

City Council Meeting

February 13, 2020



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Item 2

Ordinance to annex the 4JPII, LLC property involving 24.585 acres



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General Location Map

Map Legend

 Greenville's ETJ

 Tar River

 Pitt-Greenville Airport (PGV)

City Council Voting District

District

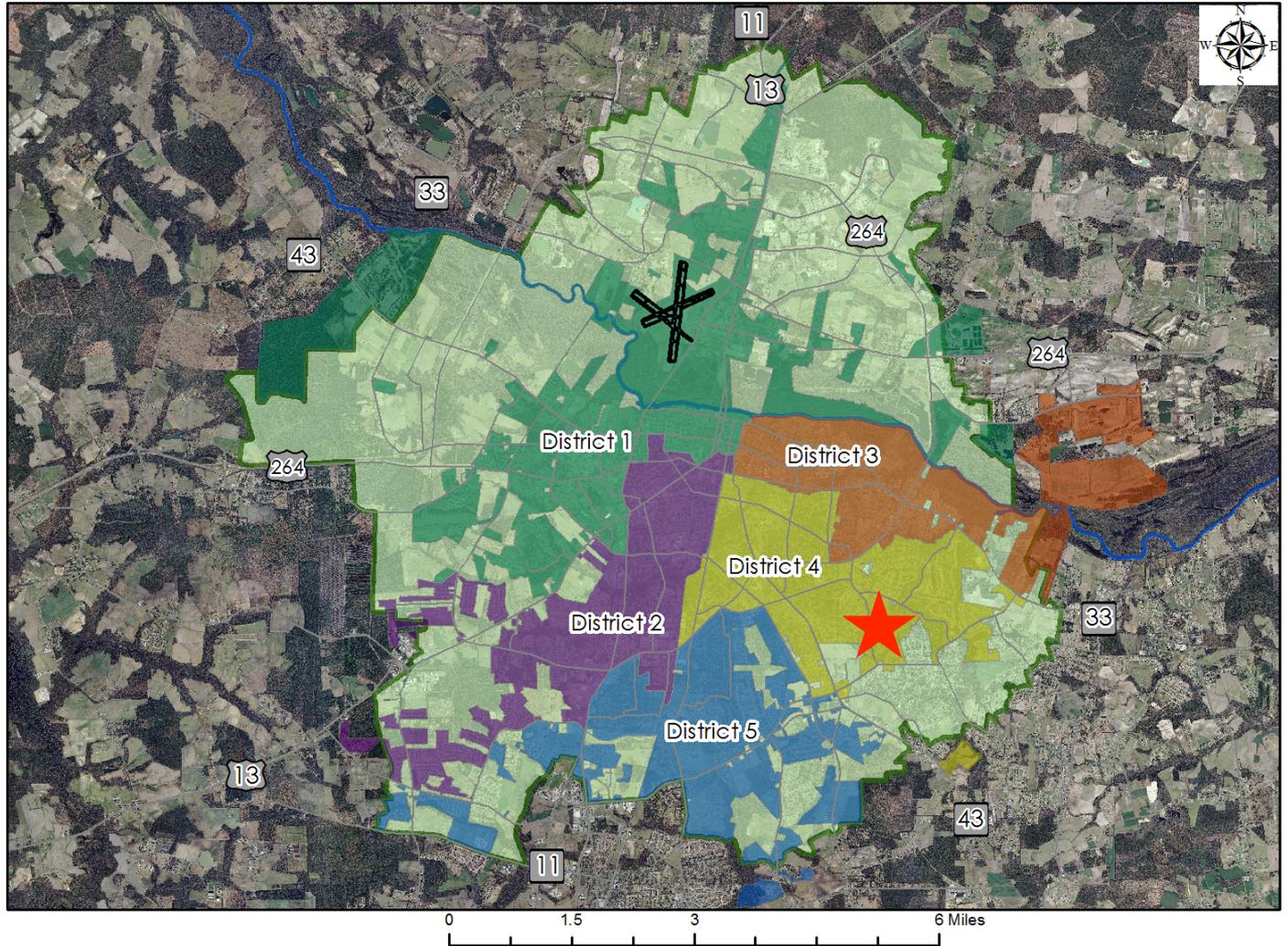
 District 1

 District 2

 District 3

 District 4

 District 5

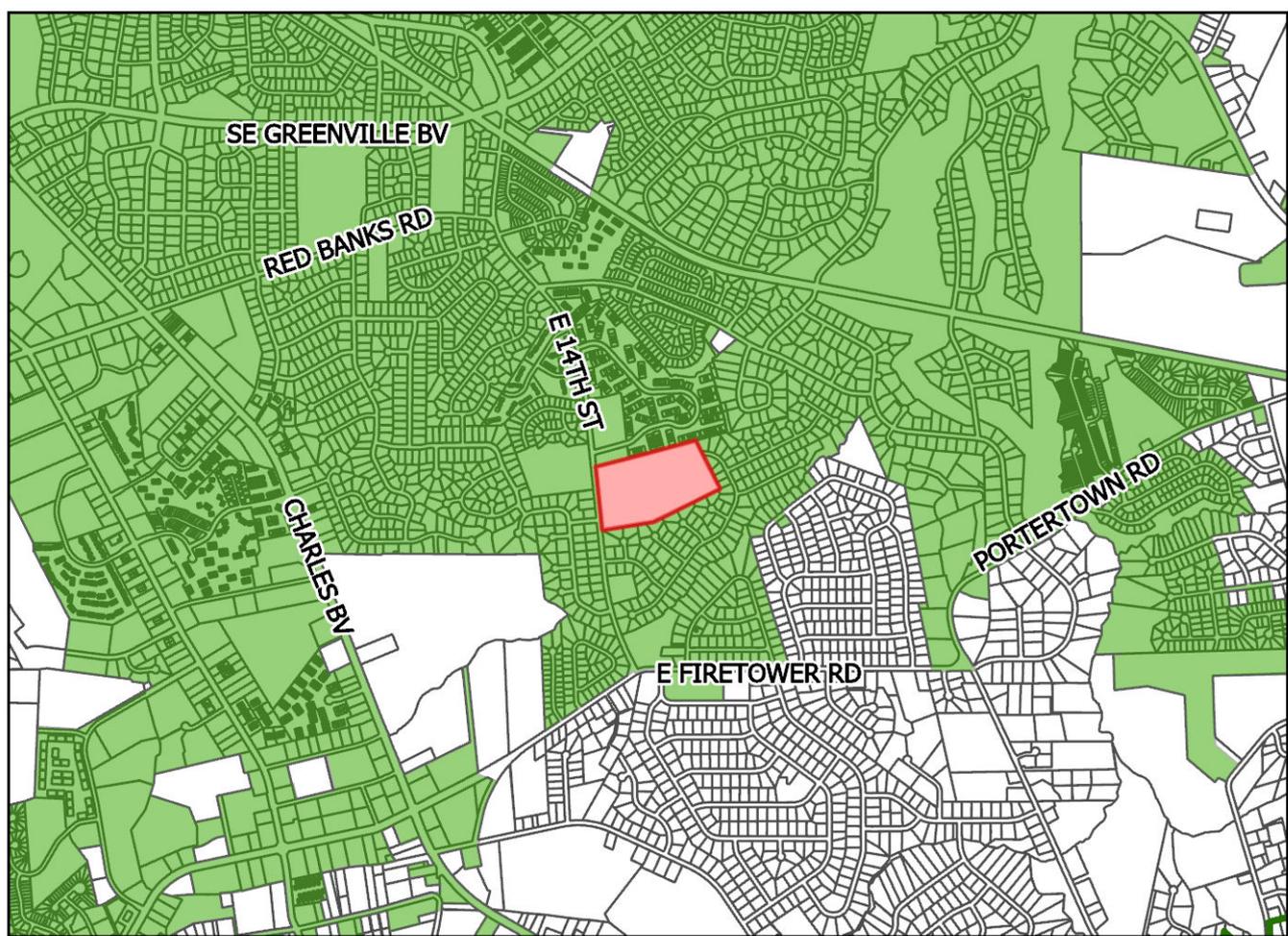


Greenville
NORTH CAROLINA

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Map Legend

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



0 0.07 0.15 0.3 Miles



Greenville
NORTH CAROLINA

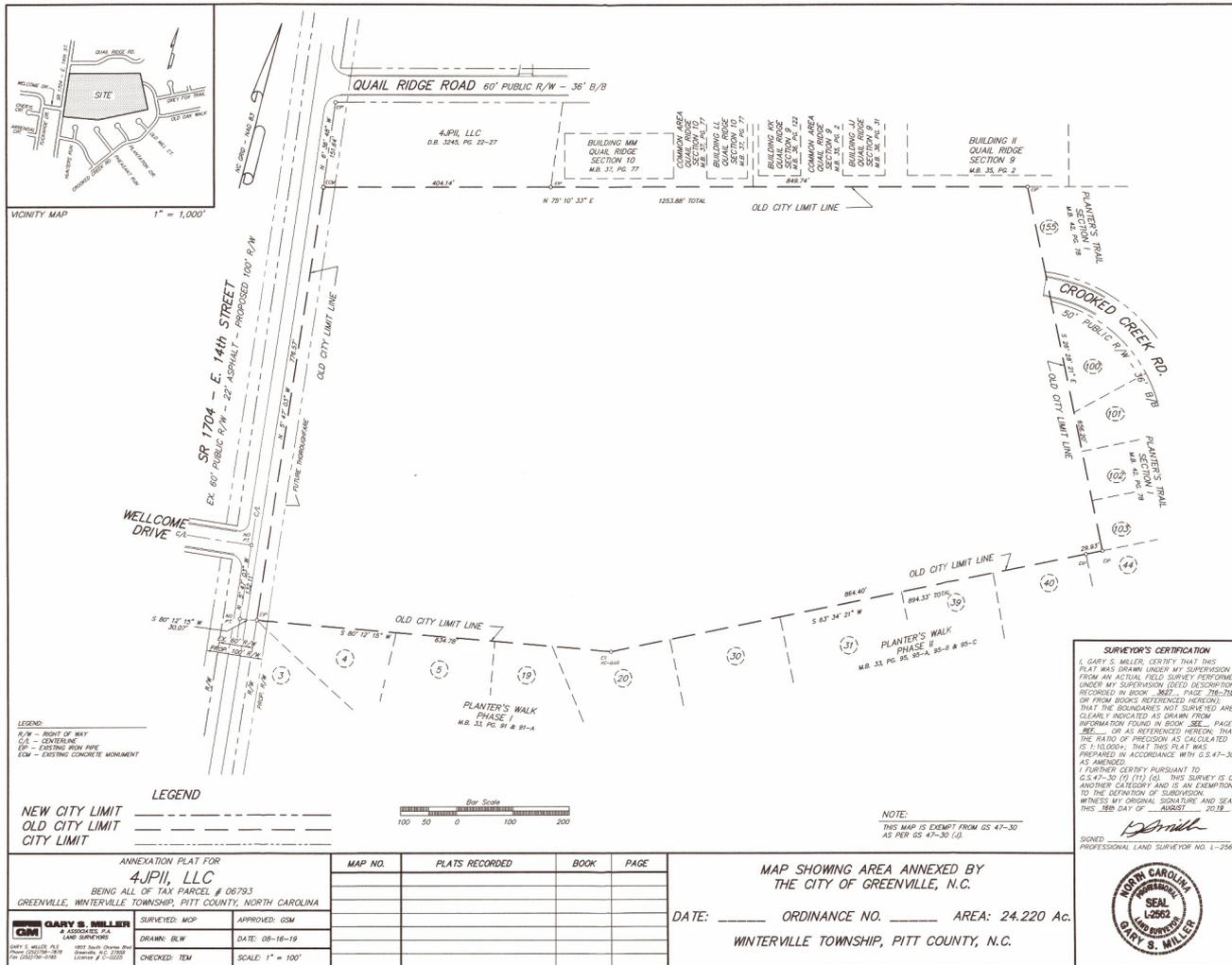
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24.220 Acres



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LEGEND
 R/W - RIGHT OF WAY
 C/L - CENTERLINE
 EX - EXISTING IRON PIPE
 CON - EXISTING CONCRETE WORKMENT

NEW CITY LIMIT
 OLD CITY LIMIT
 CITY LIMIT



NOTE:
 THIS MAP IS EXEMPT FROM GS 47-30
 AS PER GS 47-30 (J)

SURVEYOR'S CERTIFICATION
 I, GARY S. MILLER, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL FIELD SURVEY PERFORMED UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BOOK _____ PAGE _____ OR FROM BOOKS REFERENCED HEREON). THAT THE SOUNDINGS NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN BOOK _____ PAGE _____ OR AS REFERENCED HEREON, THAT THE STATUS OF PRECISION IS CALCULATED AS 1:10,000+; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH GS 47-30 AS AMENDED.
 I FURTHER CERTIFY PURSUANT TO GS 47-30 (f) (1) (G) THIS SURVEY IS OF ANOTHER CATEGORY AND IS AN EXEMPTION TO THE DEFINITION OF SURVEYOR. WITNESS MY ORIGINAL SIGNATURE AND SEAL THIS 28th DAY OF _____ AUGUST, 2012.

SIGNED
 PROFESSIONAL LAND SURVEYOR NO. L-2562



MAP NO.	PLATS RECORDED	BOOK	PAGE

MAP SHOWING AREA ANNEXED BY
 THE CITY OF GREENVILLE, N.C.
 DATE: _____ ORDINANCE NO. _____ AREA: 24.220 Ac.
 WINTERVILLE TOWNSHIP, PITT COUNTY, N.C.

ANNEXATION PLAT FOR
4JPII, LLC
 BEING ALL OF TAX PARCEL # 06793
 GREENVILLE, WINTERVILLE TOWNSHIP, PITT COUNTY, NORTH CAROLINA

GARY S. MILLER LAND SURVEYOR <small>1841 S. BELLE FLEUR DRIVE SUITE 200 GREENVILLE, NC 27604 PH: 252-333-9169 FAX: 252-333-9169 LICENSE # C-5223</small>	SURVEYED: MOP DRAWN: BLW CHECKED: TEM	APPROVED: GSM DATE: 08-16-19 SCALE: 1" = 100'
--	---	---

Item 3

Ordinance to annex Davenport Farms at Emerald Park Phase 4 involving 6.6125 acres



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General Location Map

Map Legend

 Greenville's ETJ

 Tar River

 Pitt-Greenville Airport (PGV)

City Council Voting District

District

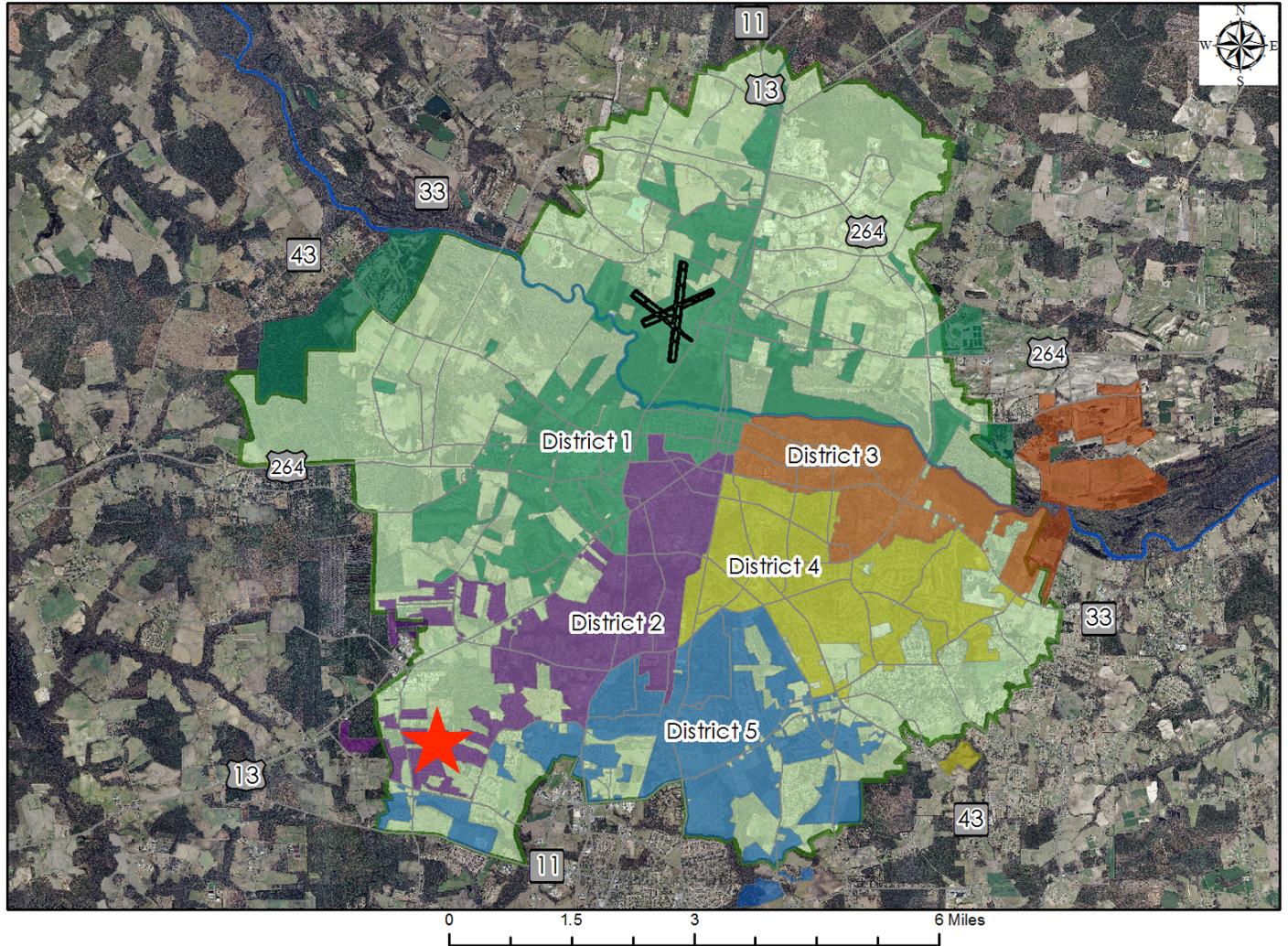
 District 1

 District 2

 District 3

 District 4

 District 5



Greenville
NORTH CAROLINA

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Map Legend

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



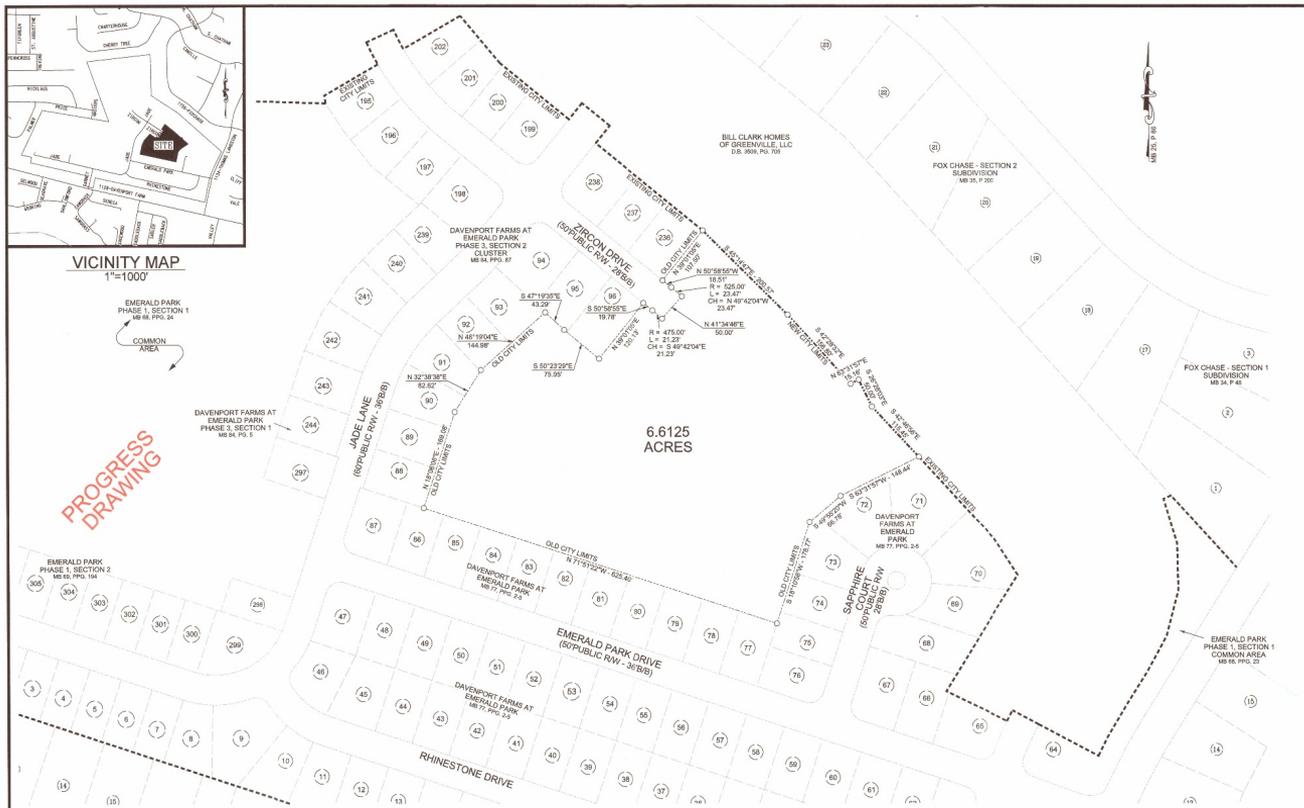
0 0.07 0.15 0.3 Miles



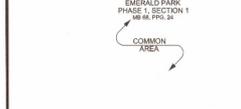
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6.6125 Acres



VICINITY MAP
1"=1000'



PROGRESS DRAWING

PARCEL NUMBER 33365

**ANNEXATION MAP FOR
DAVENPORT FARMS AT EMERALD PARK
PHASE 4**

A PORTION OF THE PROPERTY DESCRIBED IN DEED BOOK 3659, PAGE 705
OF THE PITT COUNTY REGISTRY

WINTERVILLE TOWNSHIP PITT COUNTY NORTH CAROLINA

OWNER: BILL CLARK HOMES OF GREENVILLE, LLC ADDRESS: 205 E. ARLINGTON BLVD, STE A GREENVILLE, NC 27858 PHONE: (252) 385-0000	SURVEYED: CEP DRAWN: WCO CHECKED: CEP	APPROVED: CEP DATE: 12/13/19 SCALE: 1" = 100'
MALPASS & ASSOCIATES 1545 E. ARLINGTON BLVD., SUITE D GREENVILLE, N.C. 27858 (252) 755-1750		

LEGEND

SEARCHED CITY LIMITS - - - - -

EXISTING CITY LIMITS - - - - -

OLD CITY LIMITS + + + + +

MAP NO.	PLATS RECORDED	BOOK	PAGE



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

DATE: _____; ORDINANCE NUMBER: _____; AREA: 6.6125 ACRES

WINTERVILLE TOWNSHIP, PITT COUNTY, NORTH CAROLINA

I, CARLTON E. PARKER, CERTIFY THAT THIS MAP WAS DRAWN BY ME OR UNDER MY SUPERVISION FROM AN ACTUAL SURVEY BY ME OR UNDER MY SUPERVISION, THAT THE RATIO OF PRECISION AS CALCULATED IS 1:10000; THAT THE BOOKS AND/OR 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. 2019.

