

City Council Meeting

January 9, 2020



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Item 2

Resolution to Close an alleyway located on the east side of Cedar Lane and south of East 10th Street



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Vicinity Map
Alley is marked
in yellow.

Located east of
Cedar Lane and
south of
E. Tenth Street



Greenville
NORTH CAROLINA

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

Cedar Alley -
View from
Cedar Lane
South of
E. Tenth Street



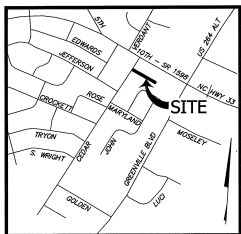
Western entrance of Alley – PWD maintains the alley by clearing the bushes, grading, power raking, installing and rolling stone. Approximate expenditure in 2019 for maintenance - \$7k.

Vicinity Map
View from east
end of alley -
Alley is shown
to the left.



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Survey map of the remaining 332' of the alley to be closed.



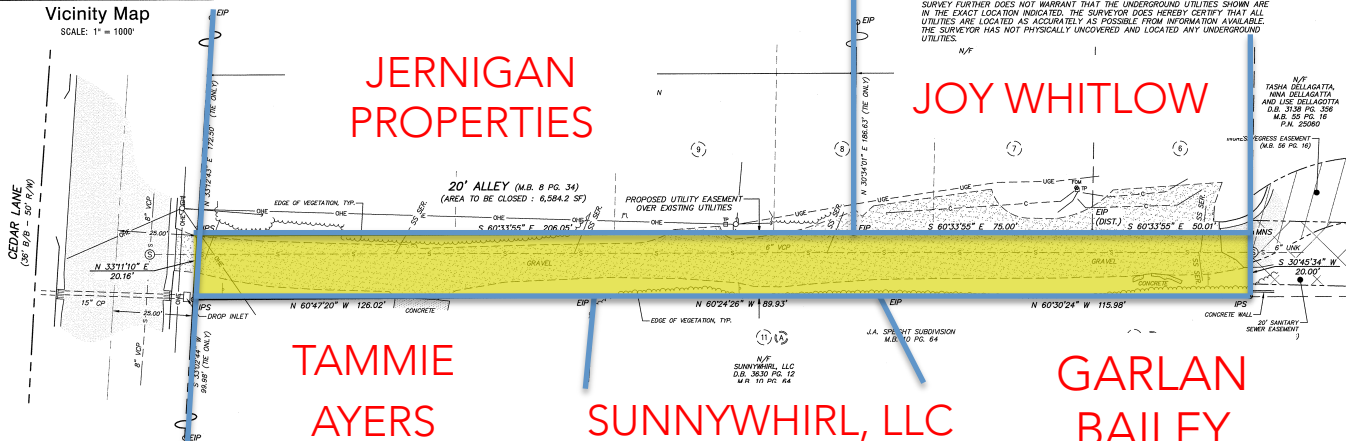
Vicinity Map
SCALE: 1" = 1000'

REFERENCES:

- M.B. 8 PG. 34
- M.B. 10 PG. 64
- M.B. 55 PG. 16
- D.B. 3630 PG. 12
- D.B. 3138 PG. 356
- D.B. 2728 PG. 27
- D.C. 2202 PG. 225
- D.B. 104 PG. 253
- D.B. V 45 PG. 517
- D.B. P 40 PG. 179
- D.B. 1950 PG. 76
- D.B. 0 43 PG. 496

NOTES:

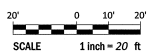
1. ALL DISTANCES ARE HORIZONTAL GROUND MEASUREMENTS.
2. NO POINTS SET UNLESS OTHERWISE INDICATED.
3. THIS PROPERTY IS LOCATED WITHIN A MINIMAL FLOOD RISK AREA, "ZONE X" (AREAS OUTSIDE THE 100-YR ANNUAL CHANCE FLOOD), AS DETERMINED FROM FIRM MAP NUMBER 3720488BOOK PANEL 4688, EFFECTIVE JULY 7, 2014.
4. 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.
5. PROPERTY SUBJECT TO ANY AND ALL EASEMENTS, RIGHTS OF WAY, RESTRICTIVE COVENANTS WHICH MAY BE OF RECORD.
6. UNDERGROUND UTILITIES PLOTTED IN PART FROM ACTUAL MAPS PROVIDED BY OTHERS AS NOTED. ACTUAL LOCATIONS MAY VARY. OTHER UTILITIES MAY EXIST. SURVEYOR CANNOT PROVIDE ACCURACY OF NC81 MARKINGS. CONTRACTOR SHOULD CONTACT NC81 AT 1-800-638-4949 TO HAVE UNDERGROUND UTILITIES LOCATED PRIOR TO EXCAVATING OR TRENCHING. TICKET NUMBER C183091676.
7. THE SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES SHOWN ARE COMBINED 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.



LEGEND

— R/W —	RIGHT-OF-WAY (R/W)	B/B	BACK TO BACK	⊗	SEWER MANHOLE	▭	INGRESS/EGRESS EASEMENT (D.B. 1101 PG. 524)
— C —	COMMUNICATION LINE (OLD MARKINGS BY OTHERS)	M.B.	MAP BOOK	⊕	TELEPHONE PEDESTAL	▭	SANITARY SEWER EASEMENT (M.B. 55 PG. 16)
— OHE —	OVERHEAD ELECTRIC	D.B.	DEED BOOK	—	SIGN	▭	GRAVEL
— UG —	UNDERGROUND ELECTRIC (CUC/NC81 MARKING)	P.C.	PAGE	—	GUY WIRE	▭	CONCRETE
— ALLEY —	ALLEY CLOSING BOUNDARY	P.N.	PARCEL NUMBER	—	UTILITY POLE	▭	ASPHALT
— S.S. —	SANITARY SEWER	R/W	RIGHT OF WAY	—	FIBER OPTIC MARKER	⊕	
— S.D. —	STORM DRAIN	E.P.	EXISTING IRON PIPE	—	TREE STUMP	⊕	
— E.V. —	EDGE OF VEGETATION	CP	CONCRETE PIPE	—	NO POINT SET	⊕	
— A.P. —	ADJOINER PARCEL LINE	IP	IRON PIPE SET	—	PLATTED BLOCK/LOT NO	⊕	
— S.S. SER. —	SANITARY SEWER SERVICE (NC 811 MARKING)	MWS	MAG NAIL SET	—	CATCH BASIN	⊕	
— VCP —	W/REP CONCRETE PIPE	DIST.	DISTURBED	⊕	SHRUB	⊕	

REVISIONS



MAYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT THE CITY COUNCIL OF THE CITY OF GREENVILLE HAS PASSED A RESOLUTION TO CLOSE 20' ALLEY AS SHOWN HEREON.

RESOLUTION NO. _____

SIGNED _____ MAYOR

SIGNED _____ CITY CLERK



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NORTH CAROLINA

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STATE OF NORTH CAROLINA
COUNTY OF PITT

I, _____
A REVIEW OFFICER OF PITT COUNTY, CERTIFY THAT THIS MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

REVIEW OFFICER _____
DATE _____

SOURCE OF TITLE

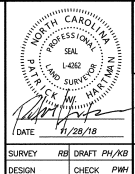
THIS IS TO CERTIFY THAT THE LAST INSTRUMENT(S) IN THE CHAIN OF TITLE OF THIS PROPERTY AS RECORDED IN THE PITT COUNTY REGISTRY AT GREENVILLE, NORTH CAROLINA IS: (AS NOTED ABOVE)

PROFESSIONAL LAND SURVEYOR
REGISTRATION NO. L-4262

NORTH CAROLINA, PITT COUNTY

I, PATRICK W. HARTMAN, CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE BY RB/JA ON 11/04/18 - 11/28/2018. 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 (1) (1) THAT THIS SURVEY IS OF ANOTHER CATEGORY, BEING A SURVEY FOR A STREET CLOSING. WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS 26TH DAY OF NOVEMBER, 2018.

PROFESSIONAL LAND SURVEYOR
REGISTRATION NUMBER L-4262



Rivers
LANDSCAPE ARCHITECTS & ASSOCIATES, INC.
riversandassociates.com Since 1918

NC License: F-8334
Engineers
Planners
Surveyors
Landscape Architects
107 East Second Street
Greenville, NC 27601
(252) 752-4136

STREET MAP FOR
20' ALLEY - MAP BOOK 8 PAGE 34

CITY OF GREENVILLE, GREENVILLE TOWNSHIP, PITT CO., N.C.

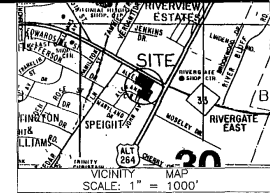
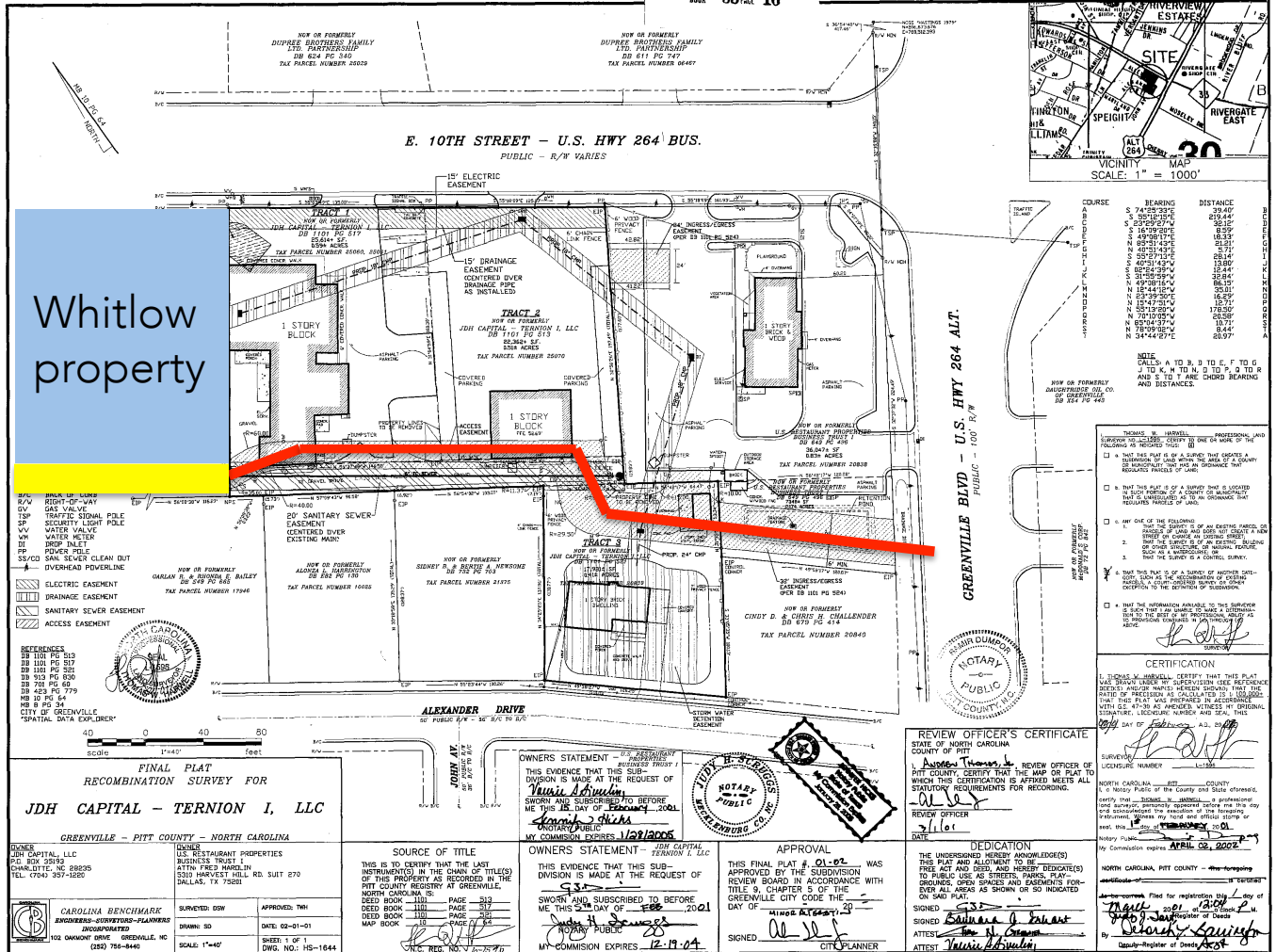
SCALE: 1" = 20'

SURVEY: RB DRAFT: PH/AB
DESIGN: _____ CHECK: PHH

DATE: 11/28/18
DRAWING NO.: Z-2641
SHEET: 1 OF 1

Dedicated access easement extends from Greenville Blvd. to the Whitlow property. Width varies from 20' to 32'

Map Book 55, Page 16



COURSE	BEARING	DISTANCE
S 0°00'00" E	294.44	50.00
S 89°59'59" E	182.51	8.59
S 14°59'59" E	21.21	18.51
N 89°59'59" E	21.21	18.51
N 14°59'59" E	21.21	18.51
S 0°00'00" E	21.21	18.51
S 89°59'59" E	21.21	18.51
S 14°59'59" E	21.21	18.51
N 89°59'59" E	21.21	18.51
N 14°59'59" E	21.21	18.51
S 0°00'00" E	21.21	18.51
S 89°59'59" E	21.21	18.51
S 14°59'59" E	21.21	18.51
N 89°59'59" E	21.21	18.51
N 14°59'59" E	21.21	18.51
S 0°00'00" E	21.21	18.51
S 89°59'59" E	21.21	18.51
S 14°59'59" E	21.21	18.51
N 89°59'59" E	21.21	18.51
N 14°59'59" E	21.21	18.51
S 0°00'00" E	21.21	18.51
S 89°59'59" E	21.21	18.51
S 14°59'59" E	21.21	18.51
N 89°59'59" E	21.21	18.51
N 14°59'59" E	21.21	18.51

NOTE
CALLS A TO B, B TO E, E TO G TO I, K, L, M, N, O, P, Q, R AND S TO Y ARE CHORD BEARING AND DISTANCES.

