



Agenda

Greenville City Council

March 8, 2007
7:00 PM
City Council Chambers

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

I. Call Meeting To Order

II. Invocation - Council Member Little

III. Pledge of Allegiance

IV. Roll Call

V. Approval of Agenda

VI. Special Recognitions

- Bobby Durham, Fire/Rescue Department Retiree
- Tommy Pruitt, Fire/Rescue Department Retiree

VII. Appointments

1. Appointments to Boards and Commissions

VIII. New Business

Public Hearings

2. Ordinance, requested by the Community Development Department, as recommended by the Task Force on Preservation of Neighborhoods and Housing, to rezone 156.21± acres (excluding street rights-of-ways) located between the eastern right-of-way of Memorial Drive and the western right-of-way of Hooker Road, 1,285± feet south of Dickinson Avenue, and 480± feet north of Fairlane Road; and 110± feet south of Farmville Boulevard, along the western right-of-way of

Line Avenue and the northern right-of-way of Myrtle Avenue, and 105± feet east of Memorial Drive from R6 (Residential [High Density Multi-family]), R9 (Residential [Medium Density]) and CH (Heavy Commercial) to R6S (Residential – Single-Family [Medium Density]) and R9S (Residential – Single-Family [Medium Density])

3. Ordinance, requested by W & A Development, LLC, to rezone 33.7 acres located at the terminus of Taylor's Creek Drive and north of Oxford Commercial Park from GC (General Commercial-County's Jurisdiction) to CH (Heavy Commercial)
4. Ordinance to annex W & A Development, LLC property, containing 33.7 acres located at the terminus of Taylor's Creek Drive and north of Oxford Commercial Park
5. Ordinance to annex the Glenn Harris property containing 7.0989 acres located west of Star Hill Farm Subdivision and east of Tyson Farms Subdivision
6. Ordinance to annex the Moore Property containing 19.51 acres located west of NC Highway 33 and east of Oakhurst Subdivision
7. Ordinance amending Title 6, Chapter 5 of the City Code to include provisions relating to tree preservation prior to development
8. Ordinance requiring the repair or the demolition and removal of the dwelling located at 1210 A&B Chestnut Street
9. Ordinance granting a taxicab franchise to Walter Koehl d/b/a Ken's Cab

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

10. Resolution identifying areas under consideration for annexation
11. Resolution of intent to annex the River Hill Area, containing 83.99 acres located south of the Tar River, north of NC Highway 33, and 370 feet west of NCSR 1726; and approval of the River Hill Area Annexation Report
12. Resolution in support of the National League of Cities Inclusive Communities Initiative
13. Resolution authorizing a lease between the City of Greenville and Family Violence Program, Inc. of Pitt County

14. Resolution authorizing the sale of the Old Pepsi Plant and Property by the negotiated offer, advertisement, and upset bid method
15. Acceptance of West Memorial Fund grant for construction of a fountain at City Hall
16. Ordinance amending Greenville Utilities Commission's Water Capital Projects Budget for the Water Treatment Plant Expansion and Treatment Upgrade Project
17. Recommended actions for the NCDOT Fire Tower Road Water & Sewer Improvements Project
 - a. Water Capital Projects Budget Ordinance
 - b. Sewer Capital Projects Budget Ordinance
 - c. Reimbursement Resolution
18. City of Greenville 2007 Goals
19. Budget ordinance amendment #7 to the 2006-2007 City of Greenville budget and capital project budget ordinances to set up the Intermodal Transportation Center Project fund and amend the Municipal/Administrative Facilities Capital Project fund

IX. Comments from Mayor and City Council

X. City Manager's Report

XI. Adjournment



City of Greenville, North Carolina

Meeting Date: 3/8/2007
Time: 7:00 PM

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- Title of Item:** Appointments to Boards and Commissions
- Explanation:** City Council appointments need to be made to the Affordable Housing Loan Committee and Citizens Advisory Commission on Cable Television. Also, Council Member Dunn needs to announce an appointee to the Police Community Relations Committee.
- Fiscal Note:** No fiscal impact.
- Recommendation:** To make appointments to the Affordable Housing Loan Committee and Citizens Advisory Commission on Cable Television, and for Council Member Dunn to announce an appointment to the Police Community Relations Committee.
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Appointments To Boards and Commissions

March 8, 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> |
|-----------------|---------------------|-----------------------------|------------------------|
| Gloria Pearsall | Second term | Resigned | February 2008 |

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> |
|------------------|------------------------|-----------------------------|------------------------|
| Norwood Bradshaw | Filling unexpired term | Eligible | March 2007 |
| Heather Cwiakala | Filling unexpired term | Eligible | March 2007 |
| Tim Hudson | First term | Resigned | March 2009 |
| Jake Postma | Filling unexpired term | Eligible | March 2007 |

Police Community Relations Committee

Council Liaison: Council Member Rose Glover

| <u>Name</u> | <u>Current Term</u> | <u>Reappointment Status</u> | <u>Expiration Date</u> |
|-----------------------------|---------------------|-----------------------------|------------------------|
| Carolyn Davis (At-Large) | First term | Resigned | October 2008 |

Applicants for Affordable Housing Loan Committee

| | | | |
|--|----------|--------------------|-----------|
| Dana Coles 1109 Treybrooke Circle Greenville, NC 27834 | 413-0514 | Application | 2/16/2007 |
| Doreen Winston 3210-M Moseley Drive Greenville, NC 27834 | 353-1500 | Application | 9/9/2004 |

Applicants for Citizens Advisory Commission on Cable Television

None

Applicants

Board/Commission: Police Community Relations Committee

O. J. Gupton, Jr.
3001-A Mulberry Lane
Greenville, NC 27858
Application Date: 02/17/2005
Business Phone: 758-0062
Home Phone: 756-6146
District: 5

Daniel Kozak
804 Forbes Street
Greenville, NC 27834
Application Date: 02/17/2005
Business Phone: 916-4844
Home Phone: 754-2878
District: 1

Aaron F. Lucier
1516 Thayer Drive
Winterville, NC 28590
Application Date: 5/1/2006
Business Phone: 328-2758
Home Phone: 321-3910
District: 5

Chad Reynolds
1604 Brownlea Drive
Greenville, NC 27858
Application Date: 11/29/2005
Business Phone: 756-8222
Home Phone: 321-6311
District: 4

Donald Walter
1917 Fairview Way
Greenville, NC 27858
Application Date: 02/16/2005
Business Phone: 902-2665
Home Phone: 756-0781
District: 4

Wayne Whipple
3102 Cleere Court
Greenville, NC 27834
Application Date: 11/29/2006
Business Phone:
Home Phone: 321-0611
District: 4

Document #83681
Revised: 2/21/2007



City of Greenville, North Carolina

Meeting Date: 3/8/2007
Time: 7:00 PM

Title of Item: Ordinance, requested by the Community Development Department, as recommended by the Task Force on Preservation of Neighborhoods and Housing, to rezone 156.21± acres (excluding street rights-of-ways) located between the eastern right-of-way of Memorial Drive and the western right-of-way of Hooker Road, 1,285± feet south of Dickinson Avenue, and 480± feet north of Fairlane Road; and 110± feet south of Farmville Boulevard, along the western right-of-way of Line Avenue and the northern right-of-way of Myrtle Avenue, and 105± feet east of Memorial Drive from R6 (Residential [High Density Multi-family]), R9 (Residential [Medium Density]) and CH (Heavy Commercial) to R6S (Residential – Single-Family [Medium Density]) and R9S (Residential – Single-Family [Medium Density])

Explanation: The request involves the rezoning of 156.21+ 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 & Zoning Commission at their February 20, 2007, meeting voted unanimously 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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Attachments / click to download

- [Certificate of Mailed Notice](#)
 - [Greenbrier Locational Map](#)
 - [Village Grove Locational Map](#)
 - [Ordinance for Greenbrier Hillsdale Carolina Heights and Orchard Hills Areas](#)
 - [Greenbrier Hillsdale Carolina Heights Orchard Hills Rezoning](#)
 - [_Feb_2007](#)
 - [List_of_Uses](#)
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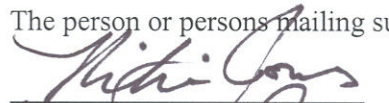
NORTH CAROLINA
PITT COUNTY

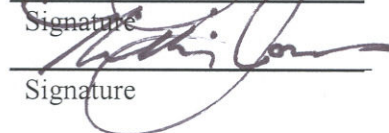
CERTIFICATE OF MAILED NOTICES

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. **06-19-** Ordinance, requested by the Community Development Department, as recommended by the Task Force on Preservation of Neighborhoods and Housing to rezone 156.21± acres (excluding street rights-of-ways) located between the eastern right-of-way of Memorial Drive and the western right-of-way of Hooker Road, 1,285± feet south of Dickinson Avenue, and 480± feet north of Fairlane Road and 110± feet south of Farmville Boulevard, along the western right-of-way of Line Avenue and the northern right-of-way of Myrtle Avenue, and 105± feet east of Memorial Drive.

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



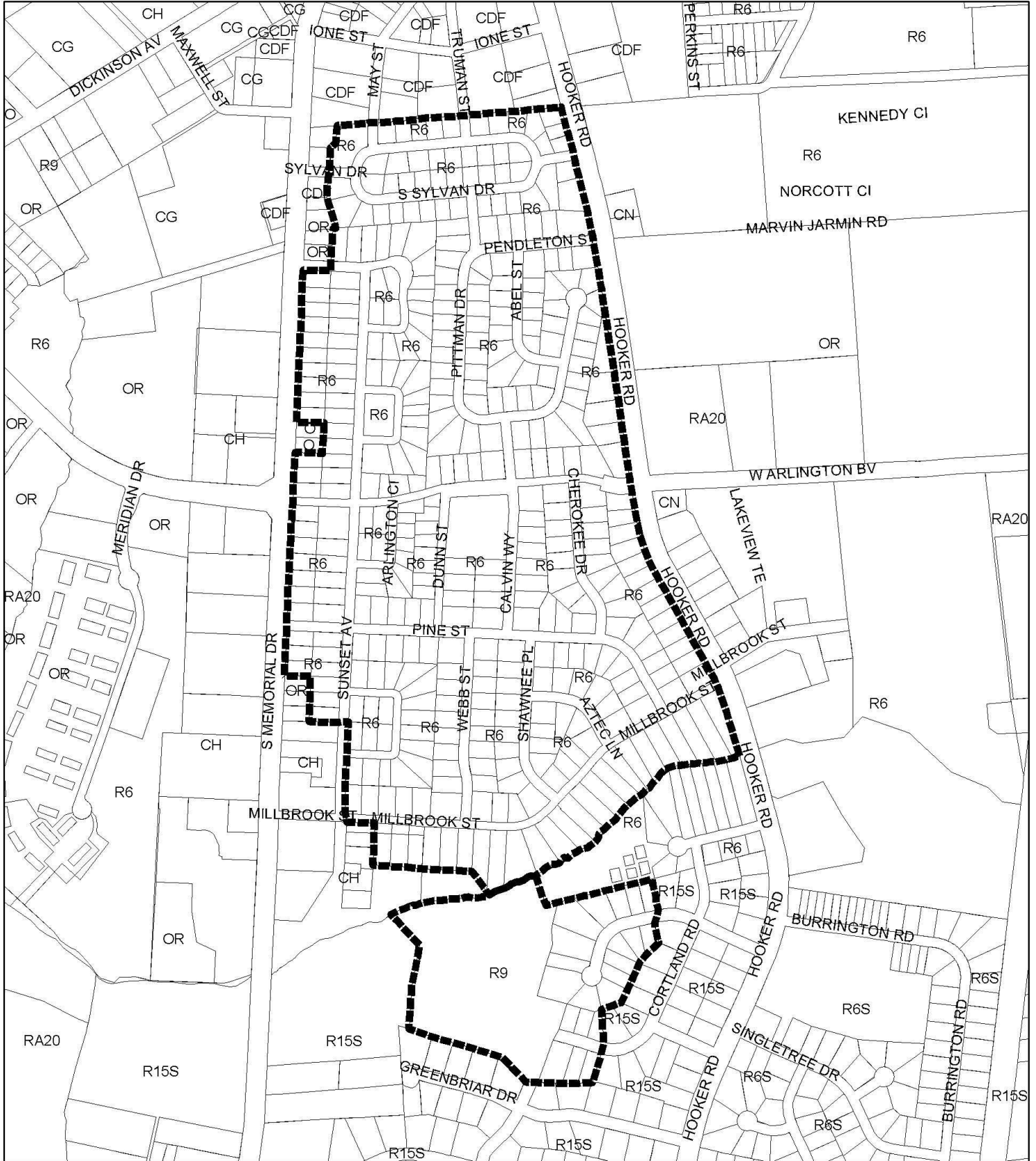
Signature


Signature

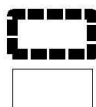
Niki Jones
Printed Name
Niki Jones
Printed Name

2/06/07
Date (Planning & Zoning)
2/27/07
Date (City Council)

Greenbrier, Carolina Heights, Hillside, and Orchard Hills Area (06-19) [Map 1]



R6, R9 & CH to R6S & R9S (133.01 acres)



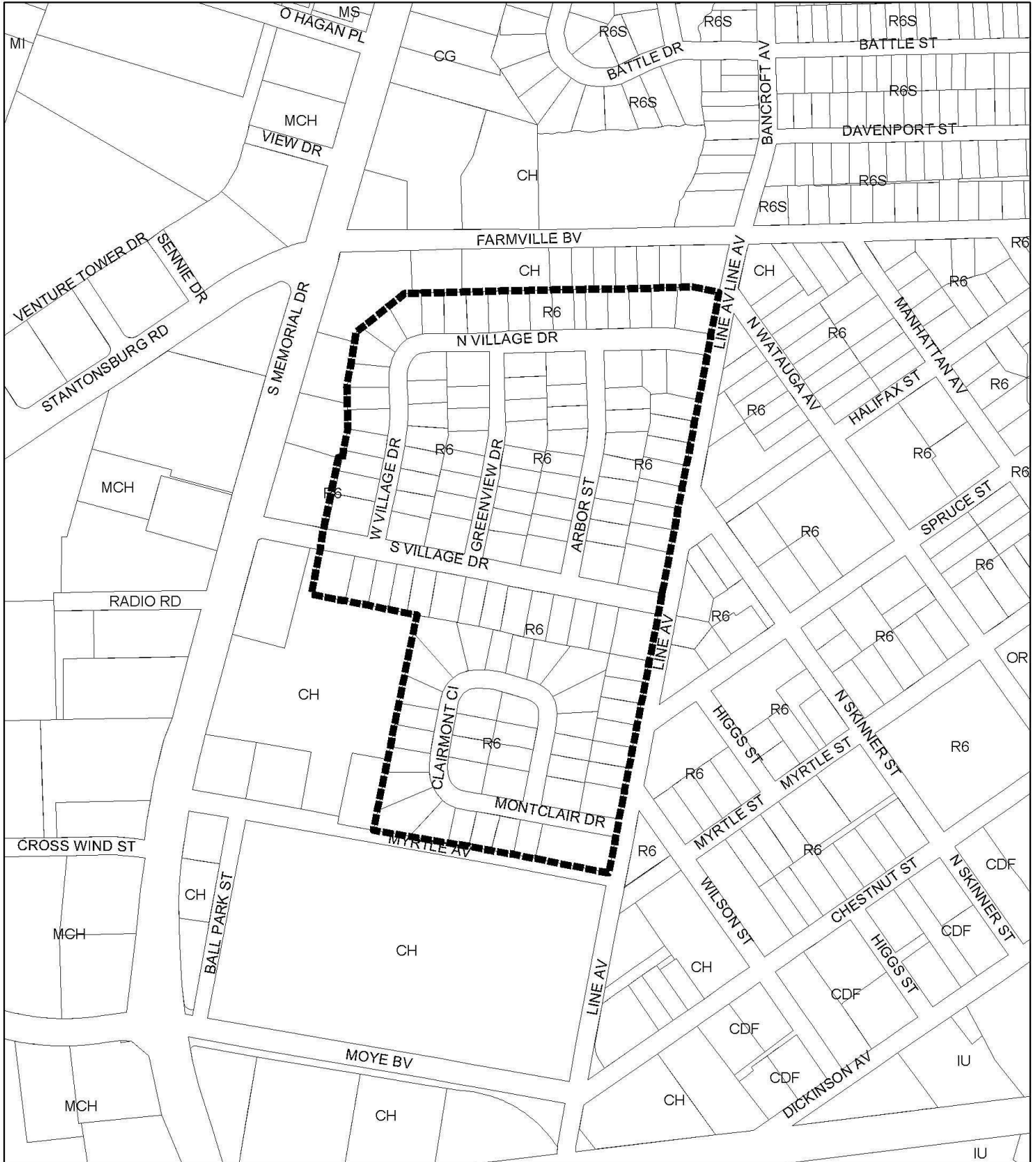
Area Requested to be Rezoned

Land Parcels



Item # 2
Created
02/19/2007

Village Grove & Clairmont Circle Areas (06-19) [Map 2]



R6 to R6S (23.20 acres)



Area Requested to be Rezoned



Land Parcels



Item # 2
Created
02/19/2007

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 four successive weeks in The Daily Reflector setting forth that the City Council would, on March 8, 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 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 R6 (Residential) and CH (Heavy Commercial) to R6S (Residential-Single-Family).

- TO WIT: Greenbrier, Hillsdale, Carolina Heights Areas.
- LOCATION: Located between the eastern right-of-way of Memorial Drive and the western right-of-way of Hooker Road, north of Green Mill Run and 365+ feet south of Ione Street.
- DESCRIPTION: Beginning at a known point, said point being the intersection of the northeast corner of Lot 3 Block D in the Tucker Circle Subdivision as recorded in Map Book 4 Page 127 of the Pitt County Register of Deeds and the western right-of-way of Hooker Road; thence running along the western right-of-way of Hooker Road in a southerly direction for 3,370± feet; thence running along Green Mill Run in a southwesterly direction for 1,500± feet to its intersection with Lot 12 Block I of the Greenbrier Subdivision, Section 1 as recorded in Map Book 14 Page 78 of the Pitt County Register of Deeds; thence running along the southern property line of Lot 11 Block I of the Greenbrier Subdivision, Section 1 as

recorded in Map Book 14 Page 78 of the Pitt County Register of Deeds in a northwesterly direction for 145± feet; thence running along the southern property lines of Lots 10-8 Block I of the Greenbrier Subdivision, Section 1 as recorded in Map Book 14 Page 78 of the Pitt County Register of Deeds and the properties identified as parcel numbers 03611, 03609, and 03608 at the Pitt County Tax Assessors Office in a westerly direction for 500± feet; thence running along the western property line of the property identified as parcel number 03608 at the Pitt County Tax Assessors Office in a northerly direction for 200± feet; thence running along the southern right-of-way of Millbrook Street in a westerly direction 140± feet; thence running along the eastern right-of-way of Sunset Avenue in a northerly direction for 500+ feet; thence running along the southern property line of Lot 12 Block H of the Hillsdale Subdivision Addition as recorded in Map Book 3 Page 283 of the Pitt County Register of Deeds in a westerly direction for 200± feet; thence running along western property lines of Lots 12-10 Block H in the Hillsdale Subdivision Addition as recorded in Map Book 3 Page 283 of the Pitt County Register of Deeds in a northerly direction for 230± feet; thence running along the southern property line of Lot 3 Block H in the Hillsdale Subdivision Addition as recorded in Map Book 3 Page 283 in the Pitt County Register of Deeds in a westerly direction for 135± feet; thence running along the eastern right-of-way of Memorial Drive in a northerly direction for 1,120± feet; thence running along the southern property line of Lot 4 Block B in the Hillsdale Subdivision as recorded in Map Book 3 Page 135 of the Pitt County Register of Deeds in an easterly direction for 140± feet; thence running along the eastern property lines of Lots 4 and 5 Block B in the Hillsdale Subdivision as recorded in Map Book 3 Page 135 in the Pitt County Register of Deeds in a northerly direction for 155± feet; thence running along the northern property line of Lot 5 Block B in the Hillsdale Subdivision as recorded in Map Book 3 Page 135 of the Pitt County Register of Deeds in a westerly direction for 140± feet; thence running along the eastern right-of-way of Memorial Drive in a northerly direction for 760± feet; thence running along the southern right-of-way of Glenwood Drive in an easterly direction for 140± feet; thence running along the western property line of Lot 42 Block E in the Hillsdale Subdivision as recorded in Map Book 3 Page 135 and Lots 5 and 4 Block A and Lots 3 and 4 Block B in the Tucker Circle Subdivision as recorded in Map Book 4 Page 127 of the Pitt County Register of Deeds in a northerly direction for 750± feet; thence running along the northern property lines of Lot 4 Block B, Lots 1-5 Block C, and Lots 8-3 Block D in the Tucker Circle Subdivision as recorded in Map Book 4 Page 127 of the Pitt

County Register of Deeds in an easterly direction for 1,130± feet returning to the point of beginning containing 113.02± acres.

Section 2. That the following described territory is rezoned from R9 (Residential) to R9S (Residential-Single-Family).

TO WIT: Orchard Hills Areas.

LOCATION: Located between Memorial Drive and Hooker Road, south of Green Mill Run and 100± feet north of Greenbriar Drive.

DESCRIPTION: Beginning at a known point, said point being the intersection of the southern right-of-way of Freestone Road and the northeast corner of Lot 20 Block F of the Orchard Hill Subdivision, Section 2 as recorded in Map Book 28 Page 289 of the Pitt County Register of Deeds; thence running along the eastern property line of Lot 20 Block F of the Orchard Hill Subdivision, Section 2 as recorded in Map Book 28 Page 289 of the Pitt County Register of Deeds in a southerly direction for 100± feet; thence running along the eastern property lines of Lots 20-25 Block F of the Orchard Hills Subdivision as recorded in Map Book 28 Page 289 of the Pitt County Register of Deeds in a southerly direction for 460± feet; thence running along the eastern property lines of Lot 27 Block F and Lot 3 Block C in the Orchard Hills Subdivision, Section 2 as recorded in Map Book 28 Page 289 of the Pitt County Register of Deeds in a southerly direction for 365± feet; thence running along the southern property lines of Lots 3-1 Block C in the Orchard Hills Subdivision as recorded in Map Book 28 Page 289 of the Pitt County Register of Deeds in a westerly direction for 330± feet bisecting the right-of-way of Club Road; thence running along the southern property lines of Lots 1-3 Block D in the Orchard Hills Subdivision as recorded in Map Book 28 Page 289 of the Pitt County Register of Deeds in a northwesterly direction for 170± feet; thence running along the southern property lines of Lots 3-9 Block D in the Orchard Hills Subdivision as recorded in Map Book 28 Page 289 of the Pitt County Register of Deeds in a westerly direction for 470± feet; thence running along the western property lines of Lots 9-11 Block D in the Orchard Hills Subdivision as recorded in Map Book 28 Page 289 of the Pitt County Register of Deeds in a northerly direction for 420± feet; thence running along the western property line of Lot 12 Block D in the Orchard Hills Subdivision, Section 2 as recorded in Map Book 28 Page 289 of the Pitt County Register of Deeds in a northerly direction for 230± feet; thence running along Green Mill Run in an easterly direction for 780± feet to its intersection with the northeast corner of Lot 18 Block D of the Orchard Hill Subdivision, Section 2 as recorded in

Map Book 28 Page 289 of the Pitt County Register of Deeds; thence running along the eastern property line of Lot 18 Block D in the Orchard Hill Subdivision, Section 2 as recorded in Map Book 28 Page 289 of the Pitt County Register of Deeds in a southerly direction for 158± feet; thence running along the northern property lines Lot 19 Block D and Lots 7-3 Block F of the Orchard Hill Subdivision, Section 2 as recorded in Map Book 28 Page 289 of the Pitt County Register of Deeds in an easterly direction for 550± feet; thence running along the eastern property lines of Lot 3 Block F of the Orchard Hill Subdivision, Section 2 as recorded in Deed Book 28 Page 289 of the Pitt County Register of Deeds and bisecting Freestone Road right-of-way in a southerly direction for 240± feet returning to the point of beginning containing 19.99± acres.

Section 3. That the following described territory is rezoned from R6 (Residential) to R6S (Residential-Single-Family).

TO WIT: Village Grove and Clairmont Areas.

LOCATION: Located 110± feet south of Farmville Boulevard, along the western right-of-way of Line Avenue, along the northern right-of-way of Myrtle Avenue, and 105± feet east of Memorial Drive

DESCRIPTION: Beginning at a known point, said point being the intersection of the southeast corner of the Brewster and Sugg Lot on the Clairmont Subdivision as recorded in Map Book 6 Page 139 in the Pitt County Register of Deeds and the western right-of-way of Line Avenue; thence running along the southern right-of-way of Myrtle Avenue in a westerly direction for 650± feet; thence running along the western property lines of Lots 9-11 Block G and Lots 21-25 Block B in the Clairmont Subdivision as recorded in Map Book 6 Page 139 in the Pitt County Register of Deeds in a northerly direction for 600±; thence running along the southern property lines of Lots 10-14 Block B of the Block B – Lots 13 and 14 of Village Grove Subdivision as recorded in Map Book 8 Page 96 in the Pitt County Register of Deeds in a westerly direction for 290± feet; thence running along the western property line of Lot 14 Block B of the Block B – Lots 13 and 14 of Village Grove Subdivision as recorded in Map Book 8 Page 96 and Lots 29-22 Block D in the Village Grove Subdivision, Section V as recorded in Map Book 5 Page 98 of the Pitt County Register of Deeds in a northerly direction for 750± feet; thence running along the western property lines of Lots 22-20 Block D of the Village Grove Subdivision, Section V as recorded in Map Book 5 Page 98 in the Pitt County Register of Deeds in a northeasterly direction for 165±

feet; thence running along the northern property lines of Lots 20-13 Block D of the Village Grove Subdivision, Section V as recorded in Map Book 5 Page 98 and Lots 12-8 Block D of the Village Grove Subdivision as recorded in Map Book 4 Page 150 in the Pitt County Register of Deeds in an easterly direction for 860± feet; thence running along the western right-of-way of Line Avenue for 1,625± feet returning to the point of beginning containing 23.21± acres.

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

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

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

ADOPTED this 8th day of March, 2007.

Robert D. Parrott, Mayor

ATTEST:

Wanda T. Elks, City Clerk

Doc. # 675958

**Greenbrier, Hillsdale, Carolina Heights, Orchard Hills, Village Grove,
and Clairmont Circle Areas Rezoning**

Staff Contact: Niki S. Jones, 329-4518
Chantae M. Gooby, 329-4507

Date: January 24, 2007

Subject: Ordinance, requested by the Community Development Department, as recommended by the Task Force on Preservation of Neighborhoods and Housing to rezone 156.21± acres (excluding street rights-of-ways) located between the eastern right-of-way of Memorial Drive and the western right-of-way of Hooker Road, 1,285± feet south of Dickinson Avenue, and 480± feet north of Fairlane Road and 110± feet south of Farmville Boulevard, along the western right-of-way of Line Avenue and the northern right-of-way of Myrtle Avenue, and 105± feet east of Memorial Drive from R6 (Residential [High Density Multi-family]), R9 (Residential [Medium Density]) and CH (Heavy Commercial) to R6S (Residential – Single-Family [Medium Density]) and R9S (Residential – Single-Family [Medium Density]).

Tract 1: Greenbrier, Hillsdale, Carolina Heights, and Orchard Hills (R6, R9, and CH to R6S and R9S)

Tract 2: Village Grove and Clairmont Circle (R9 to R9S)

Background

In February 2004, the City Council established the Task Force on Preservation of Neighborhoods and Housing to explore the link between rental housing and neighborhood livability. Initially, the Task Force identified issues relating to rental housing and neighborhood livability (rental vs. owner occupied, declining property values, etc...). Following the identification of issues, the Task Force developed neighborhood improvements strategies. One of the strategies was to identify neighborhoods that are predominantly single-family in character, but are zoned in a manner that would allow intrusion of duplex or multi-family uses and to rezone those neighborhoods to a single-family classification. This strategy will prevent the conversion of the existing single-family homes to duplexes or multi-family use. This strategy does not prohibit or prevent rental of any dwelling unit including single-family.

Issue:

Due to historical circumstances, a number of purpose-built, single-family neighborhoods are zoned to allow a variety of housing densities (including duplex and multi-family dwellings) that are likely to encourage rental uses. Where such zoning exists, neighborhoods suffer from uncertainty and the potential for rental encroachment. The Task Force believes that this uncertainty discourages potential homebuyers from locating in otherwise healthy neighborhoods.

Zoning History:

The original Greenville Zoning Regulations were adopted in 1947. A new zoning code created three (3) districts – Residential, Business and Industrial, along with their associated standards and use tables. This new zoning code, comprehensive for the time; replaced reliance on the time-honored combination of land availability and market place economics in the determination of land use patterns, with a limited system of traditional as-of-right or self-executing zoning. Without this new tool, ad hoc development was becoming commonplace and unpredictable. As the city became more urban and congested, the close proximity of then perceived incompatible uses were recognized as a threat to the overall healthy, safety, character, livability and general welfare of the city’s residents. The new regulations included an ordinance text and zoning map applicable to the use of land and structures within the “city limits”. At that time, the city’s new system of land regulation was enforceable only within the city limits and did not apply in any extended extraterritorial jurisdiction (ETJ), as subsequently adopted by mapped description in 1972.

The new 1947 “residential district” included all residential options, including single-family, duplex and multi-family (“multiple”) dwellings, in addition to boarding/lodging houses, hotels, schools, churches, hospitals, museums, libraries, parks, clubs (e.g. Rotary Club) and farming. This category was reflective of the variety of uses existing within the residential neighborhoods surrounding the central business area at the time. The zoning patterns established in 1947 were primarily created to insure physical separation among the three (3) use categories, and little emphasis was placed on the spatial relationship of uses within the individual districts. Examples of the residential development pattern resulting from the 1947 ordinance are the Tar River and West Greenville Neighborhoods bordering the downtown. This three (3)-district system remained in place until the zoning ordinance update in 1969, at which time the City’s second-generation zoning regulations were adopted.

In 1969, in response to the need to further refine the distinction between newly perceived incompatible uses such as “modern high density” multi-family complexes and single-family homes, the city elected to expand the number of residential districts. At that time, the first multi-district zoning regulations were adopted and the original “residential” district was expanded to include five (5) separate zones including R6, R9, R15, R20 and RA20. These new zones narrowed the range of residential dwellings in each category by excluding dwelling types and specifying minimum lot sizes and dimensional standards particular to each use and district. As a result of the expanded district categories, earlier developed neighborhoods previously zoned “residential” were subsequently rezoned to one of the newly created (1969) districts.

In many cases, the application of the new zoning classifications were, in large part, based on historical patterns of existing development in an attempt to minimize nonconforming situations. Older, predominantly single-family, neighborhoods were typically zoned R6 or R9 residential or CDF (downtown [mixed use] commercial fringe). While minimizing the creation of nonconforming uses, the new designations allowed for, and even encouraged infill of new multi-family units. The new districts also facilitated, as a matter of right, the conversion of single-family dwellings to higher occupancy use through the inclusion of multiple housing options. An example of “new R6” zoning was the Tar River Neighborhood.

From 1969, other established, as well as newer residential areas, were zoned R9, which in comparison to the R6 district, represented a more restrictive residential category. These areas were the newer suburban subdivisions of the day, and R9 designation eliminated the possibility of multi-family intrusion. Single-family dwellings were often the intended dwelling choice of the

original developers, and many subdivisions of this era have relied on privately enforceable restrictive covenants as the sole means to additionally exclude duplex development.

Since the adoption of the 1969 code, the city has greatly expanded the number of available residential districts to include single-family specific zones, wherein both duplex and multi-family occupancy are prohibited. These newer districts include R6S, R9S, R15S and MRS and are commonly referred to as “S districts”, signifying single-family only neighborhoods.

In the past 15 years, select neighborhoods have been rezoned from an R6 or R9 zone to an “S district” by City Council, at the request of a neighborhood. The “S district” conversion has been applied to both fully developed neighborhoods such as Westhaven, Belvedere and Club Pines, and to un-built portions of subdivisions such as Stratford. In either case, the re-designation of zoning from R9 and R6 respectively, to R9S and R6S, effectively eliminated both duplex conversion and new multi-family development in these historically planned single-family neighborhoods.

Current Land Use Statistics (as of January 24, 2007)

Greenbrier, Hillsdale, Carolina Heights, Orchard Hills Areas (Tract 1)

| Land Use Category | Number of Parcels | Additional Information | Acres |
|--------------------------|--------------------------|-------------------------------------|---------------|
| Single-Family | 394 | 259 (Owner occupied) & 135 (Rental) | 106.56 |
| Duplex | 3 | All Rental | 1.45 |
| Multi-Family | 4 | (4 Apts. w/ 30 units total) | 1.71 |
| Vacant | 24 | n/a | 20.25 |
| Recreation | 1 | Sunset Ave. Neighborhood Park | 0.71 |
| Institutional | 1 | Arlington St. Baptist Church | 2.15 |
| Cemetery | 1 | n/a | 0.18 |
| TOTAL | 428 | | 133.01 |

Village Grove and Clairmont Circle Areas (Tract 2)

| Land Use Category | Number of Parcels | Additional Information | Acres |
|--------------------------|--------------------------|-----------------------------------|--------------|
| Single-Family | 125 | 83 (Owner Occupied) & 42 (Rental) | 22.81 |
| Multi-Family | 1 | Contains 2 Units | 0.2 |
| Commercial | 1 | Trade-Mart | 0.05 |
| Vacant | 1 | N/A | 0.15 |
| TOTAL | 128 | | 23.21 |

Additional Staff Comments:

- The goal of such “S district” rezonings are to provide an added measure of neighborhood stability, and to demonstrate the city’s commitment to single-family neighborhood preservation, as part of a comprehensive housing revitalization strategy.
- The existing R6 and R9 districts allow a variety of residential uses including single-family and two-family attached (duplex) dwellings, and multi-family developments.
- The existing CH district does not contain a residential option.
- The proposed R6S and R9S zoning districts are exclusive single-family zones. All other residential uses including duplex and multi-family dwellings will be prohibited. No existing single-family dwelling may be converted to a duplex or multi-family use.
- Rental of single-family dwellings is allowed within the proposed R6S and R9S zoning districts. The proposed rezoning will not prevent the rental of any dwelling.
- Room renting within single-family dwellings is a permitted use in both the existing R6 and R9 and the proposed R6S and R9S zoning districts, however no more than three (3) unrelated persons may live together as single a household unit.
- All other city ordinances relating to parking on unimproved surfaces, noise regulations, Minimum Housing Code, weeded lots, etc... will continue to apply under the proposed R6S and R9S zoning.

Anticipated Outcome:

The goals of such “S district” rezonings are to provide an added measure of neighborhood stability, and to demonstrate the city’s commitment to single-family neighborhood preservation, as part of a comprehensive housing revitalization strategy.

RECOMMENDATION

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

This rezoning does not prohibit any future rezonings in accordance with the Horizons: Greenville’s Community Plan and the Future Land Use Plan Map.

Prior to this action, there has been 1,346 acres (3,882 lots) rezoned to single-family only zoning districts as part of the recommendations from the Task Force on Preservation of Neighborhoods and Housing.

REQUEST BY THE COMMUNITY DEVELOPMENT DEPARTMENT -
APPROVED

Chairman Tozer stated that the first item is a request by the Community Development Department. Request by the Community Development Department, as recommended by the Task Force on Preservation of Neighborhoods and Housing to rezone 156.21± acres (excluding street rights-of-ways) located in the area between Memorial Drive and Hooker Road, 1,285± feet south of Dickinson Avenue, and north of Green Mill Run, and in the area 705± feet east of Memorial Drive, 505± feet west of Hooker Road, south of Green Mill Run, and north of Greenbriar Drive, and 110± feet south of Farmville Boulevard, along the western right-of-way of Line Avenue, along the northern right-of-way of Myrtle Avenue, and 105± feet east of Memorial Drive from R6 (Residential [High Density Multi-Family]), R9 (Residential [Medium Density]), and CH (Heavy Commercial) to R6S (Residential-Single-Family [Medium Density]) and R9S (Residential-Single-Family [Medium Density]).

