal	50.00
010-0000-340-07-00	C3	Shrubbery Removal Per Lot	50.00
010-0000-340-06-00	C2	Crypt/Mausoleum Installation Permit	100.00
010-0000-340-06-00	C2	Monument Permit	40.00
010-0000-340-06-00	C2	Certification of Cemetery Lots	10.00
010-0000-340-06-00	C2	Trading or Resale of Cemetery Lots	25.00

# ***PUBLIC WORKS FEES***

<u>ACCOUNT NUMBER</u>	<u>REVENUE CODE</u>	<u>SERVICE</u>	<u>FEE</u>	
<b>BUILDINGS AND GROUNDS (CONT.)</b>				
		<u>Sale of Cemetery Spaces</u>	<u>City - Resident</u>	<u>Non-Resident</u>
010-0000-340-06-00	C2	Single Grave Lot	550.00	750.00
010-0000-340-06-00	C2	Four Grave Lot	2200.00	3000.00
010-0000-340-06-00	C2	Eight Grave Lot	4400.00	6000.00
010-0000-340-06-00	C2	Inside Mausoleum Space	5000.00	5200.00
010-0000-340-06-00	C2	Outside Mausoleum Space	2500.00	2700.00
010-0000-340-06-00	C2	Outside Cremation Niche Space	1750.00	1950.00
010-0000-340-06-00	C2	Hillside West Mausoleum Space	2000.00	2200.00
<p>Prices are for Monday through Friday, 8AM-5PM. Grave opening/closing before 8AM and after 5PM Monday through Friday, holidays, Saturdays, and Sundays; add \$50 per grave. Wait Time will be billed at the rate of \$50 per hour when the funeral director does not comply with the scheduled closing time as indicated on the "Request for Opening/Closing Grave". Grave lots are no longer available in Cherry Hill and Brownhill Cemeteries.</p>				
<b><u>GARAGE</u></b>				
010-0000-340-09-00	TE	Labor/ECU		67.50
010-0000-340-09-00	TE	Fuel Overhead		.25
010-0000-340-09-00	TE	Parts Overhead		.12
<b><u>STREETS</u></b>				
010-0000-340-03-01	USC	Utility Cuts		See Tables
010-0000-340-03-02	USC1	Other Cuts		See Tables

# ***PUBLIC WORKS FEES***

<u>ACCOUNT NUMBER</u>	<u>REVENUE CODE</u>	<u>SERVICE</u>	<u>FEE</u>
<b>STREETS (CONTINUED)</b>			
ASPHALT CUTS:			
	1-25 Sq Ft	Minimum	\$ 184.80
	26-50 Sq Ft	(Per Sq Ft)	6.83
	51-100 Sq Ft	(Per Sq Ft)	4.62
	101-200 Sq Ft	(Per Sq Ft)	3.89
	200+	(Per Sq Ft)	2.80

Note: The above table is based on 2 inch thickness of asphalt. The fees will be increased 30% per 2 inches of additional thickness.

CURB & GUTTER CUTS:			
	1-10	(Per Lin Ft)	\$ 322.25
	11-50	(Per Lin Ft)	25.41
	51-100	(Per Lin Ft)	24.83
	101-200	(Per Lin Ft)	19.06
	200+	(Per Lin Ft)	16.17

CONCRETE CUTS:			
	1-25	(Per Sq Ft)	\$ 150.15
	26-50	(Per Sq Ft)	5.78
	51-100	(Per Sq Ft)	3.76
	101-200	(Per Sq Ft)	3.07
	200+	(Per Sq Ft)	2.43

Note: The above table is based on 4 inch thickness of cement. The fees will be increased 20% per 2 inches of additional thickness.

Note: For repair work outside of the City limits, there is a \$5.00 per mile additional charge.

## TRANSIT

030-0000-340-15-00	TF	Bus Fares:	
		Elderly & Handicap	.50
		Regular	1.00
		Transfers	Free
		(Bus passes/ticket books transfer free of charge)	

## ***PUBLIC WORKS FEES***

<u>ACCOUNT NUMBER</u>	<u>REVENUE CODE</u>	<u>SERVICE</u>	<u>FEE</u>
<b>TRANSIT (CONTINUED)</b>			
030-0000-340-16-00	TS	Bus Passes:	
		40 Rides (E & H)	\$ 20.00
		20 Rides (E & H)	10.00
		40 Rides (Regular)	40.00
		20 Rides (Regular)	20.00
	NA	*Paratransit Per Trip	2.00

\* Note: These riders must be unable to access the Great Bus due to disability.

<u>VARIOUS</u>	<u>NA</u>	<u>Equipment Rentals/Hrly</u>		<u>See Table</u>
DESCRIPTION		STATE*	FEDERAL	OTHER
Truck, Pickup	\$	2.30	\$ 2.53	\$ 2.76
Truck, 10,000 GVW Utility Body		4.62	5.08	5.54
Truck, 10,000 GVW w/Crew Cab		3.60	3.96	4.32
Truck, 24,000 GVW, LWB		4.49	4.93	5.38
Truck, 24,000 GVW, SWB, Dump		10.74	11.81	12.88
Truck, 50,000 GVW, Tandem Dump		12.04	13.24	14.44
Tractor, Wheel 30 to 40 DBHP		9.47	10.41	11.36
Tractor, Wheel 41 to 50 DBHP		5.75	6.32	6.90
Tractor, Wheel 51 to 80 DBHP		9.27	10.19	11.12
Tractor, Backhoe & Loader		10.44	11.48	12.52
Tractor, Crawler		4.02	4.42	4.82
Tractor, Crawler w/loader & Backhoe		27.88	30.66	33.45
Grader, Motorized 25,000 lb & up		18.99	20.88	22.78
Street Sweeper, Dual Vacuum		39.68	43.64	47.61
Air Compressor 750 CFM		17.95	19.74	21.54
Grain Drill		5.30	5.83	6.36
Pavement Breaker		7.48	8.22	8.97
Bucket Truck, 37 Feet		2.45	2.69	2.94
Bucket Truck		2.65	2.91	3.18

# ***PUBLIC WORKS FEES***

<u>ACCOUNT NUMBER</u>	<u>REVENUE CODE</u>	<u>SERVICE</u>	<u>FEE</u>		
<u>VARIOUS CONTINUED</u>	<u>NA</u>	<u>Equipment Rentals/Hrly</u>	<u>See Table</u>		
DESCRIPTION		STATE*	FEDERAL	OTHER	
Excavator HYD Backhoe		\$ 27.54	\$ 30.29	\$	33.04
Loader, Wheel		14.28	15.70		17.13
Mixer, Concrete		21.94	24.13		26.32
Mower, Rotary Flail		5.14	5.65		6.16
Mower, Flail Boom		17.30	19.03		20.76
Mower, Riding		5.53	6.08		6.63
Roller, Tandem 5-8 Ton		18.82	20.70		22.58
Roller, Tandem Patch		7.52	8.27		9.02
Asphalt Kettle 165 Gal Trailer MTD		2.01	2.21		2.41
Trailer 15 Ton Low Bed		6.38	7.01		7.65
Pump, Water 3" Centrifugal		3.29	3.61		3.94
Pump, Water 2" Piston		.55	.60		.66
Brush Chipper		14.12	15.53		16.94
Sprayer, 3PT Hitch		2.05	2.25		2.46
Stump Cutter		10.75	11.82		12.90
Welder		1.31	1.44		1.57
Spreader Body 5 CY		7.95	8.74		9.54
Snow Plow		8.98	9.87		10.77
Concrete Saw		13.73	15.10		16.47
Disc Harrow		3.45	3.79		4.14
Fork Lift		.44	.48		.52
Soil Compactor Hand Held		6.16	6.77		7.39
Chain Saw w/12" to 16" Bar		2.56	2.81		3.07
Chain Saw w/17" to 26" Bar		4.19	4.60		5.02
Traffic Barrier, Trailer MTD		4.54	4.99		5.44
Cutoff Saw		2.61	2.87		3.13
Brush Cutter, Hand Held		3.00	3.30		3.60
Sand Blaster		1.61	1.77		1.93
Curb Dresser w/HYD Brush		1.34	1.47		1.60
Centerline Paint Machine		20.60	22.66		24.72
Hand Spray, Paint Machine		8.12	8.93		9.74
Traffic Line Paint Remover		35.63	39.19		42.75

\* Based on NCDOT Rates 5/1/89. The above rental rates do not include operator or fuel.

