



Agenda

Greenville City Council

May 10, 2007
7:00 PM
City Council Chambers
200 Martin Luther King, Jr. Drive

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 Craft

III. Pledge of Allegiance

IV. Roll Call

V. Approval of Agenda

VI. Special Recognitions

- Hightower Hoopsters AAU Basketball Team
- The Carolina Association of Governmental Purchasing Award (CAGP)

VII. Appointments

1. Appointments to Boards and Commissions

VIII. Old Business

2. Ordinance amending Section 12-1-9 of the City Code relating to false alarms

IX. New Business

Public Hearings

3. Ordinance, requested by Theraldine H. Forbes, to rezone 21.24 acres located north of Forlines Road, directly east of South Central High School, south of Swift Creek Swamp (Gum Swamp Canal) and 2,400± feet west of Reedy Branch Road from RA20 (Residential-Agricultural) to R6A (Residential [Medium Density Multi-Family])
4. Ordinance, requested by Ward, LLC, to amend the Future Land Use Plan Map for the area described as along the northern right-of-way of Thomas Langston Road, west of the commercial component of the Regional Focus Area located along the western right-of-way of Memorial Drive, south of the current terminus of Tobacco Road, and extending 2,140± feet north from Thomas Langston Road, containing approximately 26 acres, from an “Office/Institutional/Multi-family” category to a “Commercial” category
5. Ordinance, requested by Ward, LLC, to rezone 26.17 acres located along the northern right-of-way of Thomas Langston Road, south of the current terminus of Tobacco Road, 2,120± feet west of Memorial Drive, and east of Providence Place Subdivision from RA20 (Residential-Agricultural) and OR (Office-Residential [High Density Multi-family]) to CG (General Commercial)
6. Ordinance, requested by Place Properties, to rezone 1.94± acres located at the northwest corner of the intersection of North Pitt and West First Streets from OR (Office-Residential [High Density Multi-family]) to CD (Downtown Commercial)
7. Ordinance, requested by W and 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).
8. Ordinance to annex W and A Development, LLC property, containing 33.7 acres located at the terminus of Taylor’s Creek Drive north of Oxford Commercial Park
9. Ordinance to annex Covengton Downe Subdivision, Phase II, Lot 3C, containing 6.264 acres located south of Fire Tower Road
10. Ordinance to annex Tyson Farms, Section 3, containing 2.6017 acres located at the eastern terminus of Willette Drive and south of Dickinson Avenue Extension
11. Annexation of 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
12. Ordinance designating the Charles O’Hagan Horne, Sr. House and Grounds as a Local Landmark
13. Resolution to close the portion of Chippendail Road east of West Quail Hollow Road
14. Resolution to close the portion of South Watauga Avenue located south of Broad Street
15. Resolution endorsing the Community Development Block Grant (CDBG) and HOME Investment Partnership Fiscal Year 2007-2008 Annual Action Plan
16. Resolutions authorizing the filing of two grant applications for federal transportation assistance on

behalf of the Greenville Area Transit (GREAT) System

17. Ordinance amending agreement with Town of Winterville and Greenville Utilities Commission establishing a mutual annexation and extraterritorial jurisdiction boundary and delineating sewer and water service territories

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

18. Resolution in support of the Eastern North Carolina Regional Science Center
19. Naming of the Intergenerational Center as the Lucille W. Gorham Intergenerational Center
20. Agreement with The Little Willie Center to lease portions of the Intergenerational Center
21. Redevelopment Commission of Greenville 2007-2008 Annual Program of Work
22. Resolution adopting a Residential Anti-Displacement and Relocation Assistance Plan
23. Affordable Housing Bid Submittal and Deposit Waiver Policy
24. Request to provide wastewater service outside the extraterritorial jurisdiction of the Town of Grimesland
25. Electric Capital Projects Budget Ordinance and Reimbursement Resolution for Greenville Utilities Commission's Dickinson Avenue Electric Transmission Line
26. Water Capital Projects Budget Ordinance and Reimbursement Resolution for Greenville Utilities Commission's Frog Level Road Water Main Extension
27. Water Capital Projects Budget Ordinance for Greenville Utilities Commission's Inter-Basin Transfer Analysis for Sale of Water to Farmville, Greene County, and Winterville
28. Series Resolution Authorizing the Issuance of \$9,850,000 GUC Revenue Bonds, Series 2007
29. Budget ordinance amendment #9 to the 2006-2007 City of Greenville budget and amendments to ordinances 96-52 and 03-57

X. Comments from Mayor and City Council

XI. City Manager's Report

XII. Adjournment



City of Greenville, North Carolina

Meeting Date: 5/10/2007
Time: 7:00 PM

Title of Item: Appointments to Boards and Commissions

Explanation: City Council appointments need to be made to the Affordable Housing Loan Committee, Citizens Advisory Commission on Cable Television, Community Appearance Commission, Historic Preservation Commission, and Planning and Zoning Commission. Mayor Parrott will announce the appointment and reappointment to the Housing Authority.

Fiscal Note: No fiscal impact

Recommendation: To make appointments to the Affordable Housing Loan Committee, Citizens Advisory Commission on Cable Television, Community Appearance Commission, Historic Preservation Commission, and Planning and Zoning Commission and Mayor Parrott to announce the appointment and reappointment to the Housing Authority

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

Appointments To Boards and Commissions

May 10, 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> |
|-------------|---------------------|-----------------------------|------------------------|
| Tim Hudson | First term | Resigned | March 2009 |

Community Appearance Commission

Council Liaison: Council Member At-Large Pat Dunn

| <u>Name</u> | <u>Current Term</u> | <u>Reappointment Status</u> | <u>Expiration Date</u> |
|---------------|---------------------|-----------------------------|------------------------|
| Edna Atkinson | First term | Eligible | April 2007 |

Historic Preservation Commission

Council Liaison: Council Member At-Large Pat Dunn

| <u>Name</u> | <u>Current Term</u> | <u>Reappointment Status</u> | <u>Expiration Date</u> |
|--------------|---------------------|-----------------------------|------------------------|
| Shelva Davis | First term | Resigned | January 2008 |

Housing Authority

Mayoral Appointment: Mayor Don Parrott **Council Liaison:** Council Member Rose Glover

| <u>Name</u> | <u>Current Term</u> | <u>Reappointment Status</u> | <u>Expiration Date</u> |
|------------------|------------------------|-----------------------------|------------------------|
| E. Cordell Avery | First term | Eligible | May 2007 |
| Ric Miller | Filling unexpired term | Eligible | May 2007 |

Planning and Zoning Commission

Council Liaison: Council Member Ray Craft

| Name | Current Term | Reappointment Status | Expiration Date |
|--------------------------------|------------------------|-----------------------------|------------------------|
| Godfrey Bell (Alternate #1) | Filling unexpired term | Eligible | May 31, 2007 |
| Robert Ramey (Regular) | Filling unexpired term | Eligible | May 31, 2007 |
| Len Tozer (Regular) | First term | Eligible | May 31, 2007 |

Applicants for Affordable Housing Loan Committee

NONE

Applicants for Citizens Advisory Commission on Cable Television

NONE

Applicants for Community Appearance Commission

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

Applicants for Historic Preservation Commission

| | | | |
|---|----------|--------------------|------------|
| Steven Kirkman 1992 I Hyde Drive Greenville, NC 27858 | 814-3095 | Application | 12/12/2006 |
| John Newby 401 Crestline Boulevard Greenville, NC 27834 | 756-8318 | Application | 5/18/2006 |
| Dale Sauter 2609 Mulberry Lane Greenville, NC 27834 | 353-5795 | Application | 6/6/2006 |

Applicants for Housing Authority

| | | | |
|--|----------|--------------------|------------|
| Vickie Joyner 204 N. Sylvan Drive Greenville, NC 27858 | 355-1718 | Application | 12/6/2006 |
| Evan Lewis 3402 Dunhaven Drive Greenville, NC 27834 | 353-6997 | Application | 10/23/2006 |

Applicants for Planning and Zoning Commission

| | | | |
|---|----------|--------------------|------------|
| William T. Bunting 2209-D Locksley Woods Drive Greenville, NC 27834 | 341-3320 | Application | 3/9/2005 |
| Ralph W. Flanary 601 Rupert Drive Greenville, NC 27834 | 321-0330 | Application | 2/22/2005 |
| O. J. Gupton 3001-A Mulberry Lane Greenville, NC 27858 | 756-6146 | Application | 2/17/2005 |
| Bradley J. Ingalls 601 Kempton Drive Greenville, NC 27834 | 353-5156 | Application | 10/11/2005 |
| Mitchell Jones 94 Tuckahoe Drive Greenville, NC 27858 | 756-7660 | Application | 8/11/2006 |
| Perry Priyadarshi Kachroo 706 S. Evans Street Greenville, NC 27834 | 752-9119 | Application | 1/12/2006 |
| Tony Parker 1600 Hollybriar Lane Greenville, NC 27858 | 355-5281 | Application | 2/26/2007 |
| Charles Tomlinson 100 Hickory Street, Apt. D-101 Greenville, NC 27858 | 830-1664 | Application | 2/17/2005 |



City of Greenville, North Carolina

Meeting Date: 5/10/2007
Time: 7:00 PM

Title of Item: Ordinance amending Section 12-1-9 of the City Code relating to false alarms

Explanation: At the April 9, 2007, City Council meeting, Police Chief William Anderson presented an ordinance amending the City Code provision relating to false alarms. Representatives of the North Carolina Alarm Systems Licensing Board expressed concern about some of the provisions of the ordinance. Council continued the consideration of the ordinance and directed City staff to consider the concerns of the Licensing Board and address the concerns as appropriate in the ordinance.

Charles McDarris, the attorney for the North Carolina Alarm Systems Licensing Board, has advised the City of the specific concerns of the Licensing Board. In summary, the concerns focused on the provisions of the ordinance which imposed requirements on the alarm systems businesses since the North Carolina General Statutes provide that the regulation of alarm systems businesses is exclusive to the Licensing Board except that a city is permitted to require alarm system businesses to register and supply information concerning their license. The concerns were not with the provisions which required registration of the alarm systems businesses and were not with the provisions relating to permits for alarm users.

The ordinance has been modified in order to address the concerns of the Licensing Board. The modified ordinance continues to achieve the goal sought with the ordinance--reducing the number of false alarms in order to improve the efficiency of public safety resources. Some of the provisions which were removed were provisions which parallel the regulations already imposed by the Licensing Board. An example of this is the requirement that background checks of employees be conducted and that photographic identification badges be provided to employees. Other provisions were determined to not be necessary to achieve the purpose of the ordinance such as requiring that an auxiliary power supply be provided for the alarm.

Police Chief Anderson has concurred with the modifications and supports the modified ordinance. As a reminder, the agenda information provided to Council in support of this ordinance in April is as follows:

Responding to false alarms is by far the most common police call for service. On a national average, about 98% of all alarms reported to the police are not the result of an intrusion or attempted intrusion. In the City of Greenville over the last five years, more than 10% of all police calls for service were false alarms. In 2006, the Greenville Police Department responded to 6,911 false alarms. On average, that translates to about 20 false alarms per day. About 80% were to commercial alarms, the rest being residential. Records indicate that 60% were the result of employee error and 40% to equipment failure. The estimated manpower cost alone for responding to false alarms in 2006 is \$62,451.

False alarms consume officer time, waste fuel, increase the risk of traffic accidents, cause wear and tear on equipment, and reduce the quality of police service to areas with a greater need for officer presence. Over time, continual response to false alarms erodes officer caution and directly impacts officer safety.

The current City ordinance pertaining to false alarms is virtually unenforceable as written. The proposed ordinance allows the City to address residences and businesses that habitually are the cause of false alarms.

The proposed ordinance is designed to encourage alarm users to properly use and maintain the operational effectiveness and proper utilization of alarm systems and to reduce or eliminate false alarms which unduly divert police resources. City Council 2007 goal #8 "provide a safe community" includes objective D that states: "improve the efficiency of public safety resources by addressing the Police response to false alarms." This proposed ordinance revision addresses this objective.

Fiscal Note:

The proposed ordinance revision establishes permit fees and civil penalty fines that will generate funds to administer the false alarm reduction program.

Recommendation:

Approve the ordinance amending the false alarm ordinance

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 [Ordinance amending Section 12-1-9 of the City Code re False Alarms](#)

ORDINANCE NO. 07-

AN ORDINANCE AMENDING 12-1-9 OF THE GREENVILLE CITY CODE,
RELATING TO FALSE ALARMS

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

Section 1. That Section 12-1-9 of the Code of Ordinances, City of Greenville, is hereby amended to read as follows:

Section 12-1-9. False alarms.

(a) Purpose

The purpose of this section is to encourage alarm users to properly use and maintain the operational effectiveness and proper utilization of alarm systems and to reduce or eliminate false alarms which may unduly divert law enforcement resources. This section governs systems intended to summon law enforcement, establishes fees, provides for penalties for violations, establishes a system of administration, and sets conditions for suspension.

(b) Definitions

The following words, terms and phrases, when used in this section, shall have the meanings ascribed to them in this subsection, except where the context clearly indicates a different meaning:

(1) *Alarm administrator* means a person appointed by the chief of police to administer this section.

(2) *Alarm systems business* means a person or business subject to the licensing requirements of N.C.G.S. Chapter 74D and engaged in selling, leasing, installing, servicing or monitoring alarm systems within the city.

(3) *Alarm user* means any owner, tenant or other person or entity that uses or is in control of an alarm system within the city.

(4) *Alarm site* means the individual location of each alarm system.

(5) *Alarm system* means any assembly of equipment, mechanical or electrical, device or series of devices, including, but not limited, to systems interconnected with a radio frequency method such as cellular or private radio signals, which emit or transmit a remote or local audible,

visual or electronic signal indicating an alarm condition and intended to discourage crime and summon the Greenville Police Department.

(6) *Automated dialing device* means an alarm system which automatically sends, via telephone, a prerecorded voice message or coded signal indicating the existence of an emergency situation.

(7) *City* means the City of Greenville or its agent.

(8) *Commercial premises* means any structure or area which is not defined in this section as a governmental or residential premise.

(9) *Deactivated alarm* means an alarm system that has the primary and secondary power and the telephone line disconnected at the alarm control panel.

(10) *False alarm* means the activation of an alarm system for any reason other than a robbery or unauthorized entry, and a subsequent response by the Greenville Police Department to that alarm site. A false alarm does not include:

(a) An alarm caused by physical damage to the alarm system as a result of lightning, wind, or other meteorological event, where there is clear evidence of physical damage to the alarm system; or

(b) An alarm caused by disconnection of a telephone circuit beyond the control of the alarm user or the alarm user's agents, verified by written communication from the telephone company; or

(c) An alarm caused by continuous electrical power disruption in excess of four hours.

(11) *Governmental premises* means a structure or area operated by a government entity not including premises leased to non-governmental entities.

(12) *Permit year* means the period starting from the date of issuance of a permit and ending one year from that date.

(13) *Police department* means the Greenville Police Department

(14) *Residential premises* means any structure serving as a home, residence, or sleeping place by one person or by two or more persons who maintain a common household consistent with the provisions of Section 9-4-22 of the Zoning Ordinance for Greenville, North Carolina.

(c) Alarm systems business.

Every alarm systems business shall register annually with the city. Each registration shall be valid for 12 months. The alarm systems business shall provide the following information:

- (1) Name, street address and telephone number of the alarm systems business.
- (2) The alarm systems business license number issued by the North Carolina Alarm Systems Licensing Board.

(d) Requirements for alarm users.

(1) Permits and applications

(a) Every alarm user shall annually apply to the chief of police for a nontransferable alarm permit. The permit shall be valid for one permit year and then expire.

(b) The permit application form will be provided by the police department. No other permit application form will be acceptable.

(c) Whenever the information provided in the alarm permit application changes, the alarm user shall provide correct information to the police department within 30 days of the change.

(d) If an alarm user has more than one location that has an alarm system, then a permit is required for each location.

(e) Failure to obtain a permit shall be a violation of this section.

(2) A fee of \$15.00 shall accompany each application for an alarm permit for a residential, commercial or governmental premise. After the initial permit period has expired, each annual renewal shall be accompanied by a \$5.00 fee.

(3) No permit shall be required for a deactivated alarm system.

(4) No permit shall be required unless the alarm system results in a call to the police department through an alarm system and alarm systems business or monitoring service.

(5) In the application for permit, the alarm user shall provide the following information:

- (a) The name, address and telephone number of the alarm user.
- (b) The address of the alarm site.

(c) The names, addresses and telephone numbers of two persons who have access to the premises, the ability to reset the alarm, and who, upon request of the police department, will respond as a representative of the alarm user to the alarm site within 30 minutes of notification.

(d) The name, address and telephone number of the alarm systems business, if any.

(e) Any dangerous or special conditions present at the alarm site.

(f) Other information as required by the police department.

(e) Restrictions.

(1) Response to alarm.

The alarm user or a representative of the alarm user listed on the application for permit shall respond to the alarm site within 30 minutes from the time of notification by the city of the activation of the alarm, whether false or not. The failure to respond, when directed by the city, shall be deemed a violation by the alarm user.

(2) Deactivation of audible alarms.

The alarm user shall deactivate the alarm within 15 minutes of activation or adjust the alarm to automatically deactivate within 15 minutes of activation.

(3) Automatic dialing devices prohibited.

The alarm user shall not operate an alarm system equipped with an automatic dialing device programmed to connect directly to the police department. Alarm users using an automatic dialing device shall be determined to be operating a non-permitted alarm system. Such use shall be a violation of this section. The police department will not respond to prerecorded messages.

(4) No permit will be issued when a civil penalty for a violation of this section is outstanding, when a reason for a previous revocation has not been corrected, or if the applicant provides false information.

(f) Leased premises.

Where the owner or manager of any residential or commercial premises makes an alarm system service available to the tenant and the tenant is to use or control the alarm system, the owner or manager shall:

(1) Explain to the tenant the operation of the alarm system;

- (2) Explain to the tenant the alarm user's financial responsibilities for false alarms;
- (3) Obtain the tenant's signature on a form in which the tenant acknowledges having received and understood the information provided in (d) above; and
- (4) Furnish a blank alarm permit application to the tenant. The city shall provide the owner or manager with forms upon request.

(g) Enforcement of provisions.

- (1) Responsibility for false alarms shall be borne by the alarm user.
- (2) The following civil penalty shall be required for each false alarm per alarm system within one permit year:
 - (a) First and second false alarms: \$25.00 each; however, if the alarm operator has a valid alarm permit, then there is no civil penalty for the first false alarm;
 - (b) Third and fourth false alarms: \$50.00 each;
 - (c) Fifth and sixth false alarms: \$100.00 each;
 - (d) Seventh and eighth false alarms: \$200.00 each;
 - (e) Ninth and above false alarms: \$400.00 each;
 - (f) In addition to the foregoing fines, an additional civil penalty for false alarms from a non-permitted alarm system is \$200.00. The chief of police may reduce this amount to \$50.00 if the alarm system is permitted within ten days of the false alarm.
- (3) For any violation of the provisions of this section other than a false alarm, a violator shall be subject to a civil penalty in the amount of \$50.00.
- (4) The city may offer an alarm awareness class to alarm users. Alarm users may attend the class in lieu of paying one civil penalty per permit year.
- (5) After responding to an alarm and determining that the alarm was false, the city shall leave written notice at the alarm site that there was a false alarm. The notice shall include the identity of the officer and time of response.
- (6) The alarm user shall not be liable for a false alarm that occurs at an alarm site for which the alarm user has previously given a written disconnection notice to the alarm systems business or monitoring service.

(7) Payment of civil penalties. Civil penalties shall be paid within 30 days from the date of the citation. Violators shall be issued a written citation which must be paid within 30 days of the citation date. If not paid within the 30-day period, then an additional fifty dollars (\$50.00) delinquency charge shall be assessed for each 30-day period thereafter upon nonpayment until paid in full. The city attorney, or designee, is authorized to file suit on behalf of the city to collect any unpaid citations and any delinquency charge, and the chief of police, or his designee, is authorized to verify and sign complaints on behalf of the city in such suits. A police officer or other employee authorized by the city manager to enforce the false alarm ordinances may issue a citation for violations of this chapter. If litigation is required to recover the penalties and delinquency charges, the city attorney or designee in addition to the penalties and delinquency charges may recover reasonable attorneys' fees and other costs incurred in bringing the action and collecting the judgment.

(8) Equitable remedy. The city may enforce the provisions of this section by applying to a court of competent jurisdiction for an injunction, abatement order or any other appropriate equitable remedy.

(9) Noncriminal violation. A violation of any of the provisions of this section shall not constitute a misdemeanor or infraction punishable pursuant to G.S. 14-4.

(h) Suspension, revocation, or reinstatement of alarm permit.

1) In addition to the imposition of civil penalties as provided for in this section, the eighth false alarm response in a permit year shall result in a suspension of the alarm permit, which remains effective until such time as:

- a) The alarm user has taken action to remedy the causes of the false alarms; and
- b) The chief of police has reinstated the permit.

2) A civil penalty unpaid in excess of 30 days shall result in a suspension of the alarm permit.

3) The chief of police may revoke an alarm permit if it is determined that:

- a) There is a false statement of a material matter in the permit application; or
- b) Ten or more false alarms have been received by the city from the alarm site within a permit year.

4) An alarm user whose alarm permit has been revoked may be issued a new permit if the alarm user:

- a) Submits an updated application and pays a \$50.00 permit fee; and

b) Pays all civil penalties and delinquency charges issued to the alarm user under this section.

5) The city shall notify the alarm user of a suspension, revocation, or reinstatement.

(i) Appeals.

1) Assessments of civil penalties and other enforcement decisions made under this section may be appealed by filing a written notice of appeal with the alarm administrator within 20 days after the date of notification of the assessment of civil penalties or other enforcement decision (suspension or revocation). The failure to give notice of appeal within this time period shall constitute a waiver of the right to contest the assessment of penalties or other enforcement decision. Proper notification of the alarm administrator shall stay the imposition of a penalty, suspension or revocation until adjudication. The alarm administrator shall conduct an informal hearing and consider evidence presented by the alarm user. Faulty or overly sensitive equipment, user error, or failure to renew the alarm permit shall not be sufficient basis to grant an appeal.

2) If the alarm user is not satisfied with the ruling of the alarm administrator, then the alarm user may appeal to the chief of police. The request for an appeal to the chief of police must be provided to the chief of police, on a form provided by the city, within 20 days from the date of the alarm administrator's ruling. Proper notification shall stay the imposition of a penalty, suspension or revocation until adjudication. The chief of police shall conduct a hearing and consider evidence presented by the alarm user and by other interested persons. Faulty or overly sensitive equipment, user error, or failure to renew the alarm permit shall not be sufficient basis to grant an appeal. The chief of police shall make a decision based on the preponderance of the evidence standard, and provide a decision within 30 days. The decision of the chief of police is the final administrative remedy as to the city.

(3) Appeal standard. The chief of police shall review an appeal from the assessment of civil penalties or other enforcement decisions using a preponderance of the evidence standard. Notwithstanding a determination that the preponderance of the evidence supports the assessment of civil penalties or other enforcement decision, the chief of police shall have the discretion to dismiss or reduce civil penalties or reverse any other enforcement decision where warranted.

(j) No public duty.

The permitting of an alarm system is not intended to, nor will it create a contract, duty or obligation, either expressed or implied, of response. Any and all liability and consequential damage resulting from the failure to respond to a notification is hereby disclaimed and governmental immunity as provided by law is retained. By registering the alarm system, the alarm user acknowledges that law enforcement response may be based on factors such as availability of law enforcement units, priority of calls, weather conditions, traffic conditions, emergency conditions and staffing levels.

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 will become effective July 1, 2007.

This the _____ day of May, 2007.

Robert D. Parrott, Mayor

ATTEST:

Wanda T. Elks, City Clerk



City of Greenville, North Carolina

Meeting Date: 5/10/2007
Time: 7:00 PM

Title of Item: Ordinance, requested by Theraldine H. Forbes, to rezone 21.24 acres located north of Forlines Road, directly east of South Central High School, south of Swift Creek Swamp (Gum Swamp Canal) and 2,400± feet west of Reedy Branch Road from RA20 (Residential-Agricultural) to R6A (Residential [Medium Density Multi-Family])

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

Fiscal Note: No cost to the City.

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

The Planning and Zoning Commission, at their March 20, 2007 meeting, voted to approve the 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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- [📎 Locational Map](#)
 - [📎 Survey](#)
 - [📎 Certificate of Mailed Notice](#)
 - [📎 Ordinance for Theraldine H. Forbes](#)
 - [📎 Rezoning - Theraldine H. Forbes](#)
 - [📎 Rezoning 07-02 Theraldine H. Forbes](#)
 - [📎 P and Z Minutes for Forbes request](#)
 - [📎 Theraldine Forbes List of Uses](#)
 - [📎 Residential Density Chart](#)
-

ORDINANCE NO. 07-____
AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GREENVILLE
REZONING TERRITORY LOCATED WITHIN THE
PLANNING AND ZONING JURISDICTION OF THE CITY OF
GREENVILLE, NORTH CAROLINA

WHEREAS, the City Council of the City of Greenville, North Carolina, in accordance with Article 19, Chapter 160A, of the General Statutes of North Carolina, caused a public notice to be given and published once a week for two successive weeks in The Daily Reflector setting forth that the City Council would, on May 10, 2007 at 7:00 p.m., in the City Council Chambers of City Hall in the City of Greenville, NC, conduct a public hearing on the adoption of an ordinance rezoning the following described territory;

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

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

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

Section 1. That the following described territory is rezoned from RA20 (Residential-Agricultural) to R6A (Residential).

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

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

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

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

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

Section 2. That the Director of Community Development is directed to amend the zoning map of the City of Greenville in accordance with this ordinance.

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

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

ADOPTED this 10th day of May, 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 Theraldine H. Forbes, to rezone 21.24 acres located north of Forlines Road, directly east of South Central High School, south of Swift Creek Swamp (Gum Swamp Canal) and 2,400± feet west of Reedy Branch Road from RA20 (Residential-Agricultural) to R6A (Residential [Medium Density Multi-Family]).

2. **Date:** February 21, 2007

3. **Requested Change:**

Existing: RA20 (Residential-Agricultural)

Proposed: R6A (Residential [Medium Density Multi-Family])

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

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

5. **Size:** 21.24 acres

6. **Comprehensive Plan:**

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

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

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

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

Development under the proposed rezoning could generate an additional 950 vehicle trips per day, which is a net increase of 300 additional trips per day on Forlines Road compared to existing zoning.

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

Detailed Report Attached

8. History/Background:

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

9. Present Land Use:

Farmland

10. Utilities:

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

11. Historic Sites:

There is no known effect on designated sites.

12. Environmental Conditions/Constraints:

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

13. Surrounding Land Uses:

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

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

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

West: RA20 – South Central High School

14. Density Estimates

Gross Acreage: 21.24 acres

Net Acreage: 20.24 acres (approx. 8 acres in Swift Creek Swamp flood hazard area)

Current zoning: RA20 (Residential-Agricultural)

Requested zoning: R6A (Residential [Medium Density Multi-Family])

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

At the proposed zoning (R6A), staff would anticipate the site to yield approximately 120 multi-family units (2 & 3 bedrooms) based on similar site development (The Vineyards). At maximum density, staff would anticipate the site would to yield approximately 150 multi-family units (1, 2, & 3 bedrooms).

The anticipated build-out is 3-5 years.

RECOMMENDATION:

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

50'

8 large evergreen trees
10 small evergreen trees
36 evergreen shrubs

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

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

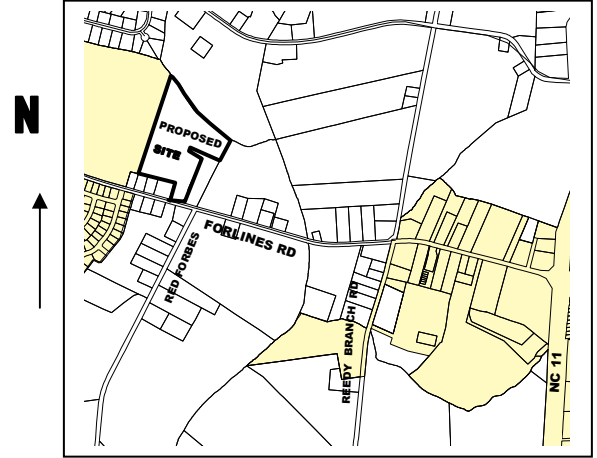
REZONING THOROUGHFARE/TRAFFIC VOLUME REPORT

Case No: 07-02

Applicant: Theraldine Forbes

Property Information

Current Zoning: RA20
Proposed Zoning: R6A
Current Acreage: 21 acres
Location: Forlines Road
Points of Access: Forlines Road



Location Map

Transportation Background Information

1.) Forlines Road (State maintained)

| | <u>Existing Street Section</u> | <u>Ultimate Thoroughfare Street Section</u> |
|---------------------------|--------------------------------|---|
| Description/cross section | 2-lane paved shoulder | 5-lane curb and gutter |
| Right of way width (ft) | 60 | 90 |
| Speed Limit (mph) | 55 | |
| Current ADT: | 5,500(*) | Design ADT: 12,000 vehicles/day (**) |
| Controlled Access | No | |

Thoroughfare Plan Status: Major Thoroughfare

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

Notes: (*) 2005 City count

ADT – Average Daily Traffic volume

(**) Traffic volume based on operating Level of Service D for existing geometric conditions.

Transportation Improvement Program Status:

No projects planned

Trips generated by proposed use/change:

Current Zoning: 650 -vehicle trips/day (*) **Proposed Zoning:** 950 -vehicle trips/day (*)

Estimated Net Change: 300 increase of -vehicle trips/day (assumes full-build out)

(* - These volumes are estimated and based on an average of the possible uses permitted by the current and proposed zoning.)

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

1.) Forlines Road, West of Site (“No build” ADT of 5,500)

Estimated ADT with Proposed Zoning (full build) – 5,785
 Estimated ADT with Current Zoning (full build) – 5,695
Net ADT change – 90 (3% increase)

2.) Forlines Road, East of Site (“No build” ADT of 5,500)

Estimated ADT with Proposed Zoning (full build) – 6,165
 Estimated ADT with Current Zoning (full build) – 5,955
Net ADT change – 210 (7% increase)

Case No: 07-02

Applicant: Theraldine Forbes

Staff Findings/Recommendations:

Development under the proposed rezoning could generate an additional 950 - vehicle trips per day, which is a net increase of 300 additional trips per day on Forlines Road compared to existing zoning.

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

REQUEST BY THERALDINE H. FORBES – APPROVED

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

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

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

Mr. Randall asked about the buffer requirements.

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

Ms. Cathy Marsh, 544 Forlines Road, spoke in opposition. Ms. Marsh stated that the reason the request should be denied is that this section of Forlines Road is already overwhelmed. Ms. Marsh stated that she has contacted Dr. Reep of the school system and she is aware of the problem with traffic. Ms. Marsh cited South Central High School and Creekside Elementary School being in the area and the increase in traffic congestion as being a problem

and safety issue for students, residents and general public. Ms. Marsh stated that there are plans to establish a third school in the area. Ms. Marsh explained that the quality of life for the residents has been interrupted and lowered by the two schools. Multi-family developments attract individuals that are not concerned about the quality of life as homeowners. Ms. Marsh further stated that the request to rezone this property does not fit into the situation on Forlines Road. Ms. Marsh asked the Commission to deny the request.

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

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

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

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

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

Ms. Kathryn Perkins, resident of Manchester Subdivision spoke in opposition. Ms. Perkins emphasized the increase in traffic with the two schools, the prospect of a third and other developments in the area. Ms. Perkins stated she has concerns with stormwater run off and the flooding of the road.

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

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

Chairman Tozer explained the rules and regulations of stormwater drainage.

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

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

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

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

Mr. Wilson stated that there some contradiction stated earlier that the request is a benefit to public health and he doesn't see the development as being a benefit to public health.

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

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

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

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

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

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

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

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

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

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

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

Mr. Moye stated that the overriding theme of this particular request is the amount of growth in that part of the county. The Commission has heard

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

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

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

EXISTING ZONING

RA20 (Residential-Agricultural)

Permitted Uses

(1) General:

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

(2) Residential:

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

(3) Home Occupations (see all categories):

*None

(4) Governmental:

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

(5) Agricultural/ Mining:

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

(6) Recreational/ Entertainment:

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

(7) Office/ Financial/ Medical:

* None

(8) Services:

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

(9) Repair:

* None

(10) Retail Trade:

* None

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

* None

(12) Construction:

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

(13) Transportation:

* None

(14) Manufacturing/ Warehousing:

* None

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

* None

RA20 (Residential-Agricultural)

Special Uses

(1) General:

* None

(2) Residential:

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

(3) Home Occupations (see all categories):

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

(4) Governmental:

- a. Public utility building or use

(5) Agricultural/ Mining:

- b. Greenhouse or plant nursery; including accessory sales

(6) Recreational/ Entertainment:

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

(7) Office/ Financial/ Medical:

* None

(8) Services:

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

(9) Repair:

* None

(10) Retail Trade:

* None

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

* None

(12) Construction:

* None

(13) Transportation:

* None

(14) Manufacturing/ Warehousing:

* None

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

* None

PROPOSED ZONING

R6A (Residential)

Permitted Uses

(1) General:

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

(2) Residential:

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

(3) Home Occupations (see all categories):

*None

(4) Governmental:

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

(5) Agricultural/ Mining:

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

(6) Recreational/ Entertainment:

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

(7) Office/ Financial/ Medical:

* None

(8) Services:

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

(9) Repair:

* None

(10) Retail Trade:

* None

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

* None

(12) Construction:

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

(13) Transportation:

* None

(14) Manufacturing/ Warehousing:

* None

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

* None

R6A (Residential)

Special Uses

(1) General:

* None

(2) Residential:

- d. Land use intensity multifamily (LUI) development rating 50 per Article K
- e. Land use intensity dormitory (LUI) development rating 67 per Article K
- l. Group care facility
- n. Retirement center or home
- p. Board or rooming house
- r. Fraternity or sorority house
- o.(1). Nursing, convalescent center or maternity home; minor care facility

(3) Home Occupations (see all categories):

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

(4) Governmental:

- a. Public utility building or use

(5) Agricultural/ Mining:

* None

(6) Recreational/ Entertainment:

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

(7) Office/ Financial/ Medical:

* None

(8) Services:

- a. Child day care facilities
- b. Adult day care facilities
- d. Cemetery
- g. School; junior and senior high (see also section 9-4-103)
- h. School; elementary (see also section 9-4-103)
- i. School; kindergarten or nursery (see also section 9-4-103)
- m. Multi-purpose center
- t. Guest house, college and other institutions of higher learning

(9) Repair:

* None

(10) Retail Trade:

* None

(11) Wholesale/ Rental/ Vehicle- Mobile Home Trade:
* None

(12) Construction:
* None

(13) Transportation:
* None

(14) Manufacturing/ Warehousing:
* None

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


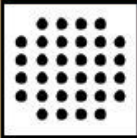
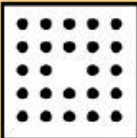
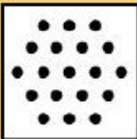
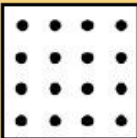
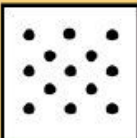
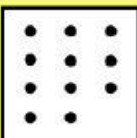
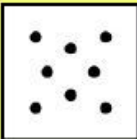
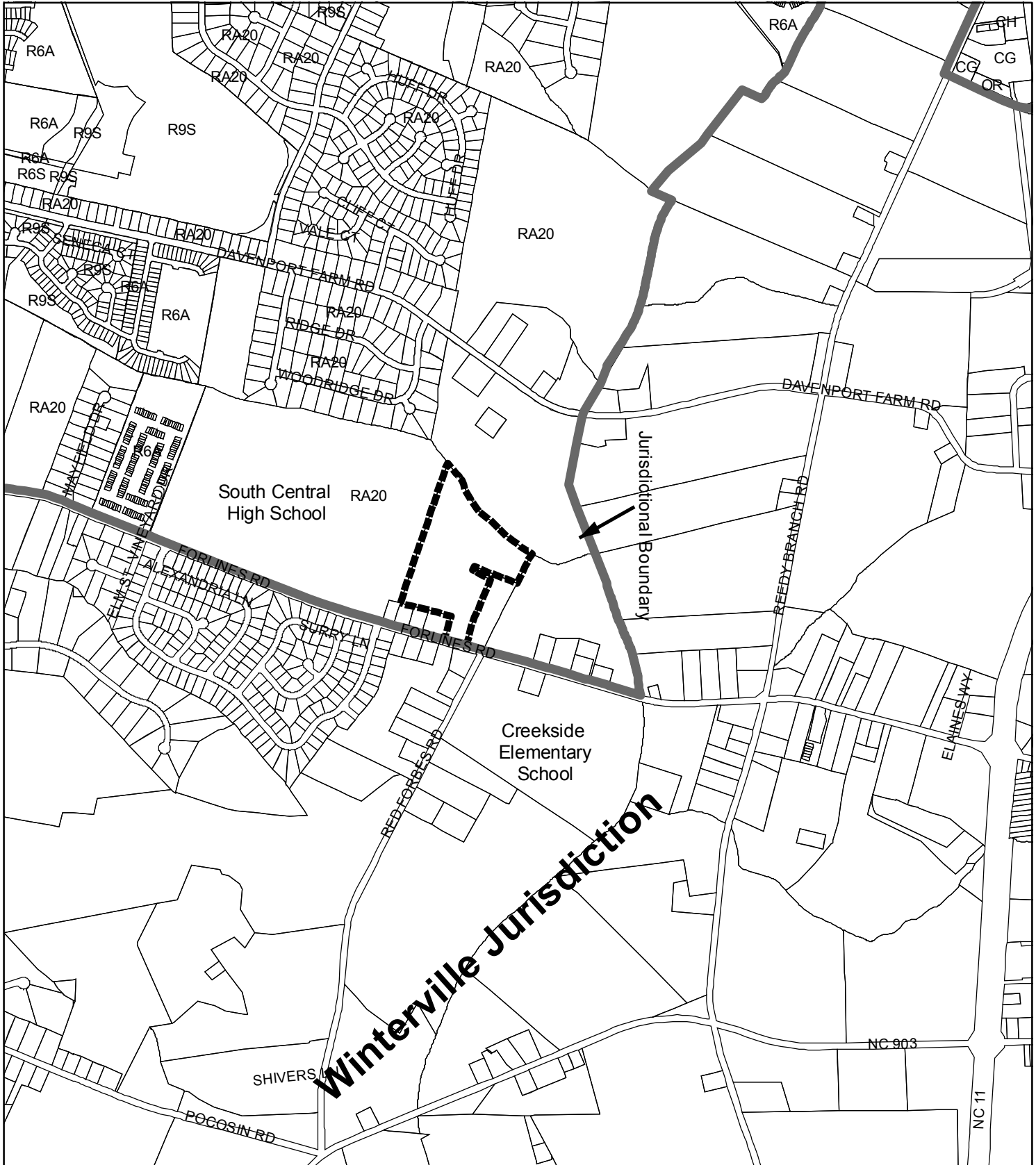




| Residential Density | | |
|---|--|--|
| Maximum density allowed by Zoning District based on average of 2.67 persons per dwelling unit | | |
| High Density | | |
| R6 R6-N R6-MH OR CDF | 17 units per acre yields 45 persons per acre |  |
| PUD | 12 units per acre yields 32 persons per acre |  |
| Medium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

Illustration: Maximum allowable density in Residential Zoning Districts

Theraldine H. Forbes (07-02)

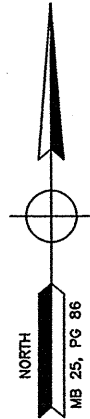


RA20 to R6A (21.24 acres)

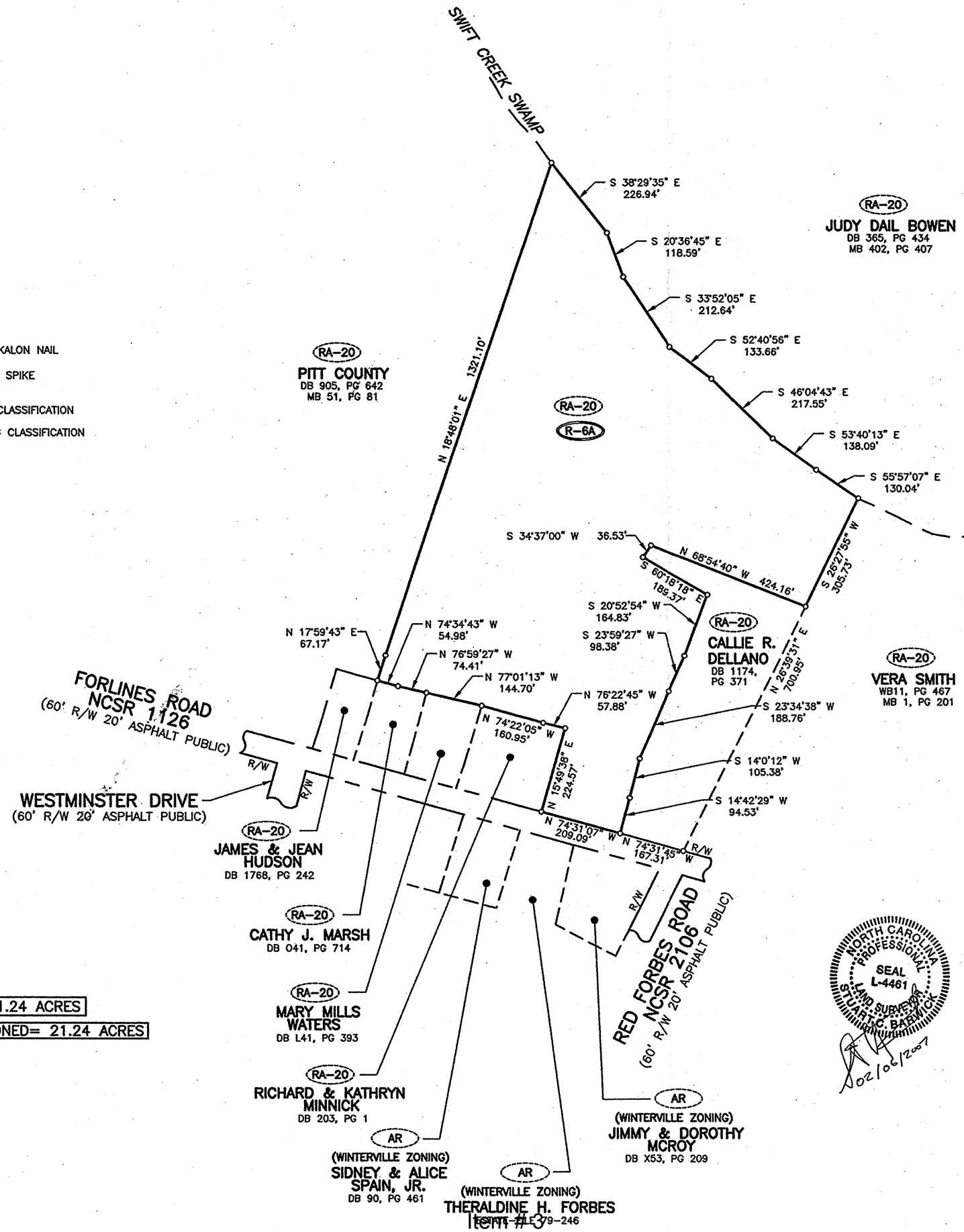
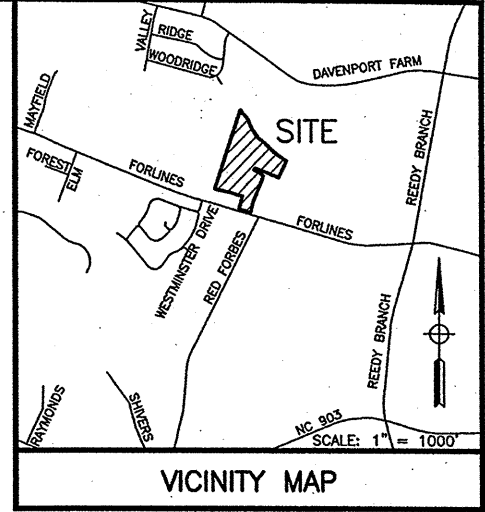
-  Area Requested to be Rezoned
-  Land Parcels
-  Greenville ETJ
-  County Roads

2

Item # 3 Created
3/23/07

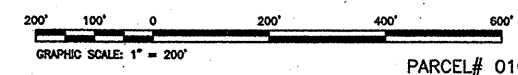


LEGEND
 R/W = RIGHT-OF-WAY
 EPKN = EXISTING PARKER KALON NAIL
 C/L = CENTERLINE
 ERRS = EXISTING RAILROAD SPIKE
 EIP = EXISTING IRON PIPE
 ○ = EXISTING ZONING CLASSIFICATION
 ○ = PROPOSED ZONING CLASSIFICATION

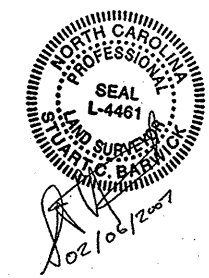


- NOTES**
1. ALL AREAS CALCULATED BY COORDINATE GEOMETRY.
 2. THIS MAP IS A SURVEY OF ANOTHER CATEGORY.
 3. NO SURVEY WAS PERFORMED IN THE PRODUCTION OF THIS MAP BY BALDWIN & ASSOCIATES. INFORMATION USE IN THE PRODUCTION OF THIS MAP WAS TAKEN FROM THE PITT COUNTY TAX MAPS.

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



PARCEL# 010614
 TAX MAP# 4665.16-84-1124.000



REZONING MAP FOR
THERALDINE H. FORBES
 REFERENCE: BEING A PORTION OF ESTATE FILE 79-246 OF THE PITT COUNTY CLERK OF THE COURTS OFFICE
 WINTERVILLE TOWNSHIP, PITT COUNTY, NORTH CAROLINA

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

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

NORTH CAROLINA
PITT COUNTY

CERTIFICATE OF MAILED NOTICES

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

1. 07-02 - Ordinance, requested by Theraldine H. Forbes, to rezone 21.24 acres located north of Forlines Road, directly east of South Central High School, south of Swift Creek Swamp (Gum Swamp Canal) and 2,400± feet west of Reedy Branch Road from RA20 (Residential-Agricultural) to R6A (Residential [Medium Density Multi-Family]).

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

| | | |
|-----------------------|-------------------------|----------------|
| <u>Chantaul Gooby</u> | <u>Chantae M. Gooby</u> | <u>3/6/07</u> |
| Signature | Printed Name | (P and Z) |
| <u>Chantaul Gooby</u> | <u>Chantae M. Gooby</u> | <u>4/24/07</u> |
| Signature | Printed Name | (CC) |



City of Greenville, North Carolina

Meeting Date: 5/10/2007
Time: 7:00 PM

-
- Title of Item:** Ordinance, requested by Ward, LLC, to amend the Future Land Use Plan Map for the area described as along the northern right-of-way of Thomas Langston Road, west of the commercial component of the Regional Focus Area located along the western right-of-way of Memorial Drive, south of the current terminus of Tobacco Road, and extending 2,140± feet north from Thomas Langston Road, containing approximately 26 acres, from an “Office/Institutional/Multi-family” category to a “Commercial” category
- Explanation:** The request involves amending the Land Use Plan Map for 26 acres as referenced above. Please see the attached Land Use Plan Map amendment request.
- Fiscal Note:** No cost to the City.
- Recommendation:** In staff’s opinion, the intended buffer, as illustrated on the Future Land Use Plan Map, between the commercial and the medium density residential is satisfied because the adjacent property to the west is zoned R6 (Residential [High Density Multi-family]) and R6A (Residential [Medium Density Multi-family]); however, the expansion of commercial land use (zoning) along the Thomas Langston Road is in conflict with current and past recommendations and zoning actions and **is not** recommended as proposed.
- The Planning and Zoning Commission, at their April 17, 2007 meeting, voted to approve the request.

Attachments / click to download

- [📄 Locational Map](#)
 - [📄 Land Use Plan Map](#)
 - [📄 Current Zoning and Existing Land Use](#)
 - [📄 Land Use Plan Amendment for Ward, LLC](#)
 - [📄 Land Use Plan Amendment - Ward, LLC 06-02](#)
 - [📄 Land Use Plan Admendment Traffic Report-06-02](#)
 - [📄 Ward, LLC Land Use Plan Amendment P and Z Minutes](#)
-

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

WHEREAS, the City Council of the City of Greenville, North Carolina, in accordance with Article 19, Chapter 160A, of the General Statutes of North Carolina, caused a public notice to be given and published once a week for two successive weeks in The Daily Reflector setting forth that the City Council would, on May 10, 2007 at 7:00 p.m., in the City Council Chambers of City Hall in the City of Greenville, NC, conduct a public hearing on the adoption of an ordinance amending the Future Land Use Plan Map for the following described territory;

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

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

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

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

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

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

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

Section 1. The Future Land Use Plan Map is hereby amended by re-designating from an "Office/Institutional/Multi-family" category to a "Commercial" category the area described as along the northern right-of-way of Thomas Langston Road, west of the commercial component of the Regional Focus Area located along the western right-of-way of Memorial Drive, south of the current terminus of Tobacco Road, and extending 2,140± feet north from Thomas Langston Road containing approximately twenty-six (26) acres.

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

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

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

ADOPTED this 10th day of May, 2007.

Robert D. Parrott, Mayor

ATTEST:

Wanda T. Elks, City Clerk

Future Land Use Plan Map Amendment Request Report

Prepared by Greenville's Planning and Community Development Department

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

1. **Applicant:** Ordinance, requested by Ward, LLC, to amend the Future Land Use Plan Map for the area described as located along the northern right-of-way of Thomas Langston Road, west of the commercial component of the Regional Focus Area located along the western right-of-way of Memorial Drive, south of the current terminus of Tobacco Road and extending 2,140± feet north from Thomas Langston Road containing approximately twenty-six (26) acres from an "Office/Institutional/Multi-family" category to a "Commercial" category.

*This Land Use Plan Map amendment is in conjunction with the Ward, LLC Rezoning Case # 06-23, which requests CG (General Commercial) for the subject area.

2. **Date:** December 1, 2006

3. **Requested Change:**

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

Proposed Land Use Plan Category: Commercial (C)

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

4. **Location:** Located along the northern right-of-way of Thomas Langston Road, south of the current terminus of Tobacco Road, 2,120± west of Memorial Drive, and east of Providence Place Subdivision.

5. **Size:** 26± acres

6. **History/Background:**

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

In 1972, the subject property was incorporated into the City's extra-territorial jurisdiction (ETJ) and zoned RA20 (Residential-Agricultural).

In 1990, the area to the east was rezoned from RA20 (Residential-Agricultural) to CG (General Commercial) (44.5 acres) and a portion of the subject property was rezoned to OR (Office-Residential [High Density Multi-family]) (9.7 acres) at the request of the property owner.

At the same time, a Subcommittee appointed by the Planning and Zoning Commission recommended that the current OR zoned property be developed as such and further stated "that this pattern will prohibit further strip commercial development along SR 1134 (Thomas Langston Road) ... while providing adequate transition area into the interior low-medium density residential neighborhoods".

7. Comprehensive Plan

The subject area is located in Vision Area E.

There is a designated regional focus fronting Memorial Drive. Thomas Langston Road is designated as a residential corridor. Along residential corridors, office, service and retail activities should be specifically restricted to the associated focus area and linear expansion outside the focus area node should be prohibited.

Tobacco Road is designated a minor thoroughfare and is proposed to be extended from its current terminus to intersect with Thomas Langston Road. Tobacco Road will be constructed at the time of development of the adjoining properties.

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

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

The current Future Land Use Plan Map recommends office/institutional/multi-family along the northern right-of-way of Thomas Langston Road to serve as a buffer between the commercial to the east and the medium density residential to the west.

In 1990, a Subcommittee appointed by the Planning and Zoning Commission recommended that the current OR zoned property be developed as such and further stated “that this pattern will prohibit further strip commercial development along SR 1134 (Thomas Langston Road) ... while providing adequate transition area into the interior low-medium density residential neighborhoods”.

8. Environmental Conditions/Constraints:

There are no known environmental constraints.

9. Surrounding Land Uses:

North: OR – Woodlands Apartments (44 units)

South: OR – Vancroft Townhomes (206 – 2 & 3 bedrooms – approved site plan); RA20 – One (1) Single-Family residence; CG – New River Pottery

East: CG – Vacant

West: OR – One (1) Single-Family residence and Legends Townhomes (29 units); R6 - vacant

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

Based on possible uses permitted by the requested land use amendment, potential development within the proposed land use classification may result in 11,250 vehicle trips per day, which is a net increase of 8,200 trips per day on Thomas Langston Road and Greenville Boulevard compared to existing zoning. This distribution is based on the extension of Tobacco Road to Thomas Langston Road, which is identified in the Thoroughfare Plan as a minor thoroughfare.

A traffic impact study will be required as part of future plan reviews for the site. The purpose of the study is to determine the amount of traffic that will be generated by proposed uses and to evaluate the additional traffic's impact on the existing infrastructure. During this review process, measures to mitigate these impacts will be identified. These measures may include the widening of Thomas Langston Road, limiting access, constructing turn lanes into the development, intersection improvements, and traffic signal modifications.

Detailed Report Included

10. Additional Comments:

There is a site plan under review for a shopping center (11 Galleria) containing 318,000 ± square feet of retail space on the former Carolina East Mall site, which is east of the subject property. The existing Sears store contains 75,000 square feet of retail space. 11 Galleria and Sears contain a combined 393,000± square feet of retail space.

Of primary concern is the R6S (Residential-Single-Family [Medium Density]) zoned property to the west of the subject tract. Currently, there is a preliminary plan under review for Providence Place, Phase 3 for 68 single-family lots. Between the R6S and the proposed CG site is R6 (Residential [High Density Multi-family]) and R6A (Residential [Medium Density Multi-family]) zoned property, which acts as a buffer between the proposed commercial and the single-family zoned property.

In staff's opinion, the intended buffer, as illustrated on the Future Land Use Plan Map, between the commercial and the medium density residential is satisfied because the adjacent property to the west is zoned R6 (Residential [High Density Multi-family]) and R6A (Residential [Medium Density Multi-family]), however the expansion of commercial land use (zoning) along the Thomas Langston Road is in conflict with current and past recommendations and zoning actions and **is not** recommended as proposed.

The proposed amendment would allow for expanded commercial uses such as, retail, restaurants, and gasoline sales along Thomas Langston Road.

Note : This is not a rezoning request.

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

This Land Use Plan Map amendment is in conjunction with the Ward, LLC Rezoning Case #06-23, which requests CG (General Commercial) for the subject area.

Attachments:

- Current Zoning Map
- Existing Land Use Inventory Map
- Current Future Land Use Map
- Proposed Future Land Use Map

LAND USE PLAN AMENDMENT THOROUGHFARE/TRAFFIC VOLUME REPORT

Case No: **06-02**

Applicant: **Ward, LLC**

Property Information

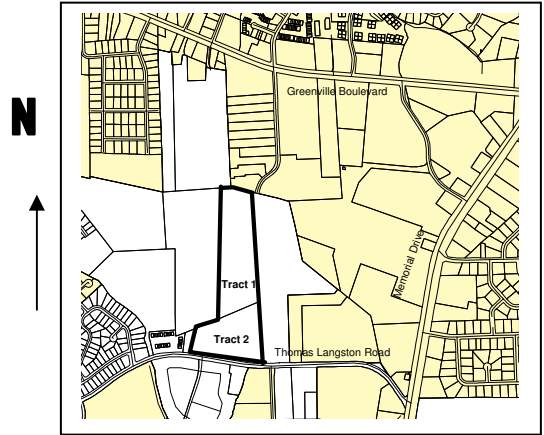
Current Land Use: Tract 1 – High Density Multi-family
Tract 2 – High Density Multi-family

Proposed Land Use: Tract 1 – General Commercial
Tract 2 – General Commercial

Current Acreage: Tract 1 - 16.46 acres
Tract 2 - 9.71 acres

Location: Thomas Langston Road

Points of Access: Thomas Langston Road



LOCATION MAP

Transportation Background Information

1.) Thomas Langston Road (State maintained)

| | <u>Existing Street Section</u> | <u>Ultimate Thoroughfare Street Section</u> |
|----------------------------------|--|---|
| Description/cross section | 2 lane with paved shoulder | 3 lane curb & gutter with sidewalk |
| Right of way width (ft) | 60 | 70 |
| Speed Limit (mph) | 45 | |
| Current ADT: | 4,000 (*) | Design ADT: 12,000 vehicles/day (**) |
| Controlled Access | No | |
| Thoroughfare Plan Status: | Minor Thoroughfare | |
| Other Information: | There are no sidewalks along either side of Thomas Langston Road that service this property. | |

Notes: (*) 2005 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

2.) Greenville Boulevard (State maintained)

| | <u>Existing Street Section</u> | <u>Ultimate Thoroughfare Street Section</u> |
|----------------------------------|--|---|
| Description/cross section | 5 lane curb & gutter | 5 lane curb & gutter with sidewalk |
| Right of way width (ft) | 100 | 100 |
| Speed Limit (mph) | 50 | |
| Current ADT: | 14,000 (*) | Design ADT: 33,500 vehicles/day (**) |
| Controlled Access | No | |
| Thoroughfare Plan Status: | Major Thoroughfare | |
| Other Information: | There are no sidewalks along either side of Greenville Boulevard that service this property. | |

Notes: (*) 2004 City count

ADT – Average Daily Traffic volume

(**) Traffic volume based an operating Level of Service D for existing geometric conditions.

Case No: 06-02

Applicant: Ward, LLC

Trips generated by proposed use/change:

This is based on information provided by the Community Development Department

Current Zoning: 3,050-vehicle trips/day (*) **Proposed Zoning:** - 11,250 vehicle trips/day (*)

Estimated Net Change: increase of 8,200-vehicle trips/day (assumes full-build out)

(* - These volumes are estimated and based on an average of the possible uses permitted by the current and proposed zoning.)

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

1.) Thomas Langston Road, West of Site (“No build” ADT of 4,000)

| | |
|---|------------------------------|
| Estimated ADT with Proposed Zoning (full build) – | 6,531 |
| Estimated ADT with Current Zoning (full build) – | <u>4,687</u> |
| Net ADT change – | +1,844 (39% increase) |

2.) Thomas Langston Road, East of Site (“No build” ADT of 4,000)

| | |
|---|------------------------------|
| Estimated ADT with Proposed Zoning (full build) – | 7,094 |
| Estimated ADT with Current Zoning (full build) – | <u>4,839</u> |
| Net ADT change – | +2,255 (47% increase) |

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

1.) Greenville Boulevard, West of Site (“No build” ADT of 14,000)

| | |
|---|-----------------------------|
| Estimated ADT with Proposed Zoning (full build) – | 15,688 |
| Estimated ADT with Current Zoning (full build) – | <u>14,457</u> |
| Net ADT change – | +1,231 (9% increase) |

2.) Greenville Boulevard, East of Site (“No build” ADT of 14,000)

| | |
|---|------------------------------|
| Estimated ADT with Proposed Zoning (full build) – | 17,937 |
| Estimated ADT with Current Zoning (full build) – | <u>15,067</u> |
| Net ADT change – | +2,870 (19% increase) |

STAFF FINDINGS/RECOMMENDATIONS:

Based on possible uses permitted by the requested land use amendment, potential development within the proposed land use classification may result in an estimated 11,250 vehicle trips per day, which is a net increase of 8,200 trips per day on Thomas Langston Road and Greenville Boulevard compared to existing zoning. This distribution is based on the extension of Tobacco Road to Thomas Langston Road, which is identified in the Thoroughfare Plan as a minor thoroughfare.

A traffic impact study will be required as part of future plan reviews for these sites. The purpose of the study is to determine the amount of traffic that will be generated by proposed uses and to evaluate the additional traffic’s impact on the existing infrastructure. During this review process, measures to mitigate these impacts will be identified. These measures may include the widening of Thomas Langston Road, limiting access, constructing turn lanes into the development, intersection improvements, and traffic signal modifications.

REQUEST BY WARD, LLC – APPROVED

Chairman Tozer stated that the first item is a request by Ward, LLC to amend the Future Land Use Plan Map for the area described as located along the northern right-of-way of Thomas Langston Road, south of the current terminus of Tobacco Road, 2,120± west of Memorial Drive, and east of Providence Place Subdivision containing approximately twenty-six (26) acres from an “Office/Institutional/Multi-family” category to a “Commercial” category.

Ms. Chantae Gooby advised that this is a Land Use Plan amendment that is in conjunction with the Ward, LLC rezoning request. The property is located in Voting District #5. The property is located south of Greenville Boulevard, west of Memorial Drive and north of Thomas Langston Road. The property located to the west was recently rezoned to High Density Multi-family. The property is currently vacant and most of the surrounding property is vacant. Ms. Gooby presented a map indicating the multi-family and duplex development in the vicinity of the subject property. The property is west of the focus area adjacent to Memorial Drive where commercial development is encouraged. Thomas Langston Road is designated as a residential corridor. The Thoroughfare Plan shows the proposed Tobacco Road extension that would connect to Thomas Langston Road. The proposed Land Use Plan amendment could generate a net increase of 8,200 trips. These trips would be distributed on Thomas Langston Road and Tobacco Road. The majority of the trips would be toward the east. The property is currently zoned Office and High Density Multi-family. Currently, the Land Use Plan recommends Office/Institutional/Multi-family. Ms. Gooby stated that in 1990 the petitioner requested the property to the east be rezoned to commercial and the present OR property as well. At that time the Commission appointed a sub-committee that determined that the OR property should be developed as OR to prohibit any further linear expansion of commercial along Thomas Langston Road. Ms. Gooby stated this was done when there was very little development along Thomas Langston Road. Since that time this property has been hemmed in to development to the west and the south. The adjacent High Density Multi-family acts as the intended buffer between the commercial and residential area. Ms. Gooby stated that the amendment, as proposed, is not in compliance with past recommendations and zoning actions.

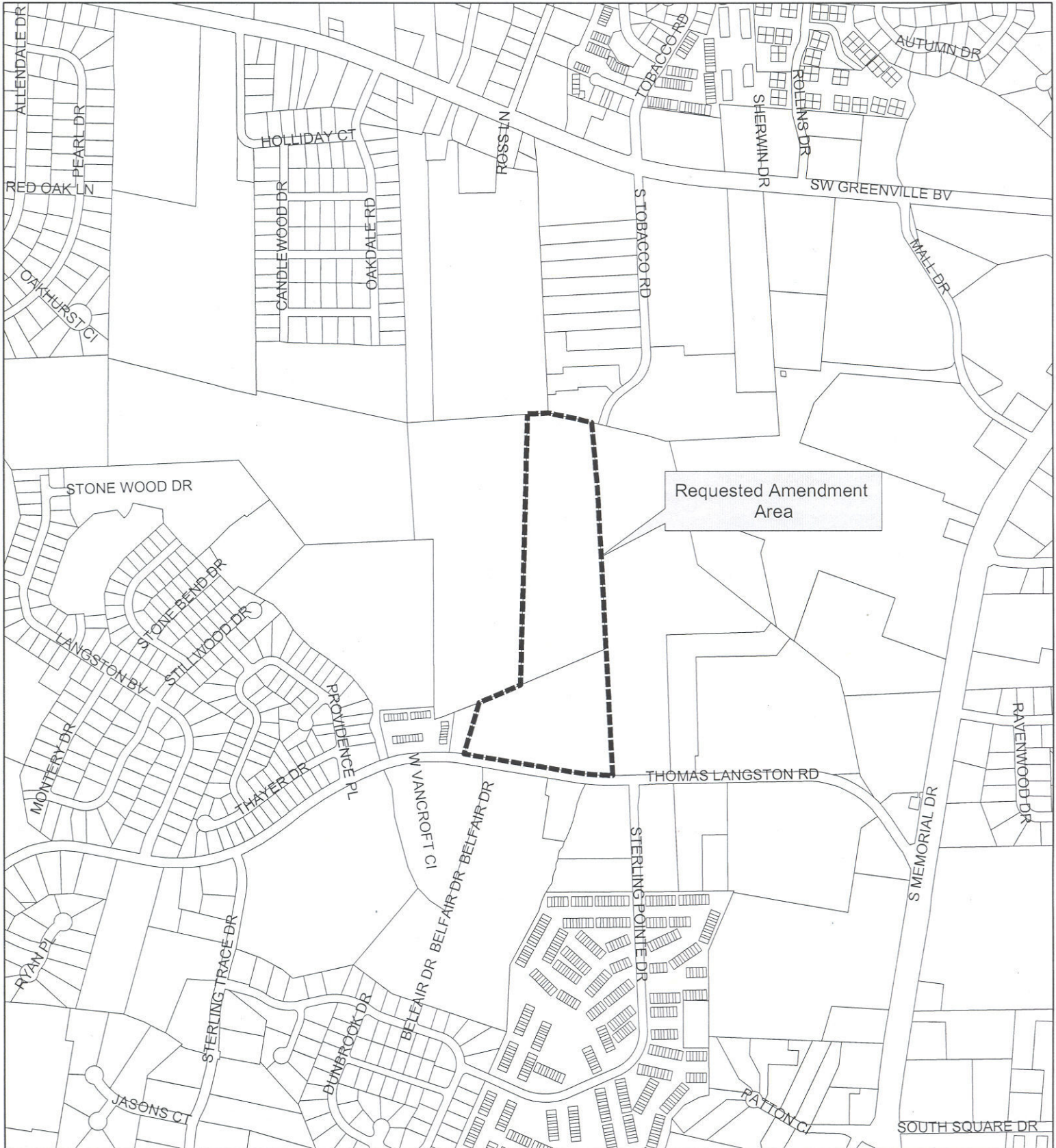
Mr. Jim Ward, owner of the property, apologized for the previous

continuations. Mr. Ward explained that he was waiting for the property to the west to be zoned in such a way as to provide an acceptable transition zone should this request be approved by the Commission. Mr. Ward stated that in the last 17 years things have changed since this area was farmland. Mr. Ward asked that the Commission take the present commercial area and extend it to the west to include this property. Mr. Ward elaborated on the reasons for extending the commercial area. Mr. Ward stated that the property is best served as a commercial development that provides proper road networks for ingress and egress and not a development that would lead to small strip centers, apartments and small office sites. Mr. Ward explained that the extension would allow him to do a planned development. Mr. Ward stated that the build out of this 55 acre commercial tract could potentially add \$50 to \$100 million dollars to Greenville's and Pitt County's tax base. Mr. Ward stated that more importantly the request would best serve the properties and the area. Mr. Ward asked the Commission to recommend approval of this request and the following request.

No one spoke in opposition.

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

Thomas Langston Road Land Use Plan Amendment (06-02)



Land Parcels

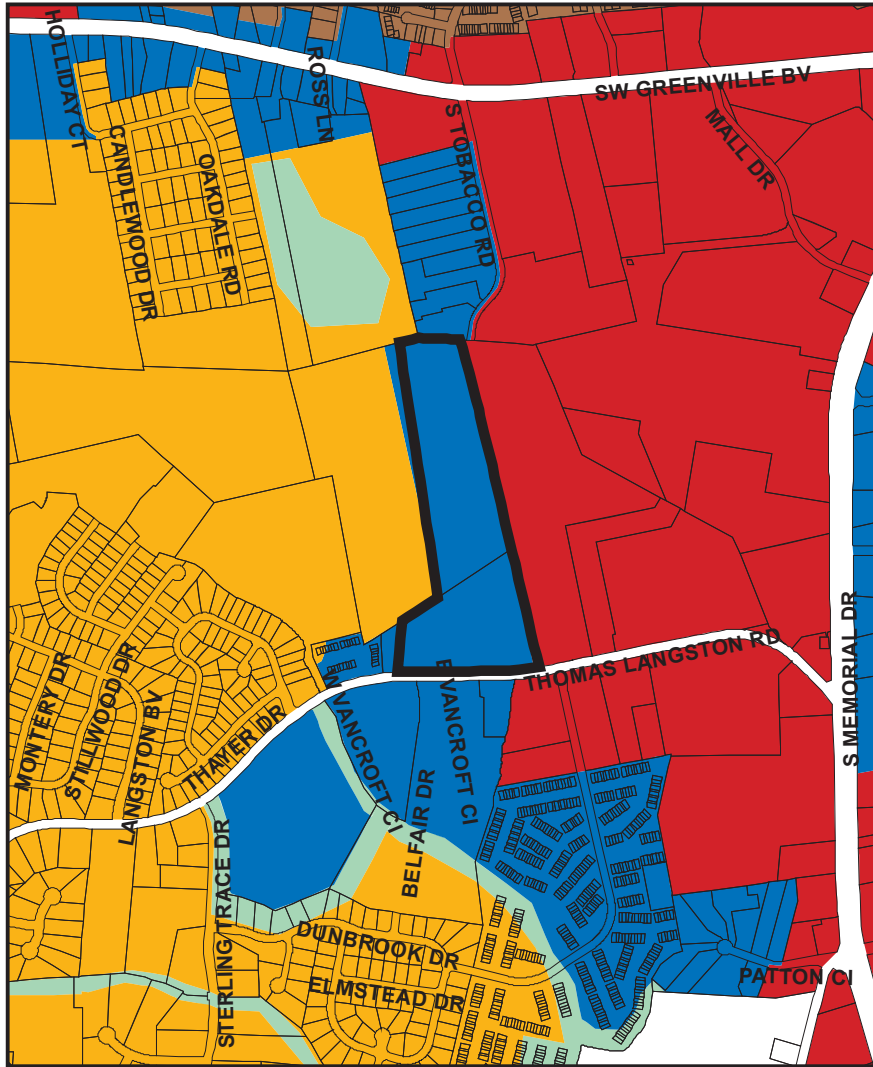
Item # 4



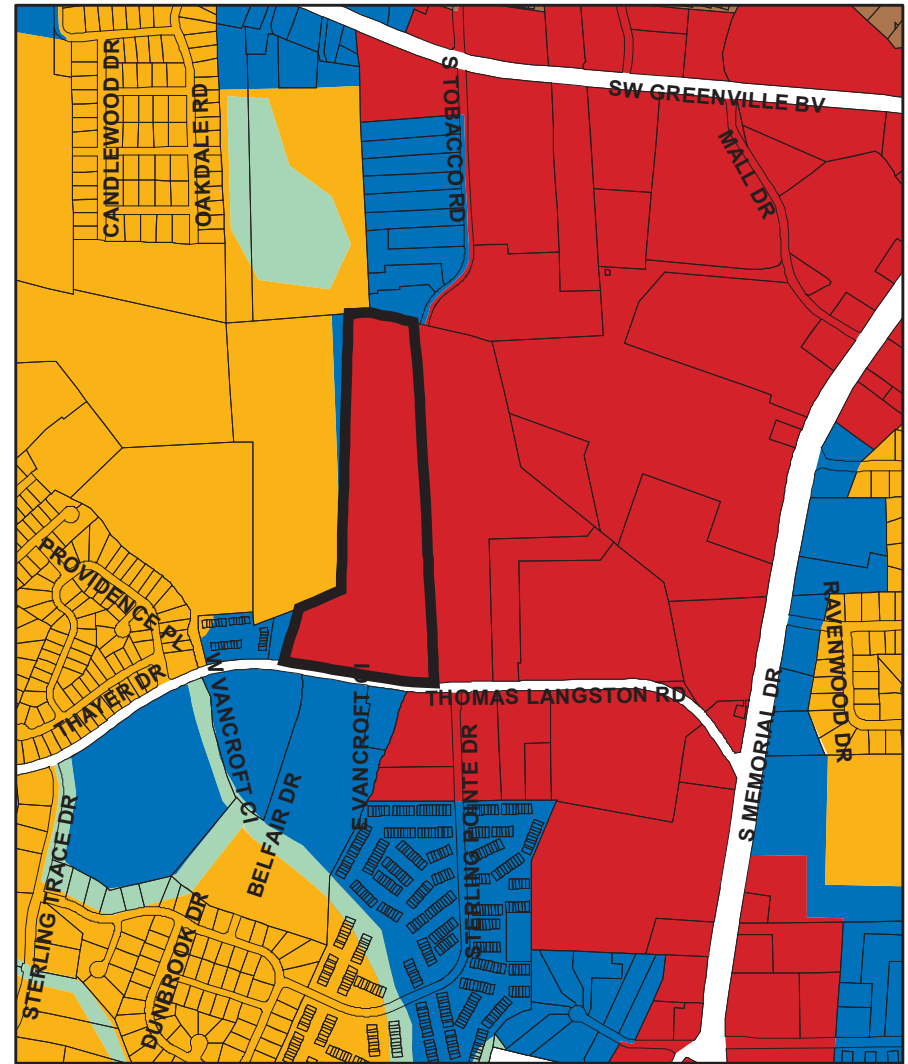
Created
12/12/06

Thomas Langston Road Future Land Use Plan Admendment

Current (Future Land use Plan Map)



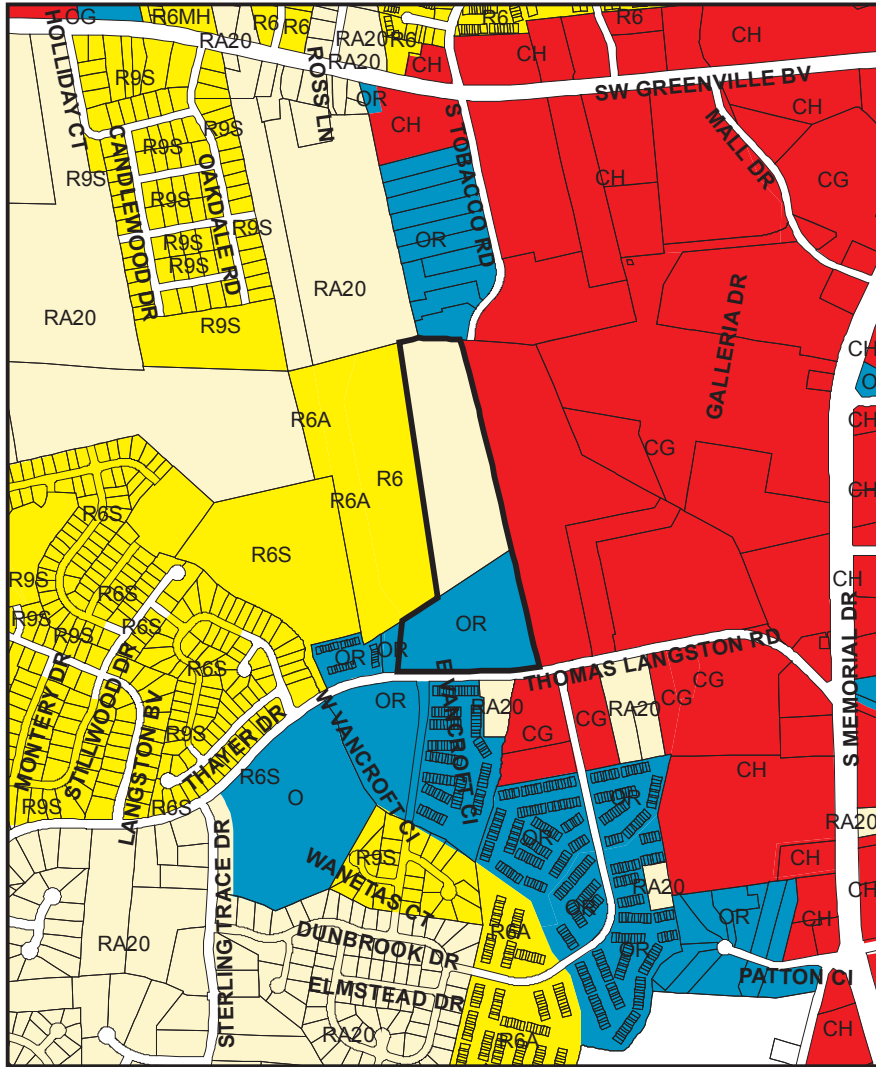
Proposed (Future Land use Plan Map)



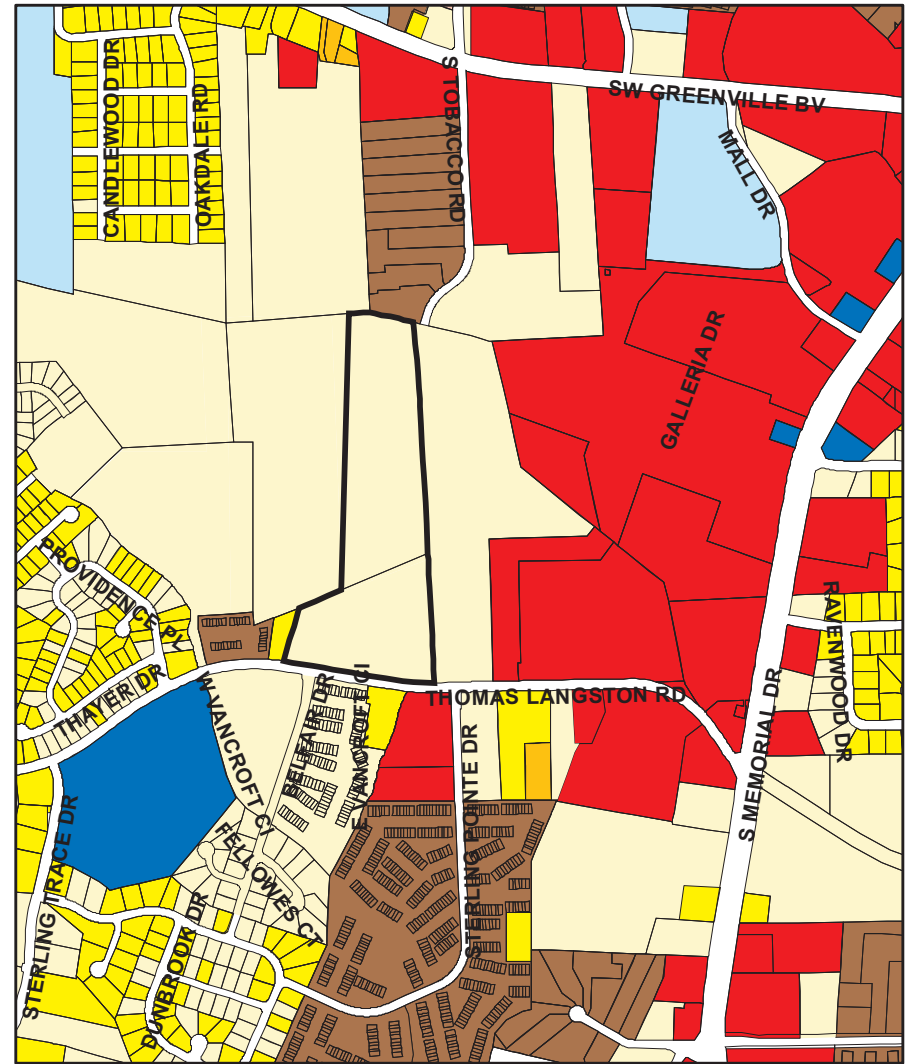
- | | | | | |
|---------------|------------------------------------|---------------------------------------|------------------------------|---------------------------|
| Rezoning Site | Mixed Use / Office / Institutional | Office / Institutional / Medical | Medium Density Residential | Conservation /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

Thomas Langston Road Future Land Use Plan Admendment

Current Zoning Map



Existing Land Use Map



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

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



City of Greenville, North Carolina

Meeting Date: 5/10/2007
Time: 7:00 PM

Title of Item: Ordinance, requested by Ward, LLC, to rezone 26.17 acres located along the northern right-of-way of Thomas Langston Road, south of the current terminus of Tobacco Road, 2,120± feet west of Memorial Drive, and east of Providence Place Subdivision from RA20 (Residential-Agricultural) and OR (Office-Residential [High Density Multi-family]) to CG (General Commercial)

Explanation: The request involves the rezoning of 26.17 acres as referenced above. Please see the attached rezoning request report.

Fiscal Note: No cost to the City.

Recommendation: The rezoning request is in conjunction with the Future Land Use Plan Map amendment (Case #06-02) requesting commercial for the area along the northern right-of-way of Thomas Langston Road, south of the current terminus of Tobacco Road, and west of Memorial Drive.

In staff's opinion, the request is not in compliance with the existing Horizons: Greenville's Community Plan.

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

The Planning and Zoning Commission, at their April 17, 2007 meeting, voted to recommend approval of request.