Ms. Chantae Gooby stated this request is in conjunction with a series of rezonings undertaken by the City over the past two years. These rezonings were recommended by the Task Force on Preservation of Neighborhoods and Housing as part of a revitalization strategy for single-family neighborhoods. Prior to this rezoning the City has rezoned over 1300 acres consisting of over 3800 lots which have been rezoned to single-family only. Ms. Gooby stated that the neighborhoods for this rezoning are Greenbrier, Hillsdale, Carolina Heights, Orchard Hills, Village Grove and Clairmont Circle. The requested zoning for these neighborhoods is R6S and R9S, which are single-family districts. All of the neighborhoods are located within Voting District Two. Ms. Gooby stated that she would first describe the Greenbrier, Hillsdale, Carolina Heights, Orchard Hills neighborhoods. The property is located between Memorial Drive to the west and Hooker Road to the east. The property is currently surrounded by commercial to the north and west. Currently, the neighborhoods are zoned R6, R9 and Heavy Commercial and R6 and R9 would allow for multi-family and duplex conversion. The Land Use Plan Map recommends medium density residential for these neighborhoods. The requested R6S and R9S are considered medium density. The neighborhood is predominately single-family, however, there are some incidental uses. The neighborhood is 428 lots, 394 are single-family and 24 vacant lots. The southern portion of the property is impacted by the floodway and floodplain. Ms. Gooby stated that the neighborhood is 66 percent owner occupied. Ms. Gooby stated that the next neighborhoods are Village Grove and Clairmont Circle. The property is located between Farmville Boulevard to the north and Memorial Drive

to the west. Currently, these neighborhoods are surrounded by heavy commercial to the north, west and south. There is residential to the east. These neighborhoods are currently zoned R6 which would allow multi-family and duplexes. The Land Use Plan Map recommends medium density residential. The neighborhood is single-family except for one lot of multi-family and a vacant lot. There is a small area of commercial on the west side of the neighborhood. The property is not impacted by the floodplain. These neighborhoods are 66 percent owner occupied. The goal of these rezonings is to provide neighborhood stability to single-family neighborhoods as part of the revitalization strategy.

Mr. Randall stated that on the Village Grove, Clairmont Circle area it's near Farmville Boulevard and with the Tenth Street Connector and redevelopment in the area will the rezoning encroach on what is being done in that area.

Ms. Gooby replied by stating that even with the proposed rezoning of this area the Tenth Street Corridor will not impact this particular area.

Mr. Stokes asked about the area zoned OR on the first neighborhood request and how the proposed rezoning would affect those areas.

Ms. Gooby stated that there are some Office zoned properties along Memorial Drive that have been omitted from the request and will not be affected.

No one spoke in favor or in opposition.

Motion was made by Mr. Gordon, 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. Motion carried unanimously.

EXISTING ZONING

R9 (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)
- 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:

- a. 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

R9 (Residential)
Special Uses

(1) General:

* None

(2) Residential:

o.(1). Nursing, convalescent center or maternity home; minor care facility

(3) Home Occupations (see all categories):

b. Home occupation; excluding 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)

(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

R6 (Residential)

Permitted Uses

(1) General:

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

(2) Residential:

- a. Single-family dwelling
- b. Two-family attached dwelling (duplex)
- 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:

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

(13) Transportation:

* None

(14) Manufacturing/ Warehousing:

* None

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

* None

R6 (Residential)
Special Uses

(1) General:

* None

(2) Residential:

- d. Land use intensity 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

CH (Heavy Commercial)

Permitted Uses

(1) General:

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

(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)
- h. Animal boarding not otherwise listed; outside facility, as an accessory or principal use

(6) Recreational/ Entertainment:

- b. Golf course; par three
- c. Golf driving range
- c.(1). Tennis club; indoor and outdoor facilities
- e. Miniature golf or putt-putt course
- f. Public park or recreational facility
- h. Commercial recreation; indoor only, not otherwise listed
- i. Commercial recreation; indoor and outdoor, not otherwise listed
- j. Bowling alleys
- n. Theater; movie or drama, indoor only
- o. Theater; movie or drama, including outdoor facility
- q. Circus, carnival or fair, temporary only (see also section 9-4-103)
- s. Athletic club; indoor only
- t. Athletic club; indoor and outdoor facility

(7) Office/ Financial/ Medical:

- a. Office; professional and business, not otherwise listed
- b. Operation/processing center
- c. Office; customer service not otherwise listed, including accessory service delivery vehicle parking and indoor storage
- d. Bank, savings and loan or other savings or investment institutions
- e. Medical, dental, ophthalmology or similar clinic, not otherwise listed
- f. Veterinary clinic or animal hospital (see also animal boarding; outside facility, kennel and stable)
- g. Catalogue processing center

(8) Services:

- c. Funeral home
- e. Barber or beauty shop
- f. Manicure, pedicure, or facial salon
- n. Auditorium
- o. Church or place of worship (see also section 9-4-103)
- q. Museum
- r. Art Gallery
- s. Hotel, motel, bed and breakfast inn; limited stay lodging (see also residential quarters for resident manager, supervisor or caretaker and section 9-4-103)
- u. Art studio including art and supply sales
- v. Photography studio including photo and supply sales
- y. 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]
- 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
- cc. Trade or business organization
- hh. Exercise and weight loss studio; indoor only
- kk. Launderette; household users
- ll. Dry cleaners; household users
- mm. Commercial laundries; linen supply
- oo. Clothes alteration or shoe repair shop
- pp. Automobile wash

(9) Repair:

- b. Minor repair; as an accessory or principal use
- c. Upholster; automobile, truck, boat or other vehicle, trailer or van
- d. Upholsterer; furniture
- f. Appliance; household and office equipment repair
- g. Jewelry, watch, eyewear or other personal item repair

(10) Retail Trade:

- a. Miscellaneous retail sales; non-durable goods, not otherwise listed
- b. Gasoline or automotive fuel sale; accessory or principal use
- 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
- n. Appliance; commercial or industrial use, sales and accessory repair, including outside storage
- p. Furniture and home furnishing sales not otherwise listed
- q. Floor covering, carpet and wall covering sales
- r. Antique sales; excluding vehicles
- s. Book or card store, news stand
- t. Hobby or craft shop
- u. Pet shop (see also animal boarding; outside facility)
- v. Video or music store; records, tape, 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
- cc. Farm supply and commercial implement sales
- ee. Christmas tree sales lot; temporary only (see also section 9-4-103)

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

- a. Wholesale; durable and nondurable goods, not otherwise listed
- b. Rental of home furniture, appliances or electronics and medically related products (see also (10) k.)
- c. Rental of cloths and accessories; formal wear, etc.
- 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
- f. Automobiles, truck, recreational vehicle, motorcycles and boat sales and service (see also major and minor repair)
- g. Mobile home sales including accessory mobile home office

(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)
- d. Building supply; lumber and materials sales, plumbing and/or electrical supply excluding outside storage
- f. Hardware store

(13) Transportation:

- c. Taxi or limousine service
- e. Parcel delivery service
- f. Ambulance service
- h. Parking lot or structure; principal use

(14) Manufacturing/ Warehousing:

- a. Ice plant and freezer lockers
- b. Dairy; production, storage and shipment facilities
- c. Bakery; production, storage and shipment facilities
- g. Cabinet, woodwork or frame shop; excluding furniture manufacturing or upholster
- h. Engraving; metal, glass or wood
- i. Moving and storage of nonhazardous materials; excluding outside storage
- k. Mini-storage warehouse, household; excluding outside storage
- m. Warehouse; accessory to approved commercial or industrial uses within a district; excluding outside storage
- u. Tire recapping or retreading plant

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

* None

CH (Heavy Commercial)
Special Uses

(1) General:

* None

(2) Residential:

- i. Residential quarters for resident manager, supervisor or caretaker; excluding mobile home
- j. Residential quarters for resident manager, supervisor or caretaker; including mobile home

(3) Home Occupations (see all categories):

* None

(4) Governmental:

* None

(5) Agricultural/ Mining:

* None

(6) Recreational/ Entertainment:

- d. Game center
- l. Billiard parlor or pool hall
- m. Public or private club
- r. Adult uses

(7) Office/ Financial/ Medical:

* None

(8) Services:

- a. Child day care facilities
- b. Adult day care facilities
- l. Convention center; private
- dd. Massage establishment

(9) Repair:

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

(10) Retail Trade:

- j. Restaurant; regulated outdoor activities
- n. Appliance; commercial use, sales and accessory repair, excluding outside storage
- z. Flea market

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

* None

(12) Construction:

* None

(13) Transportation:

* None

(14) Manufacturing/ Warehousing:

- d. Stone or monument cutting, engraving
- j. Moving and storage; including outside storage
- l. Warehouse or mini-storage warehouse, commercial or industrial; including outside storage
- y. Recycling collection station or facilities

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

- a. Other activities; personal services not otherwise listed
- b. Other activities; professional activities not otherwise listed
- c. Other activities; commercial services not otherwise listed
- d. Other activities; retail sales not otherwise listed

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

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



City of Greenville, North Carolina

Meeting Date: 3/8/2007
Time: 7:00 PM

-
- Title of Item:** Ordinance, requested by W & A Development, LLC, to rezone 33.7 acres located at the terminus of Taylor's Creek Drive and north of Oxford Commercial Park from GC (General Commercial-County's Jurisdiction) to CH (Heavy Commercial)
- Explanation:** The request involves the rezoning of 33.7 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 & Zoning Commission at their November 21, 2006, 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

- [W&A Map](#)
 - [W&A Survey](#)
 - [W&A Certificate of Mailed Notices](#)
 - [Ordinance for W and A Development](#)
 - [W and A Development LLC](#)
 - [22 W and A Development LLC](#)
 - [W and A P and Z Minutes](#)
 - [W and A List of Uses](#)
-

W & A DEVELOPMENT, L.L.C.
D.B. 2000, P. 187

PITT LAND DEVELOPMENT, LLC
D.B. 1750, P. 47

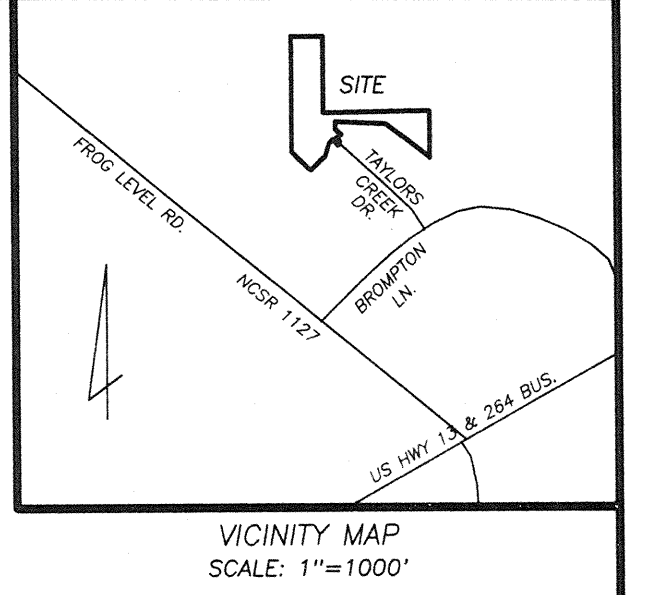
PITT LAND DEVELOPMENT, LLC
D.B. 1750, P. 47

CHARLOTTE T. CRAWFORD
D.B. X-23, P. 425

USL AUTO AUCTION
OF GREENVILLE, L.L.C.
D.B. 1947, P. 63

NOVELLA HIGGS MOYE HEIRS
C/O JOSEPH S. MOYE, JR.
D.B. 208, P. 74

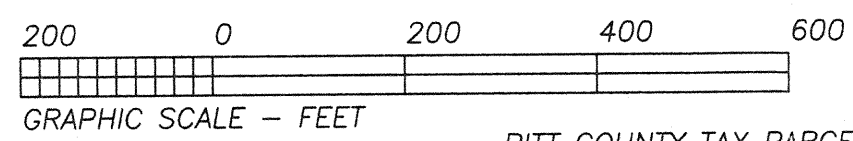
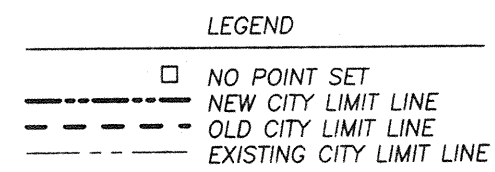
Attachment number 1
Page 1 of 1



NOTES
- THIS PLAT WAS PREPARED FROM DEEDS AND MAPS OF RECORD; NO FIELD SURVEY WAS PERFORMED BY SPRUILL & ASSOCIATES INC.

REFERENCES
D.B. 2014, P. 229
D.B. 197, P. 50
M.B. 60, P. 148
M.B. 37, P. 175 & 175A
PITT COUNTY REGISTRY

PRECISION
1:10,000+



PITT COUNTY TAX PARCEL NO. 21802

W & A DEVELOPMENT, L.L.C.

DEED BOOK 2014, PAGE 229
ARTHUR TOWNSHIP ~ PITT COUNTY ~ NORTH CAROLINA

Spruill & Associates Inc
2747 East Tenth Street
Greenville, North Carolina 27868
(252) 757-1200

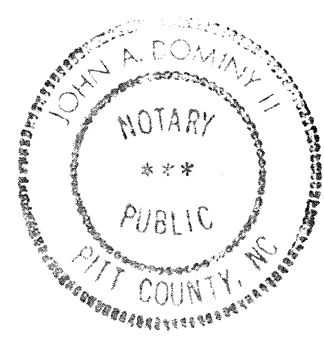
| | | | |
|-----------|-----|-----------|----------|
| SURVEYED: | N/A | APPROVED: | SNS |
| DRAWN: | KSP | DATE: | 10-30-06 |
| CHECKED: | JAD | SCALE: | 1"=200' |

| MAP NO. | PLATS RECORDED | BOOK | PAGE |
|---------|---|------|------|
| | ANNEXATION PLAT FOR FIELD OF BEANS, LLC | 60 | 45 |
| | | | |
| | | | |

MAP SHOWING AREA ANNEXED BY
THE CITY OF GREENVILLE

EFFECTIVE DATE: _____ ORDINANCE NO.: _____ AREA: 33.7 AC.

ARTHUR TOWNSHIP ~ PITT COUNTY ~ NORTH CAROLINA



I, STEPHEN N. SPRUILL, CERTIFY THAT THIS MAP WAS MADE FROM DEEDS AND MAPS OF RECORD, THAT NO FIELD SURVEY HAS BEEN PERFORMED BY SPRUILL & ASSOCIATES INC. AND THAT THIS MAP IS EXEMPT FROM G.S. 47-30 AS SET FORTH IN SECTION (j) THEREOF.

Stephen N. Spruill, P.L.S.
N.C. REG. NO. L-2723 11-20-06

PITT COUNTY, NORTH CAROLINA

I, a Notary Public of the County and State aforesaid, certify that Stephen N. Spruill, a Professional Land Surveyor, personally appeared before me this day and acknowledged the execution of the foregoing instrument.

Witness my hand and official stamp or seal this 20 day of NOVEMBER, 2006.

John A. Rowing II
Notary Public
My Commission Expires 10-12-09
FILED FOR REGISTRATION THIS THE _____ DAY OF _____, 20____ AT _____ O'CLOCK ____ M.
JUDY J. TART, REGISTER OF DEEDS
BY _____
DEPUTY REGISTER OF DEEDS
PITT COUNTY

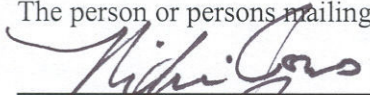
NORTH CAROLINA
PITT COUNTY

CERTIFICATE OF MAILED NOTICES

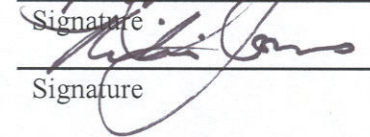
The undersigned employee or employees of the City of Greenville, Planning and Community Development Department do hereby certify that the mailing requirements for notice of rezoning pursuant to GS 160A-384 have been complied with for the following rezoning requests:

1. **06-22-** Ordinance, requested by W & A Development, LLC, to rezone 33.7 acres located at the terminus of Taylor's Creek Drive and north of Oxford Park Subdivision from GC (General Commercial-County's Jurisdiction) to CH (Heavy Commercial).

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



Signature



Signature

Niki Jones
Printed Name
Niki Jones
Printed Name

11/06/06
Date (Planning & Zoning)
2/27/07
Date (City Council)

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

WHEREAS, the City Council of the City of Greenville, North Carolina, in accordance with Article 19, Chapter 160A, of the General Statutes of North Carolina, caused a public notice to be given and published once a week for two successive weeks in The Daily Reflector setting forth that the City Council would, on March 8, 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 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 GC (General Commercial-County's Jurisdiction) to CH (Heavy Commercial).

TO WIT: W & A Development, LLC Property.

LOCATION: Located at the terminus of Taylor's Creek Drive and north of Oxford Park Subdivision.

DESCRIPTION: Being that certain tract or parcel of land lying and being situate in Arthur Township, Pitt County, North Carolina and being more particularly described as follows:

Commencing at the northwest corner of the intersection of the rights-of-way of Brompton Lane and Taylor's Creek Drive; thence N 48°38'19" W, 752.95 feet to a point on the cul-de-sac right-of-way of Taylor's Creek Drive, the point of beginning; thence from said beginning point N 44°01'46" W, 74.39 feet to a point at the northern most property corner of Lot 37, Oxford Park, Section 3 as recorded in Map Book 60, Page 148 of the Pitt County Registry; thence along the northwest property line of Lot 37 the following

courses and distances: S 46°37'05" W, 56.13 feet, S 12°11'09" W, 158.03 and S 45°58'14" W, 202.22 feet to a point at the common corner of Lot 37 and Lots 15 and 14, Oxford Park, Section One, Phase Two as recorded in Map Book 37, Page 175 and 175A of the Pitt County Registry; thence with the northeast line of Lot 15 N 43°53'51" W, 529.76 feet to a point on the eastern line of the property of Novella Higgs Moye Heirs as recorded in Deed Book 208, Page 74 of the Pitt County Registry; thence along the eastern line of the Moye property N 05°30'00" E, 1,910.00 feet to a point on the southern line of the property of W & A Development, LLC as recorded in Deed Book 2000, Page 187; thence along the southern line of the W & A Development, LLC property S 88°45'00" E, 500.000 feet to a point on the west property line of Pitt Land Development, LLC as recorded in Deed Book 1750, Page 47 of the Pitt County Registry; thence with the western line of the property of Pitt Land Development, LLC and the west line of the property of Charlotte T. Crawford as recorded in Deed Book X-23, Page 425 of the Pitt County Registry S 04°30'00" W, 1,320.00 feet to a point at the southwest corner of said property of Charlotte T. Crawford; thence along the southern line of said Crawford property S 86°45'00" E, 1,280.00 feet to a point at the northwest corner of the property of USL Auto Auction of Greenville, LLC as recorded in Deed Book 1947, Page 63 of the Pitt County Registry; thence along the USL Auto Auction western line S 05°29'44" W, 611.71 feet to a point at the northeast corner of Lot 43 of the aforementioned Oxford Park, Section 3; thence along the northeast line of Lots 43 and 42 of said Oxford Park, Section 3 N 44°10'27" W, 688.51 feet to a point at the northeast corner of Lot 41 of said Oxford Park, Section 3; thence with the lines of said Lot 41 the following courses and distances: N 81°42'28" W, 708.54 feet, S 01°56'26" W, 279.58 feet, S 43°39'44" E, 176.80 feet, S 46°37'05" W, 106.74 feet and S 44°01'46" E, 73.49 feet to a point on the right-of-way of Taylor's Creek Drive; thence with the right-of-way of Taylor's Creek Drive along the arc of a curve to the left having a radius of 65.00 feet, a central angle of 75°57'35", an arc length of 86.17 feet and a chord of S 45°58'14" W, 80.00 feet to the point of beginning and containing approximately 33.7 acres and being the property of W & A Development, LLC as recorded in Deed Book 2014, Page 229 of the Pitt County Registry. This description was prepared from deeds and maps of record and is subject to an actual field survey.

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 annexation.

ADOPTED this 8th day of March, 2007.

Robert D. Parrott, Mayor

ATTEST:

Wanda T. Elks, City Clerk

Rezoning Request Report

Prepared by Greenville's Planning and Community Development Department

Staff Contacts: Niki S. Jones, 329-4518

Chantae M. Gooby, 329-4507

1. **Applicant**: Ordinance, requested by W & A Development, LLC, to rezone 33.7 acres located at the terminus of Taylor's Creek Drive, and north of Oxford Commercial Park from GC (General Commercial-County's Jurisdiction) to CH (Heavy Commercial).

The initial zoning is submitted in conjunction with a voluntary annexation petition.

2. **Date**: October 26, 2006

3. **Requested Change**:

Existing: GC (General Commercial-County's Jurisdiction)

Proposed: CH (Heavy 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 southwest of the Teakwood Subdivision, 2,620± feet west of Allen Road, and 2,340± feet north of the intersection of Frog Level Road and Dickinson Avenue.

5. **Size**: 33.7 acres

6. **Comprehensive Plan**:

Dickinson Avenue is considered a "gateway" corridor beginning at the Greenville Boulevard/Allen Road/Dickinson Avenue intersection and continuing west. Gateway corridors serve as primary entranceways into the City and help define community character.

The subject tract is adjacent to a regional focus area located along Dickinson Avenue with an anticipated build-out of 400,000 plus square feet of conditioned floor space.

The Future Land Use Plan Map recommends commercial along the northern right-of-way of Dickinson Avenue transitioning to office/institutional/multi-family to the north and interior areas, which is intended to serve as a buffer between the commercial and the medium density residential. The property zoned R6 (Residential [High Density Multi-Family]) that is north and west of the subject area is considered office/institutional/multi-family, which serves as a buffer between the commercial and medium density residential. The Future Land Use Plan Map recommends conservation/open space at the northern part of the subject tract. This is intended to buffer the commercial/industrial from the medium density residential to the east.

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 1,500 vehicle trips per day, which is a net decrease of 2,500 additional trips per day on Frog Level Road and Dickinson Avenue compared to existing zoning.

Detailed Report Attached

8. History/Background:

The subject property is located in the County's Jurisdiction and is proposed for voluntary annexation therefore necessitating city zoning.

9. Present Land Use:

Vacant – Woodlands and Farmland

10. Utilities:

The closest constructed water and sewer is 3,000 feet to the northeast in the Allen Ridge Subdivision. GUC sanitary sewer is proposed in the Tiburon Subdivision located to the immediate north.

11. Historic Sites:

There is no known effect on designated sites.

12. Environmental Conditions/Constraints:

There are no known environmental constraints.

13. Surrounding Land Uses:

North: RA20 – Vacant; Tiburon Subdivision (approved preliminary plat)

South: GC (County's Jurisdiction) – Oxford Park (Commercial Subdivision)

East: R6, R6A, R6S and RR and GC (County's Jurisdiction) – Vacant; Laurel Park Subdivision (approved preliminary plat)

West: RR (County's Jurisdiction) - Woodlands

14. Density Estimates:

Gross Acreage: 33.7 acres

Current Zoning: GC (General Commercial-County's Jurisdiction)

Requested Zoning: CH (Heavy Commercial)

Neither of the above zoning districts contains a residential option.

The anticipated build-out time is two to five years.

15. Additional Comments

There is an approved preliminary plat for Tiburon Subdivision (RA20), which is intended as single-family residential. The required stormwater detention pond will be located in the northeast corner of the subject tract that is adjacent to the Tiburon Subdivision, as shown on the approved preliminary plat. A vegetative buffer will be required between the subject site and the residentially zoned property at the time of development. There is also another approved preliminary plat for the Laurel Park Subdivision (R6S, R6A, and R6) which is intended as residential.

RECOMMENDATION:

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

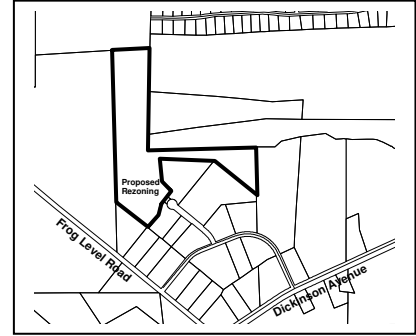
REZONING THOROUGHFARE/TRAFFIC VOLUME REPORT

Case No: 06-22

Applicant: W&A Development, LLC

Property Information

Current Zoning: GC
Proposed Zoning: CH
Current Acreage: 33.7 acres
Location: Frog Level Road
Points of Access: Frog Level Road & Dickinson Avenue



LOCATION MAP

Transportation Background Information

1.) Frog Level Road (State maintained)

| | <u>Existing Street Section</u> | <u>Ultimate Thoroughfare Street Section</u> |
|----------------------------------|---|---|
| Description/cross section | 2-lane with ditches | Same as existing |
| Right of way width (ft) | 60 | |
| Speed Limit (mph) | 45 | |
| Current ADT: | 1,500(*) | Design ADT: 12,000 vehicles/day (**) |
| Controlled Access | No | |
| Thoroughfare Plan Status: | State Road | |
| Other Information: | There are no sidewalks along either side of Frog Level Road that service this property. | |

Notes: (*) November 8, 2006 City count
 ADT – Average Daily Traffic volume
 (**) Traffic volume based an operating Level of Service D for existing geometric conditions.

2.) Dickinson Avenue (State maintained)

| | <u>Existing Street Section</u> | <u>Ultimate Thoroughfare Street Section</u> |
|----------------------------------|---|---|
| Description/cross section | 2-lane with ditches | Same as existing |
| Right of way width (ft) | 60 | |
| Speed Limit (mph) | 45 | |
| Current ADT: | 1,500(*) | Design ADT: 12,000 vehicles/day (**) |
| Controlled Access | No | |
| Thoroughfare Plan Status: | State Road | |
| Other Information: | There are no sidewalks along either side of Frog Level Road that service this property. | |

Notes: (*) November 8, 2006 City count
 ADT – Average Daily Traffic volume
 (**) Traffic volume based an operating Level of Service D for existing geometric conditions.

Transportation Improvement Program Status:

No projects planned

Trips generated by proposed use/change:

Current Zoning: 4,000 -vehicle trips/day (*) **Proposed Zoning:** 1,500 -vehicle trips/day (*)

Estimated Net Change: decrease of 2,500 -vehicle trips/day (assumes full-build out)

Case No: 06-22

Applicant: W&A Development, LLC

(* - 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 Frog Level Road are as follows:

1.) Frog Level Road, South of Site (“No build” ADT of 1,500)

| | |
|---|------------------------------|
| Estimated ADT with Proposed Zoning (full build) – | 2,100 |
| Estimated ADT with Current Zoning (full build) – | <u>3,100</u> |
| Net ADT change – | -1,000 (48% decrease) |

2.) Dickinson Avenue, East of Site (“No build” ADT of 10,000)

| | |
|---|------------------------------|
| Estimated ADT with Proposed Zoning (full build) – | 10,900 |
| Estimated ADT with Current Zoning (full build) – | <u>12,400</u> |
| Net ADT change – | -1,500 (14% decrease) |

Staff Findings/Recommendations:

Development under the proposed rezoning could generate an additional 1,500 vehicle trips per day, which is a net decrease of 2,500 additional trips per day on NC 43 compared to existing zoning.

REQUEST BY W & A DEVELOPMENT, LLC – APPROVED

Chairman Tozer stated that the next item is a request by W & A Development, LLC to rezone 33.7 acres located southwest of the Teakwood Subdivision, 2,620± feet west of Allen Road, and 2,340± feet north of the intersection of Frog Level Road and Dickinson Avenue from GC (General Commercial-County's Jurisdiction) to CH (Heavy Commercial).

Ms. Gooby stated this is a request to rezone 33 acres from General Commercial, which is currently located in the County's jurisdiction, to Heavy Commercial. This request is in conjunction with an annexation request. The property is currently in addition to Oxford Park Commercial Subdivision. The section of Oxford Park Commercial Subdivision is currently partially developed and is developed as the same fashion as West Star Commercial Subdivision. The property is not impacted by the floodplain or greenways. This property is part of a regional focus area where commercial development would be encouraged. The proposed rezoning could generate a net decrease of 2,500 trips. There is some multi-family development on Allen Road but nothing is in close proximity to the subject property. The Land Use Plan recommends commercial along Dickinson Avenue. There is a buffer between the industrial and the residential area. Ms. Gooby stated that at the time that the Land Use Plan was adopted the property to the northeast to the subject property was vacant, therefore, there is an office/institutional/multi-family buffer intended to buffer between the commercial and residential. However, at the current rezoning which the property is R6A and R6, the current zoning in this area already serves as the intended buffer. The Land Use Plan recommends commercial for this area.

Mr. Todd Tripp, representing the applicant, stated that the applicant is asking for voluntary annexation in order to obtain sewer to the site. Mr. Tripp stated that access to this property would be through Taylor's Creek Drive in the existing Oxford Park Commercial Subdivision.

No one spoke in opposition.

Motion was made by Mr. Randall, seconded by Mr. Moye, 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 passed unanimously.

EXISTING ZONING

GC (General Commercial) Pitt County Jurisdiction

(Per Zoning Permit and By-Right subject to standards)

Residential Uses

Bed and Breakfast Inn
Boarding and Rooming House
Family Care Home
Group Care Facility
Multi-Family Dwelling
Planned Unit Development
Temporary Shelter
Duplex

Townhouse Dwelling

Accessory Uses and Structures

Accessory Uses and Structures (customary)
Caretaker Dwelling
Communication Tower under 60' in height
Emergency Shelter
Satellite Dish Antenna
Swimming Pool

Recreational Uses

Amusement or Water Parks, Fairgrounds
Athletic Fields
Auditorium, Coliseum or Stadium
Batting Cages
Billiard Parlor
Bingo Games
Bowling Center
Civic, Social and Fraternal Associations
Coin Operated Amusement, except Adult Arcade
Country Club with Golf Course
Dance School, Music Instruction
Fortune Tellers, Astrologers
Go-Cart Raceway
Golf Course
Golf Course, Miniature
Golf Driving Range
Physical Fitness Center
Private Campground/RV Park
Private Club or Recreational Facility, Other
Public Club or Recreational Facility, Other
Shooting Range, Indoor
Skating Rink
Sports and Recreation Club, Indoor

Swim and Tennis Club

Educational and Institutional Uses

Ambulance Service

Cemetery or Mausoleum on Same Property as Church

Cemetery or Mausoleum on Not Same Property as Church

Church or Other Place of Worship

College, University, Technical Institute

Day Care Center, Adult and Child

Elementary or Secondary School

Fire Station/Emergency Medical Service

Government Office

Hospital

Library

Museum or Art Gallery

National Guard/Military Reserve Center

Nursing and Convalescent Home

Orphanage

Law Enforcement Substation

Post Office

Psychiatric Hospital

Retreat/Conference Center

School Administration Facility

Tutoring/mentoring Center (less than 5 students)

Business, Professional and Personal Services

Accounting, Auditing, or Bookkeeping

Administrative or Management Services

Advertising, Outdoor Services

Automobile Parking (Commercial)

Automobile Renting or Leasing

Automobile Repair Services

Automobile Towing Services

Bank, Savings and Loan, or Credit Union

Barber Shop

Beauty Shop

Blacksmith

Boat Repair

Building Maintenance Services, No Outside Storage

Car Wash

Clothing Alteration or Repair

Computer Maintenance and Repair

Computer Services

Crematorium

Employment Agency, Personnel Agency

Engineering, Architect or Survey Service

Equipment Rental and Leasing (no outside storage)

Equipment Rental and Leasing (with outside storage)

Equipment Repair, Light
Finance and Loan Office
Funeral Home
Furniture Refinishing
Furniture Repair Shop
Hotel and Motel, except Adult Motel
Insurance Agency
Kennels and Pet Grooming
Landscape and Horticultural Services
Laundromat, Coin-Operated
Laundry or Dry Cleaning Plan
Law Office
Medical, Dental, or Related Office
Medical or Dental Laboratory
Miscellaneous Services, Not Listed
Office Uses Not Otherwise Classified
Pest and Termite Control Services
Pet Cemetery/Crematorium
Photocopying and Duplicating Services
Photography, Commercial Studio
Real Estate Office
Recording Studio
Refrigerator or Large Appliance Repair
Research, Development or Testing Services
Shoe Repair or Shoeshine Shop
Tattoo Parlor
Taxidermist
Television, Radio, or Electronics Repair
Theatre (indoor) except Adult Theatre
Theatre (outdoor)
Tire Recapping
Truck Driving School
Truck and Utility Trailer Rental and Leasing
Truck Washing
Welding Shop
Veterinary Clinic
Vocational, Business or Secretarial School
Retail Trade
ABC Store
Antique Store
Appliance Store
Arts and Crafts
Auto Supply Store
Bakery
Bar, Night Club, Tavern
Boat Sales

Bookstore, except Adult Bookstore
Building Supply Sales
Computer Sales
Convenience Store
Department, Variety or General Merchandise
Drugstore
Fabric or Piece Goods Store
Farm Supplies and Equipment
Floor Covering, Drapery, or Upholstery
Florist
Food Store
Fuel Oil Sales
Furniture Sales
Garden Center or Retail Nursery
Hardware Store
Home Furnishings, Misc.
Manufactured Homes Sales
Miscellaneous Retail Sales
Motor Vehicle Sales (new and used)
Motorcycle Sales
Musical Instrument Sales
Newsstand
Office Machine Sales
Optical Goods Sales
Paint and Wallpaper Sales
Pawnshop or Used Merchandise Store
Pet Store
Record and Tape Store
Recreational Vehicle Sales
Restaurant (with drive-thru)
Restaurant (without drive-thru)
Service Station, Gasoline Sales
Sporting Goods Store, Bicycle Shop
Tire Sales
Truck Stop
Video Tape Rental and Sales, except Adult Video Store
Wholesale Trade
Apparel, Piece Goods and Notions
Books, Periodicals and Newspapers
Drugs and Sundries
Durable Good, Other
Electrical Goods
Farm Supplies, Other
Flowers, Nursery Stock and Florist Supplies
Furniture and Home Furnishings
Groceries and Related Products

Hardware

Jewelry, Watches, Precious Stones and Metals

Machinery, Farm and Garden

Market Showroom (furniture, apparel, etc)

Paper and Paper Products

Plumbing and Heating Equipment

Professional and Commercial Equipment and Supplies

Sporting and Recreational Goods and Supplies

Tobacco and Tobacco Products

Toys and Hobby Goods and Supplies

Wallpaper and Paint Brushes

Transportation, Warehousing, and Utilities

Bus Terminal

Communication or Broadcasting Facility

Courier Service

Marina

Radio, Television, or Communication Tower over 60' in height

Sewage Treatment Plant

Taxi Terminal

Utility Company Office

Utility Equipment and Storage yards

Utility Lines

Utility Service Facility

Utility Related Appurtenances

Warehouse (general storage, enclosed)

Warehouse (self-storage)

Water Treatment Plant

Manufacturing and Industrial Uses

Contractors (no outside storage)

Contractors, General Building

Contractors, Special Trade

Ice

Printing and Publishing

Other Uses

Arts and Crafts Shows

Automobile Parking on same lot as principle use

Billboards, Advertising Signs

Carnivals, Fairs

Christmas Tree Sales

Concerts, Stage Shows

Conventions, Trade Shows

Emergency Shelter

Outdoor Flea Market

Outdoor Fruit and Vegetable Markets

Outdoor Religious Events

Shopping Center

Special Uses/Conditional Uses

Homeless Shelter
Demolition Debris Landfill
Sexually Oriented Business

PROPOSED ZONING

CH (Heavy Commercial)

Permitted Uses

(1) General:

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

(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)
- h. Animal boarding not otherwise listed; outside facility, as an accessory or principal use

(6) Recreational/ Entertainment:

- b. Golf course; par three
- c. Golf driving range

- c.(1). Tennis club; indoor and outdoor facilities
- e. Miniature golf or putt-putt course
- f. Public park or recreational facility
- h. Commercial recreation; indoor only, not otherwise listed
- i. Commercial recreation; indoor and outdoor, not otherwise listed
- j. Bowling alleys
- n. Theater; movie or drama, indoor only
- o. Theater; movie or drama, including outdoor facility
- q. Circus, carnival or fair, temporary only (see also section 9-4-103)
- s. Athletic club; indoor only
- t. Athletic club; indoor and outdoor facility

(7) Office/ Financial/ Medical:

- a. Office; professional and business, not otherwise listed
- b. Operation/processing center
- c. Office; customer service not otherwise listed, including accessory service delivery vehicle parking and indoor storage
- d. Bank, savings and loan or other savings or investment institutions
- e. Medical, dental, ophthalmology or similar clinic, not otherwise listed
- f. Veterinary clinic or animal hospital (see also animal boarding; outside facility, kennel and stable)
- g. Catalogue processing center

(8) Services:

- c. Funeral home
- e. Barber or beauty shop
- f. Manicure, pedicure, or facial salon
- n. Auditorium
- o. Church or place of worship (see also section 9-4-103)
- q. Museum
- r. Art Gallery
- s. Hotel, motel, bed and breakfast inn; limited stay lodging (see also residential quarters for resident manager, supervisor or caretaker and section 9-4-103)
- u. Art studio including art and supply sales
- v. Photography studio including photo and supply sales
- y. 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]
- 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
- cc. Trade or business organization

- hh. Exercise and weight loss studio; indoor only
- kk. Launderette; household users
- ll. Dry cleaners; household users
- mm. Commercial laundries; linen supply
- oo. Clothes alteration or shoe repair shop
- pp. Automobile wash

(9) Repair:

- b. Minor repair; as an accessory or principal use
- c. Upholster; automobile, truck, boat or other vehicle, trailer or van
- d. Upholsterer; furniture
- f. Appliance; household and office equipment repair
- g. Jewelry, watch, eyewear or other personal item repair