# ***PUBLIC WORKS FEES***

<u>ACCOUNT NUMBER</u>	<u>REVENUE CODE</u>	<u>SERVICE</u>	<u>FEE</u>
<b><u>INSPECTIONS</u></b>			
Square Footage Costs of Construction			
	<b><u>Type Construction</u></b>		Rate: \$/Sq.Ft.
	<b>Commercial</b>		65.00
	General:		
	Multi-family (apartments., townhouses, condos)		55.00
	Shell (exterior walls, roof, floor slab or some combination thereof)		30.00
	<b>Residential</b>		
	Single-family and/or duplex		50.00
	Additions (commercial or residential)		45.00
	Storage buildings		20.00

Example: (Actual square footage) x (square footage cost) = Computed construction cost;  
 1970 square feet x \$50.00 per square foot = \$98,500

## **Building Permit Fees**

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

<u>ACCOUNT NUMBER</u>	<u>REVENUE CODE</u>	<u>SERVICE</u>	<u>FEE</u>
		(Computed costs of construction)	
010-0000-330-10-01	IB	\$ 100.00 to 5,000.00	35.00
010-0000-330-10-01	IB	5,001.00 to 15,000.00	50.00
010-0000-330-10-01	IB	15,001.00 to 30,000.00	75.00
010-0000-330-10-01	IB	30,001.00 to 50,000.00	110.00
010-0000-330-10-01	IB	50,001.00 to 75,000.00	150.00
010-0000-330-10-01	IB	75,001.00 to 100,000.00	200.00
010-0000-330-10-01	IB	100,001.00 & over	200.00 + \$3.00/\$1,000 over \$100,000

Example: Computed cost = \$98,500; Permit Fee = \$200

# ***PUBLIC WORKS FEES***

<u>ACCOUNT NUMBER</u>	<u>REVENUE CODE</u>	<u>SERVICE</u>	<u>FEE</u>
<b>INSPECTIONS</b>			
<i>Service:</i> New duplex, duplex additions, duplex alterations, residential additions, residential alterations, new Storage, storage additions, storage alterations, new garage/carports, garage/carport additions, garage/carport alterations, swimming pools and signs.			
(Computed costs of construction)			
010-0000-330-10-01	IB	\$ 100.00 to 5,000.00	35.00
010-0000-330-10-01		5,001.00 to 15,000.00	65.00
010-0000-330-10-01		15,001.00 to 30,000.00	100.00
010-0000-330-10-01		30,001.00 to 50,000.00	135.00
010-0000-330-10-01		50,001.00 to 75,000.00	170.00
010-0000-330-10-01		75,001.00 to 100,000.00	245.00
010-0000-330-10-01		100,001.00 & over	245.00 + \$3.00/1,000 Over \$100,000
<b><u>Other Permit Fees</u></b>			
010-0000-330-10-02	IP	Sewer, septic tank, gas and water	25.00
010-0000-330-10-01	IB	Insulation (insulation work only)	35.00
010-0000-330-10-01	IB	Demolition	100.00
010-0000-330-10-04	ID	Driveway (single-family and duplex)	30.00
010-0000-330-10-04	ID	Driveway (multi-family and commercial)	45.00 For 1 <sup>st</sup> , plus \$20.00 ea. additional
010-0000-330-10-02	IP	Plumbing (per fixture)	6.00 w/minimum of \$50
010-0000-330-10-02	IP	Lawn Irrigation w/new construction (considered a per fixture)	6.00
		Lawn Irrigation existing property	25.00
010-0000-330-10-03	IM	Mechanical (per unit)	50.00
010-0000-330-10-01	IB	Mobile Home	50.00
010-0000-330-10-01	IB	House moving	125.00
010-0000-330-10-01	IB	Tent	40.00
010-0000-330-10-02	IP	Sprinkler Systems	150.00

# ***PUBLIC WORKS FEES***

<u>ACCOUNT NUMBER</u>	<u>REVENUE CODE</u>	<u>SERVICE</u>	<u>FEE</u>
<b>INSPECTIONS</b>			
010-0000-330-10-03	IM	Refrigeration, Installation & Repair	\$ 50.00/unit
<b><u>Electrical Permits</u></b>			
010-0000-330-11-00	IE	<b>Commercial:</b> General: Hospitals, hotel/motel, business occupancies, industrial, and manufacturing (Service Equipment Included)	\$.08/sq.ft. for 1 <sup>st</sup> 6,000 sq.ft. plus .04/sq.ft. over 6,000 sq.ft. each floor
010-0000-330-11-00	IE	Commercial storage and warehouse, farm buildings (Up to 75 outlets) (Service Equipment Included)	65.00 Flat Fee
010-0000-330-11-00	IE	<b>Residential:</b> General: Single-family, duplex, multi-family (apts., townhomes, and condominiums) (Service Equipment Included)	\$.06/sq.ft. each floor
<b>Example:</b> (Actual square footage) x (square footage cost) = Permit fee; 1970 square feet x \$ .06 square feet = \$118.20 Actual Permit Cost			
010-0000-330-11-00	IE	Mobile homes/office trailer services	\$ 50.00
010-0000-330-11-00	IE	Change of electrical service	50.00
010-0000-330-11-00	IE	Temporary construction service	50.00
010-0000-330-11-00	IE	Signs (electrical)	50.00
010-0000-330-11-00	IE	Pole service	50.00
010-0000-330-11-00	IE	Swimming pool	50.00
010-0000-330-11-00	IE	Mobile Home Park Pedestal	50.00 6.00 each additional



# ***PUBLIC WORKS FEES***

<u>ACCOUNT NUMBER</u>	<u>REVENUE CODE</u>	<u>SERVICE</u>	<u>FEE</u>
<b><u>INSPECTIONS CONTINUED</u></b>			
<b><u>Electrical Permits</u></b>			
		Minimum: Up to 20 outlets (storage buildings, additions, additional circuits, dryers, HVAC, etc.)	\$ 50.00
<u>NOTE:</u> Over 20 outlets, use appropriate square footage rate.			
<u>NOTE:</u> Service Fees below apply to all Inspection Division Fee areas:			
010-0000-330-10-05	IR	Re-inspection	50.00 for 1 <sup>st</sup> time, \$100 each time after
010-0000-330-10-10	MR	Temporary Utility Permit	50.00
010-0000-330-24-00	MR	Penalty Fee (Minimum)	100.00
<u>NOTE:</u> Will be assessed on anyone who actually begins construction without securing all proper permits pursuant to the North Carolina State Building Code.			
<b><u>ENGINEERING</u></b>			
010-0000-330-21-01	EE	Erosion control plan (Grading Permit)	100.00 per acre of land disturbing activity
010-0000-330-21-02	ES	Street closings (right of way abandonments)	600.00 per street plus \$100/ each additional street or portion thereof
010-0000-330-21-03	ER	Right of way Encroachment Agreements	500.00
010-0000-340-12-13	SB	Handicapped Signs	18.00
010-0000-340-12-13	SB	Maximum Penalty Signs	8.00
010-0000-340-12-13	SB	Maximum Penalty Stickers	3.00
010-0000-340-12-13	SB	Van Accessible Signs	8.00