CARLTON E. PARKER L2860



Item 4

Ordinance to annex Bobby W.
Joyner property involving 7.794
acres



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General Location Map

Map Legend

 Greenville's ETJ

 Tar River

 Pitt-Greenville Airport (PGV)

City Council Voting District

District

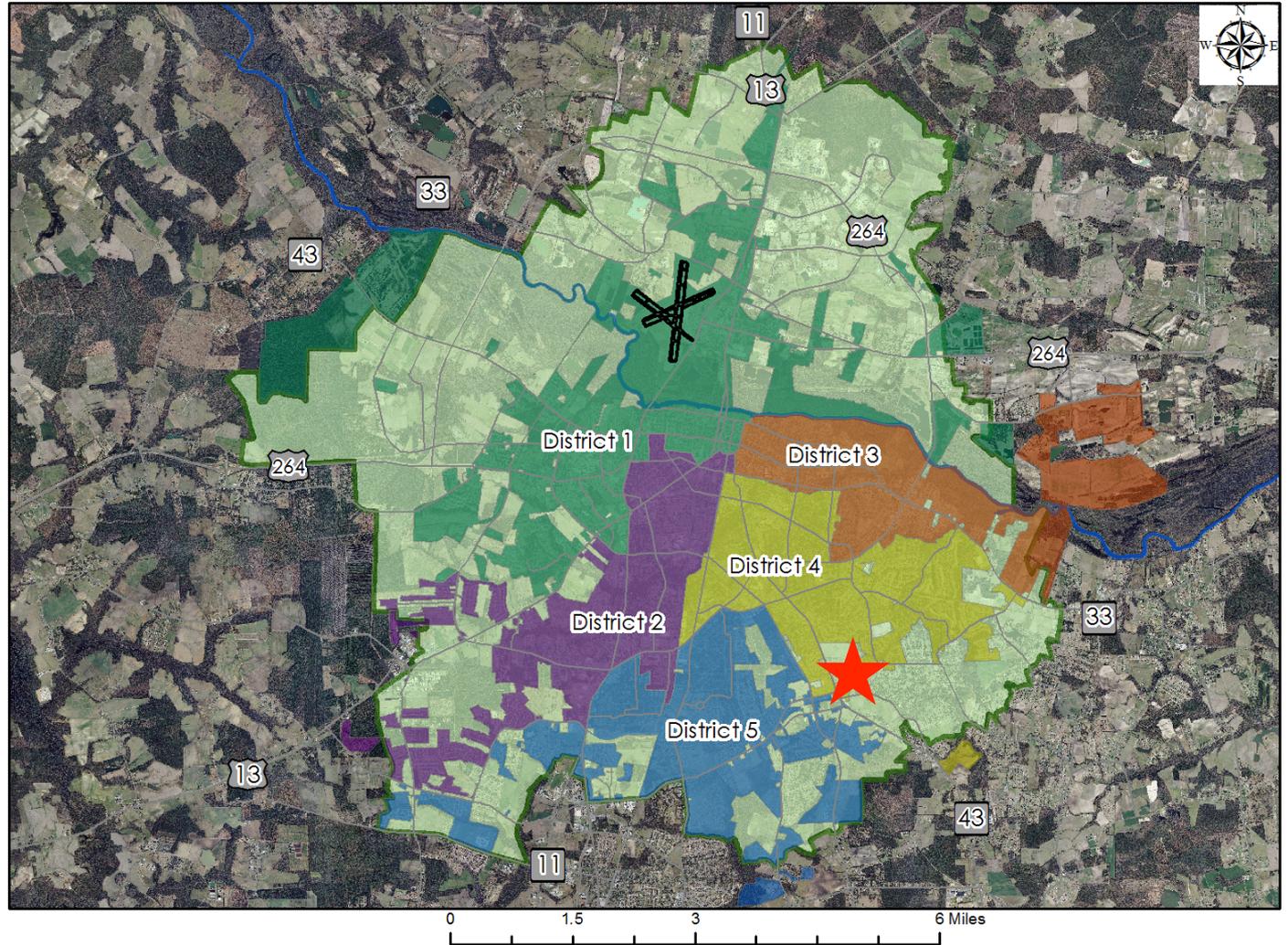
 District 1

 District 2

 District 3

 District 4

 District 5

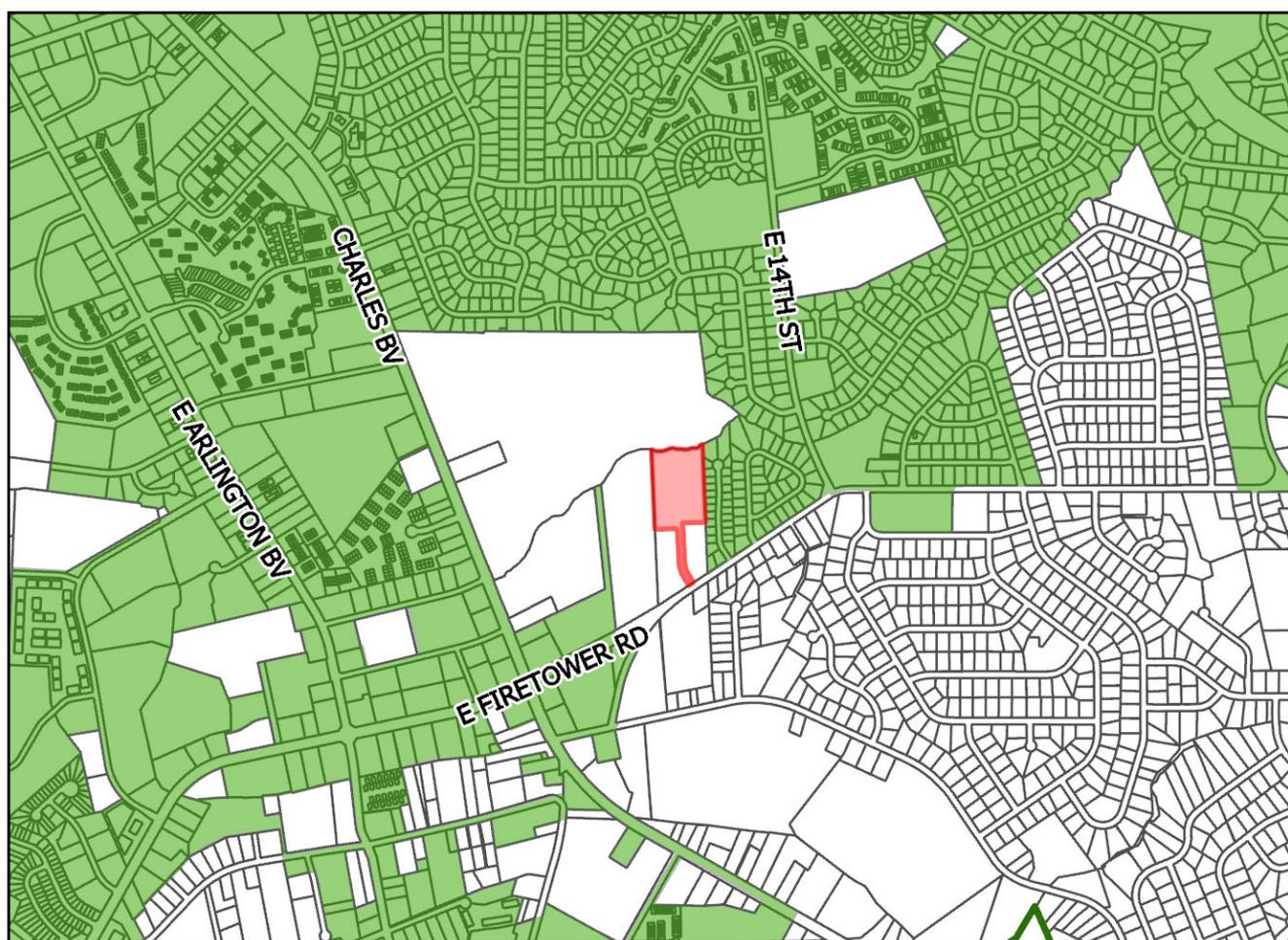


Greenville
NORTH CAROLINA

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Map Legend

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



0 0.07 0.15 0.3 Miles



Greenville
NORTH CAROLINA

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Item 5

Ordinance to annex Taberna Phase 4 involving 13.8318 acres



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General Location Map

Map Legend

 Greenville's ETJ

 Tar River

 Pitt-Greenville Airport (PGV)

City Council Voting District

District

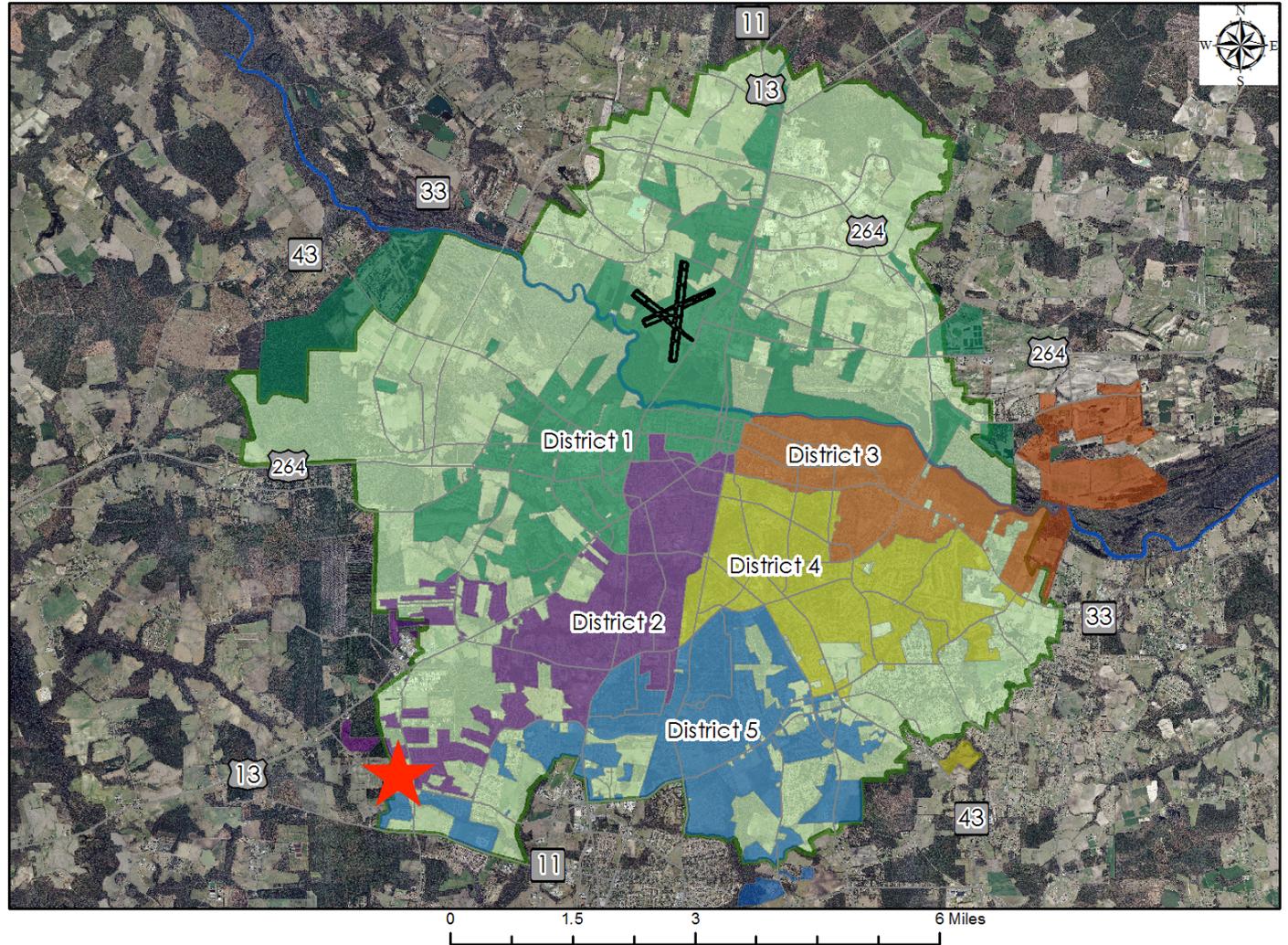
 District 1

 District 2

 District 3

 District 4

 District 5

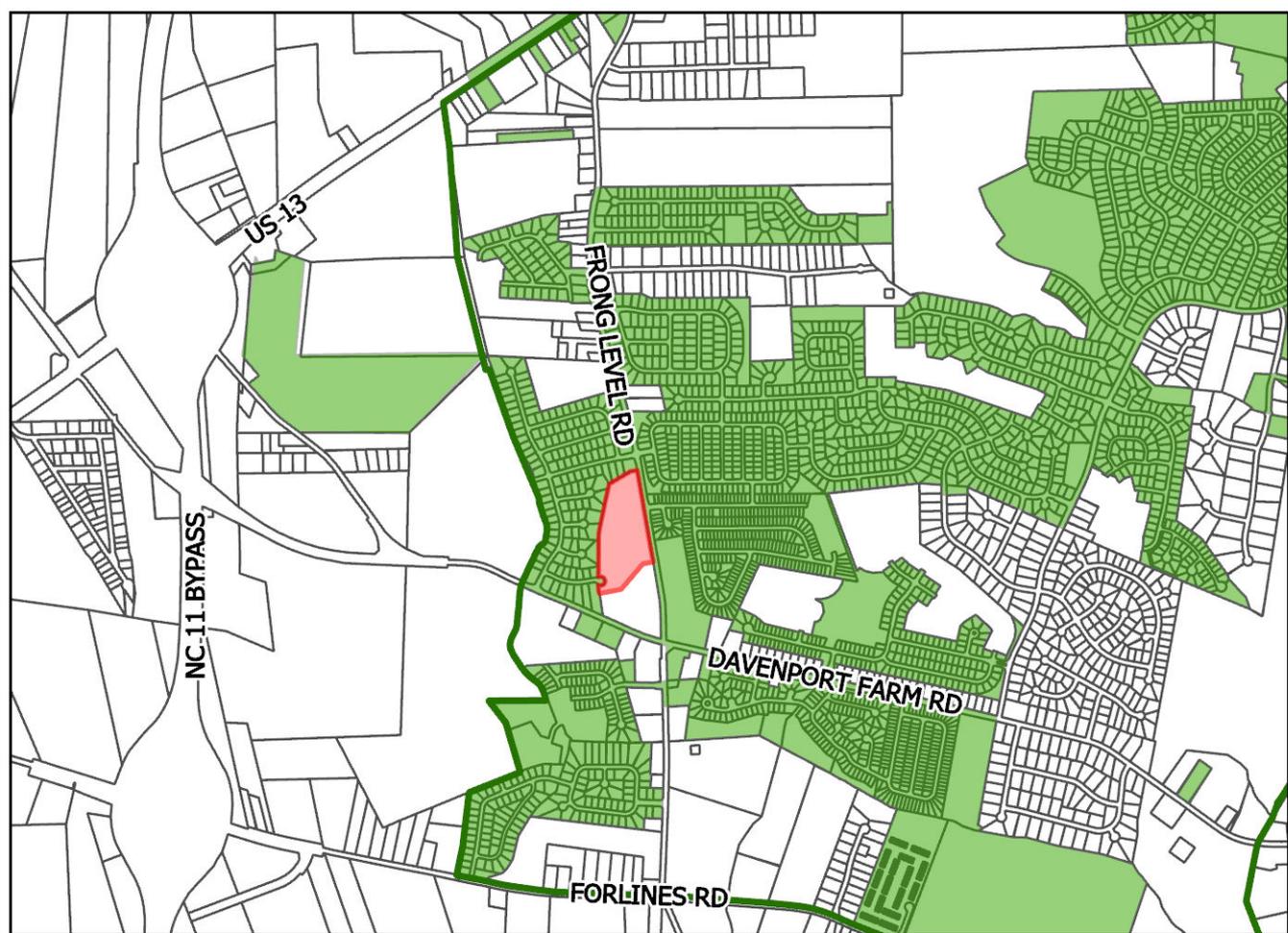


Greenville
NORTH CAROLINA

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Map Legend

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



0 0.1 0.2 0.4 Miles

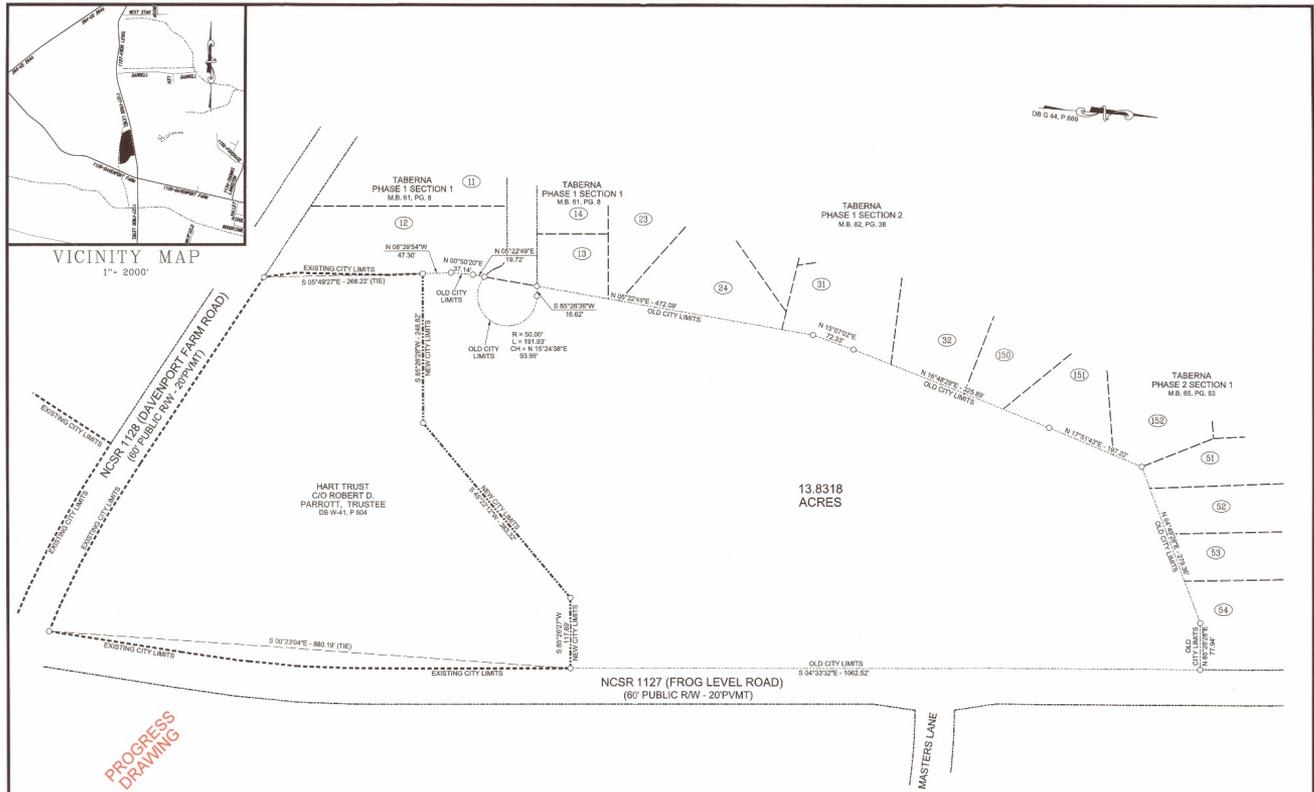


Greenville
NORTH CAROLINA

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13.8318 Acres



**PROGRESS
DRAWING**

A PORTION OF PARCEL NUMBER 10440

ANNEXATION MAP FOR
TABERNA - PHASE 4
REFERENCE DEED BOOK W-41, PAGE 604,
OF THE PITT COUNTY REGISTRY

WINTERVILLE TOWNSHIP PITT COUNTY NORTH CAROLINA

OWNER: HART TRUST
C/O ROBERT D. PARROTT, CPA, TRUSTEE
ADDRESS: 1000 RED BANKS ROAD
GREENVILLE, NC 27858
PHONE: (252) 531-9854

MALPASS & ASSOCIATES
1545 E. ARLINGTON BLVD., SUITE D
GREENVILLE, N.C. 27858
(252) 756-1780

SURVEYED: CEP	APPROVED: CEP
DRAWN: WCO	DATE: 12/04/2019
CHECKED: CEP	SCALE: 1" = 100'

LEGEND

OLD CITY LIMITS - - - - -
EXISTING CITY LIMITS - - - - -
OLD CITY LIMITS + + + + +

MAP NO.	PLATS RECORDED	BOOK	PAGE



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

DATE: _____; ORDINANCE NUMBER: _____; AREA: 13.8318 ACRES

WINTERVILLE TOWNSHIP, PITT COUNTY, NORTH CAROLINA

I, **CARLTON E. PARKER**, CERTIFY THAT THIS MAP WAS DRAWN BY ME OR UNDER MY SUPERVISION FROM AN ACTUAL SURVEY BY ME OR UNDER MY SUPERVISION, THAT THE RATIO OF PRECISION AS CALCULATED IS 1:15,000; THAT THE BOUNDARIES NOT SURVEYED ARE SHOWN AS BROKEN LINES PLOTTED FROM INFORMATION FOUND IN _____ PAGE _____ WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL.