(10) Retail Trade:

- a. Miscellaneous retail sales; non-durable goods, not otherwise listed
- b. Gasoline or automotive fuel sale; accessory or principal use
- 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
- n. Appliance; commercial or industrial use, sales and accessory repair, including outside storage
- p. Furniture and home furnishing sales not otherwise listed
- q. Floor covering, carpet and wall covering sales
- r. Antique sales; excluding vehicles
- s. Book or card store, news stand
- t. Hobby or craft shop
- u. Pet shop (see also animal boarding; outside facility)
- v. Video or music store; records, tape, 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
- cc. Farm supply and commercial implement sales
- ee. Christmas tree sales lot; temporary only (see also section 9-4-103)

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

- a. Wholesale; durable and nondurable goods, not otherwise listed
- b. Rental of home furniture, appliances or electronics and medically related products (see also (10) k.)
- c. Rental of cloths and accessories; formal wear, etc.
- 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
- f. Automobiles, truck, recreational vehicle, motorcycles and boat sales and service (see also major and minor repair)
- g. Mobile home sales including accessory mobile home office

(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)
- d. Building supply; lumber and materials sales, plumbing and/or electrical supply excluding outside storage
- f. Hardware store

(13) Transportation:

- c. Taxi or limousine service
- e. Parcel delivery service
- f. Ambulance service
- h. Parking lot or structure; principal use

(14) Manufacturing/ Warehousing:

- a. Ice plant and freezer lockers
- b. Dairy; production, storage and shipment facilities
- c. Bakery; production, storage and shipment facilities
- g. Cabinet, woodwork or frame shop; excluding furniture manufacturing or upholster
- h. Engraving; metal, glass or wood
- i. Moving and storage of nonhazardous materials; excluding outside storage
- k. Mini-storage warehouse, household; excluding outside storage
- m. Warehouse; accessory to approved commercial or industrial uses within a district; excluding outside storage
- u. Tire recapping or retreading plant

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

- * None

CH (Heavy Commercial)
Special Uses

(1) General:

* None

(2) Residential:

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

j. Residential quarters for resident manager, supervisor or caretaker; including mobile home

(3) Home Occupations (see all categories):

* None

(4) Governmental:

* None

(5) Agricultural/ Mining:

* None

(6) Recreational/ Entertainment:

d. Game center

l. Billiard parlor or pool hall

m. Public or private club

r. Adult uses

(7) Office/ Financial/ Medical:

* None

(8) Services:

a. Child day care facilities

b. Adult day care facilities

l. Convention center; private

dd. Massage establishment

(9) Repair:

a. Major repair; as an accessory or principal use

(10) Retail Trade:

j. Restaurant; regulated outdoor activities

n. Appliance; commercial use, sales and accessory repair, excluding outside storage

z. Flea market

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

* None

(12) Construction:

* None

(13) Transportation:

* None

(14) Manufacturing/ Warehousing:

d. Stone or monument cutting, engraving

j. Moving and storage; including outside storage

l. Warehouse or mini-storage warehouse, commercial or industrial; including outside storage

y. Recycling collection station or facilities

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

a. Other activities; personal services not otherwise listed

b. Other activities; professional activities not otherwise listed

c. Other activities; commercial services not otherwise listed

d. Other activities; retail sales not otherwise listed

W & A DEVELOPMENT, L.L.C.
D.B. 2000, P. 187
RA-20 (COUNTY)

PITT LAND DEVELOPMENT, LLC
D.B. 1750, P. 47
R-6A (CITY)

PITT LAND DEVELOPMENT, LLC
D.B. 1750, P. 47
R-6 (CITY)

NOVELLA HIGGS MOYE HEIRS
C/O JOSEPH S. MOYE, JR.
D.B. 208, P. 74
RR (COUNTY)

CHARLOTTE T. CRAWFORD
D.B. X-23, P. 425
RR (COUNTY)

USL AUTO AUCTION
OF GREENVILLE, L.L.C.
D.B. 1947, P. 63
GC (COUNTY)

EXISTING ZONING
GC (GENERAL COMMERCIAL)

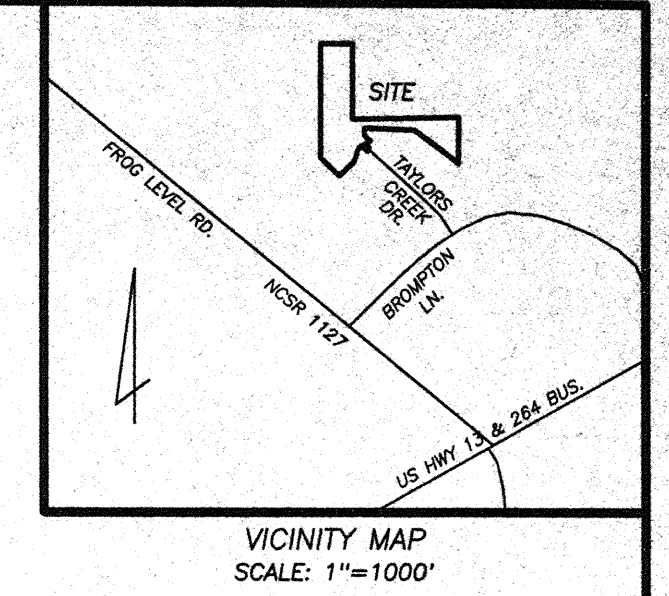
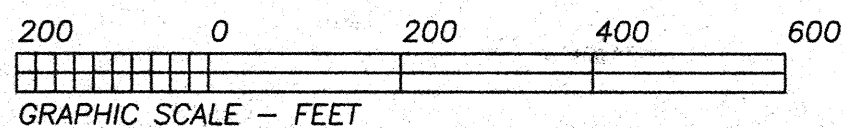
PROPOSED ZONING
CH (HEAVY COMMERCIAL)

REFERENCES

D.B. 2014, P. 229
D.B. 197, P. 50
M.B. 60, P. 148
PITT COUNTY REGISTRY

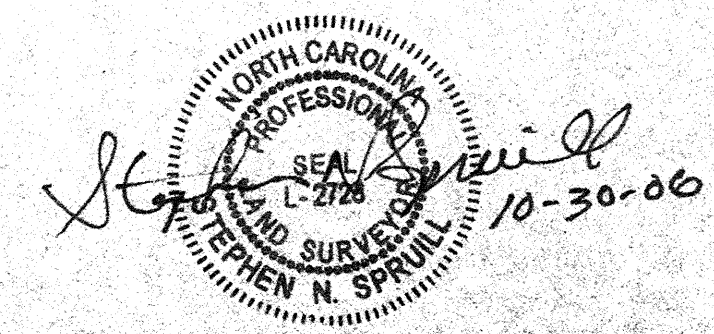
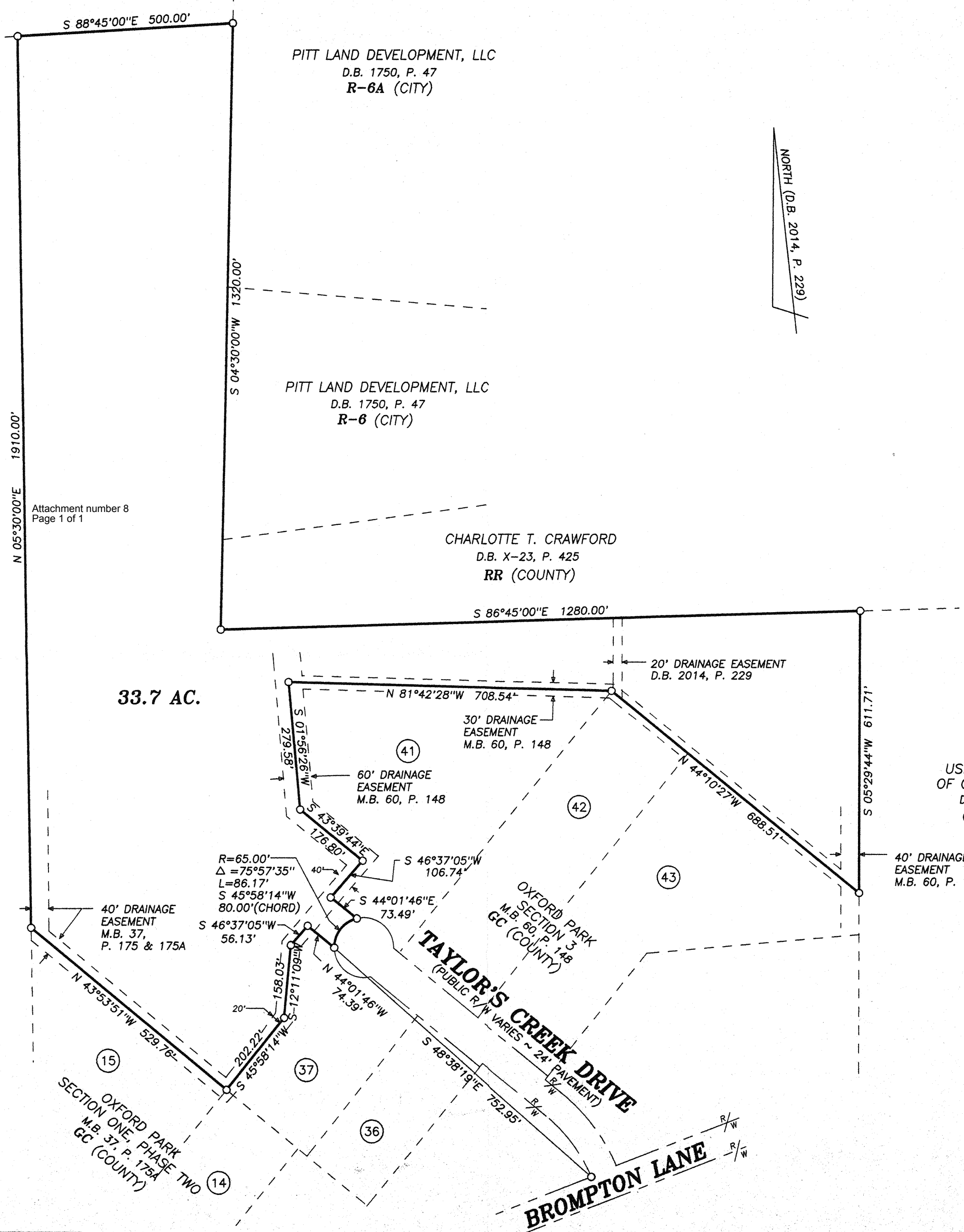
OWNER

W & A DEVELOPMENT, L.L.C.
4769 HWY 33 EAST
GREENVILLE, NC 27858



NOTE

- THIS PLAT WAS PREPARED FROM DEEDS AND MAPS OF RECORD; NO FIELD SURVEY WAS PERFORMED BY SPRUILL & ASSOCIATES INC.; PRELIMINARY PLAT, NOT FOR RECORDATION, CONVEYANCES OR SALES
- CURRENT PITT COUNTY ZONING DESIGNATION IS GC (GENERAL COMMERCIAL)
- PROPOSED CITY OF GREENVILLE ZONING DESIGNATION IS CH (HEAVY COMMERCIAL)



REZONING REQUEST FOR
W & A DEVELOPMENT, L.L.C.
DEED BOOK 2014, PAGE 229
ARTHUR TOWNSHIP ~ PITT COUNTY ~ NORTH CAROLINA

| | | |
|---|---------------|----------------|
| Spruill & Associates Inc 2747 East Tenth Street Greenville, North Carolina 27858 (252) 757-1200 | SURVEYED: N/A | APPROVED: SNS |
| | DRAWN: KSP | DATE: 10-20-06 |
| | CHECKED: JAD | SCALE: 1"=200' |

REVISED: 10/30/06 CHANGE ZONING ON ADJOINERS SNS



City of Greenville, North Carolina

Meeting Date: 3/8/2007
Time: 7:00 PM

-
- Title of Item:** Ordinance to annex W & A Development, LLC property, containing 33.7 acres located at the terminus of Taylor's Creek Drive and north of Oxford Commercial Park
- Explanation:** This is a non-contiguous annexation. Staff anticipates the development of 120,000 sq. ft. of commercial buildings on multiple lots. Estimated population at full development is 0.
- Fiscal Note:** Total estimated tax value at full development is \$12,030,453.
- Recommendation:** Approval of the ordinance to annex W & A Development, LLC property
-

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

Attachments / click to download

- [W&A Map](#)
 - [W&A Annex](#)
 - [W and A Development Annexation](#)
 - [WA Development 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 8th day of March, 2007 after due notice by publication in The Daily Reflector on the 26th day of February, 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:

Item # 4

TO WIT: Being all that certain property as shown on the annexation map entitled "W & A Development, LLC" as prepared by Spruill & Associates, Inc.

LOCATION: Lying and being situated in Arthur Township, Pitt County, North Carolina, located at the terminus of Taylor's Creek Drive north of Oxford Commercial Park. This annexation involves 33.7 acres.

GENERAL DESCRIPTION: Being that certain tract or parcel of land lying and being situate in Arthur Township, Pitt County, North Carolina and being more particularly described as follows:

Commencing at the northwest corner of the intersection of the rights-of-way of Brompton Lane and Taylor's Creek Drive; thence N 48°38'19" W, 752.95 feet to a point on the cul-de-sac right-of-way of Taylor's Creek Drive, the point of beginning; thence from said beginning point N 44°01'46" W, 74.39 feet to a point at the northern most property corner of Lot 37, Oxford Park, Section 3 as recorded in Map Book 60, Page 148 of the Pitt County Registry; thence along the northwest property line of Lot 37 the following courses and distances: S 46°37'05" W, 56.13 feet, S 12°11'09" W, 158.03 and S 45°58'14" W, 202.22 feet to a point at the common corner of Lot 37 and Lots 15 and 14, Oxford Park, Section One, Phase Two as recorded in Map Book 37, Page 175 and 175A of the Pitt County Registry; thence with the northeast line of Lot 15 N 43°53'51" W, 529.76 feet to a point on the eastern line of the property of Novella Higgs Moyer Heirs as recorded in Deed Book 208, Page 74 of the Pitt County Registry; thence along the eastern line of the Moyer property N 05°30'00" E, 1910.00 feet to a point on the southern line of the property of W & A Development, LLC. as recorded in Deed Book 2000, Page 187; thence along the southern line of the W & A Development, LLC property S 88°45'00" E, 500.000 feet to a point on the west property line of Pitt Land Development, LLC as recorded in Deed Book 1750, Page 47 of the Pitt County Registry; thence with the western line of the property of Pitt Land Development, LLC and the west line of the property of Charlotte T. Crawford as recorded in Deed Book X-23, Page 425 of the Pitt County Registry S 04°30'00" W, 1,320.00 feet to a point at the southwest corner of said property of Charlotte T. Crawford; thence along the southern line of said Crawford property S 86°45'00" E, 1,280.00 feet to a point at the northwest corner of the property of USL Auto Auction of Greenville, LLC as recorded in Deed Book 1947, Page 63 of the Pitt County Registry; thence along the USL Auto Auction western line S 05°29'44" W, 611.71 feet to a point at the northeast corner of Lot 43 of the aforementioned Oxford Park, Section 3; thence along the northeast line of Lots 43 and 42 of said Oxford Park, Section 3 N 44°10'27" W, 688.51 feet to a point at the northeast corner of Lot 41 of said Oxford Park, Section 3; thence with the lines of said Lot 41 the following courses and distances: N 81°42'28" W, 708.54 feet, S 01°56'26" W, 279.58 feet, S 43°39'44" E, 176.80 feet, S 46°37'05" W, 106.74 feet and S 44°01'46" E, 73.49 feet to a point on the right-of-way of Taylor's Creek Drive; thence with the right-of-way of Taylor's Creek Drive along the arc of a

curve to the left having a radius of 65.00 feet, a central angle of 75°57'35", an arc length of 86.17 feet and a chord of S 45°58'14" W, 80.00 feet to the point of beginning and containing approximately 33.7 acres and being the property of W & A Development, LLC as recorded in Deed Book 2014, Page 229 of the Pitt County Registry. This description was prepared from deeds and maps of record and is subject to an actual field survey.

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 8th day of March, 2007.

ADOPTED this 8th day of March, 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 8th day of March, 2007.

Patricia A. Sugg, Notary Public

My Commission Expires: September 4, 2011

Doc. # 660374

Item # 4

ANNEXATION PROFILE

NAME: W & A Development, LLC

CASE NO. 06-41

A. SCHEDULE

1. Advertising date: February 26, 2007
2. City Council public hearing date: March 8, 2007
3. Effective date: March 8, 2007

B. CHARACTERISTICS

1. Relation to Primary City Limits: Non-contiguous
2. Acreage: 33.7 acres
3. Voting District: 1
4. Township: Arthur
5. Vision Area: E/F
6. Current County Zoning: GC (General Commercial)
7. City Zoning District Requested: CH (Heavy Commercial)
8. Land Use: Existing: Vacant
Anticipated: 120,000 sq. ft. of Commercial Buildings on Multiple Lots
9. Population:

| | Formula | Number of People |
|--|---------|------------------|
| Total Current | ----- | 0 |
| Estimated at full development | ----- | 0 |
| Current Minority | ----- | 0 |
| Estimated Minority at full development | ----- | 0 |
| Current White | ----- | 0 |
| Estimated White at full development | ----- | 0 |

10. Rural Fire Tax District: Red Oak
11. Greenville Fire District: Station #5 (2.4 miles)
12. Present Tax Value: \$30,453 Estimated Future Tax Value: \$12,030,453

W & A DEVELOPMENT, L.L.C.
D.B. 2000, P. 187

PITT LAND DEVELOPMENT, LLC
D.B. 1750, P. 47

PITT LAND DEVELOPMENT, LLC
D.B. 1750, P. 47

CHARLOTTE T. CRAWFORD
D.B. X-23, P. 425

NOVELLA HIGGS MOYE HEIRS
C/O JOSEPH S. MOYE, JR.
D.B. 208, P. 74

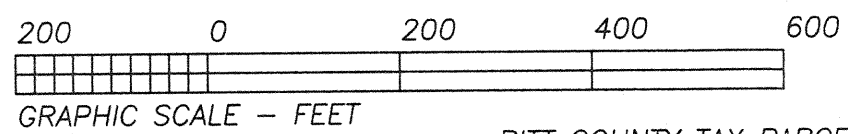
Attachment number 4
Page 1 of 1

33.7 AC.

USL AUTO AUCTION
OF GREENVILLE, L.L.C.
D.B. 1947, P. 63

PRECISION
1:10,000+

LEGEND
 □ NO POINT SET
 - - - NEW CITY LIMIT LINE
 - - - OLD CITY LIMIT LINE
 - - - EXISTING CITY LIMIT LINE



PITT COUNTY TAX PARCEL NO. 21802

W & A DEVELOPMENT, L.L.C.

DEED BOOK 2014, PAGE 229
ARTHUR TOWNSHIP ~ PITT COUNTY ~ NORTH CAROLINA

Spruill & Associates Inc
2747 East Tenth Street
Greenville, North Carolina 27868
(252) 757-1200

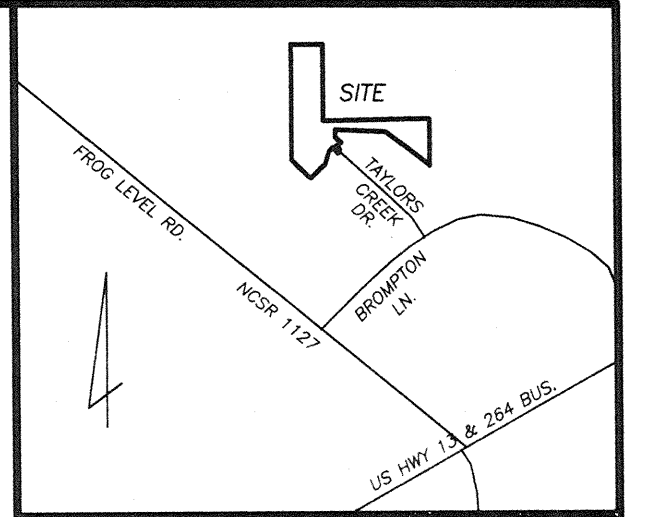
SURVEYED: N/A APPROVED: SNS
DRAWN: KSP DATE: 10-30-06
CHECKED: JAD SCALE: 1"=200'

| MAP NO. | PLATS RECORDED | BOOK | PAGE |
|---------|--|------|------|
| | ANNEXATION PLAT FOR FIELD OF BEANS, LLC | 60 | 45 |
| | | | |
| | | | |

MAP SHOWING AREA ANNEXED BY
THE CITY OF GREENVILLE

EFFECTIVE DATE: _____ ORDINANCE NO.: _____ AREA: 33.7 AC.

ARTHUR TOWNSHIP ~ PITT COUNTY ~ NORTH CAROLINA



VICINITY MAP
SCALE: 1"=1000'

NOTES

- THIS PLAT WAS PREPARED FROM DEEDS AND MAPS OF RECORD; NO FIELD SURVEY WAS PERFORMED BY SPRUILL & ASSOCIATES INC.

REFERENCES

D.B. 2014, P. 229
D.B. 197, P. 50
M.B. 60, P. 148
M.B. 37, P. 175 & 175A
PITT COUNTY REGISTRY



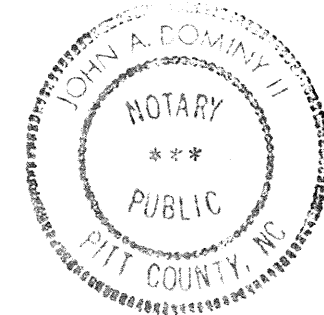
I, STEPHEN N. SPRUILL, CERTIFY THAT THIS MAP WAS MADE FROM DEEDS AND MAPS OF RECORD, THAT NO FIELD SURVEY HAS BEEN PERFORMED BY SPRUILL & ASSOCIATES INC. AND THAT THIS MAP IS EXEMPT FROM G.S. 47-30 AS SET FORTH IN SECTION (j) THEREOF.

Stephen N. Spruill, P.L.S.
N.C. REG. NO. L-2723 11-20-06

PITT COUNTY, NORTH CAROLINA

I, a Notary Public of the County and State aforesaid, certify that Stephen N. Spruill, a Professional Land Surveyor, personally appeared before me this day and acknowledged the execution of the foregoing instrument.

Witness my hand and official stamp or seal this 20 day of NOVEMBER, 2006.



John A. Rowing II
Notary Public
My Commission Expires 10-12-09
FILED FOR REGISTRATION THIS THE _____ DAY OF _____, 20__ AT _____ O'CLOCK __ M.
JUDY J. TART, REGISTER OF DEEDS
BY _____
DEPUTY REGISTER OF DEEDS
PITT COUNTY



City of Greenville, North Carolina

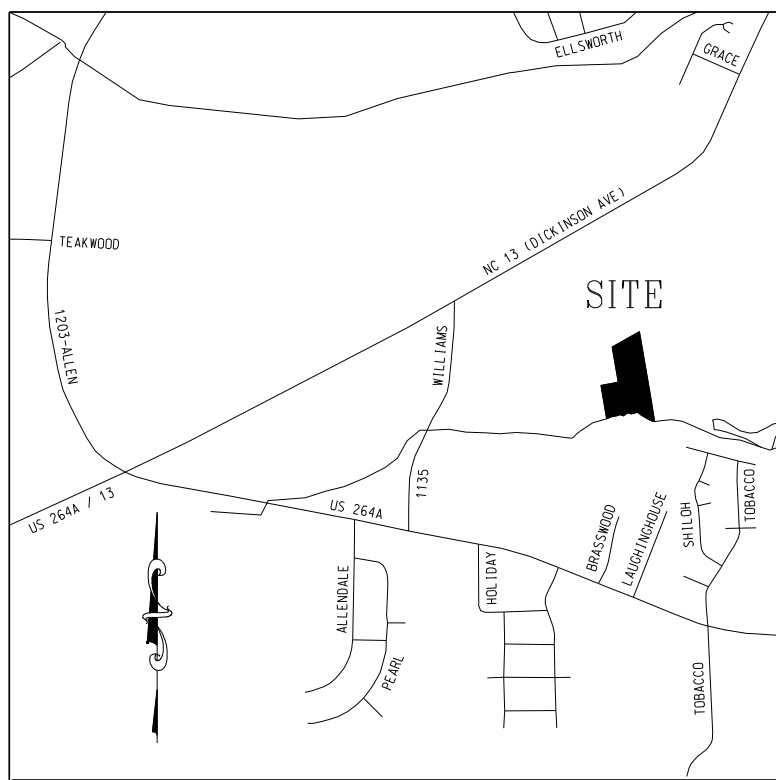
Meeting Date: 3/8/2007
Time: 7:00 PM

-
- Title of Item:** Ordinance to annex the Glenn Harris property containing 7.0989 acres located west of Star Hill Farm Subdivision and east of Tyson Farms Subdivision
- Explanation:** This is a contiguous annexation. Staff anticipates the parcels to be combined with existing Star Hill Farm lots. Estimated population at full development is 0.
- Fiscal Note:** Total estimated tax value at full development is \$157,800.
- Recommendation:** Approval of the ordinance to annex the Glenn Harris property
-

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

Attachments / click to download

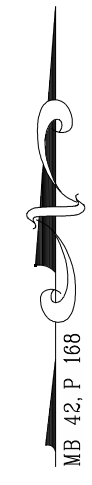
- [Annexation Map](#)
 - [Glenn_Harris_annex](#)
 - [Glenn_Harris_Annexation_Profile](#)
-



VICINITY MAP
1"=2000'

DISTANCE TABLE

| | | |
|------|---------------|--------|
| L-1 | N 69°35'33" W | 24.45' |
| L-2 | N 59°00'38" W | 52.98' |
| L-3 | N 53°30'07" W | 81.08' |
| L-4 | N 46°20'49" W | 44.51' |
| L-5 | S 82°43'01" W | 71.57' |
| L-6 | N 62°22'14" W | 28.48' |
| L-7 | S 85°40'37" W | 17.55' |
| L-8 | S 63°06'46" W | 44.84' |
| L-9 | N 67°57'55" W | 41.48' |
| L-10 | S 64°23'18" W | 18.27' |
| L-11 | S 85°06'30" W | 72.22' |
| L-12 | S 71°42'26" W | 49.50' |



TOTAL AREA
7.0989 ACRES

PARCEL
35641
DB 432, P.389

PARCEL
50787
DB 353, P.182

PARCEL
62372
DB 1089, P.38

GLENN HARRIS
DB 317, P 274

MARY KERR
DB V-30, P 288

GLENN HARRIS
DB 325, P 187

PARCEL NO. 62372, 35641 & 50787

ANNEXATION MAP FOR

GLENN HARRIS

DEED BOOK 1089, PAGE 38, DEED BOOK 432, PAGE 389, AND DEED BOOK 353, PAGE 182 OF THE PITT COUNTY REGISTRY

GREENVILLE TOWNSHIP PITT COUNTY NORTH CAROLINA

OWNER: GLENN HARRIS

ADDRESS: 3104 COPPERFIELD ROAD
GREENVILLE, NC 27834

PHONE: (252) 757-5546

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

| | | | |
|-----------|-----|-----------|----------|
| SURVEYED: | CEP | APPROVED: | CEP |
| DRAWN: | KCW | DATE: | 01/31/07 |
| CHECKED: | CEP | SCALE: | 1"= 100' |



LEGEND

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

| MAP NO. | PLATS RECORDED | BOOK | PAGE |
|---------|----------------|------|------|
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MAP SHOWING AREA ANNEXED BY
THE CITY OF GREENVILLE, N.C.

DATE: _____; ORDINANCE NUMBER: _____; AREA: 7.0989 ACRES
GREENVILLE TOWNSHIP, PITT COUNTY, NORTH CAROLINA

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

THIS _____ DAY OF _____ A.D., 2007.

CARLTON E. PARKER L-2980

NORTH CAROLINA, _____ PITT COUNTY I, WILLIAM K. MALPASS, A NOTARY PUBLIC OF THE COUNTY AND STATE AFORESAID, CERTIFY THAT CARLTON E. PARKER, A REGISTERED LAND SURVEYOR PERSONALLY APPEARED BEFORE ME THIS DAY AND ACKNOWLEDGED THE EXECUTION OF THE FOREGOING INSTRUMENT. WITNESS MY HAND AND OFFICIAL STAMP OR SEAL. THIS _____ DAY OF _____, 2007.

NOTARY PUBLIC _____ MY COMMISSION EXPIRES _____

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

ORDINANCE NO.
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 8th day of March, 2007 after due notice by publication in The Daily Reflector on the 26th day of February, 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 "Glenn Harris" as prepared by Malpass & Associates, P. A.

LOCATION: Lying and being situated in Greenville Township, Pitt County, North Carolina, located west of Star Hill Farm Subdivision and east of Tyson Farms Subdivision. This annexation involves 7.0989 acres.

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

Beginning at the southwest corner of Lot 10 Star Hill Farm as recorded in Map Book 42, Page 168 of the Pitt County Registry said point being located S 71°32'31" W, 43.72 feet, thence S 81°38'54" W, 445.19 feet from the centerline intersection of Star Hill Farm Road and Copperfield

Road, thence from said point of beginning with the western line of Star Hill Farm S 03°46'55" E, 291.15 feet to the northwest corner of the Glenn Harris property as recorded in Deed Book 317, Page 274, thence with the western line of the Glenn Harris property S 03°24'51" E, 266.17 feet to the northern line of the Glenn Harris property as recorded in Deed Book 325, Page 187, thence with the northern line of the Glenn Harris property and the Mary Kerr property as recorded in Deed Book V 30, Page 288 N 69°35'33" W, 24.45 feet, thence N 59°00'38" W, 52.98 feet, thence N 53°30'07" W, 81.08 feet, thence N 46°20'49" W, 44.51 feet, thence S 82°43'01" W, 71.57 feet, thence N 62°22'14" W, 28.48 feet, thence S 85°40'37" W, 17.55 feet, thence S 63°06'46" W, 44.84 feet, thence N 67°57'55" W, 41.48 feet, thence S 64°23'18" W, 18.27 feet, thence S 85°06'30" W, 72.22 feet, thence S 71°42'26" W, 49.50 feet to the eastern line of Tyson Farms Section 1, Phase 1 as recorded in Map Book 62, Page 179 and Tyson Farms Section 1, Phase 2 as recorded in Map Book 63, Page 79, thence with the eastern line of Tyson Farms Section 1, Phases 1 & 2 N 03°54'00" W, 352.72 feet, thence N 86°05'18" E, 184.19 feet, thence N 03°54'42" W, 374.33 feet to the southern line of the Janice T. Holloway property as recorded in Deed Book D 42, Page 319, thence with the southern line of the Janice T. Holloway property N 66°55'43" E, 324.02 feet to the western line of Star Hill Farm, thence with the western line of Star Hill Farm S 03°46'55" E, 392.79 feet to the point of beginning containing 7.0989 acres.

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

Section 3. The territory annexed and its citizens and property shall be subject to all debts, laws, ordinances and regulations in force in the City of Greenville and shall be entitled to the same privileges and benefits as other territory now within the City of Greenville. Said territory shall be subject to municipal taxes according to G.S. 160A-58.10.

Section 4. The Mayor of the City of Greenville, North Carolina, shall cause a copy of the map of the territory annexed by this ordinance and a certified copy of this ordinance to be recorded in the office of the Register of Deeds of Pitt County and in the Office of the Secretary of State in Raleigh, North Carolina. Such a map shall also be delivered to the Pitt County Board of Elections as required by G.S. 163-288.1.

Section 5. This annexation shall take effect from and after the 30th day of June, 2007.

ADOPTED this 8th day of March, 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 8th day of March, 2007.

Patricia A. Sugg, Notary Public

My Commission Expires: September 4, 2011

ANNEXATION PROFILE

NAME: Glenn Harris

CASE NO. 07-19

A. SCHEDULE

1. Advertising date: February 26, 2007
2. City Council public hearing date: March 8, 2007
3. Effective date: June 30, 2007

B. CHARACTERISTICS

1. Relation to Primary City Limits: Contiguous
2. Acreage: 7.0989 acres
3. Voting District: 2
4. Township: Greenville
5. Vision Area: F
6. Zoning District: RA20 (Residential-Agricultural)
7. Land Use: Existing: Vacant
Anticipated: Parcels will be combined with existing Star Hill Farm Subdivision 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 (2.0 miles)
11. Present Tax Value: \$59,654 Estimated Future Tax Value: \$157,800



City of Greenville, North Carolina

Meeting Date: 3/8/2007
Time: 7:00 PM

Title of Item: Ordinance to annex the Moore Property containing 19.51 acres located west of NC Highway 33 and east of Oakhurst Subdivision

Explanation: This is a contiguous annexation. Staff anticipates the development of a 139,410 sq. ft. Lowes Home Improvement Center on this property. Estimated population at full development is 0.

Fiscal Note: Total estimated tax value at full development is \$14,845,500.

Recommendation: Approval of the ordinance to annex Moore Property

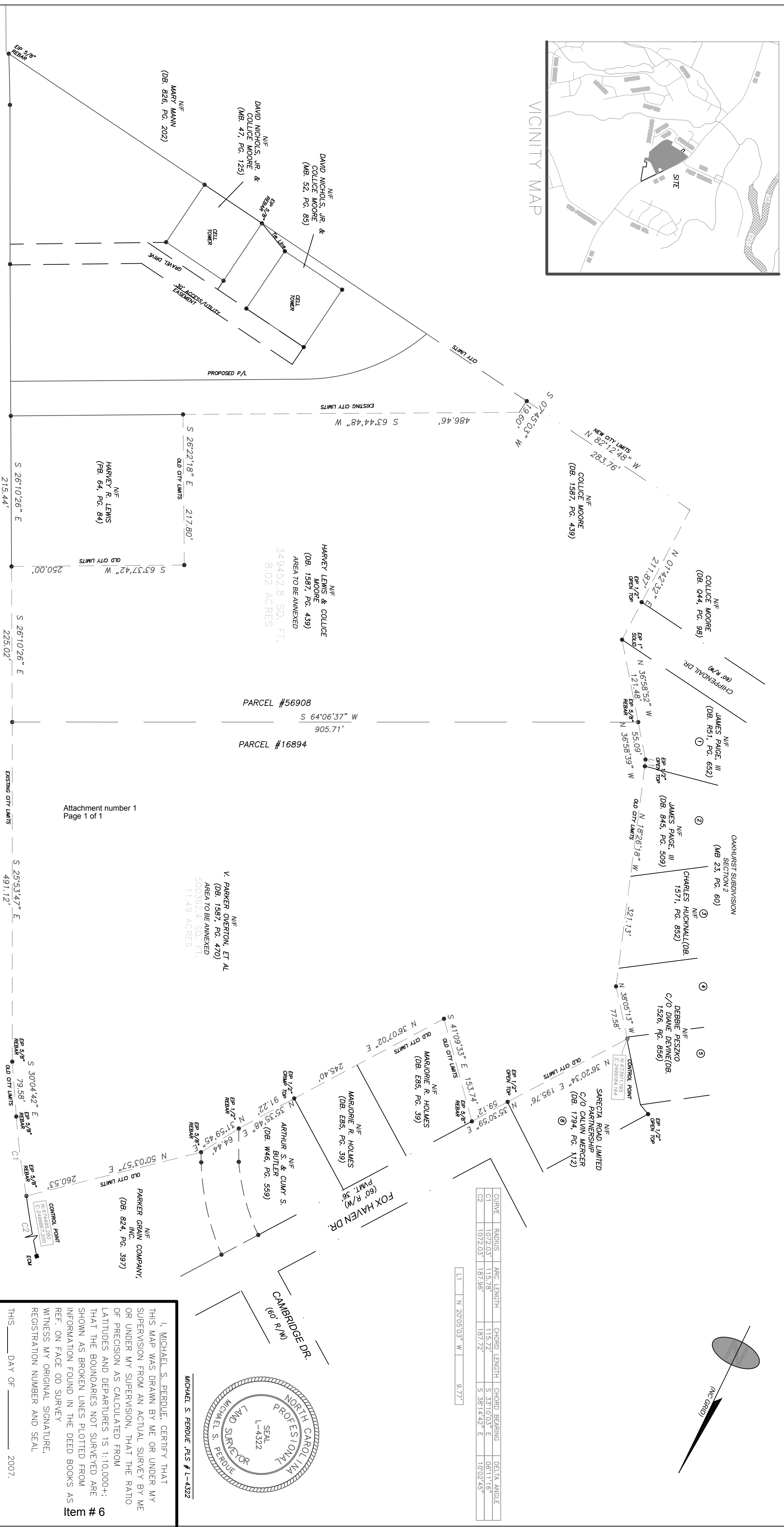
Viewing Attachments Requires Adobe Acrobat. [Click here](#) to download.