# ***PUBLIC WORKS FEES***

<u>ACCOUNT NUMBER</u>	<u>REVENUE CODE</u>	<u>SERVICE</u>	<u>FEE</u>
<b>ENGINEERING</b>			
010-0000-340-12-13	SB	Barricade Delineator (Left or Right)	13.00
010-0000-340-12-13	SB	<b>2-Way Street Name Signs</b>	<b>For 9"</b>
		(Under 36") for 6"	58.00
		(36" – 48")	74.00
		(49" – 60")	90.00
010-0000-340-12-13	SB	<b>4 Way Street Name Signs</b>	<b>For 9"</b>
		(Under 36") for 6"	91.00
		(36" – 48")	123.00
		(49" – 60")	156.00
010-0000-340-12-13	SB	No Parking-Fire Lane	18.00
010-0000-340-12-13	SB	Community Watch	20.00
010-0000-340-12-13	SB	11' Channel Posts	23.00
		12'	26.00
		14'	28.00
010-0000-340-12-13	SB	10' Aluminum Pole	36.00
010-0000-340-12-13	SB	Hardware (1 set)	2.00
<b><u>Color CAD/GIS Maps</u></b>			
010-0000-330-21-04	EP	City map (1" = 1000')	30.00
010-0000-330-21-04	EP	City map (1" = 1500')	25.00
010-0000-330-21-04	EP	City map (1" = 2000')	20.00
010-0000-330-21-04	EP	GIS (8 ½" x 11")	5.00
010-0000-330-21-04	EP	GIS (11" x 17")	17.00
010-0000-330-21-04	EP	GIS (30" x 42")	30.00
010-0000-330-21-04	EP	Special Map Requests	20.00
			per hour
<b>Blueprint/Photocopy</b>		<b>Maps</b>	
010-0000-330-21-04	EP	Planimetric (1" = 100')	10.00
010-0000-330-21-04	EP	Topos, (1" = 100')	10.00
010-0000-330-21-04	EP	Topos, (1" = 200')	15.00
010-0000-330-21-04	EP	City Map (1' – 1000')	10.00
010-0000-330-21-04	EP	City Map (1' – 2000')	5.00

# ***PUBLIC WORKS FEES***

<u>ACCOUNT NUMBER</u>	<u>REVENUE CODE</u>	<u>SERVICE</u>	<u>FEE</u>
<b><u>ENGINEERING CONTINUED</u></b>			
<b><u>Publications</u></b>			
010-0000-330-21-04	EP	Storm Drainage Ordinance	1.50
010-0000-330-21-04	EP	Erosion Control Ordinance	3.00
010-0000-330-21-04	EP	Flood Damage Prevention Ordinance	3.00
010-0000-330-21-04	EP	Driveway Ordinance	3.00
010-0000-330-21-04	EP	Street List	3.00
010-0000-330-21-04	EP	Subdivision List	3.00
010-0000-330-21-04	EP	MSDD	25.00
010-0000-330-21-04	EP	MSDD (shipping)	5.00
<b><u>Printing/Misc. Photocopies</u></b>			
010-0000-330-21-04	EP	Bond (20" x 24") small	3.00
010-0000-330-21-04	EP	Vellum (20" x 24") small	4.00
010-0000-330-21-04	EP	Film mylar (20" x 24") small	8.00
010-0000-330-21-04	EP	Bond (24" x 36") medium	4.00
010-0000-330-21-04	EP	Vellum (24" x 36") medium	5.00
010-0000-330-21-04	EP	Film mylar (24" x 36") medium	10.00
010-0000-330-21-04	EP	Bond (30" x 42") large	5.00
010-0000-330-21-04	EP	Vellum (30" x 42") large	8.00
010-0000-330-21-04	EP	Film mylar (30" x 42") large	15.00
010-0000-330-21-04	EP	Small photo copies (8 1/2" x 11", 8 1/2" x 14")	.25/page over seven pages \$2.00 minimum
010-0000-330-21-04	EP	Photo copies (11" x 17")	1.00
010-0000-330-21-04	EP	Shipping	3.00
037-0000-331-00-00		Stormwater Utility Fees - For each equivalent rate unit, as defined by Section 8-3-2 of the Greenville City Code, there shall be a service charge per month for the purposes of supporting stormwater management programs and structural and natural stormwater and drainage systems, said charge to be effective on and after July 1, 2003. One Unit equals 2,000 square feet.	2.85/ per unit/per month

# ***POLICE FEES***

<u>ACCOUNT NUMBER</u>	<u>REVENUE CODE</u>	<u>SERVICE</u>	<u>FEE</u>
010-0000-330-20-05	PT	Accident Report First Copy Only for Driver/Individual involved Additional Accident Copies and all Incident Copies	No Charge  \$ 5.00
		Mail Order Requests (fee to cover postage, envelope stationery & storage)	Additional 2.00
010-0000-330-20-06	PU	Fingerprinting	15.00
010-0000-330-20-07	PV	Photographs 8 X 10 5 X 7 3 X 5	15.00 10.00 7.00
010-0000-330-20-08	PW	Police Fees/Miscellaneous House Moving Demolition Security Application for Street Blocking	50.00* 50.00 25.00
010-0000-330-20-09	PX	Parade Permits	50.00
010-0000-330-20-10	PY	Solicitation Permits	30.00
010-0000-330-20-11	PZ	Outdoor Amplified Sound Permits	50.00
010-0000-330-20-12	TI	Annual Taxicab Inspection	20.00
010-0000-330-20-14	T2	Taxi License Renewal Application	19.00
010-0000-330-20-15	T3	Taxi License Initial Application	30.00
010-0000-330-20-08	PW1	Administrative Tow Fee	20.00
010-0000-330-20-17	LF	Peddler's License Application Fee	45.00
010-0000-330-20-17	I6	Itinerant Merchant License	374.00
010-0000-330-20-18	I6	Itinerant Merchant License Renewal	219.00
010-0000-330-20-08	PW	Towing Operator Inspection Fee	25.00

\* This fee will be collected by the Engineering Department.

## ***POLICE FEES***

<u>ACCOUNT NUMBER</u>	<u>REVENUE CODE</u>	<u>SERVICE</u>	<u>FEE</u>
<b><u>POLICE CONTINUED</u></b>			
010-0000-330-20-08	PW	Wrecker	\$ 20.00
010-0000-340-12-16		Off-Duty Fee	
		Company Charge	Employee Pay
		\$30.00	\$27.00
010-0000-330-2019		Alarm Permit Fee	\$15/first Yr \$ 5/subsequent yrs

Revised 6/07

## ***ANIMAL CONTROL FEES***

<b><u>ACCOUNT NUMBER</u></b>	<b><u>REVENUE CODE</u></b>	<b><u>SERVICE</u></b>	<b><u>FEE</u></b>
010-0000-330-08-00	AP	Animal Control Civil Penalties:	
		Public Nuisance	25.00
		Lack of restraint by chain or leash	25.00
		All other sections	15.00
010-0000-330-08-00	AP	Exotic Animal Fees:	
		Circus, exhibitions, shows	250.00
		Pet store permit	150.00
		Individual permit	75.00