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

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

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

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

Attachments / click to download

- [📎 Locational Map](#)
- [📎 Survey](#)
- [📎 Certificate of Mailed Notice](#)
- [📎 Ordinance for Ward, LLC](#)
- [📎 Rezoning for Ward, LLC](#)
- [📎 Rezoning 06-23 Ward LLC](#)
- [📎 Ward, LLC Rezoning P and Z Minutes](#)
- [📎 Ward, LLC List of Uses](#)
- [📎 Residential Density Chart](#)

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 May 10, 2007 at 7:00 p.m., in the City Council Chambers of City Hall in the City of Greenville, NC, conduct a public hearing on the adoption of an ordinance rezoning the following described territory;

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

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

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

Section 1. That the following described territory is rezoned from RA20 (Residential-Agricultural) and OR (Office-Residential) to CG (General Commercial).

TO WIT: Ward, LLC Property.

LOCATION: Located along the northern right-of-way of Thomas Langston Road, south of the current terminus of Tobacco Road, 2,120± feet west of Memorial Drive, and east of the Providence Place Subdivision

DESCRIPTION: Being all that property identified at Pitt County Tax Parcel 13377 and a portion of Pitt County Tax Parcel 16475, owned by Ward, LLC as recorded in Deed Book 824 Page 453 in the Pitt County Register of Deeds, located in Winterville Townships, Pitt County, North Carolina, bounded on the south by Thomas Langston Road (NCSR 1134), on the west by Teddy Hines, Daniel B. Griffis and James M. Dunn, on the north by Marga J. Ross etal and Blue Lands, LLC, on the east by Ward, LLC, and being more particularly described as follows:

Beginning at a point located in the centerline of Thomas Langston Road (NCSR 1134), said point being the southwestern corner of the James Harvey Ward Heirs Tract as recorded in Map Book 27 Page 162 in the Pitt County Register of Deeds, a common corner to the Teddy Hines property as recorded in Deed Book 1570 Page 726 in the Pitt County Register of Deeds; thence with the common property line of Teddy Hines N 18°03'49" E, 348.62 feet to a point in the property line of Daniel B. Griffis, Jr. and James Michael Dunn property as recorded in Deed Book 1860 Page 214 in the Pitt County Register of Deeds; thence continuing with the Griffis and Dunn property two (2) calls, (1) N 67°03'21" E, 269.94 feet to a point, (2) N 01°49'59" E, 1,631.74 feet to a point in the line of Marga J. Ross and Douglas H. Ross Life Estate as recorded in Deed Book 1853 Page 703 in the Pitt County Register of Deeds; thence with the Ross property N 85°23'02" E, 125.40 feet to a point, the southwesterly property corner of Blue Lands, LLC as recorded in Deed Book 1887 Page 350 in the Pitt County Register of Deeds; thence continuing with the Blue Lands, LLC property two (2) calls, (1) S 79°09'43" E, 168.01 feet to a point, (2) S 76°13'05" E, 188.07 feet to a point in the eastern right-of-way of Tobacco Road, the southwesterly corner of the Triple B#6, LLC property and northwesterly corner of the Ward, LLC as recorded in Deed Book 824 Page 453 and shown on Map Book 27 Page 162 in the Pitt County Register of Deeds; thence cornering and continuing with the Ward, LLC property line S 01°49'59" W, 1,366.93 feet to a point; thence with a rezoning line S 01°49'59" W, 768.86 feet to a point in the centerline of Thomas Langston Road (NCSR 1134); thence with the centerline of Thomas Langston Road two (2) calls, (1) S 88°49'14" W, 19.31 feet to a point, (2) N 80°25'56" W, 805.11 to a point, the point of beginning, containing 26.17 acres more or less and being all of Pitt County Parcel 13377 and a portion of Pitt County Parcel 16475, as recorded in Deed Book 824 Page 453 in the Pitt County Register of Deeds, property of Ward, LLC.

Section 2. That the Director of Community Development is directed to amend the zoning map of the City of Greenville in accordance with this ordinance.

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

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

ADOPTED this 10th day of May, 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: Chantae M. Gooby, 329-4507

Harry V. Hamilton, Jr., 329-4511

1. **Applicant** : Ordinance, requested by Ward, LLC, to rezone 26.17 acres located along the northern right-of-way of Thomas Langston Road, south of the current terminus of Tobacco Road, 2,120± feet west of Memorial Drive, and east of the Providence Place Subdivision from RA20 (Residential-Agricultural) and OR (Office-Residential [High Density Multi-Family]) to CG (General Commercial).

* This request is in conjunction with the Ward, LLC Future Land Use Plan Map amendment (Case # 06-02), which requests commercial for the subject tract.

2. **Date**: March 5, 2007

3. **Requested Change**:

Existing: **Tract 1:** RA20 (Residential-Agricultural)

Tract 2: OR (Office-Residential [High Density Multi-Family])

Proposed: CG (General Commercial)

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

4. **Location**: Located south along the northern right-of-way of Thomas Langston Road, south of the current terminus of Tobacco Road, 2,120± feet west of Memorial Drive, and east of the Providence Place Subdivision.

5. **Size**: **Tract 1:** 16.46 acres
Tract 2: 9.71 acres
26.17 acres

6. **Comprehensive Plan**:

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

The subject tract is located west of a designated regional focus area with an anticipated build-out of 400,000 plus square feet of conditioned floor space.

The Future Land Use Plan Map recommends office/institutional/multi-family along the northern right-of-way of Thomas Langston Road, which serves as a buffer between the commercial to the east and the medium density residential to the west.

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

In 1990, a Subcommittee appointed by the Planning and Zoning Commission recommended that the current OR zoned property be developed as such and further stated “that this pattern will prohibit further strip commercial development along SR 1134 (Thomas Langston Road) ... while providing adequate transition area into the interior low-medium density residential neighborhoods”.

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

Development under the proposed rezoning could generate an additional 11,250 vehicle trips per day, which is a net increase of 9,650 additional trips per day on Thomas Langston Road and Greenville Boulevard compared to existing zoning. This distribution is based on the extension of Tobacco Road to Thomas Langston Road, which is identified in the Thoroughfare Plan as a minor thoroughfare.

A traffic impact study will be required as part of future plan reviews for the site. The purpose of the study is to determine the amount of traffic that will be generated by proposed uses and to evaluate the additional traffic’s impact on the existing infrastructure. During this review process, measures to mitigate these impacts will be identified. These measures may include the widening of Thomas Langston Road, limiting access, constructing turn lanes into the development, intersection improvements, and traffic signal modifications.

Detailed Report Attached

8. History/Background:

In 1972, the subject tract was incorporated into the City’s extra-territorial jurisdiction (ETJ) and was zoned RA20 (Residential-Agricultural). In 1990, a portion of the subject tract (9.7 acres) fronting Thomas Langston Road was rezoned to OR (Office-Residential [High Density Multi-Family]) at the request of the owner.

9. Present Land Use:

Farmland

10. Utilities:

There is GUCO water available at Thomas Langston Road, and public sewer is available across the

middle of the property.

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: OR – Woodlands Apartments (44 units)

South: OR- Vancroft Townhomes (206 - 2 & 3 bedroom units – approved site plan); RA20 – One (1) Single-Family residence; CG – New River Pottery

East: CG – Vacant

West: OR- One (1) Single-Family residence and Legends Townhomes (29 units); R6A - Vacant

14. Density Estimates:

Tract 1

Gross Acreage: 16.46 acres

Net Acreage: 14.76 acres (excluding street rights-of-way and stormwater requirements)

Current Zoning: RA20 (Residential-Agricultural)

Requested Zoning: CG (General Commercial)

At current zoning (RA20), staff anticipates the site will yield approximately 59 single-family lots.

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

Tract 2

Gross Acreage: 9.71 acres

Current Zoning: OR (Office-Residential [High Density Multi-Family])

Requested Zoning: CG (General Commercial)

The current zoning is OR (Office-Residential [High Density Multi-Family]), staff anticipates the site to yield approximately 140 multi-family units (2 & 3 bedrooms) based on similar site comparison (Legends Townhomes- at 11 units per acre). At maximum density, the site would yield approximately 165 multi-family units (1, 2, & 3 bedrooms-at 17 units per acre).

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

The anticipated build-out time is 2-5 years.

15. Additional Staff Comments:

There is a site plan under review for a shopping center (11 Galleria) containing 318,000 ± square feet of retail space on the former Carolina East Mall site, which is east of the subject property. The existing Sears Shopping Center contains 75,000 square feet of retail space. 11 Galleria and Sears contain a combined 393,000± square feet of retail space.

Of primary concern is the R6S (Residential-Single-Family [Medium Density]) zoned property to the west of the subject tract. Currently, there is a preliminary plan under review for Providence Place, Phase 3 for 68 single-family lots. Between the R6S and the proposed CG site is R6A (Residential [Medium Density]) zoned property, which acts as a buffer between the proposed commercial and the single-family zoned property.

RECOMMENDATION:

The rezoning request is in conjunction with the Future Land Use Plan Map amendment (Case # 06-02) requesting commercial for the area along the northern right-of-way of Thomas Langston Road, south of the current terminus of Tobacco Road and west of Memorial Drive.

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

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

BUFFERYARD SETBACK AND VEGETATION SCREENING CHART

(For Illustrative Purposes ONLY)

02/22/99

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

| PROPOSED LAND USE CLASS (#) | ADJACENT PERMITTED LAND USE CLASS (#) | ADJACENT VACANT ZONE OR NONCONFORMING USE | PUBLIC/ PRIVATE STREETS OR R.R. |
|------------------------------------|--|--|--|
|------------------------------------|--|--|--|

| | Single Family Residential (1) | Multi-Family Residential (2) | Office/Institutional, Light Commercial, Services (3) | Heavy Commercial, Light Industrial (4) | Heavy Industrial (5) | Residential (1) - (2) | Non-Residential (3) - (5) | |
|--|-------------------------------|------------------------------|--|--|----------------------|-----------------------|---------------------------|---|
| Multi-Family Development (2) | C | B | B | B | B | C | B | A |
| Office/Institutional, Light Commercial, Services (3) | D | D | B | B | B | D | B | A |
| Heavy Commercial, Light Industrial (4) | E | E | B | B | B | E | B | A |
| Heavy Industrial (5) | F | F | B | B | B | F | B | A |

Bufferyard A (street yard)

26 evergreen shrubs

Lot Size

Less than 25,000 sq. ft. 4' 100'
2 large street trees

25,000 sq. ft. to 175,000 sq. ft. 6' 100'
2 large street trees

Over 175,000 sq. ft. 10' 100'
2 large street trees

Street trees may count toward the minimum acreage requirement.

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

Doc. # 28559

Bufferyard B (No screen required)

Lot Size

Less than 25,000 sq.ft. 4' 100'

25,000 sq.ft. to 175,000 sq.ft. 6' 100'

Over 175,000 sq.ft. 10' 100'

Bufferyard C (screen required)

10' 100'
3 large evergreen trees
4 small evergreen trees
16 evergreen shrubs

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

Bufferyard D (screen required)

20' 100'

4 large evergreen trees
6 small evergreen trees
16 evergreen shrubs

Bufferyard E (screen required)

30' 100'
6 large evergreen trees
8 small evergreen trees

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

Bufferyard F (screen required)

 100'

50'

8 large evergreen trees
10 small evergreen trees
36 evergreen shrubs

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

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

REZONING THOROUGHFARE/TRAFFIC VOLUME REPORT

Case No: 06-23

Applicant: Ward, LLC

Property Information

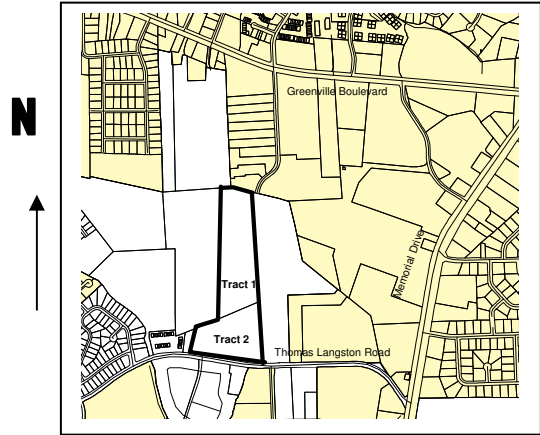
Current Zoning: Tract 1 - RA20
Tract 2 - OR

Proposed Zoning: Tract 1 - CG
Tract 2 - CG

Current Acreage: Tract 1 - 16.46 acres
Tract 2 - 9.71 acres

Location: Thomas Langston Road

Points of Access: Thomas Langston Road



LOCATION MAP

Transportation Background Information

1.) Thomas Langston Road (State maintained)

| | <u>Existing Street Section</u> | <u>Ultimate Thoroughfare Street Section</u> |
|----------------------------------|--|---|
| Description/cross section | 2 lane with paved shoulder | 3 lane curb & gutter with sidewalk |
| Right of way width (ft) | 60 | 70 |
| Speed Limit (mph) | 45 | |
| Current ADT: | 4,000 (*) | Design ADT: 12,000 vehicles/day (**) |
| Controlled Access | No | |
| Thoroughfare Plan Status: | Minor Thoroughfare | |
| Other Information: | There are no sidewalks along either side of Thomas Langston Road that service this property. | |

Notes: (*) 2005 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

2.) Greenville Boulevard (State maintained)

| | <u>Existing Street Section</u> | <u>Ultimate Thoroughfare Street Section</u> |
|----------------------------------|--|---|
| Description/cross section | 5 lane curb & gutter | 5 lane curb & gutter with sidewalk |
| Right of way width (ft) | 100 | 100 |
| Speed Limit (mph) | 50 | |
| Current ADT: | 14,000 (*) | Design ADT: 33,500 vehicles/day (**) |
| Controlled Access | No | |
| Thoroughfare Plan Status: | Major Thoroughfare | |
| Other Information: | There are no sidewalks along either side of Greenville Boulevard that service this property. | |

Notes: (*) 2004 City count

ADT – Average Daily Traffic volume

(**) Traffic volume based an operating Level of Service D for existing geometric conditions.

Case No: 06-23

Applicant: Ward, LLC

Trips generated by proposed use/change:**Current Zoning:** 1,600-vehicle trips/day (*) **Proposed Zoning:** - 11,250 vehicle trips/day (*)**Estimated Net Change:** increase of **9,650**-vehicle trips/day (assumes full-build out)

(* - These volumes are estimated and based on an average of the possible uses permitted by the current and proposed zoning.)

The overall estimated trips presented above are distributed based on current traffic patterns. The estimated ADTs on Thomas Langston Road are as follows:**1.) Thomas Langston Road, West of Site (“No build” ADT of 4,000)**

| | |
|---|------------------------------|
| Estimated ADT with Proposed Zoning (full build) – | 6,531 |
| Estimated ADT with Current Zoning (full build) – | <u>4,360</u> |
| Net ADT change – | +2,171 (50% increase) |

2.) Thomas Langston Road, East of Site (“No build” ADT of 4,000)

| | |
|---|------------------------------|
| Estimated ADT with Proposed Zoning (full build) – | 7,094 |
| Estimated ADT with Current Zoning (full build) – | <u>4,440</u> |
| Net ADT change – | +2,654 (60% increase) |

The overall estimated trips presented above are distributed based on current traffic patterns. The estimated ADTs on Greenville Boulevard are as follows:**1.) Greenville Boulevard, West of Site (“No build” ADT of 14,000)**

| | |
|---|------------------------------|
| Estimated ADT with Proposed Zoning (full build) – | 15,688 |
| Estimated ADT with Current Zoning (full build) – | <u>14,240</u> |
| Net ADT change – | +1,448 (10% increase) |

2.) Greenville Boulevard, East of Site (“No build” ADT of 14,000)

| | |
|---|------------------------------|
| Estimated ADT with Proposed Zoning (full build) – | 17,937 |
| Estimated ADT with Current Zoning (full build) – | <u>14,560</u> |
| Net ADT change – | +3,377 (23% increase) |

Staff Findings/Recommendations:

Development under the proposed rezoning could generate an additional 11,250 vehicle trips per day, which is a net increase of 9,650 additional trips per day on Thomas Langston Road and Greenville Boulevard compared to existing zoning. This distribution is based on the extension of Tobacco Road to Thomas Langston Road, which is identified in the Thoroughfare Plan as a minor thoroughfare.

A traffic impact study will be required as part of future plan reviews for the site. The purpose of the study is to determine the amount of traffic that will be generated by proposed uses and to evaluate the additional traffic’s impact on the existing infrastructure. During this review process, measures to mitigate these impacts will be identified. These measures may include the widening of Thomas Langston Road, limiting access, constructing turn lanes into the development, intersection improvements, and traffic signal modifications.

REQUEST BY WARD, LLC – APPROVED

Chairman Tozer stated that the next item is a request by Ward, LLC to rezone 26.17 acres located along the northern right-of-way of Thomas Langston Road, south of Tobacco Road, 2,120± feet west of Memorial Drive, and east of the Providence Place Subdivision from RA20 (Residential-Agricultural) and OR (Office-Residential [High Density Multi-Family]) to CG (General Commercial).

Ms. Gooby stated that this is a rezoning request in conjunction with the Land Use Plan amendment. The subject property contains 26 acres and currently is zoned Office-High Density Multi-family and Residential-Agricultural. The proposed zoning is Commercial. The property is located within Voting District #5. Ms. Gooby stated that on the western edge of the property is an easement for ingress and egress to the property to the north. The property is located south of Greenville Boulevard, west of Memorial Drive and along Thomas Langston Road. The subject property is vacant and most of the surrounding property is vacant. The property is located adjacent to the focus area along Memorial Drive. Thomas Langston Road is designated as a residential corridor. The rezoning could generate a net increase of 9,650 trips with the majority of the trips to the east. Ms. Gooby stated that in light of the Land Use Plan amendment the request would be in compliance with the Land Use Plan Map.

Mr. Jim Ward stated he would answer any questions.

No one spoke in opposition.

Motion was made by Mr. Ramey, seconded by Mr. Baker, to recommend approval of the proposed amendment, to advise that 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

RA20 (Residential-Agricultural)

Permitted Uses

(1) General:

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

(2) Residential:

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

(3) Home Occupations (see all categories):

*None

(4) Governmental:

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

(5) Agricultural/ Mining:

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

(6) Recreational/ Entertainment:

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

(7) Office/ Financial/ Medical:

* None

(8) Services:

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

(9) Repair:

* None

(10) Retail Trade:

* None

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

* None

(12) Construction:

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

(13) Transportation:

* None

(14) Manufacturing/ Warehousing:

* None

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

* None

RA20 (Residential-Agricultural)

Special Uses

(1) General:

* None

(2) Residential:

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

(3) Home Occupations (see all categories):

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

(4) Governmental:

- a. Public utility building or use

(5) Agricultural/ Mining:

- b. Greenhouse or plant nursery; including accessory sales

(6) Recreational/ Entertainment:

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

(7) Office/ Financial/ Medical:

* None

(8) Services:

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

(9) Repair:

* None

(10) Retail Trade:

* None

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

* None

(12) Construction:

* None

(13) Transportation:

* None

(14) Manufacturing/ Warehousing:

* None

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

* None

OR (Office-Residential)

Permitted Uses

(1) General:

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

(2) Residential:

- b. Two-family attached dwelling (duplex)
- c. Multi-family development per Article 1
- k. Family care home (see also section 9-4-103)
- n. Retirement center or home
- o. Nursing, convalescent center or maternity home; major care facility
- p. Board or rooming house
- q. Room renting

(3) Home Occupations (see all categories):

*None

(4) Governmental:

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

(5) Agricultural/ Mining:

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

(6) Recreational/ Entertainment:

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

(7) Office/ Financial/ Medical:

- a. Office; professional and business, not otherwise listed
- b. Operational/processing center
- c. Office; customer service not otherwise listed, including accessory service delivery vehicle parking and indoor storage
- d. Bank, savings and loan or other savings or investment institutions
- e. Medical, dental, ophthalmology or similar clinic, not otherwise listed

(8) Services:

- c. Funeral home
- e. Barber or beauty shop
- f. Manicure, pedicure, or facial salon
- g. School; junior and senior high (see also section 9-4-103)
- h. School; elementary (see also section 9-4-103)

- i. School; kindergarten or nursery (see also section 9-4-103)
- j. College or other institutions of higher learning
- k. Business or trade school
- n. Auditorium
- o. Church or place of worship (see also section 9-4-103)
- p. Library
- q. Museum
- r. Art Gallery
- u. Art studio including art and supply sales
- v. Photography studio including photo and supply sales
- w. Recording studio
- x. Dance studio
- bb. Civic organizations
- cc. Trade or business organizations

(9) Repair:

* None

(10) Retail Trade:

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

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

* None

(12) Construction:

- a. Licensed contractor; general, electrical, plumbing, mechanical, etc. excluding outside storage
- c. Construction office; temporary, including modular office (see also section 9-4-103)

(13) Transportation:

* None

(14) Manufacturing/ Warehousing:

* None

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

* None

OR (Office-Residential)

Special Uses

(1) General:

* None

(2) Residential:

- d. Land use intensity multifamily (LUI) development rating 50 per Article K
- e. Land use intensity dormitory (LUI) development rating 67 per Article K
- i. Residential quarters for resident manager, supervisor or caretaker; excluding mobile home
- o.(1). Nursing, convalescent center or maternity home; minor care facility
- r. Fraternity or sorority house

(3) Home Occupations (see all categories):

* None

(4) Governmental:

- a. Public utility building or use

(5) Agricultural/ Mining:

* None

(6) Recreational/ Entertainment:

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

h. Commercial recreation; indoor only, not otherwise listed

(7) Office/ Financial/ Medical:

f. Veterinary clinic or animal hospital (also see animal boarding; outside facility, kennel and stable)

(8) Services:

a. Child day care facilities

b. Adult day care facilities

l. Convention center; private

s. Hotel, motel, bed and breakfast inn; limited stay lodging (see also residential quarters for resident manager, supervisor

or caretaker and section 9-4-103)

ff. Mental health, emotional or physical rehabilitation center

(9) Repair:

* None

(10) Retail Trade:

h. Restaurant; conventional

j. Restaurant; regulated outdoor activities

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

* None

(12) Construction:

* None

(13) Transportation:

h. Parking lot or structure; principle use

(14) Manufacturing/ Warehousing:

* None

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

a. Other activities; personal services not otherwise listed

b. Other activities; professional services not otherwise listed

PROPOSED ZONING

CG (General Commercial)

Permitted Uses

(1) General:

a. Accessory use or building

b. Internal service facilities

c. On- premise signs per Article N

e. Temporary uses; of listed district uses

f. Retail sales; incidental

g. Incidental assembly of products sold at retail or wholesale as an accessory to principle use

(2) *Residential*: * None

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

*None

(4) *Governmental*:

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

(5) *Agricultural/ Mining*:

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

(6) *Recreational/ Entertainment*:

- f. Public park or recreational facility
- h Commercial recreation; indoor only, not otherwise listed
- j. Bowling alleys
- n. Theater; movie or drama, indoor only
- q. Circus, carnival or fair, temporary only (see also section 9-4-103)
- s. Athletic Club; indoor only

(7) *Office/ Financial/ Medical*:

- a. Office; professional and business, not otherwise listed
- b. Operation/processing center
- d. Bank, savings and loan or other savings or investment institutions
- e. Medical, dental, ophthalmology or similar clinic, not otherwise listed
- g. Catalogue processing center

(8) *Services*:

- c. Funeral home
- e. Barber or beauty shop
- f. Manicure, pedicure, or facial salon
- o. Church or place of worship (see also section 9-4-103)
- q. Museum
- r. Art Gallery
- s. Hotel, motel, bed and breakfast inn; limited stay lodging (see also residential quarters for resident manager, supervisor
or caretaker and section 9-4-103)
- u. Art studio including art and supply sales
- v. Photography studio including photo and supply sales
- y.(1) Television and/or radio broadcast facilities including receiving and transmission equipment and towers not
exceeding 200 feet in height or cellular telephone and wireless communication towers not exceeding
200 feet in height
(see also section 9-4-103)
- z. Printing or publishing service including graphic art, map, newspapers, magazines and books
- aa. Catering service including food preparation (see also restaurant; conventional and fast food)
- hh. Exercise and weight loss studio; indoor only
- kk. Launderette; household users
- ll. Dry cleaners; household users
- oo. Clothes alteration or shoe repair shop
- pp. Automobile wash

(9) *Repair*:

g. Jewelry, watch, eyewear or other personal item repair

(10) Retail Trade:

- a. Miscellaneous retail sales; non-durable goods, not otherwise listed
- c. Grocery; food or beverage, off premise consumption (see also Wine Shop)
- c.1 Wine shop (see also section 9-4-103)
- d. Pharmacy
- e. Convenience store (see also gasoline sales)
- f. Office and school supply, equipment sales
- g. Fish market; excluding processing or packing
- h. Restaurant; conventional
- i. Restaurant; fast food
- k. Medical supply sales and rental of medically related products
- l. Electric; stereo, radio, computer, television, etc. sales and accessory repair
- m. Appliance; household use, sales and accessory repair, excluding outside storage
- p. Furniture and home furnishing sales not otherwise listed
- q. Floor covering, carpet and wall covering sales
- r. Antique sales; excluding vehicles
- s. Book or card store, news stand
- t. Hobby or craft shop
- u. Pet shop (see also animal boarding; outside facility)
- v. Video or music store; records, tape, compact disk, etc. sales
- w. Florist
- x. Sporting goods sales and rental shop
- y. Auto part sales (see also major and minor repair)
- aa. Pawnbroker
- bb. Lawn and garden supply and household implement sales and accessory sales
- ee. Christmas tree sales lot; temporary only (see also section 9-4-103)

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

- b. Rental of home furniture, appliances or electronics and medically related products (see also (10)k.)
- c. Rental of cloths and accessories; formal wear, etc.

(12) Construction:

- c. Construction office; temporary, including modular office (see also section 9-4-103)
- e. Building supply; lumber and materials sales, plumbing and/or electrical supply excluding outside storage
- f. Hardware store

(13) Transportation:

- c. Taxi or limousine service
- h. Parking lot or structure; principal use

(14) Manufacturing/ Warehousing:

* None

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

* None

CG (General Commercial)

Special Uses

(1) General:

* None

(2) Residential:

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

(3) Home Occupations (see all categories):

* None

(4) Governmental:

a. Public utility building or use

(5) Agricultural/ Mining:

* None

(6) Recreational/ Entertainment:

d. Game center

l. Billiard parlor or pool hall

m. Public or private club

t. Athletic club; indoor and outdoor facilities

(7) Office/ Financial/ Medical:

c. Office; customer services, not otherwise listed, including accessory service delivery vehicle parking and indoor storage

f. Veterinary clinic or animal hospital (see also animal boarding; outside facility, kennel and stable)

(8) Services:

a. Child day care facilities

b. Adult day care facilities

l. Convention center; private

(9) Repair:

a. Major repair; as an accessory or principal use

b. Minor repair; as an accessory or principal use

(10) Retail Trade:

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

j. Restaurant; regulated outdoor activities

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

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

d. Rental of automobiles, noncommercial trucks or trailers, recreational vehicles, motorcycles and boats

f. Automobile, truck, recreational vehicle, motorcycle and boat sales and service (see also major and minor repair)

(12) Construction:

* None

(13) Transportation:

* None

(14) Manufacturing/ Warehousing:

k. Mini-storage warehouse, household; excluding outside storage

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

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

(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


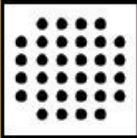
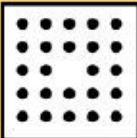
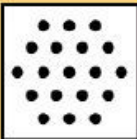
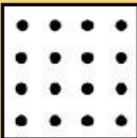
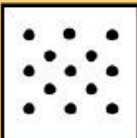
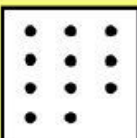
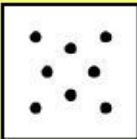
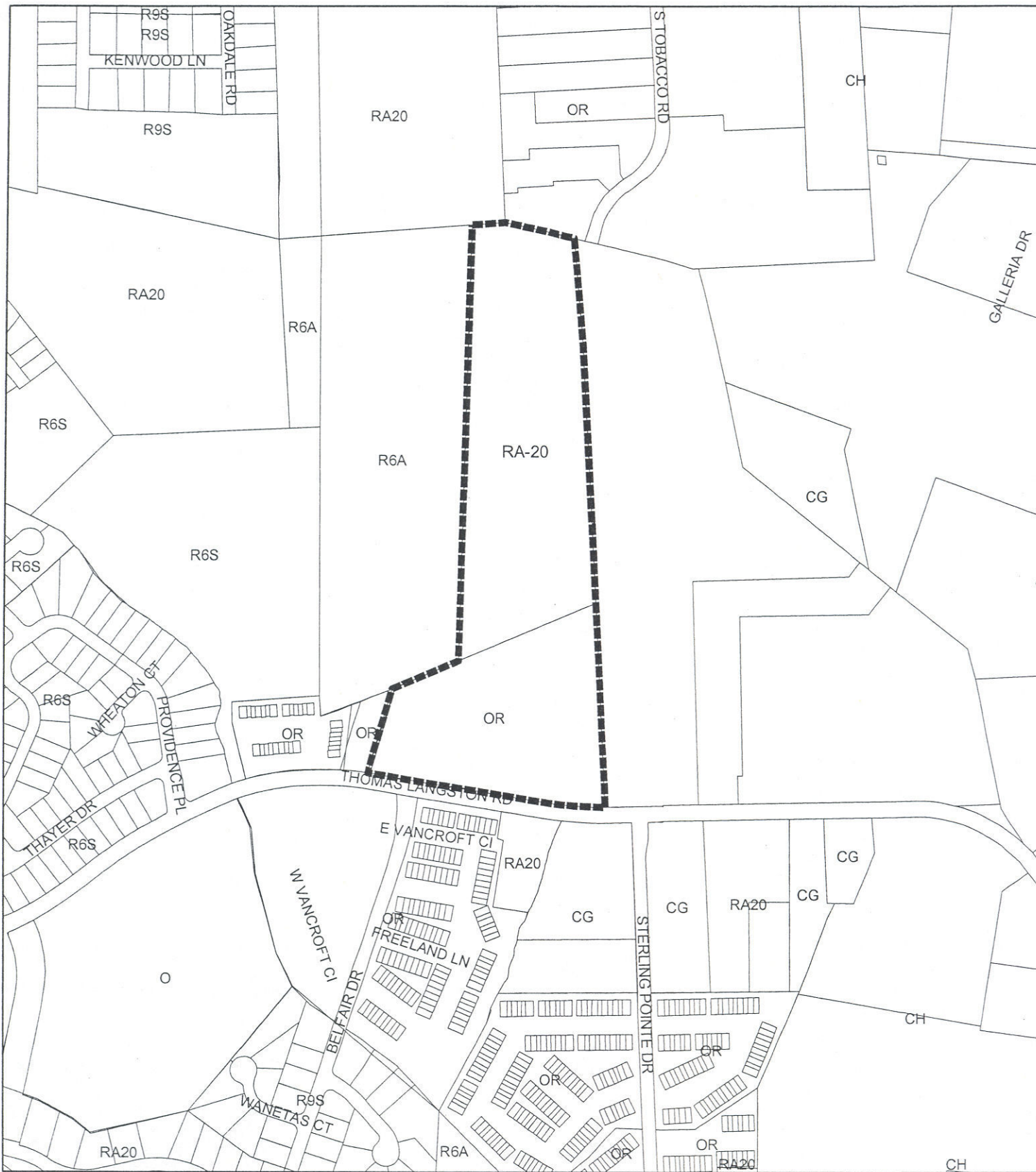

| <h2 style="text-align: center;">Residential Density</h2> <p style="text-align: center;">Maximum density allowed by Zoning District based on average of 2.67 persons per dwelling unit</p> | | |
|---|---|--|
| High Density | | |
| R6 R6-N R6-MH OR CDF | 17 units per acre yields 45 persons per acre |  |
| PUD | 12 units per acre yields 32 persons per acre |  |
| Medium Density | | |
| R6-A | 9 units per acre yields 24 persons per acre |  |
| R6-S | 7 units per acre yields 19 persons per acre |  |
| R9 | 6 units per acre yields 16 persons per acre |  |
| R9-S | 5 units per acre yields 13 persons per acre |  |
| Low Density | | |
| RA-20 MRS | 4 units per acre yields 11 persons per acre |  |
| R15-S | 3 units per acre yields 8 persons per acre |  |

Illustration: Maximum allowable density in Residential Zoning Districts

Ward, LLC (06-23)



RA20 & OR to CG (26.17 acres)

 Area Requested to be Rezoned
 Land Parcels



MARGA J. ROSS AND DOUGLAS
H. ROSS, LIFE ESTATE
D.B. 1853 P.G. 703
D.B. V-38 PG. 685
P.N. 19292
ZONING: RA-20

BLUE LANDS, LLC
D.B. 1887 P.G. 350
M.B. 41 P.G. 172
P.N. 51931
ZONING: OR

TRIPLE B#6, LLC
D.B. 2166 P.G. 76
P.N. 21185
ZONING: CG

SHADOW LAKE PROPERTIES
D.B. 532 P.G. 701
M.B. 26 P.G. 145-146
P.N. 34294
ZONING: CG

WARD, LLC
D.B. 824 P.G. 453
P.N. 13377
CURRENT ZONING: RA-20
PROPOSED ZONING: CG
716,795 sq. ft.
16.46 acres

SHADOW LAKE PROPERTIES ETALS
D.B. 532 P.G. 701
M.B. 26 P.G. 145-146
P.N. 34301
ZONING: CG

SHADOW LAKE PROPERTIES
D.B. 532 P.G. 701
M.B. 26 P.G. 145-146
P.N. 34294
ZONING: CG

WARD, LLC
D.B. 824 P.G. 453
M.B. 27 P.G. 162
P.N. 16475
P.N. 58132
ZONING: CG (TO REMAIN)

DANIEL B. GRIFFIS, JR., AND
JAMES MICHAEL DUNN
D.B. 1860 P.G. 214
M.B. 62 P.G. 173
P.N. 13364
ZONING: R6A

WARD, LLC
D.B. 824 P.G. 453
M.B. 27 P.G. 162
P.N. 16475
CURRENT ZONING: OR
PROPOSED ZONING: CG
422,776 sq. ft.
9.71 acres

LOWES HOME CENTERS, INC.
D.B. 761 P.G. 688
D.B. 761, PG. 716
M.B. 48 P.G. 198
P.N. 58138
ZONING: CG

US BANK TRUST NATIONAL ASSOCIATION
D.B. 1636 P.G. 638
M.B. 26 P.G. 145-146
P.N. 34293
ZONING: CG

TEDDY HINES
D.B. 1570 P.G. 726
D.B. 1816, PG. 551
M.B. 15 P.G. 2
P.N. 13877
ZONING: OR

VANRACK INC.
D.B. 1744 PG. 465
P.N. 69493
ZONING: OR

VANRACK INC.
D.B. 1744 PG. 465
P.N. 70093
ZONING: OR

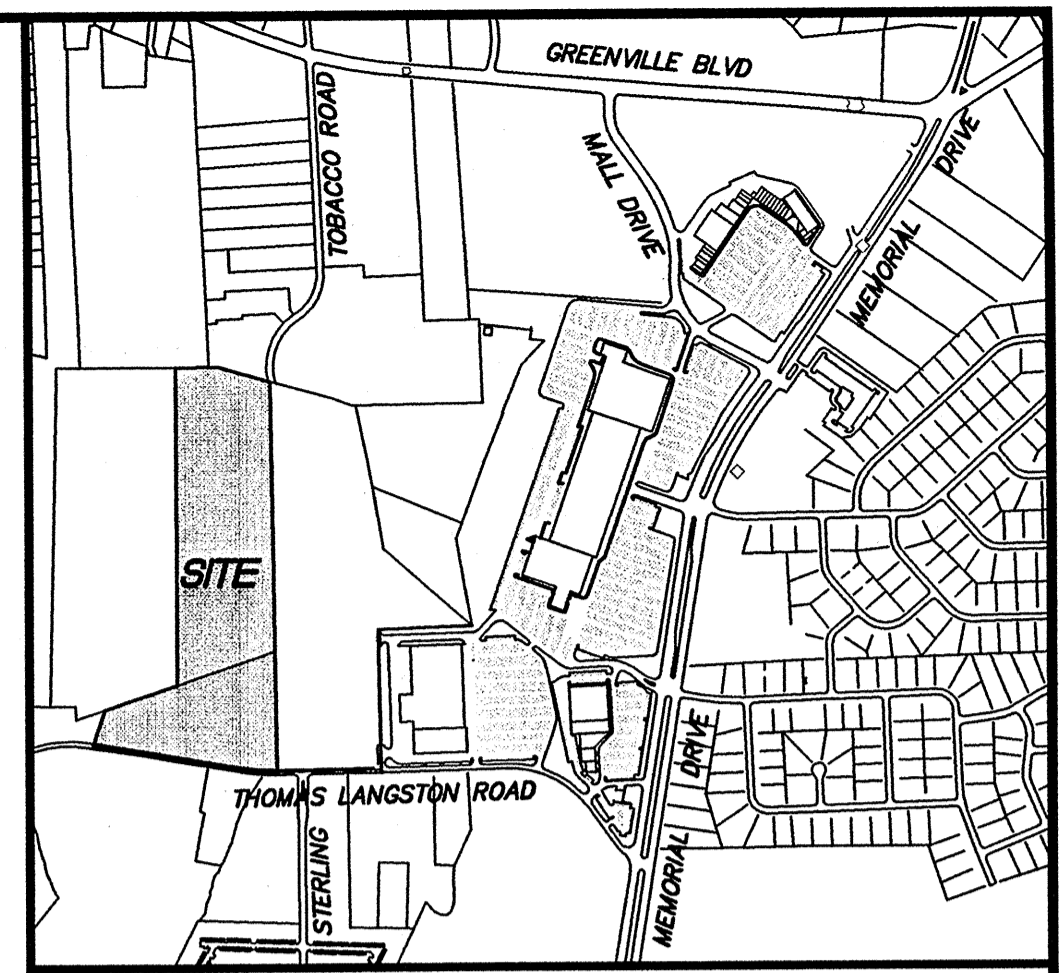
ROBERT STANLEY LITTLE
D.B. K 50 P.G. 677
P.N. 31204
ZONING: RA-20

RICHARD L. MITCHELL
AND WIFE
GRETCHEN S. MITCHELL
LEWIS E. MITCHELL
AND WIFE
GWENDOLYN O. MITCHELL
D.B. 969 PG. 51
P.N. 60926
ZONING: CG

JOSEPH D. SPEIGHT
AND WIFE
MAXINE A. SPEIGHT
D.B. 1069 PG. 668
P.N. 13376
ZONING: RA-20

MAXINE A. SPEIGHT
D.B. 890 PG. 766
P.N. 59869
ZONING: CG

OWNER
WARD, LLC
C/O JAMES H. WARD
503 CHESAPEAKE PLACE
GREENVILLE, NC 27858



VICINITY MAP
SCALE: 1" = 1000'

LEGEND

P.N. PARCEL NUMBER
N/F NOW OR FORMERLY

REFERENCES

D.B. 824 P.G. 453
P.N. 16475
P.N. 58132
P.N. 13377
M.B. 27 PG. 162
M.B. 48 PG. 183

| LINE | BEARING | LENGTH |
|------|---------------|--------|
| L1 | S 88°49'14" W | 19.31 |

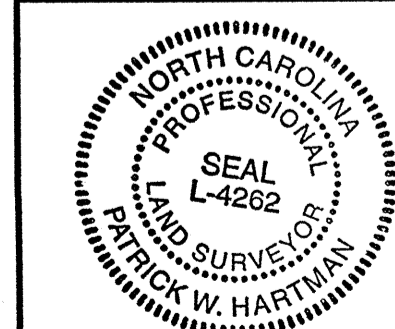
CERTIFICATION

NORTH CAROLINA PITT COUNTY
I, PATRICK W. HARTMAN, CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM (DEED DESCRIPTION RECORDED IN BOOK , PAGE); THAT THE RATIO OF PRECISION IS 1:10,000; THAT BOUNDARIES NOT SURVEYED ARE SHOWN AS BROKEN LINES PLOTTED FROM INFORMATION FOUND IN BOOKS REFERENCED HEREON; THAT THIS MAP WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. I FURTHER CERTIFY PURSUANT TO G.S. 47-30 (f)(11)d. AS TO THE FOLLOWING; THAT THIS SURVEY IS OF ANOTHER CATEGORY, SUCH AS THE RECOMBINATION OF EXISTING PARCELS, A COURT-ORDERED SURVEY, OR OTHER EXCEPTION TO THE DEFINITION OF SUBDIVISION. WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER, AND SEAL THIS 23RD DAY OF OCTOBER, 2006.

SIGNED *Patrick W. Hartman*
PROFESSIONAL LAND SURVEYOR
REGISTRATION NUMBER L-4262

NOTES

1. AREA DETERMINED BY COORDINATES.
2. ALL DISTANCES ARE HORIZONTAL GROUND MEASUREMENTS.
3. NO POINT SET AT ANY CORNER UNLESS OTHERWISE NOTED.
4. THIS MAP WAS PREPARED FOR REZONING PURPOSES ONLY AND IS NOT A BOUNDARY SURVEY OF THE PROPERTIES SHOWN HEREON.
5. EXISTING ZONING WAS TAKEN FROM THE OFFICIAL ZONING MAP, THE CITY OF GREENVILLE, DATED APRIL 22, 2005 AND THE CITY OF GREENVILLE SPATIAL DATA EXPLORER WEB SITE.
6. BOUNDARY INFORMATION DRAWN FROM SUBJECT DEED BOOK AND REFERENCE MAPS. NO FIELD SURVEYING WAS PERFORMED UNDER MY SUPERVISION FOR THE PREPARATION OF THIS MAP.



Rivers
& Associates, Inc.
107 East Second Street
Greenville, NC 27858 (252) 752-4135
6131 Falls of Neuse Road, Suite 300
Raleigh, NC 27609 (919) 848-3347
Engineers
Planners
Surveyors

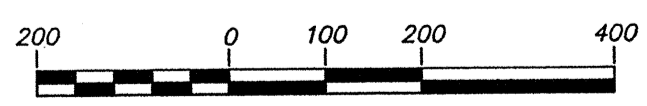
REZONING MAP FOR

WARD, LLC

WINTERVILLE TOWNSHIP, PITT COUNTY, NORTH CAROLINA

DATE 10/23/06
SURVEY DRAFT KP/PH
DESIGN CHECK PWH

SCALE 1" = 200'
DRAWING NO. Z-2389
SHEET 1 OF 1



GRAPHIC SCALE
(IN FEET)
1 inch = 200 ft.

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. 06-23 - Ordinance, requested by Ward, LLC, to rezone 26.17 acres located along the northern right-of-way of Thomas Langston Road, south of the current terminus of Tobacco Road, 2,120± feet west of Memorial Drive, and east of the Providence Place Subdivision from RA20 (Residential-Agricultural) and OR (Office-Residential [High Density Multi-Family]) to CG (General Commercial).
2. 07-05 - Ordinance, requested by Place Properties, to rezone 1.94± acres located at the northwest corner of the intersection of North Pitt and West First Streets from OR (Office-Residential [High Density Multi-family]) to CD (Downtown Commercial).

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

Chantae M. Gooby
Signature
Chantae M. Gooby
Signature

Chantae M. Gooby
Printed Name
Chantae M. Gooby
Printed Name

4/2/07
(P and Z)
4/24/07
(CC)



City of Greenville, North Carolina

Meeting Date: 5/10/2007
Time: 7:00 PM

Title of Item: Ordinance, requested by Place Properties, to rezone 1.94± acres located at the northwest corner of the intersection of North Pitt and West First Streets from OR (Office-Residential [High Density Multi-family]) to CD (Downtown Commercial)

Explanation: The request involves the rezoning of 1.94± acres as referenced above. Please see the attached rezoning request report.

Fiscal Note: No cost to the City.

Recommendation: Whereas the subject site is within the recognized Central Business Area, it is staff's opinion that the proposed zoning district is in compliance with the Horizons: Greenville's Community Plan and the Future Land Use Plan Map.

The Planning and Zoning Commission, at their April 17, 2007 meeting, voted to approve the request.

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

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

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

comprehensive plan.

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

Attachments / click to download

- [📄 Locational Map](#)
 - [📄 Survey](#)
 - [📄 Certificate of Mailed Notice](#)
 - [📄 Place Properties Ordinance](#)
 - [📄 Rezoning - Place Properties](#)
 - [📄 Rezoning 07-05 Place Properties](#)
 - [📄 Place Properties Pand Z Minutes](#)
 - [📄 Place Properties List of Uses](#)
 - [📄 Residential Density Chart](#)
-

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 May 10, 2007 at 7:00 p.m., in the City Council Chambers of City Hall in the City of Greenville, NC, conduct a public hearing on the adoption of an ordinance rezoning the following described territory;

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

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

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

Section 1. That the following described territory is rezoned from OR (Office-Residential) to CD (Downtown Commercial).

TO WIT: Marvin Key Blount, Jr. Property.

LOCATION: Located at the northwest corner of the intersection of North Pitt and West First Streets.

DESCRIPTION: BEGINNING at a concrete monument designating the point of intersection of the new northern property line of First Street (First Street being 80 feet wide) with the new western property line of Pitt Street (Pitt Street being 60 feet wide), running thence N 73°00'00" W and along the new northern property line of First Street 263.30 feet to a concrete monument in the line of the City of Greenville property 329.35 feet to a concrete monument; thence continuing N 17°00'00" E, 15± feet to a point at the water's edge on the south bank of Tar River; running thence eastwardly along the water's edge on the south bank of Tar River to a point opposite a concrete monument set in the new western property line of Pitt Street; running thence S 17°00'00" W and along the new western

property line of Pitt Street 20± feet to a concrete monument; thence continuing S 17°00'00" W and along the new western property line of Pitt Street 327.68 feet to a concrete monument, the point of BEGINNING, containing 1.94± acres by actual survey. This being the identical property conveyed by deed dated February 11, 1969, from Redevelopment Commission of the City of Greenville to Lawyers and Professional Building of Greenville, Incorporated, of record in Book H-38, Page 263, of the Pitt County Registry.

Section 2. That the Director of Community Development is directed to amend the zoning map of the City of Greenville in accordance with this ordinance.

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

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

ADOPTED this 10th day of May, 2007.

Robert D. Parrott, Mayor

ATTEST:

Wanda T. Elks, City Clerk

Rezoning Request Report

Prepared by Greenville's Community Development Department

Staff Contacts: Chantae M. Gooby, 329-4507

Harry V. Hamilton, Jr., 329-4511

1. **Applicant:** Ordinance, requested by Place Properties, to rezone 1.94± acres located at the northwest corner of the intersection of North Pitt and West First Streets from OR (Office-Residential [High Density Multi-family]) to CD (Downtown Commercial).

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

3. **Requested Change:**

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

Proposed: CD (Downtown Commercial)

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

4. **Location:** Located at the northwest corner of the intersection of North Pitt and West First Streets.

5. **Size:** 1.94± acres

6. **Comprehensive Plan:**

Pitt Street is designated as a “connector” corridor. Connector corridors are anticipated to contain a variety of higher intensity activities and uses. The subject site is located north of the current terminus of West First Street.

The subject site is recognized as a part of a regional focus area within which commercial activity is encouraged. The anticipated build-out of such focus areas is anticipated to be 400,000 plus square feet of conditioned floor space.

The Future Land Use Plan Map recommends commercial development for the area located within the Central Business District and further recommends conservation/open space for the area south of the Tar River and west of the Central Business District.

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

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

Based on possible uses permitted by the requested rezoning, the proposed rezoning classification could generate 630 trips, which is a net increase of 665 additional trips per day with 600 trips traveling south on Pitt Street and 65 trips traveling north on Greene Street.

During the review process of development plans for this location, measures to mitigate these impacts will be identified. These measures may include the limiting access, constructing turn lanes into the site, and improvements to the signalized intersections.

Detailed Report Attached

8. History/Background:

In 1969, the property was zoned OR (Office-Residential).

9. Present Land Use:

The subject property contains a one-story office building and on-site parking area.

10. Utilities:

GUCO water and sewer are available.

11. Historic Sites:

There is no known effect on designated sites.

12. Environmental Conditions/Constraints:

The northern boundary of the subject tract is impacted by the 100 and 500 year floodplains associated with the Tar River.

13. Surrounding Zoning and Land Uses:

North: Tar River

South: OR – Cherry Hill Cemetery and the Dunn Building (office)

East: OR – State Employees Credit Union

West: I – Greenville Utilities Commission

14. Density Estimates

Gross Acreage: 1.94 acres

Current zoning: OR (Office-Residential)

Requested zoning: CD (Downtown Commercial)

At the current zoning (OR), staff would anticipate the site to yield no more than 29 multi-family units (2 & 3 bedrooms). Minimum land area per unit requirement: 2,300 sq. ft. per each 1 bedroom unit and 2,900 sq. ft. per each 2 or more bedroom unit – onsite parking required.

At the proposed zoning (CD), staff would anticipate the site to yield approximately 108 multi-family units (1, 2 & 3 bedrooms). Minimum land area per unit requirement: None – remote parking allowed (a minimum habitable floor area per unit requirement of 400 sq. ft. per each 1 bedroom unit and 500 sq. ft. per each 2 or more bedroom unit substituted for a land area requirement)

The anticipated build-out is 1-2 years.

15. Additional Comments:

There are no minimum setbacks, vegetation installation or non-residential parking requirements within the CD district. The existing building and/or any new construction may be expanded to occupy the entire lot at the option of the owner.

Remote parking (within 800 feet) for residential development is permitted in the CD district.

The site is located within the Airport Overlay Zone (Inner Horizontal Surface) and maximum building height is limited to 125 feet (approx.) above grade based on the current elevation (52 feet) of the property.

RECOMMENDATION:

Whereas the subject site is within the recognized Central Business Area, it is staff's opinion that the proposed zoning district is in compliance with the Horizons: Greenville's Community Plan and the Future Land Use Plan Map.

50'

8 large evergreen trees
10 small evergreen trees
36 evergreen shrubs

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

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

REZONING THOROUGHFARE/TRAFFIC VOLUME REPORT

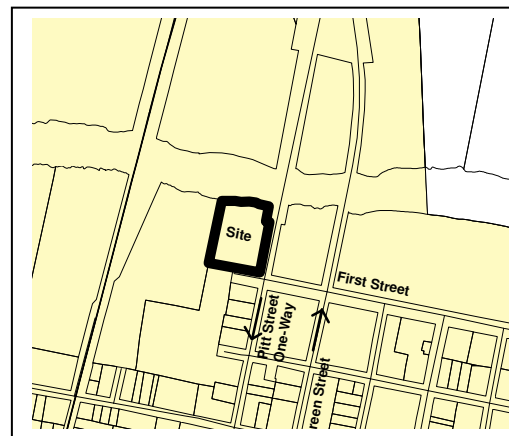
Case No: 07-05

Applicant: Place Properties

Property Information

Current Zoning: OR
Proposed Zoning: CD
Current Acreage: 1.94 acres
Location: Corner of Pitt and West First Street
Points of Access: West First Street

N
↑



Transportation Background Information

1.) Pitt Street - State maintained

| | <u>Existing Street Section</u> | <u>Ultimate Thoroughfare Street Section</u> |
|----------------------------------|---|---|
| Description/cross section | 2-lane with curb and gutter | same as existing |
| Right of way width (ft) | 60 | 60 |
| Speed Limit (mph) | 35 | |
| Current ADT: | 6,750(*) | Design ADT: 12,000 vehicles/day (**) |
| Thoroughfare Plan Status: | Major Thoroughfare | |
| Other Information: | Pitt Street is a one way facility that carries traffic to the south into the downtown from the north side of the river. | |

Greene Street - State maintained

| | <u>Existing Street Section</u> | <u>Ultimate Thoroughfare Street Section</u> |
|----------------------------------|--|---|
| Description/cross section | 3-lane with curb and gutter | same as existing |
| Right of way width (ft) | 60 | 60 |
| Speed Limit (mph) | 35 | |
| Current ADT: | 7,050(*) | Design ADT: 17,500 vehicles/day (**) |
| Thoroughfare Plan Status: | Major Thoroughfare | |
| Other Information: | Gene Street is a one way facility that carries traffic to the north side of the river. | |

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

Transportation Improvement Program Status:

Pitt Street and Greene Street – No plans in State TIP for future improvements

Trips generated by proposed use/change:

Existing Use-Office (Current Zoning): 50 -vehicle trips/day (*) **Proposed Zoning:** 715 -vehicle trips/day (*)

Estimated Net Change: increase of 665-vehicle trips/day (assumes full-build out)

(* - These volumes are estimated and based on an average of the possible uses permitted by the current and proposed zoning.)

Impact on Existing Roads

The overall estimated trips presented above are distributed based on current traffic patterns. The estimated ADTs on Pitt Street and Greene Street are as follows:

1.) Pitt Street (One Way), (“No build” ADT of 6,750)

Estimated ADT with Proposed Zoning (full build) – 7,395
Estimated ADT with Current Zoning/Use (full build) – 6,795
Net ADT change – 600 (9% increase)

2.) Greene Street (One Way), (“No build” ADT of 7,050)

Estimated ADT with Proposed Zoning (full build) – 7,120
Estimated ADT with Current Zoning/Use (full build) – 7,055
Net ADT change – 65 (1% increase)

Staff Findings/Recommendations:

Based on possible uses permitted by the requested rezoning, the proposed rezoning classification could generate 630 trips, which is a net increase of 665 additional trips per day with 600 trips traveling south on Pitt Street and 65 trips traveling north on Greene Street.

During the review process of development plans for this location, measures to mitigate these impacts will be identified. These measures may include the limiting access, constructing turn lanes into the site, and improvements to the signalized intersections.

REQUEST BY PLACE PROPERTIES – APPROVED

Chairman Tozer stated that the next item is a request by Place Properties to rezone 1.94+ acres located at the northwest corner of the intersection of North Pitt and West First Streets from OR (Office-Residential [High Density Multi-family]) to CD (Downtown Commercial).

Ms. Gooby stated this is a request to rezone approximately 2 acres from Office-High Density Multi-family to Commercial. The property is located within Voting District #1. The property current has an office building and parking lot. The subject property is located south of the Tar River and is within the Central Business District. There are a variety of land uses surrounding the property. The property is impacted by the floodway and 100 and 500 year floodplains associated with the Tar River. There will be a greenway corridor required on the property at the time of development. The property is recognized as part of the regional focus area in the downtown area. This rezoning could generate a net increase of 665 trips with the majority of trips to the south along Pitt Street. The subject property is considered part of the regional focus area and commercial development is encouraged. Ms. Gooby stated that the recommended conservation/open space is to serve as a buffer to the cemetery to the south and to the neighborhood to the west. Ms. Gooby stated that in staff's opinion the request is in compliance with the Comprehensive Plan and the Land Use Plan Map.

Mr. Jeff Githens, Place Properties, stated that the request is in conformance with the Comprehensive Plan. The property is adjacent to the area designated by the Central City and West Greenville Revitalization Plan and consistent with the city's desire to extend Downtown Commercial zoning to other areas of downtown. Mr. Githens stated that the request is compatible with other surrounding zoning patterns. The property is bordered to the south by OR (Office-Residential), to the east by OR, to the east by I (Industrial) and to the west by the Tar River. Mr. Githens stated that by rezoning this property it would allow more uses and higher density on this parcel which in turn would lead to a higher tax base for this parcel. Mr. Githens stated that there would be little impact on traffic. Mr. Githens stated he would answer any questions.

No one spoke in opposition.

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

EXISTING ZONING

OR (Office-Residential)

Permitted Uses

(1) General:

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

(2) Residential:

- b. Two-family attached dwelling (duplex)
- c. Multi-family development per Article 1
- k. Family care home (see also section 9-4-103)
- n. Retirement center or home
- o. Nursing, convalescent center or maternity home; major care facility
- p. Board or rooming house
- q. Room renting

(3) Home Occupations (see all categories):

*None

(4) Governmental:

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

(5) Agricultural/ Mining:

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

(6) Recreational/ Entertainment:

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

(7) Office/ Financial/ Medical:

- a. Office; professional and business, not otherwise listed
- b. Operational/processing center
- c. Office; customer service not otherwise listed, including accessory service delivery vehicle parking and indoor storage
- d. Bank, savings and loan or other savings or investment institutions
- e. Medical, dental, ophthalmology or similar clinic, not otherwise listed

(8) Services:

- c. Funeral home
- e. Barber or beauty shop
- f. Manicure, pedicure, or facial salon
- g. School; junior and senior high (see also section 9-4-103)
- h. School; elementary (see also section 9-4-103)
- i. School; kindergarten or nursery (see also section 9-4-103)
- j. College or other institutions of higher learning
- k. Business or trade school
- n. Auditorium
- o. Church or place of worship (see also section 9-4-103)

- p. Library
- q. Museum
- r. Art Gallery
- u. Art studio including art and supply sales
- v. Photography studio including photo and supply sales
- w. Recording studio
- x. Dance studio
- bb. Civic organizations
- cc. Trade or business organizations

(9) Repair:

* None

(10) Retail Trade:

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

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

* None

(12) Construction:

- a. Licensed contractor; general, electrical, plumbing, mechanical, etc. excluding outside storage
- c. Construction office; temporary, including modular office (see also section 9-4-103)

(13) Transportation:

* None

(14) Manufacturing/ Warehousing:

* None

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

* None

OR (Office-Residential)

Special Uses

(1) General:

* None

(2) Residential:

- d. Land use intensity multifamily (LUI) development rating 50 per Article K
- e. Land use intensity dormitory (LUI) development rating 67 per Article K
- i. Residential quarters for resident manager, supervisor or caretaker; excluding mobile home
- o.(1). Nursing, convalescent center or maternity home; minor care facility
- r. Fraternity or sorority house

(3) Home Occupations (see all categories):

* None

(4) Governmental:

- a. Public utility building or use

(5) Agricultural/ Mining:

* None

(6) Recreational/ Entertainment:

- c.(1). Tennis club; indoor and outdoor facilities
- h. Commercial recreation; indoor only, not otherwise listed

(7) Office/ Financial/ Medical:

- f. Veterinary clinic or animal hospital (also see animal boarding; outside facility, kennel and stable)

(8) Services:

- a. Child day care facilities
- b. Adult day care facilities
- l. Convention center; private
- s. Hotel, motel, bed and breakfast inn; limited stay lodging (see also residential quarters for resident manager, supervisor
or caretaker and section 9-4-103)
- ff. Mental health, emotional or physical rehabilitation center

(9) Repair:

- * None

(10) Retail Trade:

- h. Restaurant; conventional
- j. Restaurant; regulated outdoor activities

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

- * None

(12) Construction:

- * None

(13) Transportation:

- h. Parking lot or structure; principle use

(14) Manufacturing/ Warehousing:

- * None

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

- a. Other activities; personal services not otherwise listed
- b. Other activities; professional services not otherwise listed

PROPOSED ZONING

CD (Downtown Commercial)

Permitted Uses

(1) General:

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

(2) Residential:

- c. Multi-family development per Article 1
- i. Residential quarters for resident manager, supervisor or caretaker; excluding mobile home
- n. Retirement center or home
- o. Nursing, convalescent center or maternity home; major care facility

q. Room renting

(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
- g. Liquor store, state ABC

(5) Agricultural/ Mining:

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

(6) Recreational/ Entertainment:

- f. Public park or recreational facility
- g. Private noncommercial park or recreation facility
- h. Commercial recreation; indoor only, not otherwise listed
- j. Bowling alleys
- o. Theater; movie or drama, including outdoor facility
- s. Athletic club; indoor only

(7) Office/ Financial/ Medical:

- a. Office; professional and business, not otherwise listed
- b. Operational/processing center
- c. Office; customer service not otherwise listed, including accessory service delivery vehicle parking and indoor storage
- d. Bank, savings and loan or other savings or investment institutions
- e. Medical, dental, ophthalmology or similar clinic, not otherwise listed
- 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
- j. College or other institutions of higher learning
- k. Business or trade school
- n. Auditorium
- o. Church or place of worship (see also section 9-4-103)
- p. Library
- q. Museum
- r. Art Gallery
- s. Hotel, motel, bed and breakfast inn; limited stay lodging (see also residential quarters for resident manager, supervisor or caretaker and section 9-4-103)
- u. Art studio including art and supply sales
- v. Photography studio including photo and supply sales
- w. Recording studio
- x. Dance studio
- 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 organizations
- cc. Trade or business organizations
- hh. Exercise and weight loss studios; indoor only
- kk. Laundrette; household users
- ll. Dry cleaners; household users
- oo. Clothes alteration or shoe repair shop

(9) Repair:

- f. Appliance; household and office equipment repair
- g. Jewelry, watch, eyewear or other personal item repair

(10) Retail Trade:

- a. Miscellaneous retail sales; non-durable goods, not otherwise listed
- c. Grocery; food or beverage, off premise consumption (see also Wine Shop)
- c.1 Wine shop (see also section 9-4-103)
- d. Pharmacy
- e. Convenience store (see also gasoline sales)
- f. Office and school supply, equipment sales
- h. Restaurant; conventional
- i. Restaurant; fast food
- l. Electric; stereo, radio, computer, television, etc. sales and accessory repair
- m. Appliance; household use, sales and accessory repair, excluding outside storage
- 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 facilities)
- v. Video or music store; records, tape, compact disk, etc. sales
- w. Florist
- x. Sporting goods sales and rental shop
- y. Auto part sales (see also major and minor repair)
- ee. Christmas tree sales lot; temporary only (see also section 9-4-103)

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

- c. Rental of cloths and accessories; formal wear, etc.
- d. Rental of automobiles, noncommercial trucks or trailers, recreational vehicle, motorcycles and boats

(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)
- f. Hardware store

(13) Transportation:

- b. Bus station; passenger and related freight
- c. Taxi or limousine service
- e. Parcel delivery service
- h. Parking lot or structure; principal use

(14) Manufacturing/ Warehousing:

- g. Cabinet, woodwork or frame shop; excluding furniture manufacturing or upholstery
- h. Engraving; metal, glass or wood

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

* None

CD (Downtown Commercial)
Special Uses

(1) General:

* None

(2) Residential:

* None

(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
- t. Athletic club; indoor and outdoor facilities

(7) Office/ Financial/ Medical:

* None

(8) Services:

- a. Child day care facilities
- b. Adult day care facilities
- i. School; kindergarten or nursery (see also section 9-4-103)
- l. Convention center; private

(9) Repair:

- b. Minor repair; as an accessory or principal use

(10) Retail Trade:

- b. Gasoline or automotive fuel sales; accessory or principal use, retail
- g. Fish market; excluding processing or packing
- j. Restaurant; regulated outdoor activities
- n. Appliance; commercial use, sales and accessory repair, excluding outside storage
- aa. Pawnbroker

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

* None

(12) Construction:

* None

(13) Transportation:

* None

(14) Manufacturing/ Warehousing:

- 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


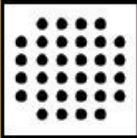
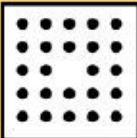
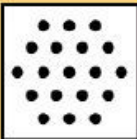
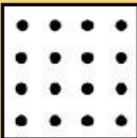
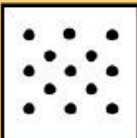
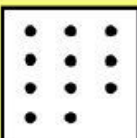
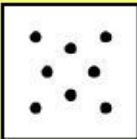
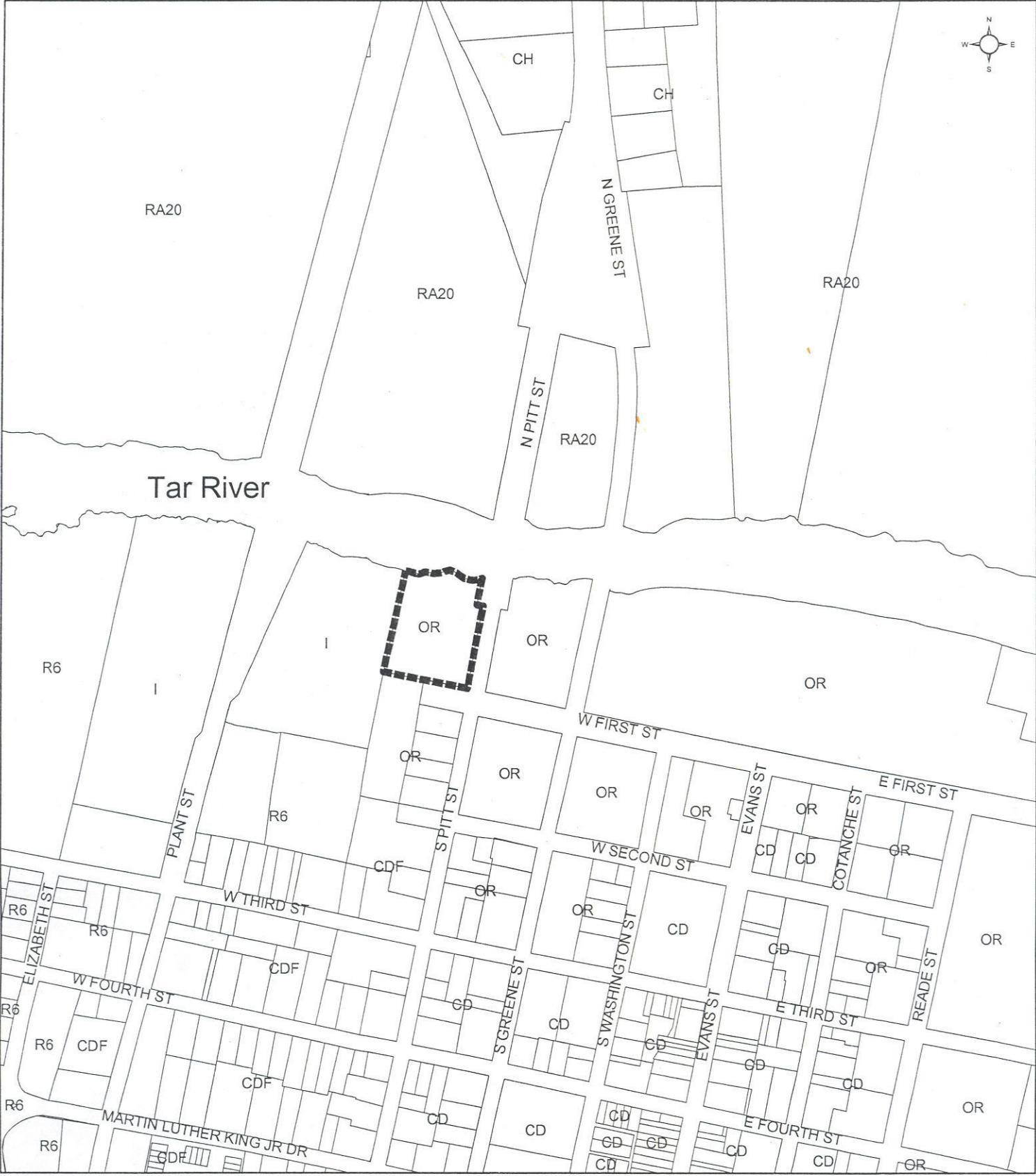
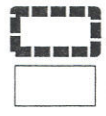
| Residential Density | | |
|---|--|--|
| Maximum density allowed by Zoning District based on average of 2.67 persons per dwelling unit | | |
| High Density | | |
| R6 R6-N R6-MH OR CDF | 17 units per acre yields 45 persons per acre |  |
| PUD | 12 units per acre yields 32 persons per acre |  |
| Medium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

Illustration: Maximum allowable density in Residential Zoning Districts

Place Properties (07-05)



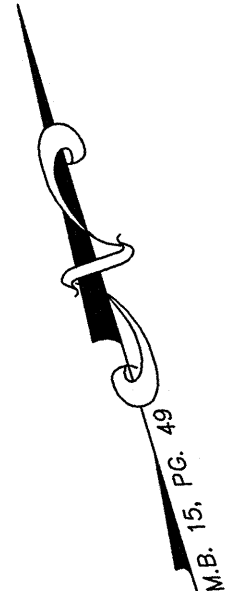
OR to CD (1.94 acres)



Area Requested to be Rezoned
Land Parcels

Created
3/27/07

Item # 6

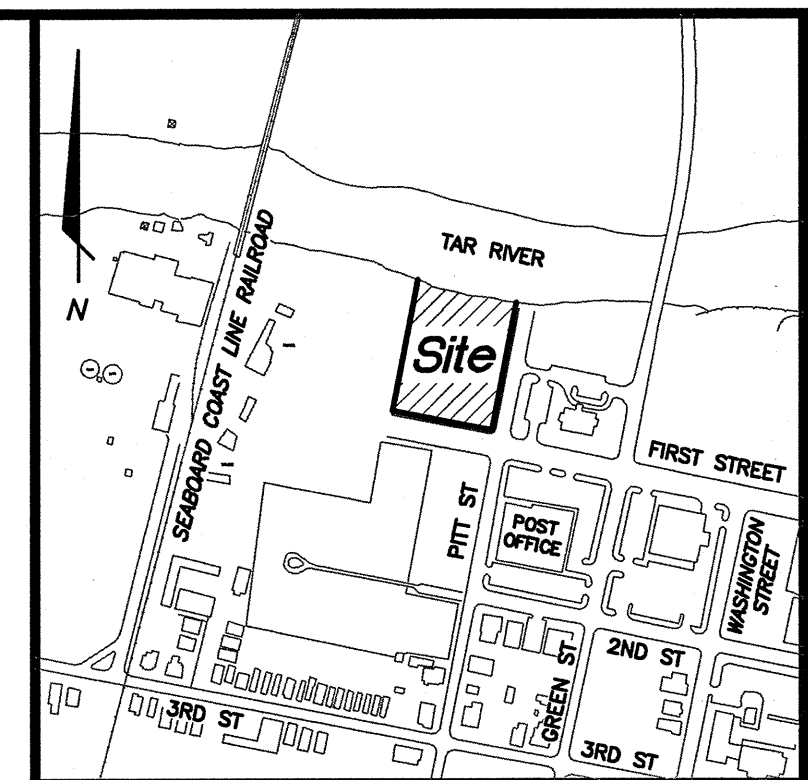


PARCEL NO. 24414
 WHITE CONCRETE COMPANY
 PO BOX 27236
 RALEIGH, NC 27611
 DEED BOOK W43 PAGE 149
 ZONED: RA-20

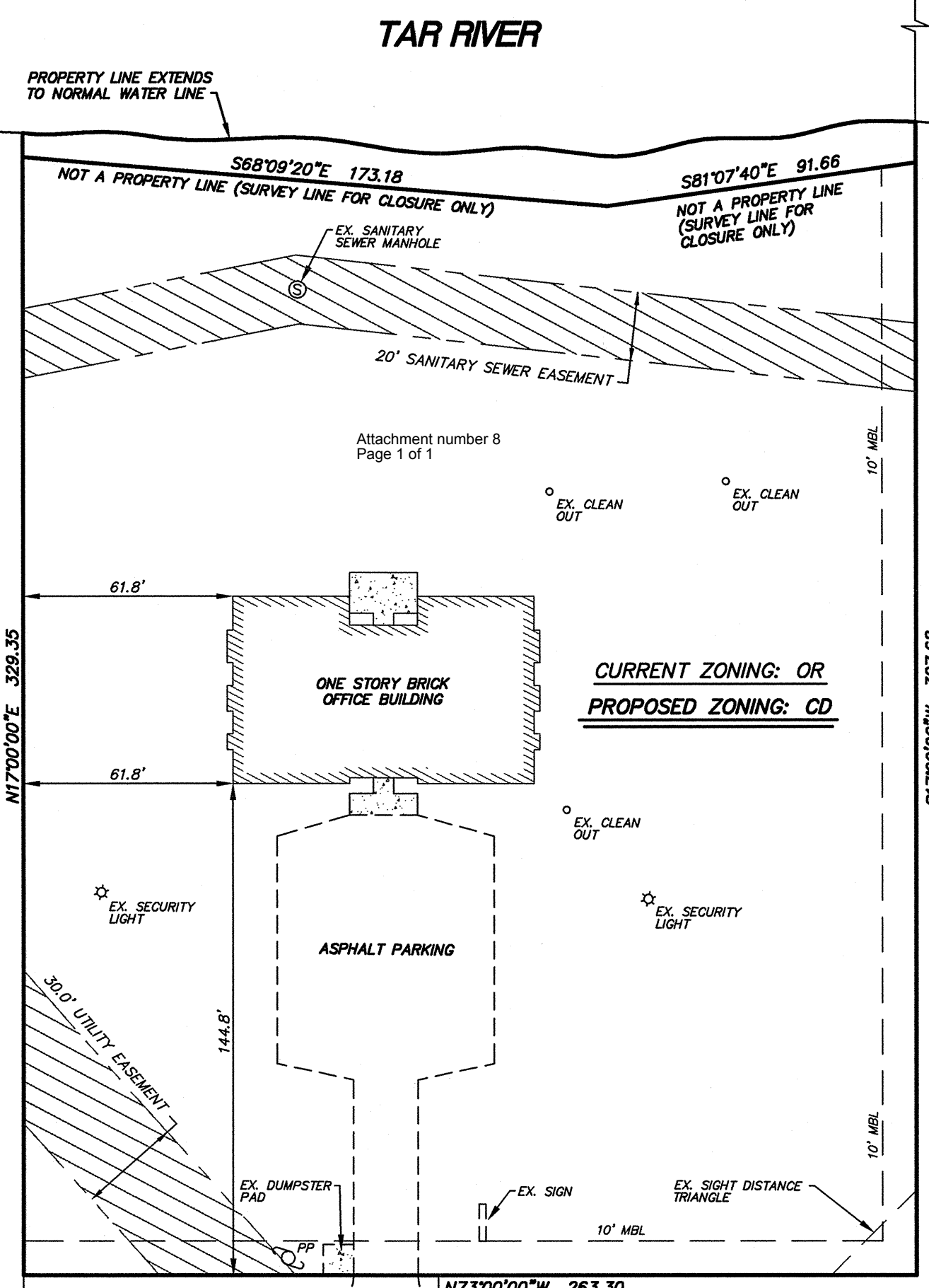
PARCEL NO. 20565
 NORTH CAROLINA DEPARTMENT
 OF TRANSPORTATION
 PO BOX 2095
 GREENVILLE, NC 27836
 DEED BOOK 846 PAGE 357
 ZONED: RA-20

LEGEND

- MBL MINIMUM BUILDING LINE
- NOT TO SCALE
- PP POWER POLE
- EX. SAN. SEWER MANHOLE



Location Map
 SCALE: 1" = 500'



PARCEL NO. 29030
 GREENVILLE UTILITIES
 COMMISSION
 PO BOX 1847
 801 MUMFORD ROAD
 GREENVILLE, NC 27835
 ZONED: INDUSTRIAL

PARCEL NO. 27788
 STATE EMPLOYEES CREDIT UNION
 PO BOX 26807
 RALEIGH, NC 27611
 ATTN: ACCOUNTING DEPT.
 DEED BOOK T42 PAGE 439
 ZONED: OR

CURRENT ZONING: OR
PROPOSED ZONING: CD

PITT STREET
 (* 60' PUBLIC R/W - 41' B/B; SEE NOTE #7)

NOTES:

1. ALL DISTANCES ARE HORIZONTAL GROUND MEASUREMENTS, IN FEET.
2. AREA DETERMINED BY COORDINATES.
3. PROPERTY SUBJECT TO ANY EASEMENTS, RESTRICTIVE COVENANTS, OR RIGHTS OF WAY WHICH MAY BE OF RECORD. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT REPORT OR RESEARCH.
4. A PORTION OF THIS PROPERTY IS LOCATED IN A SPECIAL FLOOD HAZARDOUS AREA AS SHOWN ON THE FEMA FLOOD INSURANCE RATE MAP NUMBER 3720468800J, PANEL 4688 J, EFFECTIVE JANUARY 2, 2004.
5. THIS MAP IS AN EXCEPTION TO THE DEFINITION OF A SUBDIVISION. THIS MAP WAS PREPARED FOR A REZONING ONLY AND IS NOT INTENDED TO BE USED FOR RECORDATION, SALES, CONVEYANCES, OR FOR FUTURE CONSTRUCTION/DESIGN.
6. REFERENCE: BOUNDARY TAKEN FROM NON-RECORDED MAP BY RIVERS AND ASSOCIATES ENTITLED "SURVEY FOR KENNETH G. HITE AND MARVIN K. BLOUNT, JR.", DATED SEPTEMBER 2, 1992. (RIVERS AND ASSOCIATES DRAWING NO. H-708-X)
- *7 ADDITIONAL R/W MAY HAVE BEEN ACQUIRED FOR PITT STREET SINCE 1992. AN UPDATED SURVEY FOR THIS PARCEL HAS NOT BEEN COMPLETED.

AREA SUMMARY

| | | |
|-----------------|---|---------------------------|
| TOTAL AREA | = | 1.94 ACRES ± |
| CURRENT ZONING | = | OR (OFFICE / RESIDENTIAL) |
| PROPOSED ZONING | = | CD (DOWNTOWN COMMERCIAL) |

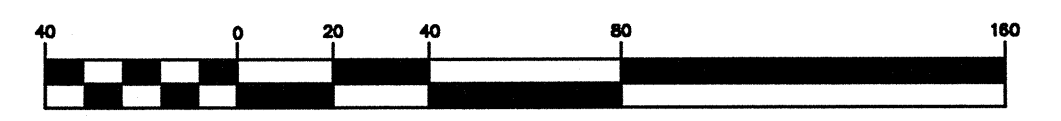
OWNER

MARVIN KEY BLOUNT, JR.
 P.O. DRAWER 58
 GREENVILLE, NC 27835

References

PARCEL NUMBER 13500
 M.B. 15, PG. 49
 D.B. 1074 PG. 451
 D.B. 110 PG. 727
 D.B. C43 PG. 139

GRAPHIC SCALE



(IN FEET)
 1 inch = 40 ft.

FIRST STREET
 (80' PUBLIC R/W - 59' B/B)

PARCEL NO. 28966
 CITY OF GREENVILLE
 PO BOX 7207
 GREENVILLE, NC 27835
 ZONED: OR

PARCEL NO. 27592
 DPD PROPERTIES II, LLC
 P.O. BOX 1639
 WINTERVILLE, NC 28590
 ZONED: OR

PARCEL NO. 07563
 UNITED STATES
 POSTAL SERVICE
 P.O. BOX 8601
 PHILADELPHIA, PA 19197
 DEED BOOK 323, PAGE 526
 ZONED: OR

| | | | | | | | |
|--|------------|---|--------|--|-------------|-------------|--------|
| <p>Engineers Planners Surveyors</p> | | 107 East Second Street Greenville, NC 27858 (252) 752-4135 | | 6131 Falls of Neuse Road Raleigh, NC 27609 (919) 848-3347 | | | |
| | | REZONING MAP FOR PLACE PROPERTIES | | | | | |
| GREENVILLE TOWNSHIP, PITT COUNTY, NORTH CAROLINA | | | | | | | |
| DATE | 03/19/2007 | | SCALE | 1" = 40' | DRAWING NO. | Z-2406 | |
| SURVEY | DRAFT | EW | DESIGN | CHECK | JDV | PROJECT NO. | 27071 |
| | | | | | | SHEET | 1 OF 1 |

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. 06-23 - Ordinance, requested by Ward, LLC, to rezone 26.17 acres located along the northern right-of-way of Thomas Langston Road, south of the current terminus of Tobacco Road, 2,120± feet west of Memorial Drive, and east of the Providence Place Subdivision from RA20 (Residential-Agricultural) and OR (Office-Residential [High Density Multi-Family]) to CG (General Commercial).
2. 07-05 - Ordinance, requested by Place Properties, to rezone 1.94± acres located at the northwest corner of the intersection of North Pitt and West First Streets from OR (Office-Residential [High Density Multi-family]) to CD (Downtown Commercial).

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

Chantae M. Gooby
Signature
Chantae M. Gooby
Signature

Chantae M. Gooby
Printed Name
Chantae M. Gooby
Printed Name

4/2/07
(P and Z)
4/24/07
(CC)



City of Greenville, North Carolina

Meeting Date: 5/10/2007
Time: 7:00 PM

Title of Item: Ordinance, requested by W and 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 and 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

-  [Locational Map](#)
 -  [Survey](#)
 -  [Certificate of Mailed Notice](#)
 -  [Ordinance for W and A Development](#)
 -  [Rezoning - W and A Development, LLC](#)
 -  [Rezoning 60-22 W and A Development, LLC](#)
 -  [W and A P and Z Minutes](#)
 -  [W and A List of Uses](#)
-

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 May 10, 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 and 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 Lots 37, 15 and 14, Oxford Park, Section One, Phase Two as recorded in Map Book 37, Pages 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 and A Development, LLC as recorded in Deed Book 2000, Page 187; thence along the southern line of the W and 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 and 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 10th day of May, 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 and 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), located west of Teakwood Subdivision, 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), east of the subject tract, which is intended as multi-family 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.