Attachments / click to download

- [Annexation Map](#)
- [Moore_Property_annex_](#)
- [Moore_Property_Annexation_Profile](#)

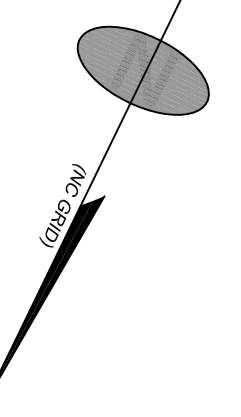


VICINITY MAP



| CURVE | RADIUS | ARC LENGTH | CHORD LENGTH | CHORD BEARING | DELTA ANGLE |
|-------|----------|------------|--------------|---------------|-------------|
| C1 | 1072.03' | 115.78' | 115.72' | S 33°10'03" E | 08°11'16" |
| C2 | 1072.03' | 187.96' | 187.72' | S 38°14'42" E | 10°02'45" |

L1 N 20°05'03" W 9.77'



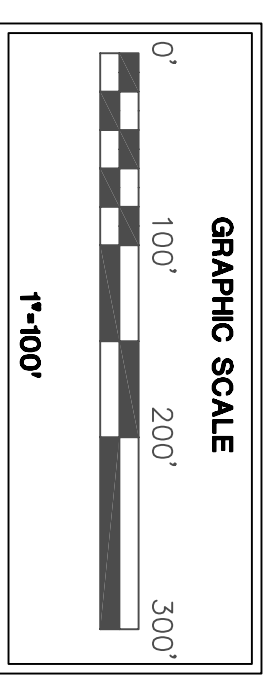
PORTION OF PARCEL NUMBER 56908 & 16894
ANNEXATION MAP FOR
MOORE PROPERTY
A PORTION OF THE PROPERTY DESCRIBED IN DEED BOOK 1587, PAGE 439 AND BOOK 1587 PAGE 470 OF THE PITT COUNTY REGISTRY

OWNER: COLlice C. MOORE & HARVEY LEWIS / V. PARKER OVERTON ET. AL
GREENVILLE TOWNSHIP
PITT COUNTY
NORTH CAROLINA

ADDRESS: P.O. BOX 7183
GREENVILLE, NC 27835
PHONE: (252) 752-1010

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

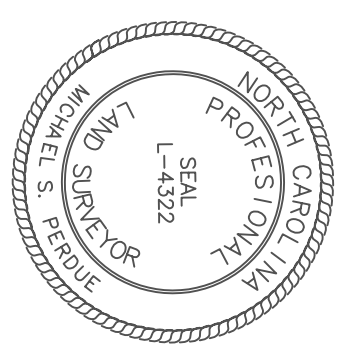
LEGEND
NEW CITY LIMIT = _____
EXISTING CITY LIMIT = - - - - -
OLD CITY LIMIT = - - - - -



| MAP NO. | PLATS RECORDED | BOOK | PAGE |
|---------|----------------|------|------|
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |

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

EFFECTIVE DATE: _____; ORDINANCE NUMBER: _____; AREA 19.51 AC
GREENVILLE TOWNSHIP, PITT COUNTY, NORTH CAROLINA



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

THIS _____ DAY OF _____, 2007.

MICHAEL S. PERDUE L-4322

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

THIS _____ DAY OF _____, 2007.

NOTARY PUBLIC _____
MY COMMISSION EXPIRES _____

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

ORDINANCE NO.
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 8th day of March, 2007 after due notice by publication in The Daily Reflector on the 26th day of February, 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 "Moore Property" as prepared by MSP and Associates.

LOCATION: Lying and being situated in Greenville Township, Pitt County, North Carolina, located south of NC Highway 33 and east of Oakhurst Subdivision. This annexation involves 19.51 acres.

GENERAL DESCRIPTION: HARVEY LEWIS & COLLICE MOORE TRACT

Commencing from a concrete right-of-way monument found at the mitered intersection of the southern right-of-way of Fox Haven Dr. (60 feet R/W) and the western right-of-way of NC Highway 33 (Variable R/W); thence with said right-of-way of NC Highway 33 the following calls: along a curve turning to the right with an arc length of 187.72 feet,
Item # 6

with a radius of 1,072.03 feet, with a chord bearing of S 38°14'42" E, with a chord length of 187.72 feet; thence along a curve turning to the right with an arc length of 115.78 feet, with a radius of 1,071.97 feet, with a chord bearing of S 33°10'04" E, with a chord length of 115.73 feet, thence S 30°04'42" E, a distance of 79.58 feet; thence S 25°53'47" E, a distance of 491.12 feet, to the true point of beginning; thence S 26°10'26" E, a distance of 225.02 feet; thence leaving said right-of-way S 63°37'42" W, a distance of 250.00 feet; thence S 26°22'18" E, a distance of 217.80 feet; thence S 63°44'48" W, a distance of 486.46 feet; thence S 07°45'03" E, a distance of 19.60 feet; thence N, 82°12'48" W, a distance of 283.76 feet; thence N 01°42'32" E, a distance of 211.87 feet; thence N 36°58'52" W, a distance of 121.48 feet; thence N 64°06'37" E, a distance of 905.71 feet to the true point of beginning. Said parcel having an area of 349,452.8 square feet/8.02 acres.

V. PARKER OVERTON, ET AL TRACT

Commencing from a concrete right-of-way monument found at the mitered intersection of the southern right-of-way of Fox Haven Dr. (60' R/W) and the western right-of-way of NC Hwy 33 (Variable R/W); thence with said right-of-way of NC Hwy. 33 with a curve turning to the right with an arc length of 187.72', with a radius of 1072.03', with a chord bearing of S 38°14'42" E, with a chord length of 187.72 to the True Point of Beginning; thence continuing with said right-of-way the following calls: along a curve turning to the right with an arc length of 115.78', with a radius of 1071.97', with a chord bearing of S 33°10'04" E, with a chord length of 115.73', thence S 30°04'42" E a distance of 79.58'; thence S 25°53'47" E a distance of 491.12'; thence leaving said right-of-way S 64°06'37" W a distance of 905.71'; thence N 36°58'39" W a distance of 55.09'; thence N 20°05'03" W a distance of 9.77'; thence N 18°26'18" W a distance of 321.13'; thence N 38°05'13" W a distance of 77.58'; thence N 36°20'34" E a distance of 195.76'; thence N 35°31'09" E a distance of 58.84'; thence S 41°09'33" E a distance of 153.74'; thence N 36°07'02" E a distance of 245.40'; thence N 35°35'48" E a distance of 91.22'; thence N 31°59'45" E a distance of 64.44'; thence N 50°03'53" E a distance of 260.53' to the true point of beginning. Said Parcel having an area of 500362.4 square feet/11.49 acres.

Section 2. Territory annexed to the City of Greenville by this ordinance shall, pursuant to the terms of G. S. 160A-23, be annexed into Greenville municipal election district four. The City Clerk, City Engineer, representatives of the Board of Elections and any other person having responsibility or charge of official maps or documents shall amend those maps or documents to reflect the annexation of this territory into municipal election district four.

Section 3. The territory annexed and its citizens and property shall be subject to all debts, laws, ordinances and regulations in force in the City of Greenville and shall be entitled to the same privileges and benefits as other territory now within the City of Greenville. Said territory shall be subject to municipal taxes according to G.S. 160A-58.10.

Section 4. The Mayor of the City of Greenville, North Carolina, shall cause a copy of the map of the territory annexed by this ordinance and a certified copy of this ordinance to be recorded in the office of the Register of Deeds of Pitt County and in the Office of the Secretary of State in Raleigh, North Carolina. Such a map shall also be delivered to the Pitt County Board of Elections as required by G.S. 163-288.1.

Section 5. This annexation shall take effect from and after the 30th day of June, 2007.

ADOPTED this 8th day of March, 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 8th day of March, 2007.

Patricia A. Sugg, Notary Public

My Commission Expires: September 4, 2011

ANNEXATION PROFILE

NAME: Moore Property

CASE NO. 07-18

A. SCHEDULE

1. Advertising date: February 26, 2007
2. City Council public hearing date: March 8, 2007
3. Effective date: June 30, 2007

B. CHARACTERISTICS

1. Relation to Primary City Limits: Contiguous
2. Acreage: 19.51 acres
3. Voting District: 4
4. Township: Greenville
5. Vision Area: C
6. Zoning District: CH (Heavy Commercial)
7. Land Use: Existing: Vacant
Anticipated: 139,410 sq. ft. Lowes Home Improvement Warehouse
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: Eastern Pines
10. Greenville Fire District: Station #6 (0.6 miles)
11. Present Tax Value: \$904,500 Estimated Future Tax Value: \$14,845,500



City of Greenville, North Carolina

Meeting Date: 3/8/2007
Time: 7:00 PM

Title of Item: Ordinance amending Title 6, Chapter 5 of the City Code to include provisions relating to tree preservation prior to development

Explanation: The proposed ordinance amendment adds to the existing tree ordinance a new Article B entitled "Tree Protection Prior to Development". The purpose of this new article is to preserve trees 6" in diameter or greater within perimeter buffers of undeveloped property until a development plan is approved. By requiring development plans to be approved prior to cutting trees in the perimeter buffers, owners and developers/builders will have an opportunity to consider the benefits of retaining trees as part of their development and evaluate the potential use of regulatory credits available for saving trees. The provisions of this article apply only to undeveloped property greater than two (2) acres within the corporate limits and extraterritorial jurisdiction areas of the City.

The perimeter buffers are measured 50 feet from public road rights-of-way, 50 feet from property lines adjacent to developed property, and 25 feet from property lines adjacent to undeveloped property. The total area of perimeter buffers shall not exceed 20% of the total area of the property. Once a development plan is approved, the removal of trees is at the discretion of the owner or developer/builder. The proposed Tree Ordinance Amendment is included as **Attachment A**.

Development of this code amendment began in late 2004 when a committee made up of environmentalists, developers/builders, a Community Appearance Commission member, and an Environmental Advisory Commission member met to discuss a framework for legislation that would prevent clear cutting of trees on undeveloped property. After a series of meetings, the committee produced a "Framework for Limiting Clear Cutting on Private Property" that is included as **Attachment B**. This framework was used to draft language included as a request in the legislative package approved by the City Council for the 2006 session of the General Assembly. City Council's request was approved by the State Legislature in July 2006 and is listed as Session Law 2006-102, **Attachment C**.

Agenda Briefing

Item # 7

In August 2006, a draft tree ordinance amendment was written based on the approved legislation. This draft ordinance was reviewed by both the Environmental Advisory Commission and the Community Appearance Commission. On December 18, 2006, a Citizen Informational Meeting was conducted during which the proposed Tree Ordinance amendment was presented to those in attendance. Earlier this year, both the Community Appearance Commission and the Environmental Advisory Commission passed resolutions of support for the proposed Tree Ordinance amendment, **Attachment D**. On February 20, 2007, the proposed Tree Ordinance Amendment was presented to the Planning and Zoning Commission and received a recommendation for approval, as indicated in the “draft” minutes under **Attachment E**.

The proposed ordinance amendment is in compliance with the City’s Comprehensive Plan Implementation Strategies and Management Actions related to preservation of trees. The Comprehensive Plan includes the strategies and actions to promote, preserve, and protect Greenville’s natural beauty and environment; to enhance the City’s air quality by protecting trees’ open spaces and ensuring pollutant emission abatement through good site planning and permit compliance; to enhance existing air quality by maintaining trees and green spaces whenever possible; and to protect and preserve canopy trees.

Fiscal Note: No additional cost to the City.

Recommendation: City Council approve the ordinance amendment

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

Attachments / click to download

- [Attachment C - Tree Ordinance](#)
- [Attachment D - Tree Ordinance](#)
- [Attachment A Tree Preservation Ordinance](#)
- [Attachment B Framework for Clear Cutting Ordinance](#)
- [Attachment E Partial PandZ minutes on Tree Ordinance](#)

**GENERAL ASSEMBLY OF NORTH CAROLINA
SESSION 2005**

**SESSION LAW 2006-102
HOUSE BILL 2570**

**AN ACT AUTHORIZING THE CITY OF GREENVILLE TO LIMIT THE CLEAR-CUTTING
OF TREES IN BUFFER ZONES PRIOR TO DEVELOPMENT.**

The General Assembly of North Carolina enacts:

SECTION 1.(a) A municipality may adopt ordinances to regulate the removal and preservation of existing trees with a diameter at breast height of six inches or greater prior to development within a perimeter buffer zone of up to 50 feet along public roadways and property boundaries adjacent to developed properties and up to 25 feet along property boundaries adjacent to undeveloped properties.

SECTION 1.(b) Ordinances adopted pursuant to this act shall:

- (1) Provide that the requirement of the ordinances apply only to activity occurring on undeveloped property prior to the approval of a site plan, subdivision plan, or other authorized development plan or permit for the property and that, after approval of a site plan, subdivision plan, or other authorized development plan or permit for the property, the property, including the property within the perimeter buffer zones, may be developed in accordance with applicable regulations governing development of the property.
- (2) Provide that the area of the required perimeter buffer zones shall not exceed twenty percent (20%) of the area of the tract, net of public road rights-of-way, and any required conservation easements.
- (3) Provide that the perimeter buffer zones that adjoin public roadways shall be measured from the edge of the public road right-of-way.
- (4) Provide that tracts of two acres or less are exempt from the requirements of the ordinances.
- (5) Provide that a survey of individual trees is not required.
- (6) Include reasonable provisions for access onto and within the subject property.
- (7) Exclude forestry activities on property that is taxed on the basis of its present-use value as forestland under Article 12 of Chapter 105 of the General Statutes and forestry activity that is conducted in accordance with a forestry management plan prepared or approved by a forester registered pursuant to Chapter 89B of the General Statutes. However, for the properties described in this subdivision, a municipality may deny a building permit or refuse to approve a site or subdivision plan for a period of up to three years after the completion of the forestry activity if the forestry activity results in the removal of all or substantially all of the trees that were protected under an ordinance adopted pursuant to this act from the tract of land for which the permit or plan approval is sought.
- (8) Provide that a municipality may deny a building permit or refuse to approve a site or subdivision plan for a period of up to three years after the completion of the removal of trees from the required perimeter buffer zones if the removal of trees results in the removal of all or substantially all of the trees that were protected under an ordinance adopted pursuant to this act from the tract of land for which the permit or plan approval is sought.

Attachment C - Tree Ordinance

SECTION 2. Before adopting an ordinance authorized by Section 1 of this act, the governing board of the municipality shall hold a public hearing on the proposed ordinance. Notice of the public hearing shall be given in accordance with G.S. 160A-364.

SECTION 3. Nothing in this act shall be construed to limit or be limited by any other existing laws or ordinances.

SECTION 4. This act applies to the City of Greenville only, and to property located within the City's corporate limits and extraterritorial planning jurisdiction under Article 19 of Chapter 160A of the General Statutes.

SECTION 5. This act is effective when it becomes law.

In the General Assembly read three times and ratified this the 12th day of July, 2006.

s/ Beverly E. Perdue
President of the Senate

s/ James B. Black
Speaker of the House of Representatives

*This document (also available in PDF and RTF formats) is not an official document.
Please read the NCGA Web Site disclaimer for more information.*

Attachment A – Tree Ordinance

ORDINANCE NO. 07-_____
AN ORDINANCE AMENDING THE CITY CODE
OF THE CITY OF GREENVILLE, NORTH CAROLINA, ESTABLISHING
PROVISIONS RELATING TO TREE PRESERVATION PRIOR TO DEVELOPMENT

WHEREAS, the City Council of the City of Greenville, North Carolina, in accordance with Article 19, Chapter 160A, of the General Statutes of North Carolina, caused a public notice to be given and published once a week for two successive weeks in The Daily Reflector setting forth that the City Council would, on March 8, 2007 at 7:00 p.m., in the City Council Chambers of the 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 6, Chapter 5, of the Code of Ordinances, City of Greenville, is hereby amended to codify said Chapter 5 as “Chapter 5, Article A, Urban Trees” and to change the references to “chapter” throughout to “article”.

Section 2: That Title 6, Chapter 5, of the Code of Ordinances, City of Greenville, is hereby amended to include a new Article “B” to read as follows:

“Article B. Tree Protection Prior to Development.

Sec. 6-5-21. Purpose and Intent.

The regulations of this article are intended to preserve trees along the outer perimeter of undeveloped properties until such time as a site plan, subdivision plan, or other authorized development plan or permit is approved for the property. Such regulations will help to ensure that trees along the perimeter of undeveloped property are not removed or disturbed prior to consideration of an actual plan for development of the property. By doing so, the owner or developer of property will have the opportunity to consider and evaluate the advantages of retaining existing trees during development and to utilize the credits provided for retaining existing trees pursuant to applicable regulations governing the development of the property.

Attachment A – Tree Ordinance

Sec. 6-5-22. Applicability.

The provisions of this article apply only to activity occurring on undeveloped property prior to the approval of a site plan, subdivision plan or other authorized development plan or permit for the property. After approval of a site plan, subdivision plan or other authorized development plan or permit for the property, the property, including the property within the perimeter buffer zone, may be developed in accordance with applicable regulations governing the development of the property. For the purpose of this article, undeveloped property means any property within the corporate limits of the city or within the extraterritorial area of the city as defined by Chapter 4 of Title 9 of the Greenville City Code that is not subject to an approved site plan, subdivision plan, or other authorized development plan or permit for the property.

Sec. 6-5-23. Perimeter buffer zones.

(a) No person shall remove or disturb any existing tree with a diameter at breast height (DBH) of six inches or greater within a perimeter buffer zone as hereinafter defined in this section. For the purpose of this article, diameter at breast height means the tree trunk diameter measured in inches at a height of four and one-half (4 ½) feet above the ground and disturb means to deface, injure, destroy or otherwise damage a tree or the root system of a tree within its drip zone.

(b) The tree protection standards of this article apply to the perimeter buffer zone of undeveloped property. The perimeter buffer zone is the area within the outer perimeter of undeveloped property. The boundaries of the perimeter buffer zone extend the following distances from the outer perimeter of the undeveloped property:

- (1) 50 feet from all public road rights-of-way;
- (2) 50 feet from property lines adjacent to developed properties; and
- (3) 25 feet from property lines adjacent to undeveloped properties.

(c) In the event the area within the perimeter buffer zone for a property exceeds the maximum allowable size of a perimeter buffer zone as provided in Section 6-5-25, then the boundaries of the perimeter buffer zone shall be reduced an equal distance until the area no longer exceeds the maximum allowable size.

Sec. 6-5-24. Exemptions.

The following activities are exempt from the tree protection standards of this article:

(a) the removal of dead or naturally fallen or severely damaged trees or vegetation, or the removal, by an approved method, of trees or vegetation that are a threat to the public health, safety, or welfare as determined by the city arborist;

Attachment A – Tree Ordinance

(b) the removal of diseased or insect-infected trees or vegetation that pose a risk to adjoining trees as determined by the city arborist;

(c) the removal of trees necessary to establish a driveway at a location and width approved by the city engineer in accordance with city regulations so as to allow access onto and within the property where no alternative means of access exists on the site;

(d) the selective and limited removal of trees necessary to obtain clear visibility at driveways, intersections, or within required sight triangles;

(e) the removal of trees on tracts of two acres or less, with land within public rights-of-way being excluded from the area calculation;

(f) the removal of trees as part of forestry activities on property that is taxed on the basis of its present-use value as forestland under Article 12 of Chapter 105 of the General Statutes or conducted in accordance with a forestry management plan prepared or approved by a forester registered pursuant to Chapter 89B of the General Statutes, except that, for such activities, a building permit or site plan or subdivision plan shall be denied or disapproved in accordance with the provisions of Section 6-5-27(b);

(g) the removal of trees for the purpose of sale by commercial garden centers, greenhouses, or nurseries;

(h) the removal of damaged or dead trees during or after emergencies or inclement weather such as wind storms, ice storms, fire, or other disasters; and

(i) the removal of trees by or on behalf of a governmental entity or a utility when such removal is necessary for the performance of the functions and duties of the governmental entity or utility.

Sec. 6-5-25. Maximum Size of Perimeter Buffer Zone.

The total area of a perimeter buffer zone required pursuant to the provisions of this article shall not exceed 20% of the total area of the property, excluding any land area located within public road rights-of-way and any required conservation easements.

Sec. 6-5-26. Tree Survey.

A survey of individual trees shall not be required for property as a result of the provisions of this article.

Attachment A – Tree Ordinance

Sec. 6-5-27. Denial of Building Permit and Disapproval of Plan.

(a) Whenever trees are removed in violation of the tree preservation standards of this article, the city shall deny a building permit or refuse to approve a site or subdivision plan for a period of up to three years after the completion of the removal of trees from the required perimeter buffer zone if the removal of trees results in the removal of all or substantially all of the trees that were not to be removed or disturbed in accordance with the tree protection standards of this article from the tract of land for which the permit or approval is sought.

(b) Whenever trees are removed within the perimeter buffer zone of property as a result of forestry activities on property that is taxed on the basis of its present-use value as forestland under Article 12 of Chapter 105 of the General Statutes or conducted in accordance with a forestry management plan prepared or approved by a forester registered pursuant to Chapter 89B of the General Statutes, the city shall deny a building permit or refuse to approve a site or subdivision plan for a period of up to three years after the completion of the forestry activity if the forestry activity results in the removal of all or substantially all of the trees that were not to be removed or disturbed, if the exemption provided in Section 6-5-24(f) did not apply, in accordance with the tree protection standards of this article from the tract of land for which the permit or approval is sought.

Sec. 6-5-28. Penalties for violation.

(a) Any violation of the provisions of this article shall subject the offender to a civil penalty in the amount of two hundred dollars. Violations affecting each tree shall constitute a separate offense for the purposes of the penalties and remedies specified in this section.

(b) Violators shall be issued a written citation which must be paid within ten (10) days. If a person fails to pay the civil penalty within ten (10) days, the city may recover the penalty together with all costs by filing a civil action in the general court of justice in the nature of debt.

(c) This article may also be enforced by the appropriate equitable action.

(d) Any one, all, or any combination of the penalties or remedies provided in this article may be used to enforce the provisions of this article.

Sec. 6-5-29. Enforcement and Appeals.

(a) The city arborist or a designee of the public works director shall be responsible for the enforcement of this article.

(b) In the event any person is dissatisfied with a decision of the city arborist or a designee of the public works director, adversely affecting such person,

Attachment A – Tree Ordinance

involving the application of this article, such person may make a written request for a review of the decision to the director of public works, which shall clearly describe the reason for dissatisfaction. The director of public works will review the decision and the reason for dissatisfaction and notify the person of his decision by mail within fifteen (15) days after the receipt of the request for a review. In the event any person is dissatisfied with the decision of the director of public works, adversely affecting such person, the person may within ten (10) days after the date of the mailing of the decision, appeal the decision. The appeal must be made to the city manager in writing fully describing the reason for dissatisfaction with the decision by the director of public works. The city manager will review the decision and reason for dissatisfaction and notify the person of his decision by mail within fifteen (15) days after the receipt of the appeal. The city manager's decision shall be the final and binding ruling."

Section 3: That Title 9, Chapter 4, Article A, of the Code of Ordinances, City of Greenville, is hereby amended to include a new Section 9-4-16 to read as follows:

"Sec. 9-4-16. Tree Protection Prior to Development.

The provisions of Article B of Chapter 5 of Title 6 of the Greenville City Code shall apply to undeveloped property."

Section 4: That Title 9, Chapter 4, Article R, of the Code of Ordinances, City of Greenville, is hereby amended to include a new Section 9-4-309 to read as follows:

"Sec. 9-4-309. Denial Resulting from Violation of Tree Protection Prior to Development Regulations.

Site plan approval shall be denied or disapproved in accordance with the provisions of Section 6-5-27 of the Greenville City Code."

Section 5: That Title 9, Chapter 5, Article B, of the Code of Ordinances, City of Greenville, is hereby amended to include a new Section 9-5-68 to read as follows:

"Sec. 9-5-68. Disapproval of Plats Resulting from Violation of Tree Protection Prior to Development Regulations.

Preliminary and final plats shall be denied in accordance with the provisions of Section 6-5-27 of the Greenville City Code."

Section 6: That all ordinances and sections of ordinances in conflict with this ordinance are hereby repealed.

Section 7: That this ordinance shall become effective upon its adoption.

Attachment A – Tree Ordinance

ADOPTED this 8th day of March, 2007.

Robert D. Parrott, Mayor

ATTEST:

Wanda T. Elks, City Clerk

Attachment B – Tree Ordinance

**FRAMEWORK
FOR
LIMITING CLEAR CUTTING ON PRIVATE PROPERTY**

DECEMBER 2005

- Unless otherwise regulated by federal, state, and local authority, trees with a DBH of six (6) inches or greater located within perimeter buffers of 25 feet along property lines adjacent to undeveloped property or 50 feet along property lines adjacent to developed property and street rights-of-way may not be cut until such time as a development plan is approved;
- After a development plan has been approved, cutting trees with a DBH of six (6) inches or greater within perimeter buffers is at the discretion of owner subject to all other applicable federal, state, and local regulations;
- After a development plan has been approved, tree preservation on any portion of the property is at the discretion of owner subject to all other applicable federal, state, and local regulations and will be subject to all credits made available through local regulations;
- Development plans for properties clear cut in violation of the Ordinance will not be approved for development purposes for a period of three (3) years after completion of the clear cutting;
- Trees with a DBH of six (6) inches or greater cut from within the perimeter buffers prior to an approved development plan and not a part of a forestry management activity will be considered a violation of this Ordinance. Such trees shall be replaced prior to completion of the development at a rate of caliper inch for caliper inch, with replacement trees having a caliper no less than two (2) inches and of a species as approved in existing local regulations;
- Development plans for properties clear cut as a part of forestry management activity will not be approved for development purposes for a period of up to three (3) years following clear cutting activity;
- Undeveloped tracts of two (2) acres or less are exempted from this regulation; and
- Tree surveys will not be required.

Attachment E – Tree Ordinance

REQUEST BY THE PUBLIC WORK DEPARTMENT – APPROVED

Chairman Tozer stated that the next item is a request by Public Works Department to amend the Tree Ordinance to include provisions for tree preservation prior to development.

Mr. Ken Jackson, Operations Manager of Public Works, explained the benefits of trees by stating that trees decrease the surface runoff, filter and clean air, provide health benefits, reduce energy costs and improve aesthetics. Mr. Jackson explained the process in preparing the amendment which included meeting with developers, builders, Community Appearance Commission, environmentalists and the Environmental Advisory Commission to develop a framework for tree preservation legislation. This framework was utilized to write the request for legislative authority and approved by City Council for the 2006 legislative session. The legislative request was approved by the State Legislature in July, 2006. The purpose and intent of this Ordinance is to preserve trees within perimeter buffers of undeveloped property until the site plan, subdivision plan or other authorized development plan or permit is approved. Preserving trees until the plan is approved gives the owner or developer/builder an opportunity to consider and evaluate the advantages of preserving trees and to utilize available credits provided for retaining existing trees pursuant to applicable regulations governing the development of the property. Mr. Jackson explained the applicability, perimeter requirements and exemptions. Mr. Jackson stated the reasons for denying a building permit and disapproving a plan and penalties for violation of the ordinance.

Mr. Gordon asked if you had something that was 2 acres or more and depending upon the right-of-way or whatever what if the buffer exceeded the 20 percent of the property what would be done.

Mr. Jackson explained that the maximum buffer would be 20 percent and would be adjusted or reduce the buffer. Mr. Jackson stated that 20 percent overrules the footage of the buffer.

Mr. Gordon stated that as he understands it after the plan is approved and it states that the removal of the trees shall be at the discretion of the owner/developer, that trees that exceed 6 inches can be removed.

Mr. Jackson stated that was correct. Once the plan is approved, removal of

Attachment E – Tree Ordinance

all trees including those in the buffer and 6 inches in DBA will be at the discretion of the owner/developer.

Mr. Gordon stated that the intent of the ordinance is to put the control into the city's hands as opposed to the developers.

Mr. Jackson explained that the intent is to allow trees not to be removed until such time as the plan is thought out as to what will occur on the site such as the advantages of saving the tree(s) or the credits available in the vegetative ordinance are utilized.

Mr. Gordon asked about property that already exists that may be affected in a negative way by this amendment.

Mr. Jackson stated that the key aspect is once the plan is developed it is totally at the discretion of the owner/developer/builder in saving the tree(s).

Dr. Alsentzer, Chairman, Environmental Advisory Commission (EAC), spoke on behalf of the request. Dr. Alsentzer explained the benefits of trees in regards to health, economics and aesthetics. Dr. Alsentzer recommended approval of the amendment.

No one spoke in opposition.

Motion was made by Mr. Randall, seconded by Ms. Basnight, 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: Moye, Randall, Wilson, Stokes and Basnight. Those voting in opposition: Gordon.

Resolution No. 2007-01-CAC

RESOLUTION OF THE COMMUNITY APPEARANCE COMMISSION ENDORSING THE PROPOSED ORDINANCE TO LIMIT THE CLEAR-CUTTING OF TREES IN BUFFER ZONES PRIOR TO APPROVAL OF A SITE PLAN, SUBDIVISION PLAN, OR OTHER AUTHORIZED DEVELOPMENT PLAN AND RECOMMENDING THAT THE CITY COUNCIL APPROVE THE ORDINANCE

WHEREAS, trees offer significant aesthetic appeal to individual residential and commercial lots and thus, to the community at large. This was recognized by Greenville citizens in the 2002 Long-Range Planning Survey, when Greenville citizens listed three times (among their top 20 priorities) desires to protect the City's Green Spaces, and to protect existing trees and plant even more trees; and

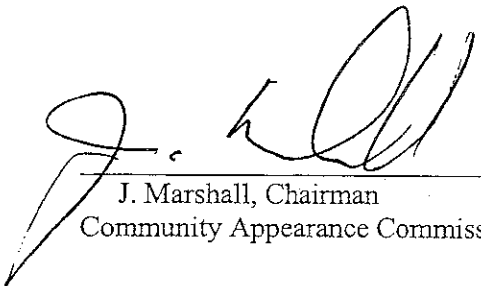
WHEREAS, trees bring significant economic benefits not only through enhancing property values as part of appealing landscaping but also, they provide shade and serve as wind-breaks and thus, directly reduce heating and cooling costs of nearby structures, and indirectly reduce the demand for energy production, which causes air-polluting emissions at power plants; and

WHEREAS, trees not only contribute to reduced energy demands and decrease air pollution, they also filter unhealthful particulate matter out of the air and reduce the greenhouse-effect of rising CO² levels; and

WHEREAS, parallel with increased urban air pollution, over the decades airway disease has become an increasing contributor to mortality and morbidity, particularly among the young and elderly, and especially has become the leading cause for illness-related school absenteeism and, because of trees' abilities to reduce air pollution, the preservation of trees is an important public health issue;

NOW, THEREFORE, BE IT RESOLVED, by the Community Appearance Commission of the City of Greenville that it does hereby endorse the proposed ordinance which limits clear-cutting of trees in buffer zones prior to approval of a site plan, subdivision plan, or other authorized development plan and, further, that it does hereby recommend that the City Council of the City of Greenville approve said ordinance.

This the 7th day of February 2007



J. Marshall, Chairman
Community Appearance Commission

Resolution No. 2007-01-EAC

RESOLUTION OF THE ENVIRONMENTAL ADVISORY COMMISSION ENDORSING THE PROPOSED ORDINANCE TO LIMIT THE CLEAR-CUTTING OF TREES IN BUFFER ZONES PRIOR TO APPROVAL OF A SITE PLAN, SUBDIVISION PLAN, OR OTHER AUTHORIZED DEVELOPMENT PLAN AND RECOMMENDING THAT THE CITY COUNCIL APPROVE THE ORDINANCE

WHEREAS, trees offer significant aesthetic appeal to individual residential and commercial lots and thus, to the community at large. This was recognized by Greenville citizens in the 2002 Long-Range Planning Survey, when Greenville citizens listed three times (among their top 20 priorities) desires to protect the City's Green Spaces, and to protect existing trees and plant even more trees; and

WHEREAS, trees bring significant economic benefits not only through enhancing property values as part of appealing landscaping but also, they provide shade and serve as wind-breaks and thus, directly reduce heating and cooling costs of nearby structures, and indirectly reduce the demand for energy production, which causes air-polluting emissions at power plants; and

WHEREAS, trees not only contribute to reduced energy demands and decrease air pollution, they also filter unhealthful particulate matter out of the air and reduce the greenhouse-effect of rising CO² levels; and

WHEREAS, parallel with increased urban air pollution, over the decades airway disease has become an increasing contributor to mortality and morbidity, particularly among the young and elderly, and especially has become the leading cause for illness-related school absenteeism and, because of trees' abilities to reduce air pollution, the preservation of trees is an important public health issue;

NOW, THEREFORE, BE IT RESOLVED, by the Environmental Advisory Commission of the City of Greenville that it does hereby endorse the proposed ordinance which limits clear-cutting of trees in buffer zones prior to approval of a site plan, subdivision plan, or other authorized development plan and, further, that it does hereby recommend that the City Council of the City of Greenville approve said ordinance.

This the 1st day of February 2007



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



City of Greenville, North Carolina

Meeting Date: 3/8/2007
Time: 7:00 PM

Title of Item: Ordinance requiring the repair or the demolition and removal of the dwelling located at 1210 A&B Chestnut Street

Explanation: The City of Greenville Code Enforcement Coordinator requests 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 and pursuant to the enforcement of the Minimum Housing Code, to repair or demolish and remove the structure located at 1210 A&B Chestnut Street. The ordinance gives the owner ninety (90) days to repair or demolish and remove the dwelling and if the owner fails to accomplish this within ninety (90) days, then staff will proceed with repairing or demolishing and removing the dwelling.

The initial notice of violation was sent by certified mail on April 19, 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. Since that date, staff has sent five additional certified notices about minimum housing violations. Staff has attempted to work with the owner, but no repairs have been made. The most recent notice mailed to the owner was sent on July 31, 2006, and advised the owner that the dwelling was deemed an abandoned structure.

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 January 15, 2003. Property taxes for the property are current. The tax value on the property as of February 20, 2007, is \$28,650 (the building value is \$22,210 and the land value is \$6,440). The estimated costs to repair the dwelling are \$46,150.

Fiscal Note: Costs to test and abate asbestos (if present) and demolition costs will be approximately \$10,000.

Recommendation: Approve the ordinance requiring the repair or demolition and removal of the dwelling located at 1210 A&B Chestnut Street.

Agenda Briefing

Item # 8

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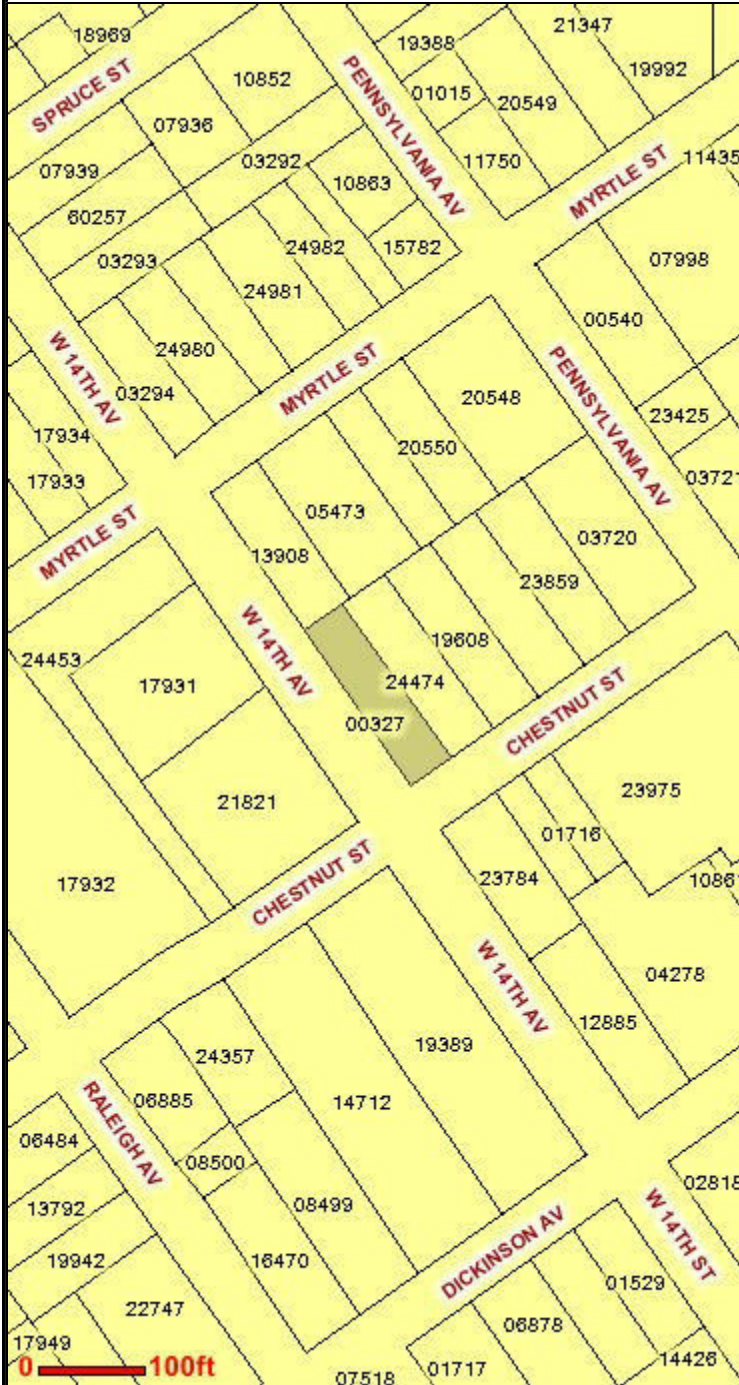
Attachments / click to download

 [Map of 1210 Chestnut Street](#)

 [B_CHESTNUT_STREET](#)



Pitt County Government
Greenville, North Carolina
www.pittcountync.gov



| | |
|------------------------------|--------------------------|
| Parcel | 000327 |
| House Number | 1210 |
| Street Prefix | |
| Street Name | CHESTNUT |
| Street Type | ST |
| OwnerName | HARDY BOBBY HOWARD II |
| OwnerAddress1 | 61 BARNES ST |
| OwnerAddress2 | PO BOX 571 |
| OwnerAddress3 | |
| City / State / Zip | GREENVILLE NC 27835 |
| NC PIN | 4687091595 |
| Subdivision | RES 1210 CHESTNUT STREET |
| Section | |
| Phase | |
| Block | |
| Lot | |
| Tract | |
| Building Number | |
| Unit Number | |
| Acres | 0.18 |
| Deed Book | 000550 |
| Deed Page | 00595 |
| Map Book | - |
| Recorded Date | 12/1994 |
| Indicated Sales Price | \$0 |
| Number of Buildings | 1 |
| Year Built | 1915 |
| Heated Square Feet | 1893 |
| Building Value | \$22,210 |
| Extra Features Value | \$0 |
| Land Value | \$6,440 |
| Total Market Value | \$28,650 |
| Municipality | GREENVILLE |
| Township | GREENVILLE |
| Fire District | GREENVILLE |
| Census Tract | 7.02 |
| Neighborhood | 004035 |
| Elementary School | SADIE SAULTER |
| Middle School | E B AYCOCK |
| High School | J H ROSE |

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 Information Is Updated Nightly.