## ***PARKING FEES – LEASED***

<u>ACCOUNT NUMBER</u>	<u>REVENUE CODE</u>	<u>SERVICE</u>	<u>FEE</u>
<b><u>Leased Parking</u></b>			
* Refer to Account Number and Revenue Codes listed below		<u>Monthly Rates:</u> Single space in paved lot Single space in un paved lot Contractor (maximum 4 spaces/month)	According to Lease Agreement
010-0000-340-04-30	LP# 1	.....	Merchant Lot # 1
010-0000-340-04-39	LP#10	.....	Harris Lot # 10
010-0000-340-04-32	LP# 3	.....	Moseley Lot # 3
010-0000-340-04-33	LP# 4	.....	Texaco Lot # 4
010-0000-340-04-34	LP# 5	.....	Crepe Myrtle Lot # 5
010-0000-340-04-35	LP# 6	.....	Blount Harvey Lot # 6
010-0000-340-04-36	LP# 7	.....	Edwards Lot # 7
010-0000-340-04-37	LP# 8	.....	Holiday Lot # 8
010-0000-340-04-38	LP# 9	.....	Hooker Lot # 9
042-0000-120-00-00	LCD	.....	Community Development Lot

# ***PARKING FEES – PENALTIES***

<u>ACCOUNT NUMBER</u>	<u>REVENUE CODE</u>	<u>SERVICE</u>	<u>FEE</u>
010-0000-360-09-00	PB	<b><u>Overtime Parking Downtown:</u></b>	
		If paid within 10 calendar days	\$ 5.00
010-0000-360-09-00	PB	If paid between the 11 <sup>th</sup> calendar day after issuance and the 30 <sup>th</sup> day	10.00
010-0000-360-09-00	PB	If paid after 30 days	15.00
		<b><u>Overtime Parking Residential &amp; All Areas Not Otherwise Designated:</u></b>	
010-0000-360-09-00	PB	If paid within 10 calendar days	20.00
010-0000-360-09-00	PB	If paid between the 11 <sup>th</sup> calendar day after issuance and the 30 <sup>th</sup> day	35.00
010-0000-360-09-00	PB	If paid after 30 days	50.00
		<b><u>Illegal Parking Downtown:</u></b>	
010-0000-360-09-00	PB	If paid within 10 calendar days	15.00
010-0000-360-09-00	PB	If paid between the 11 <sup>th</sup> calendar day after issuance and the 30 <sup>th</sup> day	20.00
010-0000-360-09-00	PB	If paid after 30 days	25.00
		<b><u>Illegal Parking Residential &amp; All Areas Not Otherwise Designated:</u></b>	
010-0000-360-09-00	PB	If paid within 10 calendar days	20.00
010-0000-360-09-00	PB	If paid between the 11 <sup>th</sup> calendar day after issuance and the 30 <sup>th</sup> day	35.00
010-0000-360-09-00	PB	If paid after 30 days	50.00
010-0000-360-05-00	RX	Residential Parking Permit Decals	5.00
			per decal per year
010-0000-360-05-00	RX	Duplicate Residential Parking Permit Decals	5.00
		<b><u>Parking in a Fire Lane:</u></b>	
010-0000-360-09-00	PB	If paid within 10 calendar days	50.00
010-0000-360-09-00	PB	If paid between the 11 <sup>th</sup> calendar day after issuance and the 30 <sup>th</sup> day	65.00
010-0000-360-09-00	PB	If paid after 30 days	80.00
		<b><u>Designated Handicap Spaces:</u></b>	
010-0000-360-09-01	HP	If paid within 10 calendar days	100.00
010-0000-360-09-01	HP	If paid between the 11 <sup>th</sup> calendar day after issuance and the 30 <sup>th</sup> day	150.00
010-0000-360-09-01	HP	If paid after 30 days	200.00
010-0000-360-09-01	HP	If paid after 60days	250.00
010-0000-360-26-00	UP	Parking on Unimproved Surfaces	25.00
			per occurrence



# ***PARKING FEES - PENALTIES***

<u>ACCOUNT NUMBER</u>	<u>REVENUE CODE</u>	<u>SERVICE</u>	<u>FEE</u>
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**PARKING FEES-  
PENALTIES  
CONTINUED**

**The following lots are subject to penalties as described on Page 21.**

010-0000-340-19-08	PC	Harris Lot #10	
010-0000-340-19-05	PD	Blount Harvey Lot #6	
010-0000-340-19-04	PE	Moseley Lot #3	
010-0000-340-19-03	PF	Hodges Lot #2	
010-0000-340-19-03	PF	Hodges Lot #2	
010-0000-340-19-06	PG	Edwards Lot #7	
010-0000-340-19-07	PH	Hooker Lot #9	
010-0000-340-19-11	PJ	Georgetown Lot #13	
010-0000-340-19-02	PM	Merchants Lot #1	
010-0000-340-19-01	PO	On Street Parking	
010-0000-340-19-09	PR	Roses Lot #11	

**PARKING FEES  
METERS**

010-0000-340-04-20	<b>Meters</b> City Meters 30 minutes		\$ .25
010-0000-340-04-23	<b>Georgetown Lot:</b> 2 Hour Limit w/ \$ .25 for 1 hour (1 hour minimum) \$ .50 for 2 hours (2 hours maximum) <b>(Nickels, Dimes, and Quarters)</b>		.50

## ***PRIVILEGE LICENSE FEES***

<u>ACCOUNT NUMBER</u>	<u>REVENUE CODE</u>	<u>SERVICE</u>	<u>FEE</u>
010-0000-330-01-00		<p>The annual privilege license tax for business activity not otherwise set forth in the schedule of fees or by state statute shall be as follows:</p> <p style="margin-left: 40px;">Annual gross receipts not exceeding \$25,000</p> <p style="margin-left: 40px;">Annual gross receipts exceeding \$25,000 annually</p>	<p>\$ 50.00</p> <p>50.00</p>
			<p>Plus \$ .50 for each additional \$1,000 or fraction thereof of gross receipts, provided the maximum tax for each separate location shall be \$2,000.</p>
		<p>A schedule of privilege license taxes shall be maintained in the office of the Collections Supervisor and shall be open for public inspection (Ordinance No. 963, 5-8-80; Ordinance No. 1494, § 2, 5-13-85)</p>	

# ***TAXICAB FARES***

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

<b>ZONES</b>	<b>1</b>	<b>2</b>	<b>3</b>	<b>4</b>	<b>5</b>	<b>6</b>	<b>7</b>	<b>8</b>
<b>1</b>	4.00	4.35	4.70	5.05	5.40	5.75	6.10	6.50
<b>2</b>	4.35	4.35	4.70	5.05	5.40	5.75	6.10	6.50
<b>3</b>	4.70	4.70	4.70	5.05	5.40	5.75	6.10	6.50
<b>4</b>	5.05	5.05	5.05	5.05	5.40	5.75	6.10	6.50
<b>5</b>	5.40	5.40	5.40	5.40	5.40	5.75	6.10	6.50
<b>6</b>	5.75	5.75	5.75	5.75	5.75	5.75	6.10	6.50
<b>7</b>	6.10	6.10	6.10	6.10	6.10	6.10	6.10	6.50
<b>8</b>	6.50	6.50	6.50	6.50	6.50	6.50	6.50	6.50

The fare charged shall be the amount of the highest zone which is traveled through.