BUFFERYARD SETBACK AND VEGETATION SCREENING CHART

(For Illustrative Purposes ONLY)

02/22/99

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

| PROPOSED LAND USE CLASS (#) | ADJACENT PERMITTED LAND USE CLASS (#) | ADJACENT VACANT ZONE OR NONCONFORMING USE | PUBLIC/ PRIVATE STREETS OR R.R. |
|-----------------------------|---------------------------------------|---|---------------------------------|
|-----------------------------|---------------------------------------|---|---------------------------------|

| | Single Family Residential (1) | Multi-Family Residential (2) | Office/Institutional, Light Commercial, Services (3) | Heavy Commercial, Light Industrial (4) | Heavy Industrial (5) | Residential (1) - (2) | Non-Residential (3) - (5) | |
|--|-------------------------------|------------------------------|--|--|----------------------|-----------------------|---------------------------|---|
| Multi-Family Development (2) | C | B | B | B | B | C | B | A |
| Office/Institutional, Light Commercial, Services (3) | D | D | B | B | B | D | B | A |
| Heavy Commercial, Light Industrial (4) | E | E | B | B | B | E | B | A |
| Heavy Industrial (5) | F | F | B | B | B | F | B | A |

Bufferyard A (street yard)

Lot Size

Less than 25,000 sq. ft. 4' 100'

2 large street trees

25,000 sq. ft. to 175,000 sq. ft. 6' 100'

2 large street trees

Over 175,000 sq. ft. 10' 100'

2 large street trees

Street trees may count toward the minimum acreage requirement.

Bufferyard C (screen required)

10' 100'

3 large evergreen trees
4 small evergreen trees
16 evergreen shrubs

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

Bufferyard E (screen required)

30' 100'

6 large evergreen trees
8 small evergreen trees
26 evergreen shrubs

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

Doc. # 28559

Bufferyard B (No screen required)

Lot Size

Less than 25,000 sq.ft. 4' 100'

25,000 sq.ft. to 175,000 sq.ft. 6' 100'

Over 175,000 sq.ft. 10' 100'

Bufferyard D (screen required)

20' 100'

4 large evergreen trees
6 small evergreen trees
16 evergreen shrubs

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

Bufferyard F (screen required)

50' 100'

 8 large evergreen trees
 10 small evergreen trees
 36 evergreen shrubs

Bufferyard width may be reduced by fifty (50) percent if a fence,

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

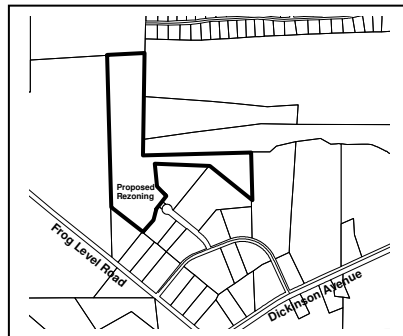
REZONING THOROUGHFARE/TRAFFIC VOLUME REPORT

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 and A DEVELOPMENT, LLC – APPROVED

Chairman Tozer stated that the next item is a request by W and 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):

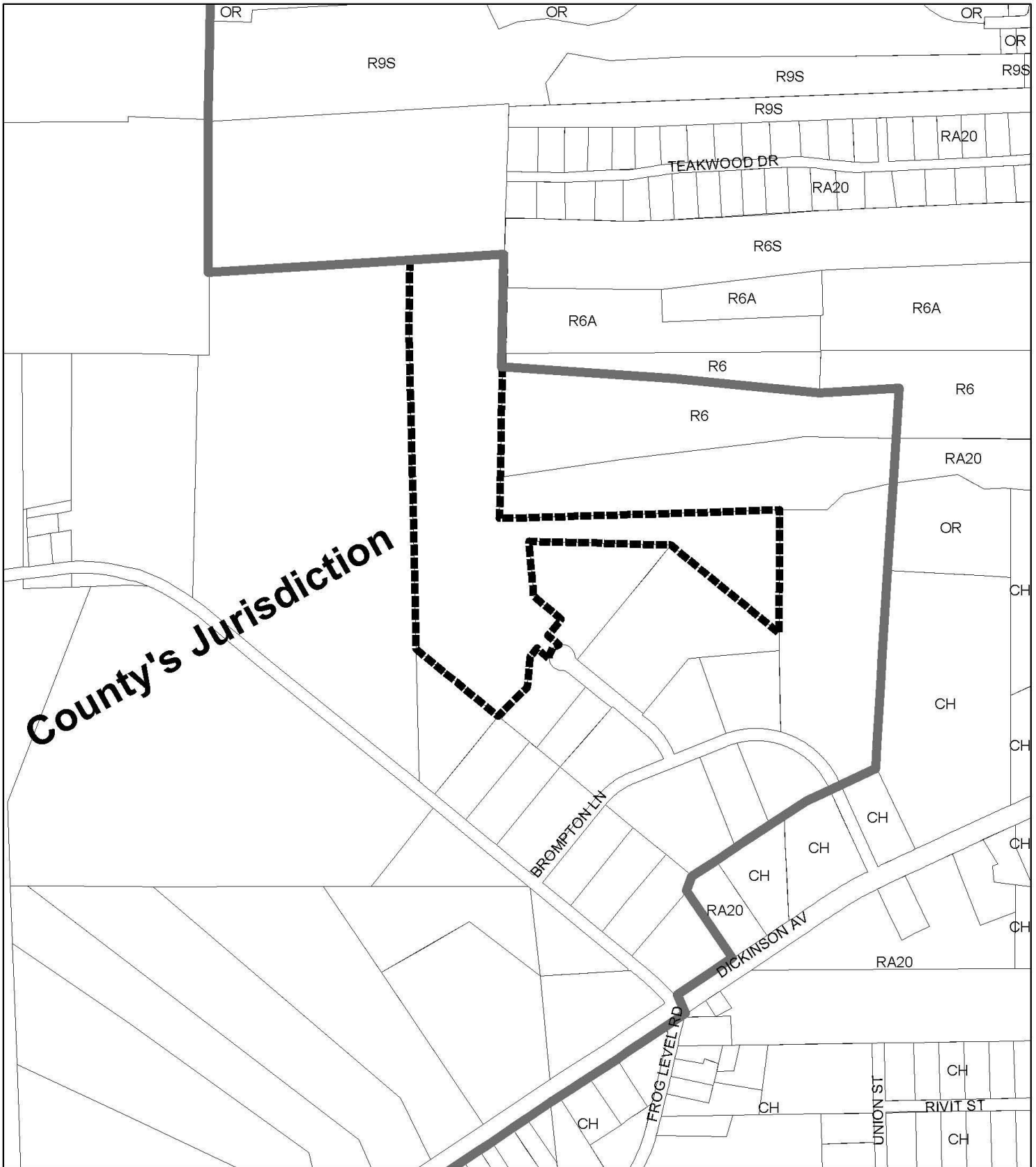
a. Other activities; personal services not otherwise listed

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, LLC (06-22)



County's Jurisdiction

GC to CH (33.7 acres)

-  Area Requested to be Rezoned
-  Land Parcels
-  ETJ



Item # 7
Created
10/24/2006

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)

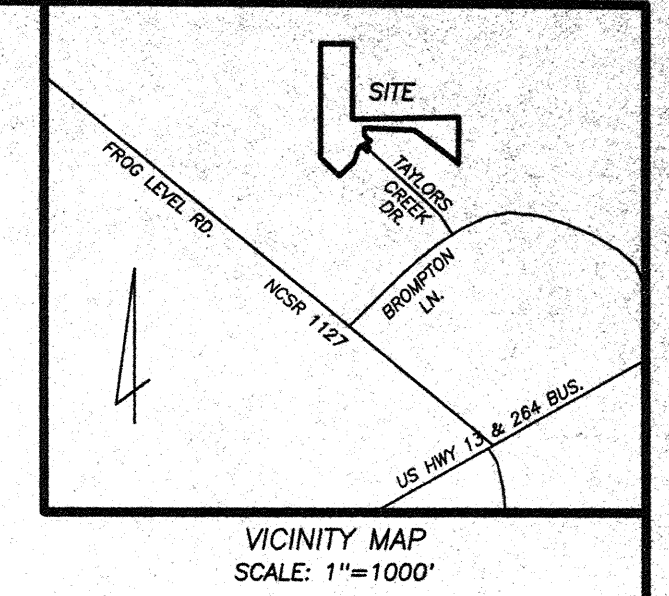
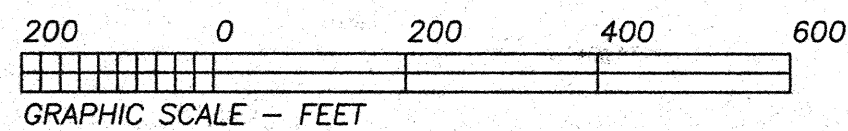
USL AUTO AUCTION
OF GREENVILLE, L.L.C.
D.B. 1947, P. 63
GC (COUNTY)

EXISTING ZONING
GC (GENERAL COMMERCIAL)

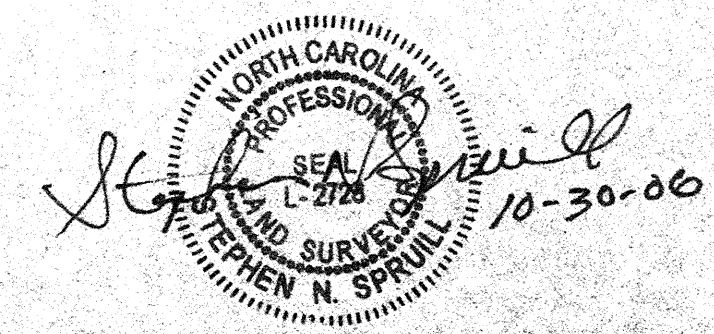
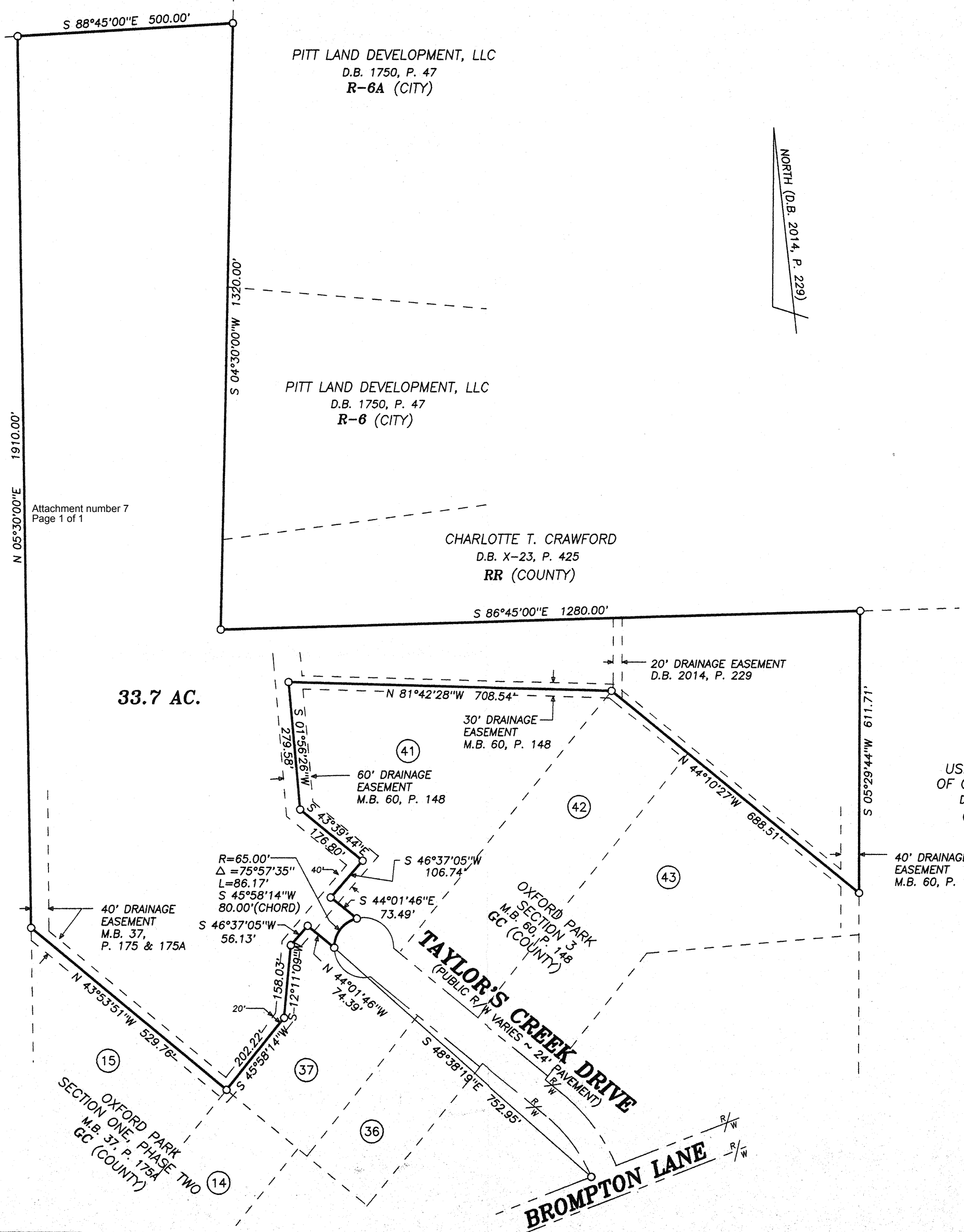
PROPOSED ZONING
CH (HEAVY COMMERCIAL)

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

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 Commercial Park from GC (General Commercial-County's Jurisdiction) to CH (Heavy Commercial).

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

| | | |
|-------------------------|-------------------------|----------------|
| <u>Chantae M. Gooby</u> | <u>Chantae M. Gooby</u> | <u>11/6/06</u> |
| Signature | Printed Name | (P and Z) |
| <u>Chantae M. Gooby</u> | <u>Chantae M. Gooby</u> | <u>4/24/07</u> |
| Signature | Printed Name | (CC) |



City of Greenville, North Carolina

Meeting Date: 5/10/2007
Time: 7:00 PM

-
- Title of Item:** Ordinance to annex W and A Development, LLC property, containing 33.7 acres located at the terminus of Taylor's Creek Drive 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. The 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 and A Development, LLC property.
-

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

Attachments / click to download

- [Annexation Map](#)
 - [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 10th day of May, 2007 after due notice by publication in The Daily Reflector on the 30th day of April, 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 # 8

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 10th day of May, 2007.

ADOPTED this 10th day of May, 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 10th day of May, 2007.

Patricia A. Sugg, Notary Public

My Commission Expires: September 4, 2011

Doc. # 660374

Item # 8

ANNEXATION PROFILE

NAME: W & A Development, LLC

CASE NO. 06-41

A. SCHEDULE

1. Advertising date: April 30, 2007
2. City Council public hearing date: May 10, 2007
3. Effective date: May 10, 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

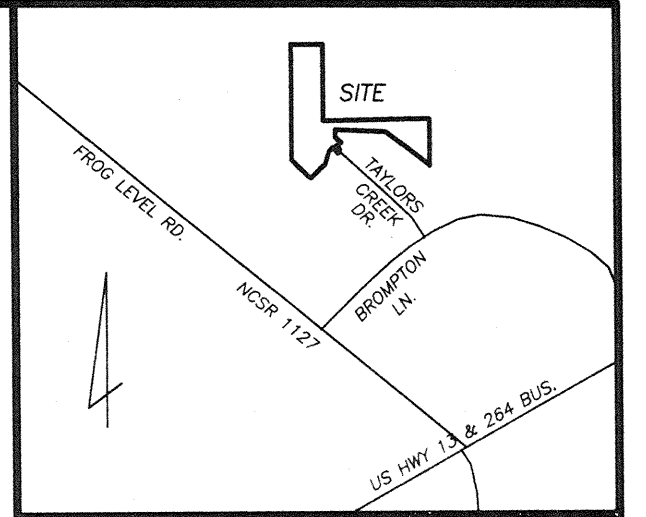
CHARLOTTE T. CRAWFORD
D.B. X-23, P. 425

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

Attachment number 3
Page 1 of 1

33.7 AC.

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



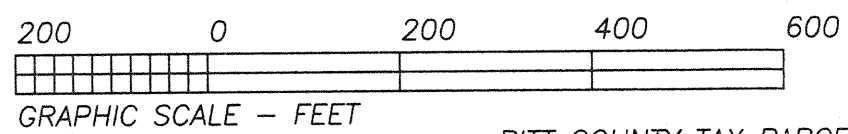
NOTES
- THIS PLAT WAS PREPARED FROM DEEDS AND MAPS OF RECORD; NO FIELD SURVEY WAS PERFORMED BY SPRUILL & ASSOCIATES INC.

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+

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

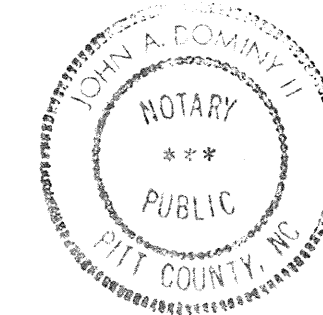
I, STEPHEN N. SPRUILL, CERTIFY THAT THIS MAP WAS MADE FROM DEEDS AND MAPS OF RECORD, THAT NO FIELD SURVEY HAS BEEN PERFORMED BY SPRUILL & ASSOCIATES INC. AND THAT THIS MAP IS EXEMPT FROM G.S. 47-30 AS SET FORTH IN SECTION (j) THEREOF.

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: 5/10/2007
Time: 7:00 PM

-
- Title of Item:** Ordinance to annex Covington Downe Subdivision, Phase II, Lot 3C, containing 6.264 acres located south of Fire Tower Road
- Explanation:** This is a contiguous annexation. Staff anticipates the development of a 6,000 sq. ft. office building on this property. The remainder of the property contains a regional detention pond. The estimated population at full development is 0.
- Fiscal Note:** Total estimated tax value at full development is \$885,012.
- Recommendation:** Approval of the ordinance to annex Covington Downe Subdivision, Phase II, Lot 3C.
-

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

Attachments / click to download

- [Annexation Map](#)
 - [Covington Downe, Ph 11 Lot 3C annex](#)
 - [Covington Downe, Ph II, Lot 3C Annexation Profile](#)
-

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 10th day of May, 2007 after due notice by publication in The Daily Reflector on the 30th day of April, 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 "Covengton Downe, Phase II, Lot 3C" as prepared by Baldwin & Associates.

LOCATION: Lying and being situated in Winterville Township, Pitt County, North Carolina, located south of Fire Tower Road. This annexation involves 6.264 acres.

GENERAL DESCRIPTION: Beginning at a point on the curved eastern right-of-way of NCSR 1708 (East Fire Tower Road), said point being the northwestern corner of Lot 3B, Covengton Downe, Phase II as recorded in Map Book 67, Page 50 of the Pitt County Register of Deeds Office. From the above described beginning, so located, running thence as follows:

With the curved eastern right-of-way of NCSR 1708 (East Fire Tower Road), a curve to the right having a radius of 771.59 feet and a chord bearing N 41°44'14" E, 85.82 feet, thence leaving the eastern right-of-way of NCSR 1708 (East Fire Tower Road), S 61°32'17" E, 21.51 feet, thence S 68°01'31" E, 111.17 feet, thence S 89°15'51" E, 212.07 feet, thence S 85°35'47" E, 153.67 feet, thence S 82°20'03" E, 72.67 feet, thence S 86°29'42" E, 155.07 feet, thence S 03°25'57" E, 167.39 feet, thence N 85°36'50" E, 136.00 feet, thence S 02°43'20" E, 341.28 feet to a point on the northern right-of-way of NCSR 2335 (Old Fire Tower Road), thence with the northern right-of-way of NCSR 2335 (Old Fire Tower Road), S 86°13'26" W, 29.97 feet, thence leaving the northern right-of-way of NCSR 2335 (Old Fire Tower Road), N 02°45'34" W, 200.00 feet, thence S 87°14'26" W, 480.12 feet, thence S 67°51'44"W, 376.18 feet, thence N 06°19'14" E, 125.00 feet, thence N 35°16'58" E, 249.67 feet, thence N 54°43'01" W, 273.75 feet to the point of beginning containing 6.264 acres and being a portion of the property as described in Deed Book 402, Page 382 and Deed Book 581, Page 478 both of the Pitt County Register of Deeds Office.

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

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

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

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

ADOPTED this 10th day of May, 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 10th day of May, 2007.

Patricia A. Sugg, Notary Public

My Commission Expires: September 4, 2011

ANNEXATION PROFILE

NAME: Covengton Downe Subdivision, Phase II, Lot 3C

CASE NO. 07-23

A. SCHEDULE

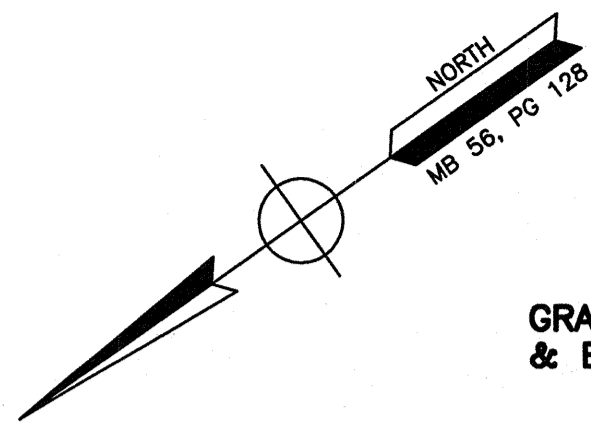
1. Advertising date: April 30, 2007
2. City Council public hearing date: May 10, 2007
3. Effective date: June 30, 2007

B. CHARACTERISTICS

1. Relation to Primary City Limits: Contiguous
2. Acreage: 6.264 acres
3. Voting District: 5
4. Township: Winterville
5. Vision Area: D
6. Zoning District: OR (Office-Residential)
7. Land Use: Existing: Vacant
Anticipated: 6,000 sq. ft. office building, remainder of the property contains a regional detention pond.
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: Winterville
10. Greenville Fire District: Station #3 (1.7 miles)
11. Present Tax Value: \$285,012 Estimated Future Tax Value: \$885,012



GRAYDON PAUL JACKSON, JR.
& BARBARA JACKSON DENNIS
DB 620, PG 841

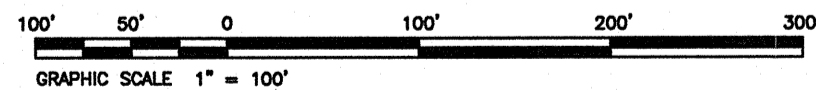
KELLY CROZER & WIFE
BETTY ANN DIXON
DB Z48, PG 50

THE COVENGTON
GROUP, LTD
DB 194, PG 186
MB 36, PG 8

PRELIMINARY
NOT FOR RECORDATION,
CONVEYANCES, OR SALES

LEGEND
NEW CITY LIMIT LINE = - - - - -
OLD CITY LIMIT LINE = - - - - -
CITY LIMIT LINE = - - - - -

LEGEND
EIP = EXISTING IRON PIPE
R/W = RIGHT-OF-WAY
B/B = BACK OF CURB TO BACK OF CURB
- - - = NOT TO SCALE



A PORTION OF PARCEL #08407
TAX MAP #4686.15-73-2846

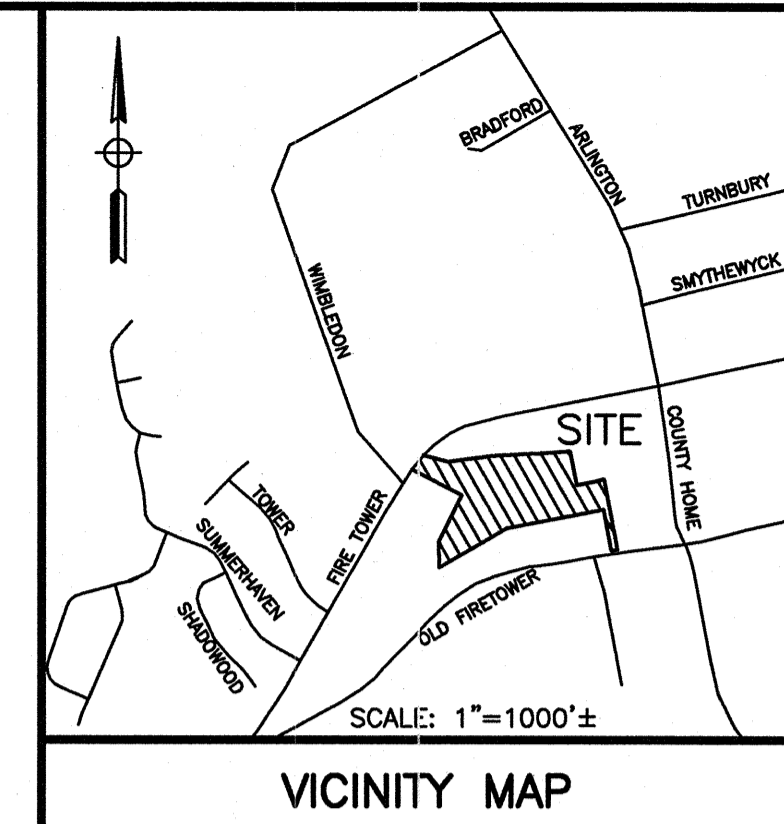
COVENGTON DOWNE SUBDIVISION, PHASE II, LOT 3C
OWNER: THE COVENGTON GROUP, LTD.
P.O. BOX 3075
GREENVILLE, N.C. 27836
(252) 355-0752

Baldwin and ASSOCIATES
ENGINEERING, LAND SURVEYING
AND PLANNING
1015 CONFERENCE DRIVE
GREENVILLE, NC 27858
(252) 756-1390

SURVEYED: N/A APPROVED: SCB
DRAWN: BAW DATE: 04/24/2007
CHECKED: SCB/MWB SCALE: 1" = 100'

| MAP NO. | PLATS RECORDED | MAP BOOK | PAGE |
|---------|---|----------|------|
| | A PORTION OF THE PROPERTY RECORDED IN "GEORGE CLAPP, ETAL PROPERTY" | 36 | 08 |
| | | | |
| | | | |
| | | | |
| | | | |

MAP SHOWING AREA ANNEXED BY
THE CITY OF GREENVILLE, N.C
(EFFECTIVE DATE _____ ORDINANCE # _____ AREA 6.264 AC)
_____ WINTERVILLE _____ TOWNSHIP, PITT COUNTY, N.C.



VICINITY MAP

NOTES

1. ALL AREAS CALCULATED BY COORDINATE GEOMETRY.
2. THIS MAP IS OF A SURVEY THAT IS OF ANOTHER CATEGORY.
3. REFERENCE: BEING A PORTION OF THE PROPERTY DESCRIBED IN DEED BOOK 402, PAGE 382 AND DEED BOOK 581, PAGE 478 OF THE PITT COUNTY REGISTRY.
4. NO SURVEY WAS PERFORMED IN THE PRODUCTION OF THIS MAP BY BALDWIN & ASSOCIATES, INFORMATION USED TO PRODUCE THIS MAP WAS TAKEN FROM PITT COUNTY TAX MAPS AND MAPS BY OTHERS.

JUDY MOORE SAWYER
& DAVID D. SAWYER
DB 167, PG 329
MB 30, PG 165

KKKK, LLC
DB 2073, PG 425
MB 62, PG 156

REGIONAL ACCEPTANCE
CORPORATION
MB 62, PG 156

EAST FIRE TOWER ROAD - NCSR 1708
(100' R/W 65' B/B PUBLIC)

PRELIMINARY
NOT FOR RECORDATION,
CONVEYANCES, OR SALES

CERTIFICATION

I, STUART C. BARWICK CERTIFY THAT UNDER MY DIRECTION AND SUPERVISION, THIS MAP WAS DRAWN FROM AN ACTUAL FIELD SURVEY MADE BY N/A THAT THE RATIO OF PRECISION AS CALCULATED BY LATITUDES AND DEPARTURES IS 1: 10,000 THAT THE BOUNDARIES NOT SURVEYED ARE SHOWN AS BROKEN LINES PLOTTED FROM DEED INFORMATION THAT THIS MAP WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY HAND AND SEAL THIS 24th DAY OF APRIL, 2007

SIGNED _____ REGISTRATION NO. L-4461

NORTH CAROLINA, PITT COUNTY I, A NOTARY PUBLIC OF THE COUNTY AND STATE AFORESAID, CERTIFY THAT STUART C. BARWICK, A REGISTERED LAND SURVEYOR, PERSONALLY APPEARED BEFORE ME THIS DAY AND ACKNOWLEDGED THE EXECUTION OF THE FOREGOING INSTRUMENT.

WITNESS MY HAND AND SEAL THIS 24th DAY OF APRIL, 2007

NOTARY PUBLIC _____ MY COMMISSION EXPIRES: 03/28/2009

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



City of Greenville, North Carolina

Meeting Date: 5/10/2007
Time: 7:00 PM

-
- Title of Item:** Ordinance to annex Tyson Farms, Section 3, containing 2.6017 acres located at the eastern terminus of Willette Drive and south of Dickinson Avenue Extension
- Explanation:** This is a contiguous annexation. Staff anticipates the development of 10 single-family dwellings on this property. The estimated population at full development is 21.
- Fiscal Note:** Total estimated tax value at full development is \$1,664,258.
- Recommendation:** Approval of the ordinance to annex Tyson Farms, Section 3.
-

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

Attachments / click to download

- [Annexation Map](#)
 - [Tyson Farms, Sec. 3 annexation](#)
 - [Tyson Farms Sec 3 Annexation Profile](#)
-

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 10th day of May, 2007 after due notice by publication in The Daily Reflector on the 30th day of April, 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 "Tyson Farms, Section 3" as prepared by Malpass & Associates.

LOCATION: Lying and being situated in Winterville Township, Pitt County, North Carolina, located at the eastern terminus of Willette Drive and south of Dickinson Avenue Extension. This annexation involves 2.6017 acres.

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

Beginning at a point in the northern right-of-way of Willette Drive said point being the southeast corner of Lot 16 Tyson Farms, Section 1, Phase 2 as recorded in Map Book 63, Page 79 of the Pitt County Registry thence from said point of beginning with the eastern line of Lot 16 Tyson

Farms, Section 1, Phase 2 N 24°42'23" W, 130.00 feet to the southwest corner of Lot 10 Tyson Farms, Section 1, Phase 2, thence with the southern line of Lots 10,9,8, and 7 Tyson Farms, Section 1, Phase 2 N 65°17'37" E, 358.39 feet to the western line of the Janice Holloway property as recorded in Deed Book D 42, Page 319, thence with the western line of the Janice Holloway property S 27°21'31" E, 310.33 feet to the northeast corner of Lot 47 Tyson Farms, Section 1, Phase 2, thence with the northern line of Lots 47,46,45, and 44 Tyson Farms, Section 1, Phase 2 S 65°17'37" W, 372.75 feet to the southeast corner of Lot 27 Tyson Farms, Section 1, Phase 2, thence with the eastern line of Lot 27 Tyson Farms, Section 1, Phase 2 N 24°42'23" W, 130.00 feet to the southern right-of-way of Willette Drive, thence continuing N 24°42'23" W, 50.00 feet to the point of beginning containing 2.6017 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 10th day of May, 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 10th day of May, 2007.

Patricia A. Sugg, Notary Public

My Commission Expires: September 4, 2011

ANNEXATION PROFILE

NAME: Tyson Farms, Section 3

CASE NO. 07-22

A. SCHEDULE

1. Advertising date: April 30, 2007
2. City Council public hearing date: May 10, 2007
3. Effective date: June 30, 2007

B. CHARACTERISTICS

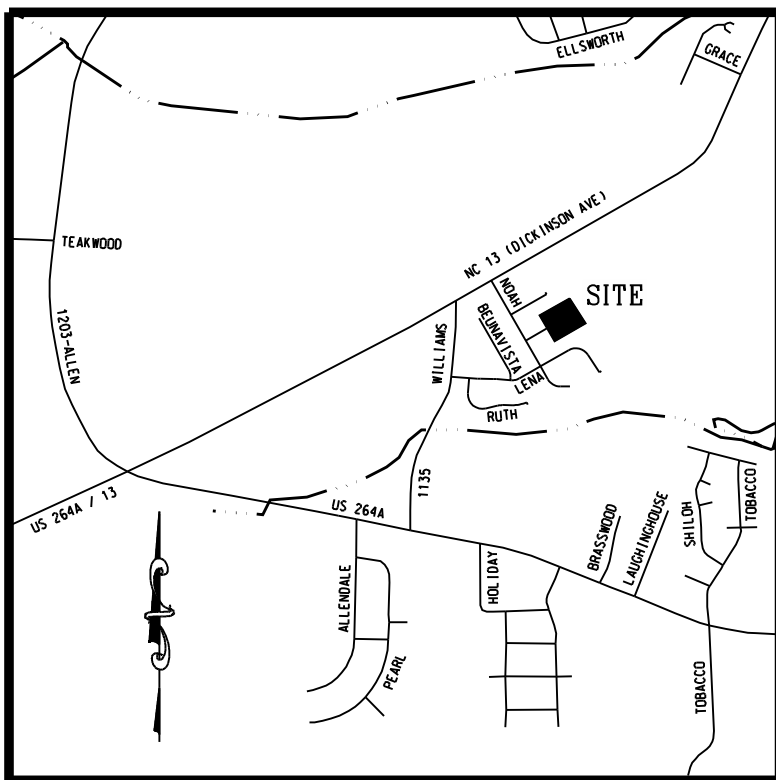
1. Relation to Primary City Limits: Contiguous
2. Acreage: 2.6017 acres
3. Voting District: 2
4. Township: Greenville
5. Vision Area: F
6. Zoning District: R9S (Residential)
7. Land Use: Existing: Vacant
Anticipated: 10 Single Family Dwellings
8. Population:

| | Formula | Number of People |
|--|------------|------------------|
| Total Current | ----- | 0 |
| Estimated at full development | 10 x 2.19* | 21 |
| Current Minority | ----- | 0 |
| Estimated Minority at full development | 21 x 63%** | 13 |
| Current White | ----- | 0 |
| Estimated White at full development | 21 - 13 | 8 |

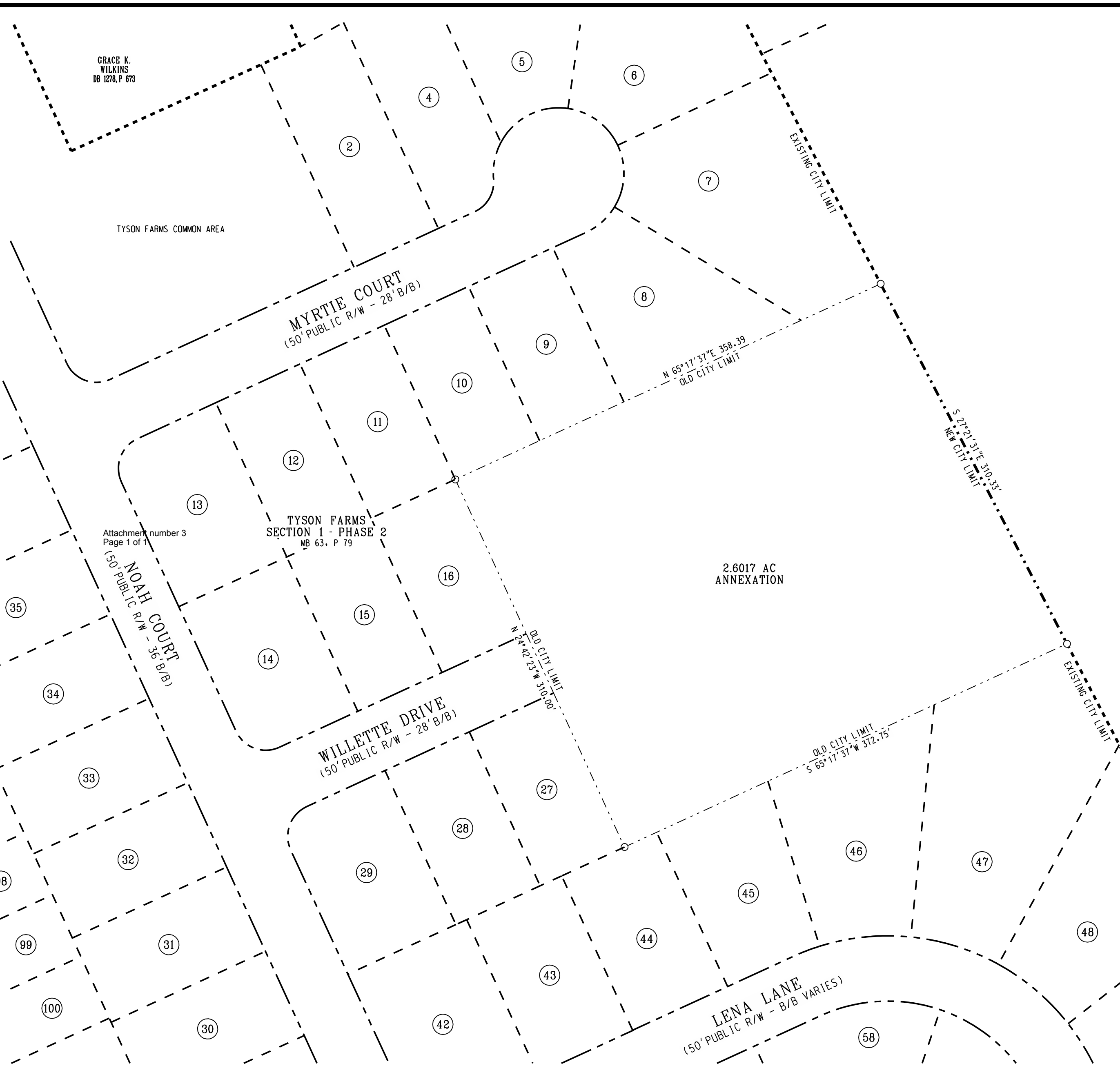
* 2.19 Average household size in Greenville Township, based on 2000 census data

** 63% minority population, based on 2000 census data taken from tract 3, blocks 3020, 3023, 3012, 3044, 3030, 3022, 3016, 3029, 3013, 3036, 3035, 3018, 3021

9. Rural Fire Tax District: Red Oak
10. Greenville Fire District: Station #5 (1.6 miles)
11. Present Tax Value: \$64,258 Estimated Future Tax Value: \$1,664,258



VICINITY MAP
1" = 4000'



JANICE HOLLOWAY
DB D-42, P 318

GRACE K. WILKINS
DB 1278, P 673

TYSON FARMS COMMON AREA

MYRTIE COURT
(50' PUBLIC R/W - 28' B/B)

TYSON FARMS
SECTION 1 - PHASE 2
MB 63, P 79

Attachment number 3
Page 1 of

NOAH COURT
(50' PUBLIC R/W - 36' B/B)

WILLETTE DRIVE
(50' PUBLIC R/W - 28' B/B)

2.6017 AC
ANNEXATION

LENA LANE
(50' PUBLIC R/W - B/B VARIES)

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

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

PARCEL NO. 27626
ANNEXATION MAP FOR
TYSON FARMS - SECTION 3
REFERENCE DEED BOOK 1728, PAGE 858
GREENVILLE TOWNSHIP PITT COUNTY NORTH CAROLINA



OWNER: CLARK LAND COMPANY, LLC
ADDRESS: 200 EAST ARLINGTON BLVD.
GREENVILLE, NC 27858
PHONE: (252) 355-2000

MALPASS & ASSOCIATES
1645 E. ARLINGTON BLVD., SUITE D
GREENVILLE, N.C. 27858
(252) 766-1780

SURVEYED: CEP APPROVED: WKM
DRAWN: KCW DATE: 3/20/07
CHECKED: CEP SCALE: 1" = 100' Item # 0

| MAP NO. | PLATS RECORDED | BOOK | PAGE |
|---------|----------------|------|------|
| | MAP FOR RECORD | 62 | 179 |
| | MAP FOR RECORD | 63 | 79 |
| | MAP FOR RECORD | 65 | 181 |
| | | | |
| | | | |
| | | | |

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

DATE: _____; ORDINANCE NUMBER: _____; AREA: 2.6017 ACRES
GREENVILLE TOWNSHIP, PITT COUNTY, NORTH CAROLINA



City of Greenville, North Carolina

Meeting Date: 5/10/2007
Time: 7:00 PM

Title of Item: Annexation of 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

Explanation: North Carolina State Statute requires a public hearing for a City-initiated annexation prior to adopting an annexation ordinance. The annexation ordinance will come before City Council on June 14, 2007.

Fiscal Note: See Exhibit C (Anticipated Expenses and Revenues FY 2008/2009) on pages 28-29 of the attached River Hill Area Annexation Report.

Recommendation: City Council conduct a public hearing on the proposed River Hill Area annexation.

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

Attachments / click to download

[Annexation Map](#)

[River Hills Annexation Report](#)

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.

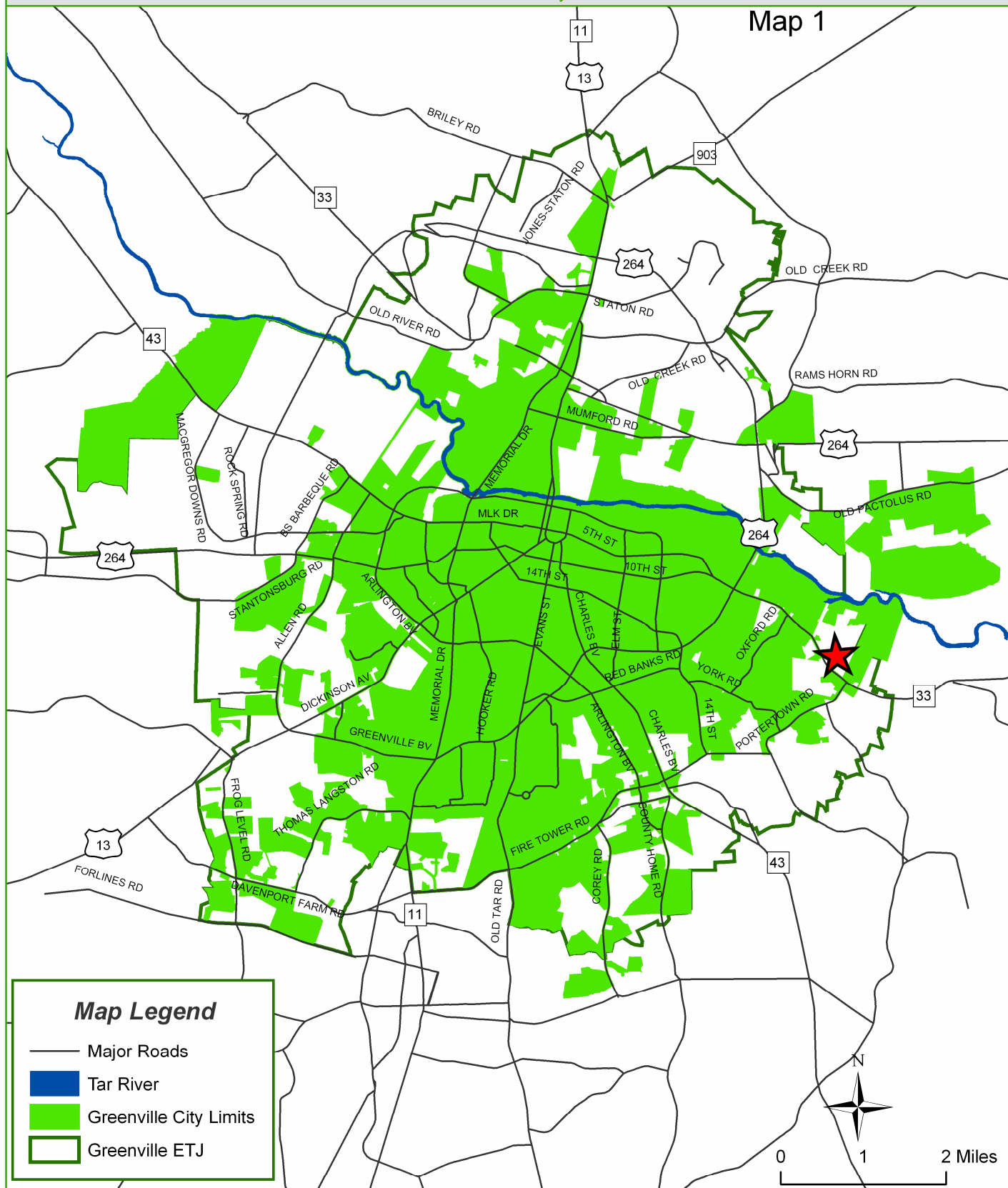


River Hill Area Location Map

Greenville, NC

As of February 26th 2007

Map 1



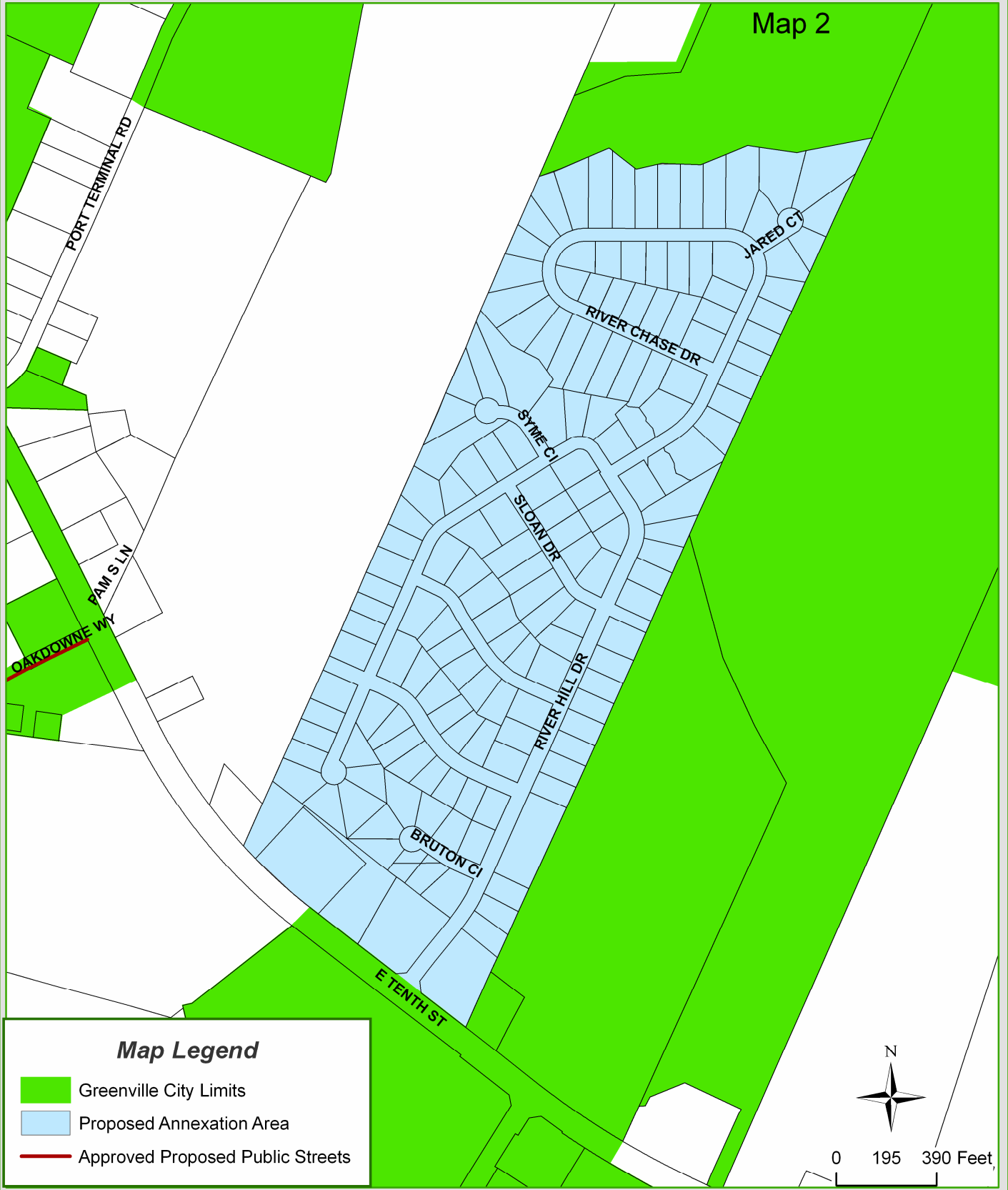


River Hill Area Annexation Map




Greenville, NC

As of February 26th 2007

Map 2



Map Legend

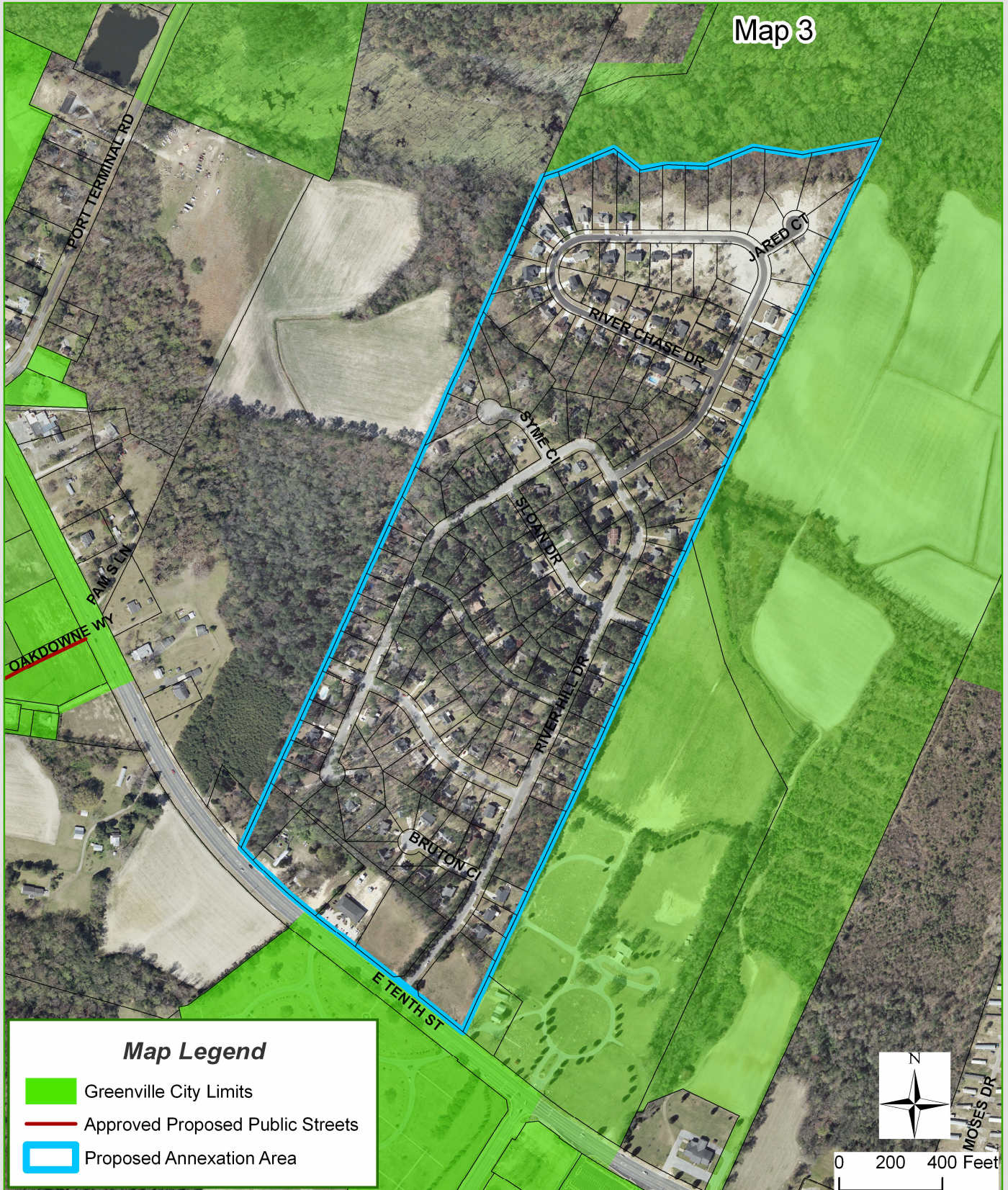
-  Greenville City Limits
-  Proposed Annexation Area
-  Approved Proposed Public Streets






River Hill Aerial Photo Greenville, NC

As of February 26th 2007

Map 3



Map Legend

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



0 200 400 Feet

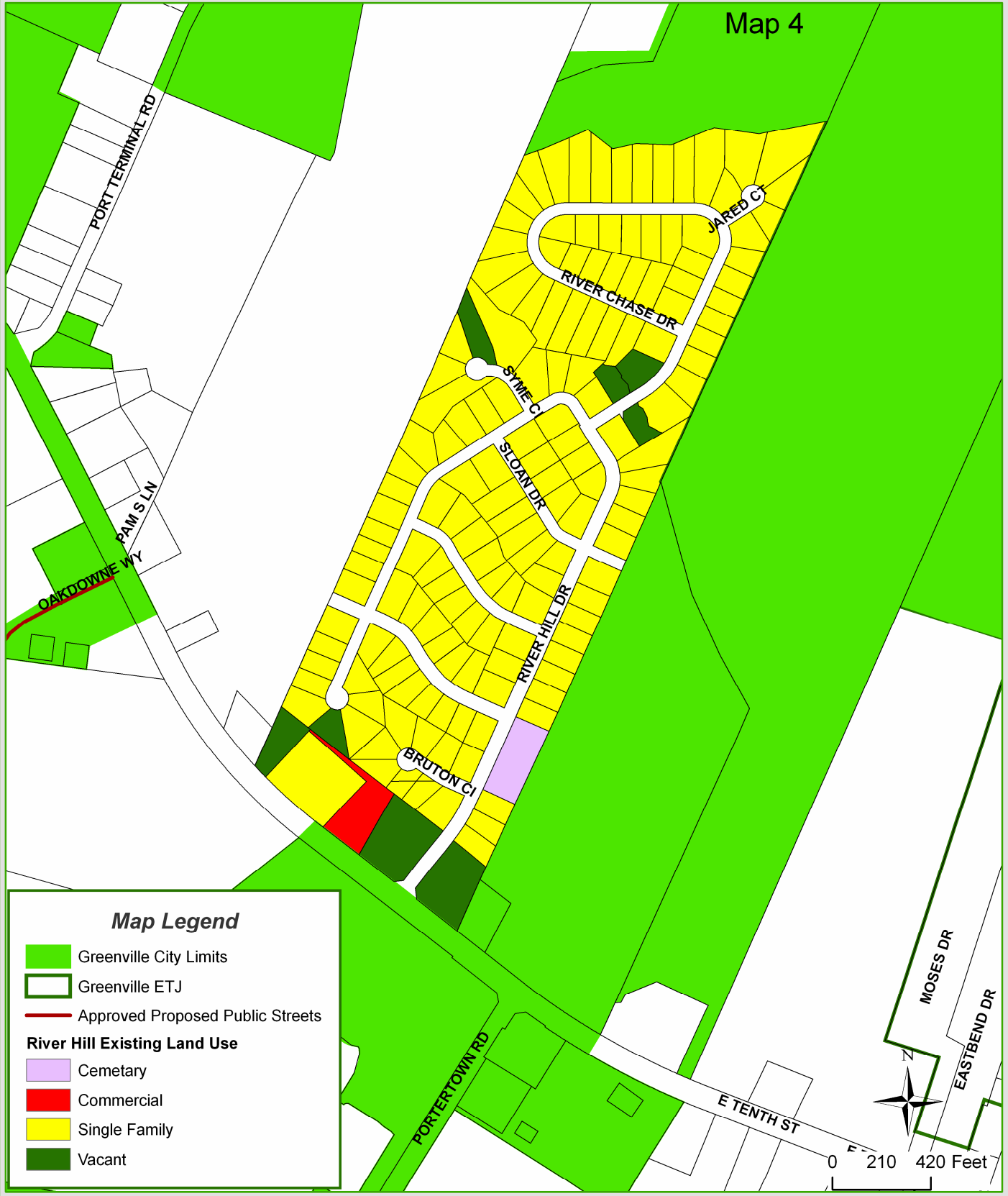


River Hill Annexation Map

Greenville, NC

As of February 26th 2007

Map 4





River Hill Lot Locations

Greenville, NC

As of February 26th 2007

Map 5

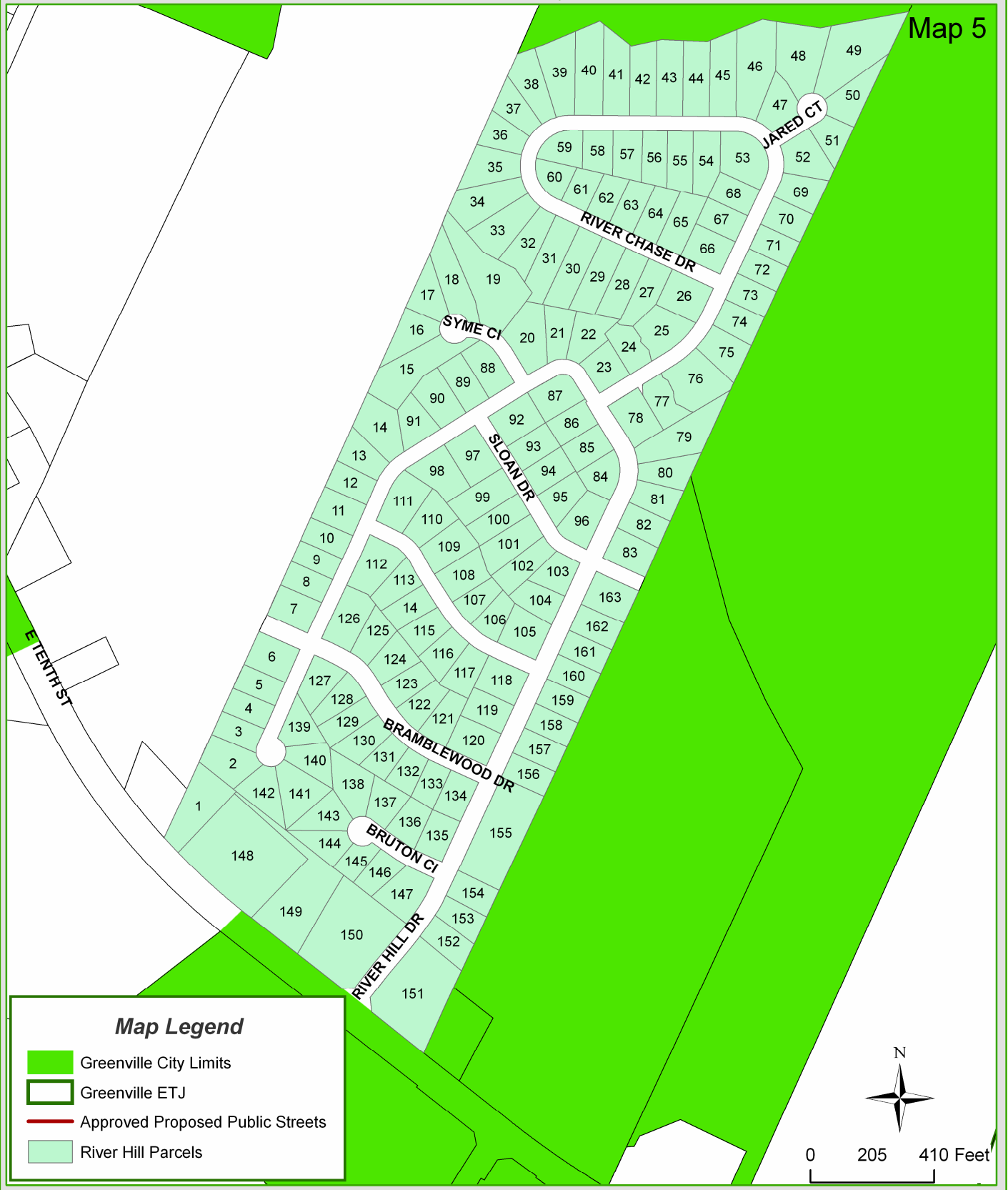


Exhibit A
Property Owner Listing by Map Number
Source: Pitt County Tax Assessors Office

| 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

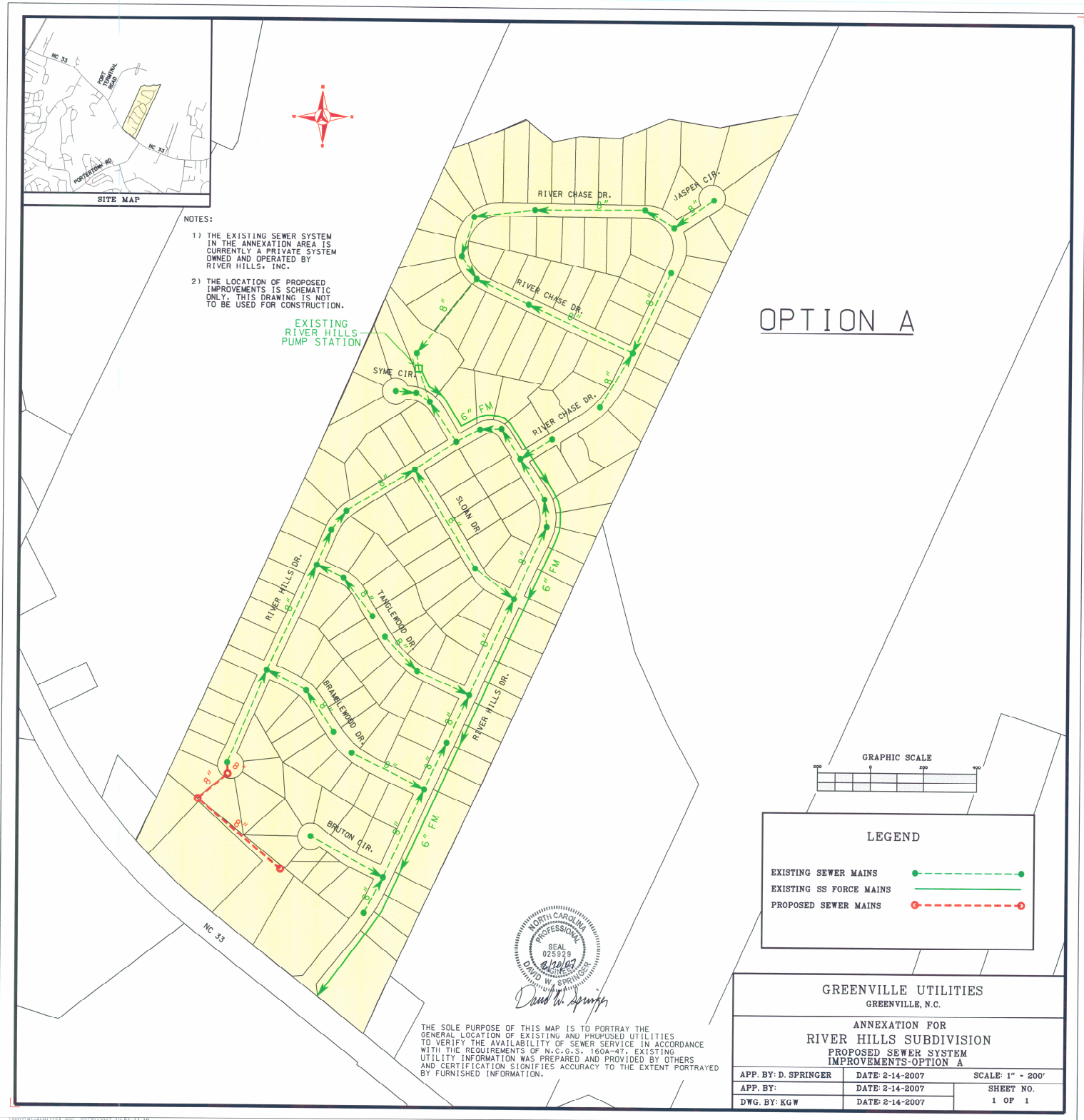
| | |
|----------------------------------|------------|
| 1. Total City Expenses | 130,381.21 |
| 2. Total City Revenues | 283,011.20 |
| CITY REVENUES LESS CITY EXPENSES | 152,629.99 |

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.

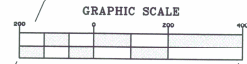
C. Eastern Pines Water Corporation

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.

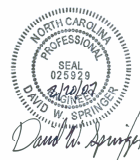
OPTION A



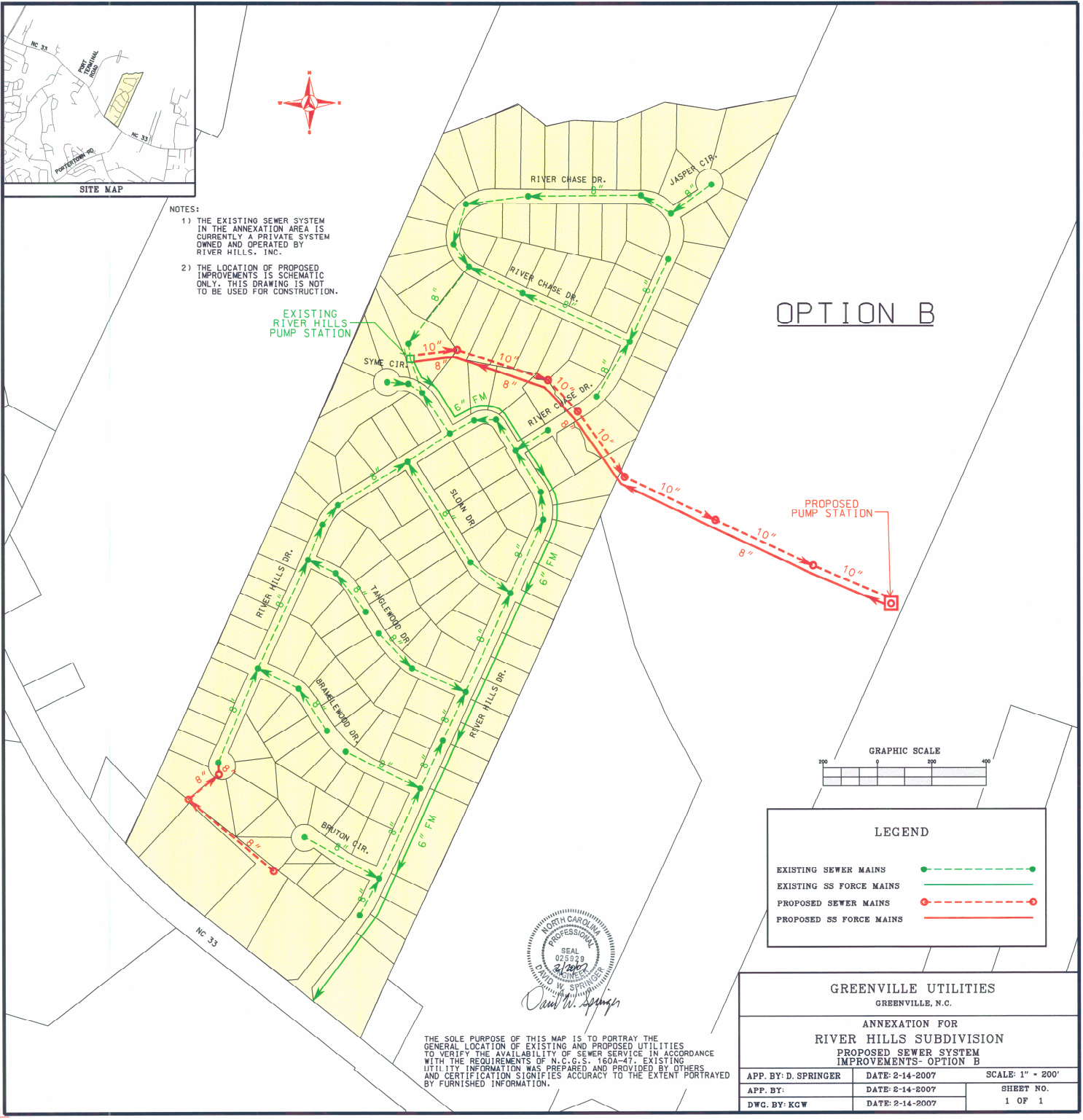
| LEGEND | |
|-------------------------|--|
| EXISTING SEWER MAINS | |
| EXISTING SS FORCE MAINS | |
| PROPOSED SEWER MAINS | |

| | | |
|---|-----------------|------------------|
| 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.

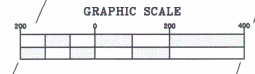


Map 6

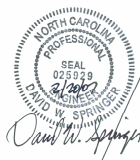


- NOTES:
- 1) THE EXISTING SEWER SYSTEM IN THE ANNEXATION AREA IS CURRENTLY A PRIVATE SYSTEM OWNED AND OPERATED BY RIVER HILLS, INC.
 - 2) THE LOCATION OF PROPOSED IMPROVEMENTS IS SCHEMATIC ONLY. THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION.

OPTION B



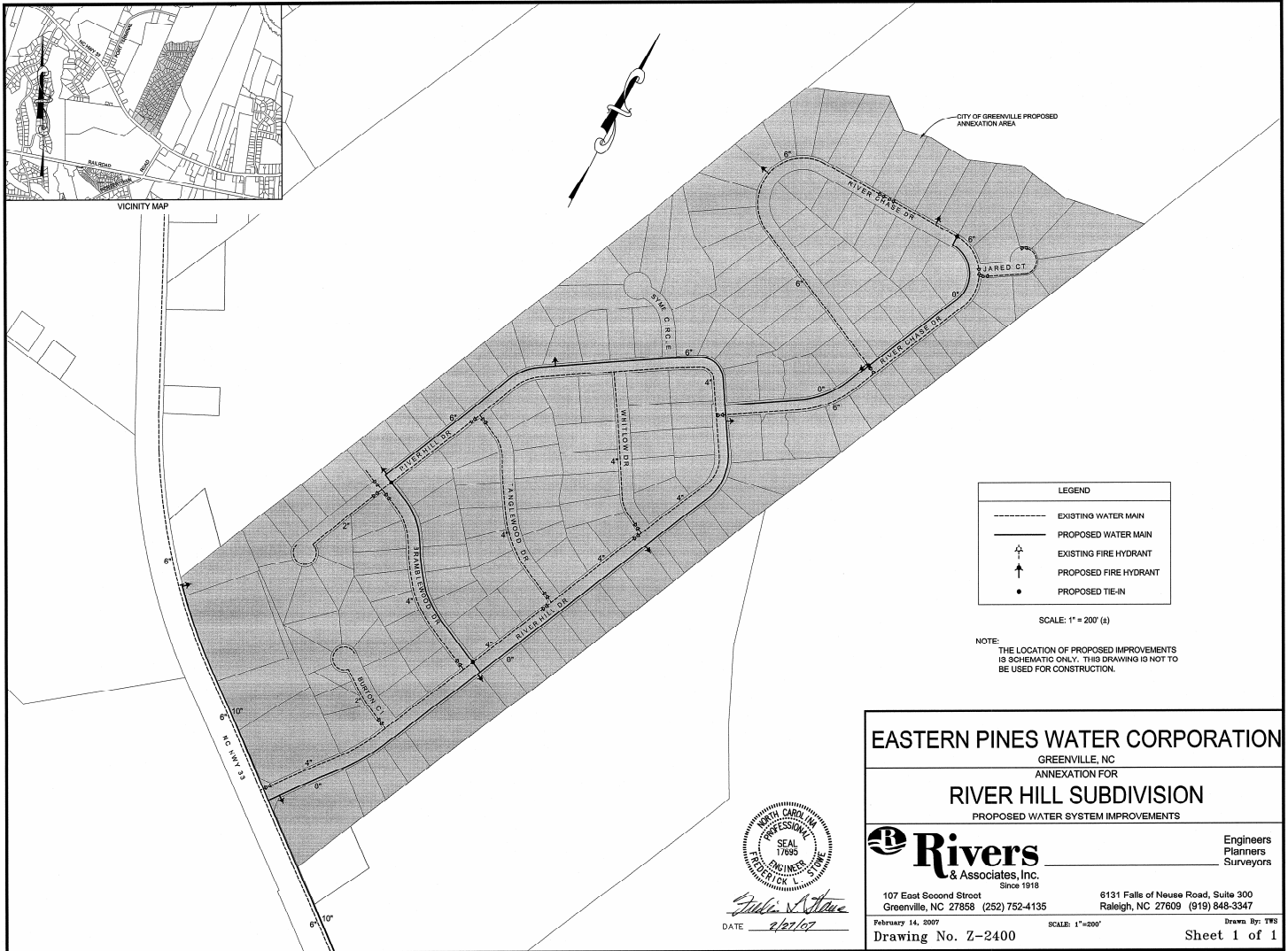
| LEGEND | |
|-------------------------|--|
| EXISTING SEWER MAINS | |
| EXISTING SS FORCE MAINS | |
| PROPOSED SEWER MAINS | |
| PROPOSED SS FORCE MAINS | |



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



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

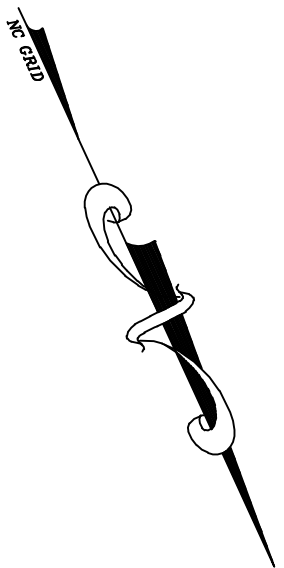
19.10.1 Any request for water or sewer outside the city limits to serve a proposed development that would have a water requirement in excess of 100,000 gallons per day, shall be reviewed and approved by the Commission prior to any commitment for service. The General Manager will submit for Commission 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.

PROPERTY OWNERS

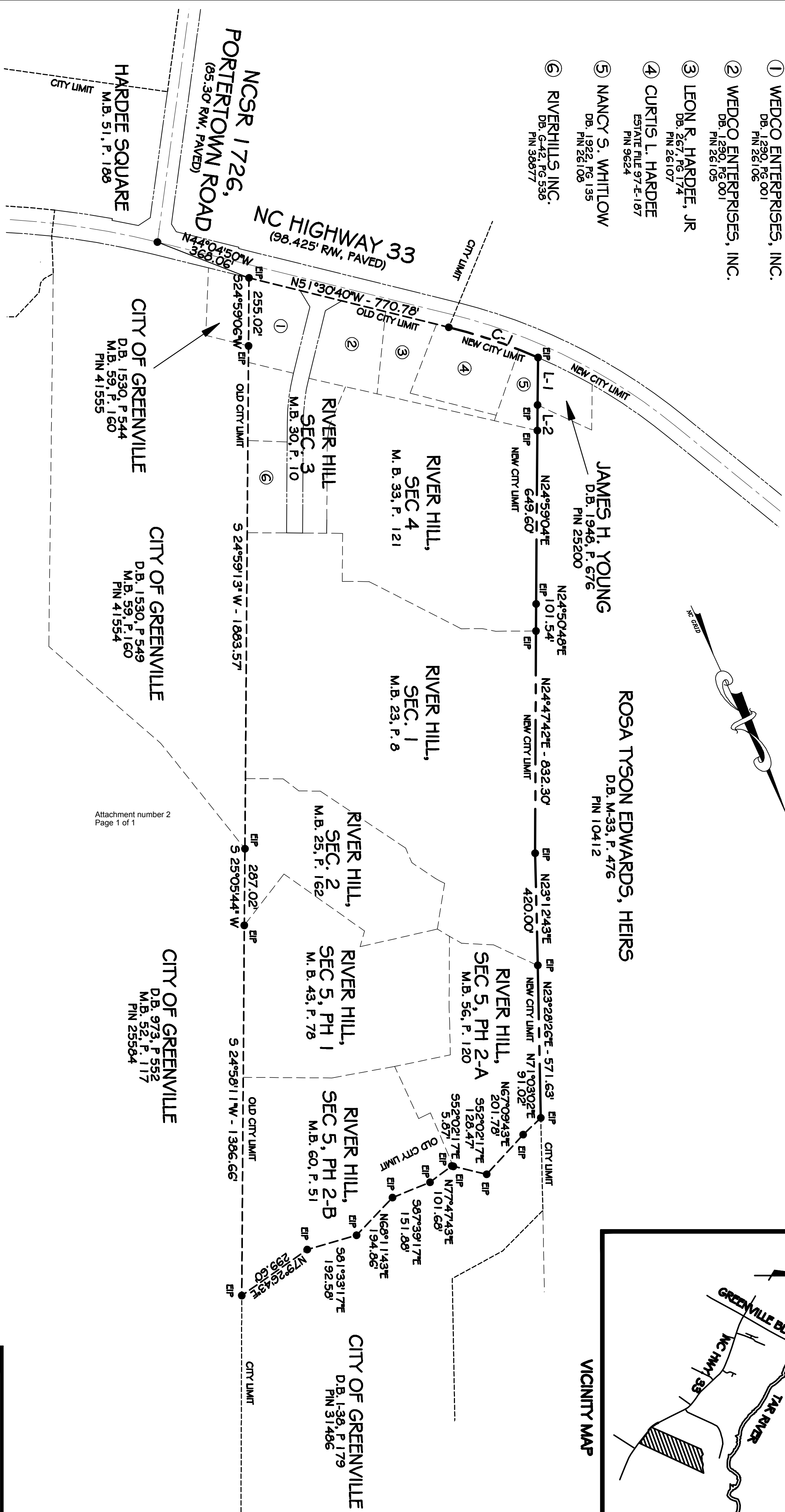
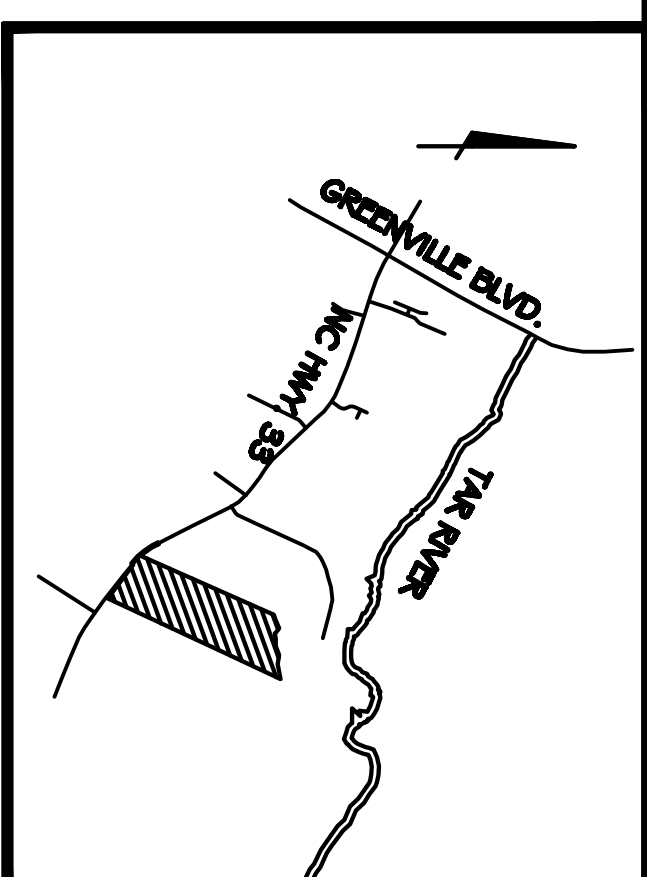
- ① WEDCO ENTERPRISES, INC.
D.B. 1,290, P. 001
PIN 26106
- ② WEDCO ENTERPRISES, INC.
D.B. 1,290, P. 001
PIN 26105
- ③ LEON R. HARDEE, JR.
D.B. 267, P. 174
PIN 26107
- ④ CURTIS L. HARDEE
ESTATE FILE 97-E-187
PIN 9624
- ⑤ NANCY S. WHITLOW
D.B. 1,922, P. 135
PIN 26108
- ⑥ RIVERHILLS INC.
D.B. 642, P. 536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



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 KIND OF PRECISION AS CALCULATED BY LATITUDES AND DEPARTURES IS 1:10,000; I FURTHER CERTIFY THIS MAP IS EXEMPT FROM G.S. 47-30 AS SET FORTH IN SECTION (1) THEREOF.
WITNESS MY HAND AND SEAL THIS 9th DAY OF FEBRUARY, 2007.