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
1210 A&B CHESTNUT STREET – TAX PARCEL NUMBER 00327

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 owner, Bobby Howard Hardy II, of the dwelling located at 1210 A&B Chestnut Street, in the City of Greenville, North Carolina is 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 Neighborhood Services/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 1210 A&B Chestnut Street, in the City of Greenville, North Carolina, and owned by Bobby Howard Hardy II.

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 8th day of March, 2007.

Robert D. Parrott, Mayor

ATTEST:

Wanda T. Elks, City Clerk

**NORTH CAROLINA
PITT COUNTY**

I, _____, 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 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 _____, 2007.

Notary Public

My Commission expires:_____.



City of Greenville, North Carolina

Meeting Date: 3/8/2007
Time: 7:00 PM

| | |
|-------------------------------|---|
| <u>Title of Item:</u> | Ordinance granting a taxicab franchise to Walter Koehl d/b/a Ken's Cab |
| <u>Explanation:</u> | Mr. Walter Koehl d/b/a Ken's Cab has applied for a taxicab franchise to operate a taxicab business at 2982 Ballards Crossroad Road. Supporting documentation is attached. |
| <u>Fiscal Note:</u> | None |
| <u>Recommendation:</u> | According to the planning, background, and financial information received from the various City departments, the proposed location is located in unincorporated Pitt County and the applicant has no criminal background. The financial report indicates that Mr. Koehl is not indebted to the City of Greenville. Mr. Kohl has three years of driving experience with Hills Cab Company in Columbus, Ohio. |

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

Attachments / click to download

[Walter Koehl - Ken's Cab](#)

ORDINANCE NO. 07-_____
AN ORDINANCE GRANTING A TAXICAB FRANCHISE
TO WALTER KOEHL D/B/A KEN'S CAB

WHEREAS, the City of Greenville is authorized by G.S. 160A-304 to license and regulate all vehicles operated for hire within the City of Greenville; and

WHEREAS, the City of Greenville has adopted an ordinance, Title 1 of Chapter 11 of the Greenville City Code, requiring the operators of taxicab businesses within the City to obtain a franchise from the City permitting said operation, and said ordinance sets forth certain requirements and criteria that must be satisfied in order to obtain and maintain the franchise for the operation of a taxicab business; and

WHEREAS, Walter Koehl d/b/a Ken's Cab, is an applicant for a franchise permitting the operation of one taxicab within the City limits; and

WHEREAS, following investigation into the qualifications of the applicant, the City Council has determined that the applicant satisfies the requirements and conditions for the operation of a taxicab business within the City and has presented evidence substantiating the public convenience and necessity of such a business;

NOW, THEREFORE, BE IT ORDAINED by the Greenville City Council that:

Section 1. A taxicab franchise is hereby issued to Walter Koehl d/b/a Ken's Cab to permit the operation within the City of Greenville of not more than one taxicab.

Section 2. All ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of such conflict.

Section 3. Any part or provision of this ordinance found by a court of competent jurisdiction to be in violation of the Constitution or laws of the United States or North Carolina is hereby deemed severable and shall not affect the validity of the remaining provisions of the ordinance.

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

First reading passed on this the 5th day of March, 2007.

Second reading passed on this the 8th day of March, 2007.

Duly adopted on this the 8th day of March, 2007.

Robert D. Parrott, Mayor

ATTEST:

Wanda T. Elks, City Clerk

676926

Item # 9

APPLICATION FOR TAXICAB FRANCHISE

To the Mayor and City Council of the City of Greenville

The undersigned hereby makes application for a taxicab franchise under the provisions of Chapter 564, Session Laws 1945, and presents the following information:

1. The applicant is familiar with the ordinances of the City of Greenville relating to liability insurance, drivers regulations, regulations of rates, and other matters pertaining to the operation of taxicabs.
2. The individual, corporate or trade name and business address of the applicant is:
Walter Koehl, Ken's CAB, P.O. Box 30911 Greenville, NC 27833-0911
Phone # 258-6604
3. The Applicant is:
 - (A) An individual and sole owner of the taxicab business to be operated under the above name.
 - B. A corporation chartered under the laws of the State of North Carolina in the year _____, and the officers of the corporation are _____
 - C. A partnership, as shown by articles hereto attached, and the names of partners are: _____
4. The Applicant operates in the following cities: Greenville
5. The Applicant is requesting franchise to operate (1) one taxicab(s).
6. In support of this application, the following Exhibits are attached:
 - Exhibit A. A full statement of facts which, if supported by substantial testimony at the hearing, will support a finding of public convenience and necessity for this operation.
 - Exhibit B. A complete list of Applicant's motor equipment showing year, make, model, and carrying capacity of each unit.
 - Exhibit C. Financial statement showing assets, liabilities and net worth of applicant.
 - Exhibit D. Statement showing applicant has made complete arrangement for off-street parking of all motor vehicles.
 - Exhibit E. Statement of proposed fares for transportation of persons and property.
 - Exhibit F. Statement of experience of applicant in conducting taxicab business.

HAND PRINT OR TYPE

| | | | | | |
|---|-----------------|-----------------------------------|----------------------|-----------------------------------|--------|
| LAST NAME <u>Koehl</u> | | FIRST NAME <u>Walter</u> | | MIDDLE NAME <u>Kenneth</u> | |
| ALIAS OR NICKNAME <u>Ken</u> | SEX <u>M</u> | AGE <u>56</u> | WEIGHT <u>206</u> | HEIGHT <u>6'1"</u> | ID NO. |
| ADDRESS <u>3004 ASKEW RD FARMVILLE, NC</u> | | HAIR <u>GRAY</u> | EYES <u>Blue</u> | COMPLEXION <u>FAIR</u> | |
| OCCUPATION <u>TRUCK DRIVER</u> | | DRIVERS LICENSE NO. [REDACTED] | | IDENTIFICATION NO. | |
| PLACE OF BIRTH <u>Columbus, OH</u> | | DATE OF BIRTH [REDACTED] | | SOCIAL SECURITY NO. [REDACTED] | |

Signature of Applicant Walter K. Koehl

Subscribed and sworn to before me this 9th day of February 2007.

Wanda J. Clks
 Notary Public Wanda Tien

My Commission Expires: 11-7-11

APPLICATION FOR TAXICAB FRANCHISE EXHIBITS
Ken's Cab – Walter "Ken" Koehl

EXHIBIT A:

A full statement of facts which, if supported by substantial testimony at the hearing, will support a finding of public convenience and necessity for this operation.

Public transportation (taxi service) is convenient and necessary for Greenville's extensive Medical and Educational Facilities.

EXHIBIT B:

A complete list of Applicant's motor equipment showing year, make, model and carrying capacity of each unit.

1995 Buick Century, 4 Door – 5 seat capacity

EXHIBIT C:

Financial statement showing assets, liabilities and net worth of applicant.

Assets

| | |
|-----------------|-----------------|
| Cash | \$ 1,000 |
| Checking | \$ 1,000 |
| Household Goods | \$ 10,000 |
| Vehicles | \$ 9,000 |
| Mobile Home | \$ <u>4,000</u> |

TOTAL ASSETS \$ 25,000

Liabilities

| | |
|---------------------|---------------|
| Medical Bills Due | \$ 1,000 |
| Utilities Payable | \$ 200 |
| Land Lease Contract | \$ <u>125</u> |

TOTAL LIABILITIES \$ 1,325

NET WORTH \$ 23,675

TOTAL LIABILITIES AND NET WORTH \$ 25,000

EXHIBIT D:

Statement showing applicant has made complete arrangement for off-street parking of all motor vehicles.

All parking will be at 2982 Ballards Crossroads Road, Greenville NC 27834.

EXHIBIT E:

Statement of proposed fares for transportation of persons and property.

As per Greenville City Taxi Service Zones and Fares

EXHIBIT F:

Statement of experience of applicant in conducting taxicab business.

1972-1974, Hills Cab Company, Columbus OH



GREENVILLE POLICE DEPARTMENT

MEMORANDUM

January 16, 2007

TO: Wanda T. Elks, City Clerk

FROM: William J. Anderson, Chief of Police

SUBJECT: Taxicab Application for Walter Koehl d/b/a Ken's Cab

A background investigation has been conducted for the above named applicant. Inquiries were made yielding the following results:

N.C. Department of Motor Vehicles: The applicant has seven (7) convictions for a moving violation over the last twenty-seven years.

N.C. Administrative Office of Court: No record identified.

Computerized Criminal History: No record identified.

Greenville Police Department CAD History: No record identified.

Equifax Credit Information Services: Chapter 7 Bankruptcy in April 2001.

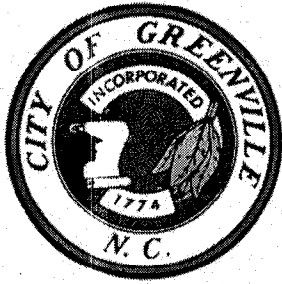
Based on this information, there appears to be no reason to deny the application.

Seth Laughlin/PCD/COGV
02/19/2007 10:14 AM

To: Wanda Elks/CCO/COGV@COGV
cc: Merrill Flood/PCD/COGV@COGV
bcc:
Subject: Taxi application - Walter Koehl bda Ken's Cab

Wanda,
I did confirm today with Mr. Eric Gooby of the Pitt County Planning Department that 2982 Ballards Crossroads Road is located in unincorporated Pitt County. Please do not hesitate to contact me should you have any further questions. Thanks very much.

Seth Laughlin
Zoning Administrator
City of Greenville.



FINANCIAL SERVICES MEMORANDUM

TO: Wanda Elks, City Clerk's Office
FROM: Brenda Matthews, Financial Services, Collections
DATE: February 19, 2007
SUBJECT: Walter Koehl d/b/a/Ken's Cab

We have checked Collections records for taxes, licenses, citations, parking, rescue transports and miscellaneous receivables owed in the names of Walter Koehl and/or Ken's Cab. We have not found amounts owed to the City in those names.

If I can provide further assistance, please call.

CC: Bernita Demery, Director of Financial Services
Kimberly Branch, Financial Services Manager

Doc # 177282



City of Greenville, North Carolina

Meeting Date: 3/8/2007
Time: 7:00 PM

Title of Item: Resolution identifying areas under consideration for annexation

Explanation: The North Carolina General Statutes require that a city must adopt a resolution identifying areas under consideration for annexation prior to undertaking city-initiated annexation. In order to insure continued compliance with applicable requirements, the resolution must be adopted every two (2) years. The last resolution identifying areas under consideration for annexation was adopted on April 14, 2005. The resolution includes all properties that are located within the extraterritorial jurisdiction (ETJ) of the City of Greenville. Adoption of the resolution identifying areas under consideration for annexation does not annex property to the city.

Fiscal Note: No fiscal expenditures or revenues.

Recommendation: City Council approve the resolution identifying areas under consideration for annexation.

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

Attachments / click to download

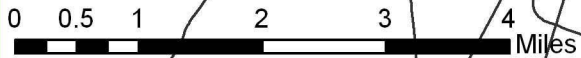
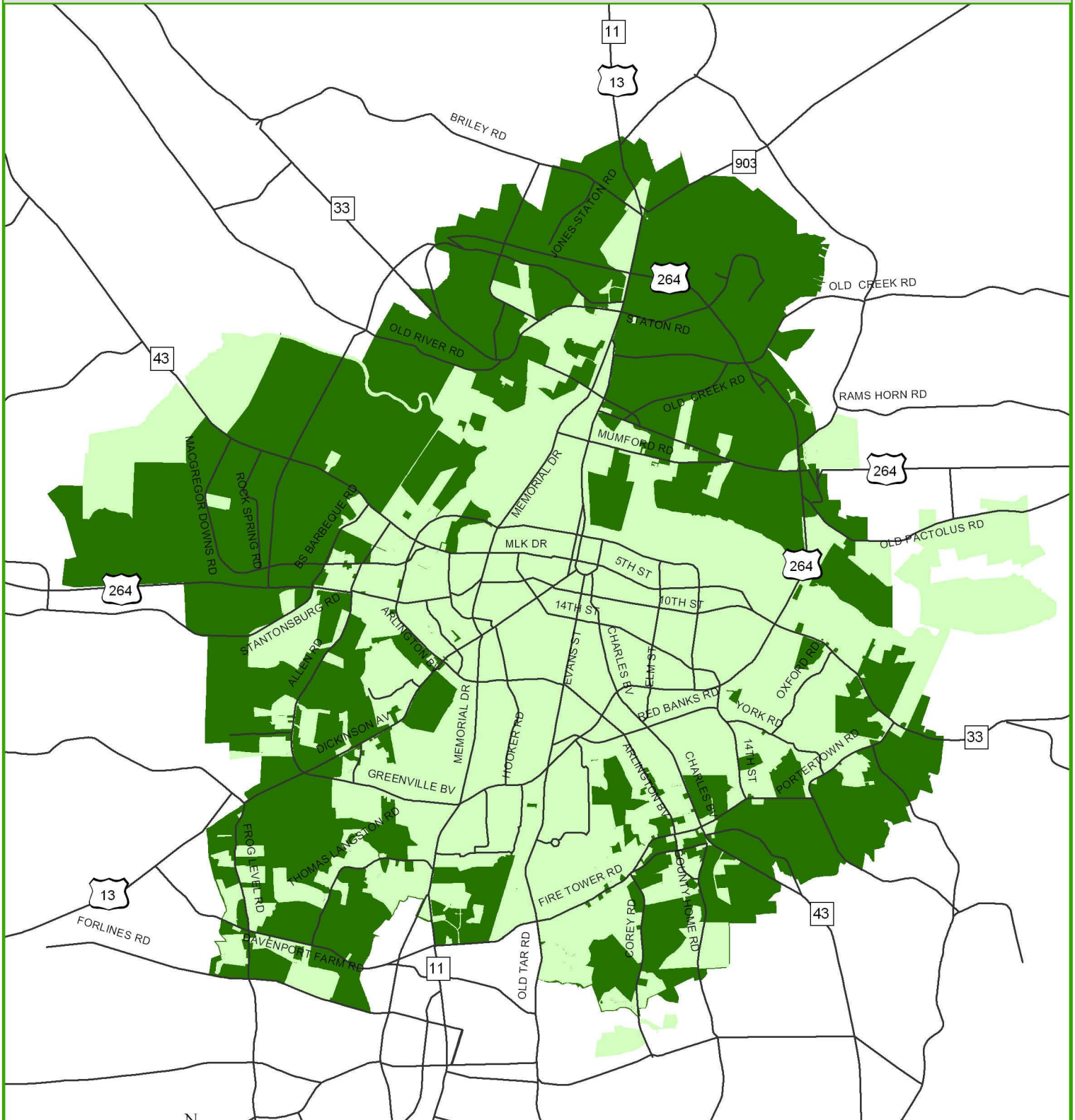
[Map](#)

[Resolution of Consideration 2007](#)



Areas Under Consideration for Annexation Greenville, NC

March 8, 2007



Map Legend

- Areas Under Consideration for Annexation (Extent of ETJ as of March 8, 2007)
- Extent of City Limits as of March 8, 2007
- Major Roads

Item # 10

RESOLUTION NO. 07-
A RESOLUTION IDENTIFYING AREAS UNDER CONSIDERATION FOR ANNEXATION

WHEREAS, N.C.G.S. 160A-49 requires that no Resolution of Intent to Annex may be adopted by a city unless the city has, by resolution adopted at least one year prior to adoption of the Resolution of Intent, identified the areas proposed for annexation as being under consideration for annexation;

WHEREAS, the North Carolina General Statutes allow a city to include in the area under consideration an area larger than that, which may eventually be annexed;

WHEREAS, the North Carolina General Statutes provide for a new resolution adopted before the expiration of the two-year period of effectiveness applicable to a previously adopted resolution covering the same area to relate back to the date of the previous resolution and it is the intent of City Council for this resolution to relate back for those areas identified within this resolution of consideration which are also identified within the resolution of consideration approved on April 14, 2005; and

WHEREAS, City Council desires to comply with the requirements of N.C.G.S. 160A-49 and desires to notify citizens in developed areas, in the fringe areas just beyond the present city limits, that those areas are under consideration for annexation at some time in the future;

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

Section 1. Pursuant to N.C.G.S. 160A-49(i) the areas identified on a map dated March 8, 2007, and titled "Areas Under Consideration for Annexation," are under consideration for future annexation by the City of Greenville, under the provisions of Part 3, Article 4A of Chapter 160A of the General Statutes of North Carolina. The map dated March 8, 2007, and titled "Areas Under Consideration for Annexation" is hereby incorporated into this resolution by reference.

Section 2. Owners of agricultural land, horticultural land and forest land within the areas under consideration for annexation as described in Section 1 above are hereby notified that they may have rights to a delayed effective date of annexation. G.S. 160A-49(f 1) and (f 2) provide that land being taxed at present-use value qualifies for delayed annexation, and land that is eligible for present-use value taxation but which has not been in actual production for the time period required by G.S. 105-277.3 may qualify for delayed annexation by making application to the Pitt County Tax Assessor for certification. For qualified tracts, the annexation will not become effective for most purposes until the last day of the month in which the tract or part thereof becomes ineligible for present-use value classification under G.S. 105-227.4 or no longer meets the requirements of G.S. 160A-49(f 1) and (f 2). Until annexation of a tract becomes effective, the tract will not be taxed by the City of Greenville and will not be entitled to services from the City of Greenville.

Section 3. A copy of this resolution shall be filed with the City Clerk.

Section 4. This resolution shall remain effective as provided by G.S. 160A-49(i).

ADOPTED this the 8th day of March, 2007.

Robert D. Parrott, Mayor

ATTEST:

Wanda T. Elks, City Clerk

Doc. #673212

Item # 10



City of Greenville, North Carolina

Meeting Date: 3/8/2007
Time: 7:00 PM

Title of Item: Resolution of intent to annex the River Hill Area, containing 83.99 acres located south of the Tar River, north of NC Highway 33, and 370 feet west of NCSR 1726; and approval of the River Hill Area Annexation Report

Explanation: Pursuant to North Carolina General Statute, a resolution of intent must be adopted to start the City-initiated annexation process. The resolution defines the area to be annexed, establishes the date of the public informational meeting, and establishes the date of the public hearing.

The annexation report is required by state statute to be approved and filed for public review 30 days prior to the annexation's public informational meeting. The report includes a description of the area to be annexed, statements demonstrating that the annexation area meets statutory requirements, and statements setting forth the plans for extending to the annexation area each major service performed by the municipality.

Fiscal Note: The River Hill area is contiguous to the City limits and contains 154 single-family residences, 1 commercial business, 1 cemetery, and 8 vacant lots. Estimated population is 337. Total estimated tax value of the River Hill Area is \$21,009,950.

Recommendation: City Council (1) approve the resolution of intent to annex the River Hill Area and (2) approve the River Hill Area Annexation Report.

Attachments / click to download

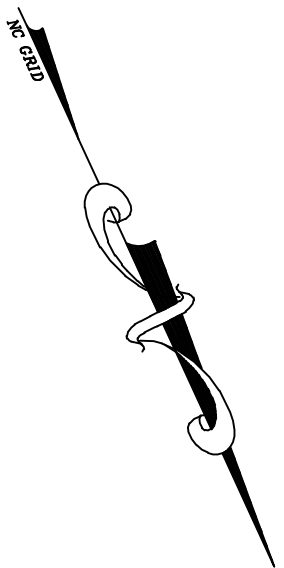
 [Official Annexation Map](#)

 [Resolution of Intent to Annex River Hills Area](#)

 [River_Hills_Annexation_Report](#)

PROPERTY OWNERS

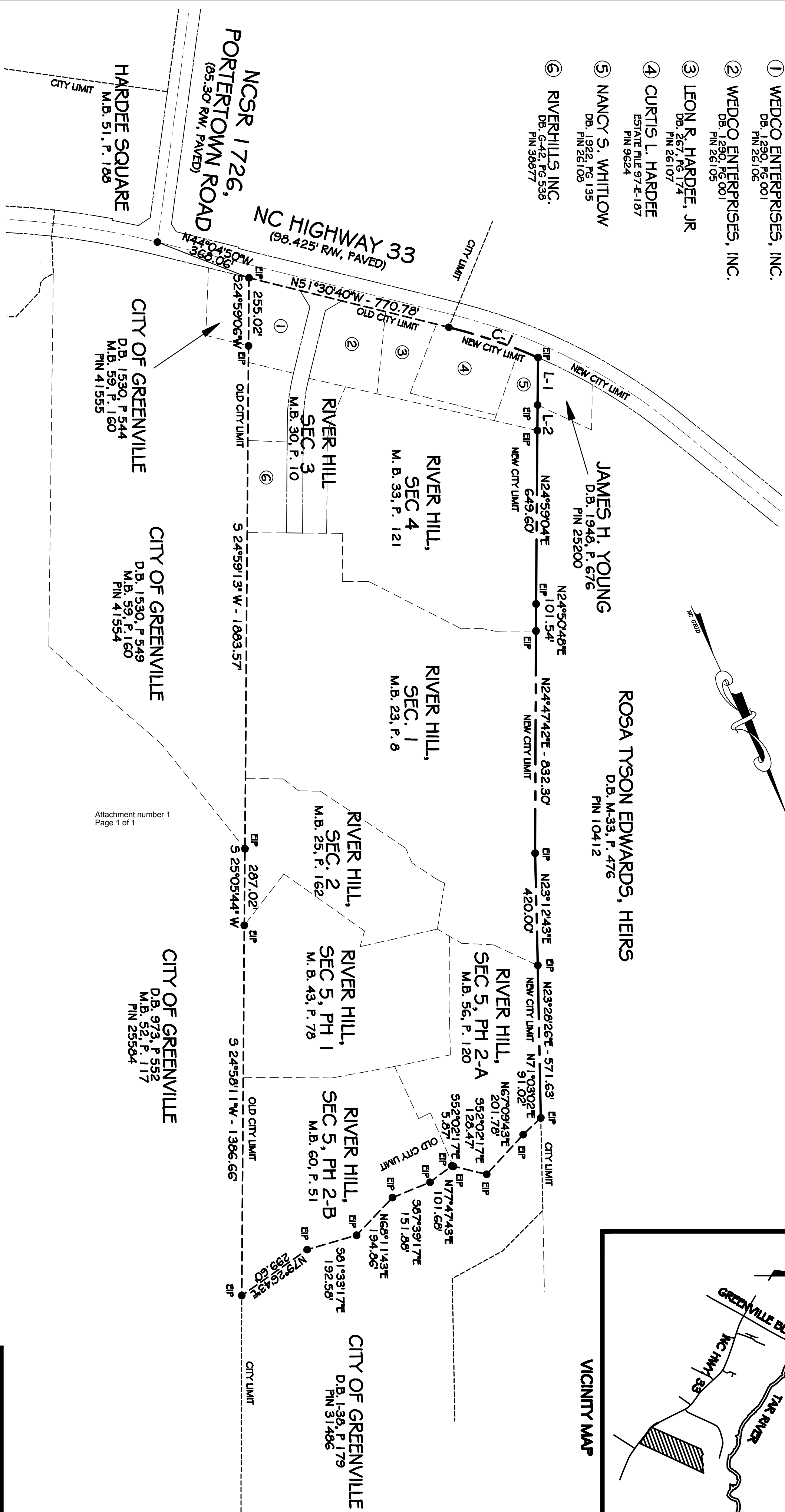
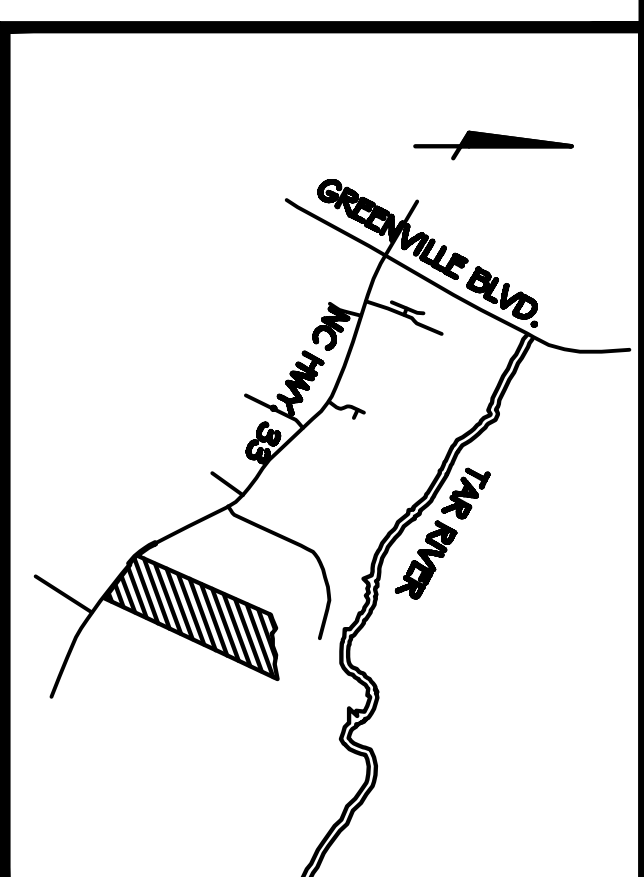
- ① WEDCO ENTERPRISES, INC.
D.B. 1,290, P. 001
PIN 26106
- ② WEDCO ENTERPRISES, INC.
D.B. 1,290, P. 001
PIN 26105
- ③ LEON R. HARDEE, JR.
D.B. 267, P. 174
PIN 26107
- ④ CURTIS L. HARDEE
ESTATE FILE 97-E-187
PIN 9624
- ⑤ NANCY S. WHITLOW
D.B. 1,922, P. 135
PIN 26108
- ⑥ RIVERHILLS INC.
D.B. 642, P. 536
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 1
Page 1 of 1

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'

APPROVED: DTB

| 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 RATIO OF PRECISION AS CALCULATED BY LATITUDE AND DEPARTURES IS 1 : 10,000; I FURTHER CERTIFY THIS MAP IS DEPART 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

RESOLUTION NO. 07-

A RESOLUTION STATING THE INTENT OF THE CITY OF GREENVILLE, NORTH CAROLINA TO CONSIDER ANNEXATION OF THE AREA DESCRIBED HEREIN AND FIXING THE DATE OF PUBLIC HEARING ON THE QUESTION OF ANNEXATION

BE IT RESOLVED by the City Council of the City of Greenville:

Section 1. That it is the intent of the City Council of the City of Greenville to consider annexation of the following described territory pursuant to Chapter 160A, Article 4A, Part 3 of the General Statutes of North Carolina:

To Wit: Being all that portion of the lands 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 2,083.33 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 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, 1,386.66 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, 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, 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.

Section 2. That a public informational meeting on the question of annexing the above described territory will be held in the Council Chambers of City Hall located at 200 Martin Luther King, Jr. Drive at 7:00 p.m. on the 25th day of April, 2007, at which time plans for extending services to said territory will be explained and all residents and property owners in said territory and all residents of the City of Greenville will be given an opportunity to ask questions and receive answers regarding the proposed annexation.

Section 3. That a public hearing on the question of annexing the above described territory will be held in the Council Chambers of City Hall located at 200 Martin Luther King, Jr. Drive at 7:00 p.m. on the 10th day of May, 2007, at which time plans for extending services to said territory will be explained and all residents and property owners in said territory and all residents of the City of Greenville will be given an opportunity to be heard.

Section 4. That a report of plans for extending services to the above described territory will be available for public inspection at the office of the City Clerk at least thirty (30) days prior to the date of the public informational meeting. The statement of financial impact contained in the report shall be delivered to the Pitt County Board of Commissioners at least thirty (30) days prior to the date of the public informational meeting.

Section 5. That a legible map of the area to be annexed and a list of persons holding freehold interests in property in the area to be annexed who have been identified shall be posted in the office of the City Clerk at least thirty (30) days prior to the date of the public informational meeting.

Section 6. That notice of the public informational meeting and public hearing shall be given by publication and by first class mail, as required by G.S. 160A-49.

Adopted this 8th day of March, 2007.

Robert D. Parrott, Mayor

ATTEST:

Wanda T. Elks, City Clerk

River Hill Area Annexation Report

March 8, 2007



Prepared by:

Community Development Department

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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;

- 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

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.

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.

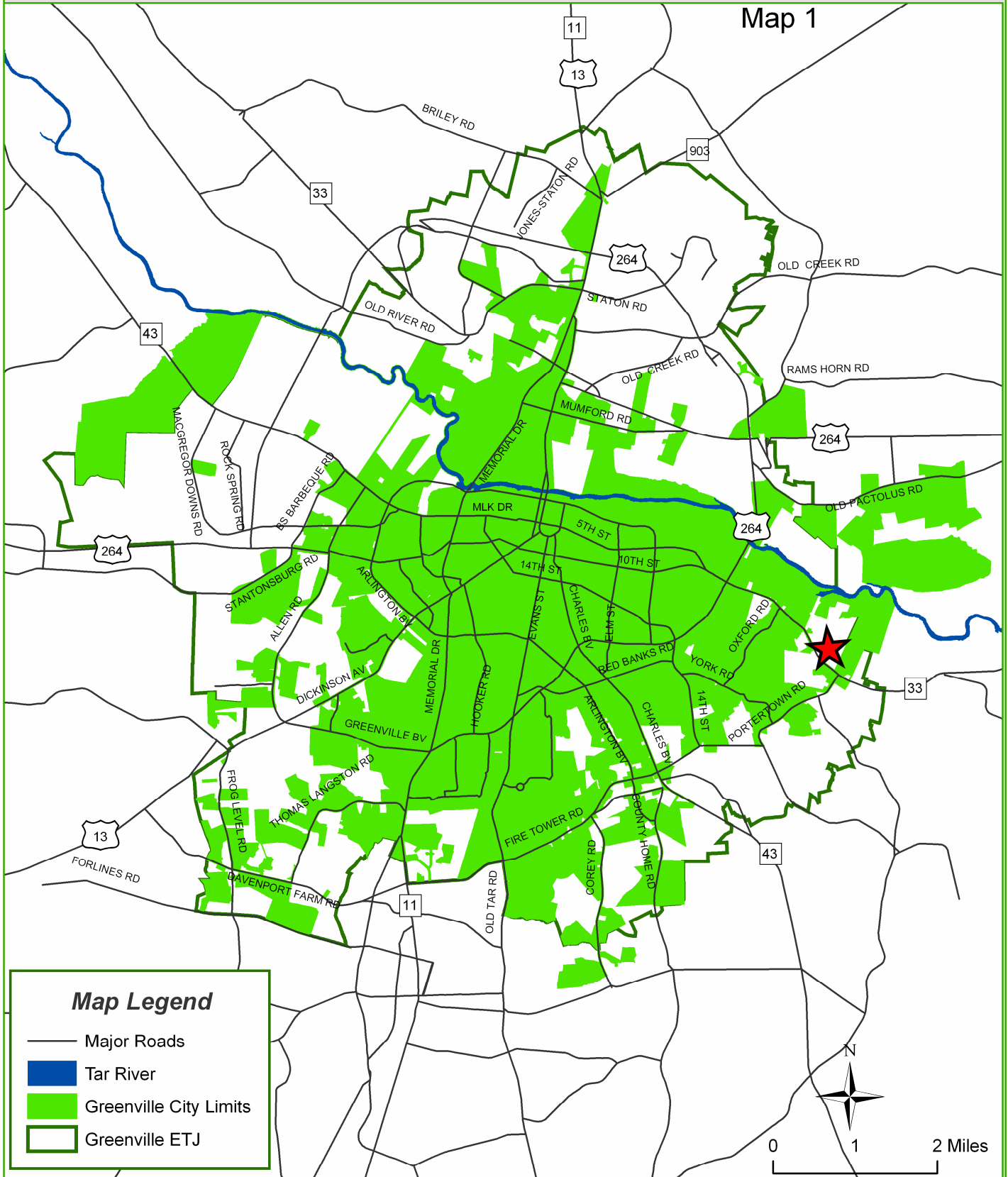


River Hill Area Location Map

Greenville, NC

As of February 26th 2007

Map 1



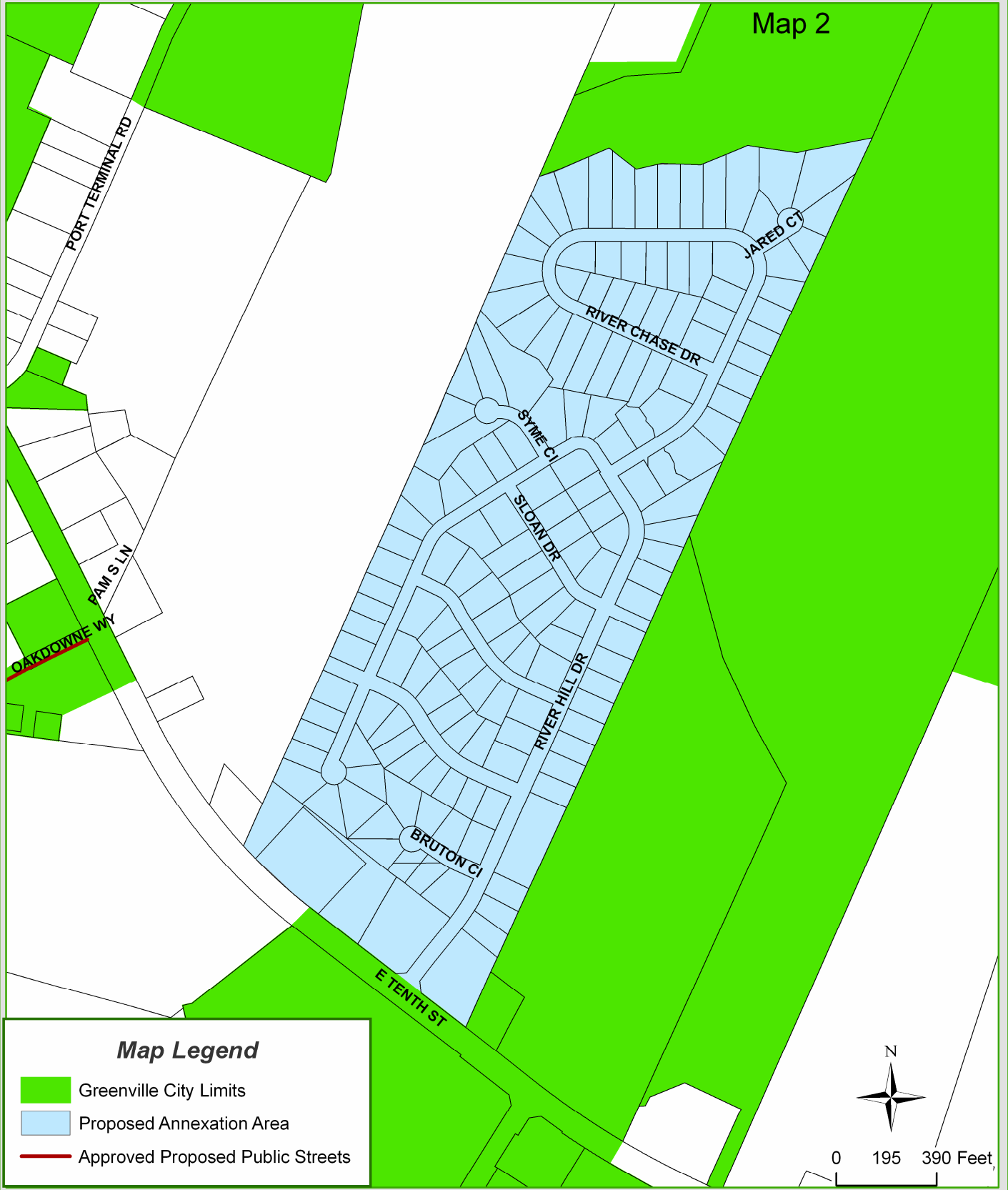


River Hill Area Annexation Map

Greenville, NC

As of February 26th 2007

Map 2



Map Legend

- Greenville City Limits
- Proposed Annexation Area
- Approved Proposed Public Streets