Only one fare shall be charged for one or two persons traveling from the same point of origin to the same point of destination

The following rates are for fares across town:

<b>ZONES</b>	<b>1</b>	<b>2</b>	<b>3</b>	<b>4</b>	<b>5</b>	<b>6</b>	<b>7</b>	<b>8</b>
<b>1</b>	4.00	4.60	5.20	5.80	6.40	7.00	7.60	8.20
<b>2</b>	4.60	5.20	5.80	6.40	7.00	7.60	8.20	8.80
<b>3</b>	5.20	5.80	6.40	7.00	7.60	8.20	8.80	9.40
<b>4</b>	5.80	6.40	7.00	7.60	8.20	8.80	9.40	10.00
<b>5</b>	6.40	7.00	7.60	8.20	8.80	9.40	10.00	10.60
<b>6</b>	7.00	7.60	8.20	8.80	9.40	10.00	10.60	11.20
<b>7</b>	7.60	8.20	8.80	9.40	10.00	10.60	11.20	11.80
<b>8</b>	8.20	8.80	9.40	10.00	10.60	11.20	11.80	12.50

Ironwood/Bradford Creek	Standard Fare	6.50
	Across Town	12.50
Over two persons (per person extra)		1.50
Stops en route to destination		1.50
Waiting time (per hour)		16.50
Trunks or footlockers (each)		2.00
Baggage (each)		1.25
Rates outside zones unless previously specified (per mile)		2.00

# ***FIRE/RESCUE FEES***

<u>ACCOUNT NUMBER</u>	<u>REVENUE CODE</u>	<u>SERVICE</u>	<u>FEE</u>
010-0000-330-22-07	FR	EMS/Call Reports Pursuant to G.S. 90-411 Walk-In Requests	\$ 10.00 .25/page over seven pages
		Mail Order Requests (fee to cover postage, envelope, stationery & storage)	2.00+ .25/page over seven pages
010-0000-330-22-07	FR	Extraction Tank Permit	100.00/tank
010-0000-330-22-07	FR	Installation Tank Permit	125.00/tank
010-0000-330-22-07	FR	Re-piping Permit	50.00
010-0000-330-22-07	FR	Tank Abandonment	50.00/tank
010-0000-330-22-07	FR	Follow-up Tank Inspection	50.00
010-0000-330-22-09	FM	Burn Permit: Bonfire Burning	25.00 50.00
010-0000-330-22-07	FR	Permits: Fair/Carnival, Tents, Explosives, Pyrotechnics Fumigate/Fogging , Exhibits, Trade Shows	50.00
010-0000-330-22-07	FR	Permits: Mall Displays, Private Fire Hydrant	30.00
010-0000-340-01-00	RI	EMS Basic Transport Fee: BLS BLS – Emergency ALS ALS – Emergency ALS 2 Oxygen Delivery Non-city resident fee No transport/treatment fee Head Immobilization Ground Mileage, Per Statute Mile	300.00 340.00 360.00 400.00 535.00 26.00 40.00 50.00 25.00 8.00
010-0000-340-25-00	EM	EMS Dedicated Standby	75.00/hr.
010-0000-330-22-10	FE	ETJ Business Inspections: Minimum Hourly	60.00 30.00
010-0000-330-22-11	FL	State Required Inspection for Licenses: City ETJ	50.00 80.00

## ***FIRE/RESCUE FEES***

<u>ACCOUNT NUMBER</u>	<u>REVENUE CODE</u>	<u>SERVICE</u>	<u>FEE</u>
<b><u>FIRE/RESCUE (CONTINUED)</u></b>			
010-0000-330-22-09	FB	Special Requested Business Inspections: City ETJ	30.00 60.00
010-0000-330-22-11	FL	Special Requested Business Inspections w/plan reviews City ETJ	60.00 90.00
010-0000-330-22-11	FL	Sprinkler Review and Field Test City ETJ	100.00 130.00
010-0000-330-22-11	FL	Sprinkler Review and Field Test Follow Up (Reinspection) City ETJ	50.00 65.00
010-0000-330-22-09	FM	Hazardous Materials Spills	30.00 per man-hour
010-0000-330-22-09	FM	Fire Inspection Follow Up (Reinspections)	50.00

**Fire Protection Service:** The following formula is hereby established for determining the extraterritorial fire protection fee each fiscal year: Total property value divided by 100 multiplied by 10% equals the billed amount. In no event shall the annual cost of service under this agreement exceed the sum of \$50,000.

# ***PLANNING FEES***

<u>ACCOUNT NUMBER</u>	<u>REVENUE CODE</u>	<u>SERVICE</u>	<u>FEE</u>
010-0000-330-18-01	AA	Preliminary Plat	\$500 base fee plus \$50 per acre or additional major fraction thereof
010-0000-330-18-02	BB	Final Plats (including minor subdivisions)	\$400 base fee plus \$50 per acre or additional major fraction thereof
010-0000-330-18-03	AB	Rezoning	\$500 base fee plus \$50 per acre or additional major fraction thereof
010-0000-330-18-04	AE	Board of Adjustment Cases	\$350 flat fee for residential related special use permits included under Sec 9-4-78 (f)(2) & (3);\$50 flat fee for an appeal of an administrative decision to issue a citation for parking on an unimproved surface as a violation of a parking area surface material requirement as set forth in Section 9-4-248 (a) : All other cases \$500 flat fee; refund of Appeals of Administrative Decisions or Interpretation case fee where the Board of Adjustment finds in favor of the applicant
010-0000-330-18-04	AE	Board of Adjustment Renewal Cases – Special Use Permit Renewals for public or private clubs and billiard parlors or pool halls in any zoning district	\$250
010-0000-330-18-05	AF	Site Plans	\$450 base fee plus \$50 per acre or additional major fraction thereof
010-0000-330-18-09	JJ	Landscape Plans	<b>1<sup>st</sup> Inspection:</b> \$100 base fee plus \$25 per acre or additional major fraction thereof (\$150 minimum) not to exceed \$500; Each Additional Inspection, \$75 flat fee

# ***PLANNING FEES***

<u>ACCOUNT NUMBER</u>	<u>REVENUE CODE</u>	<u>SERVICE</u>	<u>FEE</u>
010-0000-330-18-06	FF	Preliminary Plat Minor Alterations	\$ 300.00 flat fee
010-0000-330-18-07	GG	Final Plat Minor Alterations	300.00 plus 30/sheet
010-0000-330-18-08	HH	Site Plan Minor Alterations	300.00 Flat fee
010-0000-330-18-09	II	Landscape Plan Minor Alterations	150.00 Flat fee
010-0000-330-18-11	KK	Street Name Change	400.00 base fee +\$10/ certified notice
010-0000-330-18-14	AM	Amendments (Zoning/Subdivision Text, Comprehensive Plan)	450.00 flat fee
010-0000-330-18-13	AX	Annexation; Petition (voluntary)	400.00 flat fee
010-0000-330-18-15	SU	Planning & Zoning Commission Special Use Permit (Planned Unit Development-PUD; Land Use Intensity-LUI)	800.00 flat fee

**Maps from the Planning Department:**

010-0000-330-18-12	LL
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**Map Sizes:**

1. 8-1/2" x 11" (color)
2. 11" x 17" (color)
3. 17" x 24" (color)
4. 24" x 36" (color)
5. 34" x 48" (color)

**Readily Available Maps:** (All maps include property lines unless otherwise indicated.)

**Hydric Soils:**

1. \$ 25.00; 2. \$30.00

# ***PLANNING FEES***

<b><u>ACCOUNT NUMBER</u></b>	<b><u>REVENUE CODE</u></b>	<b><u>SERVICE</u></b>	<b><u>FEE</u></b>
<b>PLANNING <u>CONTINUED)</u></b>			

**Black and White Laser Printer:**

City Limits, ETJ, and Industrial Area

1. \$ 5.00
2. \$ 17.00
3. \$ 22.00
4. \$ 27.00
5. \$ 30.00

**Historic District:**

1. \$ 7.50
2. \$ 10.00
3. \$ 12.50
4. \$ 15.00
5. \$ 17.50

**Special Area Plans:**

1. \$ 15.00
2. \$ 20.00
3. \$ 25.00
4. \$ 30.00

**Special Request: (May require multiple data layers)**

1. (Black and White) \$ 10.00
2. (Color) \$ 20.00
3. (Color) \$ 25.00
4. (Color) \$ 30.00
5. (Color) \$ 35.00

If the time exceeds 30 minutes in designing a special request map, then a programming fee of \$25 per hour will be applied and \$25 for each subsequent hour.

Any maps produced for display, public hearing, and City Council meetings will follow the same prices as the Special Area Plans.