SIGNED _____ REGISTRATION NO. L-23956

NORTH CAROLINA, PITT COUNTY
I, A NOTARY PUBLIC OF THE COUNTY AND STATE AFORESAID, CERTIFY THAT BILLY LEE MERRILL, A PROFESSIONAL LAND SURVEYOR, PERSONALLY APPEARED BEFORE ME THIS DAY AND ACKNOWLEDGED THE EXECUTION OF THE FOREGOING INSTRUMENT. WITNESS MY HAND AND SEAL THIS 9th DAY OF FEBRUARY, 2007.

NOTARY PUBLIC _____
MY COMMISSION EXPIRES: _____
NORTH CAROLINA, PITT COUNTY
THE FOREGOING CERTIFICATE OF NOTARY PUBLIC IS CERTIFIED TO BE CORRECT. DAY OF _____ 2007 AT O'CLOCK _____ AM.
JUDY J. TARK, REGISTERED CLERK
BY DEPUTY REGISTER OF DEEDS



City of Greenville, North Carolina

Meeting Date: 5/10/2007
Time: 7:00 PM

-
- Title of Item:** Ordinance designating the Charles O'Hagan Horne, Sr. House and Grounds as a Local Landmark
- Explanation:** The request involves the designation of the Charles O'Hagan Horne, Sr. House and Grounds, at 706 West Fourth Street, as a Local Landmark. Owners of Local Landmarks that are subject to property taxes may apply for a 50% deferral of property taxes. The Historic Preservation Commission and the Eastern Office of the State Historic Preservation Office have both reviewed the survey and research report detailing the historic and architectural significance of the site and recommend that the property be designated as a Local Landmark. The Horne House is considered a contributing structure within the Skinnerville – Greenville Heights National Register Historic District. It is significant for its architecture and as a well-preserved example of early twentieth century Classical Revival and Craftsman design. In concert with the City's other historic preservation initiatives, Local Landmark designation contributes to area revitalization and recognizes the historic and cultural importance of historic properties to the community.
- Fiscal Note:** In 2006, total taxes paid on the property were \$729.75, with \$435.64 paid to the County and \$294.11 paid to the City of Greenville. With Local Landmark designation, property owners are eligible for a 50% tax reduction. Based on the current tax value, the amount of taxes paid to the City would be reduced to \$147.06, or half the taxes paid in 2006.
- Recommendation:** The Historic Preservation Commission, at its February 27, 2007 meeting, recommended the designation of the Charles O'Hagan Horne, Sr. House and Grounds as a Local Landmark.
-

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

Attachments / click to download

-  [Horne House Survey and Research Report](#)
 -  [CC Agenda Item HPC recommendation LL Horne House](#)
 -  [CC Agenda Item Ordinance LL designation Horne House](#)
-

**RECOMMENDATION TO CITY COUNCIL FOR THE DESIGNATION OF A LOCAL
HISTORIC LANDMARK**

Greenville Historic Preservation Commission
February 27, 2007
7:00 PM
City Hall
Third Floor Conference Room

BACKGROUND

Property Name: Charles O'Hagan Horne, Sr. House and Grounds

Location: 706 W. 4th Street in the Skinnerville – Greenville Heights National Register Historic District

Survey/Research Report: Prepared by Drucilla Haley York

Conflicts of Interest: None

**APPLICABLE SECTIONS OF THE ORDINANCE CREATING THE
HISTORIC PRESERVATION COMMISSION OF THE CITY OF GREENVILLE**

| <u>Sections</u> | <u>Topics</u> |
|-----------------|--|
| 9-10-9 | Rules of procedure; principles and guidelines |
| 9-10-14(a) | City Council passes ordinances designating local properties or districts |
| 9-10-14(c) | Property recommended for designation shall be deemed to be of special significance |
| 9-10-15(2) | Powers of the preservation commission; commission has authority to recommend properties to be designated |

**APPLICABLE SECTIONS OF THE ENABLING LEGISLATION WITHIN THE
NORTH CAROLINA GENERAL STATUTES**

Part 3C, Article 19, Chapter 160A: Historic Districts and Landmarks

STAFF COMMENTS

Based upon the information contained in the survey and research report in the staff's judgment:

- A. The property is deemed to be of special significance in terms of its historical and architectural importance. The property lies within the planning and zoning jurisdiction of the city.
- B. The North Carolina Division of Archives and History has reviewed and commented on the findings of the survey and research report. They find the property to possess the requisite special significance and physical integrity for local landmark designation.

PUBLIC TESTIMONY

The Chair of the Historic Preservation Commission, Mr. Jeremy Jordan inquired during the February 27, 2007 meeting of the Historic Preservation Commission whether anyone in attendance at the meeting would like to speak either for or against the request. No citizen present at the meeting elected to speak in favor or in opposition the request and the public hearing was duly closed.

COMMISSION ACTION

The Historic Preservation Commission accepted motion for findings of fact; based upon the information contained in the survey and research report, the Commission finds that the Charles O'Hagan Horne, Sr. House and Grounds meet all criteria for designation as local historic landmark. Motion carried unanimously.

The Historic Preservation Commission accepted motion to forward to City Council a recommendation to adopt an ordinance designating the Charles O'Hagan Horne, Sr. House and Grounds as historic landmark. Motion carried unanimously.

ORDINANCE ON FOLLOWING PAGE

ORDINANCE NO. ____
AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GREENVILLE
DESIGNATING THE PROPERTY KNOWN AS THE CHARLES O'HAGAN HORNE, SR.
HOUSE AND GROUNDS IN GREENVILLE, NORTH CAROLINA, AS A HISTORIC
LANDMARK

Whereas, having complied with the prerequisites to the adoption of this ordinance prescribed in Part 3C, Article 19, Chapter 160A (Historic Districts and Landmarks) of the General Statutes of North Carolina and Title 9, Chapter 10 of the Code of Ordinances for the City of Greenville; and

Whereas, the City Council of the City of Greenville has taken into full consideration all statements and information in the survey and research report prepared by historic consultant Drucilla Haley York and presented to the City Council on the 10th day of May, 2007, on the question of designating the property known as the Charles O'Hagan Horne, Sr. House and Grounds as an historic landmark; and

Whereas, the property known as the Charles O'Hagan Horne, Sr. House, located at 706 W. 4th Street in the City of Greenville and more particularly described in Exhibit A attached hereto, is a contributing structure within the Skinnerville – Greenville Heights National Register Historic District, and is a well preserved and significant example of an early twentieth century Classical Revival and Craftsman design; and

Whereas, the City of Greenville Historic Preservation Commission has recognized the historic, architectural and cultural significance of the property known as the Charles O'Hagan Horne, Sr. House and Grounds and has recommended that the property be designated an "historic landmark" as defined in City Code Section 9-10-2; and

Whereas, the Division of Archives and History of the North Carolina Department of Cultural Resources has reviewed and commented on the findings of the City of Greenville Historic Preservation Commission.

Now, therefore, be it ordained by the City Council of the City of Greenville, North Carolina that:

Section 1. The property known as the Charles O'Hagan Horne, Sr. House and Grounds located at 706 W. 4th Street in the City of Greenville, North Carolina jurisdictional area, more particularly described in Exhibit A, is hereby designated an historic landmark pursuant to Part 3C, Article 19, Chapter 160A of the General Statutes of North Carolina and Title 9, Chapter 10 of the Code of Ordinances of the City of Greenville. The names of the owners of the property are J.B., Jr. and Franceine N. Taft.

Section 2. The waiting period set forth in Part 3C of Article 19 of Chapter 160A of the North Carolina General Statutes shall be observed prior to the demolition of the property known as the Charles O'Hagan Horne, Sr. House and Grounds.

Section 3. That the owner and occupants of the property known as the Charles O'Hagan Horne, Sr. House and Grounds be given notice of this ordinance as required by applicable law, and that copies of this ordinance be filed and indexed in the office of the City Clerk, Pitt County Register of Deeds, Pitt County Tax Supervisor and City Building Inspection Department as required by applicable law.

Section 4. All ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of such conflict.

Section 5. Any part of this ordinance determined by a court of competent jurisdiction to be in violation of any law or constitutional provision shall be deemed severable and shall not affect the validity of the remainder.

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

This the 10th day of May, 2007.

Robert D. Parrott, Mayor

ATTEST:

Wanda T. Elks, City Clerk

Exhibit A

The property is described as follows:

Beginning at the intersection of the Eastern property line of Contentnea Street with the Northern property line of Fourth Street running thence with the Eastern line of Contentnea Street North 16 degrees East 142.75 feet to a stake; thence South 74 degrees East 105.25 feet to a stake; thence South 16 degrees West 142.75 feet to the Northern line of Forth Street; thence with the Northern line of Fourth Street North 74 degrees West 105.25 feet to the BEGINNING and being the same property as appears in Deed book N-10, at page 488 of the Pitt County Public Registry and further being the same property as devised to Rena C. Horne in Will Book 8 at page 319 in the office of the Clerk of the Superior Court of Pitt County, North Carolina and also being the same property as shown on survey by Roger L. Mann, Jr., R.E. dated November 12th, 1968. See also deed in Deed Book W-46, page 530, Pitt County Registry.

Survey and Research Report

Charles O'Hagan Horne, Sr. House

706 West Fourth Street
Greenville, North Carolina

1. Historical name and location of property:

Charles O'Hagan Horne, Sr. House
706 West Fourth Street

2. Name, address, and telephone number of current property owner:

J. B. and Francine N. Taft
706 West Fourth Street
Greenville, North Carolina 27834
(252) 758-3833

3. Name and address of property:

Charles O'Hagan Horne, Sr. House
706 West Fourth Street
Greenville, North Carolina 27834

4. Map of property illustrating outbuildings and appurtenant features:

Attached is a detail of the Pitt County tax map 4688.17, parcel 013848 illustrating the boundaries of the property that includes two structures, a dwelling and a detached garage.

5. Chain of title for the property: The most recent deed reference is in the Pitt County Deed Book E-53, pages 592-593. Current tax references are map # 4688.17; block and lot number: 12-0206; and parcel number: 013848.

Pitt County Deed Book N-10, pages 488-489.

On September 1, 1913, R. R. Fleming and wife, Alberta Fleming, of Pitt County

conveyed to C. J. O'H. Horne for the sum of \$900 a parcel of land in the town of Greenville known as Lot #18 in Skinnerville and described as "beginning at the corner of Jarvis and Fourth streets and runs thence with Fourth street East 105 1/4 feet to lot #19; thence [North] with lot #19 142 3/4 feet to corner of lots numbered 19, 16, and 17; thence with line of lot #17 105 feet to Jarvis street thence with Jarvis street South 142 3/4 feet to the beginning. It being the identical lot sold to R. R. Fleming by Jarvis and Skinner commissioners, as appears of record in the office of the register of deeds for Pitt County in book U-6 page 106."

Pitt County Will Book 8, pages 319-320.

In the Last Will and Testament of Charles, O'Hagan Horne, dated May 14, 1948, he bequeathed to his wife, Rena Council Horne, his entire estate including all property: real, personal, and mixed. His will was recorded January 19, 1949.

Pitt County Deed of Trust, Deed Book B-38, pages 443-446.

On November 12, 1968, Laverne (N) Little and Edwin Donald Little entered into a deed of trust for \$17,500 with Archie C. Walker and Wachovia Bank and Trust Company to purchase the property owned by Rena C. Horne located at the northeast corner of Fourth and Contentnea streets. [Note: By now, the name of Jarvis Street had been officially changed to Contentnea Street.]

Pitt County Deed Book B-38, pages 529-530.

On that same day, November 12, 1968, Rena C. Horne (widow) conveyed the property to Laverne (N) Little and Edwin Donald Little, all of Pitt County, North Carolina. Ten dollars was exchanged and \$17.50 was paid in real estate excise taxes.

Pitt County Deed Book P-46, page 18

On February 7, 1978, J. William Anderson replaced Archie C. Walker as the trustee for the deed of trust, previously recorded in Pitt County Deed Book B-38 on page 443, with Laverne (N) Little and Edwin Donald Little.

Pitt County Deed Book W-46, pages 530-531.

On June 12, 1978, J. William Anderson, Substitute Trustee, conveyed the property for the sum of \$15,000 to W. M. Nobles, the highest bidder during its public sale.

Pitt County Deed Book E-53, pages 592-593.

On December 20, 1979, William M. Nobles and wife, Leah B. Nobles, sold the property to J. B. Taft, Jr. and Francine N. Taft of Washington, D.C.

6. Legal description of the property:

The property roughly measures, in a counterclockwise manner, 106 feet fronting on West Fourth Street, by 143 feet, by 107 feet, and by 143 feet along Contentnea Street. As noted above, this parcel is identified on Pitt County tax map 4688.17, parcel 013848. See also above chain of title for exact legal property description as referenced in Pitt County Deed Book N-10, page 488.

7. Architectural description of the structure, including walls, fences or other fixtures:

Attached is the architectural sketch of the property by architectural historian, Drucilla H. York.

8. Historical discussion of the site or structure within its type, period, and locality:

Attached is the historical sketch of the property by Drucilla H. York.

9. Assessment of the significance of the site or structure pursuant to the criteria established in G.S. 160A-400.5:

- a. Special significance of the property in terms of its history, architecture, and/or cultural importance.

During the first quarter of the twentieth century, Greenville was an expanding urban center with residential neighborhoods developing around its central business district and major manufacturing and educational centers. Built ca. 1916, in the Skinnerville neighborhood, the Charles O'Hagan Home House stands as an outstanding and intact example of substantial two-frame dwellings built in Greenville during this period. Exhibiting a blend of Colonial Revival and bungalow features, the house has a complex hip-roof with gable extensions and a central gable-front roof with gable extensions and a central gable-front dormer. Typically, a one-story porch with hip roof supported by paired Tuscan columns extends across the façade. A handsome balustrade and central pedimented gable help define this porch. Classical and Craftsman details highlight the interior. It follows a center-hall plan with flanking rooms. Double-leaf French doors divide a more formal and open entrance hall from the rear stair hall.

- b. Integrity of the property's design, setting, workmanship, materials, feeling, and/or association.

Through the years, few changes have marred the integrity of the property, except for the application of vinyl siding and aluminum awning in 1992.

- 10. Assessment of the property's suitability for preservation or restoration, educational value, and possibilities for adaptive or alternative use:

The house stands as a significant intact example of a substantial Colonial Revival and Craftsman style dwelling constructed during the early twentieth century in Greenville. Although vinyl siding was applied to much of the exterior surface, the principal decorative features remain visible. The best and highest use for the property is as a single-family residence. Its educational value for the City of Greenville is highly significant as an intact property that clearly reflects important early twentieth century architectural and cultural trends associated with the development of Skinnerville as an early suburb of Greenville.

- 11. Representative 8" by 10" black-and-white photographs of the property:

Representative black-and-white photographs of the exterior are as listed:

- #1 View front façade.
- #2 Northwest oblique view of rear façade with garage.
- #3 Southeast oblique view front façade central bay.
- #4 Interior view of front entrance in open hall with fluted Ionic pilaster.
- #5 Back stair hall with rear entrance.
- #6 Colonial Revival mantel in main parlor.
- #7 Craftsman oak-grained mantel in dining room.

- 12. Total appraised value of the property:

Based on the tax re-evaluation effective January 2004, the assessed tax value of the property is \$52,520.

- 13. Why and in what ways the property is of historical importance to the City of Greenville:

Detailed documentation in support of the historical value of this property is contained in the attached historical sketch referenced above in Section 8.

14. Why and in what ways the property is of architectural importance to the City of Greenville:

Detailed documentation in support of the architectural importance of the property is contained in the architectural and historical descriptions referenced above in Sections 7 and 8.

15. Why and in what ways the property meets the criteria established for inclusion on the National Register of Historic Places:

The Charles O'Hagan Home House represents National Register Criterion C as a significant example of substantial residences built during the World War I period in Greenville's developing urban neighborhoods. It embodies a distinctive combination of characteristics associated with the Colonial Revival and Craftsman styles. The property also includes an important ancillary garage constructed ca. 1925.

16. Why and in what ways the land area or portion thereof associated with any structure should be included for designation as historic property:

Built on lot #18 in Skinnerville, the property measures approximately 105 feet by 142.75 feet. Through the years it has included on their original sites the house built ca. 1916 and garage, ca. 1925.

17. Bibliography and footnotes: [The footnotes are included with the accompanying architectural and historical sketches.]

Bishir, Catherine W. and Lawrence S. Earley, eds. *Early Twentieth-Century Suburbs in North Carolina*. Raleigh: North Carolina Department of Cultural Resources, 1985.

Copeland, Elizabeth H., ed. *Chronicles of Pitt County, North Carolina*. Winston-Salem, N.C.: Hunter Publishing, 1982.

Cotter, Michael, ed. *The Architectural Heritage of Greenville, North Carolina*. Greenville, N.C.: The Greenville Area Preservation Association, 1988.

Daily Reflector (Greenville, N.C.).

Greenville City Directory. Loveland, Co.: Johnson Publishing Company, 1916-1950 and 1969-1980. Available in the Verona Joyner Langford North Carolina Collection at J. Y. Joyner Library, East Carolina University, Greenville, N.C.

Hunsucker, Sandra E., Patricia M. Moore, and Elizabeth H. Sparrow, eds. *Chronicles*

of Pitt County, North Carolina. Vol. II. Winston-Salem, N.C.: Jostens Publishing Company, 2005.

de Miranda, Cynthia, Jennifer Martin, and Sarah Wood. "Skinnerville-Greenville Heights Historic District." Nomination to the National Register of Historic Places, 2005.

McNamee, Louise Horne. Telephone interview by Drucilla H. York, Greenville, N. C., July 16, 2006.

Miller's Greenville, N. C. City Directory, 1951-1952. Vol. X. Asheville, N. C.: Southern Directory Company, 1951.

North Carolina Farm and Home (Greenville, N.C.).

North Carolina Public Laws and Resolutions, 1937.

Pitt County Deed Book B-38, Office of Pitt County Register of Deeds, Greenville, N.C.

Pitt County Vital Records: Births, Book 30, 551. Office of Pitt County Register of Deeds, Greenville, N.C.

Sanborn Map Company maps, 1929 and 1946. Accessed in June and August of 2006 via www.nclive.org.

Taft, Francine Nobles. Interview by Drucilla H. York, Greenville, N.C., June 7, 2006.

7. Architectural description of the structure, including walls, fences, or other fixtures:

Located at the northeast corner of the intersection of West Fourth and Contentnea Streets, the impressive two-story frame Charles O'Hagan Horne House embodies the planning concepts promoted within the Skinnerville suburb during the early twentieth century and illustrates preference for the Colonial Revival and Craftsman styles popularized during this period by builders and architects for residential construction. Today, the house is one of the most important examples of the Colonial Revival and Craftsman styles remaining in Greenville, and the property possesses integrity of location, design, setting, materials, workmanship, style, and form. Only the modern application of vinyl siding detracts from its original exterior appearance.

As originally planned, the 600-900 blocks of West Fourth Street featured two lots along each block, usually bisecting the block itself into four quadrants. Today, only a few remain intact along the tree-lined streets. Built on one of these lots, the Charles O'Hagan Horne House sits in the middle of a parcel that measures roughly 105 feet by 152 feet, with a small front and deeper back yard. Granite curbs edge both Fourth and Contentnea Streets and a sidewalk with grass median extends along West Fourth Street. A low concrete retaining wall with square accents at each corner outlines the property's perimeter as well as the central walk leading up to the main entrance. This walk gently widens and curves to the width of the entry steps as it approaches the porch. Another narrow concrete walk leads straight to the rear entrance directly from

the retaining wall along Contentnea Street. Near the rear property line, a driveway extends from Contentnea Street to the garage.

Landscape features include several early plantings as well as additions made through the years. Trees line the public right of ways bordering each street, creating a shade buffer. Dogwoods extend along Fourth Street and three large oaks along Contentnea Street. A ubiquitous southern magnolia stands in the side yard to the west, and two pecan trees flank the parking area at the rear, while several dogwoods are scattered about with an old hydrangea and several ligustrum. A combination of azaleas and Chinese hollies accent the front porch. In the east side yard, an heirloom rose climbs on a small trellis, and another rose grows in the lot's southwest corner.

Following a basic three-bay, two-story frame house form with a one-story hip-roof front porch and a one-story hip-roof rear extension, the Charles O'Hagan Horne House becomes an architecturally exceptional dwelling through the use of Colonial Revival and Craftsman detailing and the creative expansion of its center-hall plan to accommodate gracious modern urban living. The appearance that the dwelling is protected by a simple hip roof is deceptive because slight two-story gable-front wing extensions accent each side elevation toward the rear. A handsome gable-front dormer complements the central pedimented porch gablet. Typical of the Craftsman style, exposed rafter tails highlight the deep overhang of the roof's eaves, except at each gable where triangular knee braces accent the raking eaves. The rafter tails and rake board of the dormer have decorative semi-circular cut-out ends. To accommodate the interior stair hall, the one-story rear extension is heightened by a central second-floor projection that features a hip roof.

The gracious expanse of the main porch exemplifies the true outdoor porch living characteristic of the South, in this case as expressed by the Colonial Revival style. Three concrete steps flanked by a low brick balustrade with cement cap lead up to the porch deck. Paired Tuscan columns support the roof's outer perimeter, except at the house connection, where flat-faced pilasters with a simple necking provide additional support. To each side of the porch entrance, a handsome balustrade, with plain vertical slats for balusters, links the columns and the pilaster. Narrow boards sheath the ceiling. The main entrance features attenuated sidelights that flank the entry and its single-light transom. The door contains an expansive single pane of glass as do the sidelights. Each glass pane has beveled edges.

Typical of the early twentieth century, all standard windows are double sash with the lower sash always containing a single pane. Most upper sashes contain twelve lights, except for the two larger first-floor windows on the front façade, which have fifteen. The creative clustering of windows to form an accent is another typical feature. The front façade's central bays illustrate this massing, including the front entrance. At the second floor level, a double-leaf casement unit is flanked by fixed sidelights, all using the same attenuated twelve-light sash. Framed by a surround with peaked lintel, the horizontal dormer cluster combines fixed-louvered air vents on each side of an unusual double-sash window. Here a horizontal string of four lights make up each sash. Window groupings vary at the first floor level of each side gable projection. To the west, standard double-sash windows are paired side-by-side, and to the east the same sash are separated by a high twelve-light transom window. This

transom reflects the interior furnishing arrangement typical for a dining room. Most window surrounds appear to be plain but presently are obscured by vinyl siding.

A brick foundation rising approximately five courses underpins the dwelling and porch. As indicated by paired window wells, a basement furnace room lies beneath the room associated with the projecting gable along the west side elevation. Three interior brick chimneys provide fireplaces for each of the principal rooms on the first floor and two on the second floor.

The gracious living reflected by the front porch conveys to the interior of the home through its plan, use of Colonial Revival and Craftsman details, and modern conveniences. Illustrating an open circulation plan ideal for entertaining, the floor plan radiates around a central hall that is divided by double-leaf French doors into a formal entrance area and rear stair hall. The formal entrance literally flows into the main parlor with an Ionic entablature supported by fluted pilasters separating the two areas. Pairs of French doors also connect the dining room with the parlor and the entrance hall with the study. Beyond the study, there is a master bedroom with separate dressing room and a full bath. The kitchen adjoins the dining room. A half-turn stair with intermediate landing rises to the second floor, which contains four bedrooms, two bathrooms, a sewing room, and a spacious center-hall sitting area with built-in bookcase. Each upstairs bedroom includes a closet. The walls are plaster throughout the house.

Throughout the house, the interior appointments illustrate Colonial Revival and Craftsman styles. On the first floor, the formal front rooms exhibit Colonial Revival

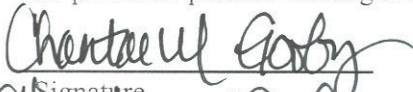
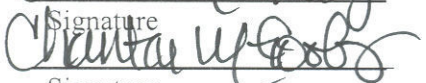
NORTH CAROLINA
PITT COUNTY

CERTIFICATE OF MAILED NOTICES

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

1. **07-01-** Ordinance, requested by the Community Development Department, as recommended by the Task Force on Preservation of Neighborhoods and Housing to rezone 259.29± acres (excluding street rights-of-ways) located 890± feet south of Fire Tower Road, west of Dudley's Grant Townhomes, north of the Irish Creek Subdivision, and 1,500± feet east of Old Tar Road from R9 (Residential [Medium Density]) to R9S (Residential-Single-Family [Medium Density]) [Tract 1]; in the area located along the eastern right-of-way of SE Greenville Boulevard, west of the Brook Valley Subdivision, and along the northern right-of-way of the Norfolk Southern Railroad from RA20 (Residential-Agricultural), OR (Office-Residential [High Density Multi-Family]) and R9 (Residential [Medium Density]) to R9S (Residential-Single-Family [Medium Density]) [Tract 2]; in the area located south of Greenville Country Club, 355± feet west of Memorial Drive, 675± feet north of Greenville Boulevard, and 950± feet east of Tobacco Road from R6 (Residential [High Density Multi-Family]) to R6S (Residential-Single-Family [Medium Density]) [Tract 3]; in the area located south of Staton House Road, northwest of Belvoir Highway, and 2,280± feet east of Mt. Pleasant Church Road from RA20 (Residential-Agricultural) and R9 (Residential [Medium Density]) to R9S (Residential-Single-Family [Medium Density]) [Tract 4]; and in the area located along the southern right-of-way of East Tenth Street, 445± feet west of the intersection of East Tenth Street and Port Terminal Road, 2,195± feet north of the Norfolk Southern Railroad, and east of the Brook Valley Subdivision from RA20 (Residential-Agricultural) and R6 (Residential [High Density Multi-Family]) to R6S (Residential-Single-Family [Medium Density]) [Tract 5].
2. **07-02-** Ordinance, requested by Theraldine H. Forbes, to rezone 21.24 acres located north of Forlines Road, directly east of South Central High School, south of Swift Creek Swamp (Gum Swamp Canal) and 2,400± feet west of Reedy Branch Road from RA20 (Residential-Agricultural) to R6A (Residential [Medium Density Multi-Family]).
3. **07-03-** Ordinance, requested by DVML, LLC, to rezone 13.922 acres located 1,845± feet south of Greenville Boulevard, 2,560± feet west of Memorial Drive, 205± feet north of Thomas Langston Road, and 180± feet east of the Providence Place Subdivision from R6A (Residential [Medium Density Multi-Family]) to R6 (Residential [High Density Multi-Family]).
4. **07-04-** Ordinance, requested by Tommie L. Little, to rezone 14.306 acres located 580± feet south of the Westhaven Subdivision and immediately south of the proposed Thomas Langston Road Extension, along the western of the right-of-way of the Seaboard Coastline Railroad, 3,600± feet north of Fire Tower Road, and 3,445± feet east of Memorial Drive from R9S (Residential-Single-Family [Medium Density]) to R6S (Residential-Single-Family [Medium Density]).

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


 Signature

 Signature


 Printed Name

 Printed Name

03/06/07
 Date (Planning & Zoning)
03/27/07
 Date (City Council)

furnace, located in the basement, heated the dwelling. Beneath the main staircase is a door that opens to another stair leading to the basement furnace room.

Although the overall character of the house is virtually untouched, the exterior was sheathed with vinyl siding in 1992. In addition, the kitchen was gutted and rear entrance modified in the 1990s. The kitchen alterations also removed a built-in pantry. In addition, the door connecting the dining room and rear hall was blocked. The rear exit opens onto a small screened-in porch that is original to the house. It, however, leads in one direction onto the sidewalk to Contentnea Street and to the rear, an expansive raised deck that was added in recent years.

The back yard contains several distinctive structures. A gable-front frame garage constructed ca. 1925 stands near the lot's northeast corner and measures twenty-three feet by twenty feet. Shed rooms extend along the south side. One is entered from the side and the other from the rear. In addition, a large brick outdoor grill typical of the 1950s is located just southeast of the garage. A clothesline stands at the rear of the garage. In recent years a wooden privacy fence with plain vertical boards was constructed in front of the low concrete retaining wall marking the eastern property line.

8. Historical discussion of the site or structure within its type, period, and locality:

Construction of the Charles O'Hagan Horne House ca. 1916, within the Skinnerville neighborhood, reflects a significant trend in Greenville's urban growth, which paralleled that of many small towns in eastern North Carolina: the development of residential suburbs as municipalities experienced commercial, manufacturing, and industrial expansion. During the late nineteenth and early twentieth centuries, the state's rural population was shifting more rapidly to urban areas, which offered better job opportunities. Previously, towns included small commercial cores that were blended with modest and substantial residences. As housing demands increased, for-profit developments collectively reflected the economic and social standing of its occupants, especially in the suburbs.¹ Featuring Colonial Revival and Craftsman details, the Horne home also illustrates the popularity of these styles within an increasingly affluent and more segregated society.

In Greenville, the population increased from 1,937 in 1890 to 2,565 by 1900.² Overlapping suburban neighborhoods known as South Greenville and Forbestown had developed south of Greenville's commercial core. Here substantial residences were constructed for Greenville's most prosperous merchants and businessmen. To the west, however, Harry Skinner planned a suburb called Skinnerville that was platted by surveyor H. T. Price in 1882. Its boundaries were to the north, Third Street; east, Pitt Street; south, Fifth Street; and west, Vance Street. Prior to 1900 a number of houses were constructed in the neighborhood including on Fourth Street Skinner's own home, an exceptional picturesque Victorian mansion with three-stage tower built in 1885. Of these, only one remains today, a two-story, frame, vernacular Italianate dwelling, the Glenn-Pender-Moore House on West

Fourth Street. In 1899 a court order forced Skinner to sell at public auction the remaining "West Greenville or Skinnerville" lots, which were described as the "most desirable and practically the only residence lots on the market within the corporate limits of Greenville."³ This sale stimulated its suburban development into the twentieth century, especially along West Fifth Street [now Martin Luther King Drive] where three leading businessmen had outstanding Queen Anne homes built, one of which was designed by New Bern architect Herbert W. Simpson. More modest cottages and two-story frame dwellings also were constructed in the neighborhood.

At this time, Greenville, the courthouse town for Pitt County, was evolving into a municipality eagerly embracing modern changes. The catalyst for this growth was the 1890 the arrival of the Wilmington and Weldon Railroad and the "ascendancy" of tobacco as a new cash crop. In 1896 the establishment of the town's first telephone exchange as well as local bank improved communications and encouraged investment. New business opportunities emerged and others expanded. Community leaders formed the Citizens' Business and Industrial Association, which organized committees to encourage the development of hotels, factories, and mills.⁴ Tobacco spurred investments in warehouses and prizeries.

Following the turn of the century, Greenville was making real strides toward modern living and integrating the concepts of "City Beautiful," a movement to interject good planning into development, especially that of neighborhoods. In 1905 public utilities were established to provide electricity, water, and sewerage.⁵ By 1907 these improvements were available to citizens and portions of Evans Street and Dickinson Avenue were paved with bricks. The Norfolk-based United Development Corporation also introduced that year a new

garden suburb, Greenville Heights, which included a park along the Tar River with summerhouses. Granolithic sidewalks and shade trees were an integral part of its plan.⁶ It bordered Skinnerville to the west. The opening of East Carolina Teachers Training School in 1909 brought a higher level of education to Greenville, a town that had only recently established a graded school system for both blacks and whites.⁷ The training school's campus development also promoted environment considerations.

By 1915 Greenville was a bustling town with a population of about 6,500. Although World War I was raging in Europe, the United States was not yet involved in the conflict. Locally, *North Carolina Farm and Home* reported in the fall of 1915: "A large amount of building is going on in Greenville....Several new dwellings are being put up as well as a few business houses."⁸ The *News and Observer* described the city as follows:

Greenville is one of the towns of the state which is making steady progress, showing enterprise and hustle. Among the latest things is the improvement of its fire-fighting service by the addition of a motor-driven fire engine. The future looks good for Greenville.⁹

Advocates were encouraging the formation of a local Chamber of Commerce and other improvements included the paving of additional streets.¹⁰ By November 1915, with the threat of cold weather looming, the *North Carolina Farm and Home* also commented, "Contractors are working hard so that the cold weather of the winter will not overtake them and hinder operations."¹¹ The local Home Building and Loan Association released that month its twentieth series of shares. Its work was described as "doing vast good to the shareholders both as an investment and in home building. Every section of town contains buildings that were secured through the aid of this association."¹²

Realty companies were actively promoting the community. The headquarters for the Atlantic Coast Realty Company was located downtown in the National Bank. Moseley

Brothers, local real estate agents, urged citizens to, "Buy Greenville Property" and listed in *North Carolina Farm and Home* on November 26, 1915, several houses for sale on similar lots: a seven-room dwelling situated in West Greenville for \$3,000; an eight-room dwelling on Dickinson Avenue for \$5,000; and two six-room dwellings on Washington Street for \$3,000.¹³

Major street improvements were undertaken along Fourth Street in Skinnerville during 1915. These improvements extended west from Greene Street to the corporate limits of the town and included leveling the street and the construction of sidewalks. An October 29 account detailed this work: "The trees on the hill just beyond where Pitt street crosses Fourth have been cut down, and the street is today b[e]ing graded through this hill."¹⁴

As the Fourth Street improvements were undertaken, two major dwellings were nearing completion along the street, residences for the city's mayor Albion Dunn and Alfred M. Moseley, who married Nell Skinner the daughter of Harry Skinner. At the northwest corner of Pitt Street, Moseley had a two-story brick and shingle Craftsman home built by local contractor William Bertrand Baker. Baker was also the contractor for Dunn's home, which was designed by Charles C. and Frank W. Benton, principals in the Wilson architecture firm of Benton and Benton. This two-story brick dwelling has a transitional Colonial Revival form with Craftsman features.¹⁵ Elsewhere in the neighborhood, the growing popularity of building more modest brick or frame bungalows with Craftsman elements is apparent.

In 1916, Charles O'Hagan Horne (1888-1949), a local druggist, was soon to become the neighbor of Albion Dunn as Horne undertook the construction of a substantial two-story frame dwelling with a blend of Colonial Revival and Craftsman details at the corner of West Fourth and Jarvis Streets.¹⁶ Having purchased the lot in 1913, Horne commenced the

building of his home about the time of his marriage to Rena Council (1891-1980) on June 22, 1916. Until that time, Horne had lived with his mother closer to town at 423 West Fourth Street.¹⁷

Throughout most of his life, Charles O'Hagan Horne lived on West Fourth Street in Greenville. He was born on March 2, 1888, to William Henry Horne and Rosamond Hancock Hoover. His father died soon after his birth, and his mother began working as a milliner to support the family. A product of Greenville city schools, Horne was graduated from the University of North Carolina's School of Pharmacy in 1910.¹⁸ Soon thereafter, he returned to Greenville and opened a drug store near the courthouse at 302 Evans Street, which remained in family operation until 1940.¹⁹ He was an active parishioner at St. Paul's Episcopal Church serving on the vestry and as superintendent of the Sunday school. In 1918 Mary Council Horne was the first of their three children to be born at home on 706 West Fourth Street. Charles O'Hagan in 1921 and William Cecil in 1925 followed her. By the mid 1920s Horne had a one-story frame garage built behind his home. Its construction as well as others throughout the neighborhood reflected an increasingly mobile society's growing dependence on the automobile. The convenience of proximity and independence of walking was becoming passé.²⁰

During the Great Depression, Horne branched out into the coal and wood business and began a period of public service following the creation of the county's Alcoholic Control Board. Until the mid-twentieth century, many homes continued to use coal and wood for heating and cooking. Conveniently located adjacent to the railroad tracks on Albemarle Avenue near the intersection with Virginia Avenue, Horne's Coal and Wood Yard delivered these fuel supplies directly to its customers, providing "service with a smile."²¹ In the mid

1930s, the members of Pitt County's Board of Commissioners, Board of Health, and Board of Education recognized Horne as a "man well known for...[his] character, ability, and business acumen" by appointing him to serve as the first chairman of the Pitt County Alcoholic Beverage Control Board, a position that he filled until his death in 1949.²²

The 1950s marked the beginning of a shift in the socioeconomic and racial composition of Skinnerville, a predominately white neighborhood of single-family homes. While most home buyers following World War II were white residents in blue-and white-collar positions, a trend by the more prominent Skinnerville families to move to newer suburbs elsewhere in the city emerged during the 1950s. Oftentimes, single-family homes when sold became rental properties or were divided into apartments. By the mid-1960s the neighborhood was increasingly inhabited by African Americans. The population density of the neighborhood continued to rise as apartments buildings were constructed, usually on vacant lots or occasionally on sites where a single-family dwelling was razed.²³

On November 12, 1968, Charles Horne's widow, Rena, chose to sell her Skinnerville home. This sale reflects the neighborhood's transition. Leverne N. Little and Edwin D. Little, its new owners, were African-American. Within a short period of time Edwin Little's parents, Naamon and Olivia Little made the residence their home. A former section laborer for the railroad, Naamon Little continued to work, first for East Carolina University and then King's Department Store. He lived here until the property was sold at public auction in 1978.²⁴

William M. Nobles, an African-American entrepreneur, purchased the property on behalf of his sister Francine N. Taft and her husband J. B. Taft, Jr., residents of Washington, D.C., who were making retirement plans to move back to Greenville, their hometown. For the next

twelve years various people, including family members and students lived at 706 West Fourth Street until the Tafts retired there in 1990. Both were graduates of C. M. Eppes School in Greenville. Later at North Carolina Central University in Durham, Francine earned a degree in business and J. B. Taft one in accounting. On graduation day, June 1, 1954, they married and soon thereafter J. B. Taft began working in the Tennessee area for North Carolina Mutual Insurance Company. In 1959, they moved to Washington, D.C., where they raised a family and worked for social services and the U. S. government. The Tafts continue to enjoy being at home.²⁵

Embodying social trends associated with the suburban development of Skinnerville, the Charles O'Hagan Home House, constructed in 1916 during the neighborhood's heyday, reflects the Colonial Revival and Craftsmen styles popularized during the early twentieth century and promoted by builders and architects. Through the years, each owner has recognized both its architectural character and integrity, and promoted its preservation for the future.

¹ Bishir and Early, *Early Twentieth Century Suburbs in North Carolina*, 6.

² Cotter, *Architectural Heritage of Greenville*, 25.

³ de Miranda, Martin, and Wood, "Skinnerville-Greenville Heights Historic District," 8-7.

⁴ Cotter, *Architectural Heritage of Greenville*, 11.

⁵ de Miranda, Martin, and Wood, "Skinnerville-Greenville Heights Historic District," 8-3.

⁶ Cotter, *Architectural Heritage of Greenville*, 29.

⁷ Cotter, *Architectural Heritage of Greenville*, 12-13.

⁸ *North Carolina Farm and Home*, September 17, 1915.

⁹ *North Carolina Farm and Home*, August 6, 1915.

¹⁰ *North Carolina Farm and Home*, October 22, October 29, 1915.

¹¹ *North Carolina Farm and Home*, November 3, 1915.

¹² *North Carolina Farm and Home*, November 3, 1915.

¹³ *North Carolina Farm and Home*, November 26, 1915.

¹⁴ *North Carolina Farm and Home*, October 29, 1915.

¹⁵ *North Carolina Farm and Home*, October 29, 1915; Cotter, *Architectural Heritage of Greenville*, 157; de Miranda, Martin, and Wood, "Skinnerville-Greenville Heights Historic District," 7-84.

¹⁶ Note: Between 1916 and 1923, the name for Jarvis Street was changed to Contentnea Street. Sanborn Fire Insurance Maps, Greenville, North Carolina: 1916, 11; 1923, 14.

¹⁷ Interview with Louise Horne McNamee, July 16, 2006; *Greenville City Directory, 1916-1917*, 133, 178.

¹⁸ *Chronicles of Pitt County*, I, 393; II, 515-516.

¹⁹ *Greenville City Directories: 1916-1917*, 133, 178; 1926, 140, 153, 224; 1940-1941, 292; 1942-1932, 33.

²⁰ Sanborn Fire Insurance Maps, Greenville, North Carolina: 1923, 14; 1929, 13.

²¹ *Chronicles of Pitt County*, II, 515; *Greenville City Directories: 1936-1937*, 173, 260; 1940-1941, 13, 183; 1949-1950, 203; Sanborn Fire Insurance Maps, Greenville, North Carolina: 1929, 2; 1929-1946, 2.

²² *Chronicles of Pitt County*, II, 515; *NC Public Laws and Resolutions, 1937*, 49:87; *Greenville City Directory, 1949-1950*, 203.

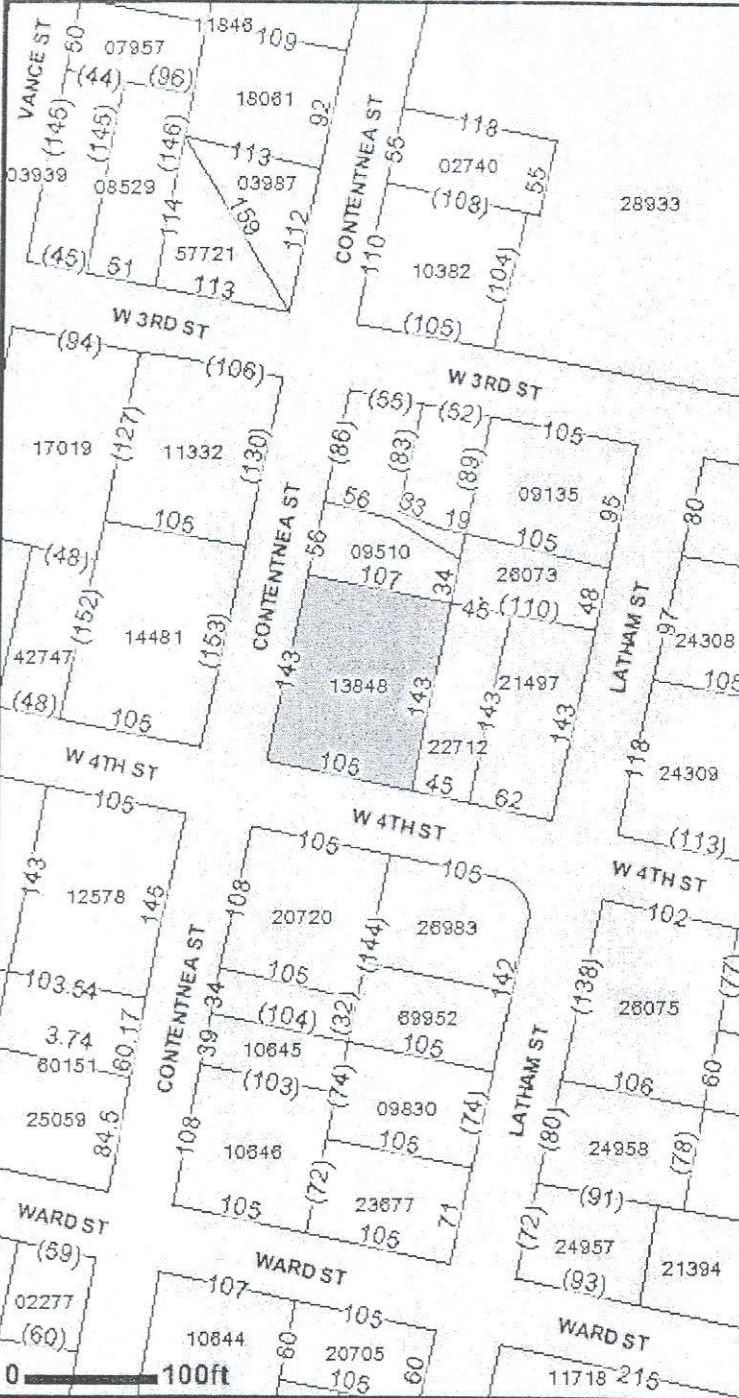
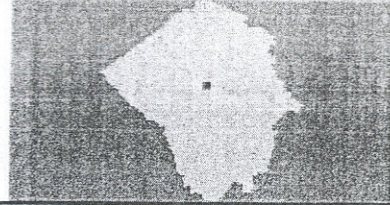
²³ de Miranda, Martin, and Wood, "Skinnerville-Greenville Heights Historic District," 8:12-13.

²⁴ Pitt County Deed Book B-38, 443-446; W-46, 530-531; Pitt County Vital Statistics: Births, Book 30, 551; *Greenville City Directory: 1969*, 348; 1971, 399, 728; 1973, 413, 747; 1977, 487, 888, 1613.

²⁵ Interview with Francine Nobles Taft, June 7, 2006.



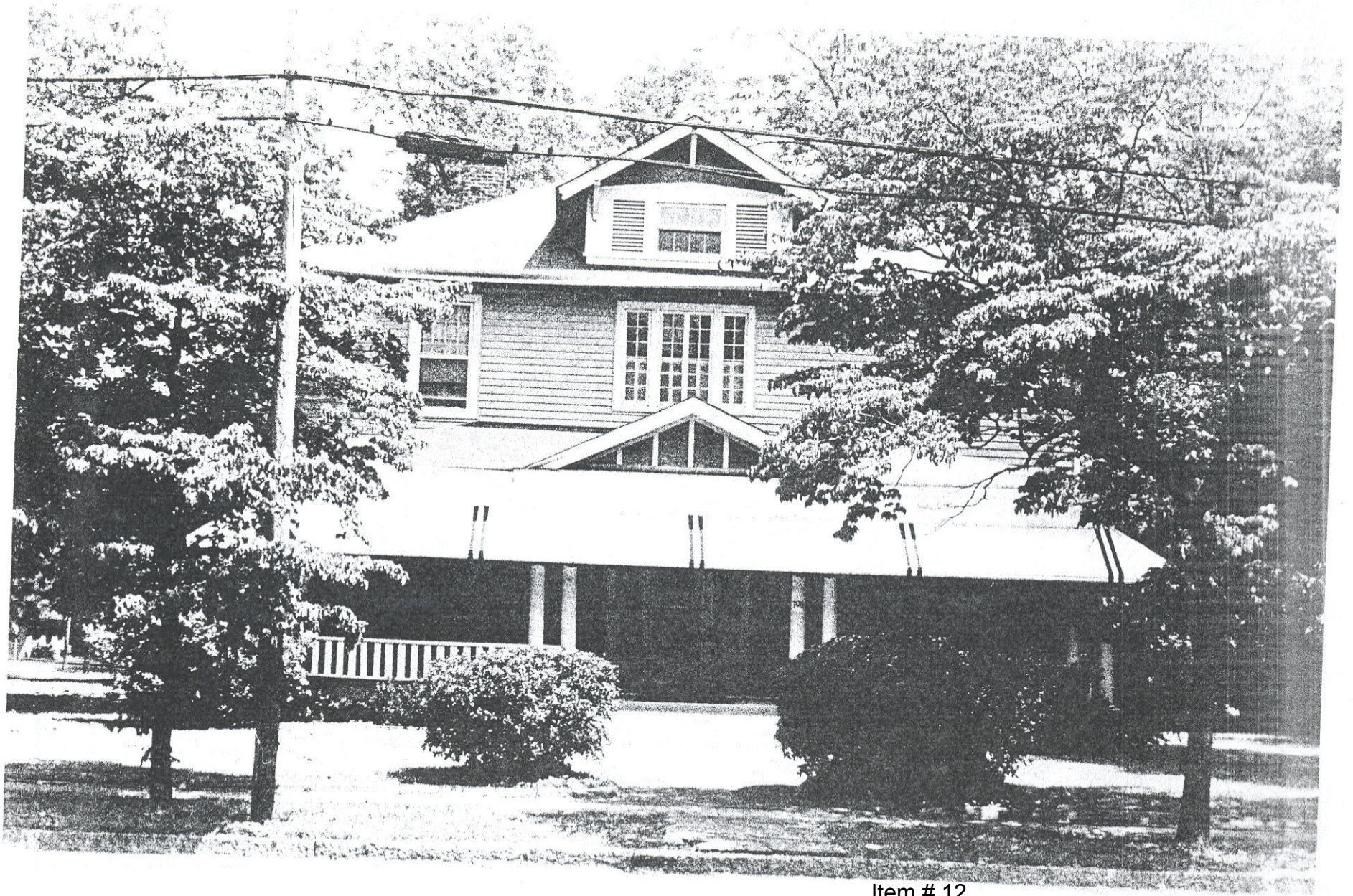
Pitt County Government
Greenville, North Carolina
www.pittcountync.gov



| | |
|-------------------|----------------------|
| ParcelNumber | 013848 |
| AccountNumber | 00950980 |
| LocationNumber | 706 |
| LocationDirection | W |
| LocationStreet | 4TH |
| LocationType | ST |
| Municipality | GREENVILLE |
| OwnerName | TAFT J. B. JR. & |
| OwnerAddress1 | WF FRANCINE N |
| OwnerAddress2 | 706 W 4TH ST |
| OwnerAddress3 | |
| CityStateZip | GREENVILLE, NC 27834 |
| LegalDescription | RES. 706 W. 4TH ST. |
| DeedBook | E53 |
| DeedPage | 0592 |
| MapBlockLot | 4688.17-12-0206.000 |
| Township | GREENVILLE |
| CensusTract | 3714707 |
| FireTaxDistrict | GREENVILLE |
| RescueTaxDistrict | GREENVILLE |
| UseCode | R-6 -RESIDENTIAL |
| YearBuilt | 1917 |
| HeatedSqFt | 3603 |
| TotalSqFt | 5105 |
| SalesMonthYear | 04/1984 |
| SalesPrice | \$0 |
| Acres | .00 |
| CurTaxValue | \$52,520 |
| CurBuildValue | \$44,400 |
| CurLandValue | \$7,200 |
| CurXFeatValue | \$920 |
| PriorTaxValue | \$55,100 |
| PriorBuildValue | \$47,670 |
| PriorLandValue | \$7,200 |
| PriorXFeatValue | \$230 |
| ElementarySchool | WAHL-COATES |
| MiddleSchool | E.B. AYCOCK |
| HighSchool | 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.

Data Current As Of:
Tuesday, May 16, 2006 @ 12:43 PM



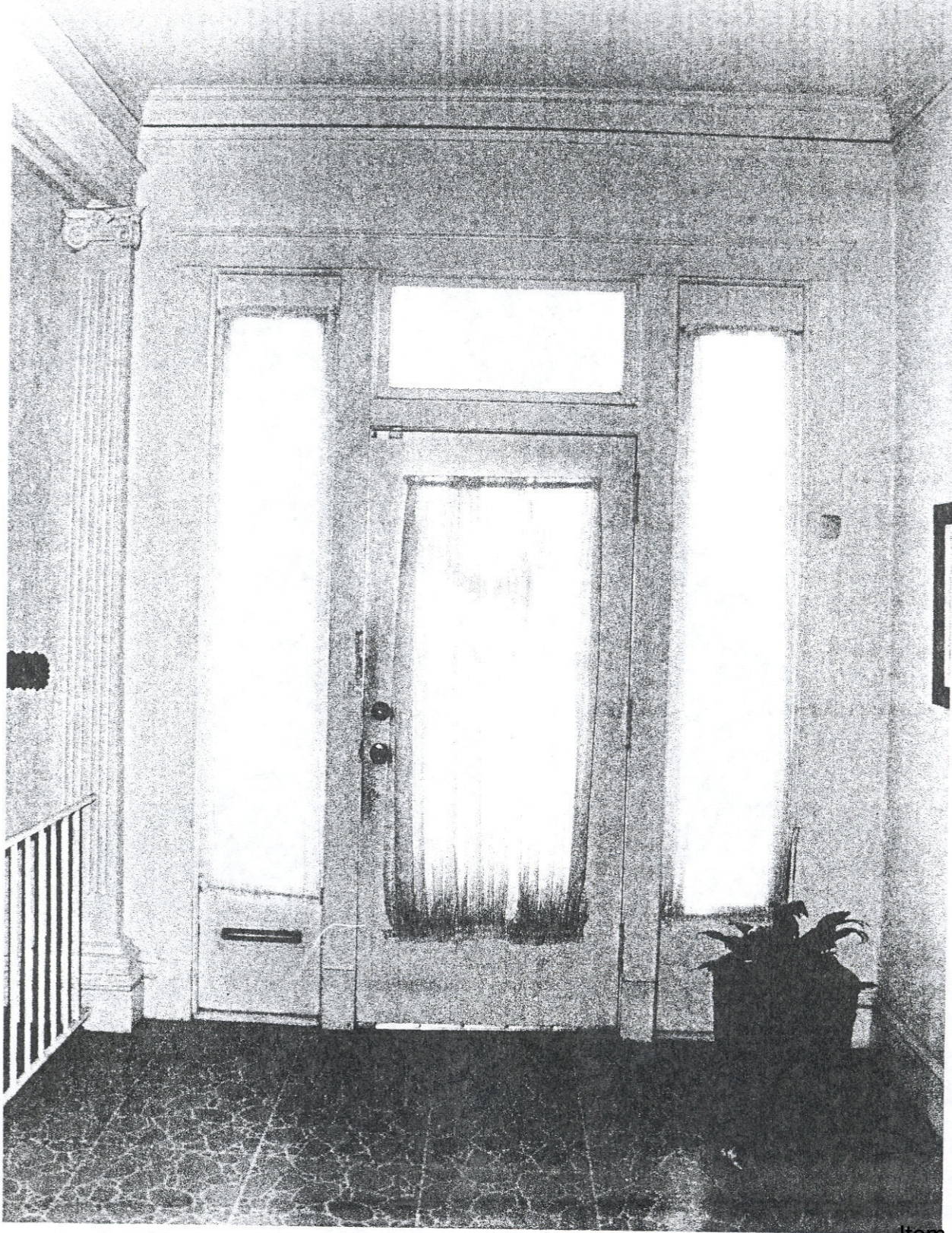
Item # 12



Item # 12



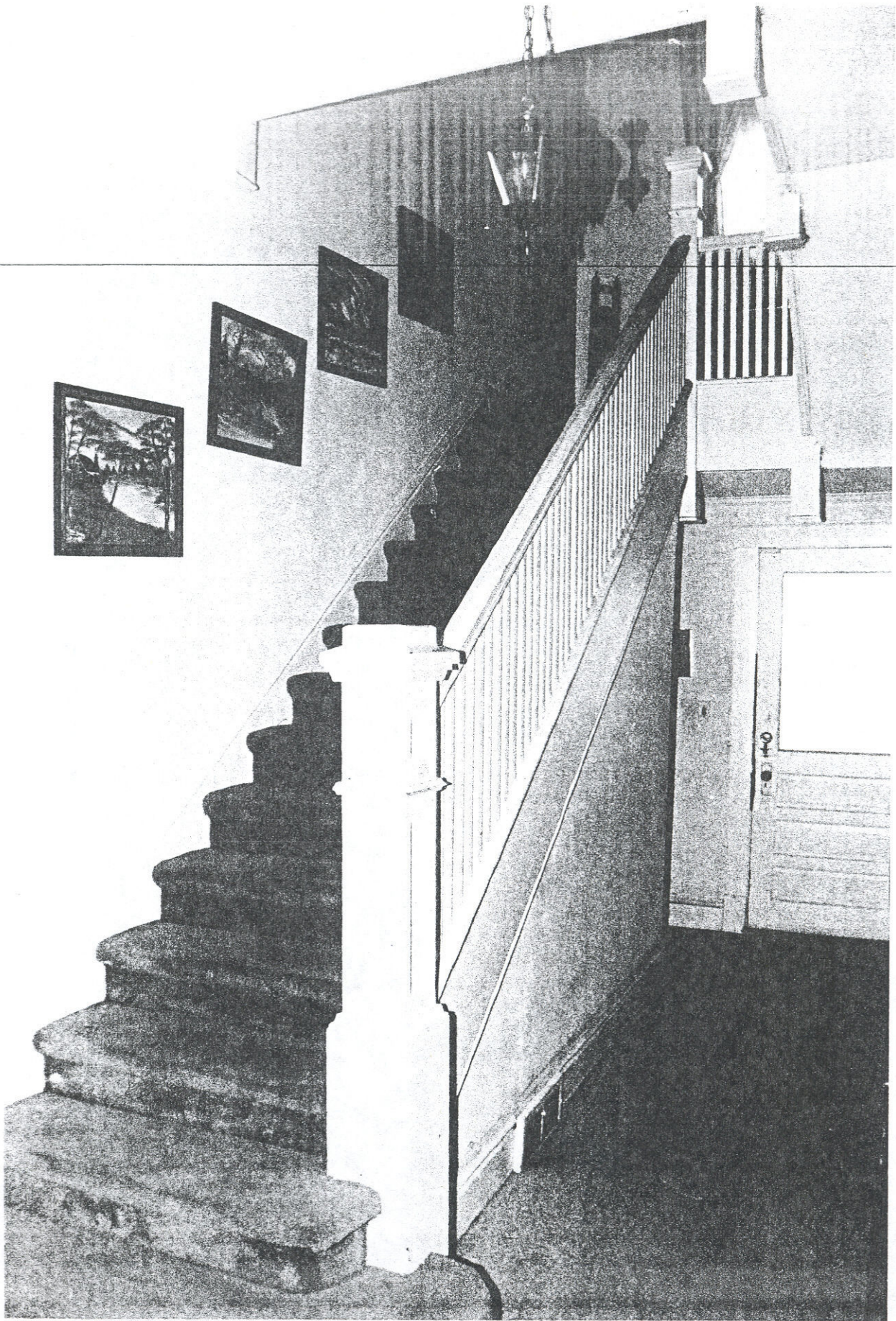
Item # 12



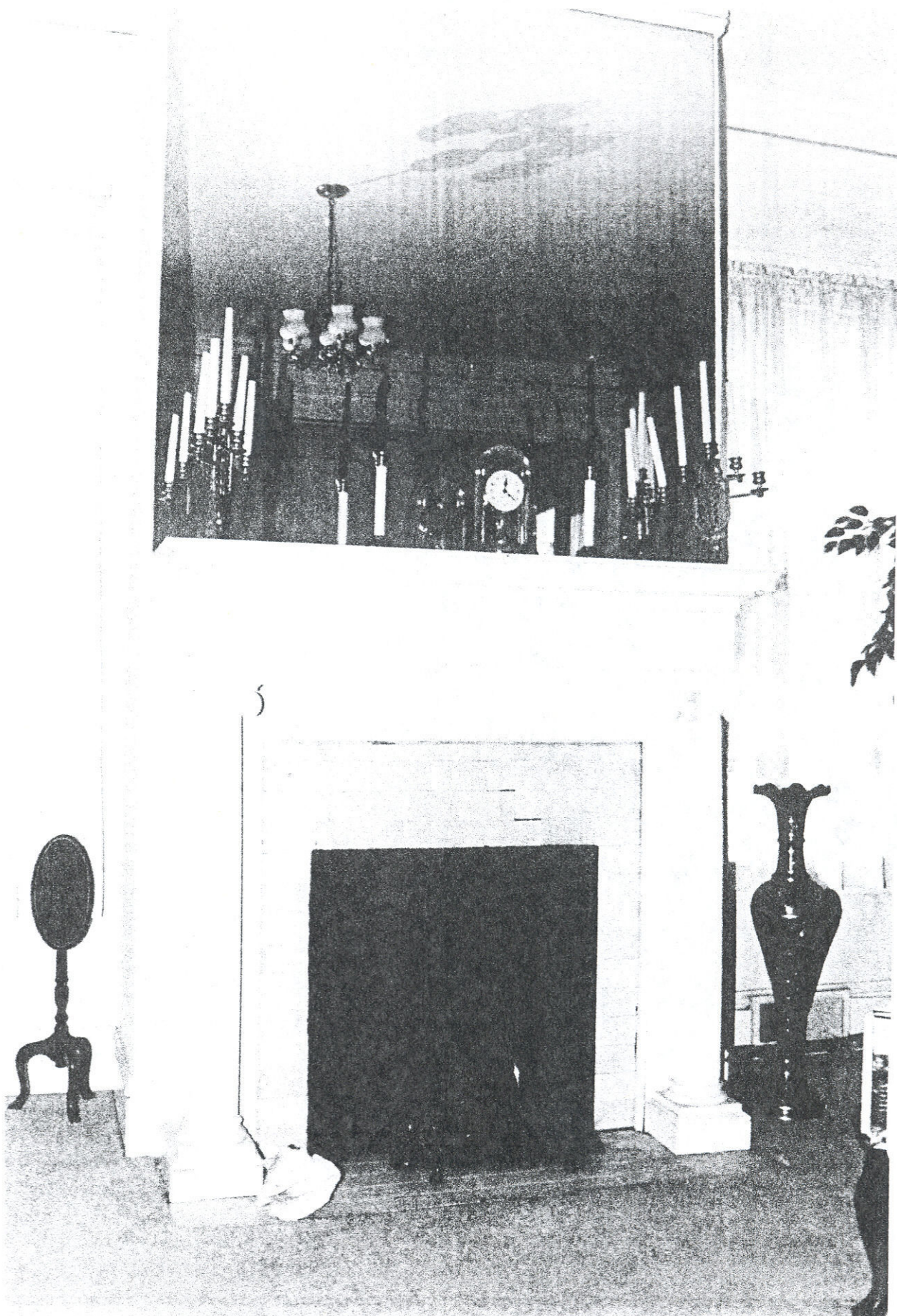
Item # 12



Item # 12



Item # 12



Item # 12



Item # 12



City of Greenville, North Carolina

Meeting Date: 5/10/2007
Time: 7:00 PM

Title of Item: Resolution to close the portion of Chippendail Road east of West Quail Hollow Road

Explanation: During their April 9, 2007 meeting, City Council adopted an Intent to Close the portion of Chippendail Road east of West Quail Hollow Road, a distance of approximately 262 feet of public right-of-way, and established May 10, 2007, as the public hearing date.

City staff has reviewed the request and determined the proposed closure of this section of Chippendail Road is appropriate and will not cause any disruptions to the traveling public. As proposed, the abandoned right-of-way will remain as an ingress/egrees and utility easement.

Attached is the resolution which contains an order to close the aforementioned portion of Chippendail Road along with a map depicting the area to be closed and the original petition requesting the closure.

Fiscal Note: The City will no longer be responsible for the maintenance of this portion of Chippendail Road. There will be no significant fiscal impact to the City.

Recommendation: City Council conduct a public hearing and consider the attached resolution ordering the closure of the portion of Chippendail Road east of West Quail Hollow Road.

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

Attachments / click to download

 [Maps for Chippendail Road](#)

 [Chippendail Attachment](#)

 [Street Closing Chippendail Road \(Order to Close\)](#)

-----[SPACE ABOVE THIS LINE IS RESERVED FOR RECORDATION DATA]-----

**STATE OF NORTH CAROLINA
COUNTY OF PITT
STREET CLOSING RESOLUTION
PORTION OF CHIPPENDAIL ROAD**

Prepared by: City of Greenville
Return to: City of Greenville
PO Box 7207
Greenville, NC 27834

**RESOLUTION NO. 07-_____
AN ORDER OF THE CITY COUNCIL
OF THE CITY OF GREENVILLE, NORTH CAROLINA
TO CLOSE A PORTION OF CHIPPENDAIL ROAD**

WHEREAS, the City Council of the City of Greenville, at its April 9th 2007 meeting, adopted a resolution declaring its intent to close a portion of Chippendail Road;

WHEREAS, pursuant to the provisions of G.S. 160A-299, said resolution was published once a week for four (4) successive weeks in The Daily Reflector setting forth that a hearing will be held on the 10th day of May, 2007, on the question of the closing a portion of said street;

WHEREAS, a copy of the resolution was sent by certified mail to all owners of the property adjoining that portion of Chippendail Road as shown on the County tax records and a notice of the closing and the public hearing was prominently posted in at least two (2) places along said portion of street;

WHEREAS, a hearing was conducted on the 10th day of May, 2007, at which time all persons interested were afforded an opportunity to be heard on the question of whether or not the closing will be detrimental to the public interest or the property rights of any individual; and

WHEREAS, it appears to the satisfaction of the City Council of the City of Greenville, North Carolina, after conduction of said hearing, that the closing of a portion of Chippendail Road is not contrary to the public interest, and that no individual owning property in the vicinity of said street or in the subdivision in which said street is located would thereby be deprived of reasonable means of ingress and egress to their property.

IT IS NOW, THEREFORE, ORDERED BY THE CITY COUNCIL OF THE CITY OF GREENVILLE that, upon the effective date of this Order, the property described below be and the same is closed, and all right, title and interest that may be vested in the public to said area for street purposes is released in accordance with the provisions of G.S. 160A-299:

To Wit: A 60 foot wide street as shown on the plat entitled "Street Closing – Portion of Chippendail Road", prepared by Malpass & Associates dated January 1, 2007.

Location: Lying and being in the City of Greenville, Pitt County, North Carolina and being bounded as follows: On the north by Lot 1, Oakhurst Subdivision, Section 2 as recorded in Map Book 24, Page 143, on the east by the Harvey Lewis and Collice Moore property as recorded in Deed Book 1587, Page 439, on the south by Lots 8, 9, and 10, Oakhurst Subdivision, Section 2, and on the west by the eastern right of way of West Quail Hollow Road and being more particularly described as follows:

Beginning at a point at the intersection of northern right of way of Chippendail Road with the western right of way of West Quail Hollow Road and being the southwest corner of Lot 1, Oakhurst Subdivision, Section 2; thence from said point of beginning and running along the northern right of way of Chippendail Road, S 75°57'00" E – 257.00' to a point in the western line of the Harvey Lewis and Collice Moore property as recorded in Deed Book 1587, Page 439; thence with the western line of the Harvey Lewis and Collice Moore property, S 07°48'52" E – 60.36' to the northeast corner of Lot 8, Oakhurst Subdivision, Section 2, a point in the southern right of way of Chippendail Road; thence with the southern right of way of Chippendail Road, N 75°57'00" W – 263.56' to a point in the intersection of the southern right of way of Chippendail Road with the projection of the eastern right of way of West Quail Hollow Road; thence along the projection of the eastern right of way of West Quail Hollow Road, N 14°03'00" E – 60.00' to the point of beginning.

IT IS FURTHER ORDERED BY THE CITY COUNCIL OF THE CITY OF GREENVILLE that the City of Greenville does hereby reserve its right, title, and interest in any utility improvement or easement within the street closed pursuant to this order. Such reservation also extends, in accordance with the provisions of G.S. 160A-299(f), to utility improvements or easements owned by private utilities which at the time of the street closing have a utility agreement or franchise with the City of Greenville.

IT IS FURTHER ORDERED BY THE CITY COUNCIL OF THE CITY OF GREENVILLE that, upon the effective date of this Order, the Mayor and City Clerk are authorized to execute quit-claim deeds or other legal documents to prove vesting of any right, title or interest to those persons owning lots or parcels adjacent to the street in accordance with G.S. 160A-299(c), provided all costs shall be paid by any adjoining landowner requesting such action, all documents must be approved by the City Attorney and all documents, when appropriate, must reserve to the City any easements retained by the City. The intent of this paragraph is to authorize the execution of quit-claim deeds when requested by adjacent property owners; however, none are required and this paragraph is not intended to alter the vesting of title by operation of law as established by G.S. 160A-299(c).

IT IS FURTHER ORDERED BY THE CITY COUNCIL OF THE CITY OF GREENVILLE that a copy of this Order shall be filed in the Office of the Register of Deeds of Pitt County after the effective date of this Order.

ADOPTED this the 10th day of May, 2007.

ROBERT D. PARROTT, MAYOR

ATTEST:

WANDA T. ELKS, CITY CLERK

NORTH CAROLINA
PITT COUNTY

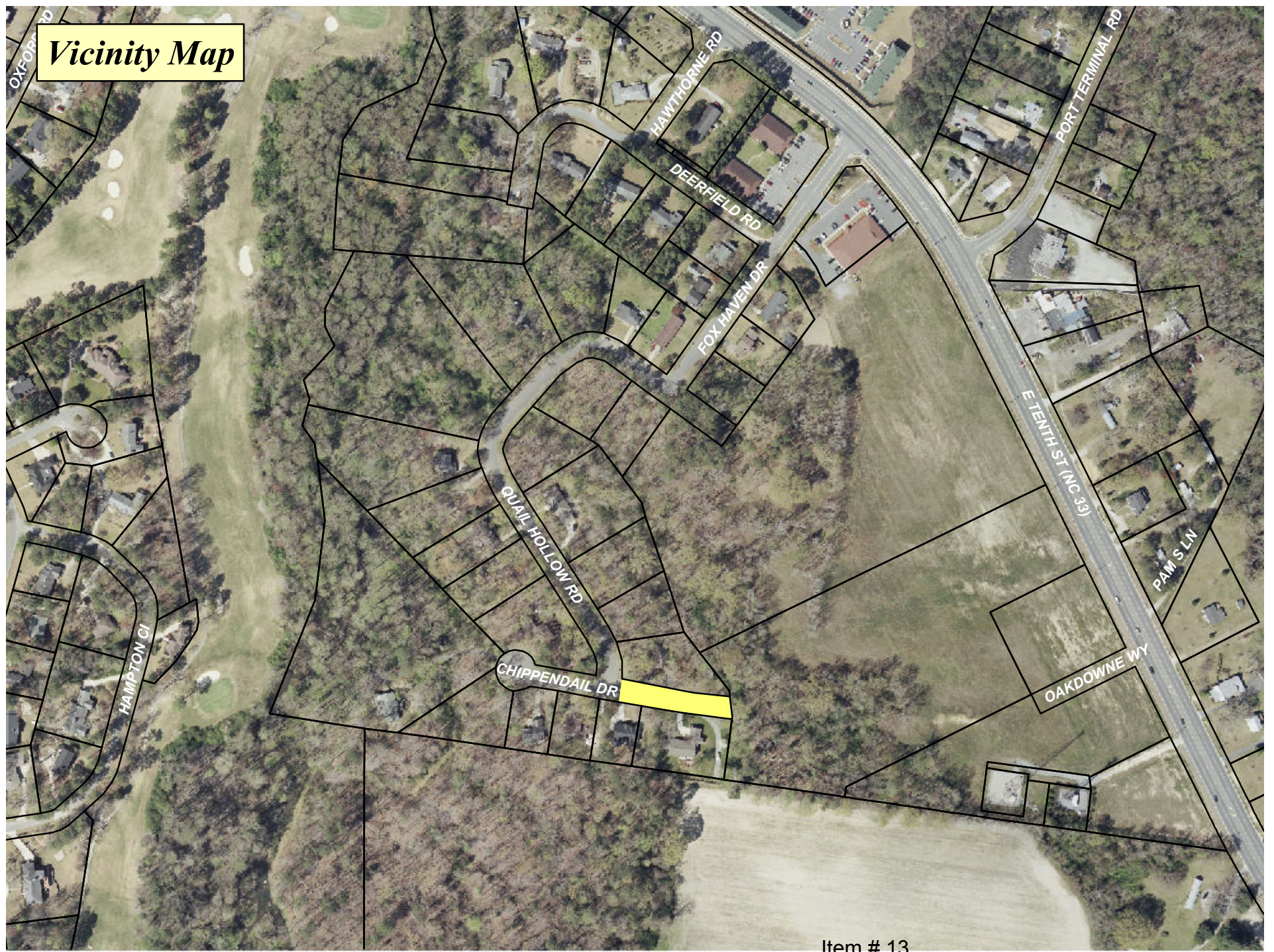
I, Patricia A. Sugg, a Notary Public, do hereby certify that Wanda Elks, City Clerk, personally appeared before me this day and acknowledged the due execution of the foregoing certification, for the purposes therein expressed.

WITNESS my hand and notarial seal this 10th day of May, 2007.

NOTARY PUBLIC

My Commission Expires: _____

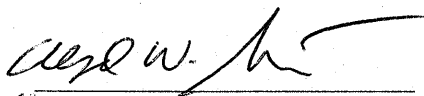
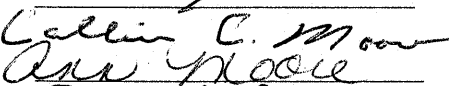
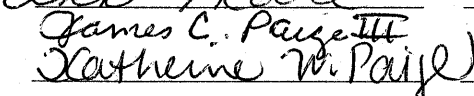
Vicinity Map



PETITION FOR PROPERTY OWNERS TO
CLOSE A STREET

We the undersigned owner(s) of real property adjoining blocks(s) of CHIPPENDALE ROAD, do hereby petition the Council of the City of Greenville, North Carolina to permanently close the street as described on Exhibit "A" attached.

Signatures of the person(s) requesting the street closing shall be as follows: Property owned by more than one individual shall be signed by all owners. Property owned by husband and wife (tenants in common) both shall the petition. Property owned by corporation shall be signed by president or vice president and secretary. Signatures of all remaining property owners should be listed on the attached sheet.

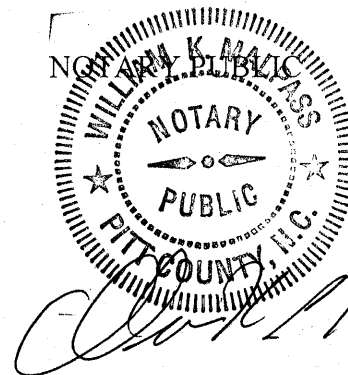
| <u>Signature</u> | <u>Name</u> | <u>Address</u> | <u>PIN</u> |
|--|---|--|--------------|
|  | <u>Alfred W. Smith</u> | <u>PO Box 2712 Greenville, NC 27836</u> | <u>27949</u> |
|  | <u>Collice C. and Ann Moore</u> | <u>PO Box 7183 Greenville, NC 27835</u> | <u>31938</u> |
|  | <u>James C., III and Katherine W. Paige</u> | <u>215 Quail Hollow Rd. Greenville, NC 27858</u> | <u>29087</u> |

North Carolina
Pitt County

I William K. McPass, a Notary Public in and for the aforesaid County and State, do hereby certify that Alfred W. Smith, appeared before me this day and acknowledged the due execution of the fore going instrument.

Witness my hand and Notarial Seal, this the 7th day of February, 2007.

MY COMMISSION EXPIRES 3/26/2011

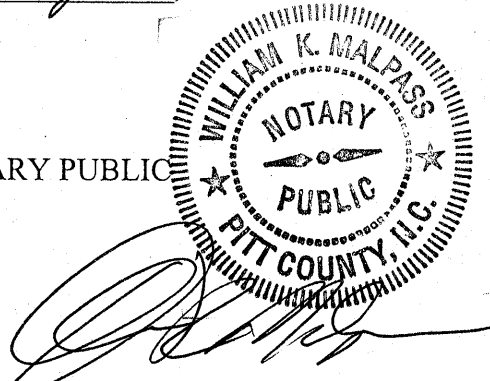


I William R. Malpass, a Notary Public in and for the aforesaid County and State, do hereby certify that Collice C. Moore, appeared before me this day and acknowledged the due execution of the fore going instrument.

Witness my hand and Notarial Seal, this the 7th day of February, 2007.

MY COMMISSION EXPIRES 3/26/2011

NOTARY PUBLIC

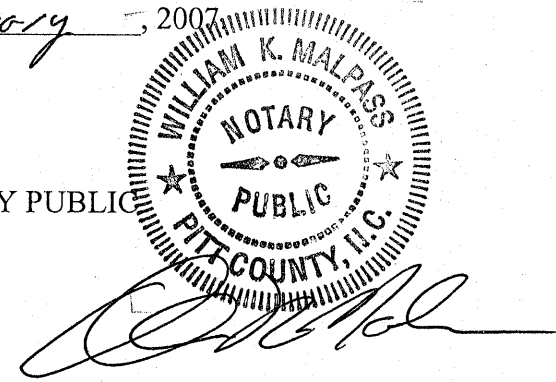


I William R. Malpass, a Notary Public in and for the aforesaid County and State, do hereby certify that Ann Moore, appeared before me this day and acknowledged the due execution of the fore going instrument.

Witness my hand and Notarial Seal, this the 7th day of February, 2007.

MY COMMISSION EXPIRES 3/26/2011

NOTARY PUBLIC

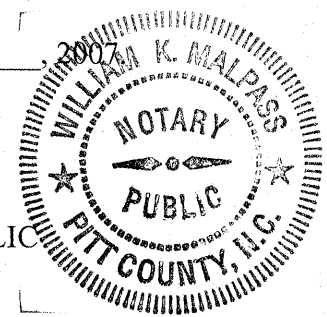


I William R. Malpass, a Notary Public in and for the aforesaid County and State, do hereby certify that James C. Paige IV, appeared before me this day and acknowledged the due execution of the fore going instrument.

Witness my hand and Notarial Seal, this the 7th day of February, 2007.

MY COMMISSION EXPIRES 3/26/2011

NOTARY PUBLIC

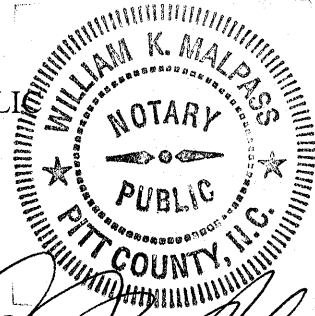


William K. Malpass, a Notary Public in and for the aforesaid County and State, do hereby certify that Katherine W. Paige, appeared before me this day and acknowledged the due execution of the fore going instrument.

Witness my hand and Notarial Seal, this the 7th day of February, 2007.