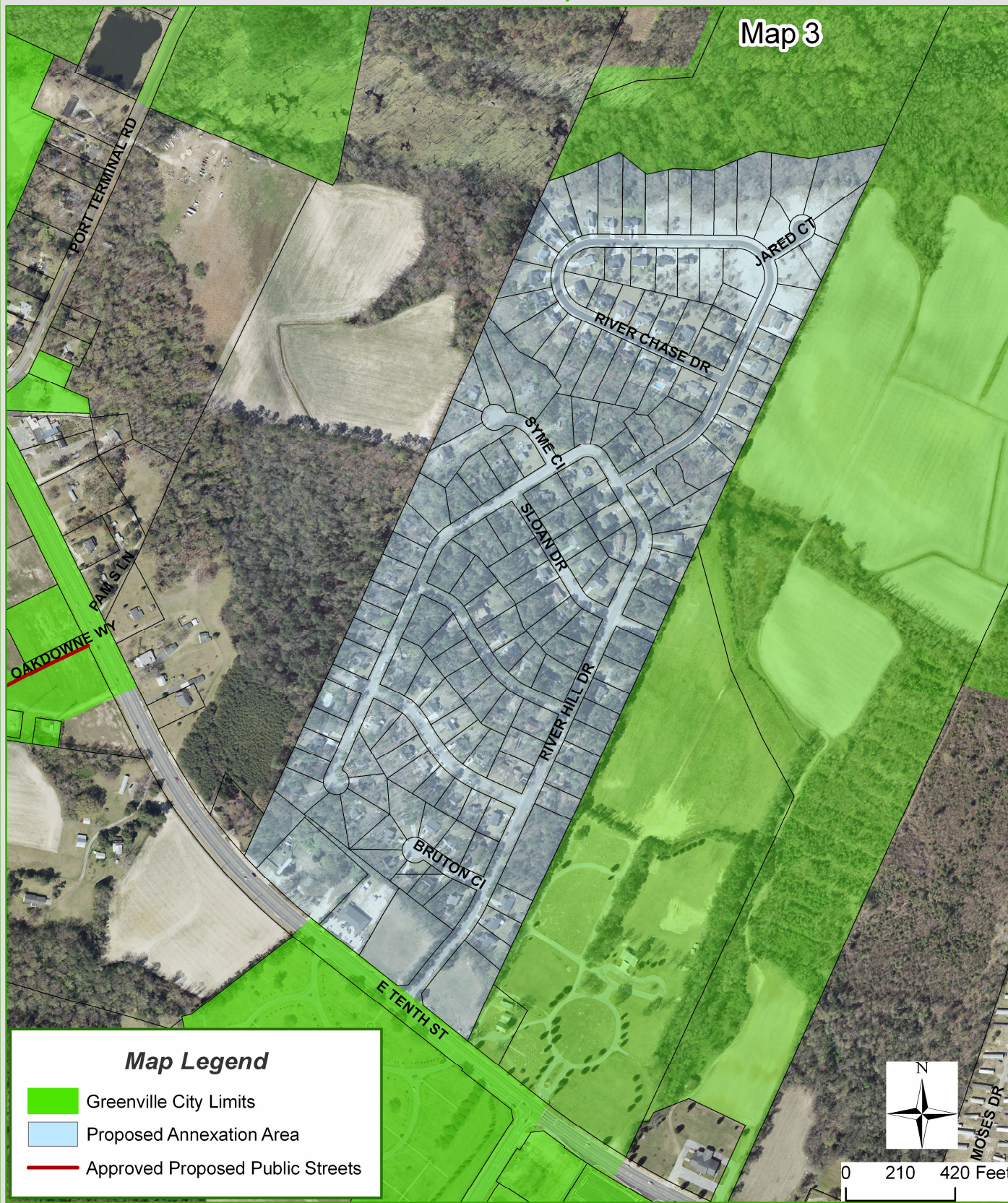


River Hill Aerial Photo




Greenville, NC

As of February 26th 2007

Map 3



Map Legend

-  Greenville City Limits
-  Proposed Annexation Area
-  Approved Proposed Public Streets



0 210 420 Feet

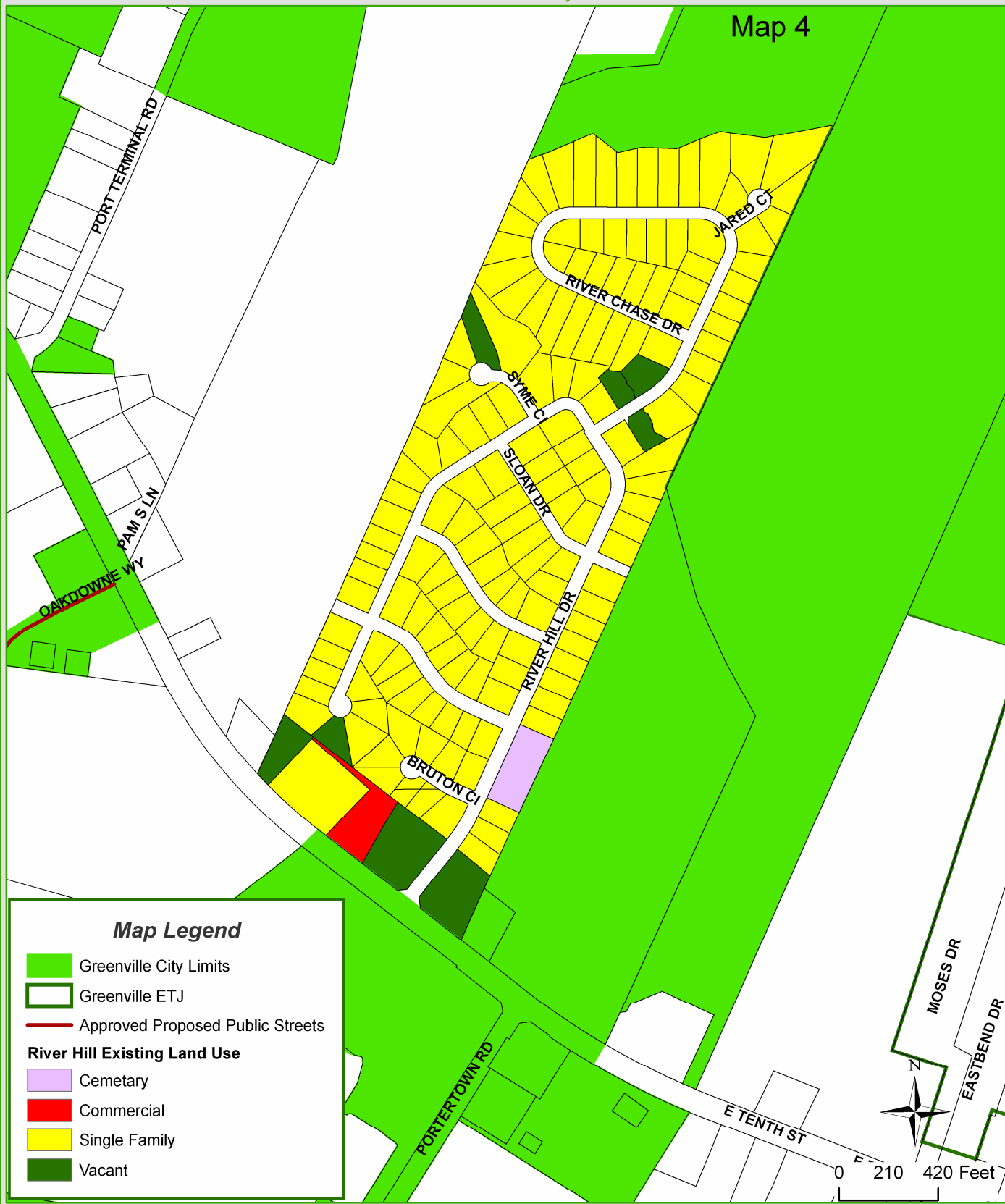


River Hill Annexation Map

Greenville, NC

As of February 26th 2007

Map 4





River Hill Lot Locations

Greenville, NC

As of February 26th 2007

Map 5

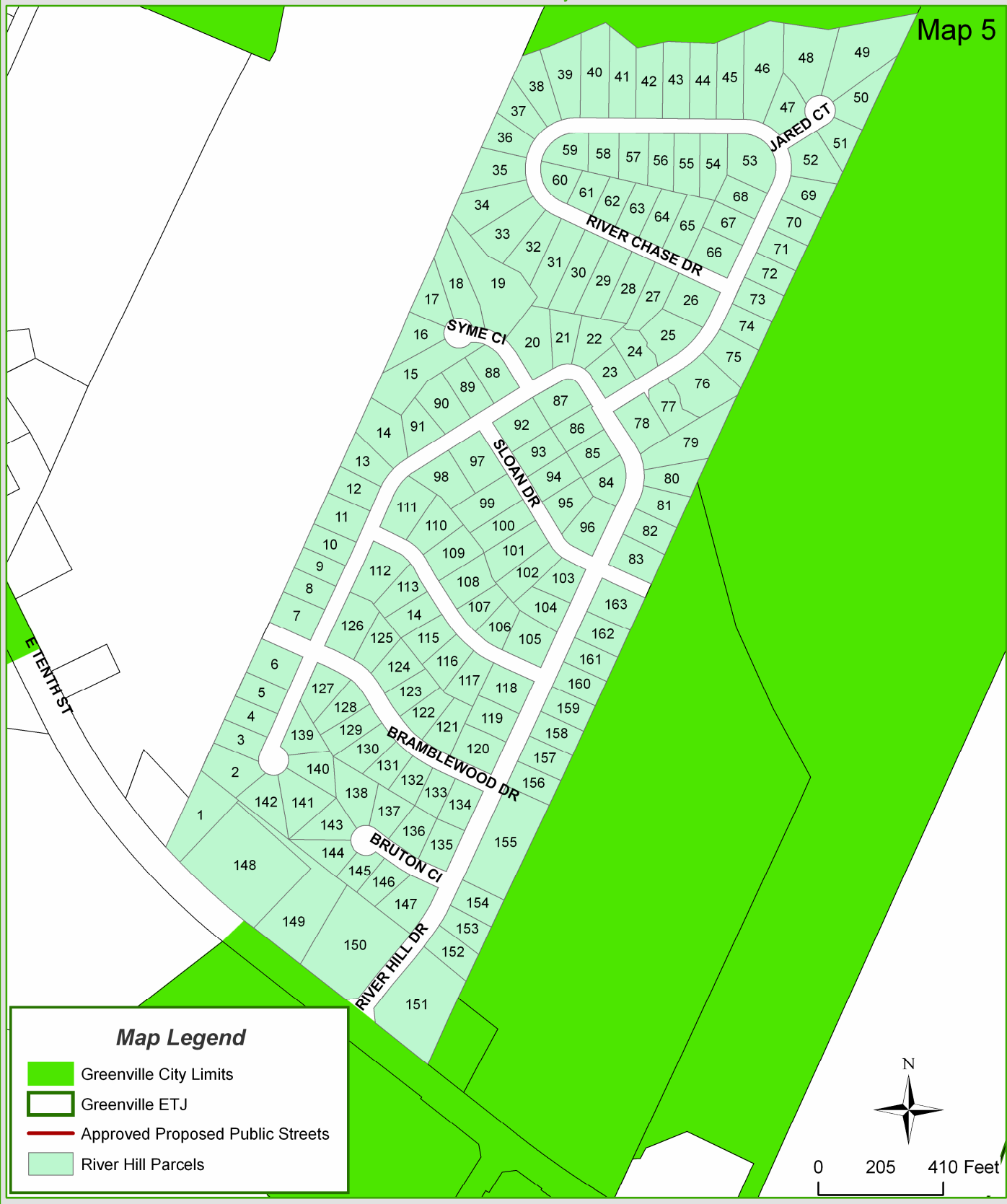


Exhibit A
Property Owner Listing by Map Number
Source: Pitt County Tax Assessors Office

| 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 |

| 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 |

| 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 |
|-----|--|------------------------|------------|-------|----------|-------|-----------|-------|
| 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 |
|-----|---|-----------------------|------------|-------|----------|-------|-----------|-------|
| 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 HOLLOMAN | 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 |
|-----|--|------------------------|------------|-------|----------|-------|-----------|-------|
| 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 |

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.

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

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.

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

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 10th 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

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

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.

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.

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

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.

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 |
| | TOTAL EXPENSES | 528,881.21 |

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 |

| | |
|-----------------------------------|------------|
| 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

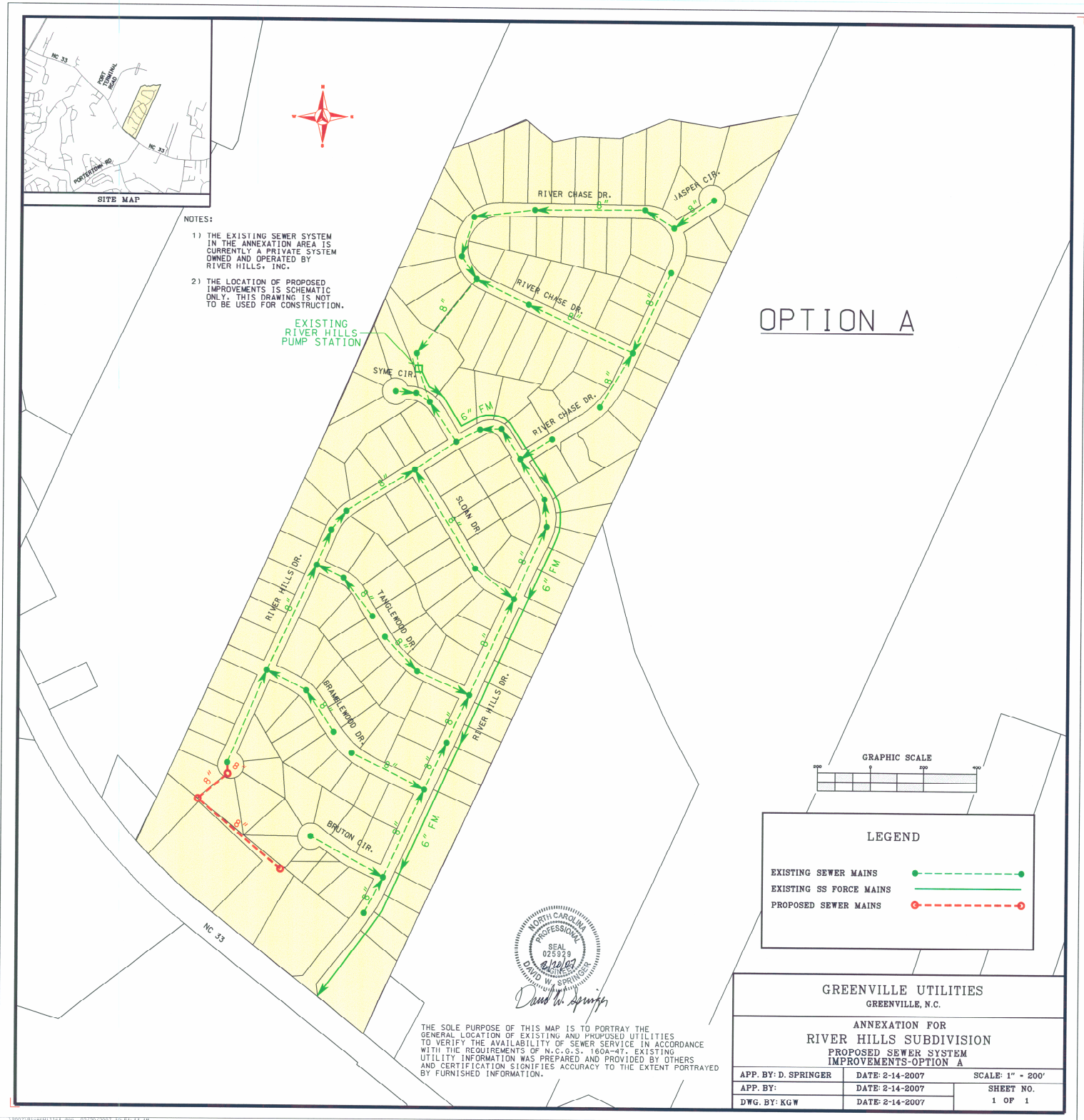
| | |
|----------------------------------|------------|
| 1. Total City Expenses | 130,381.21 |
| 2. Total City Revenues | 283,011.20 |
| CITY REVENUES LESS CITY EXPENSES | 152,629.99 |

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.

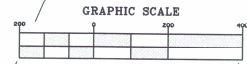
C. Eastern Pines Water Corporation

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.



- 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.

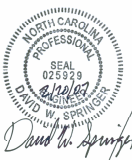
OPTION A



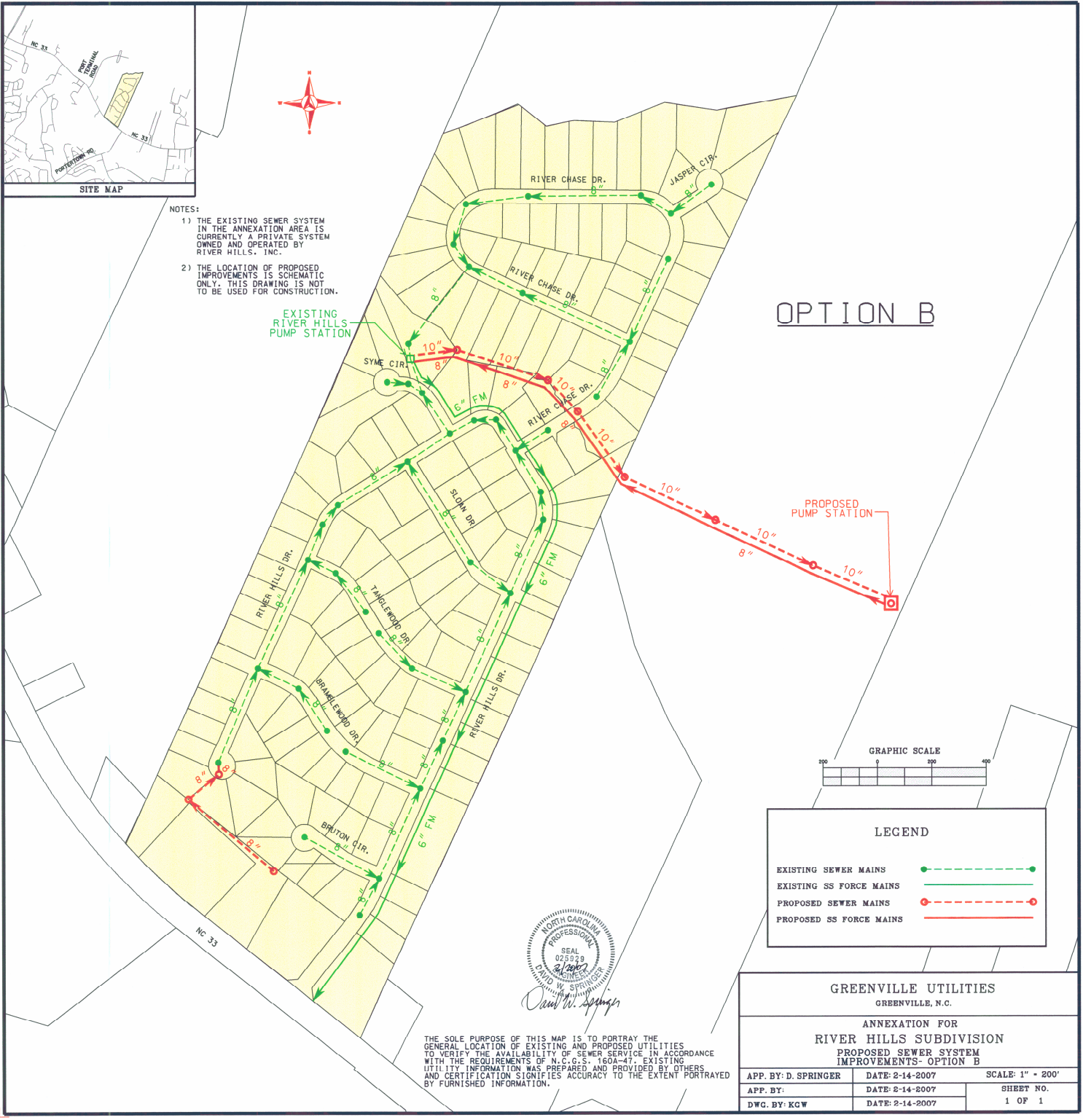
| LEGEND | |
|-------------------------|--|
| EXISTING SEWER MAINS | |
| EXISTING SS FORCE MAINS | |
| PROPOSED SEWER MAINS | |

| | | |
|---|-----------------|------------------|
| 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 |

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.

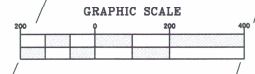


Map 6



- 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



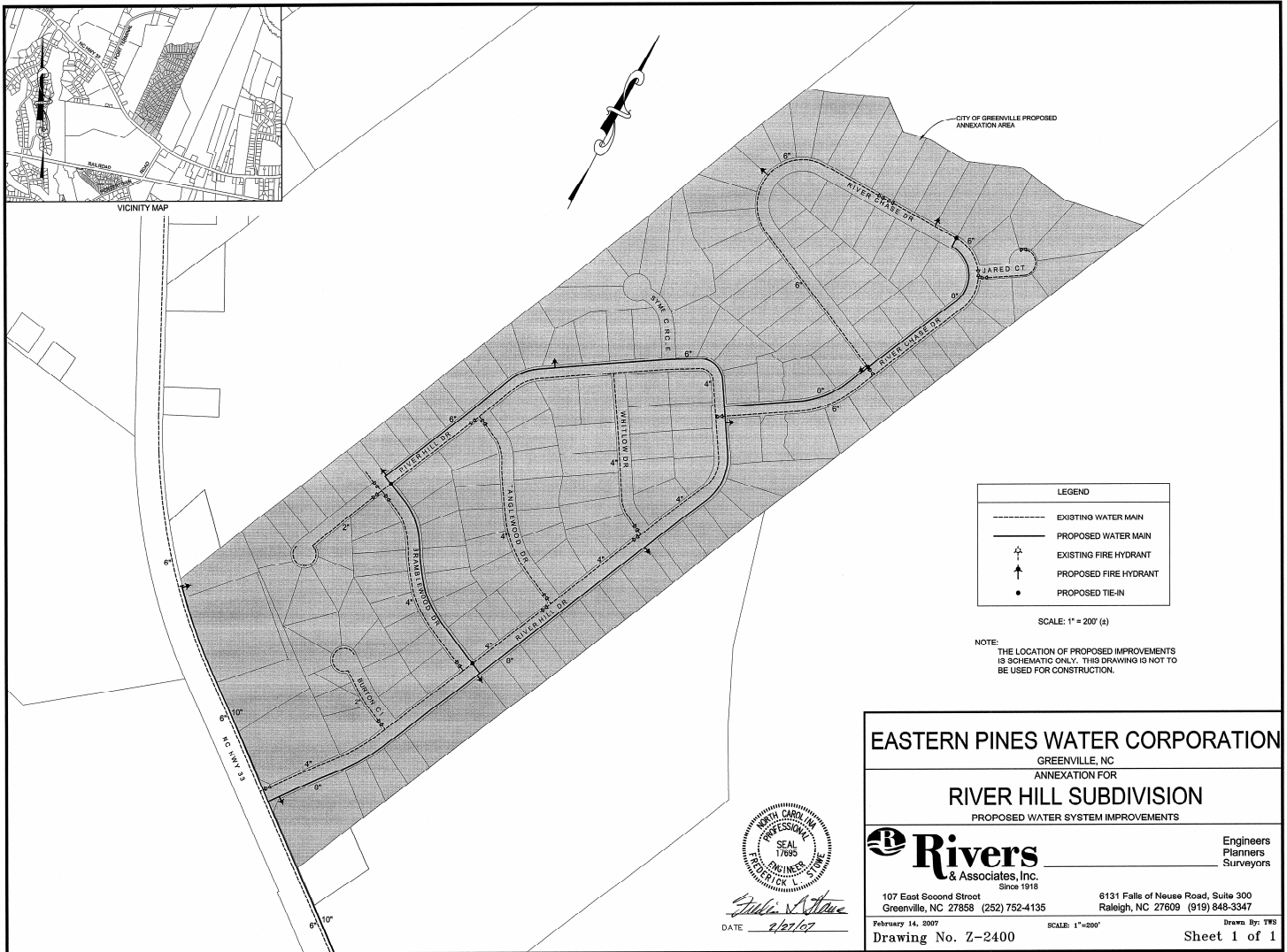
| LEGEND | |
|-------------------------|--|
| EXISTING SEWER MAINS | |
| EXISTING SS FORCE MAINS | |
| PROPOSED SEWER MAINS | |
| PROPOSED SS FORCE MAINS | |



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 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 |

Map 7



O:\EPWC-26227-RiverHillAnnex\dwg\RiverHill.dwg, Layout1, 2/27/2007 1:35:10 PM

Map 8

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.

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

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.

- 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

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

- 19.5.1 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.

- (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: 3/8/2007
Time: 7:00 PM

Title of Item: Resolution in support of the National League of Cities Inclusive Communities Initiative

Explanation: The Inclusive Communities program reflects the National League of Cities' longstanding policy of promoting tolerance and equality. Mayors and City Council Members throughout the USA are asked to adopt a resolution reaffirming their communities' commitment to promoting inclusion; also, the National League of Cities' program requests each City passing the inclusion resolution to display an inclusive community sign. The Human Relations Council also adopted this initiative in its 2007 strategic plan.

Fiscal Note: Minimal cost to install sign(s).

Recommendation: Adopt resolution supporting the National League of Cities Inclusive Communities Initiative

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

Attachments / click to download

 [2006 Inclusive Communities Resolution](#)

RESOLUTION NO. 07- __
RESOLUTION IN SUPPORT OF THE NATIONAL LEAGUE OF CITIES
INCLUSIVE COMMUNITIES INITIATIVE

WHEREAS, Greenville is committed to inclusion as a fundamental aspect of our community; and

WHEREAS, cities and towns are the best place to make inclusiveness an everyday priority; and

WHEREAS, local elected officials can and should lead the way forward in making inclusiveness a priority in America's cities and towns; and

WHEREAS, the National League of Cities has designed the Partnership for Working Toward Inclusive Communities to support cities and towns in their commitment to inclusion; and

WHEREAS, the National League of Cities and its members believe an inclusive community promotes equal opportunity and fairness; and

WHEREAS, the National League of Cities and its members believe an inclusive community promotes citizen participation and engagement;

WHEREAS, National League of Cities President James C. Hunt, Council Member, Clarksburg, West Virginia, has invited local officials to join the Partnership for Working Toward Inclusive Communities and to make a commitment to building more inclusive communities in their own cities and towns; and

WHEREAS, the City of Greenville Human Relations Council works to promote diversity, respect for individual differences, and tolerance to create a harmonious community and has been working toward that cause since its creation in 1972 and supports adoption of this resolution as evidenced in its 2007 strategic plan;

NOW, THEREFORE, BE IT RESOLVED that Greenville hereby reaffirms our commitment to inclusion as a fundamental aspect of our community, pledges active efforts to seek to achieve that goal, and urges all citizens of Greenville to join together to support this effort.

BE IT FURTHER RESOLVED that Greenville joins the Partnership for Working Toward Inclusive Communities.

Adopted this 8th day of March, 2007.

Robert D. Parrott
Mayor

Attest:

Wanda T. Elks
City Clerk



City of Greenville, North Carolina

Meeting Date: 3/8/2007
Time: 7:00 PM

Title of Item: Resolution authorizing a lease between the City of Greenville and Family Violence Program, Inc. of Pitt County

Explanation:

The Family Violence Program, Inc. of Pitt County has a lease with the City for property owned by the City. The Program uses this property as its New Directions Safe House and has leased this facility from the City since at least 1994. The current lease was for a five (5) year period commencing on April 1, 2002, and expires on the last day of March, 2007, with an annual rental fee of \$1 per year. The lease provides that the Family Violence Program is responsible for maintenance, repair, utility and insurance expenses.

Attached is a proposed lease extending the term for another five years. The proposed lease continues the lease terms similar to the lease currently in effect except that either the City or the Program may terminate the lease after the first year of the lease by the provision of at least 180 days notice to the other. Approval of the attached resolution will result in the approval of the lease.

Fiscal Note: \$1 to be received as an annual lease payment each year.

Recommendation: The lease agreement with Family Violence Program, Inc. of Pitt County may be extended by the approval of the attached resolution.

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

Attachments / click to download

[Family Violence Program of Pitt County dba New Directions](#)

[Resolution Approving Lease Agreement with New Directions Family Violence Program Inc of Pitt Coun](#)

**NORTH CAROLINA
COUNTY OF PITT**

**LEASE
AGREEMENT**

THIS LEASE AGREEMENT , made and entered into this the ____ day of March, 2007, between the City of Greenville, hereinafter referred to as LESSOR, and the Family Violence Program, Inc. of Pitt County, a North Carolina Corporation with its principle office in Greenville (Pitt County) NC, hereinafter referred to as LESSEE;

Subject to the terms and conditions of this LEASE, LESSOR does hereby let and lease unto the LESSEE, and LESSEE does hereby lease from the LESSOR, the following described premises located in Greenville, North Carolina:

Property located at 431 Martin Luther King Jr., Drive and as described in Book 030 at page 525 in the Pitt County Registry of which contains approximately .69 acres.

The terms and conditions of this LEASE are as follows:

1. Term.

The term of this LEASE is for five (5) years, commencing on the first day of April, 2007, and expiring on the last day of March, 2012. This term may not be terminated except as provided in this LEASE.

This LEASE may be terminated at any time by either party by the provision to the other party of written notice of its intent to terminate the LEASE specifying the date of termination, said notice to be given at least one hundred eighty (180) days prior to the specified date of termination and said date of termination to be no earlier than the last day of March, 2008.

2. Rent.

The annual rent shall be ONE DOLLAR, and shall be paid by the first day of April of each year. Rent payments shall be delivered to the Director of Financial Services of the City of Greenville, P.O. Box 7207, Greenville, NC 27835.

If LESSOR and LESSEE are successful in obtaining loan funds from the N.C. Housing Finance Agency under the Special Needs Housing Demonstration Program, all required repayments, fees, assessments, penalties or other charges assessed against LESSOR or LESSEE shall be the sole responsibility of and shall be paid by LESSEE. LESSEE agrees to indemnify

and save harmless the LESSOR from and against any and all claims or demands from or by the NC Housing Finance Agency, except for in-kind or cash commitments agreed to in writing by LESSOR.

3. Holding Over.

If LESSEE remains in possession of the leased premises after the expiration of the term of this LEASE, LESSEE shall be deemed to be occupying the premises as a tenant from month-to-month only, but otherwise subject to all of the terms and conditions of this Lease Agreement. The month-to-month tenancy may be terminated by either party upon 30 days written notice to the other.

4. Use.

The leased premises shall be used by LESSEE for a family violence shelter program. This use may include temporary living quarters for victims of family abuse and necessary office space or meeting activities. LESSEE shall make no other use of the leased premises without the prior written consent of the LESSOR.

5. Repairs and Maintenance.

LESSEE shall maintain the buildings and grounds. LESSEE may contract with LESSOR on a time and materials cost basis for the performance of any maintenance or repairs necessary to the structure.

6. Alterations.

LESSEE shall have the right to make alterations, addition or improvements to the leased premises as it deems necessary or desirable. All alterations and improvements shall comply with applicable construction laws and regulations.

7. Utilities.

LESSEE shall be responsible for providing and paying for all electricity, gas, lighting, heating, water, air conditioning, sewer, telephone, and all other charges for utilities used by LESSEE in connection with the occupancy of the premises.

8. Insurance.

LESSEE will at all times during the term of this LEASE, at its own cost and expense, insure and keep in effect insurance on the building currently located on the leased premises and on all contents, including fire insurance with additional coverage commonly known as supplemental contract or extended coverage, showing LESSOR as an additional insured,

covering the interests of the LESSOR and LESSEE, written by an insurance company or companies authorized to do business in the State of North Carolina in an amount equal to the full replacement value thereof. In addition, the LESSEE shall keep the leased property insured, at its sole cost and expense, against claims for personal injury or property damage under a policy of general liability insurance with such limits as may be reasonably requested by the LESSOR from time to time.

9. Damage or Destruction by Fire or Other Casualty.

In the event that the building located on the leased premises is destroyed by fire or other casualty or act of God, then this LEASE shall terminate as of the time of such destruction without action on the part of either the LESSOR or the LESSEE. In the event that the building located on the leased premises is so damaged by fire, other casualty, or act of God that more than 50% of the floor space of the building cannot reasonably be used by LESSEE in the conduct of its business, or the building is so damaged by fire or other casualty or act of God that it cannot, in the LESSOR's opinion, be economically repaired, then either party shall have the option to terminate this LEASE by notifying the other party as provided in the section "NOTICES".

10. Assignment and Subletting.

LESSEE may not assign or transfer this LEASE or sublet the premises or any part of the premises without the prior written consent of the LESSOR.

11. Indemnity.

LESSEE agrees to indemnify and save harmless the LESSOR from and against any and all claims and demands whether from injury to person, loss of life, or damage to property, occurring on or within the demised premises.

12. Loss of Funding.

In the event that LESSEE shall become insolvent, cease operation, or not receive adequate grant funding from the State of North Carolina or contributions from the Pitt County United Way or other sources, this LEASE shall cease and terminate and LESSOR shall be entitled to immediate possession of the premises.

13. Default.

If LESSEE shall neglect to pay any annual installment of rent when due, or shall neglect to do and perform any other matter agreed to be done, and shall remain in default for a period of 30 days after receiving written notice from LESSOR calling attention to the non-payment or

default, LESSOR may declare this LEASE terminated and take possession of the leased premises without prejudice to any other legal remedy it may have on account of such default. If LESSOR neglects to do or perform any matter agreed to be done in this LEASE and shall remain in default for a period of 30 days after written notice from the LESSEE calling attention to such default, the LESSEE may declare this LEASE terminated without prejudice to any other legal remedy it may have on account of such default.

14. Liens.

LESSEE agrees that it will not permit the claim of any contractor, sub-contractor, mechanic, laborer or materialmen to become and remain a lien on the lease property or upon the right, title or interest of the LESSEE created by this LEASE after the indebtedness secured by such lien shall become due unless the same is in the process of actually being contested in good faith on the part of the LESSEE and in any event the LESSEE will protect, indemnify and save harmless the LESSOR from and in respect of any and all such claims.

15. Access.

LESSEE will permit LESSOR and LESSOR's agents to enter on the leased premises at all reasonable times to examine the condition thereof or make repairs, additions or alterations as may be necessary for the safety, preservation or improvement of the property.

16. Quiet Enjoyment.

LESSOR agrees that LESSEE, upon payment of rent and performing the agreements in this LEASE may peacefully and quietly have, hold and enjoy the said leased premises on all the terms of this LEASE.

17. Permits for Occupancy or Renovation.

LESSEE shall be responsible for obtaining any building permits, zoning compliance or special use permits for use of the facilities for the intended program of the LESSEE, or for expansion, reconstruction or renovation of the existing facility.

18. Notices.

Any notice provided for herein shall be deemed to have been served sufficiently if mailed by first class mail to the City Manager, for notices to the LESSOR, or to the Executive Director, for notices to the LESSEE.

IN WITNESS WHEREOF, the parties hereto have caused this Lease Agreement to be executed in duplicate originals as of the day and year first above written.

CITY OF GREENVILLE

BY: _____
Robert D. Parrott, Mayor

ATTEST:

BY: _____
Wanda T. Elks, City Clerk

**FAMILY VIOLENCE PROGRAM, INC.
OF PITT COUNTY**

BY: _____
Laura King, Chairman

ATTEST:

BY: _____
Brad Evans, Secretary

**NORTH CAROLINA
PITT COUNTY**

I, _____, 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 Clerk of 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 Clerk.