- 1. THAT THIS PLAT IS A SURVEY THAT LOCATED A SUBDIVISION OF LAND WITHIN A COUNTY, PARCELS OF LAND...
- 2. THAT THE SURVEY IS A CONTROL SURVEY.
- 3. THAT THE INFORMATION AVAILABLE TO THE SURVEYOR IS TRUE AND CORRECT AND THAT THE SURVEYOR HAS CONDUCTED A REASONABLE INVESTIGATION AND INSPECTION TO THE DEFINITION OF SUBDIVISION.
- 4. THAT THE INFORMATION AVAILABLE TO THE SURVEYOR IS TRUE AND CORRECT AND THAT THE SURVEYOR HAS CONDUCTED A REASONABLE INVESTIGATION AND INSPECTION TO THE DEFINITION OF SUBDIVISION.

CERTIFICATION
I, John A. Nichols, a duly Licensed Professional Surveyor in the State of North Carolina, do hereby certify that this plat was prepared by me or under my direct supervision and that I am a duly Licensed Professional Surveyor in the State of North Carolina. My Commission Expires 12-19-04.

REVIEW OFFICER'S CERTIFICATE
STATE OF NORTH CAROLINA
COUNTY OF PITT
I, John A. Nichols, Review Officer of Pitt County, do hereby certify that the map or plat to which this certification is applied meets all statutory requirements for recording.
REVIEW OFFICER: John A. Nichols
DATE: 11/01

OWNERS STATEMENT
THIS EVIDENCE THAT THIS SUBDIVISION IS MADE AT THE REQUEST OF John A. Nichols, a duly Licensed Professional Surveyor in the State of North Carolina. My Commission Expires 12-19-04.

OWNERS STATEMENT
THIS EVIDENCE THAT THIS SUBDIVISION IS MADE AT THE REQUEST OF John A. Nichols, a duly Licensed Professional Surveyor in the State of North Carolina. My Commission Expires 12-19-04.

FINAL PLAT RECOMBINATION SURVEY FOR
JDH CAPITAL - TERNION I, LLC
GREENVILLE - PITT COUNTY - NORTH CAROLINA

OWNER: JDH CAPITAL, LLC
DOLLAR: 100.00
SOURCE OF TITLE: THIS IS TO CERTIFY THAT THE LAST INSTRUMENT(S) IN THE CHAIN OF TITLE(S) OF THIS PROPERTY AS RECORDED IN THE PITT COUNTY REGISTRY AT GREENVILLE, NORTH CAROLINA IS DEED BOOK 1101, PAGE 313; DEED BOOK 1101, PAGE 301; DEED BOOK 1101, PAGE 302; MAP BOOK 55, PAGE 16.

APPROVED: THN
DATE: 02-01-01
SHEET: 1 OF 1
DWG. NO.: HS-1844



Vicinity Map
View from
Greenville Blvd
looking west.



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Complaints:

Cedar Ln Alley CFS 10/10/16 - 10/9/19

Call Type	Count
ALARM	35
ALARM PANIC	3
ANIMAL COMPLAINT	2
ARMED ROBBERY	1
ASSAULT	1
B AND E VEHICLE	1
BREAKING ENTERING	1
CHECK WELFARE	3
COMMUNICATING THREATS	1
CONTROL SUBSTANCE ACTIVITY	4
DAMAGE TO PROPERTY	1
DISTURBANCE/DISPUTE	5
DISTURBING THE PEACE	1
DOMESTIC DISTURBANCE	3
DRIVING WHILE IMPAIRED	2
FIGHT	1
FORGERY/FRAUD	1
LARCENY	7
OPEN DOOR	1
SERVICE CALL/REQUEST OFFICER	9
SOLICITING	3
SUSPICIOUS ACTIVITY	8
TRESPASSING	1
Grand Total	95



Greenville
NORTH CAROLINA

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Traffic
Investigation
for turning
movements
of 18-wheel
truck.



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Recommendation:

- Close 332-ft of the alley and have property revert to abutting property owners. The existing utility easement would remain in place.



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Item 3


Ordinance requested by East
Carolina University to rezone 16.9
+/- acres





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General Location Map

Map Legend

 Greenville's ETJ

 Tar River

 Pitt-Greenville Airport (PGV)

City Council Voting District

District

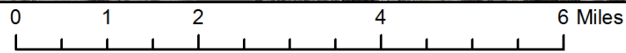
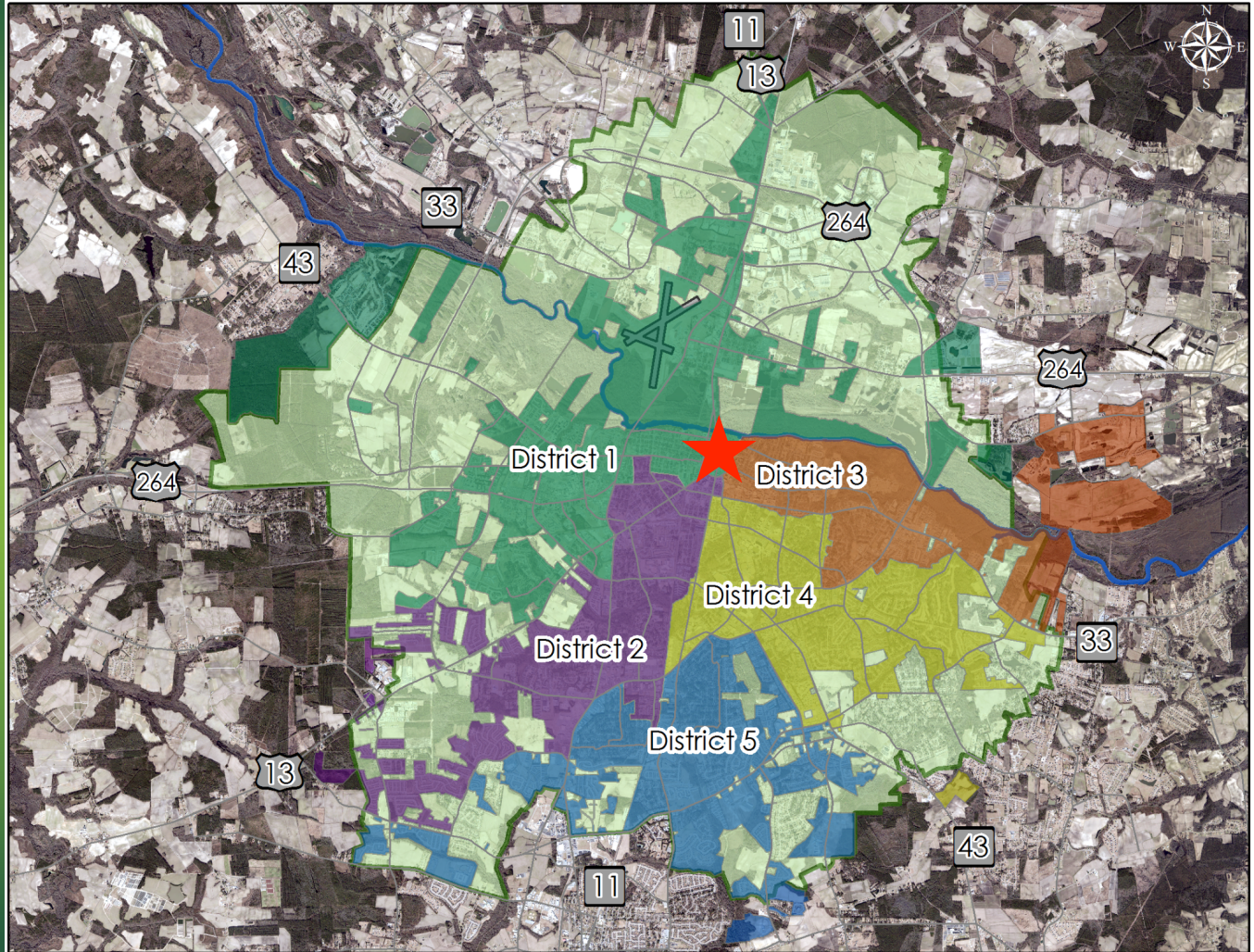
 District 1

 District 2

 District 3

 District 4

 District 5



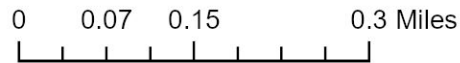
Greenville
NORTH CAROLINA

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Aerial Map (2016)



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



E 5th Street



Greenville
NORTH CAROLINA

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Cotanche/1st Street



Find yourself in good company®

1st Street



Greenville
NORTH CAROLINA

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Reade Street



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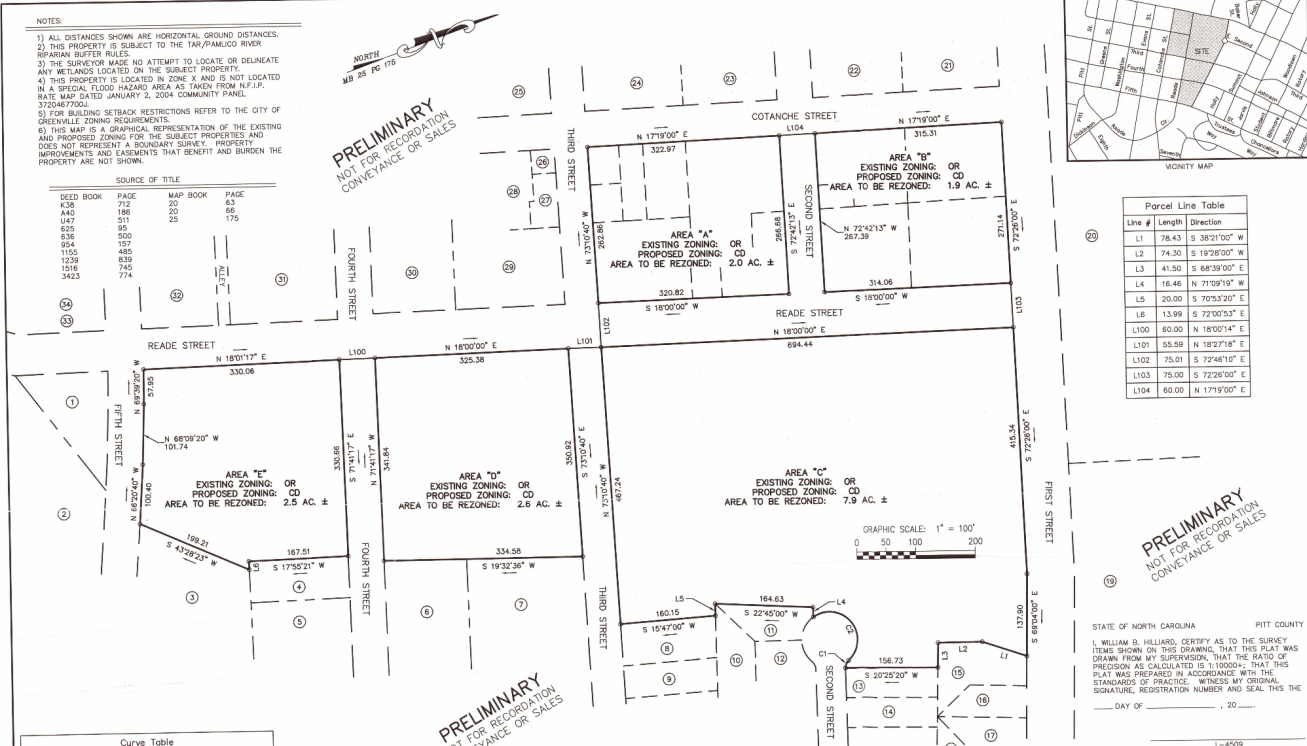
Survey 16.9 acres

NOTES:

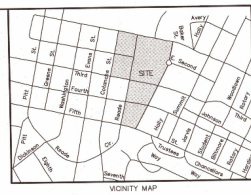
- 1) ALL DISTANCES SHOWN ARE HORIZONTAL GROUND DISTANCES.
- 2) THIS PROPERTY IS SUBJECT TO THE TAR/PANICO RIVER RIPARIAN BUFFER RULES.
- 3) THE SURVEYOR MADE NO ATTEMPT TO LOCATE OR DELINEATE ANY WETLANDS LOCATED ON THE SUBJECT PROPERTY.
- 4) THIS PROPERTY IS LOCATED IN ZONE X AND IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA AS TAKEN FROM NFIP RATE MAP DATED JANUARY 2, 2004 COMMUNITY PANEL 37204-7003.
- 5) FOR BUILDING SETBACK RESTRICTIONS REFER TO THE CITY OF GREENVILLE ZONING REQUIREMENTS.
- 6) THIS MAP IS A GRAPHICAL REPRESENTATION OF THE EXISTING AND PROPOSED ZONING FOR THE SUBJECT PROPERTIES AND DOES NOT REPRESENT A BOUNDARY SURVEY. PROPERTY IMPROVEMENTS AND EASEMENTS THAT BENEFIT AND BURDEN THE PROPERTY ARE NOT SHOWN.

SOURCE OF TITLE

DEED BOOK	PAGE	MAP BOOK	PAGE
K38	712	20	63
A40	186	66	66
U47	511	25	175
622	85		
836	500		
854	121		
1135	485		
1239	839		
1216	745		
3463	774		



PRELIMINARY
NOT FOR RECORDECTION
CONVEYANCE OR SALES



Parcel Line Table

Line #	Length	Direction
L1	78.43	S 38°21'00" W
L2	74.30	S 18°28'00" E
L3	41.50	S 68°39'00" E
L4	16.46	N 71°09'19" W
L5	20.00	S 70°53'20" E
L6	13.99	S 72°03'53" E
L100	60.00	N 18°00'14" E
L101	58.59	N 18°27'18" E
L102	75.01	S 72°48'10" E
L103	75.00	S 72°26'00" E
L104	60.00	N 17°19'00" E

PRELIMINARY
NOT FOR RECORDECTION
CONVEYANCE OR SALES



STATE OF NORTH CAROLINA PITT COUNTY

I, WILLIAM B. HILLIARD, CERTIFY AS TO THE SURVEY ITEMS SHOWN ON THIS DRAWING, THAT THIS PLAT WAS DRAWN FROM MY SUPERVISION, THAT THE RATIO OF PRECISION AS CALCULATED IS 1/100000; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH THE STANDARDS OF PRACTICE; WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL, THIS THE _____ DAY OF _____, 20____.