THIS _____ DAY OF _____ A.D., 2023

CARLTON E. PARKER L-2360



Item 6

Ordinance requested by Tipton Rentals, LLC to rezone 2.514 acres



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General Location Map

Map Legend

 Greenville's ETJ

 Tar River

 Pitt-Greenville Airport (PGV)

City Council Voting District

District

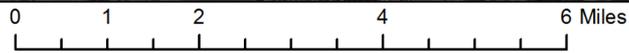
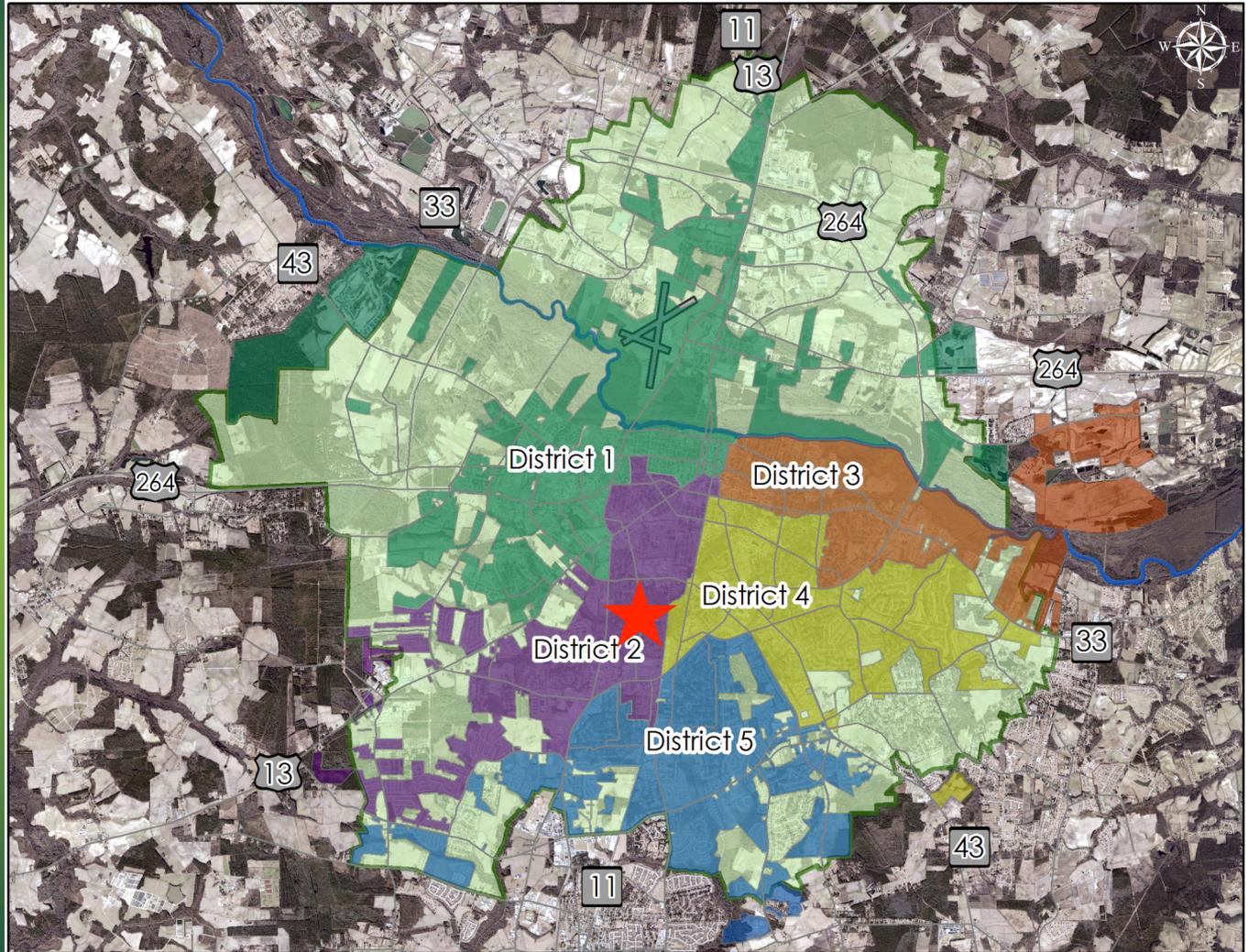
 District 1

 District 2

 District 3

 District 4

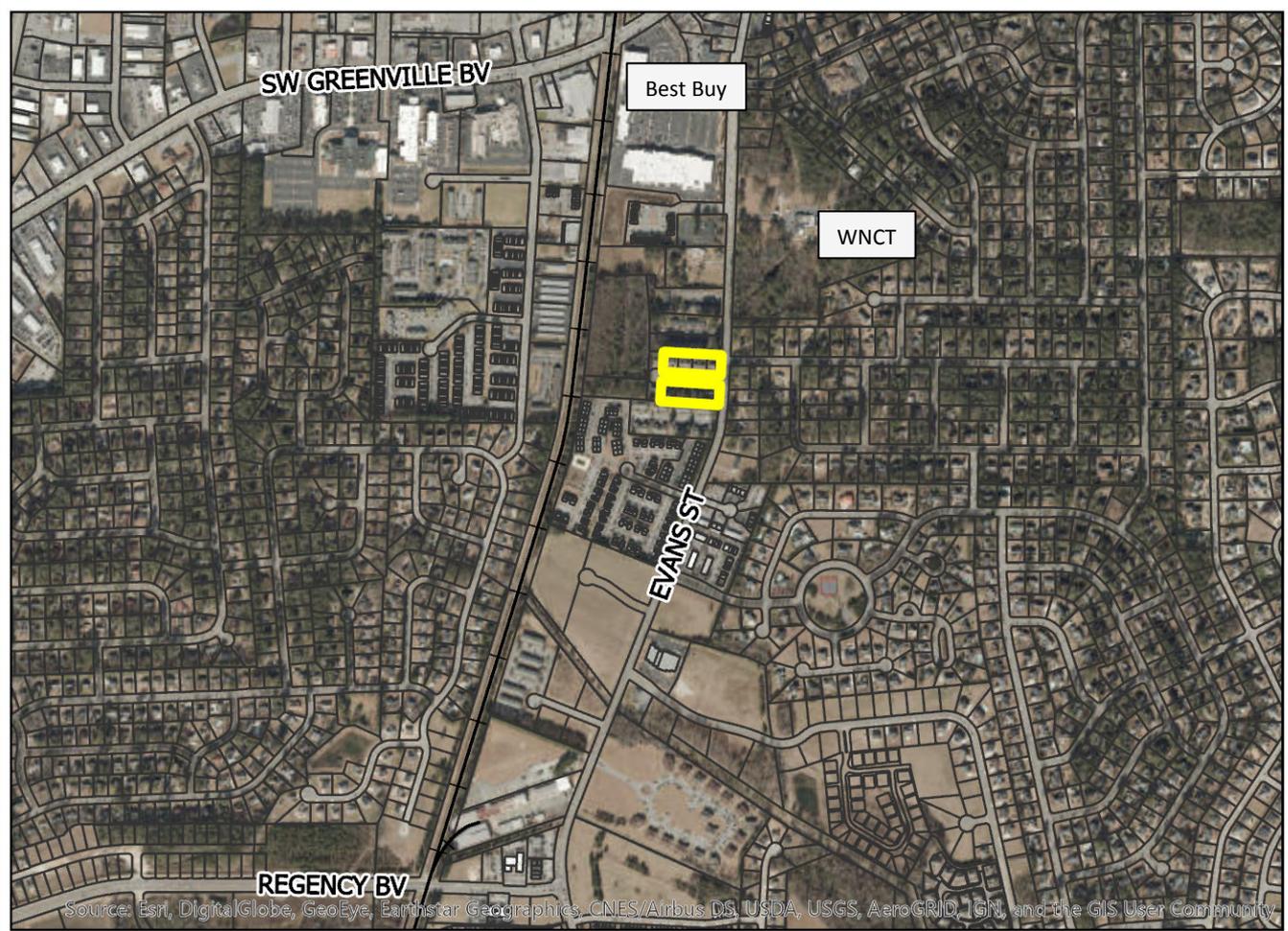
 District 5



Greenville
NORTH CAROLINA

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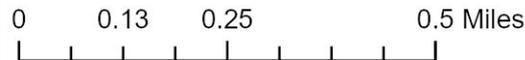
Aerial Map (2016)



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



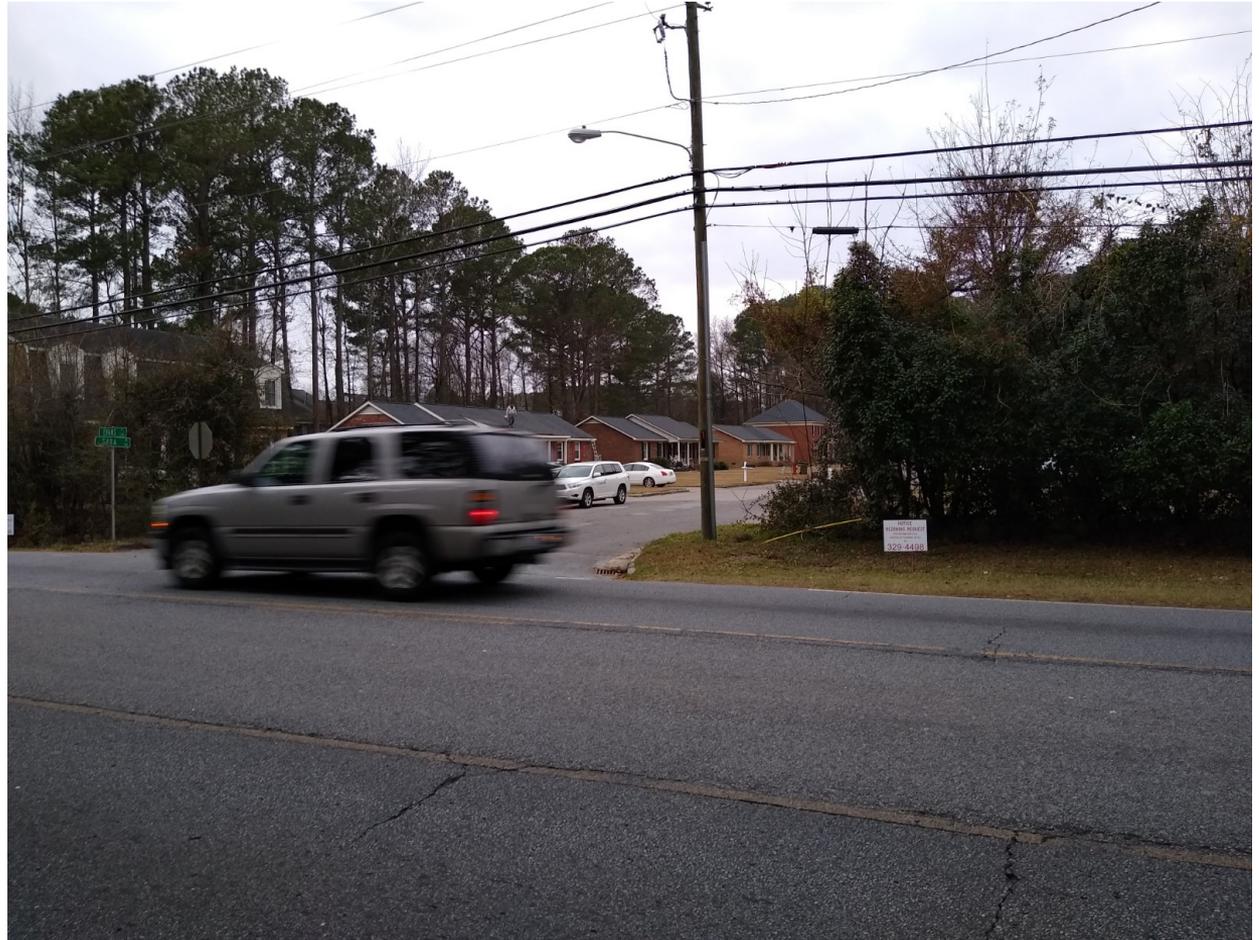
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Evans St. and Sara Ln.

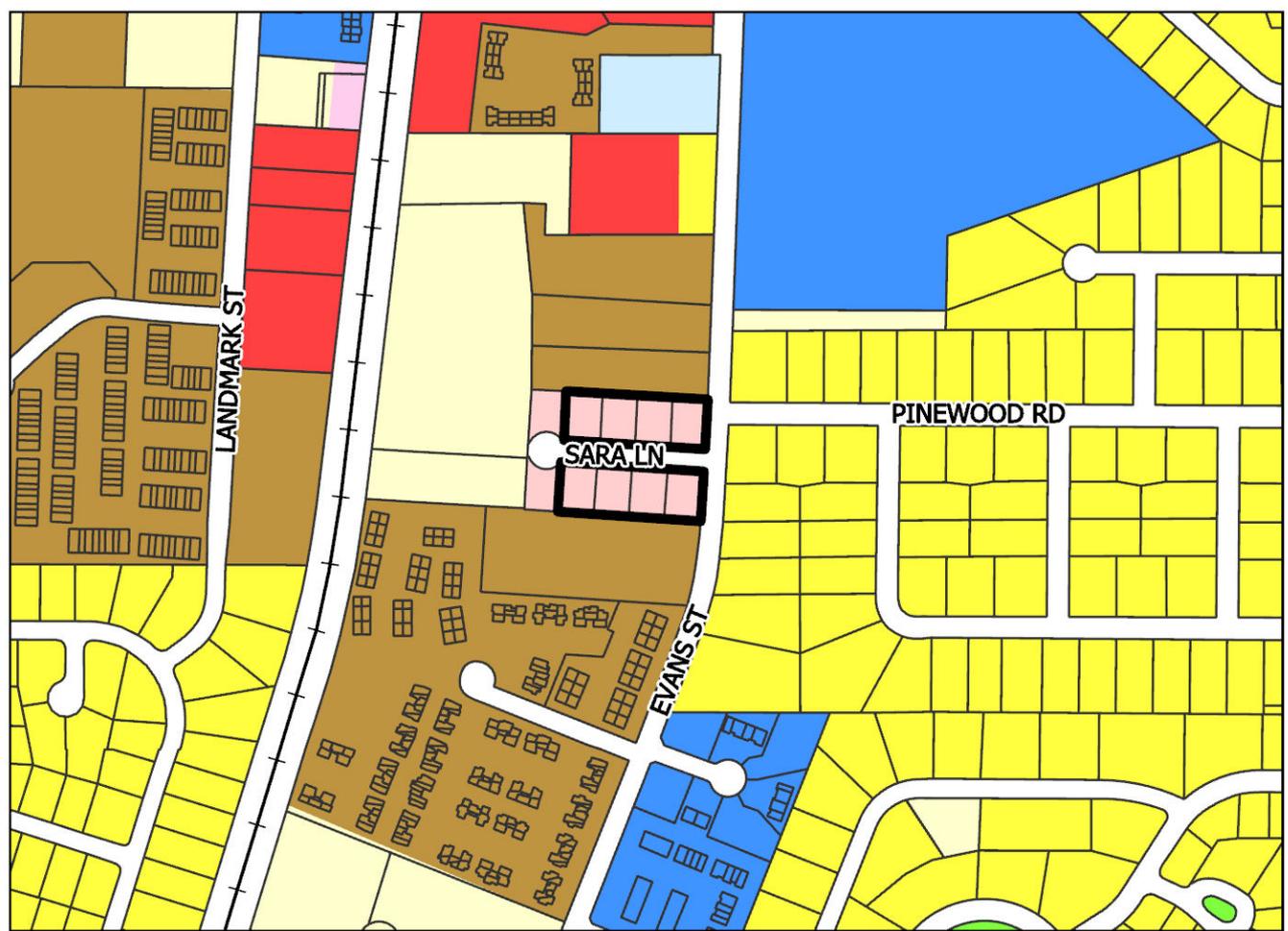


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Existing Land Use

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 0.05 0.1 0.2 Miles



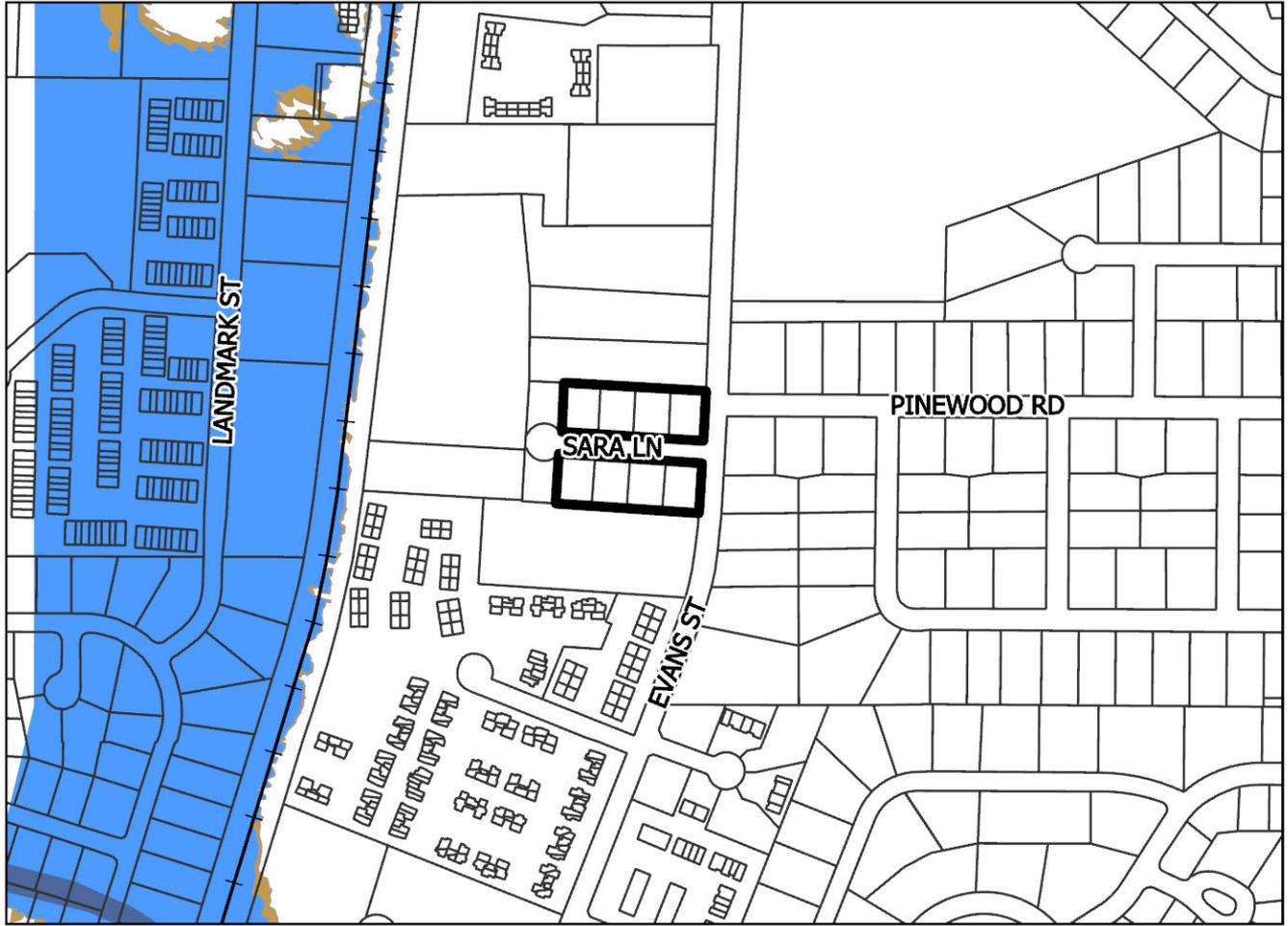
Greenville
NORTH CAROLINA

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Flood Plain Map

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



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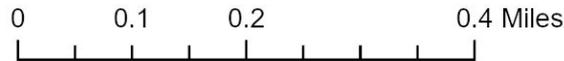
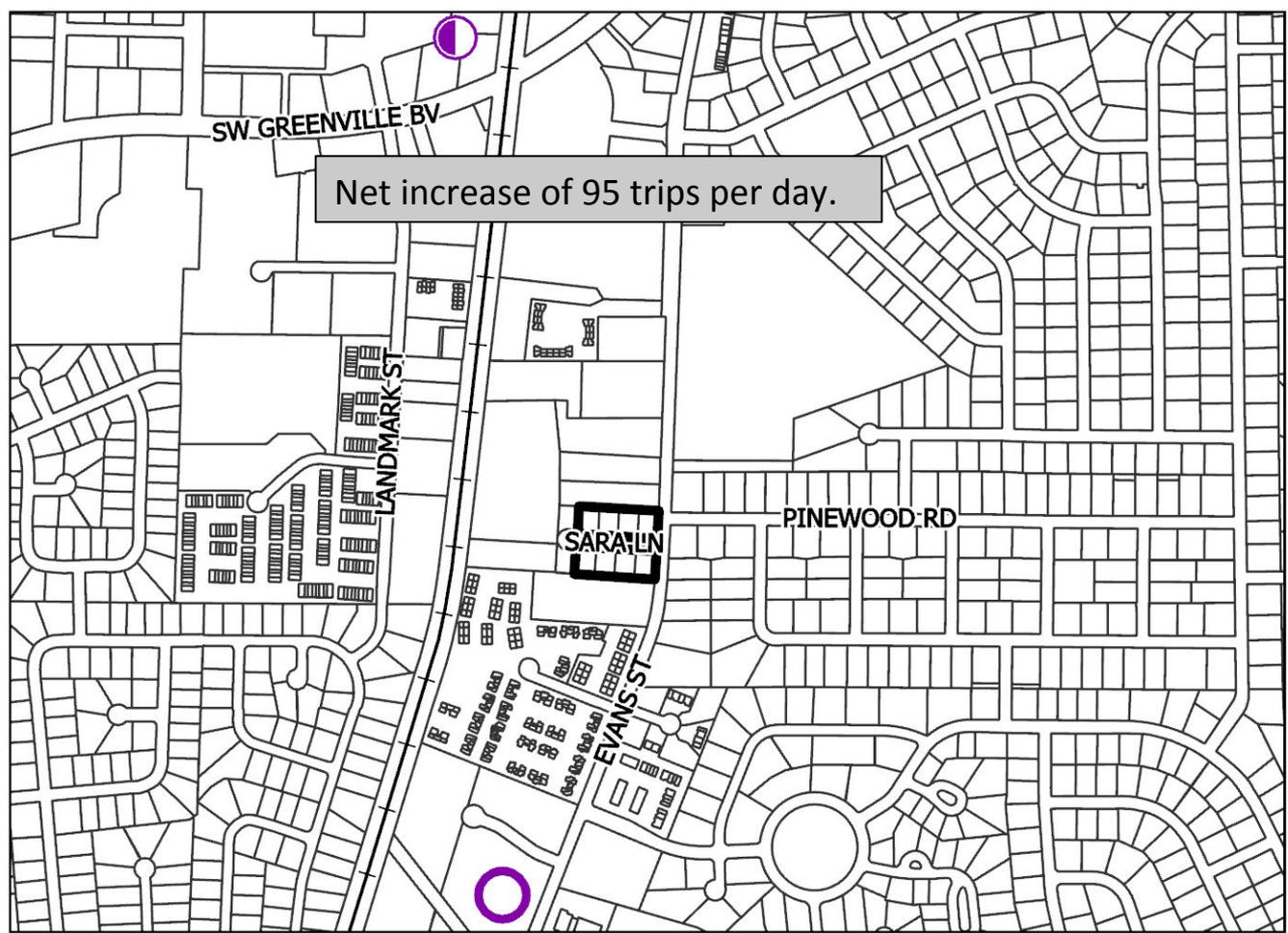
Activity Centers

Map Legend

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



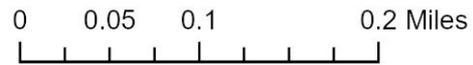
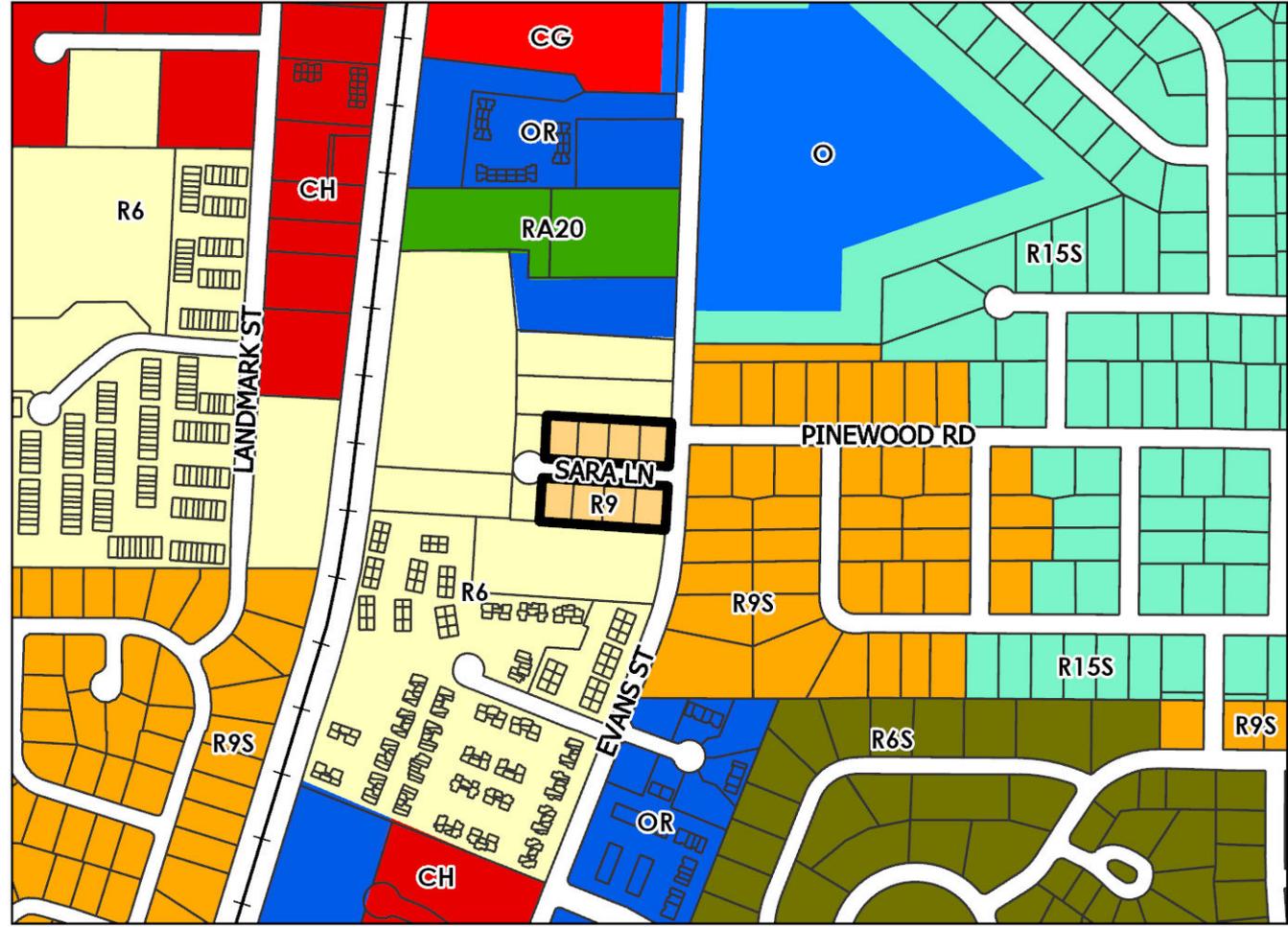
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Zoning Map