MY COMMISSION EXPIRES 3/26/2011

NOTARY PUBLIC



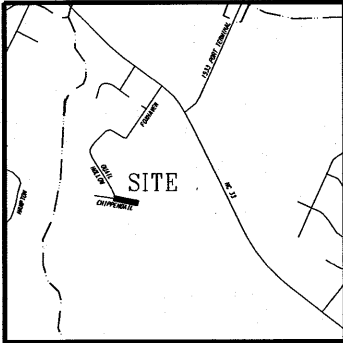
[Handwritten signature of William K. Malpass]

Petition to Close the CHIPPENDALE ROAD block of

ADJACENT PROPERTY OWNER LIST

List below are the signatures of all property owners adjacent to the portion of the street to be closed as shown on tax records in the Pitt County Tax Supervisor's Office:

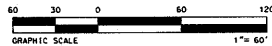
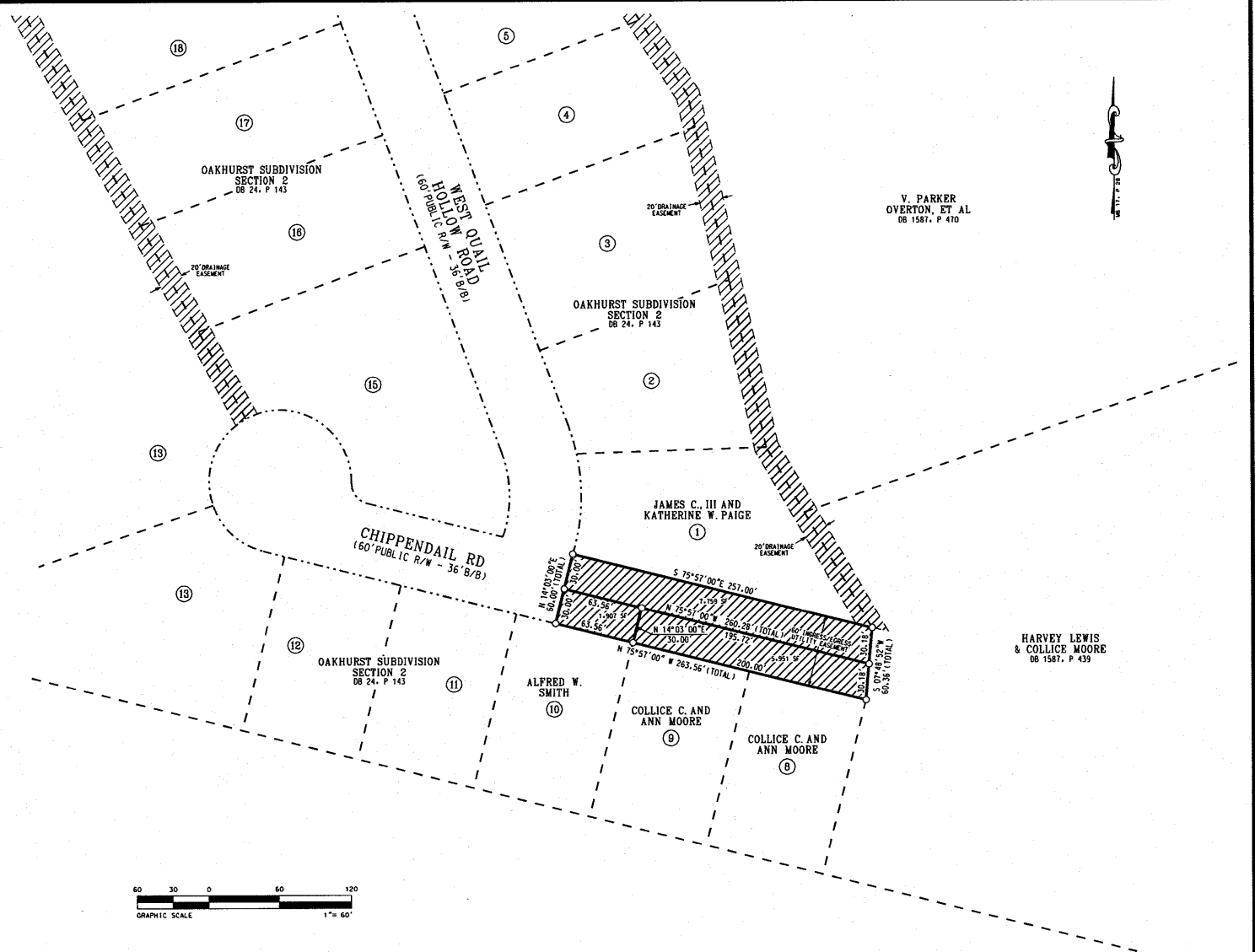
| <u>Signature</u> | <u>Name</u> | <u>Address</u> | <u>PIN</u> |
|---------------------------|--------------------|--|------------|
| <i>Collice C. Moore</i> | Collice C. Moore | PO Box 7183 Greenville, NC 27835 | 31938 |
| <i>Ann Moore</i> | Ann Moore | PO Box 7183 Greenville, NC 27835 | 31938 |
| <i>James C. Paige III</i> | James C. Paige III | 215 Quail Hollow Rd. Greenville, NC 27858 | 29087 |
| <i>Katherine W. Paige</i> | Katherine W. Paige | 215 Quail Hollow Rd Greenville, NC 27858 | 29087 |
| <i>Alfred W. Smith</i> | Alfred W. Smith | PO Box 2712 Greenville, NC 27836 | 27949 |
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VICINITY MAP
1" = 1000'

NOTES:

THE DESIGNATION NOTED OVER WATER, SANITARY SEWER, GAS OR ELECTRIC LINES ARE FOR THE PURPOSE OF ESTABLISHING THE WIDTH OF SAID EASEMENTS. THE EASEMENTS SHOWN ARE NOT EXCLUSIVE AND WILL PERMIT THE FUTURE INSTALLATION OF WATER, SANITARY SEWER, GAS AND ELECTRIC LINES WITHIN THOSE DESIGNATED WIDTHS.



| CERTIFICATION | CERTIFICATION | REVIEW OFFICERS CERTIFICATE | MAYOR'S CERTIFICATE | STREET CLOSING | |
|---|---|--|--|--|--|
| <p>1. CARLTON E. PARKER, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL FIELD SURVEY MADE BY ME; THAT THE RATIO OF PRECISION AS CALCULATED BY LATITUDES AND DEPARTURES IS 1:10,000+; THAT BOUNDARIES NOT SURVEYED ARE SHOWN AS BROKEN LINES PLATTED FROM MAPS AND DEED REFERENCED HEREON; AND THIS MAP WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY HAND AND SEAL THIS THE ___ DAY OF _____, 2007.</p> <p>CARLTON E. PARKER, PLS NC L-2980</p> | <p>1. CARLTON E. PARKER, CERTIFY THIS SURVEY IS OF ANOTHER CATEGORY, SUCH AS THE RECOMBINATION OF EXISTING PARCELS, A COURT ORDERED SURVEY OR OTHER EXCEPTION TO THE DEFINITION OF SUBDIVISION.</p> <p>CARLTON E. PARKER, PLS NC L-2980</p> | <p>STATE OF NORTH CAROLINA COUNTY OF PITT</p> <p>I, _____, REVIEW OFFICER OF PITT COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.</p> <p>DATE: _____, 2007</p> <p>REVIEW OFFICER</p> | <p>THIS IS TO CERTIFY THAT THE CITY COUNCIL OF THE CITY OF GREENVILLE HAS PASSED A RESOLUTION TO CLOSE _____</p> <p>RESOLUTION NUMBER _____</p> <p>SIGNED _____ MAYOR</p> <p>SIGNED _____ CITY CLERK</p> | <p>PORTION OF CHIPPENDAIL ROAD</p> <p>REFERENCE MAP BOOK 24, PAGE 143 OF THE PITT COUNTY REGISTRY</p> <p>GREENVILLE GREENVILLE TWP. PITT CO. NORTH CAROLINA</p> | |
| | | | | | <p>SURVEYED: CEP</p> <p>DRAWN: KCW</p> <p>APPROVED: CEP</p> <p>DATE: 01/24/07</p> <p>SCALE: 1" = 60'</p> <p>SHEET 1 OF 1</p> |
| | | | | <p>MALPASS & ASSOCIATES 3107 E. ARLINGTON BLVD, SUITE D GREENVILLE, N.C. 27858 (252) 756-1780</p> | |

Item # 13



City of Greenville, North Carolina

Meeting Date: 5/10/2007
Time: 7:00 PM

Title of Item: Resolution to close the portion of South Watauga Avenue located south of Broad Street

Explanation: During the April 9, 2007 meeting, City Council adopted an Intent to Close the portion of South Watauga Avenue from a point approximately 109 feet south of Broad Street to the Norfolk-Southern Railroad right-of-way, a distance of 188 feet, and established May 10, 2007 as the public hearing date. As proposed, the abandoned right-of-way will remain as a 50-foot utility and drainage easement.

City staff has reviewed the request and determined the proposed closure of this section of South Watauga Avenue is appropriate and will not cause any disruptions to the traveling public.



Attached is the resolution which contains an order to close the aforementioned portion of South Watauga Avenue along with a map depicting the area to be closed and the original petition requesting closure.

Fiscal Note: The City will no longer be responsible for the maintenance of this portion of South Watauga Avenue. There will be no significant fiscal impact to the City.

Recommendation: City Council conduct a public hearing and consider the attached resolution ordering the closure of the portion of South Watauga Avenue south of Broad Street.

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

Attachments / click to download

-  [Map for S. Watauga Avenue](#)
 -  [S Watauga Avenue Attachments](#)
 -  [Street Closing Watauga Ave. \(Order to Close\)](#)
-

-----[SPACE ABOVE THIS LINE IS RESERVED FOR RECORDATION DATA]-----

**STATE OF NORTH CAROLINA
COUNTY OF PITT
STREET CLOSING RESOLUTION
PORTION OF S. WATAUGA AVENUE**

Prepared by: City of Greenville
Return to: City of Greenville
PO Box 7207
Greenville, NC 27834

**RESOLUTION NO. 07-_____
AN ORDER OF THE CITY COUNCIL
OF THE CITY OF GREENVILLE, NORTH CAROLINA
TO CLOSE A PORTION OF S. WATAUGA AVENUE**

WHEREAS, the City Council of the City of Greenville, at its April 9th 2007 meeting, adopted a resolution declaring its intent to close a portion of S. Watauga Avenue;

WHEREAS, pursuant to the provisions of G.S. 160A-299, said resolution was published once a week for four (4) successive weeks in The Daily Reflector setting forth that a hearing will be held on the 10th day of May, 2007, on the question of the closing a portion of said street;

WHEREAS, a copy of the resolution was sent by certified mail to all owners of the property adjoining that portion of S. Watauga Avenue as shown on the County tax records and a notice of the closing and the public hearing was prominently posted in at least two (2) places along said portion of street;

WHEREAS, a hearing was conducted on the 10th day of May, 2007, at which time all persons interested were afforded an opportunity to be heard on the question of whether or not the closing will be detrimental to the public interest or the property rights of any individual; and

WHEREAS, it appears to the satisfaction of the City Council of the City of Greenville, North Carolina, after conduction of said hearing, that the closing of a portion of S. Watauga Avenue is not contrary to the public interest, and that no individual owning property in the vicinity of said street or in the subdivision in which said street is located would thereby be deprived of reasonable means of ingress and egress to their property.

IT IS NOW, THEREFORE, ORDERED BY THE CITY COUNCIL OF THE CITY OF GREENVILLE that, upon the effective date of this Order, the property described below be and the same is closed, and all right, title and interest that may be vested in the public to said area for street purposes is released in accordance with the provisions of G.S. 160A-299:

To Wit: The 50 foot wide right of way of a portion of the 500 block of S. Watauga Avenue as shown on the plat entitled, "Street Closing Map For A Portion of S. Watauga Avenue", prepared by Rivers and Associates, Inc. Drawing No. Z-2395, dated January 4, 2007.

Location: All that certain tract or strip of land lying and being situated in the City of Greenville, Greenville Township, Pitt County, North Carolina bounded on the north by Watauga Avenue, on the east by David A. Evans Jr. and Garris Evans Lumber Company, on the south by Norfolk and Southern Railroad Right of Way and on the west by the City of Greenville and being described by metes and bounds as follows:

BEGINNING at a existing iron rod where the eastern right of way line of South Watauga Avenue intersects with the southern right of way line of Broad Street; thence S 29°00'00" E - 109.04 feet to an existing iron pipe, said pipe being the northwesterly property corner of the David A. Evans Jr. Tract recorded in Deed Book 1001, Page 520, the TRUE POINT OF BEGINNING, thence continuing with the westerly line of Evans, S 29°00'00" E - 176.66 feet to a point, the northwesterly property corner of the Garris Evans Lumber Company Tract, recorded in Deed Book O-25 Page 450, thence with the westerly line of Garris Evans Lumber Company, S 29°00'00" E - 10.99 feet to a point in the northerly Norfolk and Southern Railroad Right of Way; thence with the northerly Railroad Right of Way, S 89°00'41" W - 56.63 feet to a point, the southeasterly corner of the City of Greenville Property, recorded in Deed Book 1816, Page 662; thence with the City of Greenville Property, N 29°00'00" W - 161.04 feet to a point; thence cornering and crossing South Watauga Avenue, N 61°00'00" E - 50.00 feet to the POINT OF BEGINNING containing 8,717 square feet more or less and shown on Rivers and Associates, Inc. drawing No. Z-2395 dated January 4, 2007 entitled, "Street Closing Map for a Portion of South Watauga Avenue," which by reference is made a part hereof.

IT IS FURTHER ORDERED BY THE CITY COUNCIL OF THE CITY OF GREENVILLE that the City of Greenville does hereby reserve its right, title, and interest in any utility improvement or easement within the street closed pursuant to this order. Such reservation also extends, in accordance with the provisions of G.S. 160A-299(f), to utility improvements or easements owned by private utilities which at the time of the street closing have a utility agreement or franchise with the City of Greenville.

IT IS FURTHER ORDERED BY THE CITY COUNCIL OF THE CITY OF GREENVILLE that, upon the effective date of this Order, the Mayor and City Clerk are authorized to execute quit-claim deeds or other legal documents to prove vesting of any right, title or interest to those persons owning lots or parcels adjacent to the street in accordance with G.S. 160A-299(c), provided all costs shall be paid by any adjoining landowner requesting such action, all documents must be approved by the City Attorney and all documents, when appropriate, must reserve to the City any easements retained by the City. The intent of this paragraph is to authorize the execution of quit-claim deeds when requested by adjacent property owners; however, none are required and this paragraph is not intended to alter the vesting of title by operation of law as established by G.S. 160A-299(c).

IT IS FURTHER ORDERED BY THE CITY COUNCIL OF THE CITY OF GREENVILLE that a copy of this Order shall be filed in the Office of the Register of Deeds of Pitt County after the effective date of this Order.

ADOPTED this the 10th day of May, 2007.

ROBERT D. PARROTT, MAYOR

ATTEST:

WANDA T. ELKS, CITY CLERK

NORTH CAROLINA
PITT COUNTY

I, Patricia A. Sugg, a Notary Public, do hereby certify that Wanda Elks, City Clerk, personally appeared before me this day and acknowledged the due execution of the foregoing certification, for the purposes therein expressed.

WITNESS my hand and notarial seal this 10th day of May, 2007.

NOTARY PUBLIC

My Commission Expires: _____

Vicinity Map



Item # 14

PETITION TO CLOSE A STREET

We, the undersigned do hereby petition the City Council of Greenville, North Carolina to permanently close the street as described on Exhibit "A" attached.

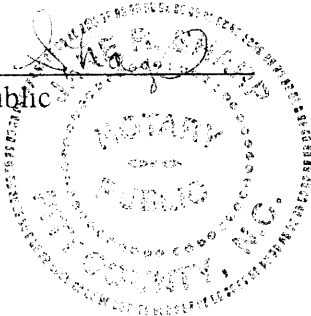
| SIGNATURE | NAME | ADDRESS |
|--|----------------|----------------|
| <i>GARRIS EVANS LUMBER CO</i> <i>David A. Evans</i> | David A. Evans | 0 Watauga Ave. |
| _____ | _____ | _____ |
| _____ | _____ | _____ |
| _____ | _____ | _____ |
| _____ | _____ | _____ |
| _____ | _____ | _____ |
| _____ | _____ | _____ |

North Carolina
Pitt County

I, Jane R. Sharp, a Notary Public in and for the aforesaid County and State, do hereby certify that David A. Evans Jr., appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and Notarial Seal, this the 1, day of February, 2007.

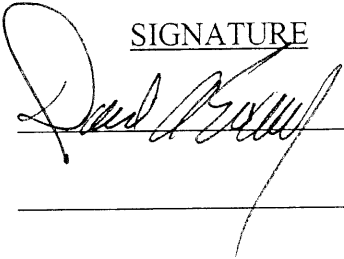
Jane R. Sharp
Notary Public



My Commission Expires: My Commission Expires August 1, 2010

PETITION TO CLOSE A STREET

We, the undersigned do hereby petition the City Council of Greenville, North Carolina to permanently close the street as described on Exhibit "A" attached.

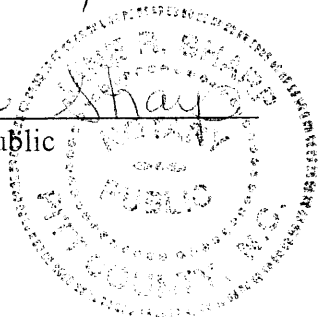
| SIGNATURE | NAME | ADDRESS |
|---|----------------|-----------------------|
|  | David A. Evans | 1370 S. Wautauga Ave. |
| _____ | _____ | _____ |
| _____ | _____ | _____ |
| _____ | _____ | _____ |
| _____ | _____ | _____ |
| _____ | _____ | _____ |
| _____ | _____ | _____ |
| _____ | _____ | _____ |

North Carolina
Pitt County

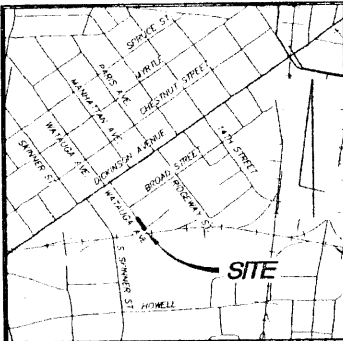
I, Jane R Sharp, a Notary Public in and for the aforesaid County and State, do hereby certify that DAVID A EVANS JR, appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and Notarial Seal, this the 1, day of February, 2007.

Jane R Sharp
Notary Public



My Commission Expires: My Commission Expires August 1, 2010



LOCATION MAP

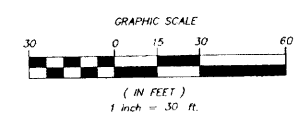
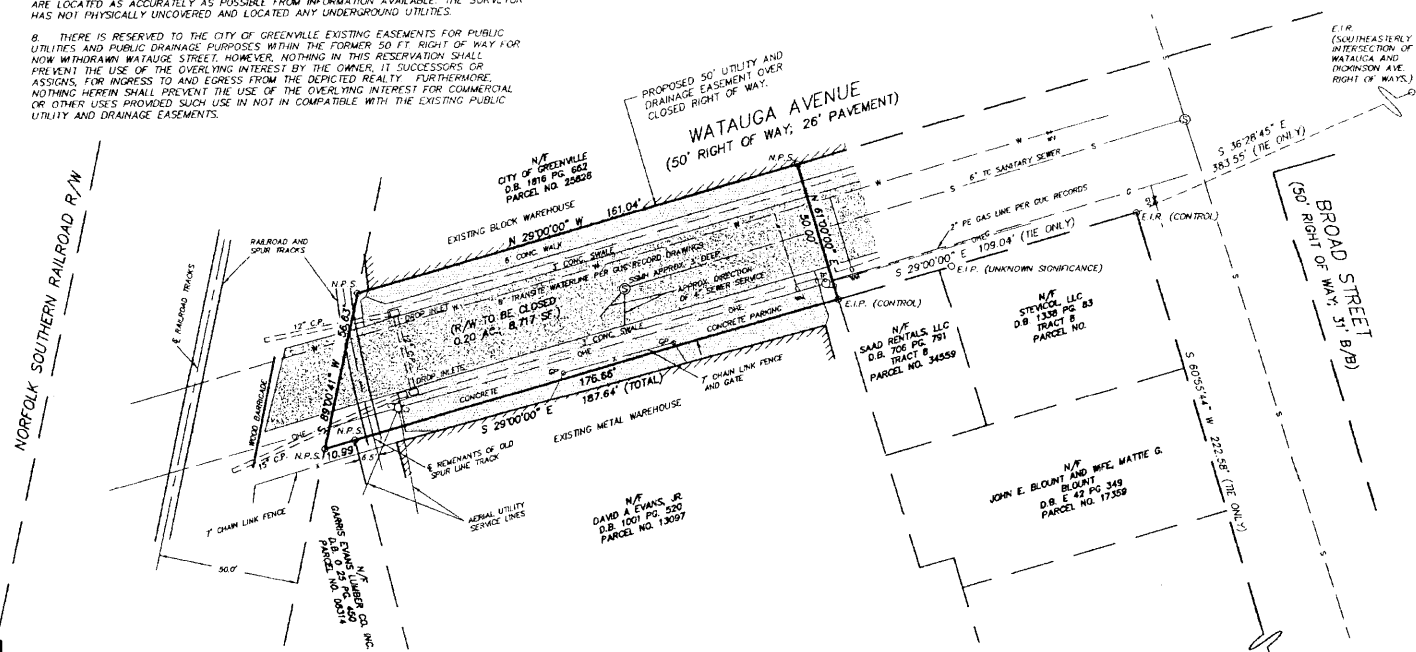
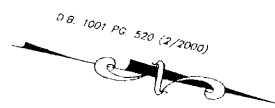
SCALE: 1" = 1000'

LEGEND

| | |
|--------|------------------------|
| TP | TELEPHONE FEED STAL |
| GP | GATE POST |
| LP | LIGHT POLE |
| SM | SANITARY SEWER MANHOLE |
| WM | WATER METER |
| WV | WATER VALVE |
| GV | GAS VALVE |
| CP | CONCRETE PIPE |
| TC | TERRA COTTA |
| R/W | RIGHT OF WAY |
| USE | UNDERGROUND ELECTRIC |
| W | WATER MAIN / SERVICE |
| G | GAS MAIN / SERVICE |
| S | STORM DRAINAGE LINES |
| SS | SANITARY SEWER MAIN |
| F | FENCE |
| ASPH | ASPHALT |
| CONC | CONCRETE |
| UI | UTILITY POLE |
| E.I.P. | EXISTING IRON PIPE |
| E.I.R. | EXISTING IRON ROD |
| B/B | BACK TO BACK |
| APPROX | APPROXIMATE |

NOTES

- ALL DISTANCES ARE HORIZONTAL GROUND MEASUREMENTS.
- THIS PROPERTY IS LOCATED WITHIN "ZONE X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN), AS DETERMINED FROM FIRM MAP NUMBER 2/20467/00 J PANEL 4677 J, EFFECTIVE JANUARY 2, 2004. NGVD29 + (-)1.15 = NAVD 88
- THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT REPORT. RIVERS AND ASSOCIATES DOES NOT CLAIM THAT ALL MATTERS OF RECORD WHICH MAY OR MAY NOT AFFECT THIS PROPERTY ARE SHOWN HEREON.
- PROPERTY SUBJECT TO ANY AND ALL EASEMENTS, RIGHTS OF WAY, RESTRICTIVE COVENANTS WHICH MAY BE OF RECORD.
- UNDERGROUND UTILITIES PLOTTED IN PART FROM ACTUAL FIELD LOCATION OF EXISTING ABOVE GROUND FEATURES AND IN PART FROM MAPS ON RECORD AT GUC OR PROVIDED BY CLIENT. ACTUAL LOCATIONS MAY VARY. OTHER UTILITIES MAY EXIST. CONTRACTOR SHOULD CONTACT NORTH CAROLINA ONE-CALL CENTER (800 ONE-CALL) AT 1-800-632-4349 TO HAVE UNDERGROUND UTILITIES LOCATED PRIOR TO EXCAVATING OR TRENCHING.
- THE SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES SHOWN ARE COMPRISED OF ALL SUCH UTILITIES IN THE AREA OF SURVEY EITHER IN SERVICE OR ABANDONED. THE SURVEY FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. THE SURVEYOR DOES HEREBY CERTIFY THAT ALL UTILITIES ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY UNCOVERED AND LOCATED ANY UNDERGROUND UTILITIES.
- THERE IS RESERVED TO THE CITY OF GREENVILLE EXISTING EASEMENTS FOR PUBLIC UTILITIES AND PUBLIC DRAINAGE PURPOSES WITHIN THE FORMER 50 FT. RIGHT OF WAY FOR NOW WITHDRAWN WATAUGA STREET. HOWEVER, NOTHING IN THIS RESERVATION SHALL PREVENT THE USE OF THE OVERLYING INTEREST BY THE OWNER, HIS SUCCESSORS OR ASSIGNS, FOR INGRESS TO AND EGRESS FROM THE DEPICTED REALTY. FURTHERMORE, NOTHING HEREIN SHALL PREVENT THE USE OF THE OVERLYING INTEREST FOR COMMERCIAL OR OTHER USES PROVIDED SUCH USE IS NOT IN COMPATIBLE WITH THE EXISTING PUBLIC UTILITY AND DRAINAGE EASEMENTS.



MAYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT THE CITY COUNCIL OF THE CITY OF GREENVILLE HAS PASSED A RESOLUTION TO CLOSE A PORTION OF WATAUGA AVENUE.

RESOLUTION NO. _____

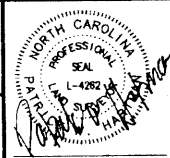
SIGNED _____ MAYOR

SIGNED _____ CITY CLERK

REFERENCE

- D.B. 1001 PG. 530
- D.B. 1816 PG. 662
- D.B. 706 PG. 791
- D.B. 1338 PG. 83

Rivers & Associates, Inc.
 107 East Second Street, Greenville, NC 27858 (252) 752-4135
 6131 Falls of Neuse Road, Suite 300, Raleigh, NC 27609 (919) 848-3347
 Since 1919



NORTH CAROLINA, PITT COUNTY
 I, PATRICK W. HARTMAN, CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE BY DENNIS GIPPHICH ON JANUARY 4-5, 2007; THAT THE RATIO OF PRECISION IS 1:10,000+; THAT BOUNDARIES NOT SURVEYED ARE SHOWN AS BROKEN LINES PLOTTED FROM INFORMATION FOUND IN BOOKS REFERENCED HEREON; THAT THIS MAP WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. I FURTHER CERTIFY PURSUANT TO G.S. 47-30 (f) (1) THAT THIS SURVEY IS OF ANOTHER CATEGORY, BEING A SURVEY FOR A STREET CLOSING. WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS 12TH DAY OF MARCH, 2007.
 PROFESSIONAL LAND SURVEYOR
 REGISTRATION NUMBER L-4262

STATE OF NORTH CAROLINA
 COUNTY OF PITT
 I, _____ REVIEW OFFICER OF PITT COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.
 REVIEW OFFICER _____
 DATE _____

SOURCE OF TITLE
 THIS IS TO CERTIFY THAT THE LAST INSTRUMENT(S) IN THE CHAIN OF TITLE OF THIS PROPERTY AS RECORDED IN THE PITT COUNTY REGISTRY AT GREENVILLE, NORTH CAROLINA IS:
 PROFESSIONAL LAND SURVEYOR
 REGISTRATION NO. L-4262

NORTH CAROLINA, PITT COUNTY
 FILED FOR REGISTRATION THIS THE _____ DAY OF _____ 2007
 AT _____ O'CLOCK _____ M.
 JUDY J. TART, REGISTER OF DEEDS
 DEPUTY REGISTER OF DEEDS

| | | |
|-------------------|-----------------------|-----------------|
| SCALE 1" = 30' | DRAWING NO. Z-2395 | SHEET 1 OF 1 |
|-------------------|-----------------------|-----------------|

| | | |
|----------------|---------------|-------------|
| DATE 1/4/07 | SURVEY: D.G. | DRAFT: P.H. |
| DESIGN: | CHECK: P.W.H. | |

Item # 14



City of Greenville, North Carolina

Meeting Date: 5/10/2007
Time: 7:00 PM

Title of Item: Resolution endorsing the Community Development Block Grant (CDBG) and HOME Investment Partnership Fiscal Year 2007-2008 Annual Action Plan







Explanation: The Action Plan is a requirement of the Department of Housing and Urban Development (HUD) as a condition of receiving funding under certain federal programs. The goal of the Plan is to extend and strengthen partnerships between the public and private sectors to provide decent housing, establish and maintain a suitable living environment, and expand economic opportunities.

The Action Plan is a detailed account of activities to be carried out as well as the funding allocated for each activity. The Plan preparation requires two public hearings to give citizens an opportunity to participate and provide comments. The first public hearing was held on February 8, 2007, and May 10, 2007 is the final public hearing. All comments received will be included in the final draft of the Action Plan.

Fiscal Note: U.S. Department of Housing and Urban Development has awarded an \$822,811 CDBG grant and an \$837,860 HOME Investment Partnership Grant to the City of Greenville for fiscal year 2007-2008.

Recommendation: Hold the final public hearing for citizen participation and approve a resolution authorizing submission of the Annual Action Plan to the U.S. Department of Housing and Urban Development.

Attachments / click to download

-  [Census tract map](#)
 -  [West Greenville map](#)
 -  [HOME program target areas map](#)
 -  [Application for federal assistance](#)
 -  [action plan draft](#)
 -  [Action Plan resolution 07/08](#)
-

RESOLUTION NO. 07-____
A RESOLUTION ENDORSING THE SUBMISSION OF THE 2007-2008 ANNUAL ACTION PLAN FOR THE CITY OF GREENVILLE, NORTH CAROLINA

WHEREAS, the City of Greenville recognizes the benefits of the Community Development Block Grant and HOME Investment Partnership Programs in providing local governments with the resources to develop viable communications by funding activities that principally benefit low and moderate income persons; and

WHEREAS, the City of Greenville recognizes the need to assist low income and special populations of the City with Community Development Block Grant and HOME Investment Partnership funds; and

WHEREAS, the Congress and nation acknowledge the critical value of the Community Development Block Grant and HOME Investment Partnership Programs and the significant projects that rely upon its funding;

NOW THEREFORE BE IT RESOLVED that the 2007-2008 Community Development Block Grant and HOME Investment Partnership Programs of the City of Greenville and Pitt County area be established by:

1. Authorizing the Mayor to execute approval documents required for the submission of the Annual Action Plan for the 2007-2008 fiscal year following the close of the public hearing.
2. Authorizing the City Manager to enter into contracts with Community Housing Development Organizations approved for the 15% CHDO set-aside.
3. Authorizing the City Manager to enter into contracts with Pitt County Consortia members approved for HOME funds activities.
4. Authorizing the City Manager or his designee to carry out 2007-2008 activities approved in the Annual Action Plan.
5. Authorizing the Director of Community Development or his designee to implement such policies and procedures required by the programs, as attached to the Annual Plan.

Resolved this the _____ day of May, 2007.

Robert D. Parrott, Mayor

ATTEST:

Wanda T. Elks, City Clerk



**CITY OF GREENVILLE
NORTH CAROLINA**

PITT COUNTY CONSORTIUM

**FISCAL YEAR 2007-2008
ONE YEAR ACTION PLAN**

***COMMUNITY DEVELOPMENT BLOCK GRANT AND HOME
INVESTMENT PARTNERSHIP PROGRAMS***



*New Construction Activity
West Greenville 45-Block Revitalization Area*

**Prepared by Community Development Department
Housing Division
201 West Fifth Street, 3rd Floor
Greenville, North Carolina 27834
252/329-4481**

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- A** Required HUD forms
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 - West Greenville 45 Block Revitalization areas
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I. EXECUTIVE SUMMARY

Purpose

The Action Plan is a requirement of the Department of Housing and Urban Development (HUD) as a condition of receiving funding under certain federal programs. The goal of the Plan is to extend and strengthen partnerships among the public and private sector to provide decent housing, establish and maintain a suitable living environment and expand economic opportunities.

Background

The 2007-2008 Annual Action Plan represents the fifth year of the City of Greenville and Pitt County HOME Consortium Consolidated Plan. The current Consolidated Plan was approved on June 09, 2003. The plan identifies a comprehensive strategy to address community needs for the five-year period 2003-2007. The plan associates goals and objectives with current needs throughout the five-year period. The goals and objectives identified guide staff in selecting activities to be carried out during each fiscal year.

The income limits used in the Housing programs are updated annually according to charts from the Department of Housing and Urban Development (HUD). Affordable means that monthly rents and mortgage payments including taxes and insurance do not exceed 30% of that amount that represents the percentage of the median annual gross income for the households as indicated in the below chart.

CITY OF GREENVILLE
INCOME LIMITS 2007

| Household Size | Max Income Grant CDBG | | | | Max Income CDBG /HOME /NCHFA | | | Median Income | Max Income Subdivision |
|----------------|-----------------------|----------|----------|----------|------------------------------|----------|----------|---------------|------------------------|
| | 30 % | 50 % | 60 % | 70 % | 80 % | 90 % | 100 % | 115 % | |
| 1 | \$10,450 | \$17,450 | \$20,400 | \$23,800 | \$27,900 | \$30,600 | \$33,950 | \$39,050 | |
| 2 | \$11,950 | \$19,900 | \$23,300 | \$27,200 | \$31,900 | \$34,950 | \$38,800 | \$44,650 | |
| 3 | \$13,450 | \$22,400 | \$26,200 | \$30,600 | \$35,850 | \$39,300 | \$43,650 | \$50,200 | |
| 4 | \$14,950 | \$24,900 | \$29,100 | \$33,950 | \$39,850 | \$43,650 | \$48,500 | \$55,800 | |
| 5 | \$16,150 | \$26,900 | \$31,450 | \$36,700 | \$43,050 | \$47,200 | \$52,400 | \$60,300 | |
| 6 | \$17,350 | \$28,900 | \$33,800 | \$39,450 | \$46,250 | \$50,700 | \$56,300 | \$64,750 | |
| 7 | \$18,550 | \$30,900 | \$36,100 | \$42,150 | \$49,400 | \$54,150 | \$60,150 | \$69,200 | |
| 8 | \$19,750 | \$32,850 | \$38,450 | \$44,850 | \$52,600 | \$57,650 | \$64,050 | \$73,700 | |
| 9 | \$20,950 | \$34,900 | \$40,750 | \$47,550 | \$55,800 | \$61,150 | \$67,900 | \$78,150 | |
| 10 | \$22,150 | \$36,900 | \$43,100 | \$50,250 | \$59,000 | \$64,650 | \$71,800 | \$82,600 | |

NOTE: Annual Income as reported under the Census long-form for the most recent available decennial.

Effective 3/30/07

COG-#686794-v1-2007_income_chart

Doc #142525

Funding received through this application plan from the U.S. Department of Housing and Urban Development (HUD) makes a substantial impact on serving the needs of low-income, homeless and special needs populations in City of Greenville and Pitt County area. Households must meet the following definition of very low or low income limits.

Very Low Person or Household means one or more natural persons or a family that has a total annual gross household income that does not exceed 50% of the median annual income adjusted for family size for households.

Low income Person or Household means one or more natural persons or a family that has a total annual gross household income that does not exceed 80% of the median annual income adjusted for family size for households.

Brief Overview of the CDBG Program

The Housing and Community Development Act of 1974 created the Community Development Block Grant program in 1974. Since 1975, the City of Greenville has participated in the program with a variety of activities. The City of Greenville became an Entitlement in 1994. As an Entitlement, the City receives an annual allocation of funding from the U.S. Department of Housing and Urban Development. The primary objective of CDBG is the development of viable urban communities by providing decent housing, a suitable living environment, and expanding economic opportunities. All activities carried out must meet one of the three National Objectives. Those objectives are:

- Benefit low-moderate income persons;
- Aid in the prevention or elimination of slums or blight; or
- Addressing an “urgent need”

Brief Overview of the HOME Investment Partnership Program

The HOME Investment Partnership program was created by the National Affordable Housing Act of 1990 to create local partnerships for providing decent affordable housing to lower income households. It is intended that local jurisdictions work with nonprofit organizations and the private investment community to achieve this goal.

Cities receiving HOME funds must reserve 15% of their HOME funds to Community Housing Development Organizations (CHDOs) for affordable housing development.

In 1997, the Pitt County HOME Consortium was formed. The Consortium included the City of Greenville as lead entity, the Towns of Farmville, Ayden, Bethel, Grifton and Pitt County. The Town of Winterville became a member in 2001. As a Consortium, the communities were eligible for further financial assistance from the U.S. Department of Housing and Urban Development.

Brief Overview of the City of Greenville Affordable Housing Bond Program

On November 2, 1992, the citizens of Greenville approved a one million dollar bond referendum for affordable housing. The funding was divided into three revolving loan categories. The categories include homeownership, land banking, and elderly housing rehabilitation. As revolving loans, these funds are continually recaptured and recycled into the activities to further efforts to promote and preserve affordable housing. This bond lead to the production of 149 affordable homes for first time low and moderate income buyers and flood survivors and over 70 loans to low and moderate families for home purchases and rehabilitation of low income elderly homeowner residences. These funds have been recycled since 1992 and are available for the 45 Block Revitalization program and other affordable housing initiatives of the City of Greenville.

In 2004, citizens again approved \$10 million in bond referendums for the revitalization efforts in the Uptown and West Greenville 45 Block Revitalization focus area. Five million of the \$10 million is set aside for the priorities and goals identified below within the 45 Block Revitalization area for the use with CDBG and HOME funds.

Top Priorities and Goals

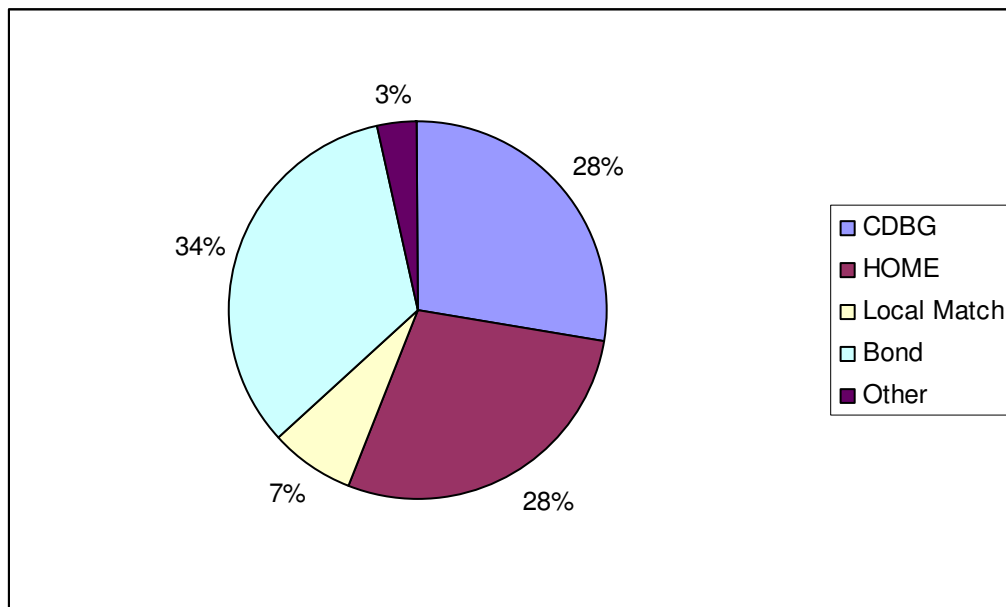
The top priorities and goals determined in the Consolidated Plan include the following:

1. Revitalization of several neighborhoods in West Greenville that are in a state of decline through:
 - Rehabilitation of owner occupied units.
 - Acquisition and demolition of dilapidated rental housing.
 - Acquisition of vacant parcels to assemble land for suitable building sites.
Construction of affordable housing for owner occupants in West Greenville area.
 - Establishing areas for the construction of quality, affordable, rental housing.
 - Establishing a neighborhood commercial focus area.
 - Preserving historical business district along Albemarle Avenue and Martin Luther King Jr, Drive.
 - Conversion of rental dwellings to owner occupants with downpayment/secondary mortgage assistance.
 - Identification of infrastructure improvements.
 - Improving but preserving the neighborhood character.
 - Developing programs and services with the private sector that will aid in the success of revitalization efforts.
 - Landscaping/Streetscape improvements.
2. Supporting nonprofits that provide housing assistance to special needs populations, provide youth services, and encourage entrepreneurship.
3. Providing homebuyer assistance for first-time homebuyers through programs and structure.
4. Continue to eliminate lead-based paint hazards in dwellings assisted with federal funding.

II. SOURCES OF FUNDS

Available Resources

Resources available to support activities identified in the Action Plan will include Community Development Block Grant funds, HOME Investment partnership, general revenues, local Bond program, North Carolina Housing Finance Agency, private lending institutions and private developers.



HOME Match

Local match requirement for the 2007-2008 Home Program is in the amount of \$209,465. These funds come from local funds earmarked for Affordable Housing and for meeting match requirements. The funds will be used to augment HOME projects. The HOME Consortium currently has a match credit of \$1,044,822, which will be carried over. Despite the match credit, members still identify match with all projects, evidence of which is detailed on the match log.

Leveraging

All estimated resources are listed below. These funds will be used to leverage private funds through several methods. Much of the private funding that is leveraged is realized when federal funds are used to develop affordable housing units or when federal funds are used to supplement low-moderate income first-time homebuyers with purchasing a home through secondary mortgage assistance. Private funds are then invested through mortgages from local lenders.

Funding Summary Chart

| Source | Amount | Description |
|---|---------------------|---|
| CDBG | \$822,811 | Funds will be used for administration, housing rehabilitation, acquisition, relocation, public service and clearance/ demolition. |
| HOME | \$837,360 | Funds will be used for administrative cost, housing rehabilitation, downpayment assistance, acquisition, relocation, and CHDOs. |
| General Revenue | \$420,000 | Includes HOME match requirement set aside and other local municipal appropriations to support programs. |
| Affordable Housing Bond Program | \$1,000,000 | A 1992 Voters Referendum for preservation and creation of affordable housing in the City of Greenville. |
| West Greenville Redevelopment Area Bond Program | \$10,000,000 | A 2004 Voters Referendum for revitalization efforts in the Uptown and West Greenville 45 Block Revitalization focus area. |
| North Carolina Housing Finance Agency | \$200,000 | Funds are awarded from the New Home Loan Pool in the Countryside Estate Subdivision and West Greenville for downpayment assistance. |
| Program Income | \$60,000 | Funds generated from recaptured activities of CDBG and HOME assisted units. |
| | | |
| Total All Sources | \$13,340,171 | Approximate total of all sources |

III. ONE YEAR ACTION PLAN

Introduction

The 2007-2008 Annual Action Plan describes the CDBG and HOME activities proposed for the 2007 fiscal year. The Five-Year Consolidated Plan guides development of the plan and selection of activities to be undertaken. The plan also includes the resources available to perform the activities, a detailed description of the activities, and a map (See Appendix B) depicting the areas in which the activities will take place.

The activities to be undertaken by the City of Greenville and Pitt County Consortium for the 2007-2008 fiscal year will include Program Administration, Owner-Occupied Housing Rehabilitation, Downpayment Assistance to First-time Homebuyers, Housing Rehabilitation, Clearance & Demolition, Public Service, Community Housing Development Organizations, Relocation Assistance, and Land Acquisition. It is anticipated that a majority of the proposed activities will be completed within the program year with a few overlapping into future years.

In addition to routine Community Development activities through the CDBG and HOME Programs, we continue to expand new affordable housing developments with the use of local bond funds. These new developments require the experience and oversight of the City of Greenville Housing Division. The City of Greenville has completed 2 subdivisions for a total of 39 homes and currently has 1 subdivision under construction with 105 lots. In addition, 4 homes have been constructed on scattered sites and 5 additional lots are pending award through a request for proposal process.

| Subdivision / # homes | Prior Year | 2006-2007 Sales | Total Units |
|------------------------------|-------------------|------------------------|--------------------|
| Singletree (24) | 24 | Project Completed | 24 |
| Carolina Heights (15) | 15 | Project Completed | 15 |
| Red Oak (1) | 1 | Project Completed | 1 |
| Countryside Estates (105) | 95 | 7 | 102 |
| Scattered sites | 0 | 4 | 4 |
| | | Total | 146 |

To date, a total of 146 homes have been constructed and sold to homebuyers under the City of Greenville Affordable Housing Program.

Performance Measurement

The focus on demonstrating performance and results is present at all levels of government and in the private sector. Performance measurement is a program tool that can help housing and community development practitioners collect data, track progress, and report on program results in a way that speaks to the impact a program has had on a community and the lives of its residents. Performance Measurement is an organized process for gathering information to determine how well programs and activities are meeting established needs and goals. There are three main components to Outcome Performance Measurement System: Objectives; Outcomes; and Indicators.

Objectives:

Performance Measurement offers three possible objectives for each activity. These objectives are based on the broad statutory purposes of the four Community Planning and Development programs:

Creating Suitable Living Environments

This objective relates to activities that are designed to benefit communities, families, or individuals by addressing issues in their living environment. The activities are intended to address a wide range of issues faced by low and moderate income persons, from physical problems with their environment, such as poor quality infrastructure, to social issues such as crime prevention, literacy, or elderly health services.

Providing Decent Housing

This objective focuses on housing activities whose purpose is to meet individual family or community housing needs.

Creating Economic Opportunities

This applies to activities related to economic development, commercial revitalization or job creation.

Outcomes:

The second component of the system is outcomes, which are closely related to objectives. The program outcome helps further refine the objectives and is designed to capture the nature of the change or the expected result of the objective to achieve. The following are the three identified:

Availability/Accessibility

This applies to activities that make services, infrastructure, public services, public facilities, housing or shelter available or accessible to low and moderate income people, including persons with disabilities.

Affordability

These are activities that provide affordability in a variety of ways to low and moderate income people. It can include the creation or maintenance of affordable housing, basic infrastructure hook-ups or services such as transportation or day care.

Sustainability

This applies to activities that are aimed at improving communities or neighborhoods, helping to make them livable or viable by providing benefit to persons of low and moderate income by removing or eliminating slums or blighted areas, through multiple activities or services that sustain communities or neighborhoods.

Indicators:

Once the program purpose (objective) has been established and intended result (outcome), the next step is to identify how to measure progress towards achieving the intended results. There are four common indicators that are relevant for most activities:

- Amount of money leveraged from other sources
- Number of persons, households, businesses, units or beds assisted
- Income level of persons or households by: 30%, 50%, 60% or 80%
- Race, ethnicity and disability data

A successful performance measurement system is tailored to the specific goals and objectives of the program. To meet its obligation to assess program performance, HUD must require grantees to provide information on their achievements and investments since program objectives and activities are determined and implemented locally.

Summary of Proposed Projects:

Program Administration

Activity 2007-1

Regulatory Citations: 24 CFR Part 92.207, and 570.206

Staff salary and administrative service delivery costs for implementing the Community Development Block Grant and HOME Programs, will be funded through CDBG and HOME awards, as well as local general revenue support.

Funding Amount: \$62,500 HOME
\$164,000 CDBG

Housing Rehabilitation

Activity 2007-2

Regulatory Citations: 24 CFR Part 92.205-(a) (1), 570.202

This program is designed to assist very low to low income homeowners with rehabilitating existing housing structures. The primary intent of this activity is to bring units up to code through the provision of rehabilitation activities to eliminate all code violations and provide a decent, safe and sanitary living environment. Program costs incurred may include demolition, construction, permitting fees, surveying, lead abatement, credit reports and closing costs. This activity will target owner occupied homeowners only. All City of Greenville rehabilitation activities will occur within the 45-Block Area with the exception of assistance through World Changers and other Consortium members. Qualified candidates for assistance include homeowners with annual incomes below 80% of the median area income as defined by HUD.

Funding Amount: \$145,000 CDBG
\$150,000 HOME

Performance Measurement of Rehabilitation Activities

Objective: Providing Decent Housing
Outcome: Affordability
Output Indicators: Number of units rehabilitated Goal: 10

Acquisition of Substandard/Dilapidated Properties

Activity 2007-3

Regulatory Citations: 24 CFR Part 570.201 (a), 570.201 (d), 570.201 (i)

Efforts will continue to acquire and demolish substandard and dilapidated properties that continue to blight the 45-Block Revitalization Area. Acquisition will focus on vacant rental properties or vacant parcels however it may be necessary to acquire occupied rental units for the betterment of the community. Relocation assistance will be provided to tenants that are displaced per URA guidelines. Parcels will be recombined for the development of new, affordable housing units. Acquisition costs may include, but not limited to legal fees, appraisal costs and surveying.

Funding Amount: \$95,000 HOME
\$250,391 CDBG

Performance Measurement of Acquisition Activities

Objective: Creating Suitable Living Environments
Providing Decent Housing
Outcome: Affordability, Availability/Accessibility
Output Indicators: Number of units acquired Goal: 10
Number of households relocated to decent housing 8

Relocation/Displacement Assistance

Activity 2007-4

Regulatory Citations: 24 CFR Part 570.201 (a), 570.201 (d), 570.201 (i)

As part of the West Greenville 45 Block Revitalization plan, efforts will continue to acquire and demolish substandard and dilapidated properties that continue to blight the area. Acquisition will focus on vacant rental properties or vacant parcels however it may be necessary to acquire occupied rental units for the betterment of the community. Relocation assistance will be provided to tenants that are displaced per Uniform Relocation Assistance guidelines.

Funding Amount: \$41,920 CDBG

Performance Measurement of Relocation/Displacement Assistance Activities

Objective: Creating Suitable Living Environments
Providing Decent Housing
Outcome: Affordability, Availability/Accessibility
Output Indicators: Number of units households Goal: 10

Public Service

Activity 2007-5

Regulatory Citations: 24 CFR Part - See chart below

The City of Greenville will make available funds to assist nonprofit organizations with approved brick and mortar projects and services. Qualified agencies will participate in projects that benefit citizens of the City of Greenville and that are located within the Greenville City limits. Nonprofit housing and service providers must assist the under-served populations of the city. Applications from nonprofits are submitted to the city for consideration annually and reviewed by the Affordable Housing Loan Committee. The activities will assist low income persons, homeless and special needs persons, victims of family violence, and housing providers. All funding will be expended from July 1, 2007 through June 30, 2008.

Funding Amount: \$123,500 CDBG

Performance Measurement of Public Service Activities

Objective: Creating Suitable Living Environment
 Outcome: Sustainability
 Output Indicators: Number of LMI households served Goal: 25

Proposed Public Service Funding Chart

| Organization | Purpose | Funding | Reg. Citation |
|---------------------------------------|--|------------------|---------------|
| Greenville Community Shelter | Renovations to facility | \$14,600 | 570.201 (c) |
| New Directions Family Violence Center | Renovations to facility | \$12,500 | 570.201 (c) |
| HABITAT | Acquisition of real property, infrastructure, and demolition | \$15,000 | 570.201 (a) |
| Flynn Christian Home | Renovations to facility | \$20,000 | 570.201 (c) |
| Martin County Community Action | Urgent Repairs | \$25,900 | |
| Pitt County Council on Aging | Construction Cost | \$20,000 | 570.201 (e) |
| Progressive Action and Restoration | Housing Counseling | \$15,500 | 570.201 |
| Total | - | \$123,500 | - |

Downpayment Assistance

Activity 2007-6

Regulatory Citations: 24 CFR Part 92.205-(a) (1)

This program is designed to assist low income residents with “gap financing” in the form of downpayment and closing cost assistance in the purchase of newly constructed homes and existing homes. All first time participants must contribute at least \$1000 towards the purchase. Homeownership within the West Greenville 45-Block Revitalization Area will be a high priority. Efforts to convert low-moderate income tenants into homeowners will be bridged with downpayment assistance funding.

Funding Amount: \$100,000 HOME

Performance Measurement of Downpayment Assistance Activities

| | | | |
|--------------------|---------------------------------|-------|----|
| Objective: | Providing Decent Housing | | |
| Outcome: | Affordability | | |
| Output Indicators: | Number of inquiries | Goal: | 20 |
| | Number of first time homebuyers | | 10 |

Clearance/Demolition

Activities 2007-7

Regulatory Citation 24 CFR Part 92.205(d)

This activity is designed to acquire and demolish substandard structures in the West Greenville 45 block Revitalization area in an effort to improve the living conditions for low income residents. Parcels may be recombined for the development of new, affordable housing units.

Funding Amount: \$101,500 CDBG

Performance Measurement of Clearance/Demolition Activities

| | | | |
|--------------------|---|-------|----|
| Objective: | Creating Suitable Living Environment | | |
| Outcome: | Affordability, Availability/Accessibility | | |
| Output Indicators: | Number of units acquired | Goal: | 10 |
| | Number of units demolished | | 8 |

HOME Consortium

Activities 2007-8, 9, 10, 11

Regulatory Citations: 24 CFR Part 92.206 (a) (1), (2), 92.207

The Pitt County Consortium is comprised of the City of Greenville, Pitt County, and the Towns of Bethel, Ayden, Grifton, Farmville and Winterville. The funds will be used for housing rehabilitation, acquisition, new construction and downpayment assistance. Assistance will benefit low-moderate income residents and all activities will be carried out in each member’s respective jurisdictions (see appendix B). The Towns of Ayden and Winterville will not receive an allocation for the 2007-2008 fiscal year. Approximately 8 units will be rehabilitated and 4 households assisted with purchasing a home.

Funding Amount: \$625,360 HOME

Performance Measurement of Rehabilitation, new construction, DPA and Acquisition

Objective: Creating Decent Housing
 Outcome: Affordability
 Output Indicators: Number of Rehab Goal: 8
 Number of DPA 4
 Number of New construction 3
 Number of Acquisitions 2

Pitt County Consortium Allocation Chart

| MEMBER | AWARD | ADMIN | MATCH |
|--------------|------------------|-----------------|------------------|
| Greenville | \$340,000 | \$34,000 | \$138,125 |
| Farmville | \$50,000 | \$5,000 | \$12,500 |
| Pitt County | \$135,360 | \$13,500 | \$33,840 |
| Grifton | \$50,000 | \$5,000 | \$12,500 |
| Bethel | \$50,000 | \$5,000 | \$12,500 |
| Total | \$625,360 | \$62,500 | \$209,465 |

Community Housing Development Organization (CHDO) Activities

Activities 2007-12, 2007-13

Regulatory Citations: 24 CFR Part 902.207 (a), (c), (d)

Farmville Housing and Development Corporation and Metropolitan Housing and CDC will comprise the funded CHDO activities for 2007-2008. The agencies will utilize the funding to continue production of housing units for first-time, low-moderate income homebuyers in the Town of Farmville and Town of Grifton.

Funding Amount: \$150,000 HOME

Performance Measurement of Rehabilitation Activities

Objective: Decent Affordable Housing
 Outcome: Affordability
 Output Indicators: Number of new single family units Goal: 3

| Organization | Amount |
|------------------------------|------------------|
| Metropolitan Housing and CDC | \$75,000 |
| Farmville HDC | \$75,000 |
| Total | \$150,000 |

CDBG/HOME Funding Levels

| ACTIVITY | HOME FUNDS | CDBG FUNDS | TOTAL |
|---|----------------|----------------|------------------|
| Administration | 62,500 | 164,000 | 226,500 |
| Housing Rehabilitation | 145,000 | 150,000 | 295,000 |
| Relocation | | 41,920 | 41,920 |
| Acquisition | 95,000 | 241,891 | 336,891 |
| Downpayment Assistance | 100,000 | | 100,000 |
| Clearance/Demolition | | 101,500 | 101,500 |
| Other Pitt County Consortium Activities | 285,360 | | 285,360 |
| Community Housing Development Organizations | 150,000 | | 150,000 |
| Public Service | | 123,500 | 123,500 |
| Total | 837,860 | 822,811 | 1,660,671 |

IV. OTHER ACTIONS

The Center City – West Greenville Redevelopment Plan

The intended actions in the West Greenville Redevelopment Plan are to build upon the strengths of the area and remove obstacles that limit the possibilities for success. The goals of the plan in this area are to increase the levels of homeownership, remove blighting influences, improve the public infrastructure, create continuous and ongoing programs with service providers to address the social issues of the community and to provide quality economic development and commercial opportunities for the area and for its residents.

Fostering and Maintaining Affordable Housing

The City of Greenville continually seeks methods for fostering and maintaining affordable housing. Funds during the 2007-2008 Program Year have been reserved for downpayment assistance to low-moderate income homebuyers within the City of Greenville. Funds will be used to address goals for increasing homeownership within the West Greenville Redevelopment Area. Funding from previous years has also been made available to homebuyers as downpayment assistance. Provision of downpayment assistance decreases the amount of financing and or funding a homebuyer needs in order to purchase a home. To date, we have assisted 41 families with funding from the North Carolina Housing Finance Agency totaling \$673,238 and 38 families under the HOME Program for a total assistance of \$346,021. The City also provides assistance with local bond funds to aide with downpayment or closing costs. Bond funds are awarded to qualifying applicants as a no interest loan up to 5% of the purchase price of the home and amortized over 5 years. 27 families have received assistance totaling \$45,109.

Remove Barriers to Affordable Housing

In an attempt to address the barriers to developing affordable housing, the City of Greenville and members of the HOME Consortia continues to create affordable housing subdivisions. These developments are purchased by the City with funding from approved public bonds. Upon acquisition and installation of infrastructure, the City then makes lots available to builders for development. All submitted proposals are accepted based on a reasonable price per square foot and the contractor's ability to meet building specifications as required by the Request for Proposal. Purchase of the land and improvements increases the affordability of the lots in turn reducing the cost to the homebuyer. As lots are sold to eligible homebuyers, the funds for the lot cost are recaptured and used to fund future developments.

The City of Greenville partners with local nonprofit agencies to provide Homeownership Counseling & Workshops for potential homebuyers. The City additionally also offers a Homeownership Academy that provides participants with the opportunity to gain a working knowledge of the home buying process and to prepare financially to purchase a home within the West Greenville Revitalization Area. At the completion of the program, participants receive a certificate for \$500.00 redeemable at closing to assist with the purchase of an existing or new home within the West Greenville Revitalization Area.

The City of Greenville also supports the Pitt County Habitat for Humanity as another housing resource. Funding from our CDBG Program is made available for housing providers such as Habitat. The organization has received funds for the past 5 years and utilizes the funding to acquire lots for new construction.

Fair Housing

An Analysis of Impediments to Fair Housing was completed by the City of Greenville September 1998. Although no significant impediments were found, the City continues to fund affirmatively fair housing marketing actions. These actions are inherent to each of the housing activities provided through the Housing Division. Education of the Fair Housing Laws will occur throughout the year and most specifically during the month of April, which is designated as “Fair Housing Month” and “CDBG Week”. The City sponsored a Housing Expo on April 12, 2007 and a Fair Housing forum April 18, 2007 along with the City’s Human Relations Council.

City of Greenville will continue to use administrative dollars to affirmatively further fair housing during 2007-2008, as well as members of the Pitt County Consortium. Funds that are used to assist very low and low income households will be advertised in local newspapers. Special outreach will be provided through various non-profit agencies in the community.

Evaluation and Reduction of Lead-Based Paint Hazards

The City of Greenville and members of the Pitt County Consortium are committed to testing and abating lead in all pre-1978 housing units assisted with federal grant funds in any of the housing programs implemented. Currently, the City of Greenville has contracted with an agency to provide all lead testing and clearance activities. This agency has also agreed to provide training for the housing rehabilitation contractors.

In addition, the City of Greenville will offer lead testing and abatement assistance in the form of a grant to eligible housing rehabilitation assistance participants that have children six years and under in the household, senior adults (55+) and the disabled/handicapped clients.

Anti-Poverty Strategy

City of Greenville and members of the HOME Consortia housing programs inherently address poverty by creating housing opportunities for low income households. Without these housing opportunities many low income households would not be able to afford housing rehabilitation costs or to purchase a home.

Additionally, funding through CDBG Public Service activities of transitional housing providers such as the Greenville Community Shelter and New Directions, both nonprofit agencies, allows individuals that would normally reside in impoverished conditions the opportunity to establish themselves in order to find suitable employment. Such efforts will work to reduce the number of persons currently living in poverty.

Developing Institutional Structures

The City of Greenville, through its Housing Division, Pitt County Consortium members, the network of housing subrecipients and Community Housing Development Organizations (CHDOs), are effectively organized to utilize all the funding received through the various state/federal programs.

The private sector is provided with incentives for developing affordable rental housing through tax credits provided by the federal tax credit program. Tax credits provide developers with an additional state subsidy for low income apartment construction.

In addition, each year efforts are made to work with local institutions to provide housing and economic opportunities for low income persons through public service activities and participation in the Pitt County Continuum of Care. The Pitt County Continuum of Care began in 2001 and has successfully grown into a well-balanced organization made up of local government agencies, housing providers, service providers, and other interested group. The development of the continuum and participation by the City of Greenville will greatly enhance coordination between these agencies. The Public Housing Authority has also joined our group and has begun working in concert with the City of Greenville and our revitalization efforts in the West Greenville 45-Block Revitalization Area.

The City of Greenville will continue to coordinate with other governmental agencies, non profit organizations, private enterprises and individuals to provide increased opportunities for the target area.

Public Housing

There are four Public Housing managing agencies in the Pitt County area, which include, Greenville Housing Authority with a total of 779 units; Mid East Commission who manages a total of 135 units in three towns; Farmville Housing Authority who manages 174 units and Ayden Housing Authority who manages 175 units. Each of the mentioned Public Housing Authorities receives federal funds to modernize and repair public housing units.

In addition, the City of Greenville Community Development Department Housing Division has formed a partnership with the Greenville Housing Authority to offer bimonthly Homeownership classes to public housing residents. So far, one former resident utilizing the Housing Choice Voucher program and City of Greenville HOME downpayment assistance program has purchased a new home, developed by a local Community Housing Development Organization.

Recapture Provisions

Pitt County HOME Consortium program funds are provided to low income individuals for new construction, housing rehabilitation and homebuyer purchase assistance. These funds are provided in a variety of forms and will be extended to persons with incomes up to but not greater than 80% of the Area Median Income adjusted by family size as published by the U.S. Department of Housing and Urban Development. Assistance provided for homebuyer assistance will be in the form of secondary mortgages. Listed below are the recapture provisions for rehabilitation and homebuyer assistance programs with maximum amounts of assistance available for the activity. A Deed of Trust and Promissory Note for the amount of assistance provided under the program will be used to secure the assistance. Should the recipient default under program requirements, collection of the funds will be pursued with legal guidance as documented on the deed of trust and promissory note as recorded. Assistance may be in the form of deferred loans or amortized loans.

- Homebuyer assistance may be used for downpayment assistance and/or principal mortgage reduction via Secondary Mortgage. Borrower's income cannot exceed 80% of the area median income adjusted by family size as published annually for Greenville. Maximum loan amounts of up to \$20,000 (20% of sales price of home with cap of \$20,000). Loans will be amortized over a fifteen-year period.
- Housing Rehabilitation Assistance will be offered to persons/families with incomes up to but not greater than 80% of the area median income adjusted by family size and as published annually for Greenville. For households with incomes less than 50% of the area median income, a 10 year deferred loan will be offered up to \$50,000 for rehabilitation assistance. For households with incomes from 51% to 80% of the median area income, the combination of a deferred payment loan and a no interest loan is available. Deferred loans are forgiven at a

rate of 10% each year and no-interest loans are amortized over 10 years. In no case may the assistance exceed \$40,000 unless special circumstances exist that warrant exceeding the maximum price and approval of the City Manager is granted.

- Assistance provided to nonprofit agencies through the CDBG Program will be secured with a contract. A deed of trust against the property is required for new agencies. Should the agency fail to comply with program rules, the assistance will be recaptured.
- Assistance provide for new construction to certified CHDOs will be secured by a program agreement/contract. Should the agency fail to comply with program rules, the assistance will be recaptured.

Geographic Distribution

Program activities carried out by the City of Greenville will occur within the West Greenville 45-Block Revitalization Area (Appendix B). This area can be defined as bounded on the north by Martin Luther King Junior Drive, on the west by Bancroft Street, on the east by Albemarle Avenue and to the south by Fleming Street. The area involved has been a target area for all City of Greenville programs for many years. Recent efforts have substantially reduced the area currently being targeted in an attempt to address greater needs in a more concentrated approach. The only exceptions will be downpayment assistance in and adjacent to the West Greenville 45-Block Revitalization Area and urgent repairs with the assistance of World Changers within the corporate limits. Please see attached maps of census tracts that are areas of minority concentration and low income block groups (Appendix B).

All activities carried out by other Consortia members (Pitt County, Towns of Bethel, Grifton and Farmville) and certified Community Housing Development Organizations will occur in designated target areas (see Appendix B) to benefit low income persons and areas.

Some program data indicates that minority populations comprise a majority of the targeted income groups. However, eligible persons from all racial, ethnic and gender groups are given the opportunity to participate in any of the housing programs.

V. MONITORING PLAN

Within the existing CDBG and HOME programs, the City of Greenville's Housing Division Staff has the responsibility for monitoring all activities undertaken. This includes the Pitt County HOME Consortium.

All activities are covered by an established set of standards in the City of Greenville's Policy and Procedures Manual for the Community Development Programs. In addition all activities are carried out under a binding contract. Activities are reviewed for compliance with program objectives. The Housing Division maintains records of all activities.

Monitoring activities include but are not limited to the following:

- Weekly contact and annual reviews of activities of HOME Consortia Members in the Pitt County HOME Consortium for advice and compliance.
- Monthly and Quarterly meetings with Affordable Housing Loan Committee.
- Weekly contact with Non-Profit Agencies funded under CDBG and HOME as projects occur for compliance with Local/National Program Objectives.
- Monitor projects of Non-Profits that provide public service to insure compliance with Davis-Bacon, Bidding, Contracting, Uniform Act, Auditing and Local Building Code requirements.
- Monitor progress of all projects through bimonthly reporting to City Management and local elected officials.
- Financial activities in the programs are reviewed on a monthly basis.
- Annual inspection of assisted properties for continued maintenance of property and verification Hazard Insurance by Community Development Staff.
- Annual independent audit of all expenditures is conducted and results are provided to City Council, Granting Agencies, and Bonding Agencies.
- Review of nonprofit files for maintaining information required by the City of Greenville and granting agencies (as outlined in procedures manual and contract).
- Conduct Workshops for contractors, non-profits, and other program participants to establish guidelines and requirements.

VI. CITIZEN PARTICIPATION PLAN

The City of Greenville continues to acknowledge the importance of citizen participation in developing activities for each upcoming year. Revisions to the Citizen Participation Plan were placed into effect as of September 11, 2003 (see Appendix E) in an effort to increase public awareness. Despite the recent changes to the current plan, we will continue to search for avenues to increase the level of participation by the community. Resources to better our current plan will include HUD recommendations; contact with other cities to review their plans, and most importantly the consideration of input from the local community to increase involvement.

VII. STRATEGIES TO ELIMINATE HOMELESSNESS

Continuum of Care

Since 2001, the City of Greenville has actively assisted with the creation and development of a Continuum of Care for Pitt County. The group, known as the Pitt County Continuum of Care, is devised of City and County staff, as well as non-profit and for-profit representatives. The group meets monthly to discuss the ever-growing homeless population in our community. Efforts to end homelessness and to coordinate supportive services to homeless persons are top priorities for the community. In 2005, a Continuum of Care Homeless Population Point in Time Survey revealed that there are 141 homeless persons in Pitt County and only 72 beds available to serve them.

During the upcoming 2007-08 fiscal year, the group will continue to develop the Continuum and prepare a grant application for submission. To date, the Pitt County Continuum of Care has received funding from the 2003, 2004, 2005 and 2006 funding cycle. Funding received under the 2004 and 2005 award were allocated to implement a Homeless Management Information System (HMIS). All actions by the Continuum of Care group will address obstacles to meet the underserved needs in the community, assist with the reduction of poverty level families, assist with the development of “institutional structures”, and enhance coordination between public and private housing and social service providers. Other actions will include marketing of the continuum to reach out to surrounding communities in an endeavor to promote regional participation.

Ten-Year Plan to End Homelessness

The City of Greenville and Pitt County Government is presently seeking a professional consultant to assist with the Ten-Year Plan to End Chronic Homelessness planning process. The consultant will be responsible for facilitating discussions related to the design/organizational structure and implementation of an effective planning process and providing additional guidance as needed. In addition, the City of Greenville City council has approved a resolution endorsing a Ten Year Plan to End Chronic Homelessness throughout the City.

APPENDIX A – Required documents

APPENDIX B - Maps

West Greenville 45-Block Revitalization Area

HOME Program Target Areas

Census Tract Block groups

APPENDIX C – Resolutions

APPENDIX D

Legal advertisements

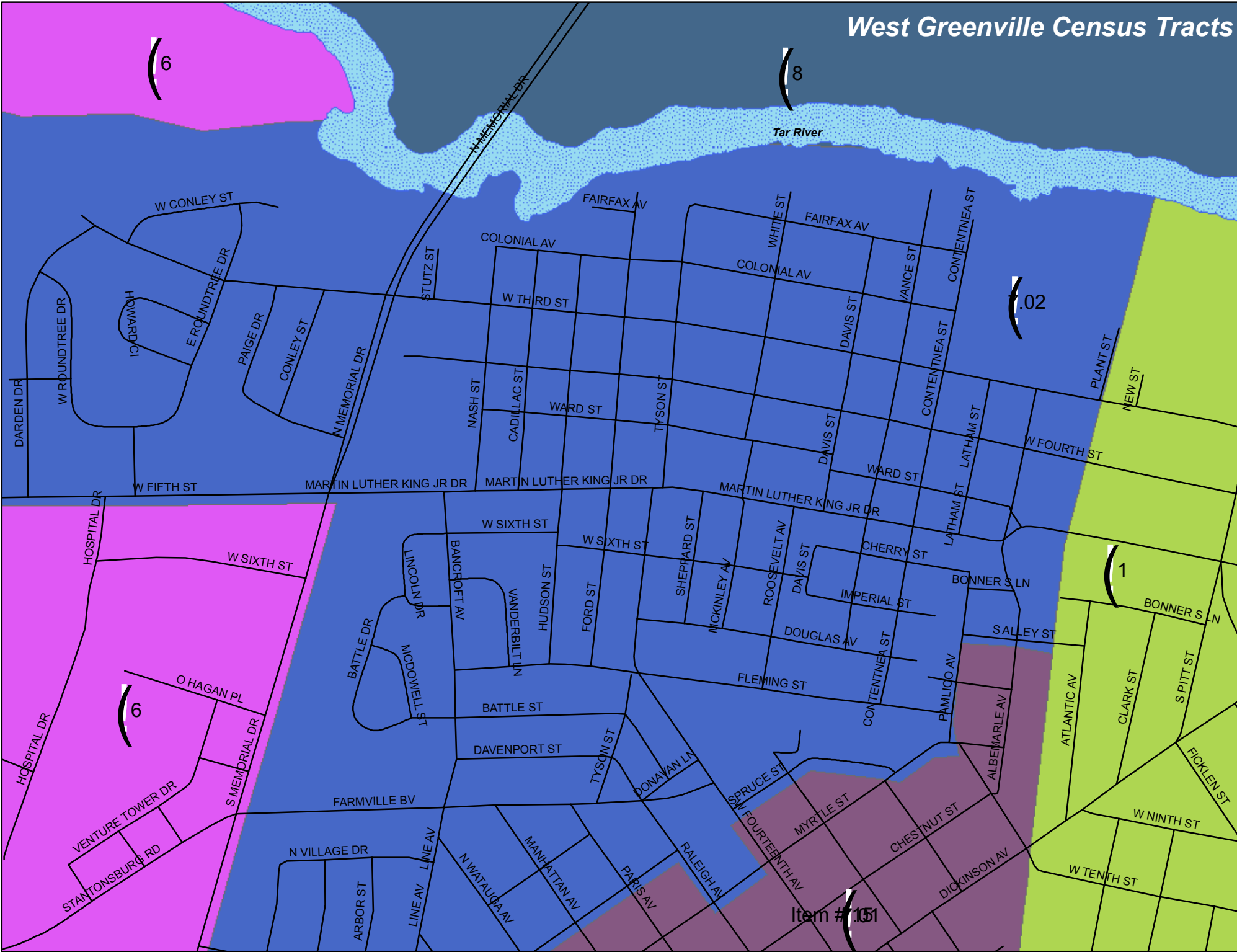
Citizen Comments

APPENDIX E - Citizen Participation Plan

APPENDIX F -

Anti-Displacement and Relocation Plan

West Greenville Census Tracts



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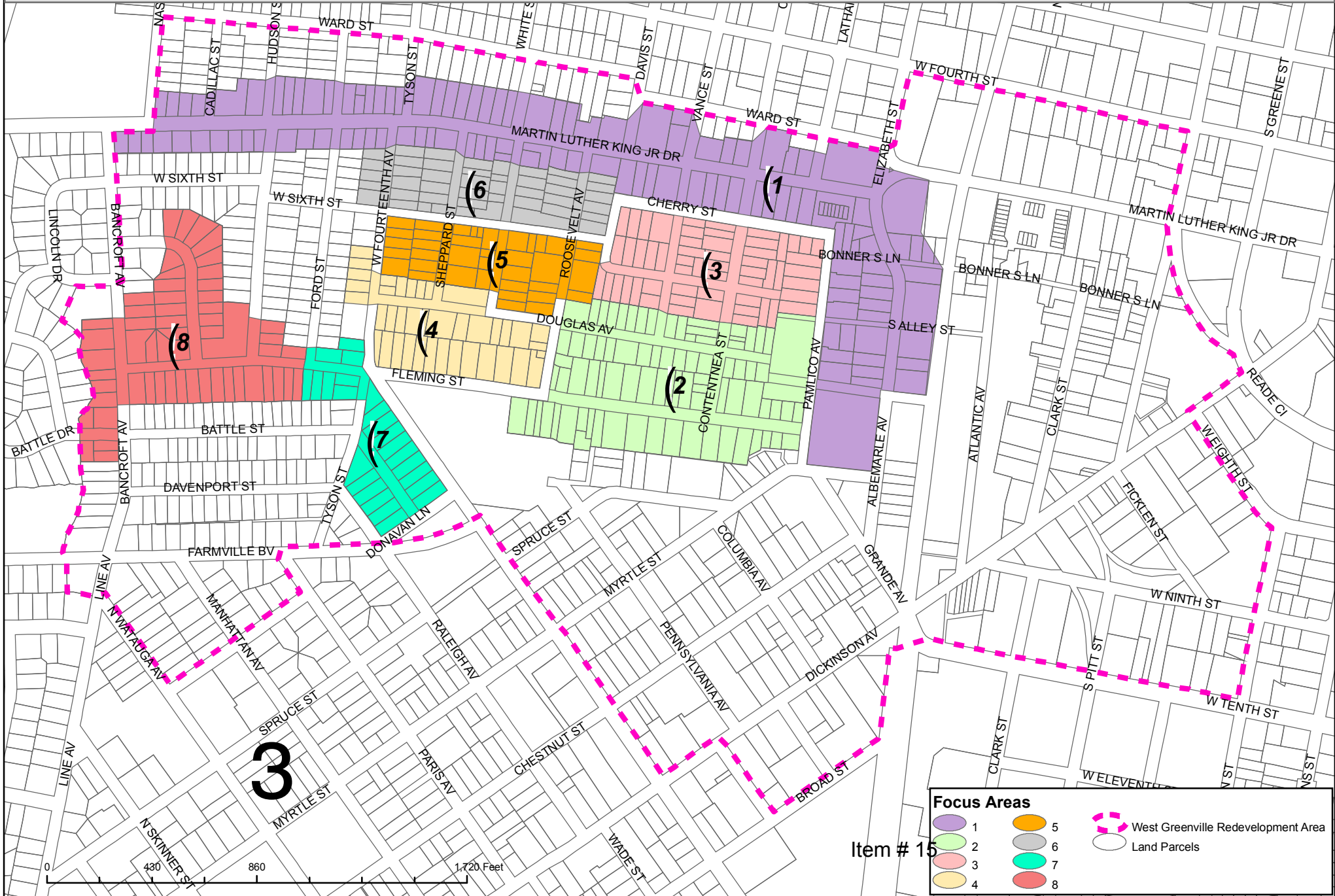
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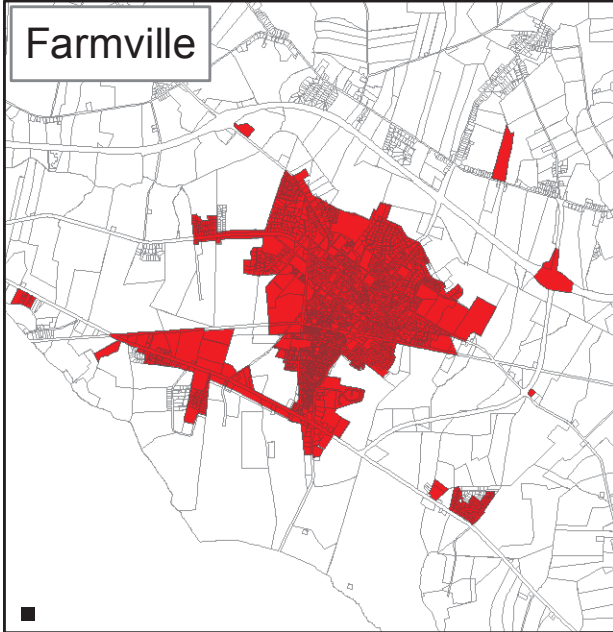
West Greenville Revitalization Areas

March 26, 2007

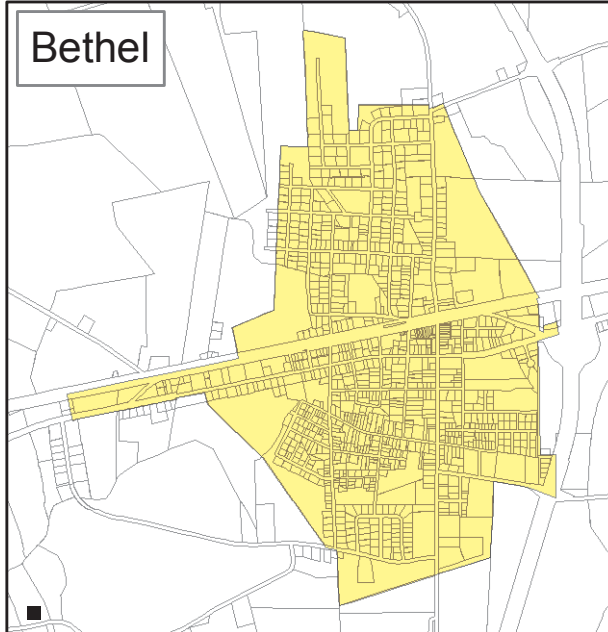


2007/2008 Home Target Areas

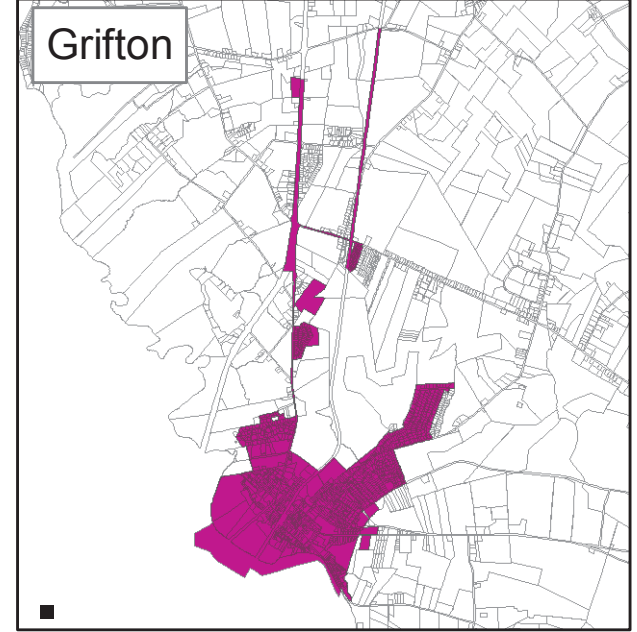
Farmville



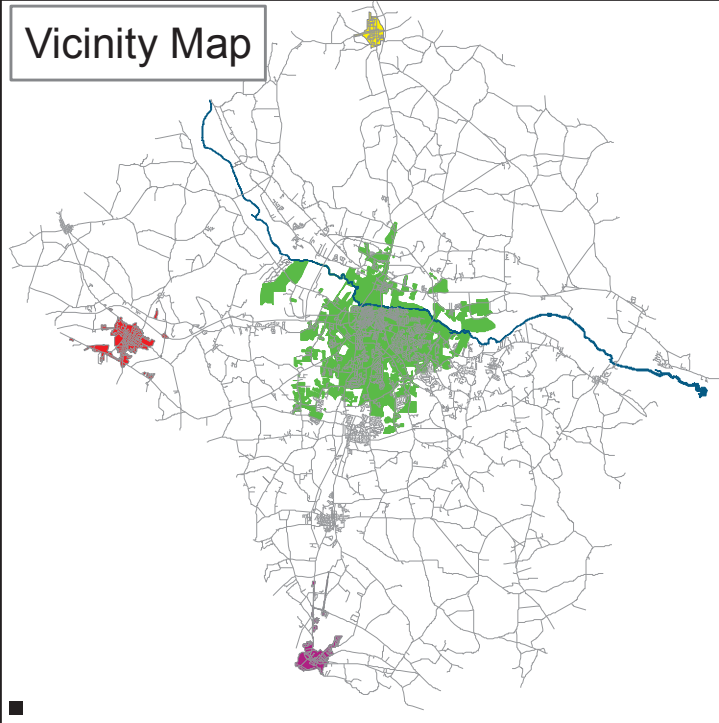
Bethel



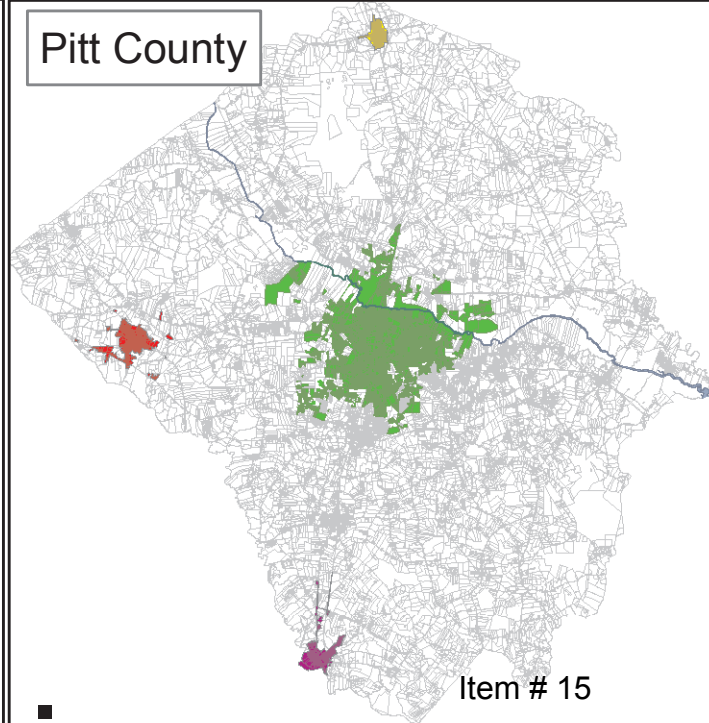
Grifton



Vicinity Map



Pitt County



Legend

- Land Parcels
- Greenville City Limits
- Bethel
- Farmville
- Grifton
- Tar River



Composed by Community Development
March 27th 2007

Item # 15

| | | |
|---|---|---|
| Application for Federal Assistance SF-424 | | Version 02 |
| *1. Type of Submission: <input type="checkbox"/> Preapplication <input checked="" type="checkbox"/> Application <input type="checkbox"/> Changed/Corrected Application | *2. Type of Application * If Revision, select appropriate letter(s) <input checked="" type="checkbox"/> New <input type="checkbox"/> Continuation *Other (Specify) _____ <input type="checkbox"/> Revision | |
| 3. Date Received: | | 4. Applicant Identifier: M-07-DC-37-0211 |
| 5a. Federal Entity Identifier: | | *5b. Federal Award Identifier: |
| State Use Only: | | |
| 6. Date Received by State: | | 7. State Application Identifier: |
| 8. APPLICANT INFORMATION: | | |
| *a. Legal Name: City of Greenville | | |
| *b. Employer/Taxpayer Identification Number (EIN/TIN): 56-60000229 | | *c. Organizational DUNS: 023307494 |
| d. Address: | | |
| *Street 1: | <u>200 Martin Luther King Drive</u> | |
| Street 2: | _____ | |
| *City: | <u>Greenville</u> | |
| County: | <u>Pitt</u> | |
| *State: | <u>North Carolina</u> | |
| Province: | _____ | |
| *Country: | <u>USA</u> | |
| *Zip / Postal Code | <u>27834</u> | |
| e. Organizational Unit: | | |
| Department Name: Community Development | | Division Name: Housing |
| f. Name and contact information of person to be contacted on matters involving this application: | | |
| Prefix: | <u>Ms.</u> | *First Name: <u>Sandra</u> |
| Middle Name: | <u>W.</u> | |
| *Last Name: | <u>Anderson</u> | |
| Suffix: | _____ | |
| Title: | <u>Senior Planner/Housing Administrator</u> | |
| Organizational Affiliation: City of Greenville | | |
| *Telephone Number: 252/329-4061 | | Fax Number: 252/329-4631 |
| *Email: swanderson@greenvillenc.gov | | |

Application for Federal Assistance SF-424

Version 02

***9. Type of Applicant 1: Select Applicant Type:**

C. City or Township Government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

*Other (Specify)

***10 Name of Federal Agency:**

U. S. Department of Housing and Urban Development

11. Catalog of Federal Domestic Assistance Number:

CFDA Title:

HOME _____

***12 Funding Opportunity Number:**

*Title:

13. Competition Identification Number:

Title:

14. Areas Affected by Project (Cities, Counties, States, etc.):

Areas within the corporate limits of the City of Greenville

***15. Descriptive Title of Applicant's Project:**

2007-2008 Annual Action Plan

| | | |
|---|---------|--|
| Application for Federal Assistance SF-424 | | Version 02 |
| 16. Congressional Districts Of: | | |
| *a. Applicant: First Congressional | | *b. Program/Project: First Congressional |
| 17. Proposed Project: | | |
| *a. Start Date: 07/01/07 | | *b. End Date: 06/30/08 |
| 18. Estimated Funding (\$): | | |
| *a. Federal | 837,860 | |
| *b. Applicant | | |
| *c. State | | |
| *d. Local | | |
| *e. Other | | |
| *f. Program Income | | |
| *g. TOTAL | 837,860 | |
| *19. Is Application Subject to Review By State Under Executive Order 12372 Process? | | |
| <input type="checkbox"/> a. This application was made available to the State under the Executive Order 12372 Process for review on _____ <input checked="" type="checkbox"/> b. Program is subject to E.O. 12372 but has not been selected by the State for review. <input type="checkbox"/> c. Program is not covered by E. O. 12372 | | |
| *20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes", provide explanation.) | | |
| <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | | |
| 21. *By signing this application, I certify (1) to the statements contained in the list of certifications** and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U. S. Code, Title 218, Section 1001) <input checked="" type="checkbox"/> ** I AGREE ** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions | | |
| Authorized Representative: | | |
| Prefix: Mr. | | *First Name: Robert |
| Middle Name: D. | | |
| *Last Name: Parrott | | |
| Suffix: | | |
| *Title: Mayor | | |
| *Telephone Number: 252/329-4419 | | Fax Number: 252/329-4435 |
| * Email: rparrott@greenvillenc.gov | | |
| *Signature of Authorized Representative: | | *Date Signed: May 10, 2007 |

Application for Federal Assistance SF-424

Version 02

***Applicant Federal Debt Delinquency Explanation**

The following should contain an explanation if the Applicant organization is delinquent of any Federal Debt.