Witness my hand and Notarial Seal, this the _____ day of March, 2007.

Notary Public

My Commission expires: _____.

**NORTH CAROLINA
PITT COUNTY**

I, _____, a Notary Public in and for the aforesaid County and State, do hereby certify that Brad Evans personally appeared before me this day and acknowledged that he is the Secretary of the FAMILY VIOLENCE PROGRAM, INC. OF PITT COUNTY, and that by authority duly given and as the act of the corporation, the foregoing instrument was signed in its corporate name by its Chairman, sealed with its corporate seal, and attested by herself as Secretary.

Witness my hand and Notarial Seal, this the _____ day of March, 2007.

Notary Public

My Commission expires: _____.

RESOLUTION 07-_____
RESOLUTION APPROVING LEASE AGREEMENT WITH
FAMILY VIOLENCE PROGRAM, INC. OF PITT COUNTY

WHEREAS, North Carolina General Statute 160A-272 authorizes the City Council of the City of Greenville to approve a lease of property for a term of less than ten (10) years for any property owned by the City for such terms and upon such conditions as City Council may determine; and

WHEREAS, City Council does hereby determine that the property herein described will not be needed by the City for the first year of the lease and, at this time, it appears that it will not be needed by the City for the five (5) year term of the lease.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Greenville that it does hereby approve the Lease Agreement with the Family Violence Program, Inc. of Pitt County, for the 0.69 acre property currently leased to the Family Violence Program for a term of five (5) years commencing on April 1, 2007, and terminating on March 31, 2012, for the annual rental sum of one dollar, provided that either the City or the Family Violence Program may terminate the lease after the first year by the provision of at least 180 days notice to the other.

This the 8th day of March, 2007.

Robert D. Parrott, Mayor

ATTEST:

Wanda T. Elks, City Clerk



City of Greenville, North Carolina

Meeting Date: 3/8/2007
Time: 7:00 PM

Title of Item: Resolution authorizing the sale of the Old Pepsi Plant and Property by the negotiated offer, advertisement, and upset bid method

Explanation: Magdy Taha and Enji Abdo, owners/operators of Mack's Warehouse located at 1901 Dickinson Avenue, have offered to purchase the Old Pepsi Plant and Property for \$275,000. They desire to use the building and property to operate their current business, Mack's Warehouse, which is a retail establishment offering an array of products ranging from building supplies to furniture. The offer provides that the City will be responsible for the demolition, at its expense, of a portion of the Old Pepsi Plant adjacent to Skinner Street.

Attached is a map showing the property, existing buildings, and the portion of the building to be demolished by the City. As a reminder, the City acquired this property for the amount of \$250,000. Other than minimal utility costs to maintain lighting in the building, no additional expenses have been incurred by the City.

The offer also contains the following condition which would allow the purchaser to back out of the sale if not fulfilled within a specified timeframe after the City decides to accept the offer (if the purchaser has the highest offer after the conclusion of the upset bid process):

1) An amendment is approved to the City's Zoning Ordinance which would rezone the property to the CDF district (thereby allowing a retail sales operation in the existing facility). Currently, property adjacent to the Old Pepsi Plant, along Skinner Street and Dickinson Avenue, is located in the CDF district, which allows for retail sales, while the Old Pepsi Plant property is in an Unoffensive Industrial (IU) zoning district, which does not allow retail sales. It is acceptable that such a condition be placed on the sale, but having the condition in place does not bind City Council to approve the amendment when the purchasers pursue the amendment.

One method which the City may use to sell property is by the negotiated offer,

Agenda Briefing

Item # 14

advertisement, and upset bid method. This process is initiated when an offer is received for property. If Council determines that it proposes to accept the offer, a resolution is adopted which describes the property, describes the amount and terms of the offer, establishes the amount of the deposit which the person submitting the offer is to make, and details the upset bid process. The person who submitted the offer is then required to submit a deposit as required by Council in the resolution. A notice of the sale specifying the requirements for submission of an upset bid is required to be published. A qualifying upset bid must be received within 10 days after the date the notice is published and must raise the offer by at least 10% of the first one thousand dollars and 5% of the remainder. Once a qualifying upset bid is received, a new notice is published based on the raised bid, and qualifying upset bids to the raised bid are allowed. This procedure is repeated until no qualifying upset bids are received. The final qualifying upset bid (or the initial offer if no qualifying upset bids are received) is then reported to City Council, and City Council may decide to accept or reject this bid or offer.

The offer to be advertised would be \$275,000 for the property with a portion of the Old Pepsi Plant demolished. The other condition of the offer would not have to be met until after the upset bid method is completed. The application for and pursuit of these other conditions is the responsibility of the purchaser.

Fiscal Note:

Approval of the sale of the property by the upset bid method may result in the City receiving \$275,000 for this property.

Recommendation:

If Council proposes to accept the offer, then adoption of the attached resolution will authorize the sale by the negotiated offer, advertisement, and upset bid method. Upon the conclusion of the process, the final qualifying upset bid (or the initial offer if no qualifying upset bids are received) will be reported to Council, and City Council may decide to accept or reject the bid or offer.

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

Attachments / click to download

- [Map of Pepsi Plant Property](#)
- [Resolution for Sale of the Old Pepsi Plant](#)

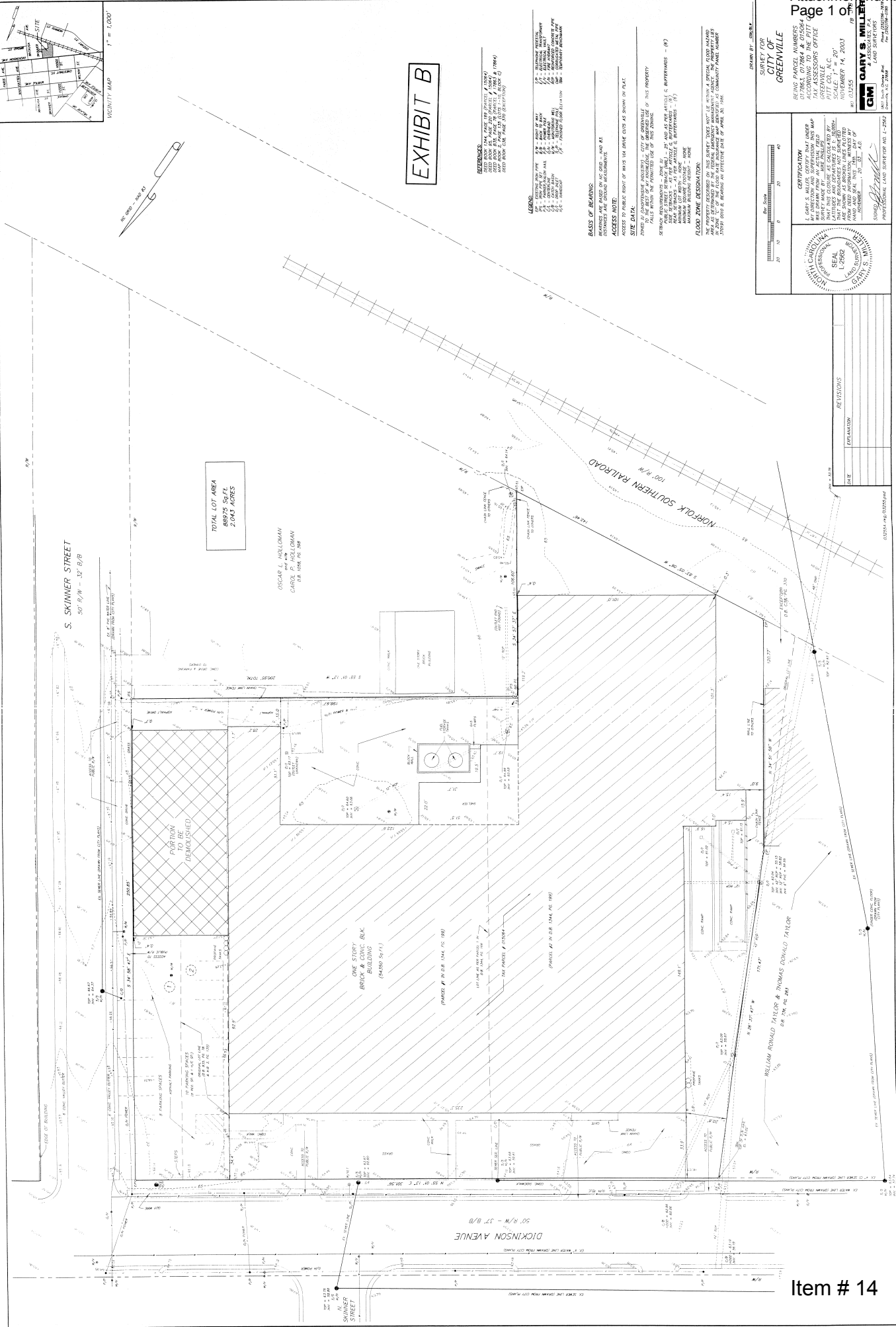


EXHIBIT B

LEGEND:
 --- = ADJACENT PROPERTY
 --- = EASEMENT
 --- = CONVEYANCE
 --- = ENCUMBRANCE
 --- = EASEMENT
 --- = CONVEYANCE
 --- = ENCUMBRANCE
 --- = EASEMENT
 --- = CONVEYANCE
 --- = ENCUMBRANCE

BASE OF BEARING:
 BEARING AND DISTANCE OF THE CORNER AND BEARING AND DISTANCE OF THE CORNER TO THE CENTER OF THE CURVE.
ACCESS NOTE:
 ACCESS TO PUBLIC HIGHWAY BY THIS PLAT SHALL BE AS SHOWN ON PLAT.
SITE DATA:
 ZONED AS RESIDENTIAL SINGLE-FAMILY (RS) AND AS RESIDENTIAL MEDIUM-DENSITY (RM) BY THE CITY OF GREENVILLE.
 PUBLIC STREETS TO BE OPENED, WIDENED, OR RECONSTRUCTED BY THE CITY OF GREENVILLE.
 THE PROPERTY DESCRIBED ON THIS SURVEY DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD ZONE OF THE FLOOD INSURANCE RATE MAP ADMINISTERED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.
FLOOD ZONE DESIGNATION:
 THE PROPERTY DESCRIBED ON THIS SURVEY DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD ZONE OF THE FLOOD INSURANCE RATE MAP ADMINISTERED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.



SURVEY FOR
CITY OF GREENVILLE
 BEING PARCEL NUMBERS 017863, 017864 & 015094
 IN THE CITY OF GREENVILLE, NORTH CAROLINA
 TAX ASSESSOR'S OFFICE
 GREENVILLE, NORTH CAROLINA
 SCALE: 1" = 20'
 NOVEMBER 14, 2023
 PLAT NO. 10-23-2023

CERTIFICATION
 I, GARY S. MILLER, PROFESSIONAL LAND SURVEYOR, No. 11-2002, do hereby certify that this plat is a true and correct copy of the original survey as shown on sheets 1 through 5 of this survey and that I am duly licensed under the laws of the State of North Carolina. My commission expires on 12/31/2025.

GARY S. MILLER
 PROFESSIONAL LAND SURVEYOR No. 11-2002

REVISIONS

| NO. | DESCRIPTION |
|-----|-------------|
| | |
| | |
| | |

CHESAPEAKE COLLEGE
 SEAL
 L. 1956
 GREENVILLE, N.C.

RESOLUTION NO. _____
RESOLUTION AUTHORIZING THE SALE OF PROPERTY BY THE NEGOTIATED
OFFER, ADVERTISEMENT, AND UPSET BID METHOD

WHEREAS, an offer has been made to acquire property owned by the City of Greenville located on Dickinson Avenue and Skinner Street; and

WHEREAS, North Carolina General Statute 160A-269 authorizes the City of Greenville to sell property by the negotiated offer, advertisement, and upset bid method;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Greenville as follows:

- 1) That it proposes to accept the offer by Magdy Taha and Enji Abdo to acquire the hereindescribed property and that it authorizes the sale of the hereindescribed property by the negotiated offer, advertisement, and upset bid method.
- 2) That the property to be sold is described as follows:

That certain lot, tract, or parcel of land with the improvements thereon, situate, lying and being in City of Greenville, Greenville Township, Pitt County, North Carolina, on the south side of Dickinson Avenue, on the west side of S. Skinner Street and north of the Norfolk Southern Railroad being more completely described as follows:

BEGINNING at an existing iron pipe at the intersection of the southern right of way of Dickinson Avenue with the western right of way of S. Skinner Street, thence running along the western right of way of Skinner Street, S 34°58'47" E – 250.85 feet to an iron pipe set at the common corner with the Oscar L. Hollman, et ux property as recorded in Deed Book 1058, Page 398; thence running along the common line with the Hollman property, S 55°01'13" W – 200.95 feet to a point 0.40 feet from the face of a masonry wall, with said point being reference as 2.28 feet from an iron pipe on the above line; thence running parallel to and 0.40 feet from the existing face of the masonry wall and extending beyond the corner of wall, S 34°57'37" E – 106.60 feet to an existing iron pipe in the northern right of way of Norfolk Southern Railroad, thence running along northern right of way of the Railroad, S 83°05'06" W – 142.46 feet to an existing iron pipe, a common corner with the William R. Taylor, et al as recorded in Deed Book 736, Page 283; thence running along the common line with the Taylor property, N 34°51'58" W – 120.77 feet to an to an existing iron pipe, a corner; thence continuing with the Taylor line, N 26°37'47" W – 171.47 feet an existing P.K. Nail in the southern right of way of Dickinson Avenue; thence running along the southern right of way of Dickinson Avenue, N 55°01'13" E – 301.56 feet to an existing iron pipe at the intersection with the western right of way of S. Skinner Street POINT OF BEGINNING, and containing about 2.043 acres and being shown on a map titled "Survey for City of Greenville" as prepared by Gary S. Miller, PLS, and recorded in Map Book 62, Page 33 of the Pitt County Registry to which reference is made for a more complete and accurate description.

Excepted from the abovedescribed property is a portion of the building located adjacent to Skinner Street, which is to be demolished, said portion being demonstrated on Exhibit B of the Offer to Purchase and contract executed by Magdy Taha and Enji Abdo.

3) That the offer of Magdy Taha and Enji Abdo is to pay Two Hundred and Seventy Five Thousand Dollars (\$275,000).

4) That Magdy Taha and Enji Abdo shall deposit with the City Clerk five percent of the value of the offer in the form of cash, cashiers check, or certified check, said deposit will be forfeited if there are no qualifying offers at the conclusion of the upset bid procedure, Council accepts the offer, and the terms of the offer are not fulfilled.

5) That the City Clerk shall publish a notice of offer in the amount of \$275,000 and request for upset bids. Within ten (10) days of publication of the notice, any person may raise the bid for the purchase of the property by not less than ten percent of the first one thousand dollars and five percent of the remainder. When the bid is raised, the bidder shall deposit five percent of the increased bid in the form of cash, cashiers check, or certified check. The deposit will be forfeited if the bidder withdraws the offer or if the bidder has the highest qualifying offer at the conclusion of the upset bid procedure, Council accepts the offer, and the terms of the offer are not fulfilled. In the event identical qualifying upset bids are received, the bid submitted earliest shall be selected as the qualifying upset bid. The procedure shall be repeated until no further qualifying upset bids are received, at which time the City Council may accept the offer and sell the property to the highest bidder.

6) That, for any upset bid which is accepted by City Council, the closing on the sale of the property shall occur no later than thirty (30) days after acceptance of the bid by the City Council with full payment to be made at closing by cash, cashiers check, or certified check. Conveyance of the property will be by a Limited Warranty Deed for the property in fee simple, with the warranties limited to the term of the City's ownership of the property, conveying title to the property subject to restrictive covenants, easements and rights-of-way of public record, noncompliance with local, county, state or federal governmental laws, ordinances, or regulations relative to zoning, subdivision, occupancy, use, construction or the development of the property, if any, and to all matters and things which a current accurate survey may reveal or disclose.

7) That City Council may at any time reject any and all offers.

This 8th day of March, 2007.

Robert D. Parrott, Mayor

ATTEST:

Wanda T. Elks, City Clerk



City of Greenville, North Carolina

Meeting Date: 3/8/2007
Time: 7:00 PM

Title of Item: Acceptance of West Memorial Fund grant for construction of a fountain at City Hall

Explanation: The City submitted an application to the West Memorial Fund to seek the funding necessary to fully construct an ornamental fountain in the raised planting area in front of City Hall. The construction cost for the fountain is \$121,028 based upon an estimate which has been prepared by the contractor for the City Hall and Municipal Building construction. This will be used as the basis of the change order for the project once Council accepts the funds and the necessary budget amendment is approved.

The fountain is designed such that 32 jets (bubbler columns) will project water vertically, approximately two feet into the air, while maintaining the water levels in an upper and lower pool. The upper pool will contain the bubbler columns in a curved pattern, reflective of the shape of City Hall. Water will cascade from the upper pool into the lower pool approximately four inches. The water level in the lower pool will be maintained by the constant flow of water from the upper pool. The fountain is approximately 40 feet long by 9 feet wide and will be located in the center of the large landscape area in front of City Hall.

A condition of the funding from the West Memorial Fund is that appropriate recognition will be given to the West Memorial Fund and former Mayor S. Eugene West and his wife, Vivian S. West, by having a plaque placed permanently in the vicinity of the fountain which would designate the fountain as the West Memorial Fountain with the plaque to state that the fountain is a gift to the City of Greenville from the West Memorial Fund in memory of former Greenville Mayor S. Eugene West and wife, Vivian S. West. In the letter from the West Memorial Fund notifying the City of the grant, it is stated that the Committee reserves the right to approve the commemorative plaque and that the funds are to be used within four months so that the project is to be completed by July 15, 2007. A copy of the letter from the West Memorial Fund notifying the City of the grant is attached.

Fiscal Note: No cost to the City since the grant from the West Memorial Fund fully covers the construction cost of the fountain.

Recommendation: City Council accept the funds from the West Memorial Fund for the construction of the fountain at City Hall with the conditions noted and with the accompanying budget amendment to be approved as a separate agenda item.

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

Attachments / click to download

 [Letter from West Foundation](#)

WEST MEMORIAL FUND
(IN MEMORY OF S. EUGENE AND VIVIAN S. WEST)
TRUST DISTRIBUTION COMMITTEE
GREENVILLE, NORTH CAROLINA

JAMES G. SULLIVAN, CHAIRMAN
DANNY D. MCNALLY, DIRECTOR
DOROTHY W. BROOKS, SECRETARY

BANK OF AMERICA, TRUSTEE

February 8, 2007

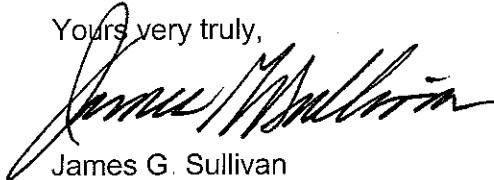
David A. Holec
City of Greenville
200 Martin Luther King, Jr. Drive
Greenville, NC 27835

Dear Mr. Holec:

I am pleased to inform you that your request was approved in the amount of \$121,028.00. Bank of America will forward a check to you on or before March 15, 2007.

This grant has been approved subject to the money being used for the approved purpose within four months after you receive the funds. The committee reserves the right to approve the commemorative plaque for the fountain. Please confirm to us by July 15, 2007, that the project has been completed.

Yours very truly,



James G. Sullivan
Chairman

Copy: Mr. Danny McNally
Mrs. Dottie W. Brooks



City of Greenville, North Carolina

Meeting Date: 3/8/2007
Time: 7:00 PM

Title of Item: Ordinance amending Greenville Utilities Commission's Water Capital Projects Budget for the Water Treatment Plant Expansion and Treatment Upgrade Project

Explanation: Since 2003, GUC staff has updated and advised the GUC Board about the on-going litigation between GUC and Danis Environmental Industries as well as construction defects at the Water Plant that were discovered after the contractor completed the project. In January, the GUC Board was advised that the litigation had been settled out of court, resulting in the need to make a final payment to Danis.

Available liquidated damages withheld from the contractor, and project contingency funds, were utilized to offset most of the expenses associated with repairing the seven defective filters and CMU walls. However, due to the extensive repairs needed to the filters and the amount of final payment to Danis, the current capital projects budget for the WTP Plant Expansion and Upgrade Project is not sufficient to cover all of the costs incurred.

In order to provide budget authorization to cover incurred expenses and to provide funding to complete the filter repairs, an amendment of the capital projects budget is needed in the amount of \$435,000.

GUC intends to seek reimbursement from others for some of the expenses incurred to address the issues which arose on the project. GUC Staff, along with GUC's legal counsel and claims consultant, is currently in the process of assembling the documentation necessary to establish the amount of additional expenses that may be attributable to others.

At their meeting on February 13, the GUC Board voted to amend the Water Capital Projects Budget and recommend similar action by the City Council.

Fiscal Note: No cost to the City of Greenville

Recommendation: Approve attached ordinance amending the GUC water capital projects budget

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Attachments / click to download

 [Water Capital Projects Budget Amendment](#)

ORDINANCE NO _____
AMENDING ORDINANCE NO. 00-24
FOR WATER CAPITAL PROJECTS BUDGET
WATER TREATMENT PLANT EXPANSION
AND TREATMENT UPGRADE PROJECT

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

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

| | Current Budget | Change | Proposed Revised |
|------------------------------|-------------------|-----------|---------------------|
| Revenue: | | | |
| 2000A Revenue Bonds | \$15,900,000 | \$134,010 | \$16,034,010 |
| State Revolving Loan | 6,000,000 | 0 | 6,000,000 |
| 98 Revenue Bonds | 3,300,000 | 5,923 | 3,305,923 |
| 2001 Revenue Bonds | 0 | 9,180 | 9,180 |
| Fund Balance | 0 | 195,186 | 195,186 |
| Transfer from Operating Fund | 0 | 90,701 | 90,701 |
| | \$25,200,000 | \$435,000 | \$25,635,000 |

Expenditures:

| | | | |
|--------------|--------------|-----------|--------------|
| Project Cost | \$25,200,000 | \$435,000 | \$25,635,000 |
| | \$25,200,000 | \$435,000 | \$25,635,000 |

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

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

Adopted this the _____ day of _____, 2007.

Robert D. Parrott, Mayor

ATTEST:

Wanda T. Elks, City Clerk



City of Greenville, North Carolina

Meeting Date: 3/8/2007
Time: 7:00 PM

Title of Item: Recommended actions for the NCDOT Fire Tower Road Water & Sewer Improvements Project

- a. Water Capital Projects Budget Ordinance
- b. Sewer Capital Projects Budget Ordinance
- c. Reimbursement Resolution

Explanation:

The North Carolina Department of Transportation (NCDOT) has awarded a construction contract to widen the existing Fire Tower Road between NC Hwy. 11 and Corey Road from two lanes to four. As a result of the roadway widening, it will be necessary for the NCDOT to relocate certain water and sewer lines located within the roadway right-of-way that will be in conflict with the proposed new roadway. In accordance with NCDOT policy, the costs for utility work associated with road improvements are the responsibility of the utility owner. The costs to GUC for relocation of the affected water and sewer lines are estimated at \$1,139,000 for water and \$319,500 for sewer. In accordance with the recommendations of the current Water Distribution Master Plan, the relocation of the water main includes an upgrade of the water main from an existing 8" main to a 12" main. The actual costs will be computed based on contract quantities at project completion and handled as a reimbursement by GUC to the NCDOT. It should be noted that the NCDOT provides utility engineering design services for projects of this type at no cost to the utility owner. On this project, it is estimated that the design services provided by the NCDOT have resulted in approximately \$100,000 in avoided design services cost.

At their meeting on February 13, the GUC Board took the following action: 1) Adopted a Water Capital Projects Budget and recommended similar action be taken by the City Council; 2) Adopted a Sewer Capital Projects Budget and recommended similar action be taken by the City Council; 3) Adopted a reimbursement resolution to allow GUC to reimburse itself from debt proceeds and recommended similar action by the City Council.

Fiscal Note: No cost to the City of Greenville

Recommendation:

- 1) Adopt the attached Water Capital Projects Budget Ordinance;
- 2) Adopt the attached Sewer Capital Projects Budget Ordinance;
- 3) Adopt the attached reimbursement resolution allowing GUC to reimburse itself from debt proceeds

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

Attachments / click to download

 [Water Capital Projects Budget Ordinance](#)

 [Sewer Capital Projects Budget Ordinance](#)

 [Reimbursement Resolution](#)

ORDINANCE NO. _____

FOR WATER CAPITAL PROJECTS BUDGET
FIRE TOWER ROAD IMPROVEMENT PROJECT

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

Section 1. Revenues. Revenues of Water Capital Project Budget, Fire Tower Road Improvement Project, is hereby established to read as follows:

Revenues

| | | |
|-----------------------|--------------------|---------------------------|
| Debt Financing | <u>\$1,139,000</u> | |
| Total Project Revenue | | <u><u>\$1,139,000</u></u> |

Section 2. Expenditures. Expenditures of the Water Capital Project Budget, Fire Tower Road Improvement Project, is hereby established to read as follows:

Expenditures

| | | |
|----------------------------|--------------------|---------------------------|
| Project Costs | <u>\$1,139,000</u> | |
| Total Project Expenditures | | <u><u>\$1,139,000</u></u> |

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

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

Adopted this the _____ day of _____, 2007.

Robert D. Parrott, Mayor

ATTEST:

Wanda T. Elks, City Clerk

Item # 17

ORDINANCE NO. _____

FOR SEWER CAPITAL PROJECTS BUDGET
FIRE TOWER ROAD IMPROVEMENT PROJECT

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

Section 1. Revenues. Revenues of Sewer Capital Project, Fire Tower Road Improvement Project, is hereby established to read as follows:

Revenues

| | | |
|-----------------------|------------------|-------------------------|
| Debt Financing | <u>\$319,500</u> | |
| Total Project Revenue | | <u><u>\$319,500</u></u> |

Section 2. Expenditures. Expenditures of the Sewer Capital Project Budget, Fire Tower Road Improvement Project, is hereby established to read as follows:

Expenditures

| | | |
|----------------------------|------------------|-------------------------|
| Project Cost | <u>\$319,500</u> | |
| Total Project Expenditures | | <u><u>\$319,500</u></u> |

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

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

Adopted this the _____ day of _____, 2007.

Robert D. Parrott, Mayor

ATTEST:

Wanda T. Elks, City Clerk

RESOLUTION NO. 07-__

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

WHEREAS, the City of Greenville, North Carolina (the "City") has paid, beginning, February 13, 2007, which date is no more than 60 days prior to the date hereof, certain expenditures in connection with the acquisition and construction of certain improvements (the "Improvements") more fully described in Exhibit A attached hereto, consisting of improvements to its electric, gas, sanitary sewer and water systems (collectively, the "System"); and

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

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

Section 1. The City Council hereby declares its intent to reimburse the City from the proceeds of the Debt for the Expenditures made on and after February 13, 2007, which date is no more than 60 days prior to the date hereof. The City Council reasonably expects on the date hereof that it will reimburse the City for the Expenditures from the proceeds of a like amount of the Debt.

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

Section 3. The principal amount of the Bonds estimated to be issued to reimburse the City for Expenditures for the Improvements is \$1,458,500.

Section 4. The City will make a reimbursement allocation, which is a written allocation by the City that evidences the City's use of proceeds of the Debt to reimburse an Expenditure no later than 18 months after the later of the date on which such Expenditure is paid or the Improvements are placed in service or abandoned, but in no event more than three years after the date on which the Expenditure is paid. The City recognizes that exceptions are

available for certain "preliminary expenditures", costs of issuance, certain de minimis amounts, (expenditures by "small issuers" based on the year of issuance and not the year of expenditure) and expenditures for construction projects of at least 5 years.

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

Adopted this the 8th day of March, 2007.

Robert D. Parrott, Mayor

ATTEST:

Wanda T. Elks, City Clerk

EXHIBIT A

THE IMPROVEMENTS

The Improvements referenced in the resolution include the relocation of certain water and sewer lines for the North Carolina Department of Transportation (NCDOT) Fire Tower Road Project.



City of Greenville, North Carolina

Meeting Date: 3/8/2007
Time: 7:00 PM

Title of Item: City of Greenville 2007 Goals

Explanation:

During the Annual Planning Session on January 27, 2007, the City Council confirmed as priorities the ten goals that were first approved in 2005. Through a process facilitated by Janice Faulkner, the Council also proposed several new objectives under the existing goals and endorsed the continuation of many of the objectives from 2006. Staff has incorporated these priorities and added action items for each new and carryover objective to produce a proposed goals document for 2007.

During the City Council meeting on March 5, 2007, staff will review the ten goals and their related objectives and action items. The City Council can suggest changes or add new items to this list. During the March 8, 2007 City Council meeting, the 2007 Goals with any modifications will be considered for adoption.

Fiscal Note: Each action item has a fiscal note.

Recommendation: The City Council adopt the City of Greenville 2007 Goals.

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

Attachments / click to download

[2007_City_of_Greenville_Goals](#)



Proposed City of Greenville 2007 Goals

1. Goal: Form Effective Partnerships

A. *Objective: Encourage cooperation and coordination among units of local government in Pitt County*

Action Item #1: Continue to develop effective working relationships with the Pitt County Commissioners and meet quarterly with the Commission Chair and County Manager

Responsibility: Mayor and City Manager

Timeframe: Ongoing

Fiscal Note: Minimal cost

Action Item #2: Bring to a conclusion the work of the joint committee with the Town of Winterville and Greenville Utilities Commission to address mutual issues of growth and utility service

Responsibility: Councilmembers Dunn and Little, City Manager

Timeframe: August 16, 2007

Fiscal Note: To be determined

Action Item #3: Develop a more mutually beneficial mutual aid agreement with one additional neighboring fire-rescue department

Responsibility: Fire-Rescue Department

Timeframe: April 15, 2007

Fiscal Note: To be determined

B. *Objective: Build partnerships with Board of Education and other educational institutions, governmental entities, nonprofits, and businesses with focus on youth and family*

Action Item #1: Create a database of programs for youth

Responsibility: City Clerk's Office

Timeframe: November 30, 2007

Fiscal Note: No direct costs

Action Item #2: Meet with representatives of Pitt County School Board to review current cooperative programs and explore future City-School Board partnerships

Responsibility: Mayor and City Manager

Timeframe: April 30, 2007

Fiscal Note: No direct costs

Action Item #3: Renew the contract for the Police Department to provide school resource officers in schools located inside the City limits

Responsibility: Police Department

Timeframe: June 30, 2007

Fiscal Note: School Board will reimburse most of the costs

Action Item #4: Continue support of Middle School Initiative involving the United Way of Pitt County, Pitt County Schools, Boys and Girls Club, Community Hope Life Center, the C.H.O.S.E.N., and the Greenville Police Department

Responsibility: Police Department

Timeframe: Ongoing

Fiscal note: To be determined

C. *Objective: Increase mutual efforts with higher educational institutions*

Action Item #1: Conduct a joint meeting with the East Carolina University Student Government Association

Responsibility: Mayor and City Council

Timeframe: September 30, 2007

Fiscal Note: No direct costs

Action Item #2: Participate in the town-gown group

Responsibility: Mayor, City Attorney, City Manager, Assistant City Manager, and department heads

Timeframe: Ongoing

Fiscal Note: No direct costs

D. *Objective: Create more regional relationships*

Action Item #1: Participate in North Carolina League of Municipalities regional meetings

Responsibility: City Council, City Attorney, and City Manager

Timeframe: March 20, 2007

Fiscal Note: Some travel and registration costs

Action Item #2: Meet with representatives of the Pitt County Development Commission, North Carolina Department of Commerce Eastern Regional Office, and North Carolina's Eastern Region to discuss economic development cooperation

Responsibility: Mayor, City Council, and City Manager

Timeframe: June 30, 2007

Fiscal Note: No direct costs

E. *Objective: Pursue economic efficiencies through stronger partnerships*

Action Item #1: Continue participation in the Mayor's working group to pursue Golden Leaf Foundation funding opportunities

Responsibility: Mayor, City Manager, and Assistant City Manager

Timeframe: Ongoing

Fiscal Note: To be determined

2. **Goal: Organize City Services to Meet the Needs of the Citizens**

A. *Objective: Continue improvements of one-stop permitting*

Action Item #1: Implement one-stop permitting process when move to the renovated Municipal Building is completed

Responsibility: Public Works and Community Development

Timeframe: May 31, 2007

Fiscal Note: Limited costs will be covered by operating budget

B. *Objective: Increase recycling to reduce the per capita volume of solid waste being disposed of in landfills*

Action Item #1: Develop partnerships to increase recycling within the community

Responsibility: Public Works Department

Timeframe: June 1, 2007

Fiscal Note: No direct cost

Action Item #2: Develop incentive programs to encourage increased recycling

Responsibility: Public Works Department

Timeframe: June 30, 2007

Fiscal Note: To be determined

C. *Objective: Pursue upgrading of housing market*

Action Item #1: Identify problem areas within targeted code enforcement areas and develop a schedule for focused enforcement actions in identified problem areas

Responsibility: Community Development Department

Timeframe: July 1, 2007

Fiscal Note: Minimal direct cost

Action Item # 2: Develop a schedule for boarded-up structures that need to be considered by City Council for issuance of a final order to repair or demolish

Responsibility: Community Development Department

Timeframe: May 31, 2007

Fiscal Note: Minimal direct costs

Action Item #3: Develop and add a preferred housing property standards checklist to supplement information given to owners of property resulting from actions by the Code Enforcement Division

Responsibility: Community Development Department

Timeframe: September 30, 2007

Fiscal Note: Minimal direct costs

D. *Objective: Monitor the efficiency and effectiveness of code enforcement*

Action Item #1: Study best practices in municipal code enforcement to establish baseline targets and report findings and recommendations to the City Council

Responsibility: Community Development Department and Assistant City Manager

Timeframe: June 1, 2007

Fiscal Note: Minimal direct costs

Action Item #2: Institute quarterly reporting to the City Council on code enforcement activities with tracking information of problem properties to be included in the report

Responsibility: Community Development Department

Timeframe: April 1, 2007

Fiscal Note: Minimal direct costs

Action Item #3: Bring to the City Council recommended amendments for Minimum Housing Code changes to improve effectiveness and efficiencies

Responsibility: Community Development Department

Timeframe: October 1, 2007
Fiscal Note: Minimal direct costs

3. **Goal: Increase the Technological Capability of the City**

A. *Objective: Upgrade technology in public safety*

Action Item #1: Public Safety software and hardware replacement providing new functionality and technological capabilities including wireless infrastructure for public safety officers in the field

Responsibility: Police, Fire/Rescue, and Information Technology
Departments

Timeframe: December 31, 2008

Fiscal Note: \$2,750,000

Action Item #2: Create website for police community information

Responsibility: Information Technology and Police Departments

Timeframe: November 1, 2007

Fiscal Note: \$2,000

B. *Objective: Consider technology enhancements in other departments*

Action Item #1: City website update

Responsibility: Information Technology Department and City Departments

Timeframe: October 1, 2007

Fiscal Note: \$3,000

Action Item #2: Install Building Inspections Interactive Voice Response System for access to the inspections process

Responsibility: Information Technology Department and Inspections
Division of Public Works Department

Timeframe: June 30, 2007

Fiscal Note: \$43,900

Action Item #3: Install security/surveillance cameras in the downtown area, City parks, etc.

Responsibility: Information Technology, Police, and other City
Departments

Timeframe: October 31, 2007

Fiscal Note: \$25,000

Action Item #4: Create a Land Development Tracking System for collaboration between Public Works, Community Development, Police, Fire/Rescue, GUC, and NCDOT

Responsibility: Information Technology, Public Works, and Community Development Departments

Timeframe: June 1, 2008

Fiscal Note: \$7,000

Action Item #5: Implement the Procurement and Bid Module to improve the efficiency of information processed through centralized purchasing

Responsibility: Information Technology and Financial Services Departments

Timeframe: June 30, 2007

Fiscal Note: \$29,000

Action Item #6: Create a bidder information system for minority bid tracking

Responsibility: Information Technology and Financial Services Departments

Timeframe: May 31, 2007

Fiscal Note: \$3,000

Action Item #7: Assess the feasibility of allowing employees to be able to access their payroll information from a personal computer

Responsibility: Information Technology, Financial Services, and Human Resources Departments

Timeframe: December 1, 2007

Fiscal Note: \$2,000

C. *Objective: Continue expansion of access to citywide wireless*

Action Item #1: Construct free wireless system in downtown area

Responsibility: Information Technology Department and Assistant City Manager

Timeframe: April 1, 2007

Fiscal Note: \$52,000

Action Item #2: Expand existing wireless capabilities at recreation facilities

Responsibility: Information Technology Department

Timeframe: November 1, 2007

Fiscal Note: Funds included in operating budget

Action Item #3: Evaluate the usage and review technical issues of downtown wireless system to determine feasibility of expanding the system citywide

Responsibility: Information Technology Department and Assistant City Manager

Timeframe: December 31, 2007

Fiscal Note: No direct cost to complete evaluation

D. *Objective: Recognize private businesses with wireless capability*

Action Item #1: Contact Chamber of Commerce and Convention & Visitors Bureau to explore wireless recognition program

Responsibility: Public Information Office

Timeframe: May 31, 2007

Fiscal Note: No financial impact

Action Item #2: Create brochures highlighting and mapping locations of businesses with wireless internet access. Distribute through Chamber business members, CVB and City

Responsibility: Public Information Office

Timeframe: August 1, 2007

Fiscal Note: \$800

Action Item #3: Create website highlighting and mapping locations of businesses with wireless internet access. Secure links from Chamber, CVB, City and other appropriate sites.