Map Legend

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



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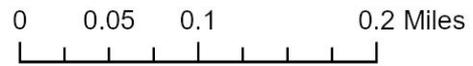
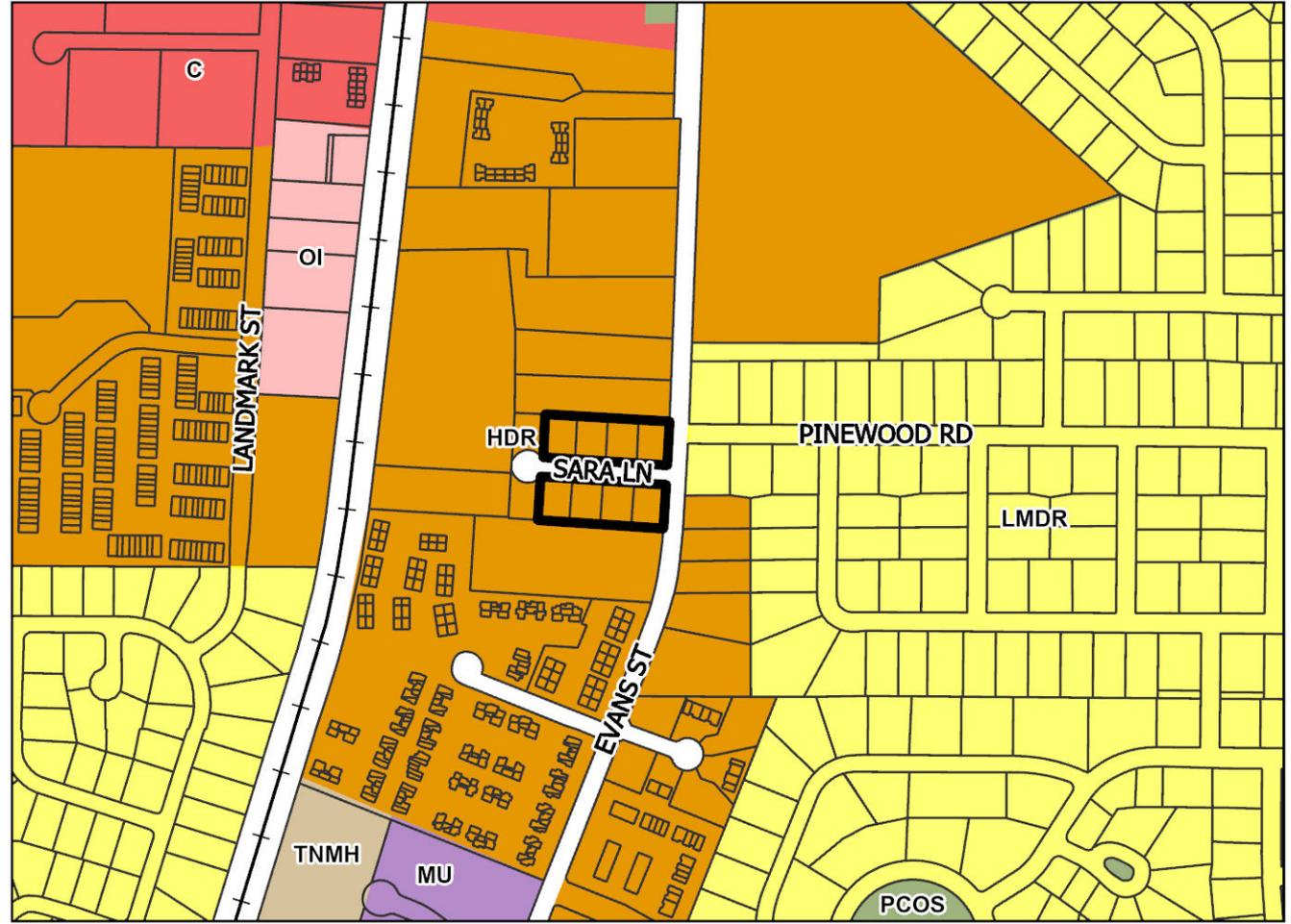
Future Land Use & Character Map

Map Legend

-  Rezoning
-  Land Parcels

Horizons2026 Future Land Use

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



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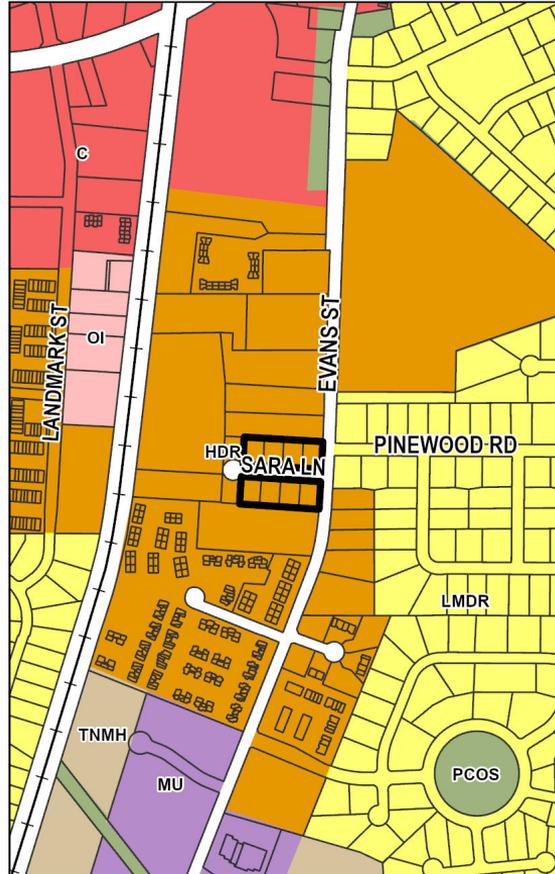


Future Land Use & Character Map

Zoning Map

Map Legend

-  Rezoning Sites
-  Land Parcels



Greenville
NORTH CAROLINA

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The Planning and Zoning Commission voted unanimously to approve the request at its January 21, 2020 meeting.



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Item 7

Ordinance requested by Rocky Russell Development, LLC to rezone 0.1817 acres



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General Location Map

Map Legend

 Greenville's ETJ

 Tar River

 Pitt-Greenville Airport (PGV)

City Council Voting District

District

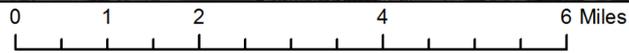
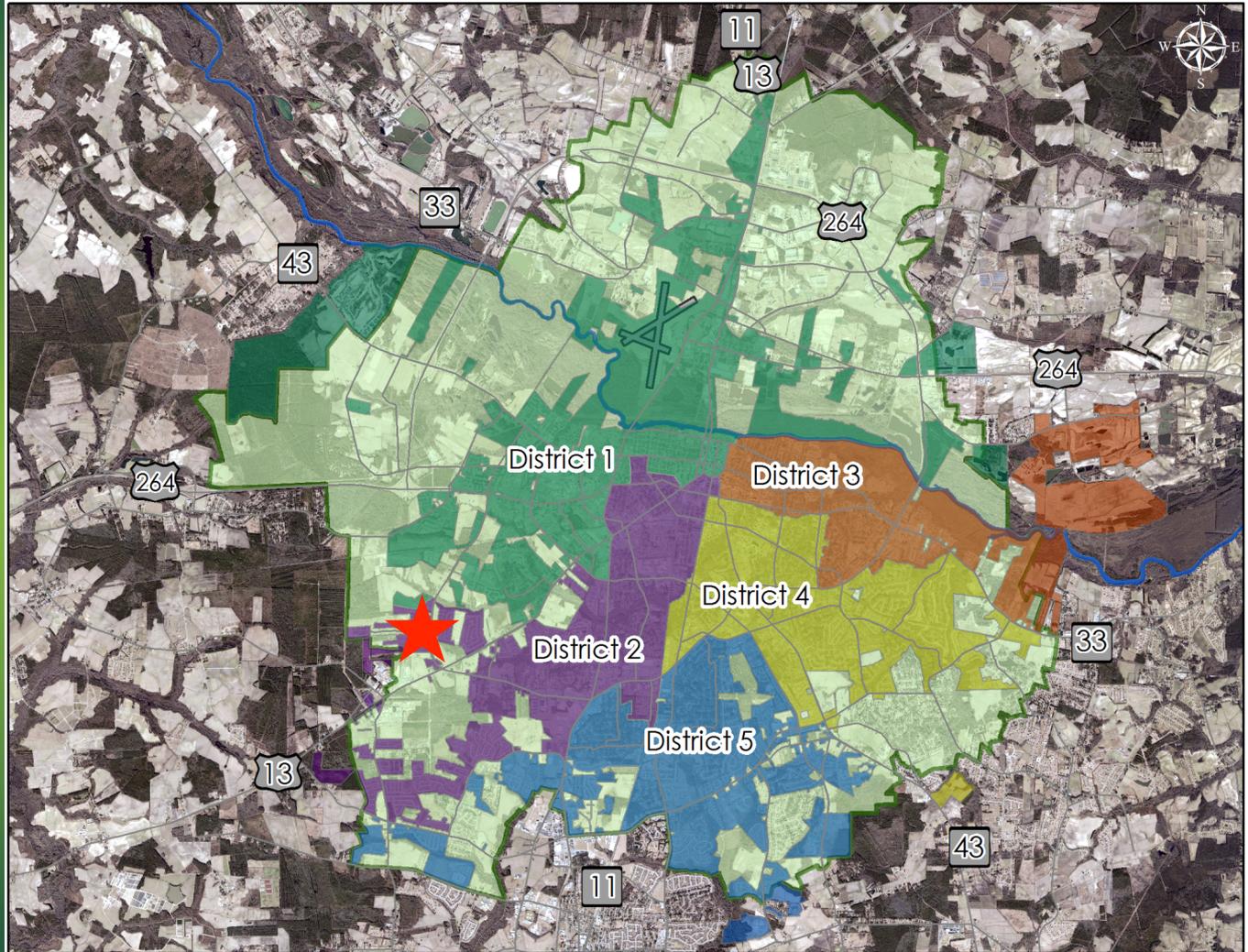
 District 1

 District 2

 District 3

 District 4

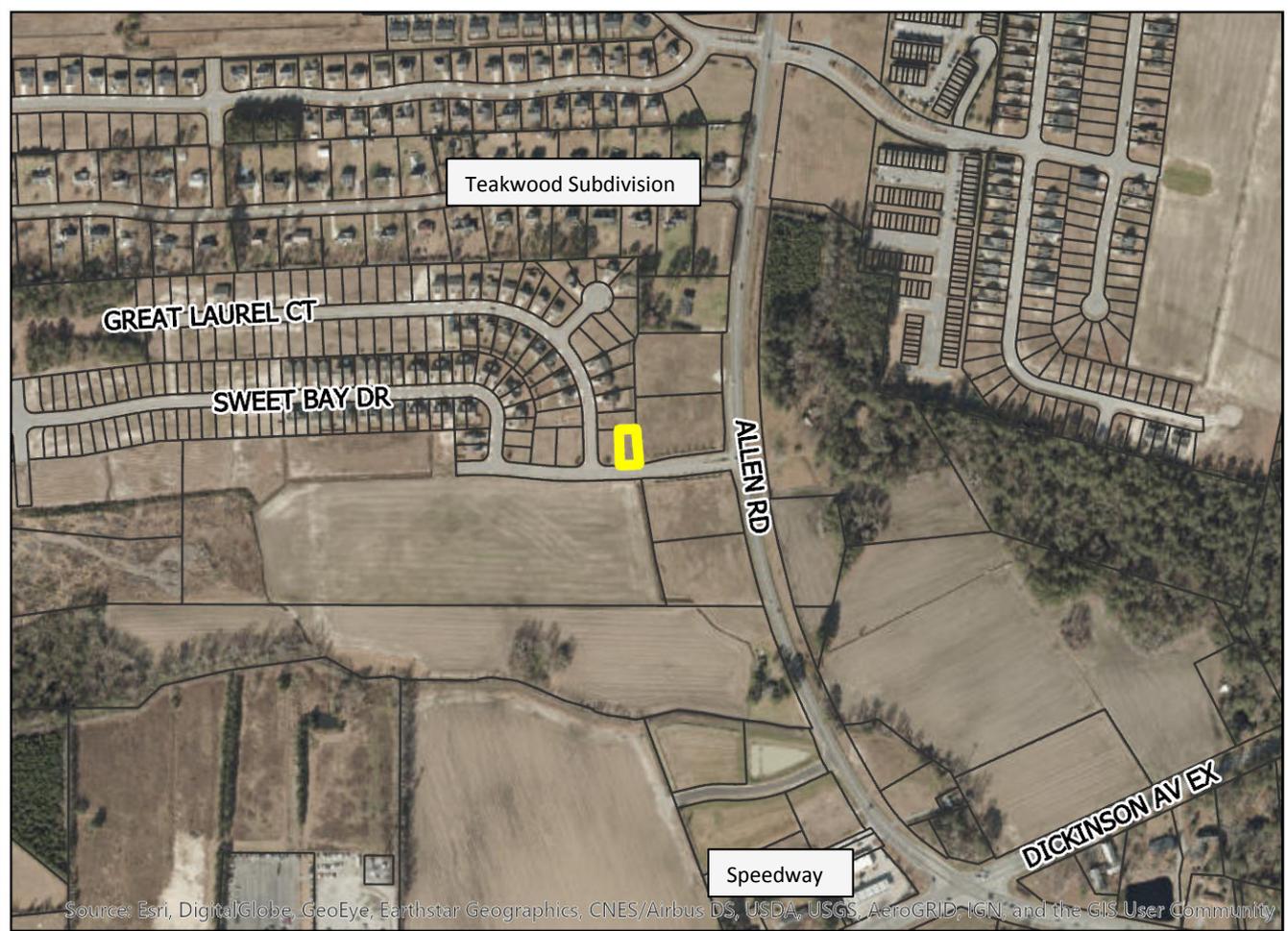
 District 5



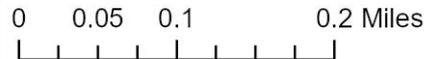
Greenville
NORTH CAROLINA

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Aerial Map (2016)



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Laurel Ridge Road



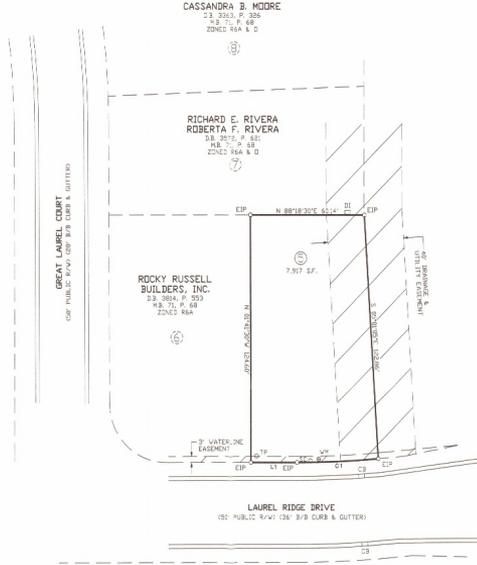
Find yourself in good company®

Survey 0.1817 acres

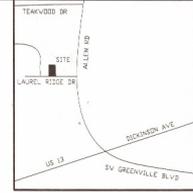


LEGEND

EIP = EXISTING IRON PIPE
R/W = RIGHT-OF-WAY
SF = SQUARE FEET
TP = TELEPHONE/FIBER OPTICAL
CB = CATCH BASIN
DI = DRAIN INLET
WM = WATER METER
SC = SEWER CLEANOUT



DVWL, LLC
D.B. 2017, P. 581
MB 7L P. 68
ZONED D



VICINITY MAP
SCALE: 1" = 1000'

Course	Bearing	Distance	
L1	E 89°15'30" W	25.94'	
Curve	Radius	Chord	Chord Bear.
C1	276.00'	45.48'	S 94°24'30" W



NOTES

1. LOT IS CURRENTLY ZONED D.
2. PROPOSED ZONING IS R6A.
3. THIS LOT IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON FEMA MAPS OPERATIONAL DATES 7/7/74.
4. PROPERTY SIZE IS 0.1817 ACRES.

I, Blake K. Bjerkeset, certify that this plat was drawn under my supervision from an actual survey made under my supervision (Reference Deed Book 2399, Page 855; Map Book 71, Page 68) that the boundaries not surveyed are clearly shown as known lines shown from information found in reference deeds; that the ratio of precision as computed is 1:10,000; that this plat was prepared in accordance with G.S. 47-30 as amended.

Witness my original signature, registration number and seal, this 4th day of December, A.C. 2018

Blake K. Bjerkeset
Blake K. Bjerkeset L-3891



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OWNER: ROCKY RUSSELL DEVELOPMENT, LLC
176 RICHMOND DRIVE
GREENVILLE, NC 27858
6582355-7812

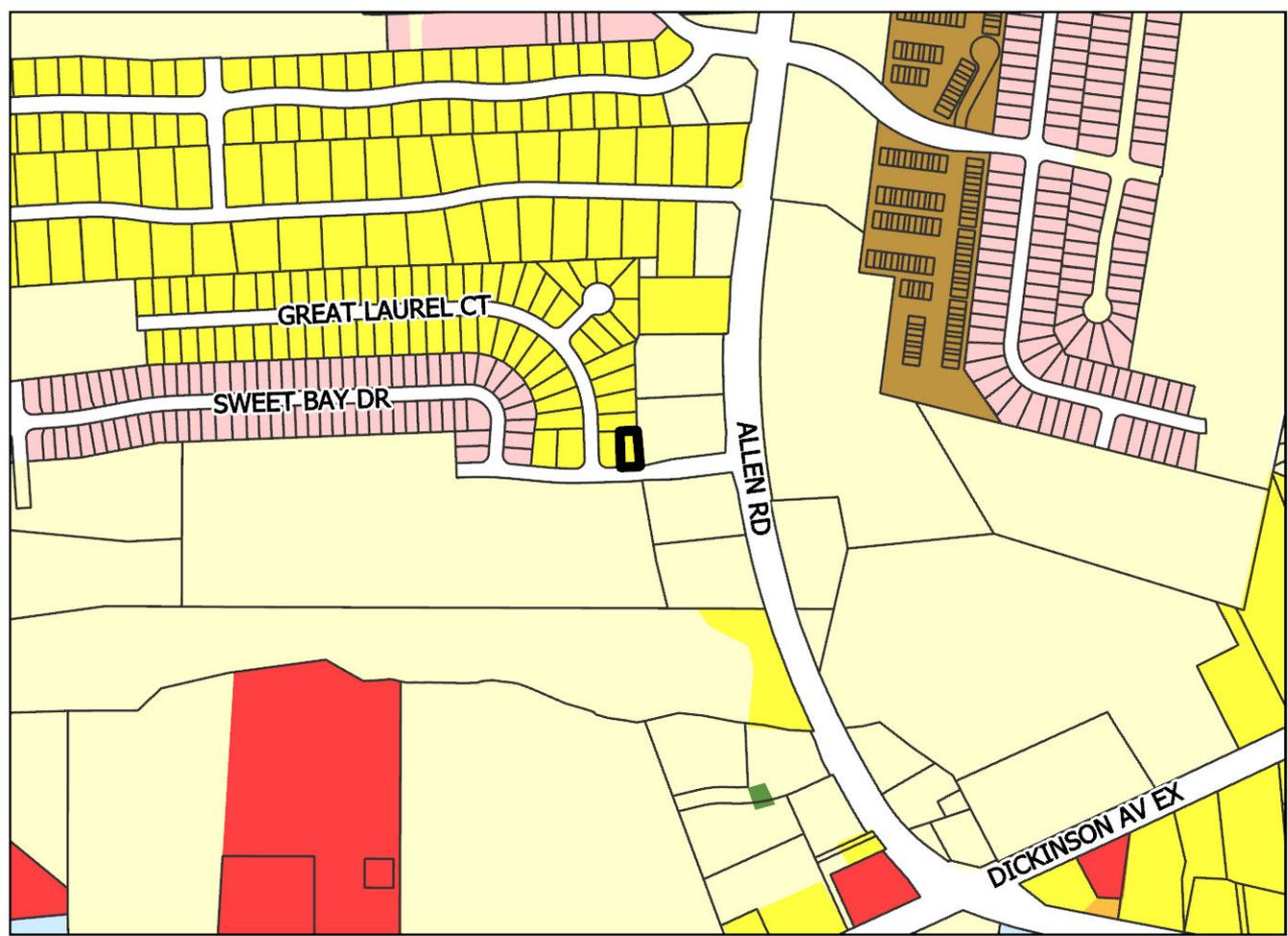
ROCKY RUSSELL BUILDERS, INC.
Being LCI 5, STONE HAVEN & LANSEVER
SECTION 1 is recorded in Map Book 71, Pages 68-71
of the Pitt County Registry
Greenville, Arthur Townships, Pitt County, North Carolina

Surveyed: 8/8
Date: 12/4/19
Scale: 1" = 30'

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 0.05 0.1 0.2 Miles

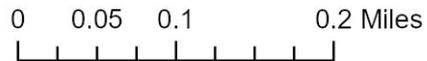
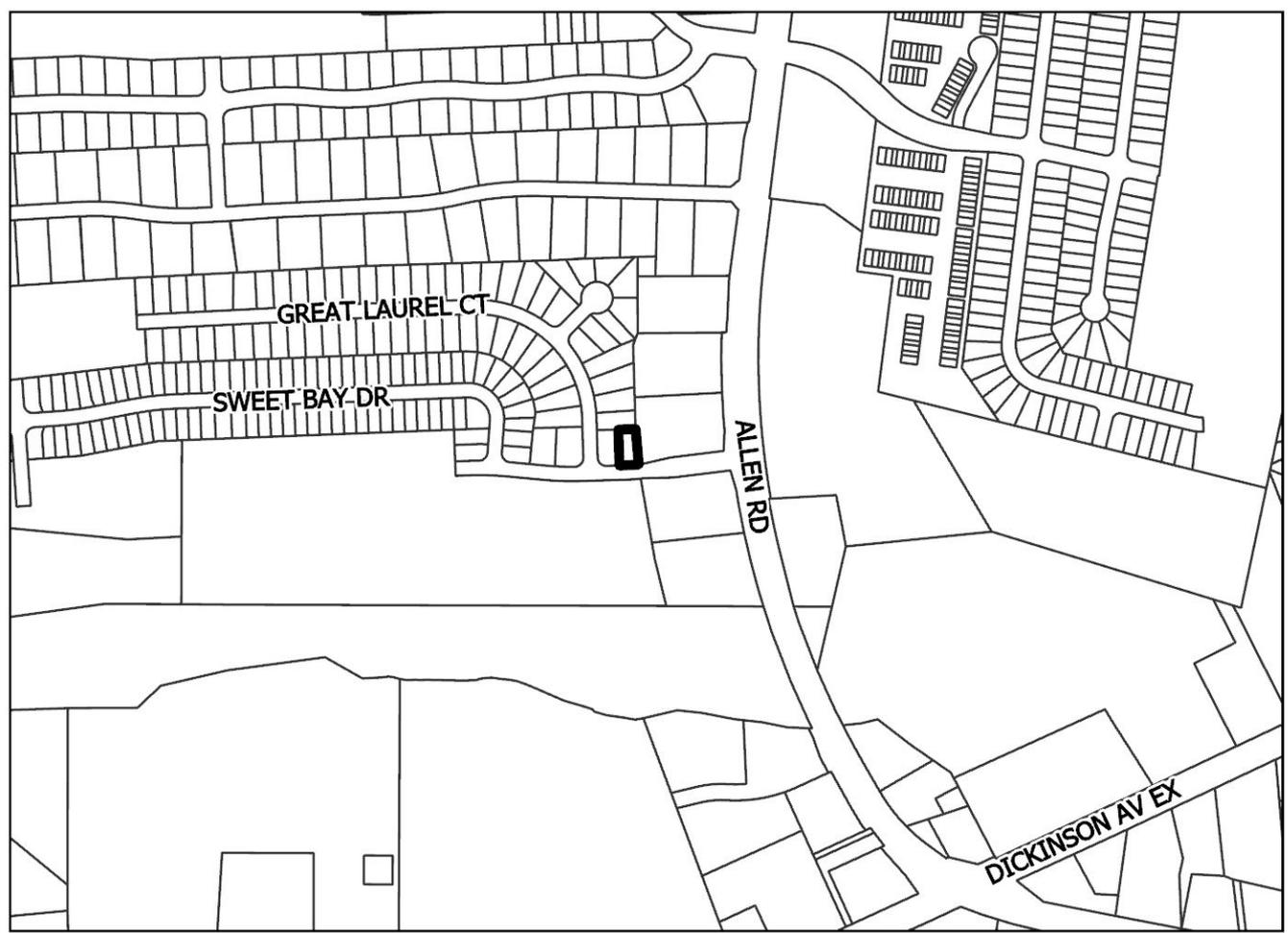