INSTRUCTIONS FOR THE SF-424

Public reporting burden for this collection of information is estimated to average 60 minutes per response, including time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding the burden estimate or any other aspect of this collection of information, including suggestions for reducing this burden, to the Office of Management and Budget, Paperwork Reduction Project (0348-0043), Washington, DC 20503.

PLEASE DO NOT RETURN YOUR COMPLETED FORM TO THE OFFICE OF MANAGEMENT AND BUDGET. SEND IT TO THE ADDRESS PROVIDED BY THE SPONSORING AGENCY.

This is a standard form (including the continuation sheet) required for use as a cover sheet for submission of preapplications and applications and related information under discretionary programs. Some of the items are required and some are optional at the discretion of the applicant or the Federal agency (agency). Required items are identified with an asterisk on the form and are specified in the instructions below. In addition to the instructions provided below, applicants must consult agency instructions to determine specific requirements.

| Item | Entry: | Item | Entry: |
|------|--|------|--|
| 1. | Type of Submission: (Required): Select one type of submission in accordance with agency instructions. <ul style="list-style-type: none"> • Preapplication • Application • Changed/Corrected Application – If requested by the agency, check if this submission is to change or correct a previously submitted application. Unless requested by the agency, applicants may not use this to submit changes after the closing date. | 10. | Name Of Federal Agency: (Required) Enter the name of the Federal agency from which assistance is being requested with this application. |
| | | 11. | Catalog Of Federal Domestic Assistance Number/Title: Enter the Catalog of Federal Domestic Assistance number and title of the program under which assistance is requested, as found in the program announcement, if applicable. |
| 2. | Type of Application: (Required) Select one type of application in accordance with agency instructions. <ul style="list-style-type: none"> • New – An application that is being submitted to an agency for the first time. • Continuation - An extension for an additional funding/budget period for a project with a projected completion date. This can include renewals. • Revision - Any change in the Federal Government's financial obligation or contingent liability from an existing obligation. If a revision, enter the appropriate letter(s). More than one may be selected. If "Other" is selected, please specify in text box provided. <ul style="list-style-type: none"> A. Increase Award B. Decrease Award C. Increase Duration D. Decrease Duration E. Other (specify) | 12. | Funding Opportunity Number/Title: (Required) Enter the Funding Opportunity Number and title of the opportunity under which assistance is requested, as found in the program announcement. |
| | | 13. | Competition Identification Number/Title: Enter the Competition Identification Number and title of the competition under which assistance is requested, if applicable. |
| | | 14. | Areas Affected By Project: List the areas or entities using the categories (e.g., cities, counties, states, etc.) specified in agency instructions. Use the continuation sheet to enter additional areas, if needed. |
| 3. | Date Received: Leave this field blank. This date will be assigned by the Federal agency. | 15. | Descriptive Title of Applicant's Project: (Required) Enter a brief descriptive title of the project. If appropriate, attach a map showing project location (e.g., construction or real property projects). For preapplications, attach a summary description of the project. |
| 4. | Applicant Identifier: Enter the entity identifier assigned by the Federal agency, if any, or applicant's control number, if applicable. | | |
| 5a. | Federal Entity Identifier: Enter the number assigned to your organization by the Federal Agency, if any. | 16. | Congressional Districts Of: (Required) 16a. Enter the applicant's Congressional District, and 16b. Enter all District(s) affected by the program or project. Enter in the format: 2 characters State Abbreviation – 3 characters District Number, e.g., CA-005 for California 5 th district, CA-012 for California 12 th district, NC-103 for North Carolina's 103 rd district. <ul style="list-style-type: none"> • If all congressional districts in a state are affected, enter "all" for the district number, e.g., MD-all for all congressional districts in Maryland. • If nationwide, i.e. all districts within all states are affected, enter US-all. • If the program/project is outside the US, enter 00-000. |
| 5b. | Federal Award Identifier: For new applications leave blank. For a continuation or revision to an existing award, enter the previously assigned Federal award identifier number. If a changed/corrected application, enter the Federal Identifier in accordance with agency instructions. | | |
| 6. | Date Received by State: Leave this field blank. This date will be assigned by the State, if applicable. | | |
| 7. | State Application Identifier: Leave this field blank. This identifier will be assigned by the State, if applicable. | | |
| 8. | Applicant Information: Enter the following in accordance with agency instructions: <ul style="list-style-type: none"> a. Legal Name: (Required): Enter the legal name of applicant that will undertake the assistance activity. This is the name that the organization has registered with the Central Contractor Registry. Information on registering with CCR may be obtained by visiting the Grants.gov website. b. Employer/Taxpayer Number (EIN/TIN): (Required): Enter the Employer or Taxpayer Identification Number (EIN or TIN) as assigned by the Internal Revenue Service. If your organization is not in the US, enter 44-4444444. c. Organizational DUNS: (Required) Enter the organization's DUNS or DUNS+4 number received from Dun and Bradstreet. Information on obtaining a DUNS number may be obtained by visiting the Grants.gov website. d. Address: Enter the complete address as follows: Street address (Line 1 required), City (Required), County, State (Required, if country is US), Province, Country (Required), Zip/Postal Code (Required, if country is US). e. Organizational Unit: Enter the name of the primary organizational unit (and department or division, if applicable) that will undertake the | 17. | Proposed Project Start and End Dates: (Required) Enter the proposed start date and end date of the project. |
| | | 18. | Estimated Funding: (Required) Enter the amount requested or to be contributed during the first funding/budget period by each contributor. Value of in-kind contributions should be included on appropriate lines, as applicable. If the action will result in a dollar change to an existing award, indicate only the amount of the change. For decreases, enclose the amounts in parentheses. |
| | | 19. | Is Application Subject to Review by State Under Executive Order 12372 Process? Applicants should contact the State Single Point of Contact (SPOC) for Federal Executive Order 12372 to determine whether the application is subject to the |

| | | | | |
|--|--|--|--|---|
| | <p>assistance activity, if applicable.</p> <p>f. Name and contact information of person to be contacted on matters involving this application: Enter the name (First and last name required), organizational affiliation (if affiliated with an organization other than the applicant organization), telephone number (Required), fax number, and email address (Required) of the person to contact on matters related to this application.</p> | <p>State intergovernmental review process. Select the appropriate box. If "a." is selected, enter the date the application was submitted to the State</p> | | |
| 20. | | <p>Is the Applicant Delinquent on any Federal Debt? (Required) Select the appropriate box. This question applies to the applicant organization, not the person who signs as the authorized representative. Categories of debt include delinquent audit disallowances, loans and taxes.</p> <p>If yes, include an explanation on the continuation sheet.</p> | | |
| 9. | <p>Type of Applicant: (Required) Select up to three applicant type(s) in accordance with agency instructions.</p> <table border="0" style="width: 100%;"> <tr> <td style="width: 50%; vertical-align: top;"> <p>A. State Government</p> <p>B. County Government</p> <p>C. City or Township Government</p> <p>D. Special District Government</p> <p>E. Regional Organization</p> <p>F. U.S. Territory or Possession</p> <p>G. Independent School District</p> <p>H. Public/State Controlled Institution of Higher Education</p> <p>I. Indian/Native American Tribal Government (Federally Recognized)</p> <p>J. Indian/Native American Tribal Government (Other than Federally Recognized)</p> <p>K. Indian/Native American Tribally Designated Organization</p> <p>L. Public/Indian Housing Authority</p> </td> <td style="width: 50%; vertical-align: top;"> <p>M. Nonprofit with 501C3 IRS Status (Other than Institution of Higher Education)</p> <p>N. Nonprofit without 501C3 IRS Status (Other than Institution of Higher Education)</p> <p>O. Private Institution of Higher Education</p> <p>P. Individual</p> <p>Q. For-Profit Organization (Other than Small Business)</p> <p>R. Small Business</p> <p>S. Hispanic-serving Institution</p> <p>T. Historically Black Colleges and Universities (HBCUs)</p> <p>U. Tribally Controlled Colleges and Universities (TCCUs)</p> <p>V. Alaska Native and Native Hawaiian Serving Institutions</p> <p>W. Non-domestic (non-US) Entity</p> <p>X. Other (specify)</p> </td> </tr> </table> | <p>A. State Government</p> <p>B. County Government</p> <p>C. City or Township Government</p> <p>D. Special District Government</p> <p>E. Regional Organization</p> <p>F. U.S. Territory or Possession</p> <p>G. Independent School District</p> <p>H. Public/State Controlled Institution of Higher Education</p> <p>I. Indian/Native American Tribal Government (Federally Recognized)</p> <p>J. Indian/Native American Tribal Government (Other than Federally Recognized)</p> <p>K. Indian/Native American Tribally Designated Organization</p> <p>L. Public/Indian Housing Authority</p> | <p>M. Nonprofit with 501C3 IRS Status (Other than Institution of Higher Education)</p> <p>N. Nonprofit without 501C3 IRS Status (Other than Institution of Higher Education)</p> <p>O. Private Institution of Higher Education</p> <p>P. Individual</p> <p>Q. For-Profit Organization (Other than Small Business)</p> <p>R. Small Business</p> <p>S. Hispanic-serving Institution</p> <p>T. Historically Black Colleges and Universities (HBCUs)</p> <p>U. Tribally Controlled Colleges and Universities (TCCUs)</p> <p>V. Alaska Native and Native Hawaiian Serving Institutions</p> <p>W. Non-domestic (non-US) Entity</p> <p>X. Other (specify)</p> | <p>21. Authorized Representative: (Required) To be signed and dated by the authorized representative of the applicant organization. Enter the name (First and last name required) title (Required), telephone number (Required), fax number, and email address (Required) of the person authorized to sign for the applicant.</p> <p>A copy of the governing body's authorization for you to sign this application as the official representative must be on file in the applicant's office. (Certain Federal agencies may require that this authorization be submitted as part of the application.)</p> |
| <p>A. State Government</p> <p>B. County Government</p> <p>C. City or Township Government</p> <p>D. Special District Government</p> <p>E. Regional Organization</p> <p>F. U.S. Territory or Possession</p> <p>G. Independent School District</p> <p>H. Public/State Controlled Institution of Higher Education</p> <p>I. Indian/Native American Tribal Government (Federally Recognized)</p> <p>J. Indian/Native American Tribal Government (Other than Federally Recognized)</p> <p>K. Indian/Native American Tribally Designated Organization</p> <p>L. Public/Indian Housing Authority</p> | <p>M. Nonprofit with 501C3 IRS Status (Other than Institution of Higher Education)</p> <p>N. Nonprofit without 501C3 IRS Status (Other than Institution of Higher Education)</p> <p>O. Private Institution of Higher Education</p> <p>P. Individual</p> <p>Q. For-Profit Organization (Other than Small Business)</p> <p>R. Small Business</p> <p>S. Hispanic-serving Institution</p> <p>T. Historically Black Colleges and Universities (HBCUs)</p> <p>U. Tribally Controlled Colleges and Universities (TCCUs)</p> <p>V. Alaska Native and Native Hawaiian Serving Institutions</p> <p>W. Non-domestic (non-US) Entity</p> <p>X. Other (specify)</p> | | | |



City of Greenville, North Carolina

Meeting Date: 5/10/2007
Time: 7:00 PM

Title of Item: Resolutions authorizing the filing of two grant applications for federal transportation assistance on behalf of the Greenville Area Transit (GREAT) System

Explanation: Attached for City Council consideration are grant applications for federal funds designated for the City of Greenville to assist GREAT with 1) routine capital and operating expenses and 2) the purchase of two expansion buses in FY 2007-2008. Also attached are two resolutions authorizing the filing of these grant applications.

The first grant is for Section 5307 funds which are available to urban areas with populations between 50,000-200,000 to assist with small capital and operating expenses associated with smaller transit systems. The grant funds are used to reimburse the City for one-half the operating deficit and 80% of routine capital expenditures. We are requesting the total federal amount allocated for Greenville, \$963,326. The City's match for this grant is \$195,028 and is included in the FY 2007-2008 budget.

The second grant is for Section 5309 funds which are used for larger capital expenses associated with expansion of services. This application is for \$498,000 federal dollars to purchase two expansion buses. These new buses will be used to provide additional services through expansion of routes and service frequencies. These funds are matched with a 10% state match of \$62,250 and a 10% local (City) match of \$62,250.

Fiscal Note: Should both grants be approved, the City will receive \$1,461,326 in Federal funds and \$62,250 in state funds, subject to a total City match of \$257,278. The City's local match is included in the FY 2007-2008 Budget.

Recommendation: City Council conduct a public hearing on the proposed grant applications and approve the resolutions authorizing the City to file the grant applications.

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

Attachments / click to download

 [Section 5307 Application](#)

 [Section 5309 Application](#)

 [Resolution 5307 FBUS](#)

 [Resolution 5309 FBUS](#)

AUTHORIZING RESOLUTION

RESOLUTION NO.

Section 5307

Resolution authorizing the filing of an application with the Federal Transit Administration, an operating administration of the United States Department of Transportation, for federal transportation assistance authorized by 49 U.S.C. Chapter 53, Title 23 United States Code, and other Federal statutes administered by the Federal Transit Administration.

WHEREAS, the Federal Transportation Administrator has been delegated authority to award Federal financial assistance for a transportation project;

WHEREAS, the contract for financial assistance will impose certain obligations upon the Applicant, including the provision by the Applicant of the local share of the project cost;

WHEREAS, the Applicant has or will provide all annual certifications and assurances to the Federal Transit Administration required for the project;

WHEREAS, it is required by the U. S. Department of Transportation in accord with the provisions of Title VI of the Civil Rights Act of 1964 as amended, the applicant give an assurance that it will comply with Title VI of the Civil Rights Act of 1964 and the U. S. Department of Transportation requirements thereunder; and

WHEREAS, it is the goal of the applicant that minority business enterprise be utilized to the fullest extent possible in connection with this project.

NOW, THEREFORE, BE IT RESOLVED BY THE GREENVILLE CITY COUNCIL.

1. That the City Manager is authorized to execute and file applications on behalf of the City of Greenville with the Federal Transit Administration and the North Carolina Department of Transportation to aid in the financing of planning, capital and/or operating assistance projects authorized by 49 U.S.C. Chapter 53, Title 23, United States Code, and other Federal and State Statutes authorizing a project administered by the Federal Transit Administration and/or the North Carolina Department of Transportation.
2. That the City Manager is authorized to execute and file the Annual Certifications and Assurances and other documents the Federal Transit Administration requires before awarding a Federal assistance grant or cooperative agreement.
3. That the City Manager is authorized to submit additional information as the Federal Transit Administration or the North Carolina Department of Transportation may require in connection with the application or project.
4. That the City Manager is authorized to set forth and execute affirmative minority business

policies in connection with the project.

5. That the City Manager is authorized to execute grant and cooperative agreements with the Federal Transit Administration and the North Carolina Department of Transportation on behalf of the City of Greenville.

ADOPTED this the ____ day of _____, 2007.

Robert D. Parrott, Mayor

CERTIFICATION

The undersigned duly qualified City Clerk, acting on behalf of the City of Greenville, certifies that the foregoing is a true and correct copy of a resolution adopted at a legally convened meeting of the Greenville City Council on _____.

WANDA T. ELKS, CITY CLERK

DATE

SEAL

AUTHORIZING RESOLUTION

RESOLUTION NO.

Section 5309 FBus

Resolution authorizing the filing of an application with the Federal Transit Administration, an operating administration of the United States Department of Transportation, for federal transportation assistance authorized by 49 U.S.C. Chapter 53, Title 23 United States Code, and other Federal statutes administered by the Federal Transit Administration.

WHEREAS, the Federal Transportation Administrator has been delegated authority to award Federal financial assistance for a transportation project;

WHEREAS, the contract for financial assistance will impose certain obligations upon the Applicant, including the provision by the Applicant of the local share of the project cost;

WHEREAS, the Applicant has or will provide all annual certifications and assurances to the Federal Transit Administration required for the project;

WHEREAS, it is required by the U. S. Department of Transportation in accord with the provisions of Title VI of the Civil Rights Act of 1964 as amended, the applicant give an assurance that it will comply with Title VI of the Civil Rights Act of 1964 and the U. S. Department of Transportation requirements thereunder; and

WHEREAS, it is the goal of the applicant that minority business enterprise be utilized to the fullest extent possible in connection with this project.

NOW, THEREFORE, BE IT RESOLVED BY THE GREENVILLE CITY COUNCIL.

1. That the City Manager is authorized to execute and file applications on behalf of the City of Greenville with the Federal Transit Administration and the North Carolina Department of Transportation to aid in the financing of planning, capital and/or operating assistance projects authorized by 49 U.S.C. Chapter 53, Title 23, United States Code, and other Federal and State Statutes authorizing a project administered by the Federal Transit Administration and/or the North Carolina Department of Transportation.
2. That the City Manager is authorized to execute and file the Annual Certifications and Assurances and other documents the Federal Transit Administration requires before awarding a Federal assistance grant or cooperative agreement.
3. That the City Manager is authorized to submit additional information as the Federal Transit Administration or the North Carolina Department of Transportation may require in connection with the application or project.
4. That the City Manager is authorized to set forth and execute affirmative minority business

policies in connection with the project.

5. That the City Manager is authorized to execute grant and cooperative agreements with the Federal Transit Administration and the North Carolina Department of Transportation on behalf of the City of Greenville.

ADOPTED this the ____ day of _____, 2007.

Robert D. Parrott, Mayor

CERTIFICATION

The undersigned duly qualified City Clerk, acting on behalf of the City of Greenville, certifies that the foregoing is a true and correct copy of a resolution adopted at a legally convened meeting of the Greenville City Council on _____.

WANDA T. ELKS, CITY CLERK

DATE

SEAL

**APPLICATION FOR
FEDERAL ASSISTANCE**

| | | | | |
|--|--|--|---|---|
| 1. TYPE OF SUBMISSION: Application <input type="checkbox"/> Construction <input checked="" type="checkbox"/> Non-Construction | | <input type="checkbox"/> Pre-application <input type="checkbox"/> Construction <input type="checkbox"/> Non-Construction | 2. DATE SUBMITTED | Applicant Identifier |
| | | | 3. DATE RECEIVED BY STATE | State Application Identifier |
| | | | 4. DATE RECEIVED BY FEDERAL AGENCY | Federal Identifier |
| 5. APPLICANT INFORMATION | | | | |
| Legal Name: City of Greenville | | Organizational Unit: Department: Public Works Department | | |
| Organizational DUNS: 023307494 | | Division: Transit Division | | |
| Address: Street: 200 Martin Luther King, Jr. Drive | | Name and telephone number of person to be contacted on matters involving this application (give area code) | | |
| City: Greenville | | Prefix: Ms. | First Name: Nancy | |
| County: Pitt | | Middle Name Evans | | |
| State: NC | Zip Code 27834 | Last Name Harrington | | |
| Country: USA | | Suffix: | | |
| 6. EMPLOYER IDENTIFICATION NUMBER (EIN): 56-6000229 | | Email: nharrington@greenvillenc.gov | | Phone Number (give area code) (252) 329-4047 |
| | | | | Fax Number (give area code) (252) 329-4535 |
| 8. TYPE OF APPLICATION: <input checked="" type="checkbox"/> New <input type="checkbox"/> Continuation <input type="checkbox"/> Revision If Revision, enter appropriate letter(s) in box(es) (See back of form for description of letters.) Other (specify) <input type="checkbox"/> | | 7. TYPE OF APPLICANT: (See back of form for Application Types) Municipal (c) Other (specify) | | |
| 10. CATALOG OF FEDERAL DOMESTIC ASSISTANCE NUMBER: TITLE (Name of Program): 20-507 | | 9. NAME OF FEDERAL AGENCY: USDOT-Federal Transit Administration (FTA) | | |
| 12. AREAS AFFECTED BY PROJECT (Cities, Counties, States, etc.): Greenville, NC | | 11. DESCRIPTIVE TITLE OF APPLICANT'S PROJECT: Section 5307 Operating and Routine Capital Assistance for Greenville Area Transit (GREAT) for fixed route and ADA Paratransit Service in the City of Greenville, NC for the period July 1, 2007 - June 30, 2008. | | |
| 13. PROPOSED PROJECT Start Date: July 2, 2007 Ending Date: June 30, 2008 | | 14. CONGRESSIONAL DISTRICTS OF: a. Applicant First & Third b. Project First & Third | | |
| 15. ESTIMATED FUNDING: | | 16. IS APPLICATION SUBJECT TO REVIEW BY STATE EXECUTIVE ORDER 12372 PROCESS? | | |
| a. Federal | \$ 963,326 ⁰⁰ | a. Yes. <input type="checkbox"/> THIS PREAPPLICATION/APPLICATION WAS MADE AVAILABLE TO THE STATE EXECUTIVE ORDER 12372 PROCESS FOR REVIEW ON DATE: | | |
| b. Applicant | \$ ⁰⁰ | b. No. <input type="checkbox"/> PROGRAM IS NOT COVERED BY E. O. 12372 | | |
| c. State | \$ ⁰⁰ | <input checked="" type="checkbox"/> OR PROGRAM HAS NOT BEEN SELECTED BY STATE FOR REVIEW | | |
| d. Local | \$ ⁰⁰ | 17. IS THE APPLICANT DELINQUENT ON ANY FEDERAL DEBT? | | |
| e. Other | \$ ⁰⁰ | <input type="checkbox"/> Yes If "Yes" attach an explanation. <input checked="" type="checkbox"/> No | | |
| f. Program Income | \$ ⁰⁰ | | | |
| g. TOTAL | \$ 963,326 ⁰⁰ | | | |
| 18. TO THE BEST OF MY KNOWLEDGE AND BELIEF, ALL DATA IN THIS APPLICATION/PREAPPLICATION ARE TRUE AND CORRECT. THE DOCUMENT HAS BEEN DULY AUTHORIZED BY THE GOVERNING BODY OF THE APPLICANT AND THE APPLICANT WILL COMPLY WITH THE ATTACHED ASSURANCES IF THE ASSISTANCE IS AWARDED. | | | | |
| a. Authorized Representative | | | | |
| Prefix Mr. | First Name Wayne | Middle Name | | |
| Last Name Bowers | Suffix | | | |
| b. Title City Manager | c. Telephone Number (give area code) (252) 329-4436 | | | |
| d. Signature of Authorized Representative | e. Date Signed | | | |

**APPLICATION FOR
FEDERAL ASSISTANCE**

| | | | | |
|--|---------------------|---|---|---|
| 1. TYPE OF SUBMISSION: Application <input type="checkbox"/> Construction <input checked="" type="checkbox"/> Non-Construction | | Pre-application <input type="checkbox"/> Construction <input type="checkbox"/> Non-Construction | 2. DATE SUBMITTED | Applicant Identifier |
| | | | 3. DATE RECEIVED BY STATE | State Application Identifier |
| | | | 4. DATE RECEIVED BY FEDERAL AGENCY | Federal Identifier |
| 5. APPLICANT INFORMATION | | | | |
| Legal Name: City of Greenville | | | Organizational Unit: Department: Public Works Department | |
| Organizational DUNS: 023307494 | | | Division: Transit Division | |
| Address: Street: 200 Martin Luther King, Jr. Drive City: Greenville County: Pitt State: NC Country: USA | | | Name and telephone number of person to be contacted on matters involving this application (give area code) Prefix: Ms. First Name: Nancy Middle Name: Evans Last Name: Harrington Suffix: | |
| Zip Code: 27834 | | | Email: nharrington@greenvillenc.gov | |
| 6. EMPLOYER IDENTIFICATION NUMBER (EIN): 56-6000229 | | | Phone Number (give area code) (252) 329-4047 | Fax Number (give area code) (252) 329-4535 |
| 8. TYPE OF APPLICATION: <input checked="" type="checkbox"/> New <input type="checkbox"/> Continuation <input type="checkbox"/> Revision If Revision, enter appropriate letter(s) in box(es) (See back of form for description of letters.) Other (specify) | | | 7. TYPE OF APPLICANT: (See back of form for Application Types) Municipal (c) Other (specify) | |
| 10. CATALOG OF FEDERAL DOMESTIC ASSISTANCE NUMBER: TITLE (Name of Program): 20-507 | | | 9. NAME OF FEDERAL AGENCY: USDOT-Federal Transit Administration (FTA) | |
| 12. AREAS AFFECTED BY PROJECT (Cities, Counties, States, etc.): Greenville, NC | | | 11. DESCRIPTIVE TITLE OF APPLICANT'S PROJECT: Section 5309 Capital Assistance for the purchase of two expansion buses for Greenville Area Transit (GREAT). | |
| 13. PROPOSED PROJECT Start Date: July 2, 2007 Ending Date: June 30, 2009 | | | 14. CONGRESSIONAL DISTRICTS OF: a. Applicant First & Third b. Project First & Third | |
| 15. ESTIMATED FUNDING: | | | 16. IS APPLICATION SUBJECT TO REVIEW BY STATE EXECUTIVE ORDER 12372 PROCESS? | |
| a. Federal | \$ | 498,000 ⁰⁰ | a. Yes. <input type="checkbox"/> THIS PREAPPLICATION/APPLICATION WAS MADE AVAILABLE TO THE STATE EXECUTIVE ORDER 12372 PROCESS FOR REVIEW ON DATE: | |
| b. Applicant | \$ | ⁰⁰ | b. No. <input type="checkbox"/> PROGRAM IS NOT COVERED BY E. O. 12372 | |
| c. State | \$ | 62,250 ⁰⁰ | <input checked="" type="checkbox"/> OR PROGRAM HAS NOT BEEN SELECTED BY STATE FOR REVIEW | |
| d. Local | \$ | ⁰⁰ | 17. IS THE APPLICANT DELINQUENT ON ANY FEDERAL DEBT? | |
| e. Other | \$ | ⁰⁰ | <input type="checkbox"/> Yes If "Yes" attach an explanation. <input checked="" type="checkbox"/> No | |
| f. Program Income | \$ | ⁰⁰ | | |
| g. TOTAL | \$ | 560,250 ⁰⁰ | | |
| 18. TO THE BEST OF MY KNOWLEDGE AND BELIEF, ALL DATA IN THIS APPLICATION/PREAPPLICATION ARE TRUE AND CORRECT. THE DOCUMENT HAS BEEN DULY AUTHORIZED BY THE GOVERNING BODY OF THE APPLICANT AND THE APPLICANT WILL COMPLY WITH THE ATTACHED ASSURANCES IF THE ASSISTANCE IS AWARDED. | | | | |
| a. Authorized Representative | | | | |
| Prefix Mr. | First Name Wayne | | Middle Name | |
| Last Name Bowers | | | Suffix | |
| b. Title City Manager | | | c. Telephone Number (give area code) (252) 329-4436 | |
| d. Signature of Authorized Representative | | | e. Date Signed | |

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Standard Form 424 (Rev.9-2003)
Prescribed by OMB Circular A-102



City of Greenville, North Carolina

Meeting Date: 5/10/2007
Time: 7:00 PM

Title of Item: Ordinance amending agreement with Town of Winterville and Greenville Utilities Commission establishing a mutual annexation and extraterritorial jurisdiction boundary and delineating sewer and water service territories

Explanation: On December 11, 2006, the Town of Winterville, City of Greenville, and Greenville Utilities Commission (GUC) entered into an agreement establishing a mutual annexation and extraterritorial jurisdiction (ETJ) boundary and delineating sewer and water service territories. Although the entire main campus of Pitt Community College (PCC) is located in the Town of Winterville, PCC has in recent years acquired property located in the Greenville ETJ and on the Greenville side of the boundary established in the joint agreement. Winterville has requested that the joint agreement be amended to allow that if any of the recently acquired PCC property is developed as part of the college, that the property could be annexed into Winterville in order to keep the entire campus in one jurisdiction.

The Winterville request was discussed at the Winterville, Greenville, GUC Committee meeting on April 12, 2007. This committee recommended that the attached amendment be made to the joint agreement to allow annexation of PCC property into Winterville at the time of development for college activities. If the property is not developed by PCC, it will remain in the Greenville ETJ and be subject to annexation into the City of Greenville.

This amendment will have no impact on the water and sewer service provisions of the agreement.

Since this amendment involves an annexation agreement, a public hearing is required before adoption.

Fiscal Note: Costs will be determined in the future based on the eventual use of the PCC property.

Recommendation: Conduct the public hearing and adopt the attached ordinance approving the amendment to the agreement.

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

Attachments / click to download

 [Map Identifying PCC Property](#)

 [Ordinance approving an amendment to an agreement relating to annexation ETJ, Greenville, Winterville, and GUC](#)

 [Amendment to Agreement - Winterville PCC Property Annexation](#)

ORDINANCE NO. 07-
ORDINANCE APPROVING AN AMENDMENT TO AN AGREEMENT RELATING TO
ANNEXATION, EXTRATERRITORIAL JURISDICTION, AND THE PROVISION OF
WATER AND SEWER SERVICE IN THE AREA NEAR THE CITY OF GREENVILLE
AND THE TOWN OF WINTERVILLE

WHEREAS, the Town of Winterville, City of Greenville, and Greenville Utilities Commission on December 11, 2006 entered into an agreement to establish a mutual annexation and extraterritorial jurisdiction boundary line, and delineate sanitary sewer and water service territories compatible with said boundary line;

WHEREAS, although the entire main campus of Pitt Community College is located in Winterville, Pitt Community College has in recent years acquired property on the Greenville side of the agreed-upon boundary line and Winterville desires that any future expansion of the Pitt Community College main campus be located in the city limits of Winterville;

WHEREAS, the parties desire to amend the agreement to make special provisions for the Pitt Community College main campus property; and

WHEREAS, Part 6 of Article 4A of Chapter 160A of the North Carolina General Statutes authorizes cities to enter into and amend an agreement concerning future annexations and North Carolina General Statute 160A-312 authorizes cities to enter into and amend contracts relating to the provision of water and sewer service;

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Greenville that it does hereby approve the Amendment to Agreement by and between the City of Greenville, Town of Winterville, and Greenville Utilities Commission relating to the establishment of a boundary line for annexation, extraterritorial jurisdiction, and the provision of water and sewer service in the area near the City of Greenville and the Town of Winterville with said Amendment relating to property acquired by Pitt Community College on the Greenville side of the boundary line, and that the Mayor and City Clerk are hereby authorized to execute the Agreement for and on behalf of the City of Greenville.

This the 10th day of May, 2007.

Robert D. Parrott, Mayor

ATTEST:

Wanda T. Elks, City Clerk

**NORTH CAROLINA
PITT COUNTY**

**AMENDMENT TO
AGREEMENT**

THIS AMENDMENT TO AGREEMENT, made and entered into this the _____ day of _____, 2007, by and between the City of Greenville, a municipal corporation organized and existing pursuant to the laws of the State of North Carolina and hereinafter referred to as GREENVILLE, the Town of Winterville, a municipal corporation organized and existing pursuant to the laws of the State of North Carolina and hereinafter referred to as WINTERVILLE, and Greenville Utilities Commission, an agency of the City of Greenville organized and existing pursuant to the laws of the State of North Carolina and hereinafter referred to as COMMISSION.

WITNESSETH:

WHEREAS, WINTERVILLE, GREENVILLE and COMMISSION on December 11, 2006 entered into an agreement to establish a mutual annexation and extraterritorial jurisdiction boundary line, and delineate sanitary sewer and water service territories compatible with said boundary line hereinafter referred to as the AGREEMENT;

WHEREAS, although the entire main campus of Pitt Community College is located in WINTERVILLE, Pitt Community College has in recent years acquired property on the GREENVILLE side of the agreed upon boundary line and WINTERVILLE desires that any future expansion of the Pitt Community College main campus be located in the city limits of WINTERVILLE;

WHEREAS, the parties desire to amend the AGREEMENT to make special provisions for the Pitt Community College main campus property; and

WHEREAS, Part 6 of Article 4A of Chapter 160A of the North Carolina General Statutes authorizes cities to enter into agreements concerning future annexations;

NOW, THEREFORE, for and in consideration of the mutual promises and covenants set forth herein, and other good and valuable consideration, the receipt of which is hereby respectively acknowledged by each of the parties hereto, GREENVILLE, WINTERVILLE, and COMMISSION do hereby agree each with the other to amend the AGREEMENT as follows:

- 1) The AGREEMENT is amended by the addition of a section 16 to read as follows:
 16. Notwithstanding any provisions of this agreement to the contrary, for any property identified as Pitt Community College Property Located Within Greenville ETJ on the attached map entitled "Map Identifying Pitt Community College Property," WINTERVILLE shall have the right to annex such property under the following conditions:

- a. The property is developed by Pitt Community College for any use related to the operation of the college as an educational institution and at the time the development commences the property is owned by Pitt Community College.
- b. When Pitt Community College determines to develop the property, WINTERVILLE shall provide GREENVILLE and COMMISSION with written notice requesting that GREENVILLE adopt a resolution agreeing to the property being annexed into the WINTERVILLE town limits. GREENVILLE and COMMISSION agree to take the necessary steps to allow WINTERVILLE to complete such annexation.
- c. As provided in this agreement, sanitary sewer and water service shall be provided by the COMMISSION to the area identified as Pitt Community College Property Located Within the Greenville ETJ on the attached map entitled "Map Identifying Pitt Community College Property."

2) The AGREEMENT is amended by the addition as an attachment of the attached map entitled "Map Identifying Pitt Community College Property."

3) All remaining terms and conditions of the AGREEMENT not amended by this Amendment to Agreement shall remain in full force and effect.

IN TESTIMONY WHEREOF, GREENVILLE has caused this Amendment to Agreement to be executed in its name by its Mayor, attested by its City Clerk and its corporate seal hereunto affixed, all by Ordinance duly approved by the City Council of the City of Greenville; WINTERVILLE has caused this Amendment to Agreement to be executed in its name by its Mayor, attested by its Town Clerk and its corporate seal hereunto affixed, all by Ordinance duly approved by the Board of Alderman of the Town of Winterville; and COMMISSION has caused this Amendment to Agreement to be executed in its name by its Chairman, attested by its Secretary, and its corporate seal hereunto affixed, all by Resolution duly approved its Board of Commissioners, all on this the day and year first above written. This Amendment to Agreement is executed in triplicate, one of which should be retained by each of the parties hereto.

CITY OF GREENVILLE

BY: _____
Robert D. Parrott, Mayor

ATTEST:

Wanda T. Elks, City Clerk

APPROVED AS TO FORM

David A. Holec, City Attorney

TOWN OF WINTERVILLE

BY: _____
Doug Jackson, Mayor

ATTEST:

Tangi R. Williams, Town Clerk

APPROVED AS TO FORM

E. Keen Lassiter, Town Attorney

GREENVILLE UTILITIES COMMISSION

BY: _____
J. Bryant Kitrell, Chair

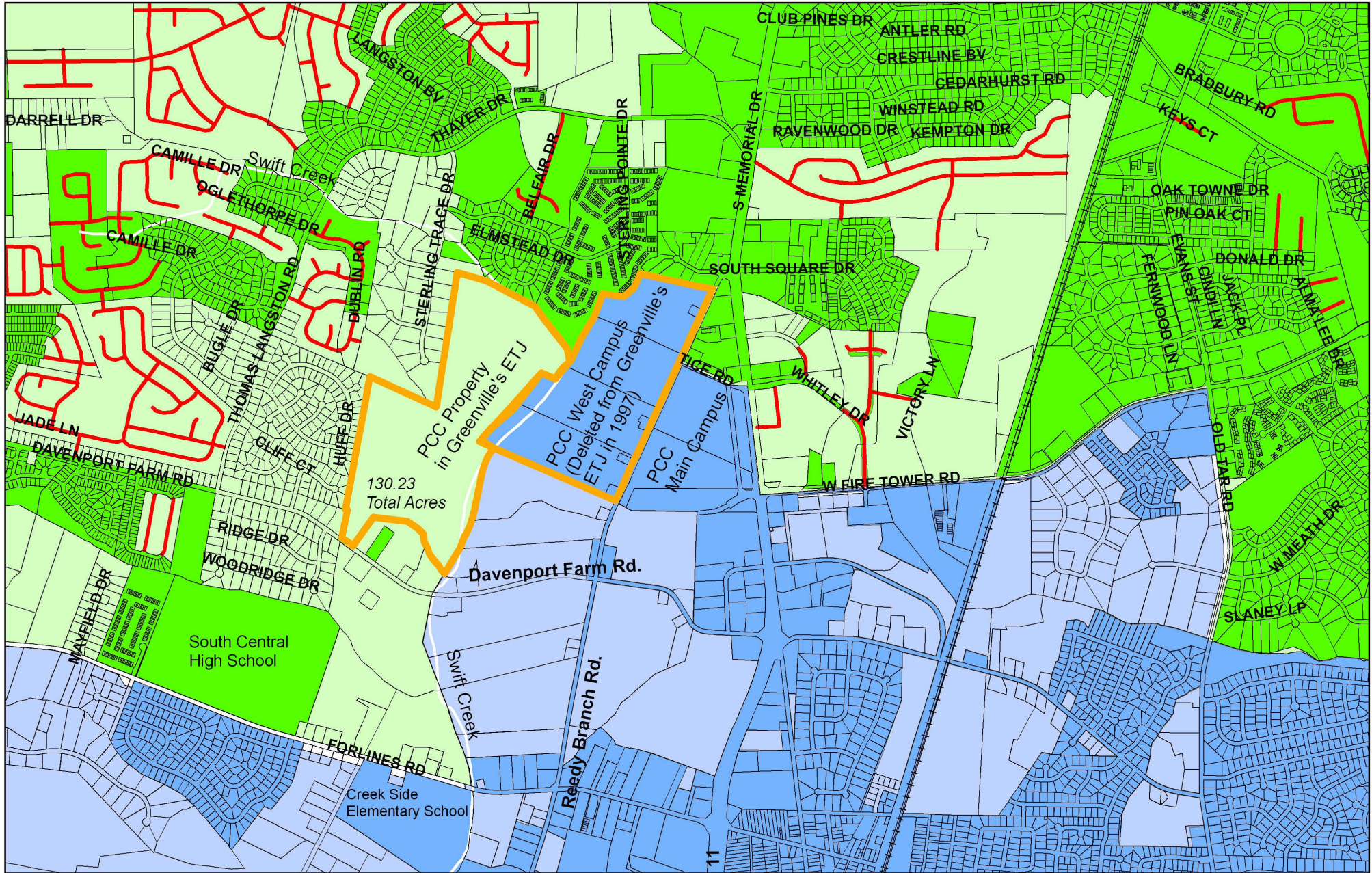
ATTEST:

L. H. Zincone, Jr., Secretary







APPROVED AS TO FORM

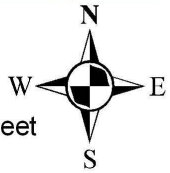
Phillip R. Dixon, Commission Attorney

Map Identifying Pitt Community College Property



Legend

- | | | | | | |
|--|------------------------|---|-------------------------|---|------------------------------------|
|  | Greenville City Limits |  | Winterville Town Limits |  | Preliminary Platted Public Streets |
|  | Greenville ETJ |  | Winterville ETJ |  | PCC Property |





City of Greenville, North Carolina

Meeting Date: 5/10/2007
Time: 7:00 PM

Title of Item: Resolution in support of the Eastern North Carolina Regional Science Center

Explanation: City staff has been working with a group of citizens and other government agencies to establish a science center in Greenville. On behalf of this group, Dr. John Meredith will make a brief presentation about efforts to establish the Eastern North Carolina Regional Science Center, including a short video on the Challenger Space Shuttle Learning Center.

Fiscal Note: No cost to the City at this time.

Recommendation: Adoption of the attached resolution in support of the Eastern North Carolina Regional Science Center.

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

Attachments / click to download

- [Challenger Learning Center Plan](#)
- [ENC Regl Sci Cntr](#)
- [Letter from John Meredith re: Science Center Presentation to Council](#)

RESOLUTION NO. 07- __

RESOLUTION OF SUPPORT FOR THE EASTERN NORTH CAROLINA REGIONAL
SCIENCE CENTER

WHEREAS, the City of Greenville desires to improve the quality of life for all of its residents and supports the Eastern North Carolina Regional Science Center's goal of providing educational and cultural enrichment opportunities for all citizens of the region;

WHEREAS, a dedicated body of individuals have worked for years to develop a regional science center;

WHEREAS, this body has adopted by-laws and has been incorporated;

WHEREAS, a United States NASA Challenger Learning Center equipment was acquired by the group;

WHEREAS, a Challenger Learning Center and full Science Center will enhance the educational and cultural learning opportunities for Eastern North Carolina residents and visitors;

WHEREAS, a development of the Challenger Learning Center and the full Science Center will function as a premier educational center to motivate and inspire students of all ages and walks of life to pursue higher levels of scientific and math literacy; and

WHEREAS, the Eastern North Carolina Regional Science Center continues to implement its strategic plan and seeks capital and operating funds in the form of a \$1 million federal government earmark;

NOW, THEREFORE, BE IT RESOLVED that the City Council of Greenville does hereby support the Eastern North Carolina Regional Science Center's efforts to establish and operate a Challenger Learning Center and full Science Center to meet the enrichment needs for Eastern North Carolina residents and visitors.

Adopted this the 10th day of May, 2007.

Robert D. Parrott
Mayor

Attest:

Wanda T. Elks
City Clerk

April 24, 2007

Wayne Bowers, City Manager

Ref: Request for time to present to Greenville City Council on the Challenger Learning Center
Dear Mr. Bowers:

I would like to request time to inform and update the Greenville City Council on the progress of the Challenger Learning Center under development by GO-Science (Eastern North Carolina Regional Science Center).

Challenger Center for Space Science Education is a not-for-profit educational organization established in 1986 by the families of the astronauts from the ill-fated Challenger Space Shuttle mission STS-51-L. Challenger Center has developed over 50 Challenger Learning Centers (CLC) across the United States with the mission of engaging grade school and middle school students in science and mathematics education. Challenger Center for Space Science Education uses students' natural enthusiasm for space science to create innovative learning experiences for imaginative young minds. In addition to learning mathematics and science, students also develop critical communication, decision-making, team-building, and collaborative skills. Navy Captain Michael J. Smith was the Challenger Shuttle pilot and is a native of eastern North Carolina, hometown of Beaufort, North Carolina. He is the only Challenger astronaut that does not have a CLC located either in or close by to his hometown.

I have met with Tom Moton, Assistant City Manager, on this project and even shown him the Challenger Learning Center we have in storage at the Pitt County Technology incubator. I have provided Mr. Moton an 8 minute video on the Challenger Learning Center that you may wish to review. If you approve this request, I would like the city council to also see this short video. Additionally, I have attached to this letter a copy of the Strategic Plan for the Challenger Learning Center for your review and that of city council.

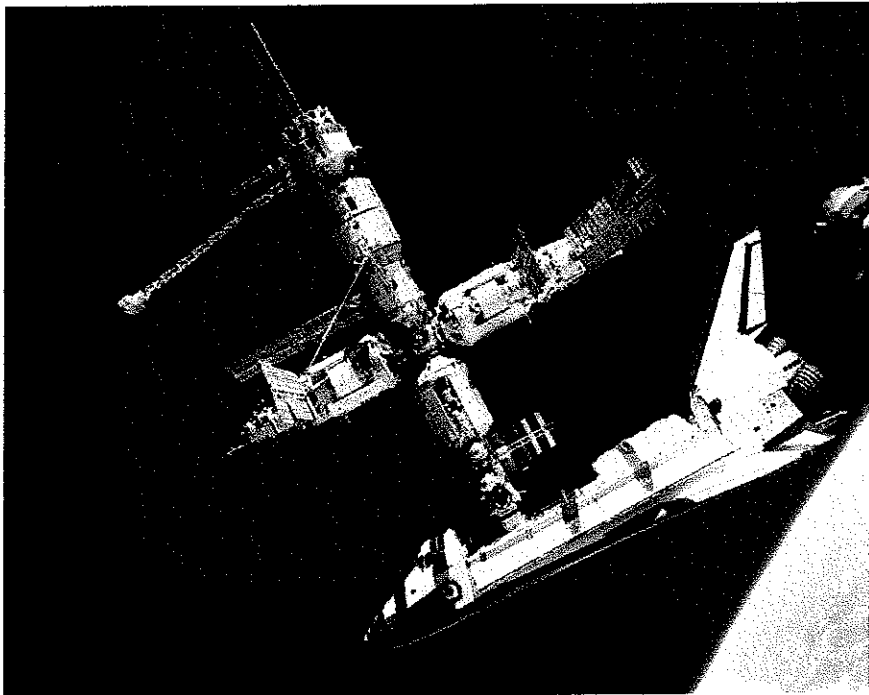
Please let me know if I can be on the agenda in the near future to present to the Greenville City Council on the Challenger Learning Center.

Sincerely,

John T. Meredith, MD FACEP
Chair, Board of Directors
GO-Science
meredithj@mail.ecu.edu



THE CHALLENGER LEARNING CENTER



STRATEGIC PLAN

Spring 2007

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THE CHALLENGER LEARNING CENTER STRATEGIC PLAN

EXECUTIVE SUMMARY

Imagine - a chance for every middle school child in eastern North Carolina to experience the thrill and wonder of space - without leaving Earth. The Challenger Learning Center will capture each child's imagination through simulated missions to space and provide that "teachable moment."

- The newest member in a network of over 50 proven and successful Challenge Centers in the U.S. offering realistic mock-up of Mission Control and an orbiting space station during simulated missions to space.
- The first step in the development of the Eastern North Carolina Regional Science Center.
- The CLC offers missions to middle school children as well as ARIES (a new science program for 3rd to 9th graders), and professional development for educators. The missions are the heart of the CLC.
- The primary goal of the CLC is to facilitate enhanced educational services and opportunities within the regional school districts, East Carolina University and Pitt Community College.
- At the heart of the CLC lie the missions. There are five different scenarios offered accommodating from 16 to 32 students per 3 hour long mission. Each mission provides the children with numerous opportunities to apply the skills they have learned in the classroom. Students use principles of science and mathematics, as well as reading and communication skills to complete their mission - frequently unaware that the experience reinforces critical elements of North Carolina's standard course of study, and assist educators in getting their students on the right track for end-of-term 8th grade testing. An example of how the CLC activities relate to the standard course of study for science is included in Appendix A (pp 24 - 25) of this report. Teachers are actively involved in the learning and, in fact, are instructors for their students during the missions. Teachers receive training and materials in advance of the mission and incorporate it into their curriculum in school. The CLC is also a valuable professional development resource for educators as well, providing an environment to hone their skills, and develop confidence and competence to teach space science in their classrooms.
- Additionally, the CLC will provide:
 - Affordable teacher development programs that range from offering college credit toward a Masters degree or National Board Certification to continuing education credits;
 - Affordable facilities for teacher training programs;
 - Access to more sophisticated lab equipment and subject matter experts than is currently available in schools;

- Access to science and math programs that enhance current curriculum as well as stimulate and excite students.
- Summer camps are available for children who wish to experience a complete, week-long immersion in the CLC environment.
- Initial start-up costs for the CLC are minimal. The focal point of the Center is "Mission Control" and the space station. These areas include computer consoles, video, and verbal communications links, in addition to all the hardware and equipment necessary to performing the experiments associated with the missions. The simulator that makes these missions possible, and the single greatest cost of the CLC, has been donated to Go-Science, the charitable organization spearheading the efforts to create the science center. It is estimated that the facility to house the Center and update the simulator software will cost approximately \$500,000 and will be funded through a small capital campaign projected to conclude in December 2007.
- The CLC plans to open its doors in September 2008, in time to support a full fall semester of middle school students from Eastern North Carolina. The major steps in the timeline to the September 2008 opening are:

| | <u>4/07</u> | <u>6/07</u> | <u>9/07</u> | <u>12/07</u> | <u>2/08</u> | <u>6/08</u> | <u>9/08</u> |
|---|-------------|-------------|-------------|--------------|-------------|-------------|-------------|
| Site location determined | X | | | | | | |
| Fund-raising for simulator refurbishing | | X | X | X | | | |
| Director hired | | | | X | | | |
| Initial marketing and communications | | | | X | X | X | |
| Facility and simulator upgrades | | | | | | X | |
| Doors open | | | | | | | X |

- On an on-going basis the CLC will operate based on the best practices developed by the over fifty existing Centers across the nation. The financial plan, which provides for a balanced operating budget, is shown below. Missions for middle school children provide the majority of revenue. Also shown is the potential number of middle school aged children in the region.
- The average cost per student is approximately \$25 per mission.

EXPENSES AND REVENUE PROJECTIONS

| <u>Expenses</u> | <u>Yr 1</u> | <u>Yr 2</u> | <u>Yr 3</u> |
|--|------------------|------------------|------------------|
| Labor | | | |
| - Education Director | \$50,000 | \$52,000 | \$54,000 |
| - Flight Director | 40,000 | 42,000 | 44,000 |
| - PT Mission Specialists (4) | 40,000 | 42,000 | 44,000 |
| - Administrative Support | 20,000 | 21,000 | 22,000 |
| Subtotal Labor | 150,000 | 157,000 | 164,000 |
| Benefits for Staff @ 30% | 51,000 | 51,000 | 51,000 |
| TOTAL LABOR AND BENEFITS | \$201,000 | \$208,000 | \$215,000 |
| Program Costs | | | |
| Program supplies | \$5,000 | \$5,000 | \$5,000 |
| Promotional items | 3,000 | 3,000 | 3,000 |
| Meals | 1,000 | 1,000 | 1,000 |
| TOTAL PROGRAM COSTS | \$9,000 | \$9,000 | \$9,000 |
| Marketing | | | |
| Advertising | \$2,000 | \$2,000 | \$2,000 |
| Brochures/Flyers | 3,000 | 3,000 | 3,000 |
| Postage | 1,000 | 1,000 | 1,000 |
| Fundraising, misc. marketing and development | 15,000 | 15,000 | 15,000 |
| TOTAL MARKETING | \$21,000 | \$21,000 | \$21,000 |
| General and Administrative | | | |
| Gift shop inventory | \$15,000 | \$17,500 | \$20,000 |
| Facility rental | 20,000 | 20,000 | 20,000 |
| License fee | 16,500 | 16,500 | 16,500 |
| Repairs and maintenance (simulator) | 5,000 | 6,000 | 7,000 |
| Repairs and maintenance (facilities) | 5,000 | 6,000 | 7,000 |
| Administrative expenses | 5,000 | 5,000 | 5,000 |
| Overhead/utilities | 15,000 | 16,000 | 17,000 |
| Insurance | 3,000 | 4,000 | 5,000 |
| Business operations (supplies, telephone, legal, etc.) | 8,000 | 9,000 | 10,000 |
| Travel | 2,000 | 3,000 | 4,000 |
| Volunteer perquisites | 1,000 | 1,000 | 1,000 |
| TOTAL GENERAL AND ADMINISTRATIVE | \$60,500 | \$66,500 | \$72,500 |
| TOTAL EXPENSES | \$291,500 | \$304,500 | \$317,500 |

| <u>Revenue</u> | <u>Yr 1</u> | <u>Yr 2</u> | <u>Yr 3</u> |
|---|-----------------|-----------------|-----------------|
| School missions | 157,500 | 175,000 | 192,500 |
| ECU (student-teacher involvement) | 10,000 | 10,000 | 10,000 |
| Professional development programs | 15,000 | 20,000 | 25,000 |
| Corporate missions | 45,000 | 45,000 | 45,000 |
| Overnights | 5,000 | 5,000 | 5,000 |
| Public missions | 5,000 | 6,000 | 10,000 |
| Gift shop | 30,000 | 35,000 | 40,000 |
| Summer camps (\$350 @ wk, 24 students, 3 weeks) | 36,000 | 45,000 | 45,000 |
| Grants and contributions | 10,000 | 10,000 | 10,000 |
| TOTAL REVENUE | 313,500 | 351,000 | 382,500 |
| TOTAL EXPENSES (see Figure 1) | 291,500 | 304,500 | 317,500 |
| NET INCOME | \$22,000 | \$46,500 | \$65,000 |

The student population that can be served by the CLC is shown below.

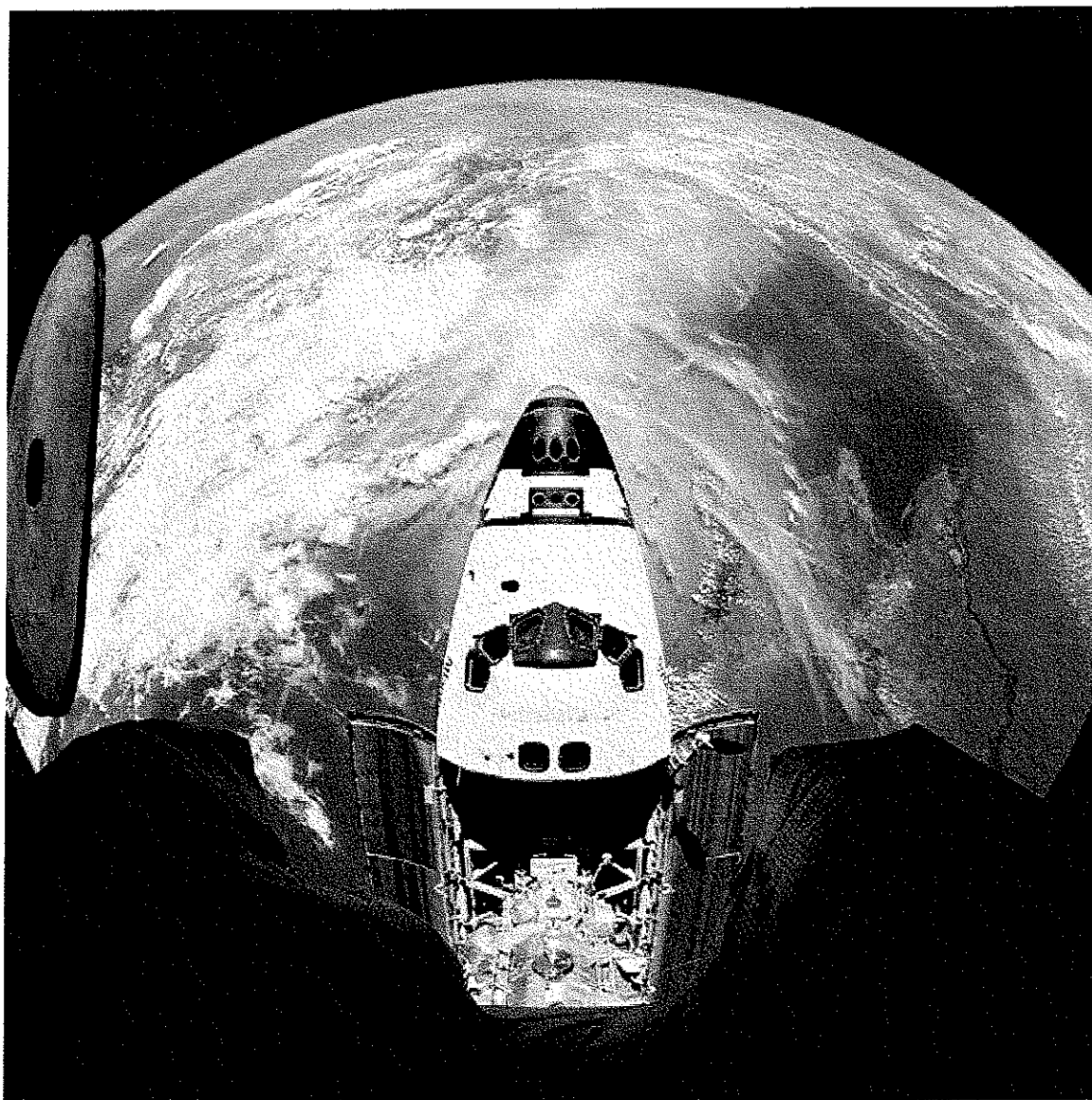
**Admitted Students 2005-2006
Contiguous CLC School Districts**

| <u>County</u> | <u>5th grade</u> | <u>6th grade</u> | <u>7th grade</u> | <u>8th grade</u> | <u>Total</u> |
|---------------|-----------------------------|-----------------------------|-----------------------------|-----------------------------|--------------|
| Pitt | 1643 | 1706 | 1771 | 1803 | 6923 |
| Wilson | 947 | 1053 | 1039 | 954 | 3993 |
| Edgecombe | 548 | 600 | 603 | 660 | 2411 |
| Martin | 325 | 375 | 315 | 366 | 1381 |
| Beaufort | 527 | 528 | 544 | 628 | 2227 |
| Craven | 1082 | 1115 | 1156 | 1129 | 4482 |
| Lenoir | 736 | 786 | 829 | 861 | 3212 |
| Greene | 231 | 257 | 235 | 270 | 993 |
| Total | 6039 | 6420 | 6492 | 6671 | 25622 |

Other CLC School Districts

| <u>County</u> | <u>5th grade</u> | <u>6th grade</u> | <u>7th grade</u> | <u>8th grade</u> | <u>Total</u> |
|---------------|-----------------------------|-----------------------------|-----------------------------|-----------------------------|--------------|
| Bertie | 251 | 260 | 242 | 270 | 1023 |
| Washington | 158 | 176 | 186 | 179 | 699 |
| Hyde | 43 | 50 | 49 | 71 | 213 |
| Pamlico | 98 | 110 | 101 | 120 | 429 |
| Jones | 106 | 114 | 115 | 120 | 455 |
| Duplin | 625 | 696 | 681 | 731 | 2733 |
| Wayne | 1424 | 1538 | 1521 | 1536 | 6019 |
| Johnston | 2171 | 2257 | 2080 | 2146 | 8654 |
| Nash | 1437 | 1374 | 1416 | 1449 | 5676 |
| Halifax | 376 | 385 | 442 | 405 | 1608 |
| Roanoke | | | | | |
| Rapids | 236 | 228 | 235 | 253 | 952 |
| Weldon | 55 | 71 | 92 | 94 | 312 |
| Total | 6980 | 7259 | 7160 | 7374 | 28773 |

THE CHALLENGER LEARNING CENTER STRATEGIC PLAN



INTRODUCTION

On January 28, 1986, the seven crewmembers of the space shuttle Challenger set out on a mission to broaden educational horizons and promote the advance of scientific knowledge. In the aftermath of the Challenger accident, the crew's families came together, still grieving from loss, but firmly committed to the belief that they must carry on the spirit of their loved ones by continuing the Challenger crew's educational mission. They resolved to create a living memorial to the Challenger crew – the world's first interactive space science education center where teachers and their students could use state-of-the-art technology and space-life simulators to explore space themselves. Through their work, they created a network of space learning centers all over the United States called, cumulatively, the Challenger Center. At these centers, children, teachers, and citizens alike manipulate equipment, conduct scientific experiments, solve problems, and work together – immersing themselves in space-like surroundings and growing accustomed to space technology. As a team, they practice the precise gestures and the rigorous procedures that are required of astronauts in space. Here, they can embrace the vision and grasp the potential of space.

The Challenger Learning Center (the "CLC") at the Eastern North Carolina Regional Science Center (the "ENCRSC" or the "Center") will be the newest in a network of over 50 proven and successful Challenger Centers located around the country that offer realistic mock-ups of Mission Control and an orbiting space station. Students join teams at computer consoles or onboard the simulated orbiting space station and work together toward the mission's goal, whether it is launching a probe or intercepting a comet. A visit to a Challenger Learning Center isn't just a field trip – it is a deeply grounded learning experience that engages students, transforms them into scientists, engineers, or researchers, and places them in a simulated space mission where they solve real-life challenges.

Rooted in national education standards, the Center's CLC will reach out to over 54,000 middle school students and more than 550 teachers from Pitt County and the surrounding school systems per year through a broad array of mission-based activities. Regardless of a student's cultural background, economic situation, gender, learning style, or academic level, every CLC simulation provides students with an opportunity to learn and succeed. Students leave confident and inspired. The CLC is anticipated to be the first step in the development of ENCRSC, which will be a dynamic and entertaining learning, teaching, and research center that will serve the residents of and visitors to eastern North Carolina.

The Center will be a key component of overall cultural and economic development in Greenville and Pitt County, and will enrich the community and the region through its on-site and outreach programs. This strategic plan describes what the CLC is; how it will work; its benefits to students, teachers and the larger community; and its overall financial model.

Before reviewing the CLC's strategic plan, a brief background on the ENCRSC provides context. Eastern North Carolina has traditionally enjoyed an agrarian-based economy. This model is changing as medical, pharmaceutical, and biotech industries have developed in the area. Unfortunately, the region's workforce has not kept pace with the technological and educational demands of these businesses, and the lack of a skilled local employee base is a barrier to this

sector's continued growth. As such, there is a critical need to develop a math- and science-literate workforce to fill current positions and to entice similar industries to relocate to eastern North Carolina. A high-quality science center is seen to play an important role in helping to meet these objectives. Therefore, the goals of the ENCRSC are to:

- Assist in the development of a math- and science-literate workforce;
- Demonstrate the relevance of science and technology in everyday living;
- Motivate and inspire students of all ages and all walks of life to pursue higher levels of scientific literacy;
- Educate teachers in science content, processes, and teaching technologies;
- Provide schools with exciting, hands-on, innovative, and relevant curriculum-based science programs;
- Offer unique learning and entertainment opportunities to excite and stimulate students and other visitors.

As a unique, inspiring learning environment, the Center will be comprised of several modules or "galleries" that focus on science and math-related experiences. These specialized galleries will be grouped as follows:

"Edge" Science - an active, temporary exhibition program featuring leading-edge discoveries and the best traveling displays from other science centers and museums, such as the "current science" exhibits found at the London Museum of Science and the Boston Museum of Science. To create a sense of uniqueness to the Center, to create a direct link to North Carolina through the weather, and to establish enhanced programming with Channel 9, the "Edge Gallery" will have a central demonstration of weather research and forecasting tied to the NOAA forecasting system.

Living Science - These permanent galleries will display a unique treatment of life science and the living process within and around us. Exhibits within this gallery will be further grouped as follows:

"You and Me" - includes information on genetics, health science, medicine, and the exploration of the human body.

The Process of Life - illustrates ecological events and connections and biodiversity in a range of different environments, living structures, and species.

Advances - depicts key discoveries in the history and current state of the natural sciences, from discovery of oxygen as a gas essential to life, to the rise of evolutionary theory, to uncovering the secret of DNA and the genetic mapping of living species. Here, biographies display the courage, commitment, and brilliance of scientists. This area will connect to any "Meet the Scientist" demonstrations and events held as part of the Center's public program schedule.

Earth and Space Science - This area will include both a planetarium and the Challenger Learning Center.

Science Universe - this gallery, including a sixty-foot domed planetarium, will be a major attraction to the Center. It will focus on space and planetary science, and will offer a "Blue Planet" perspective on ecological and life processes. Weather patterns and climate change can also be uniquely viewed and discussed here.

Team Science - embodied by the Challenger Learning Center, this gallery gives young people the opportunity to work together to solve complex, relevant scientific and technological problems. The CLC simulations, available to fifth- through eighth-grade children, replicate contemporary scientific research and application. *The CLC is the focus of initial efforts to stand up the Center as a whole and is described at length below.*

THE CHALLENGER LEARNING CENTER

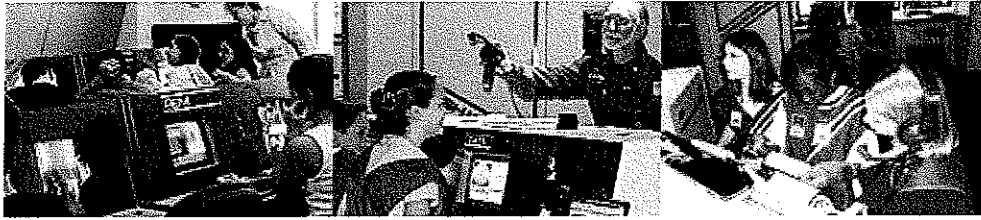
There are over 50 CLCs in 32 states throughout the US, from San Diego to Cincinnati and St. Louis to San Antonio. These centers serve a diverse range of cities and geographical areas, students, and teachers. Since their inception nearly 20 years ago, the Challenger Learning Centers have enjoyed extraordinary success. Literally hundreds of thousands of children and educators have been touched and inspired by science and technology through their participation in the simulated missions to space. Just as importantly, the CLC's have become critical elements of community efforts to enhance education, promote industry, and encourage tourism in their respective areas. They are financially stable and sustainable community partners with a "proven track record" of success.

The Challenger Learning Center offers 3 separate, though related, types of experiences to students and educators. Simulated missions are the heart of the CLC, but the ARIES, Micronaut, and professional development programs are critical components to the overall experience as well. Combined, these products represent a significant educational resource befitting an area ready to make the jump to the next generation of education and industry.

CLC MISSIONS AN ADVENTURE FOR THE MIND

At the Challenger Learning Center, students fly simulated space missions. The CLC offers students the next best thing to actual space flight with a Mission Control room designed after NASA's Johnson Space Center and a simulated space station that (other than the absence of zero-gravity) replicates the feel and function of a research vessel orbiting the Earth.





When students arrive at the CLC, CLC representatives greet them in NASA flight suits. These Flight Directors, many former classroom teachers, provide a student orientation with an overview of the mission and each student's crew assignment. A typical mission takes between 3 and 4 hours.

THE CREW MANIFEST

There are 8 critical teams on a mission, similar to those on space shuttle missions. Each student is assigned a partner(s) on one of these teams:

➤ *Communications Team (COM)*

COM Officers facilitate verbal communication between the 2 locations. They are skilled in reading and oral communications, and have the ability to work in high-stress situations while remaining focused on specific tasks.

➤ *Data Team (DATA)*

DATA Officers transfer all electronic messages between Mission Control and the space station, and access the research video library on demand. DATA Officers transfer and receive messages from six other teams. DATA Officers rely on strong reading and oral communications and good organization skills.

➤ *Navigation Team (NAV)*

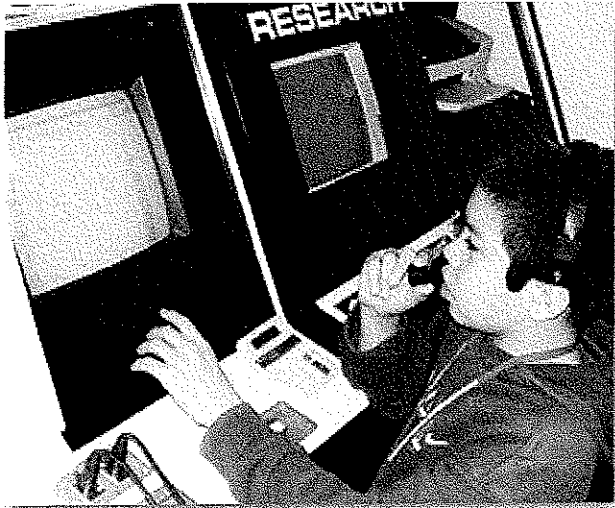
NAV Officers are responsible for launches, landings, and navigating the spacecraft on its journey. NAV Officers have strong mathematics and reading skills, basic knowledge of coordinate geometry and of angle measurements, and an interest in astronomy.

➤ *Probe Team (PROBE)*

As members of the Probe Team, students assemble, deploy, and monitor 1 or more space probes launched during a mission. The position requires strong mechanical skills, proficiency in mathematics and reading, analytical problem solving, and deduction skills.

➤ *Medical Team (MED)*

MED Officers monitor all astronauts for auditory and visual response time, respiration rate, skin temperature, and heart rate. Skills required for this position include a strong interest in biology and a proficiency in mathematics.



➤ *Remote Team (REM)*

As members of the REM Team, students work in a "glove box" environment to analyze rock, mineral, and soil samples. Depending upon the mission, the REM Team also operates a robotic arm to collect rock samples for analysis.

➤ *Life Support Team (LS)*

LS Team members take thermometer, barometer, and hygrometer readings. They also perform pH tests and TDS tests on the spacecraft water supply. The position requires strong problem-solving skills and interest in environmental science and chemistry.

➤ *Isolation Team (ISO)*

ISO Team members use robotic arms to conduct research related to radioactivity, meteoroids, and hazardous materials.

COUNTDOWN

The group is divided into two groups, with half of the students assigned to Mission Control while the others are transported to the space station. At the mission's midpoint, the partners exchange places in order to experience both learning environments.

Students must accomplish specific tasks in order for their mission to be a success. Astronauts aboard the space station build space probes, monitor life-support functions, conduct experiments on items from Mars or the Moon, and plot navigation courses for the spacecraft.

Engineers at Mission Control support these endeavors by answering the astronauts' questions and providing necessary research. For the Navigation and Probe Teams, astronauts rely completely on the engineers' instructions and data necessary for them to complete their tasks.

When the mission is at full throttle, loudspeakers broadcast a flurry of messages between Mission Control and the space station. Electronic messages are sent back and forth. At any moment, emergency alarms and flashing lights signal hazardous conditions for the astronauts to respond to or repair. Meanwhile, everyone works to ensure the mission's goal is accomplished.

The simulation provides students with numerous opportunities to apply the skills they have learned in the classroom. Even when they aren't necessarily aware that they are doing so,

students are using principles of science and mathematics, as well as reading and communication skills to complete their mission.

MISSION SCENARIOS

As students participate in one of 5 available mission scenarios, they use the study of science and mathematics as a springboard to a wealth of curricular and extracurricular activities.

Rendezvous with a Comet™

In the not-too-distant future, a team of scientists and engineers are on a daring mission to take an up-close look at a comet streaking its way across the galaxy.

Their goal is to plot a successful course to rendezvous with the comet and launch a probe to collect scientific data on the object. They must first construct the space probe and then plot the correct intercept course.

What seems at first to be a routine exploration is filled with challenges and emergencies. Each obstacle that stands in the way of a successful mission requires students to engage in teamwork and problem solving.

Rendezvous with Comet-Halley™

In the year 2061, Comet-Halley's path will take it close to the sun and Earth. A team of scientists in a special-equipped space station will take a closer look. Students construct a probe, plot an interception, and overcome the challenges of space travel to "Rendezvous with Comet-Halley."

Return to the Moon™

The year is 2015. For the first time since 1972, a crew of astronauts is returning to the moon. This time, they plan to stay.

Their mission is to establish a permanent base on the Moon to observe, explore, and test the feasibility of off-Earth settlements. Navigating their way into lunar orbit, students must construct and launch a probe, and analyze data gathered from the lunar surface to select a site for establishing the permanent moon base.

Students begin a new era in human planetary explorations during their mission to "Return to the Moon."

Voyage to Mars™

In Earth years, it is 2076. A now routine Voyage to Mars has brought the latest human crew into Martian orbit.

Control of the incoming flight has been transferred from Houston's Mission Control to Mars Control at Chryse Station. The crew arriving from Earth on the Mars Transport Vehicle has been specially trained to replace the existing crew of astronauts, which has manned Mars Control for the past 2 years.

After arriving on the Martian surface, the team will collect and analyze soil and atmospheric samples for a better understanding of the Red Planet.

Encounter Earth™

In the summer of the year 2137, a Low Earth Orbiting Satellite (LEO) has malfunctioned and must be replaced.

The elite Emergency Response Squad, ERS-1, has been called in to construct and deploy a new satellite, and to retrieve important data about the Earth and its environment.

Join in this mission to collect data, avert disasters on Earth, and learn about the intricate relationships among Earth's atmosphere, hydrosphere, biosphere, ecosphere, and geosphere.

ARIES

In addition to the mission workshops described above, the CLC envisions offering the ARIES program to students. ARIES is an acclaimed new science program for grades 3 through 9, developed at the Harvard-Smithsonian Center for Astrophysics, and presented by Charlesbridge Publishers. The program of astronomy-based physical science draws on students' natural curiosity about the universe around them to provide a foundation of knowledge with which they can approach physical science. This discovery-based, hands-on science curriculum correlates to state and national science standards, and provides the basis for a complete physical science program. Topics include:

- Earth in Motion
- Energy
- Waves
- Motion and Forces

Taught by master teachers, ARIES workshops introduce educators to the program's instructional models and pedagogy, and allow them to engage in the various lessons and activities.



PROFESSIONAL DEVELOPMENT

The ENCRSC Challenger Learning Center is committed to working with educators to help them develop the necessary skills, confidence, and competence to teach space science in their classrooms.

Enhancing the professional development of individual educators is central to the CLC's overall mission. Likewise, the CLC provides a unique environment in which students can practice and improve math, science, reading, and interpersonal skills in ways that are unavailable in a traditional classroom. Students may think they are "just having fun" participating in their

simulation, but CLC simulations assist educators getting their students on the right track for end-of-term 8th grade testing.

The Challenger Learning Center network has a rich history as a catalyst for professional development among teachers in our learning communities. Challenger Learning Centers are often hosts to education programs from NASA, Harvard University, and other prestigious institutions. Professional development opportunities include:

- Challenger Learning Center Missions

After their class has secured a mission slot with the CLC, educators are required to participate in a one-day preparatory teacher workshop. As part of the mission and included in the total cost, teachers receive instruction on lessons and activities created by the CLC that correlate to their scheduled mission. Teachers participate in the same hands-on activities that their students will soon complete.

These curriculum materials are specially designed to prepare students for their upcoming mission, and include skill-building activities in teamwork and communication. Curriculum materials also help students to understand the thematic topic of their simulated space flight.

- EdVenturesTM in Simulation

The foundation of a Challenger Learning Center mission is the idea of simulation – methods inspired by NASA’s training of America’s astronauts. Students do not pretend to be scientists or astronauts. Instead, they are placed in situations that require them to problem solve and communicate as if they were scientists and astronauts.

EdVenturesTM in Simulation, a teacher workshop program developed by Challenger Center, gives educators the ability to apply our instructional simulation philosophy to any subject with amazing results in student engagement.

The program demonstrates to teachers how they can use simulations in every subject and grade. Using simulation plans created by other educators, workshop participants take these models and develop a simulation plan to take back to their classroom.

EDUCATIONAL BENEFITS OF THE CENTER AND THE CLC

The Public School System

The recently released Spellings Report (US Department of Education, Fall 2006) determined that fully 90% of jobs in the coming decade will require enhanced technical and science skills. That conclusion is highly relevant for eastern North Carolina if it is to provide the science- and technology-literate workforce necessary to grow the biotech and pharmaceutical industries it desires. The region’s ability to economically compete in the long term will rest heavily on the successful training of people who can conduct research and create new products and processes. In order to develop that kind of workforce, the Commission recommends new, enlarged investments in educating students in science, technology, engineering, and mathematics – the “STEM” disciplines.

To that end, the primary goal of the Center is to facilitate enhanced educational services and opportunities within the regional school districts, East Carolina University, and Pitt Community College (“PCC”). For the public school system, training and teaching resources at

the ENCSRSC and the CLC are tailored to assist regional districts in meeting the North Carolina State Goals for science and math literacy, thereby increasing students' "knowledge and understanding of scientific concepts and processes required for scientific decision making, participation in civic and cultural affairs, and economic productivity" (National Science Education Standards, p. 22). Specifically, the Center will provide the following to help meet the educational needs of the region:

- Affordable teacher development programs that range from offering college credit towards a Masters degree or National Board Certification to continuing education credits;
- Affordable facilities for teacher training programs;
- Access to more sophisticated lab equipment and subject matter experts than is currently available in schools;
- Access to science and math programs that enhance current curriculum as well as stimulate and excite students. See pages 24-25 for an illustration of how the CLC activities relate to national and North Carolina standards.

By working with the regional school districts and making the Center's resources available to their students, the ENCSRSC aims to increase the region's students' ability to:

- Find or determine answers to questions derived from everyday experiences;
- Describe, explain, and predict natural phenomena;
- Understand articles about science;
- Engage in non-technical conversation about the validity of conclusions;
- Identify scientific issues underlying national and local decisions; and
- Pose explanations based on evidence derived from one's own work.

Because the Challenger Learning Center is both the initial functional element of the Center, and because the CLC is the primary teaching facility for middle school students within the Center, regional district support for this element is most crucial. The commitment to enroll students in missions, and the accompanying monetary support, is critical to the financial viability of the CLC. Any shortfalls must be compensated for by annual fund drives, corporate sponsorships, and government grants.

Higher Education

The Center will also represent a critical resource and partnership available to higher education by assisting PCC and ECU in their respective missions to provide advanced educational opportunities in the region.