Curve Table

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	13.79	16.00	49.39	S 49° 27' 22" E	13.37
C2	142.08	47.00	173.17	S 71° 38' 45" W	93.83

REZONING PLAT
FOR
EAST CAROLINA UNIVERSITY

CITY OF GREENVILLE DATE
PITT COUNTY NORTH CAROLINA

OWNER : EAST CAROLINA UNIVERSITY
ADDRESS : 1001 EAST 4TH STREET GREENVILLE, NC 27858
PHONE : 523-1737

THE EAST GROUP
304 S. FRAISE ST. 3335 LAKE BOONE TRAIL
GREENVILLE, NC 27634 SUITE 311
(252) 798-2766 FAX: (252) 798-2767
CORPORATE LICENSE NO. 0206 (919) 784-8330

SURVEYED : GDF PROJECT # : 20191020
DRAWN BY : WBN DATE : DATE
CHECKED : WBN SCALE : 1" = 100'

PRELIMINARY
NOT FOR RECORDECTION
CONVEYANCE OR SALES

PARCEL	OWNER	DEED BK	PAGE	MAP BK	PAGE	ZONING	PARCEL	OWNER	DEED BK	PAGE	MAP BK	PAGE	ZONING
1	STATE OF NORTH CAROLINA	217	188			OR	18	JM BLOUNT PROPERTIES, LLC	3785	116	84	37	R&OR
2	EAST CAROLINA UNIVERSITY	N-40	403			OR	19	CITY OF GREENVILLE	3785	116	84	37	OR
3	W AND P PROPERTIES OF NC LLC	3785	483	27	159	OR	20	EAST CAROLINA FARM CREDIT FLCA	T-41	358			OR
4	ALEXIS ROSANNE THORNE	3396	724			OR	21	RPG INC	84	41	10	115	CD
5	SANDORA BUTTERWORTH, ET AL	3396	724			OR	22	CITY OF GREENVILLE	P-44	403			CD
6	EPISCOPAL DIOCESE OF EAST CAROLINA TRUSTEES	3484	240			OR	23	EVANS STREET PROPERTIES LLC	2475	141	69	26	CD
7	EPISCOPAL DIOCESE OF EAST CAROLINA TRUSTEES	3484	240			OR	24	STEPHEN F HORNE II PA	2016E	528	(ESTATE FILE)		CD
8	ROBERT THOMAS MONTAGUOLA	936	698	1	131	OR	25	STATE OF NORTH CAROLINA	673	809	24	185	CD
9	TIMOTHY E LEONARD	1649	429			OR	26	STATE OF NORTH CAROLINA	673	809	24	185	CD
10	BROWN & BROWN OF CAROLINA, LLC	3606	780	22	85	OR	27	STATE OF NORTH CAROLINA	673	809	24	185	CD
11	ERIC PATNE	2296	41	22	85	OR	28	STATE OF NORTH CAROLINA	673	809	24	185	CD
12	EDWARD HOOVER TAFT, III	Y-41	636	22	85	OR	29	STATE OF NORTH CAROLINA	673	815			CD
13	JM BLOUNT PROPERTIES, LLC	3224	247	1	131	OR	30	STATE OF NORTH CAROLINA	673	815			CD
14	JM BLOUNT PROPERTIES, LLC	3224	247	1	131	OR	31	CLASSY PROPERTY ASSOCIATION, LLC	3240	771	210	99	CD
15	DEVELOPMENT TRUST, LLC	3317	37	15	89	OR	32	HAFCO, INC	755	853			CD
16	JC HAZLETON PROPERTIES OF GREENVILLE NC	3227	540	15	89	OR	33	ALTON W. HOLLIDAN	T-46	521			CD
17	THE DEVELOPMENT TRUST, LLC	3234	416	14	14	OR	34	ALTON W. HOLLIDAN	T-47	522			CD

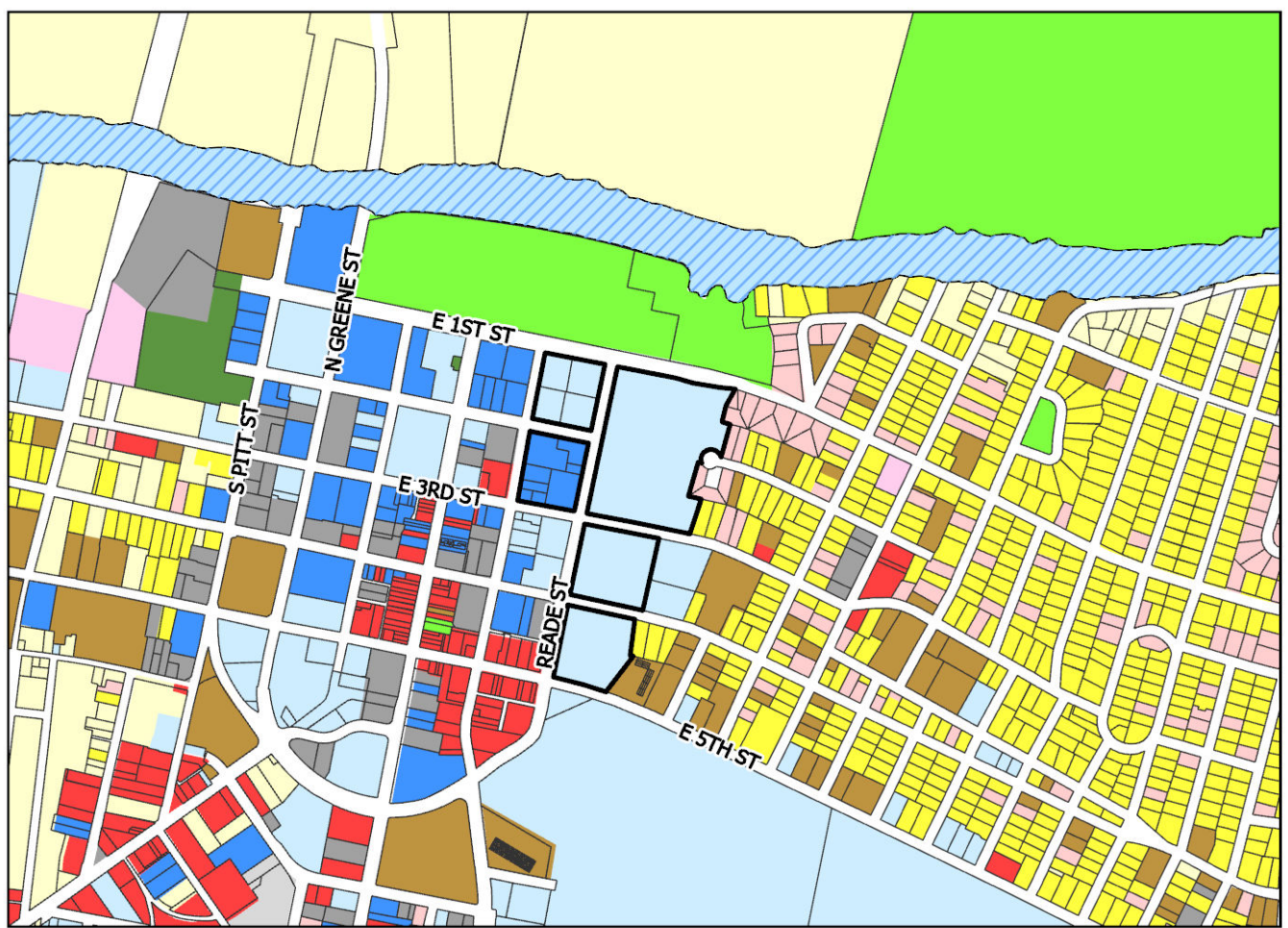


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Existing Land Use

Existing Land Use

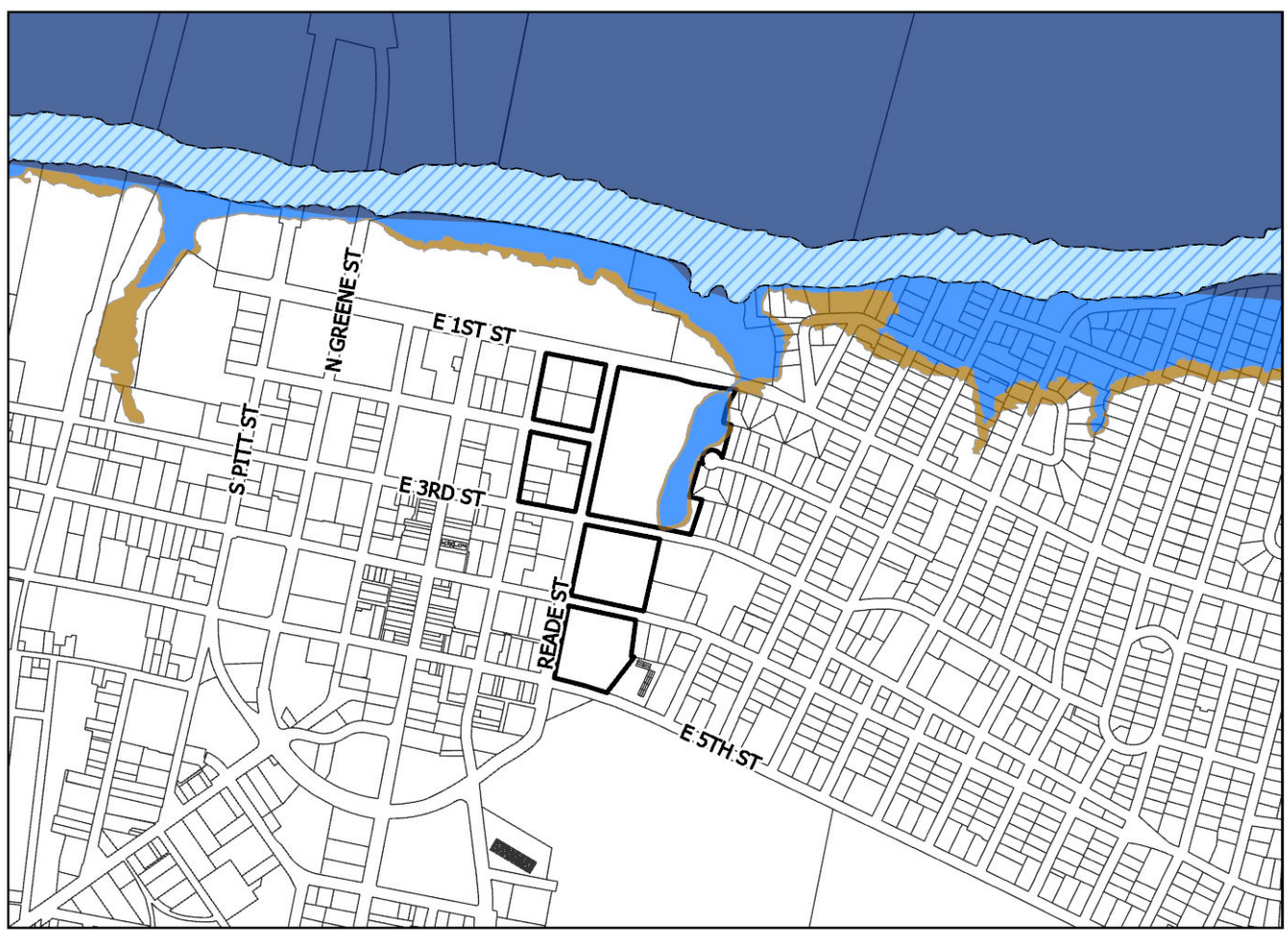
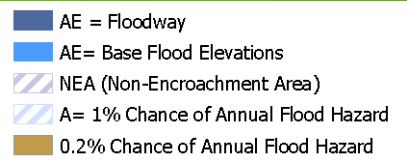
- Cemetery
- Commercial
- Duplex
- Industrial
- Institutional
- Landfill
- Mobile Home
- Mobile Home Park
- Multi-Family
- Office
- Public Parking
- Recreation
- Single Family
- Utility
- Vacant