# RECREATION AND PARKS FEES

<u>ACCOUNT NUMBER</u>	<u>REVENUE CODE</u>	<u>SERVICE</u>	<u>FEE</u>
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**NOTE: As a result of the diversity of programs, programs may be added or dropped at any time and, therefore, the fees are subject to change as approved by the Recreations and Parks Commission. Additionally, the Recreation and Parks Commission may waive, in whole or in part, fees which are related to programs conducted in cooperation with another organization or individual which is assuming all or a portion of the expense of the program. NR means Non-City Resident, NCR means Non-County Resident, and NM means Non-Members.**

010-0000-340-02-02	RP	Pedal Boat Rental /	3.00/30 min
		Group Rental	15.00/hour
		Science & Nature Center	1.00 Under 12 / 2.00 12 & Over
		Boat Launch Fees	2.00/4.00 NR
		Camping Fee	4.00/8.00 NR
		Jon Boat Rental	5.00 1/2day/ 8.00 full day
		Fishing Permits	1.50/3.00 NR
		Large Shelter Reservation	1/2 day/ full day 30.00/60.00 60.00NR/ 120/00 NR
		Small Shelter Reservation1	1/2 day/ full day 20.00/40.00 40.00NR/ 80.00 NR
		Cleanup Fee	50.00/
010-0000-340-02-01	RR	Ladies Exercise	15.00/30.00 NR
		Older Adult Exercise	15.00/30.00 NR
		Men's Exercise/Elm Street	25.00/50.00 NR
		30 & Over Exercise	20.00/40.00 NR
		Men's Exercise/Eppes	15.00/30.00 NR
		Gymnastics	35.00/70.00 NR
		Weightlifting Class	20.00/40.00 NR
		Youth Dance	35.00/70.00 NR
		Instructions 3-6	
		Line Dance	25.00/50.00 NR
		Karate / Self Defense	Varies
	RR	Sports Connection: 1 Round in Batting Cage	.50
		12 Round Cards	5.00
		Gym Rental / Baseball Practice Area	15.00 Hr
		Batting Cage Rental	10.00 Hr
		Birthday Parties	80.00 / 10 kids

		Pitching / Hitting Lesson	25.00	
		Table Tennis	1.00	
010-0000-340-02-10	R4	Ceramics Classes	65.00/130.00	NR
		Potters Club	69.00/138.00	NR
		Drawing & Painting Classes of Various Lengths	15.00/30.00	NR
			40.00/80.00	NR
			65.00/130.00	NR
		Decorative Arts Classes of Various Lengths	10.00/20.00	NR
			20.00/40.00	NR
		Home Décor Workshops	35.00/70.00	NR
		Youth Arts & Crafts	40.00/80.00	NR
			55.00/110.00	NR
			65.00/130.00	NR
		Fiber Arts Classes of Various Lengths	20.00/40.00	NR
			45.00/90.00	NR
			49.00/98.00	NR
			55.00/110.00	NR
		Other Classes	15.00/30.00	NR
		Famous Artist Camp	75.00/150.00	NR
010-0000-340-02-11	R5	Recreation Swim / City Pool Admission	1.50	
		Swimming Lessons	20.00/40.00	NR
		Season Pass	10.00	Child, 15.00 Adult, 25.00 Family
010-0000-340-02-12	R6	Tennis Lessons Various Lengths	20.00/40.00	NR
		Tennis Leagues	Varies	
		Greenville Jr. Champ	15.00	
		Louie Cap Day Camp	15.00/30.00	NR
010-0000-340-02-00	R7	Youth Basketball	25.00/50.00	NR
		Adult Summer Basketball League	Varies	
		Youth Indoor Soccer	25.00/50.00	NR
		Future Stars Soccer	35.00	
		Adult Basketball	Varies	
		Youth Flag Football	25.00/50.00	NR
		Adult Flag Football	Varies	
		Adult Softball	Varies	
		Extreme Park	2.00/5.00	NCR
		Small Fry / Big Fry	30.00	
		Baseball		
		Mini Fry Baseball	20.00	
		Challenger Baseball	10.00	
		Babe Ruth Transition League	40.00	
010-0000-340-21-	R8	Camp Sunshine	40.00/80.00	NR

		Summer Day Camps	70.00/140.00 NR
		Extended Care	3.00
		Tot Lot	35.00/70.00 NR
		Outdoor Living Skills / Nature Explorers Camp	40.00/80.00 NR
		Baseball, Basketball, Soccer & Football Camps	35.00/70.00 NR
		Let's Make a Movie / Summer Theatre	25.00/50.00 NR
		Creative writing	50.00/100.00 NR
		Sports Mini Camp	35.00/70.00 NR
		CIT	10.00
010-0000-240-02- 16		Senior Trips	Varies
		Bridge Classes	25.00/50.00 NR
010-0000-340-04- 01	RT	Amphitheater <b>Call 329-4567</b>	\$100 - \$500 per event; Plus \$50-\$250 Cleanup fee; \$10 per hour staff fee
		Ball field Rentals <b>Call 329-4550</b>	\$20 per field per hour; \$100 per day; Lights \$15 per field per hour; \$50 one time marking fee-(NO HOLIDAYS OR SUNDAYS); Staff may be required
		Bradford Creek Clubhouse <b>Call 329-GOLF</b>	\$150 per hour; \$10 per hour staff fee
		City Pool Rental, Myrtle Avenue <b>Call 329-4041</b>	\$50 up to 30 people (2 lifeguards) minimum 2 hour rental; Groups of 30- 50 - \$10 per hour extra for additional lifeguard
		Elm Street Center <b>Call 329-4542</b>	\$20 per hour; \$10 per hour staff fee
		Elm Street Gym <b>Call 329-4550</b>	\$50 per hour; \$10 per hour staff fee
		Eppes Gym <b>Call 329-4548</b>	\$50 per hour; \$10 per hour staff fee
		Elm Street Gym Meeting Room <b>Call 329-4550</b>	\$20 per hour; (When gym is open) 25 maximum
		Elm Street Lawn Games Area <b>Call 329-4550</b>	\$50 per hour; Staff may be required
		Eppes Center	\$30 per hour; \$10 per

~~Call 329-4548~~

hour staff fee

Eppes Center Game Roo  
**Call 329-4548**

\$ 20 per hour; \$10 per hour staff fee

Greenville Aquatics & Fitness Center (Gym, Gym & Pool, Pool, Entire Facility)  
**Call 329-4041 for details**

Varies

010-0000-340-04-01

RT

Guy Smith Stadium  
**Call 329-4567**

\$250 per day; \$10 per hour staff fee; \$250 cleanup fee

H. Boyd Lee Gym  
**Call 329-4550**

\$50 per hour; \$10 per hour staff fee

H. Boyd Lee Meeting Room  
**Call Athletic Office 329-4550**

\$20 per hour; \$10 per hour staff fee

Jaycee Park Auditorium  
**Call 329-4567**

\$30 per hour; \$10 per hour staff fee

Jaycee Park Activity Room  
**Call 329-4567**

\$20 per hour; \$10 per hour staff fee

Jaycee Park Meeting Room A / B  
**Call 329-4546**

\$20 per hour; \$10 per hour staff fee

Jaycee Park Kitchen  
**Call 329-4567**

\$10 per hour with other facility rental

River Birch Tennis Center  
**Call 329-4559**

\$50 per hour; \$10 per hour staff fee

Skatepark or Inline Hockey Rink  
**Call 329-4550**

\$50 per hour; \$10 per hour staff fee; Maximum 50 people

South Greenville Center  
**Call 329-4549**

\$20 per hour; \$10 per hour staff fee

South Greenville Gym  
**Call 329-4549**

\$50 per hour; \$10 per hour staff fee

Teen Center  
**Call 329-4542**

\$20 per hour per room; \$10 per hour staff fee

Tennis Courts  
**Call 329-4559**

\$50 per court per hour

Soccer Complex

5 fields; \$20 per

per hour; \$100 per day;  
\$15 light fee per hour; \$100 one time marking fee-(NO HOLIDAYS OR SUNDAYS)