PCC is the center for biotech and pharmaceutical degrees within the North Carolina University system. However, it is unable to train enough nurses or medical staff to meet demand because it lacks adequate lab facilities. PCC also seeks enhancements to its biotech and medical programming opportunities. The ENCSRSC is committed to meeting PCC's stated need to share state-of-the-art lab and distance-learning facilities to strengthen PCC's ability to train enough graduates to more completely fulfill regional market demand for these skills.

Like PCC, the Center and the CLC enjoy a natural link, both geographically and philosophically, with ECU and the University's continued commitment to the region in education, economic prosperity, and leadership. ECU has a long history of educating top-tier teachers and school administrators, and the CLC represents a prime opportunity for the University to continue and strengthen this tradition, as well as providing the ECU faculty enhanced science education opportunities for their students. In addition, the Center's planetarium would enhance astronomy instruction for the physics department, and can be used by a variety of other sciences for modeling purposes. The Center, in general, and the CLC, in particular, will assist ECU in meeting its stated strategic goals to work in a partnership with the regional public schools to develop exceptional educators and place them throughout the region. Likewise, the Center will assist ECU in its goal to contribute to the further development of eastern North Carolina by training graduates to contribute to a more diverse, productive regional economy.

ECONOMIC BENEFITS OF THE CENTER AND THE CLC

When fully completed, the CLC is envisioned to occupy nearly 8,000 square feet of the total regional science center in a downtown Greenville location to be determined. The ENCRSC is viewed as an integral part of the 45-block revitalization program initiated by the City of Greenville intended to enliven the area by adding new service, shopping, entertainment, and dining opportunities, along with new residential options, and new facilities for ECU. In short, the City of Greenville sees the Center as an attraction capable of drawing both in-state and out-of-state visitors to the area. The Center and the CLC would create a market for new tax-paying retail, food, and other service businesses. In addition to the Center's long-term goal of training a sophisticated workforce for new industry, this new market will, in the near-term, create additional job opportunities for area residents with the service businesses attracted to the area.

PROJECTED TIME LINE

Several sites in Greenville are currently under consideration for the CLC; each presenting a different set of advantages. The Board of Go Science will make a final determination on physical location of the CLC by April 2007. Immediately following that decision, a fund-raising effort to raise approximately \$500,000 to refurbish and update the simulator will be undertaken with an expected completion date of December 2007. During the course of the campaign, a CLC Director will be hired (in late fall or early winter 2007). Among other things, the Director will be responsible for the launch of the initial marketing and communications efforts expected to begin at the end of 2007 and running through the summer of 2008. Simulators and facilities will be upgraded to incorporate all functionality available to the CLC in the spring of 2008 in anticipation of opening the CLC's doors to visitors in September 2008.

| <u>Projected Time Line</u> | <u>4/07</u> | <u>6/07</u> | <u>9/07</u> | <u>12/07</u> | <u>2/08</u> | <u>6/08</u> | <u>9/08</u> |
|---|-------------|-------------|-------------|--------------|-------------|-------------|-------------|
| Site location determined | X | | | | | | |
| Fund-raising for simulator refurbishing | | X | X | X | | | |
| Director hired | | | | X | | | |
| Initial marketing and communications | | | | X | X | X | |
| Facility and simulator upgrades | | | | | | X | |

Doors open

X

THE CLC AS AN ON-GOING OPERATION:

In order to function successfully over time, the CLC needs to know how to run the day-to-day business of running simulated missions, and needs to secure and develop on-going funding to ensure continued operation of the facilities. In terms of an operating plan, the CLC will follow established best practices of the 50 existing CLC's. This includes:

- Marketing missions, ARIES, professional development, summer camps;
- Staffing (4 FTE's + 4 PTE's + educators)
- Mission operations

The financial plan is discussed below.

CLC FINANCIAL PLAN

Eastern NC is fortunate to have the first step in making the CLC a reality well underway. The actual CLC simulator, the main expense of the CLC, has been donated to Go-Science, the charitable organization that is spearheading the ENCRSC's development. As mentioned above, a modest fund-raising campaign in the range of \$500,000 is needed to refurbish the simulator and building to house it. Efforts are underway to secure that funding.

A critical factor to the ongoing success of the CLC is securing a regular and stable revenue stream sufficient to support the operation. Securing this revenue stream requires the commitment of existing area businesses, local individuals, government, and the regional educational community. In addition to revenue generation through typical means (e.g. admissions, memberships, food concessions, retail sales, and rentals, et al), along with grants and annual fundraising campaigns, the CLC requires a philosophical and financial commitment from the education community to be a viable and vibrant addition to the region. Fortunately, with over 50 CLC's in the country, there is a good understanding of the ways CLC's generate revenue, and of their typical expenses.

The following charts (see Figures 1 through 9) illustrate expected revenue and operating expenses for the CLC, and illustrate the need for participation by the district schools if this effort is to succeed.

Figures 1 and 2 below are summaries of the expected financial landscape facing the CLC for the first three years of operation, subject to input from the key potential resources. The total operating budget is estimated to be in the range of \$300,000 per year. This assumes that ECU, though owner of the building and a main user of the ENCRSC once created, will play a relatively minor role (related to training student teachers) with regard to the CLC, and will not absorb occupancy and staff costs associated with maintenance, janitorial, and security services of the facilities until the larger Center is realized.

Earned income levels for the Center are estimated to be close to \$300,000 per year, making the effort a break-even operation even before expected grant support from the state and federal governments, in addition to corporate sponsorships and other private sources of revenue. Any surplus funds will be used to maintain facilities, improve educational opportunities offered at

the CLC, purchase new simulations as they become available, and cover any additional costs associated with increased staffing needs.

| Figure 1 | <u>Expenses</u> | <u>Yr 1</u> | <u>Yr 2</u> | <u>Yr 3</u> |
|-----------------------------------|--|------------------|------------------|------------------|
| Labor | | | | |
| | - Education Director | \$50,000 | \$52,000 | \$54,000 |
| | - Flight Director | 40,000 | 42,000 | 44,000 |
| | - PT Mission Specialists (4) | 40,000 | 42,000 | 44,000 |
| | - Administrative Support | 20,000 | 21,000 | 22,000 |
| | Subtotal Labor | 150,000 | 157,000 | 164,000 |
| | Benefits for Staff @ 30% | 51,000 | 51,000 | 51,000 |
| | TOTAL LABOR AND BENEFITS | \$201,000 | \$208,000 | \$215,000 |
| Program Costs | | | | |
| | Program supplies | \$5,000 | \$5,000 | \$5,000 |
| | Promotional items | 3,000 | 3,000 | 3,000 |
| | Meals | 1,000 | 1,000 | 1,000 |
| | TOTAL PROGRAM COSTS | \$9,000 | \$9,000 | \$9,000 |
| Marketing | | | | |
| | Advertising | \$2,000 | \$2,000 | \$2,000 |
| | Brochures/Flyers | 3,000 | 3,000 | 3,000 |
| | Postage | 1,000 | 1,000 | 1,000 |
| | Fundraising, misc. marketing and development | 15,000 | 15,000 | 15,000 |
| | TOTAL MARKETING | \$21,000 | \$21,000 | \$21,000 |
| General and Administrative | | | | |
| | Gift shop inventory | \$15,000 | \$17,500 | \$20,000 |
| | Facility rental | 20,000 | 20,000 | 20,000 |
| | License fee | 16,500 | 16,500 | 16,500 |
| | Repairs and maintenance (simulator) | 5,000 | 6,000 | 7,000 |
| | Repairs and maintenance (facilities) | 5,000 | 6,000 | 7,000 |
| | Administrative expenses | 5,000 | 5,000 | 5,000 |
| | Overhead/utilities | 15,000 | 16,000 | 17,000 |
| | Insurance | 3,000 | 4,000 | 5,000 |
| | Business operations (supplies, telephone, legal, etc.) | 8,000 | 9,000 | 10,000 |
| | Travel | 2,000 | 3,000 | 4,000 |
| | Volunteer perquisites | 1,000 | 1,000 | 1,000 |
| | TOTAL GENERAL AND ADMINISTRATIVE | \$60,500 | \$66,500 | \$72,500 |
| | TOTAL EXPENSES | \$291,500 | \$304,500 | \$317,500 |
| Figure 2 | <u>Revenue</u> | <u>Yr 1</u> | <u>Yr 2</u> | <u>Yr 3</u> |
| | School missions | 157,500 | 175,000 | 192,500 |
| | ECU (student-teacher involvement) | 10,000 | 10,000 | 10,000 |
| | Professional development programs | 15,000 | 20,000 | 25,000 |
| | Corporate missions | 45,000 | 45,000 | 45,000 |
| | Overnights | 5,000 | 5,000 | 5,000 |
| | Public missions | 5,000 | 6,000 | 10,000 |
| | Gift shop | 30,000 | 35,000 | 40,000 |
| | Summer camps (\$350 @ wk, 24 students, 3 weeks) | 36,000 | 45,000 | 45,000 |
| | Grants and contributions | 10,000 | 10,000 | 10,000 |
| | TOTAL REVENUE | 313,500 | 351,000 | 382,500 |
| | TOTAL EXPENSES (see Figure 1) | 291,500 | 304,500 | 317,500 |

| | | | |
|-------------------|-----------------|-----------------|-----------------|
| NET INCOME | \$22,000 | \$46,500 | \$65,000 |
|-------------------|-----------------|-----------------|-----------------|

A primary source of revenue for the CLC will be mission simulations. Nationwide, CLC's usually find that two-thirds of their revenue is realized in this manner, most often in the form of payment from schools that send their students and teachers on the CLC's missions.

The CLC at the ENCRSC will be able to hold a maximum of 300 missions per year, each with a minimum of 16 and a maximum of 32 students per mission for a total of 4800 to 9600 students per year. Other successful CLC's operating around the country projected that they would offer between 200 to 250 missions in their first year of operation, and saw that number grow to as many as 300 missions within 3 to 5 years of opening their doors.

Centers typically attract students from a range of up to 100 miles or 2 hours driving time. In eastern North Carolina, including Greenville, Pitt County, and all contiguous counties ("primary feeder areas"), there are approximately 25,600 5th to 8th graders each year (see Figure 3 below). Students are assumed to attend only once during that 4-year span, although it could be arranged so that students could go additional years and experience different missions and tasks if a school district so wishes. Using the 2005-06 figures on enrolled students supplied by the North Carolina Department of Public Instruction, and assuming that the students experience the CLC only once, approximately 6,400 students will participate in any single year. If additional counties ("secondary feeder areas") falling within the 100 mile/2-hour drive range are included, the total number of mission-age students reaches approximately 54,400 and the number of potential participants rises to nearly 13,600.

Figure 3

| "Feeder Areas" | # 5 th - 8 th graders | Max # yearly visits (1/4) |
|---|---|---------------------------|
| Greenville, Pitt County and contiguous counties ("Primary feeder area"). For a more detailed breakout of enrolled students, see Figure 5 below | 25,622 | 6,405 |
| Secondary feeder area (see Figure 6 below) | 28,773 | 7,193 |
| TOTALS | 54,395 | 13,598 |

Depending upon the number of students participating in each mission and the total number of students taking part in the program as a whole, the typical cost for attendance ranges from \$25 to \$50 per student for a per-mission cost of between \$600 and \$900.

Other sources of the CLC's revenue will come from summer camps, gift shop sales, corporate missions (as opposed to student missions), overnights (Boy Scouts and Girl Scouts, birthdays, etc.), professional development offerings, and the Micronauts program - an abbreviated form of the typical mission profile. This revenue would be in addition to private and public donations, local, state and federal grants, and annual fundraising events. The chart below illustrates the projected annual revenues of three existing, profitable CLCs in their first and third years of operation. At the Challenger Center's request, these centers are not identified by name or location.

Figure 4

Comparable CLC Financial Information

| <u>Revenue Sources</u> | <u>Center 1</u> | <u>Center 2</u> | <u>Center 3</u> |
|-----------------------------------|-----------------------|-----------------------|-----------------------|
| School/Public Missions | \$135,000 (Y1) | \$ 91,800 (Y1) | \$146,250 (Y1) |
| | \$150,000 (Y3) | \$111,150 (Y3) | \$157,750 (Y3) |
| Sponsorships | \$12,000 (Y1) | \$0 | \$0 |
| | \$15,000 (Y3) | \$0 | \$0 |
| Gift shop sales | \$5,000 (Y1) | \$9,996 (Y1) | \$28,000 (Y1) |
| | \$10,000 (Y3) | \$25,000 (Y3) | \$30,000 (Y3) |
| Summer camps | \$15,000 (Y1) | \$6,750 (Y1) | \$42,000 (Y1) |
| | \$15,000 (Y3) | \$8,550 (Y3) | \$52,500 (Y3) |
| Corporate missions/E-missions | \$20,000 (Y1) | \$33,200 (Y1) | \$36,000 (Y1) |
| | \$22,000 (Y3) | \$58,050 (Y3) | \$36,000 (Y3) |
| Donations/Grants | \$125,000 (Y1) | \$89,870 (Y1) | \$32,000 (Y1) |
| | \$135,000 (Y3) | \$49,914 (Y3) | \$40,000 (Y3) |
| Professional development/training | \$5,000 (Y1) | \$0 | \$10,000 (Y1) |
| | \$5,000 (Y3) | \$0 | \$15,000 (Y3) |
| Endowment interest | \$0 | \$25,000 (Y1) | \$0 |
| | \$0 | \$25,000 (Y3) | \$0 |
| TOTAL | \$317,000 (Y1) | \$256,716 (Y1) | \$294,250 (Y1) |
| | \$352,000 (Y3) | \$277,664 (Y3) | \$328,250 (Y3) |

STUDENT PARTICIPATION ALTERNATIVES

In order for the CLC to meet the revenue projections assumed in Figure 2 above, it is critical that the local and regional school districts support the CLC, and commit their teachers, their students, and their financial support to the effort. Assuming the average cost of a mission is \$625, and that the CLC must realize a minimum of \$140,000 in mission revenue, the CLC must have a minimum of 5,600 student visitors per year at an average cost of \$25 per student.

Figure 5

| <u>Challenger Learning Center</u> | <u>Year 1</u> | <u>Year 2</u> | <u>Year 3</u> |
|-----------------------------------|------------------|------------------|------------------|
| Total Missions | 225 | 225 | 250 |
| Average revenue per mission | \$625 | \$625 | \$625 |
| Total revenue from missions | \$140,625 | \$140,625 | \$156,250 |
| Revenue from other CLC programs | \$60,200 | \$60,200 | \$60,200 |
| Total Revenue | \$200,825 | \$200,825 | \$216,450 |

Figure 6 below, as reported by the North Carolina Department of Public Instruction, shows the actual number of admitted students in the "Primary CLC School Districts." These school districts are defined as Pitt County, home of the CLC, and all counties directly contiguous to Pitt County.

Admitted Students 2005-2006*
Primary CLC School Districts

| <u>County</u> | <u>5th grade</u> | <u>6th grade</u> | <u>7th grade</u> | <u>8th grade</u> | <u>Total</u> |
|---------------|-----------------------------|-----------------------------|-----------------------------|-----------------------------|--------------|
| Pitt | 1643 | 1706 | 1771 | 1803 | 6923 |
| Wilson | 947 | 1053 | 1039 | 954 | 3993 |
| Edgecombe | 548 | 600 | 603 | 660 | 2411 |
| Martin | 325 | 375 | 315 | 366 | 1381 |

| | | | | | |
|--------------|-------------|-------------|-------------|-------------|--------------|
| Beaufort | 527 | 528 | 544 | 628 | 2227 |
| Craven | 1082 | 1115 | 1156 | 1129 | 4482 |
| Lenoir | 736 | 786 | 829 | 861 | 3212 |
| Greene | 231 | 257 | 235 | 270 | 993 |
| Total | 6039 | 6420 | 6492 | 6671 | 25622 |

Figure 7 below shows the actual number of admitted students in the "Secondary" CLC school districts. "Secondary" districts are defined as those counties and districts that are directly contiguous to "Primary" CLC counties and districts.

Figure 7
Admitted Students 2005-2006
Secondary* CLC School Districts

| <u>County</u> | <u>5th grade</u> | <u>6th grade</u> | <u>7th grade</u> | <u>8th grade</u> | <u>Total</u> |
|---------------|-----------------------------|-----------------------------|-----------------------------|-----------------------------|--------------|
| Bertie | 251 | 260 | 242 | 270 | 1023 |
| Washington | 158 | 176 | 186 | 179 | 699 |
| Hyde | 43 | 50 | 49 | 71 | 213 |
| Pamlico | 98 | 110 | 101 | 120 | 429 |
| Jones | 106 | 114 | 115 | 120 | 455 |
| Duplin | 625 | 696 | 681 | 731 | 2733 |
| Wayne | 1424 | 1538 | 1521 | 1536 | 6019 |
| Johnston | 2171 | 2257 | 2080 | 2146 | 8654 |
| Nash | 1437 | 1374 | 1416 | 1449 | 5676 |
| Halifax | 376 | 385 | 442 | 405 | 1608 |
| Roanoke | | | | | |
| Rapids | 236 | 228 | 235 | 253 | 952 |
| Weldon | 55 | 71 | 92 | 94 | 312 |
| Total | 6980 | 7259 | 7160 | 7374 | 28773 |

If only "primary feeder" counties participate, Figure 8 below illustrates the student and financial commitment of each individual "primary feeder" county in the first year of the CLC's operation assuming an across-the-board 25% participation rate of all middle school students, full attendance at each mission simulation, at a cost of \$25 per student.

Figure 8

| <u>County</u> | <u>Number of students commitment to attend</u> | <u>Financial impact on school district</u> |
|---------------|--|--|
| Pitt | 1,731 | \$43,275 |
| Wilson | 998 | \$24,950 |
| Edgecombe | 603 | \$15,075 |
| Martin | 345 | \$8,625 |
| Beaufort | 557 | \$13,925 |
| Craven | 1,121 | \$28,025 |
| Lenoir | 803 | \$20,075 |
| Greene | 248 | \$6,200 |
| TOTAL | 6,406 | \$160,150 |

If both "primary" and "secondary" feeder counties participate, Figure 9 below illustrates the initial student and financial commitment of each individual county. Because the CLC's mission capacity is limited in the first year to 7,200 students, each school district is assumed to have a certain number of seats allotted to it in proportion to its total enrollment. Figure 9 also assumes full attendance (32 students) per mission at a cost of \$25 per student.

Figure 9

| <u>County</u> | <u>Number of students commitment to attend</u> | <u>Financial impact on school district</u> |
|----------------|--|--|
| Pitt | 915 | \$22,875 |
| Wilson | 528 | \$13,200 |
| Edgecombe | 319 | \$7,975 |
| Martin | 183 | \$4,575 |
| Beaufort | 295 | \$7,375 |
| Craven | 593 | \$14,825 |
| Lenoir | 425 | \$10,625 |
| Greene | 132 | \$3,300 |
| Bertie | 136 | \$3,400 |
| Washington | 93 | \$2,325 |
| Hyde | 29 | \$725 |
| Pamlico | 58 | \$1,450 |
| Jones | 61 | \$1,525 |
| Duplin | 362 | \$9,050 |
| Wayne | 796 | \$19,900 |
| Johnston | 1,143 | \$28,575 |
| Nash | 750 | \$18,750 |
| Halifax | 213 | \$5,325 |
| Roanoke Rapids | 127 | \$3,175 |
| Weldon | 42 | \$1,050 |
| TOTAL | 7,200 | \$180,000 |

Appendix A

CHALLENGER LEARNING CENTER ACTIVITIES AND THE STANDARD COURSE OF STUDY FOR NORTH CAROLINA: SCIENCE

| | | <u>NCSOS: Science</u> | | | | <u>CLC Program</u> | | | | | | | |
|---|--|------------------------------------|----|---------------------|----|--------------------|----|-------------|----|--------------|----|--------------|----|
| | | <u>National Standards: Science</u> | | <u>Mission Prep</u> | | <u>Moon</u> | | <u>Mars</u> | | <u>Comet</u> | | <u>Earth</u> | |
| | | Natl | NC | Natl | NC | Natl | NC | Natl | NC | Natl | NC | Natl | NC |
| History and Nature of Science | | | | | | | | | | | | | |
| Science as human endeavor | | X | X | X | X | X | X | X | X | X | X | X | X |
| Nature of Science | | X | X | X | X | X | X | X | X | X | X | X | X |
| History of Science | | X | X | X | X | X | X | X | X | X | X | X | X |
| Science in Personal and Social Perspective | | | | | | | | | | | | | |
| Science and Technology in Society | | X | X | X | X | X | X | X | X | X | X | X | X |
| Science and Technology | | | | | | | | | | | | | |
| Abilities of Technological design | | X | X | X | X | X | X | X | X | X | X | X | X |
| Understanding about science and technology | | X | X | X | X | X | X | X | X | X | X | X | X |
| Science as inquiry | | | | | | | | | | | | | |
| Abilities necessary to do scientific inquiry | | X | X | X | X | X | X | X | X | X | X | X | X |
| Understanding about scientific inquiry | | X | X | X | X | X | X | X | X | X | X | X | X |
| Unifying Concepts and Processes | | | | | | | | | | | | | |
| Systems. Order and organization | | X | X | X | X | X | X | X | X | X | X | X | X |
| Evidence, models, and explanation | | X | X | X | X | X | X | X | X | X | X | X | X |
| Change, constancy, and measurement | | X | X | X | X | X | X | X | X | X | X | X | X |
| Form and function | | X | X | X | X | X | X | X | X | X | X | X | X |
| Physical Science | | | | | | | | | | | | | |
| Transfer of energy | | X | X | X | X | X | X | X | X | X | X | X | X |
| Properties and changes of properties in matter | | X | X | X | X | X | X | X | X | X | X | X | X |
| Motions and forces | | X | X | X | X | X | X | X | X | X | X | X | X |
| Life Science | | | | | | | | | | | | | |
| 1. Learner will design and conduct investigations | | X | X | X | X | X | X | X | X | X | X | X | X |
| 2. Understanding of technological design | | X | X | X | X | X | X | X | X | X | X | X | X |

CHALLENGER LEARNING CENTER ACTIVITIES AND THE STANDARD COURSE OF STUDY FOR NORTH CAROLINA: SCIENCE

National Standards: Science

NCOSOS: Science

CLC Program

Mission Prep **Moon** **Mars** **Comet** **Earth**

Structures and function in living systems
Regulation and behavior
Populations and ecosystems

3. Geological cycles, forces, processes and agents that shape the lithosphere
4. Investigate the recycling of matter
5. Understanding of the Solar System
6. Understanding of energy transfer
7. Understanding of population dynamics

X X X X X
X X X X X
X X X X X
X X X X X
X X X X X

Earth and Space Science

Earth's history

- Grade 7**
1. Learner will design and conduct investigations
 2. Understanding of technological design
 3. Build an understanding of the atmosphere
 4. Build an understanding of human body system
 5. Build an understanding of heredity and genetics
 6. Build an understanding of motion and forces

X X X X X
X X X X X
X X X X X
X X X X X
X X X X X

Earth in the solar system

- Grade 8**
1. Learner will design and conduct investigations
 2. Learner will demonstrate understanding of technological design
 3. Understanding of the hydrosphere
 4. Understanding of Chemistry evolution (organisms/landforms)
 5. Understanding of Evidence of evolution (organisms/landforms)
 6. Understanding of cell theory
 7. Build an understanding of microbiology

X X X X X
X X X X X
X X X X X
X X X X X
X X X X X

CHALLENGER LEARNING ACTIVITIES AND THE SCOS FOR NORTH CAROLINA: MATH, ENGLISH/LANGUAGE ARTS, SOCIAL STUDIES & GEOGRAPHY

| <u>National Standards</u> | | <u>NCSOS</u> | | | | | | | | | | | | | | |
|--|--|---------------------|----|-------------|----|-------------|----|--------------|----|--------------|----|---|---|---|---|---|
| | | <u>Mission Prep</u> | | <u>Moon</u> | | <u>Mars</u> | | <u>Earth</u> | | <u>Comet</u> | | | | | | |
| | | Natl | NC | Natl | NC | Natl | NC | Natl | NC | Natl | NC | | | | | |
| Mathematics | | | | | | | | | | | | | | | | |
| As Communications | | | | | | | | | | | | | | | | |
| As Reasoning | | | | | | | | | | | | | | | | |
| As problem solving | | | | | | | | | | | | | | | | |
| Measurement | | | | | | | | | | | | | | | | |
| Patterns and Functions | | | | | | | | | | | | | | | | |
| Geometry | | | | | | | | | | | | | | | | |
| Number and Number Relationships | | | | | | | | | | | | | | | | |
| Mathematical Connections | | | | | | | | | | | | | | | | |
| | Mathematics | | | | | | | | | | | | | | | |
| | Fifth Grade | | | | | | | | | | | | | | | |
| | Recognize and use standard units of metric measurement | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X |
| | Understand and use graphs and data analysis | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X |
| | Demonstrate an understanding of patterns and relationships | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X |
| | Sixth Grade | | | | | | | | | | | | | | | |
| | Develop meaning for percents | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X |
| | Use exponential, scientific and calculator notation | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X |
| | Develop flexibility in solving problems | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X |
| | Understand and use properties and relationships of geometric figures | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X |
| | Use graphs, tables and symbols to model and solve problems | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X |
| | Seventh Grade | | | | | | | | | | | | | | | |
| | Develop and use ratios, proportions, and percents | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X |
| | Develop flexibility in solving problems | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X |
| | Understand and use measurement in two and three dimensional figures | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X |
| | Understand and use properties and relationships in geometry | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X |
| | Understand and use graphs and data analysis | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X |
| | Eighth Grade | | | | | | | | | | | | | | | |
| | Develop flexibility in solving problems | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X |
| | Understand and use measurement concepts | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X |
| | Understand and use properties and relationships in geometry | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X |
| | Understand and use graphs in data analysis | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X |
| English/Language Arts | English/Language Arts | | | | | | | | | | | | | | | |

CHALLENGER LEARNING ACTIVITIES AND THE SCOS FOR NORTH CAROLINA: MATH, ENGLISH/LANGUAGE ARTS, SOCIAL STUDIES & GEOGRAPHY

National Standards

NCOS

| | CLC Program | | | | | Comet |
|---|---------------------|-------------|-------------|--------------|--|--------------|
| | Mission Prep | Moon | Mars | Earth | | |
| Use of spoken or written and visual language | | | | | | |
| Fifth Grade | | | | | | |
| Increase reading and writing vocabulary | | | | | | |
| Interact with text before, during and after reading | | | | | | |
| Listen actively and critically | | | | | | |
| Make connections through the use of oral and written language | | | | | | |
| Create oral, written and visual texts | | | | | | |
| Use language to communicate effectively | | | | | | |
| Sixth Grade | | | | | | |
| Interact appropriately in group settings | | | | | | |
| Explore and analyze information from a variety of sources | | | | | | |
| Explore the problem solution process | | | | | | |
| Apply conventions of grammar and language usage | | | | | | |
| Seventh Grade | | | | | | |
| Interact in group settings | | | | | | |
| Synthesize and use information from a variety of sources | | | | | | |
| Refine the understanding and use of argument | | | | | | |
| Explore and analyze the problem solution process | | | | | | |
| Study and Create arguments that evaluate | | | | | | |
| Refine critical thinking skills | | | | | | |
| Apply conventions of grammar and language usage | | | | | | |
| Eighth Grade | | | | | | |
| Use language to express individual perspectives | | | | | | |
| Interact in group activities | | | | | | |
| Reflect on Learning experiences | | | | | | |
| Analyze and evaluate information | | | | | | |
| Refine and understand the use of argument | | | | | | |
| Explore and analyze the problem solution process | | | | | | |



City of Greenville, North Carolina

Meeting Date: 5/10/2007
Time: 7:00 PM

Title of Item: Naming of the Intergenerational Center as the Lucille W. Gorham Intergenerational Center

Explanation: At the April 12, 2007 meeting of City Council, the Council directed staff to prepare an agenda item for consideration, naming the Intergenerational Center as the Lucille W. Gorham Intergenerational Center. Mrs. Gorham has been a caretaker for numerous individuals, families, children (both rich and poor) including her own husband, both parents, and a child. She is a long-time resident of the West Greenville community who has been actively engaged in helping young people and their families in the West Greenville community. She currently resides at 210 Tyson Street in Greenville.

Family

- She is the widow of the late George T. Gorham
- Three children—Lucille Sayles, Charles Gorham, and the late George Judson Gorham
- One granddaughter—Luchara Sayles-Wallace (currently working on her doctorate)
- One great grandchild—Layla Wallace (2 years old)
- Son in law—Charles Sayles
- She is a 1930 graduate of Edward Waters College in Jacksonville, Florida.

Shortly after graduation from college, she became a member of the St. Gabriel's Catholic Church, when it was in the West Greenville location (the current site of the Intergenerational Center). She began working in the church and became employed as a playground supervisor, where she worked until the late 1980s with the children in pre-kindergarten through 8th grade. She always walked through the community, as she never became a licensed driver. She made a tremendous difference in the lives of many families and their children in her community and outside of her community. She also served as an ambassador by opening her home for numerous families who visited St. Gabriel's Catholic Church and School. As a tribute from St. Gabriel's, she was honored in a stained-glass window with her hand imprinted on it with a dove representing the deceased. In

2004, when St. Gabriel's moved from the West Greenville location, she helped lead the church congregation to its current location at Dickinson Avenue Extension, and she currently serves as the Pastoral Associate. She has been a long-term member and supporter of St. Gabriel's Church and School's growth and development. Mrs. Lucille W. Gorham is a God-fearing woman, and the Greenville community has acknowledged her for some of her outstanding works. Listed below are a few of her recognitions that captured her being a devout Catholic, retired educator, and great humanitarian:

- Selected as one of the Girl Scouts Ten "Women of Distinction" (March 2007)
- Received an appreciation certificate for being a volunteer for Pitt County Chapter of NC A&T State University Alumni Association (March 2007)
- Received the Best-Irons Humanitarian Award by the Greenville Human Relations Council (2005)
- Inducted into the Fifth Annual ECU Education Hall of Fame (2003)
- Served in the 1970s and 1980s as the first African-American female on the Pitt County Board of Education for 14 years

What a phenomenal women to name the Intergenerational Center after. She is the epitome of someone who deserves such an honor.

The East Carolina University School of Human Ecology has been consulted and approves of the naming of the center as the Lucille W. Gorham Intergenerational Center.

Fiscal Note: No direct costs are associated with the request.

Recommendation: Approval of the request to name the Intergenerational Center as the Lucille W. Gorham Intergenerational Center

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Attachments / click to download



City of Greenville, North Carolina

Meeting Date: 5/10/2007
Time: 7:00 PM

Title of Item: Agreement with The Little Willie Center to lease portions of the Intergenerational Center

Explanation: At the April 12, 2007 meeting of City Council, a lease agreement was approved to lease the Playground, Rectory and Annex buildings of the Intergenerational Center to the Little Willie Center. The terms of the approval were to provide the named buildings and playground area to the Little Willie Center for a 3-year term at a cost of \$1.00 per year. The Little Willie Center would provide after-school care and other services to the youth of West Greenville. A request was made by representatives of The Little Willie Center to amend a number of terms of the proposed lease related to the relocation of all of the programs from 807 Martin Luther King Jr. Drive to the Intergenerational Center and the 3-year lease term. The Little Willie Center requested that the document be amended to allow the organization to continue administrative operations at the 807 Martin Luther King, Jr. Drive location and to include a renewal option with the lease. The proposed lease as modified provides for the removal of the chain link fence from the front yard and the removal of all outdoor play equipment and picnic tables at 807 Martin Luther King, Jr. Drive (the current location of the Little Willie Center) and provides a 2-year renewal option.

All other provisions identified in the first agreement which include:

- Leasing the areas identified for a 3-year term with a 2-year renewal option at a cost of \$1 per year during the lease period.
- Costs for repairs after the commencement of the lease will be in a shared arrangement between the City and The Little Willie Center.
- Repairs under \$500 will be the responsibility of the Little Willie Center, and repairs that exceed \$500 will be shared equally by the City of Greenville and the organization.
- The Little Willie Center will be responsible for utility, operations, and janitorial expenses of the buildings and area leased.

Fiscal Note:

The City will be responsible for making repairs and improvements to the leased facilities prior to occupancy by The Little Willie Center. The funding for these repair and improvement expenses will be provided by funds designated for the Integernational Center by a private source to the City of Greenville. The City will incur some ongoing maintenance expenses that will be included in the Public Works Department operating budget.

Recommendation:

Approve the revised lease agreement and authorize the City Manager to sign the lease agreement with The Little Willie Center.

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 [Intergenerational Center Property Lease Agreement - Little Willie Center](#)

**NORTH CAROLINA
COUNTY OF PITT**

**LEASE
AGREEMENT**

THIS LEASE AGREEMENT, made and entered into this the ____ day of _____, 2007, by and between the City of Greenville, a North Carolina municipal corporation, Party of the First Part and hereinafter referred to as LESSOR, and Little Willie Center, Inc. of Pitt County, a North Carolina non-profit corporation, Party of the Second Part and hereinafter referred to as LESSEE;

Subject to the terms and conditions of this Lease Agreement, 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:

A portion of the Intergenerational Center Property consisting of Rectory, Annex, and playground, said portion being leased being "B", "C" and "F", as shown on Exhibit A and being hereinafter referred to as the leased premises, said Exhibit A is attached hereto and herein incorporated by reference.

The terms and conditions of this Lease Agreement are as follows:

1. Term.

The term of this Lease Agreement is for three (3) years, commencing on the 1st day of July, 2007, and expiring on the 30th day of June, 2010. Provided that all conditions of this Lease Agreement have been properly complied with by the LESSEE, the LESSEE may at its option extend the term of this Lease Agreement for an additional term of two (2) years by giving to the LESSOR written notice of its intention so to do not later than the 2nd day of January, 2010; and in the event of such extension, all of the terms and conditions of this Lease Agreement shall continue in full force and effect.

2. Rent.

The annual rent shall be ONE DOLLAR, and shall be paid by the first day of July 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.

3. Use of Leased Premises.

During the term of this Lease Agreement, LESSEE shall conduct programs and activities at the leased premises which relate to the delivery of tutoring and mentoring services for latch-key (home-alone) children and similar activities which have been conducted by the LESSEE at its 807 Martin Luther King Jr. Drive location. LESSEE shall make no other use of the leased premises without the prior written consent of the LESSOR. LESSEE shall be responsible, at its expense, for providing the staffing, furniture, equipment, supplies and other items necessary for the programs and activities which the LESSEE conducts.

Prior to October 1, 2007, the LESSEE shall remove the chain link fence located in the front yard of the property leased by LESSEE at 807 Martin Luther King Jr. Drive and shall remove all outdoor play equipment and picnic tables from the property leased by LESSEE at 807 Martin Luther King Jr. Drive. During the term of this Lease Agreement, the LESSEE shall not reinstall a chain link fence in the front yard of the property leased by the LESSEE at 807 Martin Luther King Jr. Drive. During the term of this Lease Agreement, the LESSEE shall not place any outdoor play equipment, picnic tables or similar items on the property leased by LESSEE at 807 Martin Luther King, Jr. Drive as long as said property is used by the LESSEE for administrative purposes.

4. Parking Lot and Common Areas.

LESSEE shall have the use of the parking lot at the Intergenerational Center Property and the common areas, as designated by the LESSOR, of the Intergenerational Center Property on the same basis and pursuant to the same regulations and requirements as applicable to other persons and entities that are leasing portions of the Intergenerational Center Property.

5. Intergenerational Center.

LESSOR and LESSEE understand and agreed that this Lease Agreement and the programs and activities being provided by the LESSEE at the leased premises are a component of the efforts of the LESSOR and East Carolina University to provide, at the Intergenerational Center Property, a multidisciplinary community center in an attempt to meet needs that exist in West Greenville by providing services and activities in such areas which may include, but are not necessarily limited to, the following: adult education, job training and placement, home ownership readiness counseling, and social work. LESSEE understands and agrees that East Carolina will serve as the onsite property manager for the Intergenerational Center Property which means that East Carolina University, in addition to recruiting, assessing and approving tenants, will develop regulations relating to the use of the Intergenerational Center Property by the tenants. The LESSEE shall comply with the regulations relating to the use of the Intergenerational Center Property which are developed by East Carolina University.

6. Activities Report.

LESSOR and LESSEE understand and agree that the leased premises will be actively used by the LESSEE. Within thirty (30) days of a request, the LESSEE shall provide information to the LESSOR or its designee of the programs, activities, and services being provided on the leased premises so that a report about the Intergenerational Center Property can be generated.

7. Signage.

No signs shall be erected on the leased premises or the Intergenerational Center Property without the prior written approval of the LESSOR. Notwithstanding the foregoing, it is understood and agreed that LESSEE shall be permitted to install a sign at both the Rectory and Annex which incorporates the LESSEE's logo subject to the written approval of the LESSOR as to the size and location of the sign. It is understood and agreed that the LESSOR has the sole

right to name the Intergenerational Center and the buildings located on the Intergenerational Center Property.

8. Renovations.

No later than June 30, 2007, LESSOR will make the improvements to the leased premises listed on Exhibit B, said Exhibit B is attached hereto and herein incorporated by reference. Except for said improvements, LESSEE agrees to accept the leased premises in its existing condition.

9. Repairs and Maintenance.

The LESSOR shall, at its expense, be responsible for the following maintenance at the leased premises:

- (a) Routine, periodic maintenance for heating and air conditioning systems including, but not limited to, the replacement of filter pads.
- (b) Maintenance of lawns and parking areas.
- (c) Fire extinguisher servicing, pest control, and outside trash disposal.

Except as otherwise provided in this section, the LESSEE shall be responsible for the maintenance and repairs to the leased premises so that the leased premises are kept in a habitable and usable condition. The LESSEE shall, at its sole expense, keep the leased premises, as existing after the improvements are made in accordance with section 8, in good condition, reasonable wear and tear excepted. The LESSEE shall give the LESSOR notice of any repairs made. Notwithstanding the foregoing, in the event the repairs are major repairs, as defined herein, the LESSEE and LESSOR shall determine whether to complete the repairs prior to the repairs being completed by the LESSEE. If it is determined to complete the major repairs, then the major repairs shall be completed by the LESSEE and the LESSOR and LESSEE shall each pay fifty percent (50%) of the cost of the repairs. If it is determined to not complete the major repairs, then the LESSOR and the LESSEE shall each have the right to terminate this Lease Agreement, without breaching its obligations hereunder, by providing the other party with written notice of its decision to terminate and the leased premises shall be vacated by the LESSEE within sixty (60) days after notice. For the purpose of this paragraph, major repairs shall mean any repair which the cost of repair exceeds FIVE HUNDRED DOLLARS (\$500).

The LESSEE shall, at its sole cost and expense, be responsible for keeping the leased premises in a good, clean, neat, attractive, pleasant and sanitary condition at all times. The LESSEE shall be responsible for providing and paying for all charges for housekeeping, cleaning, and janitorial services at the leased premises.

10. Alterations and Improvements.

No alterations, additions, improvements, or renovations shall be made to the leased premises without the prior written consent of the LESSOR.

11. Utilities.

The LESSEE shall be responsible for providing and paying for all charges for electricity, lighting, heating, water, air conditioning, and sewer used by LESSEE in connection with the occupancy of the leased premises. The LESSEE shall be responsible, at its expense, for the telephone charges, network connection charges, and all charges for utilities used by LESSEE in connection with the occupancy of the leased premises.

12. Insurance.

The LESSEE will at all times during the term of this Lease Agreement, at its own cost and expense, insure and keep in effect insurance on the leased premises against claims for personal injury or property damage under a policy of general liability insurance with a combined single limit of not less than \$1,000,000 with the LESSOR named as an additional named insured, written by an insurance company or companies authorized to do business in the State of North Carolina. The LESSEE shall provide the LESSOR with a certificate of insurance evidencing said coverage.

13. 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 Agreement 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 fifty percent (50%) of the floor space of the building cannot reasonably be used by LESSEE in the conduct of its activities, 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 Agreement by the provision of written notice to the other party.

14. Assignment and Subletting.

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

15. Indemnity.

The LESSEE agrees to indemnify and save harmless the LESSOR and its officers and employees from and against any and all claims and demands whether from injury to person, loss of life, or damage to property, associated with the programs and activities conducted by the LESSEE on or within the demised premises.

16. Surrender on Termination.

Upon the termination of this Lease Agreement for any reason, the LESSEE shall yield and deliver peaceably to the LESSOR possession of the leased premises and any alterations, additions, and improvements made by LESSEE thereto, promptly and in good condition, order, and repair, except for reasonable wear and tear and acts of God.

17. 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 thirty (30) days after receiving written notice from LESSOR calling attention to the non-payment or default, LESSOR may declare this Lease Agreement 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 Agreement and shall remain in default for a period of thirty (30) days after written notice from the LESSEE calling attention to such default, the LESSEE may declare this Lease Agreement terminated without prejudice to any other legal remedy it may have on account of such default.

18. Liens.

The 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 leased property or upon the right, title or interest of the LESSEE created by this Lease Agreement 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.

19. Access.

LESSEE will be able to secure and restrict access to the leased premises when not in use for its activities. Notwithstanding the foregoing, LESSOR and LESSOR's officers and employees shall have full access to enter the leased premises anytime to examine the condition thereof or make repairs, additions or alterations as may be necessary for the safety, preservation or improvement of the property which the LESSOR, in its sole discretion, determines to make or for any other purpose which the LESSOR deems appropriate as it relates to the physical facility and equipment.

20. Quiet Enjoyment.

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

21. Notices.

Any notice provided for herein shall be deemed to have been served sufficiently when presented personally or sent by first class mail addressed as follows:

If to LESSOR:
City Manager
City of Greenville
P.O. Box 7207
Greenville, NC 27835

If to LESSEE:
Executive Director
Little Willie Center Inc. of Pitt County
807 W. Fifth Street
Greenville, NC 27834

Addresses for the purpose of this section can be changed by written notice to the other party by certified mail with returned receipt requested.

22. Legal and Regulatory Duties.

The LESSEE shall observe all applicable local, state, and federal laws and regulations as they pertain to LESSEE's use and occupation of the leased premises. LESSEE shall indemnify and hold harmless the LESSOR from and against any liability arising from such laws or regulations caused by LESSEE's use or occupation of the leased premises.

23. Amendment.

This Lease Agreement shall not be altered, amended or modified except by an agreement in writing executed by the duly authorized officials of the LESSOR and LESSEE.

24. Entire Agreement.

This Lease Agreement is the only agreement between the parties hereto with respect to the subject matter hereof and contains all of the terms agreed upon, and there are no other agreements, oral or written, between the parties hereto with respect to the subject matter thereof.

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: _____
Wayne Bowers, City Manager

**LITTLE WILLIE CENTER, INC.
OF PITT COUNTY**

BY: _____

Printed Name: _____

Title: _____

**NORTH CAROLINA
PITT COUNTY**

I, _____, Notary Public in and for the aforesaid County and State, do hereby certify that Wayne Bowers, City Manager for the City of Greenville, personally appeared before me on this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed.

WITNESS my hand and official seal, this the ____ day of _____, 2007.

Notary Public

My Commission Expires: _____

**NORTH CAROLINA
PITT COUNTY**

I, _____, Notary Public in and for the aforesaid County and State, do hereby certify that _____, _____ of The Little Willie Center Inc. of Pitt County, personally appeared before me on this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed.

WITNESS my hand and official seal, this the ____ day of _____, 2007.

Notary Public

My Commission Expires: _____



City of Greenville, North Carolina

Meeting Date: 5/10/2007
Time: 7:00 PM

Title of Item: Redevelopment Commission of Greenville 2007-2008 Annual Program of Work

Explanation: Each year, the Redevelopment Commission prepares and adopts an Annual Work Plan, which serves as a guide for the work of City staff and contractors working on behalf of the Commission. The Annual Work Plan also serves as the basis for the Commission's budget development process, which will be presented to City Council in June. This 2007-2008 Annual Work Plan was adopted by the Redevelopment Commission at its April regular meeting.

Fiscal Note: A draft of the proposed Redevelopment Commission budget for the 2007-2008 fiscal year has been attached to the Annual Work Plan.

Recommendation: Approval of the the 2007-2008 Annual Program of Work for the Redevelopment Commission of Greenville.

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

Attachments / click to download

[07 08 RDC Work Plan](#)

[RDC Bond Fund Expenditures](#)



Redevelopment Commission of Greenville Annual Program of Work



2007 - 2008

A. Introduction

The adoption of the *Center City – West Greenville Revitalization Plan* in March of 2006 led to an ambitious program of work conducted by the Redevelopment Commission during the 2006 – 2007 fiscal year. Of the eighteen total items in that work plan, twelve will carry over to the 2007 – 2008 annual program of work, and will be supplemented by six new items. All eighteen items are designed to further the goals and objectives outlined in the Center City – West Greenville Revitalization Plan. This work plan will guide City of Greenville staff and private contractors who will carry out a defined set of activities listed herein and timed to coincide with the City's fiscal year running from July 1, 2007 through June 30, 2008.

Activities related to the West Greenville 45-Block CDBG project, as listed in the 2007-2008 CDBG Annual Plan, are incorporated into this document by reference.

B. Third Year Activities

1. Business Retention Program

One of the key goals outlined in the Center City – West Greenville Revitalization Plan is to promote and expand employment within the revitalization areas. A strong small business retention and expansion program should be a key component of any plan aimed at increasing employment given that data suggests between 65% to 80% of all new jobs are created by existing, rather than relocating businesses (IEDC 2006). The retention of existing businesses is also a key economic development goal for Greenville's City Council as outlined in their Annual Goals Statement for the 2007 – 2008 fiscal year. Given the importance of business retention and expansion activities, the Redevelopment Commission will devise and implement a plan that will seek to utilize the resources of the Commission to foster an environment that is conducive to business retention and expansion within the revitalization areas.

Fiscal Note: No direct costs during planning stage

2. Center City Design Standards **

As specified in the Revitalization Plan, City staff has been leading a group of design professionals and other interested citizens in a process to develop and recommend a set of guidelines to address the design quality of public and private development projects within a defined section of the center city. To date, the group has developed a draft version of the guidelines and has held multiple public meetings, including an open house, a stakeholder workshop, and a Focus Group meeting.

The new design standards will compliment existing architectural styles, while serving to address the form, scale and visual character of preservation, renovation and new construction projects. It is hoped that such design standards will help to make the center city area a safe, accessible and inviting place to live, work and recreate.

Fiscal Note: Use of general funds for preparation and printing of guidelines document

3. Sadie Saulter School Area Revitalization**

This project will support new residential development expected to take place in the neighborhoods surrounding the school. As envisioned in the Revitalization Plan, the project includes the acquisition of several blocks of blighted housing in the Fourteenth Avenue – Tyson Street area. It is expected that City staff will engage in joint planning activities with the School Board to ensure that revitalization planning for surrounding neighborhoods is coordinated. Improvements to Sadie Saulter School will serve to promote other uses such as after-school and community meeting facilities.

Fiscal Note: Acquisition of properties in accordance with Section D

4. Adaptive Re-use Projects for Historic Structures**

The Redevelopment Commission will solicit input and receive inquiries from interested parties including architectural and development firms intent on finding new uses for unoccupied and underutilized historic structures within the Center City – West Greenville Revitalization Project area. The Redevelopment Commission will review any proposals, and where appropriate, may take action to partner with an interested developer and/or facilitate the redevelopment of these structures.

Fiscal Note: Potential use of West Greenville bond funds for activities including land acquisition, clearance, development financing and infrastructure

5. West Greenville Building Block Grants**

To facilitate small business growth in appropriate locations within the West Greenville Redevelopment Project area, the Redevelopment Commission introduced the Building Blocks façade grant program during the last fiscal year. For the inaugural Fall/Winter 2006-07 grant cycle, the Redevelopment Commission awarded two grants for a total of up to \$10,000 in grant funds. These initial allotments will leverage up to \$20,000 in West Greenville building improvements.

The Building Blocks program is intended to support and compliment other business and employment-creation programs that aim to maximize the potential for expansion or creation of business ventures in West Greenville.

Fiscal Note: Use of West Greenville bond funds for capitalization of grant program

6. West Greenville Business Plan Competition**

To facilitate the expansion of small business in appropriate locations within the West Greenville Redevelopment Project area, the Redevelopment Commission will develop a business plan competition program. The program will be developed in conjunction with the local office of the North Carolina Small Business Technology Development Center and will utilize existing SBTDC training and assistance programs to help participants develop their

plans. This program will be paired with other business and employment-creation programs to maximize the potential for expansion or creation of business ventures.

Fiscal Note: Use of West Greenville bond funds for capitalization of grant program

7. West Greenville Small Business Loan Pool**

The creation of a low interest loan pool will aim to spur small business growth in appropriate locations within the West Greenville Redevelopment Project area. The program will be designed to assist existing businesses and start-ups with limited access to financing through conventional means. It is expected that the Redevelopment Commission will partner with several lenders to guarantee conventional loans, providing funding to qualifying business ventures. This program will be paired with other business and employment creation programs in order to maximize the potential for expansion or creation of business enterprises.

Fiscal Note: Potential use of West Greenville bond, CDBG or general funds for capitalization of grant program

8. West Greenville Assisted Living Center**

In conjunction with a goal established by the Greenville City Council, the Redevelopment Commission will assess the feasibility of establishing an assisted living center in the West Greenville Redevelopment Project area. Assisted living facilities are typically designed for residents who might need assistance with their daily routines but still wish to live as independently as possible. These facilities can bridge the gap between independent living and nursing homes while providing an intermediate level of long-term care appropriate for many seniors.

Assisted living centers represent enticing investment opportunities for developers of low-income projects who rely on tax credits to make projects feasible. State Financing Agencies tend to look favorably on assisted living centers, giving them higher scores in the competition among developers to land available low-income tax credits.

City staff is in the process of gathering general background information on assisted living centers; looking at prospective case studies; and conducting preliminary feasibility analysis. If that study indicates clear support for an assisted living center in West Greenville, the RDC will then work with a tax credit developer to implement the vision.

Fiscal Note: Potential use of West Greenville bond funds for activities including land acquisition, clearance, development financing and infrastructure

9. West Greenville Scattered Site Multifamily “Big House” Project**

The Center City – West Greenville Revitalization Plan identifies the provision of diverse forms of affordable housing as a high priority for the West Greenville Redevelopment project area. While a number of homeownership initiatives are underway through ongoing CDBG programs, the development of high quality yet affordable multifamily rental housing

units will provide good options for those West Greenville residents who do not have the desire or capacity to reside in ownership housing.

The Redevelopment Commission has selected Landmark Development of Winston-Salem, NC as its development partner and has joined with Landmark in the submission of an application for Low Income Housing Tax Credits to fund 48 housing units. Should the project be funded, the Redevelopment Commission will work with Landmark through the final design, construction and lease phases to bring the development on-line.

Fiscal Note: Potential use of West Greenville bond, CDBG or general funds for land acquisition, clearance, development financing and infrastructure

10. Streetscape Pilot Projects**

As part of its 2005 – 2006 Annual Work Plan, the Redevelopment Commission selected a consultant to develop a set of design guidelines for future streetscape improvement projects undertaken within the Revitalization Project area. The goal of the design process was to create a unique and distinctive vision for public spaces within the project area. Key factors considered in the process included, vehicular/pedestrian/bicycle access, public utility location and improvements, street and gateway character, and wayfinding.

Based on cost estimates and prioritization developed as part of the master planning process, the Redevelopment Commission and Greenville City Council have selected the Cotanche Street – Reade Circle and West Fifth Street Gateway as pilot projects.

Fiscal Note: Potential use of Center City, West Greenville bond and/or CDBG funds for project completion

11. Comprehensive Wayfinding Project

The design and installation of a comprehensive citywide wayfinding system will have an immediate positive impact on Greenville's urban core. Such a system was recommended as part of the Center City – West Greenville Streetscape Master Plan and has been given a high priority by both the Redevelopment Commission and the Greenville City Council. Once implemented, the wayfinding system will help visitors and residents to navigate throughout the city using all modes of transportation. Upon completion, the sign system will also help to "brand" Greenville's distinctive urban core and promote key civic, educational, commercial and transportation facilities.

Fiscal Note: Potential use of Center City, West Greenville bond and/or CDBG funds for project completion

12. Revitalization Area TIF District**

Project development financing was recently authorized in North Carolina. Also known as Tax increment financing (TIF), it allows cities to establish special districts and to leverage public improvements within those districts that are expected to generate private-sector investment. N.C. law requires collaboration with county government, the N.C. Local Government Commission, and equity investors; therefore planning is vital to establishing

an effective TIF District. The location and size, and quality of development within the district can determine whether the project will be successful.

During the 2006-07 Fiscal Year, City staff dedicated considerable time and effort to investigating the suitability of creating a TIF district to assist with the financing of public projects. As TIF financing remains new to the State of North Carolina, implementation of a district will depend on the strength of the private development projects that are proposed for the district. Several private sector development projects may be nearing the stage in their planning processes that would make the creation of a TIF district feasible.

In the 2007-08 fiscal year, the Redevelopment Commission and City staff in consultation with the Greenville City Council will begin a process that could potentially lead to the creation of a TIF district. By performing fiscal due diligence and market analysis on all proposals and alternatives, the Redevelopment Commission will ensure that any new TIF District is viable. However, a recent legal challenge to North Carolina's laws allowing TIF financing may cause delays in Greenville's ability to form a district.

Fiscal Note: Potential use of general funds for professional services and plan preparation

13. Restaurant Start-Up Initiative

The Center City – West Greenville Revitalization Plan calls for a lively and diverse mix of restaurants and entertainment venues in the Center City business district. In recent years, the number and quality of restaurants in the area has experienced a significant upgrade. However, the potential for additional restaurant growth remains strong, given the number of downtown workers as well as ECU students, faculty, and staff in close proximity to the Center City.

Beginning in the 2007-08 fiscal year, the Redevelopment Commission will begin developing a Restaurant Start-up Initiative with the goal of attracting exciting new restaurants to the Center City. City staff will evaluate restaurant incentive programs developed by Winston-Salem and other municipalities. Based on case study research and market analysis, the Redevelopment Commission will evaluate the feasibility of creating a Center City Restaurant District/Zone and will consider whether any incentives should be applied to the program.

Similar to the West Greenville small business incubator and low interest loan programs, the Restaurant Start-up Initiative would aim to work with ECU's Small Business & Technology Development Center and/or Pitt Community College's Small Business Center to provide consultant support to program participants

Fiscal Note: Potential use of West Greenville and Center City bond funds for capitalization of grant programs

14. Residential & Mixed Use Project Development**

The Center City – West Greenville Revitalization Plan calls for mixed use office, residential and retail development in the Uptown Central Business District. Toward this end, the Redevelopment Commission will explore redevelopment options for key business

corridors. Redevelopment of important but underutilized corridors has the potential to jumpstart downtown office, residential, and retail sectors while creating a vital node for cultural activity. By introducing mixed-use office/residential development around relatively underutilized public and semi-public open spaces such as the Town Common, larger scale mixed-use redevelopment has the potential to energize the overlapping pedestrian, business, and entertainment zones while “pulling” commercial activity down the length of key commercial corridors.

Fiscal Note: Potential use of Center City bond funds for activities including land acquisition, clearance, development financing and infrastructure

15. West Greenville Business Incubator**

Development of a business incubator in West Greenville would support the creation and development of small, creative businesses in diverse industries by providing office space/amenities and technical assistance to fledgling companies and entrepreneurs. Amenities might include furnished office space; conference and training rooms; computer lab with high-speed Internet connection or wireless technology; office equipment; and reception services. Technical Assistance allows entrepreneurs to consult with business experts; collaborate with other tenants on problem solving, lead generation, and new ideas; and to get referrals on training programs, workshops, and financing. Incubator participants also reach new clients through onsite networking resources.

In the 2006-07 fiscal year, the Redevelopment Commission visited successful small business incubators in Durham, Raleigh, Chapel Hill, and Siler City, as part of its effort to complete a preliminary feasibility study of the Project. Valuable lessons learned from that study will guide the RDC as it takes the next steps in program development.

If the feasibility study indicates that West Greenville is primed for a small business incubator, the RDC will work closely with the City of Greenville and other resources to pursue additional steps as needed.

Fiscal Note: Potential use of West Greenville bond funds for activities including land acquisition, clearance, design and construction

16. Open Air Market Initiative

Historically, Greenville citizens have actively supported public events in the Center City such as Sunday in the Park, Greenville’s International Festival and more recently, Uptown Art Walks and Freeboot Fridays. Such events not only bring Greenville’s citizens together in a multicultural social atmosphere but also serve to promote commerce within the urban core. In addition to sponsoring festivals and events, many municipalities have established open air markets that serve an important social function and help build local economies by promoting area farmers, artisans and other cottage industries. Given the notable absence of fresh food sales in Greenville’s urban core, an open air market would be a valuable, albeit partial alternative to supermarkets predominantly located in exurban areas.

Fiscal Note: Potential use of Center City bond and general funds for feasibility and site preparation

17. Civic Art Initiative

One of the key recommendations of the recently adopted Streetscape Master Plan was the creation of a civic art program. The Center City – West Greenville Revitalization Plan likewise calls for “creating and expanding cultural resources” within the Revitalization Project Area. Across the nation, some 350 jurisdictions have established civic art programs, including cities in North Carolina such as Cary, Chapel Hill and Raleigh (Americans for the Arts, 2003). Upcoming construction projects associated with two streetscape pilot projects - one in the Uptown and one in West Greenville - provide opportunities to incorporate civic art projects. Such pilot projects may serve as a catalyst for implementing broader, City-wide approaches to civic art.

Fiscal Note: Potential use of West Greenville and Center city bond funds for design, construction and purchase of civic art pieces

18. Revitalization Area Marketing Program

City Council called for more extensive marketing programs to promote Center City revitalization as part of its 2007-08 Annual Goals Statement. The Revitalization Area Marketing Program will aim to provide media services, property investors, business interests, and the public with timely revitalization events and stories as well as relevant statistics and background information. The Marketing Program will utilize a variety of media - including but not limited to press releases & feature articles; brochures/handbooks; targeted marketing pieces – to promote positive Center City revitalization stories and accomplishments. The program will sponsor and/or hold special events and public informational meetings to gather input on and support for Center City and West Greenville revitalization initiatives. In addition, the marketing program would create, maintain, and make accessible via online resources, data relevant to Center City revitalization. These marketing initiatives could be enhanced by applying for grants to support planning & marketing of downtown revitalization programs.

Fiscal Note: Potential use of general and Center City bond funds for marketing activities

**Denotes carryover item

C. Work Schedule

| | July | Aug. | Sept. | Oct. | Nov. | Dec. | 2007 |
|---|------|------|-------|------|------|------|------|
| 1. Business Retention Program | | | | | | | |
| 1.1 Inventory Revitalization Area Businesses | | | | | | | |
| 1.2 Identification of Business Assistance Resources | | | | | | | |
| 1.3 Develop Business Retention Strategy | | | | | | | |
| 1.4 Introduce Business Retention Program | | | | | | | |
| 2. Center City Design Standards | | | | | | | |
| 2.1 Presentation to RDC | | | | | | | |
| 2.2 Conduct public open houses & stakeholder presentations | | | | | | | |
| 2.3 Final Revisions of Guidelines Draft | | | | | | | |
| 2.4 Complete final versions of illustrated Manual & Handbk | | | | | | | |
| 2.5 Initiate & Facilitate Pilot Projects | | | | | | | |
| 2.6 Promotion of Design Guidelines | | | | | | | |
| 2.7 Present to CC; adoption of Guidelines | | | | | | | |
| 3. Sadie Saulter School Area Revitalization | | | | | | | |
| 3.1 Conduct Joint Planning with Pitt County Schools | | | | | | | |
| 3.2 Identify property to be acquired | | | | | | | |
| 4. Adaptive Re-use Projects for Historic Structures | | | | | | | |
| 4.1 Completed according to private sector interest | | | | | | | |
| 5. West Greenville Building Blocks Grant | | | | | | | |
| 5.1 Fall cycle: advertise, work w/ applicants, & accept appl.'s | | | | | | | |
| 5.2 Fall cycle: Award grants & complete contracts | | | | | | | |
| 5.3 Fall cycle: grant oversight & fund disbursement | | | | | | | |
| 5.4 Spring cycle: advertise, work w/ applicants, accept appl's | | | | | | | |
| 5.5 Spring cycle: Award grants & complete contracts | | | | | | | |
| 5.6 Spring cycle: grant oversight & fund disbursement | | | | | | | |
| 6. West Greenville Business Plan Competition | | | | | | | |
| 6.1 Finalize and adopt guidelines | | | | | | | |
| 6.2 Advertise program | | | | | | | |
| 6.3 Assist with business plan development | | | | | | | |
| 6.4 Award grants | | | | | | | |
| 7. West Greenville Small Business Loan Pool | | | | | | | |
| 7.1 Finalize and adopt guidelines | | | | | | | |
| 7.2 Advertise program | | | | | | | |
| 7.3 Receive and process applications | | | | | | | |
| 8. West Greenville Assisted Living Center | | | | | | | |
| 8.1 Site identification | | | | | | | |
| 8.2 Prepare & distribute call for developers | | | | | | | |
| 8.3 Select development partner | | | | | | | |
| 8.4 Property acquisition | | | | | | | |
| 9. West Greenville "Big House" Project | | | | | | | |
| 9.1 Finalize and Sign Prop'ty Lease Agreement (If approved) | | | | | | | |
| 9.2 Prepare & distribute call for developers (If declined) | | | | | | | |
| 9.3 Select development partner (If declined) | | | | | | | |
| 9.4 Submit Tax Credit Application (If declined) | | | | | | | |
| 10. Streetscape Pilot Projects | | | | | | | |
| 10.1 Selection of engineering consultant | | | | | | | |
| 10.2 Development of construction drawings | | | | | | | |
| 10.3 Selection of construction contractor | | | | | | | |
| 10.4 Start construction on pilot projects | | | | | | | |
| 11. Comprehensive Wayfinding Project | | | | | | | |
| 11.1 System Design | | | | | | | |
| 11.2 Construction Bidding | | | | | | | |
| 11.3 Fabrication | | | | | | | |
| 11.4 System Installation | | | | | | | |
| 12. Revitalization Area TIF District | | | | | | | |
| 12.1 Additional feasibility & district boundary analysis | | | | | | | |
| 12.2 Consult w/ City Council | | | | | | | |
| 12.3 Develop TIF district agreement with Pitt County | | | | | | | |
| 12.4 Form & work w/ team of public & private stakeholders | | | | | | | |
| 12.5 Develop Legal framework for TIF district | | | | | | | |
| 13. Restaurant Start-Up Initiative | | | | | | | |
| 13.1 Research: market analysis, preliminary case studies | | | | | | | |
| 13.2 Program Design | | | | | | | |
| 13.3 Present Implementation schedule | | | | | | | |
| 14. Residential & Mixed Use Development | | | | | | | |
| 14.1 Completed according to private sector interest | | | | | | | |
| 15. West Greenville Business Incubator | | | | | | | |
| 15.1 Project Planning: additional feasibility, site acquisition | | | | | | | |
| 15.2 Apply for Golden Leaf Grant | | | | | | | |
| 15.3 Complete Feasibility & Due Diligence | | | | | | | |
| 15.4 Program Design | | | | | | | |
| 15.5 Program Implementation | | | | | | | |
| 16. Open Air Market Initiative | | | | | | | |
| 16.1 Preliminary Feasibility Study | | | | | | | |
| 16.2 Identify/Secure funding sources | | | | | | | |
| 16.3 Develop marketing plan | | | | | | | |
| 16.4 Finalize market approach | | | | | | | |
| 17. Civic Art Initiative | | | | | | | |
| 17.1 Program development | | | | | | | |
| 17.2 Program adoption | | | | | | | |
| 17.3 Call for artists - pilot projects | | | | | | | |
| 18. Revitalization Area Marketing Program | | | | | | | |
| 18.1 Program Development | | | | | | | |
| 18.2 Project Implementation | | | | | | | |

| | Jan | Feb. | Mar. | Apr. | May | June | 2008 |
|---|-----|------|------|------|-----|------|------|
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| 7. West Greenville Small Business Loan Pool | | | | | | | |
| 7.1 Finalize and adopt guidelines | | | | | | | |
| 7.2 Advertise program | | | | | | | |
| 7.3 Receive and process applications | | | | | | | |
| 8. West Greenville Assisted Living Center | | | | | | | |
| 8.1 Site identification | | | | | | | |
| 8.2 Prepare & distribute call for developers | | | | | | | |
| 8.3 Select development partner | | | | | | | |
| 8.4 Property acquisition | | | | | | | |
| 9. West Greenville "Big House" Project | | | | | | | |
| 9.1 Finalize and Sign Prop'ty Lease Agreement (If approved) | | | | | | | |
| 9.2 Prepare & distribute call for developers (If declined) | | | | | | | |
| 9.3 Select development partner (If declined) | | | | | | | |
| 9.4 Submit Tax Credit Application (If declined) | | | | | | | |
| 10. Streetscape Pilot Projects | | | | | | | |
| 10.1 Selection of engineering consultant | | | | | | | |
| 10.2 Development of construction drawings | | | | | | | |
| 10.3 Selection of construction contractor | | | | | | | |
| 10.4 Start construction on pilot projects | | | | | | | |
| 11. Comprehensive Wayfinding Project | | | | | | | |
| 11.1 System Design | | | | | | | |
| 11.2 Construction Bidding | | | | | | | |
| 11.3 Fabrication | | | | | | | |
| 11.4 System Installation | | | | | | | |
| 12. Revitalization Area TIF District | | | | | | | |
| 12.1 Additional feasibility & district boundary analysis | | | | | | | |
| 12.2 Consult w/ City Council | | | | | | | |
| 12.3 Develop TIF district agreement with Pitt County | | | | | | | |
| 12.4 Form & work w/ team of public & private stakeholders | | | | | | | |
| 12.5 Develop Legal framework for TIF district | | | | | | | |
| 13. Restaurant Start-Up Initiative | | | | | | | |
| 13.1 Research: market analysis, preliminary case studies | | | | | | | |
| 13.2 Program Design | | | | | | | |
| 13.3 Present Implementation schedule | | | | | | | |
| 14. Residential & Mixed Use Development | | | | | | | |
| 14.1 Completed according to private sector interest | | | | | | | |
| 15. West Greenville Business Incubator | | | | | | | |
| 15.1 Project Planning: additional feasibility, site acquisition | | | | | | | |
| 15.2 Apply for Golden Leaf Grant | | | | | | | |
| 15.3 Complete Feasibility & Due Diligence | | | | | | | |
| 15.4 Program Design | | | | | | | |
| 15.5 Program Implementation | | | | | | | |
| 16. Open Air Market Initiative | | | | | | | |
| 16.1 Preliminary Feasibility Study | | | | | | | |
| 16.2 Identify/Secure funding sources | | | | | | | |
| 16.3 Develop marketing plan | | | | | | | |
| 16.4 Finalize market approach | | | | | | | |
| 17. Civic Art Initiative | | | | | | | |
| 17.1 Program development | | | | | | | |
| 17.2 Program adoption | | | | | | | |
| 17.3 Call for artists - pilot projects | | | | | | | |
| 18. Revitalization Area Marketing Program | | | | | | | |
| 18.1 Program Development | | | | | | | |
| 18.2 Project Implementation | | | | | | | |

D. Property Acquisition

In furtherance of the projects outlined above, and in conjunction with the ongoing West Greenville 45-Block CDBG Project, City of Greenville staff will utilize General Obligation Bond, CDBG and City of Greenville general funds to implement a property acquisition program that will focus on the acquisition of blighted properties as well as other properties where current uses do not conform to the intent of the Center City – West Greenville Revitalization Plan. It is expected that the Affordable Housing Loan Committee will continue to provide guidance throughout the acquisition process for purchases within the CDBG project area. The following real properties may be acquired during the current program year based on the availability of funding, the willingness of property owners to sell their property, and staff capacity to implement the acquisition.

| PARCEL ID | PROPERTY LISTING | ADDRESS | TAX VALUE | ACRES | PARCEL ID | PROPERTY LISTING | ADDRESS | TAX VALUE | ACRES |
|-----------|------------------------------|---------------------|-----------|-------|-----------|-----------------------|--------------------|-------------|-------|
| 22969 | WELMONT, LLC | 104 GRANDE AV | \$265,740 | 0.57 | 21953 | STEWART, RB | 1304 Battle Drive | \$15,010 | 0.1 |
| 11698 | WILSON, EARL C. & | 710 ATLANTIC AV | \$242,310 | 2.75 | 17975 | BROWN, JAMES A. | 1127 MLK Jr. Drive | \$14,390 | 0.13 |
| 20727 | WELMONT | VACANT | \$220,730 | 0.72 | 6333 | DUNCAN, L FINK | 720 ATLANTIC AV | \$13,870 | 0.18 |
| 34561 | WILSON, EARL C. & | 715 ATLANTIC AV | \$174,700 | 3.74 | 7923 | GRAND VENTURES | 909 Douglas Ave. | \$13,650 | 0.09 |
| 13140 | KNOTT, EP | 816 DICKINSON AV | \$128,850 | 0.36 | 22175 | WILSON, EARL C. | VACANT | \$12,840 | 0.48 |
| 14508 | WELMONT | VACANT | \$112,460 | 0.17 | 21343 | THOMAS, JAMES | 1309 MLK Jr. Drive | \$11,260 | 0.13 |
| 19523 | ARTIS, TROIN & | 814 MLK Jr. Drive | \$87,990 | 0.21 | 14439 | GRAND VENTURES | 815 Douglas Ave. | \$11,000 | 0.08 |
| 7085 | STANCIL, WJ & ABDALL. | 114 MLK DRIVE | \$85,980 | 0.15 | 17034 | THOMAS, JAMES | MLK Jr. Drive | \$10,510 | 0.13 |
| 22552 | PEREZ, MARIO E. & | 806 CLARK ST | \$80,220 | 0.31 | 17572 | TRUEWAY BAPT. CH. | 604 Roosevelt Ave. | \$6,700 | 0.34 |
| 17033 | THOMAS, JAMES | 1311 MLK Jr. Drive | \$58,100 | 0.17 | 17571 | TRUEWAY BAPT.CH. | 605 Roosevelt Ave. | \$6,410 | 0.31 |
| 22418 | PLATER, CS | VACANT | \$48,600 | 0.47 | 25083 | SAAD, GEORGE S. | 1109 Douglas Ave. | \$6,330 | 0.06 |
| 13546 | DARDEN, RM & | 604 CLARK ST | \$47,780 | 0.13 | 14506 | WELMONT | VACANT | \$6,190 | 0.13 |
| 26074 | THORPE, JAMES A. | 1407 MLK Jr. Drive | \$33,550 | 0.11 | 14522 | WELMONT | 803 ALBEMARLE AV | \$6,190 | 0.12 |
| 21963 | HFT PROPERTIES | 1202 MLK Jr. Drive | \$33,210 | 0.09 | 38982 | WELMONT | 807 ALBEMARLE AV | \$6,110 | 0.14 |
| 15968 | BAGWELL REALTY PITT | 700 CLARK ST | \$30,980 | 0.2 | 14525 | WELMONT | 805 ALBEMARLE AV | \$6,050 | 0.12 |
| 11304 | COGDELL, DUANE SR | 611 MLK Jr. Drive | \$28,080 | 0.15 | 19978 | FAMILY VIOLENCE | VACANT | \$5,920 | 0.23 |
| 28897 | BROWN, JAMES A. | 234 BONNERS LN | \$26,990 | 0.1 | 38319 | WELMONT | VACANT | \$5,760 | 0.11 |
| 17085 | SCARAB PROPTIES | 702 MLK Jr. Drive | \$24,630 | 0.13 | 15830 | MOYE, MORRIS HEIRS | 428 BONNERS LN | \$4,940 | 0.14 |
| 14718 | GARDNER, HA.JR ETALS | 805 Ward St. | \$24,480 | 0.1 | 11901 | PLATER, CS | VACANT | \$4,550 | 0.1 |
| 20552 | KELLER, NB & JANE | 802 CLARK ST | \$23,680 | 0.2 | 21972 | TAFT, JM JR.ETALS | VACANT | \$3,490 | 0.08 |
| 21123 | HARRIS, CARL E. & | 414 Latham St. | \$22,670 | 0.15 | 13314 | PLATER, CS | 431 BONNERS LN | \$3,150 | 0.05 |
| 4318 | ROUNDTREE, BR | 620 CLARK ST | \$20,310 | 0.1 | 27050 | MIRACLE DELIV. | 430 BONNERS LN | \$3,090 | 0.04 |
| 11383 | FELDER, PK. EST. | 703 MLK Drive | \$20,170 | 0.17 | 21489 | BRADSHAW, TR | 606 Pamlico Avenue | \$3,030 | 0.18 |
| 21962 | HFT RENT. PROPTIES | 1200 MLK Drive | \$19,100 | 0.1 | 21487 | BRADSHAW, TR | 604 Pamlico Avenue | \$3,000 | 0.17 |
| 1760 | BARRETT, ANNIE B. | 606 CLARK ST | \$18,650 | 0.14 | 21488 | BRADSHAW, TR | 602 Pamlico Avenue | \$3,000 | 0.18 |
| 25396 | SAAD RENTALS, LLC | 911 Douglas Ave. | \$16,930 | 0.11 | 21971 | TAFT, JM JR.ETALS | VACANT | \$2,570 | 0.06 |
| 01185 | B V RHINEHARDT COMM DEVT INC | 0 Albermarle Ave. | \$18,150 | 0.13 | 11304 | COGDELL DUANE SR | 611 MLK DRIVE | \$28,080 | 0.15 |
| 01184 | B V RHINEHARDT COMM DEVT INC | 0 Albermarle Ave. | \$2,070 | 0.09 | 12957 | KILPATRICK MARY HEIRS | 1516 6th St. | \$17,891 | 0.10 |
| 01183 | B V RHINEHARDT COMM DEVT INC | 0 Cherry St. | \$1,290 | 0.04 | 02735 | REID MARK NOEL | 1599 MLK Drive | \$27,280 | 0.10 |
| 08684 | BURNEY OWEN JR | 803 Douglas Ave. | \$13,010 | 0.09 | 26074 | THORPE JAMES A | 1407 MLK Drive | \$33,550 | 0.11 |
| 09031 | BURNEY OWEN JR | 802 Douglas Ave. | \$16,300 | 0.09 | 17572 | TRUEWAY BAPTIST CH. | 604 Roosevelt St. | \$6,700 | 0.33 |
| 24477 | BURNEY OWEN JR | 802 Douglas Ave. | \$17,510 | 0.03 | 17571 | TRUEWAY BAPTIST CH. | 605 Roosevelt | \$6,410 | 0.30 |
| 15921 | JOHNSON, ANNETTE & | 616 Albermarle Ave. | \$15,250 | 0.15 | 17031 | WELLS CHAP. CH. TRUST | 0 MLK Drive | \$5,160 | 0.10 |
| 25688 | Bradley, Crudie | 1028 Fleming ST | \$19,130 | 0.15 | 13319 | Edge, Azarlean | 1022 Fleming ST | \$2,820 | 0.15 |
| 7812 | SAAD RENTALS, LLC | 1026 Fleming ST | \$11,720 | 0.15 | 21892 | Worthington, Harry L | 1020 Fleming ST | \$46,790 | 0.16 |
| 2877 | Dennis, Carla L | 1529 W 14th Ave | \$12,480 | 0.12 | 6349 | Bradley, Crudie | 510 Battle ST | \$21,540 | 0.15 |
| 10862 | Dennis, Carla L | 1525 W 14th Ave | \$15,630 | 0.13 | 8798 | Seth Hatteras LLC | 508 Battle ST | \$30,450 | 0.16 |
| 19993 | Bradley, Crudie | 1521 W 14th Ave | \$14,230 | 0.17 | 8794 | Frizzell, Keith | 506 Battle ST | \$31,830 | 0.14 |
| 20001 | Bradley, Crudie | 1517 W 14th Ave | \$12,640 | 0.16 | 25659 | Bradley, Crudie | 1002 Fleming ST | \$27,090 | 0.23 |
| 19998 | Bradley, Crudie | 1515 W 14th Ave | \$12,270 | 0.16 | 38872 | Williamson, James | 504 Battle ST | \$10,552 | 0.16 |
| 15738 | Edge, Azarlean | 1024 Fleming ST | \$14,500 | 0.15 | 19523 | BROWN, JAMES A. | 814 W 5th ST | \$87,990 | 0.21 |
| 21343 | THOMAS, JAMES | 1309 W 5th ST | \$7,370 | 0.13 | 15093 | THOMAS, JAMES | 504 FORD ST | \$7,160 | 0.08 |
| 17034 | THOMAS, JAMES | 0 FORD ST | \$10,510 | 0.13 | 4204 | THOMAS, JAMES | 506 FORD ST | \$7,490 | 0.08 |
| 17029 | THOMAS, JAMES | 0 HUDSON ST | \$2,720 | 0.11 | 1487 | THOMAS, JAMES | 508 FORD ST | \$2,320 | 0.08 |
| 17027 | THOMAS, JAMES | 0 HUDSON ST | \$3,260 | 0.13 | 29123 | NORFOLK SOUTH. RR | VACANT | \$1,580 | 0.16 |
| 689 | Bradley, Crudie | 1000 Fleming ST | \$3,990 | 0.18 | | | | | |
| | | | | | | | TOTALS | \$2,330,202 | 30.91 |

Bond Fund Allocations to the
Greenville Redevelopment Commission

| Center City Bond Funds | Current: 4/23/07 | 06 - 07 Allocation | 06 - 07 Expenditures | Carryover | 07 - 08 Allocation Request | Notes |
|---|---|-----------------------|----------------------|-----------------------|----------------------------|-------------------------------------|
| Acquisition: 114-4666-452.50-00® | Per acquisition list in RDC Annual Work Plan | \$450,000.00 | \$3,800.00 | \$446,200.00 | \$0.00 | \$426,000 acquisition costs pending |
| Demolition: 114-4666-452.55-00(R) | Demolition of structures acquired by RDC; right-of-way clearance for streetscapes | \$150,000.00 | \$0.00 | \$150,000.00 | \$0.00 | |
| Infrastructure: 114-4666-452.63-00® | Installation of streetscape wayfinding & civic art improvements per the Streetscape Plan | \$914,950.00 | \$85,319.18 | \$829,630.82 | \$85,050.00 | |
| Development Financing: 114-4666-452.72-00® | Restaurant start-up grants, business retention, expansion and attraction | \$150,000.00 | \$0.00 | \$150,000.00 | \$0.00 | |
| Totals: | | \$1,664,950.00 | \$89,119.18 | \$1,575,830.82 | \$85,050.00 | |
| West Greenville Bond Funds | | | | | | |
| Acquisition: 113-4665-452.50-00® | Per acquisition list in RDC Annual Work Plan | \$650,000.00 | \$97,765.60 | \$552,234.40 | \$250,000.00 | \$65,000 acquisition costs pending |
| Business Relocation: 113-4665-452.70-00® | Business relocation payments in accordance with adopted relocation policy | \$150,000.00 | \$0.00 | \$150,000.00 | \$50,000.00 | |
| Demolition: 113-4665-452.55-00® | Demolition of structures acquired by RDC; right-of-way clearance for streetscapes | \$250,000.00 | \$0.00 | \$250,000.00 | \$0.00 | |
| Infrastructure: 113-4665-452.63-00® | Installation of streetscape, wayfinding & civic art improvements per the Streetscape Plan | \$700,050.00 | \$49,950.00 | \$650,100.00 | \$300,000.00 | |
| Construction: 113-4665-452.03-00® | Predevelopment financing for "big house", assisted living & incubator projects | \$20,500.00 | \$5,280.00 | \$15,220.00 | \$20,000.00 | |
| Development Financing: 113-4665-452.72-00® | Loan pool write down grants, business plan competition & building blocks grant | \$285,000.00 | \$10,428.50 | \$274,571.50 | \$0.00 | |
| Totals: | | \$2,055,550.00 | \$163,424.10 | \$1,892,125.90 | \$620,000.00 | |

Attachment number 2
Page 3 of 1



City of Greenville, North Carolina

Meeting Date: 5/10/2007
Time: 7:00 PM

Title of Item: Resolution adopting a Residential Anti-Displacement and Relocation Assistance Plan

Explanation: Section 104 (d) of the Housing and Community Development Act of 1974, as amended and implementing regulations requires that each recipient of Community Development Block Grant (CDBG) funds adopt, make public, and certify that it is following a residential anti-displacement and relocation assistance plan.