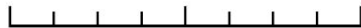
0 0.07 0.15 0.3 Miles



Flood Plain Map



0 0.07 0.15 0.3 Miles



Greenville
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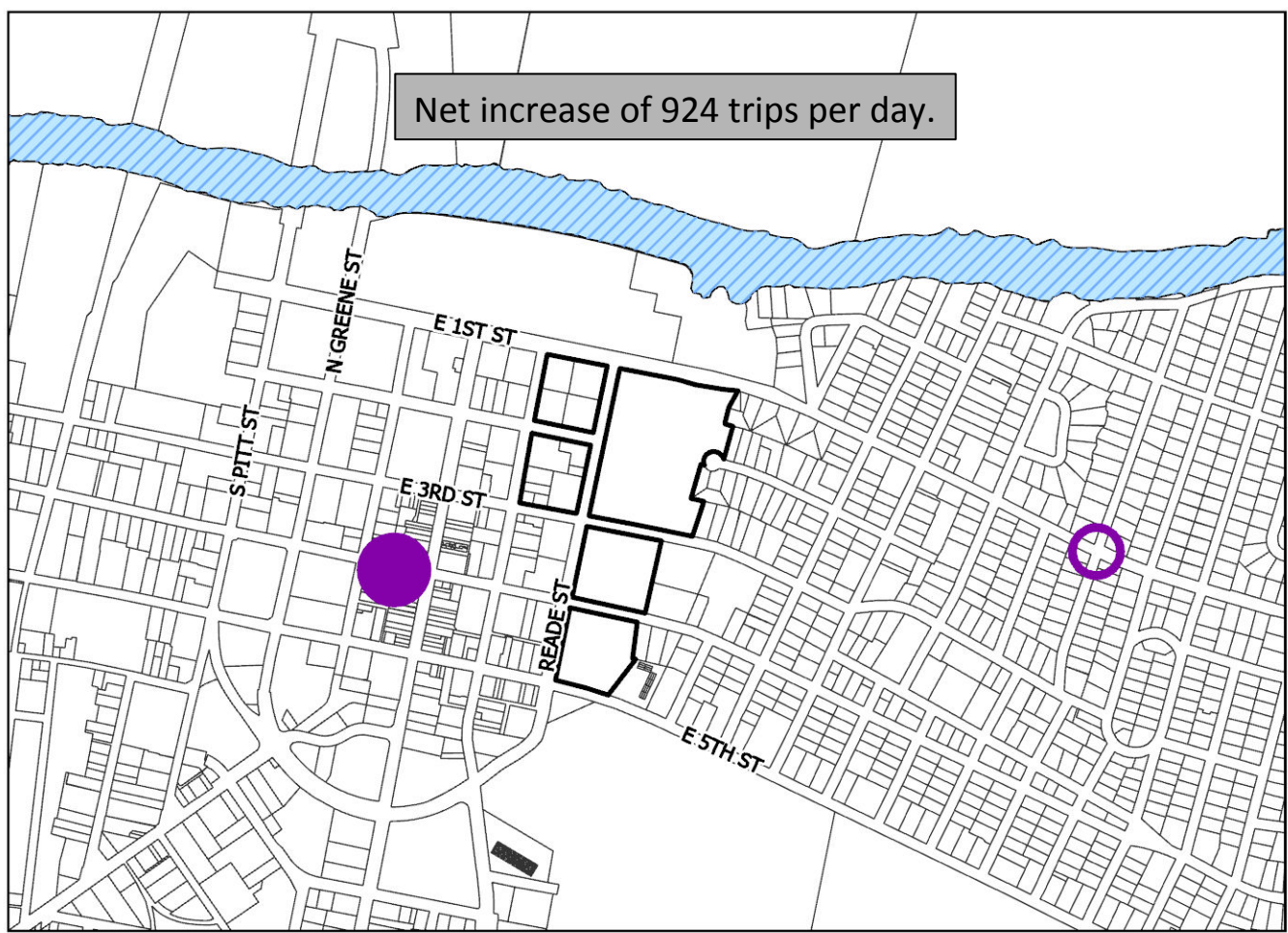
Activity Centers

Map Legend

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



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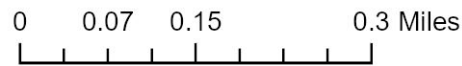
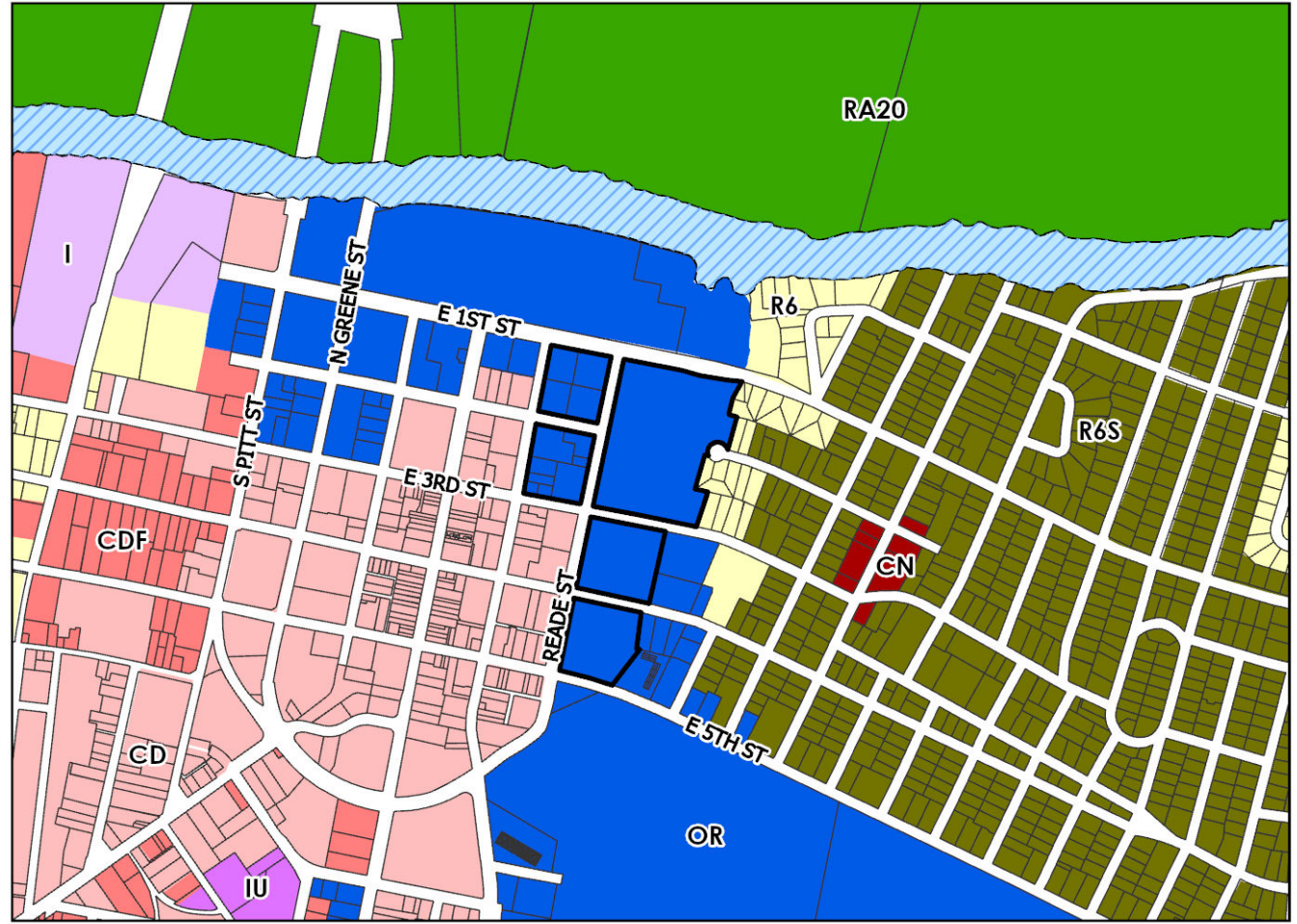
0 0.07 0.15 0.3 Miles



Zoning Map

Map Legend

CD	MI	R6N
CDF	MO	R6S
CDF-UC	MS	R9
CG	O	R9S
CH	OR	R9S-CA
CN	OR-UC	R15S
MCH	R6	PUD
MCG	R6A	MR
I	R6A-CA	MRS
IU	R6A-RU	RA20
PIU	R6MH	





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








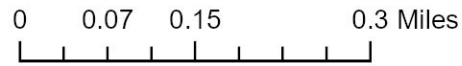
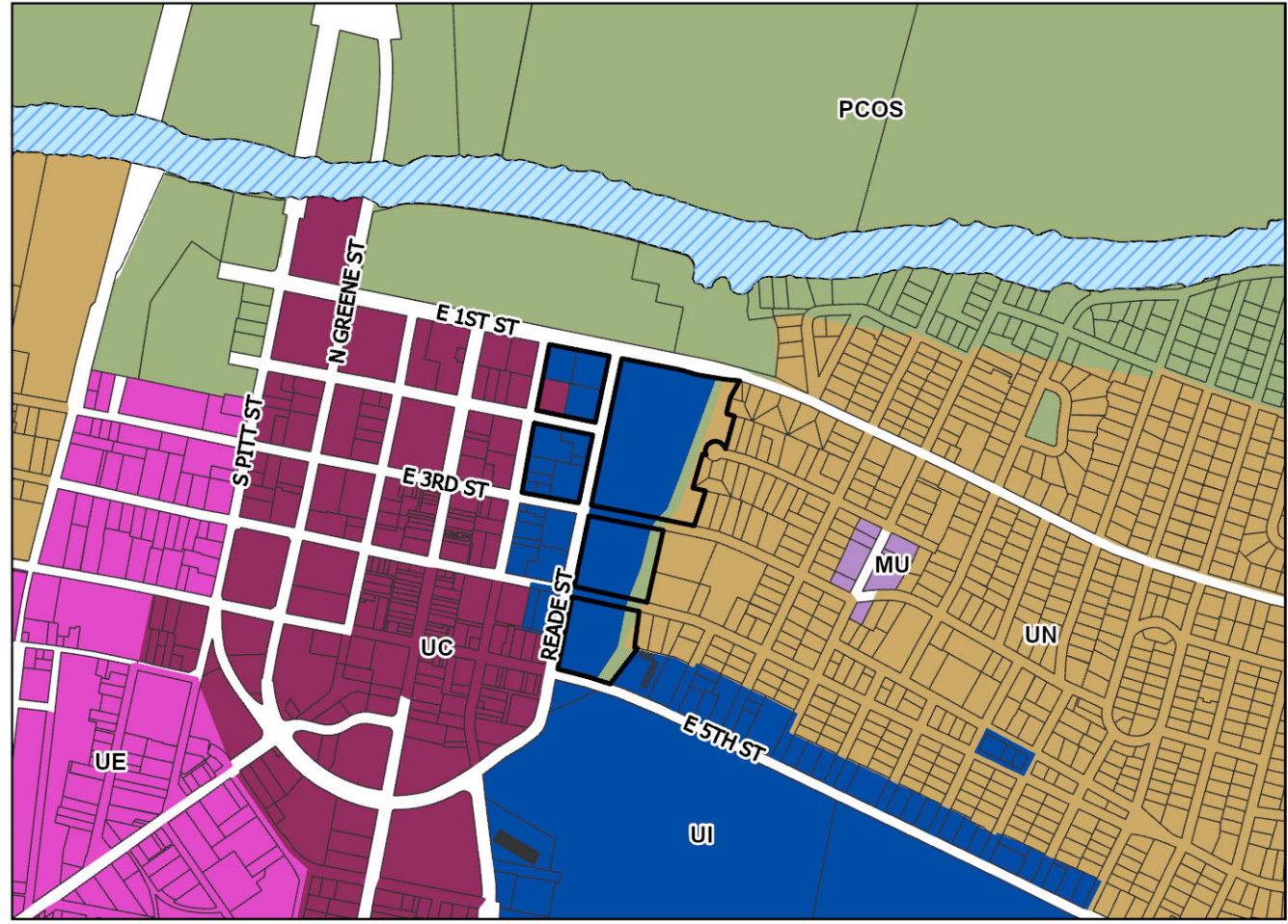
Future Land Use & Character Map

Map Legend

-  Rezoning
-  Land Parcels

Horizons2026 Future Land Use

-  PCOS - Potential Conservation and Open Space
-  UC - Uptown Core
-  UE - Uptown Edge
-  MUHI - Mixed Use, High Intensity
-  MU - Mixed Use
-  C - Commercial
-  OI - Office and Institutional
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-  UI - University Institutional
-  MC - Medical Core
-  MT - Medical Transition
-  IL - Industrial / Logistics





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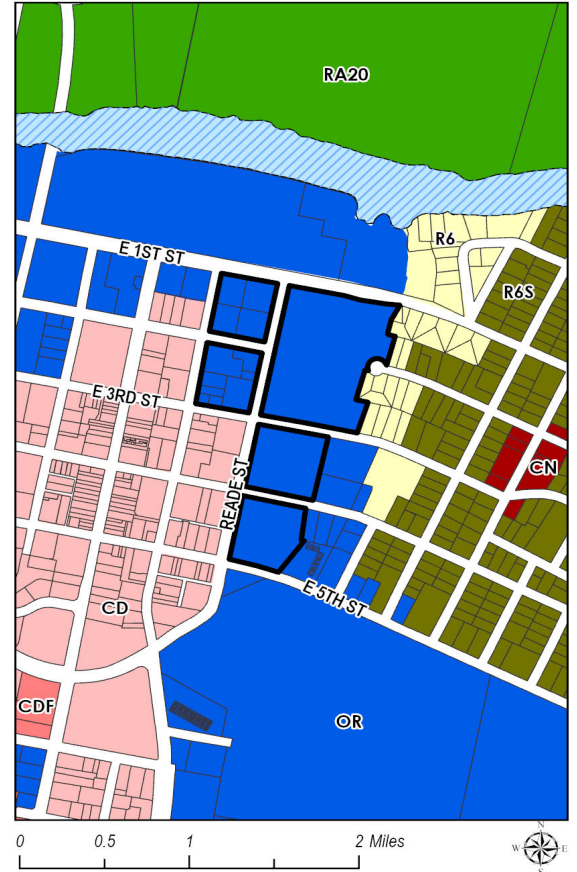
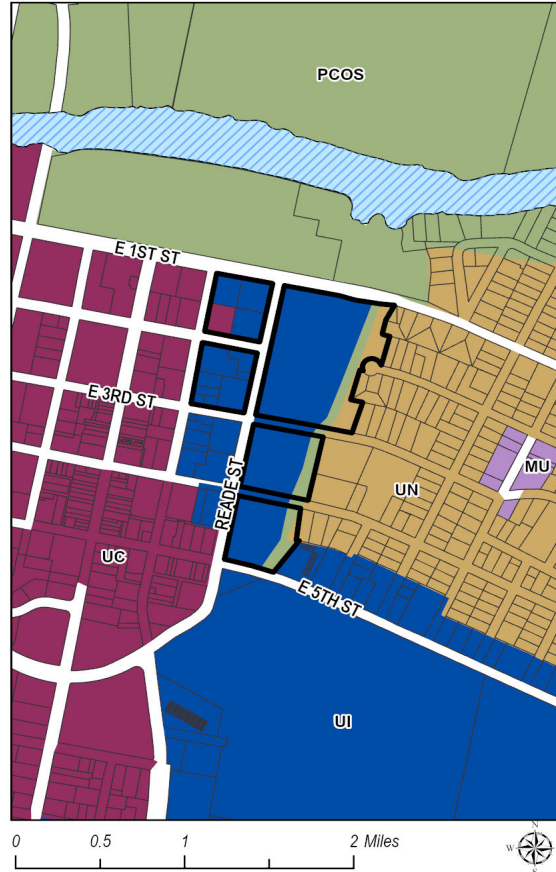


Future Land Use & Character Map

Zoning Map

Map Legend

-  Rezoning Sites
-  Land Parcels



The Planning and Zoning Commission voted unanimously to approve the request at its December 17, 2019 meeting.