Responsibility: Public Information Office

Timeframe: August 31, 2007

Fiscal Note: \$20 annually

E. *Objective: Work with Greenville Utilities Commission on broadband possibilities*

Action Item #1: Continue discussions with GUC General Manager on potential broadband system for Greenville

Responsibility: City Manager

Timeframe: Ongoing

Fiscal Note: No fiscal impact

Action Item #2: Monitor implementation of municipal broadband services in Wilson

Responsibility: City Manager

Timeframe: Ongoing
Fiscal Note: No fiscal impact

4. **Goal: Develop Understanding and Broader Citizen Participation in City Government**

A. *Objective: Continue implementation of Citizens Academy and Youth Council*

Action Item #1: Conduct the first Citizens Academy class

Responsibility: Public Information Office
Timeframe: September 1, 2007
Fiscal Note: \$2,500

Action Item #2: Continue to provide support for the Youth Council

Responsibility: Human Relations Council
Timeframe: Ongoing
Fiscal Note: \$2,500 annually

B. *Objective: Expand GTV-9 programming market to citizens*

Action Item #1: Purchase software and hardware to increase information on and enhance the look of the channel's digital signage (content between video programs)

Responsibility: Public Information Office
Timeframe: February 28, 2007
Fiscal note: \$16,000 included in 2006-2007 budget

Action Item #2: Purchase items (tent, backdrop) to help increase GTV-9 exposure at public events

Responsibility: Public Information Office
Timeframe: March 31, 2007
Fiscal Note: \$4,000 included in 2006-2007 budget

Action Item #3: Create list of potential GTV-9 programs/videos

Responsibility: Public Information Office
Timeframe: March 31, 2007
Fiscal Note: No fiscal impact

Action Item #4: Gather list of ways to effectively market the channel and increase its exposure in the community

Responsibility: Public Information Office

Timeframe: March 31, 2007
Fiscal Note: No fiscal impact

Action Item #5: Propose budget amendment to hire additional full-time videographer to create more programs

Responsibility: Public Information Office
Timeframe: May 7, 2007
Fiscal Note: \$42,176

Action Item #6: Propose budget amendment to purchase vehicle to help facilitate staff's traveling to locations to film programming

Responsibility: Public Information Office
Timeframe: May 7, 2007
Fiscal Note: \$16,000 + insurance

Action Item #7: Explore possible partnerships to purchase mobile production vehicle to increase exposure in the community (signage on the paint scheme) for use at festivals, in parades, and help facilitate production of multi-camera productions (events, programs, etc).

Responsibility: Public Information Office
Timeframe: September 30, 2007
Fiscal Note: To be determined

C. *Objective: Hold an annual City/ECU festival and encourage broad citizen participation*

Action Item #1: Continue partnership with ECU to hold International Festival as part of the new PirateFest

Responsibility: Public Information Office
Timeframe: April 14, 2007
Fiscal Note: \$5,000 included in 2006-2007 budget

Action Item #2: Research better signage options to encourage more participation and create a more festive feel at the International Festival

Responsibility: Public Information Office
Timeframe: April 1, 2007
Fiscal Note: No fiscal impact

Action Item #3: Bring in better entertainment to help increase the attendance at the International Festival

Responsibility: Public Information Office

Timeframe: December 31, 2007
Fiscal Note: \$10,000 in 2007-2008 budget (increase of \$5,000)

Action Item #4: Explore possibility of adding an “Oktoberfest” type celebration complete with food and beer garden at end of International Festival

Responsibility: Public Information Office
Timeframe: December 31, 2007
Fiscal Note: \$2,000

Action Item #5: Explore possibility of creating a festival committee comprised of members of international businesses, Human Relations Council representative, City staff, and other community members as a way to increase citizen participation

Responsibility: Public Information Office
Timeframe: December 1, 2007
Fiscal Note: No fiscal impact

5. Goal: Enhance Diversity

A. Objective: Continue efforts to make City government reflect the community we serve

Action Item #1: Implement provisions of the City’s revised Affirmative Action Statement through expanded participation in job fairs at colleges with a predominantly minority enrollment

Responsibility: All Departments
Timeframe: Ongoing
Fiscal Note: Funds included in departmental operating budgets

Action Item #2: Support the work of the employee recruitment teams in the Police and Fire/Rescue Departments

Responsibility: Police and Fire-Rescue Departments
Timeframe: Ongoing
Fiscal Note: \$3,500

Action Item #3: Prepare 2007 annual reports as required by the Affirmative Action Statement

Responsibility: All Departments
Timeframe: December 31, 2007
Fiscal Note: No direct cost

Action Item #4: Increase understanding of community diversity issues through the participation of City supervisors in an updated diversity training workshop

Responsibility: Human Resources Department
Timeframe: April 30, 2007
Fiscal Note: \$7,000

Action Item #5: Increase understanding of community diversity issues through the participation of general City employees in an updated diversity training workshop

Responsibility: Human Resources Department
Timeframe: November 30, 2007
Fiscal Note: \$4,000

B. *Objective: Celebrate the diversity of our citizens*

Action Item #1: Prepare and present to the City Council a strategic plan for the Human Relations Council

Responsibility: Human Relations Officer and Human Relations Council
Timeframe: March 5, 2007
Fiscal Note: To be determined

Action Item #2: Increase participation in existing positive opportunities through public awareness, publicity, and targeted outreach efforts. Examples include, but are not limited to, the International Festival, Sunday in the Park, and July 4th Celebration

Responsibility: Public Information Office
Timeframe: Ongoing
Fiscal Note: Funds included in current budget

C. *Objective: Work toward an All-Inclusive City in 2007-2008*

Action Item #1: Present National League of Cities Inclusive Communities resolution for City Council consideration

Responsibility: Human Relations Officer and Human Relations Council
Timeframe: March 8, 2007
Fiscal Note: No direct costs

Action Item #2: Submit documentation to the National League of Cities so that Greenville will be officially recognized as an Inclusive Community

Responsibility: Human Relations Officer

Timeframe: April 30, 2007
Fiscal note: No direct costs

Action Item #3: Promote Greenville's designation as an Inclusive Community using National League of Cities marketing kit and GTV-9

Responsibility: Human Relations Officer and Public Information Office
Timeframe: June 30, 2007
Fiscal note: Minimal direct costs

Action Item #4: Hold an NLC Inclusive Communities sign installation ceremony and install signs on gateway corridors and at the PGV Airport

Responsibility: Human Relations Officer
Timeframe: June 30, 2007
Fiscal note: \$750

Action Item #5: Prepare proclamation for the Mayor's consideration designating September 24-28, 2007 as Race Equality Week

Responsibility: Human Relations Officer and Human Relations Council
Timeframe: September 1, 2007
Fiscal note: No direct costs

Action Item #6: Install sign near PGV Airport welcoming visitors to Greenville in different languages

Responsibility: Human Relations Officer, Human Relations Council, and City Manager's Office
Timeframe: August 31, 2007
Fiscal note: \$2,000

Action Item #7: Sponsor an annual Race Equality Breakfast for the community in conjunction with national Race Equality Week, September 24-28, 2007

Responsibility: Human Relations Officer and Human Relations Council
Timeframe: September 28, 2007
Fiscal note: \$1,500

Action Item #8: Work with the Youth Council, Pitt County Schools, and private schools to create a Race Equality initiative involving other students to be aired on the school's TV-One Channel and the City's GTV-9 Channel

Responsibility: Human Relations Officer and Human Relations Council
Timeframe: October 31, 2007
Fiscal note: No direct costs

Action Item #9: Study establishing a diversity celebration festival

Responsibility: Human Relations Officer and Human Relations Council
Timeframe: December 31, 2007
Fiscal note: No direct costs

6. Goal: Emphasize the Importance of Neighborhood Stabilization and Revitalization

A. *Objective: Preserve/prevent deterioration of single-family neighborhoods for more sustainable communities*

Action Item #1: Create a Rental Property Registration and Certification Program (See Task Force on Preservation of Neighborhoods and Housing [TFPNH] recommendation #1)

Responsibility: Community Development and Information Technology
Departments
Timeframe: February 29, 2008
Fiscal Note: To be determined

Action Item #2: Create a Code Enforcement Tracking System and Rental Property Database (See TFPNH recommendation #2)

Responsibility: Community Development and Information Technology
Departments
Timeframe: January 31, 2007
Fiscal Note: \$58,000

Action Item #3: Rezone remaining predominantly single-family use neighborhoods to an “S district” classification (See TFPNH recommendation #6)

Responsibility: Community Development Department
Timeframe: December 31, 2008
Fiscal Note: \$4,500 in advertising costs

B. *Objective: Stay focused on revitalization block by block (MLK, Jr. Drive)*

Action Item #1: Continue to conduct activities on a block-by-block basis, with bi-monthly updates to the City Manager and City Council; focus on acquisition, demolition, new construction, and infrastructure improvements

Responsibility: Community Development Department
Timeframe: Ongoing
Fiscal Note: \$1,500,000

C. *Objective: Increase new homes and substandard housing rehabs in the 45-Block Revitalization Area by 10% or more by end of 2008*

Action Item #1: Convert suitable and cost efficient acquired rental properties to owner-occupied housing

Responsibility: Community Development Department
Timeframe: December 31, 2008
Fiscal Note: \$100,000

Action Item #2: Utilize the North Carolina Housing Finance Agency New Home Loan pool for eligible low to moderate income homebuyers

Responsibility: Community Development Department
Timeframe: December 31, 2008
Fiscal Note: \$100,000

Action Item #3: Partner with the Greenville Housing Authority to provide homeownership counseling to residents who may qualify for Housing Choice Vouchers

Responsibility: Community Development Department and Greenville Housing Authority
Timeframe: December 31, 2007
Fiscal Note: No direct cost

Action Item #4: Partner with Progressive Action & Restoration, Inc., with their Housing Counseling program to qualify 10 potential homebuyers

Responsibility: Community Development Department
Timeframe: December 31, 2008
Fiscal Note: \$16,000

Action Item #5: Construct at least 10 new single-family homes annually

Responsibility: Community Development Department
Timeframe: December 31, 2007
Fiscal Note: \$660,000

Action Item #6: Provide down payment assistance to at least 10 eligible low to moderate income homebuyers to purchase new homes constructed

Responsibility: Community Development Department
Timeframe: December 31, 2008
Fiscal Note: \$350,000

Action Item #7: Provide assistance to at least 5 low to moderate income owner-occupied homes in need of repair

Responsibility: Community Development Department
Timeframe: December 31, 2008
Fiscal Note: \$350,000

D. *Objective: Review and modify the loan program for conversion of rental property to homeownership*

Action Item #1: Make recommendations to the City Council to increase participation in the Employee Homebuyer Incentive Program for the University Area

Responsibility: Community Development Department
Timeframe: March 5, 2007
Fiscal Note: Funds for program included in operating budget

Action Item #2: Evaluate changes to the Employee Homebuyer Incentive Program for the University Area to determine if further modifications are needed

Responsibility: Community Development Department
Timeframe: October 1, 2007
Fiscal Note: Funds for program included in operating budget

E. *Objective: Support neighborhood organizations to stabilize existing residential areas*

Action Item #4: Develop and adopt neighborhood plans to guide policy and investment decisions in older, established single-family neighborhoods (See TFPNH recommendation #9)

Responsibility: Community Development Department
Timeframe: Ongoing
Fiscal Note: No direct costs

Action Item #5: Employ a person focused on neighborhood improvements by connecting resources and people – investigate similar positions in other cities, develop a list of duties and job description for evaluation by City Council with the 2007-08 budget consideration

Responsibility: Community Development Department
Timeframe: May 7, 2007
Fiscal Note: To be determined

Action Item #3: Consider creating a Neighborhood Commission

Responsibility: Community Development Department and Assistant City
Manager

Timeframe: August 31, 2007

Fiscal Note: To be determined

Action Item #4: Increase working relationships between code enforcement officers and
neighborhood associations and groups

Responsibility: Community Development Department

Timeframe: Ongoing

Fiscal Note: Minimal direct costs

Action Item #5: Develop a plan to promote the unique architecture of various
neighborhoods

Responsibility: Community Development Department and Historic
Preservation Commission

Timeframe: October 1, 2007

Fiscal Note: To be determined

F. *Objective: Insure that neighborhoods have appropriate access to parks and recreation
facilities*

Action Item #1: Update and amend the Parks Comprehensive Master Plan

Responsibility: Recreation and Parks Department

Timeframe: November 30, 2007

Fiscal Note: \$50,000

Action Item #2: Amend the subdivision and zoning regulations to require recreation and
open space reservations and/or dedications based on population impact

Responsibility: Community Development, and Recreation and Parks
Departments

Timeframe: Three months after completion of Parks Comprehensive
Master Plan update

Fiscal Note: To be determined

Action Item #3: Explore the development/creation of a park on City property on NC 33 East

Responsibility: Recreation and Parks Department and City Council

Timeframe: December 31, 2007

Fiscal Note: \$50,000 appropriated for Master Plan

Action Item #4: Explore development of parks in underserved neighborhoods

Responsibility: Recreation and Parks Department and City Council

Timeframe: December 31, 2007

Fiscal Note: \$50,000 appropriated for Master Plan

Action Item #5: Monitor and respond to needs of senior citizens and people with disabilities

Responsibility: Recreation and Parks Department

Timeframe: Ongoing

Fiscal Note: To be determined on a project-by-project basis

G. *Objective: Continue pursuit of assisted living facility*

Action Item #1: Partner with a developer to construct an assisted living center in the 45-Block Revitalization Area

Responsibility: Community Development Department

Timeframe: December 31, 2008

Fiscal Note: To be determined

H. *Objective: Increase adaptive use of historic properties in redevelopment areas*

Action Item #1: In accordance with the West Greenville Revitalization Plan, develop conceptual plans for housing in the Historic Warehouse District

Responsibility: Community Development Department

Timeframe: April 1, 2007

Fiscal Note: To be determined

Action Item #2: Seek funding to complete a historic resources study that will create a blueprint for citywide property survey and designation; ensure that planning, preservation, and redevelopment go hand in hand; and establish a framework for preservation marketing programs

Responsibility: Community Development Department

Timeframe: December 31, 2007

Fiscal Note: To be determined

Action Item #3: Utilize the findings of the historic resources study to focus marketing efforts for historic resources and to attract private sector investment interest

Responsibility: Community Development Department

Timeframe: March 1, 2008

Fiscal Note: To be determined

Action Item #4: Review incentive programs and policies to determine what programs may be effective in leveraging private sector interest in historic properties

Responsibility: Community Development Department
Timeframe: October 1, 2007
Fiscal Note: To be determined

Action Item #5: Develop a plan to encourage partnering with residents in older neighborhoods to preserve and reclaim (with ECU) older housing stock

Responsibility: Community Development Department
Timeframe: November 1, 2007
Fiscal Note: To be determined

I. *Objective: Dispose of excess property*

Action Item #1: Update index of property in project areas and dispose of any excess property in the 45-Block Revitalization Area for affordable housing production, mixed use, commercial uses, and other land uses that comply with adopted plans for each area with approval of City Council

Responsibility: Community Development Department
Timeframe: Ongoing
Fiscal Note: Minimal direct cost

Action Item #2: Develop a citywide program for identification and disposal of unused City properties for sale with regular notices of availability

Responsibility: Community Development Department
Timeframe: July 31, 2007
Fiscal Note: Minimal direct cost

7. **Goal: Promote Economic Development in the City**

A. *Objective: Support and advocate investment for a vibrant and prosperous Center City*

Action Item #1: Evaluate techniques, methods, and partnerships for marketing Greenville's Center City to investors

Responsibility: Community Development Department
Timeframe: October 1, 2007
Fiscal Note: No direct costs

Action Item #2: Develop indicators and benchmarks for investment growth in the Center City and establish baselines for each

Responsibility: Community Development Department
Timeframe: November 1, 2007
Fiscal Note: No direct costs

Action Item #3: Evaluate public sector programs (i.e., grants, technical assistance, and infrastructure improvements) that may be used to leverage private sector investment

Responsibility: Community Development Department
Timeframe: December 1, 2007
Fiscal Note: No direct costs

Action Item #4: Work with Uptown Greenville to develop a program to market downtown services and resources to students and faculty

Responsibility: Community Development Department
Timeframe: September 1, 2007
Fiscal Note: \$5,000

B. *Objective: Create more downtown residential housing with historic architecture for all income levels*

Action Item #1: In accordance with the Center City Revitalization Plan, staff will develop conceptual plans for housing in the 1st Street/Town Common area

Responsibility: Community Development Department
Timeframe: April 1, 2007
Fiscal Note: To be determined

Action Item #2: Contact private sector financial and development partners to structure development agreements that will move the housing plans from concept to reality

Responsibility: Community Development Department
Timeframe: In progress
Fiscal Note: No direct costs

Action Item #3: In accordance with the Center City-West Greenville Redevelopment Plan, and through the assistance of Uptown Greenville, develop site design guidelines that will ensure that new construction and substantial renovations in the Center City area conform to the historic architectural character of the area

Responsibility: Community Development Department
Timeframe: August 31, 2007
Fiscal Note: \$18,000 for development of a professional document depicting design standards

Action Item #4: Explore partnerships with private developers that will lead to the redevelopment of historic structures for residential use

Responsibility: Community Development Department
Timeframe: Ongoing
Fiscal Note: No direct costs

Action Item #5: Work with private developers to develop plans to address often-cited obstacles to Center City development such as parking, stormwater management, and site access

Responsibility: Community Development Department
Timeframe: Ongoing
Fiscal Note: No direct costs

C. *Objective: Promote opportunities for small and minority businesses and encourage utilization of the minority workforce*

Action Item #1: Offer workshops and training to small businesses and MWBE vendors to enhance their ability to do business with the City

Responsibility: Financial Services Department
Timeframe: December 31, 2007
Fiscal Note: \$12,000

Action Item #2: Increase the number of MWBE vendors certified through the MWBE Program

Responsibility: Financial Services Department
Timeframe: December 31, 2007
Fiscal Note: No additional cost

Action Item #3: Continue to work on implementing a mentor program and the establishment of a small business incubator for small businesses

Responsibility: Financial Services Department
Timeframe: Ongoing
Fiscal Note: \$250,000

Action Item #4: Develop indicators and benchmarks for small business growth in the Center City and establish baselines

Responsibility: Community Development Department
Timeframe: November 1, 2007
Fiscal Note: To be determined

Action Item #5: Review small business creation programs in place in other regional jurisdictions

Responsibility: Community Development Department
Timeframe: November 1, 2007
Fiscal Note: To be determined

D. *Objective: Retain businesses in the redevelopment areas*

Action Item #1: Review business retention programs in place in other regional jurisdictions

Responsibility: Community Development Department
Timeframe: December 1, 2007
Fiscal Note: Minimal direct cost

Action Item #2: Prepare recommendations and any required budgetary requests to implement recommended business retention programs

Responsibility: Community Development Department
Timeframe: March 1, 2008
Fiscal Note: To be determined

E. *Objective: Promote the City to retain and expand business/industry and provide quality jobs*

Action Item #1: Continue to work closely with Pitt County Development Commission, Chamber of Commerce, East Carolina University, Pitt Community College, University Health Systems, and others to retain and expand business and industry and to encourage job creation with full benefits

Responsibility: City Manager
Timeframe: Ongoing
Fiscal Note: No direct costs

F. *Objective: Encourage mixed-income new development (residential)*

Action Item #1: Research development incentives and options that encourage and/or require mixed use and affordable housing including incentive and/or inclusionary zoning, transfer of development rights, density bonuses, proffers, and exactions

Responsibility: Community Development Department
Timeframe: December 1, 2007 (Phase 1)
Fiscal Note: No direct costs

8. Goal: Provide a Safe Community

A. *Objective: Create and implement community policing policies that increase public contact and improve the perception of the Police Department to reduce crime*

Action Item #1: Implement Comprehensive Community Policing Plan Department-wide

Responsibility: Police Department
Timeframe: June 30, 2007
Fiscal Note: To be determined

Action Item #2: Design and implement a crime analysis program that utilizes crime data to hold officers, supervisors, and managers accountable to assigned communities (Compstat Type Program)

Responsibility: Police Department
Timeframe: August 31, 2007
Fiscal Note: Cost of upgraded computer system is \$1,200,000

Action Item #3: Complete mandated community policing training for entire Department

Responsibility: Police Department
Timeframe: December 31, 2007
Fiscal Note: Training costs included in operating budget

Action Item #4: Provide support for establishing a 24-hour mental health intake center

Responsibility: City Council and City Manager
Timeframe: March 1, 2007
Fiscal Note: To be determined based on availability of federal funding

B. *Objective: Become more active in the prevention of juvenile violence in the community*

Action Item #1: Implement after-school program to target at-risk youth

Responsibility: Police Department
Timeframe: December 1, 2007
Fiscal Note: To be determined

Action Item #2: Partner with Pitt County Sheriff's Office and other municipal law enforcement agencies to target gang activity

Responsibility: Police Department
Timeframe: Ongoing
Fiscal Note: To be determined

Action Item #3: Continue support of Citizens United Against Violence (CUAV), Blue Print for Peace, and Project Unity

Responsibility: Police Department
Timeframe: Ongoing
Fiscal Note: No direct costs

Action Item #4: Create a Police Explorer Program for youth with funding and scholarships

Responsibility: Police Department
Timeframe: October 1, 2007
Fiscal Note: To be determined

Action Item #5: Develop the Greenville Police Athletic League (PAL) program at the Eppes Recreation Center

Responsibility: Police Department
Timeframe: December 31, 2007
Fiscal Note: To be determined

C. *Objective: Strengthen crime prevention efforts by increasing participation in community watch programs*

Action Item #1: Coordinate district officer participation with community watch programs through Community Policing Plan

Responsibility: Police Department
Timeframe: Ongoing
Fiscal Note: No direct cost

Action Item #2: Design strategies to work with current inactive Community Watch groups and assist them in becoming active

Responsibility: Police Department
Timeframe: July 1, 2007
Fiscal Note: To be determined

Action Item #3: Develop and implement new crime prevention programs with existing partners (community watch and other community organizations) and pursue new partnerships with faith-based organizations

Responsibility: Police Department

Timeframe: August 1, 2007

Fiscal Note: Minimal direct cost

D. *Objective: Improve the efficiency of public safety resources by addressing the Police response to false alarms*

Action Item #1: Present new false alarm ordinance to City Council for approval

Responsibility: Police Department

Timeframe: April 12, 2007

Fiscal Note: To be determined

Action Item #2: Develop false alarm public awareness and education program

Responsibility: Police Department

Timeframe: June 30, 2007

Fiscal Note: To be determined

Action Item #3: Prepare report that outlines experience with the false alarm program

Responsibility: Police Department

Timeframe: December 31, 2007

Fiscal Note: No direct cost

E. *Objective: Strengthen preparedness for a major disaster*

Action Item #1: Provide training to the business community on emergency management and business survival from disasters

Responsibility: Fire-Rescue Department

Timeframe: Ongoing

Fiscal Note: Minimal direct costs

Action Item #2: Rewrite the City's Emergency Operations Plan and establish departmental and overall Continuity of Operations Plans

Responsibility: Fire-Rescue Department

Timeframe: July 1, 2007

Fiscal Note: To be determined

9. Goal: Develop Transportation Initiatives to Meet Community Growth and Ensure a Sustainable Community

A. Objective: Improve roads leading into and out of the City

Action Item #1: Continue the inventory of conditions for all State and City-maintained roadways within the City

Responsibility: Public Works Department

Timeframe: June 30, 2007

Fiscal Note: Direct cost of \$30,000 for Condition Inventory Update

Action Item #2: Prioritize for improvement/repair based on condition survey

Responsibility: Public Works Department

Timeframe: September 1, 2007

Fiscal Note: No direct cost. Priority established in-house based on condition survey.

Action Item #3: Develop schedule for repair of City-maintained streets (resurfacing program)

Responsibility: Public Works Department

Timeframe: Ongoing

Fiscal Note: No direct cost. Schedule prepared in-house.

Action Item #4: Meet with NCDOT to develop schedule for repair of State highways

Responsibility: Public Works Department

Timeframe: September 30, 2007

Fiscal Note: No direct cost. Meeting and negotiations with NCDOT performed in-house.

Action Item #5: Work with Greenville Urban Area MPO and NCDOT to promote construction of new roads

Responsibility: Mayor, City Manager, and Public Works Department

Timeframe: Ongoing

Fiscal Note: Will be directly reimbursable for some of these activities as part of the MPO Grant; otherwise, no direct cost.

B. Objective: Develop initiatives/programs to reduce urban congestion

Action Item #1: Meet with largest employers to discuss feasibility of staggered starts and park-and-ride programs

Responsibility: Public Works Department
Timeframe: Ongoing
Fiscal Note: No direct cost. Contact and discussions performed by in-house personnel.

Action Item #2: Continue to participate in Public Transportation Working Group

Responsibility: Public Works Department
Timeframe: Ongoing
Fiscal Note: No direct cost. Staff works with Pitt County, ECU, and PATS.

C. *Objective: Promote/lobby for state and federal funding for local transportation improvements*

Action Item #1: Continue to work through the Greenville Urban Area MPO to publicize and lobby for the most important transportation needs

Responsibility: Mayor, City Manager, and Public Works Department
Timeframe: Ongoing
Fiscal Note: No direct cost anticipated; 80% of incurred costs reimbursable through the MPO.

Action Item #2: Work with NCDOT Board members and local legislative delegation to promote the most important transportation needs

Responsibility: Mayor and Council, City Manager, and Public Works Department
Timeframe: Ongoing
Fiscal Note: No direct cost anticipated; 80% of incurred costs reimbursable through the MPO

Action Item #3: Work with NCDOT and CSX to relocate rail switching yard

Responsibility: Public Works Department
Timeframe: Ongoing
Fiscal Note: To be determined

D. *Objective: Increase GREAT ridership*

Action Item #1: Develop marketing program to better promote Greenville Area Transit (GREAT)

Responsibility: Public Works Department
Timeframe: September 2007

Fiscal Note: Direct cost will be determined based on plan

Action Item #2: Increase distribution of information/route schedules for GREAT

Responsibility: Public Works Department

Timeframe: Ongoing

Fiscal Note: Cost covered by current budget

Action Item #3: Develop partnerships with other agencies to facilitate the use of GREAT

Responsibility: Public Works Department

Timeframe: Ongoing

Fiscal Note: No direct cost. Will be completed in-house.

Action Item #4: Explore the establishment of a Public Transportation Authority

Responsibility: Public Works Department and City Manager

Timeframe: December 1, 2007

Fiscal Note: To be determined

Action Item #5: Build intermodal transportation center

Responsibility: Public Works Department

Timeframe: Complete site selection/conceptual plan by December 1, 2007

Fiscal Note: Estimated cost for project is \$8 million, having a 90%/10% cost share with Federal/State government paying 90% and City paying 10% local match.

E. Objective: Improve and make safer pedestrian crossings throughout Greenville

Action Item #1: Replace worn-out crosswalk markings with thermoplastic pavement markings

Responsibility: Public Works Department

Timeframe: Ongoing

Fiscal Note: Direct costs of materials and labor are included in current operating budget

Action Item #2: Replace existing pedestrian signal heads with countdown pedestrian signals

Responsibility: Public Works Department

Timeframe: Ongoing

Fiscal Note: Program is subject to receiving funds for signal equipment

Action Item #3: Include countdown signal heads at new pedestrian signal installations

Responsibility: Public Works Department

Timeframe: Ongoing as signalization projects develop

Fiscal Note: Cost of countdown pedestrian signal heads will be included as part of an overall project for a new traffic signal installation at an intersection with sidewalks.

F. *Objective: Maximize use of Pitt-Greenville Airport: continue efforts for more commercial service*

Action Item #1: Provide funding to match federal commercial air service development grant

Responsibility: City Council

Timeframe: September 30, 2007

Fiscal Note: \$33,333

Action Item #2: Consider requesting accommodations tax funds to market airport

Responsibility: City Council and Convention & Visitors Authority

Timeframe: June 30, 2007

Fiscal Note: To be determined

G. *Objective: Explore bringing passenger rail back to Greenville*

Action Item #1: Discuss with NCDOT the feasibility of bringing passenger rail service back to Greenville

Responsibility: Public Works Department

Timeframe: August 1, 2007

Fiscal Note: No direct cost

10. **Goal: Maintain the Financial Stability of the City**

A. *Objective: Improve the format of financial information decision-making*

Action Item #1: Revise and enhance the monthly financial statements, budget ordinance amendments, and the investment management information submitted and presented to City Council

Responsibility: Financial Services Department and Assistant City Manager

Timeframe: September 30, 2007

Fiscal Note: To be determined

Action Item #2: Establish a formal write-off and allowance for doubtful accounts policy for miscellaneous receivables

Responsibility: Financial Services Department
Timeframe: April 30, 2007
Fiscal Note: To be determined

Action Item # 3: Establish policies and procedures for funding post-retirement liabilities as required by GASB (Governmental Accounting Standards Board) based on annual actuarial studies

Responsibility: Financial Services Department, Human Resources, and City Manager
Timeframe: December 31, 2007
Fiscal Note: To be determined

Action Item #4: Develop budget targets for departments for the 2008-09 and 2009-10 budget and operating plan and allocate direct cost to departments where feasible

Responsibility: Financial Services Department, Assistant City Manager, and City Manager
Timeframe: December 31, 2007
Fiscal Note: No additional cost

B. *Objective: Determine plans for moving forward on annexations*

Action Item #1: Develop an annexation policy and implementation plan for City Council consideration

Responsibility: Community Development Department and Assistant City Manager
Timeframe: June 1, 2007
Fiscal Note: No direct cost

Action Item #2: Complete annexation process for River Hills Subdivision

Responsibility: Community Development Department
Timeframe: June 30, 2007
Fiscal Note: To be determined



City of Greenville, North Carolina

Meeting Date: 3/8/2007
Time: 7:00 PM

Title of Item: Budget ordinance amendment #7 to the 2006-2007 City of Greenville budget and capital project budget ordinances to set up the Intermodal Transportation Center Project fund and amend the Municipal/Administrative Facilities Capital Project fund

Explanation:

1) Attached is an amendment to the 2006-2007 budget ordinance for consideration at the March 8, 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 transfer funds from the Capital Reserve to pay Pitt Community College for construction of improvements at the public safety training center. This agreement between the City of Greenville and Pitt Community College was approved at the February 5, 2007 City Council Meeting.

B To allocate funds to cover the lien balance on a 2003 Infinity G35 that was confiscated and turned over to the Greenville Police Department's Special Investigations Unit.

C To allocate Contingency funds to transfer to the Intermodal Transportation Center Project. Up to \$50,000 from the General Fund was approved as part of the City of Greenville's Capital Improvement Program for fiscal year 2006-2007. For this phase of the project, only \$16,226 is needed at this time.

D To allocate funds from ticket sales and donations to support the Eastern Regional High School Basketball Tournament.

2) Attached is a budget ordinance to establish the Intermodal Transportation Center Project Fund. This Center was approved as part of the 2006-2011 Capital Improvement Program. This Project provides for a feasibility study, design, and construction of an Intermodal Transportation Center serving all transportation needs. This initial phase of funding will cover planning and development.

3) Attached is a budget ordinance to amend the Municipal/Adminstrative Facilities Capital Project Budget for a grant received from the West Memorial Fund for constructing a fountain in front of City Hall.

Fiscal Note:

These amendments affect the following funds: General Fund: increase \$338,075; Capital Reserve Fund: increase \$200,000; Intermodal Transportation Center Project Fund: increase \$162,260; Municipal/Administrative Facilities Project Fund: increase \$121,028

Recommendation:

Approval of budget ordinance amendment #7 to the 2006-2007 City of Greenville budget, and capital project budget ordinances to set up the Intermodal Transportation Center Project Fund and amend the Muncipal/Administrative Facilities Capital Project Fund

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

Attachments / click to download

 [2007](#)

 [InterModal Transport Budget Ordinance Original](#)

 [Admin Facilities Budget Ordinance](#)

ORDINANCE NO. 07-_____
CITY OF GREENVILLE, NORTH CAROLINA
ORDINANCE (#7) AMENDING ORDINANCE NO. 06-58
THE 2006-2007 CITY OF GREENVILLE BUDGET ORDINANCE

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:

| | | |
|--------------------|---|---------|
| 010-0000-340.23-02 | Eastern Regional Basketball Tournament ^D | 129,000 |
| 010-0000-370.04-00 | Transfer from Capital Reserve ^A | 200,000 |
| 010-0000-371.00-00 | Appropriated Fund Balance ^D | 9,075 |

Section II. Appropriations. General Fund, of Ordinance 06-58, is hereby amended by increasing appropriations in the amount indicated:

| | | |
|--------------------|---|---------|
| 010-5056-413.74-01 | Investigations - Equipment ^B | 7,000 |
| 010-6062-422.50-22 | Eastern Regional Basketball Tournament ^D | 145,575 |
| 010-9500-403.75-77 | Firing Range ^A | 200,000 |
| 010-9600-492.66-00 | Transfer to Intermodal Transportation Center Project ^C | 16,226 |

Section III. Appropriations. General Fund, of Ordinance 06-58, is hereby amended by decreasing appropriations in the amount indicated:

| | | |
|--------------------|---|--------|
| 010-0500-402.08-01 | Contracted Services ^D | 7,500 |
| 010-4500-402.50-09 | Contingencies ^C | 16,226 |
| 010-5056-412.08-01 | Investigations – Contracted Services ^B | 2,000 |
| 010-5052-412.08-01 | Professional Standards – Contracted Services ^B | 2,500 |
| 010-5054-412.08-01 | Support Services – Contracted Services ^B | 2,500 |

Section IV. Estimated Revenues. Capital Reserve Fund, of Ordinance 06-58, is hereby amended by increasing appropriations in the amount indicated:

| | | |
|--------------------|--|---------|
| 070-0000-371.00-00 | Appropriated Fund Balance ^A | 200,000 |
|--------------------|--|---------|

Section V. Appropriations. Capital Reserve Fund, of Ordinance 06-58, is hereby amended by increase appropriations in the amount indicated:

| | | |
|--------------------|---------------------------------------|---------|
| 070-9600-492.08-00 | Transfer to General Fund ^A | 200,000 |
|--------------------|---------------------------------------|---------|

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

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

Adopted this 8th day of March, 2007.

Robert D. Parrott, Mayor

ATTEST:

Wanda T. Elks, City Clerk

ORDINANCE NO.
CITY OF GREENVILLE, NORTH CAROLINA
INTERMODAL TRANSPORTATION CENTER PROJECT
CAPITAL PROJECT 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 Intermodal Transportation Center Project:

| | | |
|--------------------|-------------------------------|---------|
| 122-0000-321.29-00 | Spec. State/ Fed / Loc Grants | 129,808 |
| 122-0000-321.29-04 | NCDOT Grant | 16,226 |
| 122-0000-370.05-00 | Transfer from General Fund | 16,226 |

Section II. Appropriations. The following amount is hereby appropriated for the Intermodal Transportation Center Project:

| | | |
|--------------------|-----------------|---------|
| 122-7078-433.02-01 | Design | 157,360 |
| 122-7078-433.03-01 | Non-Contractual | 4,900 |

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 8th day of March, 2007.

Robert D. Parrott, Mayor

ATTEST:

Wanda T. Elks, City Clerk

ORDINANCE NO. _____

CITY OF GREENVILLE, NORTH CAROLINA
AN ORDINANCE AMENDING ORDINANCE NO. 03-60
MUNICIPAL/ADMINISTRATIVE FACILITIES CAPITAL PROJECT BUDGET ORDINANCE

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

Section I. Estimated Revenues. Municipal/Administrative Facilities Capital Project, of Ordinance 03-60, is hereby amended by increasing estimated revenues in the amount indicated:

| | | |
|--------------------|-------------------------------|---------|
| 112-0000-321.29-00 | Spec State / Fed / Loc Grants | 121,028 |
|--------------------|-------------------------------|---------|

Section II. Appropriations. Municipal/Administrative Facilities Capital Project, of Ordinance 03-60, is hereby amended by increasing estimated appropriations in the amount indicated:

| | | |
|--------------------|--------------|---------|
| 112-4700-463.03-00 | Construction | 121,028 |
|--------------------|--------------|---------|

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

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

Adopted this the 8th day of March 2007.

Robert D. Parrott, Mayor

ATTEST:

Wanda T. Elks, City Clerk

Doc#676840