**Half Day Rentals:**  
\$30 for residents;  
\$60 for non-residents

**Full Day Rentals:**  
\$60 for residents;  
120 for non-residents  
½ day is 4 hours maximum  
250 maximum capacity;  
groups of 75 or more pay

\$50 cleanup fee  
**Half Day Rentals:**  
\$30 for residents;  
\$60 for non-residents

**Full Day Rentals:**  
\$60 for residents;  
\$120 for non-residents  
½ day is 4 hours maximum  
250 maximum capacity;  
groups of 75 or more pay \$50 cleanup fee

**Half Day Rentals:**  
\$20 for residents;  
\$40 for non-residents

**Full Day Rentals:**  
\$40 for residents;  
\$80 for non-residents  
½ day is 4 hours maximum  
250 maximum capacity;  
groups of 75 or more pay \$50 cleanup fee

\$50 (up to 4 hours);  
10 per hour staff fee

\$35 for 4x8 section

\$50; portable (50 seat capacity)

\$25 per day

\$25 per day

010-0000-340-04-01

RT River Park North  
Large Picnic Shelter,  
Thomas  
Foreman Park Large  
Picnic Shelter  
**Call 329-4562**

RT Matthew Lewis, Boyd  
Lee Park  
Shelters

*All other Shelters*  
**Call 329-4562**

**Extras:**

Press box;  
Scoreboard/Panel Box  
**Call 329-4550**

Staging  
**Call 329-4539**

Bleachers  
**Call 329-4539**

Bingo Game  
**Call 329-4542**

Bunny Suit  
**Call 329-4542**

**Greenville Aquatics and Fitness Center Membership Fees**

035-0000-340-02-06	Q4	Family Membership (City Employee)	13.00/Mthly
035-0000-340-02-07	Q5	Family Membership (GUC Employee)	13.00/Mthly
035-0000-340-02-09	Q7	Guest Use	2.00Child/ 6.00Adult Weekdays 3.00Child/ 8.00Adult Weekends
		Pool/Party Special Group	70.00 & up
		Holiday Day Camps	17.00/ 20.00NM
		Swim Lessons	25.00/ 45.00 NM
		Swim Club	25.00/ 50.00 NR
		Strength & Conditioning	50.00
		Resistance Training for Kids	50.00
035-0000-340-02-03	Q1	Memberships	

<b>Membership Type</b>	<b>Yearly Fees</b>	<b>Quarterly Fees</b>	<b>Monthly Draft Fee</b>	<b>Corporate Fee</b>
Family	\$ 515	\$138	\$45	\$45
Individual	\$ 300	\$ 81	\$26	\$26
Student	\$ 265	\$ 72	\$23	\$23
Senior	\$ 220	\$ 60	\$19	\$19

Revised 7/1/07

Quarterly Memberships – application fee included in first three months; Bank Draft Memberships pay 2 months in advance.

NOTE: Because of the diversity of our programs, and programs may be added or dropped at any time, the above table of fees is subject to change as amended by the Recreations & Parks Commission. You may contact the Recreation & Parks Department for updates.

<b><u>ACCOUNT NUMBER</u></b>	<b><u>REVENUE Code</u></b>	<b><u>SERVICE</u></b>	<b><u>FEE</u></b>
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036-0000-340-30-00	GF	<b><u>BRADFORD CREEK GOLF COURSE</u></b>	
		Range Balls:	
		Small	5.00
		Medium	6.00

**Green Fees**

18 Holes <b>With</b> a Cart - Monday --	22.00
18 Holes <b>With</b> a Cart - Tuesday --	28.00
Thursday	
18 Holes <b>With</b> a Cart - Friday--	34.00
Sunday & Holidays	
18 Holes <b>Without</b> a Cart - Monday	14.00
18 Holes <b>Without</b> a Cart - Tuesday --	19.00
Thursday	
18 Holes <b>Without</b> a Cart - Friday --	22.00
Sunday & Holidays	
9 Holes <b>With</b> a Cart - Monday	14.00
9 Holes <b>With</b> a Cart - Tuesday --	19.00
Thursday	
9 Holes <b>With</b> a Cart - Friday --	22.00
Sunday & Holidays	
9 Holes <b>Without</b> a Cart - Monday	12.00
9 Holes <b>Without</b> a Cart - Tuesday -	15.00
Thursday	
9 Holes <b>Without</b> a Cart - Friday --	17.00
Sunday & Holidays	
Replay 18 Holes <b>with</b> a Cart	12.00
Replay 9 Holes <b>with</b> a Cart	9.00
Golf Clinic various lengths	10.00-
	50.00
Summer Youth Golf Camp	75.00
Spring Youth Camp	50.00
Junior Golf Team	125.00
Coastal Plains Tournament	45.00

# ***COMMUNITY DEVELOPMENT FEES***

**ACCOUNT  
NUMBER**

**REVENUE  
CODE**

**SERVICE**

**FEE**

**Code  
Enforcement**

N/A		Abandoned vehicles	\$ 50.00 + cost of towing and storage
N/A		Public Nuisance	\$ 50.00 + cost of mowing

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# CITY OF GREENVILLE



## ASSIGNMENT OF CLASSES TO SALARY GRADES AND RANGES

Adopted June 14, 2007  
Effective June 23, 2007

ASSIGNMENT OF CLASSES TO SALARIES GRADES AND RANGES  
June 23, 2007

<u>Grade</u>	<u>Salary Range</u>	<u>Position Title</u>
15	19,884.80 – 24,835.20 – 29,598.40	
16	21,216.00 – 26,457.60 – 31,699.20	Custodian I
17	22,942.40 – 28,641.60 – 34,320.00	Auto Service Worker Custodian II Equipment Operator I Laborer Library Clerk Parking Control Officer Refuse Collector
18	24,835.20 – 31,075.20 – 37,273.60	Animal Control Officer Clerk-Typist Collections Clerk Community Services Clerk Custodial Crew Leader I Equipment Operator II Recreation Program Assistant
19	27,123.20 – 33,883.20 – 40,664.00	Administrative Assistant (CVB) Custodial Crew Leader II Equipment Operator III Family Services Victims Advocate Library Assistant Parks Crew Leader Secretary I Stores Clerk
20	29,598.40 – 37,044.80 – 44,470.40	Booking/Property & Evidence Technician Cement Finisher Collections Technician Equipment Operator IV Fire/Rescue Trainee Park Ranger Secretary II Telecommunicator Traffic Control Worker Transit Driver Tree Trimmer I

<u>Grade</u>	<u>Salary Range</u>	<u>Position Title</u>
21	32,448.00 – 40,560.00 – 48,630.40	Accounting Technician I Animal Control Supervisor Assistant Greens Superintendent Code Enforcement Officer Communications Technician Engineering Assistant I Fire/Rescue Officer I Lead Telecommunicator Librarian I Maintenance Technician I Permit Officer Pesticide Control Officer Police Officer Trainee Purchasing Technician Services Manager (CVB) Traffic Control Crew Leader Traffic Signal Technician I Tree Trimmer II
22	35,838.40 – 44,824.00 – 53,768.00	Accounting Technician II Administrative Secretary Buildings & Grounds Crew Leader Collections Officer Community Liaison Equipment Operator V Housing Rehabilitation Specialist IT Support Specialist I Loan Administrator – CD Mechanic I Parks Program Assistant Property/Evidence Specialist Welder
23	39,686.40 – 49,587.20 – 59,571.20	Accounting Specialist Administrative Services Specialist Community Projects Coordinator Deputy City Clerk Engineering Assistant II Fire/Rescue Officer II GIS Technician I IT Support Specialist II Librarian II Library Business Manager Maintenance Technician II Police Officer Sanitation Supervisor I Streets Supervisor I Systems Analyst I