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Item 4


Ordinance requested by Happy Trail Farms to rezone 17.193 acres





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General Location Map

Map Legend

 Greenville's ETJ

 Tar River


 Pitt-Greenville Airport (PGV)


City Council Voting District


District

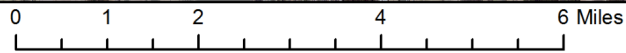
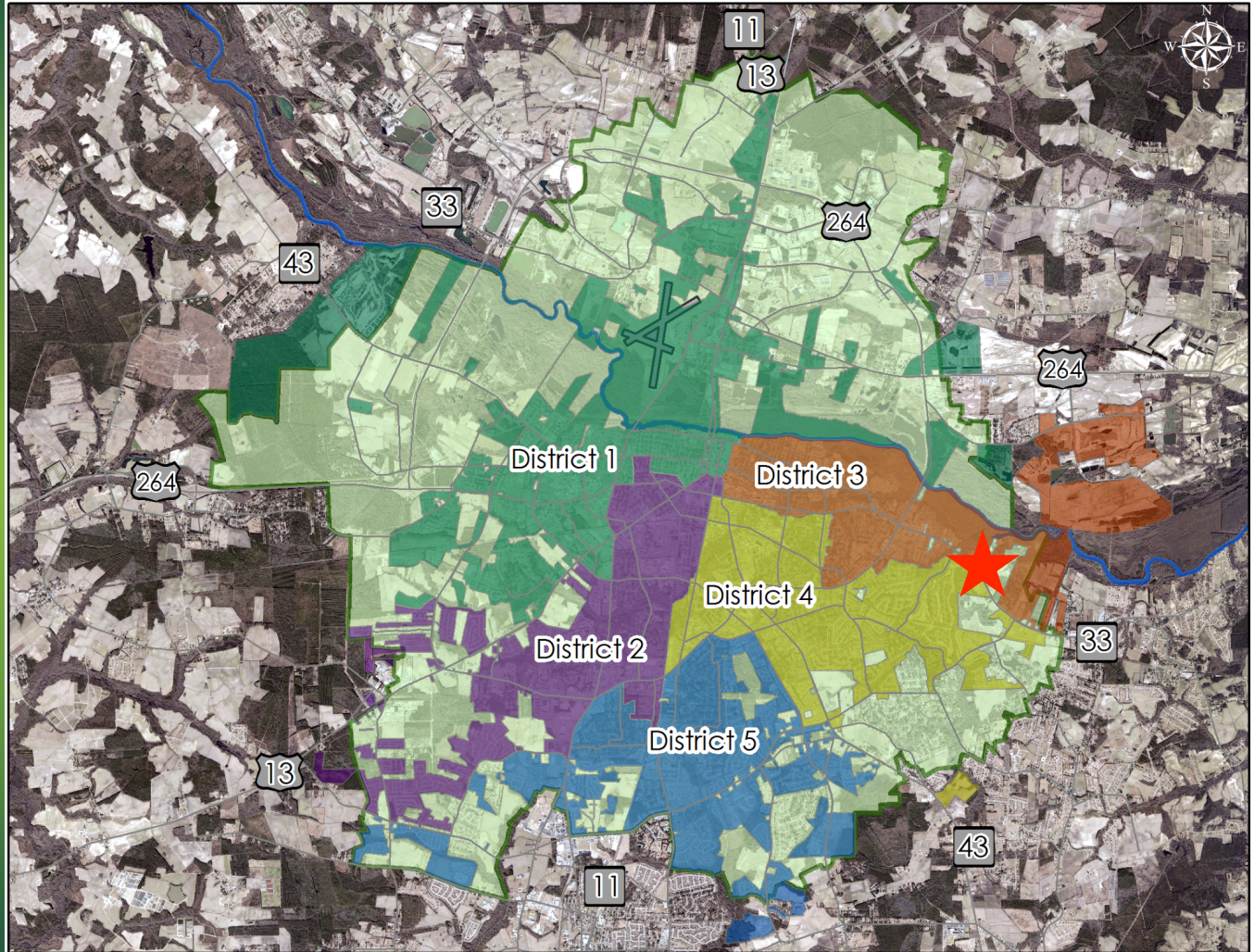
 District 1

 District 2

 District 3

 District 4

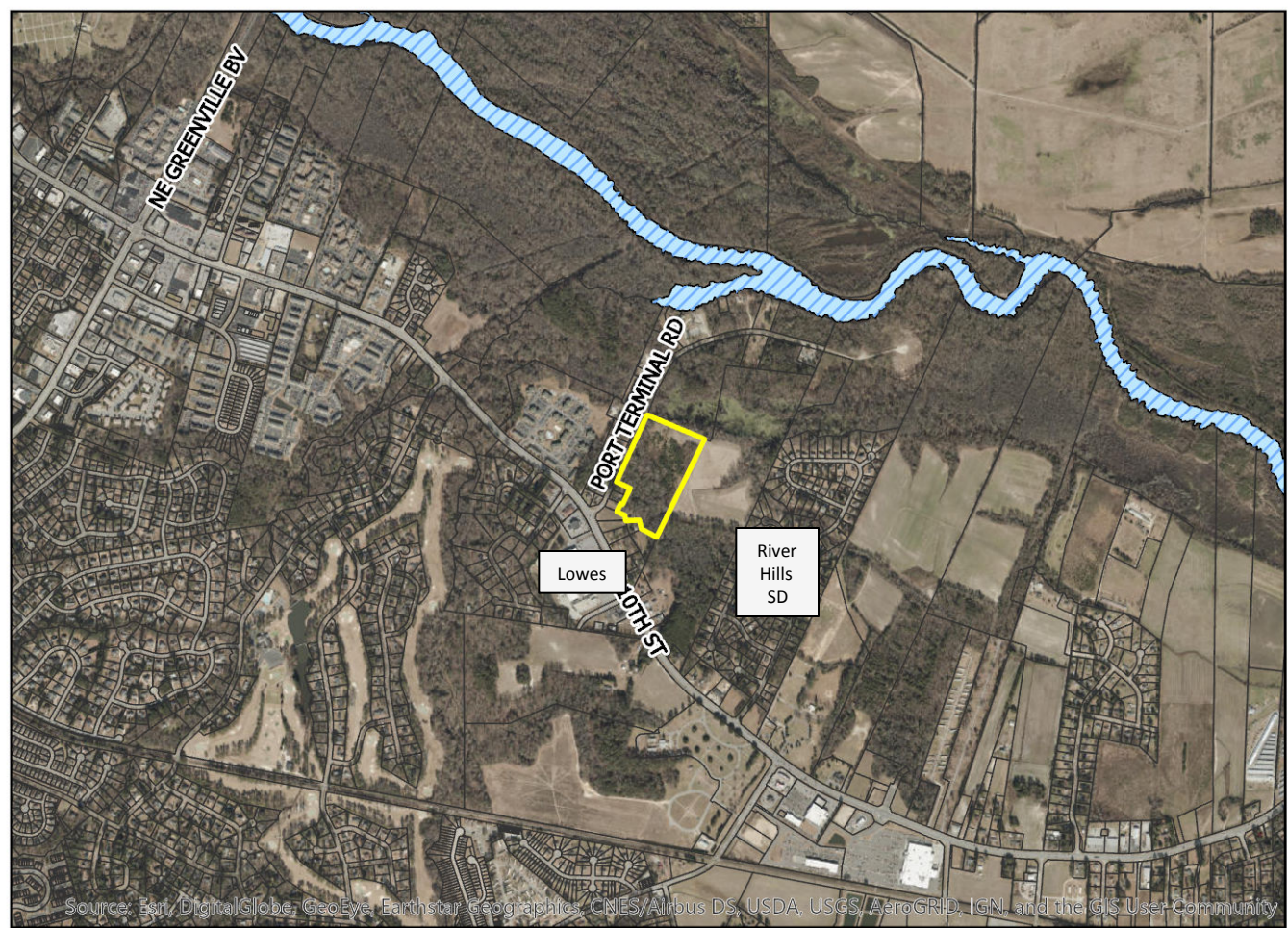
 District 5



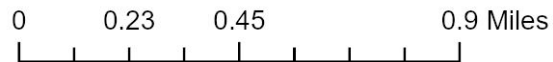
Greenville
NORTH CAROLINA

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Aerial Map (2016)



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



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Port Terminal Road



Greenville
NORTH CAROLINA

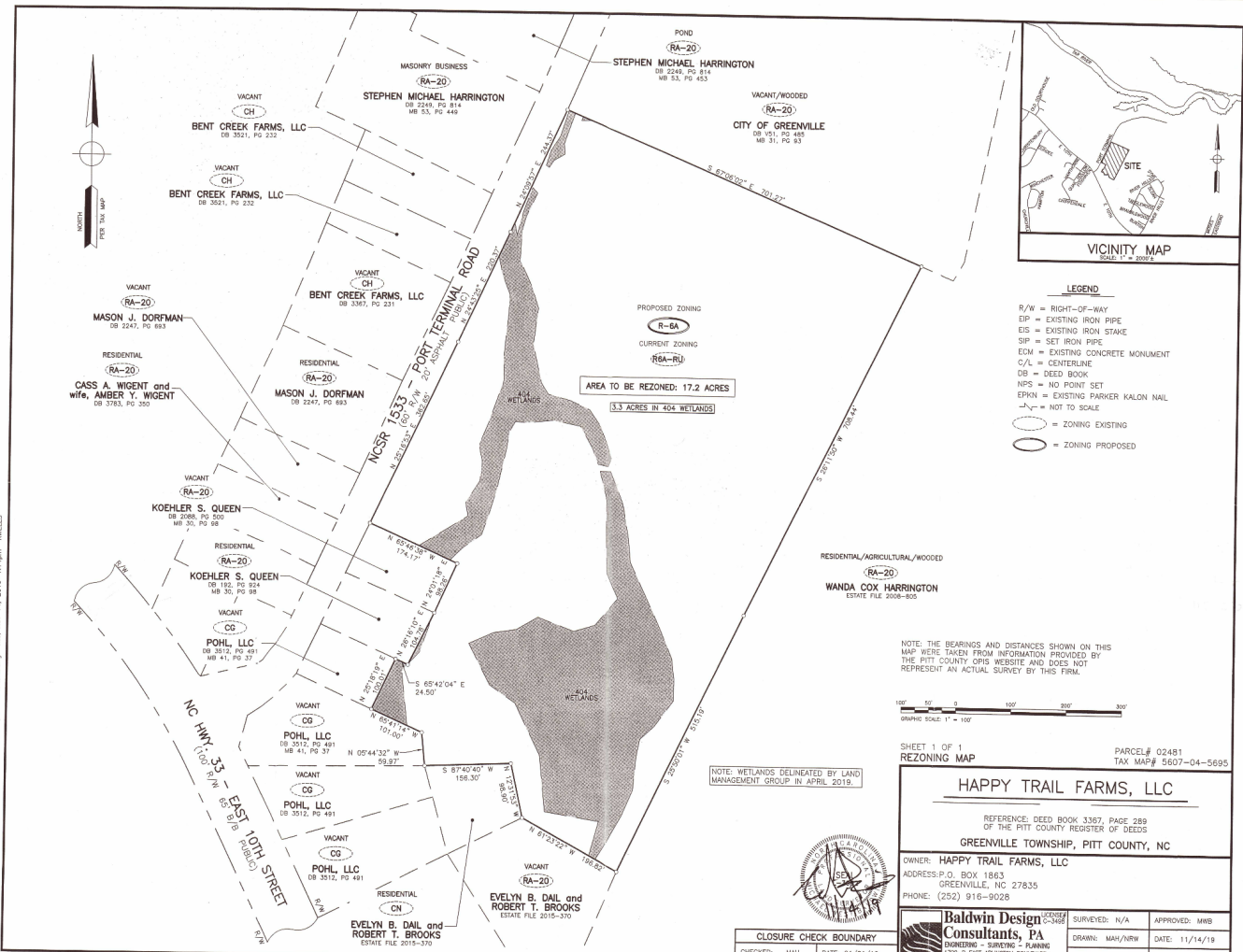
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Survey 17.2 acres



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Y:\URM\MS\2018_Dorchester\15-129_HH_FARM-PORT TERMINAL\VTIF_REZONING.dwg, Thu, Nov 14, 2019--11:49am, RWELLS



(NOTE: WETLANDS DELINEATED BY LAND MANAGEMENT GROUP IN APRIL, 2016.)

NOTE: THE BEARINGS AND DISTANCES SHOWN ON THIS MAP WERE TAKEN FROM INFORMATION PROVIDED BY THE PITTS COUNTY GIS WEBSITE AND DOES NOT REPRESENT AN ACTUAL SURVEY BY THIS FIRM.