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Flood Plain Map

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



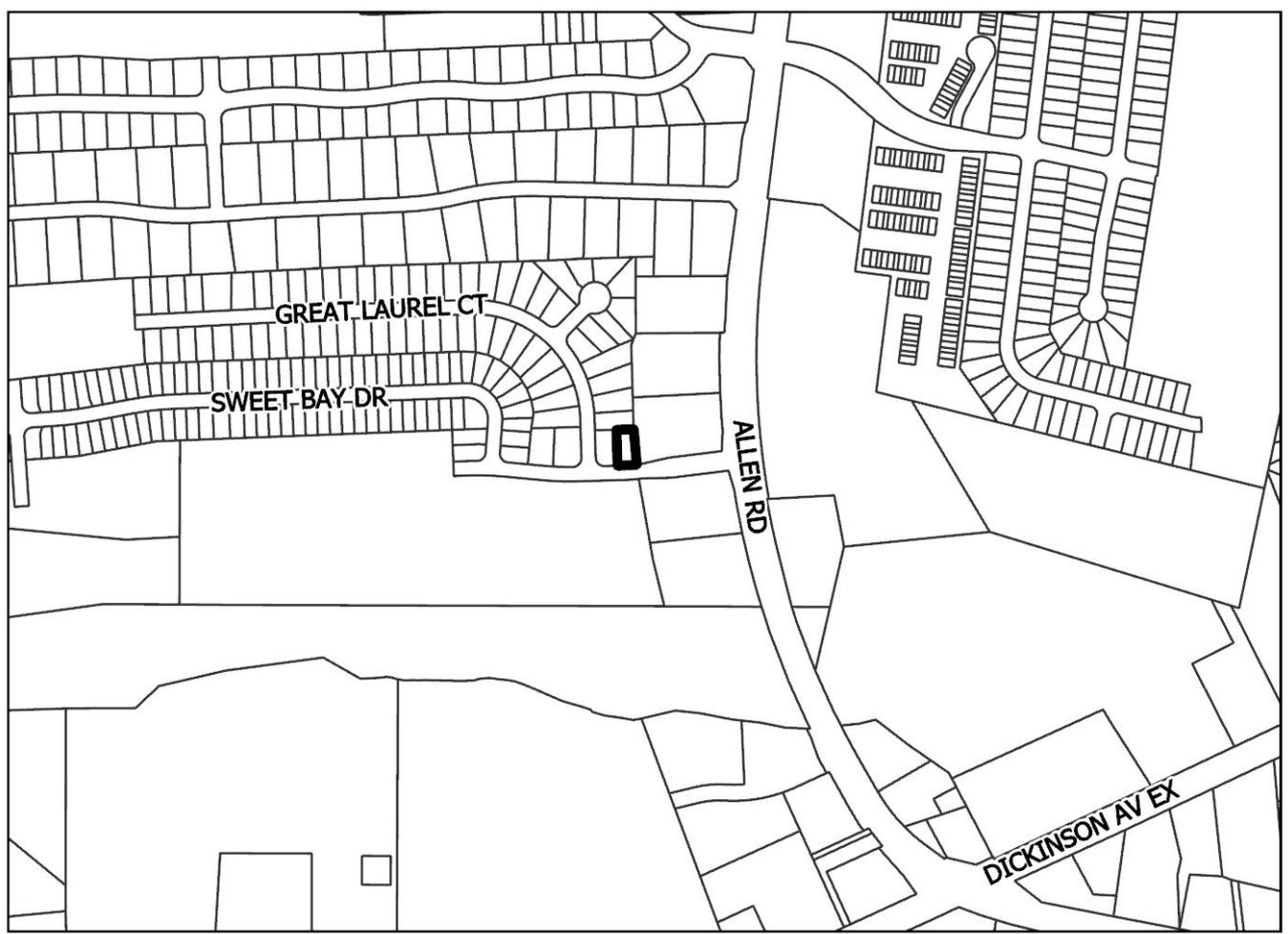
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Activity Centers

Map Legend

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



0 0.05 0.1 0.2 Miles



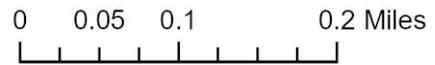
Find yourself in good company®



Zoning Map

Map Legend

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



Find yourself in good company®



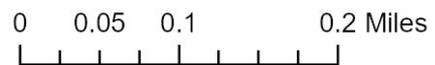
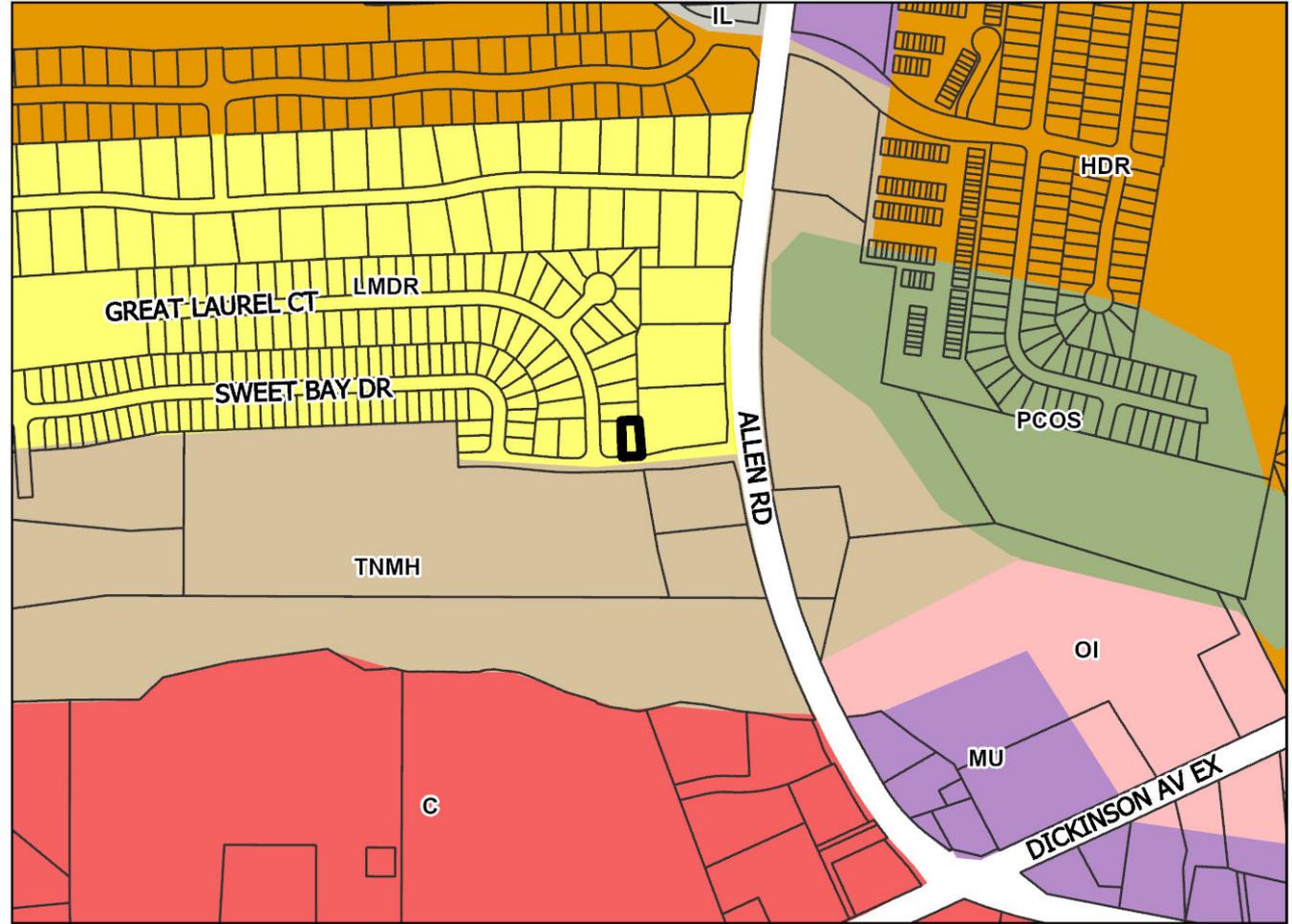
Future Land Use & Character Map

Map Legend

-  Rezoning
-  Land Parcels

Horizons2026 Future Land Use

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



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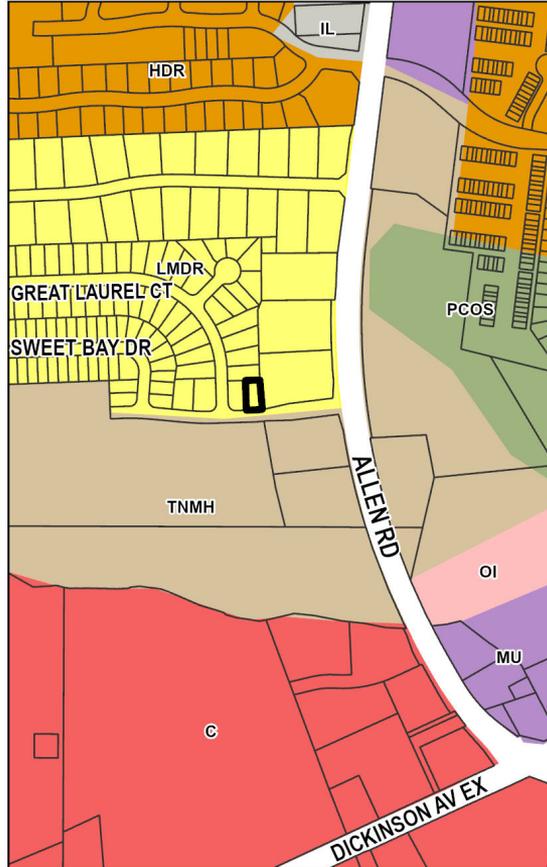


Future Land Use & Character Map

Zoning Map

Map Legend

-  Rezoning Sites
-  Land Parcels



Find yourself in good company®

The Planning and Zoning Commission voted unanimously to approve the request at its January 21, 2020 meeting.



Find yourself in good company®

The Planning and Zoning Commission voted unanimously to approve the request at its January 21, 2020 meeting.



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Item 8

Ordinance requested by HBL
Investments, LLC to rezone 4.122
acres



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General Location Map

Map Legend

 Greenville's ETJ

 Tar River

 Pitt-Greenville Airport (PGV)

City Council Voting District

District

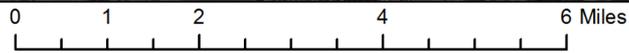
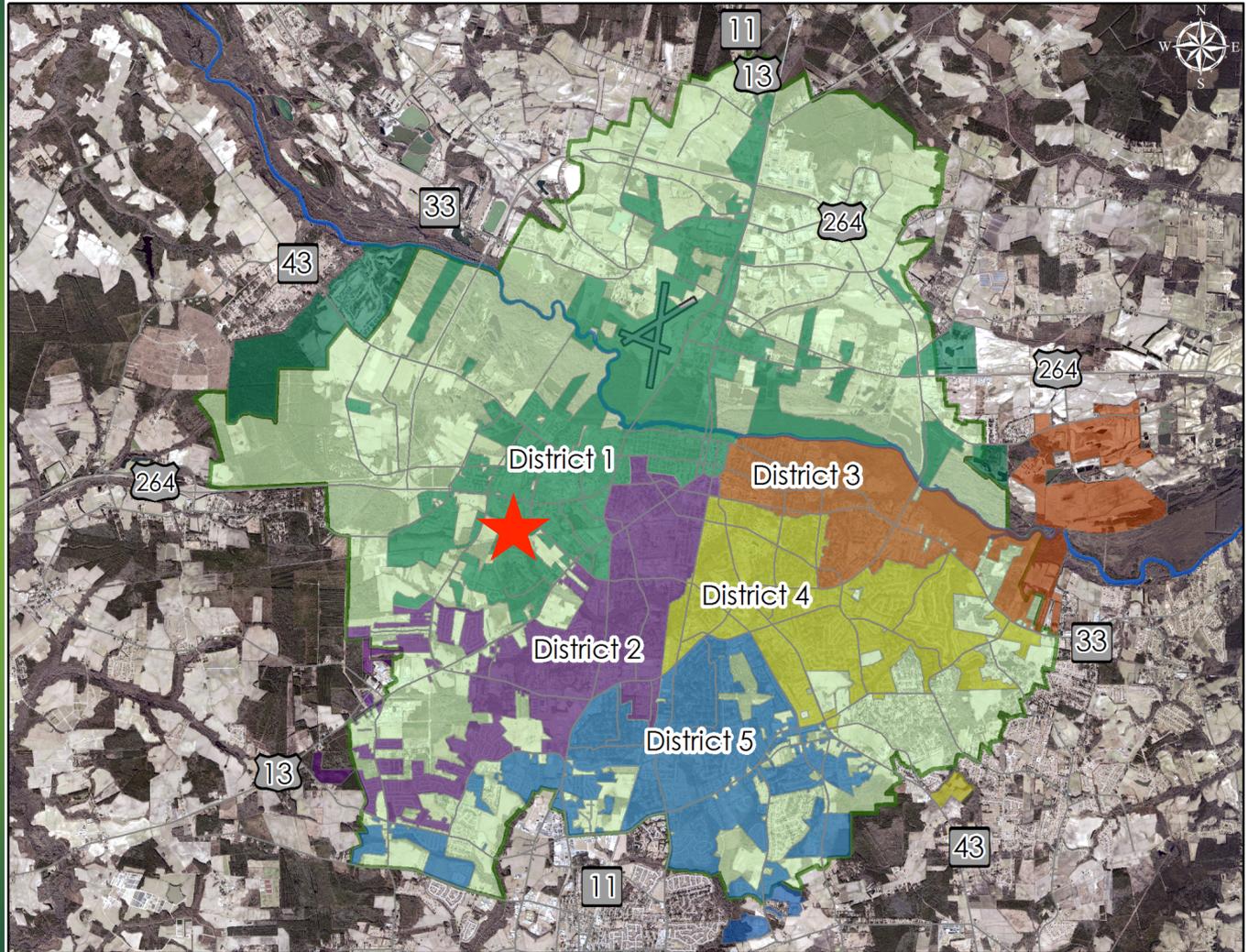
 District 1

 District 2

 District 3

 District 4

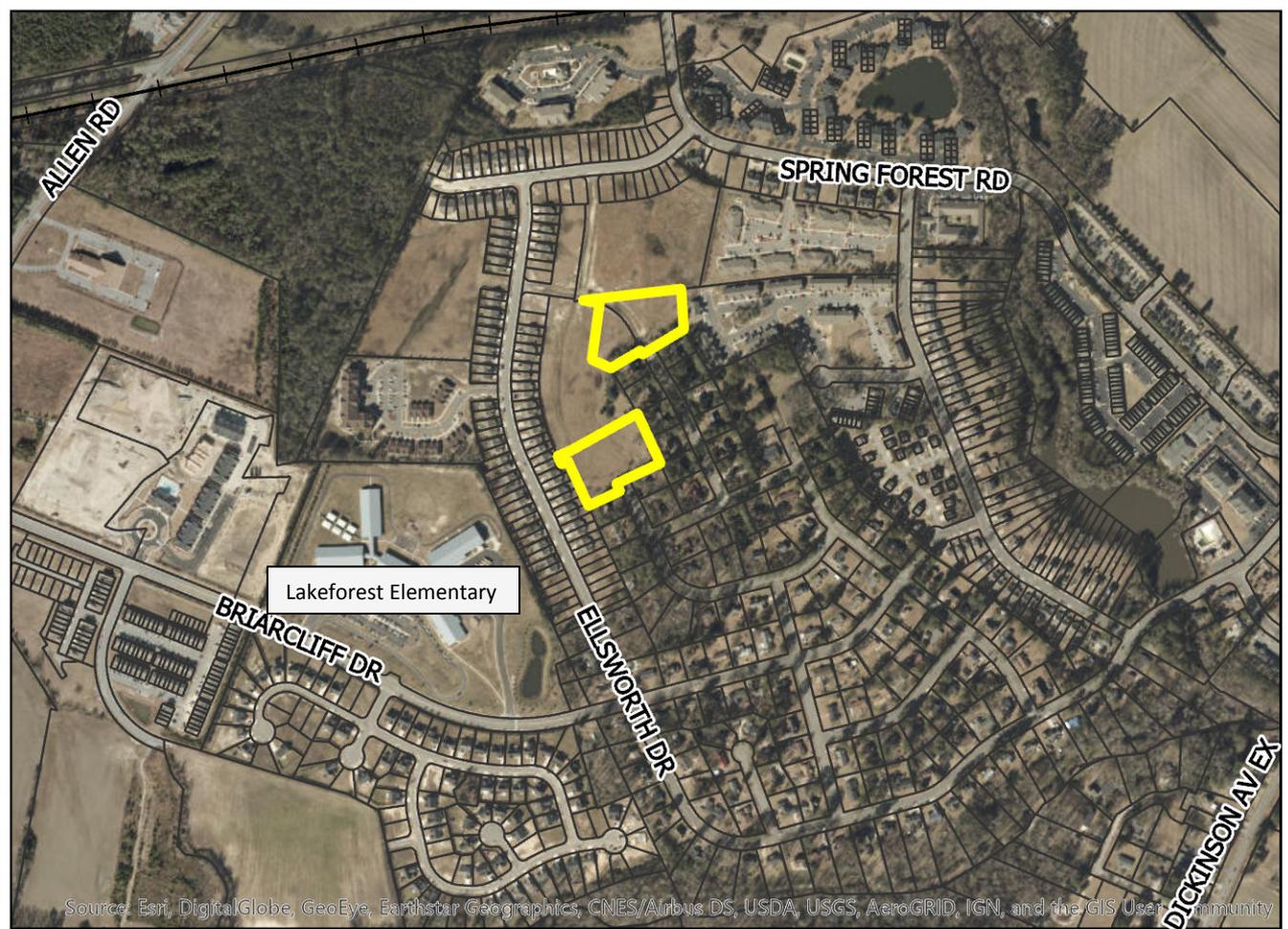
 District 5



Greenville
NORTH CAROLINA

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Aerial Map (2016)



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0 0.07 0.15 0.3 Miles



Morton Lane



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Gordon Drive

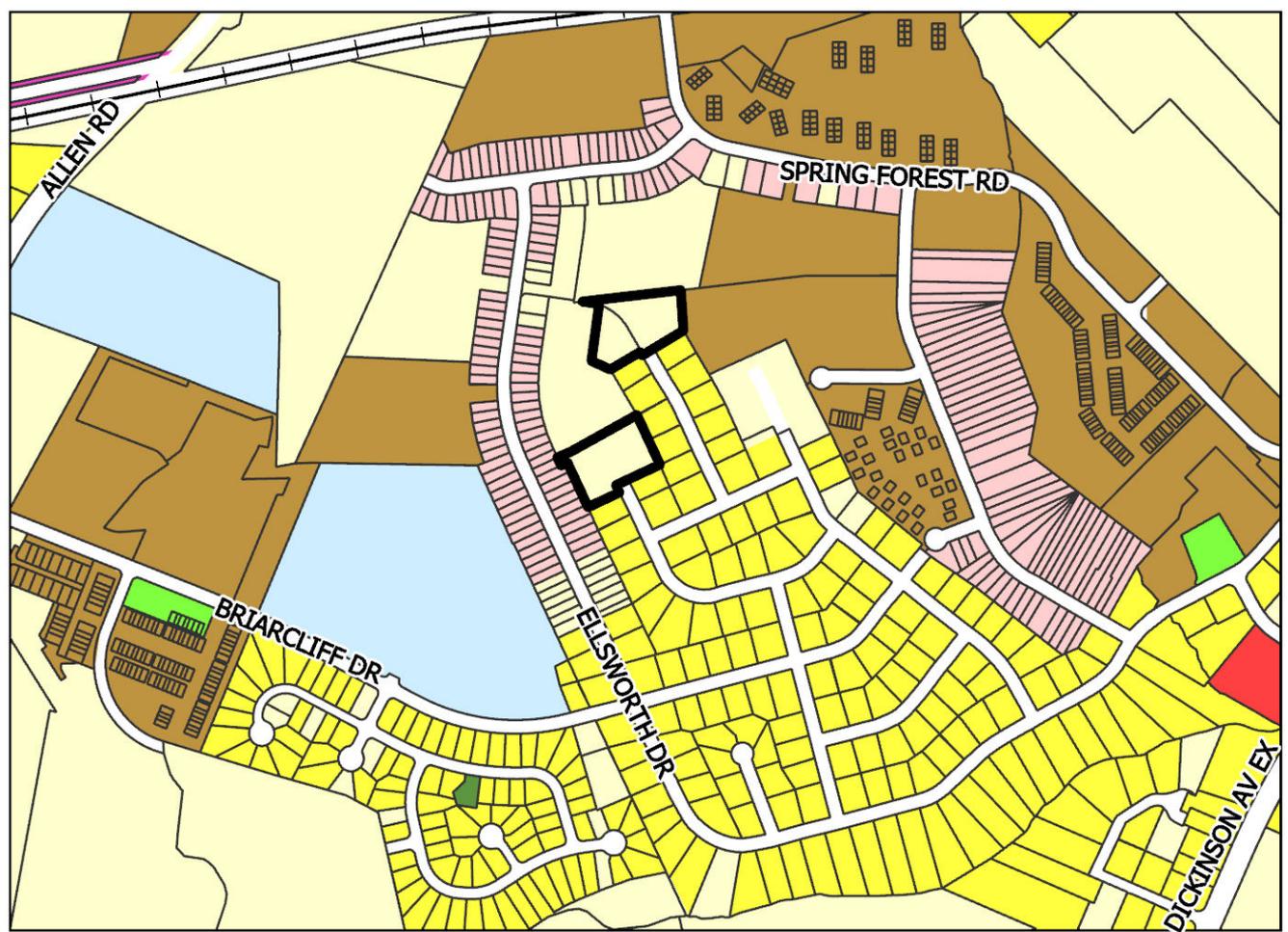


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Existing Land Use

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



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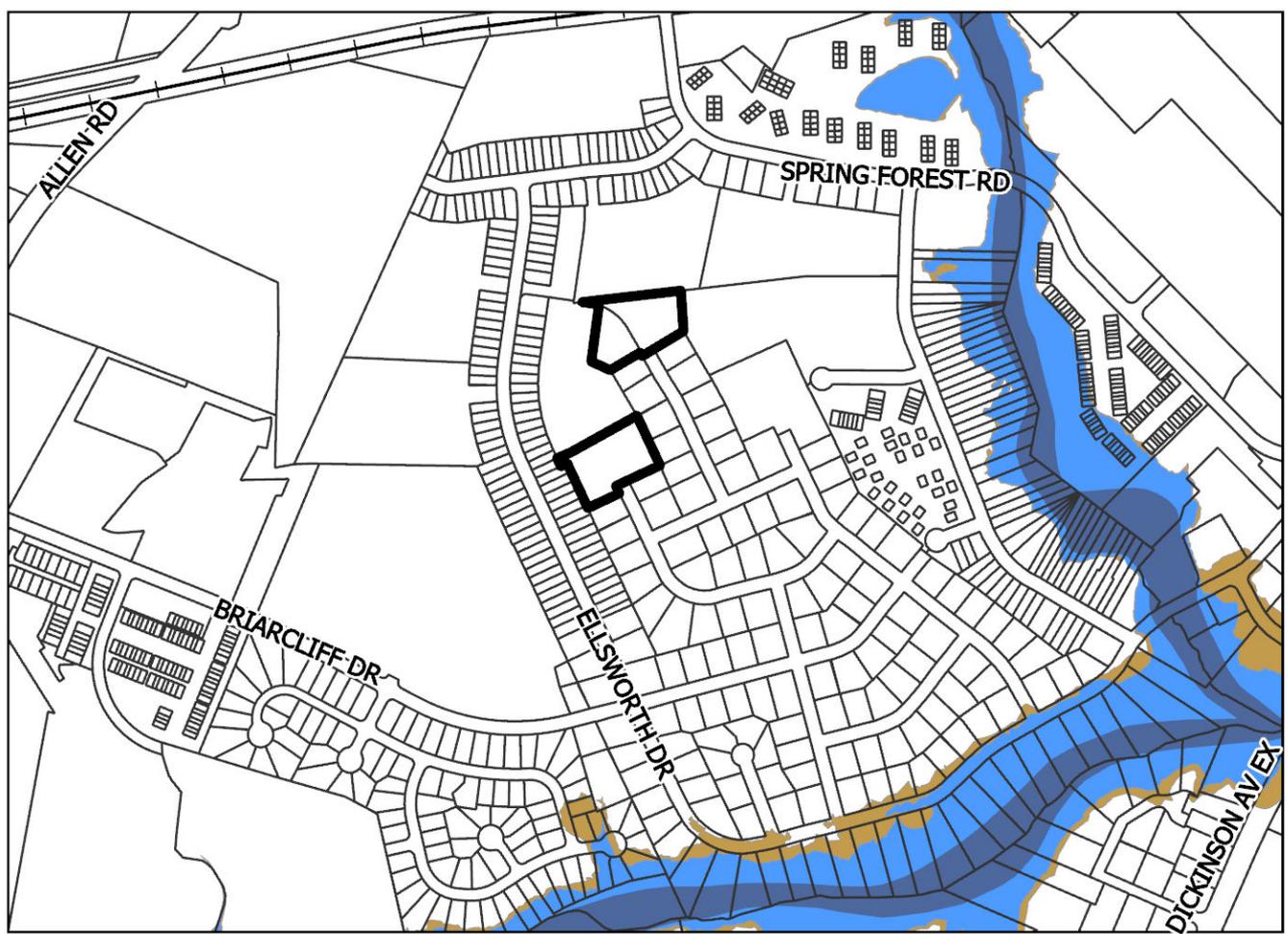