<u>Grade</u>	<u>Salary Range</u>	<u>Position Title</u>
23	39,686.40 – 49,587.20 – 59,571.20	Traffic Signal Technician II
24	42,536.00 – 53,102.40 – 63,710.40	Building Inspector Cemetery Supervisor Collections Supervisor Community Relations Officer Electrical Inspector EMS Specialist Fire Prevention Specialist Landscape Supervisor Librarian III Master Police Officer Mechanic II MWBE Coordinator Paint/Body Technician Parts Manager Plan Reviewer/Code Consultant Planner I Police Corporal Public Works Coordinator Recreation Supervisor Recycling Coordinator Safety Specialist Streets Supervisor II Surveyor Systems Analyst II Traffic Services Supervisor
25	46,904.00 – 58,572.80 – 70,283.20	Accounting Supervisor Benefits Administrator Buildings & Grounds Supervisor Civil Engineer I Community Services Supervisor F/R Administrative Assistant F/R Lieutenant Financial Analyst GIS Technician II Mechanic Supervisor Parks Coordinator Planner II Police Sergeant Sales Manager (CVB) Sanitation Route Supervisor Systems Analyst III Training Officer
26	51,792.00 – 64,812.80 – 77,833.60	Assistant Street Superintendent GIS Systems Coordinator

<u>Grade</u>	<u>Salary Range</u>	<u>Position Title</u>
26	51,792.00 – 64,812.80 – 77,833.60	Greens Superintendent Librarian IV Parks Facilities Manager Public Information Officer Recreation Manager Senior Fire Codes Official Systems Analyst IV Web Systems Analyst
27	57,470.40 – 71,822.40 – 86,132.80	Civil Engineer II Code Enforcement Coordinator Database Administrator Analyst F/R Captain Network Analyst Police Lieutenant Purchasing Manager Safety/Risk Manager Senior Planner Server/Security Analyst Telecommunications Analyst Transit Manager Transportation Planner
28	64,064.00 – 80,017.60 – 95,950.40	Buildings & Grounds Superintendent CEO/Executive Director (CVB) Chief Building Inspector Chief Planner Civil Engineer III EMS Manager Fleet Superintendent Human Resources Manager Parks Superintendent Recreation Superintendent Sanitation Superintendent Street Superintendent
29	71,593.60 – 89,502.40 – 107,411.20	Application Development Manager Battalion Chief Police Captain Public Works Operations Manager Senior Financial Systems Manager Technical Support Manager
30	80,433.60 – 100,568.00 – 120,640.00	Assistant City Attorney City Engineer Deputy F/R Chief Director of Libraries Police Major

<u>Grade</u>	<u>Salary Range</u>	<u>Position Title</u>
31	83,283.20 – 104,145.60 – 125,008.00	Director of Community Development Director of Financial Services Director of Human Resources Director of Information Technology
32	91,478.40 – 114,296.00 – 137,134.40	Director of Recreation & Parks
33	101,712.00 – 127,212.80 – 152,692.80	Chief of Police Director of Public Works Fire/Rescue Chief
34	111,820.80 – 139,796.80 – 167,731.20	Assistant City Manager
35	124,446.40 – 155,625.60 – 186,784.00	

Grade		Minimum Step 10	5% Above Step 20	Midpoint Step 30	Maximum Step 40
15	Annual	19,884.80	20,883.20	24,835.20	29,598.40
	Biweekly	764.80	803.20	955.20	1,138.40
	Hourly	9.56	10.04	11.94	14.23
16	Annual	21,216.00	22,276.80	26,457.60	31,699.20
	Biweekly	816.00	856.80	1,017.60	1,219.20
	Hourly	10.20	10.71	12.72	15.24
17	Annual	22,942.40	24,086.40	28,641.60	34,320.00
	Biweekly	882.40	926.40	1,101.60	1,320.00
	Hourly	11.03	11.58	13.77	16.50
18	Annual	24,835.20	26,083.20	31,033.60	37,273.60
	Biweekly	955.20	1,003.20	1,193.60	1,433.60
	Hourly	11.94	12.54	14.92	17.92
19	Annual	27,123.20	28,475.20	33,883.20	40,664.00
	Biweekly	1,043.20	1,095.20	1,303.20	1,564.00
	Hourly	13.04	13.69	16.29	19.55
20	Annual	29,598.40	31,075.20	37,044.80	44,470.40
	Biweekly	1,138.40	1,195.20	1,424.80	1,710.40
	Hourly	14.23	14.94	17.81	21.38
21	Annual	32,448.00	34,070.40	40,560.00	48,630.40
	Biweekly	1,248.00	1,310.40	1,560.00	1,870.40
	Hourly	15.60	16.38	19.50	23.38
22	Annual	35,838.40	37,627.20	44,824.00	53,768.00
	Biweekly	1,378.40	1,447.20	1,724.00	2,068.00
	Hourly	17.23	18.09	21.55	25.85
23	Annual	39,686.40	41,662.40	49,587.20	59,571.20
	Biweekly	1,526.40	1,602.40	1,907.20	2,291.20
	Hourly	19.08	20.03	23.84	28.64
24	Annual	42,536.00	44,657.60	53,102.40	63,710.40
	Biweekly	1,636.00	1,717.60	2,042.40	2,450.40
	Hourly	20.45	21.47	25.53	30.63
25	Annual	46,904.00	49,254.40	58,572.80	70,283.20
	Biweekly	1,804.00	1,894.40	2,252.80	2,703.20
	Hourly	22.55	23.68	28.16	33.79
26	Annual	51,792.00	54,392.00	64,812.80	77,833.60
	Biweekly	1,992.00	2,092.00	2,492.80	2,993.60
	Hourly	24.90	26.15	31.16	37.42
27	Annual	57,470.40	60,340.80	71,822.40	86,132.80
	Biweekly	2,210.40	2,320.80	2,762.40	3,312.80
	Hourly	27.63	29.01	34.53	41.41



28	Annual	64,064.00	67,267.20	80,017.60	95,950.40
	Biweekly	2,464.00	2,587.20	3,077.60	3,690.40
	Hourly	30.80	32.34	38.47	46.13
29	Annual	71,593.60	75,171.20	89,502.40	107,411.20
	Biweekly	2,753.60	2,891.20	3,442.40	4,131.20
	Hourly	34.42	36.14	43.03	51.64
30	Annual	80,433.60	84,448.00	100,568.00	120,640.00
	Biweekly	3,093.60	3,248.00	3,868.00	4,640.00
	Hourly	38.67	40.60	48.35	58.00
31	Annual	83,283.20	87,443.20	104,145.60	125,008.00
	Biweekly	3,203.20	3,363.20	4,005.60	4,808.00
	Hourly	40.04	42.04	50.07	60.10
32	Annual	91,478.40	96,054.40	114,296.00	137,134.40
	Biweekly	3,518.40	3,694.40	4,396.00	5,274.40
	Hourly	43.98	46.18	54.95	65.93
33	Annual	101,712.00	106,808.00	127,212.80	152,692.80
	Biweekly	3,912.00	4,108.00	4,892.80	5,872.80
	Hourly	48.90	51.35	61.16	73.41
34	Annual	111,820.80	117,416.00	139,796.80	167,731.20
	Biweekly	4,300.80	4,516.00	5,376.80	6,451.20
	Hourly	53.76	56.45	67.21	80.64
35	Annual	124,446.40	130,665.60	155,625.60	186,784.00
	Biweekly	4,786.40	5,025.60	5,985.60	7,184.00
	Hourly	59.83	62.82	74.82	89.80