SHEET 1 OF 1
REZONING MAP

PARCEL# 02481
TAX MAP# 5607-04-5695

HAPPY TRAIL FARMS, LLC

REFERENCE: DEED BOOK 3367, PAGE 289
OF THE PITTS COUNTY REGISTER OF DEEDS
GREENVILLE TOWNSHIP, PITTS COUNTY, NC

OWNER: HAPPY TRAIL FARMS, LLC
ADDRESS: P.O. BOX 18683
GREENVILLE, NC 27835
PHONE: (252) 916-9028

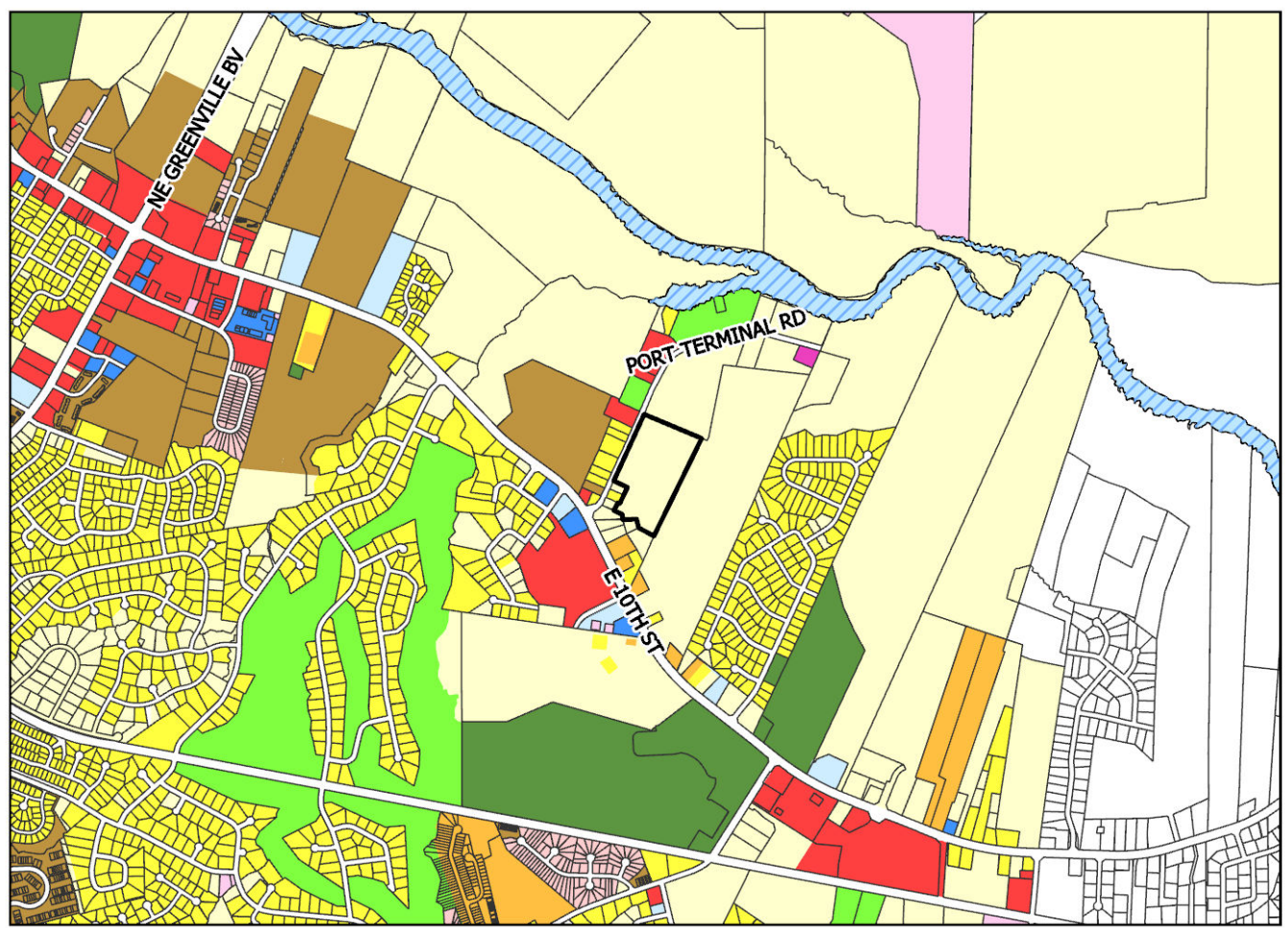
	LICENSE# C-3468 BIDDING - SURVEYING - PLANNING 1300-D EAST ARLINGTON BOULEVARD GREENVILLE, NC 27606-3200	SURVEYED: N/A DRAWN: MAH/NRW CHECKED: MMB	APPROVED: MWB DATE: 11/14/19 SCALE: 1" = 100'
	CLOSURE CHECK BOUNDARY CHECKED: MAH DATE: 01/21/19		



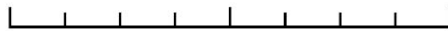
Existing Land Use

Existing Land Use

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



0 0.23 0.45 0.9 Miles



Greenville
NORTH CAROLINA

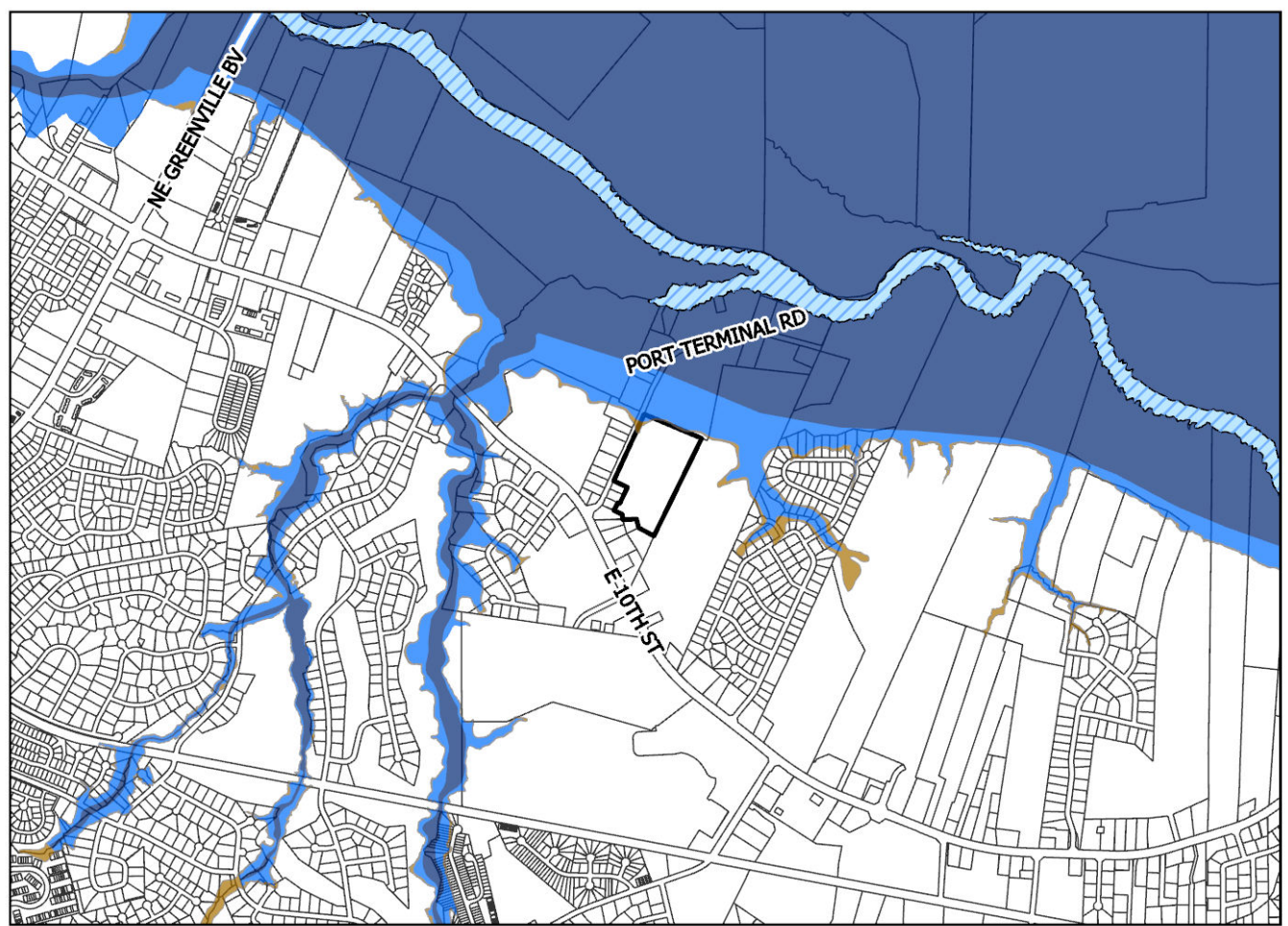
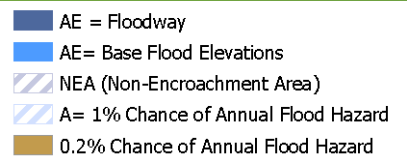
Find yourself in good company®



Find yourself in good company



Flood Plain Map



0 0.23 0.45 0.9 Miles



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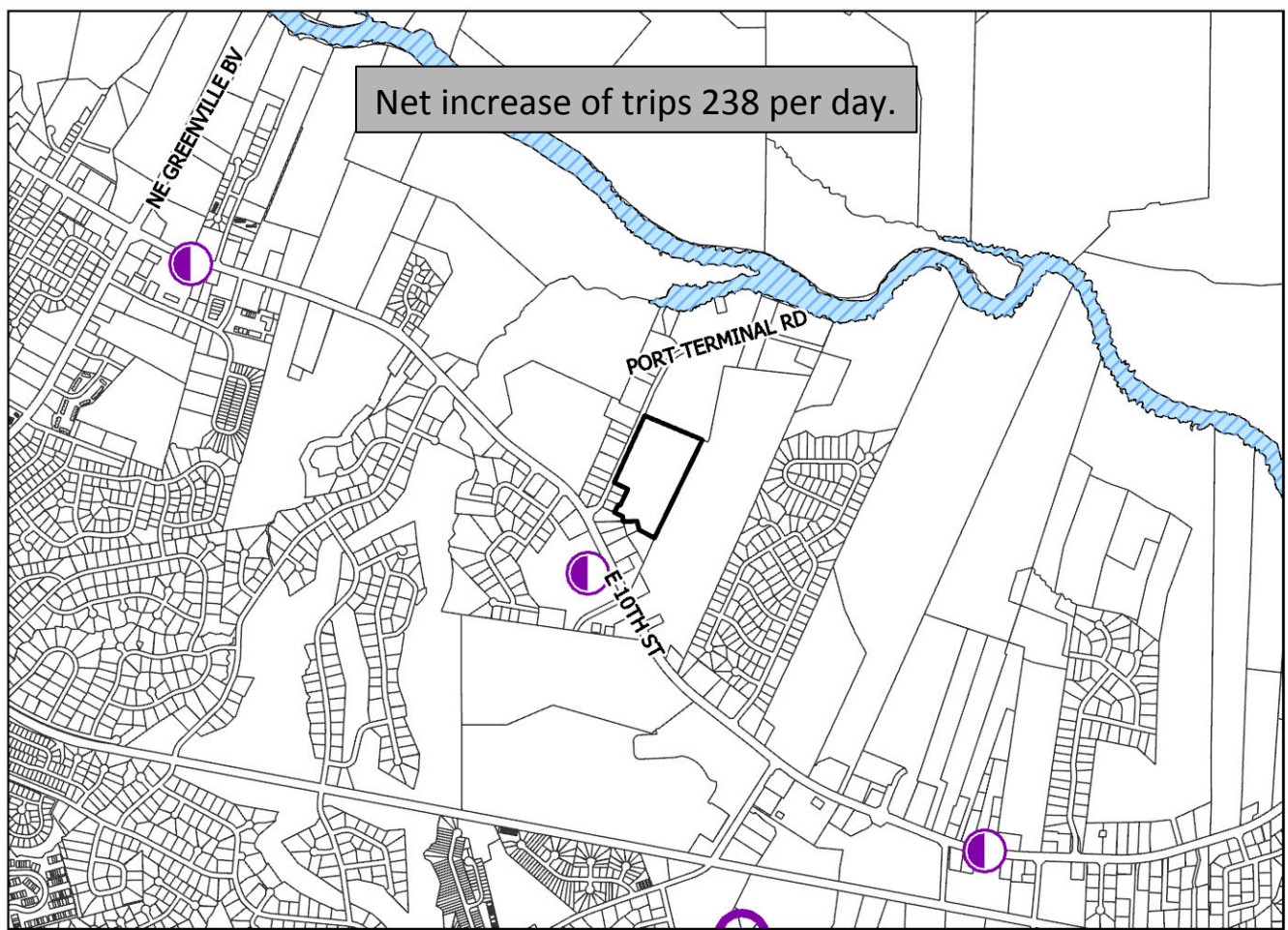
Activity Centers

Map Legend

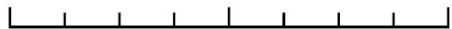
-  Rezoning
-  Land Parcels
-  Neighborhood Activity Center
-  Community Activity Center
-  Regional Activity Center
-  Employment Center