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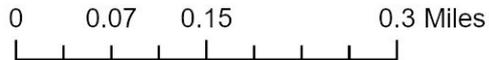


Flood Plain Map

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



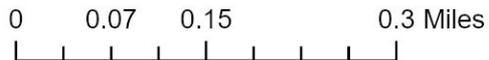
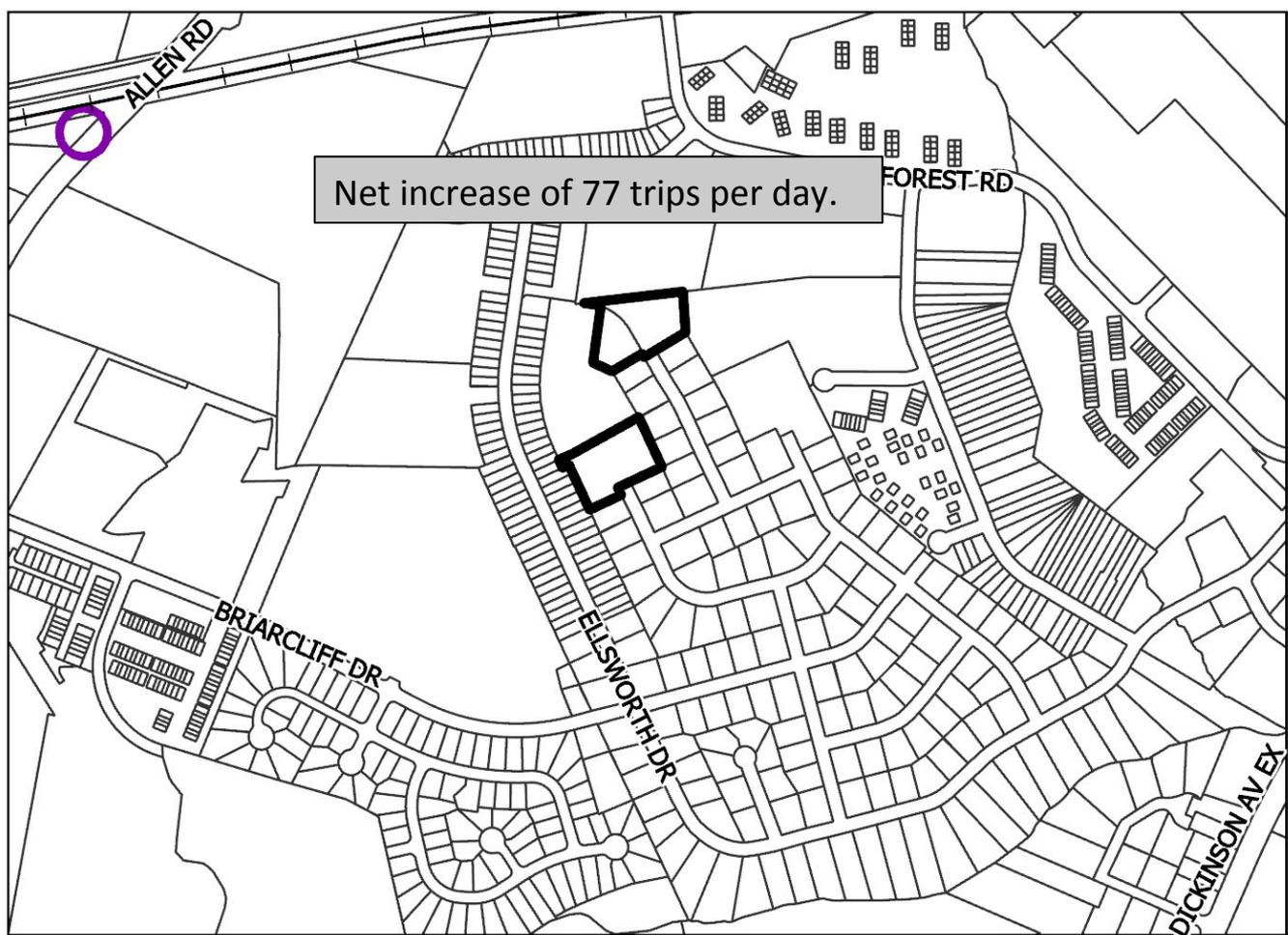
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Activity Centers

Map Legend

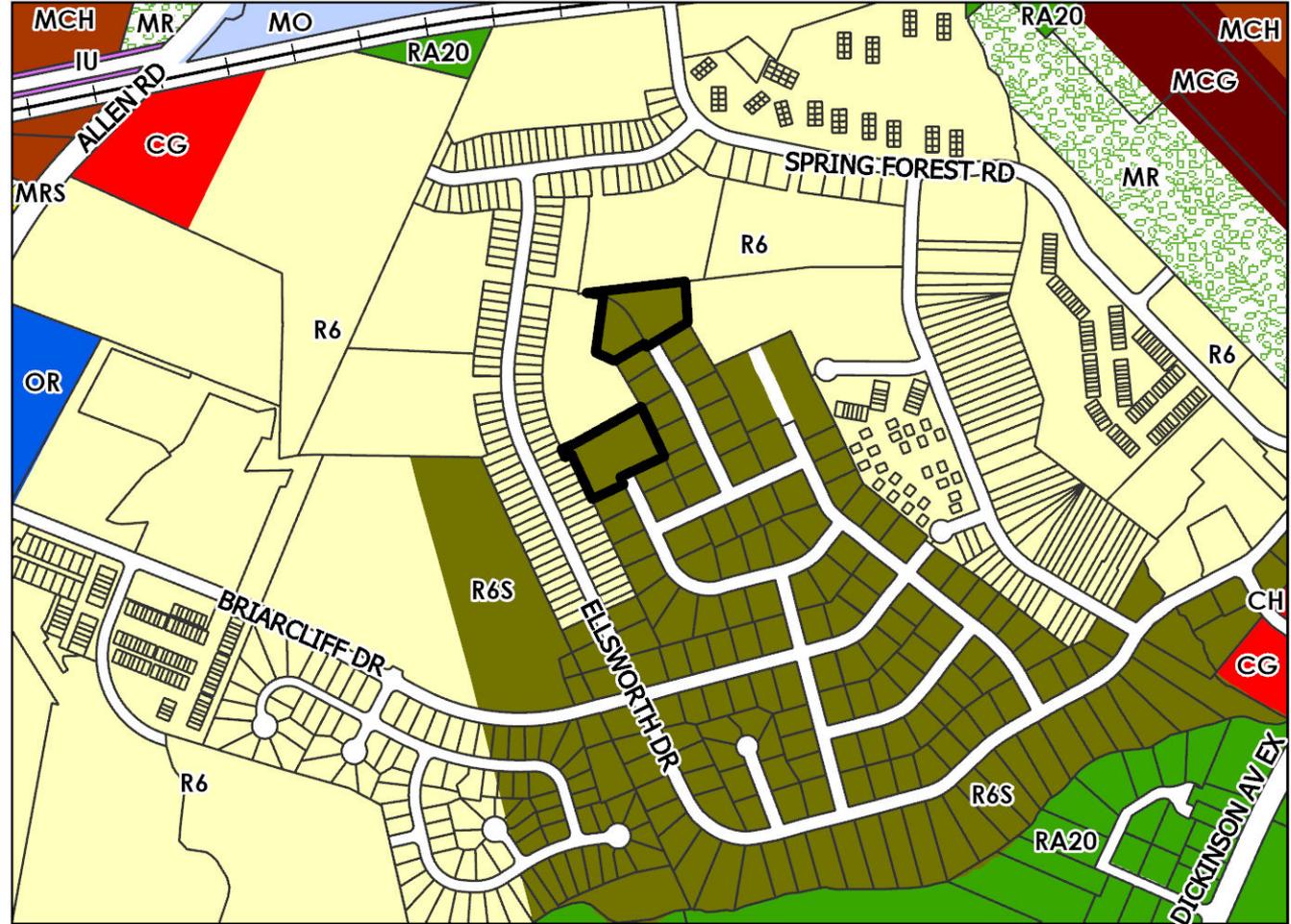
-  Rezoning
-  Land Parcels
-  Neighborhood Activity Center
-  Community Activity Center
-  Regional Activity Center
-  Employment Center



Zoning Map

Map Legend

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



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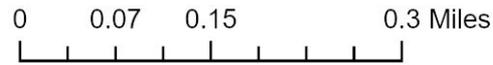
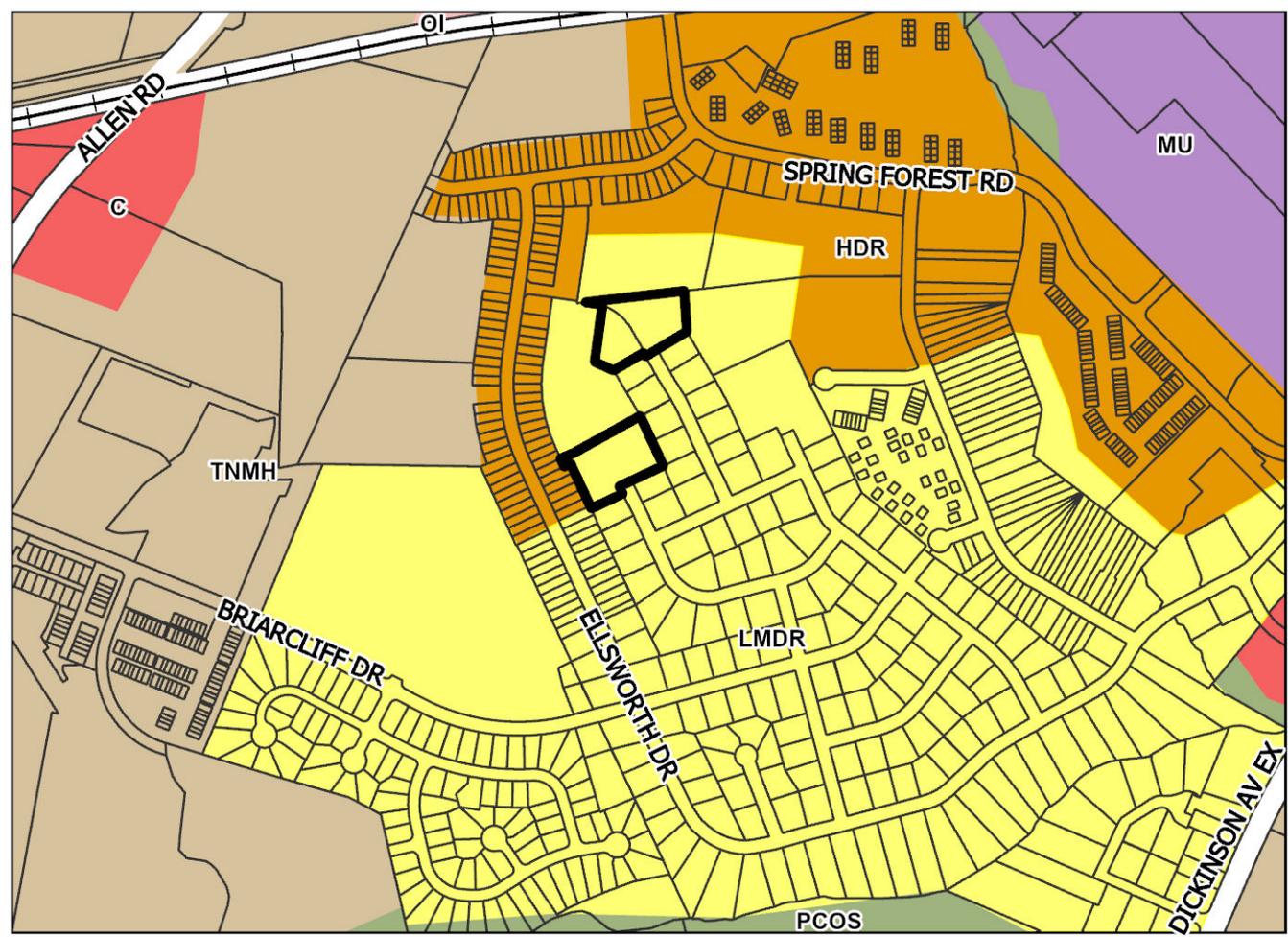
Future Land Use & Character Map

Map Legend

-  Rezoning
-  Land Parcels

Horizons2026 Future Land Use

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



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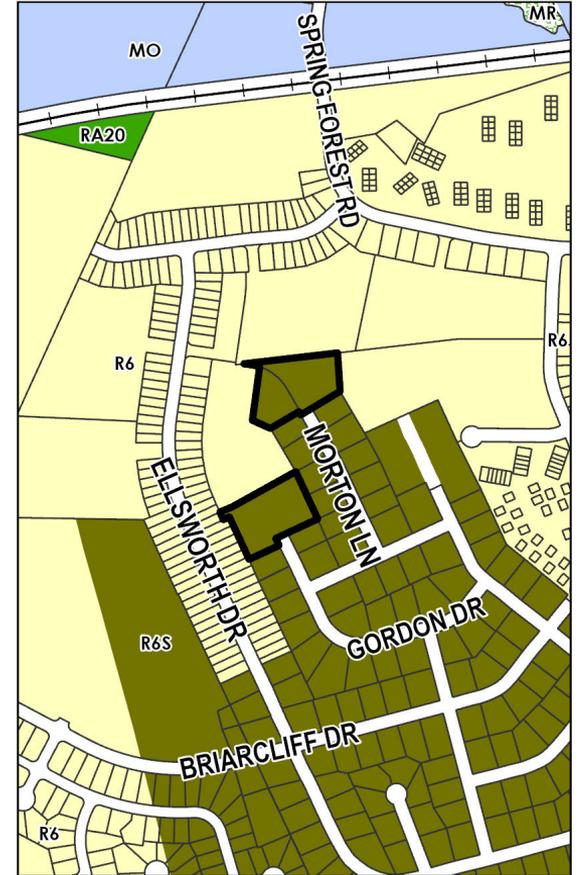
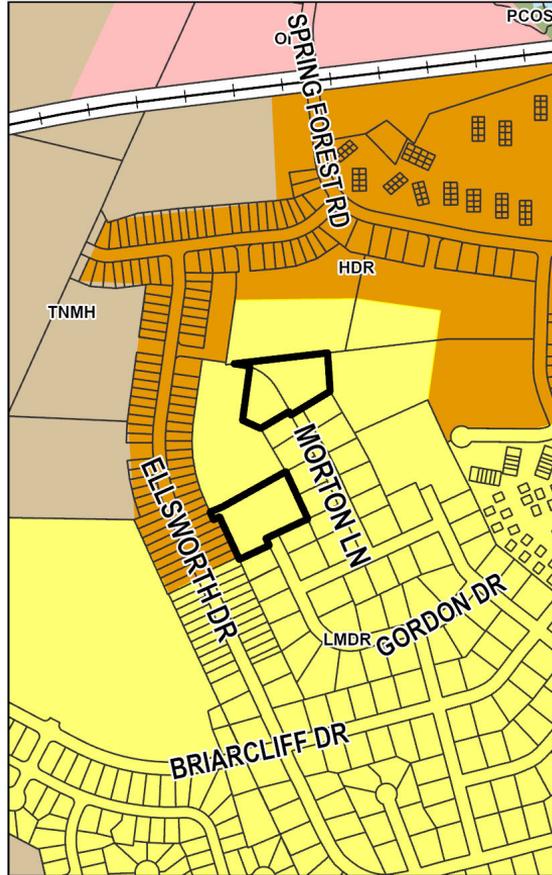


Future Land Use & Character Map

Zoning Map

Map Legend

-  Rezoning Sites
-  Land Parcels



Greenville
NORTH CAROLINA

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The Planning and Zoning Commission voted unanimously to approve the request at its January 21, 2020 meeting.



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Item 9

Ordinance requested by John
Marvin Taft to rezone 2.209 acres



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General Location Map

Map Legend

 Greenville's ETJ

 Tar River

 Pitt-Greenville Airport (PGV)

City Council Voting District

District

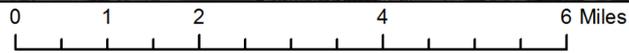
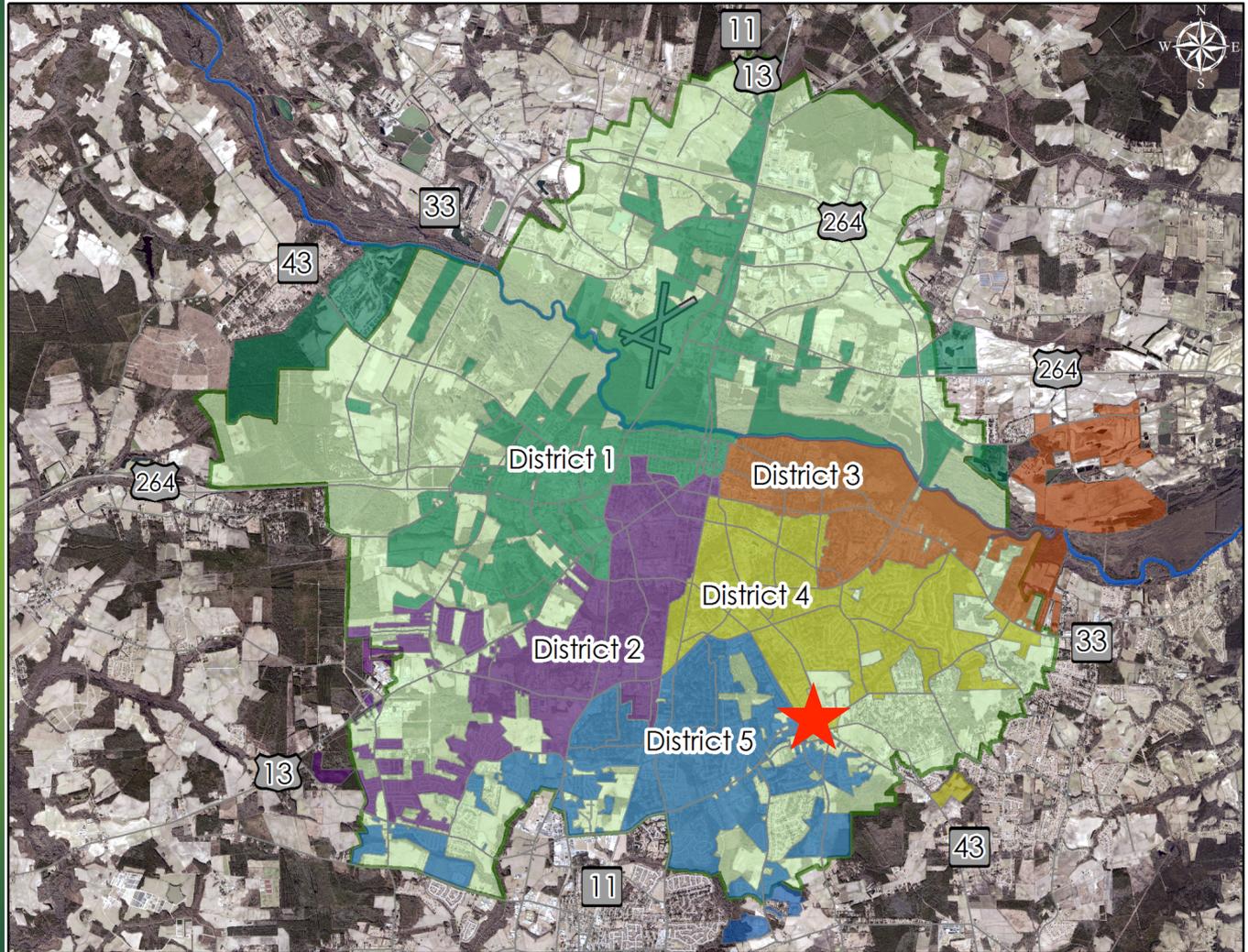
 District 1

 District 2

 District 3

 District 4

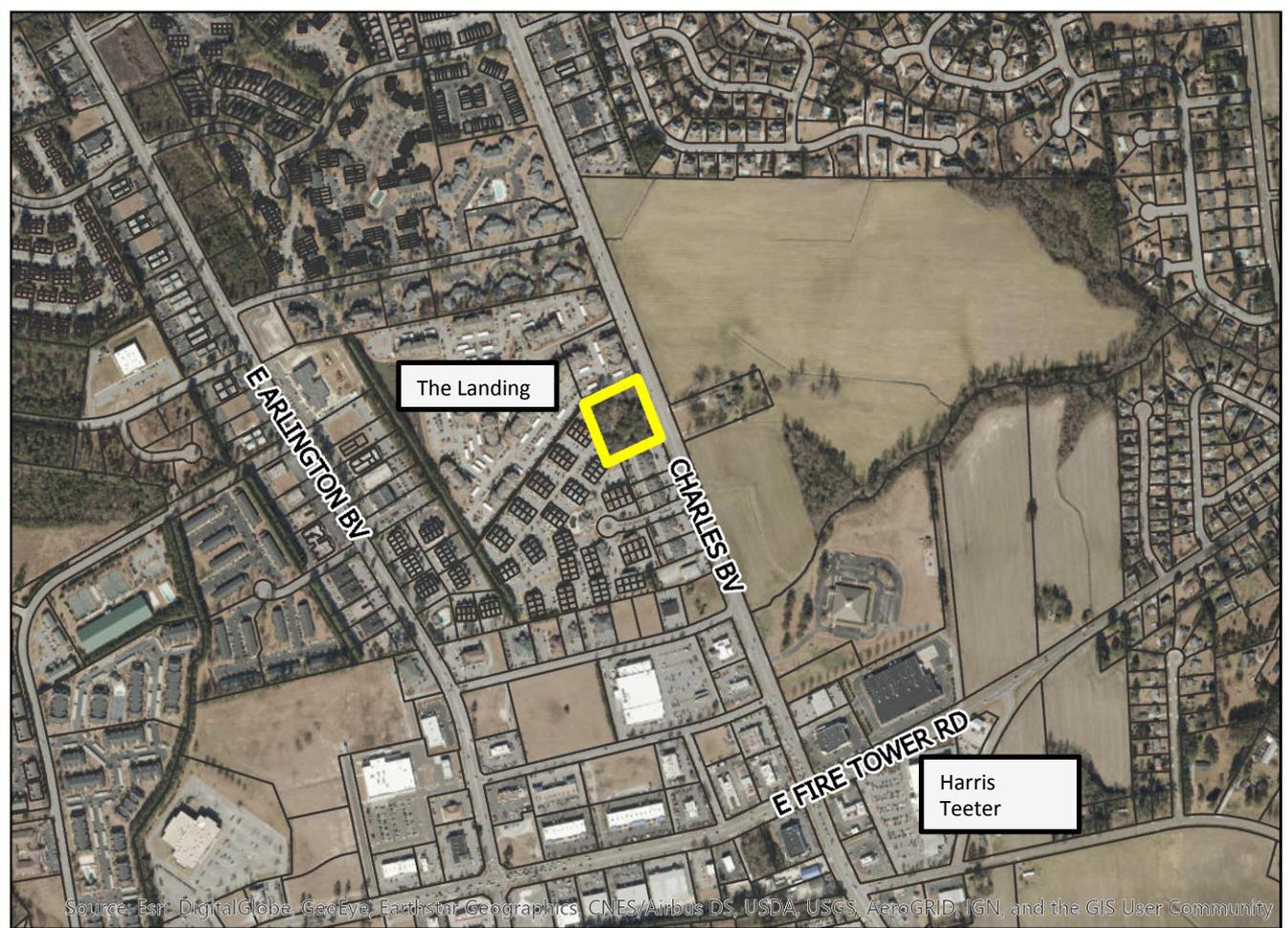
 District 5



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



Greenville
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0 0.1 0.2 0.4 Miles



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Charles Boulevard.