This plan certifies that the City of Greenville will replace all occupied and vacant occupiable low to moderate income dwelling units that are demolished or converted to use other than low to moderate housing as a direct result of activities assisted with funds provided under the Housing and Community Development Act of 1974 within three years of the demolition or rehabilitation relating to conversion.

The plan also outlines the City of Greenville commitment to persons who are displaced as a result of CDBG and HOME activities.

In addition, the City is required to submit a copy of its Residential Anti-Displacement and Relocation Assistance Plan with this year's Annual Action Plan as an attachment. The Annual Action Plan includes acquisition, demolition, and relocation activities for the West Greenville 45-Block Revitalization Area; therefore, the plan must be updated. The plan was last updated on April 11, 1991.

Fiscal Note: No direct cost to adopt the Plan.

Recommendation: Authorize the Mayor to sign the Residential Anti-Displacement Relocation Assistance Plan resolution for submission with the 2007-2008 Annual Action Plan to the U.S. Department of Housing and Urban Development.

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

Attachments / click to download

 [Residential Anti-Displacement and Relocation Plan](#)

RESOLUTION NO. 07-_____

**A RESOLUTION OF THE CITY OF GREENVILLE ADOPTING A
RESIDENTIAL ANTI-DISPLACEMENT AND RELOCATION ASSISTANCE PLAN,
AS REQUIRED UNDER SECTION 104 (d) OF THE HOUSING AND COMMUNITY
DEVELOPMENT ACT OF 1974 AS AMENDED**

WHEREAS, Section 104 (d) of the Housing and Community Development Act of 1974 (ACT), as amended, and implementing regulations require that each applicant for Community Development Block Grant (CDBG) funds must adopt, make public and certify that it is following a residential anti-displacement and relocation assistance plan; and

WHEREAS, the City of Greenville receives funding from the U. S. Department of Housing and Urban Development (HUD) for Community Development Block Grant (CDBG) and Home Investment Partnership (HOME) funds;

NOW, THEREFORE, BE IT RESOLVED, that the Mayor and City Council of the City of Greenville, do hereby adopt the residential anti-displacement and relocation assistance plan as described below.

**RESIDENTIAL ANTI-DISPLACEMENT AND RELOCATION
ASSISTANCE PLAN**

In accordance with this statute, the City of Greenville will replace all occupied and vacant occupiable liveable low/moderate-income dwelling units demolished or converted to a use other than low/moderate-income housing as a direct result of activities assisted with funds provided under the Housing and Community Development Act of 1974, as amended, as described in 24 CFR 570.606 (b) (1).

All replacement housing will be provided within 3 years of the commencement of the demolition or rehabilitation relating to conversion. Before obligating or expending funds that will directly result in such demolition or conversion, the City of Greenville will make public and submit to the U. S. Department of Housing and Urban Development, the following information in writing:

1. A description of the proposed assisted activity;
2. The general location on a map and approximate number of dwelling units by size (number of bedrooms) that will be demolished or converted to a use other than low/moderate-income dwelling units as a direct result of the assisted activity;
3. A time schedule for the commencement and completion of the demolition or conversion;
4. The general location on a map and approximate number of replacement dwelling units by size (number of bedrooms) that will be provided as replacement dwelling units;
5. The source of funding and a time schedule for the provision of replacement dwelling units;

6. The basis for concluding that each replacement dwelling unit will remain a low/moderate-income dwelling unit for at least 10 years from the date of initial occupancy; and
7. Information demonstrating that any proposed replacement of housing units with smaller dwelling units (e.g., a 2 bedroom unit with two 1 bedroom units), or any proposed replacement of efficiency or single room occupancy (SRO) units with units of a different size, is appropriate and consistent with the housing needs priorities identified in the City of Greenville's approved Consolidated Plan (CP).

The City of Greenville will provide relocation assistance, as described in the ACT and implementing regulations, to each low/moderate-income household displaced by the demolition of housing or by the conversion of a low/moderate-income dwelling to another use as a direct result of assisted activities. Consistent with the goals and objectives of activities assisted under the Act, the City of Greenville adopts the following policies to minimize displacement of persons from their homes:

A. NONDISCRIMINATION STATEMENT

There will be no discrimination based on race, age, sex, national origin, religion, and ethnic background in the provision of information, counseling, referrals, or other relocation services to persons displaced by CDBG activities. The practices and methods of the administration of this Residential Anti-displacement and Relocation Assistance Plan will not result in the displacement of persons because of their race, color, religion, sex, age, handicap, or national origin.

All information and counseling to tenants will include:

- Opportunities to select a replacement dwelling from a full range of neighborhoods within the total housing market.
 - Individual rights under the Federal Fair Housing laws.
 - How to search for suitable replacement housing.
1. Coordinate code enforcement with rehabilitation and housing assistance programs.
 2. Evaluate housing codes and rehabilitation standards in reinvestment areas to prevent undo financial burden on established homeowners and tenants.
 3. Establish counseling to provide homeowners and tenants with information on assistance available to help them remain in their neighborhoods in the face of revitalization pressures.

B. DISPLACED PERSONS

Any person that is moved from real property or moves his or her personal property from real property permanently as a direct result of one or more of the following activities:

1. Acquisition of or written notice of intent to acquire, or initiation of negotiations to acquire, such real property, in whole or in part, for a project.
2. Rehabilitation or demolition of such real property for a project.
3. Rehabilitation, demolition, or acquisition, (or written notice of intent) of all or part of other real property on which the person conducts a business or farm operation, for a project.

C. PERSONS NOT ELIGIBLE FOR ASSISTANCE

A person is not eligible for relocation assistance under the provisions of the URA if any of the following occurs:

- The person was evicted for serious or repeated violation of the terms and conditions of the lease or occupancy agreement, violations of applicable Federal, State or local law, or other good cause. However, if the person was evicted only to avoid the application of URA, then that person is considered displaced and is eligible for assistance.
- The person has no legal right to occupy the property under State or local law.
- The Municipality determines that the person occupied the property to obtain relocation assistance and the HUD field office concurs in that determination.
- The person is a tenant-occupant that moved into the property after a certain date, specified in the applicable program regulation, and before leasing and occupying the property, the City of Greenville or its subgrantee provided the tenant-occupant written notice of the application for assistance, the project's impact on the person, and the fact that he or she would not qualify as a "displaced person" because of the project.
- The person is a tenant-occupant of a substandard dwelling that is acquired or a tenant-occupant of a dwelling unit to which emergency repairs are undertaken and the HUD Field Office concurs that:
 - Such repairs or acquisition will benefit the tenant;
 - Bringing the unit up to a safe, decent, and sanitary condition is not feasible;
 - The tenant's new rent and average estimated monthly utility costs will not exceed the greater of: the old rent/utility cost or 30 percent of gross household income; or
 - The project will not impose any unreasonable change in the character or use of the property.
- The person is an owner-occupant of the property who moves because of an arm's length acquisition.
- The City of Greenville or subgrantee notifies the person that they will not displace him or her for the project.
- The person returns the right of use and occupancy of the real property for life following the acquisition.
- The City of Greenville determines that the person is not displaced as a direct result of the acquisition, rehabilitation, or demolition for the project and the HUD Field Office concurs in the determination.

MINIMIZING DISPLACEMENT

As a general philosophy, the City of Greenville will take reasonable steps to minimize displacement occurring as a result of its CDBG and HOME activities. This means that Community Development Division will:

1. Consider if displacement will occur as a part of funding decisions and project feasibility determinations.

2. Assure, whenever possible that occupants of buildings to be rehabilitated are offered an opportunity to return.
3. Plan substantial rehabilitation in “stages” to minimize displacement.
4. Meet all HUD notification requirements so that affected persons do not move because they have not been properly informed about project plans and their rights.

ANTI-DISPLACEMENT POLICY

The City of Greenville policy is to minimize to the greatest extent feasible, the displacement, whether permanently or temporarily, of persons (families, individuals, businesses, nonprofit organizations, or farms) from projects funded with CDBG or HOME involving single or multifamily rehabilitation, acquisition, commercial rehabilitation, demolition, economic development, or capital improvement activities.

Projects that the City of Greenville deems beneficial by that may cause displacement may be recommended and approved for funding only if the City or its subgrantee demonstrates that such displacement is necessary and vital to the project and that they take efforts to reduce the number of persons displaced. Further, they must clearly demonstrate that the goals and anticipated accomplishments of a project outweigh the adverse effects of displacement imposed on persons who must relocate.

DISPLACEMENT ASSISTANCE

Consistent with the goals and objectives of the CDBG and HOME programs, the City will take all reasonable steps necessary to minimize displacement even temporarily of very low-income persons by persons from a higher income group. If the City displaces a low or moderate-income household, that household becomes eligible for certain relocation payments. The assistance applies to those persons residing in the residence at the time the project is approved. Each residential person who earns less than 80 percent of the area median income and who is required to move permanently as a result of a project under CDBG or HOME program shall be entitled to assistance based on the following procedures:

1. Notices and Other Advisory Services

All occupants are entitled to timely notice explaining whether or not they will be displaced. Occupants to be displaced must be informed of their eligibility for relocation assistance and the nature of the assistance. Those occupants not to be displaced must be informed of the terms and conditions under which they may occupy the property upon completion of the project. A displaced person must be advised of his or her rights under the Fair Housing Act (42 U.S.C. 3601-19). Each notice shall be personally served or sent by certified or registered first-class mail, return receipt request, date of delivery and documented in the agency files.

2. Moving Expenses

A displacee may choose to receive payment for moving and related expenses by reimbursement of Actual Moving and Related Expenses, or Receipt of a Fixed Payment based upon the current Uniform Relocation Act (URA) schedule.

3. Replacement Housing Assistance

A displaced tenant or owner occupant for 90 days that rents a replacement dwelling is entitled to a payment not to exceed \$5,250.00. This payment may be for a period of 42 months and is offered in order to reduce the monthly rent and estimated average monthly cost of utilities for a comparable replacement dwelling.

4. Section 8 Assistance

Where possible, eligible persons will be offered Section 8 Housing Certificate of Family Participation or Voucher. The Certificate or Voucher will reduce the monthly costs (rent and utilities) to 30 percent of income. The definition of a suitable replacement dwelling shall be:

- a. Decent, safe, and sanitary.
- b. Available at a monthly housing cost (rent and utilities) that does not exceed 30 percent of the gross income of all members of the individual's household who are 18 years of age or older.
- c. Located in an area that is not subject to unreasonable adverse environmental conditions, is not generally less desirable than the location of the displaced person's dwelling with respect to public utilities, and commercial and public facilities, and is reasonably accessible to the person's place of employment (or to sources of employment if the person is unemployed but seeking work).

F. **RESIDENTIAL PERSONS TEMPORARILY DISPLACED**

Each residential person who earns less than 80 percent of the median income and who is required to move temporarily as a direct result of a project assisted under a CDBG or HOME Program shall be entitled to assistance in accordance with the following policies:

1. **Timely Information.** The person shall be personally contacted or sent certified or registered first-class mail, return receipt requested, notice of temporary displacement. The notice shall fully explain the reason for the temporary displacement and indicate the person's eligibility for relocation assistance.
2. **Advisory Services.** The individual shall be provided appropriate advisory services to minimize hardships in adjusting to the relocation.
3. **Replacement Housing Assistance.** No displacee earning less than 80 percent of median income shall be required to move temporarily unless given a reasonable choice of opportunities to lease and move to a suitable replacement dwelling.
4. **Temporary Relocation Housing.** The displacee shall be reimbursed for any increase in rent and utility costs in the temporary unit (The utility cost increase may be estimated) incurred in connection with the move.
The housing offered for the temporary period shall be decent, safe, and sanitary. These funds will be paid by the investor-owner. CDBG or HOME funds can be used for this purpose.
5. **Moving expenses.** The displacee must be reimbursed by the investor-owner for all reasonable out-of-pocket expenses. CDBG or HOME funds can be used for this purpose.

NOW, THEREFORE BE IT RESOLVED that the City Council of the City of Greenville, North Carolina hereby adopts the Residential Anti-displacement and Relocation Assistance Plan for the City of Greenville dated May _____, 2007.

Adopted this _____ day of May, 2007.

Robert D. Parrott, Mayor

ATTEST:

Wanda Elks, City Clerk

CERTIFICATION

I, Wanda T. Elks, City Clerk of the City of Greenville, North Carolina do hereby certify that the attached Resolution No. _____ has been unanimously adopted by the Greenville City Council in a regular meeting held on May 10, 2007 for a Residential Anti-displacement and Relocation Assistance Plan to be effective _____ . The copy attached is true and accurate as adopted.

This the ____ day of May 2007.

Wanda T. Elks, City Clerk



City of Greenville, North Carolina

Meeting Date: 5/10/2007
Time: 7:00 PM

Title of Item: Affordable Housing Bid Submittal and Deposit Waiver Policy

Explanation: As part of the ongoing West Greenville 45-Block Revitalization program, the Community Development Department, Housing Division has acquired several properties for affordable homeownership activities. The properties were demolished and replaced with new single-family units or gutted out and substantially rehabilitated for single-family units. The properties are now ready for disposition to low to moderate income individuals or families.

As allowed by North Carolina General Statute 160A-269, for City owned property, a City may receive, solicit, or negotiate an offer to purchase property and advertise it for upset bids. When an offer is made, and Council proposes to accept it, a 5% bid deposit is required. In many instances, low to moderate income residents do not have the resources available to place a 5% bid deposit. Therefore, the attached policy outlines the proposed method of disposal of City property acquired and improved for homeownership opportunities for low to moderate income individuals and families and a bid deposit waiver policy.

The proposed policy establishes the following process: Bids would be obtained through a formal open and competitive process. Receipt of 5% of bid deposit or approval of a waiver if an applicant meets the conditions established for the granting of a bid waiver. In the event that a waiver is requested, the Affordable Housing Loan Committee would be authorized to approve the requested waiver. Upon approval of bid waiver or 5% deposit, the offer would be submitted to City Council for final action.

The Affordable Housing Loan Committee reviewed and approved the policy at their April 11, 2007 meeting.

Fiscal Note: No direct cost to the City to adopt the Policy.

Recommendation: Approve the Affordable Housing Bid Submittal and Deposit Waiver Policy.

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

Attachments / click to download

 [Affordable Housing bid submittal policy](#)

City of Greenville
Community Development Department

Affordable Housing Bid Submittal and Deposit Waiver
Policy

I. Introduction

This policy is established to outline the City of Greenville Housing Division method of disposal of property acquired and improved as part of their Affordable Housing Homeownership program to eligible low to moderate income households.

II. Authority

N.C.G.S. 160A-456 authorizes a City Council to exercise directly those powers granted by law to housing authorities.

N.C.G.S. 157-3(12)(d) defines a housing project to include programs which provide grants, loans, interest supplements and other programs of financial assistance to persons of low to moderate income so that such persons may become owners of their own housing.

III. Eligibility Requirements

Qualified low to moderate income homebuyers must meet all requirements as established by the City of Greenville. Applicants must also pre-qualify with a financial lending institution before submitting a bid to purchase City-owned property. The following requirements have been established for qualification:

- A. Bidder must have a good credit rating with no outstanding liens, judgments, or charged-off accounts.
- B. Bidder must complete a homeownership counseling program.
- C. Bidder must occupy proposed dwelling as principal residence for a period of ten (10) years.
- D. Total family income must not exceed 80% of area median income, as established by Department of HUD.
- E. All bids must be signed and sealed.

IV. Bid Submittal

Bids will be obtained only through a formal, competitive process with awards going to the highest bid (must be at or above appraised value) and most responsible individual or household meeting the eligibility requirements.

Request for Bids will be advertised in a local newspaper of general circulation for no less than thirty (30) days describing property.

A cashier's check equal to five (5%) of the bid price must be submitted with bid. Cash will not be accepted. Those bidders deemed low wealth may qualify for a bid waiver by the City of Greenville.

All bids will be opened at a certain time and date as described in the advertisement for bids.

The City of Greenville reserves the right to reject any and all bids.

All bids must include:

1. Signed application
2. Copy of Lender's approval letter on the Lender's letterhead
3. Copy of Good Faith Estimate with fees and terms disclosed.
4. 5% bid deposit – Cashier's check only or approved waiver document
5. All required bid package documents
6. Signed Offer to Purchase

V. Bid Acceptance

The highest bid submitted meeting the eligibility requirements and bid requirement will be submitted to the City Council for approval.

Upon approval by City Council and following a ten (10) day Upset Bid period(s), as required by North Carolina law, the City of Greenville will present the Offer to Purchase to the Mayor or his designee for signature.

A closing date will be scheduled with the Closing Attorney.



City of Greenville, North Carolina

Meeting Date: 5/10/2007
Time: 7:00 PM

Title of Item: Request to provide wastewater service outside the extraterritorial jurisdiction of the Town of Grimesland

Explanation: The City of Greenville, Town of Grimesland, and Greenville Utilities Commission (GUC) entered into an interlocal agreement in 1996 allowing the Town to transport wastewater to the GUC Wastewater Treatment Plant. The interlocal agreement requires that any request for wastewater service outside the extraterritorial jurisdiction of Grimesland must be approved by GUC and the City of Greenville.

The attached letter from the Town of Grimesland requests that the City of Greenville approve the provision of sewer service to property outside the Grimesland extraterritorial jurisdiction located on the north side of Highway 33 between Grimesland and Simpson. The GUC Board approved the request on April 17, 2007

Fiscal Note: When the sewer service is provided, GUC will receive additional wastewater treatment charges from the Town of Grimesland.

Recommendation: City Council hear the request from the Town of Grimesland and take action deemed appropriate.

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

Attachments / click to download

 [Grimesland Sewer Info](#)



Town of Grimesland

P. O. Box 147
GRIMESLAND, NORTH CAROLINA 27837-0147
(252) 752-6337 -- Fax (252) 752-7433

Facsimile: 329-4435

April 30, 2007

Mr. Wayne Bowers
Greenville City Manger
City of Greenville
Greenville, NC 27834

RE: Wastewater Service
Judson Blount Property

Dear Mr. Bowers:

Mr. Blount has asked for voluntary annexation into the town limits and we are, at this time, processing his request contingent upon providing this wastewater service to his property.

At the Greenville Utilities Commission Board Meeting held on April 17 the Town of Grimesland requested consideration of approval to provide wastewater service to Judson Blount's property on Hwy 33. The GUC Board voted to approve our request.

Therefore we respectfully request to be placed on the May Agenda of the City of Greenville Council Meeting. As our Interlocal Agreement provides, we now wish to request consideration of approval to provide wastewater service to Judson Blount's property on Hwy 33 from the City of Greenville. We provide the following for your consideration:

- Attachment 1 – GUC “Item consideration of Approval of Request to Provide Wastewater service outside the Extraterritorial Jurisdiction of the Town of Grimesland”
- Attachment 2 – PCC Resolution in Support of Annexation Agreement between the Village of Simpson and Town of Grimesland
- Exhibit A – Site Area
- Exhibit B – Annexation Agreement
- Exhibit C – Map of Parcel # 69655
- Exhibit D - Petition

We look forward to hearing from you regarding our request. Thanks for your assistance. Please give us a call if you have any questions.

Sincerely,

Gerald E. Whitley
Mayor

Attachment
1

**ITEM
CONSIDERATION OF APPROVAL OF REQUEST TO PROVIDE
WASTEWATER SERVICE OUTSIDE THE EXTRATERRITORIAL
JURISDICTION OF THE TOWN OF GRIMESLAND**

In accordance with the terms of the Interlocal Agreement among the Town of Grimesland, City of Greenville and Greenville Utilities, Grimesland operates its own sanitary sewer system collection system and transports the wastewater discharge for treatment to the GUC Wastewater Treatment Plant via a sewer force main pipeline along NC Hwy 33.

One of the stipulations of the Interlocal Agreement is that the Town of Grimesland is required to obtain the approval of both GUC and the City prior to providing wastewater service outside the Grimesland extraterritorial jurisdiction (ETJ).

GUC has been notified by the Town of Grimesland that the Town intends to annex property outside of the Town's ETJ and the Town is requesting GUC's approval to provide sanitary sewer service to the annexed property at some time in the future.

In addition to obtaining the above mentioned approval, the agreement also requires the Town of Grimesland to obtain GUC approval for any increase in their current wastewater discharge allocation of 80,300 gallons per day (GPD). Grimesland is currently averaging a wastewater discharge rate of approximately 27,000 GPD.

The development plan for the property to be annexed has not been prepared at this time. Once the development plan is completed and the planned wastewater discharge volumes determined, Grimesland may need to also request approval from GUC for an increase in their wastewater discharge allocation if it is determined that the new development would cause their current allocation to be exceeded.

Staff recommends approval of this request from the Town of Grimesland.

ITEM
CONSIDERATION OF APPROVAL OF REQUEST TO PROVIDE
WASTEWATER SERVICE OUTSIDE THE EXTRATERRITORIAL
JURISDICTION OF THE TOWN OF GRIMESLAND

This item is a follow up to the Board discussions on the Grimesland request presented at the March meeting. Since that meeting, staff has obtained a preliminary development plan that will be shared with the Board and representatives from the Town of Grimesland have been invited to the meeting to discuss this request with the Board.

As a reminder, the item sheet from the March meeting is attached.

Pertinent points involving the Grimesland sanitary sewer system related to this request are as follows:

- Grimesland operates its own sanitary sewer system collection system.
- Grimesland's wastewater discharge is transported for treatment to the GUC Wastewater Treatment Plant via a sewer force main pipeline along NC Hwy 33.
- Grimesland owns, operates and is responsible for the maintenance of the entire force main located along NC Hwy 33.
- GUC's point of service for accepting Grimesland's wastewater discharge is located on NC Hwy 33 near the Brook Valley subdivision.
- Any wastewater service provided to the property proposed to be annexed will be provided by the Town of Grimesland.

As indicated last month, the Interlocal Agreement contains two separate approval processes. Approval is required from both GUC and the City of Greenville in order for Grimesland to provide wastewater service outside of their extraterritorial jurisdiction. GUC approval is required for Grimesland to obtain an increase in their current wastewater discharge allocation.

This item involves approval to provide wastewater service outside the Grimesland extraterritorial jurisdiction.

In accordance with the Interlocal Agreement, Grimesland is allowed to discharge up to 67,000 GPD to GUC with a reserve allocation of 13,300 GPD for a total of 80,300 GPD. The agreement requires GUC's approval if Grimesland desires to use any of 13,300 GPD reserve.

Grimesland is currently using approximately 34% of their discharge allocation or about 27,000 GPD.

In regard to the proposed development plan, preliminary discussions with the existing system's design engineer indicate that the Grimesland force main has the capacity to accommodate the wastewater discharge from the proposed development.

However, the proposed development has the potential to generate sufficient additional wastewater discharge volumes such that Grimesland would exceed their current allocation upon completion of the latter phases of the development. In the event the proposed development proceeds to full build out, it appears Grimesland will need to request an increase in their current wastewater discharge allocation from GUC at some time in the future.

Staff recommends approval of this request for the Town of Grimesland to provide wastewater service outside of their extraterritorial jurisdiction.

Attachment
2

**RESOLUTION IN SUPPORT OF ANNEXATION AGREEMENT BETWEEN
THE VILLAGE OF SIMPSON AND TOWN OF GRIMESLAND**

WHEREAS, the Village of Simpson entered into an Annexation Agreement with the Town of Grimesland after proper advertisement in the newspaper and public hearing on September 18, 2006, pursuant to NCGS 160A – 58.1 (b2); and

WHEREAS, the Town of Grimesland entered into an Annexation Agreement with the Village of Simpson after proper advertisement in the newspaper and public hearing on November 14, 2006, pursuant to NCGS 160A – 58.1 (b2); and

WHEREAS, the annexation agreement allowed the Town of Grimesland to annex tax parcel number 69655; and

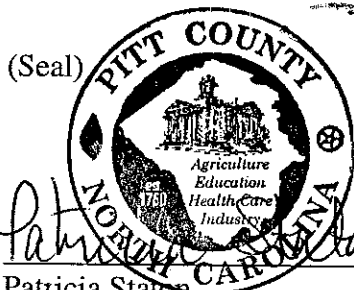
WHEREAS, the nearest point on the proposed satellite corporate limits is 2.7 miles from the primary corporate limits of the Town of Grimesland, thereby conforming to NCGS 160A-58.1(b)(1); and

WHEREAS, a portion of the proposed satellite annexation is beyond 3 miles of the primary corporate limits of the Town of Grimesland; and

WHEREAS, NCGS 160A- 58 (e) states that “no agreement entered into under this Part shall be binding beyond three miles of the primary corporate limits of a participating city which is permitted to annex the area under the agreement, unless approved by the Board of County Commissioners with jurisdiction over the area”.

NOW, THEREFORE, BE IT RESOLVED that the Pitt County Board of Commissioners approves the Annexation Agreement entered into between the Village of Simpson and the Town of Grimesland, as adopted by the Village on September 18, 2006, and the Town of Grimesland on November 14, 2006.

Adopted this the 22nd day of January, 2007.



(Seal)

Patricia Staton
Patricia Staton
Clerk to the Board

COUNTY OF PITT

Beth Ward
Beth Ward
Chairwoman, Board of County Commissioners

REQUEST FOR APPROVAL OF ANNEXATION AGREEMENT BY PITT COUNTY COMMISSIONERS PURSUANT TO N.C.G.S. 160A-58.24 (e)

1. The Village of Simpson entered into an Annexation Agreement with the Town of Grimesland after proper advertisement in the newspaper and public hearing on September 18, 2006. This agreement was pursuant to NCGS 160A-58.1 (b2).
2. The Town of Grimesland entered into an annexation agreement with the Village of Simpson after proper advertisement in the newspaper and public hearing on November 14, 2006. This agreement was pursuant to NCGS 160A-58.1 (b2).
3. The Annexation Agreement allowed the Town of Grimesland to annex the parcel shown on the attached map (Exhibit A)
4. The executed Annexation Agreement is attached as Exhibit B.
5. NCGS 160A-58.24(e) states that "no agreement entered into under this Part shall be binding beyond three miles of the primary corporate limits of a participating city which is permitted to annex the area under the agreement, unless approved by the board of county commissioners with jurisdiction over the area."
6. The nearest point on the proposed satellite corporate limits is 2.7 miles from the primary corporate limits of the Town of Grimesland, thereby conforming to NCGS 160A-58.1(b)(1).
7. A portion of the proposed satellite annexation is beyond the 3 miles of the primary corporate limits of the Town of Grimesland.
8. A map of the proposed annexed property is attached as Exhibit C.
9. A copy of the Petition for Annexation pursuant to NCGS 160-A-58.1 is attached as Exhibit D.
10. The Town of Grimesland hereby respectfully requests to Pitt County Commissioners to approve the Annexation Agreement entered into between the Village of Simpson and the Town of Grimesland, pursuant to NCGS 160A-58.24.

This the 4th day of Jan, 2007.











GERALD WHITLEY, MAYOR
TOWN OF GRIMESLAND

EXHIBIT A Site Area

Judson Blount
Parcel # 69655

Legend

-  Parcel # 69655
-  Major Road
-  Minor Road
-  Railroad
-  City Limit
-  Extra-Territorial Jurisdiction
-  Parcels
-  Tar River



Map Scale:
One Inch is Equivalent
to 1/2 Mile

Map Produced By:
Pitt County
Planning Department



Item # 24

EXHIBIT B

ANNEXATION AGREEMENT PURSUANT TO N.C.G.S. 160A-58.24

1. This Agreement lasts for five (5) years.
2. This Agreement concerns approximately 88 acres of farmland on the northern part of Highway 33, approximately 1.8 miles from the Village of Simpson and approximately 2.7 miles from the Town of Grimesland. The owner of the property acquired this through a deed recorded on December 22, 2004 in Deed Book 1837 Page 852 of the Pitt County Registry and the preceding owner acquired it through a deed dated April 6, 1972 recorded in Deed Book V-40 Page 95 of the Pitt County Registry. This property is described as follows:

Being that portion of the "Edwards Farm" as described below, lying south of the centerline of a 120 foot electrical utility easement running across the Edwards Farm granted to Virginia Electric and Power Company in Agreement recorded in Deed Book G-38, Page 368, of the Pitt County Registry (the "VEPCO Easement"), and north of NC Highway 33, containing approximately 88 acres including highway right of way; the Edwards Farm being that portion of the tract or parcel of land described in deed to Judson H. Blount, Jr dated April 6, 1972, recorded in Deed Book V-40, Page 95 of the Pitt County Registry, bordering and lying to the north of NC Highway 33 and bordering and lying to the south of the Tar River, containing approximately 205 acres, subject to the provisions of that certain Agreed Line Deed dated May 19, 1988, recorded in Deed Book 194, Page 523, of the Pitt County Registry.

Attached is a Pitt County Abstract showing Parcel #069655 with a map.

3. The Town of Grimesland and the Village of Simpson agree that the Village of Simpson will not annex the above described property and that the Town of Grimesland has the right to annex the above described property. The effective date of this Agreement is the date the Town of Grimesland and the Village of

Simpson adopts the ordinance approving this Agreement.

4. The Village of Simpson waives the right to be notified pursuant to N.C.G.S. 160A-58.24a (5) of the annexation 60 days prior to the annexation. The Town of Grimesland will deliver to the Village of Simpson a copy of the annexation Ordinance after it has been enacted.

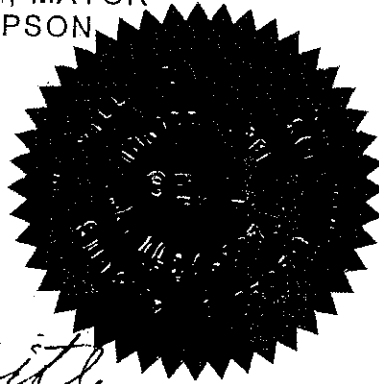
5. Any property adjacent to the above property can not be annexed other than by following procedures as provided by law.

6. Upon the signing of this Agreement by both parties, The Town of Grimesland and the Village of Simpson, the Town of Grimesland agrees to make no future request for satellite annexation from the Village of Simpson.

David C. Boyd Jr.
DAVID C. BOYD JR., MAYOR
VILLAGE OF SIMPSON

Date 9-29-06

VOS Seal



Gerald Whitley
GERALD WHITLEY, MAYOR
TOWN OF GRIMESLAND

Date 11-21-06

Grimesland Seal

EXHIBIT C

WILLIAM G
STOCKS, II
DB 1432, PG 455
MB 42, PG 158

KATHERINE BLOUNT FADDEN
DB 1837, PG 858



TROY A. KITIRELL
MB 23, PG 103 A
DB R-48, PG 237

TROY A KITIRELL
MB 23, PG 103 A
DB R-48, PG 237

KAREN
HANCOCK
DB C-50, PG 290

HICKORY HILLS
SUBDIVISION
MB 31, PG 205

PARCEL NO. 69655
88.4 ACRES

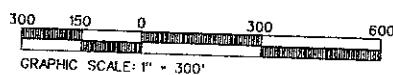
ANN TAYLOR
HUDSON
DB R-48, PG 806
DB 194, PG 523



NCSR 1763
EAGLE'S
NEST RD

N.C. HIGHWAY 33
(R/W VARIES PAVED)

AVON ROAD
NCSR 1762



Item # 24

EXHIBIT D

PETITION FOR ANNEXATION PURSUANT TO N.C.G.S. 160-A-58.1

To the Town Board of the Town of Grimesland, North Carolina:

1. The undersigned owner of real property respectfully requests that the area described in Paragraph 2 below be annexed to the Town of Grimesland

Owner: Judson Hassell Blount, III
170 Holly Hill Road
Greenville, NC 27858

2. The area to be annexed is described as follows:

Lying and being in Grimesland Township, Pitt County, North Carolina, lying and being on the north side of NC Highway 33 and west of Avon Road, bounded on the west by Annie Taylor Hudson, on the east by Troy A. Kitrell (Deed Book R-48, Page 237) on the south by NC Highway 33, on the north by Katherine Blount Fadden and being more particularly described as follows:

Beginning at a point in the centerline intersection of NC Highway 33 and NCSR 1763 Eagles Nest Road, thence from the point of beginning along the centerline of NC Highway 33 N72-03-19W - 190.27' to a point in an agreed line found in Deed Book 194, Page 523 of the Pitt County Registry, thence leaving the centerline of NC Highway 33 and following the agreed line N01-35-23W - 53.05' to a new iron stake on the northern right of way of NC Highway 33, thence continuing along the agreed line N01-35-23W - 2590.28' to a new iron stake in the centerline of a 120' wide Virginia Electric and Power Company (VEPCO) easement, a corner common to Judson H. Blount, III and Katherine Blount Fadden, thence leaving the agreed line between Judson H. Blount, Jr., Carl Graham Hudson and wife Annie Taylor Hudson and others and following the southern line of Fadden and the centerline of the VEPCO power easement as surveyed this day S78-26-40E - 967.40' to a new iron stake, thence S54-15-27E - 772.73' to a new iron stake where the VEPCO power easement intersects the western line of Troy A. Kittrell, a corner common to Blount and Fadden, thence leaving Fadden and the VEPCO easement and following the common line of Blount and Kitrell S04-16-49W - 2380.02' to a new iron stake on the northern right of way of NC Highway 33, thence continuing S04-16-49W - 51.44' to a point in the centerline of NC Highway 33, thence along the centerline of NC Highway 33 N72-03-19W - 1197.40' to the point of beginning containing 88.4 acres and being a portion of the Edwards Farm, Parcel number 69655 as filed with the Pitt County Tax Assessor's Office.

3. A map is attached showing the area proposed for annexation in relation to the primary corporate limits of the Town of Grimesland and the Village of Simpson



JUDSON HASSELL BLOUNT, III



City of Greenville, North Carolina

Meeting Date: 5/10/2007
Time: 7:00 PM

Title of Item: Electric Capital Projects Budget Ordinance and Reimbursement Resolution for Greenville Utilities Commission's Dickinson Avenue Electric Transmission Line

Explanation: This project includes the engineering, design, and construction of a new 115 kV transmission line to service the Dickinson Avenue Substation and provide a central transmission line connector between Greenville Utilities' two 230 kV delivery point locations. The line will be located along 18,300 feet of the Norfolk Southern Railway right-of-way from the western property line of the Pitt County Landfill on Allen Road to the City of Greenville's Public Works complex on Beatty Street.

Fiscal Note: No cost to the City of Greenville

Recommendation:

- 1) Adopt the attached Electric Capital Projects Budget ordinance
- 2) Adopt the attached reimbursement resolution to allow GUC to reimburse itself from future debt financing

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

Attachments / click to download

- [Electric Capital Projects Budget - Dickinson Avenue Electric Transmission Line](#)
- [Reimbursement Resolution - Dickinson Avenue Electric Transmission Line](#)

ORDINANCE NO. _____

FOR ELECTRIC CAPITAL PROJECTS BUDGET
DICKINSON AVENUE ELECTRIC TRANSMISSION LINE

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

Section 1. Revenues. Revenues of the Electric Capital Projects Budget, Dickinson Avenue Electric Transmission Line, is hereby established to read as follows:

Revenue

| | | |
|---------------------|--------------------|---------------------------|
| Long Term Financing | <u>\$3,300,000</u> | <u><u>\$3,300,000</u></u> |
|---------------------|--------------------|---------------------------|

Section 2. Expenditures. Expenditures of the Electric Capital Projects Budget, Dickinson Avenue Electric Transmission Line, is hereby established to read as follows:

Expenditures

| | | |
|----------------------------|--------------------|---------------------------|
| Project Costs | <u>\$3,300,000</u> | |
| Total Project Expenditures | | <u><u>\$3,300,000</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

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, May 10, 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 May 10, 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 \$3,300,000.

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 _____ day of _____, 2007.

Robert D. Parrott, Mayor

ATTEST:

Wanda T. Elks, City Clerk

EXHIBIT A

THE IMPROVEMENTS

The Improvements referenced in the resolution includes easement acquisitions, engineering, design, and construction of a new 115 kV Transmission Line to service the Dickinson Avenue Substation and provide a central transmission line connector between Greenville Utilities two 230 kV delivery point locations.



City of Greenville, North Carolina

Meeting Date: 5/10/2007
Time: 7:00 PM

Title of Item: Water Capital Projects Budget Ordinance and Reimbursement Resolution for Greenville Utilities Commission's Frog Level Road Water Main Extension

Explanation: The southwest portion of Greenville Utilities' water service area, in particular those properties located along Thomas Langston Road, Davenport Farm Road, and Frog Level Road, is experiencing rapid growth. The current Water System Master Plan update, completed in 2001, recommended several major system improvements to address growth in this area. These projects included a new 12-inch water main along Thomas Langston Road (completed in 2002); a new 24-inch water main along Dickinson Avenue Extension to Frog Level (completed in 2006); and a new 12-inch water main along Frog Level Road from Dickinson Avenue to Davenport Farm Road.

In order to meet demands from the rapid development occurring along Frog Level Road, it is now necessary to begin the process for design and construction of the recommended 12-inch water main on Frog Level Road. In accordance with the last Water System Master Plan update, the new 12-inch water main is proposed to replace the existing 6-inch main along Frog Level Road. It will connect with the newly installed 24-inch transmission main on Dickinson Avenue Extension at the north end of Frog Level Road and with the existing mains located at the Frog Level Road/Davenport Farm Road intersection to the south.

To accomplish this project, it is necessary to move forward with the design and easement acquisition phase. In accordance with N.C. General Statutes, GUC staff requested proposals from interested firms and 11 firms submitted proposals.

Firms submitting proposals were Black & Veatch, The East Group, Fuss & O'Neill, McDavid & Associates, McKim & Creed, Municipal Engineering Services Co., O'Brien & Gere, Rivers & Associates, Stocks Engineering, Wiley & Wilson, Inc, and The Wooten Company. At their meeting on April 17, 2007, the GUC Board authorized the General Manager/CEO to execute a contract with O'Brien & Gere for the preliminary and final engineering design and additional services such as surveying, easement mapping, and construction administration and inspection.

Due to the number of existing utilities that have previously been installed in the right-of-way of Frog Level Road, it is anticipated that a significant portion of the new water main may have to be installed outside of the existing road right-of-way, in easements obtained from private property owners. A budget of \$130,000 is estimated for easement acquisitions and related appraisals.

This item is for the establishment of the initial project budget to provide funds for the design, easement acquisition, and bidding segment for the water main. Upon receipt of the construction bids, GUC will need to amend the budget to provide funding for the project construction.

Fiscal Note: No cost to the City of Greenville

- Recommendation:**
- 1) Adopt the attached ordinance for the establishment of a Water Capital Projects Budget for the Frog Level Road Water Main Extension
 - 2) Adopt the attached reimbursement resolution to allow GUC to reimburse itself from future debt financing

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

Attachments / click to download

- [Water Capital Projects Budget Ordinance - Frog Level Road Water Main Extension](#)
 - [Reimbursement Resolution - Frog Level Road Water Main Extension](#)
-

ORDINANCE NO. _____

FOR WATER CAPITAL PROJECTS BUDGET
FROG LEVEL ROAD WATER MAIN EXTENSION

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

Section 1. Revenues. Revenues of Water Capital Project Budget, Frog Level Road Water Main Extension, is hereby established to read as follows:

Revenues

| | | |
|-----------------------|------------------|-------------------------|
| Long Term Financing | <u>\$214,000</u> | |
| Total Project Revenue | | <u><u>\$214,000</u></u> |

Section 2. Expenditures. Expenditures of the Water Capital Project Budget, Frog Level Road Water Main Extension, is hereby established to read as follows:

Expenditures

| | | |
|---------------------------------|------------------|-------------------------|
| Design and Easement Acquisition | <u>\$214,000</u> | |
| Total Project Expenditures | | <u><u>\$214,000</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

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, April 17, 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 March 20, 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 \$214,000.

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 ____ day of _____, 2007.

Robert D. Parrott, Mayor

ATTEST:

Wanda T. Elks, City Clerk

EXHIBIT A

THE IMPROVEMENTS

The Improvements referenced in the resolution include design and construction of a 12-inch water main on Frog Level Road to connect with the newly installed 24-inch transmission main on Dickinson Avenue Extension at the north end of Frog Level Road and with the existing mains located at the Frog Level Road/Davenport Farm Road intersection to the south.



City of Greenville, North Carolina

Meeting Date: 5/10/2007
Time: 7:00 PM

Title of Item: Water Capital Projects Budget Ordinance for Greenville Utilities Commission's Inter-Basin Transfer Analysis for Sale of Water to Farmville, Greene County, and Winterville

Explanation: In October 2006, the GUC Board awarded an engineering services contract to the firm of Arcadis to perform an Inter-Basin Transfer (IBT) analysis and an In-Stream Flow analysis plan. As a reminder, Greenville Utilities will be required to obtain an IBT certificate in order to honor our water sales contract commitments to Farmville, Greene County, and Winterville due to the resulting transfer of surface water from the Tar-Pamlico River Basin to the Neuse River Basin. Interbasin transfer (IBT), which is defined as the transfer of surface water from one river basin to another basin, is regulated by the Environmental Management Commission (EMC) under authority granted by North Carolina General Statutes. Any water utility that transfers two million gallons per day or more on a maximum day basis is required to obtain an IBT certificate from the EMC.

The contract for the IBT project is being partially funded by a State Revolving Fund (SRF) loan that was also providing funds to the Water Capital Project established for the Allen Road/Greenville Boulevard/Dickinson Avenue Extension water transmission main project. Now that the water main transmission project is complete, there is a need to close out the water transmission main capital project and establish a separate water capital project for the IBT Analysis and in-stream flow analysis plan to allow for utilization of the remaining SRF loan funds. The attached capital project budget of \$400,000 includes \$55,000 of contingency funding to cover any additional requirements which may be imposed by the State during the IBT analysis process. The in-stream flow analysis plan is not eligible for SRF loan funding; therefore, the attached proposed budget includes \$65,000 of GUC funding to cover this portion of the work.

Fiscal Note: No cost to the City of Greenville

Recommendation: Adopt the Water Capital Projects Budget for the Inter-Basin Transfer Analysis

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

Attachments / click to download

 [Water Capital Projects Budget - IBT Analysis](#)

ORDINANCE NO. _____

FOR WATER CAPITAL PROJECTS BUDGET
INTER-BASIN TRANSFER ANALYSIS PROJECT

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

Section 1. Revenues. Revenues of Water Capital Project Budget, Inter-Basin Transfer Analysis Project, is hereby established to read as follows:

Revenues

| | | |
|---------------------------|----------------|-------------------------|
| Fund Balance | \$65,000 | |
| State Revolving Fund Loan | <u>335,000</u> | |
| Total Project Revenue | | <u><u>\$400,000</u></u> |

Section 2. Expenditures. Expenditures of the Water Capital Project Budget, Inter-Basin Transfer Analysis Project, is hereby established to read as follows:

Expenditures

| | | |
|----------------------------|------------------|-------------------------|
| Project Cost | <u>\$400,000</u> | |
| Total Project Expenditures | | <u><u>\$400,000</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 # 27



City of Greenville, North Carolina

Meeting Date: 5/10/2007
Time: 7:00 PM

Title of Item: Series Resolution Authorizing the Issuance of \$9,850,000 GUC Revenue Bonds, Series 2007

Explanation: GUC's Board has approved a long-term financing of up to \$10 million with the Bank of America for 20 years at 3.79%, subject to similar approval by the City Council. These funds will be used for the following projects:

| | |
|----------------------------------|-------------|
| Dickinson Avenue Substation | \$2,700,000 |
| Mt. Pleasant Substation | \$1,900,000 |
| Mt. Pleasant Transmission Line | \$3,300,000 |
| LNG Plant Expansion Phase 2A | \$1,600,000 |
| Fire Tower Road NCDOT Relocation | \$ 300,000 |

At the April 9, 2007 Council meeting, a resolution was adopted approving the application to the Local Government Commission (LGC), appointing the financing team, and making the findings and determinations required by the LGC for this long-term financing for GUC.

The bond closing is scheduled for May 11.

Fiscal Note: No cost to the City of Greenville

Recommendation: Adoption of the Series Resolution authorizing the issuance of \$9,850,000 GUC Revenue Bonds, Series 2007

Attachments / click to download

 [Series Resolution](#)

CITY

SERIES RESOLUTION AUTHORIZING THE ISSUANCE OF A \$9,850,000 GREENVILLE UTILITIES COMMISSION COMBINED ENTERPRISE SYSTEM REVENUE BOND, SERIES 2007 OF THE CITY OF GREENVILLE, NORTH CAROLINA PURSUANT TO THE PROVISIONS OF SECTION 210 OF THE BOND ORDER ADOPTED BY THE CITY COUNCIL ON AUGUST 11, 1994, AMENDED AND RESTATED AS OF APRIL 13, 2000, AND REQUESTING THE LOCAL GOVERNMENT COMMISSION OF NORTH CAROLINA TO AWARD THE BONDS AT PRIVATE SALE.

WHEREAS, the City of Greenville, North Carolina (the “City”), a municipal corporation in Pitt County, North Carolina, owns certain public utility or public service enterprise facilities comprising an electric system, a natural gas system, a sanitary sewer system and a water system, within and without the corporate limits of the City (collectively, the “Combined Enterprise System”), and

WHEREAS, in accordance with Chapter 861 of the 1991 Session Laws of North Carolina, the Greenville Utilities Commission (the “Commission”) has been created for the proper management of the public utilities of the City, within and without the corporate limits of the City, with responsibility for the entire supervision and control of the management, operation, maintenance, improvement and extension of the public utilities of the City, including the Combined Enterprise System; and

WHEREAS, the City Council of the City (the “City Council”) on August 11, 1994 adopted a bond order authorizing and securing Greenville Utilities Commission Combined Enterprise System Revenue Bonds of the City, which order was amended and restated on April 13, 2000 (the “Order”); and

WHEREAS, Section 210 of the Order authorizes the issuance of additional revenue bonds of the City in one or more series from time to time for the purpose of providing funds for (a) paying all or any part of the cost of any Additional Improvements, as defined in the Order, and (b) paying expenses incidental and necessary or convenient thereto; and

WHEREAS, the Commission and the City Council have determined that it is necessary to acquire and construct certain additional improvements to the Combined Enterprise System, which improvements are described in Appendix A to this resolution and constitute Additional Improvements, and to pay the cost of such Additional Improvements by issuing an additional series of revenue bonds and using any other available funds as authorized by Section 210 of the Order; and

WHEREAS, the City Council has received information to the effect that the City will be able to satisfy the requirements of Section 210 of the Order with respect to such series of revenue bonds; and

WHEREAS, pursuant to Section 210 of the Order, such revenue bonds are to have such terms and provisions as may be provided by a series resolution to be adopted by the City Council prior to the issuance thereof; and

WHEREAS, the Commission has adopted a resolution to the effect that it approves the provisions of this resolution and recommends to the City Council that the City Council adopt this resolution;

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF GREENVILLE, NORTH CAROLINA DOES HEREBY DETERMINE AND RESOLVE, as follows:

Section 1.01. Capitalized words and terms used in this resolution (this “Resolution”) and not otherwise defined herein shall have the same meanings in this Resolution as such words and terms are given in the Order.

Section 1.02. Pursuant to the Enabling Act and Section 210 of the Order, the City Council hereby authorizes the issuance of revenue bonds of the City in the form of a single fully registered bond designated “Greenville Utilities Commission Combined Enterprise System Revenue Bond, Series 2007” (the “Series 2007 Bond”) in the principal amount of \$9,850,000 for the purpose of providing funds, together with any other available funds, for (a) paying the Cost of the Additional Improvements described in Appendix A hereto and (b) paying expenses incidental and necessary or convenient thereto. The Series 2007 Bond shall be dated as of the date of its delivery, shall be a Serial Bond stated to mature (subject to the right of prior redemption) in annual principal installments on the dates and in the amounts and bearing interest at the rate of 3.79% per annum as set forth in Schedule I to the form of the Series 2007 Bond set forth below, shall be numbered R07-1 and shall be exchangeable for fully-registered bonds in denominations of not less than \$100,000. Interest on the Series 2007 Bond shall be payable on November 11, 2007 and thereafter semiannually on each May 11 and November 11 until the Series 2007 Bond is paid in full. There shall not be any Parity Indebtedness Reserve Requirement for the Series 2007 Bond, and the Series 2007 Bond shall not be secured by the Parity Indebtedness Reserve Fund.

Section 1.03. The Series 2007 Bond shall be subject to redemption prior to maturity on or after May 11, 2013, at the option of the City, in whole or in part on any date, from any moneys that may be made available for such purpose, upon notice as provided in Article III of the Order and upon payment of the following redemption prices (expressed as a percentage of the principal amount of the Series 2007 Bond) plus accrued interest to the redemption date:

| <u>Redemption Period</u> | <u>Redemption Price</u> |
|-----------------------------------|-------------------------|
| May 11, 2013 through May 10, 2017 | 103% |
| May 11, 2017 through May 10, 2021 | 102 |
| May 11, 2021 through May 10, 2025 | 101 |
| May 11, 2025 and thereafter | 100 |

provided, however, that the redemption price shall be 100% if the weighted average interest rate on the Bonds refunding the Series 2007 Bond is greater than 3.79% (but only if such refunding bonds are “qualified tax-exempt obligations” as defined in Section 265(b)(3) of the Internal

Revenue Code of 1986, as amended (the “Code”)) or, if the Series 2007 Bond is redeemed with the proceeds of refunding bonds that are not “qualified tax-exempt obligations” as defined in Section 265(b)(3) of the Code, or with funds provided other than through the issuance of Bonds, the prevailing Bond Buyer Revenue Bond Index (or if such index does not exist a comparable index) on the date that the redemption notice shall be given, is greater than 4.39%.¹

Section 1.04. The Series 2007 Bond and the Certificate of the Local Government Commission and the Certificate of Authentication to be endorsed on the Series 2007 Bond shall be substantially in the following forms, with such variations, omissions and insertions as are required or permitted by the Order:

PRIVATE PLACEMENT

No. R07-1

\$9,850,000

United States of America
State of North Carolina

CITY OF GREENVILLE, NORTH CAROLINA

Greenville Utilities Commission
Combined Enterprise System Revenue Bond, Series 2007

Maturity Date of Principal Installments

Interest Rate

As set forth in Schedule I

3.79%

The City of Greenville (the “City”), a municipal corporation in Pitt County, North Carolina, exercising public and essential governmental functions, is justly indebted and for value received hereby promises to pay, solely from the special fund provided therefor as hereinafter set forth, to Bank of America, N.A. or registered assigns or legal representative, on the maturity date specified above (or earlier as stated hereinafter), upon the presentation and surrender hereof at the principal corporate trust office of The Bank of New York Trust Company, N.A., in the City of Jacksonville, Florida, or any successor bond registrar (the “Bond Registrar”), the principal sum of NINE MILLION EIGHT HUNDRED FIFTY THOUSAND DOLLARS (\$9,850,000) in any coin or currency of the United States of America which on the date of payment thereof is legal tender for the payment of public and private debts, and to pay, solely from the special fund, to the person in whose name this bond (or one or more Predecessor Bonds, as defined in the Order hereinafter mentioned), is registered at the close of business on the regular record date for

¹ In the March 15, 2007 edition of The Bond Buyer the Bond Buyer Revenue Bond Index was listed as 4.39%.

such interest, which shall be the 15th day of the calendar month next preceding an interest payment date (the “Regular Record Date”), by wire transfer to such account in the continental United States as directed by such person or otherwise as provided in the Series Resolution hereinafter mentioned, (Y) the principal installments on their respective May 11th maturity dates set forth in Schedule I hereto and (Z) interest on the unpaid principal amount of this bond from the date of this bond or from the May 11th or November 11th next preceding the date of authentication to which interest shall have been paid, unless such date of authentication is a May 11th or November 11th to which interest shall have been paid, in which case from such date, on May 11 and November 11 in each year, commencing November 11, 2007, in like coin or currency, at the rate per annum specified above until payment of the principal sum. Any such interest not so punctually paid or duly provided for shall forthwith cease to be payable to the person who was the registered owner on such Regular Record Date and may be paid to the person in whose name this bond (or one or more Predecessor Bonds) is registered at the close of business on a Special Record Date, as defined in the Order, for the payment of such defaulted interest to be fixed by the Trustee hereinafter mentioned, notice whereof being given to registered owners not less than ten (10) days prior to such Special Record Date, or may be paid in any other lawful manner not inconsistent with the requirements of applicable law or any securities exchange on which the bonds may be listed and upon such notice as may be required by such law or exchange, all as more fully provided in the Order.

This bond represents a duly authorized series of revenue bonds of the City, designated “Greenville Utilities Commission Combined Enterprise System Revenue Bond, Series 2007”, consisting of a Serial Bond, maturing in annual installments on May 11th of each year to and including May 11, 2027, and issued for the purpose of providing funds, together with any other available funds, for (i) paying the cost of acquiring and constructing certain improvements described in the Series Resolution (herein defined) constituting Additional Improvements, as defined in the Order, to the public utility or public service enterprise facilities comprising an electric system, a natural gas system, a sanitary sewer system and a water system of the City (the “Combined Enterprise System”) and (ii) paying expenses incidental and necessary or convenient thereto. Pursuant to the Enabling Act as hereinafter defined), the Greenville Utilities Commission (the “Commission”) is responsible for the management, operation, maintenance, improvement and extension of the Combined Enterprise System.

This bond is issued under and pursuant to the Constitution and laws of the State of North Carolina, including Chapter 861 of the 1991 Session Laws of North Carolina and The State and Local Government Revenue Bond Act, as amended (collectively, the “Enabling Act”), a bond order duly adopted by the City Council of the City (the “City Council”) on August 11, 1994, as amended and restated as of April 13, 2000 (such bond order as amended and restated, together with all orders supplemental and amendatory thereto as therein permitted, being herein called the “Order”), and a series resolution duly adopted by the City Council on May 10, 2007 (the “Series Resolution”). The City has heretofore issued under the Order other bonds on a parity with this bond. The Order provides for the issuance from time to time under the conditions, limitations and restrictions therein set forth of additional bonds to provide funds for paying all or any part of the cost of acquiring and constructing other Additional Improvements, to provide funds for completing payment of the cost of acquiring and constructing any Additional Improvements and to refund any bonds issued under the Order and Indebtedness, as defined in the Order, other than

bonds (such additional bonds, this bond and the parity bonds heretofore issued being herein collectively called the "Bonds"). The Order also provides for the incurrence or assumption by the City of other obligations which are secured by a pledge, charge and lien upon and payable from certain receipts and rights to receive receipts of the Combined Enterprise System (the "Receipts") after paying or making provision for the payment of Current Expenses, as defined in the Order, (the "Net Receipts") on a parity with the Bonds (such obligations and the Bonds being herein collectively called "Parity Indebtedness") and other obligations which are secured by a pledge, charge and lien upon and payable from the Net Receipts subordinate and junior in right of payment to Parity Indebtedness ("Subordinate Indebtedness") or which are not secured by a pledge, charge or lien upon the Net Receipts but are payable from the Net Receipts ("Additional Indebtedness" and, together with the Existing Indebtedness, as defined in the Order, "Other Indebtedness") under the conditions, limitations and restrictions therein set forth. Reference is hereby made to the Order for provisions, among others, with respect to the custody and application of the proceeds of Bonds, the collection and disposition of Receipts, the special fund charged with and made available for the payment of the interest and the redemption premium, if any, on and the principal of the Bonds and any other Parity Indebtedness, the nature and extent of the security for the Bonds, the Existing Indebtedness and any other Parity Indebtedness, Subordinate Indebtedness and Additional Indebtedness thereby created, the terms and conditions on which the Bonds of each series are or may be issued or the payment of debt service on other Parity Indebtedness, Subordinate Indebtedness or Additional Indebtedness may be incurred or assumed, the rights, duties and obligations of the City, the Bond Registrar and the Trustee and the rights of the registered owners of the Bonds. A certified copy of the Order is on file at the principal corporate trust office of The Bank of New York Trust Company, N.A., in the City of Jacksonville, Florida (the "Trustee"). By the acceptance of this bond, the registered owner hereof assents to all of the provisions of the Order.

The Order provides for the creation of a special fund designated the "Greenville Utilities Commission Parity Indebtedness Service Fund" (the "Parity Indebtedness Service Fund"), which special fund is made available for and charged with the payment of the principal of and the interest on all Bonds and any other Parity Indebtedness, and also provides for the deposit to the credit of the special fund of the Net Receipts to the extent and in the manner provided in the Order. The Order further provides for transfers to the credit of the Parity Indebtedness Service Fund from other funds created by the Order and made available thereunder to make up any deficiencies in the Fund with respect to all Bonds and any other Parity Indebtedness, all to the extent and in the manner provided in the Order.

The Order provides for the charging, revising and collecting by the Commission of rates, fees and charges for the use of and for the services and facilities furnished or to be furnished by the Combined Enterprise System in order to produce at all times sufficient Receipts, together with certain other available funds, to pay the Current Expenses and to pay the principal of and interest on all Parity Indebtedness, Subordinate Indebtedness and Other Indebtedness as the same shall become due.

The Net Receipts are pledged by the Order to the payment of the principal of and the interest and any redemption premium on the Bonds and other Parity Indebtedness and then Subordinate Indebtedness as provided in the Order. In addition, the moneys in the Parity

Indebtedness Service Fund and moneys in the Parity Indebtedness Debt Service Reserve Fund or qualified reserve fund substitutes established in connection with the issuance of certain of the outstanding Bonds are pledged by the Order as further security for the payment of all Parity Indebtedness and the interest thereon as provided in the Order; provided, however, that pursuant to the Series Resolution, this bond and certain other Bonds are not secured by such Parity Indebtedness Reserve Fund or qualified reserve fund substitutes Parity Indebtedness Reserve Fund or qualified reserve fund substitutes. The City is not obligated to pay the Bonds or Indebtedness other than Bonds except from the Net Receipts or other moneys made available therefor under the Order. Neither the faith and credit nor the taxing power of the State of North Carolina or any political subdivision thereof, including the City, is pledged to the payment of the principal of and the interest and any redemption premium on this bond.

The Bonds are issuable as fully registered bonds, in such denominations as the City may by resolution determine. At the principal corporate trust office of the Bond Registrar, in the manner and subject to the limitations and conditions provided in the Order, Bonds may be exchanged for an equal aggregate principal amount of Bonds of the same series and maturity, of authorized denominations and bearing interest at the same rate.

As declared by the Enabling Act, this bond, subject only to the provisions for registration and registration of transfer stated herein and contained in the Order, is an investment security within the meaning of and for all the purposes of Article 8 of the Uniform Commercial Code of the State of North Carolina. Notwithstanding any other provisions of the Order or the Series Resolution, the Bond Registrar shall not register the transfer of this bond to any person other than a bank, an insurance company or a similar financial institution unless this bond is rated "BBB-" or higher by Standard & Poor's Ratings Group or "Baa3" or higher by Moody's Investors Service, Inc. or such transfer has been previously approved by the Local Government Commission of North Carolina.

The transfer of this bond is registrable by the registered owner hereof in person or by his attorney or legal representative at the principal corporate trust office of the Bond Registrar but only in the manner and subject to the limitations and conditions provided in the Order and the Series Resolution and upon surrender and cancellation of this bond. Upon any such registration of transfer the City shall execute and the Bond Registrar shall authenticate and deliver, in exchange for this bond, a new Bond or Bonds, registered in the name of the transferee, of authorized denominations, in aggregate principal amount equal to the principal amount of this bond, of the same series and maturity and bearing interest at the same rate. The City or the Bond Registrar may make a charge for every such exchange or registration of transfer of Bonds sufficient to reimburse it for any tax or other governmental charge required to be paid with respect to such exchange or registration of transfer, but no other charge shall be made to any registered owner for the privilege of exchanging or registering the transfer of Bonds. Neither the City nor the Bond Registrar shall be required to make any such exchange or registration of transfer of Bonds of a series during the fifteen (15) days immediately preceding the date of first giving of notice of any redemption of Bonds of such series or any portion thereof or of any Bond after such Bond or any portion thereof has been selected for redemption.

In the event that there is a final determination by the Internal Revenue Service or a court of competent jurisdiction that, from the date of issuance, the Series 2007 Bond is not a “qualified tax-exempt obligation” as defined in Section 265(b)(3) of the Internal Revenue Code of 1986, as amended, the interest rate to be paid on the Series 2007 Bond will be increased 100 basis points (1.0%) retroactive to the date of issuance.

Following any Rate Adjustment Event (hereinafter defined), the annualized interest rate on the Series 2007 Bond will be adjusted upward to provide for the payment of interest by the City at a taxable rate which will provide the Holder with the same after-tax economic yield on the Series 2007 Bond as it was receiving prior to the Rate Adjustment Event. The Holder shall deliver to the City a certificate as to the amount of such taxable rate of interest resulting from the Rate Adjustment Event, setting forth in reasonable detail the basis therefor and the manner of calculation thereof, as soon as practicable after the Holder becomes aware of such Rate Adjustment Event, which certificate shall be conclusive (absent manifest error) as to the amount set forth therein. In determining such amount, the Holder may use any reasonable averaging and attribution methods. A "Rate Adjustment Event" means any determination by the Internal Revenue Service, any federal administrative agency or any court that the City has taken an action, or failed to take an action, with the result that interest on the Series 2007 Bond is includable in gross income for federal income tax purposes.

The Series 2007 Bond shall be subject to redemption prior to maturity on or after May 11, 2013, at the option of the City, in whole or in part on any date, from any moneys that may be made available for such purpose, upon notice as provided in Article III of the Order and upon payment of the following redemption prices (expressed as a percentage of the principal amount of the Series 2007 Bond) plus accrued interest to the redemption date:

| <u>Redemption Period</u> | <u>Redemption Price</u> |
|-----------------------------------|-------------------------|
| May 11, 2013 through May 10, 2017 | 103% |
| May 11, 2017 through May 10, 2021 | 102 |
| May 11, 2021 through May 10, 2025 | 101 |
| May 11, 2025 and thereafter | 100 |

provided, however, that the redemption price shall be 100% if the weighted average interest rate on the Bonds refunding the Series 2007 Bond is greater than 3.79% (but only if such refunding bonds are “qualified tax-exempt obligations” as defined in Section 265(b)(3) of the Code) or, if the Series 2007 Bond is redeemed with the proceeds of refunding bonds that are not “qualified tax-exempt obligations” as defined in Section 265(b)(3) of the Code, or with funds provided other than through the issuance of Bonds, the prevailing Bond Buyer Revenue Bond Index (or if such index does not exist a comparable index) on the date that the redemption notice shall be given, is greater than 4.39%.

The moneys in the Parity Indebtedness Service Fund and the Redemption Fund, as defined in the Order, available for the purchase or redemption of Bonds shall be allocated to all series of Bonds outstanding under the Order in the manner provided in the Order.

Except as hereinafter provided, not more than ninety (90) days and not less than thirty (30) days before the redemption date of any Bonds, the Bond Registrar shall cause a notice of any such redemption, either in whole or in part, signed by the Bond Registrar, to be mailed, first-class, postage prepaid, to the North Carolina Local Government Commission and all registered owners of Bonds or portions of Bonds to be redeemed at their addresses as they appear on the registration books of the City kept by the Bond Registrar, as provided in the Order, but failure so to mail any such notice or any defect therein shall not affect the validity of the proceedings for such redemption as to any registered owners to whom such notice was given as so required. On the date designated for redemption, notice having been given as aforesaid, the Bonds or portions of Bonds so called for redemption shall become and be due and payable at the redemption price provided for the redemption of such Bonds or portions thereof on such date, and, if moneys for payment of the redemption price and the accrued interest are held by the Bond Registrar, as provided in the Order, interest on such Bonds or portions thereof shall cease to accrue, such Bonds or portions thereof shall cease to be entitled to any benefit or security under the Order, and the registered owners thereof shall have no rights in respect of such Bonds or portions thereof except to receive payment of the redemption price thereof and the accrued interest so held by the Bond Registrar. If a portion of this bond shall be called for redemption, a new Bond or Bonds in principal amount equal to the unredeemed portion hereof will be issued to the registered owner upon surrender hereof. So long as this bond is owned by any one registered owner, notice of the redemption of this bond from moneys in the Sinking Fund Account need not be given as provided in the Order, unless otherwise required by law, and such registered owner or his attorney or legal representative may, but shall not be required to, surrender this bond to the Bond Registrar for payment of the redemption price of this bond.

The registered owner of this bond shall have no rights to enforce the provisions of the Order or to institute action to enforce the covenants therein, or to take any action with respect to any event of default under the Order or to institute, appear in or defend any suit or other proceeding with respect thereto, except as provided in the Order.

In certain events, on the conditions, in the manner and with the effect set forth in the Order, the principal of all Bonds then outstanding under the Order may become or may be declared due and payable before the stated maturities thereof, together with the interest accrued thereon.

Modifications or alterations of the Order may be made by the City only to the extent and in the circumstances permitted by the Order.

This bond is issued with the intent that the laws of the State of North Carolina shall govern its construction.

All acts, conditions and things required by the Constitution and laws of the State of North Carolina, the Order and the Series Resolution to happen, exist and be performed precedent to and in the issuance of this bond have happened, exist and have been performed as so required.

This bond shall not be valid or become obligatory for any purpose or be entitled to any benefit or security under the Order until this bond shall have been authenticated by the execution by the Bond Registrar of the certificate of authentication endorsed hereon.

IN WITNESS WHEREOF, the City of Greenville, North Carolina has caused this bond to be signed by the Mayor and the City Clerk of the City and the corporate seal of the City to be impressed hereon, all as of the 11th day of May, 2007.

CITY OF GREENVILLE, NORTH CAROLINA

[SEAL]

By [manual signature]
Mayor

[manual signature]
City Clerk

CERTIFICATE OF LOCAL GOVERNMENT COMMISSION

The issuance of the within bond has been approved under the provisions of The State and Local Government Revenue Bond Act of North Carolina.

[manual signature]
Secretary, Local Government
Commission of North Carolina

CERTIFICATE OF AUTHENTICATION

This bond is one of the Bonds of the series designated therein and issued under the provisions of the within-mentioned Order.

THE BANK OF NEW YORK TRUST
COMPANY, N. .A., as Bond Registrar

By _____
Authorized Signatory

Date of authentication: _____

ASSIGNMENT

FOR VALUE RECEIVED the undersigned registered owner thereof hereby sells, assigns and transfers unto _____

the within bond and all rights thereunder and hereby irrevocably constitutes and appoints attorney to register the transfer of the bond on the books kept for registration thereof, with full power of substitution in the premises .

Dated: _____

NOTICE: The assignor's signature to this assignment must correspond with the name as it appears upon the face of the within bond in every particular, without alteration or enlargement or any change whatever.

Signature Guaranteed:

NOTICE: Signature must be guaranteed by an institution which is a participant in the Securities Transfer Agent Medallion Program (STAMP) or similar program.

SCHEDULE I

| <u>Maturity Date</u> | <u>Principal Installments</u> |
|----------------------|-------------------------------|
| May 11, 2008 | \$409,649.52 |
| May 11, 2009 | 417,412.38 |
| May 11, 2010 | 425,322.34 |
| May 11, 2011 | 433,382.20 |
| May 11, 2012 | 441,594.79 |
| May 11, 2013 | 449,963.02 |
| May 11, 2014 | 458,489.81 |
| May 11, 2015 | 467,178.20 |
| May 11, 2016 | 476,031.22 |
| May 11, 2017 | 485,052.01 |
| May 11, 2018 | 494,243.75 |
| May 11, 2019 | 503,609.67 |
| May 11, 2020 | 513,153.07 |
| May 11, 2021 | 522,877.32 |
| May 11, 2022 | 532,785.85 |
| May 11, 2023 | 542,882.14 |
| May 11, 2024 | 553,169.76 |
| May 11, 2025 | 563,652.32 |
| May 11, 2026 | 574,333.54 |
| May 11, 2027 | 585,217.09 |

Section 1.05. Payment of each principal installment and the interest on the Series 2007 Bond which is payable and is punctually paid or duly provided for shall be made by the Bond Registrar on each principal and each interest payment date to the person in whose name such Bond (or one or more Predecessor Bonds) is registered on the registration books of the City at the close of business on the Regular Record Date by check mailed to such person at his address as it appears on such registration books or, if so instructed by the registered owner of the Series 2007 Bond (which instructions shall remain in effect until revoked by subsequent written instructions), by wire transfer to an account in the continental United States.

Section 1.06. A special construction account is hereby created in the Construction Fund and designated "Greenville Utilities Commission Series 2007 Bond Construction Account" (the "Series 2007 Bond Construction Account"), to the credit of which such deposits will be made as are required by the provisions of Section 210 of the Order. The moneys in the Series 2007 Bond Construction Account shall be applied to pay the Cost of the Additional Improvements described in Appendix A hereto in accordance with the provisions of the Order.

Subject to the provisions of Article IV of the Order, any interest earned or other income derived from the investment or deposit of moneys held for the credit of the Series 2007 Bond

Construction Account shall be retained by the Trustee in the Series 2007 Bond Construction Account.

Section 1.07. Simultaneously with the delivery of the Series 2007 Bond, the Trustee shall apply the proceeds of the Series 2007 Bond, including any amount received as accrued interest, as follows:

(a) the amount, if any, received as accrued interest on the Series 2007 Bond shall be deposited to the credit of the Interest Account; and

(b) the balance of such proceeds shall be deposited to the credit of the Series 2007 Bond Construction Account.

Section 1.08. Subject to the provisions of Section 507 of the Order, the Commission shall, on or before the twenty-fifth (25th) day of the months hereinafter specified, withdraw from the Operating Checking Account moneys held for the credit of the Appropriate Operating Funds in such amounts as shall be necessary for the purpose of making the transfers or deposits to be made pursuant to clauses (a) and (b) of this Section:

(a) commencing on November 11, 2007, and continuing on the 11th day of each May and November thereafter, to the Trustee for deposit to the credit of the Interest Account, such amount thereof (or the entire sum so withdrawn if less than the required amount) as is equal to the amount of interest to become due and payable on the Series 2007 Bond on the next ensuing interest payment date thereafter, after taking into account any amounts then held for the credit of the Interest Account for the payment of such interest.

(b) commencing on May 11, 2008, and continuing on the 11th day of each May thereafter, to the Trustee for deposit to the credit of the Principal Account created by the Order, such amount, if any, of the balance remaining after making the transfer under clause (a) above (or the entire balance if less than the required amount) as is sufficient to make full and timely payment of the principal installment of the Series 2007 Bond to become due and payable on May 11, after taking into account any amounts then held for the credit of the Principal Account created by the Order for the payment of such principal.

Section 1.09. The City hereby represents that it reasonably expects that it and all subordinate entities thereof will not issue more than \$10,000,000 of tax-exempt obligations (not counting private-activity bonds except for qualified 501(c)(3) bonds as defined in the Code during calendar year 2007. In addition, the City hereby designates the Series 2007 Bond as a “qualified tax-exempt obligation” for the purposes of Section 265(b)(3) of the Code.

Section 1.10. (a) In the event that there is a final determination by the Internal Revenue Service or a court of competent jurisdiction that, from the date of issuance, the Series 2007 Bond is not a “qualified tax-exempt obligation” as defined in Section 265(b)(3) of the Code, the interest rate to be paid on the Series 2007 Bond will be increased 100 basis points (1.0%) retroactive to the date of issuance.

(b) Following any Rate Adjustment Event (hereinafter defined), the annualized interest rate on the Series 2007 Bond will be adjusted upward to provide for the payment of interest by the City at a taxable rate which will provide the Holder with the same after-tax economic yield on the Series 2007 Bond as it was receiving prior to the Rate Adjustment Event. The Holder shall deliver to the City a certificate as to the amount of such taxable rate of interest resulting from the Rate Adjustment Event, setting forth in reasonable detail the basis therefor and the manner of calculation thereof, as soon as practicable after the Holder becomes aware of such Rate Adjustment Event, which certificate shall be conclusive (absent manifest error) as to the amount set forth therein. In determining such amount, the Holder may use any reasonable averaging and attribution methods. A "Rate Adjustment Event" means any determination by the Internal Revenue Service, any federal administrative agency or any court that the City has taken an action, or failed to take an action, with the result that interest on the Series 2007 Bond is includable in gross income for federal income tax purposes.

Section 1.11. The City Council hereby requests the Local Government Commission of North Carolina (the "LGC") to award the Series 2007 Bond at private sale without advertisement to Bank of America, N.A. in the amount and at the interest rate set forth in this Resolution at a price of not less than the face value of the Series 2007 Bond plus any interest accrued thereon from the date thereof to the date of delivery of and payment therefor, subject to the approval thereof by the City Manager of the City or the Finance Director of the City. If the LGC awards the Series 2007 Bond as hereinabove requested to Bank of America, N.A. the provisions of the Bond Purchase Agreement between Bank of America, N.A. and the LGC relating to the purchase of the Series 2007 Bond (the "Bond Purchase Agreement") and presented to the City Council for its consideration are hereby approved in all respects, and the City Manager of the City or the Finance Director of the City is hereby authorized to signify such approval by the execution of the Bond Purchase Agreement in substantially the form presented, such execution to be conclusive evidence of the approval thereof by the City.

Section 1.12. The City shall deliver to Bank of America, N.A. in each Fiscal Year the following:

- (a) A copy of any report by an Appropriate Consultant under Section 501 of the Order;
- (b) Upon the request of Bank of America, N.A., a copy of the Annual Budget; and
- (c) Within 150 days after the close of each Fiscal Year, a copy of the audit report for such Fiscal Year and the other documents to be prepared in connection with such audit report as required by Section 712 of the Order.

The City also agrees to provide to Bank of America, N.A. within ten (10) days after the City's receipt thereof, a copy of any letter of Moody's or S&P reducing the rating assigned to any Combined Enterprise System Revenue Bonds issued under the Order.

Section 1.13. Notwithstanding any other provisions of the Order or this Resolution, the Bond Registrar shall not register the transfer of the Series 2007 Bond to any person other than a bank, an insurance company or a similar financial institution unless such Bond is rated “BBB-” or higher by Standard & Poor’s Ratings Group or “Baa3” or higher by Moody’s Investors Service, Inc. or such transfer has been previously approved by the LGC. This section may not be amended without the prior written consent of the LGC.

Section 1.14. The officers, agents and employees of the City and the Commission and the officers and agents of the Trustee and the Bond Registrar are hereby authorized and directed to do all acts and things required of them by the provisions of the Series 2007 Bond, the Order, the Bond Purchase Agreement and this Resolution for the full, punctual and complete performance of the terms, covenants, provisions and agreements therein.

Section 1.15. This Resolution shall take effect immediately upon its adoption.

Adopted this the ___ day of _____, 2007.

Robert D. Parrott
Mayor

ATTEST:

Wanda T. Elks
City Clerk

APPENDIX A

DESCRIPTION OF THE ADDITIONAL IMPROVEMENTS

The Additional Improvements are those additional improvements included in the capital improvement program for the Combined Enterprise System, including but not limited to:

1. Project: ELECTRIC SYSTEM: Dickinson Avenue Substation

Description: This 20 MVA substation will serve the new Pitt County Memorial Hospital Heart Institute which will have a load estimated at 8 MW. The substation will also serve the developing Medical Park electrical needs between Memorial Drive & Stantonsburg west to Allen Road.

Cost: \$2,700,000

2. Project: ELECTRIC SYSTEM: Mt. Pleasant Substation

Description: This substation is needed to serve a developing load center along the US 264 NW loop between the Industrial Park area and Belvoir. The addition of this station will also limit the exposure of circuits feeding from Northside to the industrial area where reliability is a major concern. The location of the substation will accommodate the shifting of load from the main point of delivery substation to the new Greenville West 230 kV point of delivery substation.

Cost: \$1,900,000

3. Project: ELECTRIC SYSTEM: Mt. Pleasant Transmission Line

Description: This 115kV transmission line will connect our Mt. Pleasant Substation to our existing Industrial Park area along the Northwest Bypass. This network interconnection will provide direct access from our G230 West Point of Delivery to our Industrial Park area.

Cost: \$3,300,000

4. Project: GAS SYSTEM: LNG Plant Expansion Phase IIA

Description: The addition of a second vaporization system and the upgrade of the facility's control system.

Cost: \$1,600,000

5. Project: GAS SYSTEM: Fire Tower Road NCDOT Relocation

Description: 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 gas lines located within the roadway right-of-way that will be in conflict with the proposed new roadway.

Cost: \$300,000



City of Greenville, North Carolina

Meeting Date: 5/10/2007
Time: 7:00 PM

Title of Item: Budget ordinance amendment #9 to the 2006-2007 City of Greenville budget and amendments to ordinances 96-52 and 03-57

Explanation: Attached is an amendment to the 2006-2007 budget ordinance for consideration at the May 10, 2007, City Council meeting. For ease of reference, a footnote has been added to each line item of the budget ordinance amendment, which corresponds to the explanation below:

A To appropriate donated funds to purchase a Passport firefighter accountability system. This system will keep track of early arriving units and their particular assignments on the scene.

B To allocate Contingency funds to pay the Town of Bethel the agreed upon amount for the Sewer Project on North Carolina Highway 11. This agreement was entered into March 17, 1999.

C To appropriate Contingency funds to pay Pactolus Volunteer Fire and Rescue Department for fire protection. This agreement was approved by City Council at the April 9, 2007 meeting.

D To allocate funds for issuing a loan to the Redevelopment Commission's Private Development Partner, Landmark Asset Services, for a tax credit development to create 48 affordable rental units in West Greenville. This loan was presented to City Council in January 2007.

Fiscal Note: The budget ordinance amendments affect the following funds: increase General Fund by \$1,500; decrease Pre-1991 Entitlement PGMS Fund by \$525,000; and increase Affordable Housing Fund by \$525,000.

Recommendation: Approve budget ordinance amendment #9 to the 2006-2007 City of Greenville budget and amendments to ordinances 96-52 and 03-57

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

Attachments / click to download

 [Budget Ordinance Entries for year 2006-2007](#)

ORDINANCE NO. 07-_____
CITY OF GREENVILLE, NORTH CAROLINA
ORDINANCE (#9) AMENDING ORDINANCE NO. 06-58 AND AMENDMENTS TO
ORDINANCES 96-52 AND 03-57

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:

| | | |
|--------------------|--------------------------------------|---------|
| 010-0000-301.01-00 | Fire / Rescue Donations ^A | \$1,500 |
|--------------------|--------------------------------------|---------|

Section II. Appropriations. General Fund, of Ordinance 06-58, is hereby amended by increasing appropriations in the amount indicated:

| | | |
|--------------------|-------------------------------------|----------|
| 010-1000-402.08-01 | Contracted Services ^B | \$ 8,965 |
| 010-3000-402.08-01 | Contracted Services ^C | 6,000 |
| 010-3000-412.07-00 | Supplies and Materials ^A | 1,500 |
| | | \$16,465 |

Section III. Appropriations. General Fund, of Ordinance 06-58, is hereby amended by decreasing appropriations in the amount indicated:

| | | |
|--------------------|----------------------------|--------|
| 010-4500-402.50-09 | Contingency ^{B,C} | 14,965 |
|--------------------|----------------------------|--------|

Section IV. Appropriations. Pre-1991 Entitlement PGMS Fund, of Ordinance 96-52, is hereby amended by decreasing appropriations in the amount indicated:

| | | |
|--------------------|------------------------|---------|
| 042-4642-452.28-08 | Clearance ^D | 525,000 |
|--------------------|------------------------|---------|

Section V. Appropriations. Pre-1991 Entitlement PGMS Fund, of Ordinance 96-52, is hereby amended by increasing appropriations in the amount indicated:

| | | |
|--------------------|---|---------|
| 042-4642-492.23-02 | Transfer to Affordable Housing Project ^D | 525,000 |
|--------------------|---|---------|

Section VI. Estimated Revenues. Affordable Housing Project Fund, of Ordinance 03-57, is hereby amended by increasing estimated revenues in the amount indicated:

| | | |
|--------------------|--|---------|
| 068-0000-370.23-00 | Transfer from Pre-1994 Entitlement PGMS ^D | 525,000 |
|--------------------|--|---------|

Section VII. Appropriations. Affordable Housing Project Fund, of Ordinance 03-57, is hereby amended by increasing appropriations in the amount indicated:

| | | |
|--------------------|-------------------------|---------|
| 068-8085-443.38-00 | Loans Made ^D | 525,000 |
|--------------------|-------------------------|---------|

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

Section IX. This ordinance will become effective upon its adoption.

Adopted this 10th day of May, 2007.

Robert D. Parrott, Mayor

ATTEST:

Wanda T. Elks, City Clerk