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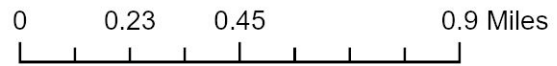
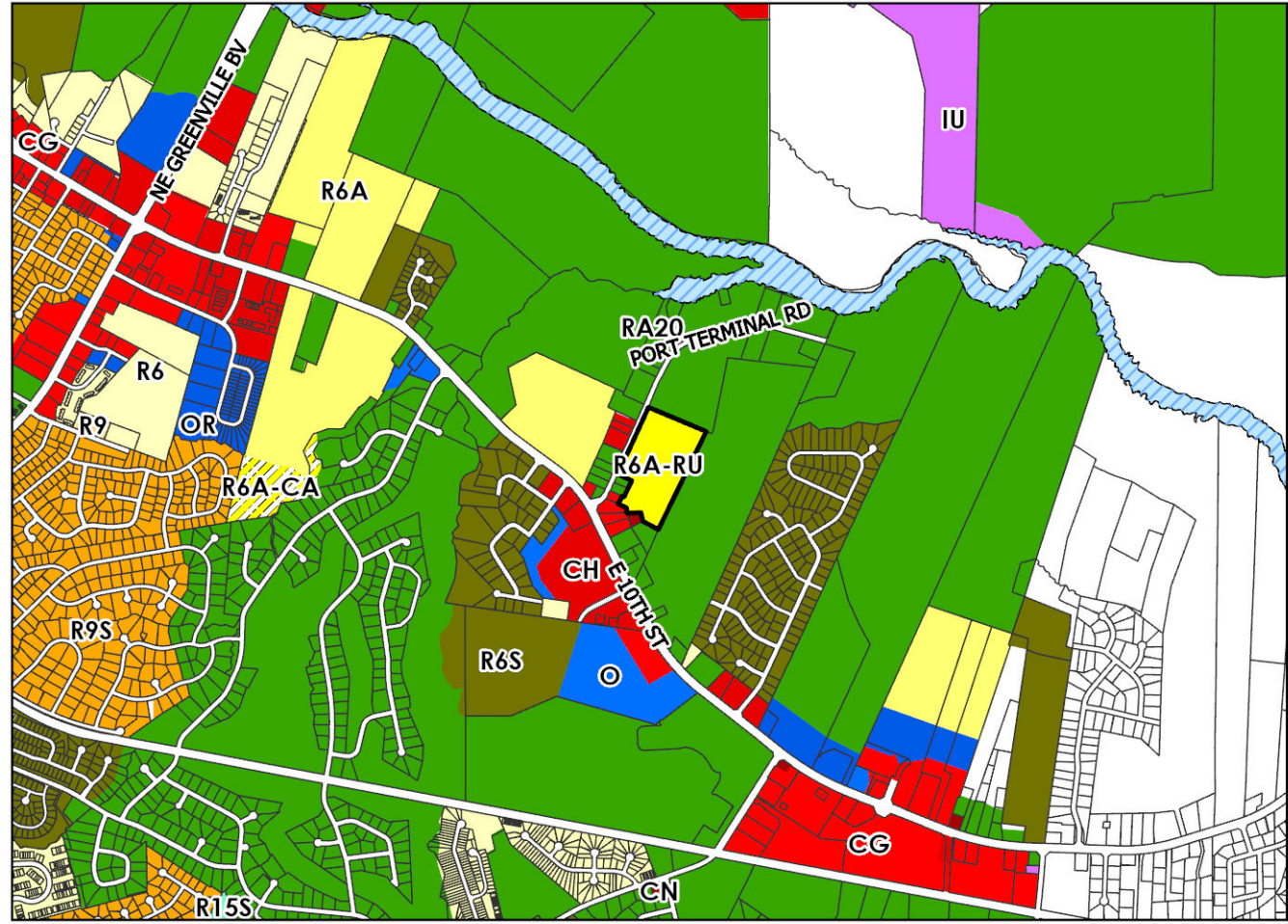
0 0.23 0.45 0.9 Miles



Zoning Map

Map Legend

CD	MI	R6N
CDF	MO	R6S
CDF-UC	MS	R9
CG	O	R9S
CH	OR	R9S-CA
CN	OR-UC	R15S
MCH	R6	PUD
MCG	R6A	MR
I	R6A-CA	MRS
IU	R6A-RU	RA20
PIU	R6MH	





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






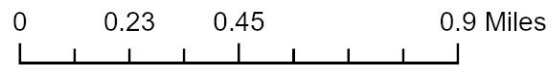
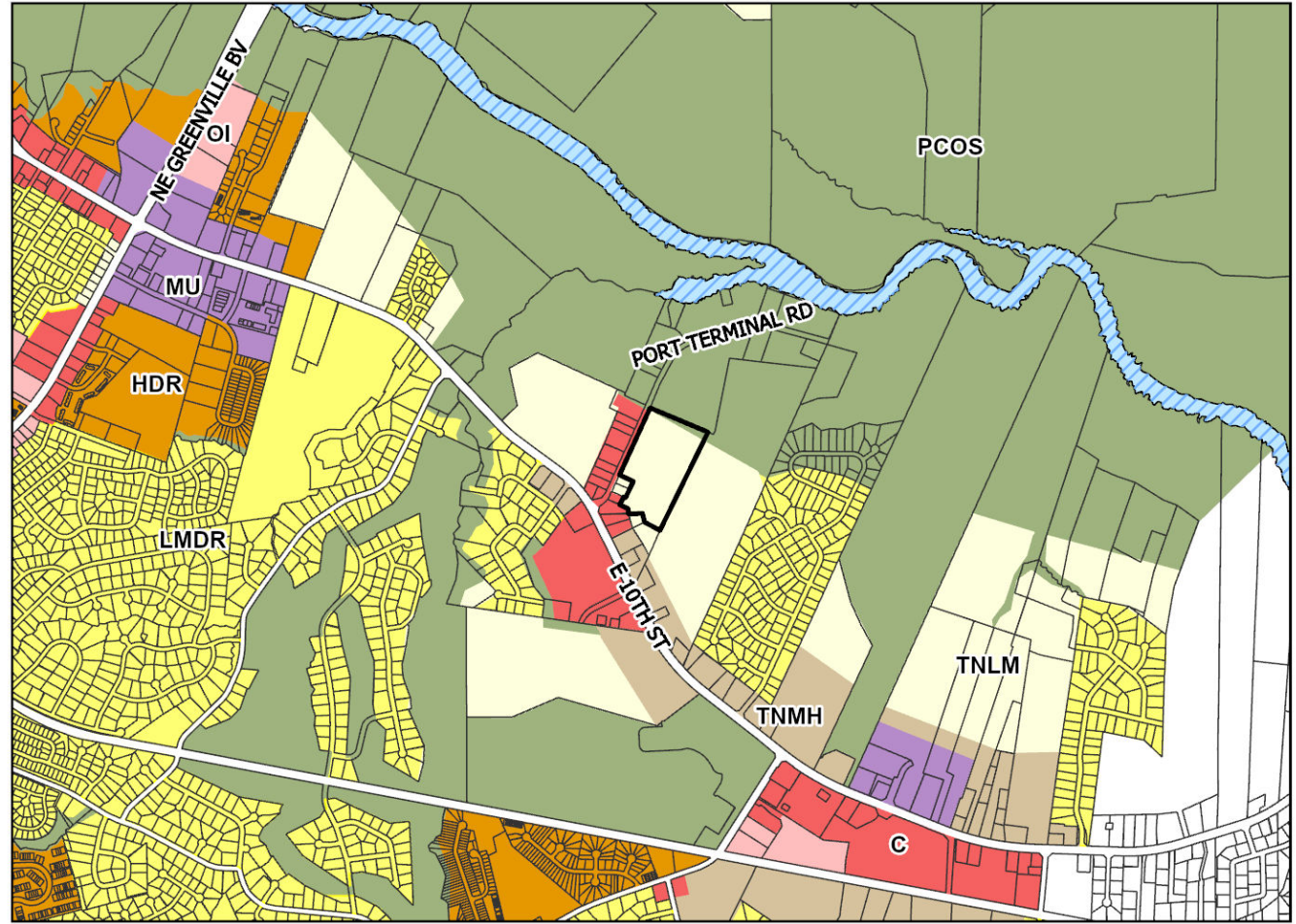
Future Land Use & Character Map

Map Legend

-  Rezoning
-  Land Parcels

Horizons2026 Future Land Use

-  PCOS - Potential Conservation and Open Space
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-  LMDR - Residential, Low to Medium Density
-  UI - University Institutional
-  MC - Medical Core
-  MT - Medical Transition
-  IL - Industrial / Logistics



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Residential Density Chart

RESIDENTIAL DENSITY CHART			
Density Level	Future Land Use and Character Type	Applicable Zoning District(s)	Units per Acre***
High	Uptown Edge (UE)	CDF and CD*	17 units per acre
	Mixed Use, High Intensity (MUHI)	OR	17 units per acre
		R6, MR	17 units per acre
	Residential, High Density (HDR)	R6, MR, OR	17 units per acre
		R6MH	17 units per acre
Medical-Transition (MT)	MR	17 units per acre	
High to Medium	Mixed Use (MU)	OR	17 units per acre
		R6, MR	17 units per acre
		R6A	9 units per acre
	Uptown Neighborhood (UN)	R6S	7 units per acre
	Traditional Neighborhood, Medium-High Density (TNMH)	R6	17 units per acre
		R6A	9 units per acre
R6S		7 units per acre	
Medium to Low	Traditional Neighborhood, Low-Medium Density (TNLM)	R9	6 units per acre
		R9S	5 units per acre
		R15S	3 units per acre
	Residential, Low-Medium Density (LMDR)	R9S	5 units per acre
		R15S	3 units per acre
		RA20	4 units per acre
		MRS	4 units per acre

* The residential density of the CD zoning district is based on the size of the mechanically conditioned floor area. See Section 9-4-153 in the City Code for development standards.

*** Maximim allowable density in the respective zoning district.





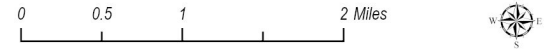
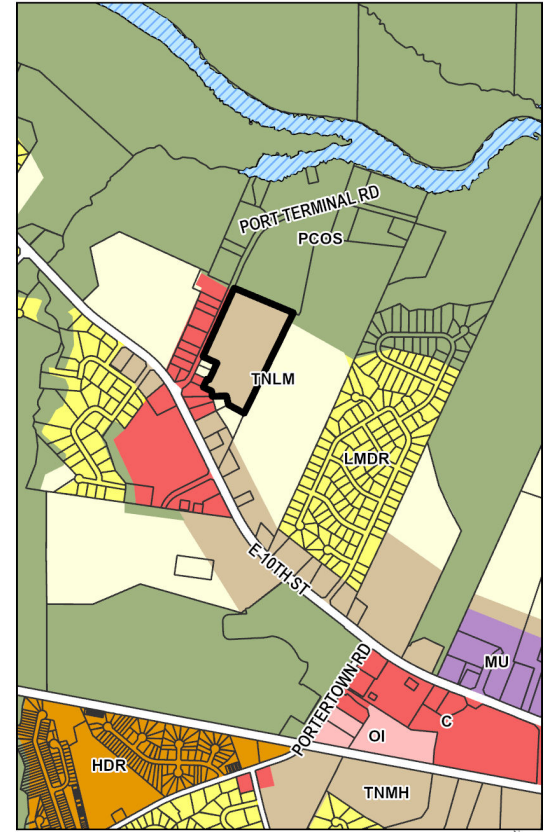
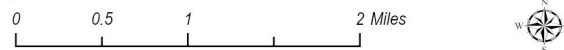
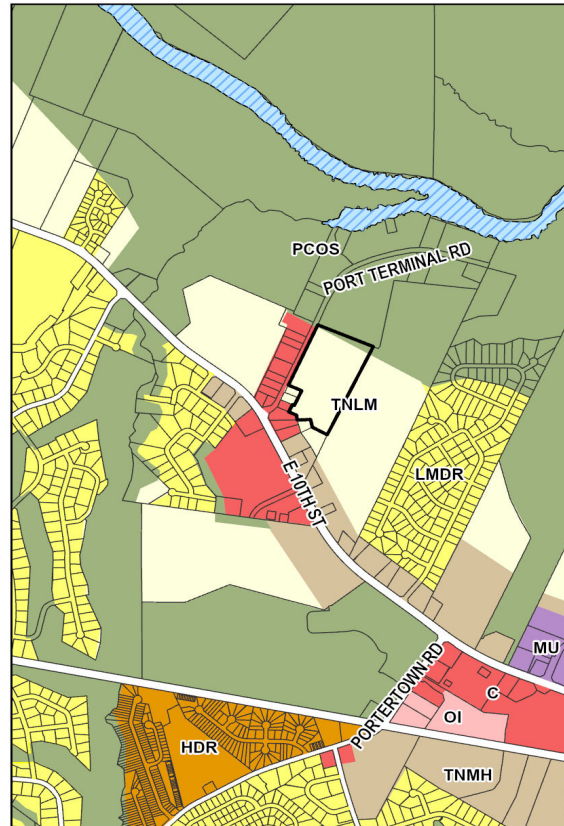
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Future Land Use & Character Map

Future Land Use & Character Map

Map Legend

-  Rezoning Sites
-  Land Parcels





Greenville
NORTH CAROLINA

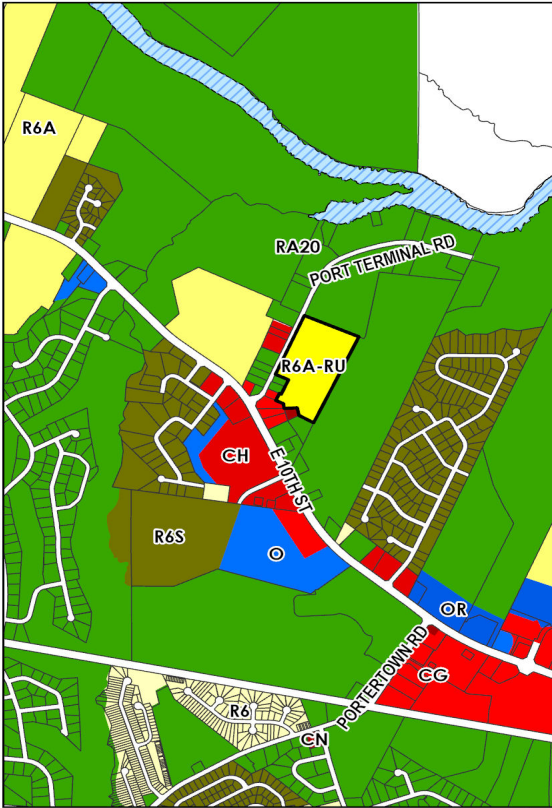
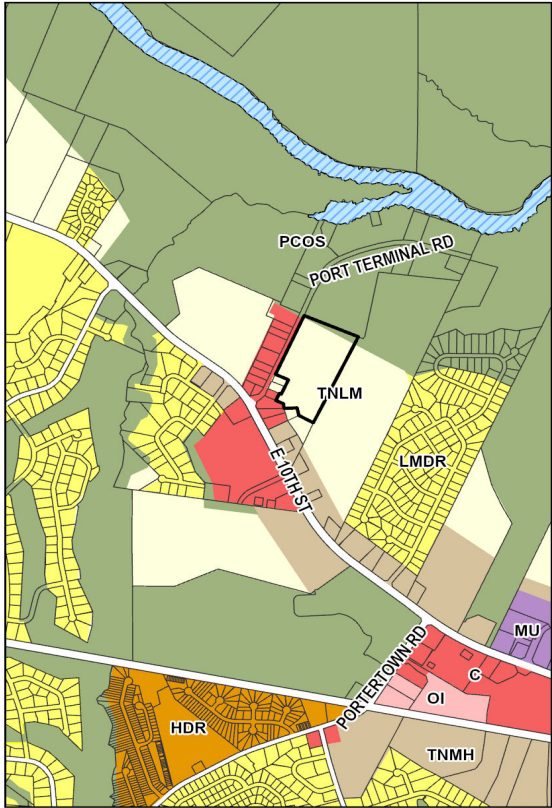
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Future Land Use & Character Map

Zoning Map

Map Legend

-  Rezoning Sites
-  Land Parcels



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The Planning and Zoning Commission voted (5:3) to approve the request at its December 17, 2019 meeting.