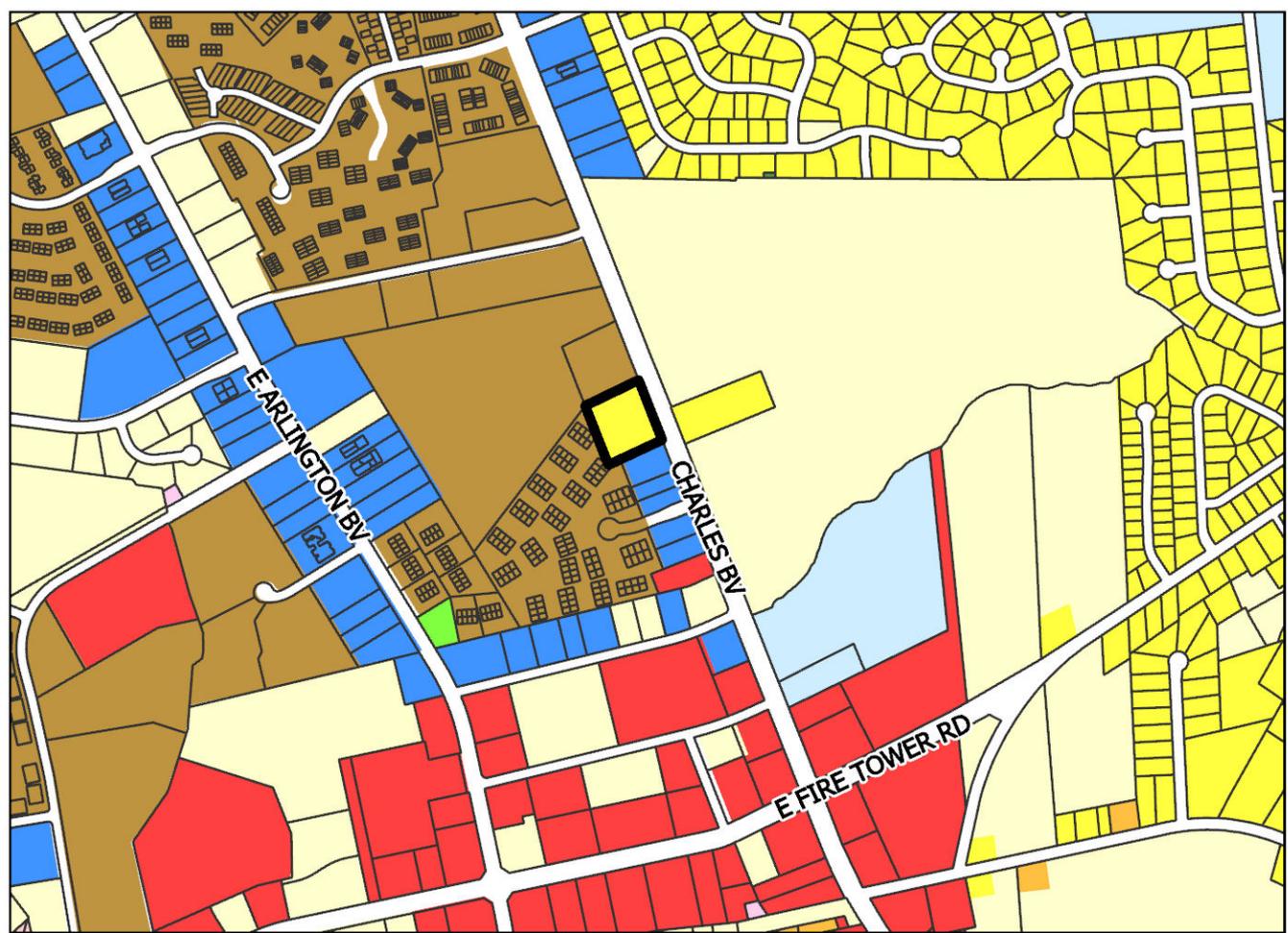


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Existing Land Use

Existing Land Use

- Cemetery
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- Recreation
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- Utility
- Vacant



0 0.1 0.2 0.4 Miles

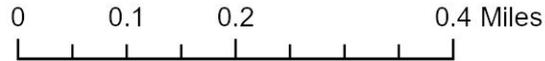
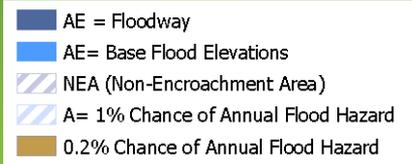


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Flood Plain Map



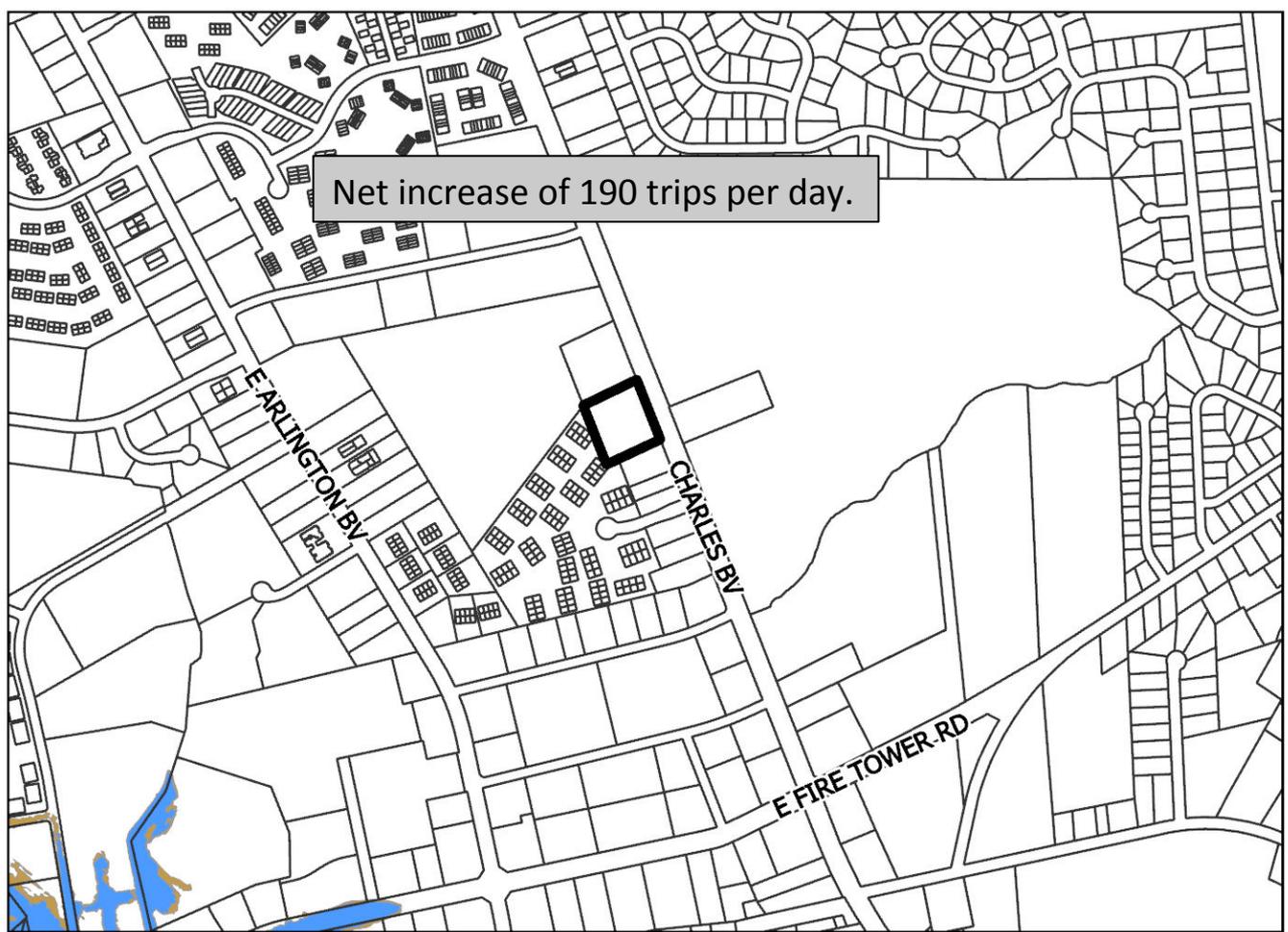
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Activity Centers

Map Legend

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



Net increase of 190 trips per day.



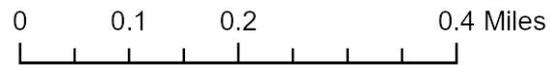
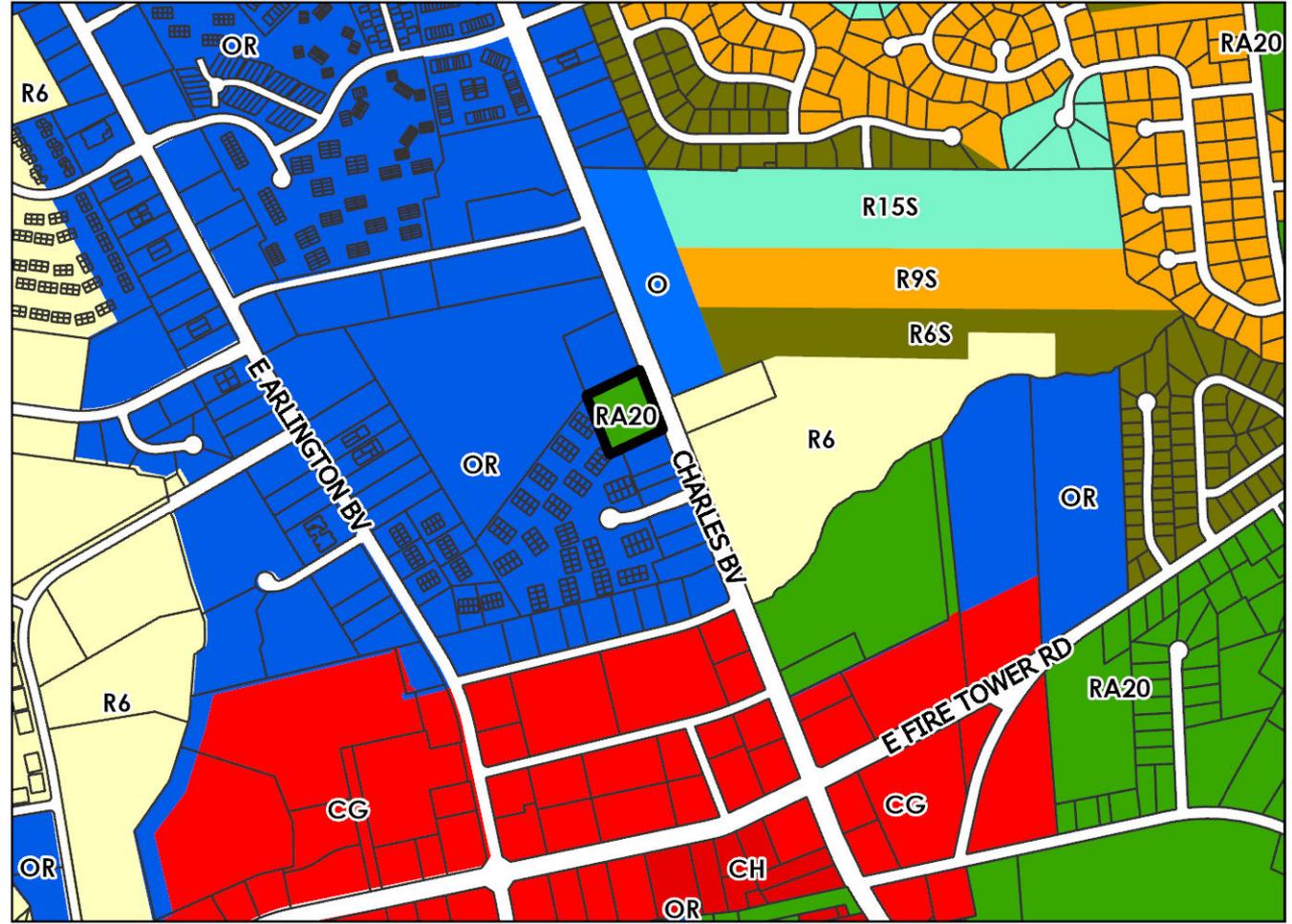
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Zoning Map

Map Legend

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



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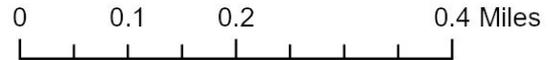
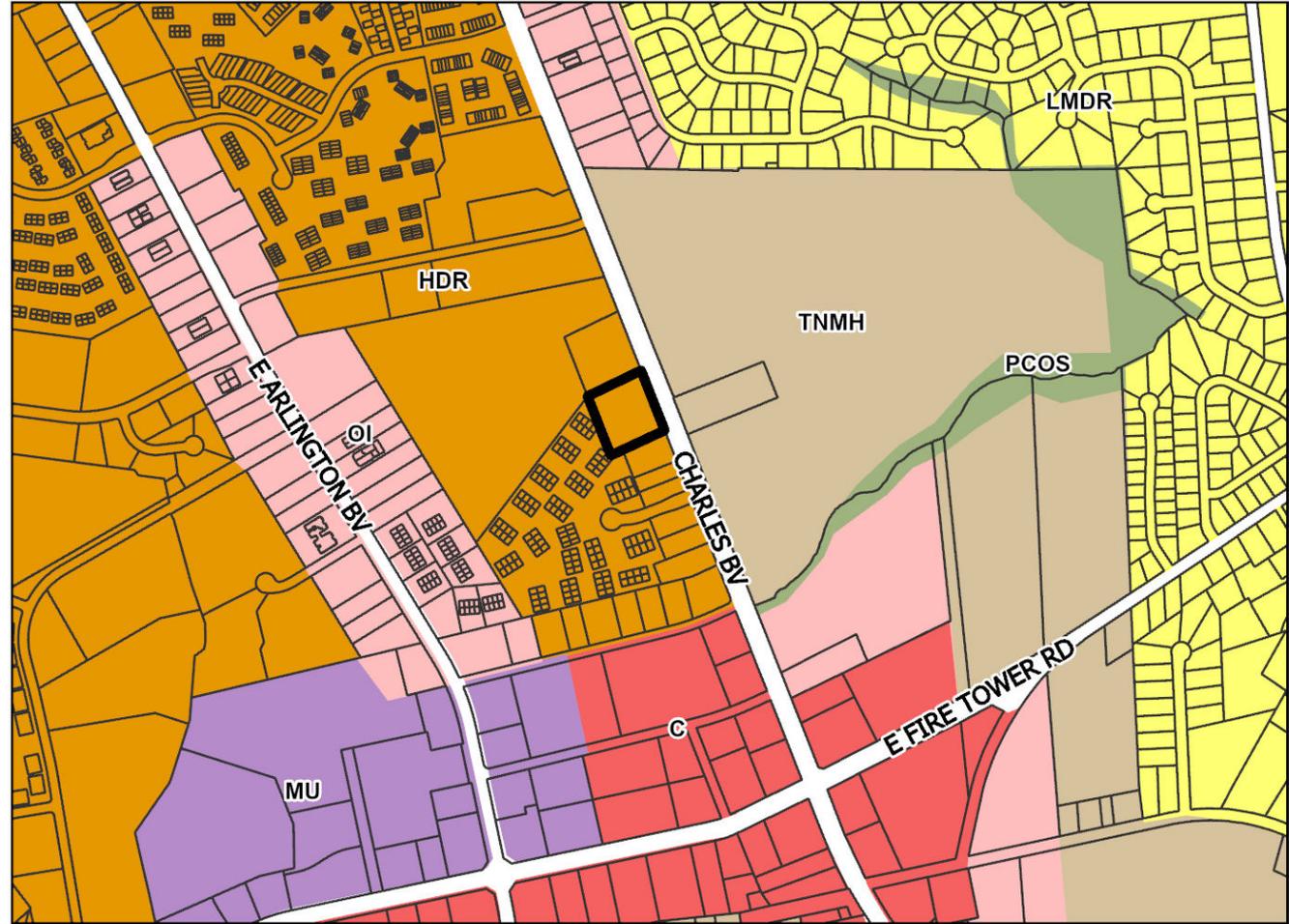
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Map Legend

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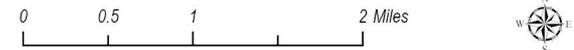
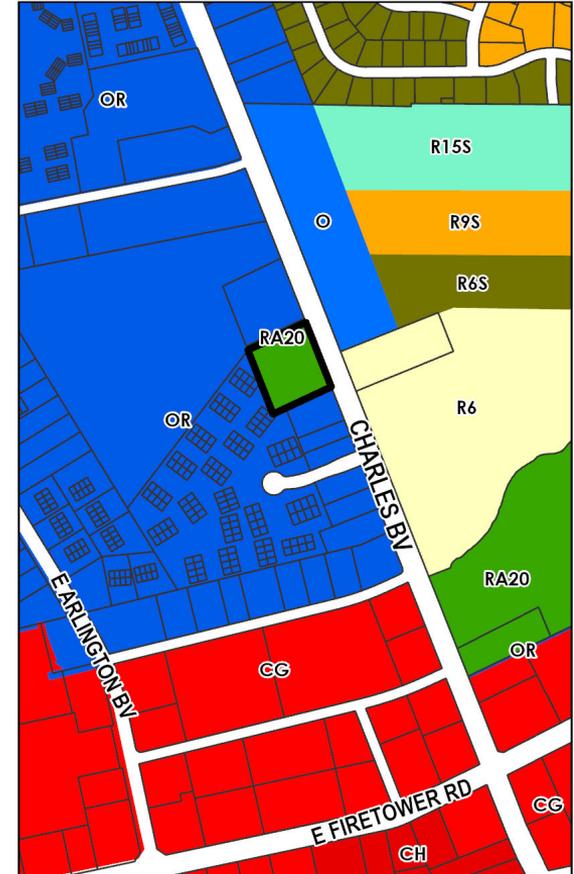
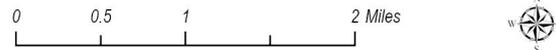
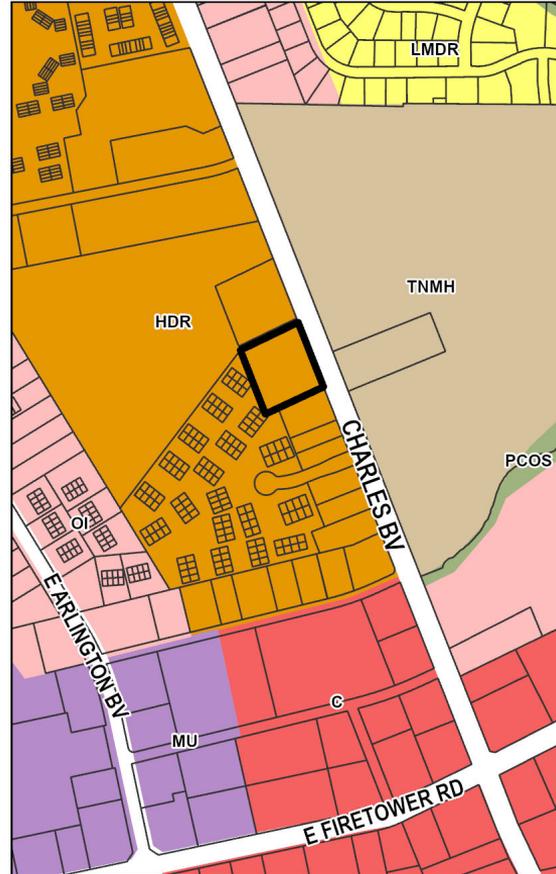


Future Land Use & Character Map

Zoning Map

Map Legend

-  Rezoning Sites
-  Land Parcels



Greenville
NORTH CAROLINA

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The Planning and Zoning Commission voted unanimously to approve the request at its January 21, 2020 meeting.



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Item 12

Resolution to close a portion of
Atlantic Avenue



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Imperial Warehouse Area

Portions of:

Bonners Lane

South Alley Street

Atlantic Avenue



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General Location Map



Greenville
NORTH CAROLINA

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**Transportation
Center**

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

Item 13

Development Agreement Between the City of Greenville and Seacoast Communities Related to the Purchase of Imperial Property for the Development of a Hotel and Market Rate Housing



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**IMPERIAL TOBACCO
ECONOMIC DEVELOPEMT AGREEMENT**

Imperial Tobacco Economic Development Agreement

Discussion Items

- Project Overview
- Development Agreement Summary
- Public Investment in Project
- Public Hearing





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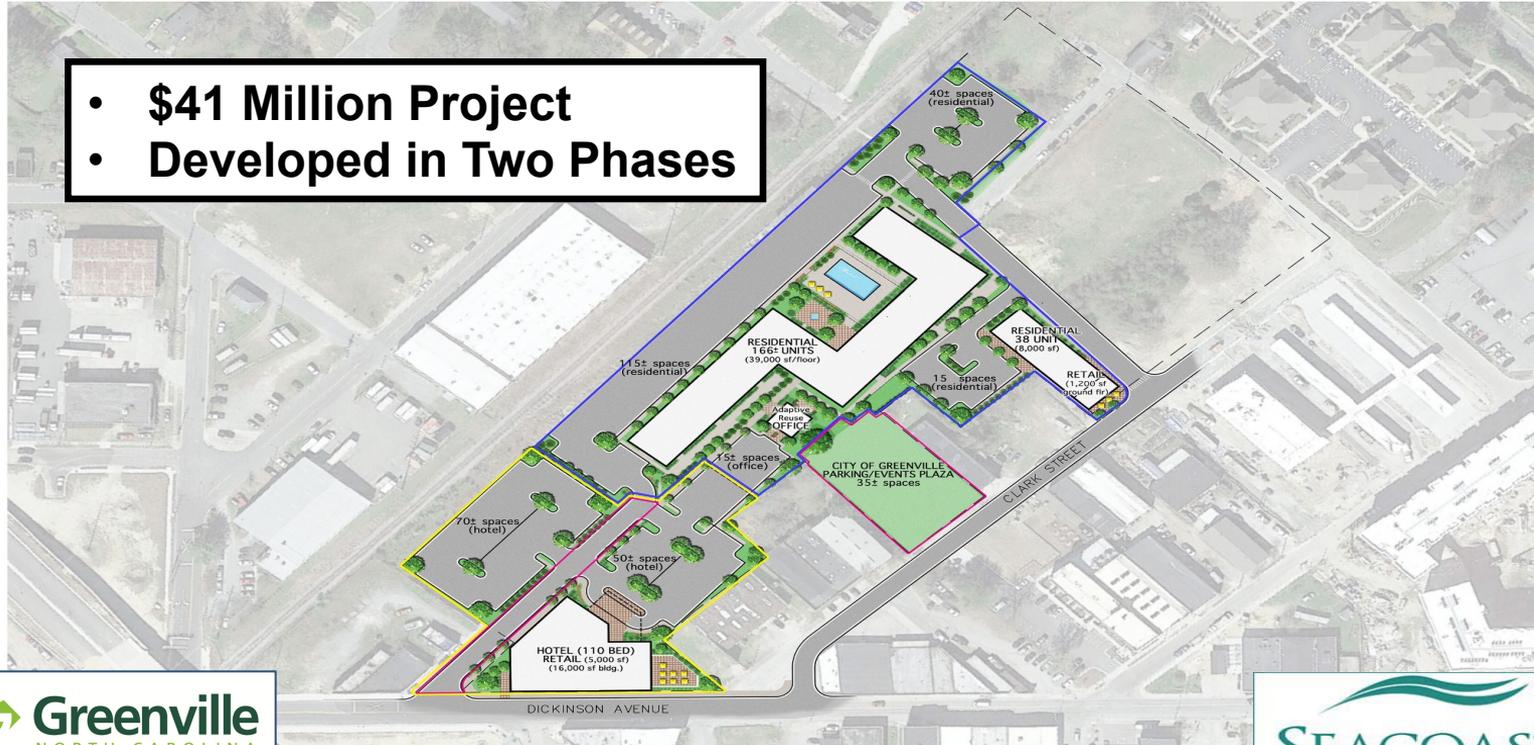
SEACOAST
COMMUNITIES

PROJECT OVERVIEW

Imperial Tobacco Economic Development Agreement

Project Overview

- \$41 Million Project
- Developed in Two Phases



Imperial Tobacco Economic Development Agreement

Phase One

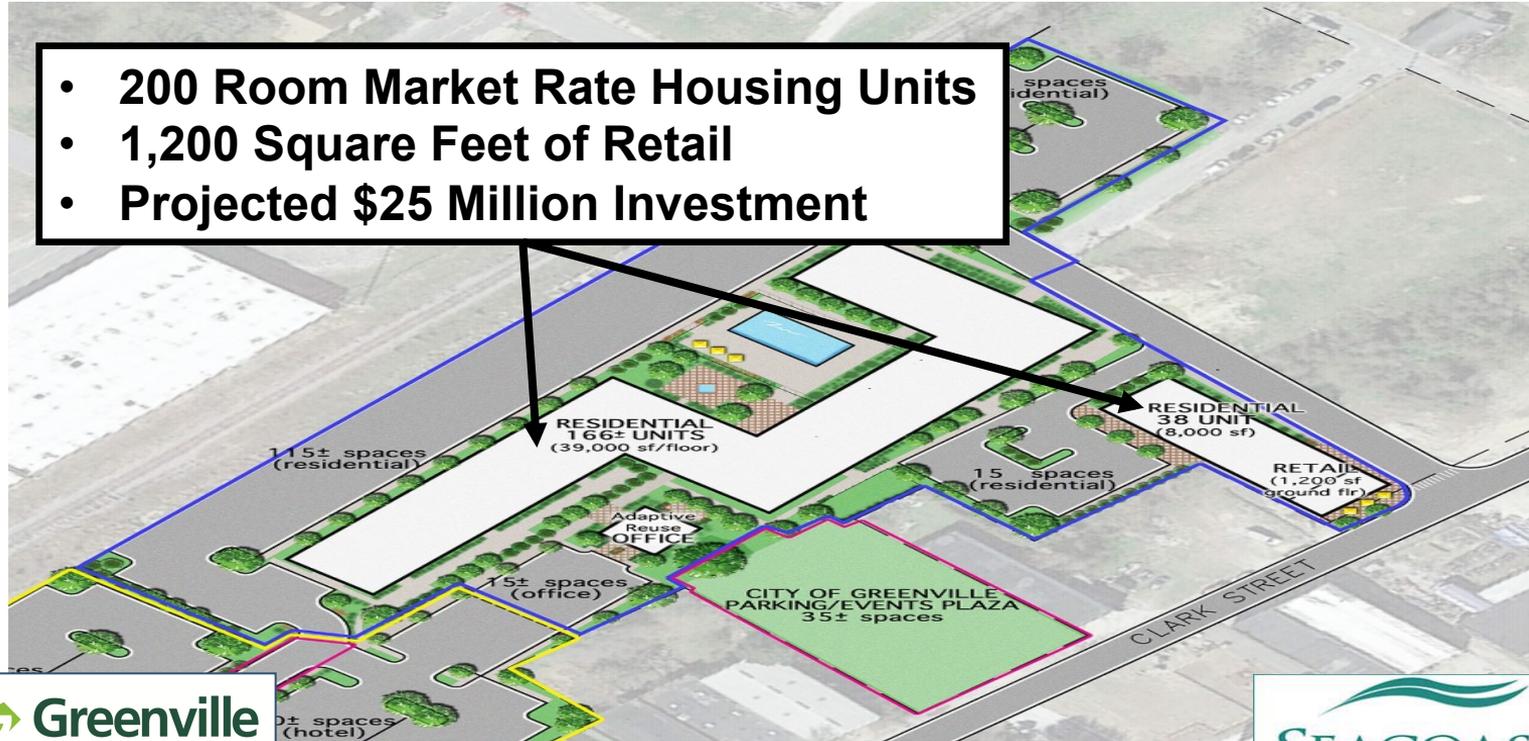
- 110 Room Boutique Hotel
- Rooftop Bar & Lounge
- Projected \$16 Million Investment



Imperial Tobacco Economic Development Agreement

Phase Two

- 200 Room Market Rate Housing Units
- 1,200 Square Feet of Retail
- Projected \$25 Million Investment

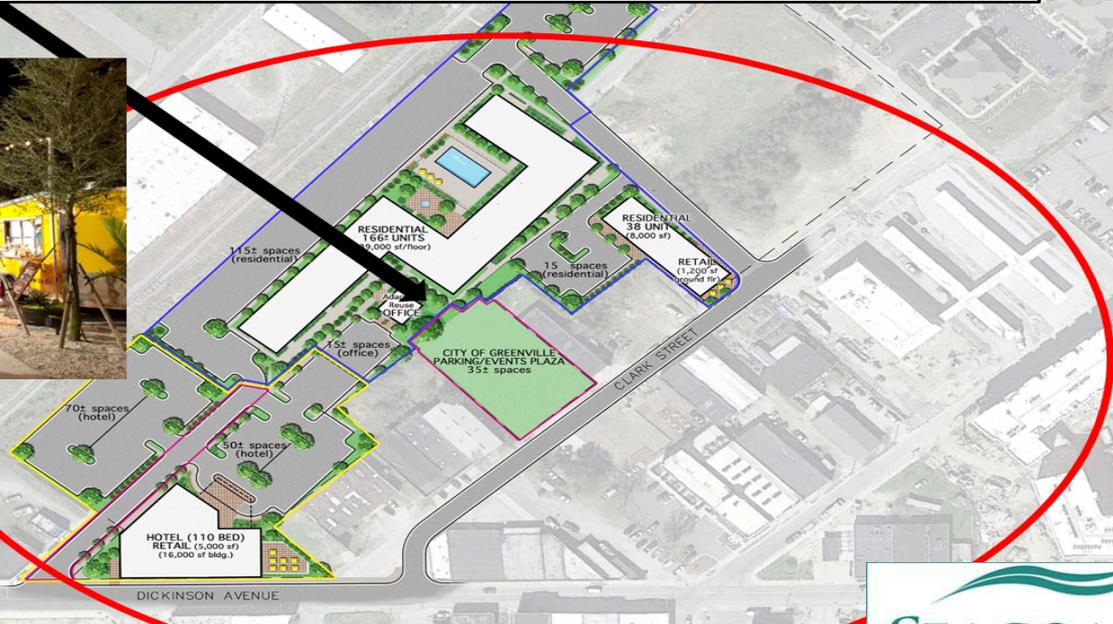


Imperial Tobacco Economic Development Agreement

Project Overview

Community Gathering Place Located in the Heart of Dickinson Avenue

- Phase 2 (4.28 acres)
- City Infrastructure



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Imperial Tobacco Economic Development Agreement

Project Overview

- **Proposed Developer Investment:**

Hotel	\$ 16,000,000
Market Rate Housing	<u>25,000,000</u>
Total	<u>\$ 41,000,000</u>

- **Impact to the City:**

- Puts Imperial Site Property Back on the Tax Rolls
- Increases the Number of People in Uptown on Daily Basis by 300 to 400
- Increases Annual Tax Revenues by Approximately \$195,000 (Includes Property and Sales Tax)
- Enhances Opportunity for Future Economic Growth Uptown

Imperial Tobacco Economic Development Agreement

Project Summary

15 Year Pro Forma

Revenue

Sale of Property to Developer:

Phase 1	\$ 1,000,000
Phase 2	2,000,000
Subtotal	3,000,000

Tax Revenues:

Property Tax	1,883,700
Sales Tax	262,800
Dickinson Avenue Property Tax	161,020
Subtotal	2,307,520

Total Revenue **\$ 5,307,520**

Expense

Public Infrastructure / Site Development: (1,500,000)

Capital Investment Grant (CIG)
Hotel (561,600)

Total Expense **\$ (2,061,600)**

Revenue Less Expense **\$ 3,245,920**





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SEACOAST
COMMUNITIES

OVERALL REQUIREMENTS

Imperial Tobacco Economic Development Agreement

Overall Project Requirements

- **Seacoast Shall Purchase the Property at Fair Market Value Based on Appraisal**
- **Property Shall be Purchased in Phases**
- **The City Shall Approve the Architectural Design and All Exterior Materials and Finishes of the Project.**
- **Seacoast Shall Fund All Parking Related to the Project**

Imperial Tobacco Economic Development Agreement

Overall Project Requirements

- **Seacoast Shall Include an Art Component in the Project**
- **Seacoast Shall Include Features in the Project that Reflect and Pay Tribute to the History of the Imperial Tobacco Processing Plant and the Citizens that Both Worked and Lived in the West Greenville Community**
- **Seacoast Shall Expend a Minimum of \$20,000 in Phase One and \$35,000 in Phase Two on Art and/or History Components**

Imperial Tobacco Economic Development Agreement

Overall Project Requirements

- **Seacoast Shall Conduct a Series of Public Input Meetings in West Greenville to Receive Input from the Community Regarding Ways to Integrate the Area's History into the Project**
- **Seacoast and the City Shall Jointly Select an Advisory Group to Provide Input and Guidance as to the Art and History Components Included in the Project**



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SEACOAST
COMMUNITIES

**PHASE ONE REQUIREMENTS:
BOUTIQUE STYLE HOTEL**

Imperial Tobacco Economic Development Agreement

Phase 1 Requirements: Boutique Style Hotel

- **Phase 1 Requirements Found in Exhibit C of Agreement**
- **Project Shall be Completed Within 20 Months of Issuance of the Building Permit**
 - **The City and Seacoast may Mutually Agree to Extend the Completion Date**
 - **If the Project is not Completed Within 20 Months, or the Extended Date, the City Shall Begin Accessing Liquidated Damages at a Rate of \$500 per day.**

Imperial Tobacco Economic Development Agreement

Phase 1 Requirements: Boutique Style Hotel

- **The Following Restrictions Shall Apply to the Hotel:**
 - **The Hotel Shall Have a Minimum of 90 Rooms With a Roof top Bar and Lounge**
 - **The Hotel Shall be a Hospitality Industry Rated Minimum of 3 Stars**



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SEACOAST
COMMUNITIES

**PHASE TWO REQUIREMENTS:
MARKET RATE HOUSING**

Imperial Tobacco Economic Development Agreement

Phase 2 Requirements: Market Rate Housing

- **Phase 2 Requirements Found in Exhibit D of Agreement**
- **The City Shall Convey Phase 2 Property to Seacoast:**
 - **No Earlier Than the Point at Which Phase 1 is 80% Complete**
 - **No Later Than 6 Months After Completion of Phase 1**

Imperial Tobacco Economic Development Agreement

Phase 2 Requirements: Market Rate Housing

- **Project Shall be Completed Within 24 Months of the Building Permit**
 - **The City and Seacoast may Mutually Agree to Extend the Completion Date**
 - **If the Project is not Completed Within 24 Months, or the Extended Date, the City Shall Begin Accessing Liquidated Damages at a Rate of \$500 per day.**

Imperial Tobacco Economic Development Agreement

Phase 2 Requirements: Market Rate Housing

- **The Following Restrictions Shall Apply to the Market Rate Housing:**
 - **Project Shall Include at Least 175 Non-Student Professional Units**
 - **There Shall be No Quad Style Units in the Project.**
 - **Seacoast will Require Only One Lease per Unit with Longer Term Leases**
 - **The Exterior Façade Shall be no Less than Forty Percent (40%) Masonry and Shall Not Include Any Vinyl**



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SEACOAST
COMMUNITIES

**HISTORIC OFFICE BUILDING
REQUIREMENTS**

Imperial Tobacco Economic Development Agreement

Historic Office Building Requirements

- **Seacoast Shall First Stabilize and Beautify the Building**
- **Seacoast Shall Restore the Building and Place it into Service for an Office or Other Commercial Use Contingent on the Developer's Ability to Secure Public Funding to Assist with the Renovation.**
- **Examples of Public Funding Include:**
 - **Federal and State Historic Tax Credits**
 - **City of Greenville Façade Improvement Grant(s)**
 - **Potential Local Property Tax Incentives Resulting from the Building Receiving the Designation of a Local Historic Landmark**



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SEACOAST
COMMUNITIES

PUBLIC INVESTMENT

Imperial Tobacco Economic Development Agreement

Public Improvements

- **The City Shall be Responsible for the Following Public Infrastructure Improvements:**
 - **Removal of Existing Infrastructure From the Site (Currently Ongoing)**
 - **Partial Rebuild of Atlantic Avenue**
 - **Construction of Public Parking Lot / Community Plaza**

Imperial Tobacco Economic Development Agreement

Hotel Capital Investment Grant

- **City Shall Award Capital Investment Grant as Follows:**
 - **Annual Grant Equal to 75% of City Property Taxes Paid by the Developer for the Hotel**
 - **Grant Shall be Awarded for 12 Years**
 - **Grant Award is Contingent on the Following:**
 - **Developer's Investment in the Hotel \geq \$14 Million**
 - **Developer Applying for Building Permit Within 12 Months of Purchase Agreement Approval**

Imperial Tobacco Economic Development Agreement

Hotel Capital Investment Grant

- **At Any Time During the Grant Period the Hotel Does Not Comply With the Phase One Requirements (i.e. Rooftop Bar, 3 Star Hotel,...) the Grant Shall be Terminated**

Imperial Tobacco Economic Development Agreement

Historic Office Building Capital Investment Grant

- **City Shall Award Capital Investment Grant as Follows:**
 - **Annual Grant Equal to 75% of City Property Taxes Paid by the Developer for the Hotel**
 - **Grant Shall be Awarded for 10 Years**
- **Grant Award is Contingent on the Following:**
 - **Building Placed into Service as an Office or Other Commercial Use**
 - **Building Shall Not be Used for a Residential Purpose**
 - **Building Shall be Developed in Compliance with Phase Two Purchase Terms**

Imperial Tobacco Economic Development Agreement

Historic Office Building Capital Investment Grant

- **At Any Time During the Grant Period the Building Does Not Operate for an Office or Other Commercial Use the Grant Shall be Terminated**

Imperial Tobacco Economic Development Agreement

Project Overview

- **Proposed Developer Investment:**

Hotel	\$ 16,000,000
Market Rate Housing	<u>25,000,000</u>
Total	<u>\$ 41,000,000</u>

- **Impact to the City:**

- Puts Imperial Site Property Back on the Tax Rolls
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(Includes Property and Sales Tax)
- Enhances Opportunity for Future Economic Growth Uptown



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SEACOAST
COMMUNITIES

PUBLIC HEARING

Imperial Tobacco Economic Development Agreement

Public Hearing

- **Pursuant to N.C. General Statute § 158-7.1, the City Will Hold a Public Hearing Related to the Development Agreement Contract**
- **Based on Materials Provided by the Developer, the Probable Average Hourly Wage to be Paid to Workers Located at the Property is Estimated to be \$21.27 per Hour Which is Above County Average**

Item 14

Resolution and economic development agreement for a Job Creation Grant for Grover Gaming, Inc.



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Job Creation Grant Request

Grover Gaming



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Grover Gaming

- Headquartered in Greenville
 - Develops software, game content and gaming systems
 - Licensed in New Hampshire, Kentucky, North Dakota, Washington, Ontario Canada, Virginia, Montana and South Dakota
 - Maintains sales and distribution facilities in Georgia, Ohio, Wisconsin, Virginia, New Hampshire, Kentucky and North Dakota (opening soon).
-
- Will create 100 new jobs in 1-2 years
 - Renovating Building 1 at a cost of \$350,000
 - With expanded operations in new markets, will add 210 jobs in 3-5 years and renovate Building 3 at a cost of \$1,000,000.



Grover Gaming

- 100 jobs
- Weighted average annual salary between \$48,900 and \$60,000
- Positions include software developers, studio producers, operations specialist, Unity game developers, 3D Artist, quality assurance engineers, technical support representatives, audio designers.
- Company pays 100% of employee health insurance

• Timing:

–

Positions to be hired over the next 1-2 years.

Expansions in multiple new markets within 2-3 years will increase staff substantially – approximately 210 positions.



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Job Creation Grant Policy

- \$500,000 capital investment
- Minimum 25 jobs
- Must pay at least 50% of employee health insurance
- City and ETJ
- Grant awards and annual installments:

Tier	Number of New Full-time Jobs	Amount Per Job	Maximum Annual Grant Installment	Maximum Number of Annual Grant Installments
One	25 - 74	\$1,000	\$100,000	2
Two	75 - 124	\$1,000	\$100,000	3
Three	125 +	\$1,000	\$100,000	5

- Must maintain jobs for 3 years beyond completion of grant installments

Grover Gaming Request

- \$1000 per job each year for 5 years



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Item 15

Consideration of Amending
Agreement with Sidewalk
Greenville, LLC



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Amendment to Sidewalk Development Agreement



Amendment to Sidewalk Development Agreement

Overview

- **University Edge and Dickinson Lofts Were Developed as Part of Agreement Between City and Sidewalk Greenville, LLC (November 2015)**
- **City Conveyed Property to be Used to Develop:**
 - **Student Rental Housing Units**
 - **Market Rate Professional Housing Units**
 - **Office and Retail Space**

Amendment to Sidewalk Development Agreement

Overview

- **The Agreement Required Sidewalk to Provide:**
 - **A Minimum of 20,000 SF of Office and/or Retail Space on Lower Floors**
 - **A Minimum of 45 Market Rate Professional Units**
- **City Code Requires a Minimum of 10,000 SF of Office and/or Retail for Dormitory Developments**

Amendment to Sidewalk Development Agreement

Overview

- **Sidewalk is Requesting to Amend Exhibit B of the Agreement as Follows:**
 - **Reduce the Minimum SF of Office and/or Retail Space to 14,000 SF**
- **The Reduced Square Footage Will Be:**
 - **Above the City Code Requirement of 10,000 SF**
 - **Used to Add an Additional 13 Market Rate Professional Units**

Amendment to Sidewalk Development Agreement

Overview

- The 13 Additional Market Rate Units will be Targeted to Professionals Desiring to Live in an Urban Setting
- The Increase in Market Rate Units is Consistent with the Findings of the 2017 Kimley Horne Housing Study
- The Following is the Current Mix of Rental Units as Compared to Proposed:

	Current	Proposed	Change
Student Units	77	77	-
Market Rate Units	67	80	13
Total	144	157	13

Amendment to Sidewalk Development Agreement

Overview



Reade Circle

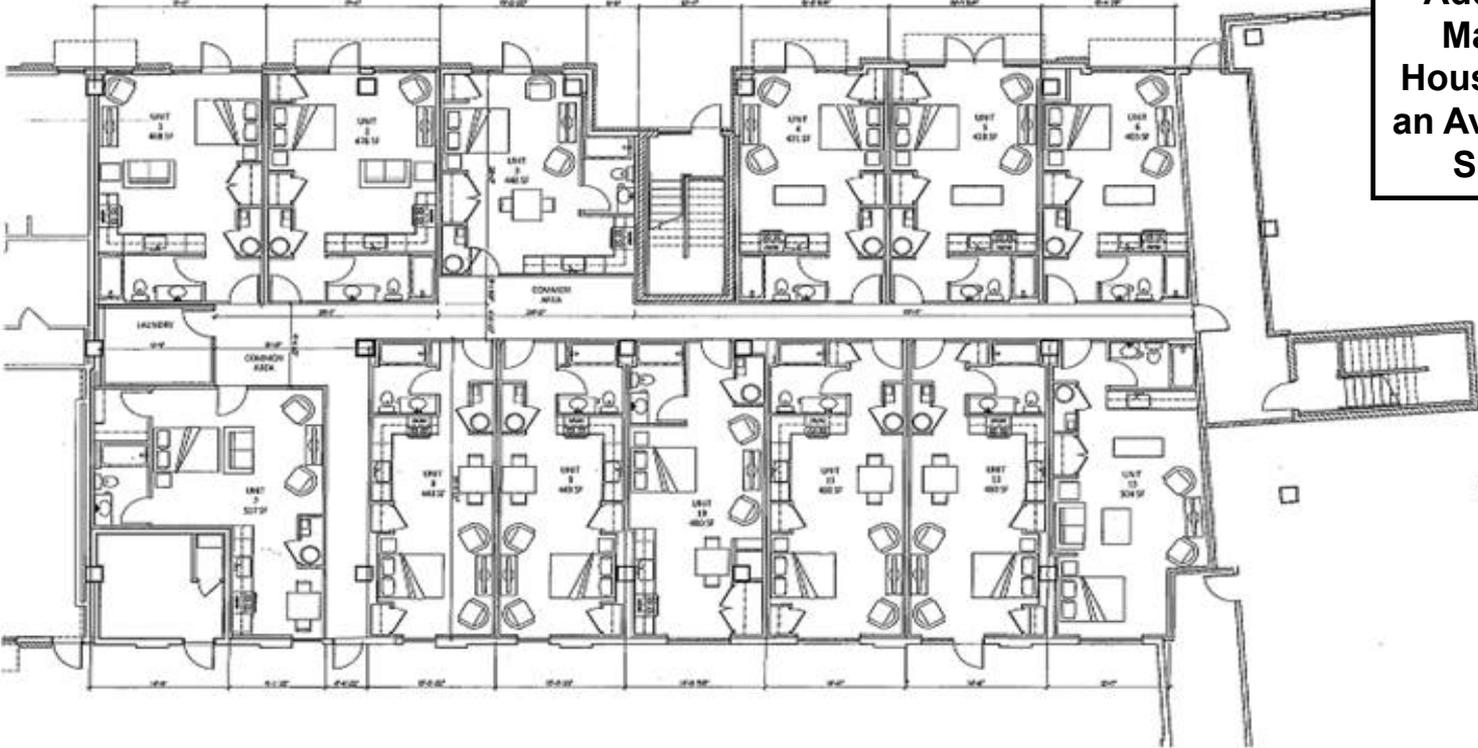
Square Footage Area
Converted to Market
Rate Housing

Dickinson Avenue

Amendment to Sidewalk Development Agreement

Overview

**Addition of 13
Market Rate
Housing Units at
an Average of 448
SF per Unit**



Amendment to Sidewalk Development Agreement

Overview

- **If the Amendment is Approved by Council, Sidewalk Will Be Required to:**
 - **Submit an Amended Special Use Permit Application to the Board of Adjustment to Change the Original Plan**
 - **Provide Nine Additional Parking Spaces to be in Compliance with the Special Use Permit (.7 Spaces per Additional Room)**

Amendment to Sidewalk Development Agreement



Item 16

License Agreement for Jones-Lee House



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Jones Lee House



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Google Maps 304 S Greene St



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City Council Meeting

February 13, 2020



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