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Item 5

Financial audit for the fiscal year ended June 30, 2019



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Audit Wrap-up

City of Greenville

April Adams, CPA

Partner

January 9, 2020

Your guide forward



Agenda

Role of External Auditor

Audit Results

Internal Controls

Significant Audit Areas

Financial Results

Summary

Questions and Comments

Role of the External Auditor

Actions

Plan & Perform
Procedures

Obtain Reasonable
Assurance

Free from material
misstatement

Results

Express Opinion on
Financial Statements

Required Communications

Policy Changes

Estimates

Journal Entries

Audit Results

Opinions

Unmodified Opinion –
Financial Statements

Unmodified Opinion –
Internal Control over
Financial Reporting

Unmodified Opinions –
Federal and State
Single Audit

Internal Controls

No Significant
Deficiencies or
Material Weaknesses

Single Audit

Major Programs:
Clean Water Revolving Loan
Powell Bill

No Compliance
Findings

Required Communications

No Significant Policy
Changes

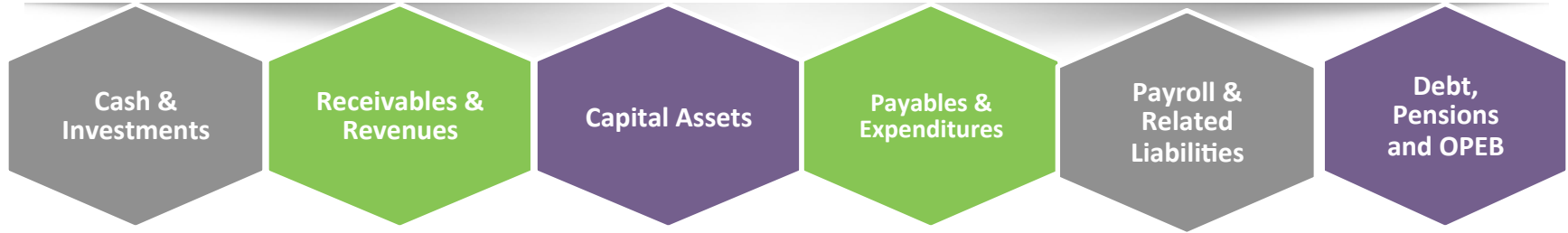
Estimates: Allowance,
Depreciation, OPEB,
LGERS, LEOSSA

No Journal Entries

Internal Controls

Identify Significant Transaction Cycles	Testing of Internal Controls	Journal Entries	Information Technology Controls
Obtain Understanding	For Reliance	Obtain “Data Dump”	IT Questionnaire
Walkthrough key controls	For Compliance	Mine for Unusual Transactions	General Computer Controls

Significant Audit Areas



Tested Substantively:



Financial Results

General Fund – Budget to Actual

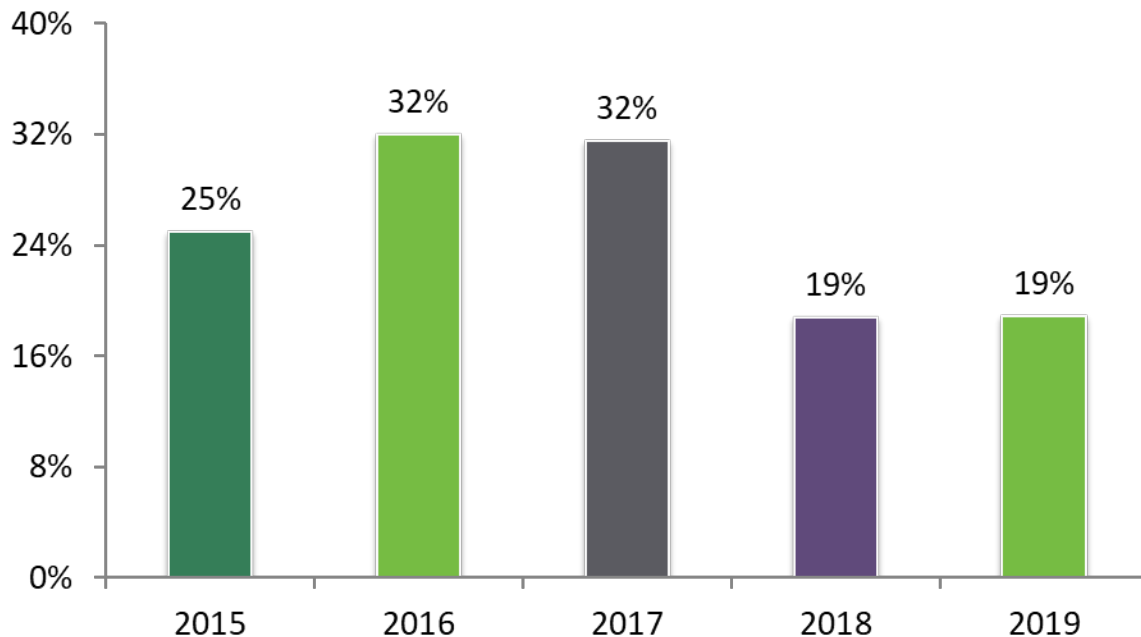
Revenues over budget by \$1,813,898

Expenditures under budget by \$1,570,201

In FY2019, the City appropriated the use of \$2.3 million of fund balance in its final budget. However, the City added \$1.1 million to total fund balance.

Key Highlights

Available Fund Balance as a % of Expenditures – General Fund



City Policy
at least 14%

Questions & Comments?

April Adams, CPA

Audit Partner

aadams@cbh.com

919.782.1040



CITY OF GREENVILLE
FY 2019-20 FUND BALANCE
CALCULATION

FUND BALANCE AVAILABLE FOR APPROPRIATION

General Fund Balance at June 30, 2019	\$	23,953,440	
Less Non Spendable Fund Balance		(68,016)	
Less Restricted Fund Balance		(9,313,247)	
Less Committed Fund Balance		(2,195,558)	
Fund Balance Available for Appropriation	\$	<u>12,376,619</u>	*

* Available to be Assigned

CALCULATED UNASSIGNED FUND BALANCE BASED ON 14% POLICY

FY2019-20 General Fund Budget	\$ 85,687,681
Less Appropriated Fund Balance	(968,000)
Less Restricted State Revenue	(2,779,674)
Less Restricted Pass Through Revenue	<u>(1,534,240)</u>
FY2019-20 Budget Less Restricted Revenues	\$ 80,405,767
Unassigned Fund Balance Percentage	14.00%
Calculated Unassigned Fund Balance	<u><u>\$ 11,256,807</u></u>

FUND BALANCE ABOVE 14% POLICY

Fund Balance Available for Appropriation	\$ 12,376,619
Calculated Unassigned Fund Balance	<u>11,256,807</u>
Fund Balance Above 14% Policy	<u><u>\$ 1,119,812</u></u>

ALLOCATION OF EXCESS FUND BALANCE

Fund Balance Available for Appropriation		\$ 12,376,619
Less Current Year Appropriations		
Fund Balance Appropriated in Original Budget	\$ (650,000)	
Carryover Appropriated in FY2019-20	(246,926)	
Façade Improvement Grant Carryover	(22,886)	
Beach Volleyball Courts	(200,000)	
Total Current Year Appopriations		<u>(1,119,812)</u>
Adjusted Available Fund Balance		\$ 11,256,807
Calculated Unassigned Fund Balance		<u>11,256,807</u>
Difference		<u>-</u>

RECOMMENDATION

**Accept the Audit Results as
Presented by Cherry Bekaert for
the Year Ended June 30, 2019
and the Fund Balance Reserve
Calculation**

Questions

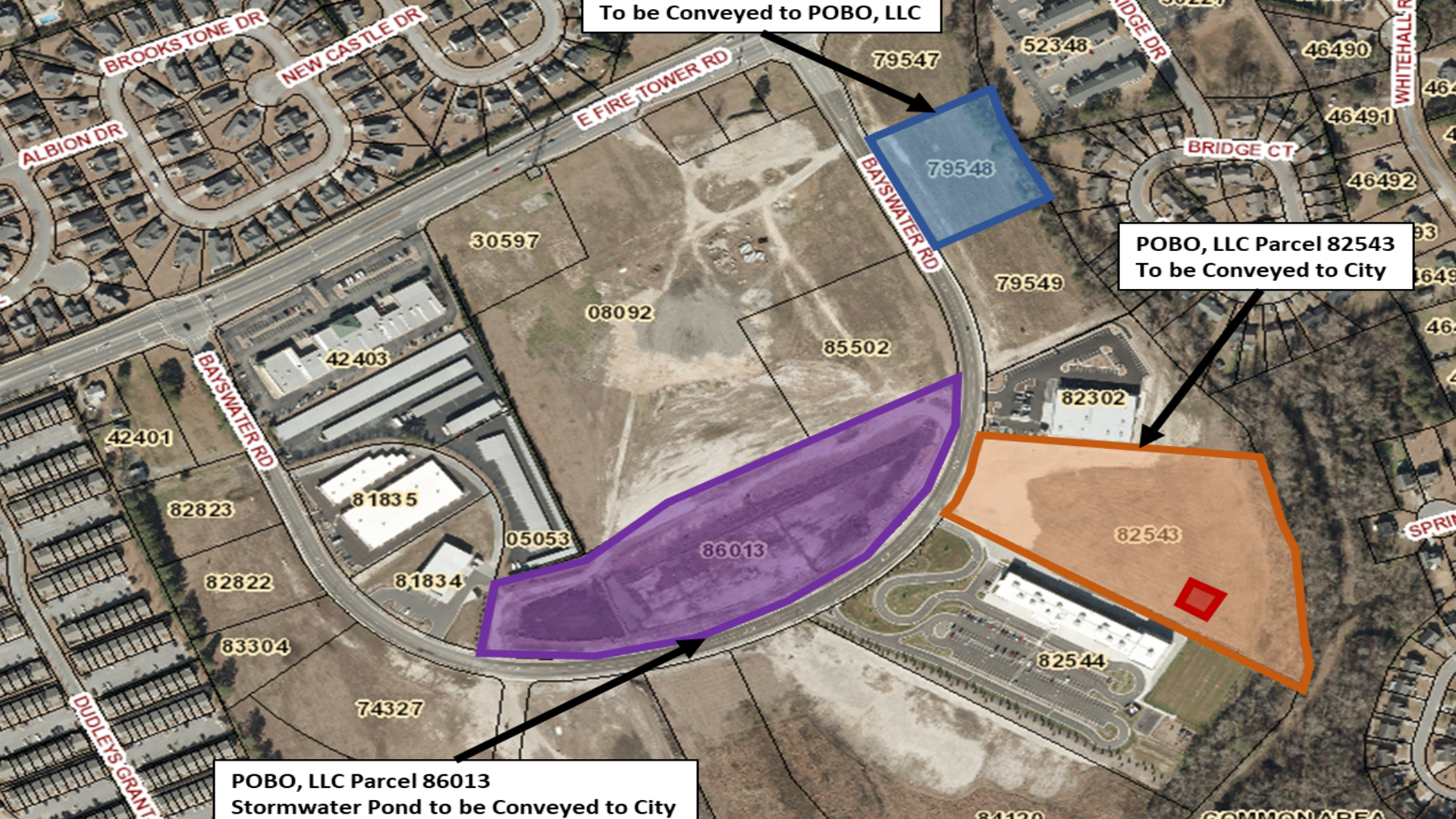


Item 6

Resolution Approving an Exchange of Property with POBO, LLC



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To be Conveyed to POBO, LLC

79547

52348

46490

ALBION DR

BROOKS TONE DR

NEW CASTLE DR

E FIRE TOWER RD

BAYSWATER RD

BRIDGE DR

BRIDGE CT

WHITEHALL RD

BAYSWATER RD

30597

08092

85502

79549

POBO, LLC Parcel 82543
To be Conveyed to City

42401

82823

81835

05053

86013

82302

82543

82822

81834

82544

83304

74327

DUDLEY'S GRANT

POBO, LLC Parcel 86013
Stormwater Pond to be Conveyed to City

84130

COMMON AREA

City Council Meeting

January 9, 2020



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